



ZONING RESEARCH GROUP

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**Dunder Mil Office Park
74 W 31st Street
Chicago, IL**

PREPARED FOR

**Joe Capital
Wealth Properties LLC
700 2nd St
Seattle, WA 98003**

STANDARD ZONING REPORT

Prepared: January 5, 2015

Report Number: 2015-0000x



STANDARD ZONING REPORT SUMMARY

The property is developed with an office building, which is categorized as a “professional office” use per the City of Chicago’s zoning ordinance. These uses are permitted in the DX-5 Downtown Mixed-Use Zoning District. The property is developed with a legally conforming use. The site is also compliant with the required development standards (setbacks, height, & floor area ratio) and parking standards. Additional information regarding the compliance of each standard is outlined below.

1. SITE INFORMATION

Address: 74 W 34 th St	Tax ID: 12345
Jurisdiction/City: Chicago, IL	County: Cook County
Site Area: 16,000 square feet	Parking Stalls: 65
Building Area: 10,000 square feet	Year Built: 1989
Current Use(s): Office	Units: N/A

2. SITE RECORDS

Outstanding Code Violations:

- None

Land Use Permit Records:

- Site Plan Approval, Case #8675
- Amended Site Plan Approval, Case #00982

Certificate of Occupancy:

- C/O – Dec. 3, 1989
- C/O – Jul. 15, 2000

Notes:

Investigation by ZRG confirms that there are documents associated with the property. These documents, as described above, have been included in the attachments section of this report.

3. ZONING INFORMATION

Zoning Designation: DX-5 Downtown Mixed-Use

Zoning Description: *The DX, Downtown Mixed-Use district is primarily intended to accommodate office, commercial, public, institutional and residential development.*

Zoning Overlay: Not Applicable

Historic Designation: Not Applicable

Zoning and Uses of Abutting Properties:

- **North** – DX-5 – Office and Retail
- **South** – DX-7 – Office
- **East** – DX-7 – Office and Residential
- **West** – DX-5 - Residential

Is the current use(s) allowed and permitted?

Yes, the site is developed with an office, an allowed use in the DX-5 District.

Notes:

Allowed uses in the DX-5 zone are outlined in the attachment section under zoning district and allowed uses. Zoning District, including allowed uses, obtained from City of Chicago Zoning Ordinance, Chapter 17, provided by American Legal Publishing Corporation, available online





4. DEVELOPMENT STANDARDS

Standard	Value	Additional Information	Complies?
Minimum Lot Area	None		Yes
Minimum Lot Width	None		Yes
Maximum Density	N/A	Only applicable to residential only use	N/A
Maximum Lot Coverage	None		Yes
Height Limit	None		Yes
Front Yard Setback	None		Yes
Side Yard Setback	None		Yes
Rear Yard Setback	None	Rear setbacks are only required for floors containing dwelling units	Yes
Maximum Setback	None		Yes
Floor Area	5.0		Yes
Floor-to-Floor Height		In all DX districts any ground floor commercial space must have a minimum floor-to-floor height of 13 feet	Yes
Does the site comply with all of the above development standards?			Yes

Notes:

A site survey was reviewed against the above development standards. ZRG confirms that the site meets the above development standards which includes the setback, height, floor area ratio, lot coverage, and maximum density regulations.

Development Standards obtained from City of Chicago Zoning Ordinance, Chapter 17, provided by American Legal Publishing Corporation, available online.

5. PARKING REQUIREMENTS

Standard	Formula	Complies?
Vehicle Stalls	2 stalls per 1,000 square feet for office uses.	Yes
Bicycle Stalls	None required	Yes
Does the site comply with the parking requirements?		Yes

Notes:

According to the site survey, the site contains 65 parking spaces. The parking requirement for this site is 20 vehicle stalls and 0 bicycle stalls. The site meets the parking requirements.

Parking Requirements obtained from City of Chicago Zoning Ordinance, Chapter 17-10, provided by American Legal Publishing Corporation, available online.

6. REBUILD CLAUSE/NON-CONFORMING CODE

Non-Conforming to Use	Should the property become nonconforming to use, the use may be re-established provided that the discontinuance of the use does not exist for 18 months or more. If the nonconforming use is deemed to be discontinued all nonconforming use rights are lost and re-establishment of the nonconforming use is prohibited.
Non-Conforming to Development Standard	Should structures on the subject site become nonconforming to a development standard, and should such nonconforming structure be partially damaged or totally destroyed by fire or other causes beyond the control of the property owner, the nonconforming structure may be rebuilt, provided that such rebuilding does not result in a structure that is more out of compliance than the structure being replaced and provided that a building permit to replace the structure is obtained within 18 months of the date of damage or destruction.

Nonconforming Code obtained from City of Chicago Zoning Ordinance, Chapter 17-15, provided by American Legal Publishing Corporation, available online.



7. CONFORMANCE STATUS & CONCLUSIONS

Is the site conforming to use?	YES
Is the site conforming to development standards (setbacks, height, FAR, etc.)?	YES
Is the site conforming to parking?	YES

8. ADDITIONAL COMMENTS

All code sections obtained online at the following website:

<http://www.amlegal.com/library/il/chicago.shtml>

9. CONTACT & RESEARCH INFORMATION

<p>Municipal Contact</p> <p>John Smith City of Chicago Planning & Development 121 North LaSalle Street, 10th Floor Chicago, IL 60602 Phone (312) 744-4190</p>	<p>Zoning Report</p> <p>Allan Hollinger Zoning Research Group 1423 East 29th Street Tacoma, WA 98404 Phone (253) 722-5880 / Fax (253) 722-5881 Email: info@zrgwest.com</p>
<p>Surveyor</p> <p>Professional Surveyor Service 123 Main St Some City, USA 00450 Phone (555) 555-5555 Email: survey@surveyorpro1233.com</p>	<p>Title Company</p> <p>Title Services 456 Main Ave Another City, USA 00948 Phone (777) 777-7777 Email: title@title5678.com</p>

The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews.

ATTACHMENT LIST

ATTACHMENT NAME	ATTACHMENT DESCRIPTION
Attachment A Zoning Map	Zoning map of site showing surrounding zoning districts obtained from City of Chicago's website.
Attachment B Zoning District & Allowed Uses	Details the zoning classification and the allowed uses.
Attachment C Development Standards	Includes development standards, such as setbacks, height, etc.
Attachment D Parking Standards	Includes parking requirement information including number of stalls and stall size.
Attachment E Non-Conforming Code	Outlines rebuild provisions and restrictions on non-conforming uses and development standards.