



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 2, 2022

Talar A. Berberian
Thompson Coburn
55 E. Monroe St., 37th Floor
Chicago, IL 60603

Re: Minor change to PD 703, 320 N. Michigan Ave.

Dear Ms. Berberian:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 703 ("PD 703") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 703.

The subject property is improved with a 117 dwelling unit building with 22 on-site and 43 off-site parking spaces, resulting in the required 0.55% parking ratio. Your client and the sole property owner, Michigan Avenue Suites, L.L.C., acquired the building in 1998 and converted the dwelling units into permitted hotel suites in 1999. A licensed hotel operated until March 2020. The property was then converted back to dwelling units with one ground floor commercial space. During this time, the parking usage has steadily decreased such that the 43 off-site parking spaces are no longer utilized, and the 22 on-site parking spaces are sufficient for the building tenants.

As a result, your client is seeking a minor change to allow for a parking reduction from 0.55 spaces per unit to 0.18 spaces per unit or 22 parking spaces. They are also seeking to increase the unit count from 117 units to 119 units. The existing 3rd floor contains 3 dwelling units and office space and all of the office space and a portion of one of the units will be remodeled so that the entire floor will contain 5 dwelling units. A revised Bulk Regulations and Data Table, along with Existing and Proposed 3rd Floor Plans are attached.

The Department of Planning and Development has determined that allowing the parking reduction and unit increase will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The PD was passed in 1999, since that time new transit oriented development parking reductions have become available and as such the property is now eligible for such a parking reduction due to it being a qualifying transit-served location.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 703, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Noah Szafranec
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 703, AS AMENDED
BULK REGULATION AND DATA TABLE

Gross Site Area:	9,802 S. F.
Net Site Area:	6,248.4 S.F.
Maximum Floor Area Ratio:	15.0
Maximum Number of Residential Units or hotel rooms:	119 (See Statement 7)
Minimum Street Level /Retail Space:	3,500 S.F.
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of On-Site Parking Spaces:	22
Minimum Number of Off-Site Parking Spaces:	None
Minimum Number of Loading Docks:	1
Minimum Building Setbacks:	In accordance with site plan.
Maximum Building Height:	In accordance with Building Elevations.

Michigan Avenue Suites, LLC
320 N. Michigan Avenue
Chicago, IL 80610



COMFORT SUITES

A X I O S

ARCHITECT AND CONSULTANT

100 N. WILSON
SCHAUMBURG, IL 60196
PH: 630.291.1100
FAX: 630.291.1101



EXPIRES 11/30/2018

320 North Michigan Ave.

CHICAGO ILLINOIS

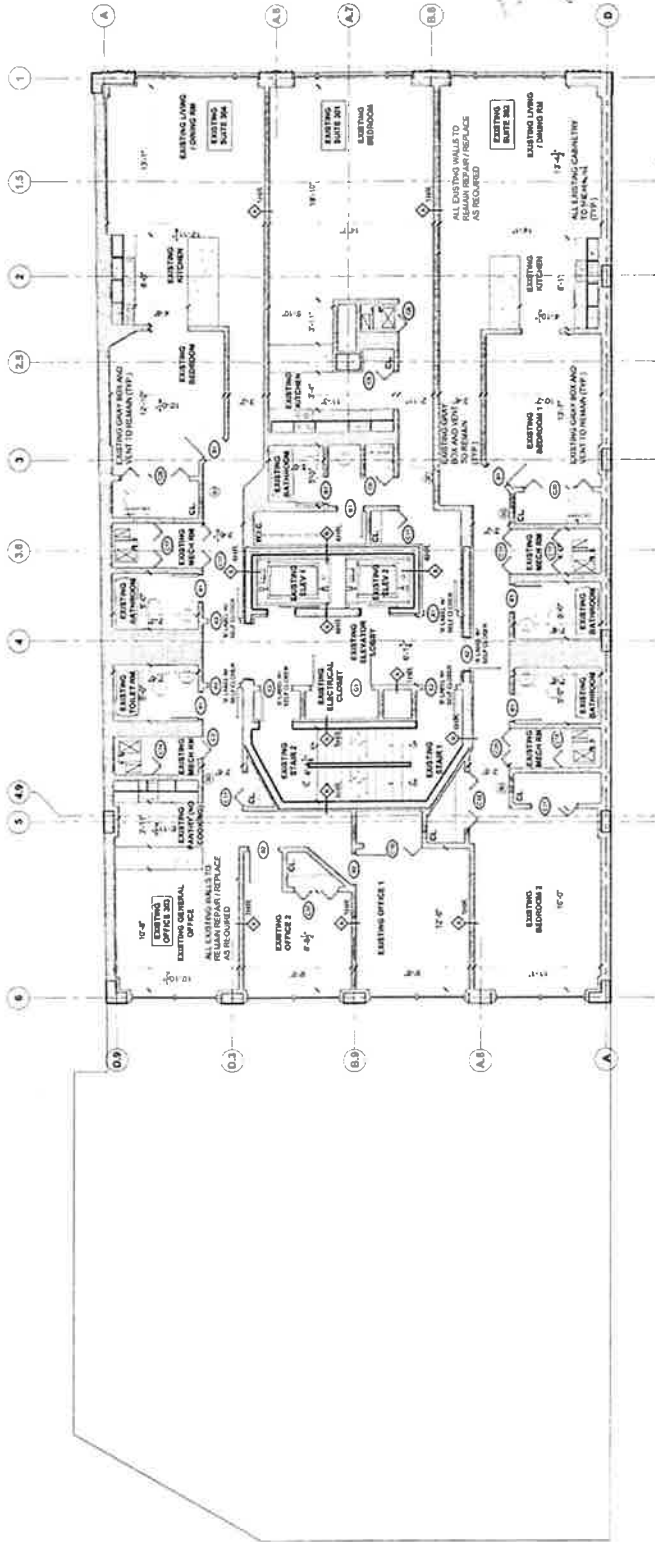
3RD FLOOR PLAN

PROJECT: 131713000000
SHEET: 004-112

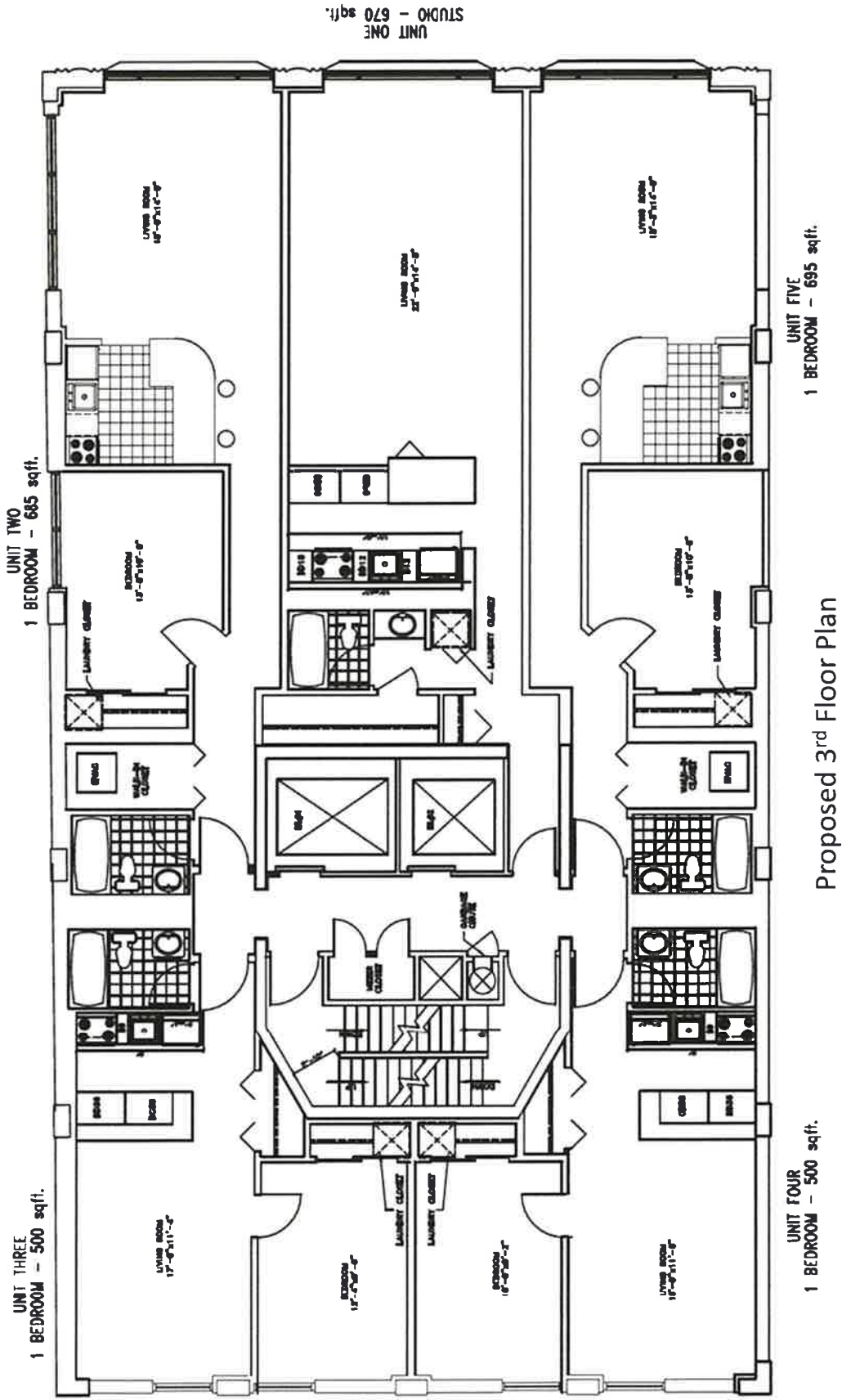
DATE: 07/15/17
DRAWN BY: [Signature]

Existing
1 3RD FLOOR PLAN
A1.3 Based 311714.07

NOTE:
1. ALL EXISTING WALLS TO REMAIN.
2. ALL WALLS TO BE REPAINTED.
3. ALL EXISTING FIXTURES TO BE REPLACED AS PER ELECTRICAL PLAN.
4. ALL EXISTING CHANGING TO BE REPLACED WITH NEW.



320 N. Michigan
3rd Floor 5 Apartments



Proposed 3rd Floor Plan



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

MEMORANDUM

TO: The Honorable William J.P. Banks
Chairman, City Council Committee on Zoning

FROM: 
Philip Levin
Assistant Commissioner

DATE: March 24, 1999

RE: Journal Correction for Residential-Business Planned
Development No. 703 (320 North Michigan Avenue)

On January 20, 1999, the City Council passed the ordinance for Residential-Business Planned Development No. 703. Since that time it has been brought to our attention the Bulk Regulations and Data Table was not published with the remainder of the ordinance.

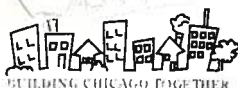
We are therefore requesting your assistance in publishing the Bulk Regulations and Data Table for the Planned Development. If you have any questions regarding this matter, please do not hesitate to contact me (744-4182).

Thank you for your attention to this matter.

cc: Paul Woznicki
Susan Connelly
Michael Marmo

Enclosure

NEIGHBORHOODS



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 703
BULK REGULATIONS AND DATA TABLE

Gross Site Area:	9,802 S. F.
Net Site Area:	6,246.4 S.F.
Maximum Floor Area Ratio:	15.0
Maximum Number of Residential Units or hotel rooms:	117 (See Statement 7)
Minimum Street Level /Retail Space:	3,500 S.F.
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of On-Site Parking Spaces:	22 (See Statement 7)
Minimum Number of Off-Site Parking Spaces:	43 (in accordance with Statement No. 7)
Minimum Number of Loading Docks:	1
Minimum Building Setbacks:	In accordance with site plan.
Maximum Building Height:	In accordance with Building Elevations.

Michigan Avenue Suites, LLC
320 N. Michigan Avenue
Chicago, IL 60610
Submitted: September 9, 1998
Revised: December 16, 1998

~~Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Buchanan, Balcer, Frias, Olivo, Burke Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Ocasio, Burnett, Burrell, Wojcik, Mell, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Nataras, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 42.~~

~~Nays -- None.~~

~~Alderman Beavers 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 Number 1-E.

(As Amended)

(Application Number 12532)

RBPD No 703

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 B6-7 Restricted Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

a line 215.99 feet north of South Water Street; North Michigan Avenue; a line 168.0 feet north of South Water Street; and North MacChesney Court, to the point of beginning.

to those of a Residential Business Planned Development 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.

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

Residential-Business Planned Development Number 703, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately six thousand two hundred sixty-four and four-tenths (6,246.4) square feet which is controlled by Michigan Avenue Suites, L.L.C. ("Applicant") for purposes of this Residential-Business Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map dated December 16, 1998; Site Plan and Building Elevations dated December 16, 1998, prepared by Fitzgerald Associates Architects; and a Site Plan as prepared by Fitzgerald Associates Architects, dated December 16, 1998, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein;

multi-family dwelling units, including hotel rooms, business uses as permitted within the B6-7 District provided that no business use shall occupy the same floor as a dwelling unit, except as provided by the Chicago Home Occupation Ordinance; accessory parking; and related uses.
6. Identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. The standards for the B6-7 District will apply to signs within the Planned Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. In addition to the minimum number of parking spaces required to be

provided on-site, the Applicant shall enter into an agreement with a parking operator to provide a minimum of forty-three (43) off-site spaces available to building residents or a lesser number equal to a minimum of fifty-five percent (55%) of the number of units in the building when added to the spaces provided on-site.

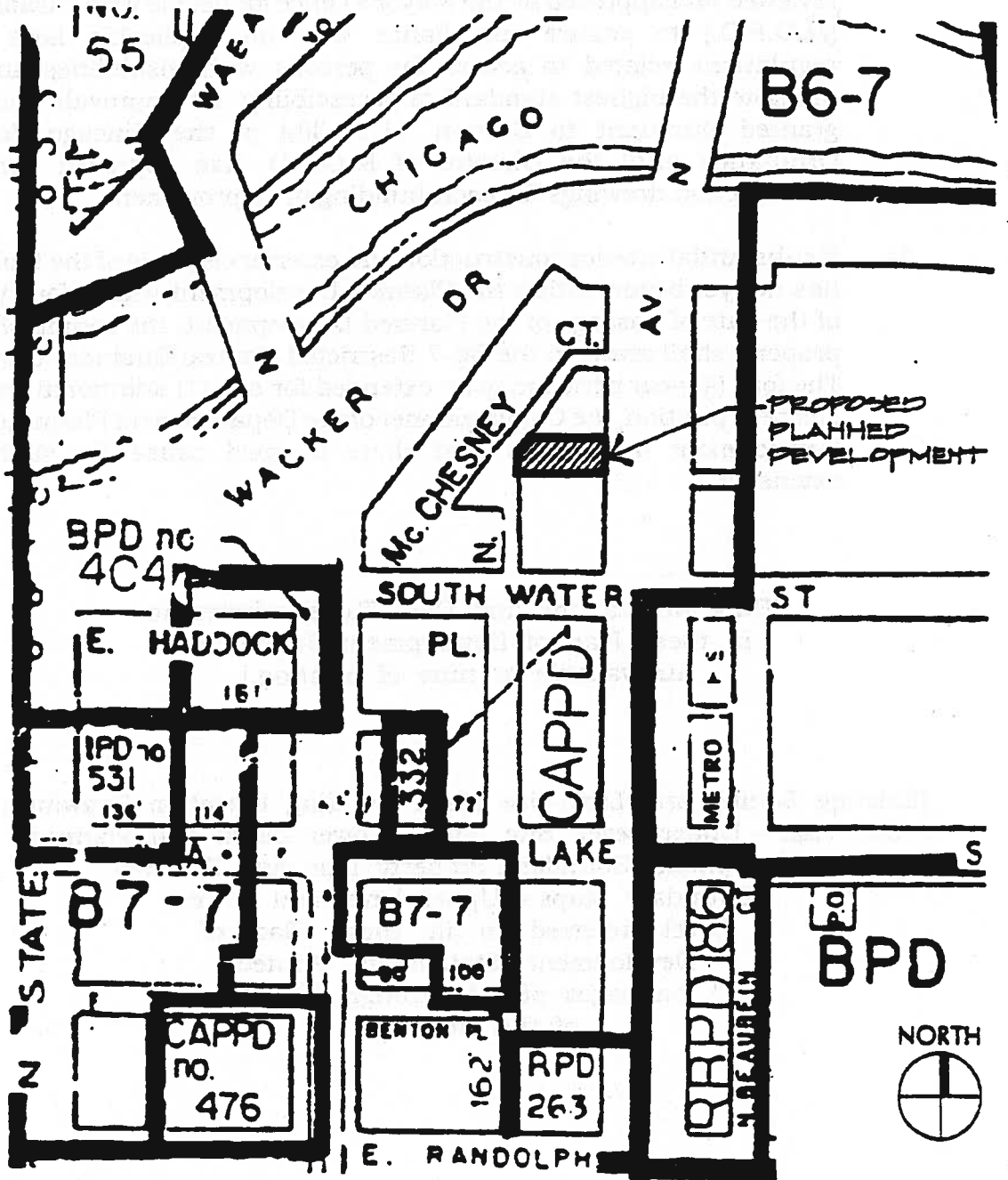
8. If the Applicant or successors and assigns record a Declaration of Condominium and units are sold to individuals, then either the number of units must be reduced to seventy-five (75) units or parking increased either on-site or off-site in order to meet B7-6 parking requirements.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site Plan and Building Elevations attached hereto and made a part hereof. In addition, awnings, flower boxes and active ground floor uses are strongly encouraged to enhance the pedestrian environment. The Applicant shall clean the exterior of the building. Existing and new windows as depicted on the north and south building elevations at the property lines, are subject to the requirements of the Chicago Building Code.
12. 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 written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. 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.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. If substantial interior construction and exterior cleaning of the building has not yet begun within the Planned Development within four years of the date of passage of the Planned Development, the zoning of that property shall revert to the B6-7 Restricted Central Business District. The four (4) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

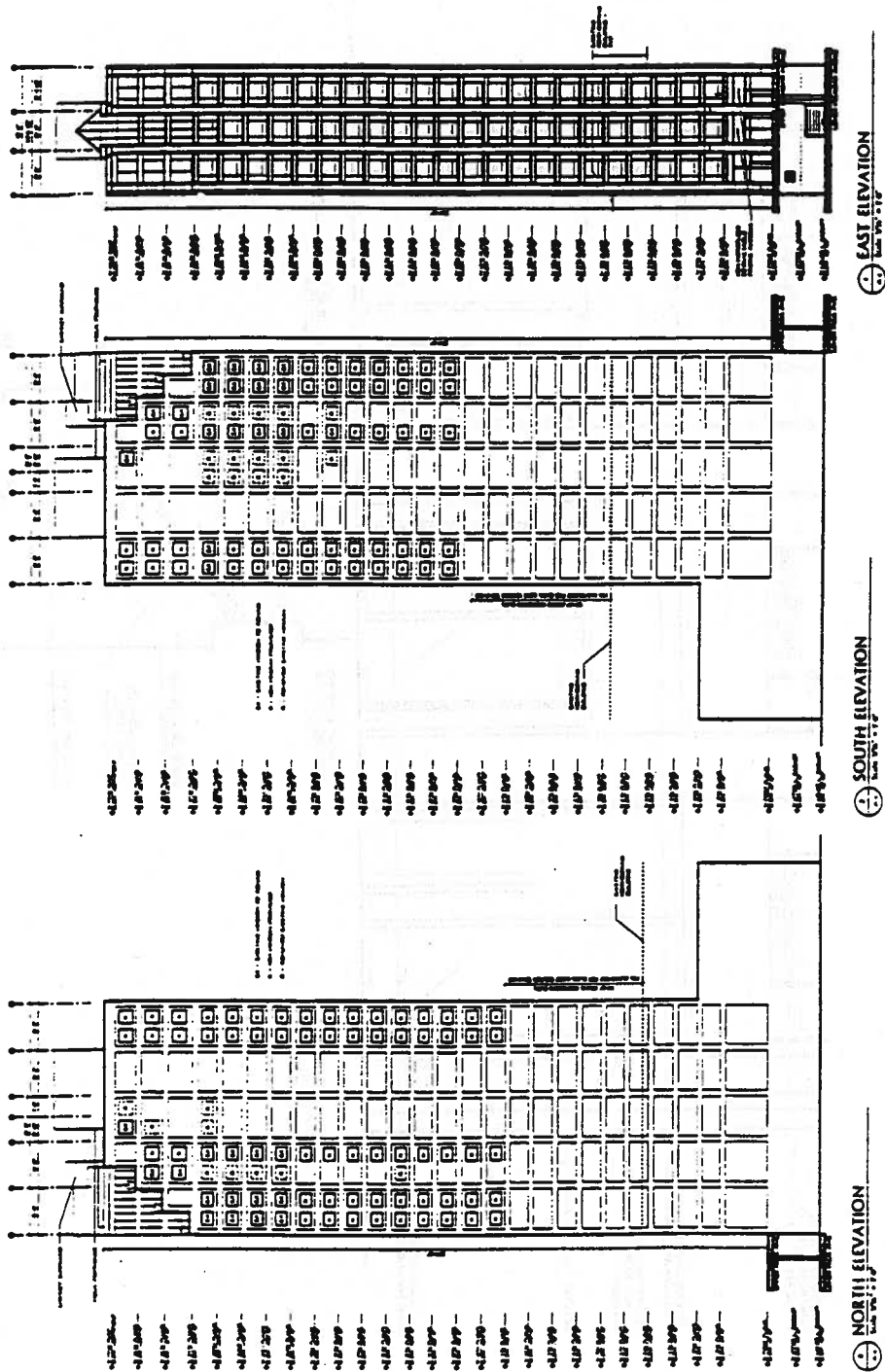
[Bulk Regulations and Data Table referred to
in these Plan of Development Statements
unavailable at time of printing.]

[Existing Zoning and Land-Use Maps Building Elevation Drawings;
Site Plan -- Upper Level; Site Plan -- Lower Level; and Planned
Development Boundary, Property Line and Subarea
Boundary Maps -- Upper Level and Lower
Level referred to in these Plan of
Development Statements Printed
on pages 88324 through 88330
of this Journal.]

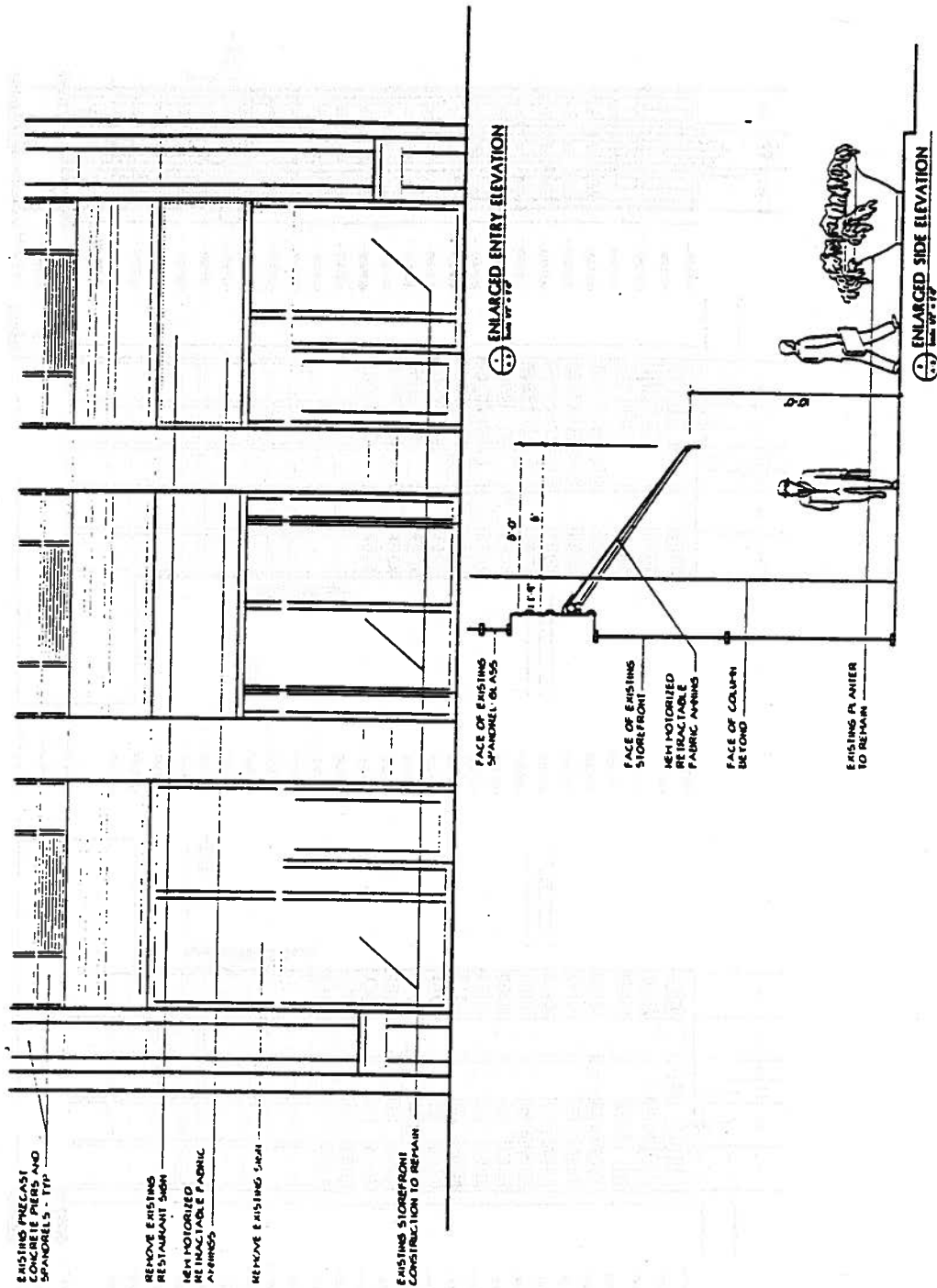
Existing Zoning And Land-Use Map.



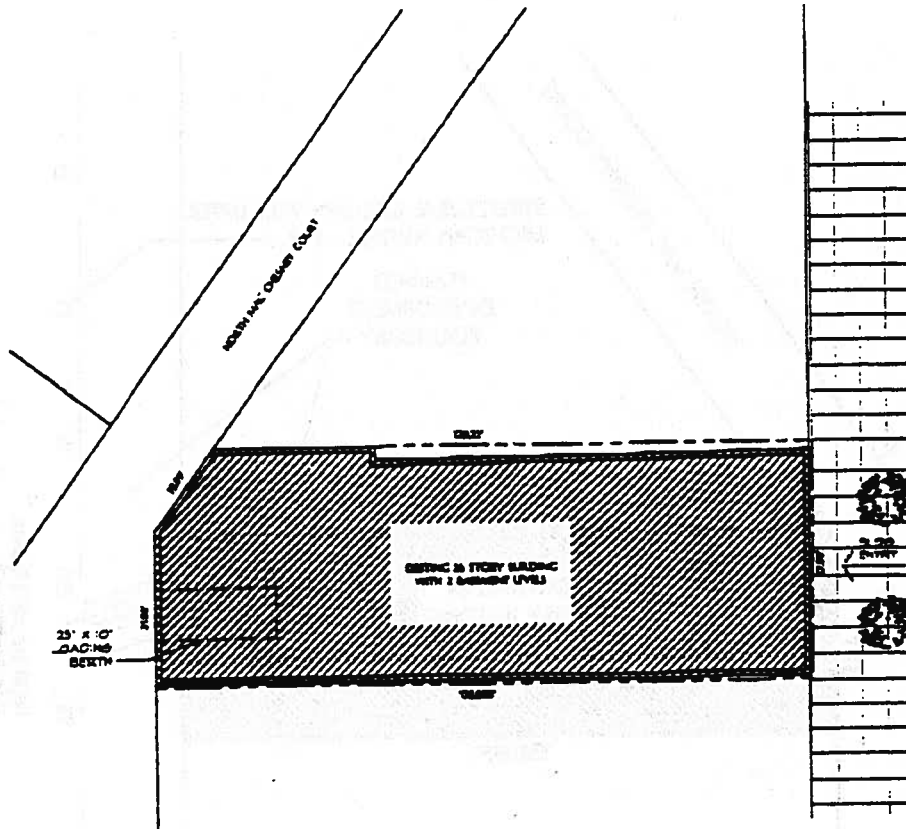
Building Elevations.
(Page 1 of 2)



Building Elevations.
(Page 2 of 2)



Site Plan -- Upper Level.



NORTH WING AVENUE



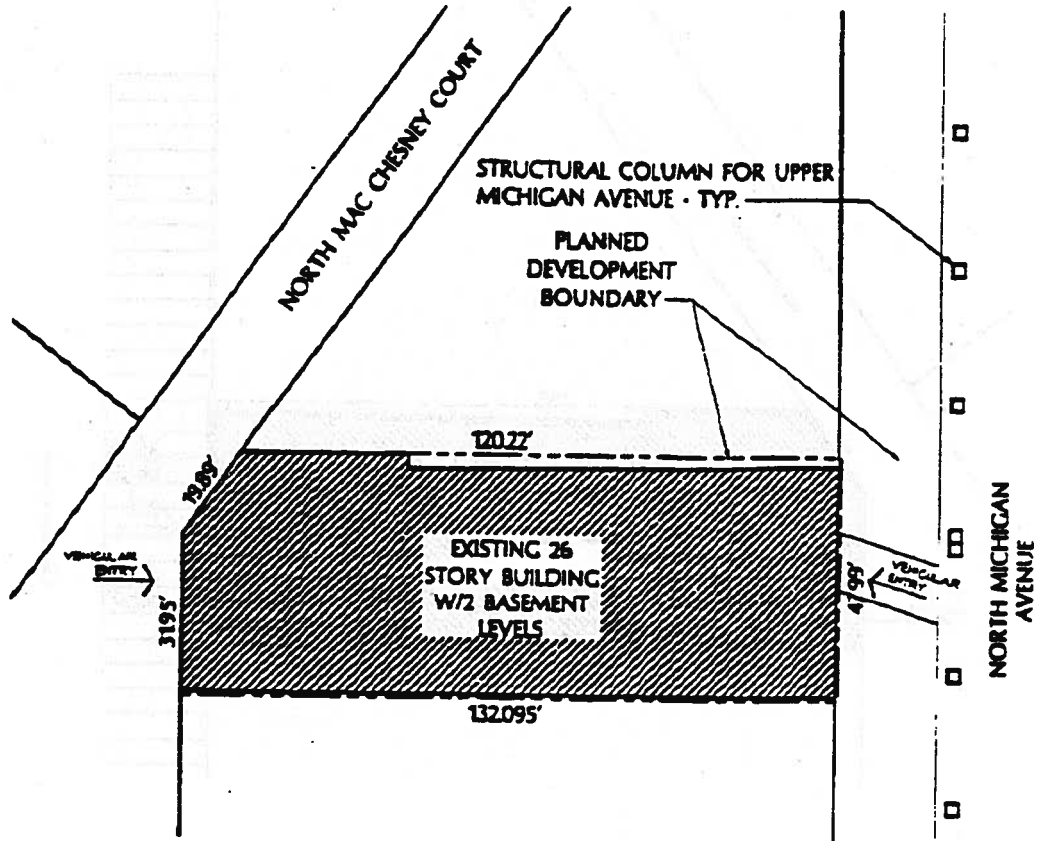
SITE PLAN - UPPER LEVEL

SCALE 1" = 30'-0"

12/16/98

FITZGERALD ASSOCIATES ARCHITECTS
<small>1716 North Sheridan Chicago, IL 60617 773.271.2222 Fax 773.271.2271</small>
9878

Site Plan -- Lower Level.



SITE PLAN - LOWER LEVEL

SCALE 1" = 30'-0"

31 AUG 98

FITZGERALD
ASSOCIATE
ARCHITECT

1000 N. LAKE ST.
 CHICAGO, ILL. 60610
 TEL: 312.527.8888
 FAX: 312.527.8888

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Planned Development Boundary, Property Line And Subarea Boundary Map -- Upper Level.

