

1/24/2024

REPORTS OF COMMITTEES

A 8861
8755

Reclassification Of Area Shown On Map No. 7-F.
(Application No. A-8861)

(Common Address: 601 -- 609 W. Diversey Pkwy. And 2726 -- 2736 N. Lehmann Ct.)
[O2023-0005678]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the P.D. Number 1302 Planned Development District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Diversey Parkway; North Lehmann Court; a line 175 feet south of and parallel to West Diversey Parkway; and the public alley next west of North Lehmann Court,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

~~*Reclassification Of Area Shown On Map No. 10-F.*~~
~~(Application No. 22305)~~
~~(Common Address: 4161 -- 4193 S. Halsted St.)~~

~~[O2023-0006173]~~

~~*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 B3-2 Community Shopping District symbols and indications as shown on Map Number 10-F in the area bounded by:~~

~~West Root Street; the public alley next east of and parallel to South Halsted Street; West 42nd Street; and South Halsted Street,~~

~~to those of a B2-2 Neighborhood Mixed-Use District.~~

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 5, 2023

Nicholas J. Ftikas
Law Offices of Samuel V.P. Banks
221 N. LaSalle St., 38th Floor
Chicago, IL 60601

Re: PD 1302, 601 W. Diversey Ave. and 2724 N. Lehmann Ct.

Dear Mr. Ftikas:

In response to your recent request, please be advised that the subject property is currently zoned Business Planned Development Number 1302 ("PD 1302"). Per your request and according to our records, construction has not commenced on the approved hotel since passage of the Planned Development on January 13, 2016. Pursuant to Statement 15, you are seeking confirmation that the Planned Development is still in effect.

The Planned Development has not been repealed by the City Council. If your client purchases the property, they are welcome to apply for a zoning map amendment to rezone the property.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 17, 2022

Osman Gorgulu
c/o PCG Consulting
amontano@pcgconsultinginc.com

Re: **PD 1302, 601 W. Diversey Parkway**

Dear Mr. Gorgulu:

In response to your recent request, please be advised that the subject site is zoned Business Planned Development Number 1302 ("PD 1302"). The property is also located along a Pedestrian Street, pursuant to Section 17-3-0500 of the Zoning Ordinance ("Ordinance").

Pursuant to Statement No. 5 of PD 1302, the following uses are permitted in PD 1302: hotel, restaurants with incidental service of liquor and outdoor seating (at-grade and rooftop), retail uses, office, artist sale or workspace, communication service establishments, financial services (except payday/title secured loan store or pawn shops), medical service and accessory uses.

Therefore, in response to your request, a hotel is a permitted use in PD 1302. Please refer to Section 17-3-0504 of the Ordinance for additional information on uses prohibited and encouraged on lots abutting pedestrian streets.

Sincerely,


Patrick Murphey
Zoning Administrator

C: PD main file

Reclassification Of Area Shown On Map No. 7-F.
(As Amended)
(Application No. 18402)
(Common Address: 601 -- 609 W. Diversey Pkwy./
2726 -- 2736 N. Lehmann Ct.)

BPD 1302

[SO2015-4622]

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Diversey Parkway; North Lehmann Court; a line 175.00 feet south of West Diversey Parkway; and the public alley next west of North Lehmann Court,

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B3-5 Community Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Diversey Parkway; North Lehmann Court; a line 175.00 feet south of West Diversey Parkway; and the public alley next west of North Lehmann Court,

to those of a Business Planned Development which is hereby established in the area described above.

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

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1302 ("Planned Development") consists of approximately 18,900 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, L.V.M. Corporation.
2. 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 of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: hotel, restaurants with incidental service of liquor and outdoor seating (at-grade and roof top), retail uses, office, artist sale or work space, communication service establishments, financial services (except payday/title secured loan store or pawn shops), medical service and accessory uses.

In accord with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) of the minimum required 70 residential parking spaces.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 18,900 square feet and a base FAR of 5.0.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval. The extended parkway along Lehmann Court south of the parking garage entrance shall be landscaped in accordance with the Landscape Ordinance and shall be constructed and maintained by the applicant.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant has agreed to provide a 50 percent green roof over the net roof area of approximately 6,419 square feet and achieve Building Certification to comply with the City of Chicago's Sustainable Development Policy.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping District.

[Existing Zoning Map; Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 17550 through 17557 of this *Journal*.]

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

Business Planned Development 1302

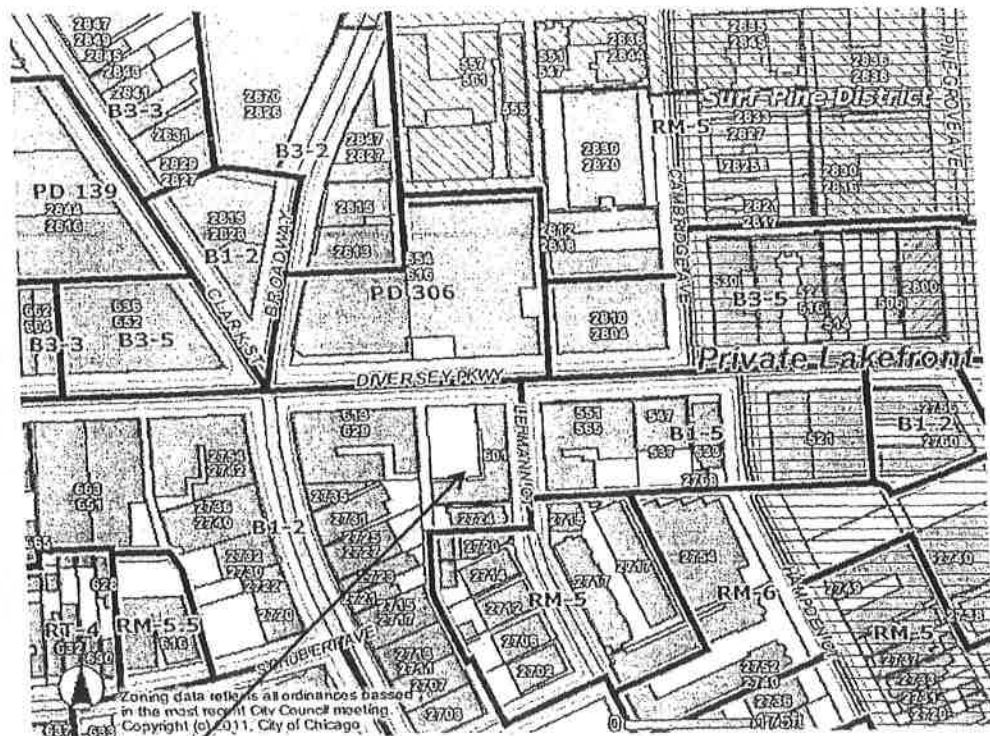
Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area:	26,589.00 square feet
Net Site Area:	18,900.00 square feet
Area Remaining in the Public Right-of-Way:	7,689.00 square feet
Maximum Floor Area Ratio:	5.0
Minimum Setbacks:	Per Site/Landscape Plan
Maximum Number of Rooms:	150 (keys)
Minimum Number of Parking Spaces:	70 spaces
Minimum Number of Off-Street Loading:	Two berths (10 feet by 25 feet)
Maximum Building Height:	120 feet to top of occupied penthouse 133 feet to top of mechanical penthouse
Minimum Number of Bicycle Parking Spaces:	8 spaces

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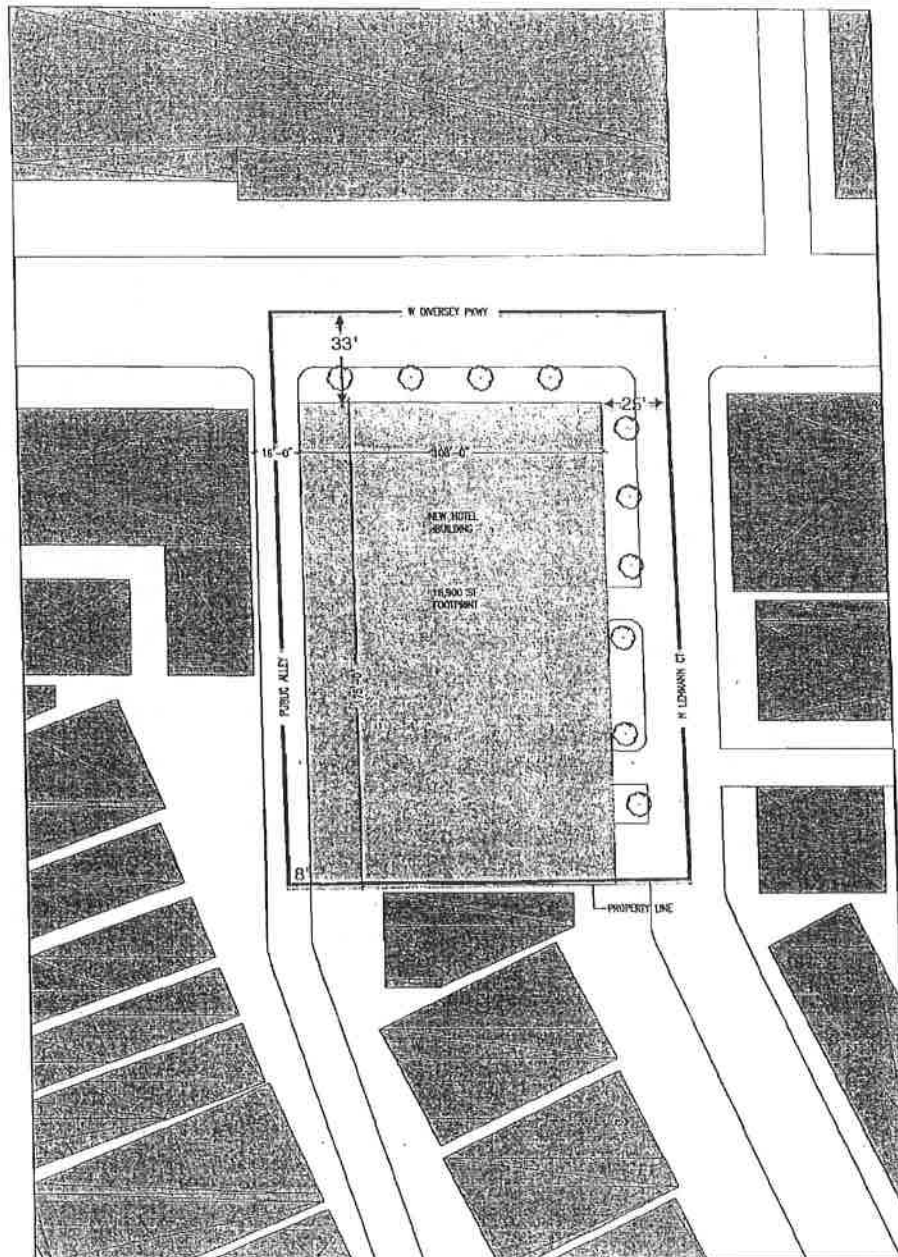
EXISTING ZONING MAP




SITE

Applicant: LVM Corporation
 Address: 601 - 09 W. Diversey Pkwy. / 2726 - 36 N. Lehmann Ct.
 Intro Date: June 17, 2015
 Plan Commission Date: December 17, 2015

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Inn at Lincoln Park 601 W. Diversey Pkwy. Chicago, IL 60614	Planned Development Boundary and Property Line Map	ASK-052A Issued January 12, 2015 Scale: 1/32" = 1'-0"	 KOO AND ASSOCIATES LTD
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Applicant: LVM Corporation
Address: 601 - 09 W. Diversey Pkwy. / 2726 - 36 N. Lehmann Ct.
Intro Date: June 17, 2015
Plan Commission Date: December 17, 2015

FINAL FOR PUBLICATI

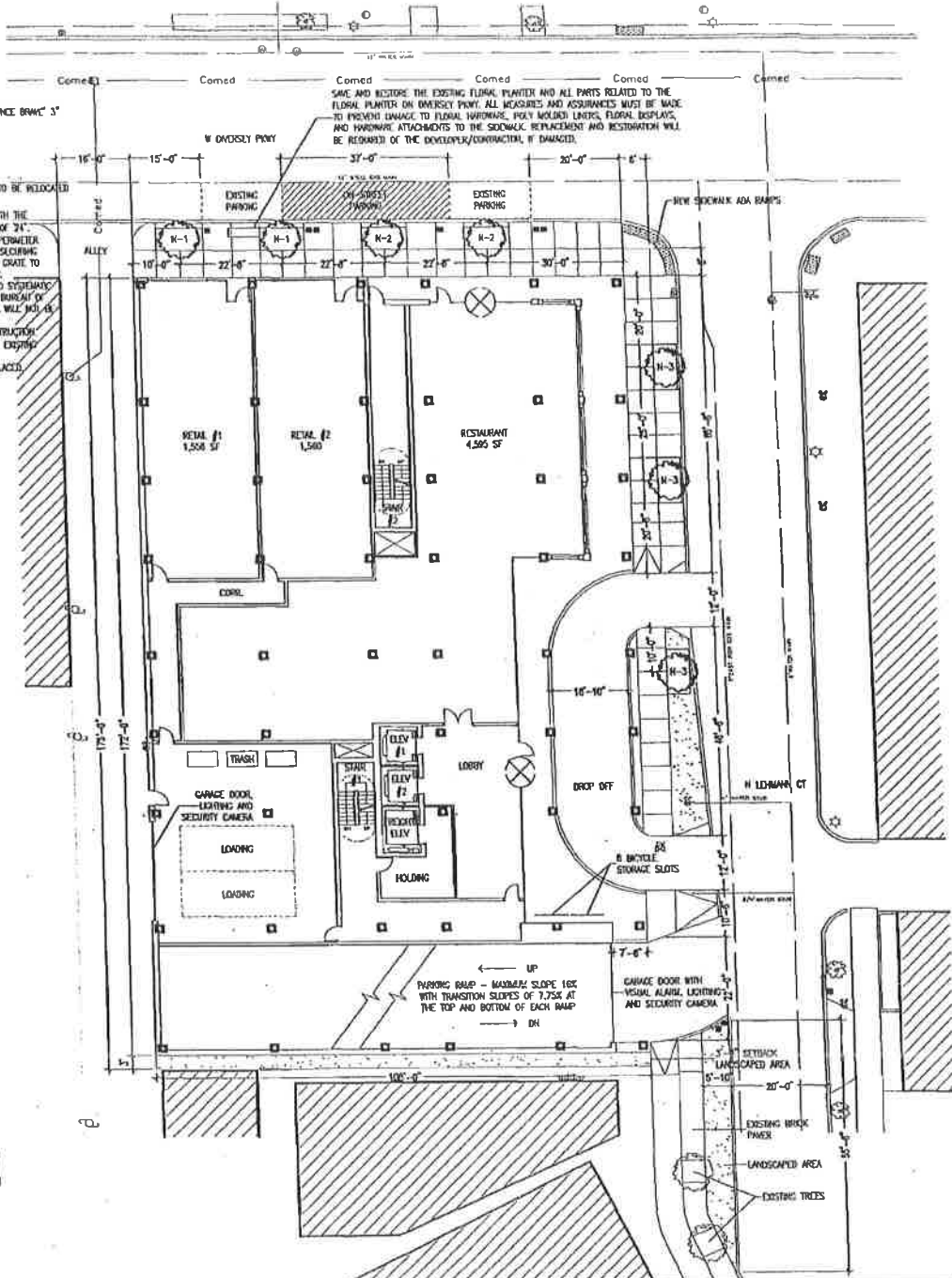
SYMBOL KEY


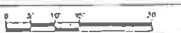

-  NEW 3.0" CALIPER TREE IN GRADED 5'X10' TREE PIT *DIANOLICLADUS DOROUS* 3"
-  NEW 3.0" CALIPER TREE IN GRADED 5'X10' TREE PIT TAXODIUM DISTICHUM "SHAWNEE BRAW" 3"
-  NEW 3.0" CALIPER TREE IN GRADED 5'X10' TREE PIT QUERCUS BICOLOR 3"

EXISTING PARKING POSTS TO BE RELOCATED

GENERAL NOTES:

1. TREE GRATES MUST BE STAMPED WITH THE "CITY OF CHICAGO" WITH AN OPENING OF 24" 5/8" BLOCK LETTERING AROUND THE PERIMETER OF ALL GRATE PANELS WILL SURFACE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE HALF TOGETHER.
2. PARKWAY TREES MUST CONFORM TO SYSTEMATIC DIVERSITY POLICY SET FORTH BY THE BUREAU OF FORESTRY, ACER, CLEISTEMA, AND TILIA WILL NOT BE PERMISSIBLE.
3. PROPOSED BUILDING IS NEW CONSTRUCTION. EXISTING SIGNAGE/ACCESS ATTACHED TO EXISTING BUILDING SHALL BE REMOVED.
4. EXISTING SIDEWALK SHALL BE REPLACED.



<p>Inn at Lincoln Park 601 W Diversey Pkwy Chicago, IL 60614</p>	<p>Hampton Inn </p> <p>SITE/LANDSCAPE PLAN</p>	<p>ASK-061A</p> <p>Issued 12/14/15</p> 	
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Applicant: LVM Corporation

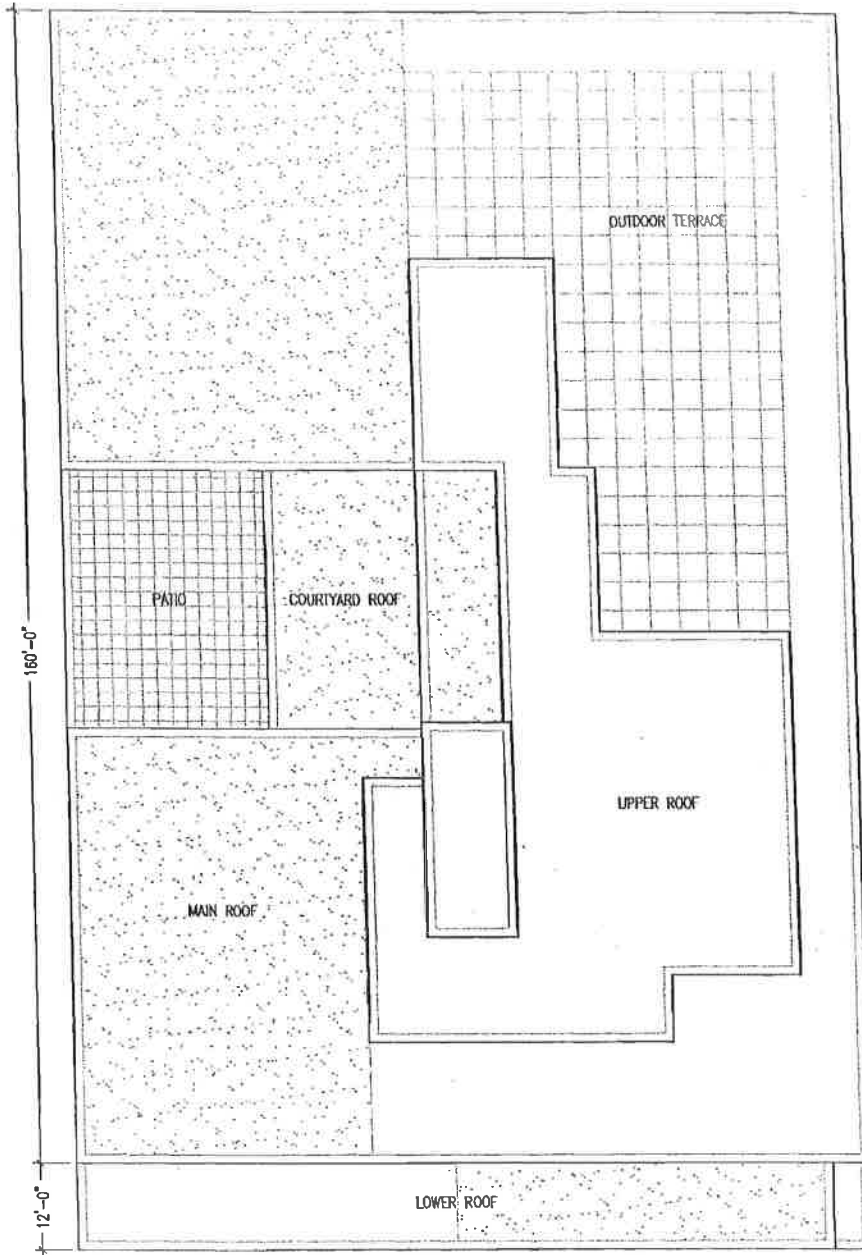
Address: 601 - 09 W. Diversey Pkwy. / 2726 - 36 N. Lehmann Ct.

Intro Date: June 17, 2015

Plan Commission Date: December 17, 2015

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NET ROOF AREA	12,837 SF
GREEN ROOF	6,419 SF
GREEN ROOF %	50%



Inn at Lincoln Park 601 W Diversey Pkwy Chicago, IL 60614	Hampton Inn ⊕	ASK-061D	
	Green Roof Plan	Issued: 12/14/15	

Applicant: LVM Corporation
 Address: 601 - 09 W. Diversey Pkwy. / 2726 - 36 N. Lehmann Ct.

Intro Date: June 17, 2015
 Plan Commission Date: December 17, 20

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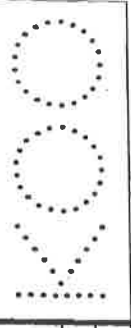
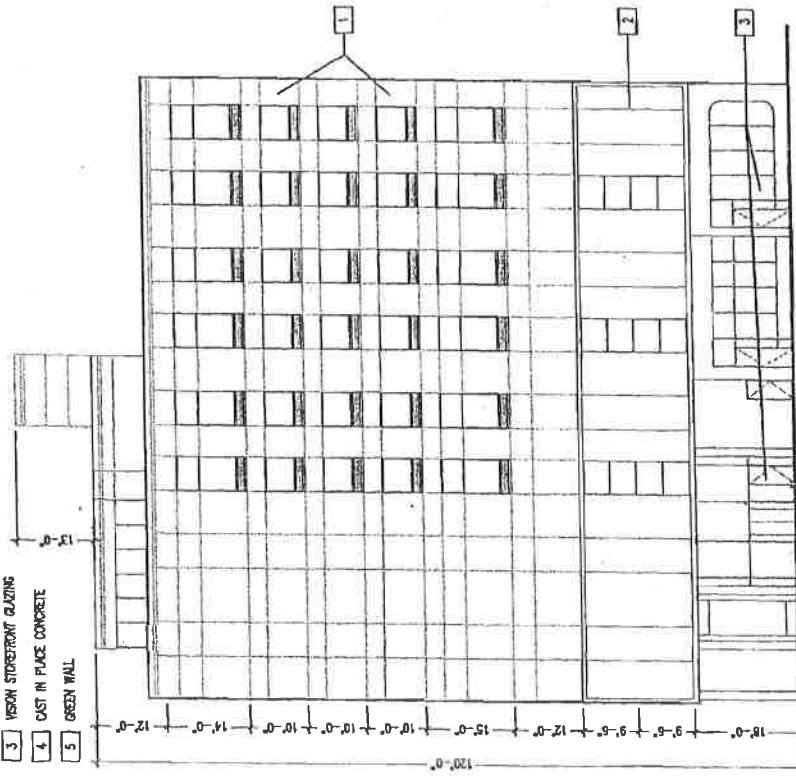
1 FIBER CONCRETE PANEL/THERMOSETTING RESIN PANEL/INSULATED METAL PANEL

2 TRANSLUCENT GLASS

3 VISION STOREFRONT GLAZING

4 CAST IN PLACE CONCRETE

5 GREEN WALL



ASK-061F

Issued: 12/14/15



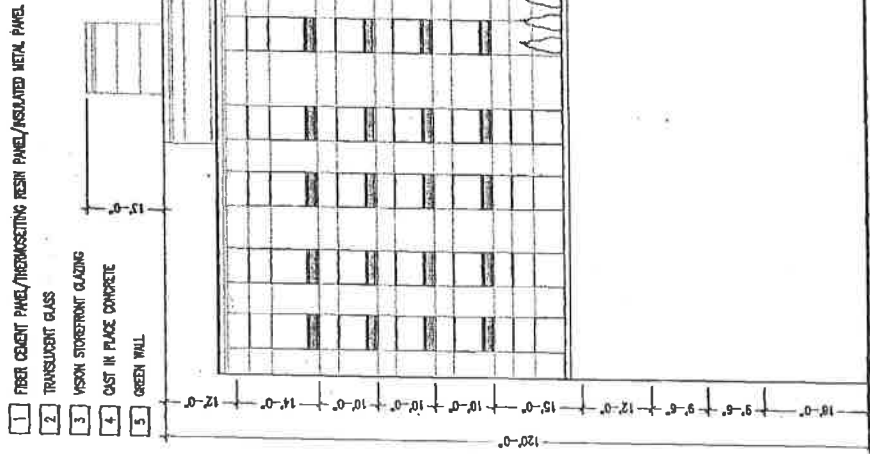
Hampton Inn ⊕

North Exterior
Elevation

Inn at Lincoln Park

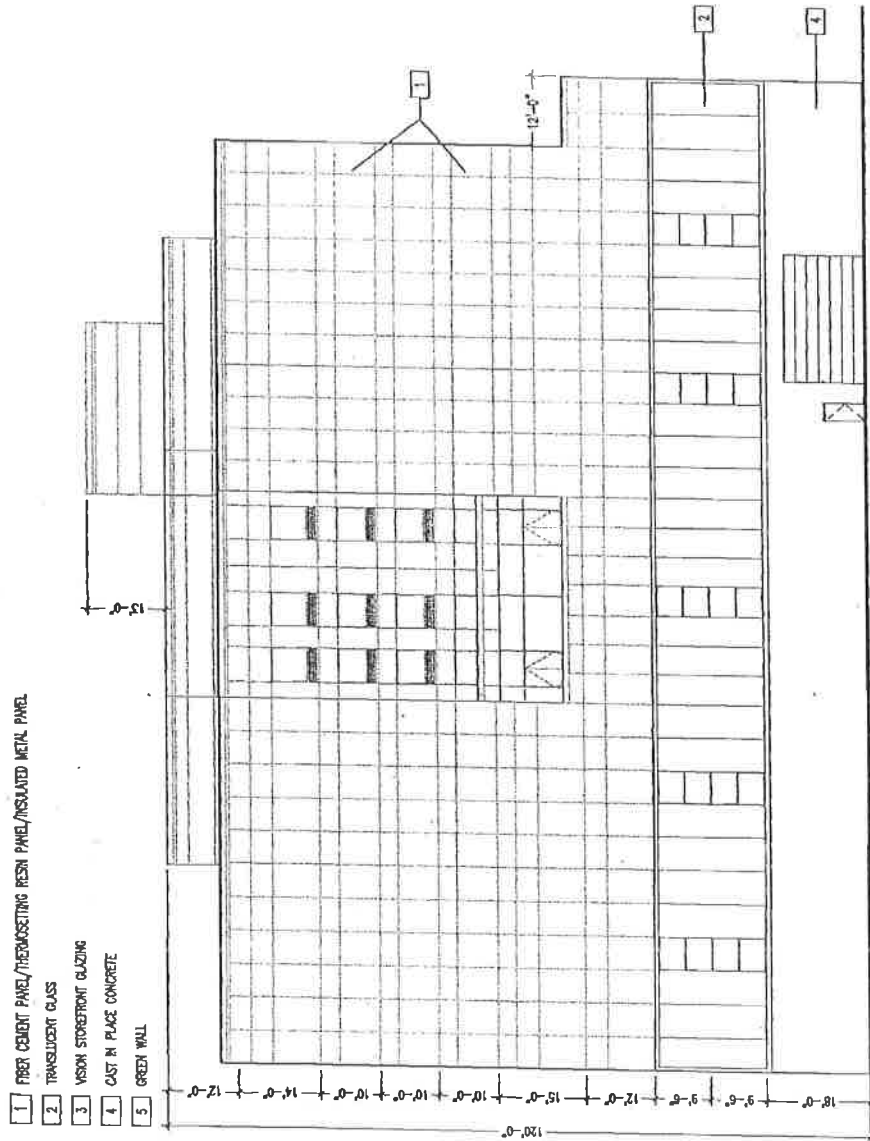
601 W Diversey Pkwy
Chicago, IL 60614

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<p>Inn at Lincoln Park 601 W Diversey Pkwy Chicago, IL 60614</p>	<p>Hampton Inn ⊕ South Exterior Elevation</p>	<p>ASK-061H</p>	<p>Issued: 12/14/15</p>

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- 1 FIBER CONCRETE PANEL/THERMOSETTING RESIN PANEL/INSULATED METAL PANEL
- 2 TRANSLUCENT GLASS
- 3 VISION STOREFRONT GLAZING
- 4 CAST IN PLACE CONCRETE
- 5 GREEN WALL

<p>Inn at Lincoln Park 601 W Diversey Pkwy Chicago, IL 60614</p>	<p>Hampton Inn ⊕</p>	<p>ASK-061G</p> <p>Issued: 12/14/15</p>	
	<p>West Exterior Elevation</p>		