



Office of the City Clerk

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Legislation Details (With Text)

File #: O2013-3336
Type: Ordinance
Status: Passed
File created: 5/8/2013
In control: City Council
Final action: 7/24/2013
Title: Zoning Reclassification Map No. 9-G at 1140/1152 W Eddy St - App No. 17731
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2013-3336.pdf

Date	Ver.	Action By	Action	Result
7/24/2013		City Council	Passed	Pass
7/23/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/11/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/8/2013	1	City Council	Referred	

APPLICATION NARRATIVE

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

(b) (c)

(d)
Floor Area Ratio Existing M1-2: B3-3 required/allowed: Proposed:

Dwelling units:

Off-Street Parking Spaces Existing:
B3-3 required/allowed: Proposed:

Setbacks Existing:

B3-3 required/allowed: Proposed:

1.2 3.0 3.0

None

200
N/A to non-accessory parking use. 300

North/Rear: 0'
East/Side: 24.44'
South/Front (Eddy): 0'
West/Side: Ramp: 0'

Building: 69.92'

None (subject property does not abut R-zoned property) North/Rear: 0' East/Side: 0' South/Front (Eddy): 0' West/Side:
Ramp: . 0'

Building Height Existing M1-2: B3-3 required/allowed: Proposed:

No limit 60 feet
Per building elevations

EAST\55695718.4					
	CODE BOTANICAL NAME	COMMON NAME	QTY	HT	SPR ROOT REMARKS
a	OS	DIERVILLA SESSBIFLOUA		D	*s 4'-<r ON CENTER
	K3C	IUNIPERUS CHNENSB SEA GREEN		AS	I'-**** ON CENTER
	JHP	JUNIPERUS HORIZONTALS		ir	*5 TJT ON CENTER
	POS	PHYSOCARPUS OPUUFOUUS 'SEWARD'		sr	M VJT ON CENTER
	RAE	KIBES ALPINUPI		ir	*9 f-O* ON CENTER
	RAGL	RHUS AROMATICA 'GR04JOW'			*S X*P ON CENTER
	RPKO	ROSAX TINK KNOCK OUT-		ir	m M" ON CENTER
	RRXO	ROSA X HED KNOCK OUT"		IC	n TJT ON CENTER
	SBC	SPIRIA XBUMALOA 'GOLDHAFF		«•	n TJT ON CENTER
	TMW	TAXUS X HEDIA WAROir		nr	BIB WON CENTER
	CAKF	CALAMAGROSTB ACVTTRORA XARL FORESTER'		«	T-0-ON CENTER
	MCM	MOUNIA CABUJLEA 'MOORFLAMM'		*I	I'-6" ON CENTER
		MOORFLAMME MJRFLE MOOR GRASS			

MSP	MHCANTKUS SINENSIS TURFURASCENS'	PURPLE MAIDEN CRASS	n	¥JT ON CENTER
rys	PAN1CUM V1RGATUH SHENANDOAH	SHENANDOAH RED SWITCH GRASS	•i	TJT ON CENTER
PAH	PENNBETUM ALOPECUROIDCS 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	•i	-Mr ON CENTER
SH	SPOROSOLUS KETEROLEPB	PRAIRIE DROPSEED	fi	I'V ON CENTER
MSI ND	EFC EUONTMLB FORTUNE! 'COLORATUS'	PURPLELEAF WINTERCREEFCR	QT	I" ON CENTER
er	EfH ECHINACEA PURPUREA >IA0AJS'	MAGNUS PURPLE CONEH.OWER	fi	I'-4" ON CENTER
z 5g	HSM HEKEROCALUS SPEOES MCX	DATULY	fi	I'-A" ON CENTER
	NF NEPETA X FAASSENU	CATMINT	fi	1'-• ON CENTER
	fQ PARTHENOCISSUS QUINQUEFOUA	VIRGINIA CREEPER	f 1	TJf ON CENTER
! 5	cr OAMFS1S RAD1CANS	TRUMPET VINE	QT	SEE PLANS FOR SPACING
	HH HEDERA HELK THORNDALE*	THORNDALE ENGLISH IVY	m	SEE PLANS FOR SPACING
	HAP HYDRANGEA ANOMALA SUBSP. PETIOLAPJS	CLIMBING HYDRANGEA	n	SEE PLANS FOR SPACING
	LBDS LONJCERA X RROWNn TJROPWORE	DROPMORE SCARLET BROWN! TRUMPET	or	SEE PLANS FOR SPACING
	PT PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	QT	SEE PLANS FOR SPACING

PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	ROOT	REMARKS
UCMG	UU1U5 CARPINIFOLIA MORTON GLOS3T	TRIUMPH ELM	i	IS"	BAB	SINGLE STRAIGHT TRUNK, SPECIMEN QUAUTY

PARKWAY TREE

DECIDUOUS TREES IN PARKWAY
SCALE 1/14"= 1'-0"

NOTE THE CONTRACTOR S TO SUPPIY SOIL HLL MATIRIAI TO THE OEFTHS INDICATED ON THE CHART BELOW.

ENLARGED LANDSCAPE DETAILS

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LANDSCAPE AREAS	DEPTH IN INCHES
LAWN ARIA(1000)	ii
LAWN ARIAS (SEP)	NA
FLANTINC RIDS - HRENNIAU	IIPIAMTMCPa
FIANTINC REDS - HEDU1AN0 01AUJHAUB3	II rJUNTIFICFW
RASCDPLAHTRI	41 FIAKTING FIX
ORNAMJCNTAL TRCEI	Ft• TRII INSTALLATION OCTAL

SOIL DEPTH CHART

PLANT LIST AND DETAILS ffl

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

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