



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2013-1586
Type: Ordinance **Status:** Passed
File created: 3/13/2013 **In control:** City Council
Final action: 5/8/2013
Title: Zoning Reclassification Map No. 13-P at 5404-5460 N Cumberland Ave and 8400-8454 W Catherine Ave - App No. 17690
Sponsors: Misc. Transmittal
Indexes: Map No. 13-P
Attachments: 1. O2013-1586.pdf, 2. SO2013-1586.pdf

Date	Ver.	Action By	Action	Result
5/8/2013	1	City Council	Passed as Substitute	Pass
4/30/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/13/2013	1	City Council	Referred	

**FINAL FOR
PUBLICATION**

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.

ii

FINAL FOR PUBLICATION

FINAL

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., S400-X454 W CATHERINK AVE., 5401-5457 N. CHESTER AVE., X401-S455 W. CATALPA AVE., CHICAGO. ILLINOIS
	INTRODUCED: MARCH 13.2011
PLAN COMMISSION:	APRIL24, 2013

FINAL FOR PUBLICATION

FINAL

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.

APPLICANT: CUMBERLAND CENTRE LLC
ADDRESS: 5404-5460 N. CUMBERLAND AVE., X400-8454 W. CATHERINE AVE., 5401-5457 N. CUES PER AVE.,
X401-N455 W. CATALPA AVE., CHICAGO, ILLINOIS
INTRODUCED: MARCH 13, 2013
PLAN COMMISSION: APRIL 24, 2013

FINAL FOR
PUBLICATION

BUSINESS PLANNED DEVELOPMENT NO. 322, AS AMENDED

BULK. REGULATIONS AND DATA TABLE

NET SITE AREA	GENERAL DESCRIPTION OF LAND USE	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERED
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 .13'

MAXIMUM PERCENTAGE OF LAND COVERED MINUS PARK AREA = 38%

APPLICANT: CUMBERLAND CENTRE LLC
ADDRESS: 5404-5460 N. CUMBERLAND AVE., 8400-8454 W. CATHERINE AVE.,
5-101-5457 N. CHESTER AVE., 8401-8455 W. CATALPA AVE., CHICAGO,
ILLINOIS
INTRODUCED: MARCH 13, 2013
PLAN COMMISSION: APRIL 24, 2013

FINAL FOR
PUBLICATION

immommm

looint Olicrices

frtf«r«ati*1 Jcc««e»

« « • « • * * • « »

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

**FINAL FOR
PUBLICATION**

c h sere g a vs. ;

i o

to
>
rn »

C

norzxir ta« aw njuffcs ocv&onsirr abw3*T

APPLICANT: CUMBERLAND CENTRE LLC
ADDRESS: 5104-5460 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 15, 2013

FINAL FOR
PUBLICATION

CH 26T= AV£

APPLICANT: CUMBERLAND CENTRE LLC
ADDRESS: 5104-5460 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.