

6/30/2010

REPORTS OF COMMITTEES

A-7617
95669

NO longer PD 916 as of 6/30/10

Reclassification Of Area Shown On Map No. 7-F.

(Application No. A-7617)

(Common Address: 601 W. Diversey Pkwy.)

[O2010-3125]

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the Business-Residential Planned Development Number 916 symbols and indications on Map Number 7-F in the area bounded by:

West Diversey Parkway; North Lehman Court; a line 175 feet south of West Diversey Parkway; and the alley next west of North Lehman Court,

to those of a B1-2 Neighborhood Shopping District.

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

Reclassification Of Area Shown On Map No. 7-G.

(Application No. 17002)

(Common Address: 1120 W. Wolfram St.)

[O2010-3072]

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 RS3 Residential Single-Unit District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 221.62 feet west and parallel to North Seminary Avenue; the alley next north and parallel to West Wolfram Street; a line 196.62 feet west and parallel to North Seminary Avenue; and West Wolfram Street.

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

~~a line 255 feet west of the west right-of-way line of North Cicero Avenue, as measured along the north right-of-way line of the Chicago Milwaukee St. Paul & Pacific Railroad; North Cicero Avenue; the southern right-of-way line of the Chicago Milwaukee St. Paul & Pacific Railroad; and a point 250 feet west of the west right-of-way line of North Cicero Avenue, as measured along the southern right-of-way line of the Chicago Milwaukee St. Paul & Pacific Railroad,~~

~~to the designation of an M1-2 Restricted Manufacturing 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 approval.~~

Reclassification Of Area Shown On Map Number 7-F.

(As Amended)

(Application Number 14228)

BRPD 916

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 Business Planned Development Number 648 symbols and indications as shown on Map Number 7-F in the area bounded by:

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

to those of B4-5 General Business District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B4-5 General Business District symbols and indications as shown on Map Number 7-F in the area bounded by:

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

to those of Business-Residential Planned Development Number 916 which is hereby established in the area described above and subject to such use and bulk

regulations as are set forth in the Plan of Development attached hereto 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 attached to this ordinance read as follows:

Business Planned Development Number 916.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 916 (the "Planned Development") consists of approximately eighteen thousand nine hundred (18,900) square feet (zero and forty-three hundredths (0.43) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by LVM Illinois Corporation (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. 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 title holders 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 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) is made or authorized by the Applicant or any property owner's association which is formed to succeed the Applicant.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; all dated June 10, 2004; a Site/Landscape Plan and Building Elevations consisting of five (5) sheets all prepared Antunovich Associates and dated June 10, 2004. Full size copies of these exhibits are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property under this Planned Development: hotel, restaurants (including the sale of liquor in conjunction therewith), retail uses and complimentary service uses, tavern (only in the hotel lobby) and uses accessory to all of the foregoing uses including, without limitation off-street parking and loading.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Advertising signs shall not be permitted within the Planned Development
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Notwithstanding anything to the contrary, parking spaces, other than compact car spaces, shall have a minimum dimension of eighteen (18) feet in length and eight and one-half (8½) feet in width and twenty percent (20%) of the minimum required parking may be provided using compact car spaces measuring a minimum of fifteen (15) feet in length and seven and one-half (7½) feet in width. Furthermore, the Applicant may, as demand dictates, increase the parking space count in the proposed accessory garage through the use of a valet service and in such an instant the parking of cars in a tandem configuration without the minimum required aisle width shall be permitted.

8. Any service drive 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 paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations.
11. The Applicant shall coordinate construction activities related to the proposed improvements so as to minimize traffic impacts and to minimize the utilization of neighborhood on-street parking by construction related personnel.
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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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 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 terms, conditions and exhibits of this Planned Development Ordinance shall be interpreted and administered based on the regulations applicable to the underlying B4-5 Restricted Service District in effect on the effective date of this Planned Development Ordinance.
14. The Applicant acknowledges 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 Applicant 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 the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.

15. 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 of 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.
16. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within five (5) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B3-2 Business District classification. The five (5) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Land-Use Map, Planned Development Boundary and Property Line Map and Site/Landscape Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Site/Ground Floor Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 28930 through 28935 of this Journal.]

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

7/21/2004

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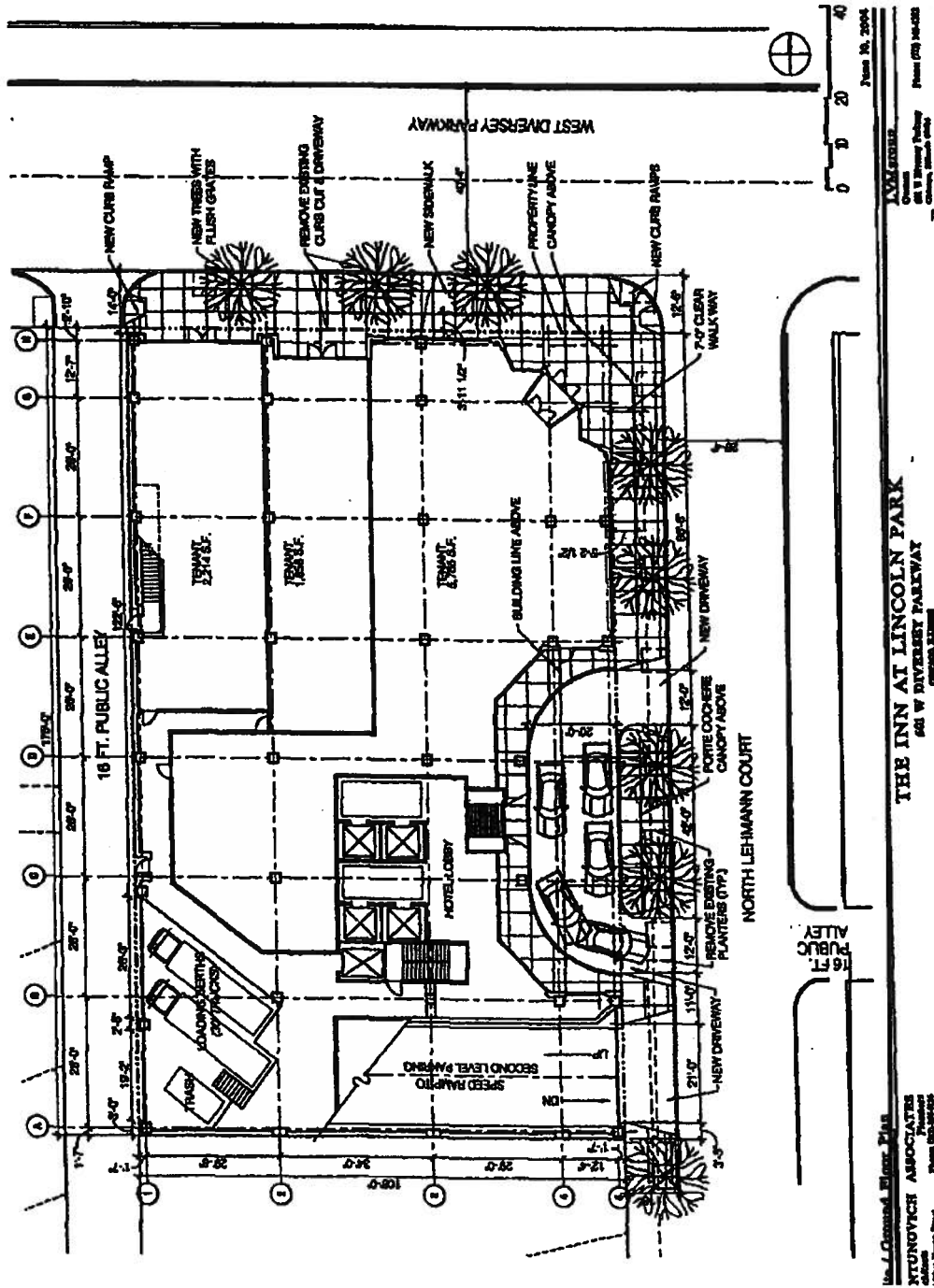
14228
28929

Business-Residential Planned Development Number 916.

Bulk Regulations And Data Table.

General Description of Land-Use:	See Statement Number 5 of this Planned Development
Maximum Permitted Floor Area Ratio:	7.00
Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:	28,239 square feet (0.64 acres) = 18,900 square feet (0.43 acres) + 9,339 square feet (0.21 acres)
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	70 parking spaces, subject to Statement 7 hereof.
Minimum Number of Off-Street Loading Berths:	2 berths (10 feet x 25 feet)
Maximum Building Height:	See attached Elevations
Maximum Number of Keys:	150

Site/Ground Floor Plan.

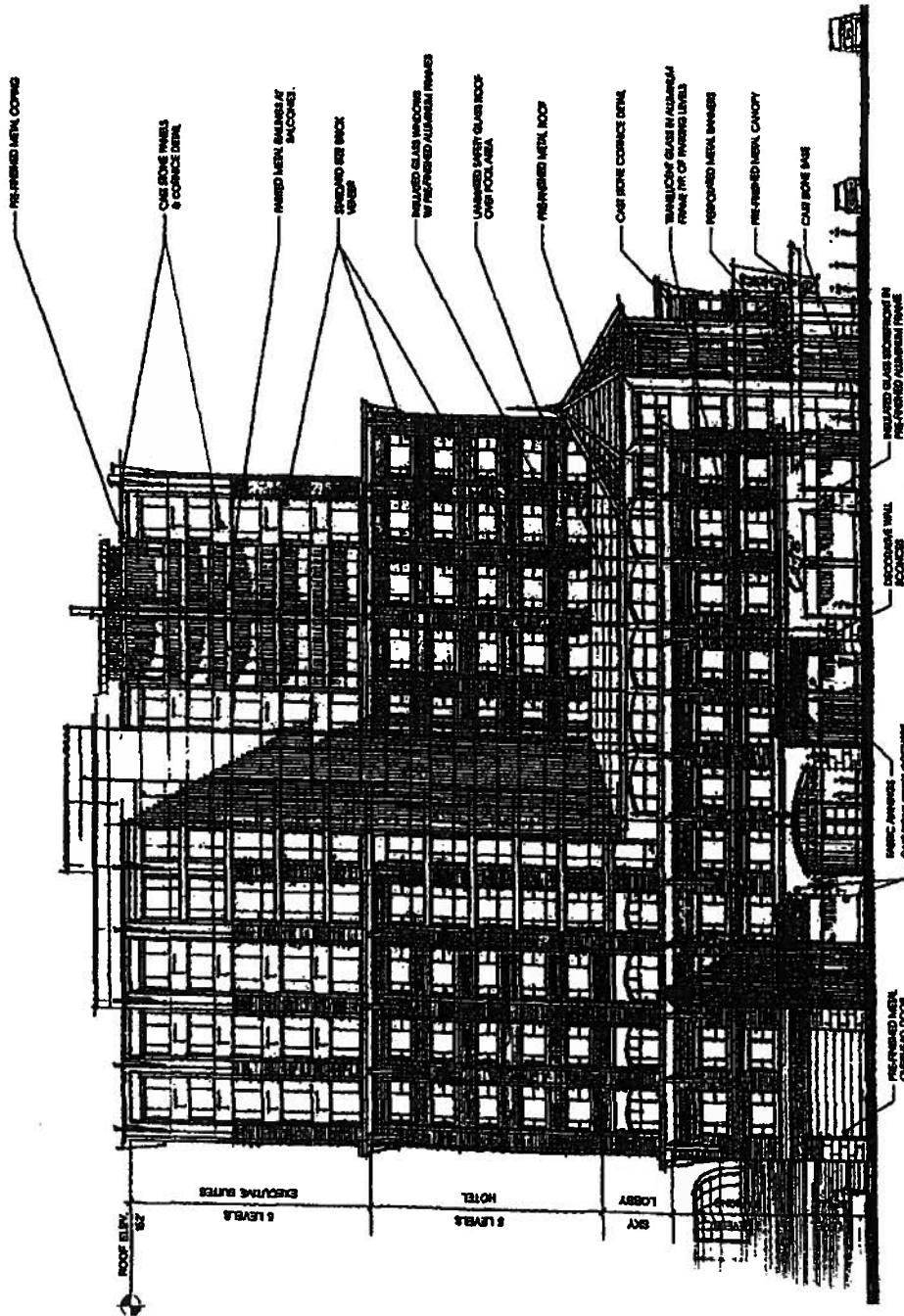


June 10, 2004
 IMM GROUP
 601 W. Diversy Parkway
 Chicago, Illinois 60642
 Phone (773) 348-0200

THE INN AT LINCOLN PARK
 601 W. DIVERSY PARKWAY
 CHICAGO, ILLINOIS

Mr. J. Donald Blaine, P.E.
 XTUNOVICH ASSOCIATES
 1 West Branch Street
 North Branch, MN 55056
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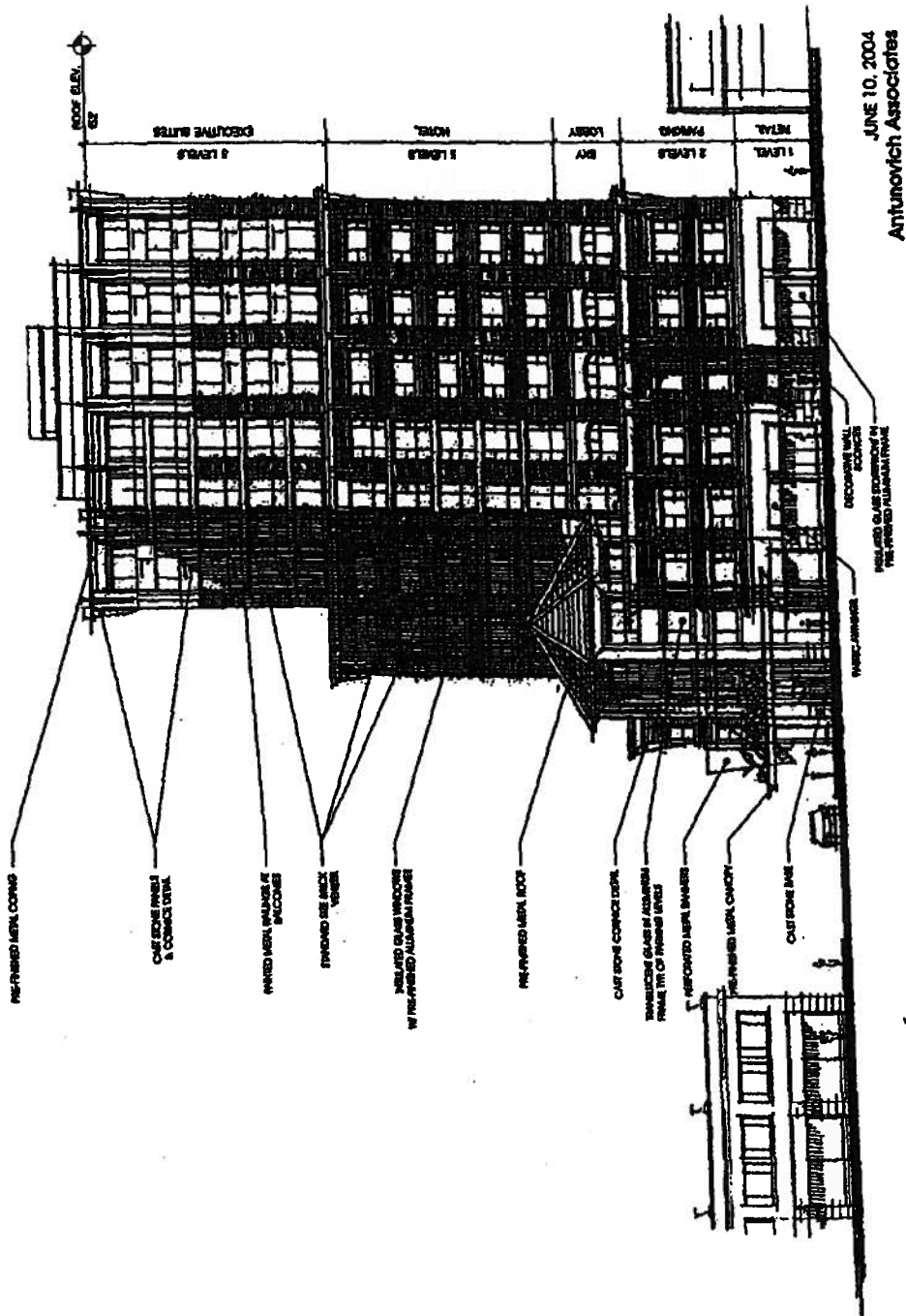
Lehman Court -- East Building Elevation.



June 10, 2004
Antunovich Associates

LEHMANN COURT - EAST ELEVATION

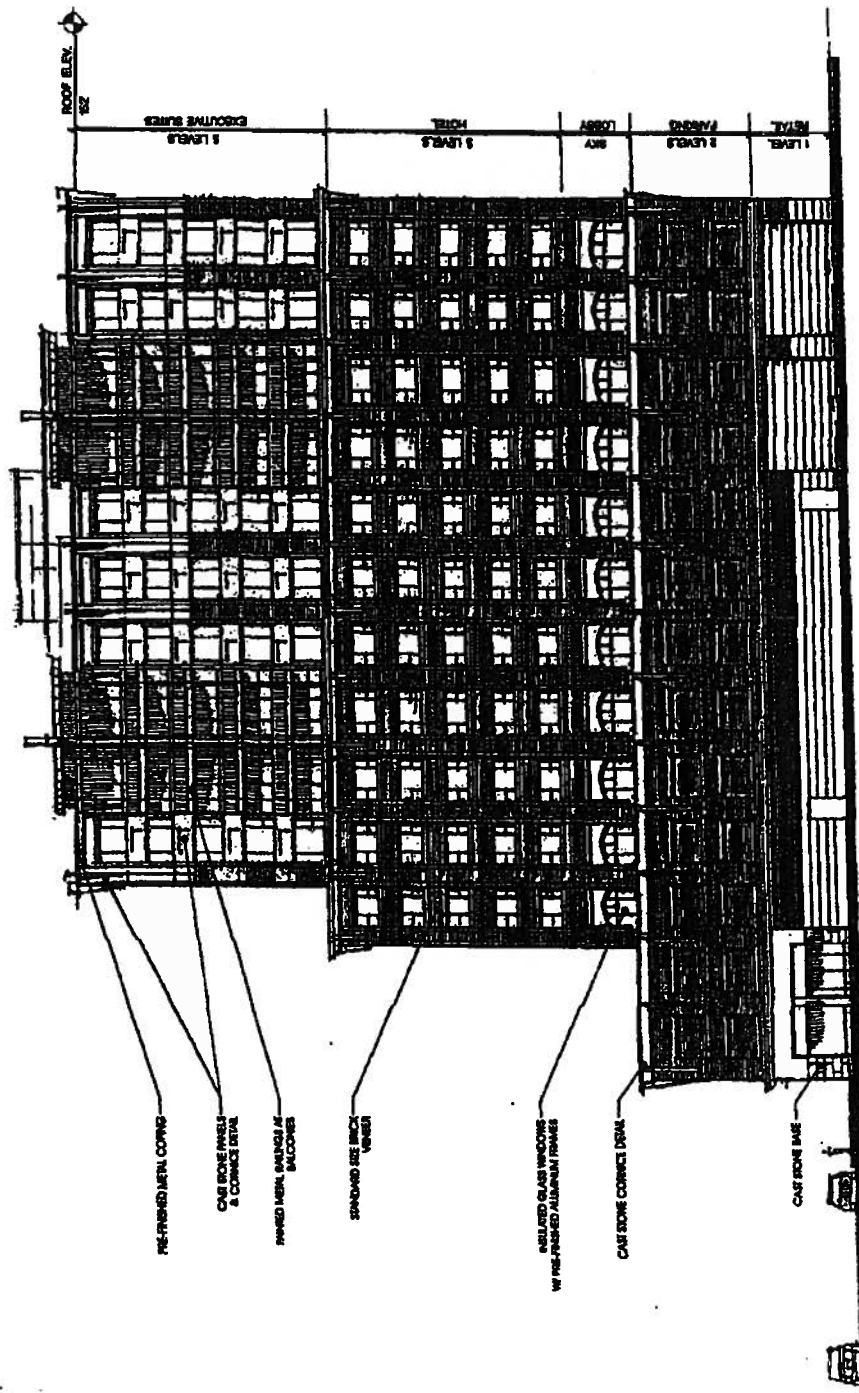
Diversey Parkway -- North Building Elevation.



DIVERSEY PARKWAY - NORTH ELEVATION

JUNE 10, 2004
Antunovich Associates

Public Alley -- West Building Elevation.



June 10, 2004
Antonovich Associates

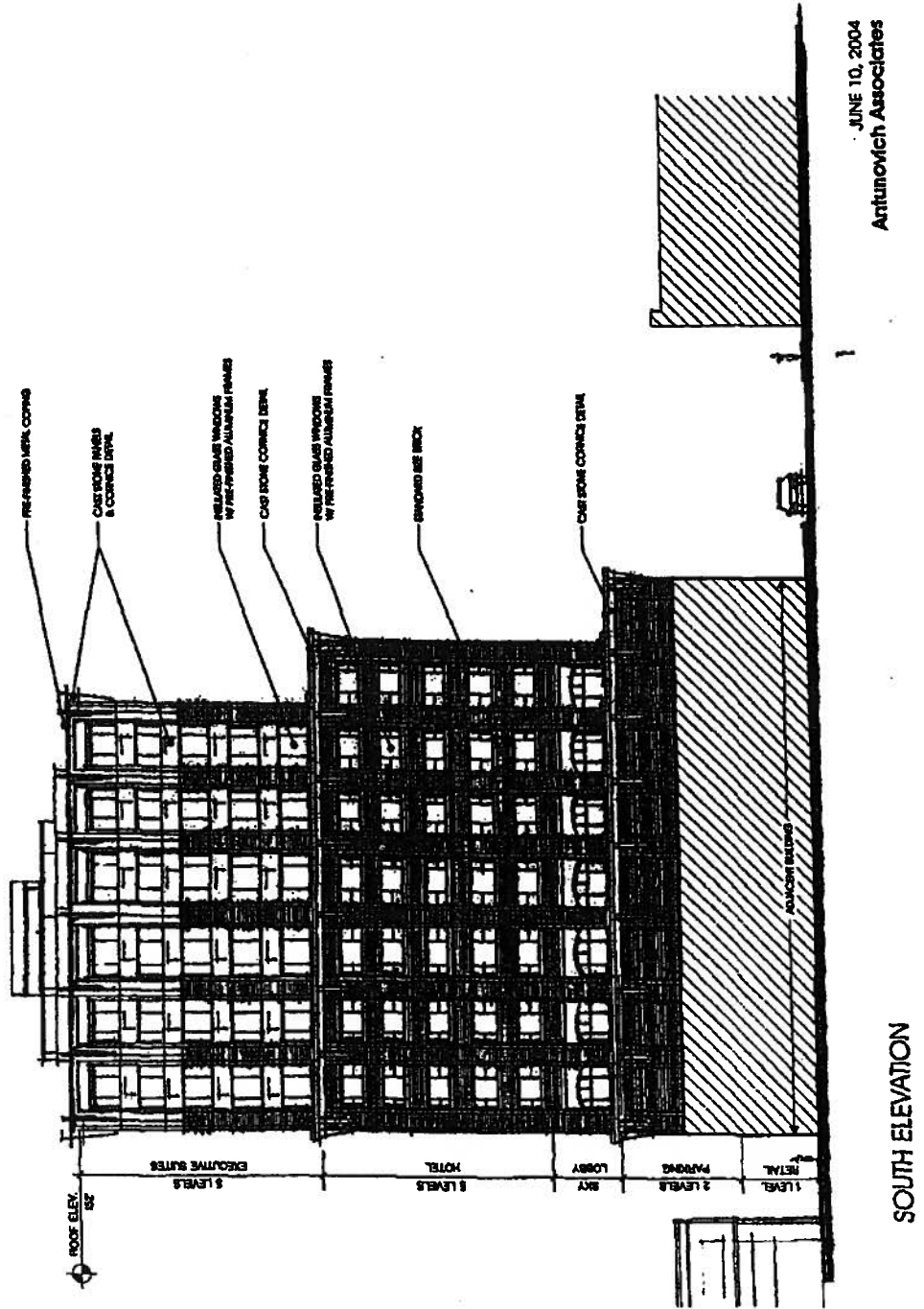
PUBLIC ALLEY - WEST ELEVATION

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South Building Elevation.



JUNE 10, 2004
Antunovich Associates

SOUTH ELEVATION