

A-7855

12/12/2012

REPORTS OF COMMITTEES

44431

*Reclassification Of Area Shown On Map No. 5-H.*  
(Application No. A-7855)  
(Common Address: 1774 -- 1794 N. Milwaukee Ave.)

[O2012-6646]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 975 symbols and indications as shown on Map Number 5-H in the area bounded by:

North Milwaukee Avenue; North Leavitt Street; the southwest boundary line of the Chicago Transit Authority ("CTA") line; and a line 409.8 feet northwest of the west boundary line of North Leavitt Street (as measured along the northeast boundary line of the Chicago Transit Authority ("CTA") line),

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

~~*Reclassification Of Area Shown On Map No. 5-H.*  
(Application No. A-7856)  
(Common Address: 1701 -- 1799 N. Winnebago Ave.)~~

[O2012-6641]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 975 symbols and indications as shown on Map Number 5-H in the area bounded by:~~

~~the southwest boundary line of the Chicago Transit Authority ("CTA") Railroad right-of-way line; North Leavitt Street; North Winnebago Avenue; and a line 653.40 feet northwest of the west boundary line of North Leavitt Street (as measured along the northeast line of North Winnebago Avenue),~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

12/12/2012

REPORTS OF COMMITTEES

A7856  
44431

*Reclassification Of Area Shown On Map No. 5-H.*  
(Application No. A-7855)  
(Common Address: 1774 -- 1794 N. Milwaukee Ave.)

[O2012-6646]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 975 symbols and indications as shown on Map Number 5-H in the area bounded by:

North Milwaukee Avenue; North Leavitt Street; the southwest boundary line of the Chicago Transit Authority ("CTA") line; and a line 409.8 feet northwest of the west boundary line of North Leavitt Street (as measured along the northeast boundary line of the Chicago Transit Authority ("CTA") line),

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 5-H.*  
(Application No. A-7856)  
(Common Address: 1701 -- 1799 N. Winnebago Ave.)

[O2012-6641]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 975 symbols and indications as shown on Map Number 5-H in the area bounded by:

the southwest boundary line of the Chicago Transit Authority ("CTA") Railroad right-of-way line; North Leavitt Street; North Winnebago Avenue; and a line 653.40 feet northwest of the west boundary line of North Leavitt Street (as measured along the northeast line of North Winnebago Avenue),

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

June 17, 2011

Ms. Sylvia C. Michas  
Law Offices of Samuel V.P. Banks  
Thirty-Eighth Floor  
221 North LaSalle Street  
Chicago, IL 60601

Re: **One-year sunset extension for Residential Business Planned Development No. 975**


Dear Ms. Michas:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 975 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 16 of the Planned Development.

Residential Business Planned Development No. 975 was passed by the City Council on June 29, 2005, and pursuant to Statement No. 16, unless substantial construction has commenced within six (6) years following adoption of the Planned Development and unless completion thereof is diligently pursued, then the Planned Development shall expire. You have indicated that the property is owned by three entities, TOK's Inc., Triad Partners I LLC and Zen Builders Inc. The loan on the property, which is now held by MB Bank, is currently in default. In order to avoid foreclosure, MB Bank has agreed to sell its note to your client, MCZ Development Inc. However, in order for MCZ Development to purchase the note, they need additional time in order to obtain their building permit

Therefore, please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 975, I hereby approve a one-year sunset extension from June 29, 2011 to June 29, 2012.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm  
c: Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
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>

May 28, 2008

Mr. John C. Hanna  
Hanna Architects, Inc.  
180 West Washington Street  
Chicago, Illinois 60602

\* FYI the plans  
cited in the A.R.  
are not included  
in this binder

**Re: Administrative Relief request for Res  
Development No. 975, as amended, S  
1711, 1721, 1733, 1743, 1753 North W**

Dear Mr. Hanna:

Please be advised that your request for a minor change to Residential Business Planned Development No. 975, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

This PD was previously granted an Administrative Relief on February 25, 2008, for site and design changes. You are now requesting additional design changes to the above-referenced apartment buildings, specifically to:

- Modify the front elevations so that they more closely resemble what was originally approved in the PD. Additionally, the bent steel balcony supports have been deepened to recess partially into the building.
- Modify the brick rear and side elevations. The proposed modifications are shown on Sheet A-6, Elevations, prepared by Hanna Architects, Inc., and dated April 24, 2008.

With regard to your request, the Department of Planning and Development has determined that allowing these revisions would not create an adverse impact on the Planned Development or surrounding neighborhood, would not result in an increase in the bulk or density, would 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 Residential Business Planned Development No. 975, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randall  
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marino, Pat Haynes, Erik Glass, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
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>

February 25, 2008

Mr. John C. Hanna  
Hanna Architects, Inc.  
180 West Washington Street  
Chicago, Illinois 60602

**Re: Administrative Relief request for Residential Business Planned Development  
No. 975, as amended, Sub-area B  
1711, 1721, 1733, 1743, 1753 North Winnebago Avenue**

Dear Mr. Hanna:

Please be advised that your request for a minor change to Residential Business Planned Development No. 975, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you are requesting to:

- Decrease the front yard setback from 11'-4" to 9'-9 3/4"
- Increase the rear yard setback from 24'-0" to 26'-0"
- Modify the facades to incorporate brick and limestone
- Add a driveway at the north end of the property to allow through access to the parking area, as requested by the Chicago Fire Department. (Department of Transportation approval is required prior to the issuance of a drive way permit.)

The following drawings, prepared by Hanna Architects, and dated November 20, 2007, shall be inserted into the main file in anticipation of Part II:

- Site/Roof Plan
- A-2 First/Second Floor Plan
- A-3 Third/Fourth Floor Plan
- A-4 Fifth/Roof Floor Plan
- A-5 Wall Section Details
- A-6 Elevations

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 975, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files

NEIGHBORHOODS



6/29/2005

REPORTS OF COMMITTEES

14800  
52401

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

(Application Number 14800)

*R.B.P.D. 975*

*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 current B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-H in the area bounded by:

North Milwaukee Avenue; North Leavitt Street; North Winnebago Avenue; and a line 653.40 feet northwest of North Leavitt Street (as measured along the northeast line of North Winnebago Avenue),

to those of B2-2 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 5-H in the area bounded by:

North Milwaukee Avenue; North Leavitt Street; North Winnebago Avenue; and a line 653.40 feet northwest of North Leavitt Street (as measured along the northeast line of North Winnebago Avenue),

to those of Residential-Business Planned Development Number *975* which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 975.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number *975* (the "Planned Development") consists of approximately

eighty-two thousand eighteen (82,018) square feet (one and eighty-eight hundredths (1.88) acres)) of property, exclusive of publicly owned rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by Smithfield Properties XI, L.L.C. (the "Applicant").

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
  3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at 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) is made or authorized by the Applicant, its successors and assigns or any property owner's association which is formed.
  4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line, and Subarea Map all dated June 16, 2005; a Site Plan, an enlarged Site Plan of the Milwaukee Avenue access to the Subarea A improvements; and an Elevation Drawing consisting of five (5) sheets all prepared by Booth Hansen and dated June 16, 2005. Full size copies of these exhibits are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property:
-

Subarea A: retail and service uses as permitted in the B3-2 Community Shopping District, including drive-thru facilities, and accessory parking and loading.

Subarea B: residential dwelling units and accessory uses.

6. The area between Subareas A and B which consists of publicly-owned rights-of-way owned by the Chicago Transit Authority and currently improved with a rail line shall be governed, notwithstanding any other provision of this Planned Development, by the regulations applicable in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District.
7. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development.
8. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation. Of the minimum required parking spaces within Subarea B, the required parking spaces in excess of one-space per dwelling unit may be provided in a tandem configuration.
9. Any service drive 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 paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.
10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
11. The improvements depicted on the Site Plan and Elevation, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site Plan and Elevation.
12. The Chicago Transit Authority ("C.T.A.") is contemplating improvements (the "C.T.A. Improvements") to the rail line lying between the proposed commercial and residential portions of the development depicted on the Site Plan. In connection with such contemplated C.T.A. Improvements,

C.T.A. may seek an easement to locate certain structures above the portion of the Property to be improved with surface parking for the commercial uses authorized under this Planned Development. The area in which C.T.A. may seek such easement is indicated on the Site Plan. The Applicant acknowledges that C.T.A. may seek to acquire from Applicant an easement to construct and maintain the C.T.A. Improvements. In the event such an easement is granted to or otherwise acquired by the C.T.A. and the construction of such improvements would result in a reduction of the off-street parking spaces for the commercial uses to be provided under this Planned Development, the parking required under this Planned Development for such commercial uses shall automatically be reduced by the corresponding amount. This Statement 12 shall not be interpreted by any governmental authority or any court as waiver or modification of any rights Applicant or any subsequent entity owning or controlling all or any portion of the Property may have with respect to receiving just compensation for the easement herein described.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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 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 17-13-0611-A of the Chicago Zoning Ordinance.
14. 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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society. In furtherance of these goals, the Applicant shall provide green roof areas equal to fifty percent (50%) of the roof area, excluding mechanical units and elevator overrides. The required green roof areas may be provided solely on the roof of the residential buildings contemplated for Subarea B.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and

approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. Unless substantial construction of the improvements contemplated by this Planned Development for either subarea has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District classifications applicable to the Property prior to the adoption of this Planned Development. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Property Line, Planned Development Boundary and Subarea Map; Site Plan; Building Elevations; and Architectural Site Plan referred to in these Plan of Development Statements printed on pages 52407 through 52416 of this *Journal*.]

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

*Residential-Business Planned Development Number 915.*

*Plan Of Development Bulk Regulation And Date Table.*

General Description of Land-Use: See Statement Number 5 of this Planned Development

Maximum Permitted F.A.R.:

Subarea A: 0.5

Subarea B: 2.2

Gross Site Area (118,213.72 square feet (2.71 acres) = Net Site Area (82,018 square feet (1.88 acres) + Remaining in Public Right-of-Way (36,195.72 square feet (0.83):

Setbacks from Property Line: In substantial conformance with the Site Plan

Maximum Percentage of Site Coverage: In substantial conformance with the Site Plan

Maximum Number of Units:

Subarea A: None

Subarea B: 45 units

Minimum Number of Off-Street Parking Spaces:

Subarea A: 46 spaces

Subarea B: 1.44 spaces per unit

Minimum Number of Off-Street Loading Berths:

Subarea A: 1 berth

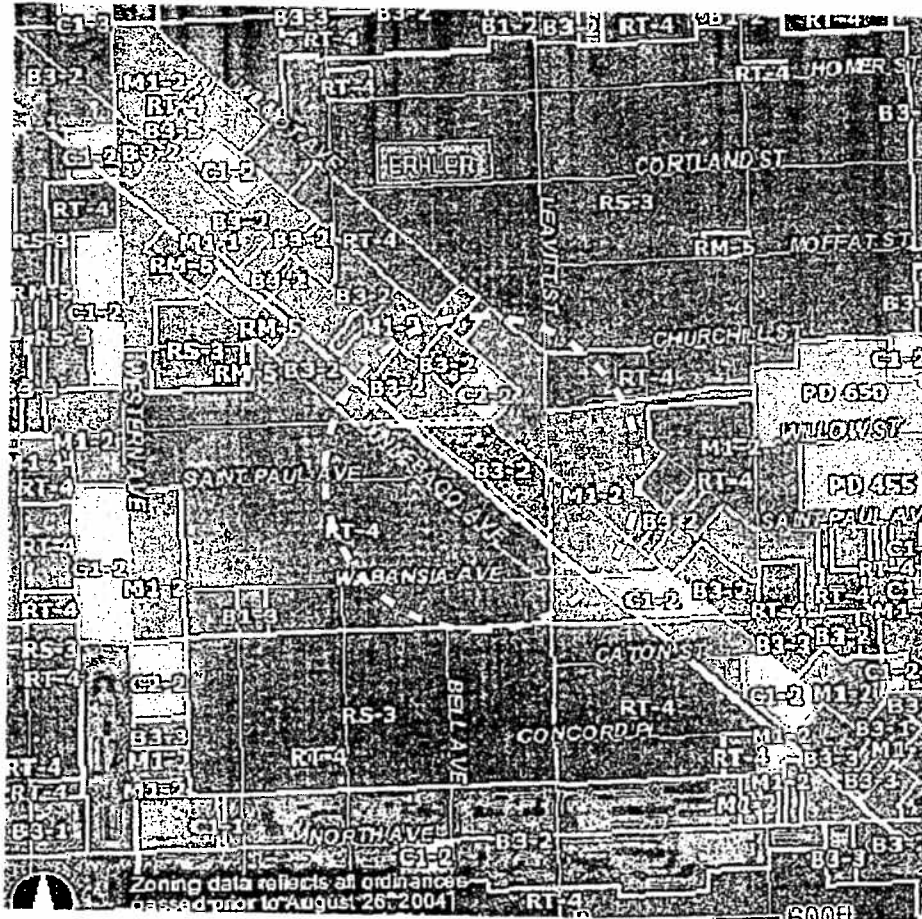
Subarea B: None

Maximum Building Height:

Subarea A: 20 feet, 0 inches

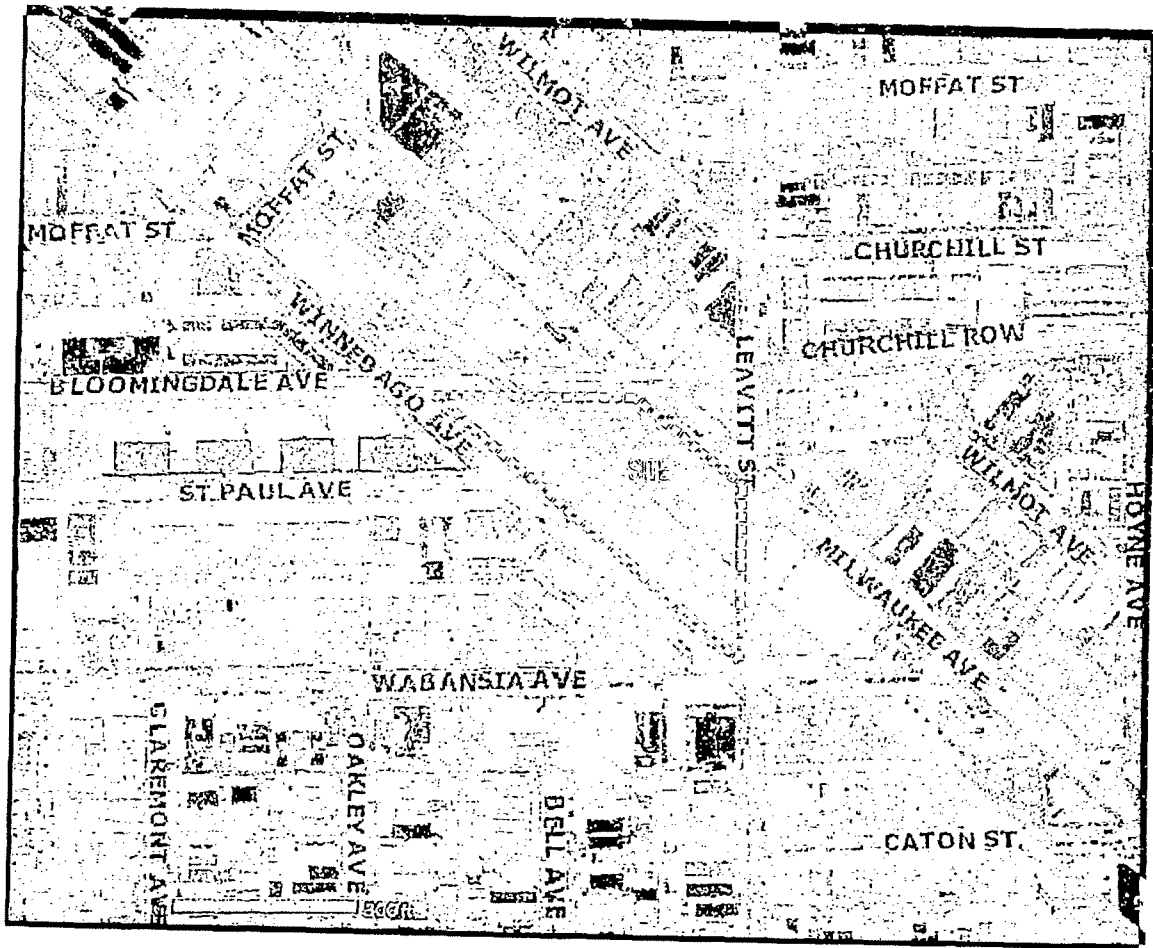
Subarea B: 49 feet, 6 inches

Existing Zoning Map.



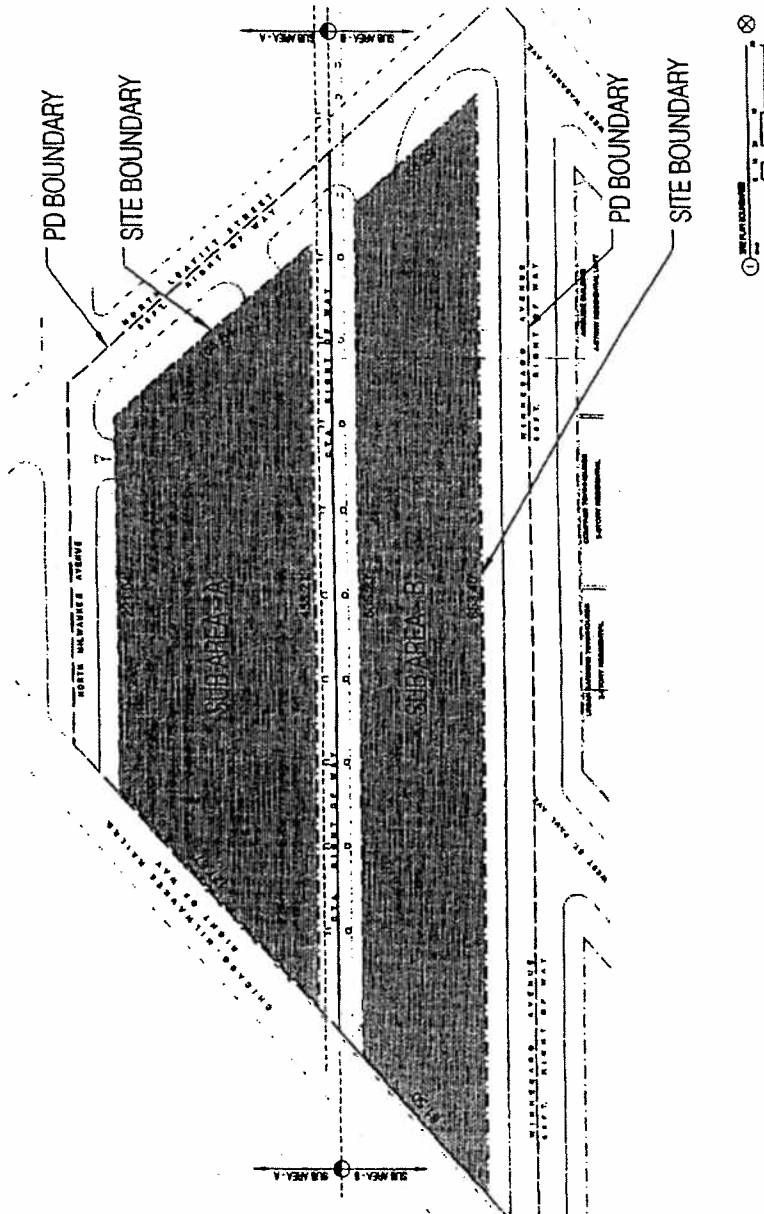
Applicant: Smithfield Properties XI, L.L.C.  
400 W. Huron Street  
Chicago, Illinois 60610  
Date: February 4, 2005  
Revised: June 16, 2005

Existing Land-Use Map.



Applicant: Smithfield Properties XI, L.L.C.  
400 W. Huron Street  
Chicago, Illinois 60610  
Date: February 4, 2005  
Revised: June 16, 2005

Property Line, Planned Development  
Boundary And Subarea Map.



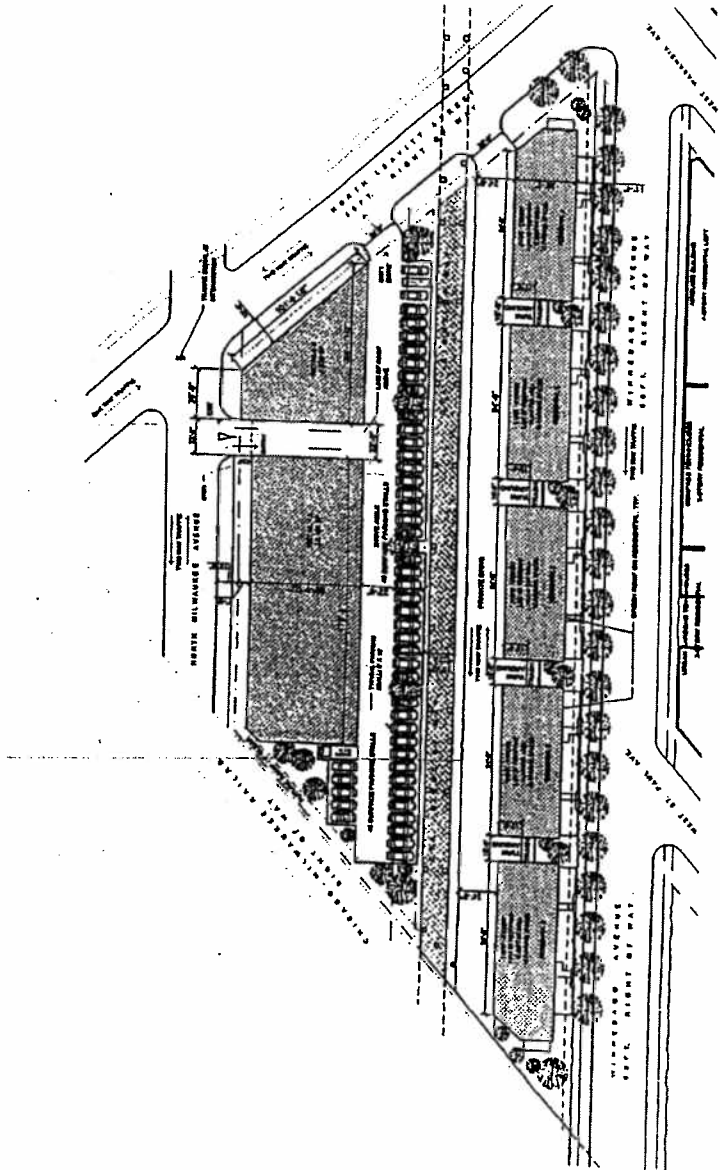
Applicant: Smithfield Properties XI, L.L.C.

400 W. Huron Street  
Chicago, Illinois 60610

Date: February 4, 2005

Revised: June 16, 2005

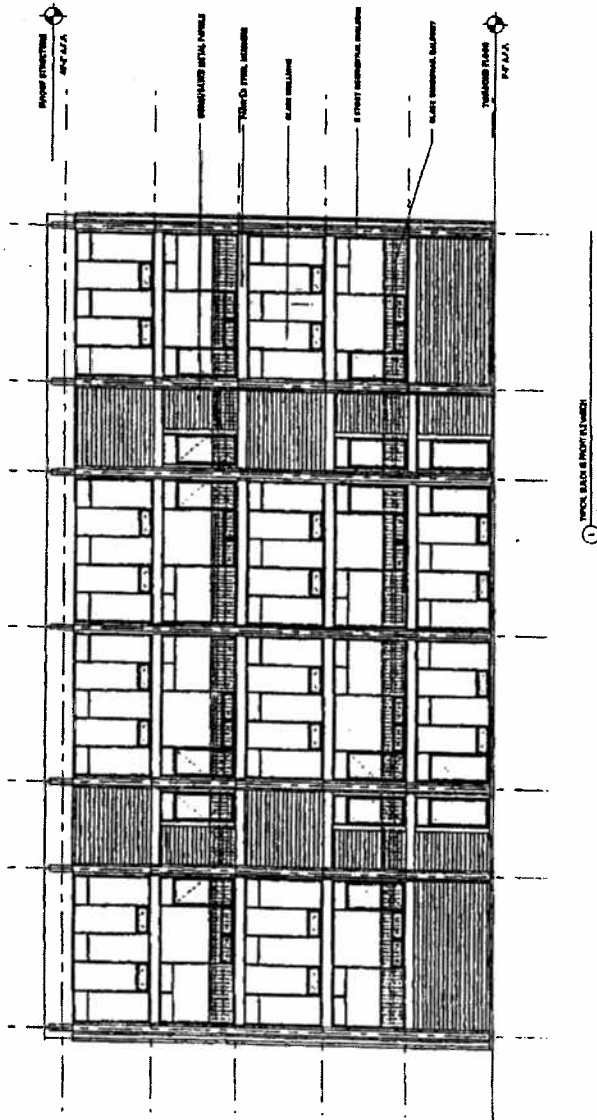
Architectural Site Plan.



Applicant: Smithfield Properties XI, L.L.C.  
400 W. Huron Street  
Chicago, Illinois 60610  
Date: February 4, 2005  
Revised: June 16, 2005



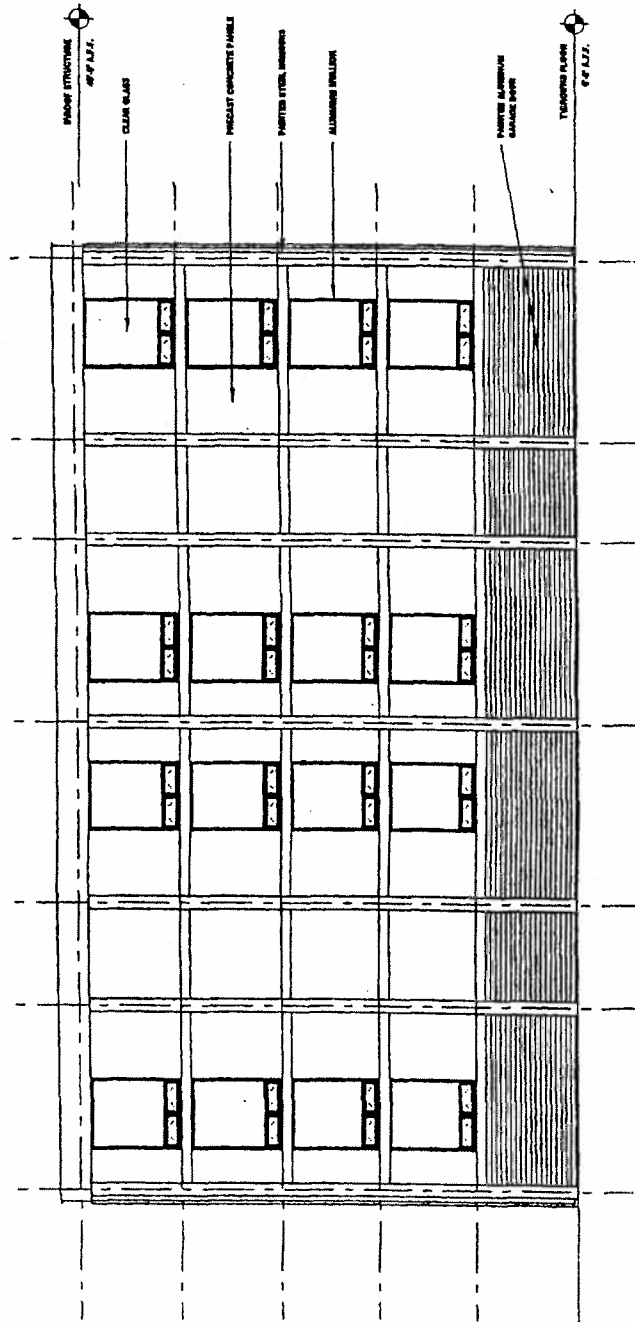
Building Elevations.  
(Page 2 of 5)



Applicant: Smithfield Properties XI, L.L.C.  
400 W. Huron Street  
Chicago, Illinois 60610

Date: February 4, 2005  
Revised: June 16, 2005

Building Elevations.  
(Page 3 of 5)



1' 0" BUILDING NON ELEVATION

BOOTH-HANSEN  
 1000 North Dearborn Street  
 Chicago, Illinois 60610  
 Tel: 312.329.1100

WINNEBAGO COURT

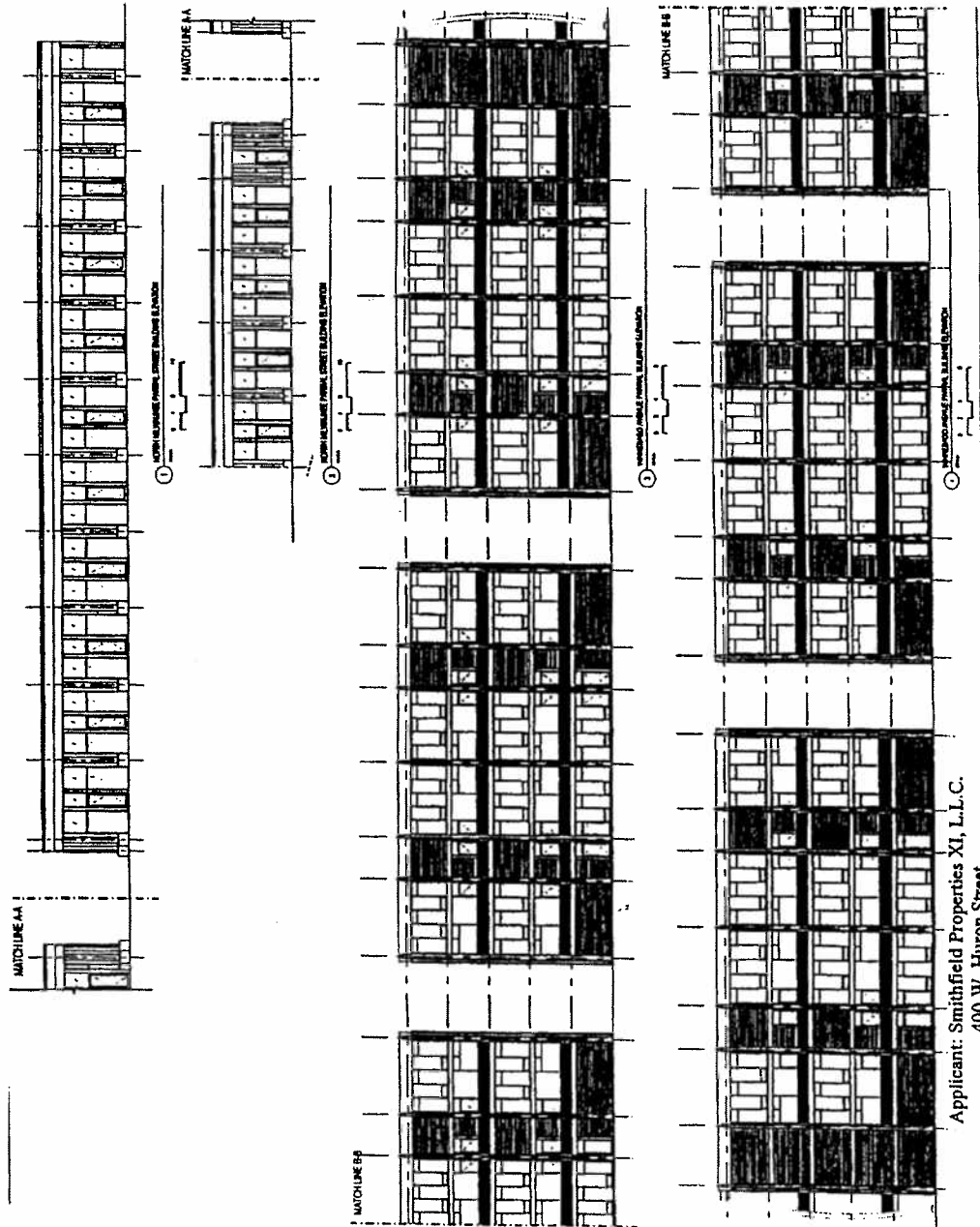
Applicant: Smithfield Properties XI, L.L.C.  
 400 W. Huron Street  
 Chicago, Illinois 60610

Date: February 4, 2005  
 Revised: June 16, 2005

SMITHFIELD  
 PROPERTIES  
 XX, LLC



Building Elevations.  
(Page 5 of 5)



Applicant: Smithfield Properties XI, L.L.C.  
400 W. Huron Street  
Chicago, Illinois 60610  
Date: February 4, 2005  
Revised: June 16, 2005

Architectural Site Plan.

