



City of Chicago



O2013-3336

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/8/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17731 at 1140-1152 W Eddy St
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

APPLICATION NARRATIVE

Applicant: Wrigley Field Parking Operations LLC
Property Address: 1140/1152 West Eddy Street, Chicago, IL, 60657
Current Zoning: M1-2 Limited Manufacturing/Business Park District
Proposed Zoning: B3-3 Community Shopping District

The subject property consists of approximately 41,548 square feet and is improved with a two-level parking garage containing approximately 200 parking spaces, storage and related improvements. The property is currently used as non-accessory parking and for other purposes. Applicant is the owner of the subject property.

Applicant intends to reconstruct and expand the parking garage for continued use as non-accessory parking and other uses. A new garage will contain three levels of parking (including roof parking), approximately 300 parking spaces, office space, storage and related, accessory and incidental uses.

Applicant is seeking a map amendment from M1-2 Limited Manufacturing/Business Park District to B3-3 Community Shopping District to permit the use described in the preceding paragraph. The B3-3 Community Shopping District is appropriate for the subject property and the project because it: (i) permits the proposed use as non-accessory parking; (ii) is consistent with the character of the existing use, adjacent businesses and the Clark Street commercial corridor; and (iii) allows the building height and floor area identified below. A "Type I" application is required.

- (a) Floor Area Ratio

Existing M1-2:	1.2
B3-3 required/allowed:	3.0
Proposed:	3.0

- (b) Dwelling units: None

- (c) Off-Street Parking Spaces

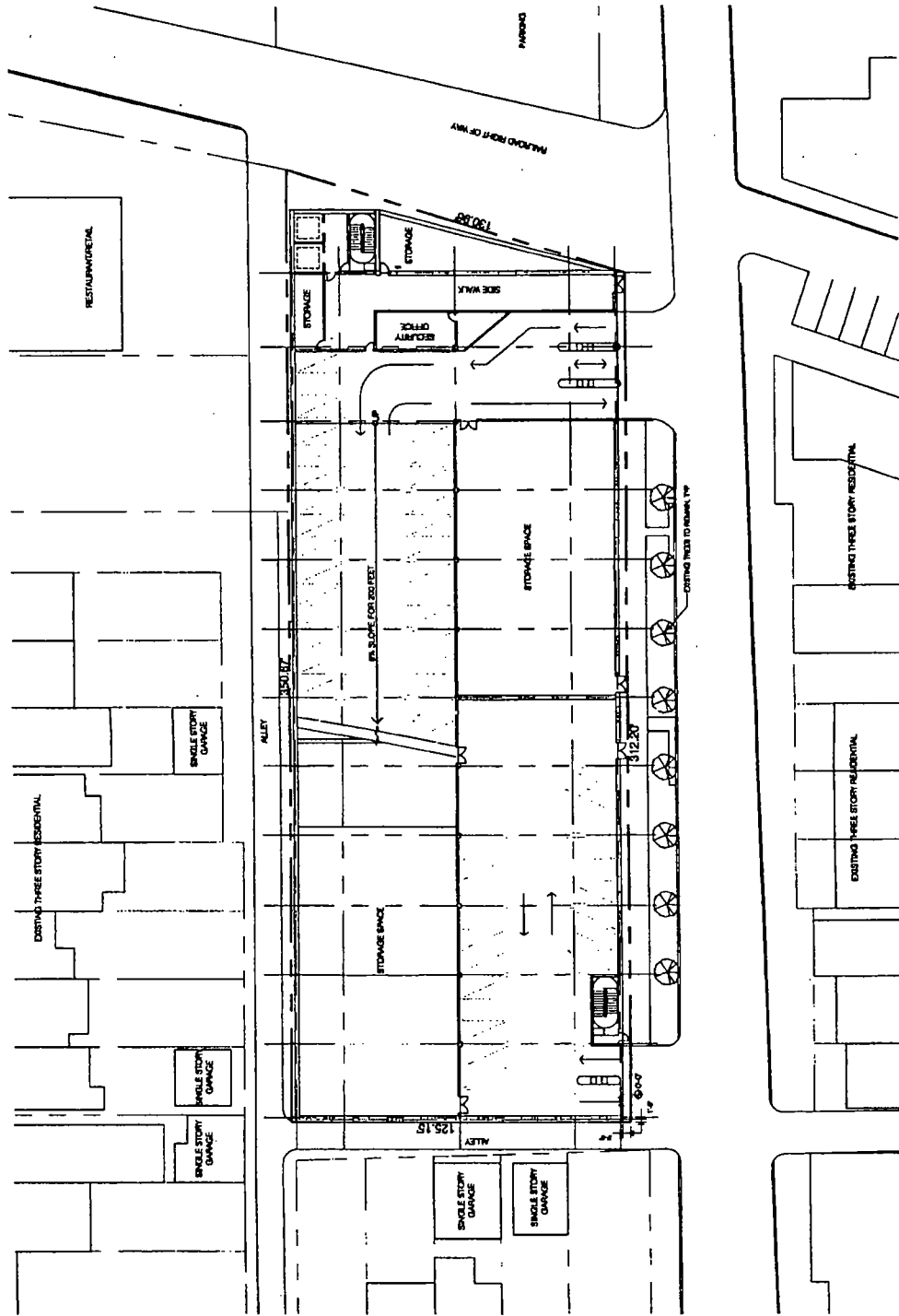
Existing:	200
B3-3 required/allowed:	N/A to non-accessory parking use.
Proposed:	300

- (d) Setbacks

Existing:	North/Rear: 0'
	East/Side: 24.44'
	South/Front (Eddy): 0'
	West/Side: Ramp: 0' Building: 69.92'
B3-3 required/allowed:	None (subject property does not abut R-zoned property)
Proposed:	North/Rear: 0'
	East/Side: 0'
	South/Front (Eddy): 0'
	West/Side: Ramp: 0'

- (e) Building Height

Existing M1-2:	No limit
B3-3 required/allowed:	60 feet
Proposed:	Per building elevations



SITE PLAN

WRIGLEY FIELD PARKING OPERATIONS LLC
 ADDRESS: 1140 WEST EDDY STREET, CHICAGO, IL 60657
 DATE SUBMITTED : 01 MAY 2013
 REVISED DATE:

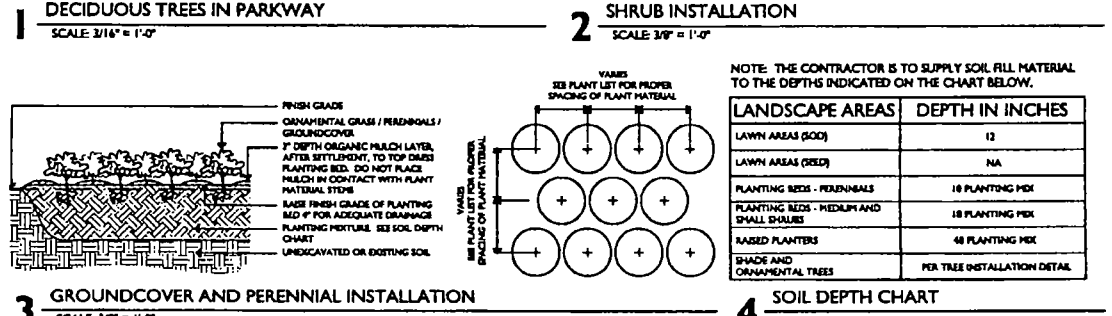
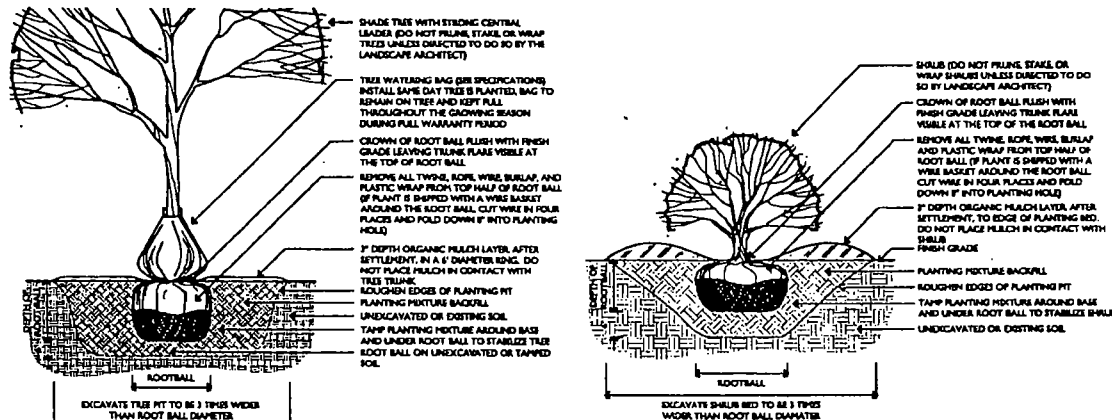


	CODE	BOTANICAL NAME	COMMON NAME	QTY	HT	SPRD	ROOT	REMARKS
SHRUBS	DS	DIERVILLA SESSILIFOLIA	SOUTHERN BUSH HONEYSUCKLE	-	24"	-	#5	4'-0" ON CENTER
	JCSG	JUNIPERUS CHINENSIS SEA GREEN	SEA GREEN JUNIPER	-	-	24"	#5	4'-0" ON CENTER
	JHP	JUNIPERUS HORIZONTALIS	ANDORRA COMPACT JUNIPER	-	-	18"	#5	3'-0" ON CENTER
	POS	PHYTOCARPUS OPULIFOLIUS SEWARD	SUMMER WINE NINEBARK	-	34"	-	#5	4'-0" ON CENTER
	RAE	RIBES ALPINUM	ALPINE CURRANT	-	24"	-	#5	4'-0" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	-	-	24"	#5	3'-0" ON CENTER
	RMKO	ROSA X 'PINK KNOCK OUT'	PINK KNOCKOUT ROSE	-	-	24"	#9	3'-0" ON CENTER
	RRKO	ROSA X 'RED KNOCK OUT'	RED KNOCKOUT ROSE	-	-	24"	#9	3'-0" ON CENTER
	SBG	SPIREA X 'BUMALDA' GOLDFLAME	GOLDFLAME SPIREA	-	-	24"	#9	3'-0" ON CENTER
	THW	TAXUS X MEDIA 'WARDS'	WARDS YEW	-	-	30"	B&B	3'-0" ON CENTER
GRASSES	CAKF	CALAMAGLOSTIS ACUTIFLORA 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	-	-	-	#3	2'-0" ON CENTER
	MCM	MOLINIA CAERULEA 'MOORFLAMME'	MOORFLAMME PURPLE MOOR GRASS	-	-	-	#1	1'-6" ON CENTER
	MSP	MISCANTHUS SINENSIS 'PURPURASCENS'	PURPLE MAIDEN GRASS	-	-	-	#3	3'-0" ON CENTER
	PYS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	-	-	-	#1	2'-0" ON CENTER
	PAH	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	-	-	-	#1	2'-0" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRairie DROPSEED	-	-	-	#1	1'-6" ON CENTER
	EFC	EUCHROMIS FORTUNEI 'COLORATUS'	PURPLELEAF WINTER CREEPER	-	-	-	QT	1'-0" ON CENTER
PERENNIALS / GROUND COVER	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	-	-	-	#1	1'-4" ON CENTER
	HSM	HEMEROCALLIS SPECIES MIX	DAYLILY	-	-	-	#1	1'-4" ON CENTER
	NF	NEPETA X FAASSENII	CATMINT	-	-	-	#1	1'-4" ON CENTER
	IQ	PAATHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	-	-	-	#1	3'-0" ON CENTER
	CA	CAMPBES RADICANS	TRUMPET VINE	-	-	-	QT	SEE PLANS FOR SPACING
	HH	HEDERA HELIX 'THORNDALE'	THORNDALE ENGLISH IVY	-	-	-	#3	SEE PLANS FOR SPACING
	HAP	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	-	-	-	#3	SEE PLANS FOR SPACING
	LBDS	LONICERA X BROWNII 'DROPPHORE SCARLET'	DROPPHORE SCARLET BROWN'S TRUMPET HONEYSUCKLE	-	-	-	QT	SEE PLANS FOR SPACING
	PT	PAATHENOCISSUS TRICUSPIDATA	BOSTON IVY	-	-	-	QT	SEE PLANS FOR SPACING

PLANT PALETTE

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
TREES	UCMG	ULMUS CARRNIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	1	2.5"	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

PARKWAY TREE



PLANT LIST AND DETAILS

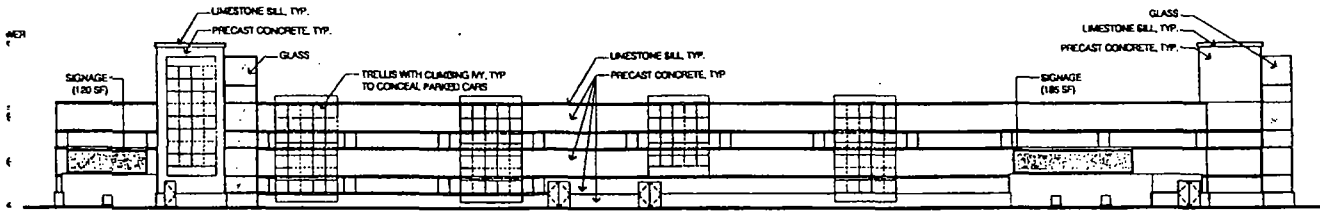


ENLARGED LANDSCAPE DETAILS

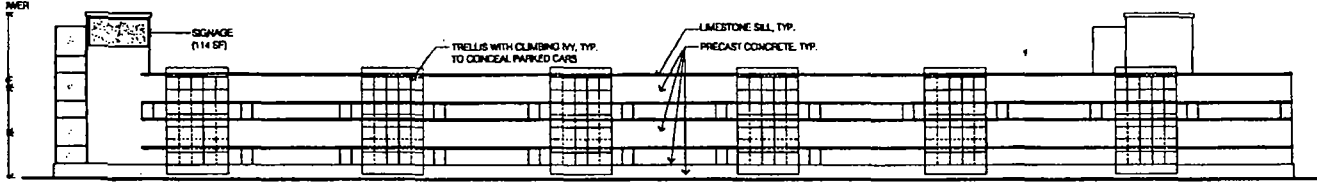
WRIGLEY FIELD PARKING OPERATIONS LLC
 ADDRESS: 1140 WEST EDDY STREET, CHICAGO, IL 60657
 DATE SUBMITTED: 01 MAY 2013
 REVISED DATE:



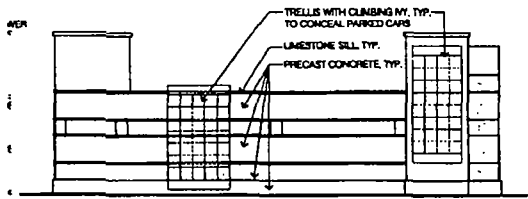
©2013 VOA ASSOCIATES INC.



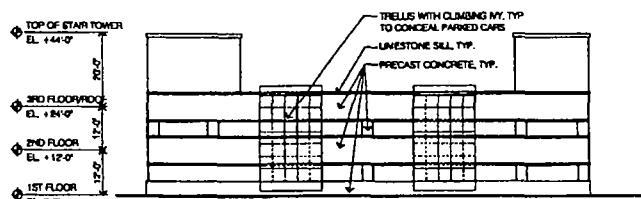
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

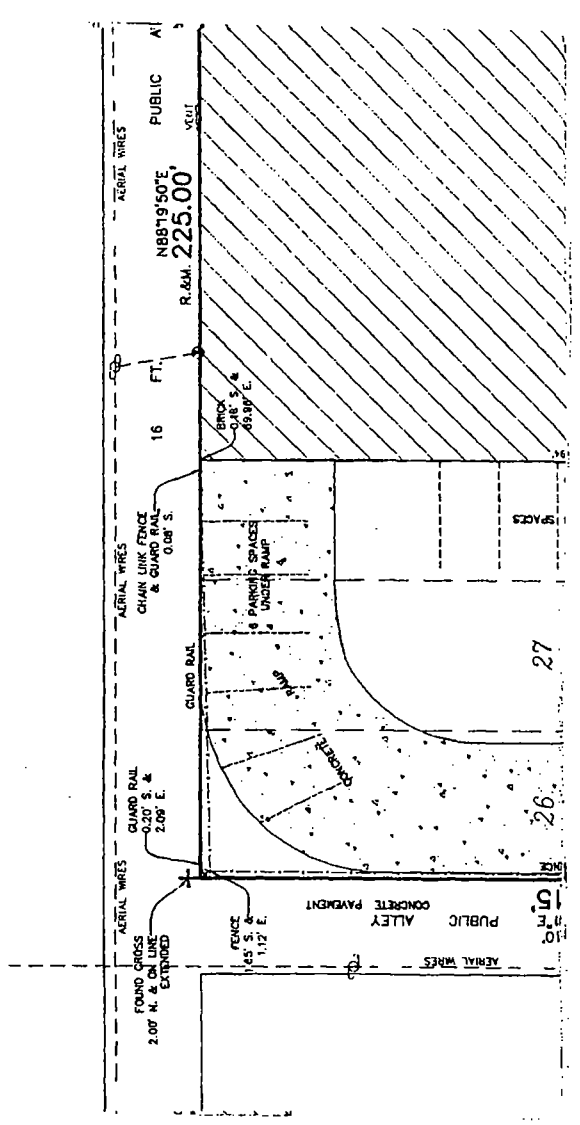
GREMLEY &
 A DIVISION OF
PLCS CC
 LICENSE NO. 17
 PROFESSIONAL L.S.P.

4505 NORTH ELSTON AV
 TELEPHONE: (773) 685-5102 FAX: (773) 5

Plat of

LOTS 26 AND 27; AND LOT A (EXCEPT THE NORTH
 1 TO 6, BOTH INCLUSIVE, (EXCEPT THE WEST 6)
 AND VACATED ALLEY LYING SOUTH OF AND ACROSS
 THE WEST 16 FEET OF LOT 6) AND LYING NORTH
 BLOCK 2 OF ERNST J LEHMANN'S SUBDIVISION
 NORTHWEST QUARTER OF THE SOUTHEAST
 RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

TOTAL PROPERTY AREA : 41,548 S



BIEDERMANN

DIVISION OF
Preparation

184-065322

LAND SURVEYORS

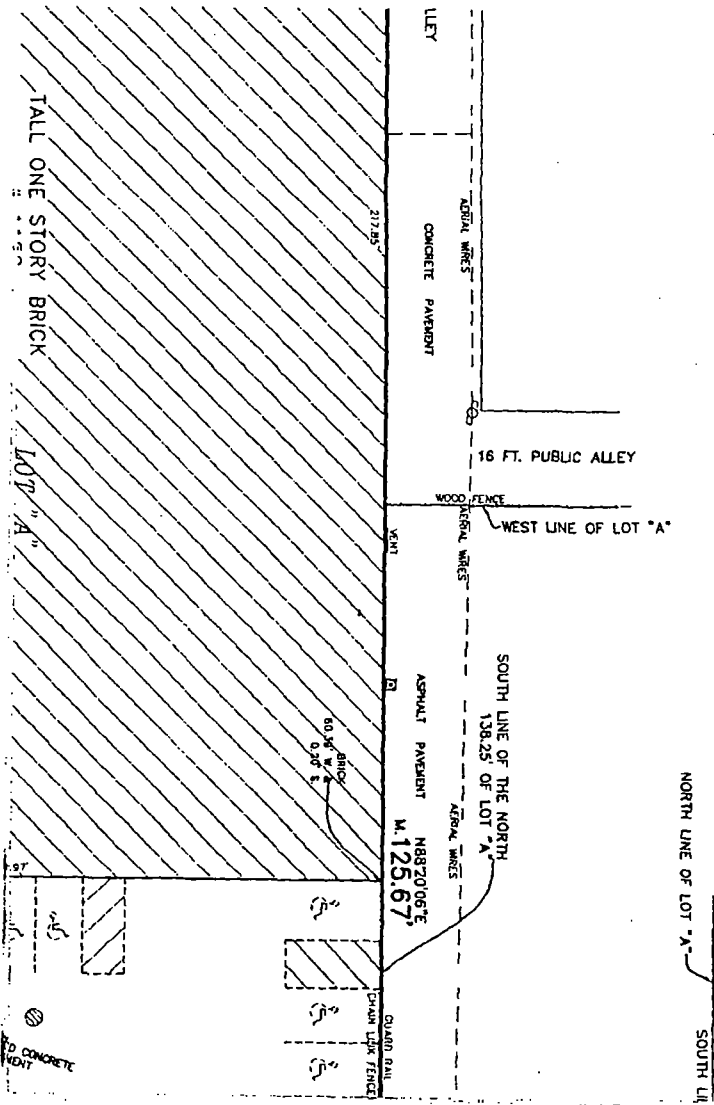
CHICAGO, ILL. 60630

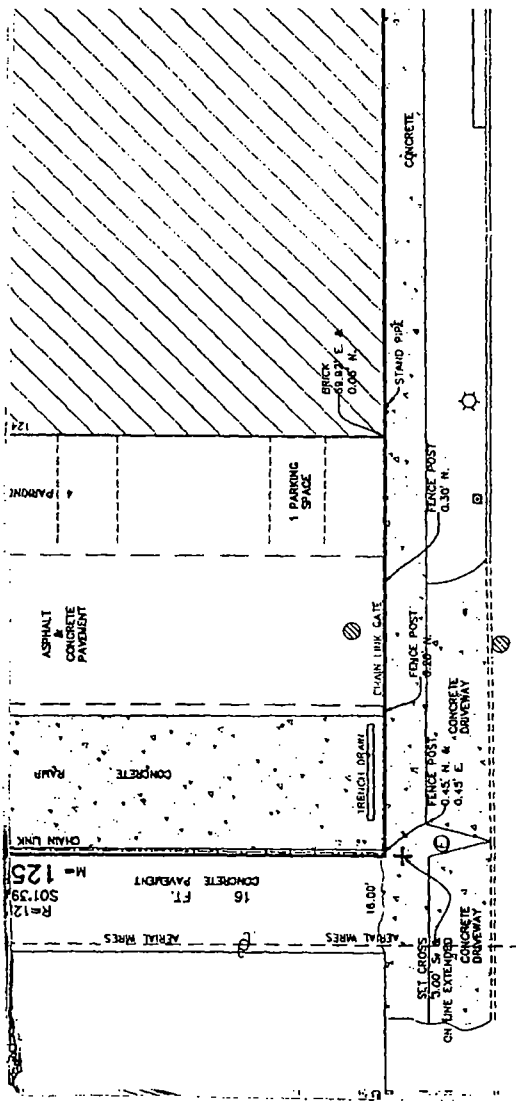
TELEPHONE: 286-4184 EMAIL: INFO@P.L.C.S-SURVEY.COM

Survey

37TH 138.25 FEET) OF THE CONSOLIDATION OF LOTS 16 FEET OF LOT 6) AND LOTS 28 TO 37, INCLUSIVE ADJOINING LOTS 1 TO 6, BOTH INCLUSIVE (EXCEPT NORTH AND EASTERLY OF LOTS 35, 36 AND 37 IN SECTION OF LOT 4 IN ASSESSOR'S DIVISION IN THE QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, MERIDIAN, IN COOK COUNTY, ILLINOIS.

10.0 FT. OR 0.95 ACRES +/-





W. E.

FLOOD NOTE:
 PROPERTY APPEARS IN "OTHER AREAS" ZONE X,
 ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSUR
 MAP NO. 17031C0410J, EFFECTIVE DATE AUGUST

SURVEY NOTES:

Note R. & M. denotes Record and Measured distances

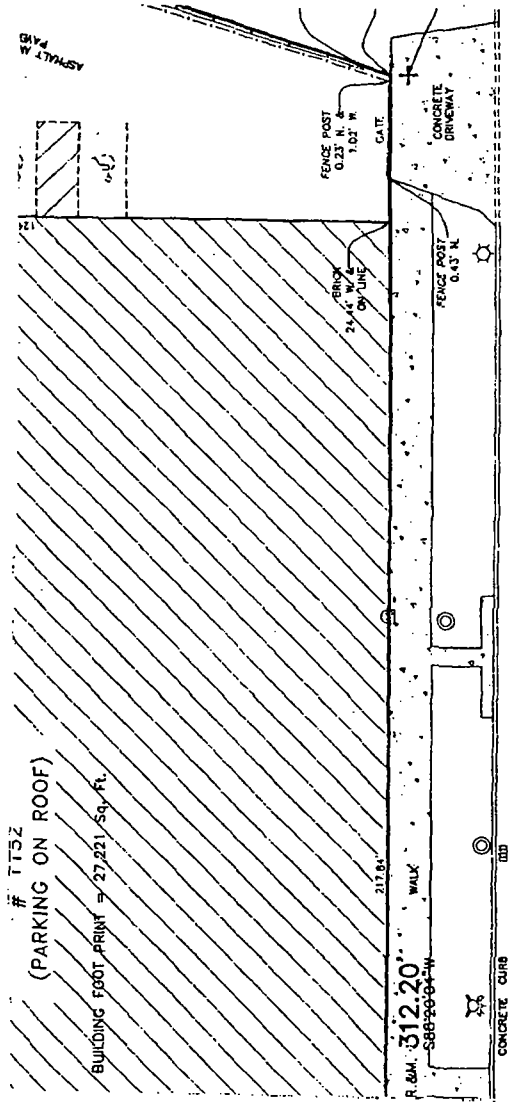
Distances are marked in feet and decimal parts thereof
 at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not
 contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement

Unless otherwise noted hereon the Bearing Basis, Elevation
 ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2013



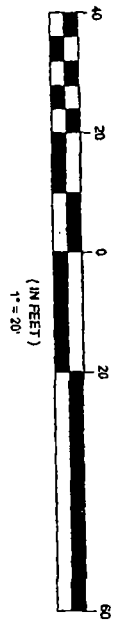
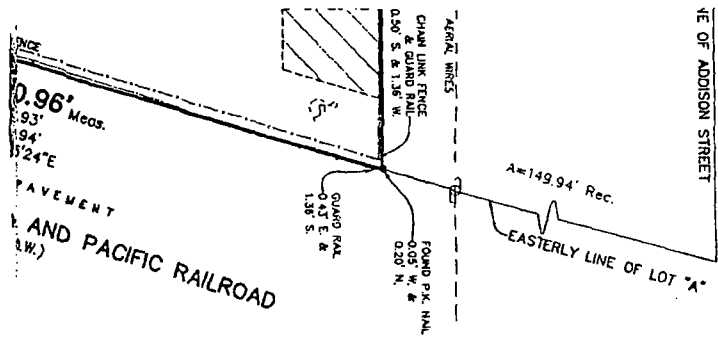
TT52
 (PARKING ON ROOF)
 BUILDING FOOT PRINT = 27,221 Sq. Ft.

RECORD 66 FT. PUBLIC R.O.W.

DDY STREET

AREAS DETERMINED TO BE OUTSIDE THE 0.2%
 VARIANCE RATE MAP COOK COUNTY, ILLINOIS,
 1-18-2008.

- 1. Compare all points BEFORE building by same and
- 2. respectively.
- 3. shown on survey plat refer to your abstract, deed,
- 4. and upon this plat.
- 5. Variation Datum and Coordinate Datum if used is
- 6. "All Rights Reserved"



ASSUMED

CHICAGO, MILWAUKEE, ST PAUL
ASPHALT
CHD.BRC.N153
CHD=150
R=2839
A=133
GUARD RAIL
CHAIN LINK

GUARD RAIL
0.56 W. &
4.33 N.

CEMENT POST
0.05 W. &
0.08 N.

ROUND CROSS
MARKER
RIGHT ANGLES TO CORNER.

State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey conducted to a temperature of 52° Fahrenheit.

Field measurements completed on APRIL 16, 2013.

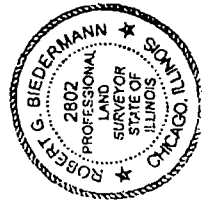
Signed on April 22, 2013.

By: *Robert G. Biedermann*

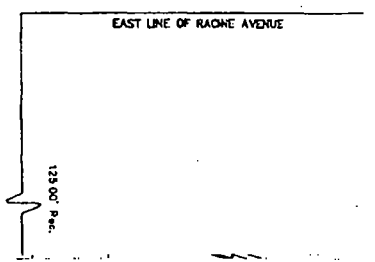
Professional Illinois Land Surveyor No. 2802


My license expires November 30, 2014

This professional service conforms to the current Illinois minimum standards for a boundary survey.

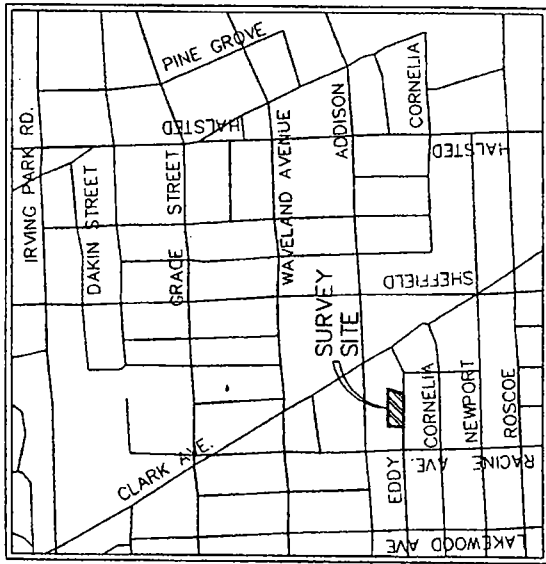


- ① Electric Pedestol
- ☆ Electric Light Pole
- ⊙ Electric Traffic Signal
- ★ Electric Light Pole with Traffic Signal
- ⊞ Electric Traffic Control Box
- ⊞ Electric Traffic Vault
- ⊞ Electric Ground Light
- ⊞ Gas Buffalo Box
- ⊞ Gas Hand Hole
- ⊞ Gas Meter
- ⊞ Gas Valve
- ⊞ Gas MH
- ⊞ Gas Vault
- ⊞ Cable TV Pedestol
- ⊞ Tree - Deciduous
- ⊞ Tree - Evergreen
- ⊞ Parking Meter
- ⊞ Sign Post
- ⊞ Mail Box
- ⊞ Bumper Post
- ⊞ Guy Anchor
- ⊞ Soil Boring
- ⊞ Unclassified Monnaie
- ⊞ Auto Sprinkler
- ⊞ Hose Connection
- ⊞ Fire Alarm
- ⊞ Flag Pole



ORDERED BY: RJA RPER LLP	CHECKED: DEAN
ADDRESS: SITE 5-1152 WEST EDDY-WF-BROWN LOT	NO. 1A
 GREILEY & BIEDERMANN <small>PLCS CORPORATION</small> <small>LICENSE NO. RL-06532</small> <small>PROFESSIONAL LAND SURVEYORS</small> <small>4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630</small> <small>TELEPHONE: (773) 685-5102 FAX: (773) 246-4188 EMAIL: INFO@PLCS-SURVEY.COM</small>	
ORDER NO. 2013-17693-002	DATE: APRIL 19, 2013
SCALE: 1 INCH = 20 FEET	PAGE NO. 1 OF 1

G:\CAD\2013\2013-17693\2013-17693-001.dwg



VICINITY MAP (NOT TO SCALE)

Legend:

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- ⊕ Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault