



City of Chicago



SO2013-1586

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17690 at 5404-5460 N Cumberland Ave and 8400-8454 W Catherine Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 Business Planned Development No. 322 symbols and indications as shown on Map No. 13-P in an area bounded by:

West Catalpa Avenue; North Cumberland Avenue; West Catherine Avenue; and North Chester Avenue

to the designation of Business Planned Development No. 322, as amended and a corresponding use district is hereby established in the area above described.

SECTION 2: This Ordinance shall be in force and effect from after its passage and due publication.

BUSINESS PLANNED DEVELOPMENT NO. 322, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Cumberland Centre LLC and the Chicago Park District.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the approval of the Department of Housing and Economic Development.
3. No dedication of streets or alleys or adjustment of the rights of way or consolidation or resubdivision of parcels shall be required.
4. All applicable official reviews, approvals or permits are required to be obtained by Cumberland Centre LLC, or their successors, assignees or grantees.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of rental office units, Medical Service, a health club facility, including a swimming pool, off-street parking and a park as authorized by this amended Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the

APPLICANT:	CUMBERLAND CENTRE LLC
ADDRESS:	5404-5460 N. CUMBERLAND AVE., 8400-8454 W. CATHERINE AVE., 5401-5457 N. CHESTER AVE., 8401-8455 W. CATALPA AVE., CHICAGO, ILLINOIS
INTRODUCED:	MARCH 13, 2013
PLAN COMMISSION:	APRIL 24, 2013

development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

8. Identification signs may not be permitted, except with the approval of the Commissioner of Housing and Economic Development.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development" as adopted by the Commissioner of Housing and Economic Development.

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BUSINESS PLANNED DEVELOPMENT NO. 322, AS AMENDED

BULK REGULATIONS AND DATA TABLE

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
347,684 Sq.Ft. 7.98 Acres	Business Offices Health club facility including swimming pool Medical Service On-site parking	0.86	38%
232,034 Sq. Ft. 5.473 Acres (without park)	Business Offices Health club facility including swimming pool Medical Service On-site parking	1.05	38%

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = .96

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA MINUS PARK AREA = 1.05

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 532

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 2

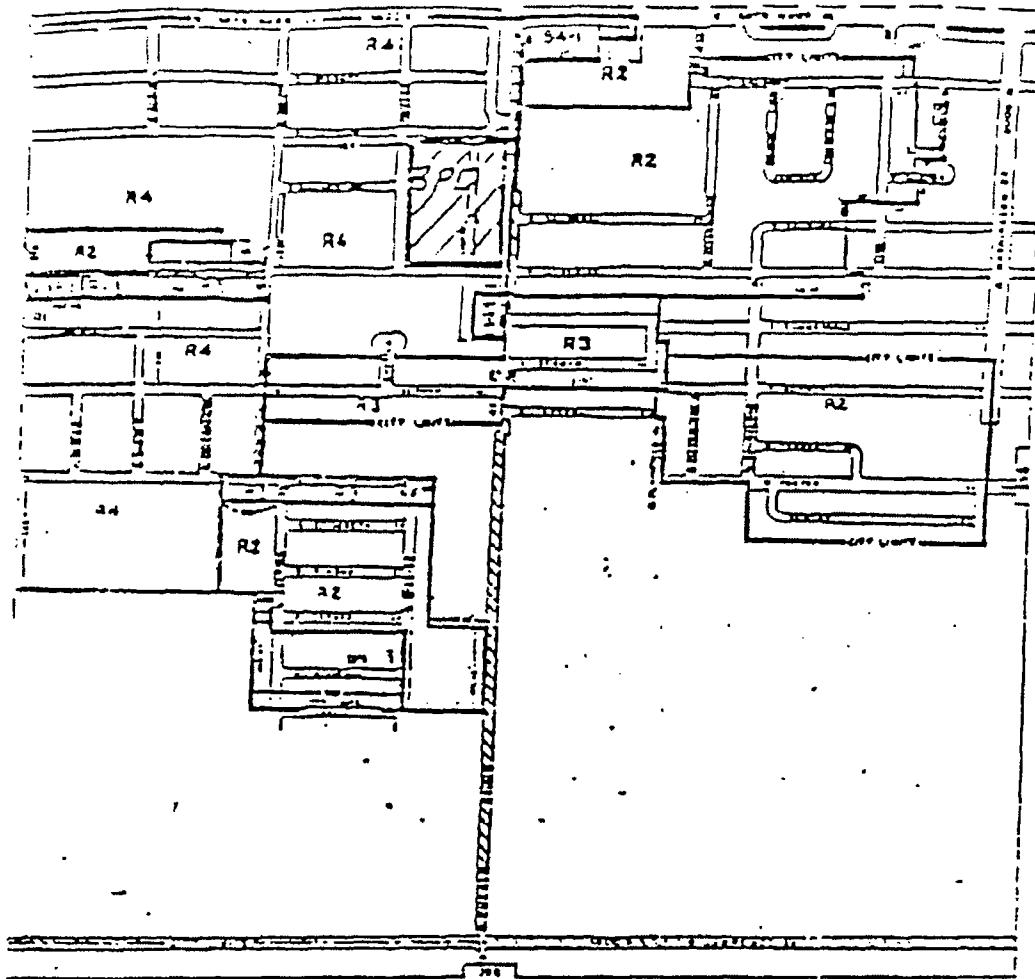
MINIMUM PERIPHERY SETBACK – NORTH PROPERTY LINE	=	0'
SOUTH PROPERTY LINE	=	0'
WEST PROPERTY LINE	=	261'
EAST PROPERTY LINE	=	33'

MAXIMUM PERCENTAGE OF LAND COVERED MINUS PARK AREA = 38%

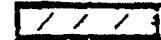
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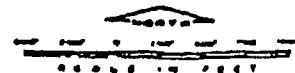
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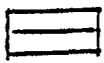
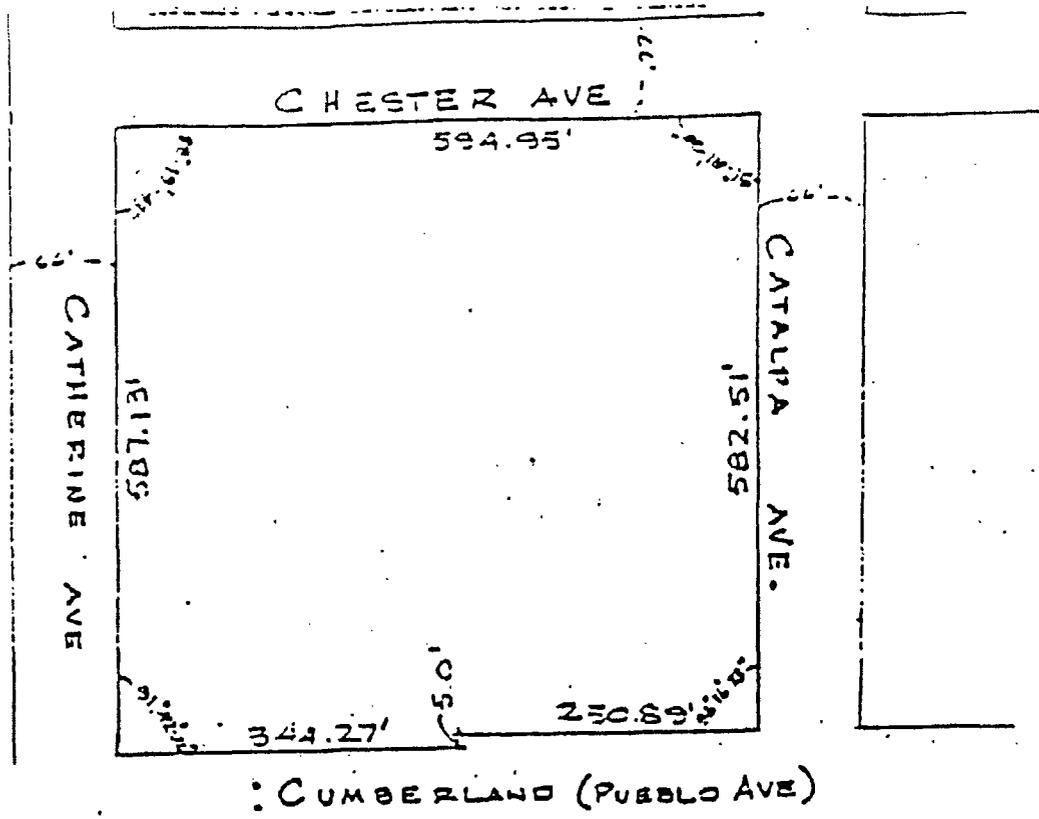


Existing zoning and preferential streets map

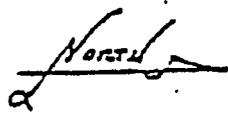
-  Zoning Districts
-  Preferential Streets
-  Planned Development



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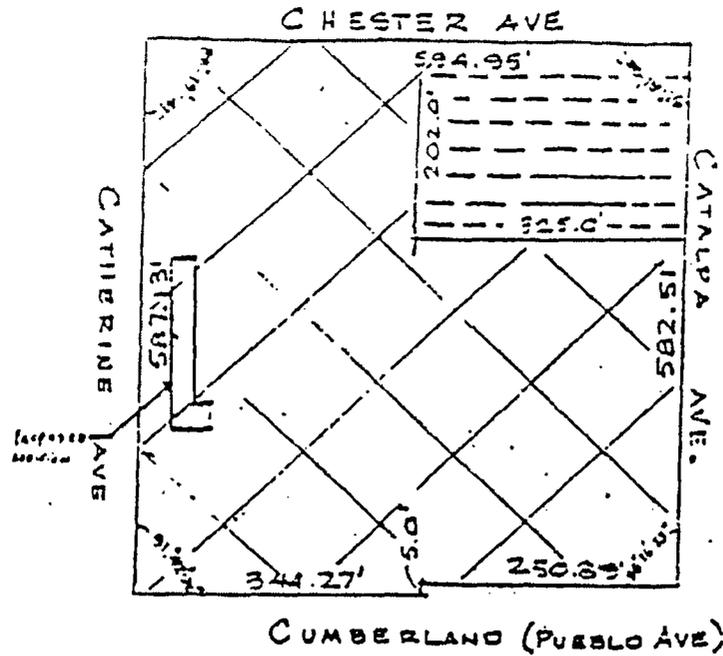


PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY

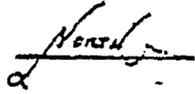


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CONTRACTED LOG USE NO.



-  PLANNED DEVELOPMENT BOUNDARY
-  PARK
-  BUSINESS AND OFF STREET PARKING



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