



DEPARTMENT OF PLANNING AND DEVELOPMENT

July 6, 2016

CITY OF CHICAGO

John J. George
Schuyler Roche & Crisham, P.C.
180 North Stetson Ave., Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 514
New out lot in Subarea A, W. North Avenue and N. Sheffield Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 514 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development ("PD").

You are requesting administrative relief, on behalf of the property owner of both Subareas A and B, Mr. Kenneth Skolnik, for the following modifications:

- Transfer 1,925 SF of remaining retail space allowed in Subarea B to Subarea A and add an additional 278 SF of retail space in Subarea A. As a result, the maximum permitted retail space in Sub area A will increase from 95,200 SF to 97,403 SF.
- Reduce the minimum number of off street parking spaces in Subarea A from 302 to 297 spaces, as shown on the attached, proposed Site Plan.
- Allow a new 3,000 SF retail building as shown on the attached, proposed Floor Plan and Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

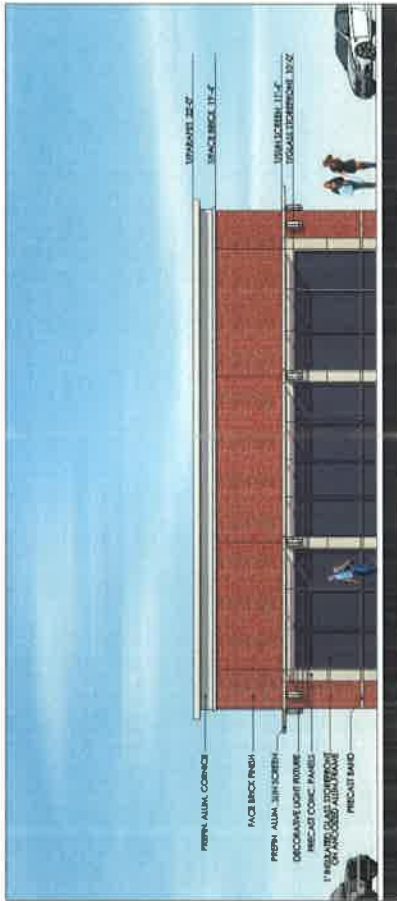
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 514, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

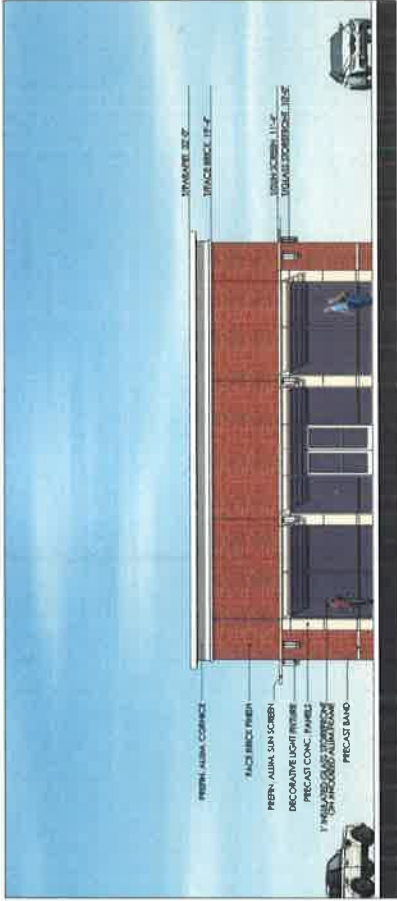

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

EAST ELEVATION



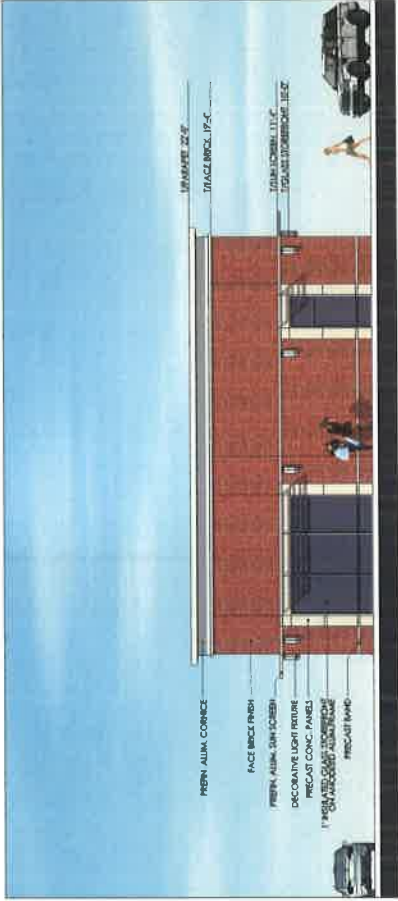
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



DATE : 02.01.2016

NORTH AVENUE PROPERTIES
c/o PENMARK INDUSTRIES INC.

RETAIL DEVELOPMENT
W. NORTH & SHEFFIELD CHICAGO , ILLINOIS





DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 14, 2013

John J. George
Schuyler Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 514
Transfer of floor area from Subarea A to Subarea B, 1720-1780 N. Marcey Street**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 514 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development ("PD").

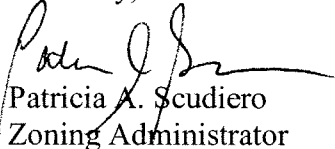
You are requesting, on behalf of the property owner of both Subareas A and B, Mr. Kenneth Skolnik, to transfer 375 square feet ("SF") of floor area from Subarea A to Subarea B for the proposed expansion of the commercial building at 1720-1780 N. Marcey St. The PD's Bulk Regulations and Data Table allows a maximum floor area of 139,609 SF in Subarea A and 44,867 SF in Subarea B. Also, it allows a maximum permitted retail use (exclusive of storage areas incidental to the operation of retail businesses) of 95,200 SF in Subarea A and 35,000 SF in Subarea B. On July 26, 2006, an administrative relief was granted to allow the transfer of 3,000 SF (from the remaining 6,465.80 SF) of floor area from Subarea A to Subarea B, resulting in a revised total of 47,867 SF in Subarea B. On July 31, 2006, a Part II was issued which identified a total floor area to date of 47,629 SF in Subarea B.

Mr. Skolnik is leasing the property at 1720 N. Marcey St. to Binny's liquor store and they are seeking to expand their store which is in Subarea B. The proposed new addition is 610 SF and since only 238 SF remains (47,867 - 47,629), a transfer of 375 SF of the remaining 3,465.80 SF within Subarea A to Subarea B is needed. The attached exhibit which you included with your request letter identifies a total existing building SF of 47,629 SF (identical to our last Part II dated July 31, 2006) and a total retail use area of 33,075 SF. Therefore, while the transfer is needed for floor area ratio purposes, it is not required for maximum permitted retail use area, which will still be less than the allowed 35,000 SF after completion of the addition.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the transfer of 375 SF of floor area from Subarea A to Subarea B will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 514, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

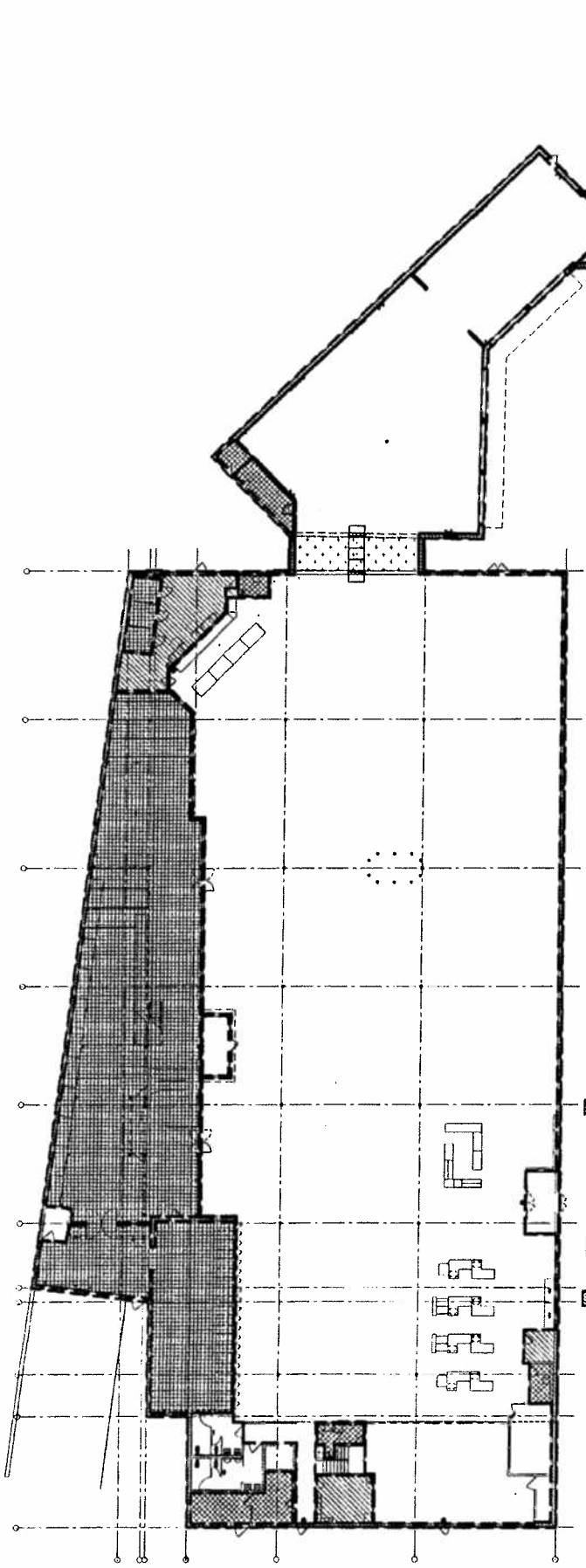
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



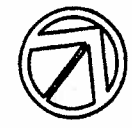
□	RETAIL AREA	= 33,075 S.F.
▨	STORAGE AREA	= 6,984 S.F.
▩	STOR/OFF. MEZZ.	= 2,707 S.F.
▧	OFFICE AREA	= 717 S.F.
▦	MECHANICAL	= 682 S.F.
	TOTAL	= 44,165 S.F.

	TOTAL (CONT.)	= 44,165 S.F.
	MISC. AREAS, TOILETS, EGRESS & BLDG. COMPONENTS AND WALLS, ETC.	= 4,074 S.F.
	TOTAL BLDG. S.F.	= 48,239 S.F.

▧	NEW LINK ADD. 1	= 318 S.F.
▩	NEW LINK ADD. 2	= 292 S.F.
	TOTAL	= 610 S.F.

	TOTAL EXIST. BLDG.	= 47,629 S.F.
	TOTAL NEW ADD.	= 610 S.F.
	TOTAL	= 48,239 S.F.

(INCLUDED IN ABOVE AREAS)



OVERALL AREAS FLOOR PLAN

1720 - 1780 NORTH MARCEY STREET CHICAGO, ILLINOIS 60614



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 4, 1993

Mr. John J. George
Law Offices
Daley and George, Ltd.
100 West Monroe Street
Chicago, IL 60603

Re: Business Planned Development No. 514
1000 West North Avenue

Dear Mr. George:

The Department of Planning and Development has considered your request for minor changes to Business Planned Development No. 514, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, your letter requested that the Site Plan and Landscape Plan included in the approved Plan of Development dated June 12, 1991, be substituted with revised Site and Landscape Plans (attached) dated April 27, 1993. These revised plans depict a building of reduced size located at the northern portion of the site (Building E, formerly Building D), parking spaces directly to the east of Building E, a new building (Building D) adjacent to Building B, and additional landscaping within the parking lot.

The proposed changes would result in a total of 94,703 square feet devoted to retail use. The maximum retail area allowed by the Planned Development Ordinance is 95,200 square feet. Also, this revision would result in an increase in the number of provided parking spaces from 284 to 302.

With regard to your request, the Department of Planning and Development has determined that these modifications would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

- a. Change the character of this development;
- b. Increase the number of units per acre;
- c. Increase the maximum permitted floor area ratio for the site;
- d. Increase the maximum permitted percent of land coverage for the site;
- e. Reduce the periphery setbacks or distance between structures... except "where required to permit conformance to the pattern of or architectural arrangement related to, existing structures";




3/26/96

UNFINISHED BUSINESS

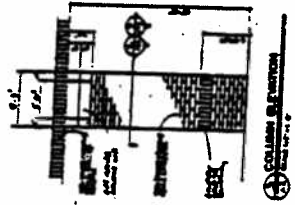
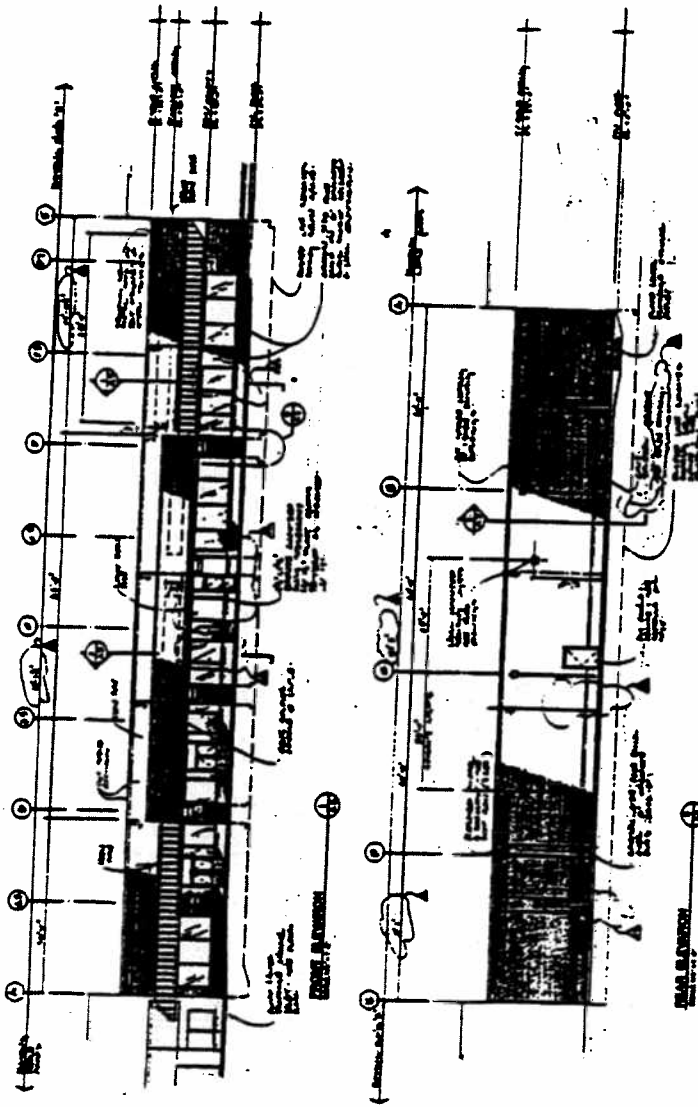
19875

Building Elevation Drawings.
(5 of 6)


PROV
 PROFESSIONAL ARCHITECTS
 1111 W. 10th St. Suite 100
 Lincoln, NE 68502
 (402) 441-1111

DRAWING NO. 1000-1020
 SHEET NO. 5 OF 6

A2
 1/8" = 1'-0"



APPLICANT:
 ADDRESS:
 DATE:
 REVISED:

MORTON SKOLNIK
 1000-1020 W. NORTH AVE., 1600-1634 N. SHEFFIELD
 AVE., 1634-1736 N. MARCEY ST., 1601-1667 N.
 KINGSBURY ST., 1037-1065 W. WILLOW ST., 1036-1062
 W. WILLOW ST.
 NOVEMBER 30, 1995
 FEBRUARY 8, 1996

DRAWING BY: SKOLNIK
 DATE: 10/11/95

Building Elevation Drawings.
(4 of 6)

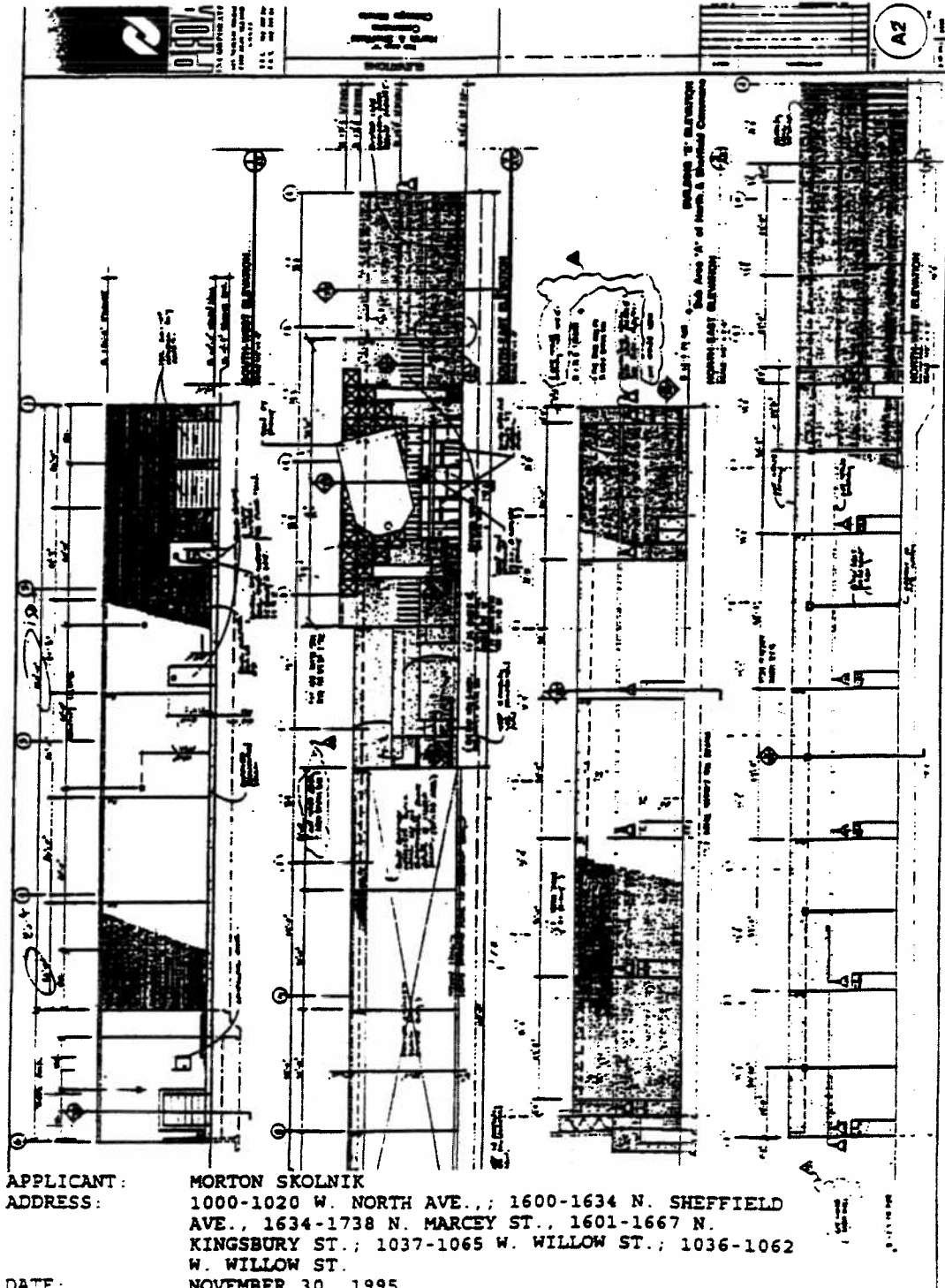
APPLICANT: MORTON SKOLNIK
ADDRESS: 1000-1020 W. NORTH AVE.; 1600-1634 N. SHEFFIELD AVE.; 1634-1738 N. MARCEY ST.; 1601-1667 N. KINGSBURY ST.; 1037-1065 W. WILLOW ST.; 1036-1062 W. WILLOW ST.
DATE: NOVEMBER 30, 1995
REVISED: FEBRUARY 8, 1996

ARCHITECT: Patrick F. Daly
 1600-1634 N. SHEFFIELD AVE.
 CHICAGO, ILL. 60610

SECTION 1
 SECTION 2
 SECTION 3
 SECTION 4

A7

Building Elevation Drawings.
(3 of 6)



APPLICANT: MORTON SKOLNIK
 ADDRESS: 1000-1020 W. NORTH AVE.; 1600-1634 N. SHEFFIELD
 AVE.; 1634-1738 N. MARCEY ST.; 1601-1667 N.
 KINGSBURY ST.; 1037-1065 W. WILLOW ST.; 1036-1062
 W. WILLOW ST.
 DATE: NOVEMBER 30, 1995

Building Elevation Drawings.
(1 of 6)

APPLICANT: MORTON SKOLNIK
ADDRESS: 1000-1020 W. NORTH AVE.; 1600-1634 N. SHEFFIELD AVE.; 1634-1738 N. MARCEY ST.; 1601-1667 N. KINGSBURY ST.; 1037-1065 W. WILLOW ST.; 1036-1065 W. WILLOW ST.
DATE: NOVEMBER 30, 1995
REVISED: FEBRUARY 8, 1996

NOTE: WALL, PERIMETER AND AREA NOT TO EXCEED 500 SQ. FT.

PRDA

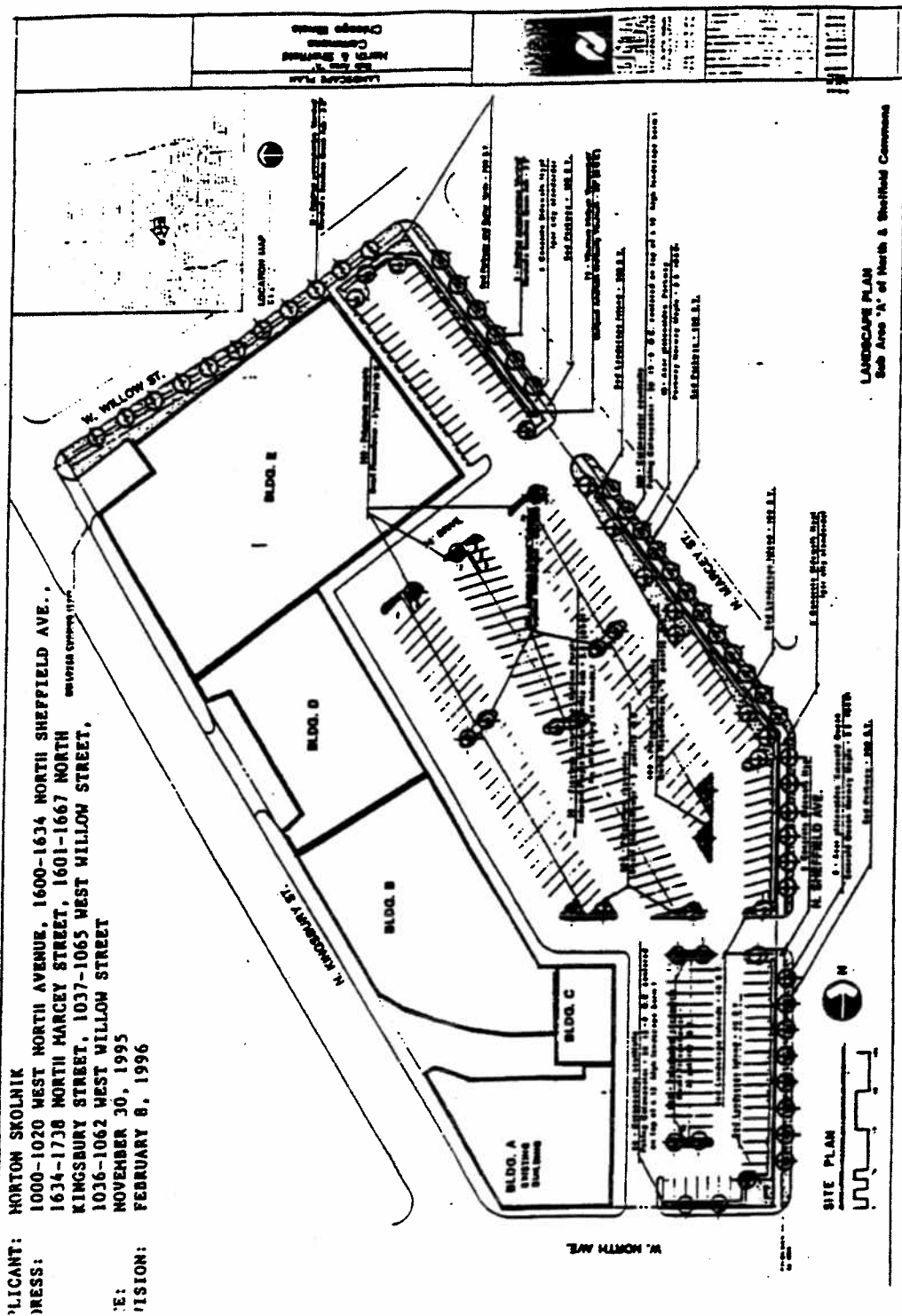
ESTIMON ELEVATIONS

ESTIMON BUILDING

1037-1065 W. WILLOW ST.

A2

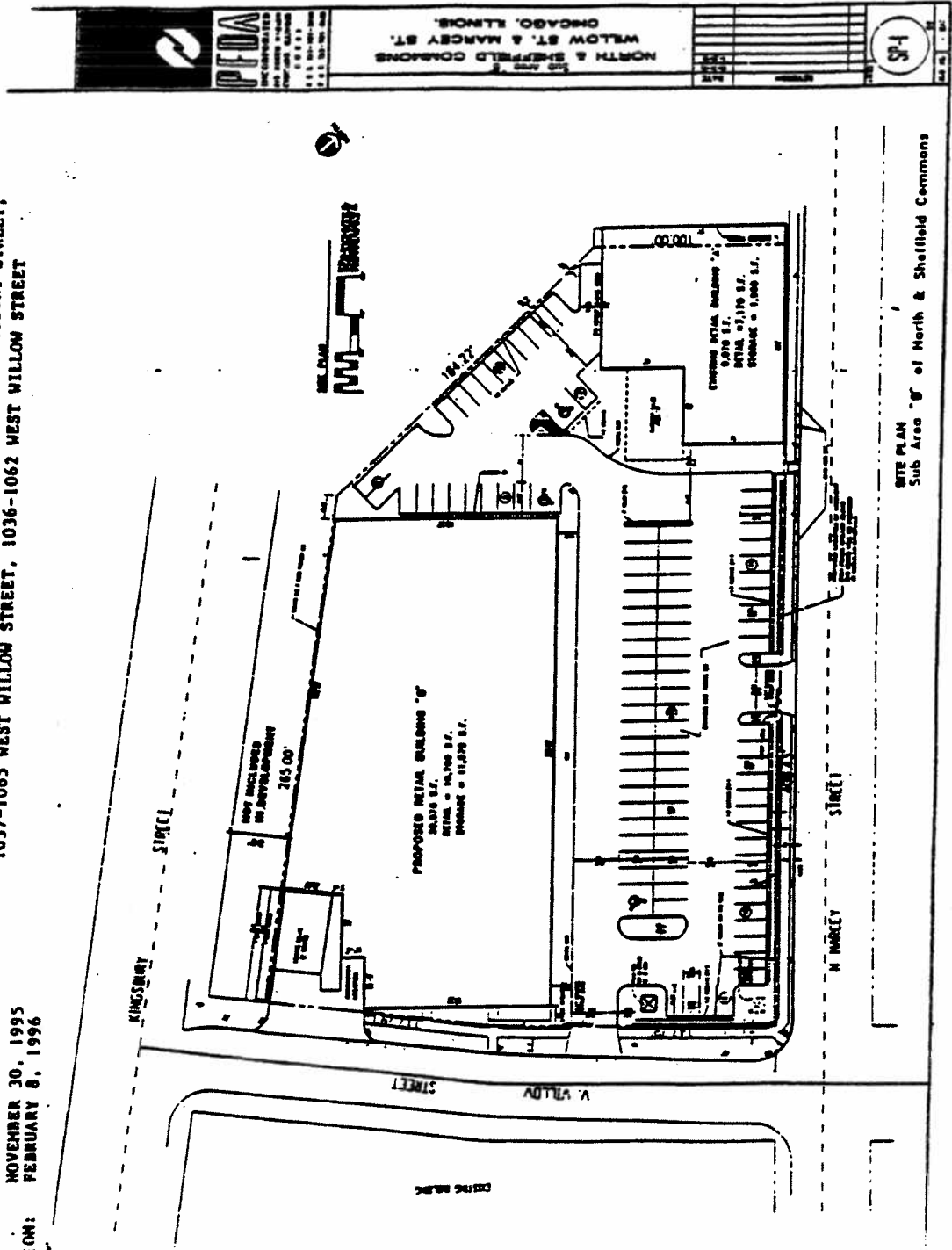
Landscape Plans.
(1 of 2)



Site Plans.
(Page 2 of 2)

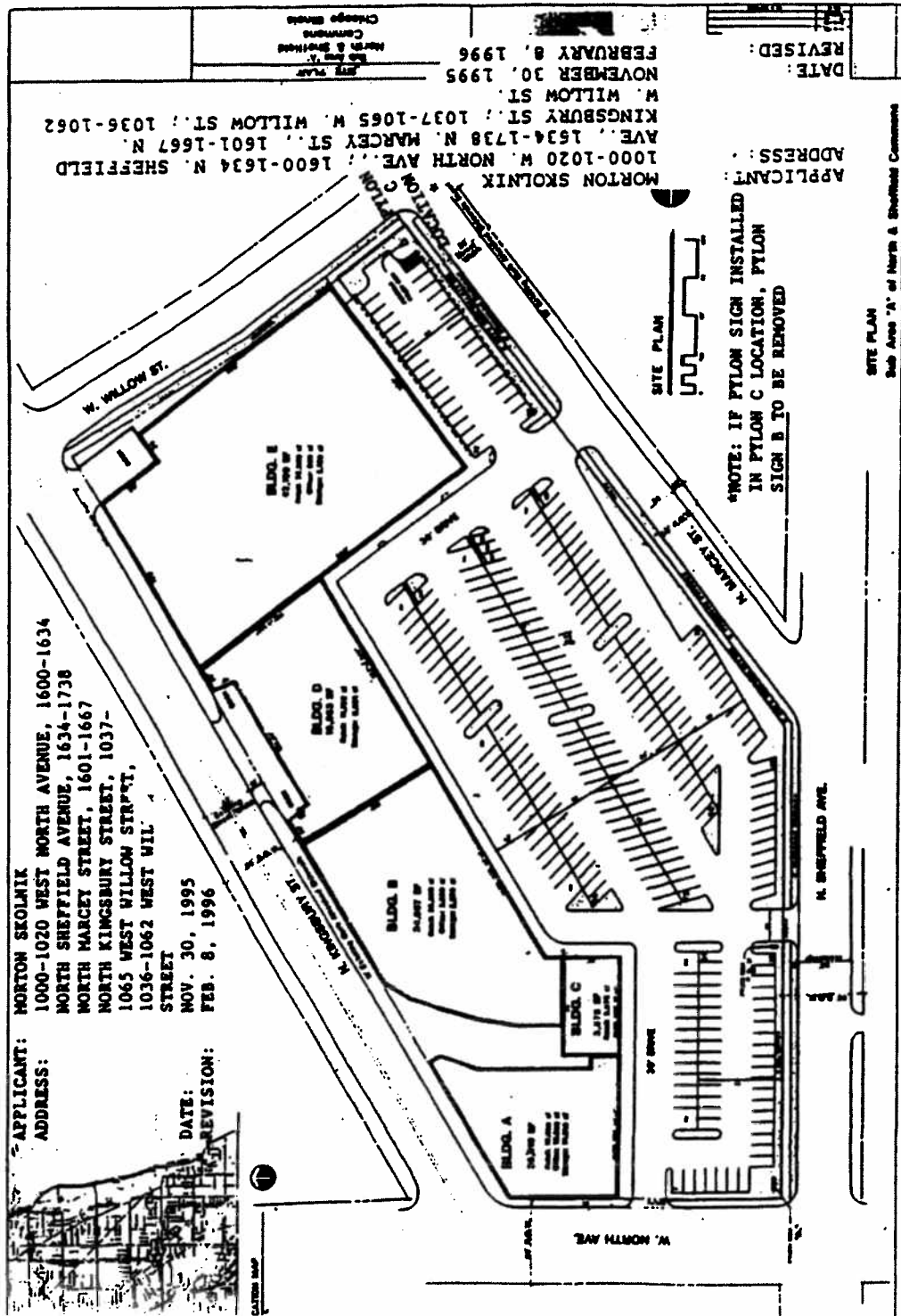
1634-1738 NORTH MARCEY STREET, 1601-1667 NORTH KINGSBURY STREET,
1037-1065 WEST WILLOW STREET, 1036-1062 WEST WILLOW STREET

DATE: NOVEMBER 30, 1995
REVISION: FEBRUARY 8, 1996

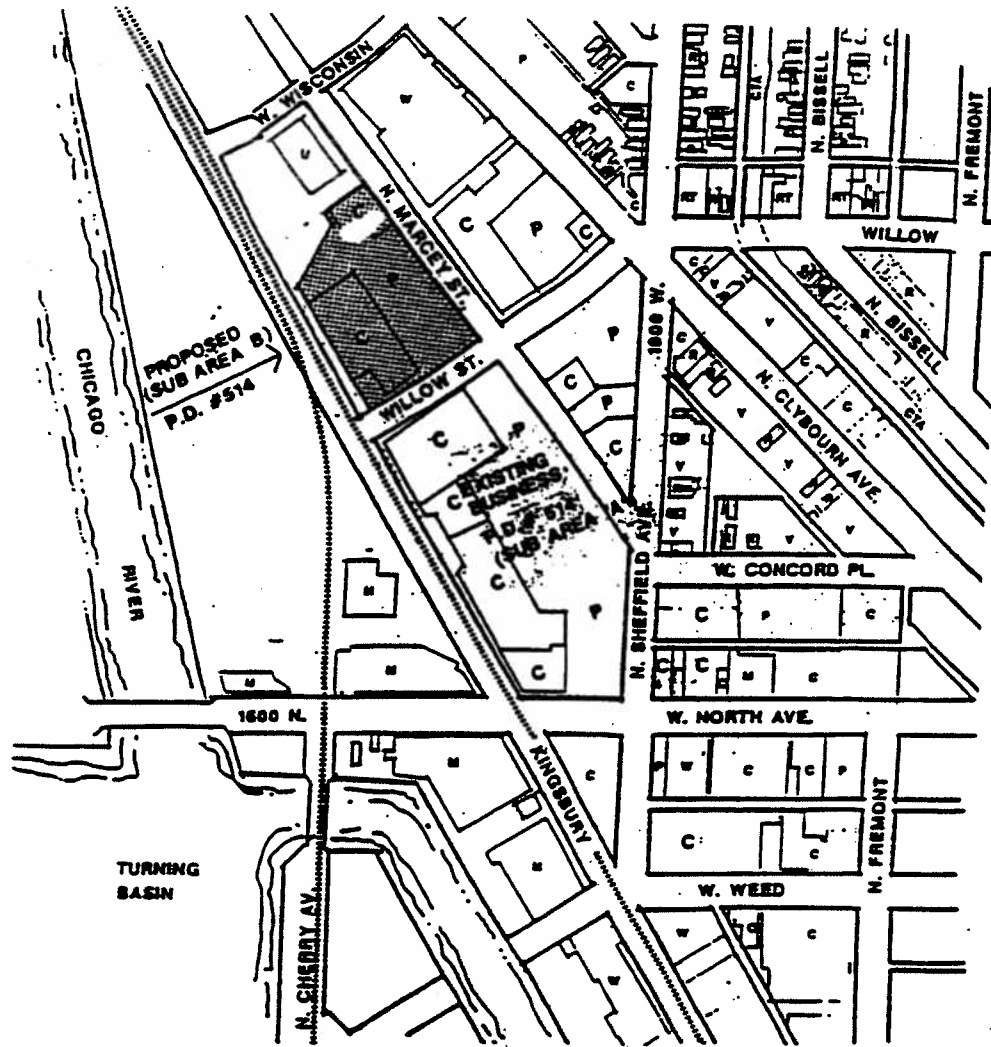


SITE PLAN
Sub Area "G" of North & Sheffield Commons

Site Plans.
(Page 1 of 2)



Existing Land-Use Map.



EXISTING LAND-USE MAP

3-23-96

SCALE 1" = 300'-0"

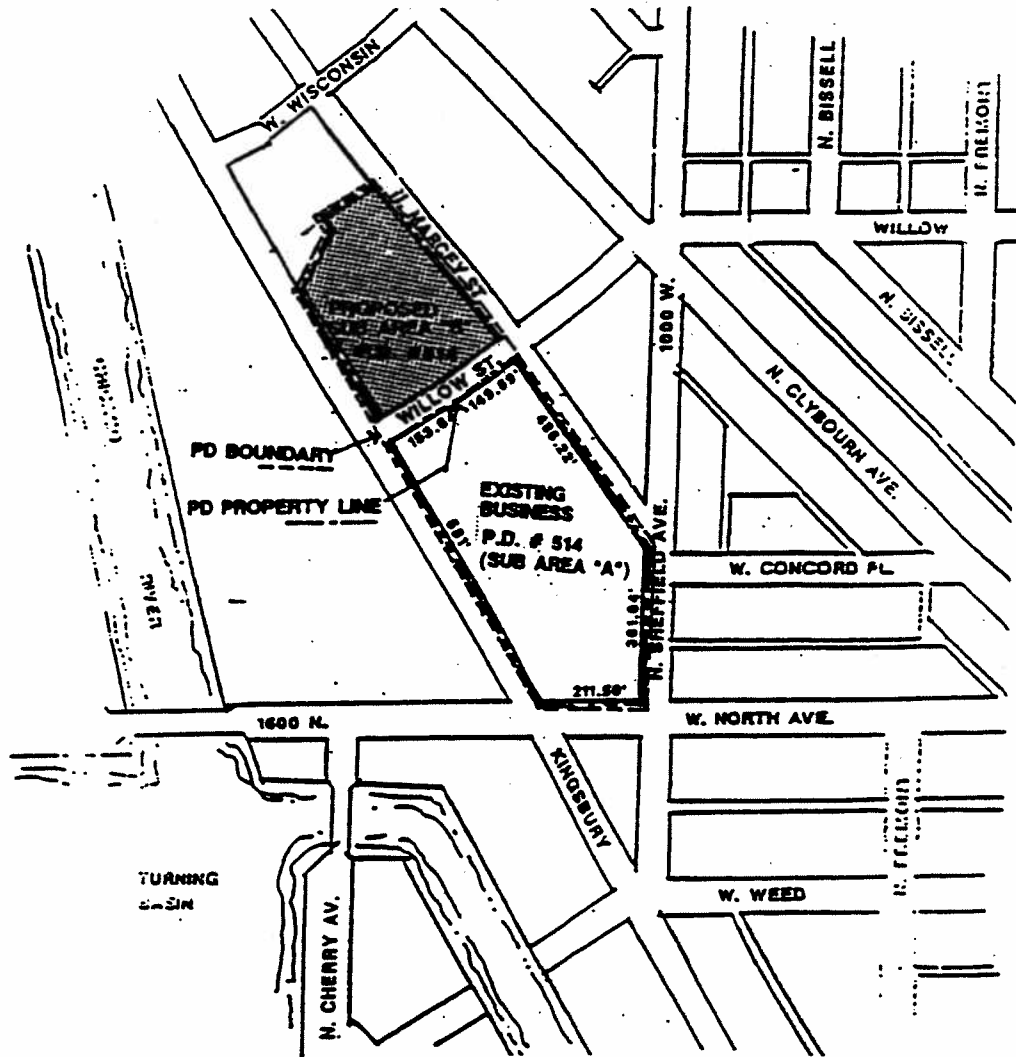


LEGEND

R	RESIDENTIAL
RT	RESIDENTIAL TRANSIENT
C	COMMERCIAL
W	WAREHOUSE
M	MANUFACTURING
U	UTILITY
P	PARKING
V	VACANT LOT

APPLICANT: MORTON SKOLNIK
ADDRESS: 1000-1020 WEST NORTH AVENUE, 1600-1634 WEST SHEFFIELD AVENUE,
 1634-1738 NORTH MARCEY AVENUE, 1601-1667 NORTH KINGSBURY STREET,
 1037-1065 WEST WILLOW STREET, 1036-1062 WEST WILLOW STREET
DATE: NOVEMBER 10, 1995
REVISION: FEBRUARY 8, 1996

Planned Development Property Line, Boundary And Subarea Boundary Map.



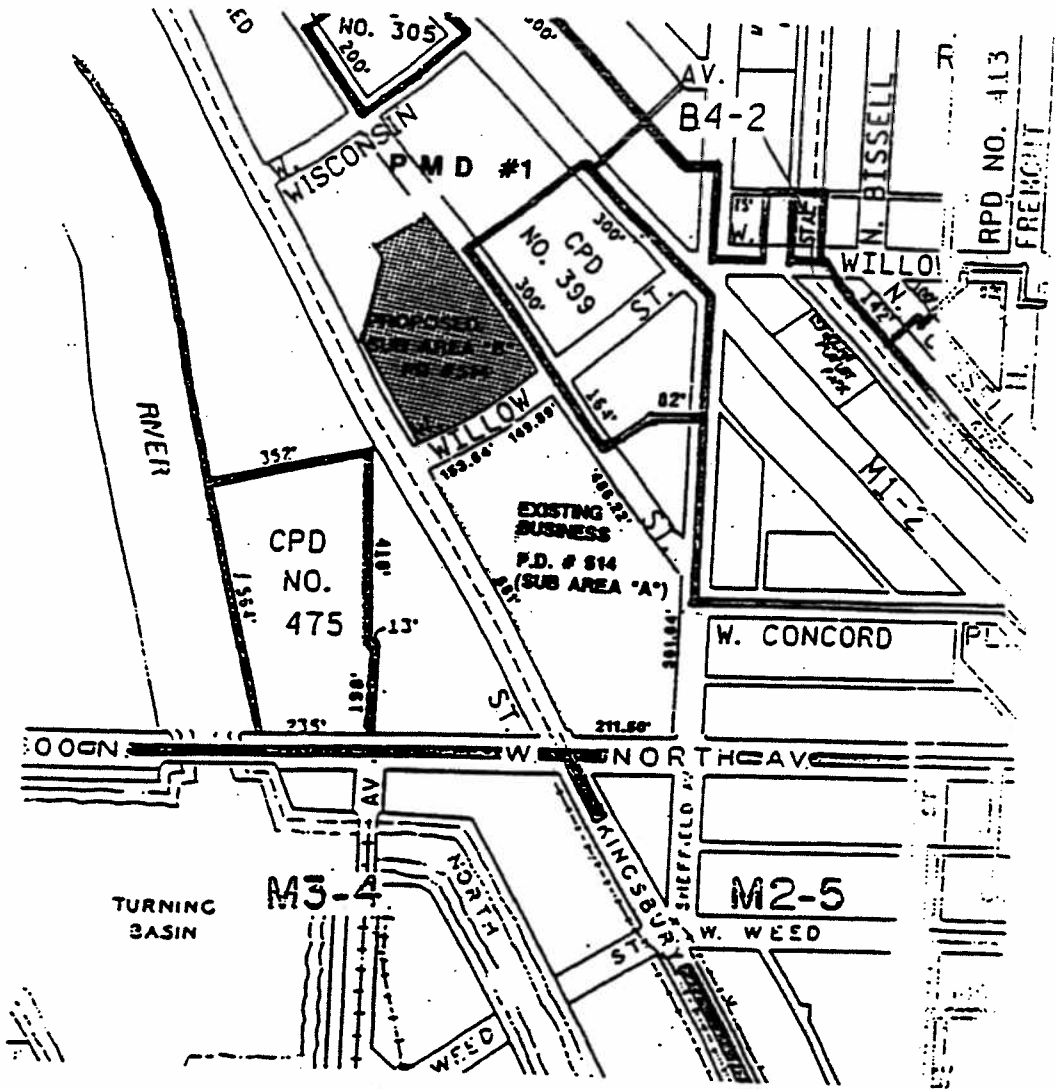
PLANNED DEVELOPMENT BOUNDARY & SUB-AREA BOUNDARY

SCALE: 1" = 500'



APPLICANT: MORTON SKOLNIK
ADDRESS: 1000-1020 WEST NORTH AVENUE, 1600-1634 NORTH SHEFFIELD AVENUE,
 1634-1738 NORTH MARCEY STREET, 1601-1667 NORTH KINGSBURY STREET,
 1037-1065 WEST WILLOW STREET, 1036-1062 WEST WILLOW STREET
DATE: NOVEMBER 30, 1995
REVISION: FEBRUARY 8, 1996

Existing Zoning Map.



EXISTING ZONING & STREET MAP
 SCALE 1" = 200'-0"

APPLICANT: MORTON SKOLNIK
ADDRESS: 1000-1020 WEST NORTH AVENUE, 1600-1634 NORTH SHEFFIELD AVENUE
 1634-1738 NORTH MARCEY STREET, 1601-1667 NORTH KINGSBURY STREET
 1037-1065 WEST WILLOW STREET, 1036-1062 WEST WILLOW STREET
DATE: NOVEMBER 30, 1995
REVISED: FEBRUARY 8, 1996

Maximum Permitted Retail Use:
(exclusive of storage areas
incidental to the operation
of retail businesses)

Subarea A: 95,200 square feet.

Subarea B: 35,000 square feet.

Reclassification Of Area Shown On Map Number 5-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-H in the area bounded by:

West Caton Street; North Milwaukee Avenue; West Concord Place; the northwesterly right-of-way line of the Chicago Transit Authority elevated structure; a line 101 feet north of West Concord Place; and a line 61.12 feet west of the intersection of West Caton Street and North Milwaukee Avenue, as measured at the south right-of-way line of West Caton Street and perpendicular thereto,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 5-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-H in the area bounded by:

(Continued on page 19877)

Business Planned Development No. 514, As Amended

Bulk Regulations And Data Table.

	Net Site Area		Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
	Square Feet	Acres		
Subarea A	232,683	5.34	0.60	In accordance with Site Plans
Subarea B	<u>89,734</u>	<u>2.06</u>	0.50	
Total	322,417	7.40		

Gross Site Area, 404,515 square feet (9.28 acres) equals Net Site Area, 322,417 square feet (7.40 acres) plus Area in Public Right-of-Way, 82,098 square feet (1.88 acres).

Minimum Off-Street Loading Spaces:

Subarea A: 4 at 10 feet by 50 feet.

Subarea B: 2 at 10 feet by 50 feet.

1 at 10 feet by 25 feet.

Minimum Off-Street Parking Spaces:

Subarea A: 302.

Subarea B: 100.

Minimum Required Building Setbacks: In accordance with Site Plans.

Maximum Building Height: In accordance with Building Elevations.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the written application for such a modification by the Applicant (a copy of which application shall be provided simultaneously to the Alderman of the Ward) and after determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

[Existing Zoning Map; Planned Development Property Line, Boundary and Subarea Boundary Map; Existing Land-Use Map; Site Plans; Landscape Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 19864 through 19876 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic. The Applicant at its sole expense, subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development, shall install traffic improvements that effectively funnel westbound West Willow Street traffic to southbound North Kingsbury Street. For Subarea B, the Applicant shall provide not less than one (1) parking space for every three hundred fifty (350) square feet of retail floor area exclusive of storage areas incidental to the operation of retail businesses; ingress and egress to the parking and loading areas of Subarea B shall be limited to West Willow Street and North Marcey Street; and no driveways or access off of North Kingsbury Street shall be permitted.

8. Height restrictions of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
 - a. height limitations as certified on Form F.A.A.-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property, including landscaping and lighting improvements, shall be designed, installed and maintained in substantial conformance with the Site Plans, Landscape Plans, and Building Elevations dated February 8, 1996, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. If construction on the thirty-two thousand (32,000) square foot building in Subarea B does not commence within eighteen (18) months from the adoption of this Planned Development, then the area shall be paved and used as additional interim non-required parking subject to the requirement of the Landscape Ordinance and subject to the right of the Applicant at any time thereafter to terminate such additional interim parking and construct the thirty-two thousand (32,000) square foot building in Subarea B.

only) as a permitted use, and accessory parking uses, save and except the following uses:

- Amusement Establishments;
- Apartment Hotels;
- Arcades;
- Automobile Sales;
- Automobile Service Stations for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor service customarily incidental thereto;
- Churches;
- Colleges and Universities, but not business colleges or trade schools;
- Crematories and Mausoleums;
- Dwelling Units and Lodging Rooms;
- Feed Stores;
- Funeral Establishments;
- Garages for storage, repair and servicing of automobiles;
- Government-operated Health Centers;
- Hospitals, Sanitariums, Convalescent Homes and Nursing Homes;
- Hotels;
- Motels;
- Motor Driven Bicycle Sales, Rental and Repair Stores;
- Public Libraries;
- Public Utility and Services Uses, including:
 - a. Bus Terminals, Bus Turnarounds (off-street), Bus Garages, Bus Lots, Street Railway Terminals, or Street Car Houses;

- b. Electric Sub-stations;
 - c. Fire Stations;
 - d. Police Stations;
 - e. Railroad Passenger Stations;
 - f. Railroad Rights-of-Way;
 - g. Water Pumping Stations;
 - h. Water Reservoirs;
- Stadiums, Auditoriums and Arenas;
 - Theaters; and
 - Transitional Shelters and Temporary Overnight Shelters.

Subarea B: all uses permitted in the B3-1 General Retail Districts, outdoor display of furniture/garden equipment for sale to the public as a permitted use, liquor stores (package goods only) as a permitted use and accessory parking uses.

6. Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Three (3) pylon signs shall be permitted at the locations depicted on the Site Plans subject to the height limitations in the Bulk Regulations and Data Table and the Building Elevations. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No roof-top signs shall be permitted.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall

the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of twelve (12) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, a Boundary and Subarea Boundary Map; an Existing Land-Use Map; Site Plans, Landscape Plans, and Building Elevations, prepared by PFDA, Incorporated dated February 8, 1996. Full size sets of the Site Plans, Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development No. 514, as amended":

Subarea A: all uses permitted in the B5-2 General Service Districts (provided, however, that there shall be no limitation on the size of individual business establishments except those set forth in the Bulk Regulations and Data Table attached hereto), general merchandise uses, retail drug stores, food stores, restaurants, earth station receiving dishes, department stores, offices, service type business uses, liquor stores (package goods

Development No. 514 symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 418.70 feet north of West Willow Street; North Marcey Street; North Sheffield Avenue; West North Avenue; North Kingsbury Street; a line 30 feet east of North Kingsbury Street; a line from a point 30 feet east of North Kingsbury Street and 265 feet north of West Willow Street to a point 100 feet west of North Marcey Street and 408.43 feet north of West Willow Street; and a line 100 feet west of North Marcey Street,

to the designation of Business Planned Development No. 514, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development referred to in this ordinance reads as follows:

Business Planned Development No. 514, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development No. 514, as amended, consists of approximately 322,417 square feet (7.46 acres) and is owned or controlled by the Applicant, Morton Skolnik.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or his successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or his successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, his successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at

3/26/96

UNFINISHED BUSINESS

11686
19855

Reclassification Of Area Shown On Map Number 3-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-4 Heavy Manufacturing District symbols and indications as shown on Map No. 3-G in the area bounded by:

a point 77.70 feet north of West Fry Street and 152.50 feet west of North Sangamon Street; a line from a point 77.70 feet north of West Fry Street and 152.50 feet west of North Sangamon Street, to a point 16.50 feet north of West Fry Street and 75 feet west of North Sangamon Street; a line 75 feet west of North Sangamon Street; West Fry Street; and a line 152.50 feet west of North Sangamon Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Areas Shown On Map Number 5-G.
(As Amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 1 symbols and indications as shown on Map No. 5-G in the area bounded by:

a line 418.70 feet north of West Willow Street; North Marcey Street; West Willow Street; a line 30 feet east of North Kingsbury Street; a line from a point 30 feet east of North Kingsbury Street and 265 feet north of West Willow Street to a point 100 feet west of North Marcey Street and 408.43 feet north of West Willow Street; and a line 100 feet west of North Marcey Street,

to those of a B3-1 General Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-1 General Retail District and Business Planned



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

September 19, 2005

Mr. John J. George
Attorney at Law
Two First National Plaza
20 South Clark Suite 400
Chicago, Illinois 60603

RE: Request for minor changes to Business Planned Development No. 514, as amended

Dear Mr. George:

Please be advised that your request for minor changes to Business Planned Development No. 514, on behalf of Morton Skolnik, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

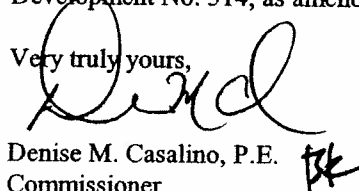
Specifically, you requested a substitution of the approved Site Plan including landscaping with plans by Daniel Weinbach & Partners, Ltd. dated September 12, 2005, depicting the following modifications:

1. A reduction in the number of minimum on-site parking spaces within Subarea B from 100 to 82.
2. An addition of one, 4,877 square feet building, proposing retail/restaurant uses within Subarea B at the location where on-site parking was provided.

The Department has reviewed the request and has determined that the proposed changes would be appropriate and consistent with Section 17-13-0611A of the Zoning Ordinance. The applicant has purchased property adjacent to the site and intends to use it for the parking of 30 automobiles. This would actually increase the overall parking from 100 to 112 at this location. The addition of the proposed retail/restaurant building is permitted by the Planned Development.

Accordingly, I hereby approve the requested minor changes to Business Planned Development No. 514, as amended, but no other changes to this development.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner

DMC:SRP:pas

cc: DPD Files, Mike Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

November 2, 2005

Ms. Patricia M. Holden
Bank of America
231 South LaSalle Street
Chicago, IL 60604

RE: Bank of America ATM to be located within BPD No. 514

Dear Ms. Holden:

Per your request, this letter serves to document approval from the Department of Planning and Development for the location of an ATM within the boundaries of Business-Residential Planned Development No. 514. Specifically, the ATM will be located on the corner of North and Sheffield Avenues.

Although the ATM is not an intrusion to the Plan of Development, the Chicago Department of Transportation has expressed some concerns related to traffic at that intersection. Their written comments will be forwarded to you directly. The Department of Planning and Development asks that you reconcile any issues CDOT may have related to the installation of the ATM.

Sincerely,

Patricia A. Scudiero
Projects Administrator

cc: Maureen Sanchez (CDOT), DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

July 26, 2006

Mr. John J. George
Attorney At Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603-1903

**Re: Administrative Relief request for Business Planned Development
No. 514**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 514 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to allow the transfer of three thousand (3,000) square feet of available floor area from Subarea A to Subarea B. (Note: Currently, the owners of Subarea A and Subarea B are the same).

Your client proposes to construct an approximately 4,877 square foot building within Subarea B, between the existing Smith & Hawken building and the existing Sam's Liquors building. The proposed building will be utilized for retail and/or restaurant uses and will compliment the existing uses within Subarea B. The addition of 4,877 sq. ft. to the existing Subarea B square footage exceeds the maximum build able floor area by 2,761.58 sq. ft. Therefore, a transfer of 3,000 sq. ft. from the remaining Subarea A build able floor area of 6,465.80 sq. ft. is necessary in order to construct the proposed building.

With regard to your request, the Department of Planning and Development has determined that this transfer does not create an adverse impact on the Planned Development or surrounding neighborhood, and does not change the character of the development and therefore, would constitute a minor change.

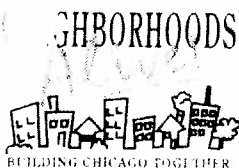
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 514, I hereby approve the foregoing minor change, but no other changes to this Business Planned Development.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Danita Childers, Mike Marmo, DPD files



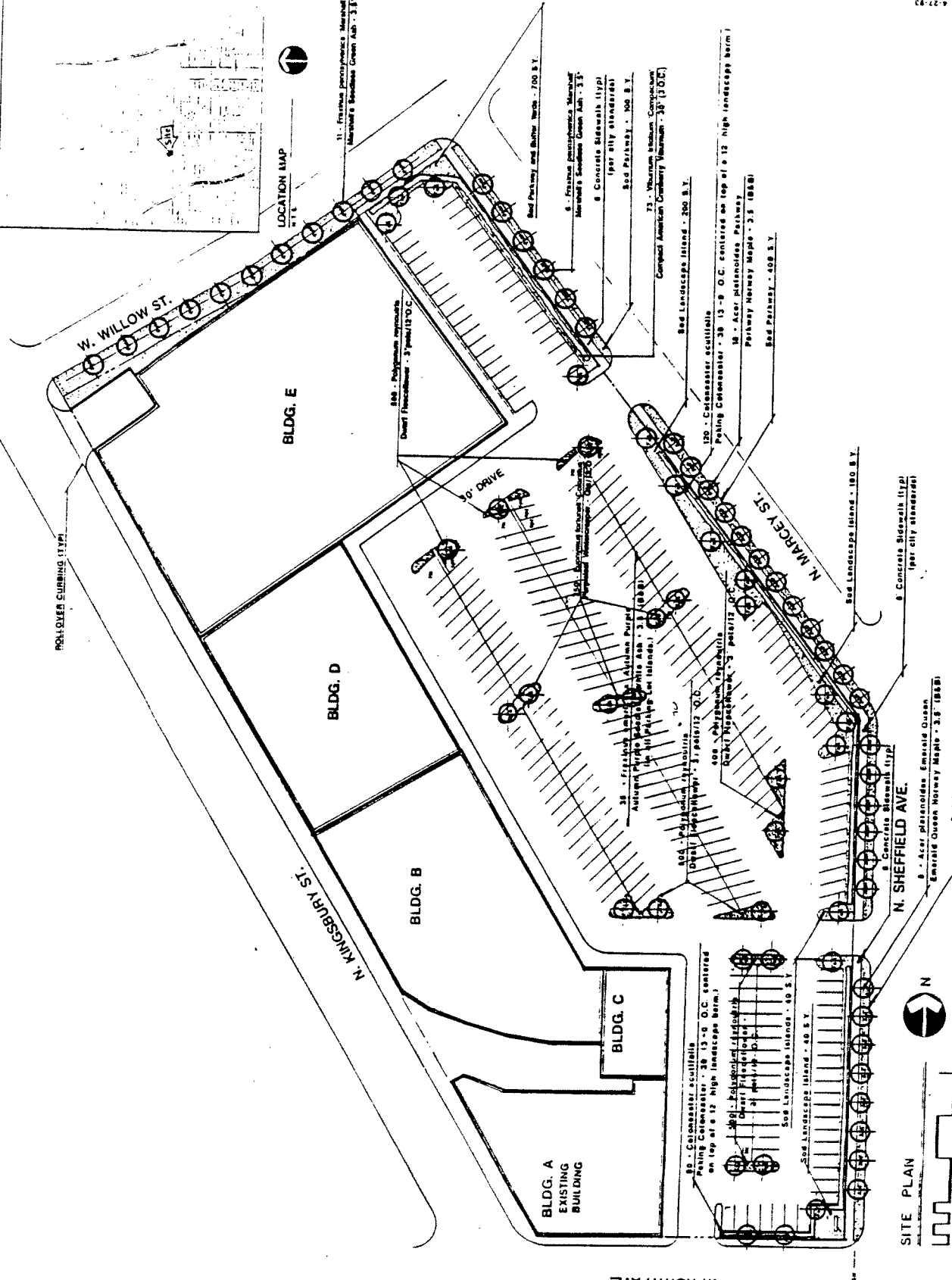
PENMARK INDUSTRIES
1000 W. NORTH AVE
CHICAGO, IL 60622

North & Sheffield
Commons
Chicago Illinois

LANDSCAPE PLAN



1	1/4" = 1' - 0"
2	1/8" = 1' - 0"
3	1/16" = 1' - 0"
4	1/32" = 1' - 0"
5	1/64" = 1' - 0"
6	1/128" = 1' - 0"
7	1/256" = 1' - 0"
8	1/512" = 1' - 0"
9	1/1024" = 1' - 0"
10	1/2048" = 1' - 0"
11	1/4096" = 1' - 0"
12	1/8192" = 1' - 0"
13	1/16384" = 1' - 0"
14	1/32768" = 1' - 0"
15	1/65536" = 1' - 0"
16	1/131072" = 1' - 0"
17	1/262144" = 1' - 0"
18	1/524288" = 1' - 0"
19	1/1048576" = 1' - 0"
20	1/2097152" = 1' - 0"
21	1/4194304" = 1' - 0"
22	1/8388608" = 1' - 0"
23	1/16777216" = 1' - 0"
24	1/33554432" = 1' - 0"
25	1/67108864" = 1' - 0"
26	1/134217728" = 1' - 0"
27	1/268435456" = 1' - 0"
28	1/536870912" = 1' - 0"
29	1/1073741824" = 1' - 0"
30	1/2147483648" = 1' - 0"
31	1/4294967296" = 1' - 0"
32	1/8589934592" = 1' - 0"
33	1/17179869184" = 1' - 0"
34	1/34359738368" = 1' - 0"
35	1/68719476736" = 1' - 0"
36	1/137438953472" = 1' - 0"
37	1/274877906944" = 1' - 0"
38	1/549755813888" = 1' - 0"
39	1/1099511627776" = 1' - 0"
40	1/2199023255552" = 1' - 0"
41	1/4398046511104" = 1' - 0"
42	1/8796093022208" = 1' - 0"
43	1/17592186044416" = 1' - 0"
44	1/35184372088832" = 1' - 0"
45	1/70368744177664" = 1' - 0"
46	1/140737488355328" = 1' - 0"
47	1/281474976710656" = 1' - 0"
48	1/562949953421312" = 1' - 0"
49	1/1125899906842624" = 1' - 0"
50	1/2251799813685248" = 1' - 0"
51	1/4503599627370496" = 1' - 0"
52	1/9007199254740992" = 1' - 0"
53	1/18014398509481984" = 1' - 0"
54	1/36028797018963968" = 1' - 0"
55	1/72057594037927936" = 1' - 0"
56	1/144115188075855872" = 1' - 0"
57	1/288230376151711744" = 1' - 0"
58	1/576460752303423488" = 1' - 0"
59	1/1152921504606846976" = 1' - 0"
60	1/2305843009213693952" = 1' - 0"
61	1/4611686018427387904" = 1' - 0"
62	1/9223372036854775808" = 1' - 0"
63	1/18446744073709551616" = 1' - 0"
64	1/36893488147419103232" = 1' - 0"
65	1/73786976294838206464" = 1' - 0"
66	1/147573952589676412928" = 1' - 0"
67	1/295147905179352825856" = 1' - 0"
68	1/590295810358705651712" = 1' - 0"
69	1/1180591620717411303424" = 1' - 0"
70	1/2361183241434822606848" = 1' - 0"
71	1/4722366482869645213696" = 1' - 0"
72	1/9444732965739290427392" = 1' - 0"
73	1/18889465934678580854784" = 1' - 0"
74	1/37778931869357161709568" = 1' - 0"
75	1/75557863738714323419136" = 1' - 0"
76	1/151115727477428646838272" = 1' - 0"
77	1/302231454954857293676544" = 1' - 0"
78	1/604462909909714587353088" = 1' - 0"
79	1/1208925819819429174706176" = 1' - 0"
80	1/2417851639638858349412352" = 1' - 0"
81	1/4835703279277716698824704" = 1' - 0"
82	1/9671406558555433397649408" = 1' - 0"
83	1/19342813117110866795298816" = 1' - 0"
84	1/38685626234221733590597632" = 1' - 0"
85	1/77371252468443467181195264" = 1' - 0"
86	1/154742504936886934362390528" = 1' - 0"
87	1/309485009873773868724781056" = 1' - 0"
88	1/618970019747547737449562112" = 1' - 0"
89	1/1237940039495095474899124224" = 1' - 0"
90	1/2475880078990190949798248448" = 1' - 0"
91	1/4951760157980381899596488896" = 1' - 0"
92	1/9903520315960763799192977792" = 1' - 0"
93	1/19807040631921527598385955584" = 1' - 0"
94	1/39614081263843055196771911168" = 1' - 0"
95	1/79228162527686110393543822336" = 1' - 0"
96	1/158456325055372220787087644672" = 1' - 0"
97	1/316912650110744441574175289344" = 1' - 0"
98	1/633825300221488883148350578688" = 1' - 0"
99	1/1267650600442977766296701157376" = 1' - 0"
100	1/2535301200885955532593402314752" = 1' - 0"



SITE PLAN

W. NORTH AVE

FILE NO. 100

6-27-93

PENMARK INDUSTRIES
 700 W. NORTH AVE.
 CHICAGO, IL 60622

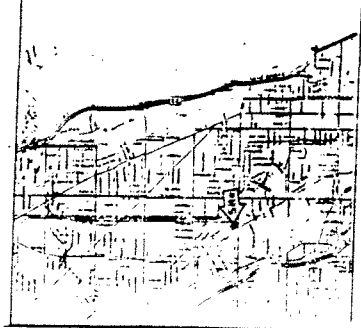
North & Sheffield
 Commons
 Chicago Illinois

SITE PLAN

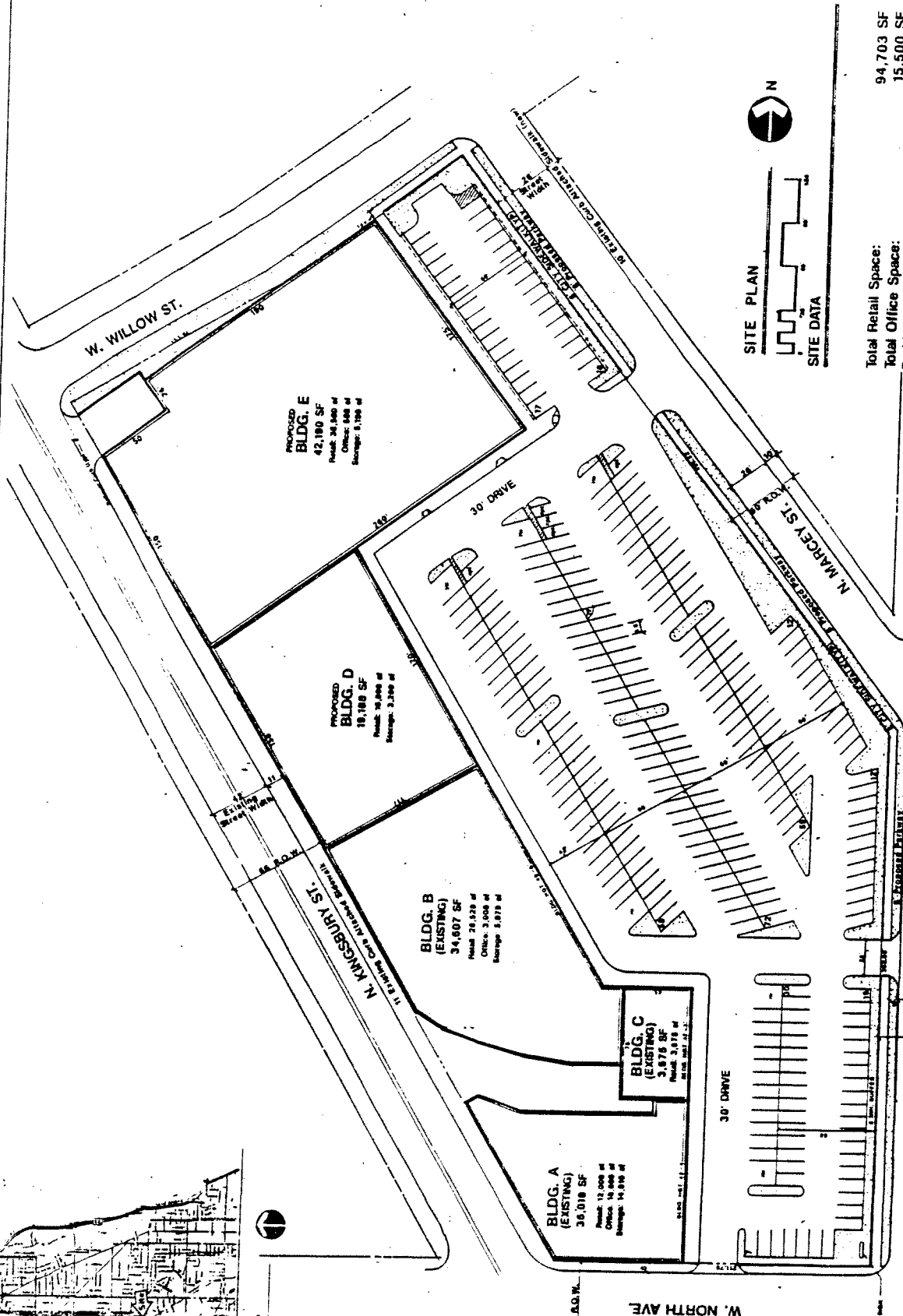


INCORPORATED
 1954
 1111 N. LAUREL ST.
 CHICAGO, ILL. 60610

NO.	DATE	DESCRIPTION
1	11/15/00	PRELIMINARY
2	12/15/00	REVISED
3	01/15/01	REVISED
4	02/15/01	REVISED
5	03/15/01	REVISED
6	04/15/01	REVISED
7	05/15/01	REVISED
8	06/15/01	REVISED
9	07/15/01	REVISED
10	08/15/01	REVISED
11	09/15/01	REVISED
12	10/15/01	REVISED
13	11/15/01	REVISED
14	12/15/01	REVISED
15	01/15/02	REVISED
16	02/15/02	REVISED
17	03/15/02	REVISED
18	04/15/02	REVISED
19	05/15/02	REVISED
20	06/15/02	REVISED
21	07/15/02	REVISED
22	08/15/02	REVISED
23	09/15/02	REVISED
24	10/15/02	REVISED
25	11/15/02	REVISED
26	12/15/02	REVISED
27	01/15/03	REVISED
28	02/15/03	REVISED
29	03/15/03	REVISED
30	04/15/03	REVISED
31	05/15/03	REVISED
32	06/15/03	REVISED
33	07/15/03	REVISED
34	08/15/03	REVISED
35	09/15/03	REVISED
36	10/15/03	REVISED
37	11/15/03	REVISED
38	12/15/03	REVISED
39	01/15/04	REVISED
40	02/15/04	REVISED
41	03/15/04	REVISED
42	04/15/04	REVISED
43	05/15/04	REVISED
44	06/15/04	REVISED
45	07/15/04	REVISED
46	08/15/04	REVISED
47	09/15/04	REVISED
48	10/15/04	REVISED
49	11/15/04	REVISED
50	12/15/04	REVISED
51	01/15/05	REVISED
52	02/15/05	REVISED
53	03/15/05	REVISED
54	04/15/05	REVISED
55	05/15/05	REVISED
56	06/15/05	REVISED
57	07/15/05	REVISED
58	08/15/05	REVISED
59	09/15/05	REVISED
60	10/15/05	REVISED
61	11/15/05	REVISED
62	12/15/05	REVISED
63	01/15/06	REVISED
64	02/15/06	REVISED
65	03/15/06	REVISED
66	04/15/06	REVISED
67	05/15/06	REVISED
68	06/15/06	REVISED
69	07/15/06	REVISED
70	08/15/06	REVISED
71	09/15/06	REVISED
72	10/15/06	REVISED
73	11/15/06	REVISED
74	12/15/06	REVISED
75	01/15/07	REVISED
76	02/15/07	REVISED
77	03/15/07	REVISED
78	04/15/07	REVISED
79	05/15/07	REVISED
80	06/15/07	REVISED
81	07/15/07	REVISED
82	08/15/07	REVISED
83	09/15/07	REVISED
84	10/15/07	REVISED
85	11/15/07	REVISED
86	12/15/07	REVISED
87	01/15/08	REVISED
88	02/15/08	REVISED
89	03/15/08	REVISED
90	04/15/08	REVISED
91	05/15/08	REVISED
92	06/15/08	REVISED
93	07/15/08	REVISED
94	08/15/08	REVISED
95	09/15/08	REVISED
96	10/15/08	REVISED
97	11/15/08	REVISED
98	12/15/08	REVISED
99	01/15/09	REVISED
100	02/15/09	REVISED



LOCATION MAP



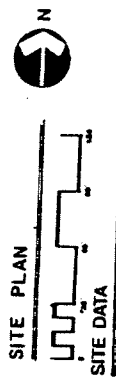
PROPOSED
 BLDG. E
 42,190 SF
 Retail: 34,400 sf
 Office: 6,600 sf
 Storage: 1,190 sf

PROPOSED
 BLDG. D
 19,180 SF
 Retail: 14,400 sf
 Storage: 2,780 sf

BLDG. B
 (EXISTING)
 34,807 SF
 Retail: 26,520 sf
 Office: 3,000 sf
 Storage: 5,278 sf

BLDG. C
 (EXISTING)
 3,974 SF
 Retail: 3,878 sf
 Storage: 96 sf

BLDG. A
 (EXISTING)
 36,018 SF
 Retail: 12,000 sf
 Office: 18,000 sf
 Storage: 16,018 sf



Total Retail Space:	94,703 SF
Total Office Space:	15,500 SF
Parking Required:	279 Spaces
Retail (1/350sf)	23 Spaces
Office (1/500>4000sf)	302 Spaces
Total:	302 Spaces
Parking Provided:	302 Spaces
Greenspace Required:(6% of Vehicle Use Area)	5,677 SF
Greenspace Provided:	6,290 SF

NOTE: All dimensions are based on the recorded plat for the subject property.

page 2


provided, however that :

- 1) any required loading docks for proposed Building D be provided on-site with access from North Kingsbury Street. No truck loading activities shall be permitted on the public right-of-way along North Kingsbury Street; and
- 2) all required landscaping as depicted on the revised Landscape Plan dated April 27, 1993 shall be installed prior to the issuance of an Occupancy Certificate for a tenant in Building E. If fulfillment of this condition is not possible due to seasonal planting timetables, the Applicant of this Planned Development shall inform the Department in sufficient time for a specific planting schedule to be mutually agreed upon prior to the issuance of a Certificate of Occupancy for Building E.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby authorize and approve, subject to the conditions described above, the requested minor changes to Business Planned Development No. 514 involving:

- (1) substitution of the Site Plan and Landscape Plan exhibits adopted June 12, 1991 with revised exhibits depicting the proposed retail structures (Building D and Building E), dated April 27, 1993; and
- (2) revisions to the "Use and Bulk Table" of the Planned Development Ordinance to add a maximum building height standard for the new building, consistent with the height limits established for other buildings within the Planned Development: "Building E: 30 feet."

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Morton Skolnik



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

May 4, 1993

Mr. John J. George
Law Offices
Daley and George, Ltd.
100 West Monroe Street
Chicago, IL 60603

Re: Business Planned Development No. 514
1000 West North Avenue

Dear Mr. George:

The Department of Planning and Development has considered your request for minor changes to Business Planned Development No. 514, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, your letter requested that the Site Plan and Landscape Plan included in the approved Plan of Development dated June 12, 1991, be substituted with revised Site and Landscape Plans (attached) dated April 27, 1993. These revised plans depict a building of reduced size located at the northern portion of the site (Building E, formerly Building D), parking spaces directly to the east of Building E, a new building (Building D) adjacent to Building B, and additional landscaping within the parking lot.

The proposed changes would result in a total of 94,703 square feet devoted to retail use. The maximum retail area allowed by the Planned Development Ordinance is 95,200 square feet. Also, this revision would result in an increase in the number of provided parking spaces from 284 to 302.

With regard to your request, the Department of Planning and Development has determined that these modifications would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

- a. Change the character of this development;
- b. Increase the number of units per acre;
- c. Increase the maximum permitted floor area ratio for the site;
- d. Increase the maximum permitted percent of land coverage for the site;
- e. Reduce the periphery setbacks or distance between structures... except "where required to permit conformance to the pattern of or architectural arrangement related to, existing structures";



BUSINESS PLANNED DEVELOPMENT NO. _____

USE AND BULK REGULATIONS AND DATA

Net Site Area <u>Square Feet</u> Acres	General Description of of Land Use In accordance with Statement No. 5 of this Planned Development	Maximum Floor Area Ratio
232,683 5.34	In accordance with Statement No. 5 of this Planned Development	0.60

GROSS SITE AREA=	Net Site Area: 232,683 SF (5.4 acres)
	Public R.O.W.: 63,118 SF (1.5 acres)
	TOTAL: 295,801 SF (6.9 acres)

MINIMUM OFF-STREET LOADING SPACES: 4 @ 10' x 50'

MINIMUM OFF STREET PARKING SPACES: 284

A minimum of seven parking spaces shall be devoted to parking for the handicapped.

MINIMUM REQUIRED SETBACKS:

In accordance with Site Plan

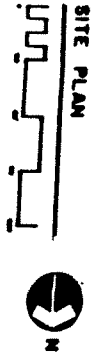
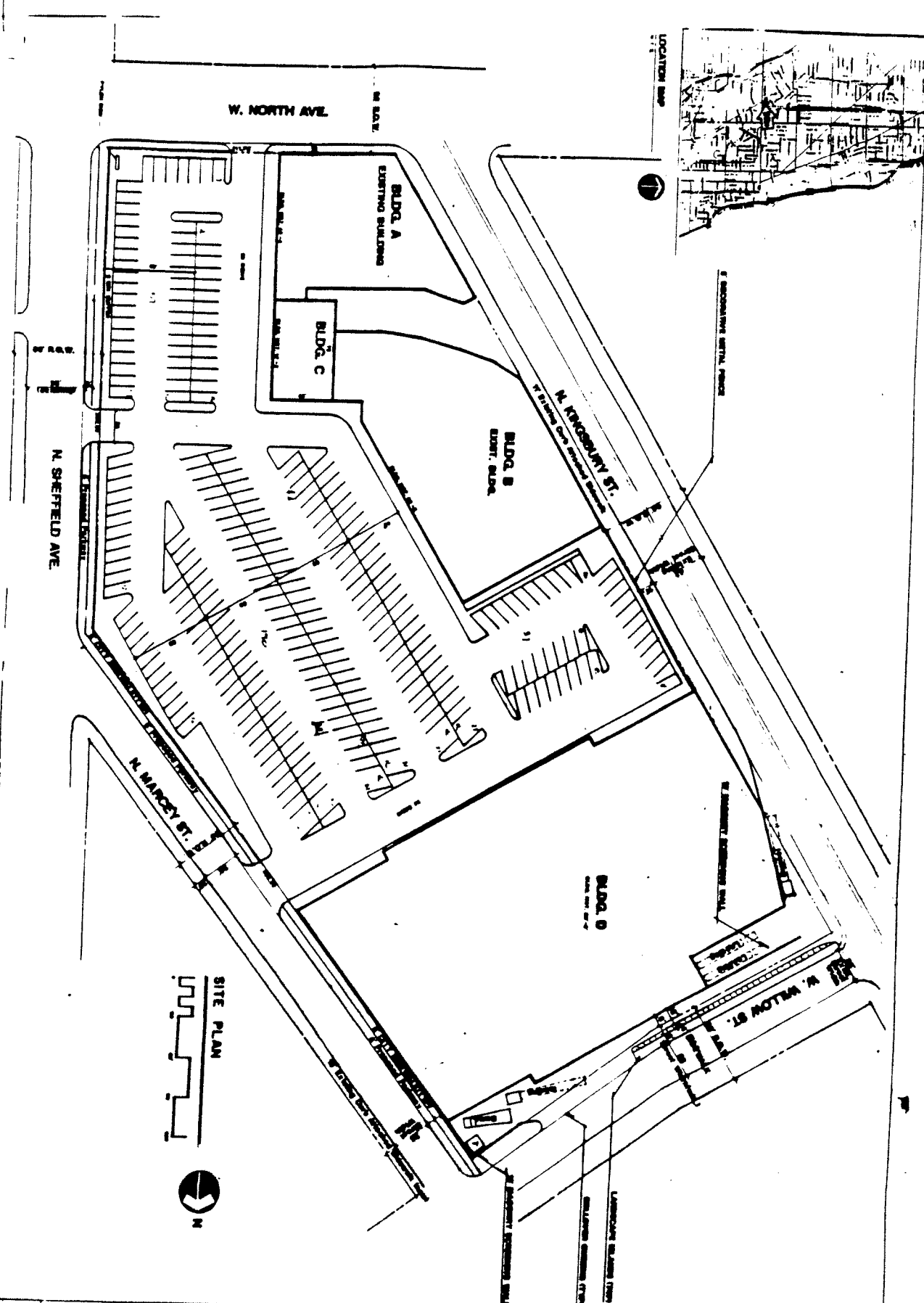
MAXIMUM BUILDING HEIGHT:

Building A: As Exists
in Elevation Plan
Building C: 30'

Building B: As Exists
in Elevation Plan
Building D: 30'

MAXIMUM PERMITTED NON-OFFICE (i.e. retail, etc) use = 95,200 SF

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991



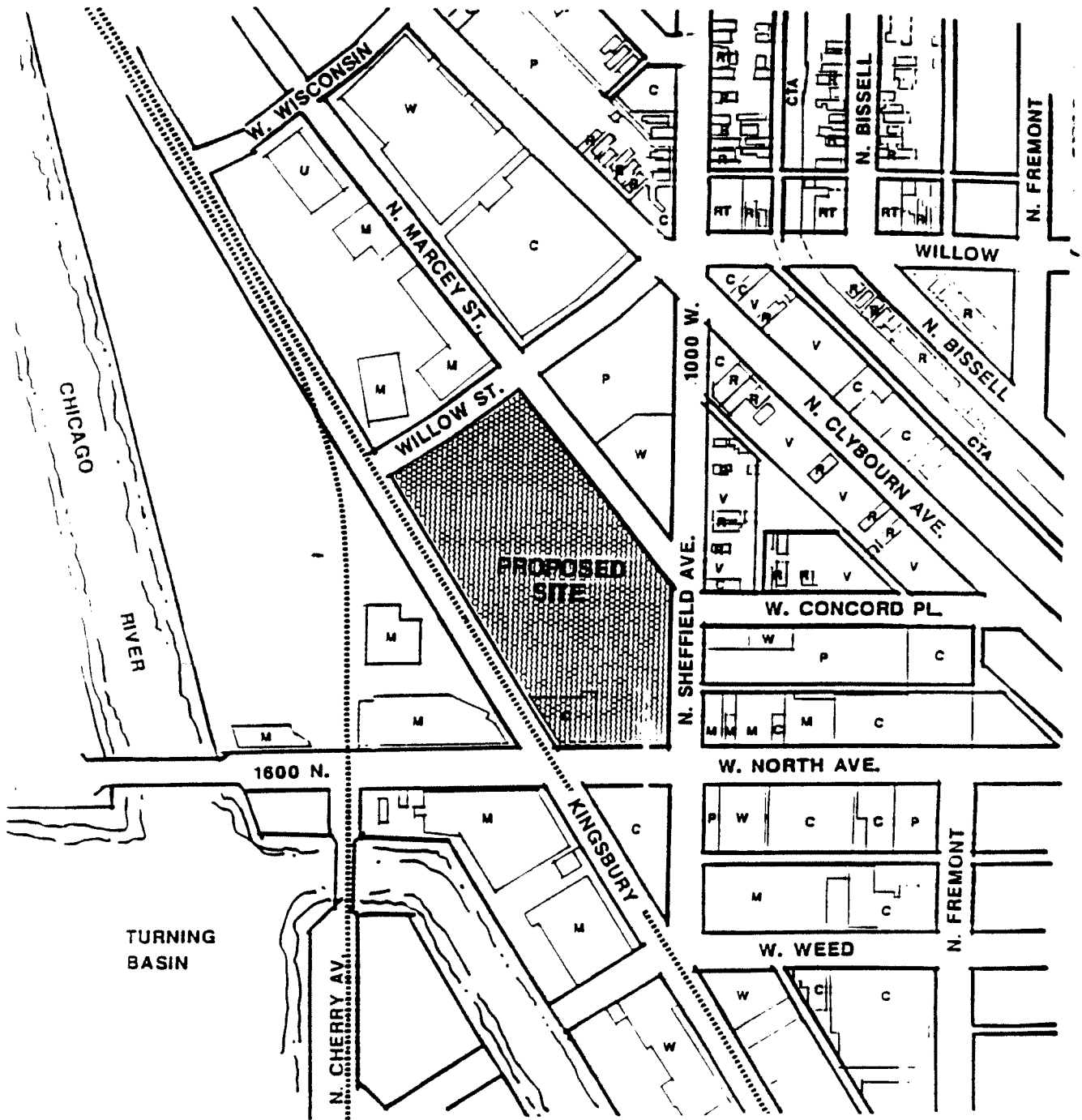
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Patrick F. Daly
AND ASSOCIATES, LTD.

117 E. Main St. Toronto, Ont. M5E 1B7
Tel: (416) 593-1111 Fax: (416) 593-1112

SITE PLAN
COMMERCIAL DEVELOPMENT
NORTH AVE AND SHEPHERD AVE.
CONDOMINIUM

DATE: 1998-08-11
SCALE: AS SHOWN
DRAWN BY: [Name]



EXISTING LAND-USE MAP



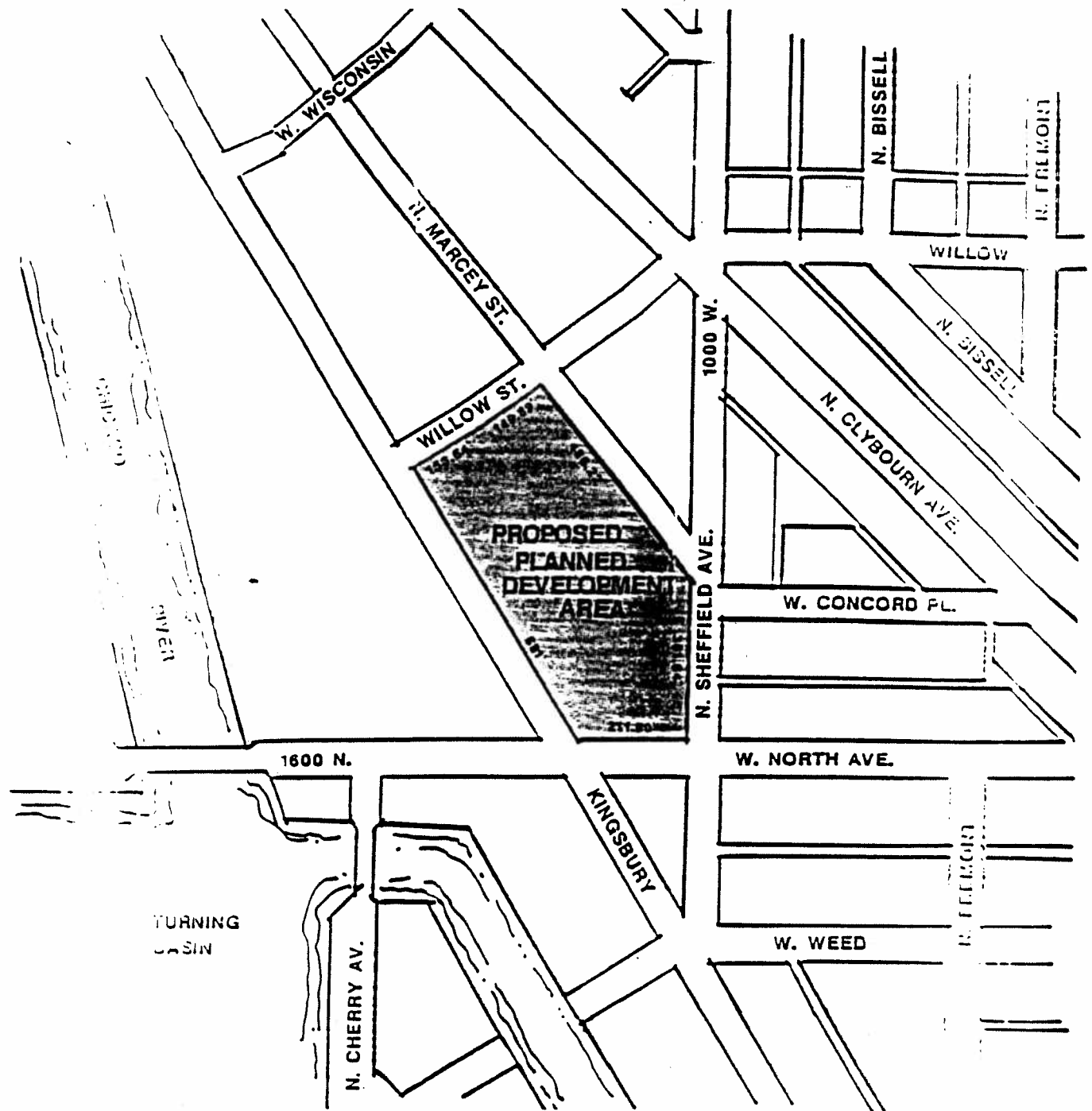
5-22-90

SCALE: 1" = 200'-0"

APPLICANT: Morton Skolnik
 ADDRESS: 1000 West North Avenue
 DATE: June 7, 1990
 REVISED: February 14, 1991

LEGAND

R	RESIDENTIAL
RT	RESIDENTIAL TRANSIENT
C	COMMERCIAL
W	WAREHOUSE
M	MANUFACTURING
U	UTILITY
P	PARKING
V	VACANT LOT



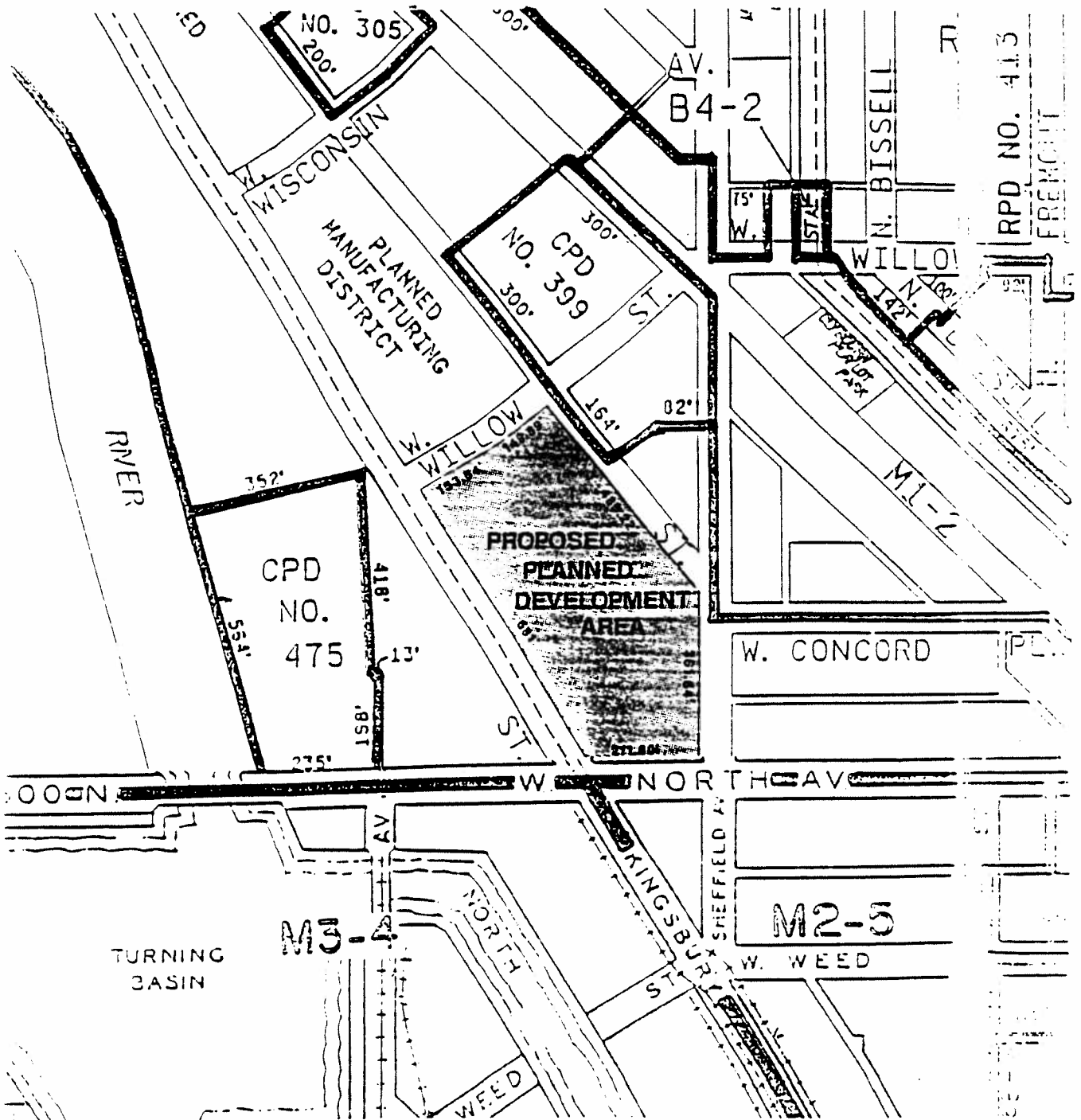
APPLICANT: Morton Skolnik
 ADDRESS: 1000 West North Avenue
 DATE: June 7, 1990
 REVISED: February 14, 1991

PROPERTY LINE & R.O.W. MAP

6-1-98

SCALE: 1" = 200'-0"





RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

FOR USE AND ZONING REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND ZONING REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND ZONING REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND ZONING REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 MOTOR FRONT TERMINAL DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-4 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-4 TO M3-5 HEAVY MANUFACTURING DISTRICT



EXISTING ZONING & STREET MAP

6-1-88

SCALE: 1" = 200'-0"



APPLICANT: Morton Skolnik
ADDRESS: 1000 W. North
DATE: June 7, 1990
REVISED: February 14, 1991

Development approval, the North Avenue frontage and the parking lot existing on the site as of the date of the adoption of this Ordinance shall be landscaped and maintained with landscaping in accordance with the Landscape Plan.

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

SKOLNIK.5

Planned Development shall expire upon the expiration of such shorter time period as provided for by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of Planned Manufacturing District No. 1.

15. The parking lot existing on the Property at the time of the adoption of this Ordinance shall be allowed as an interim use. In addition, a surface parking lot shall be allowed as an interim use for the Property. Prior to its improvement as set forth in the Site Plan, this interim surface parking lot shall be paved, landscaped, designed and constructed in accordance with the requirements of all applicable City of Chicago Departments, including the Department of Planning, Department of Public Works, Department of Driveways, Department of Streets and Sanitation and Bureau of Street Traffic. Any proposal for use of the Property as an interim surface parking lot shall be submitted to the Commissioner of the Department of Planning for review prior to any request for Plan of Development Part II approval. Unless the Property is improved with a surface parking lot or substantial construction has commenced on the proposed improvement described the Site Plan upon the present vacant lot within a six-month period after Part II Planned

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

Property pursuant to the requirements hereof shall be subject to the standards of the department of Streets and Sanitation, Bureau of Forestry. The building facades shall be designed, constructed, and maintained in general conformance with the elevation plans included as exhibits to this Planned Development. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by section 11.11-3(c) of the Chicago Zoning Ordinance. The refuse of Building D shall be handled by means of a compactor system and the loading docks shall be kept free of debris by the tenant or occupant of the building.

14. Unless substantial construction on the proposed building on the Property has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.

11. Individual business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to the aggregate maximum floor area ratio, and subject to compliance with the Site Plan. For purposes of Floor Area Ratio (F.A.R.) calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

12. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as promulgated by the Commissioner of Planning.

13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Landscape Plan. The landscaping within the Property shall be maintained at all times in accordance with the Landscape Plan. The Applicant shall, for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. Trees installed in the Public Way adjacent to the

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

described in the attached Table of Use and Bulk Regulations and Data as determined by the off-street parking requirements of the Planned Manufacturing District No. 1. A minimum of seven parking spaces shall be designed and designated for parking for the handicapped.

9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning.

10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:

a) Height Limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

- e. railroad passenger stations;
- f. railroad rights-of-way;
- g. water filtration plants
- h. water pumping stations
- i. water reservoirs;
- Stadiums, Auditoriums and Arenas;
- Theaters; and
- Transitional Shelters and Temporary Overnight Shelters.

6. Business and identification signs may be permitted within the area delineated herein as "Business Planned Development", subject to the review and approval by the Commissioner of the Department of Planning. All business and identification signs existing as of the date of the adoption of this Ordinance shall be permitted. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.

7. Any dedication or vacation of street and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.

8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Public Works and Planning. Applicant shall not be allowed any combination of permitted uses when such combination shall require more than the minimum number of off-street parking spaces

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as "Business Planned Development":
General merchandise uses, retail drug stores, food stores, restaurants, earth station receiving dishes, department stores, offices, service type business uses, parking and related uses, and uses that are permitted under the B5 General Service District, save and except the following uses:

- Amusement Establishments
- Apartment Hotels;
- Arcades
- Automobile Sales;
- Automobile Service Stations for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor service customarily incidental thereto;
- Churches;
- Colleges and Universities, but not business colleges or trade schools;
- Crematories and Mausoleums;
- Dwelling Units and Lodging Rooms
- Feed Stores
- Funeral Establishments
- Garages for storage, repair and servicing of automobiles;
- Government-operated Health Centers;
- Hospitals, Sanitariums, Convalescent Homes and Nursing Homes;
- Hotels;
- Motels;
- Motor Driven Bicycle Sales, Rental and Repair Stores
- Public Libraries;
- Public Utility and Services Uses, including:
 - a. bus terminals, bus turnarounds (off-street), bus garages, bus lots, street railway terminals, or street car houses;
 - b. electric sub-stations;
 - c. fire stations;
 - d. police stations;

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of fifteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related controls; a Site Plan and a Landscape Plan prepared by Patrick F. Daly and Associates, Ltd., both dated February 14, 1991, and elevations consisting of four (4) sheets prepared by Patrick F. Daly and Associates, Ltd., dated February 14, 1991. Full size sets of the Site Plan, the Landscape Plan and the building elevations are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

BUSINESS PLANNED DEVELOPMENT NO. 514
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as Business Planned Development is owned or controlled by the Applicant, Morton Skolnik.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners and (2) making

APPLICANT: Morton Skolnik
ADDRESS: 1000 West North Avenue
DATE: June 7, 1990
REVISED: February 14, 1991

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 1 District symbols and indications as shown on Map No. 5-G in area bound by

West Willow Street; North Marcey
Street; North Sheffield Avenue;
West North Avenue; North Kingsbury
Street

to those of a Business Planned Development District,
and a corresponding use district is hereby established in
the area above described.

SECTION 2. This ordinance shall be in force and effect from
and after its passage and due publication.

LEGAL DESCRIPTION

LOTS 1 THROUGH 30, BOTH INCLUSIVE, IN SUB-BLOCK 8 IN
SUBDIVISION OF LOTS 1 AND 2 OF ORIGINAL BLOCK 8 IN
SHEFFIELD'S ADDITION TO CHICAGO IN SOUTH 1/2 OF SECTION 32,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

SHEFFIELD.LGL

10685

FEB 14 1991
CITY OF CHICAGO

FIVE

APPLICATION

3 14 1991

FOR

AN AMENDMENT TO THE ZONING ORDINANCE

JUL 6 1990
06619 - 706

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

Applicant Morton Skolnik Phone (312) 726-8797

Address 1000 W. North Avenue Zone _____

Chicago Title & Trust Co. uta 1087250

Chicago Title & Trust Co. uta 1093605 Phone (312) 726-8797

Penmark Industries, Inc.

2. Owner (Circle One)

3. What is the address of the property in which the applicant has an interest?

Address same as Number 5 as to description; commonly known as 1000 West North

Avenue and 1624 North Sheffield

4. The present owner acquired legal title to the subject area on 1976 and December, 1989

(date)

5. Boundaries of subject area: West Willow Street on the North; North Marcey Street

and North Sheffield Avenue on the East; West North Avenue on the South; and North

Kingsbury Street on the West

6. Present Zoning Planned Manufacturing District No. 1

7. Proposed zoning change Business Planned Development

8. Has the present owner previously rezoned this property? _____

When? _____

9. Is subject property to be improved? If so, how and when? Upon zoning approval, the

property will be improved with commercial and business uses

10. What will be the actual use of the improvement? Commerical and business uses

11. Is off-street parking being provided? Yes

(Over)

6/12/91

UNFINISHED BUSINESS

10685
2381

*Reclassification Of Area Shown On Map Number 5-G.
(As Amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District No. 1 symbols and indications as shown on Map No. 5-G in the area bounded by:

West Willow Street; North Marcey Street; North Sheffield Avenue;
West North Avenue; and North Kingsbury Street,

PO#514

to those of a Business Planned Development District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

—
Reclassification Of Area Shown On Map Number 5-G.

PO 514

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by:

the alley next north of and parallel to West Willow Street; the easterly line of the Chicago Transit Authority right-of-way; West Willow Street; and a line 75 feet east of North Sheffield Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

page 2

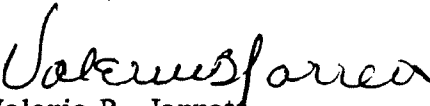
provided, however that :

- 1) any required loading docks for proposed Building D be provided on-site with access from North Kingsbury Street. No truck loading activities shall be permitted on the public right-of-way along North Kingsbury Street; and
- 2) all required landscaping as depicted on the revised Landscape Plan dated April 27, 1993 shall be installed prior to the issuance of an Occupancy Certificate for a tenant in Building E. If fulfillment of this condition is not possible due to seasonal planting timetables, the Applicant of this Planned Development shall inform the Department in sufficient time for a specific planting schedule to be mutually agreed upon prior to the issuance of a Certificate of Occupancy for Building E.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby authorize and approve, subject to the conditions described above, the requested minor changes to Business Planned Development No. 514 involving:

- (1) substitution of the Site Plan and Landscape Plan exhibits adopted June 12, 1991 with revised exhibits depicting the proposed retail structures (Building D and Building E), dated April 27, 1993; and
- (2) revisions to the "Use and Bulk Table" of the Planned Development Ordinance to add a maximum building height standard for the new building, consistent with the height limits established for other buildings within the Planned Development: "Building E: 30 feet."

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Morton Skolnik