



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2013-1586, Version: 1

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.

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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

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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.,
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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	0.86	38%

On-site parking

232,034 Sq. Ft.	Business Offices	1.05 38%
5.473 Acres	Health club facility	
(without park)	including swimming pool	
	Medical Service	
	On-site parking	

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,
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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
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CHESTER AVE

APPLICANT: CUMBERLAND CENTRE LLC
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5401-5457 N. CHESTER AVE, 8401-8455 W. CATALPA AVE, CHICAGO, ILLINOIS
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