



of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 24, 2002

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for a minor change to Business Planned
Development No. 648 (Lehmann Court/Diversey Avenue)

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 648, on behalf of V and N Limited Partnership and LVM Illinois Corporation, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested an extension to the expiration date of this Planned Development per the requirements of Statement No.13 which states that if construction has not commenced on proposed improvements in Subareas A (hotel) and C (garage) within 5 years following adoption of the Ordinance, the Planned Development would expire. You further indicated that this additional time is required in order for your client to obtain the required financing for the proposed development. The Planned Development was approved by the Chicago City Council on September 10, 1997 and would expire on September 10, 2002. The requested extension of one year would be from September 10, 2002 to September 10, 2003.

The Department has reviewed the request and has determined that the requested extension of the expiration date for this Planned Development would be appropriate allowing for the development of the site as originally proposed and approved. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby

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approve the requested minor change, but no other changes to this
Planned Development.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a long, sweeping tail on the letter "g".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus

*Reclassification Of Area Shown On Map Number 6-J.
(Application Number A-3767)*

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 Number 6-J in the area bounded by:

a line 75 feet north of West 31st Street; the alley next east of and parallel to South Lawndale Avenue; and a line 50 feet north of West 31st Street,

to those of an R5 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 Number 7-F.
(As Amended)*

(Application Number 12051)

BPD 648

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Residence District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Diversey Parkway; North Lehmann Court; West Drummond Place and the alley next west of and parallel to North Lehmann Courts,

to those of a B3-3 General Retail District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications established in Section 1 above to the designation of 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.

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:

Business Planned Development Number 648.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately forty-six thousand nine hundred twenty-seven (46,927) square feet (one and seven one-hundredths (1.07) acres) and is owned or controlled by the Co-Applicants, V & N Limited Partnership and L.V.M. Illinois Corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Co-Applicants or their successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Co-Applicants or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Co-Applicants, their successors and assigns and, if different than the Co-Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Co-Applicants shall inure to the benefit of the Co-Applicants' successors and assigns and, if different than the Co-Applicants, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan, and Building Elevations prepared by Ron Vari Architects, dated August 14, 1997. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The

Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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 following uses shall be permitted within the area delineated herein as "Business Planned Development Number 648":

Sub-Area A: hotel and accessory uses, dwelling units not to exceed four (4), accessory parking;

Sub-Area B: physical culture and health services-gymnasium, and reducing salons, accessory liquor sales (no packaged goods) to members and guests, convenience retail sales of sporting goods and accessory uses;

Sub-Area C: accessory and non-accessory parking garage; medical and dental offices and clinics; physical therapy; business and professional offices; bicycle and rollerblade sales, rental and repair store, when such bicycles are not motor-driven; computer sales-hardware and software; optometrists; restaurants, when no entertainment or dancing is provided, liquor may be served if incidental to the serving of food as the principal activity, entry to restaurant permitted only from within principal structure; swimming pool; and convenience retail sales of sporting goods, clothing and accessory uses.

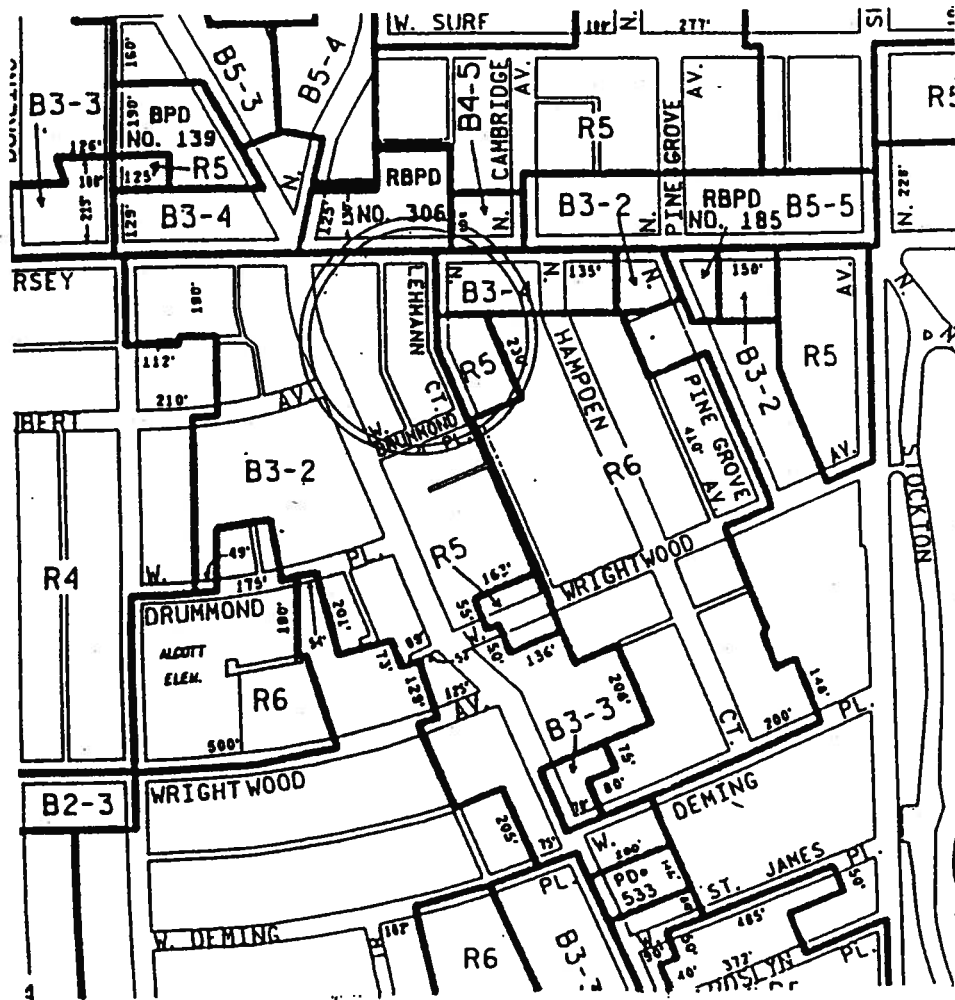
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations approved by the Federal Aviation Administration.

9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property, including landscaping, shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and also with landscaping provisions of Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such modification by the Co-Applicants and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, 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 of this Statement 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 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Co-Applicants acknowledge 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 Co-Applicants 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction of the parking garage contemplated for Sub-Area C and the hotel expansion contemplated in Sub-Area A have been commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Development, then this Planned Development shall expire upon the expiration of such shorter time

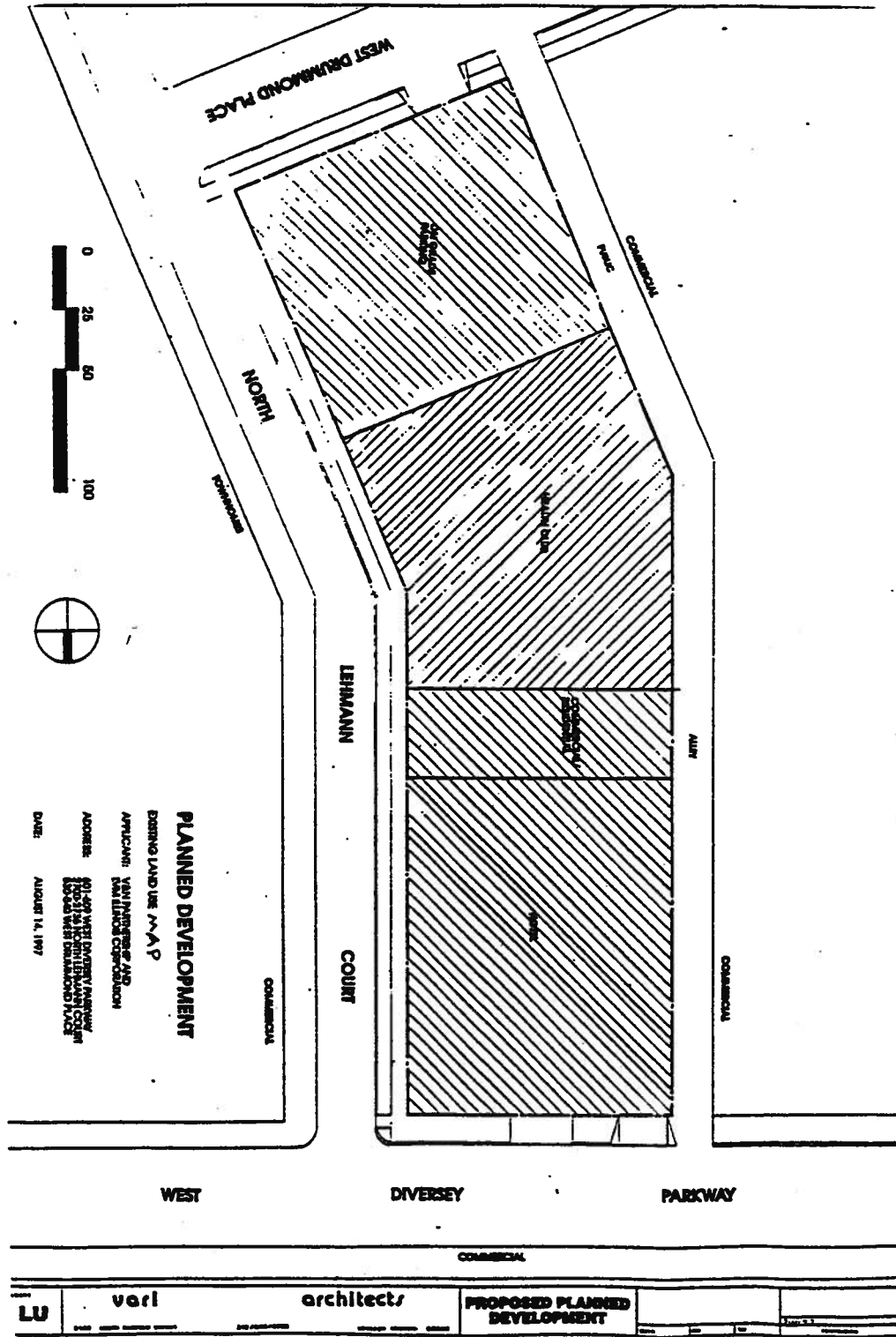
	Square Feet	Acres	Maximum Floor Area Ratio
Maximum Percent of Site Coverage:			Per Site Plan.
Minimum Required Building Setbacks:			Per Site Plan.
Minimum Number of Accessory Parking Spaces in Sub-Area C:		99.	
Maximum Number of Total Parking Spaces in Sub-Area C:		188*.	
Maximum Number of Dwelling Units in Sub-Area A:		4.	
Maximum Number of Hotel Rooms in Sub-Area A:		137.	
Maximum Building Height in Sub-Area A:		68 feet.	
Maximum Building Height in Sub-Area B:		50 feet.	
Maximum Building Height in Sub-Area C:		66 feet.	

* Applicant will initially construct a five (5) level structure containing four (4) parking levels with a maximum of one hundred fifty-three (153) accessory and non-accessory parking spaces. After construction the garage could be expanded to include thirty-five (35) additional spaces for a total of one hundred eighty-eight (188) spaces.

Existing Zoning Map.



Existing Land-Use Map.



period as provided by said Amendatory Ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing B3-2 General Retail District classification.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 51979 through 51984 of this Journal.]

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

Business Planned Development Number 648

Bulk Regulations And Data Table.

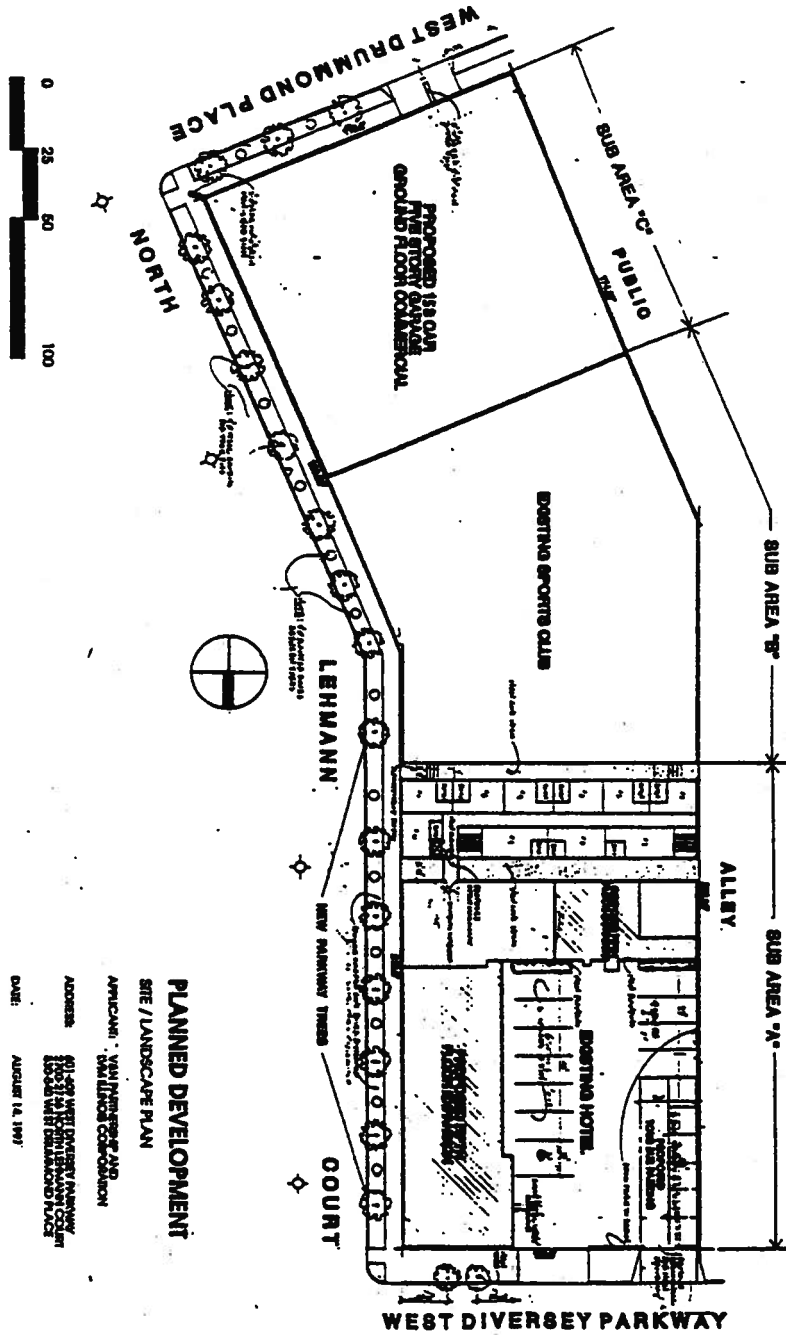
	Square Feet	Acres	Maximum Floor Area Ratio
Sub-Area A	18,900	0.43	2.86
Sub-Area B	15,176	0.34	3.00
Sub-Area C	12,852	0.29	1.20
Total:	46,928		2.80

Net Site Area: 46,928 square feet (1.07 acres).

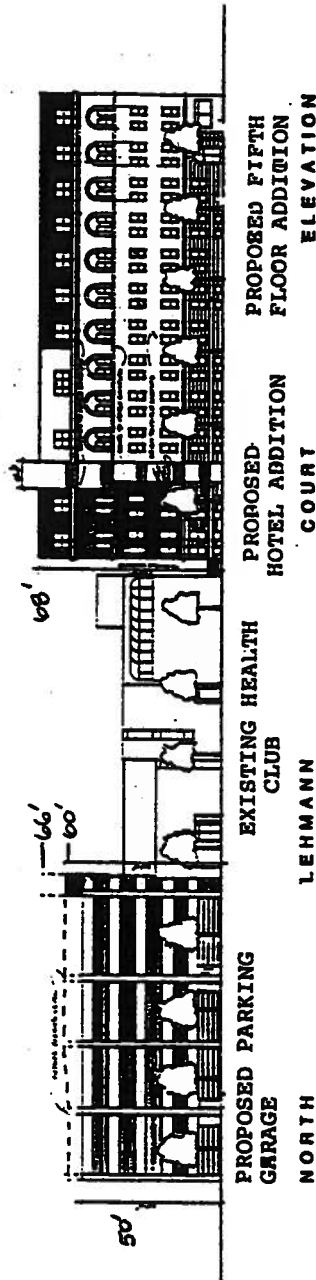
Public Right-of-Way Area: 24,767 square feet.

Gross Site Area: 71,694 square feet (1.65 acres).

Site/Landscape Plan.



Buildings Elevations.
(Page 1 of 2)



PLANNED DEVELOPMENT

BUILDING ELEVATIONS

APPLICANT: VAN HANSEN AND
MULTIFAMILY CORPORATION

ADDRESS: 261-50 WEST DIVERSITY PARKWAY
FLOOR 110, NORTH LEHMANN COURT
250 WEST BIRMGHAM PLACE

DATE: AUGUST 14, 1997



Buildings Elevations.
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