



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

April 27, 2012

Mr. Kevin P. O'Hara
Contract Liaison
LAZ Parking Chicago
33 W. Monroe Street
Suite 270
Chicago, IL 60603

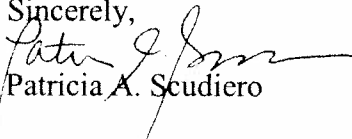
RE: 671 N. Clark—Planned Development No. 354

Dear Mr. O'Hara:

The Department of Housing and Economic Development has reviewed your request for a non-accessory parking garage license for 192 cars at 671 N. Clark Street in Planned Development No. 354. Planned Development No. 354 passed by the Chicago City Council on May 30, 1985 permitting a maximum dwelling unit count of 304 dwelling units and a minimum of 192 off-street parking spaces. The Applicant has attested that forty-eight (48) residents currently utilize the parking facility. The Applicant further states that there hasn't been a demand for spaces from the residents, however approximately 70 spaces or about 40% have been designated to the residents. The Applicant has further attested that if 190 residents wanted a parking space, they would accommodate them.

The Department of Housing and Economic Development believes that the 192 parking spaces listed as a minimum in the planned development were intended to represent the required, accessory parking for the 304 residential units. The 192 spaces would have approximately met the parking requirement for 304 dwelling units under the B7-5 zoning district on the property prior to the establishment of the planned development in 1985. As such, the 192 parking spaces used for a public parking garage are non-conforming with the current planned development. However, as the Applicant has attested to the following: 1) there has not been demand for residential parking in the building, 2) forty-eight residents currently use the parking, 3) forty percent or 70 spaces have been designated for the residents, and 4) that the Applicant will provide parking for residents who request a space, the Department will approve a renewal of the public parking garage license. If, however, this situation changes and residents are either denied parking or complain that they are unable to secure a space in the garage, further license renewals will likely be denied. This letter will be kept on file with the Department for future reference.

Sincerely,


Patricia A. Scudiero

Zoning Administrator

Cc: Heather Gleason, Joy Adelezzi, Mike Marmo, Janice Hill, Main Files

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-F.

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

PD 354

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-5 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Huron Street; the alley next west of and parallel to North Dearborn Street; the alley next south of and parallel to West Huron Street; the alley next east of and parallel to North Clark Street; a line 189.03 feet south of and parallel to West Huron Street; and North Clark Street,

to the designation of a Residential-Business Planned Development 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.

[Residential-Business Planned Development printed on pages 17357 thru 17362 of this Journal.]

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

*Reclassification of Area Shown on Map No. 5-N
(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 R1 Single Family Residence District symbols and indications as shown on Map No. 5-N in the area bounded by

West Wabansia Avenue; North Nordica Avenue; the alley next north of and parallel to West North Avenue; and North Neva Avenue,

to those of an R2 Single Family Residence District, and a corresponding use district is hereby established in the area described.

SECTION 2. That the Chicago Zoning Ordinance be further amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 5-N in the area bounded by

(Continued on Page 17363)

No. 354

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
STATEMENTS

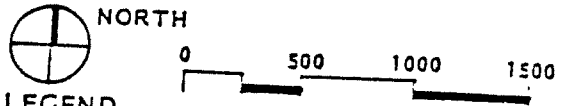
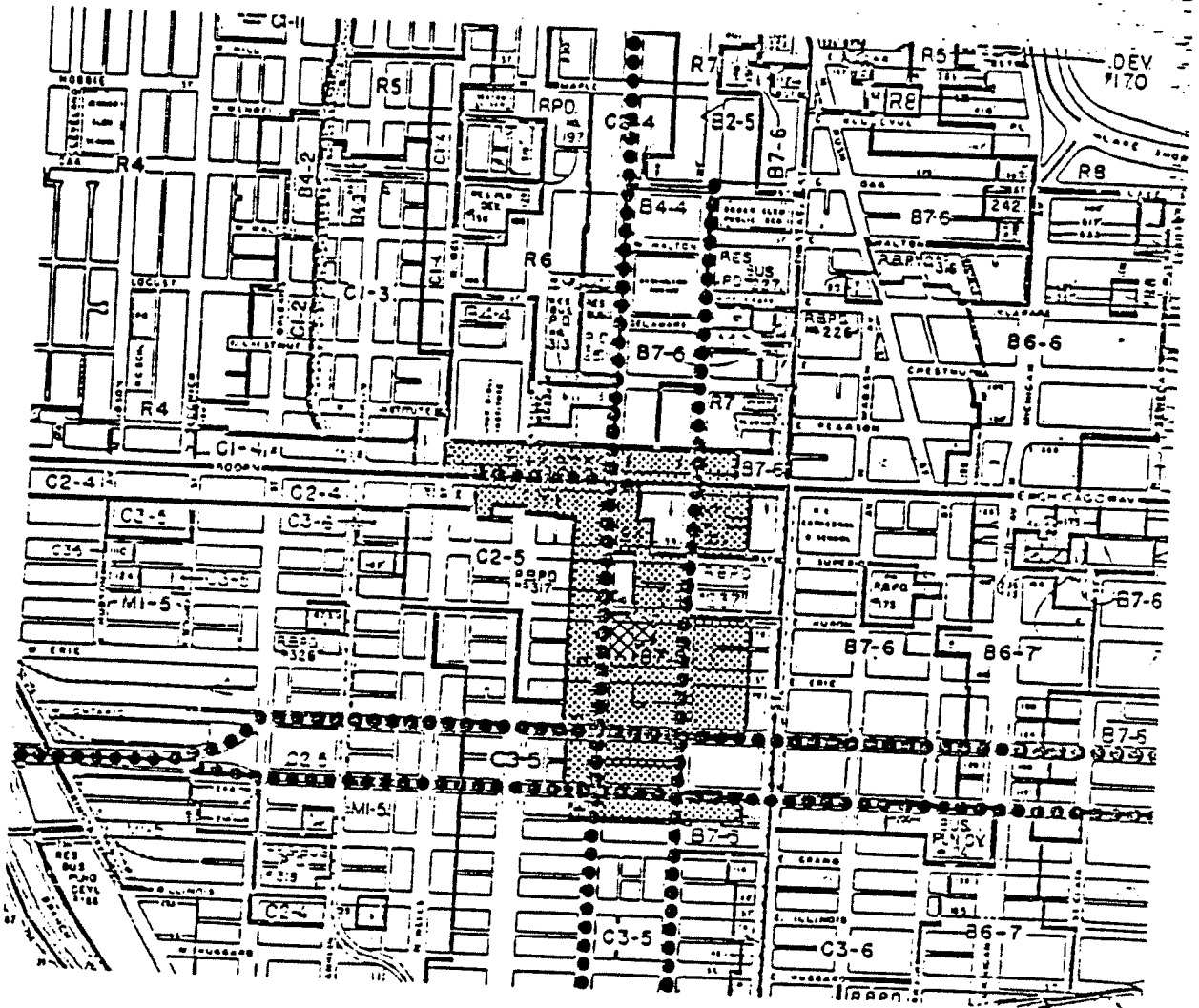
1. The area delineated hereon as "Residential-Business Planned Development is owned or controlled by Mayfair Management Company, an Illinois corporation, 111 West Jackson Boulevard, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses, an earth station receiving dish, and off-street parking and related uses.
4. Any dedication or vacation of streets or alleys, or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works 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.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning. There shall be no advertising signs permitted.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.

9. The following information sets forth data concerning the property included in said development and 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.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: MAYFAIR MANAGEMENT COMPANY

DATE : February 19, 1985

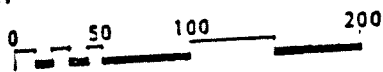
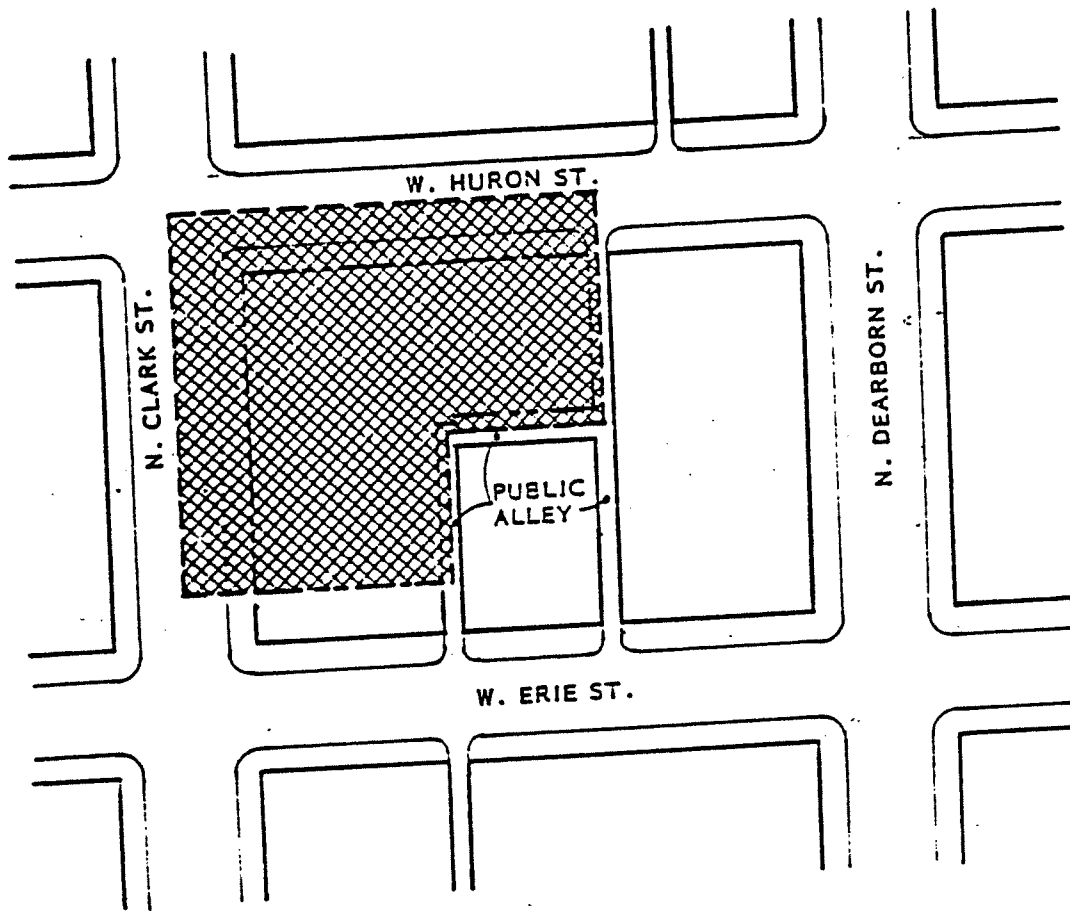
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- LEGEND
- EXISTING B7-5 ZONING DISTRICT
 - RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 - PREFERENTIAL STREETS

APPLICANT: MAYFAIR MANAGEMENT CO.
 DATE: February 19, 1985

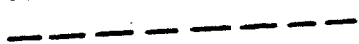
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



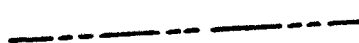
LEGEND



DWELLING UNITS, RELATED RECREATIONAL USES,
BUSINESS USES AND OFF-STREET PARKING



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY



PROPERTY LINE

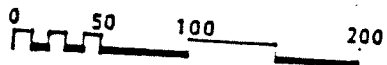
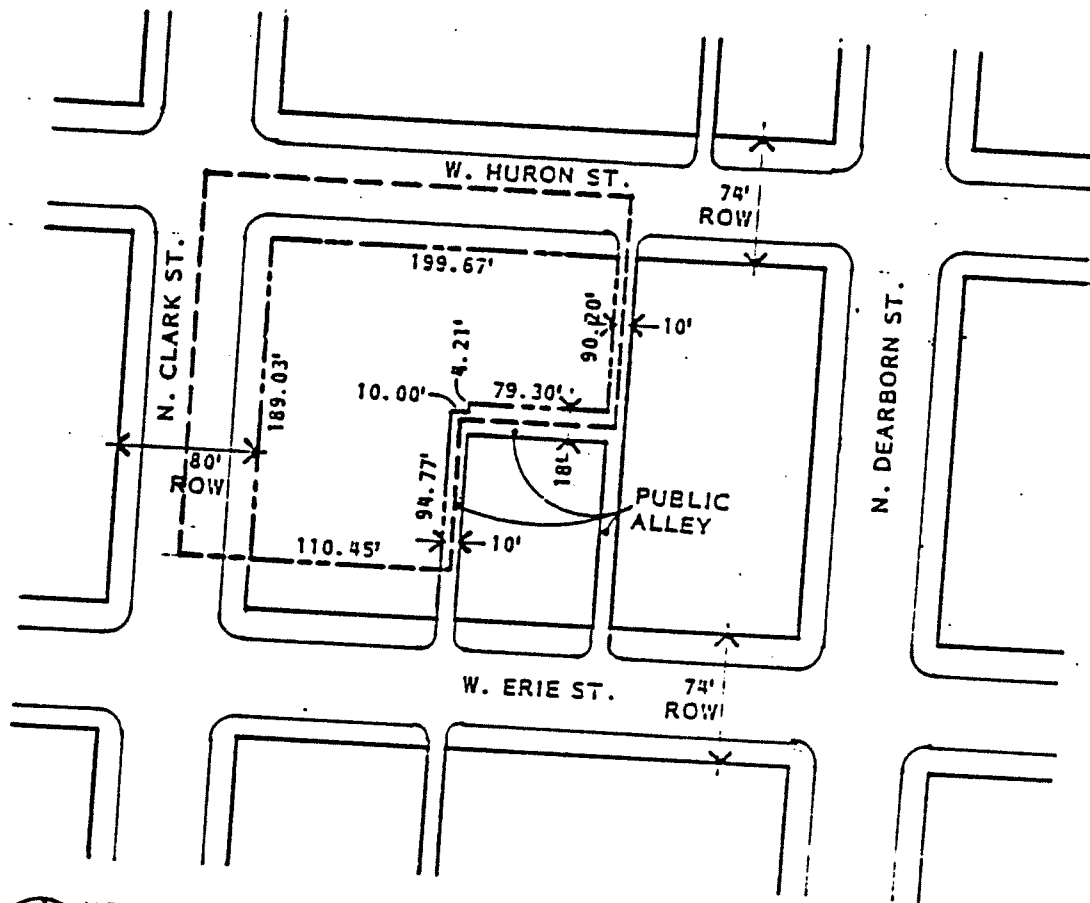
APPLICANT: MAYFAIR MANAGEMENT CO.
DATE: February 19, 1985

5/30/85

REPORTS OF COMMITTEES

17361

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT -



LEGEND

- RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

APPLICANT: MAYFAIR MANAGEMENT CO.
DATE: February 19, 1985

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAX NO. OF DWELLING UNITS	MAX FLOOR AREA RATIO	MAX PERCENTAGE OF LAND COVERED
28,966 s.f. or 0.67 acres	Dwelling units, related recreational uses, including a swimming pool, business uses, (including an earth station receiving dish) and off-street parking	304	11.6	97% at grade; 42% at 52 feet above grade

NET SITE AREA

28,966 sq.ft.

GROSS SITE AREA (net site area + area of public streets and alleys)

47,287 sq.ft. = 28,966 sq.ft. + 18,321 sq.ft.

F.A.R. FOR NET SITE AREA

11.6

NUMBER OF DWELLING UNITS

304 including a maximum of 25 per cent efficiency units

MAXIMUM AREA DEVOTED TO BUSINESS USES

30,000 sq.ft.

PERCENTAGE OF LAND COVERED

97% at grade; 42% at 52 feet above grade

MINIMUM NUMBER OF OFF-STREET PARKING SPACES

192

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS

2

MINIMUM SETBACKS

0

APPLICANT: MAYFAIR MANAGEMENT COMPANY

DATE: February 19, 1985