

17690

5/8/2013

REPORTS OF COMMITTEES

53581

~~Reclassification Of Area Shown On Map No. 13-I.  
(Application No. 17699)  
(Common Address: 5046 -- 5056 N. Lincoln Ave.)~~

[O2013-1595]

~~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 the B3-1 Community Shopping District symbols and indications as shown on Map Number 13-I in the area bounded by:~~

~~a line 135.53 feet northwest of the intersection of West Winnemac Avenue and North Lincoln Avenue as measured along the southwest right-of-way line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; West Winnemac Avenue; and the alley next southwest of and parallel to North Lincoln Avenue,~~

~~to those of a C2-1 Motor Vehicle-Related 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 No. 13-P.  
(As Amended)  
(Application No. 17690)

BPD 322,99

(Common Address: 5404 -- 5460 N. Cumberland Ave., 8400 -- 8454 W. Catherine Ave.,  
5401 -- 5457 N. Chester Ave. And 8401 -- 8455 W. Catalpa Ave.)

[SO2013-1586]

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 the Business Planned Development Number 322 symbols and indications as shown on Map Number 13-P in an area bounded by:

West Catalpa Avenue; North Cumberland Avenue; West Catherine Avenue; and North Chester Avenue,

to the designation of Business Planned Development Number 322, as amended, and a corresponding use district is hereby established in the area above described.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 322, As Amended.*

*Plan Of Development Statements.*

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Cumberland Centre LLC and the Chicago Park District.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the approval of the Department of Housing and Economic Development.
3. No dedication of streets or alleys or adjustment of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Cumberland Centre LLC, or their successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of rental office units, medical service, a health club facility, including a swimming pool, off-street parking and a park as authorized by this amended Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land-use plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may not be permitted, except with the approval of the Commissioner of Housing and Economic Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development" as adopted by the Commissioner of Housing and Economic Development.

[Existing Zoning and Preferential Streets Map; Property Line and Planned Development Boundary Map; and Generalized Land-Use Map referred to in these Plan of Development Statements printed on pages 53584 through 53586 of this *Journal*.]

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

5/8/2013

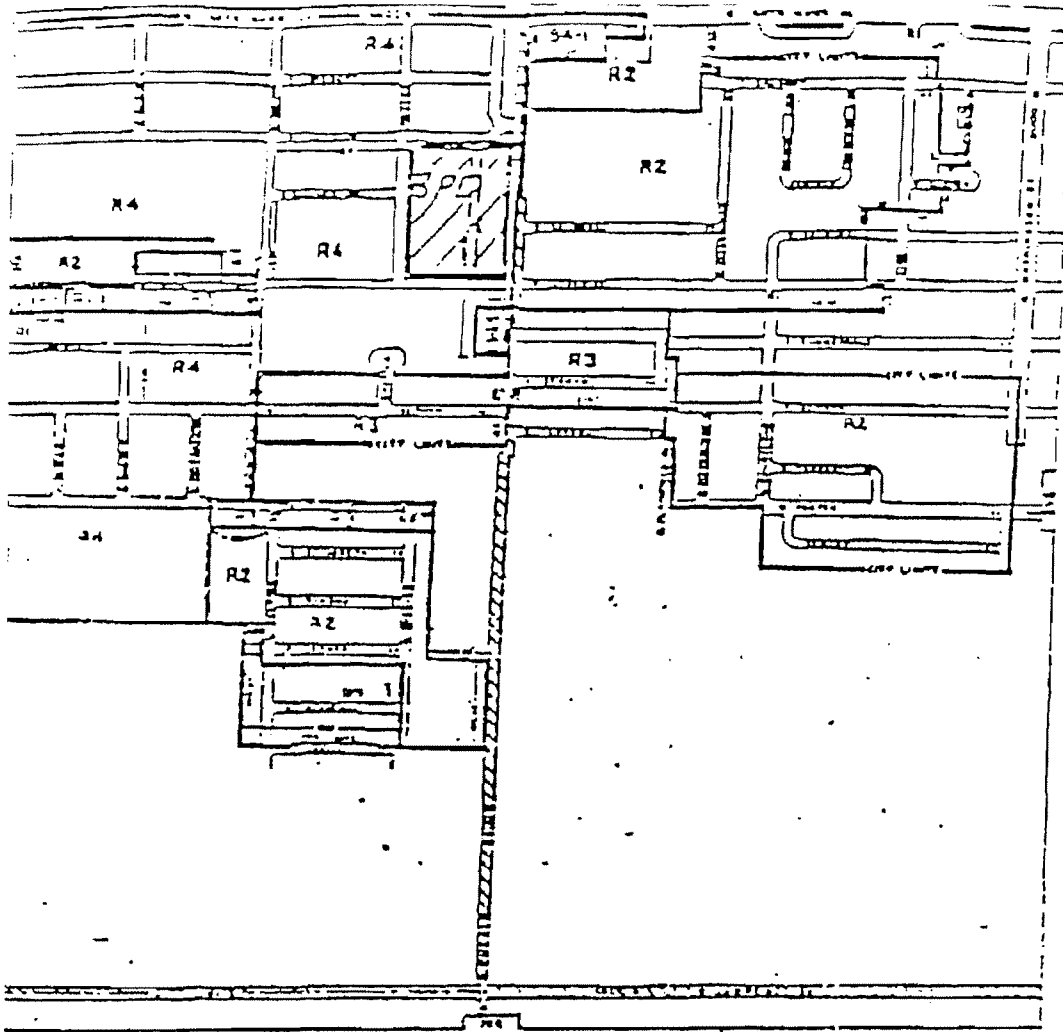
## REPORTS OF COMMITTEES

53583



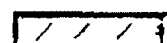
*Business Planned Development No. 322, As Amended.**Bulk Regulations And Data Table.*

Net Site Area	General Description Of Land Use	Maximum FAR	Maximum Percentage Of Land Covered
347,684 square feet 7.98 acres	Business Offices, Health Club Facility including swimming pool, Medical Service, On-site Parking	0.86	38%
232,034 square feet 5.473 acres (without park)	Business Offices, Health Club Facility including swimming pool, Medical Service, On-site Parking	1.05	38%
Maximum permitted FAR for total net Site Area		.96	
Maximum permitted FAR for total net Site Area Minus Park Area		1.05	
Minimum Number of Parking Spaces required		532	
Minimum Number of Off-Street Loading Spaces required		2	
Minimum Periphery Setback:			
North Property Line		0 feet	
South Property Line		0 feet	
West Property Line		261 feet	
East Property Line		33 feet	
Maximum Percentage of land covered Minus Park Area		38%	

Existing Zoning And Preferential Streets Map.

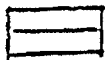
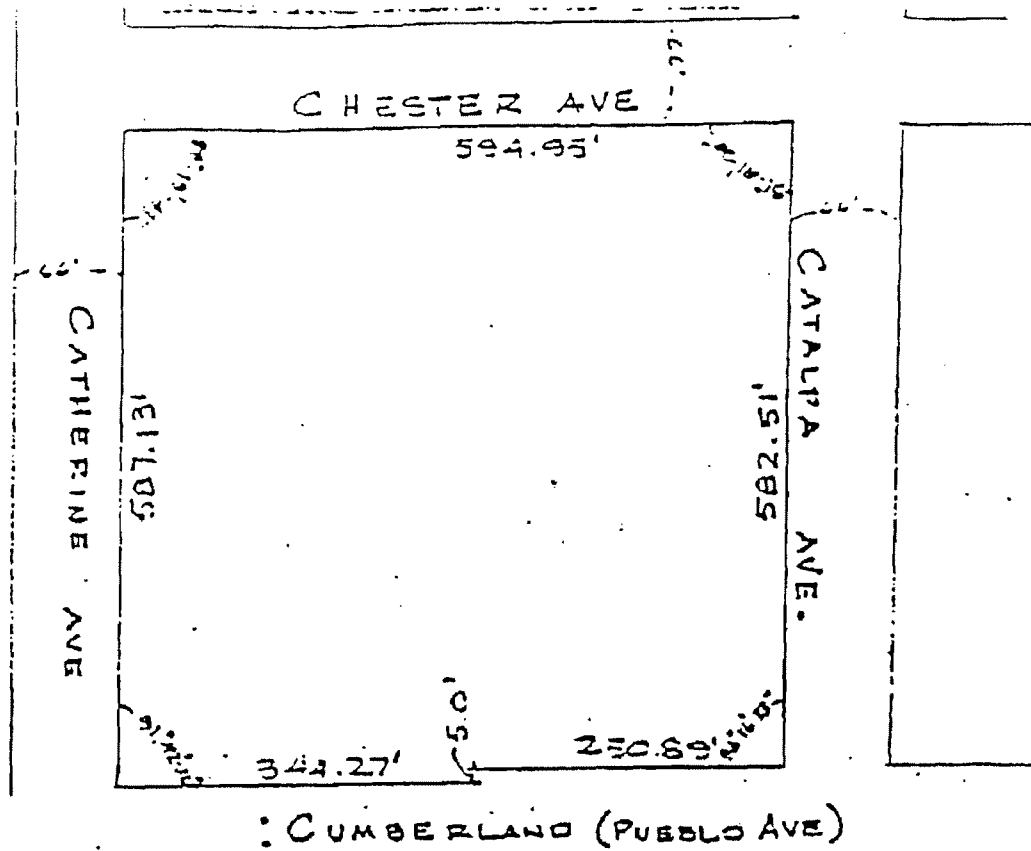


Existing zoning and preferential streets map

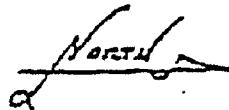
-  Zoning Districts
-  Preferential Streets
-  Planned Development



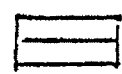
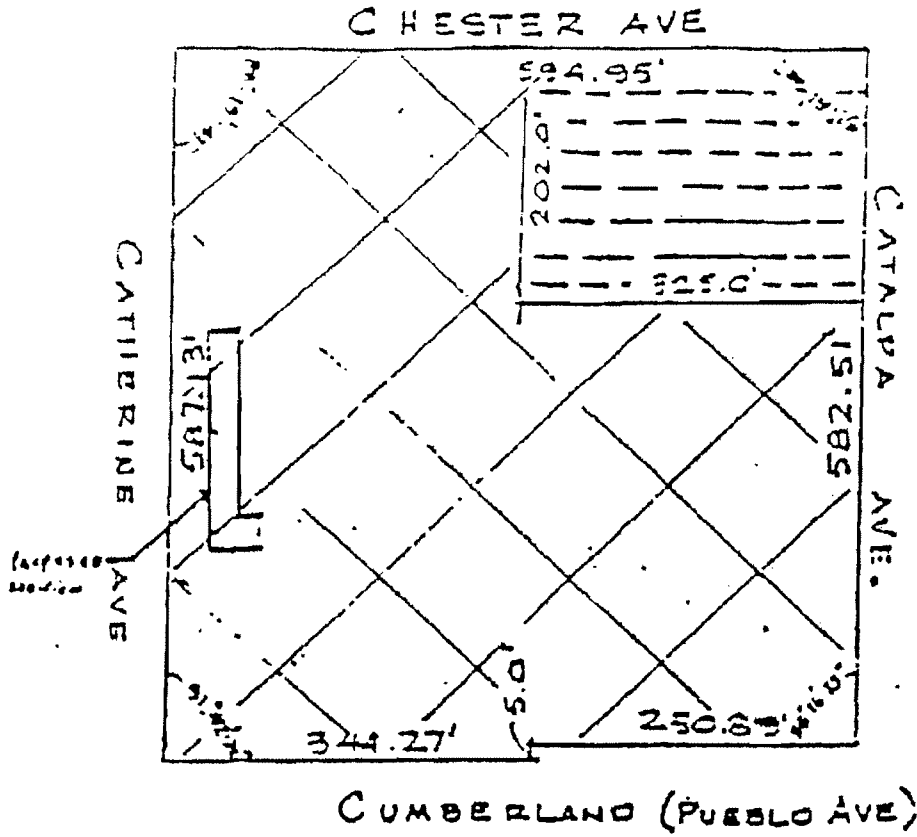
Property Line And Planned Development Boundary Map.



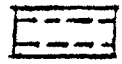
PROPERTY LINE AND PLANNED  
DEVELOPMENT BOUNDARY



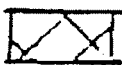
Generalized Land-Use Map.



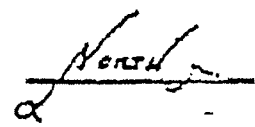
PLANNED DEVELOPMENT BOUNDARY



PARK



BUSINESS AND OFF STREET PARKING



to those of the B5-1 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the B5-1 General Service District above described and established be changed to the designation of a Business Planned Development which is hereby established 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.

[Business Planned Development printed on pages 35589  
through 35594 of this Journal.]

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

---

*Reclassification of Area Shown on Map No. 13-M.*

*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. 13-M in area bounded by

West Bryn Mawr Avenue; a line 250 feet east of and parallel to North Marmora Avenue; a line 96.09 feet south of West Bryn Mawr Avenue; a line 34.15 feet long, running in a southeasterly direction, commencing at a point 96.09 feet south of West Bryn Mawr Avenue, to a point 227.85 feet east of North Marmora Avenue; the alley next south of and parallel to West Bryn Mawr Avenue; and a line 200 feet east of and parallel to North Marmora Avenue,

to those of a B4-1 Restricted Service 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 No. 13-P.*

*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 Business Planned Development No. 322 symbols and indications as shown on Map No. 13-P in the area bounded by

(Continued on page 35595)

PD 322

(Continued from page 35588)

West Catalpa Avenue; North Cumberland Avenue; West Catherine Avenue; and North Chester Avenue,

to the designation of the Business Planned Development No. 322, 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.

[Business Planned Development printed on pages 35596 through 35600 of this Journal.]

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

---

*Reclassification of Area Shown on Map No. 18-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 Institutional Planned Development No. 203 and M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 18-H in the area bounded by

West 73rd Street or the line thereof if extended where no street exists; South Hoyne Avenue; West 74th Street or the line thereof if extended where no street exists; and a line 50 feet east of the east right-of-way line of the Pittsburg, Cincinnati, Chicago and St. Louis Railroad,

to the designation of Institutional Planned Development No. 203, 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.

[Institutional Planned Development printed on pages 35602 through 35607 of this Journal.]

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

(Continued on page 35601)

*P.D. No. 322, AS AMENDED*  
BUSINESS PLANNED DEVELOPMENT  
PLAN OF DEVELOPMENT  
STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Parkway Bank & Trust Co. ATUT 6716, dated 03/22/84.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustment of the rights of way of consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Parkway Bank & Trust Co. ATUT 6716, dated 03/22/84, Chicago Health & Tennis or their successors, assigns or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation 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 permitted within such paved areas.
- Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of rental office units, a health club facility, including a swimming pool, off-street parking and a park as authorized by this amended Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may not be permitted, except with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development" as adopted by the Commissioner of Planning.

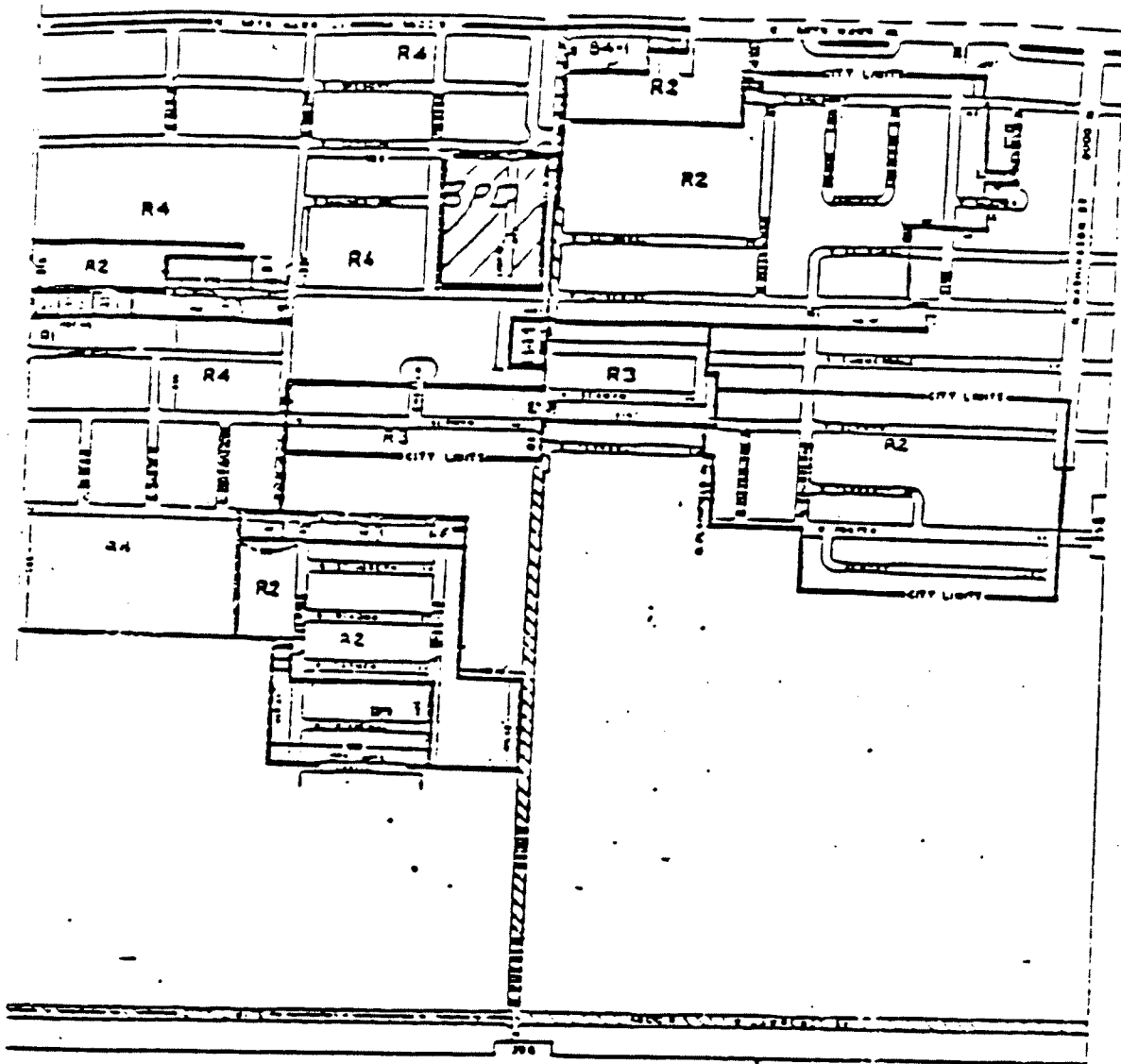
APPLICANT: Richmond Joint Venture

DATE: May 3, 1986




10/30/86

# UNFINISHED BUSINESS

35597



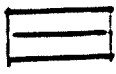
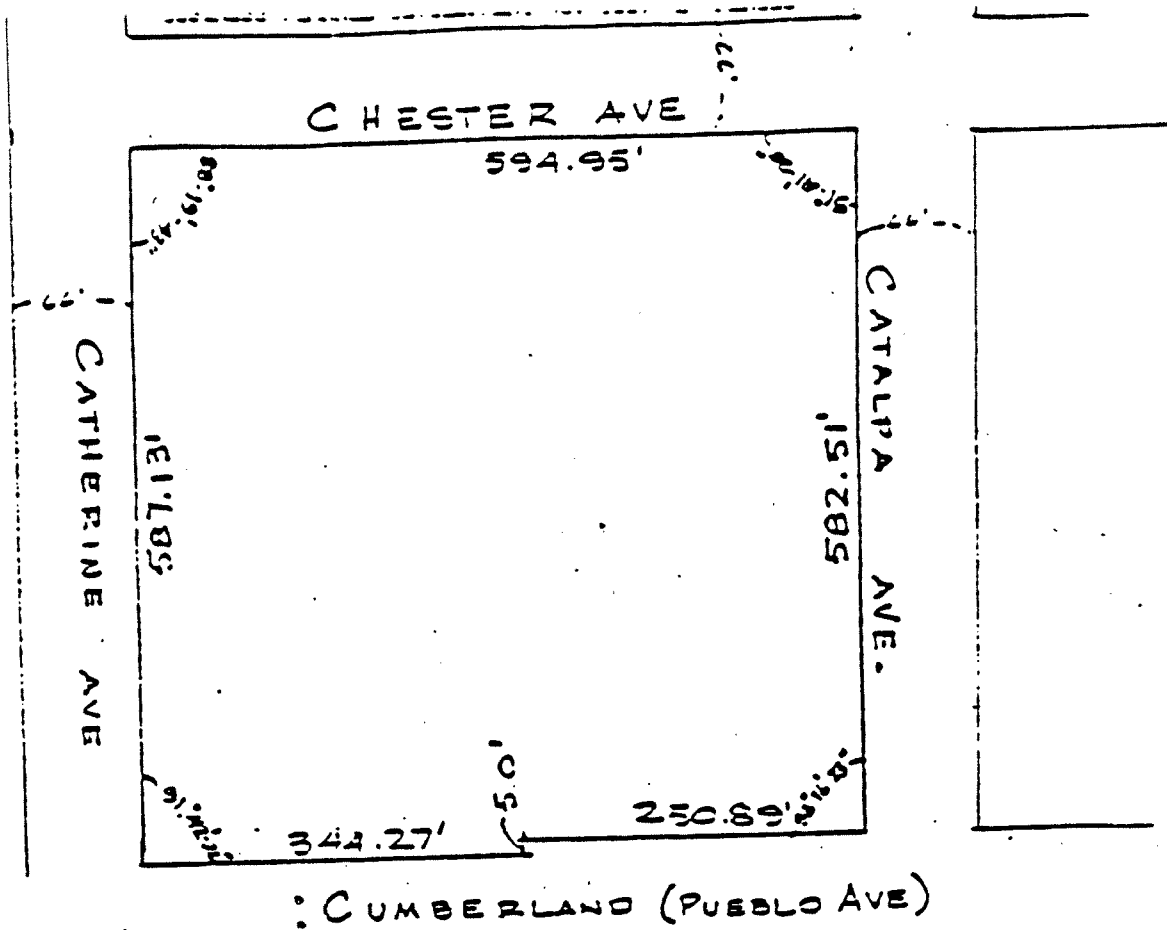
Existing zoning and preferential streets map

-  Zoning Districts
-  Preferential Streets
-  Planned Development

May 3, 1956

APPLICANT: Richmond Joint Venture



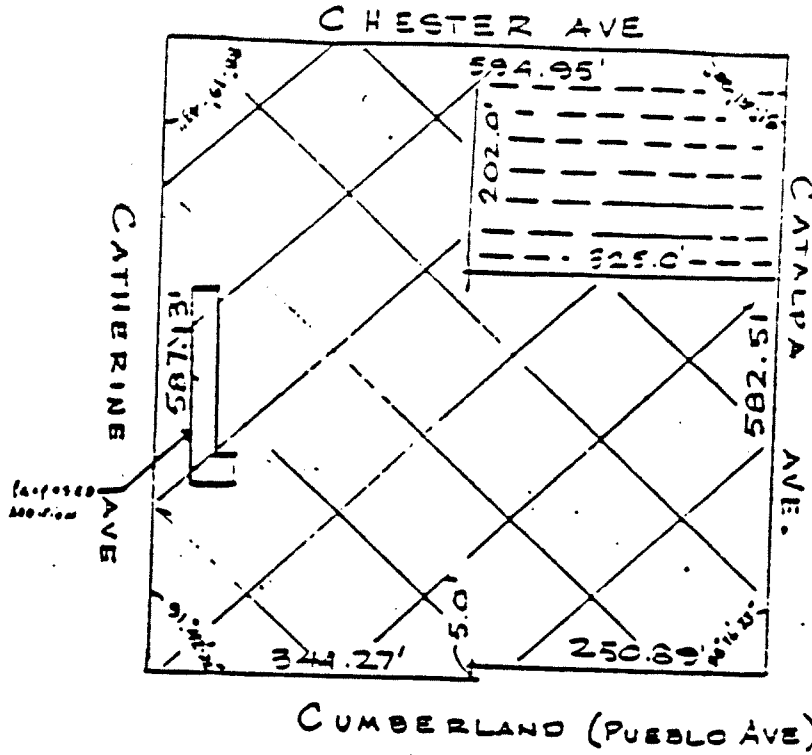


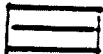


PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY

APPLICANT: Richmond Joint Venture

DATE: July 5, 1986

GENERALIZED LAND USE MAP



-  PLANNED DEVELOPMENT BOUNDARY
-  PARK
-  BUSINESS AND OFF STREET PARKING

*Nersis*

APPLICANT: Richmond Joint Venture

DATE: MAY 3, 1988

10/30/86

UNFINISHED BUSINESS

35599

July 25, 1986

REPORTS OF COMMITTEES

BUSINESS PLANNED DEVELOPMENT NO. 322, AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
147,684 Sq. Ft. 7.98 Acres	Business Offices, health club facility, including swimming pool and on-site parking	0.86	.381
242,034 Sq. Ft. 5.473 Acres (without park)	Business Offices health club facility, including swimming pool and on-site parking	1.05	.381

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = .86

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA MINUS PARK AREA = 1.05

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 532

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 2

MINIMUM PERIPHERY SETBACK - NORTH PROPERTY LINE = 0'  
 SOUTH PROPERTY LINE = 0'  
 WEST PROPERTY LINE = 261'  
 EAST PROPERTY LINE = 33'

MAXIMUM PERCENTAGE OF LAND COVERED MINUS PARK AREA = 381

APPLICANT: Richmond Joint Venture  
(no revision)

DATE: July 25, 1986

*Reclassification of Area Shown on Map 7-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 R4 General Residence District symbols and indications as shown as on Map No. 7-G in area bounded by

the alley next north of and parallel to W. Diversey Parkway; N. Seminary Avenue; W. Diversey Parkway; and a line 74 feet west of and parallel to N. Seminary Avenue,

to those of a C2-2 General 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 12-N.*

*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 R2 Single-Family Residence District symbols and indications as shown on Map No. 12-N in area bounded by

a line 117 feet south of and parallel to W. 53rd Street; the alley next east of S. Natoma Avenue; a line 237 feet south of and parallel to W. 53rd Street; and S. Natoma 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.

*Reclassification of Area Shown on Map 13-P.*

PD 322

*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 R4 General Residence District symbols and indications as shown on Map No. 13-P in area bounded by

W. Catalpa Avenue; N. Cumberland Avenue; W. Catherine Avenue; and N. Chester Avenue,

to those of a B5-1 General Service District and then to those of a Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 8113  
thru 8117 of this Journal.]

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

*Reclassification of Area Shown on Maps 14-F, 14-G, 16-F and 16-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 Business Planned

(Continued on page 8118)

9714

## BUSINESS PLANNED DEVELOPMENT # 322

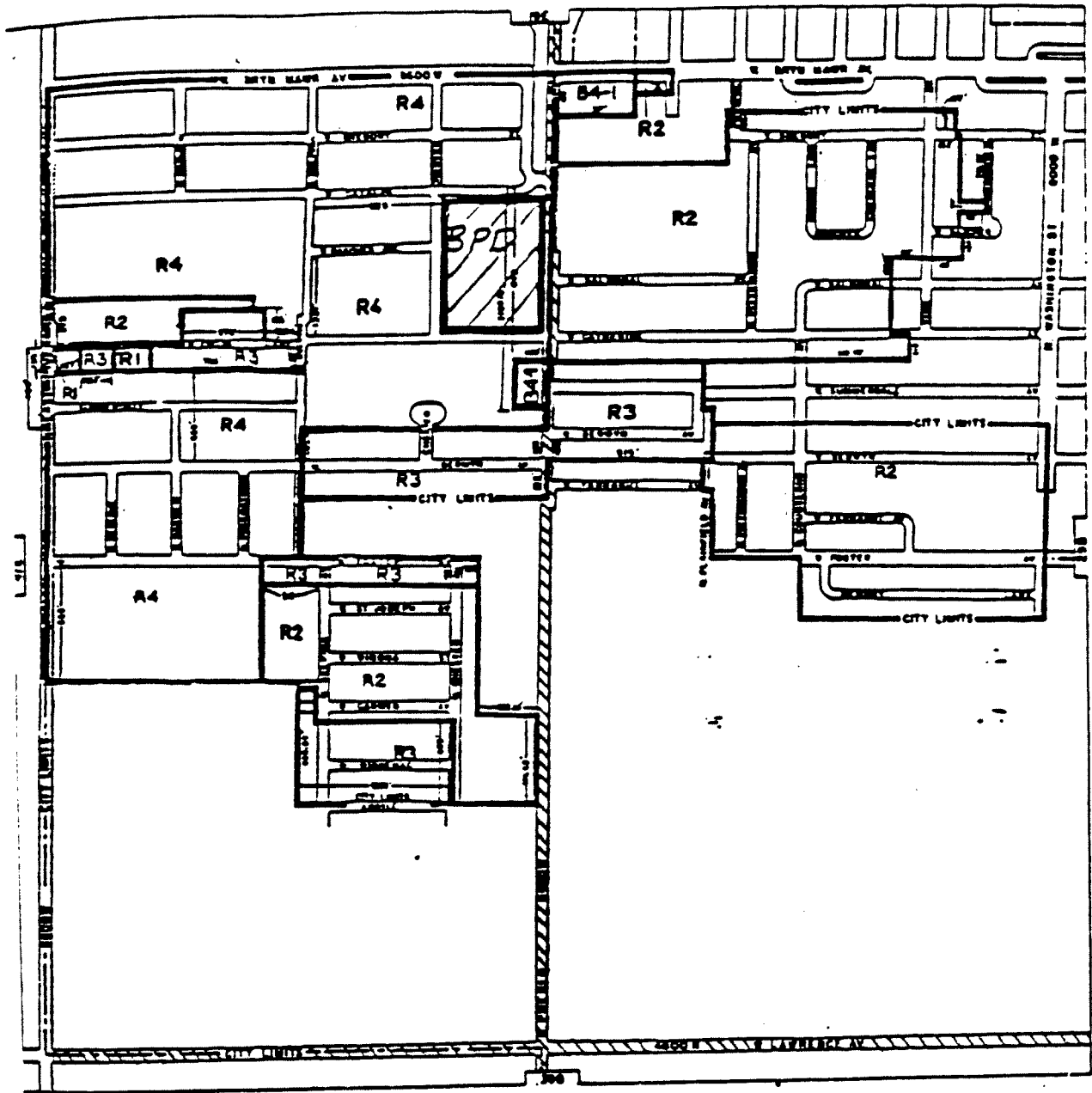
## PLAN OF DEVELOPMENT




## STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by American National Bank ATUT 77675, dated 3-14-73.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or adjustment of the rights of way of consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by American National Bank ATUT 77675, dated 3-14-73, or its successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation 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 permitted within such paved areas.  
  
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of rental office units, off street parking and a park, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan), illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.

APPLICANT: Richmond Joint Venture

DATE: May 30, 1984



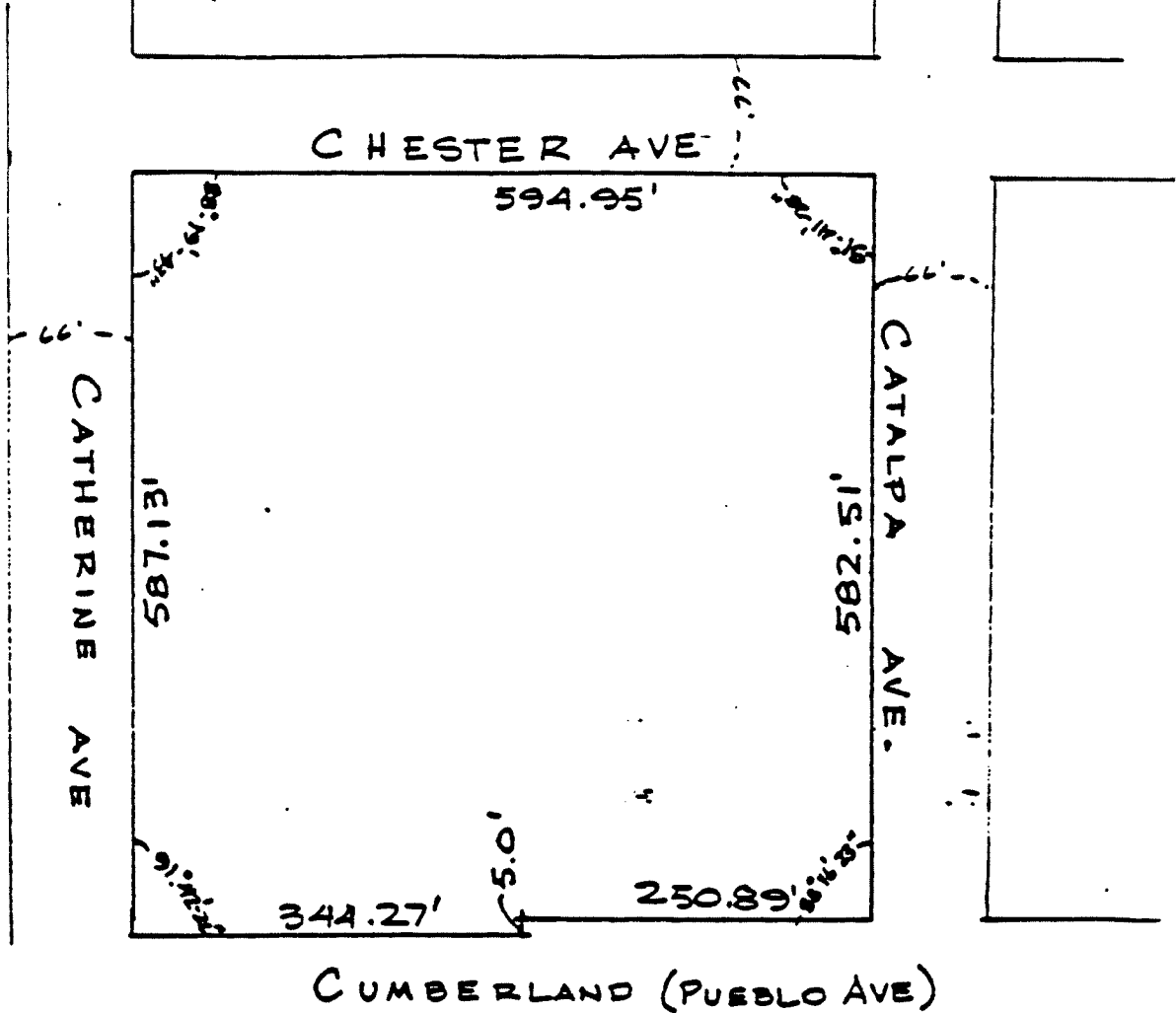
-  Zoning Districts
-  Preferential Streets
-  Planned Development

May 30, 1984

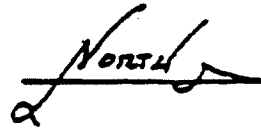
APPLICANT: Richmond Joint Venture



PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS MAP



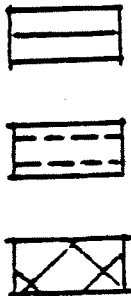
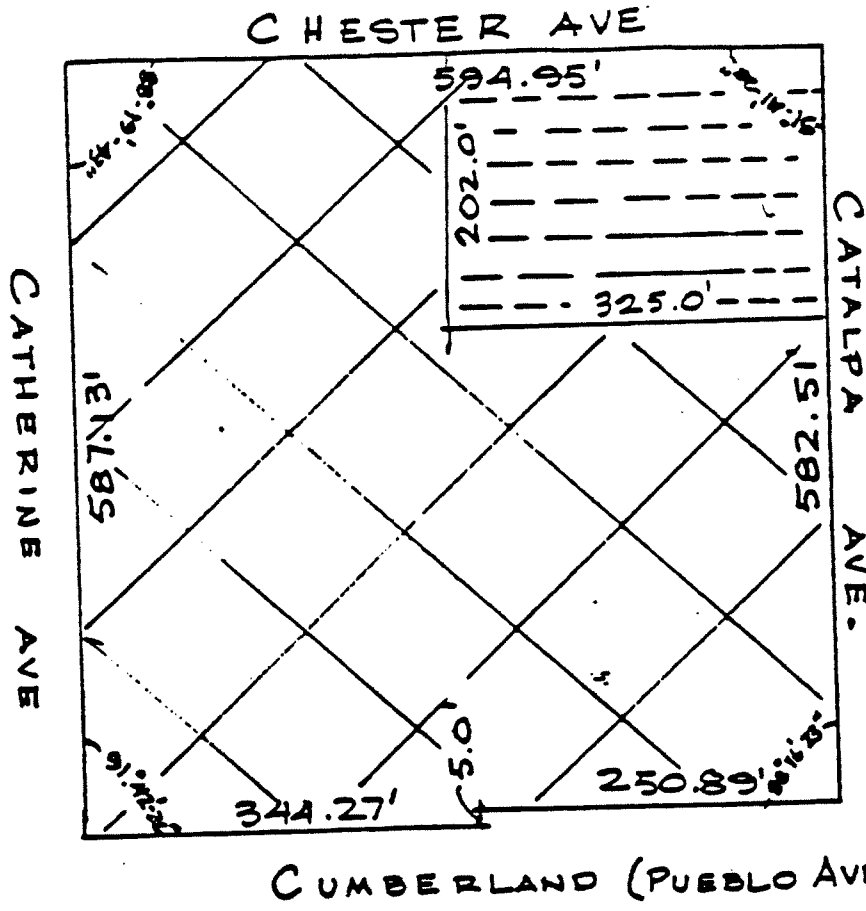
PROPERTY LINE AND PLANNED  
DEVELOPMENT BOUNDARY



APPLICANT: Richmond Joint Venture

DATE: May 30, 1984

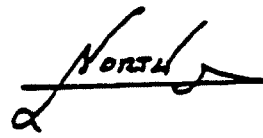
GENERALIZED LAND USE MAP



PLANNED DEVELOPMENT BOUNDRY

PARK

BUSINESS AND OFF STREET PARKING



APPLICANT: Richmond Joint Venture

DATE: May 30, 1984

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
347,684 Sq. Ft. 7.98 Acres	Business Offices, 852 on-site parking spaces and park	.82%	.29%
282,034 Sq. Ft. 6.473 Acres (without park)	Business offices and 852 on-site parking spaces	1.01	.36%

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = .82

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA MINUS PARK AREA = 1.01

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 532

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 2

MINIMUM PERIPHERY SETBACKS - NORTH PROPERTY LINE = 0'  
 SOUTH PROPERTY LINE = 64'  
 WEST " " = 261'  
 EAST " " = 33'

MAXIMUM PERCENTAGE OF LAND COVERED = 29%

MAXIMUM PERCENTAGE OF LAND COVERED MINUM PARK AREA = 36%

APPLICANT: RICHMOND JOINT VENTURE  
 REVISED, June 14, 1984

DATE: May 30, 1984