

PD 306

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11/14/2025

REPORTS OF COMMITTEES

22885
35537

Reclassification Of Area Shown On Map No. 6-J.
(Application No. 22903)
(Common Address: 2637 -- 2643 S. Harding Ave.)

[02025-0020562]

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 (Detached House) District symbols and indications as shown on Map Number 6-J in the area bounded by:

a line 252.5 feet north of and parallel to West 27th Street; the public alley next east of and parallel to South Harding Avenue; a line 152.5 feet north of and parallel to West 27th Street; and South Harding Avenue,

to those of a C1-1 Neighborhood Commercial District.

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. 7-F.
(As Amended)
(Application No. 22885)
(Common Address: 554 -- 628 W. Diversey Pkwy.)

RBPDP306,QA

[SO2025-0020110]

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

SECTION 1. That the City of Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 306 symbols and indications as shown on Map Number 7-F in the area bounded by:

the public alley north of and parallel to West Diversey Parkway; the alley next east of North Broadway; West Diversey Parkway; North Broadway; a line 125 feet north of and parallel to West Diversey Parkway; and a line 186 feet west of the alley next east of North Broadway,

to those of a Residential-Business Planned Development Number 306, as amended.

SECTION 2. This ordinance shall be in full 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 No. 306, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 306, as amended ("Planned Development") consists of approximately 59,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Wintrust Bank, N.A.
2. 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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefits of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant, or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition of construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public ways adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of a Site Plan, Floor Plan, South Exterior Elevation, West Exterior Elevation prepared by Grund & Riesterer Architects, Inc. dated March 12, 2025; an existing Property Line Map dated May 5, 2025, prepared by B.H. Suhr & Company, Inc., along with a Bulk Regulations Table; a Site Plan, Elevations, Zoning Map, and Land-Use Map prepared by Jef + Associates, LLC and dated October 20, 2019; and an existing Property Line Map dated March 12, 1983, as submitted October 12, 1983. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses permitted in the area delineated herein as a Planned Unit Development: multi-unit residential; day care; restaurants; food and beverage retail sales; liquor sales (as accessory use); vacation rental units; shared housing units; medical service; office; parking (accessory); personal service; dry cleaning drop-off or pick-up (no dry cleaning plants); general retail sales; indoor sports and recreation participant (including a children's play center); and financial services, including banks and automated teller machines excluding payday/title secure loans and pawn shops.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 59,024 square feet and a base FAR of 4.3.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. 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 for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and

actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should substantial construction of the proposed bank space not commence within six (6) years following adoption of this Planned Development Amendment, and unless completion of the bank space is thereafter diligently pursued, then this Planned Development shall expire and the Property's zoning classification shall revert to the pre-existing Residential-Business Planned Development Number 306, as amended, as approved on December 15, 2021.

[Site Plan; Existing Street View of Subject Property; Existing and Proposed Property Line Map; and South and West Exterior Building Elevations referred to in these Plan of Development Statements printed on pages 35543 through 35547 of this Journal.]

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

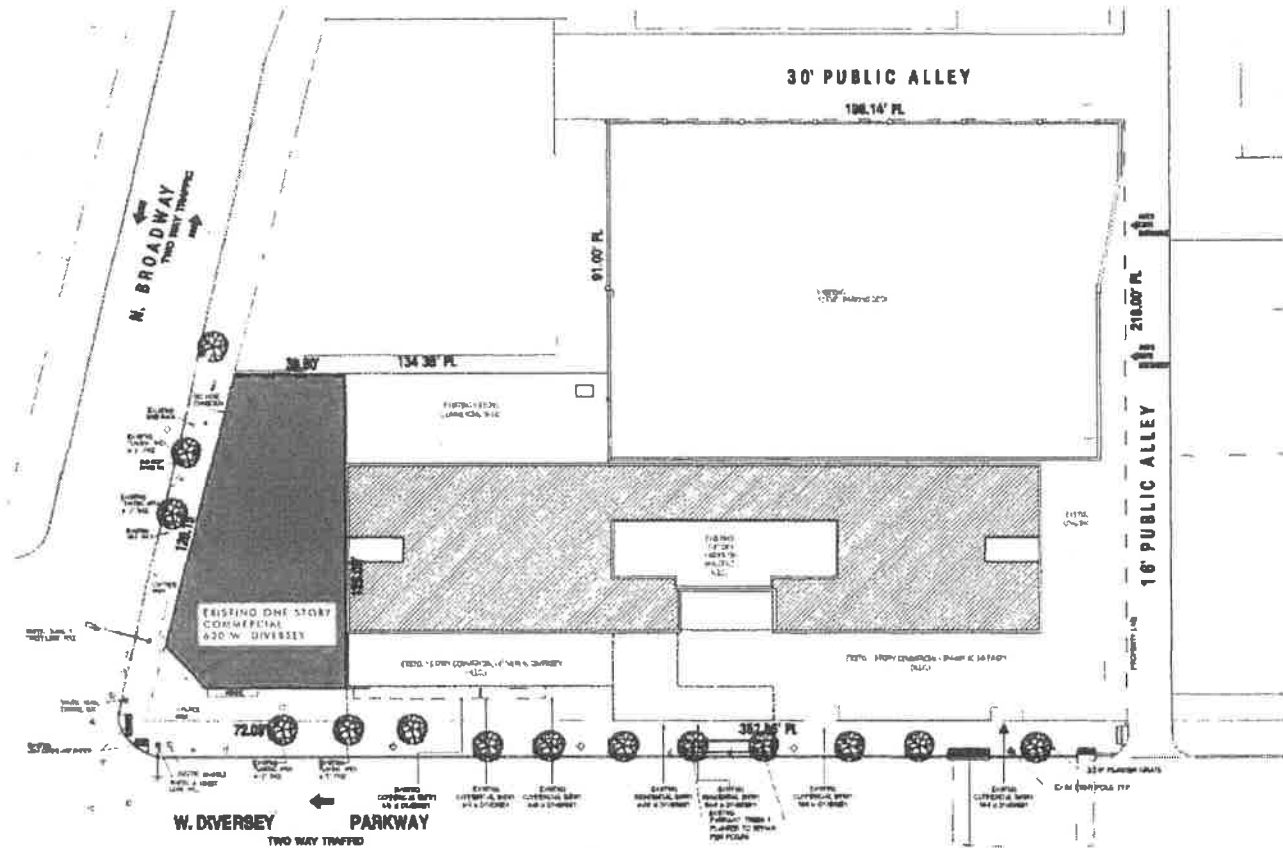
Residential-Business Planned Development No. 306, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	59,024 square feet (1.36 acres)
Gross Site Area:	81,097 square feet (1.86 acres)
Maximum Number of Dwelling Units:	253 units
Maximum Floor Area Ratio:	4.3
Minimum Number of Loading Spaces:	1
Minimum Number of Parking Spaces Permitted:	198
Maximum Height of Buildings:	
Existing Tower:	153 feet
1-Store Commercial Building:	15 feet, 6 inches

PD 306

Final For Publication



11/14/2025

JOURNAL--CITY COUNCIL--CHICAGO

35544

Final For Publication

EXISTING STREET VIEW
OF SUBJECT PROPERTY



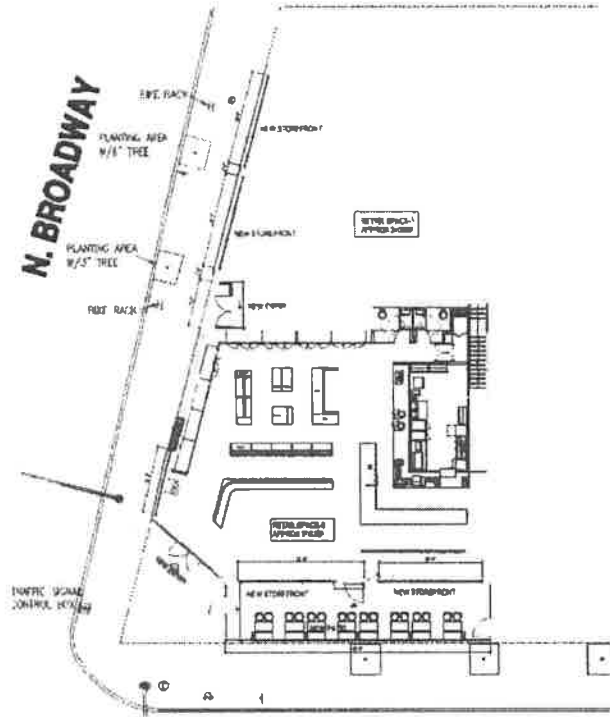
WINTRUST BANK - LAKEVIEW
GRUND & RIESTERER ARCHITECTS, INC. PROJECT #250100

PROPOSED BANKING FACILITY 620 W. DIVERSEY PARKWAY

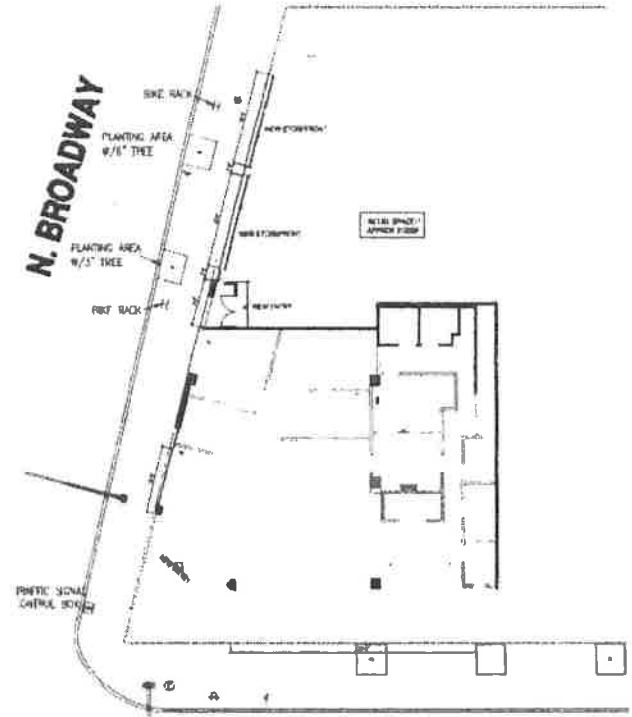
SCALE: N.T.S.
12 MARCH 2025

Final For Publication

EXISTING



PROPOSED

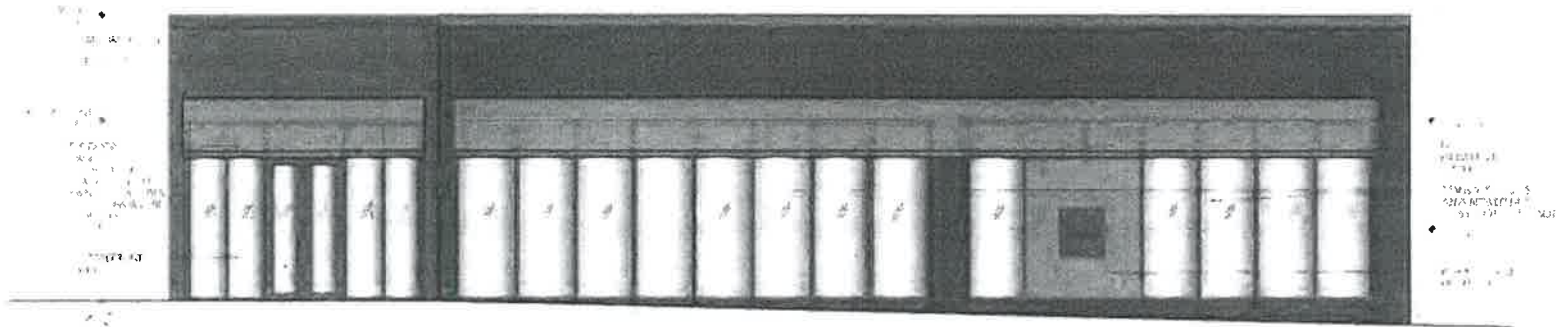
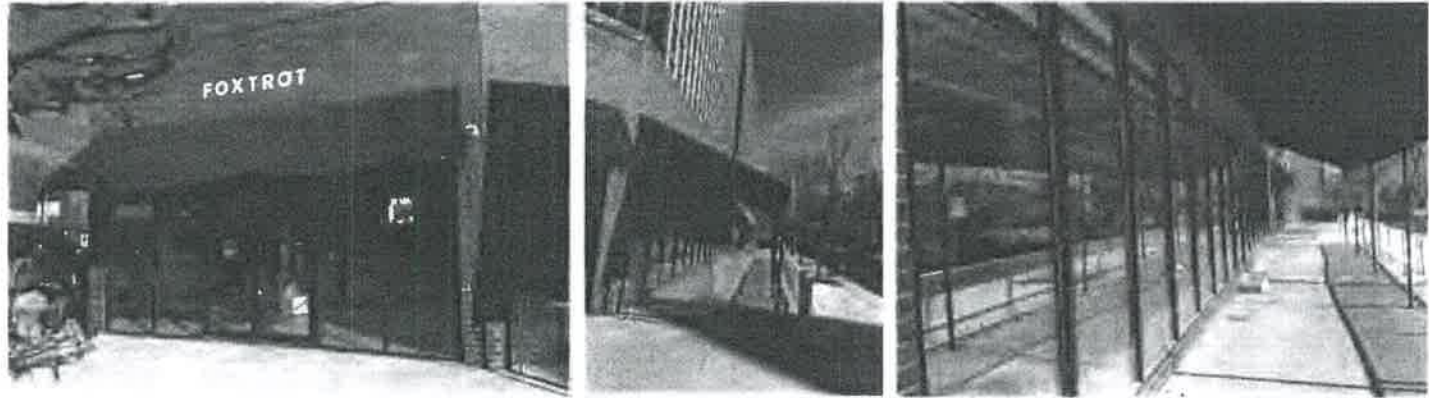


WINTRUST BANK - LAKEVIEW
GRUND & RIESTERER ARCHITECTS, INC. PROJECT # 12-004-001

PROPOSED BANKING FACILITY 620 W. DIVERSEY PARKWAY

SCALE: N.T.S.
12 MARCH 2025

Final For Publication

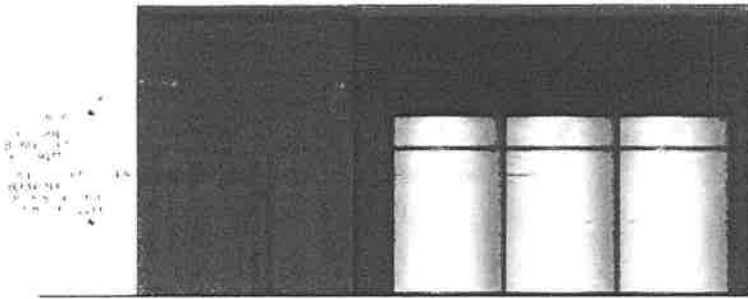


WINTRUST BANK - LAKEVIEW
GRUND & RIESTERER ARCHITECTS, INC. PROJECT #250450

PROPOSED BANKING FACILITY 420 W. DIVERSEY PARKWAY
SOUTH EXTERIOR ELEVATION - DIVERSEY PARKWAY

SCALE: 3/16" = 1'-0"
12 MARCH 2023

Final For Publication



MATCH LINE



MATCH LINE

11/14/2025
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WINTRUST BANK - LAKEVIEW
GRUND & RIESTERER ARCHITECTS, INC. PROJECT #2504-00

PROPOSED BANKING FACILITY 470 W. DIVERSEY PARKWAY
WEST EXTERIOR ELEVATION - BROADWAY ST.

SCALE: 3/16" = 1'-0"
12 MARCH 2025

12/15/2021

REPORTS OF COMMITTEES

20813
42791

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

(As Amended)

(Application No. 20813)

(Common Address: 554 -- 628 W. Diversey Pkwy./2801 -- 2807 N. Broadway)

[SO2021-3927]

BBPD 306,09

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 306 symbols and indications as shown on Map Number 7-F in the area bounded by:

the public alley north of and parallel to West Diversey Parkway; the alley next east of North Broadway; West Diversey Parkway; North Broadway; a line 125 feet north of and parallel to West Diversey Parkway; and a line 186 feet west of the alley next east of North Broadway,

to those of Residential-Business Planned Development Number 306, as amended.

SECTION 2. This ordinance shall be in full 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 No. 306, As Amended.

Standard Planned Development Statements.

1. The area delineated herein as Planned Development Number 306, as amended ("Planned Development") consists of approximately 59,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Lincoln Park Plaza Lofts LLC.
2. 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 titleholders 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; a Site Plan, Elevations, Zoning Map, and Land-Use Map prepared by Jef + Associates, LLC and dated October 20, 2019; and an existing Property Line Map dated March 23, 1983, as submitted October 12, 1983. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: multi-unit residential; day care; restaurants; food and beverage retail sales; liquor sales (as accessory use); vacation rental units; shared housing units; medical service; office; parking (accessory); personal service; dry cleaning drop-off or pick-up (no dry-cleaning plants); general retail sales; and indoor sports and recreation participant (including a children's play center).
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 59,024 square feet and a base FAR of 4.3.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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 for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the

applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B1-5 Neighborhood Shopping District.

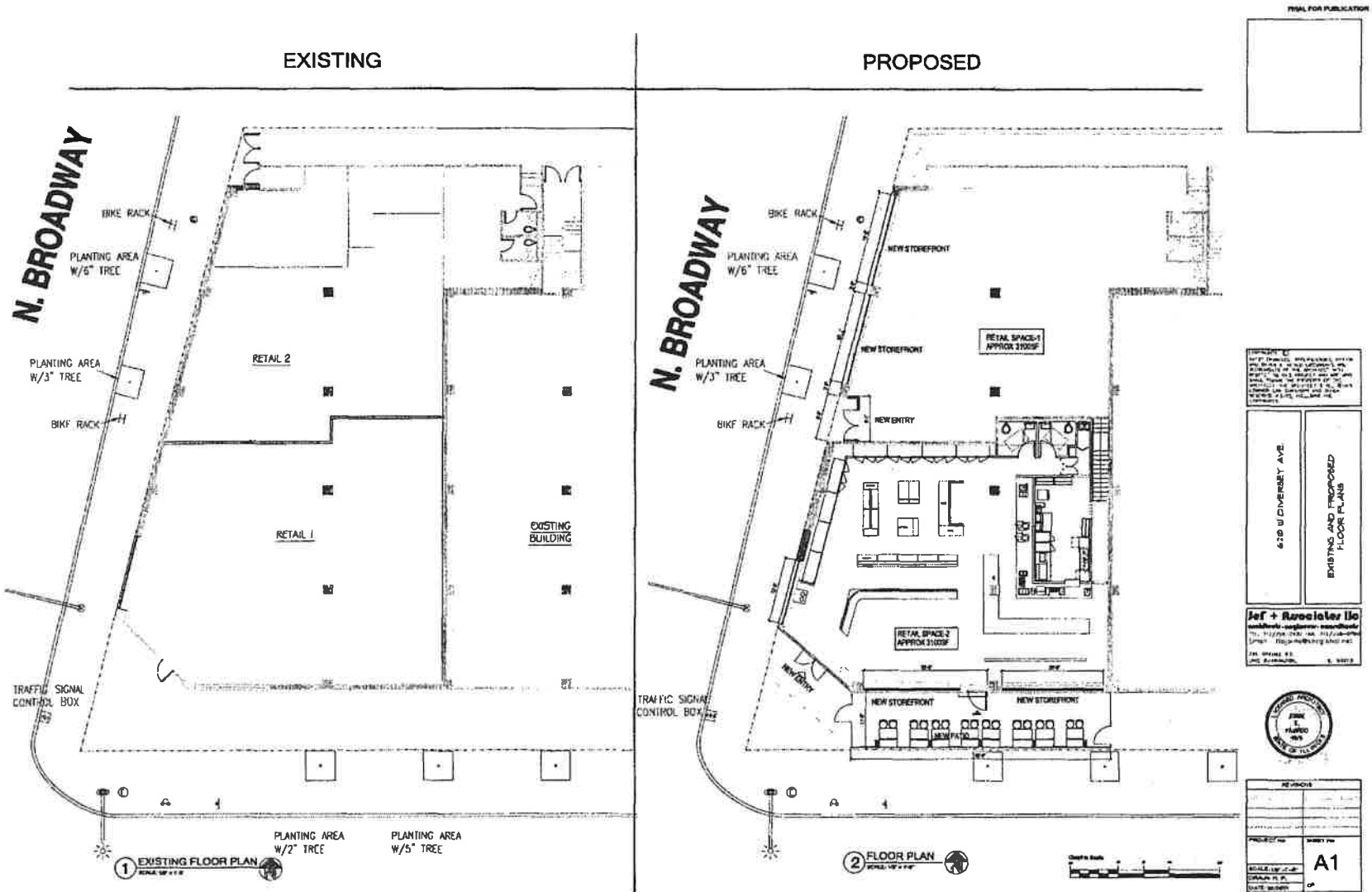
[Existing and Proposed Floor Plans; Existing and Proposed South and West Building Elevations; Enlargement Elevation; South Elevation Enlargement Plan; Zoning Map; Land-Use Map; and Property Line Map referred to in these Plan of Development Statements printed on pages 42796 through 42803 of this *Journal*.]

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

Residential-Business Planned Development No. 306, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	59,024 square feet
Gross Site Area:	81,097 square feet
Maximum Number of Dwelling Units:	253 units
Maximum Floor Area Ratio:	4.3
Minimum Number of Loading Spaces:	1
Minimum number of Parking Spaces Permitted:	198
Maximum Height of Buildings:	
Existing Tower:	153 feet
1-Story Commercial Building	15 feet, 6 inches

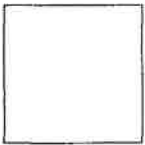


12/15/2021

REPORTS OF COMMITTEES

42797

PHOT. FOR PUBLICATION



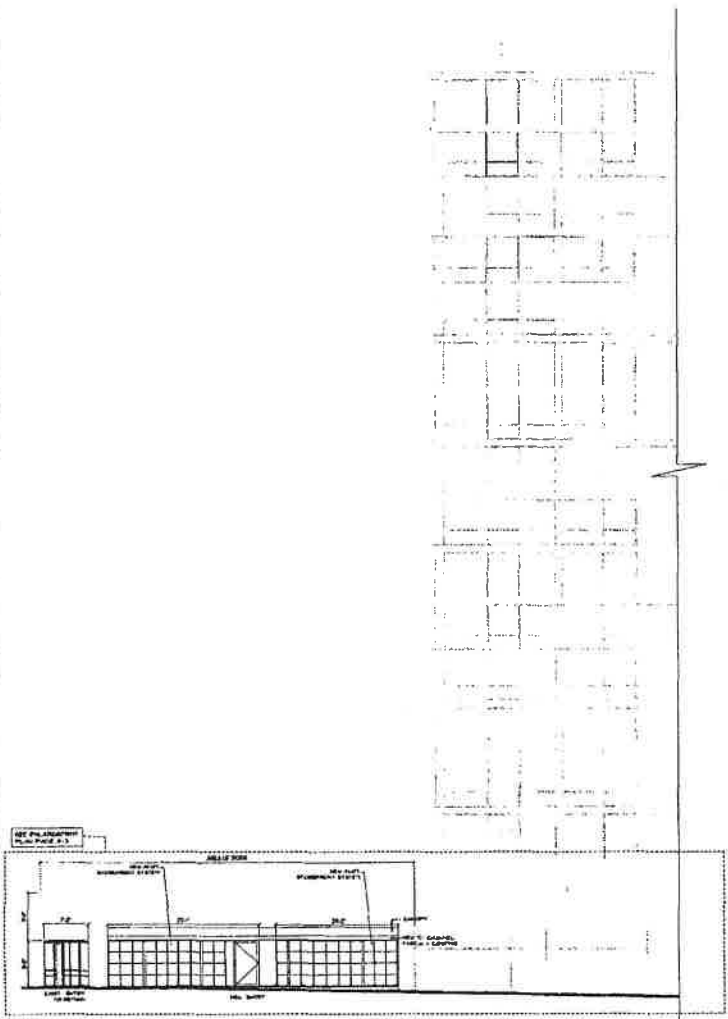
NOTATION: EXISTING AND PROPOSED SOUTH ELEVATIONS

620 UNIVERSITY AVE.
620 UNIVERSITY AVE.

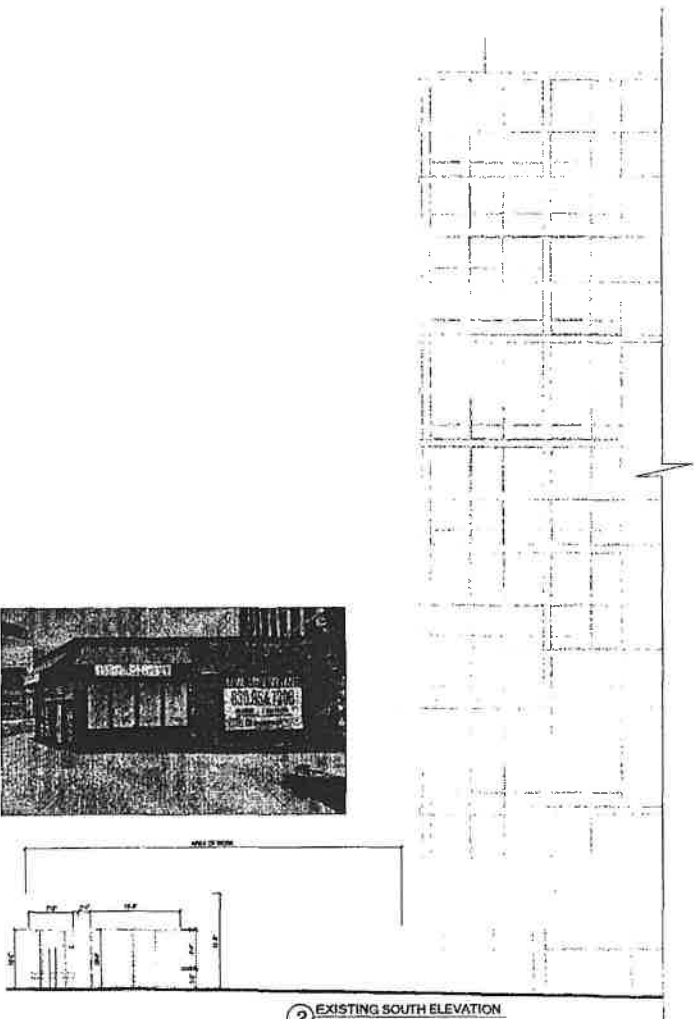


REVISIONS	DATE
PROJECT NO.	SHEET NO.
DATE QUOTE	

A-2



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



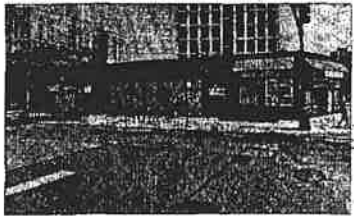
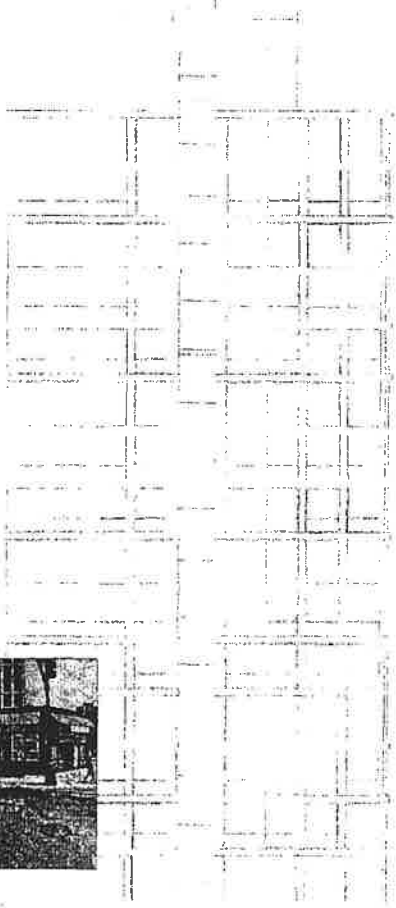
FINAL FOR PUBLICATION



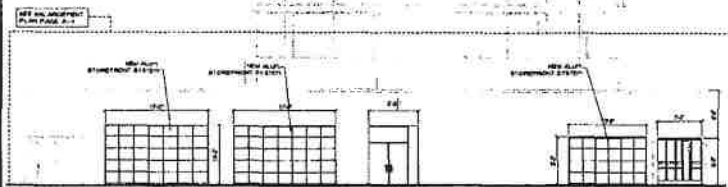
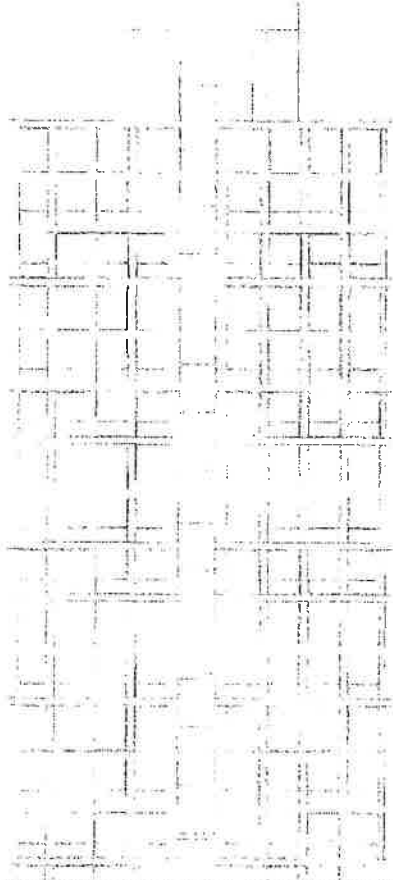
JEFF + BROSIGER LLC ARCHITECTS 1111 N. LAKE STREET, SUITE 200 CHICAGO, IL 60610 TEL: 312.557.1111 FAX: 312.557.1112 WWW.JEFFBROSIGER.COM	
210 W DIVERSEY AVE EXISTING AND PROPOSED WEST ELEVATIONS	JEFF + BROSIGER LLC ARCHITECTS 1111 N. LAKE STREET, SUITE 200 CHICAGO, IL 60610 TEL: 312.557.1111 FAX: 312.557.1112 WWW.JEFFBROSIGER.COM



PROJECT NO. _____ SHEET NO. A-3 SCALE: 1/8" = 1'-0" DATE: 12/15/2021	
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1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



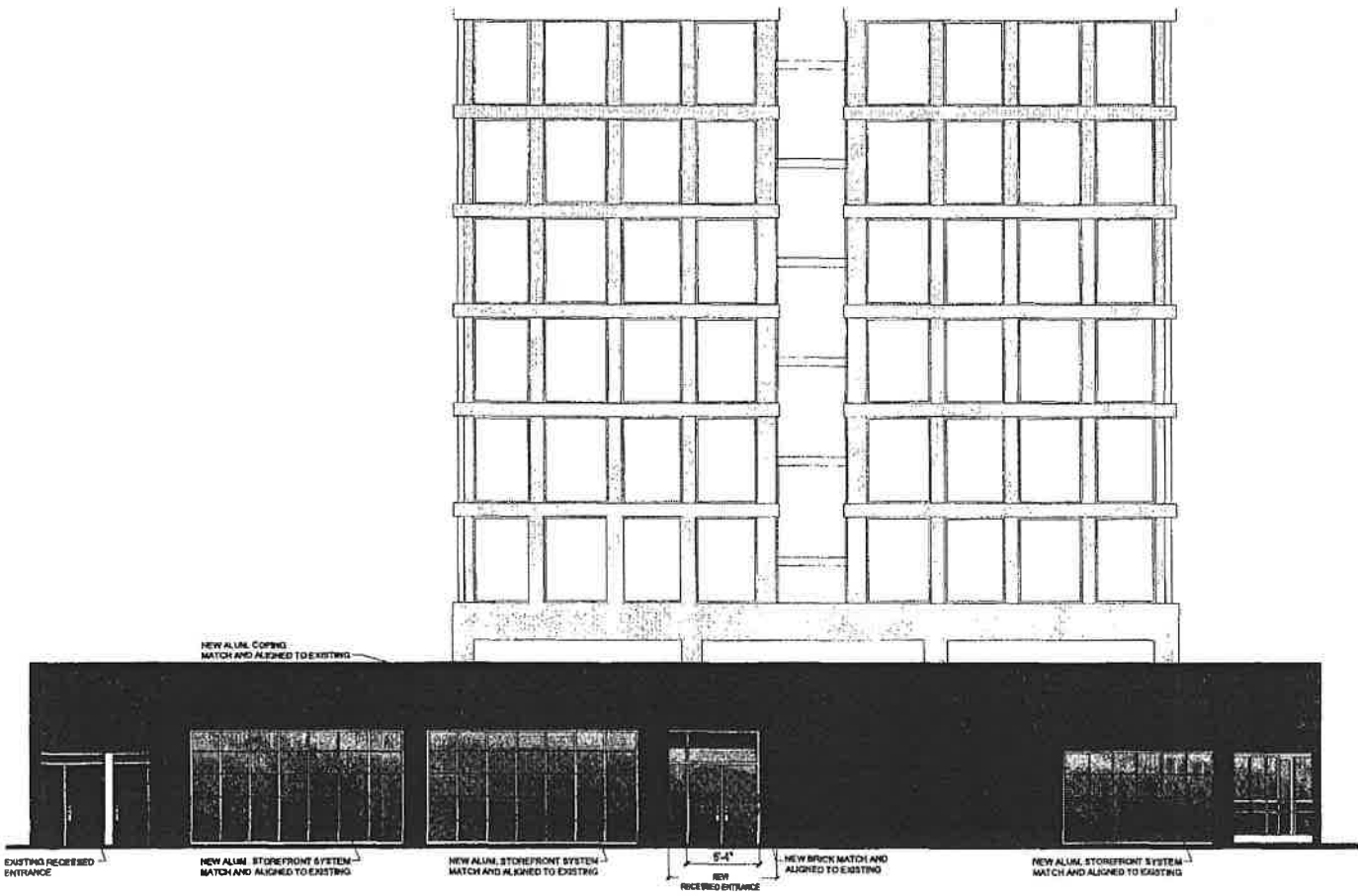
1 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



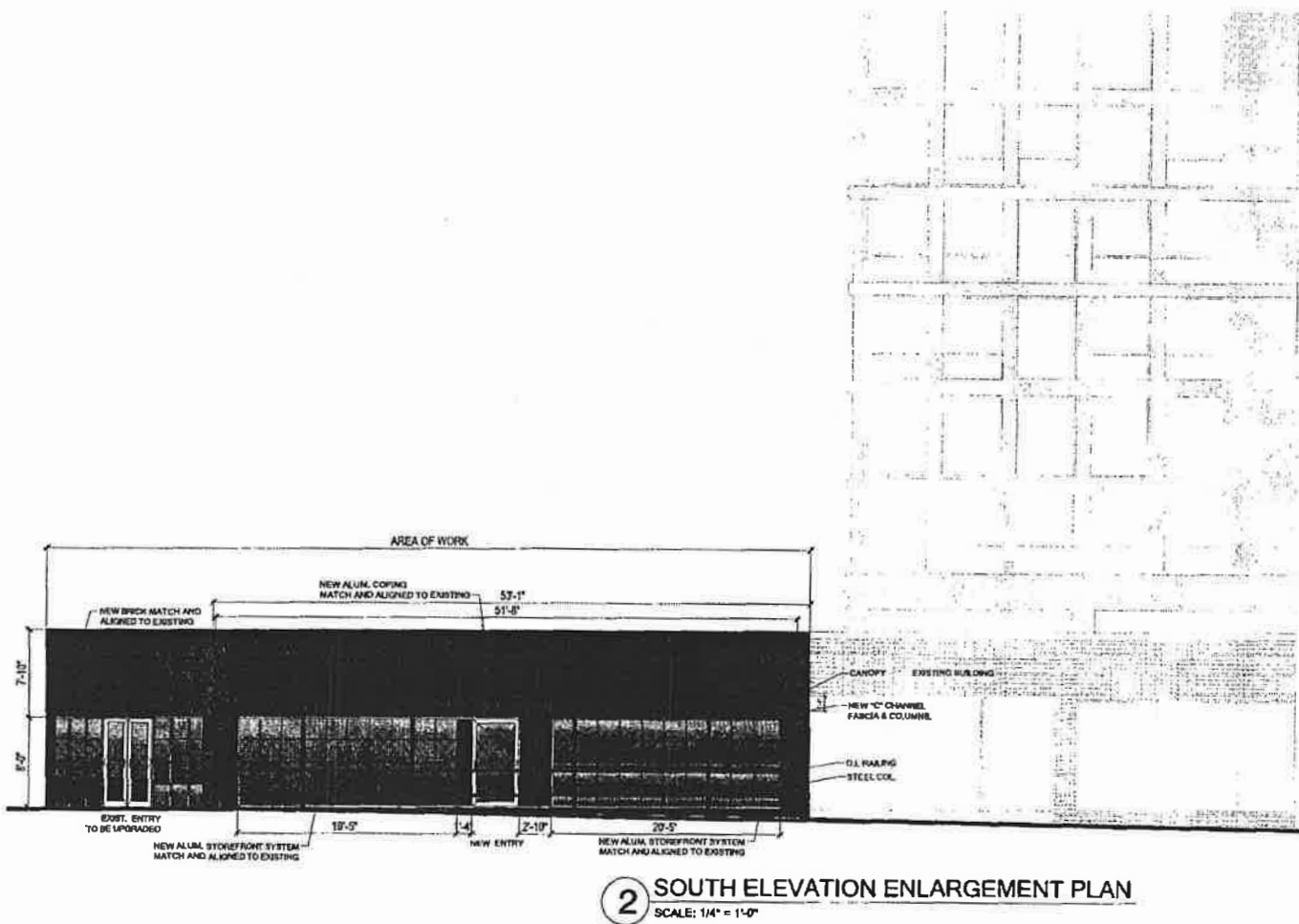
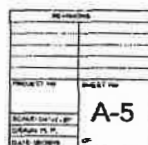
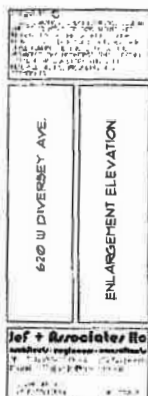
<p>6120 W DIVERSEY AVE</p> <p>ENLARGEMENT ELEVATION</p>	
<p>Jeff + Associates Inc. architects - engineers - consultants 10000 W. 11th Avenue, Suite 100 Denver, Colorado 80233 Tel: 303.733.1100 Fax: 303.733.1101 www.jeffandassociates.com</p>	



REVISIONS	
NO.	DESCRIPTION
PROJECT NO.	6120 W DIVERSEY AVE
SCALE: 1/8" = 1'-0"	DATE: 12/15/2021
DRAWN BY: JEF	CHECKED BY: JEF
<p>A-4</p>	



1 ENLARGEMENT ELEVATION
 SCALE: 1/8" = 1'-0"



Zoning and Land Use Map
Department of Planning and Development

12/15/2021

REPORTS OF COMMITTEES

42801

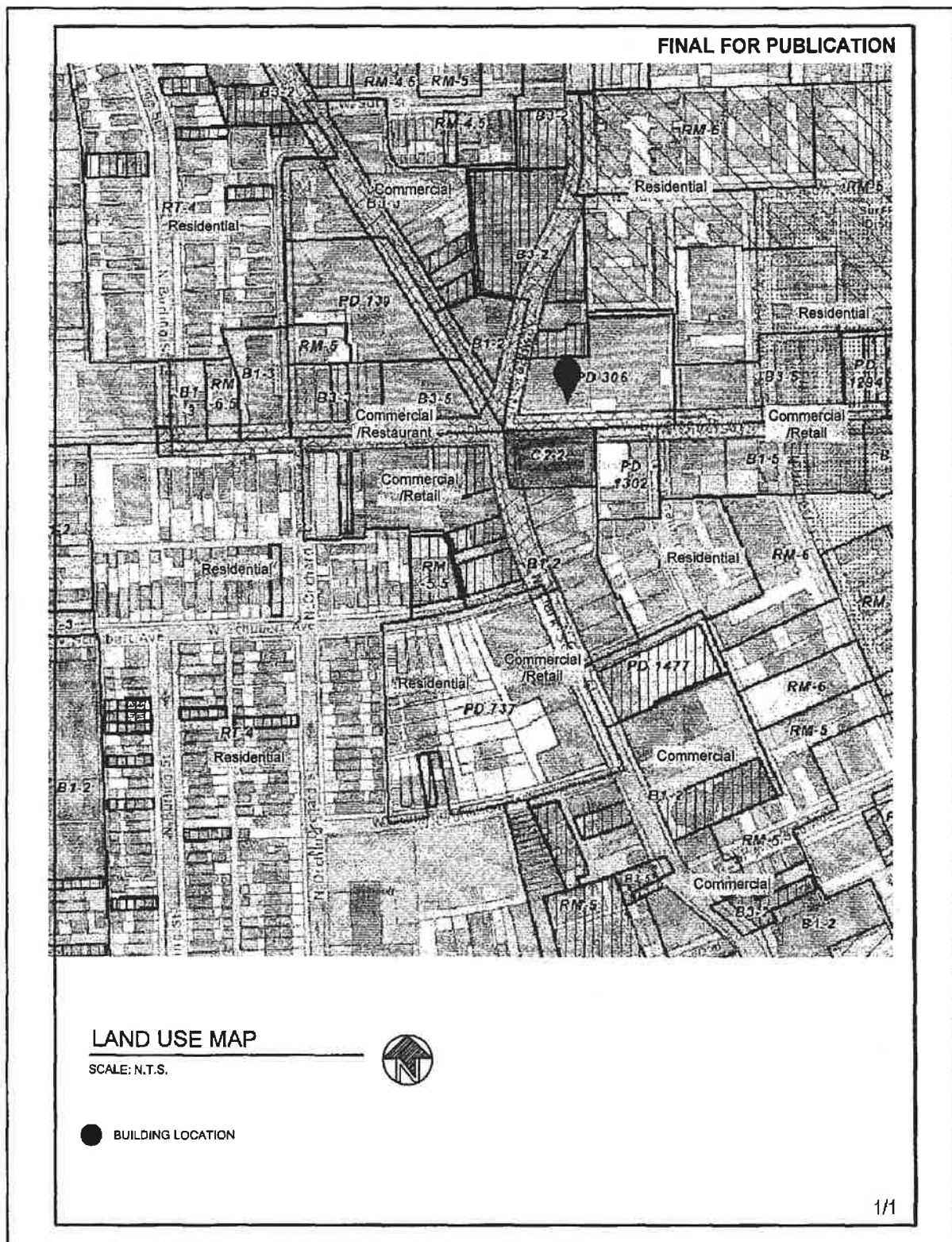


ZONING MAP

SCALE: N.T.S.

● BUILDING LOCATION





12/15/2021

REPORTS OF COMMITTEES

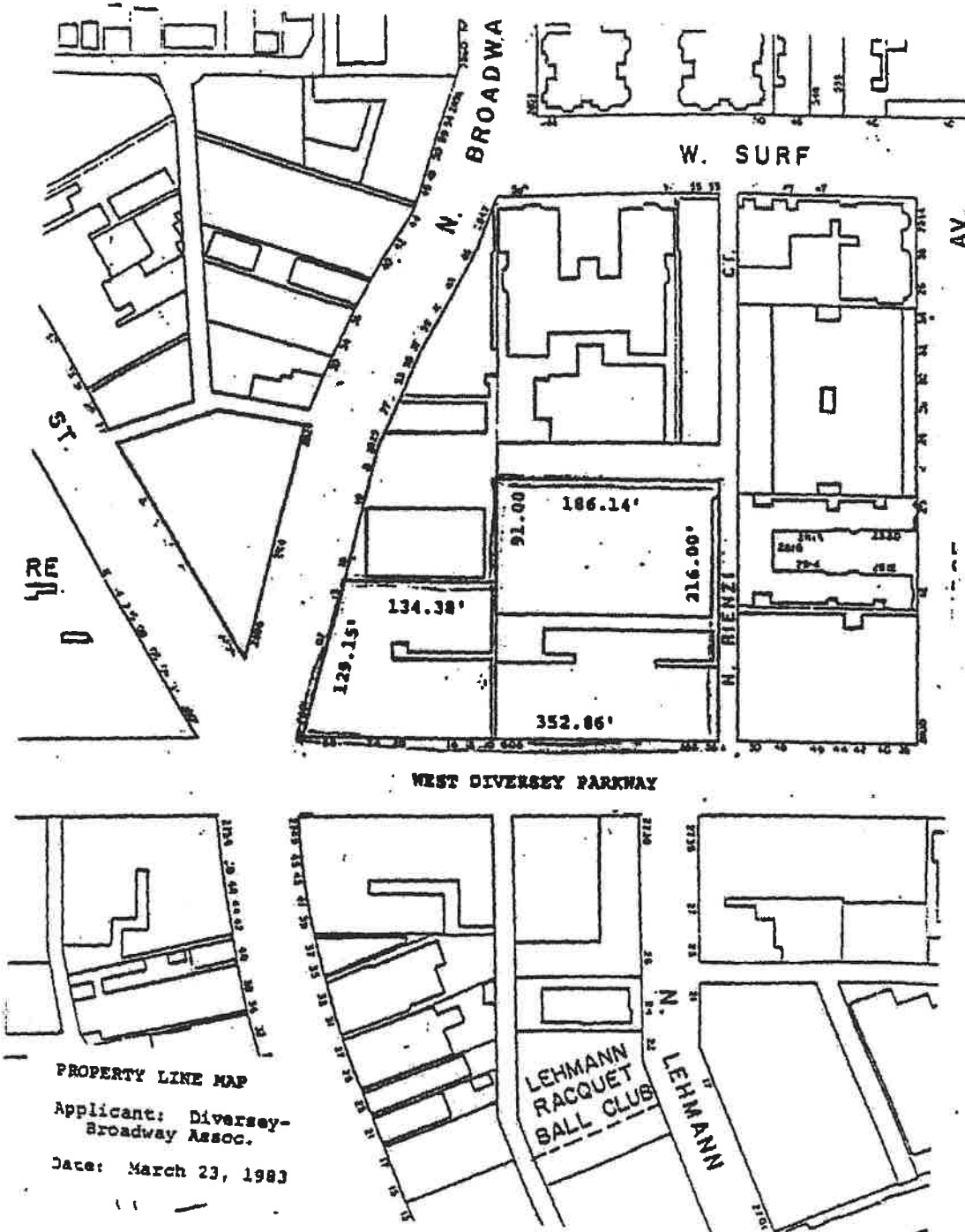
42803

FINAL FOR PUBLICATION

2406

JOURNAL--CITY COUNCIL--CHICAGO

October 12, 1983





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 8, 2019

John Mitchell
Hartshorne Plunkard Ltd.
232 N. Carpenter St.
Chicago, IL 60607

Re: Minor change for PD 306, parking reduction at 620 W. Diversey Parkway

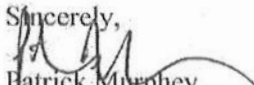
Dear Mr. Mitchell:

Please be advised that your request for a minor change to Residential Business Planned Development No. 306 ("PD 306"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 306. PD 306 was previously granted minor changes on June 10, 2014, June 3, 2016 and June 15, 2018.

You are requesting, on behalf of the sole property owner, Lincoln Park Plaza, LLC, to decrease the minimum number of accessory parking spaces from 224 to 198 spaces and the maximum number of non-accessory parking spaces from 82 to 0 spaces. There are 253 existing dwelling units in the 17-story building at 600 W. Diversey Pkwy. and 54 units proposed within the 8-story building at 620 W. Diversey Pkwy. A maximum of 307 dwelling units are permitted in PD 306. The existing parking garage located in the rear of the lot contains 198 spaces and an addition was planned to increase the total number of parking spaces to 306. You submitted monthly parking figures for the past three years that indicate the number of parking spaces in use continues to decline from 76 in 2016 to 65 in 2018. With over 120 spaces currently available for the remaining 54 unit building to be constructed, you are seeking to eliminate the proposed garage addition.

With regard to your request, the Department of Planning and Development has determined that allowing a decrease from 224 to 198 accessory parking spaces and 82 to 0 non-accessory parking spaces 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. Further, pursuant to Section 17-10-0102-B of the Chicago Zoning Ordinance, the property qualifies for a further parking reduction due to it being within a transit-served location.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 306, 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,

Patrick Murphy
Zoning Administrator

C: Mike Marmo, Erik Glass, Emily Thrun, Joe Marrese, Main file

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 15, 2018

John Mitchell
Hartshorne Plunkard Ltd.
232 N. Carpenter St.
Chicago, IL 60607

Re: Administrative Relief request for Residential Business Planned Development No. 306, 554-628 West Diversey Parkway/2801-2807 North Broadway Street

Dear Mr. Mitchell:


Please be advised that your request for a minor change to Residential Business Planned Development No. 306 ("PD 306"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 306. PD 306 was previously granted administrative relief on June 10, 2014 and on June 3, 2016.

You are now requesting, on behalf of the sole property owner, Lincoln Park Plaza, LLC, to increase the maximum number of dwelling units by one, from 306 to 307 units. At the time PD 306 was amended in 2009, the existing 17-story building at 600 W. Diversey Pkwy. contained 249 units and the proposed 8-story building at 620 W. Diversey Pkwy. included 57 units, for a total of 306 units. However, in 2012, a building permit was issued for the addition of four units on the second floor of the existing building. A building permit has recently been submitted for the proposed, now 54 unit building, resulting in a Planned Development total of 307 units.

With regard to your request, the Department of Planning and Development has determined that allowing an increase from 306 to 307 units 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 306, 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,


Patricia A. Scudiero
Zoning Administrator

C: Julio Garcia, Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 3, 2016

Katriina S. McGuire
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: Administrative Relief request for Residential Business Planned Development No. 306, 554-628 West Diversey Parkway/2801-2807 North Broadway Street

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 306 ("PD 306"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 306. PD 306 allows for the construction of a new parking garage on an existing garage structure ("Garage Work"), the expansion of the commercial area/lobby for an existing building ("Lobby Work") and the construction of an 8-story, 57-unit residential building ("Residential Work").

On June 10, 2014, your client and the property owner, Lincoln Park Plaza, LLC, was granted administrative relief to allow an increase in height for the proposed 8-story building from 98'-0" to 113'-7", for a proposed 840 SF mechanical penthouse. The Lobby Work was completed however, the Garage Work and Residential Work was not. The 2014 administrative relief has expired.

The owner is ready to move forward with the remaining Garage and Residential Work. Therefore, you are requesting once again, administrative relief to allow an increase in height for the 8-story building from 98'-0" to 113'-7", for a proposed 840 SF mechanical penthouse. The penthouse will provide roof access and house mechanical equipment, and will not incorporate any habitable space intended for residential use. The proposed height of 113'-7" is measured from grade to the top roof structure of the penthouse. Please be aware that there is a limited amount of floor area remaining and upon submittal of a building permit, if the proposed work exceeds the available floor area remaining, the permit will be denied.

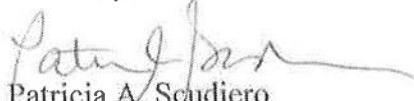
With regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase for the proposed mechanical penthouse will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an

increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 306, 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,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 10, 2014

Jessica M. Schramm
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: Administrative Relief request for Residential Business Planned Development No. 306, 554-628 West Diversey Parkway/2801-2807 North Broadway Street

Dear Ms. Schramm:

Please be advised that your request for a minor change to Residential Business Planned Development No. 306 ("PD 306"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 306. PD 306 allows for the rehabilitation of an existing 17-story residential building and the construction of an 8-story addition.

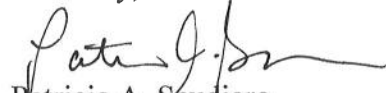
Your client and the property owner, Lincoln Park Plaza, LLC, is seeking administrative relief to allow an increase in height for the proposed 8-story addition from 98'-0" to 113'-7", for a proposed 840 SF mechanical penthouse. The penthouse will provide roof access and house mechanical equipment, and will not incorporate any habitable space intended for residential use. The proposed height of 113'-7" is measured from grade to the top roof structure of the penthouse, as shown on the attached, revised elevations and sections, dated April 16, 2014.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase for the proposed mechanical penthouse 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 existing building is 17 stories, 153'-0" in height while the addition is 8 stories. Also, based on a net site area of 59,024 SF, a maximum FAR of 5.0, and 251,017 SF of existing floor area, 44,103 SF of buildable floor area remains within the PD. According to your attached FAR & Zoning Analysis, dated May 12, 2014, the proposed project includes the demolition of 5,927 SF of existing ground floor Walgreens space, which will increase the amount of floor area remaining to 50,030 SF (44,103 + 5,927). Your addition totals 49,880 SF, including the proposed penthouse. Please be aware that this information will be verified upon submittal of your building permit, and if the proposed addition exceeds the available floor area remaining, the permit will be denied.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 306, 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,



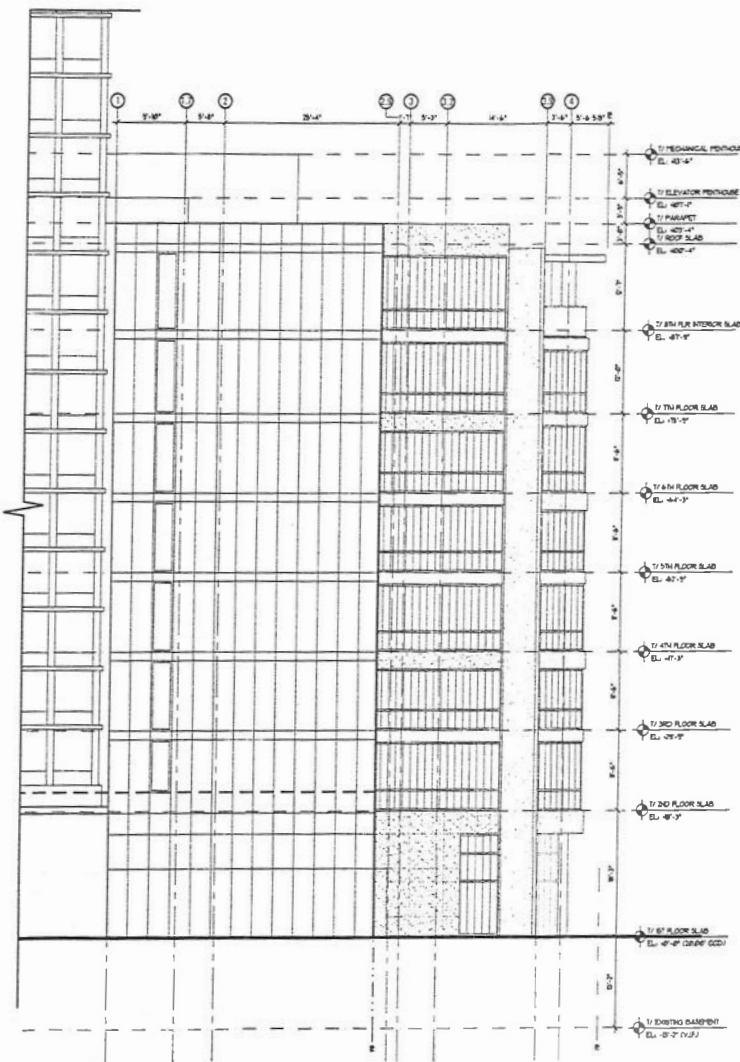
Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ATERIAL LEGEND:

- 1 MECHANICAL PENTHOUSE
- 2 ROOF SLAB
- 3 8TH FLOOR INTERIOR SLAB
- 4 8TH FLOOR TERRACE SLAB
- 5 7TH FLOOR SLAB
- 6 6TH FLOOR SLAB
- 7 5TH FLOOR SLAB
- 8 4TH FLOOR SLAB
- 9 3RD FLOOR SLAB
- 10 2ND FLOOR SLAB
- 11 1ST FLOOR SLAB
- 12 EXISTING RAMPART

PROGRESS - 5.2.14
NOT FOR CONSTRUCTION

Lincoln Park Plaza is a multi-story building located at 800 W. Diversey, Chicago, IL. The building is a prime example of modern architecture, featuring a grid of columns and floors. The drawing shows the South and North Elevations of the building, highlighting the architectural details and materials used.

LINCOLN PARK PLAZA

800 W. DIVERSEY
CHICAGO, IL

DATE	ISSUED FOR
08-23-09	HOUSE NUMBER CERT.
07-19-13	SCHEMATIC DESIGN
04-18-14	PROGRESS REVIEW

hpa
Haskins & Partners Architects
100 North Dearborn, Chicago, IL, 60610
P: 312.588.4444
F: 312.588.4444
www.haskinsandpartners.com

DL 81	JB
DL 81	ST
DATE	DATE PROJECT START DATE
DL 81	DL 81
DATE	DATE

SOUTH AND NORTH
ELEVATIONS

A2.00

5/13/2009

REPORTS OF COMMITTEES

16785
62749

Reclassification Of Area Shown On Map No. 5-N.
(Application No. 16823)
(As Amended)
(Common Address: 7001 -- 7009 W. Grand Ave.)

[SO2009-2539]

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-N in the area bounded by:

West Grand Avenue; North Sayre Avenue; the public alley next south of and parallel to West Grand Avenue; and a line 168.99 feet west of and parallel to North Sayre Avenue, to those of a B3-1 Community Shopping District.

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

Reclassification Of Area Shown On Map No. 7-F.
(Application No. 16785)
(As Amended)
(Common Address: 554 -- 678 W. Diversey Pkwy. And
2801 -- 2807 N. Broadway)

RBPD 306.99

[SO2009-2540]

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 Residential-Business Planned Development Number 306 symbols and indications as shown on Map Number 7-F in the area bounded by:

the public alley north of and parallel to West Diversey Parkway; the alley next east of North Broadway; West Diversey Parkway; North Broadway; a line 125 feet north of and parallel to West Diversey Parkway; and a line 186.14 feet west of the alley next east of North Broadway,

to the designation of Residential-Business Planned Development Number 306, 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.

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

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

Residential-Business Planned Development No. 306, As Amended

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 306, as amended, consists of approximately fifty-nine thousand twenty-four (59,024) square feet (one and thirty-five hundredths (1.35) acres) and is owned or controlled by the applicant, Lincoln Park Plaza, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its 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 applicant or its 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 applicant, its successors and assigns and, if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made the property shall be under single ownership or under single designated control. Save and except as hereinbelow described, 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. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. Lincoln Park Plaza, L.L.C. shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change to this planned development until Lincoln Park Plaza, L.L.C. shall designate in writing the party or parties authorized to make application for any future amendment, modification or change to this planned development.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site and Landscape Plan; a Green Roof Plan; and Building Elevations dated April 16, 2009 prepared by Hartshorne Plunkard Architecture. Full-size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": multi-unit residential, business and related uses as permitted in the B1-5, Neighborhood Shopping District and non-accessory parking.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department Zoning and Land Use Planning. Off-premises signs are prohibited.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also 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 City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval for the construction of the superstructure of the new residential building contemplated in this planned development.

11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department Zoning and Land Use Planning 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 planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). The applicant agrees to provide a vegetative green roof equaling approximately three thousand seven hundred seventy-six (3,776) square feet (approximately seventy-three percent (73%) of the net useable roof area of the roofs of the new residential building within this planned development) as described on the Green Roof Plan.
14. 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 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 building permit shall be granted by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction of the new residential building has commenced within six (6) years following adoption of this planned development, and unless completion of the new residential building is thereafter diligently pursued, then this planned development shall expire and the zoning the property shall automatically revert to the pre-existing Residential-Business Planned Development Number 306 as approved on October 12, 1983 classification.

5/13/2009

REPORTS OF COMMITTEES

16785
62753

[Existing Zoning Map; Planned Development Boundary and Property Line Map;
Site and Landscape Plan; Building Elevations; Green Roof Plan; and
Chicago Builds Green Form referred to in these Plan of
Development Statements printed on pages 62754
through 62766 of this *Journal*.]

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

Residential-Business Planned Development Number 306, As Amended

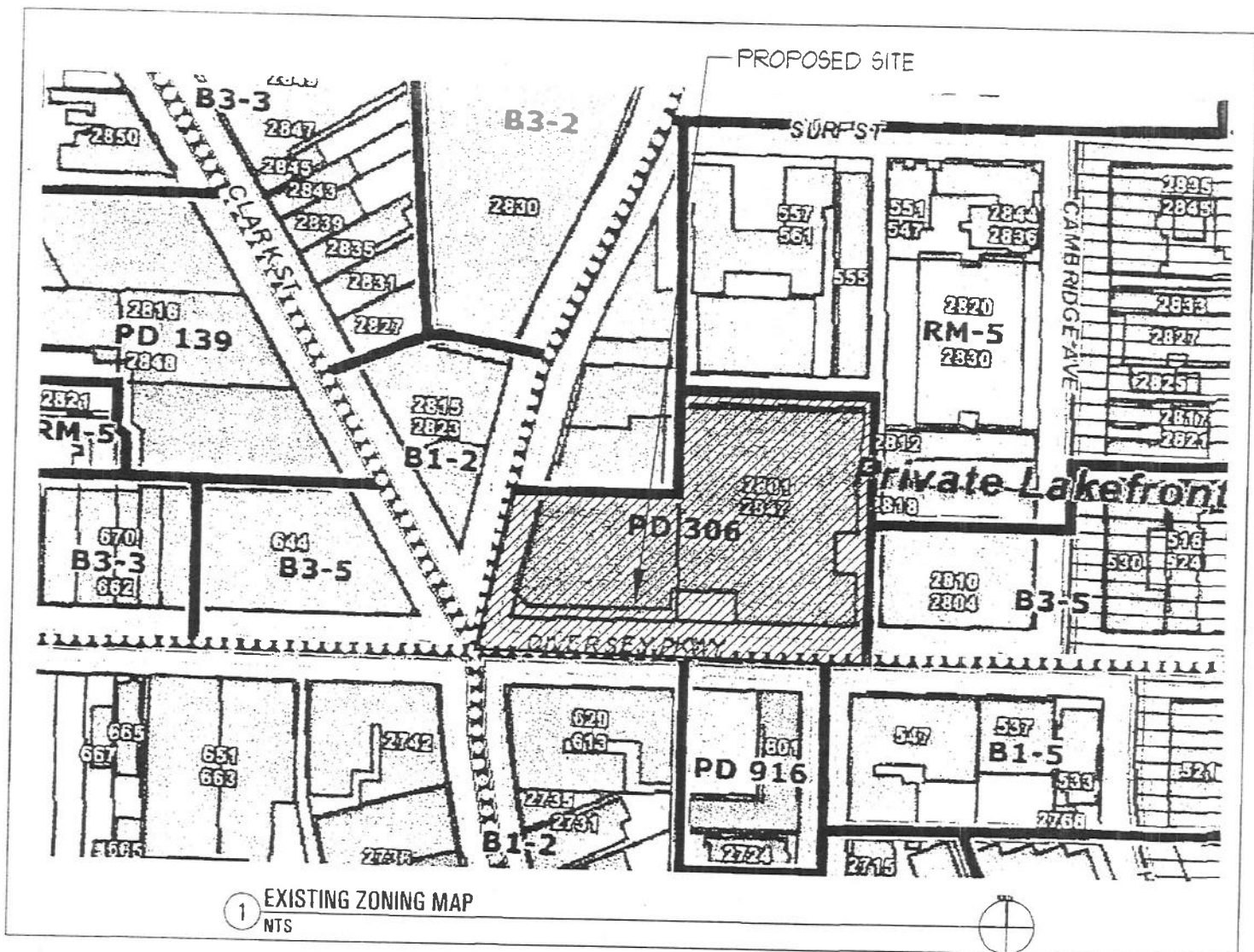
Bulk Regulations And Data Table.

Net Site Area: 59,024 square feet 1.36 acres

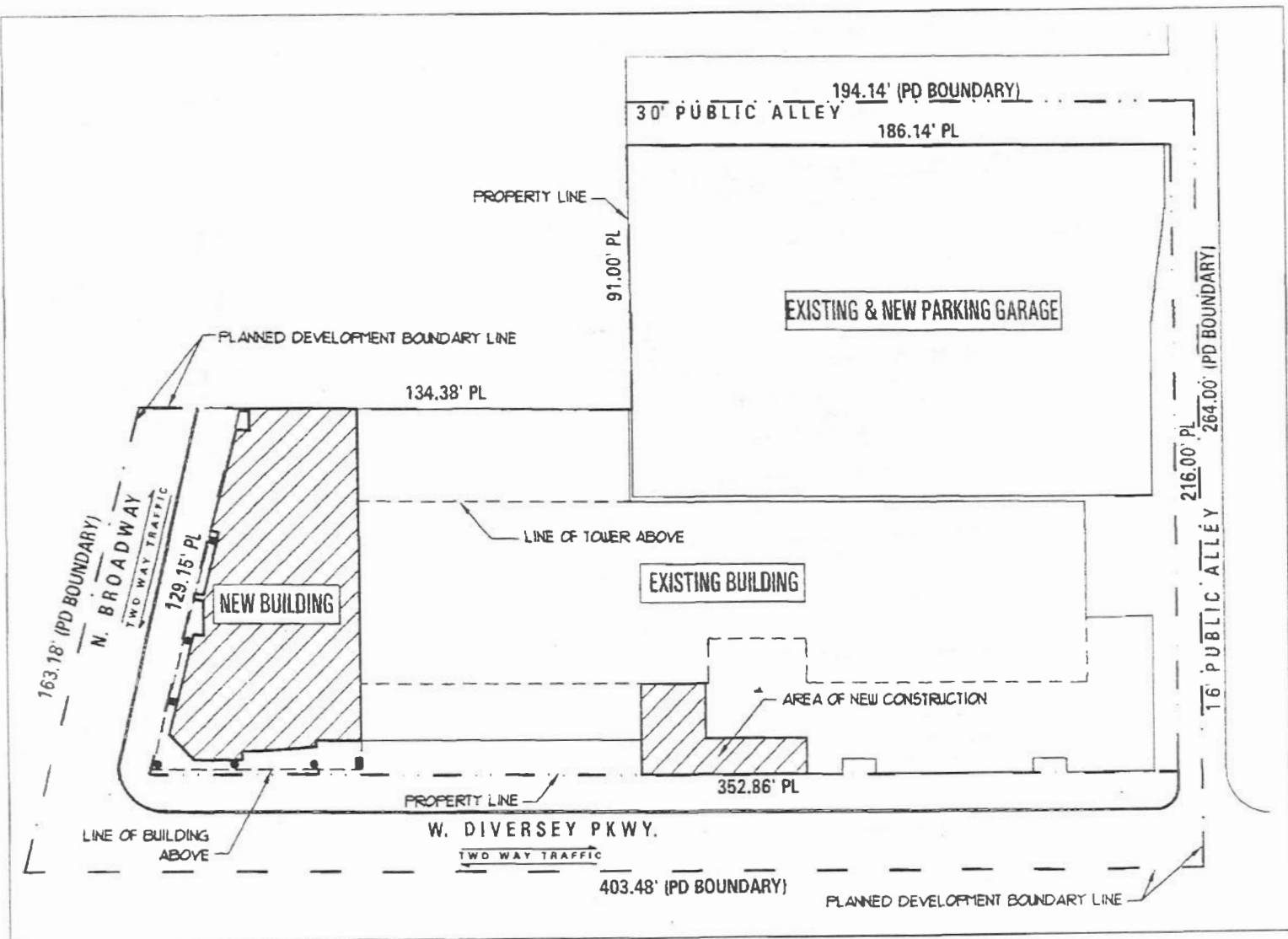
Gross Site Area equals Net Site Area plus Area in Adjacent Right-of-Way
81,097 (1.86 acres) = 59,024 square feet (1.36 acres) + 22,073 square feet (0.51 acre)

Maximum Number of Dwelling Units:	306 dwelling units
Maximum Floor Area Ratio:	5.00 F.A.R.
Maximum Land Coverage:	In accordance with approved Site Plan
Minimum Number of Loading Spaces:	2 spaces
Minimum Number of Accessory Parking Spaces:	224 spaces (per BI-5 District parking standards)
Maximum Number of Non-Accessory Parking Spaces:	82 spaces
Maximum Height of Buildings:	
Existing Tower:	153 feet
Proposed Tower:	98 feet

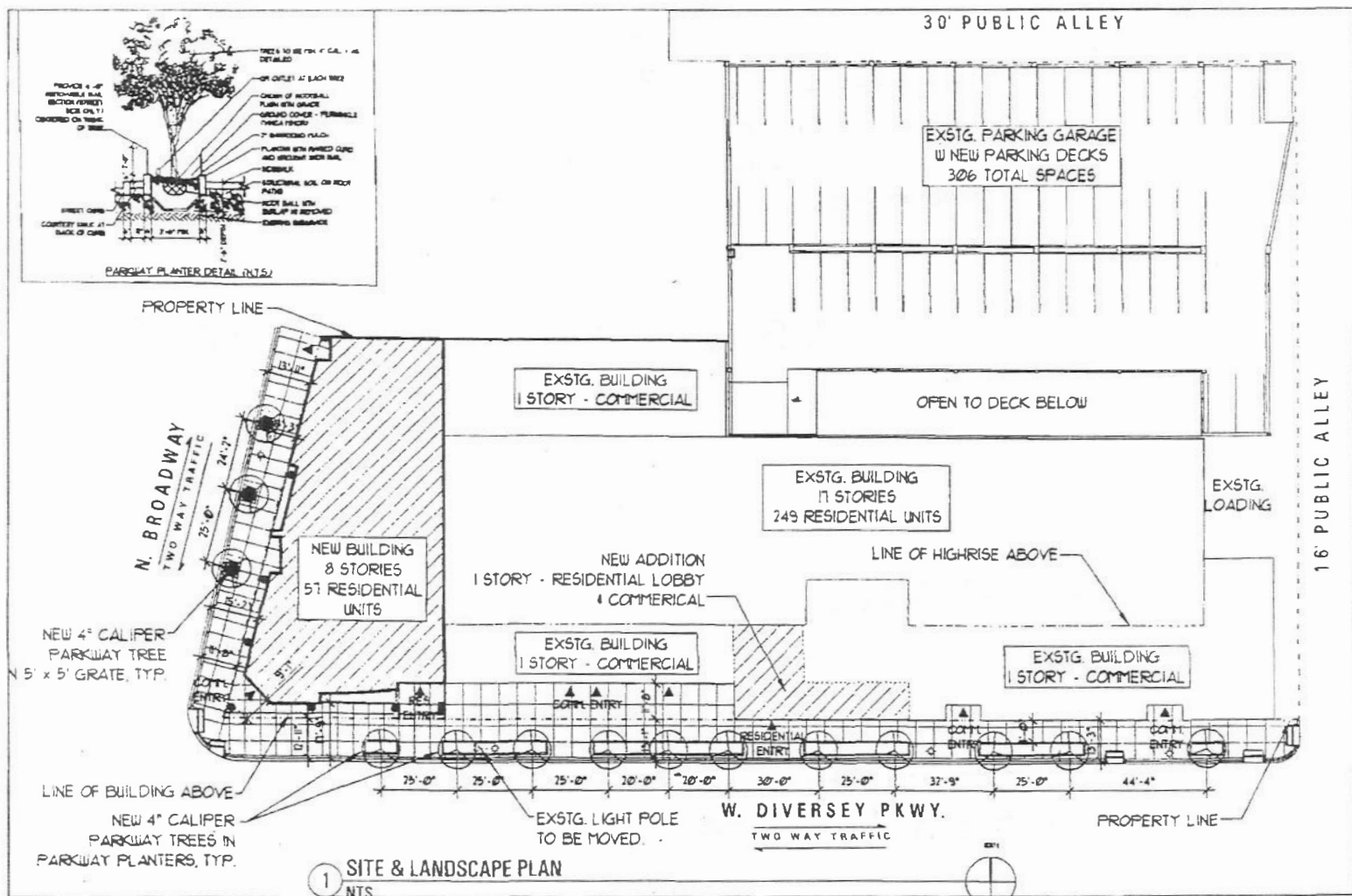
Existing Zoning Map.



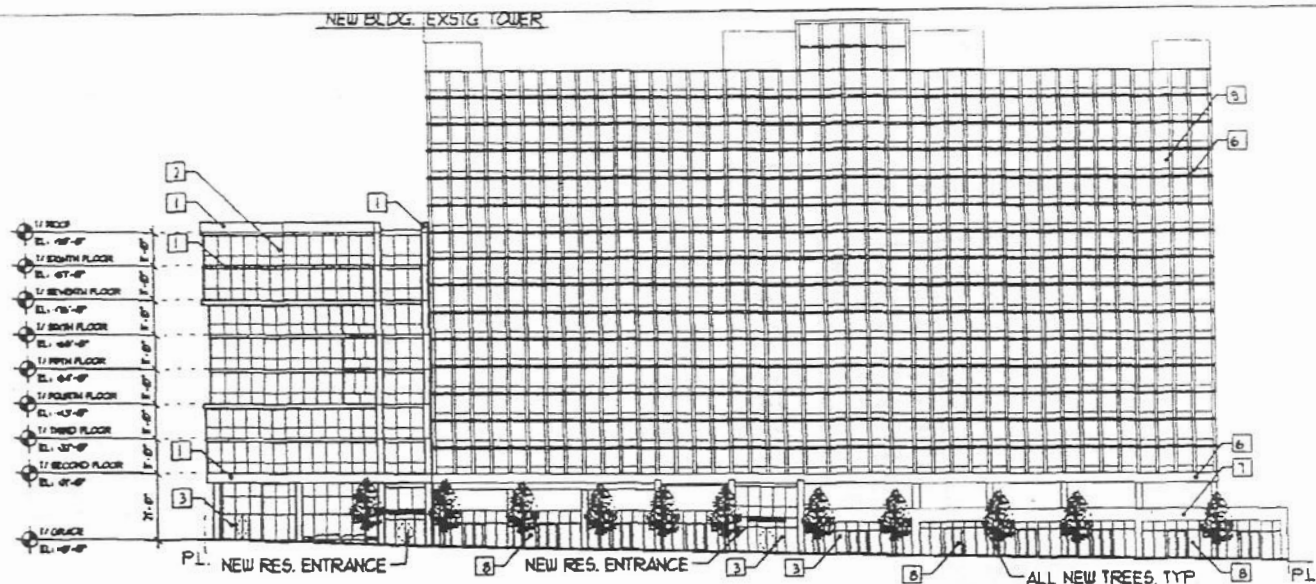
Planned Development Boundary
And Property Line Map.



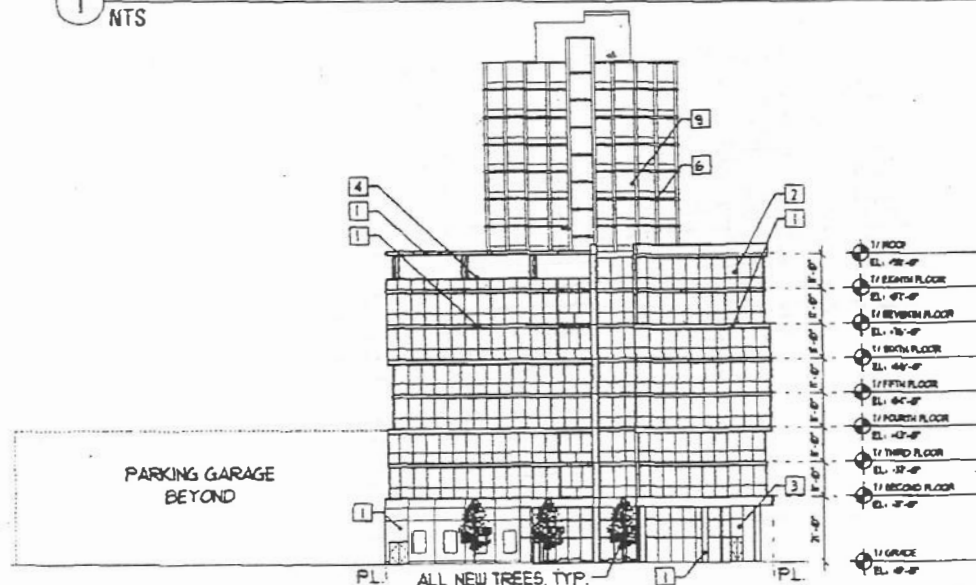
Site And Landscape Plan.



Building Elevations.
(Page 1 of 2)

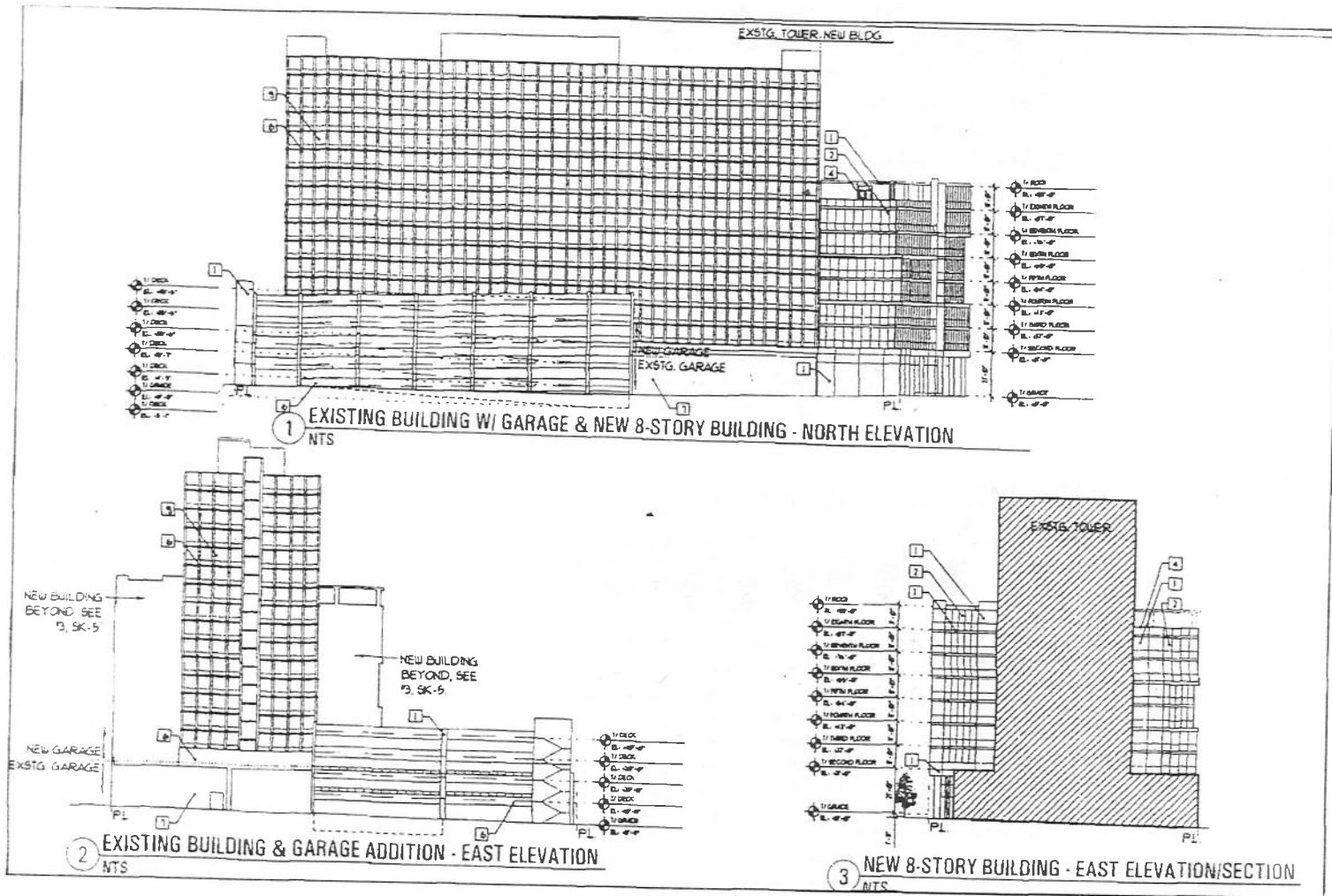


1 EXISTING BUILDING & NEW 8-STORY BUILDING - SOUTH ELEVATION (DIVERSEY)
NTS

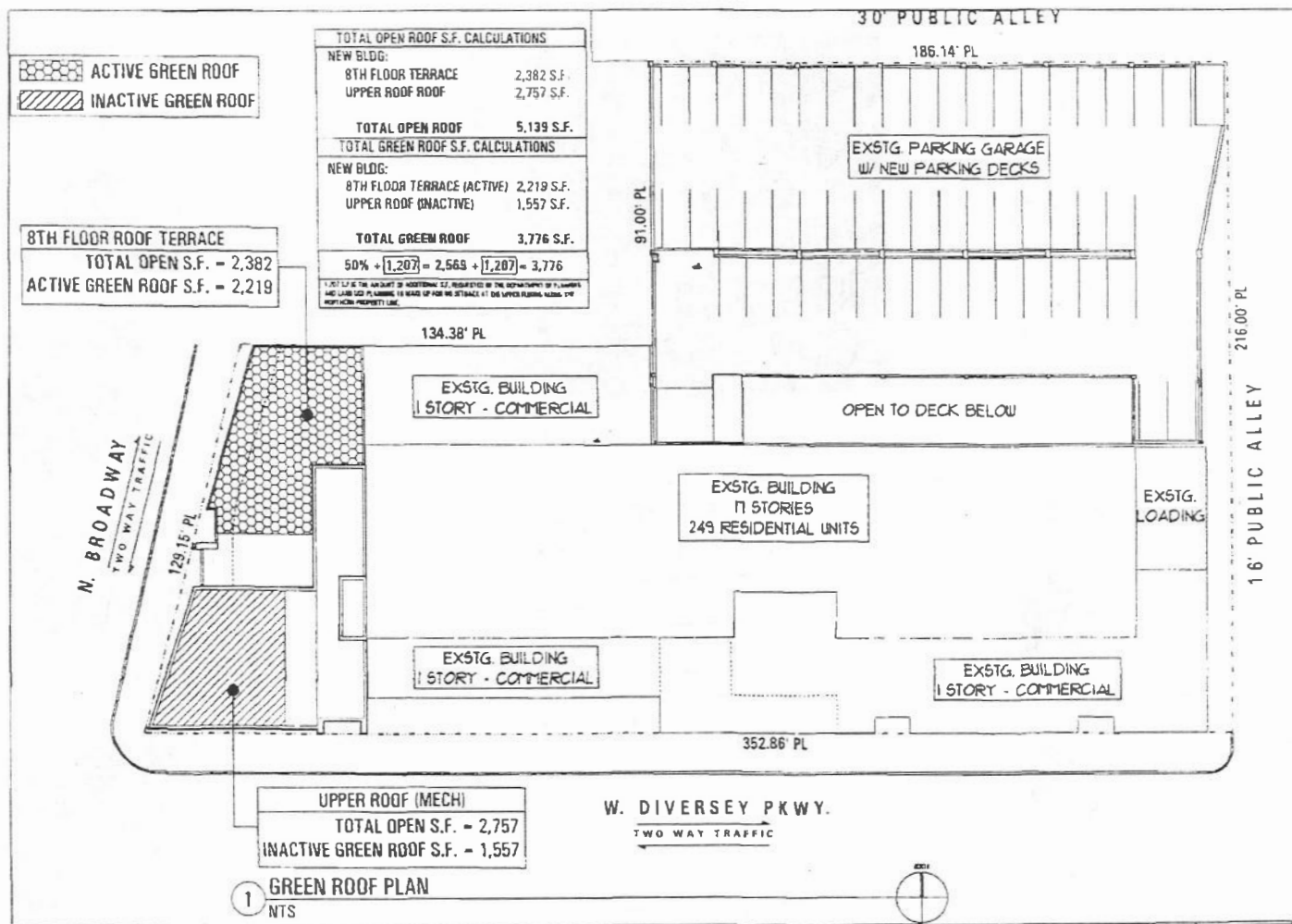


2 NEW 8-STORY BUILDING - WEST ELEVATION (BROADWAY)
NTS

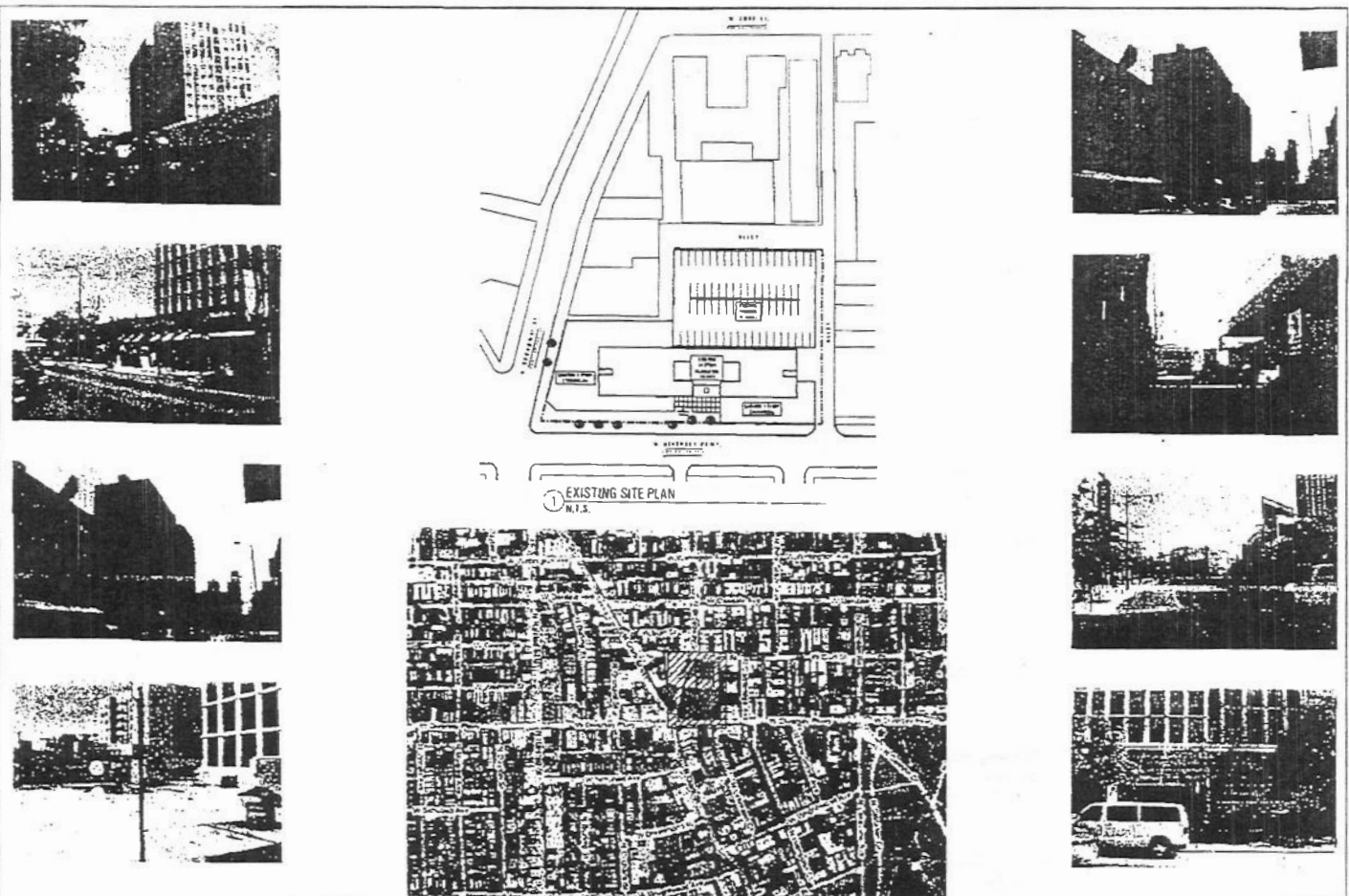
Building Elevations.
(Page 2 of 2)



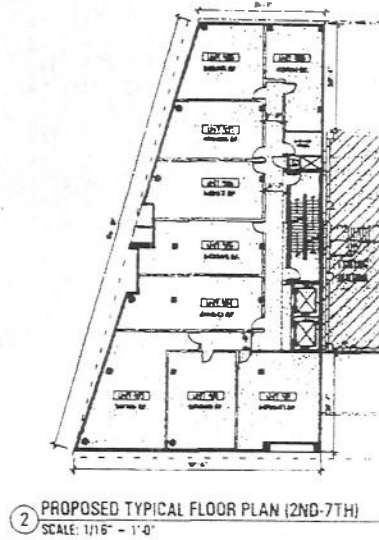
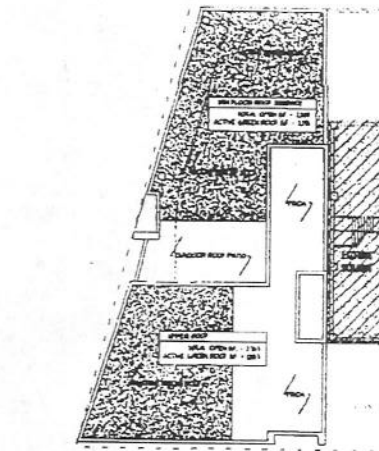
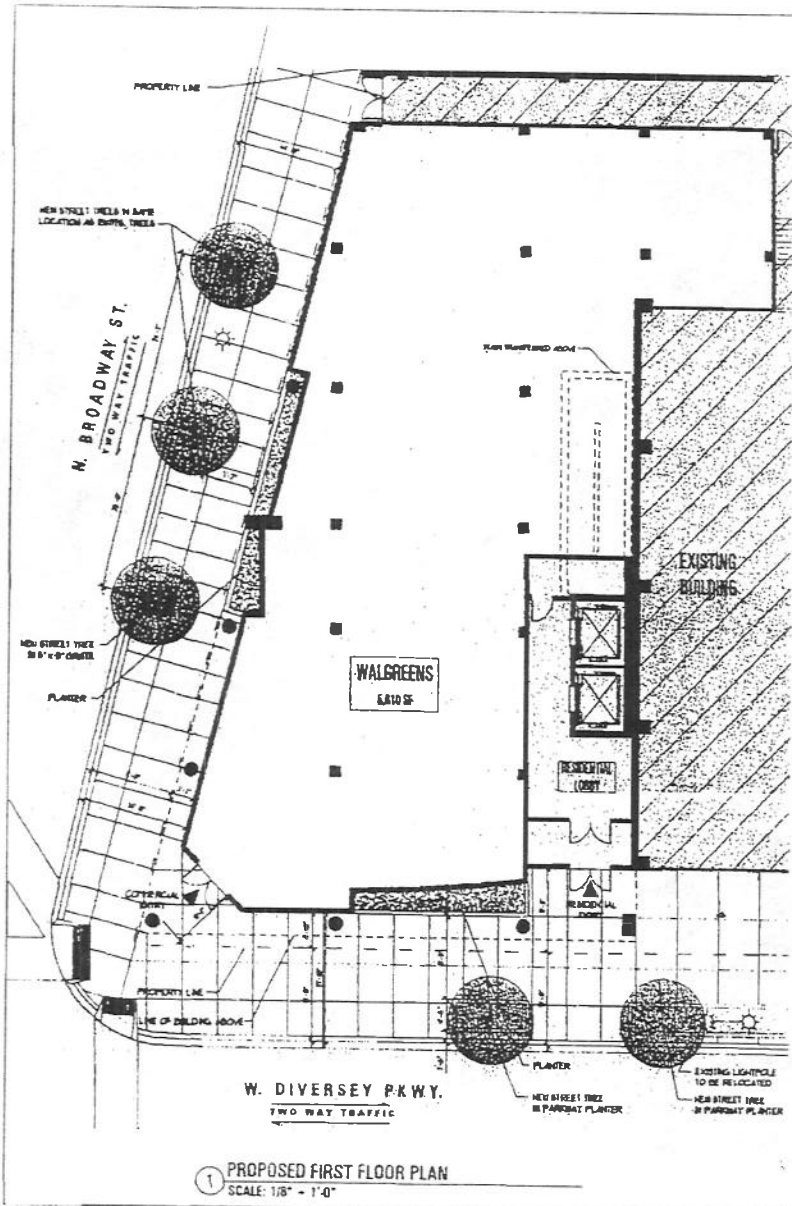
Green Roof Plan.



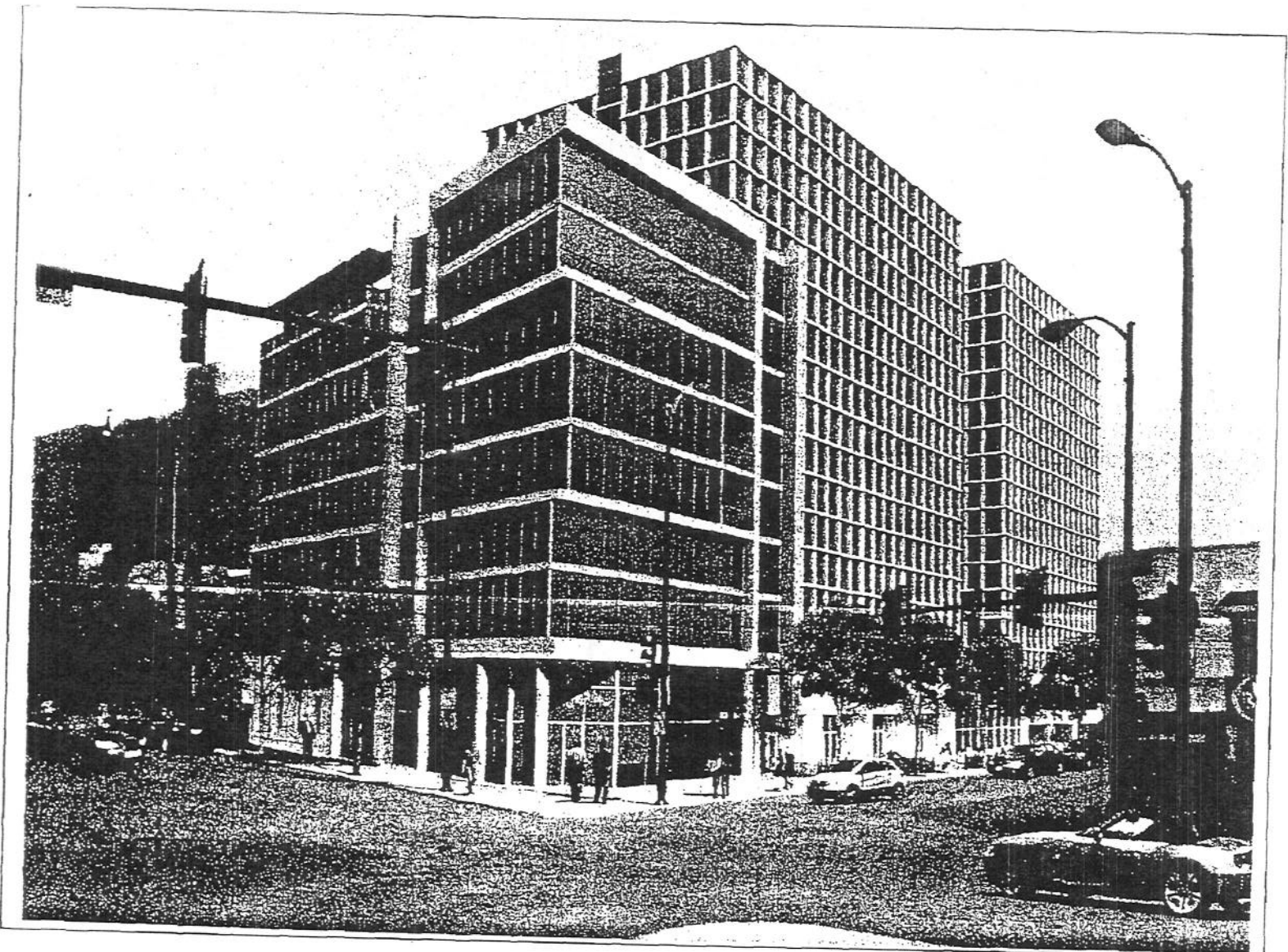
600 West Diversey Parkway.
(Page 1 of 4)



600 West Diversey Parkway.
(Page 2 of 4)



600 West Diversey Parkway.
(Page 3 of 4)

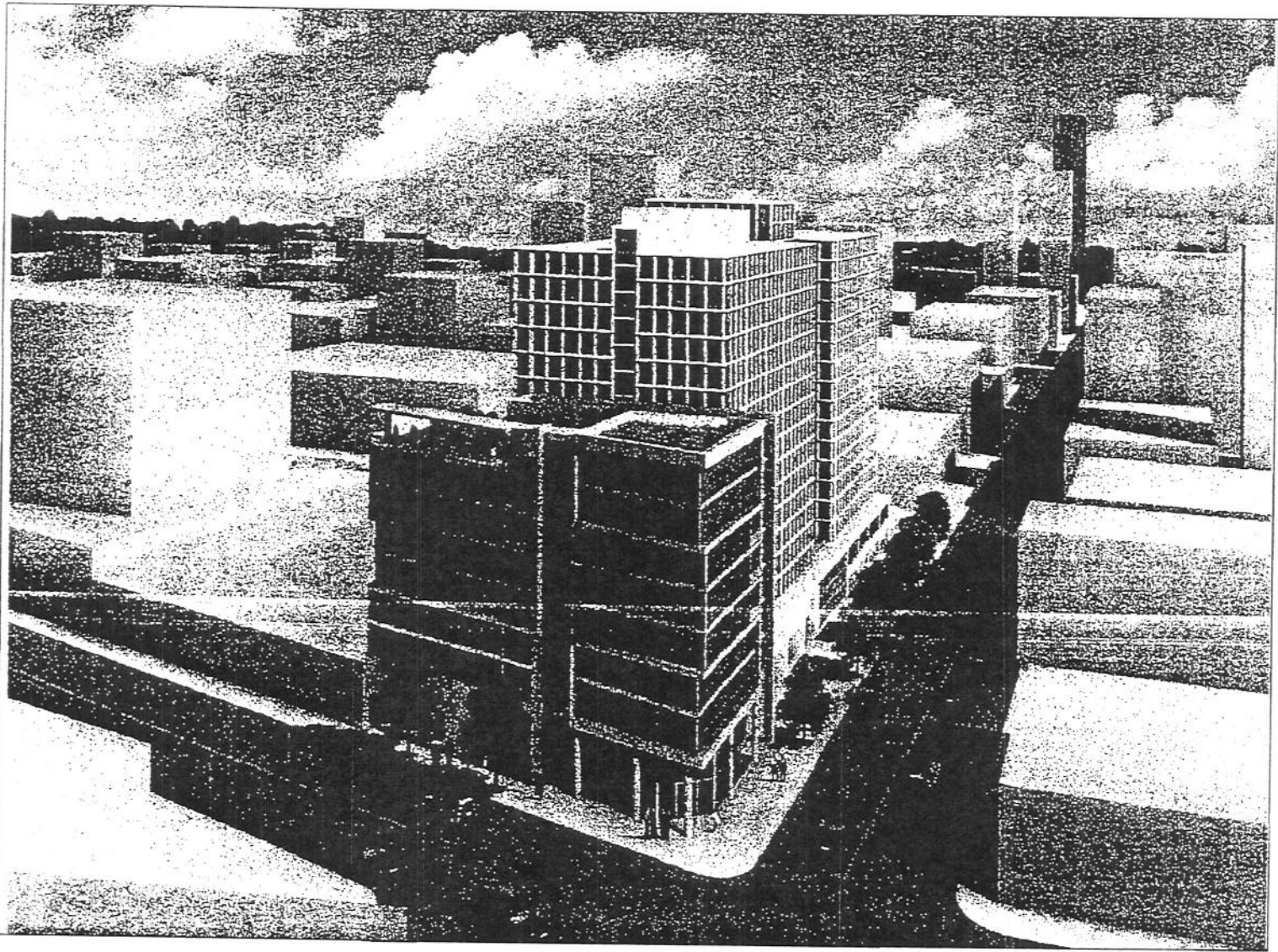


5/13/2009

REPORTS OF COMMITTEES

62763

600 West Diversey Parkway.
(Page 4 of 4)



Chicago Builds Green.
(Page 1 of 3)

Project Name:	600 W. Diversey		
<small>* Street Number (if the address only includes one street number, please fill only the cell "From"):</small>			
Project Location:	From*	To*	Direction: Street Name: Select Street Type:
	554	628	W Diversey Pkwy
<small>Ward No: Community Area No:</small> 44 6			
Project Type:	<small>Check applicable:</small> <input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> Zoning Change ↕ PD No: 306 ↕ RDA No: ↕ From: To:		
	<input type="checkbox"/> Public project <input type="checkbox"/> Landmark		
Project Size:	<small>Total land area in sq. ft.:</small>	<small>Total building(s) footprint in sq. ft.:</small>	<small>Total vehicular use area in sq. ft.:</small>
	59,024	30383	22,554
DPD Project Manager:	<small>Enter First Name Last Name</small> Sarah Sheehan		
BG/GR Matrix:	<small>Select project category:</small> Res. > 20% affordable or CPA		
Financial Incentives:	<small>Check applicable:</small> <input type="checkbox"/> TIF <input type="checkbox"/> Empowerment Zone Grant <input type="checkbox"/> Class L <input type="checkbox"/> GRIF <input type="checkbox"/> Ind. Dev. Revenue Bonds <input type="checkbox"/> Class 6b <input type="checkbox"/> SBIF <input type="checkbox"/> Bank Participation Loan <input type="checkbox"/> DOH <input type="checkbox"/> Land Sale Write Down		
Density Bonus:	<small>Check applicable:</small> <input type="checkbox"/> Public plaza & pocket park <input type="checkbox"/> Water features in a plaza or pocket park <input type="checkbox"/> Chicago Riverwalk improvements <input type="checkbox"/> Setbacks above the ground floor <input type="checkbox"/> Winter gardens <input type="checkbox"/> Lower level planting terrace <input type="checkbox"/> Indoor through-block connection <input type="checkbox"/> Green roof <input type="checkbox"/> Sidewalk widening <input type="checkbox"/> Underground parking and loading <input type="checkbox"/> Arcades <input type="checkbox"/> Concealed above-ground parking		

Chicago Builds Green.
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
		Please fill, if applicable	
Landscaping:	7' Landscape Setback	Square footage: 0	0
	Interior Landscape Area	Square footage: 0	0
	No. of Interior Trees	0	0
	No. of Parkway Trees	14	14
Open Space:	River Setback	Square footage: 0	0
	Private Open Space	Square footage: 0	0
	Privately developed Public Open Space	Square footage: 0	0
Stormwater Management (At-grade volume control):			
Permeable paving	Square footage:	0	
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:	0	
Rain-water collection cistern/barrel	Gallons:	0	
Total impervious area reduction	Square footage:	0	
Other sustainable surface treatments:			
Green roof	Square footage:	2569	3,776
Energy Star roof	Square footage:	0	1,383
High-albedo pavement	Square footage:	0	0
Transportation:	No. of accessory parking spaces	0	224
	Total no. of parking spaces (Accessory + Non-Acc.)		308
	No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	2
	No. of bicycle parking	29	29
	Within 600 ft of CTA or Metra station entrance		
	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies
not captured above:**

*IE: Other than Energy Star Roof - or Energy Star Building
Certification-*

**Other sustainable strategies
and/or Project Notes:**

(Continued from page 2390)

Reclassification of Area Shown on Map No. 6-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 6-G in the area bounded by

a line 572 feet southeast of S. Archer Avenue; the alley next northeast of and parallel to S. Quinn Street; a line 596 feet southeast of S. Archer Avenue; and S. Quinn Street,

to those of an R3 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 No. 7-F.

PD 306

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 B3-4 General Retail District symbols and indications as shown on Map No. 7-F in the area bounded by

the public alley north of and parallel to W. Diversey Parkway; the alley next east of N. Broadway; W. Diversey Parkway; N. Broadway; a line 125 feet north of and parallel to W. Diversey Parkway; and a line 186.14 feet west of the alley next east of N. Broadway,

to those of a Residential-Business Planned Development District and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 2401 thru 2407
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. 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 B4-3 Restricted Service District symbols and indications as shown on Map No. 7-G in area bounded by

the alley next north of and parallel to W. Fullerton Avenue; a line 140.08 feet east of and parallel to N. Sheffield Avenue; W. Fullerton Avenue; and N. Sheffield Avenue,

to those of a B4-4 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 Nos. 8-G and 6-G.

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

(Continued on page 2408)

*P.D. No. 306*RESIDENTIAL - BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENT - STATEMENTS

1. Legal title to the area delineated herein as "Residential - Business Planned Development" (the "Planned Development") and consisting of approximately 59,024 square feet, or 1.36 acres, of real property (all as shown on the attached Property Line Map) is held by American National Bank and Trust Company of Chicago, as trustee under Trust No. 47814 dated November 10, 1980. Diversey-Broadway Associates, an Illinois limited partnership is the sole beneficiary of Trust No. 47814 and is the owner for purposes of filing this application for a Residential Business Planned Development.

2. The Applicant or its successors, assignees or grantees shall obtain all required reviews, approvals and permits in connection with this Plan of Development.

3. The permitted uses in the Planned Development are: Residential, business and related uses as permitted in a B3-4 district; and non-accessory parking.

4. Off-street parking and off-street loading facilities will be provided in accordance with this Plan of Development.

5. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

6. Any service drives or other ingress or egress lanes 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 the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

APPLICANT: Diversey-Broadway Associates
Suite 2020
228 North LaSalle Street
Chicago, IL 60601

DATE: March 23, 1983

7. Identification signs may be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (1) Height limitations as certified on Form FAA-117 (or on a successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
- (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
- (3) Height limitations as approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, FAA.

9. The following maps and table of controls, together with these statements, set forth data concerning a generalized land use plan of the Planned Development, and illustrate that the development of such area will be 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, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Diversey-Broadway Associates
Suite 2020
228 North LaSalle Street
Chicago, IL 60601

DATE: March 23, 1983

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENTUSE AND BULK REGULATIONS AND DATA

Net site area

- In square feet 59,024
- In acres 1.36

Gross site area = Net site area + area of public streets
and alleys

- In square feet 84,495 = 59,024 + 25,471
- In acres 1.95 = 1.36 + .59

General Description of
Land Use

Residential, business, commercial
and related uses in accordance
with B3-4 district, and non-
accessory parking

Number of Existing
Dwelling Units

249

Maximum Number of
Dwelling Units

In accordance with B3-4 District

F.A.R., as built

4.3

Maximum F.A.R.

In accordance with B3-4 District

Land Coverage, as built

83% (see attached diagram for
building dimensions)

Maximum % of Land Covered

In accordance with B3-4 District

Existing Business and
Commercial Space

Commercial: 20,414 sf (ground
floor)
Office: 1,824 sf (above-grade)
.. 3,500 sf (basement)

Maximum area of Above-
Grade Business and
Commercial Space

In accordance with B3-4 District

Number of Existing Off-
Street Loading Spaces

One

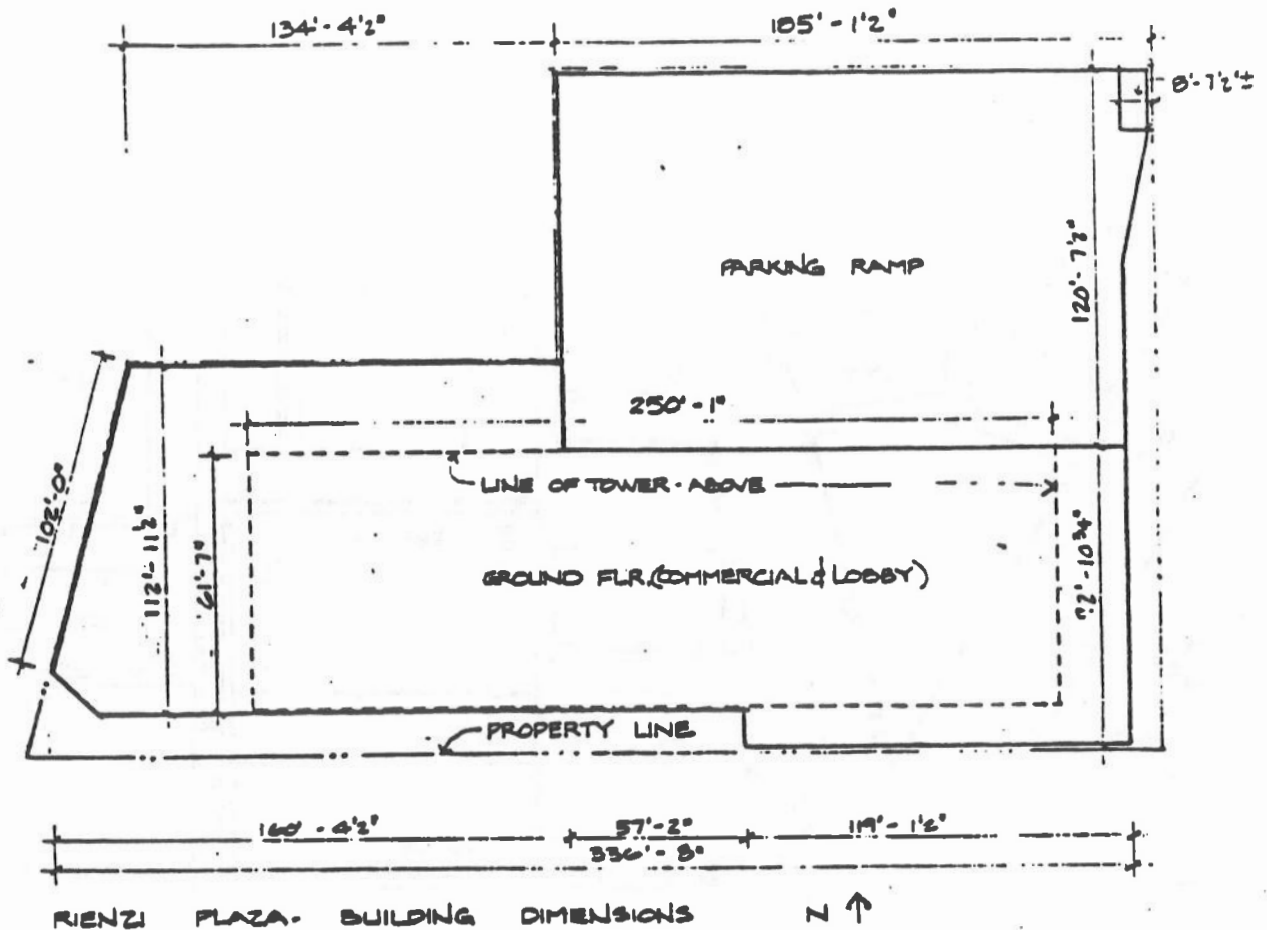
APPLICANT: Diversey-Broadway Associates
Suite 2020
228 North LaSalle Street
Chicago, IL 60601

DATE: March 23, 1983

Minimum Number of Off-Street Loading Spaces	In accordance with B3-4 District
Number of Existing Parking Spaces	191
Minimum Number of Accessory Parking Spaces Required	95
Maximum Number of Non-Accessory Parking Spaces Permitted	96
Maximum Number of Parking Spaces Permitted	191

APPLICANT: Diversey-Broadway Associates
Suite 2020
228 North LaSalle Street
Chicago, IL 60601

DATE: March 23, 1983

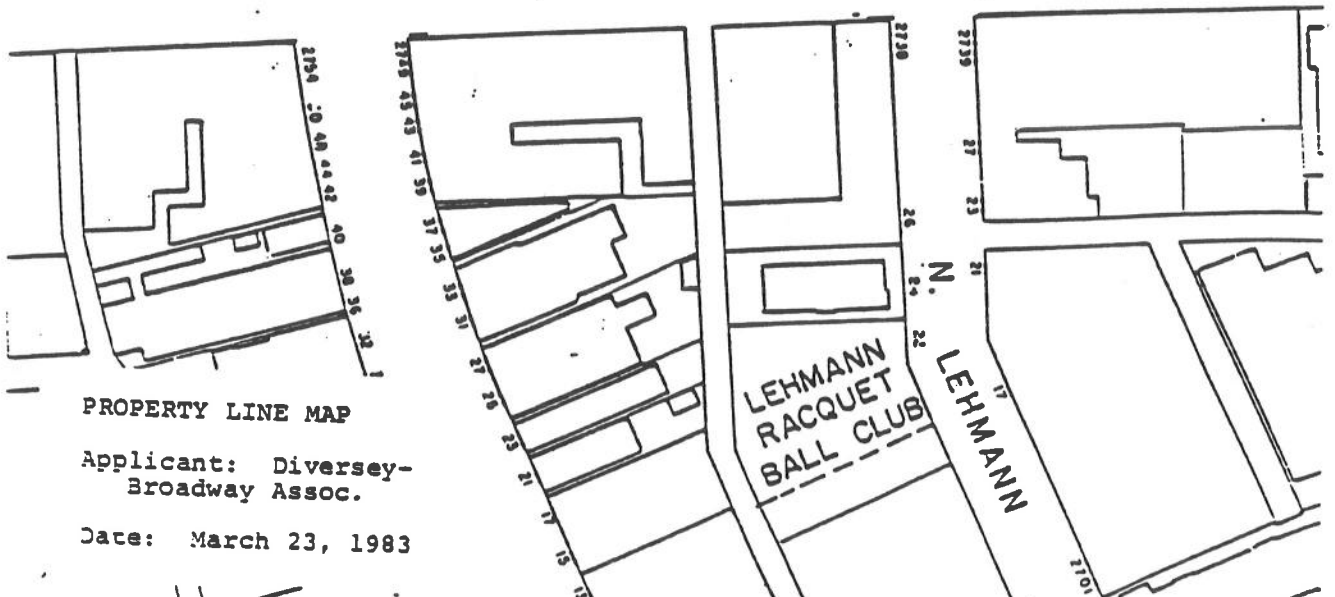
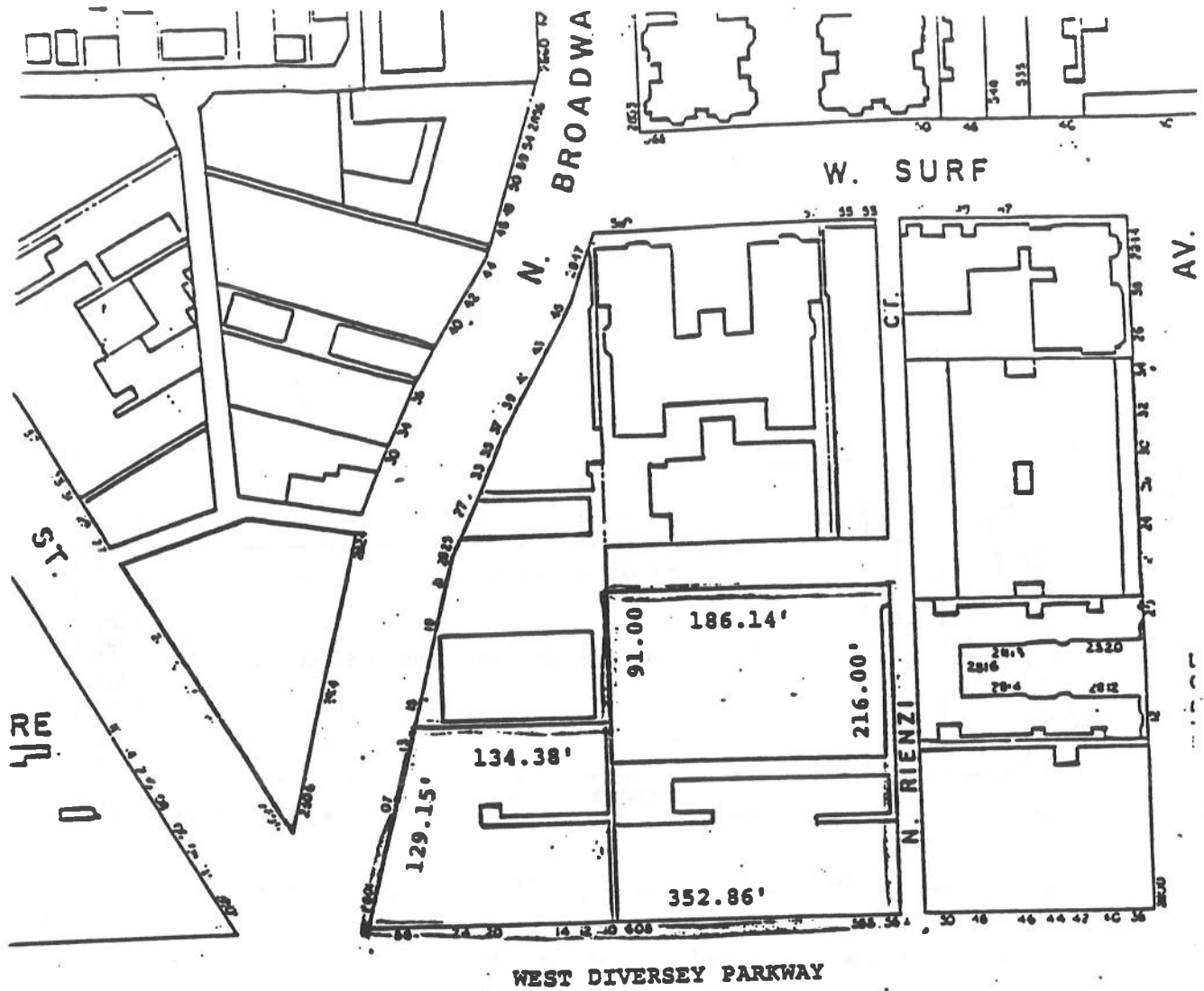


BLDG. HEIGHT: PARAPET TO MEAN CURB GRADE = 153.95 FT.
 PENTHOUSE HIGH PT. TO MEAN CURB GRADE = 168.77 FT.

BUILDING DIMENSIONS

Applicant: Broadway-
 Diversey Assoc.

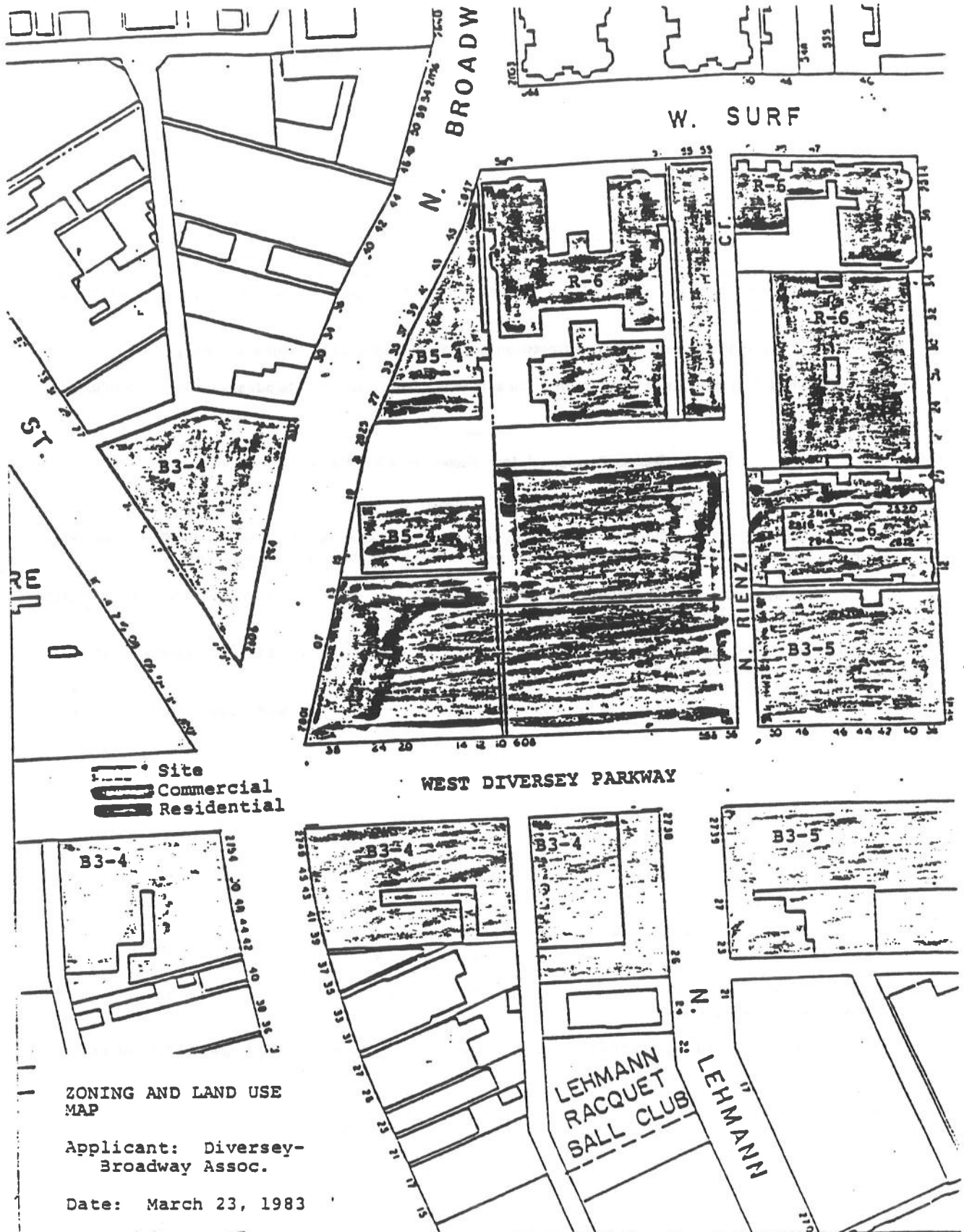
Date: March 23, 1983



PROPERTY LINE MAP

Applicant: Diversey-
Broadway Assoc.

Date: March 23, 1983



(Continued from page 2400)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C4 Motor Freight Terminal District symbols and indications as shown on Map No. 8-G and on Map No. 6-G in the area bounded by

S. Archer Avenue; westerly line of south fork of south branch of Chicago River; a line 425.80 feet north of and parallel to W. 33rd Street; and S. Ashland Avenue,

to the designation of a B5-1 General Service District which is hereby established in the area above described.

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B5-1 General Service District symbols and indications hereinabove established to the designation of a 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 hereof and to no others.

[Planned Development printed on pages 2409 thru 2414 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. 10-L

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 10-L in area bounded by

the alley north of and parallel to W. 47th Street; the alley next east of and parallel to S. LaCrosse Avenue; W. 47th Street; and S. LaCrosse Avenue,

to those of a C2-1 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 No. 11-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 B3-3 General Retail District, B4-2 Restricted Service District and B5-3 General Service District symbols and indications as shown on Map No. 11-H in the area bounded by

the alley next north of and parallel to W. Irving Park Road; the alley next west of N. Lincoln Avenue; W. Cuyler Avenue; N. Lincoln Avenue; W. Irving Park Road; and N. Oakley Avenue,

to those of a B2-1 Restricted Retail 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.