

PD 1

Table of Contents

| | |
|--------------------------------------|-----------|
| 09/09/2021 Minor Change | 2 |
| Exhibits | 3 |
| 06/22/2021 Minor Change | 5 |
| Exhibits | 7 |
| 09/14/2016 PD Amendment | 11 |
| Ordinance | 11 |
| Statements | 11 |
| Bulk Table | 15 |
| ARO | 17 |
| Exhibits | 19 |
| 10/16/2015 Minor Change | 28 |
| 05/07/2008 Minor Change | 29 |
| 01/31/2002 Minor Change | 31 |
| 07/11/2001 Minor Change | 32 |
| Bulk Table | 34 |
| Exhibits | 36 |
| 11/29/1965 PD Adoption | 37 |
| Ordinance | 37 |
| Statements | 38 |
| Bulk Table | 39 |
| Exhibits | 40 |



September 9, 2021

Bruce Watts
Vice President for Administration
Illinois Institute of Technology
10 W. 35th Street
Suite 1900
Chicago, IL 60616

**Re: Minor Change to PD No. 1, Subarea A
Proposed IIT Pavilion at S. Federal Street & W. 34th Street (NE)**

Dear Mr. Watts:

Please be advised that your request for a minor change to Residential Planned Development No. 1 ("PD 1"), Subarea A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 8 of PD 1.

The Illinois Institute of Technology ("IIT") is seeking a minor change to allow the construction of a technology pavilion to be located at the northeast corner of S. Federal Street and W. 34th Street. The proposed temporary building, as shown on the attached Site Plan and Elevations, will consist of an 18' x 16' wood frame structure measuring 361 square feet, which will be clad in fiber cement panels. The building will be supported on pier foundations to minimize its impact on the site and for ease of disassembly. It will be unfinished and uninhabited, and it will be dismantled and removed by October 31, 2026. The structure will operate as a testing site for building related problems, including energy performance and production, solar studies, clean air pollution, and so on. Architecture students will construct and use it, in collaboration with different IIT departments.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed technology building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

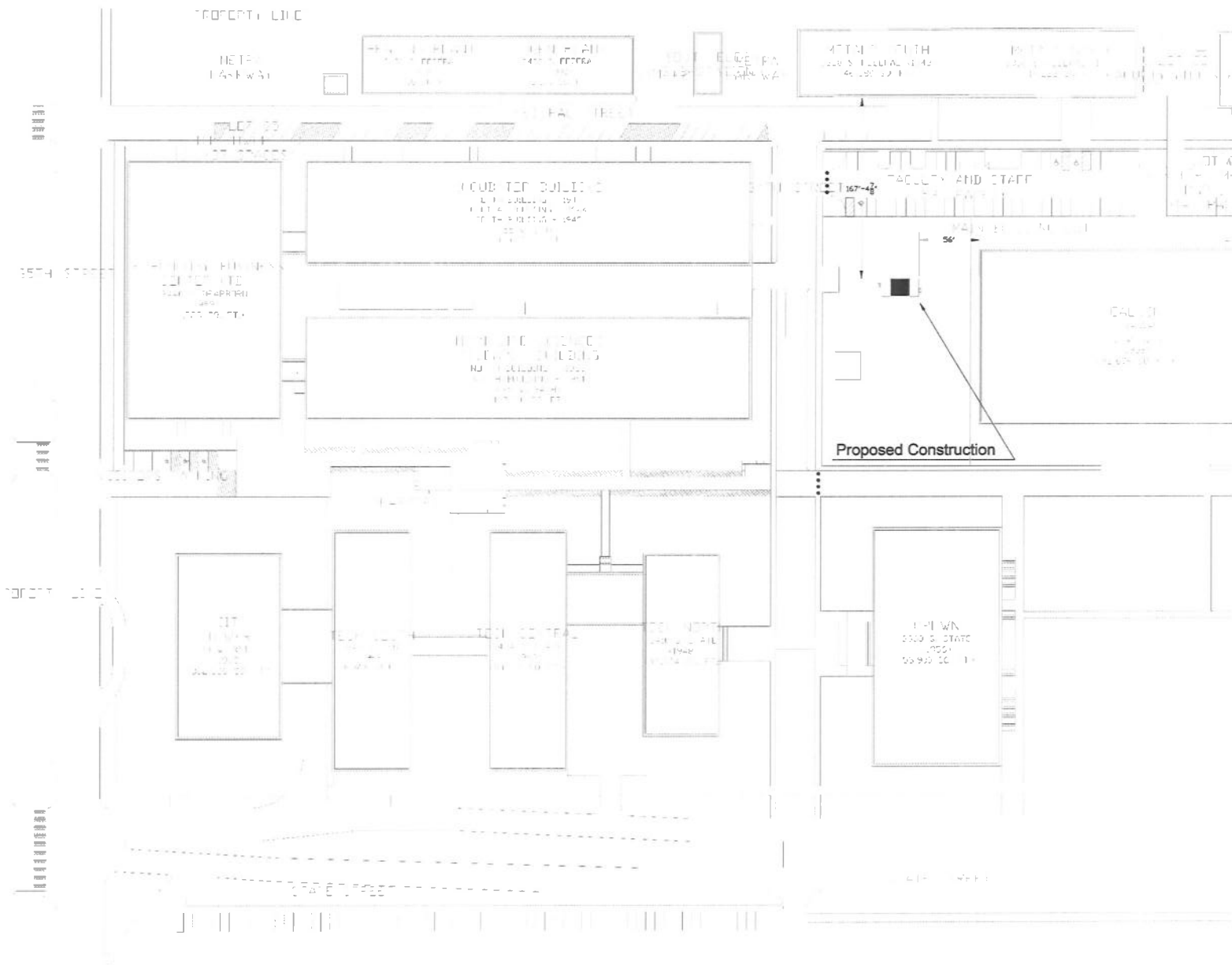
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Valenziano", with a horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Heidi Sperry, Noah Szafraniec, Main file



ILLINOIS INSTITUTE OF TECHNOLOGY DESIGN BUILD
 3380 SOUTH STATE STREET
 CHICAGO, IL 60616
 PHONE: (312) 259-8600
 EMAIL: FLURY@IIT.EDU

NOTES:

Proposed Construction

PERMIT:

| NO. | DESCRIPTION | DATE |
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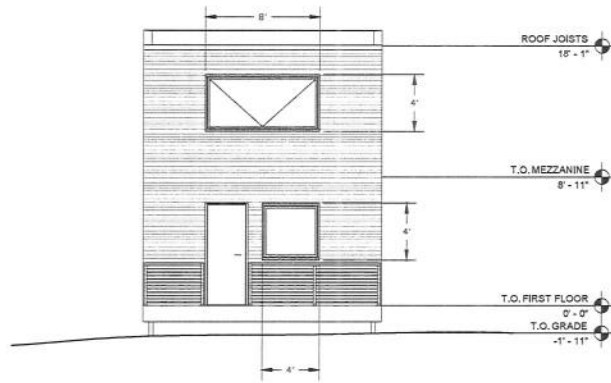
**IIT BUILDING
 TECHNOLOGIES PAVILION
 SITE PLAN**

| | |
|-----------------------|------------|
| IIT BUILDING | 06-30-2021 |
| TECHNOLOGIES PAVILION | |
| JUNE 2021 | 06-30-2021 |
| ARCH 497-04 STUDIO | 06-30-2021 |
| CHECKED | 06-30-2021 |

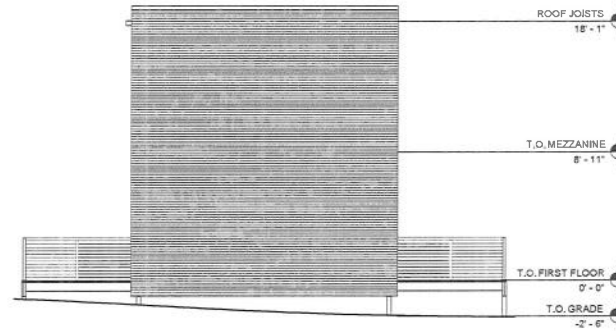
L1.0

SCALE AS INDICATED

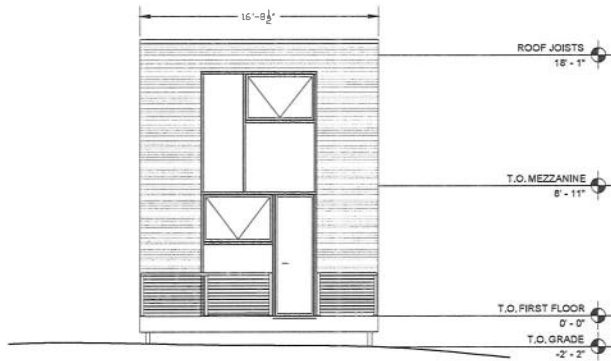
1 SITE PLAN
 SCALE: 1" = 50'



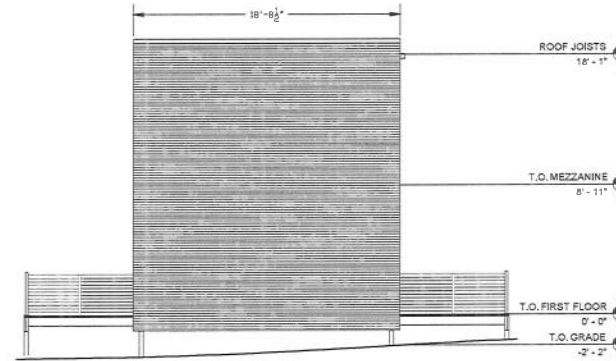
1 NORTH ELEVATION
SCALE: 1/4" = 1'0"



2 WEST ELEVATION
SCALE: 1/4" = 1'0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'0"



4 EAST ELEVATION
SCALE: 1/4" = 1'0"



ILLINOIS INSTITUTE OF TECHNOLOGY DESIGN BUILD
3380 SOUTH STATE STREET
CHICAGO, IL 60616
PHONE: (312) 259-9930
EMAIL: FLURY@MIT.EDU

NOTES:

| PERMIT: | | |
|---------|-------------|------|
| NO. | DESCRIPTION | DATE |
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IIT BUILDING
TECHNOLOGIES PAVILION
ELEVATIONS

| | |
|-----------------------|------------|
| IIT BUILDING | 06-30-2021 |
| TECHNOLOGIES PAVILION | |
| JUNE 2021 | 06-30-2021 |
| ARCH 487-04 STUDIO | 06-30-2021 |
| CHECKED | 06-30-2021 |

A3.0

SCALE AS INDICATED

June 22, 2021

Carol D. Stubblefield
Neal & Leroy
20 S. Clark Street
Suite 2050
Chicago, IL 60603

**Re: Minor Change to PD No. 1, Subarea A
3300 S. Federal Street**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Residential Planned Development Number 1 ("PD 1") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 8 of PD 1.

Armour Institute, LLC is seeking a minor change to allow for modifications to the Flats on Federal project, formerly known as the Armour Institute building, located at 3300 S. Federal Street. The project includes 102 dwelling units in a residential conversion of a 6-story building, and reconstruction of an adjoining boiler house. The Illinois Institute of Technology, titleholder of the Subarea A property, has provided their consent to this request. The following exhibits have been revised as follows:

- Site Plan
 - Approved 5' high fence is reduced to 4' in height.
 - Final locations for ground mounted mechanical equipment, including a generator, cooling tower and mounted electrical equipment are within the south lot.
 - A new sidewalk leading to the entrance has been relocated further to the south.
- Landscape Plan
 - Approved 5' high fence is reduced to 4' in height.
 - All existing trees were to remain, however, since 2016 a small number of immature trees have grown in the landscaping area and those are now proposed to be removed.
 - A raised bed is proposed on the south side of the building.
- South Elevation
 - The size and location of five window openings on the ground floor of the annex have changed slightly.
 - A new door will replace a window in an existing opening.
- West Elevation
 - Six windows at the ground floor have been eliminated.
 - Ten windows are added to the annex as opposed to the previously approved eight, and the placement of the windows has also changed.

Minor Change
PD 1 – Subarea A
June 22, 2021
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The proposed modifications have also been approved by our Historic Preservation staff.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

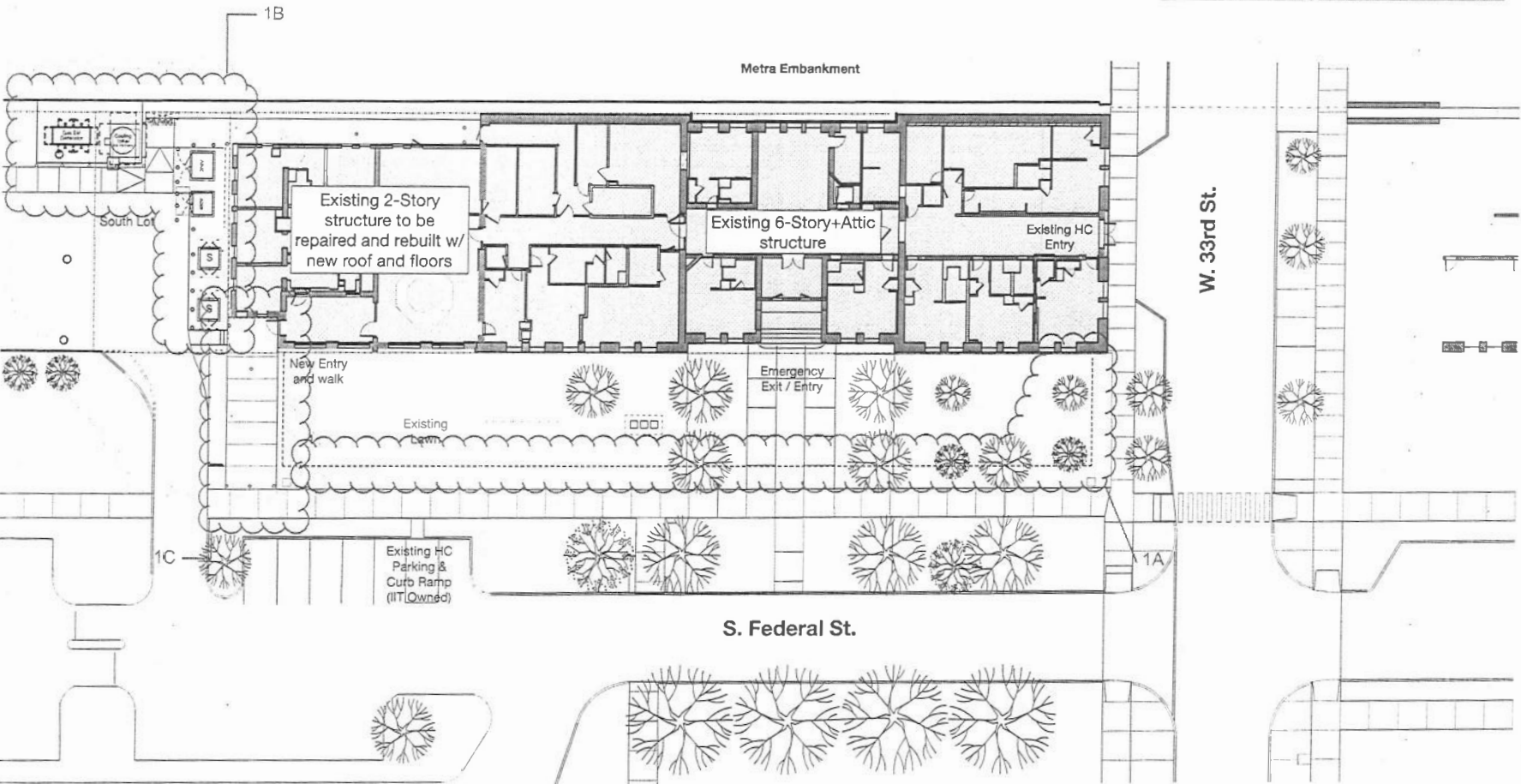
SV:tm

C: Mike Marmo, Erik Glass, Aaron Dorsey, Noah Szafraniec, Main file



Site Plan (Proposed)

KEYNOTES REFER TO SCOPE CHANGES AS DESCRIBED IN THE ATTACHED MINOR CHANGE REQUEST LETTER DATED MAY [], 2021



Note: Approximate site Sq Ft: 28,045
(Pending confirmation from survey)

Site Plan (Proposed)



Armour Institute, LLC
developer



pappageorgehaymes partners
www.pappageorgehaymes.com

1. PRC Resubmission 4-15-2021

4/15/21
PI# # 152367

These plans are prepared and are subject to further refinement to coordinate with other engineering disciplines.



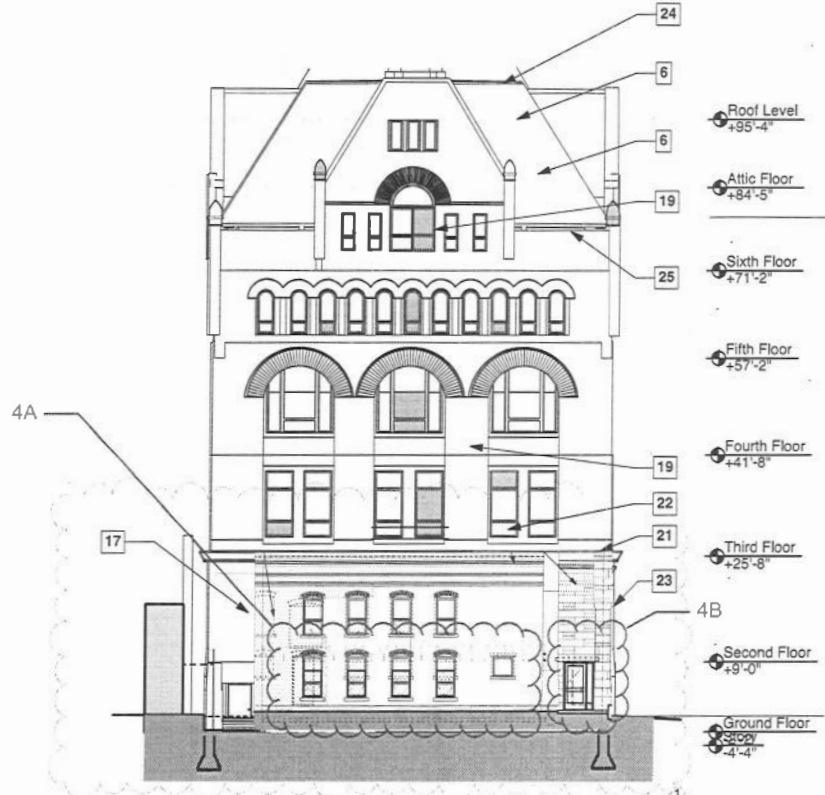
South Elevation

KEYNOTES REFER TO SCOPE CHANGES AS DESCRIBED IN THE ATTACHED MINOR CHANGE REQUEST LETTER DATED MAY [], 2021

- Plan & Elevation Key Notes:**
1. Ornamental Star Railing upgrades and accessories for compliance with Guard Railing Requirements.
 2. Cast Iron lattice open Star Rails at existing historic star well.
 3. New Fire Doors at each floor fit provide star w/ 2hr rated enclosure.
 4. New interior stairwell and masonry enclosure.
 5. Alterations to existing North Star at each floor level.
 6. New roof shingle and underlayment system. Remove existing shingles down to existing deck. Replace damaged boards & framing. Anchor loose boards. Shingle to be approved, heavy weight, self-sealing, granular color faced shingle with laminated tabs app'ly for use in high wind environment.
 7. Repair existing masonry and terra cotta finishes at former boiler house for new Lobby.
 8. Provide fire protective intumescent paint protection of cast iron exposed column spire.
 9. New painted aluminum roof edge trim.
 10. Existing sandstone foundation to be repaired in mock-up approved mortar color to match sandstone color.
 11. Replace existing storm window at exterior side of existing stained glass lite.
 12. Repair existing red terra cotta to red face brick facade. Provide mock up of mortar pointing for review.
 13. Repair stone floor finish.
 14. Repair woodwork at Chancellor's office.
 15. New 6th Floor level windows fit masonry. Match nearby existing sizes frame, sill and glazing.
 16. New sashes at Roof; insulated double pane tinted glazing with curb color to match shingles where visible from ground.
 17. Demolish and replace existing west masonry wall with new brick veneer wall assembly at location noted.
 18. New South building entry and walk.
 19. Remove existing fire escapes and repair masonry. Use salvaged masonry and match color, pattern and finish.
 20. Existing sandstone masonry to be repaired and repaired.
 21. Provide new metal cornice cap with drip edge continuous at sandstone cornice. Saw cut right into masonry mortar joint above cornice.
 22. Miscellaneous window and door replacements and repairs where existing window mounted AC units are removed and to suit operable window upgrades.
 23. Repair Masonry and structure at former Boiler House (Arms).
 24. New metal flashing or accessory roof edge trim or curb.
 25. All metal work including flashing trim, rain drainage or cap material shall have an approved painted color. Provide mock for approval prior to fabrication and installation.
 26. New sheet metal roof edge gutter and flashing system w/ internal downspout system.
 27. Parapet extension with exterior facing shingles and sheet metal cap.
 28. New parapet coping, flashing and extension roof termination over existing stone coping.
 29. Existing Security Fencing.
 30. Extend roof line for parapet to screen rooftop mechanical equipment.
 31. New TPO single ply roofing membrane over trusswork.



South Elevation (Existing)



South Elevation (Proposed)

Armour Institute, LLC
developer

PAPAGEORGE HAYMES
ARCHITECTS

papageorgehaymes partners
www.papageorgehaymes.com

These plans are drawings and are subject to future releases for conditions and other information which may be necessary for construction. No warranty is made.



West Elevation (Proposed)

KEYNOTES REFER TO SCOPE CHANGES AS DESCRIBED IN THE ATTACHED MINOR CHANGE REQUEST LETTER DATED MAY [], 2021

- Plan & Elevation Key Notes:**
1. Ornamental Star Railing upgrades and accessories for compliance with Guard Railing Requirements.
 2. Cast Iron lattice open Stair rails at existing historic stair well.
 3. New Fire Doors at each floor #2, provide stair w/ 21st rated enclosure.
 4. New interior stairwell and masonry enclosure.
 5. Alterations to existing North Stair at each floor level.
 6. New roof shingle and underlayment system. Remove existing shingles down to existing deck. Replace damaged boards & framing. Anchor loose boards. Shingle to be approved, heavy weight, self-sealing, granular color, faced shingle with laminated tabs app'l for use in high wind environment.
 7. Repair existing masonry and 99% terra cotta finishes at former boiler house for new Lobby.
 8. Provide fire protective treatment/paint protection of cast iron exposed columns typical.
 9. New painted aluminum roof ridge trim.
 10. Existing sandstone foundation to be repointed in mock-up approved mortar color to match sandstone color.
 11. Replace existing storm windows at exterior side of existing stained glass life.
 12. Repair existing red terra cotta/red face brick facade. Provide mock up of mortar pointing for review.
 13. Repair stone floor finish.
 14. Retain woodwork at Chancellor's office.
 15. New 6th Floor level windows in masonry. Match nearby existing sizes frame, sill and glazing.
 16. New skylights at Roof. Insulate double pane lamination glazing with curb color to match #angles where visible from ground.
 17. Demolish and replace existing west masonry wall with new brick veneer wall assembly at location noted.
 18. New South building entry and walk.
 19. Remove existing fire escapes and repair masonry. Use salvaged masonry and match color, pattern and finish.
 20. Existing sandstone masonry to be repointed and repaired.
 21. Provide new metal cornice cap with drip edge continuous at sandstone cornice. Saw cut register into masonry mortar joint above cornice.
 22. Miscellaneous window and door replacements and repairs where existing window mounted AC units are removed and to suit operable window upgrades.
 23. Repair Masonry and structure at former Boiler House (Annex).
 24. New metal flashing or accessory roof edge trim or curb. All metal work including flashing trim, rain drainage or cap material shall have an approved painted color. Provide mock for approval prior to fabrication and installation.
 25. New sheet metal roof edge gutter and flashing system w/ internal downspout system.
 26. Parapet extension with exterior facing shingles and sheet metal cap.
 27. New parapet coping, flashing and extension roof lamination over existing stone coping.
 28. Existing Security Fencing.
 29. Extend roof line for parapet to screen rooftop mechanical equipment.
 30. New TPO single ply roofing membrane over insulation.



West Elevation (Proposed)

Armour Institute, LLC
Level Per



pappageorgehaymes partners
www.pappageorgehaymes.com

PRC Resubmission 4-15-2021

4/15/21
PIH # 152367

These notes are prepared and are subject to further modification for conditions not shown. All work shall conform to applicable codes and regulations. The design requirements and specifications are subject to change.

Reclassification Of Area Shown On Map No. 8-F.
(As Amended)
(Application No. 18673)
(Common Address: 3300 S. Federal St.)

RPD 1, 99

[SO2016-665]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 1 symbols and indications as shown on Map Number 8-F in the area bounded by:

West 30th Street; South Michigan Avenue; East 34th Street, or the line thereof if extended where no street exists; South Wabash Avenue; East 35th Street; and the east line of the Chicago, Rock Island & Pacific Railroad and the New York Central Railroad right-of-way,

to those of Institutional Planned Development Number 1, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements attached to this ordinance read as follows:

Plan Of Development.

*Residential Planned Development No. 1, As Amended
(Institutional).*

Statements.

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Illinois Institute of Technology as titleholder or as the beneficiary of trust holding title. Armour Institute LLC is the "Applicant" for purposes of this 2016 amendment with authorization from the Property Owner.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Illinois Institute of Technology and approval by the City Council.

4. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land will consist of academic, research, residential and related uses as authorized by the Chicago Zoning Ordinance. Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Zoning District of the Chicago Zoning Ordinance.
6. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land-use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District Classification and with the regulations hereby made applicable thereto.

This 2016 amendment consists of the following exhibits related to the development of the residential building within Subarea A, located at approximately 3300 South Federal Street, that is the subject of this amendment: a Site Plan; a Landscape Plan; and Subarea A Building Elevations (North, South, East and West).

7. The plan of development hereby attached shall be subject to the "rules, regulations and procedures in relation to planned developments".
8. With respect to the residential building in Subarea A that is the subject of this amendment to the Planned Development the following statements shall apply:
 - a. The requirements, obligations and conditions contained within this Statement 8 shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Statement 8, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
 - b. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

- c. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
- d. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
- e. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
- f. The terms and conditions of development under this Amendment ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
- g. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
- h. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The residential building within Subarea A located at approximately

3300 South Federal Street is a Chicago landmark and on the National Register of Historic Places. Further, the Applicant intends to seek historic tax credits in connection with the development of the historic building. In light of the foregoing, prior to issuance of Part II Approval the Applicant shall obtain approval from DPD of its proposed sustainable elements in order to meet the intent of the City of Chicago Sustainable Development Policy Green Matrix.

- i. The Applicant acknowledges and agrees that the addition of "dwelling units" as a permitted use for this Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site. The property is located in a "lower income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 10 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 8(i), including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
- j. This amendment shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this amendment ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the property to Residential Planned Development Number 1.

9/14/2016

REPORTS OF COMMITTEES

32201

[Boundary Map; Subarea Boundary Map; Surrounding Zoning Map; Land-Use Map; Site Plan; Landscape Drawing; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 32205 through 32213 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit "A" (Affordable Housing Profile Form (Rental)) referred to in these Plan of Development Statements read as follows:

*Residential Planned Development No. 1, As Amended
(Institutional).*

Planned Development Use And Bulk Regulations And Data.

| Subarea | Net Site Area Square Feet Acres | | General Distribution Of Land-Use | Maximum FAR | Maximum Percentage Of Land Covered |
|---------|------------------------------------|-------|---|----------------|--|
| A | 2,454,414 | 56.34 | Academic, research, dwelling units located on and above the ground floor, and related uses | 1.8 | 45 |
| B | 807,663 | 18.54 | Housing, staff and student and related uses | 1.2 | 20 |
| C | 580,025 | 13.32 | Parking | 0.5 | 15 |
| Total | 3,842,092 | 88.20 | | | |

The above noted regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Planning and Development.

Gross Site Area =

Net Site Area (88.20 acres) + Area
of CTA Right-of-Way and Dedicated
Streets (25.35 acres) = 113.55 acres

Maximum permitted FAR for Total
Net Site Area:

2.2

Present Populations:

Academic and Research:

1. Number of students (attending
class at one time):

1,800

| | |
|--|--|
| 2. Faculty and staff (includes all employees and employees of tenants): | 1,830 |
| Housing: | |
| 1. Number of students: | 1,300 |
| 2. Faculty and staff (includes all employees): | 200 |
| Maximum Permitted Dwelling Units -- Subarea A: | 102 |
| Off-street parking and loading requirements for proposed academic, research, housing and related uses shall be provided as authorized by the Chicago Zoning Ordinance. Minimum number of off-street parking for existing academic, research, housing and related uses: | 1,700 spaces |
| Minimum Periphery Setbacks from Planned Development Boundaries: | 18 feet |
| Minimum Periphery Setbacks -- Subarea A: | 2 feet |
| Minimum Distances between Buildings: | 56 feet |
| | Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons. Subject to the approval of the Department of Planning and Development. |
| Maximum Percentage of Land Covered (for total net site area): | 30 percent |

Exhibit A

FINAL FOR PUBLICATION

2015 ARO

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus)

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: July 13, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Armour Building
Development Address: 3300 South Federal Street
Ward: 3

If you are working with a Planner at the City, what is his/her name? Dan Klaiber

Type of City involvement: Land write-down
(check all that apply) Financial Assistance (if receiving TIF assistance, will TIF funds be used for housing construction? *if yes, please provide copy of the TIF Eligible Expenses
 Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: Armour Institute, LLC
Developer Contact (Project Coordinator): Ghian Foreman
Developer Address: 2425 West 11th Street, Suite 5 Cleveland, OH 44113
Email address: ghian4man@gmail.com May we use email to contact you? Yes No
Telephone Number:

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{102}{\text{Total units}} \times 10\% = \frac{10}{\text{total affordable units required}}$ (always round up)
*20% if TIF assistance is provided

For Density Bonus projects: $\frac{\text{Bonus Square Footage}^*}{\text{Affordable sq. footage required}} \times 25\% =$

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
Cooking gas electric gas heat electric heat other (describe on back) None

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? N/A

Estimated date for the commencement of marketing: Fall 2017

FINAL FOR PUBLICATION

Estimated date for completion of construction of the affordable units: Spring 2018

For each unit configuration, fill out a separate row, as applicable (see example).

| | Unit Type* | Number of Units | Number of Bedrooms/Unit | Total Square Footage/Unit | Expected Market Rent | Proposed Affordable Rent* | Proposed Level of Affordability (60% or less of AMI) | Unit Mix OK to proceed? |
|-------------------|--------------|-----------------|-------------------------|---------------------------|----------------------|---------------------------|--|-------------------------|
| Example | 1 bed/1 bath | 4 | 1 | 800 | \$1000 | 759 | 60% | |
| Affordable Units | 1 bed/1 bath | 10 | 1 | 465 | N/A | \$876 | | |
| Market Rate Units | 1 bed/1 bath | 92 | 1 | 465 | \$1,224 | N/A | N/A | |
| | | | | | | N/A | N/A | |
| | | | | | | N/A | N/A | |

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS N/A

When do you expect to make the payment -in-lieu? _____
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

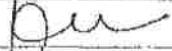
(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

| Submarket (Table for use with the Density Bonus fees-in-lieu calculations) | Median Land Price per Base FAR Foot |
|---|-------------------------------------|
| Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east | \$31 |
| North: Division on north; Chicago River on south/west; Lake Shore Dr. on east | \$43 |
| South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east | \$22 |
| West: Lake on north; Congress on south; Chicago River on east; Racine on west | \$29 |

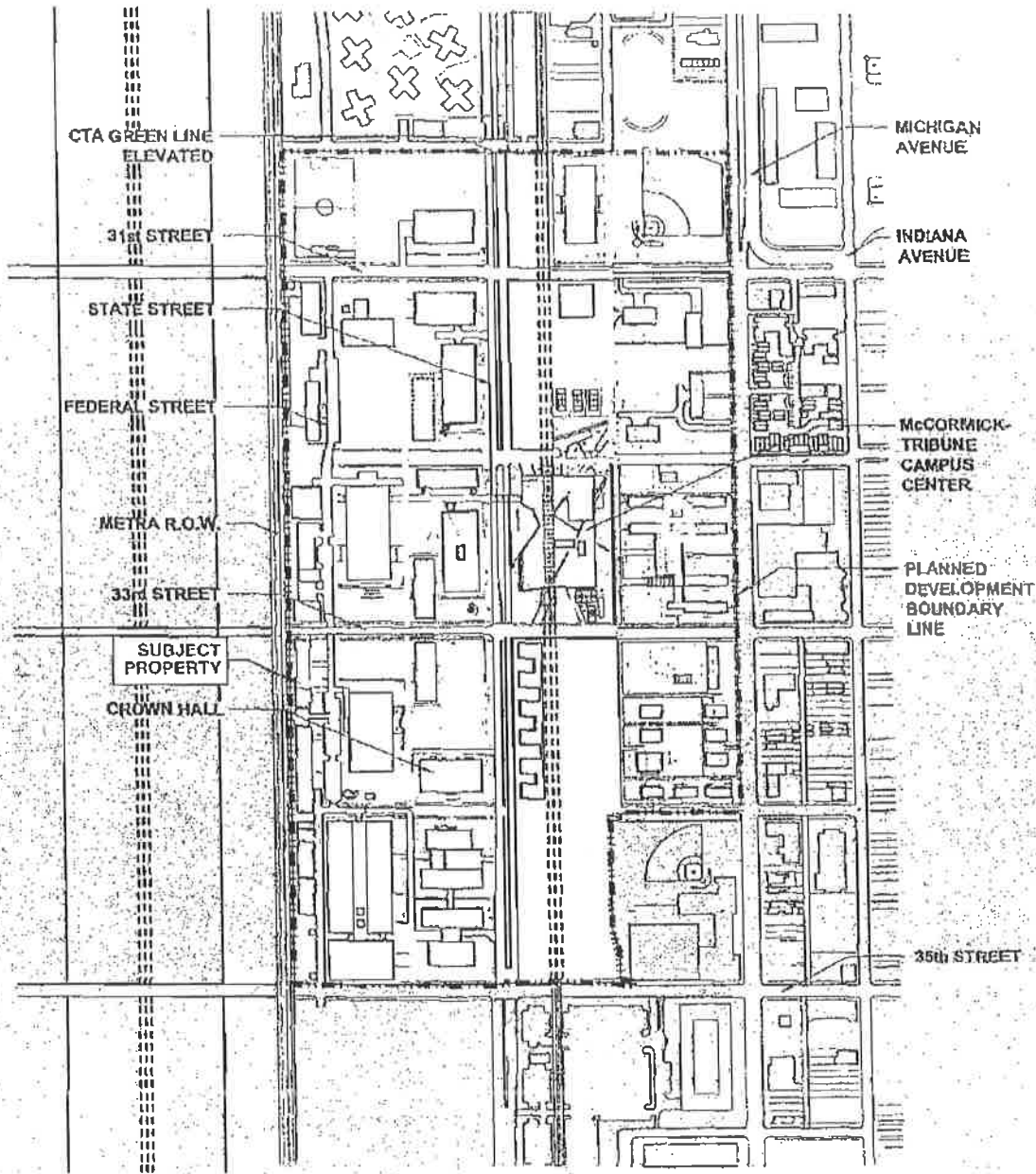
Authorization to Proceed (to be completed by Department of HED)


 Marcia Baxter, *Kara Breems*
 Department of Planning & Development

Date 7-18-16


 Developer/Project Manager

Date 7/13/16



Scale: Not to Scale

PD Boundary Map

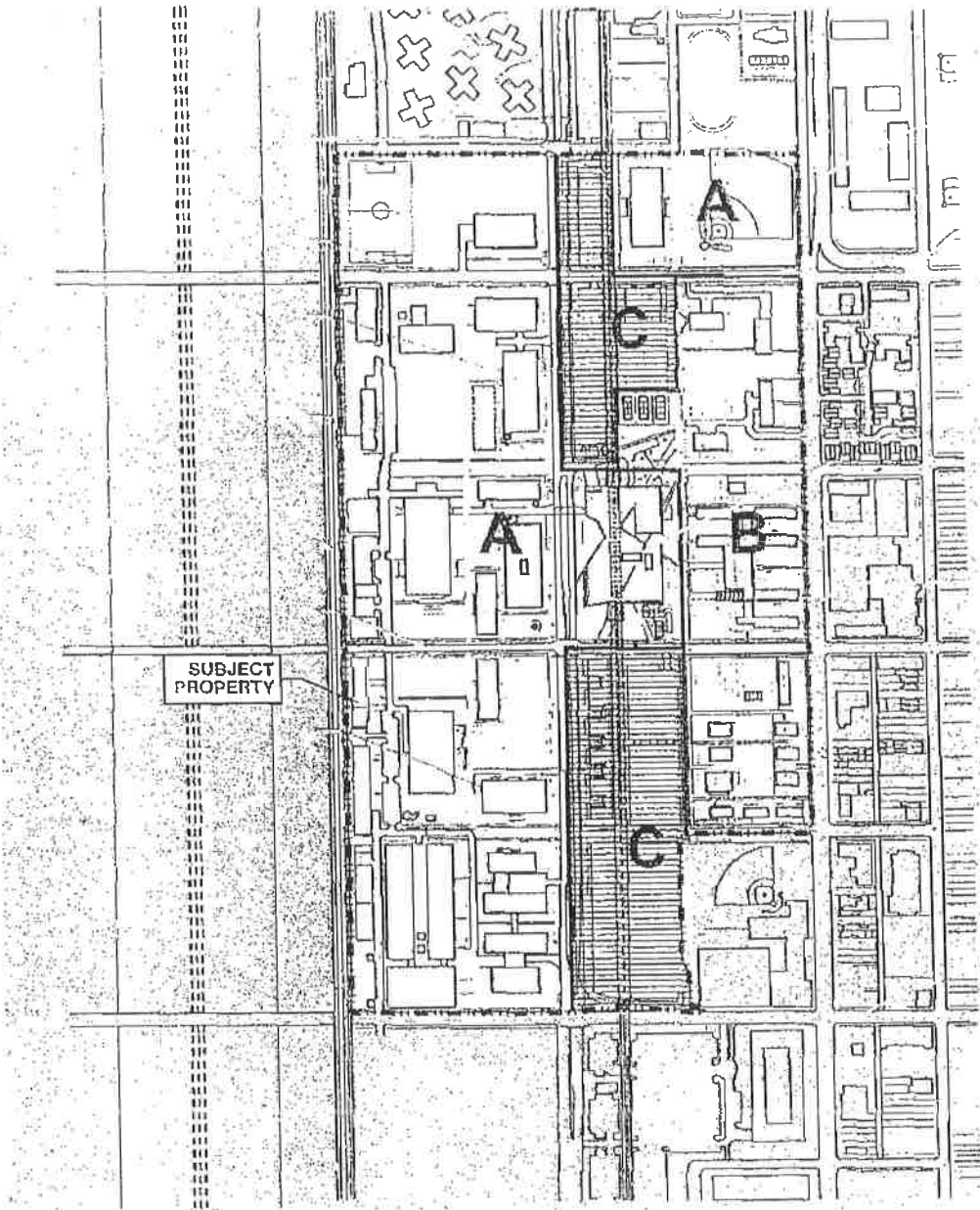


pappegeorgehaymes partners
www.pappegeorgehaymes.com

Applicant: Armour Institute, LLC
 Address: 3300 S. Federal Street
 Introduced: February 10, 2016
 Plan Commission: July 21, 2016

1
 7/15/16
 PH # 152367

This is a public document. It is subject to public review and comment. It is not intended to constitute an offer of any financial product or service. It is not intended to constitute an offer of any financial product or service.



Scale: Not to Scale

PD Sub-Area Boundary Map

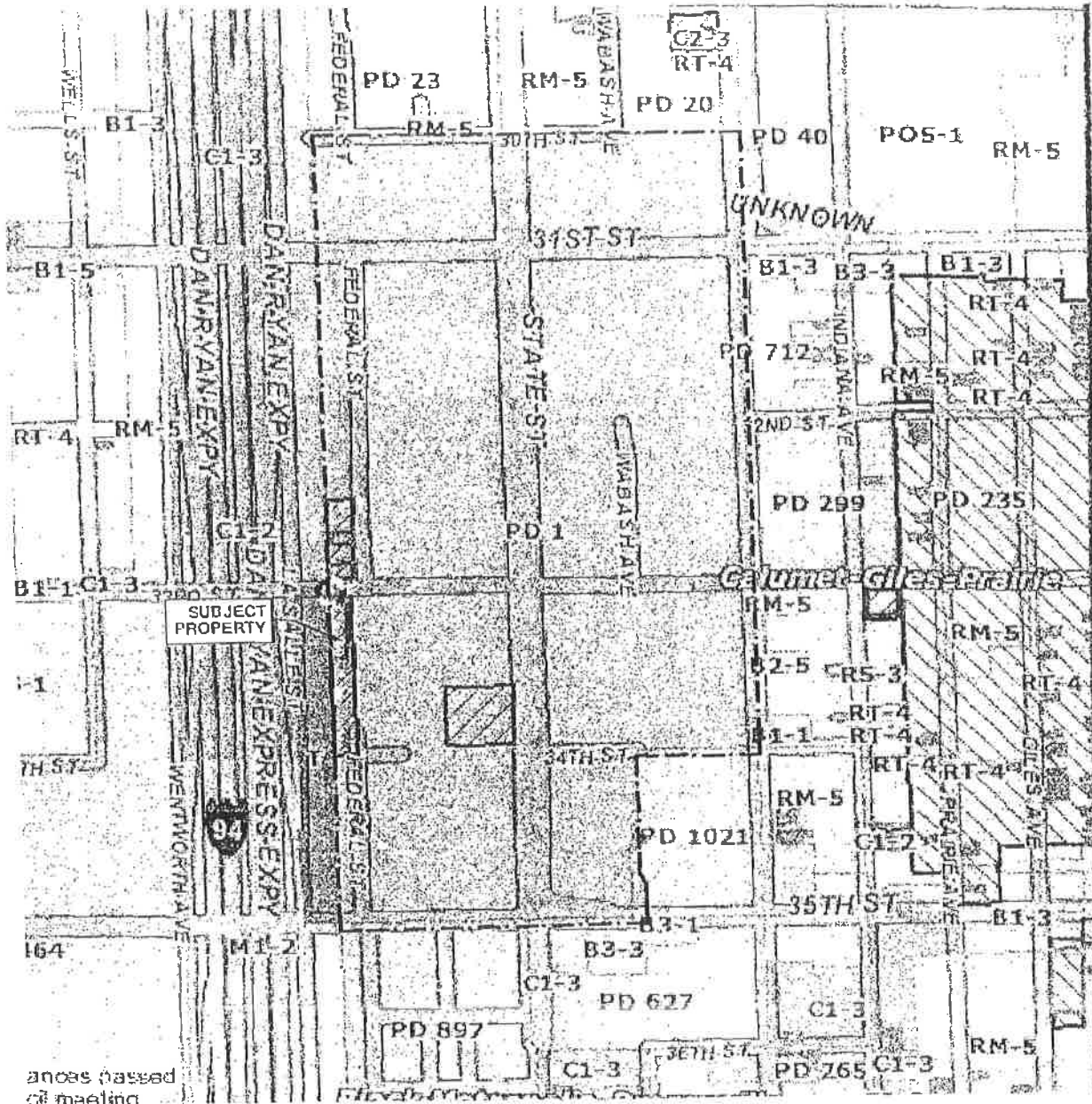


pappageorgehaymes partners
www.pappageorgehaymes.com

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 Introduced: February 10, 2016
 Plan Commission: July 21, 2016

2
 7/15/16
 PH # 157257

THIS PLAN IS THE PROPERTY OF PAPPAGEORGE HAYMES PARTNERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



ances passed
of meeting



Scale: Not to Scale

Surrounding Zoning Map

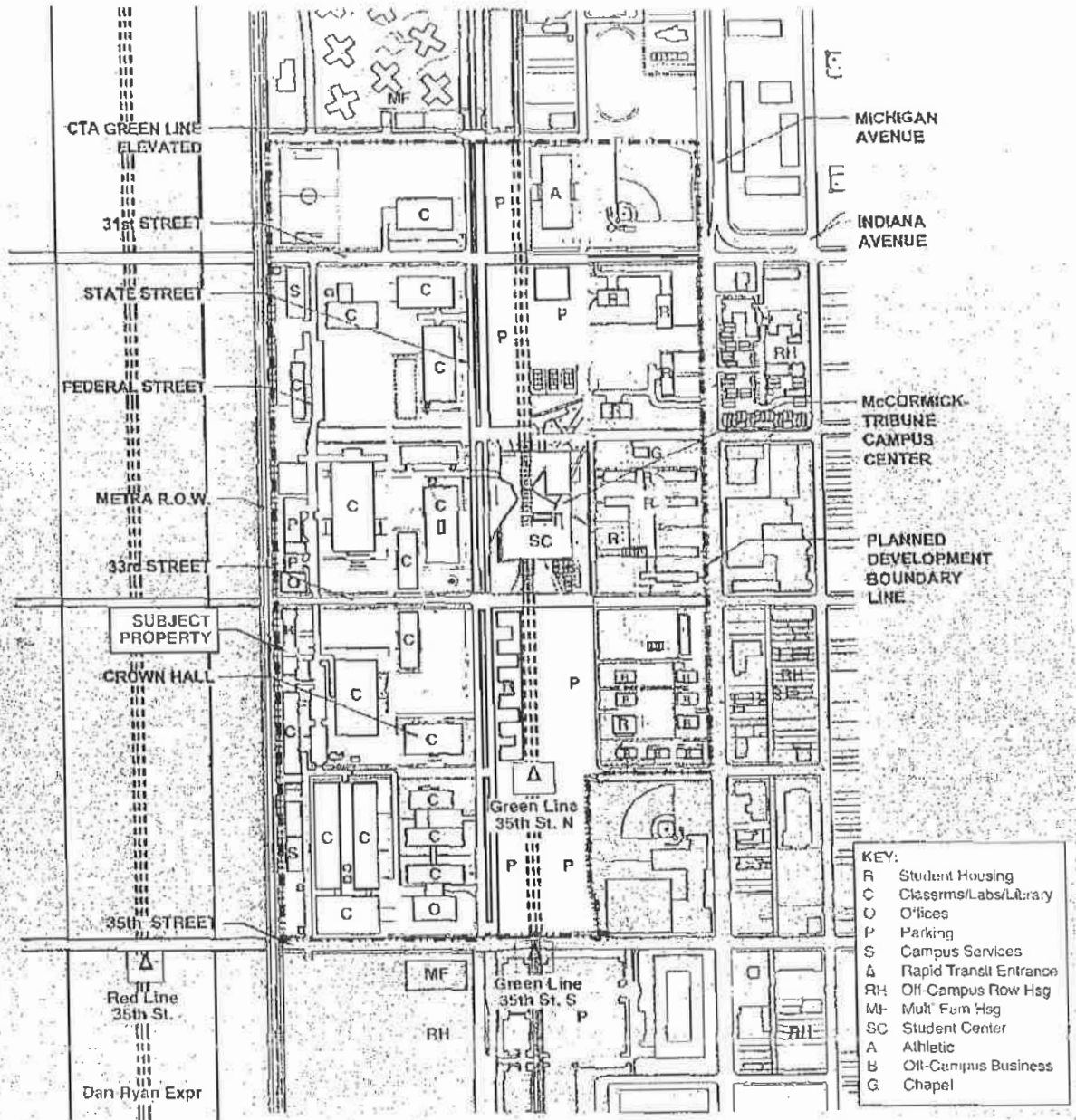


pappageorgehayes.com partners
www.pappageorgehayes.com

Applicant: Armo Institute, LLC
Address: 3300 S. Federal Street
Introduced: February 10, 2016
Plan Commission: July 21, 2016

3
7/14/16
PH # 152367

The information on this map is intended to provide a general overview of the zoning districts in the area. It is not intended to be used as a legal document. For more information, please contact the Planning Department.



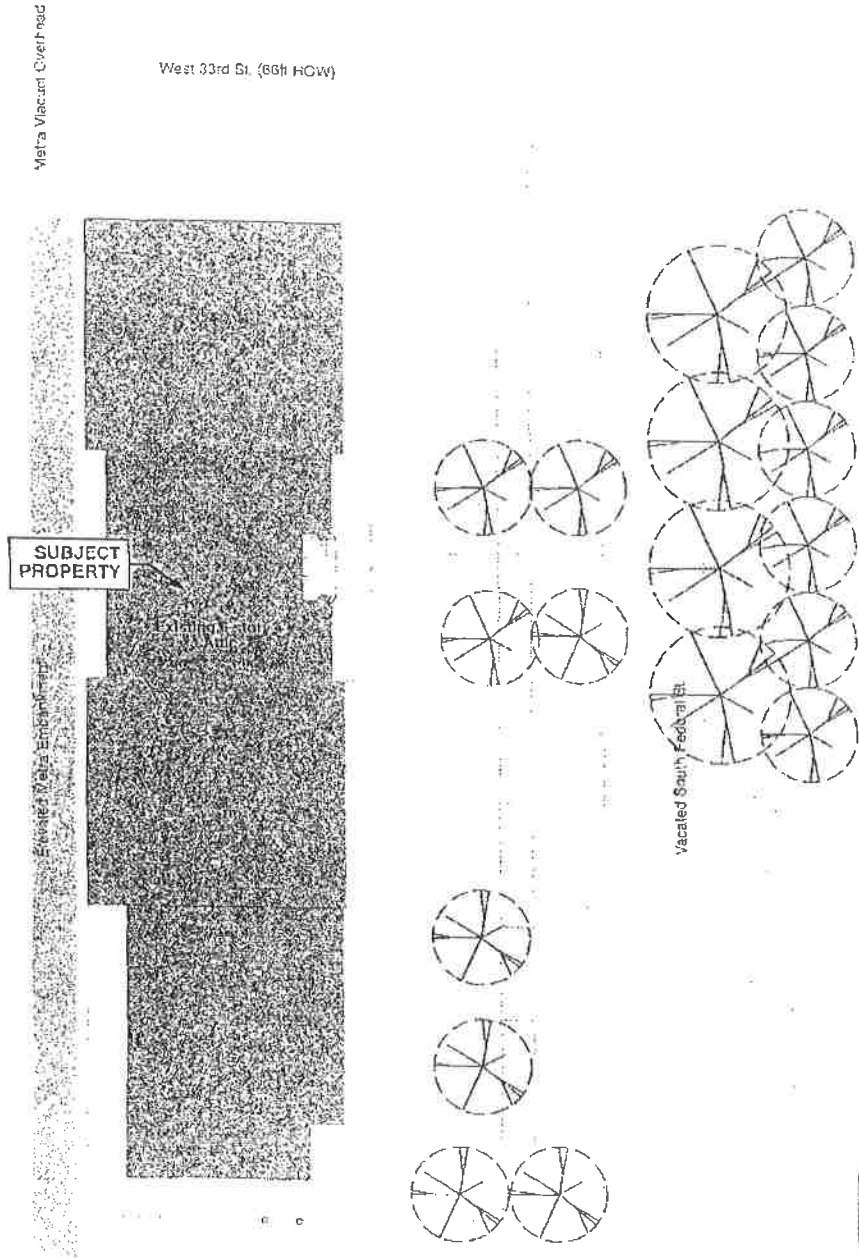
Scale: Not to Scale

Land Use Map



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www.pappageorgehaymes.com

Applicant: Armour Institute, LLC
Address: 3300 S. Federal Street
Introduced: February 10, 2016
Plan Commission: July 21, 2016



Note:
All Trees Existing to
Remain.



Scale: Not to Scale

Landscape Drawing



papadigue hayma partners
www.papadiguehayma.com

Applicant: Armour Institute, LLC
Address: 3300 S. Federal Street
Introduced: February 10, 2016
Plan Commission: July 21, 2016

Notes:

1. Repair existing face brick & Terracotta to match original.
2. Repair existing copper gutter & roof edge cornice.
3. Repair or replace existing PVC downspouts. Connect to approved storm sewer. Downspouts shall be cast iron w/in 10 ft.
4. New Attic windows in east & west facades.
5. Remove existing PTAC or louver & provide new clear glass window sashes using app'd window.
6. New roof shingle and underlayment system. Remove existing shingles and pose roof food deck. Replace damaged boards & framing anchor loose boards. Shingle to be approved, heavy weight, self sealing, granular color, faced shingle with laminated tabs app'd for use in high wind environment.
7. Repair existing copper roof ventilator cap. Install new canceled bird screen.
8. Existing aluminum frame window w/ clear glass. Repair as needed. Provide new perimeter sealant (Urethane or non-stain silicone) in approved color.
9. New roof edge metal flashing & curb on cantonated treated wood blocking.
10. Existing Indiana limestone belt course to be repointed in mortar to match limestone color.
11. Replace existing storm window at exterior side of existing stained glass lite.
12. Security Guards at Ground level windows.
13. Extend roof ridge for screening of mech. equipment.
14. New 5 ft tall iron picket fence.
15. Remove existing Fire escape assembly repair facade and window assemblies following removal.
16. New skylights at Roof.
17. Replace missing or damaged sandstone coping/ cornice/ dentil assembly with new carved stone or app'rd substitute material. Provide sample for review of finish & color.
18. (potential) Alterations to roof line for HVAC enclosures.
19. New 8ft tall security gate painted black.
20. New Ground level windows and misc. vents facing RR embankment.
21. Masonry Replacement and repairs at Boiler House Structure.
22. (potential) Alterations to roof line for Elevator shaft override.



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North & South Bldg Elevations

Existing Building, V.L.F. No change in height.



Scrab, White Scalls

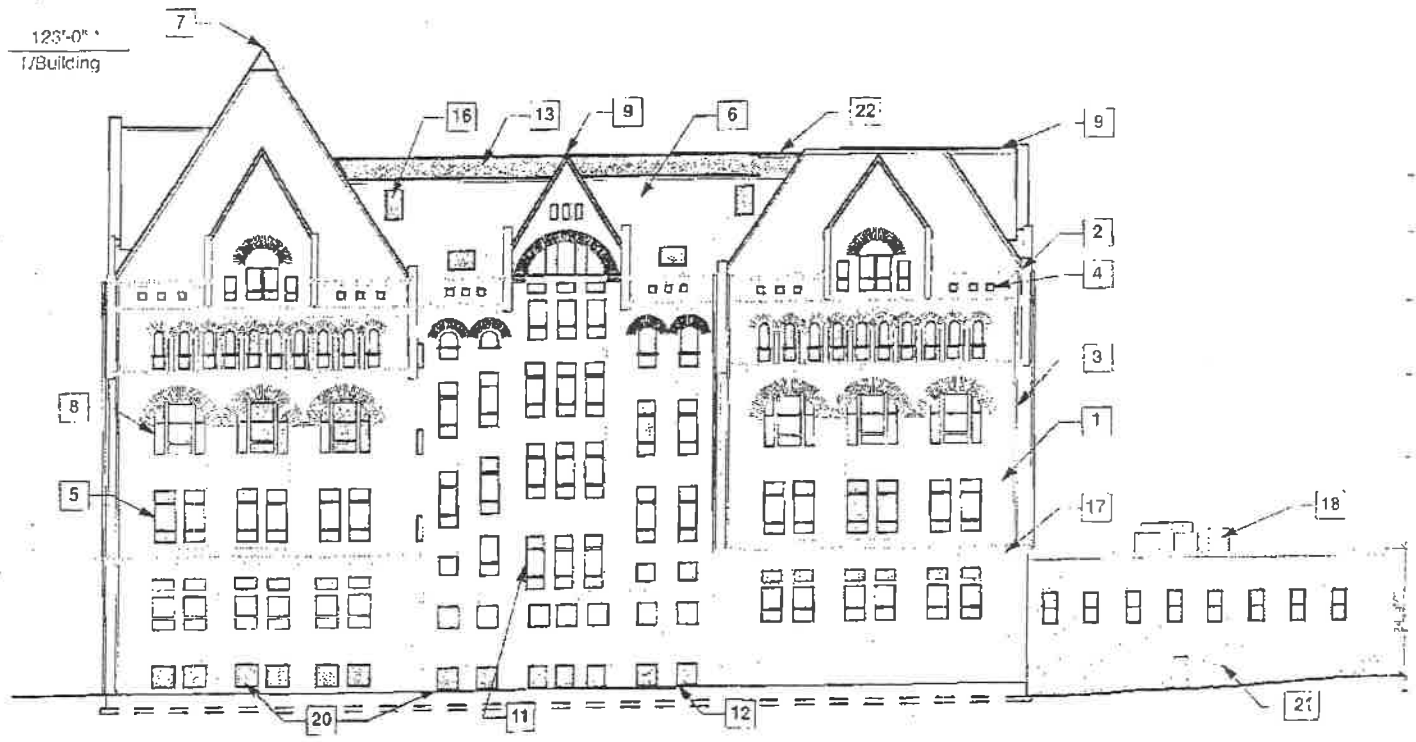
Applicant: Armour Institute, LLC
 Address: 3300 S. Federal Street
 Introduced: February 10, 2016
 Plan Commissioner: July 21, 2016

per@integrated-arch.com
 www.per@integrated-arch.com

7/15/16
 P-11, R 157367

Notes:

1. Repair existing face brick & Terra-cotta to match original.
2. Repair existing copper gutter & roof edge cornice.
3. Repair or replace existing PVC downspouts. Connect to approved storm sewer. Downspouts shall be cast iron w/in 10 ft
4. New Attic windows in east & west facades
5. Remove existing PTAC or Louver & provide new clear glass window sashes using app'd window.
6. New roof shingle and underlayment system. Remove existing shingles asphalt wood roof deck. Replace damaged boards & framing anchor loose boards. Shingle to be approved, heavy weight, self sealing, granular color, faced shingle with laminated tabs app'd for use in high wind environment.
7. Repair existing copper roof ventiator cap. Install new canceled bird screen
8. Existing aluminum frame window w/ clear glass. Repair as needed. Provide new perimeter sealant (Urethane or non-stain silicone) in approved color.
9. New roof edge metal flashing & curb on concealed treated wood blocking.
10. Existing Indiana limestone belt course to be repointed in mortar to match limestone color.
11. Replace existing storm window at exterior side of existing stained glass lite.
12. Security Guards at Ground level windows.
13. Extend roof ridge for screening of mech. equipment
14. New 5 ft tall iron picket fence.
15. Remove existing Fire escape assembly repair facade and window assemblies following removal.
16. New skylights at Roof
17. Replace missing or damaged sandstone coping/ cornice/ dental assembly with new carved stone or app'd substitute material. Provide sample for review of finish & color.
18. (potential) Alterations to roof line for HVAC enclosures
19. New 8ft tall security gate painted black.
20. New Ground level windows and misc vents facing RR embankment.
21. Masonry Replacement and repairs at Boiler House structure.
22. (potential) Alterations to roof line for Elevator shaft override.



West Building Elevation

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Scale: Not to Scale

Applicant: Armour Institute, LLC
 Address: 3300 S. Federal Street
 Issued: February 10, 2016
 Plan Commission: July 21, 2016

preparer: genaynes partners
 www.genaynespartners.com



7/13/16
 P/L: J. T. S. R. 07
 8



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

October 16, 2015

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle St., Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 1, Subarea A,
3300 South Federal Street**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Planned Development No. 1 ("PD 1"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client, MCM Company, Inc., is proposing to renovate and convert the existing IIT Main Building, located at 3300 S. Federal St., and within Subarea A of PD 1, into 77 dwelling units. These units would not be limited to IIT students and staff only, but rather available to anyone wishing to live there. You are seeking administrative relief to add dwelling units as a permitted use within Subarea A.

When PD 1 was established in 1965, staff and student housing was permitted in Subarea B only. Academic, research and related uses were permitted in Subarea A and parking was permitted in Subarea C. On January 31, 2002, a minor change was granted to allow for the permitted uses in Subarea C to be expanded to include student housing and related uses. Dwelling units that are available to the general public, and not limited to IIT students and staff, are not a permitted use in any Subarea of PD 1.

As you discussed with my staff previously, the addition of dwelling units as a permitted use will require a technical amendment to the Planned Development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1, I hereby deny this minor change request.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Dan Klaiber, Eleanor Gorski, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

May 7, 2008

Mr. Scott E. Saef
Sidley Austin LLP
One South Dearborn
Chicago, Illinois 60603

Re: Administrative Relief for Residential Institutional Planned Development
No. 1, as amended, Sub area A, Proposed 35th Street Metra Commuter
Rail Station

Dear Mr. Saef:

Please be advised that your request for a minor change to Residential Institutional Planned Development No. 1, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Commuter Rail Division of the Regional Transportation Authority ("Metra"), in cooperation with the Illinois Institute of Technology ("IIT") is planning to build a new commuter rail station on its Rock Island Line at 35th Street immediately east of LaSalle Street (the "Development Area"). The station will be installed above grade at track level and will include waiting platforms, passenger shelters, and ramps and stairs to access the platforms.

Most of the Development Area is located on Metra's railroad right-of-way, which was rezoned by the City Council to the T Transportation District on July 19, 2007 in furtherance of this project. However, two small portions of the Development Area, lying east of Metra's right-of-way, are on property owned by IIT and are within Sub area A of the Planned Development.

You are requesting to reduce the minimum periphery setback from the required 18 feet for the relevant portions, primarily the stairways and accessible ramps, of the Metra Station. The commuter rail station must be adjacent to Metra's rail line; therefore, there is no practical way to provide access to the Metra platform without violating the setback requirement.

The following drawings, prepared by Skidmore, Owings and Merrill, LLP, and dated January 30, 2008, shall be inserted into the main file:

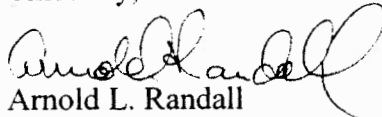
| | |
|-------|---|
| A-101 | Overall Site Plan |
| A-102 | Station Level Access Plan |
| A-201 | Station Elevations |
| A-301 | Site Sections |
| A-401 | Warming Shelter Plans, Sections and Elevations |
| L-101 | Landscape Plan |
| L-102 | Plant List and Details |
| | Two 35 th Street Metra Station color renderings (March 25, 2008) |



With regard to your request, the Department of Planning and Development has determined that allowing this periphery setback reduction does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Institutional Planned Development No. 1, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, **DPD files**



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

January 31, 2002

Mr. Steven D. Friedland
Schiff Hardin and Waite
6600 Sears Tower
Chicago, Illinois 60606-6473

Re: Request for a Minor Change to Institutional Planned
Development No. 1. Illinois Institute of Technology (IIT)

Dear Mr. Friedland:

Please be advised that your request for a minor change to Institutional Planned Development No. 1 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested that the permitted uses in subarea C be expanded to include student housing and related uses. Currently, the Planned Development only allows parking within Subarea C. However, the maximum FAR of 0.5 and maximum percent of land coverage of 15% would be sufficient to allow for the construction of the proposed 108,000 square foot student housing project.

The Department feels that this change would be acceptable since the maximum FAR and the maximum site coverage permitted in Subarea C and in the Planned Development would not be exceeded. Furthermore, development on this site and future development on other parking lot parcels along State Street in accordance with IIT's Master Plan would improve the streetscape of this major campus roadway and would be a positive change helping to unify the campus.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No.1.

Very Truly Yours,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Philip Levin, Mike Marmo, Ed Kus, Carmen Vidal-Hallett,
Cheryl Cooke

NEIGHBORHOODS





July 11, 2001

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Mr. Steven D. Friedland
Schiff Hardin & Waite
6600 Sears Tower
Chicago, Illinois 60606-6473

Re: Request for a minor change to Residential-Institutional Planned Development No. 1, As Amended

Proposal: The construction of a new one-story building addition to the existing student center known as the "Commons Building." (McCormick Tribune Campus Center)

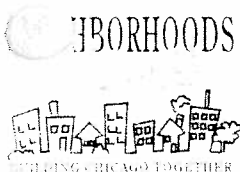
Location: An area at the southwest corner of vacated Wabash Avenue & vacated 32nd Street (3200 S. Wabash Avenue)

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 1, as Amended, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, in your letter dated June 28, 2001, you requested a modification to the Subarea Map exhibit of the Planned Development to reflect the area expansion of Subarea A and subsequent reduction of Subarea C to allow for the construction of a new student center. In addition, you requested modifications to the Planned Development Use and Bulk Regulations and Data Table to reflect the necessary changes resulting from the redefining of Subarea boundaries. Attached are the revised exhibits to this Planned Development.


The Department of Planning and Development has determined that although there is a recalculation of net site areas within two of the three Subareas of the Planned Development, the overall net site area of the Planned Development, as well as the maximum allowed F.A.R's and percentages of land coverage within each Subarea will not be affected.



Furthermore, this proposed change will not create an adverse impact on this Planned Development or on the immediate area and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential-Institutional Planned Development No. 1, as Amended.

Sincerely,

A handwritten signature in cursive script that reads "Alicia Mazur Berg". The signature is written in black ink and is positioned to the right of the typed name and title.

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Paul Woznicki
Phil Levin
Michael Marmo

(INSTITUTIONAL)

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| SubArea | Net Site Area | | General Distribution of Land Use | Maximum F.A.R. | Maximum % of Land Covered |
|---------|---------------|-------|---|----------------|---------------------------|
| | Sq. Ft. | Acres | | | |
| A | 2,454,414 | 56.34 | Academic, research and related uses | 1.8 | 45 |
| B | 807,663 | 18.54 | Housing, staff and student and related uses | 1.2 | 20 |
| C | 580,025 | 13.32 | Parking | 0.5 | 15 |
| Total | 3,842,092 | 88.20 | | | |

The above noted regulations relate to the ultimate development within the planned development area. Interim stages of development may exceed these permitted standards, subject to the approval of the Department of Development and Planning.

Gross site area = net site area (88.20 acres) + area of C.T.A.-R.O.W. and dedicated streets (25.35 acres) = 113.55 acres.

Maximum permitted F.A.R. for total net site area: 2.2

Present Populations:

Academic and Research:

1. Number of students (attending class at one time) 1,800
2. Faculty and staff (includes all employees and employees of tenants) 1,830

Housing:

1. Number of students 1,300
2. Faculty and staff (includes all employees) 200

Off-street parking and loading requirements for proposed academic, research, housing and related uses shall be provided as authorized by the Chicago Zoning Ordinance. Minimum number of off-street parking for existing academic, research, housing and related uses: 1,700 spaces

Applicant: Illinois Institute of Technology, Chicago, Illinois

Revised Date: May 2, 2001

Minimum periphery set-backs from Planned Development Boundaries: 18 feet

Minimum Distances between Buildings: 56 feet

Set-back and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons. Subject to the approval of the Department of Development and Planning.

Maximum % of land covered (for total net site area) = 30%

503830.1

Applicant: Illinois Institute of Technology, Chicago, Illinois
Revised Date: May 2, 2001

CTA GREEN LINE
ELEVATED

31st STREET

STATE STREET

FEDERAL STREET

METRA R.O.W.

33rd STREET

CROWN HALL

MICHIGAN AVENUE

INDIANA AVENUE

McCORMICK-
TRIBUNE
CAMPUS
CENTER

PLANNED
DEVELOPMENT
BOUNDARY
LINE

35th STREET

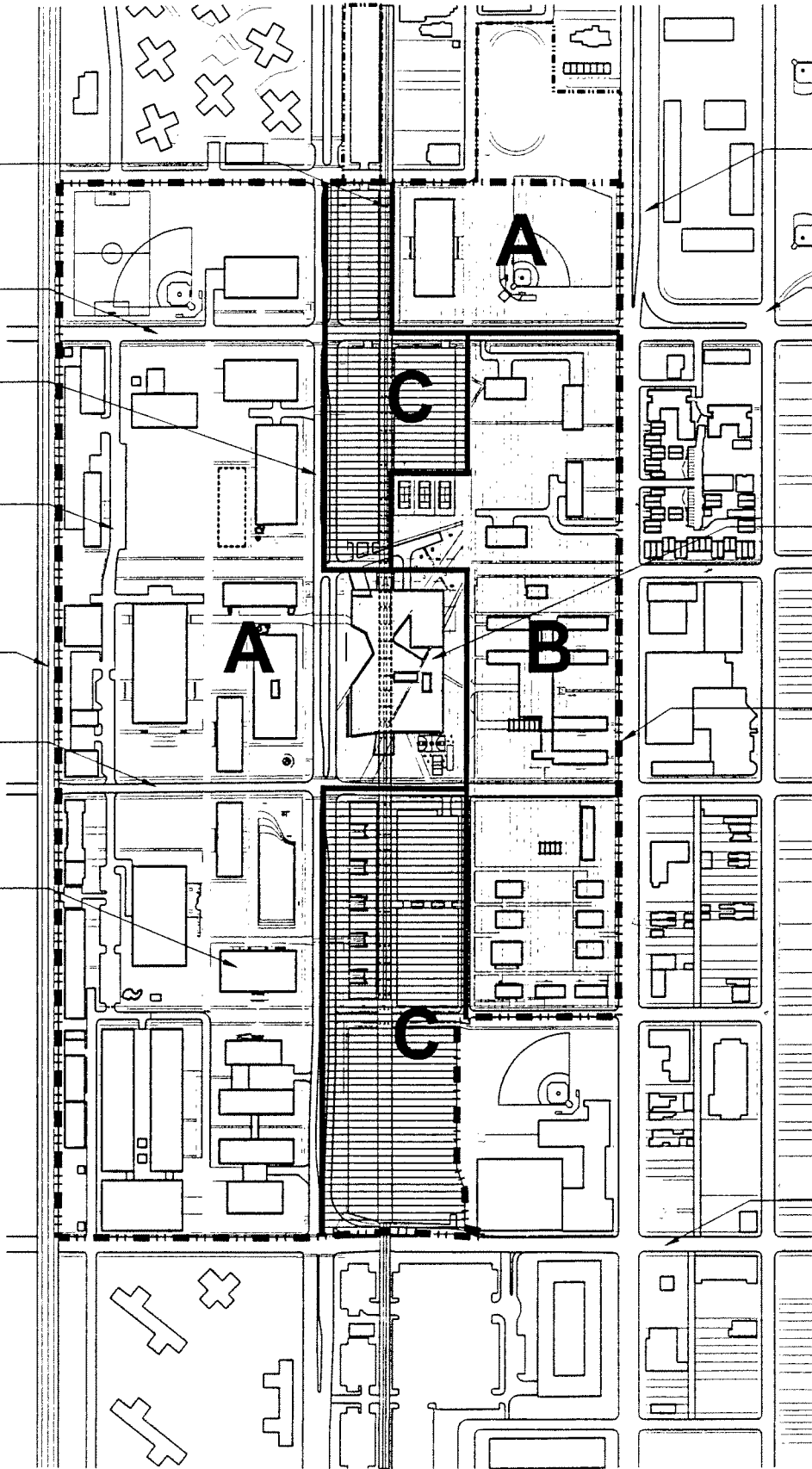
SUB-AREA SUMMARY:

NET SITE AREA
= 88.2 ACRES

SUB-AREA A _____

SUB-AREA B _____

SUB-AREA C _____



LOHAN ASSOCIATES
DATE: MAY 30, 2001

**REVISED
SUB-AREA MAP**

0 100' 300' 600'

ILLINOIS INSTITUTE
OF TECHNOLOGY
PLANNED DEVELOPMENT
NUMBER 1

UNFINISHED BUSINESS.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on November 15, 1965, pages 5373-5374, recommending that the City Council pass thirteen proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe eleven of the said proposed ordinances (which were recommended by the committee without change) were passed, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Metcalfe, Holman, Despres, Miller, Bohling, Lupo, Buchanan, Danaher, Zelezinski, J. P. Burke, Krska, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Provenzano, T. F. Burke, McMahon, Keane, Sulski, Aiello, Casey, Cullerton, Laurino, Kaplan, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—41.

Nays—None.

Said eleven ordinances as passed read respectively as follows:

Reclassification of Area Shown on Map No. 2-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map No. 2-I in the area bounded by

the alley next north of and parallel to W. Roosevelt Road; S. Troy Street; W. Roosevelt Road; and S. Kedzie Avenue,

to those of a B5-3 General Service District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Maps Nos. 6-E, 6-F, 8-E and 8-F. PD

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Maps Nos. 6-E, 6-F, 8-E and 8-F in the area bounded by

W. 30th Street; S. Michigan Avenue; E. 34th Street, or the line thereof if extended where no street exists; S. Wabash Avenue; E. 35th Street; and the east line of the Chicago, Rock Island & Pacific Railroad and the New York Central Railroad right of way.

to the designation of a Residential Planned Development which is hereby established in the area

above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

[Plan of Development attached to this ordinance is printed on Pages 5476-5480.]

Reclassification of Area Shown on Map No. 8-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residential District symbols and indications as shown on Map No. 8-H in the area bounded by

W. Bross Avenue; S. Oakley Avenue; the alley next south of and parallel to W. Bross Avenue; the alley next west of and parallel to S. Oakley Avenue; a line 60 feet south of W. Bross Avenue; and S. Claremont Avenue,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 8-J in the area bounded by

the south line of the right of way of the G.M. & O. RR.; a line from a point 965 feet northeast of S. Pulaski Road along the south line of the right of way of the G.M. & O. RR. to a point 333 feet southeast of the south line of the G.M. & O. RR. and 303.07 feet southwest of the center line of S. Hamlin Avenue, or the line thereof if extended where no street exists; a line from a point 333 feet southeast of the south line of the G.M. & O. RR. and 303.07 feet southwest of the center line of S. Hamlin Avenue, or the line thereof if extended where no street exists to a point 226.60 feet north of the center line of W. Pershing Road, or the line thereof if extended where no street exists along the center line of S. Hamlin Avenue, or the line thereof if extended where no street exists; the center line of S. Hamlin Avenue, or the line thereof if extended where no street exists; the center line of W. Pershing Road, or the line thereof if extended where no street exists; and S. Pulaski Road,

to those of a C4 Motor Freight Terminal District, and a corresponding use district is hereby established in the area above described.

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

P L A N O F D E V E L O P M E N T
R E S I D E N T I A L P L A N N E D D E V E L O P M E N T , A S A M E N D E D
(I N S T I T U T I O N A L)

S T A T E M E N T S

1. THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED OR CONTROLLED BY THE ILLINOIS INSTITUTE OF TECHNOLOGY AS TITLE HOLDER OR AS THE BENEFICIARY OF TRUST HOLDING TITLE.
2. OFF-STREET PARKING AND LOADING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.
3. ANY DEDICATION OR VACATION OF STREETS OR ALLEYS OR ADJUSTMENT OF RIGHTS-OF-WAY OR CONSOLIDATION OR RESUBDIVISION OF PARCELS SHALL REQUIRE A SEPARATE SUBMITTAL ON BEHALF OF THE ILLINOIS INSTITUTE OF TECHNOLOGY AND APPROVAL BY THE CITY COUNCIL.
4. SERVICE DRIVES OR ANY OTHER INGRESS OR EGRESS SHALL BE ADEQUATELY DESIGNED AND PAVED TO PROVIDE INGRESS AND EGRESS FOR MOTOR VEHICLES INCLUDING EMERGENCY VEHICLES. THERE SHALL BE NO PARKING WITHIN SUCH PAVED AREAS.
5. USE OF LAND WILL CONSIST OF ACADEMIC, RESEARCH, HOUSING AND RELATED USES AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE. LABORATORIES OR RESEARCH FACILITIES CONTAINED THEREIN SHALL BE GOVERNED BY PERFORMANCE STANDARDS AS AUTHORIZED UNDER THE M1 ZONING DISTRICT OF THE CHICAGO ZONING ORDINANCE.
6. THE FOLLOWING INFORMATION SETS FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID PLANNED DEVELOPMENT AND DATA CONCERNING A GENERALIZED LAND USE PLAN (SITE PLAN) ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE INTENT AND PURPOSE OF THE CHICAGO ZONING ORDINANCE AS RELATED TO A R5 GENERAL RESIDENCE DISTRICT CLASSIFICATION AND WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
7. THE PLAN OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS AND PROCEDURES IN RELATION TO PLANNED DEVELOPMENTS"

RESIDENTIAL PLANNED DEVELOPMENT, AS AMENDED
(INSTITUTIONAL)
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| SUB AREA | NET SITE AREA | | GENERAL DISTRIBUTION OF LAND USE | MAXIMUM F. A. R. | MAXIMUM % OF LAND COVERED |
|----------|---------------|-------|--|------------------|---------------------------|
| | SQ. FT. | ACRES | | | |
| A | 2,366,032 | 54.31 | ACADEMIC, RESEARCH AND RELATED USES. | 1.8 | 4.5 |
| B | 807,653 | 18.54 | HOUSING, STAFF AND STUDENT AND RELATED USES. | 1.2 | 20 |
| C | 668,407 | 15.35 | PARKING | 0.5 | 15 |
| TOTAL | 3,842,092 | 88.20 | | | |

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

GROSS SITE AREA = NET SITE AREA (88.20 ACRES) + AREA OF C.T.A.-R.O.W AND DEDICATED STREETS (25.35 ACRES) = 113.55 ACRES

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA 2.2

PRESENT POPULATION:

ACADEMIC AND RESEARCH:

- | | |
|---|-------|
| 1. NUMBER OF STUDENTS | 2,700 |
| 2. FACULTY AND STAFF (INCLUDES ALL EMPLOYEES) | 2,500 |

HOUSING:

- | | |
|---|-------|
| 1. NUMBER OF STUDENTS | 1,296 |
| 2. FACULTY AND STAFF (INCLUDES ALL EMPLOYEES) | 194 |

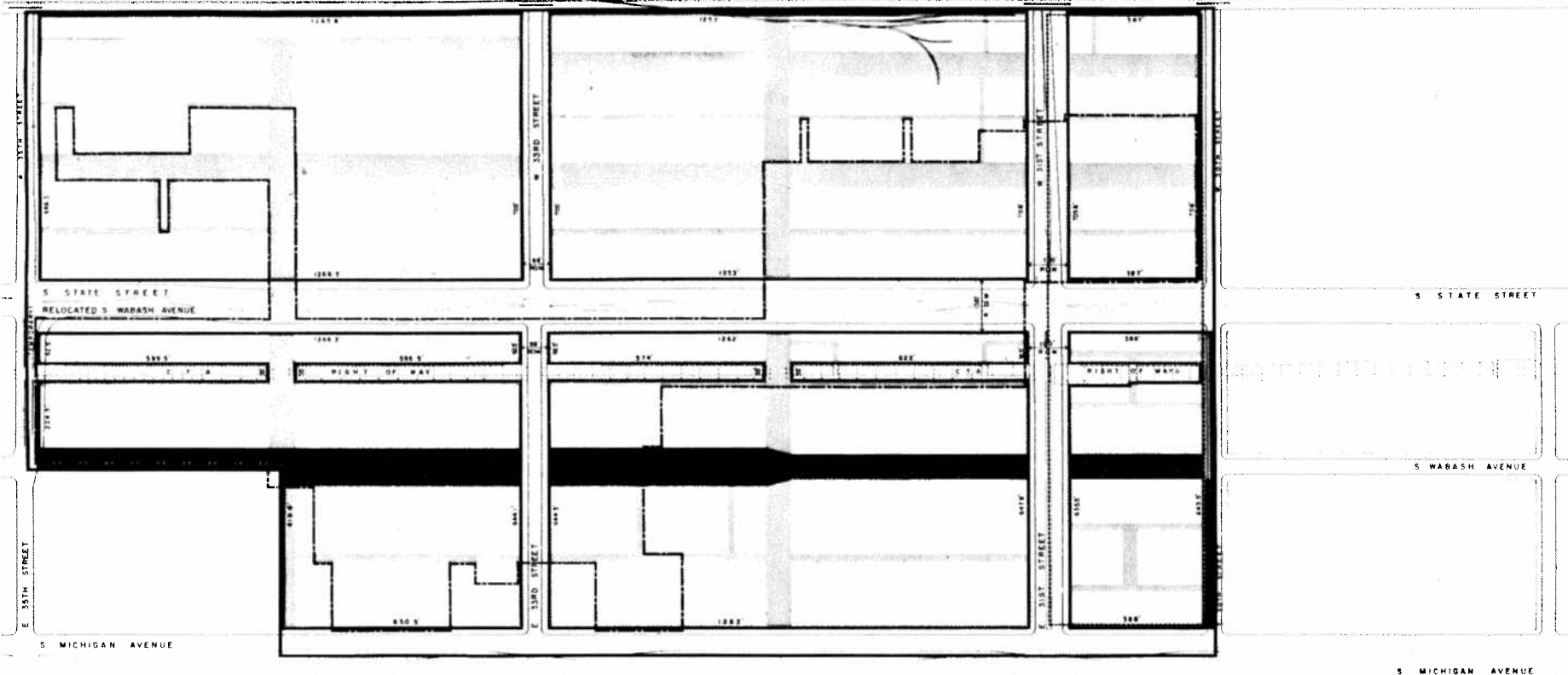
OFF-STREET PARKING AND LOADING REQUIREMENTS FOR PROPOSED ACADEMIC, RESEARCH, HOUSING AND RELATED USES SHALL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE. MINIMUM NUMBER OF OFF-STREET PARKING FOR EXISTING ACADEMIC, RESEARCH, HOUSING AND RELATED USES: 1,800 SPACES.

MINIMUM PERIPHERY SET-BACKS: 18 FEET

MINIMUM DISTANCES BETWEEN BUILDINGS: 36 FEET

SET-BACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

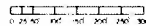
MAXIMUM % OF LAND COVERED (FOR TOTAL NET SITE AREA) = 30 %



RESIDENTIAL PLANNED DEVELOPMENT, AS AMENDED

(INSTITUTIONAL)

PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS

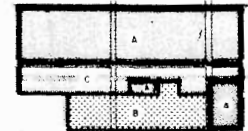
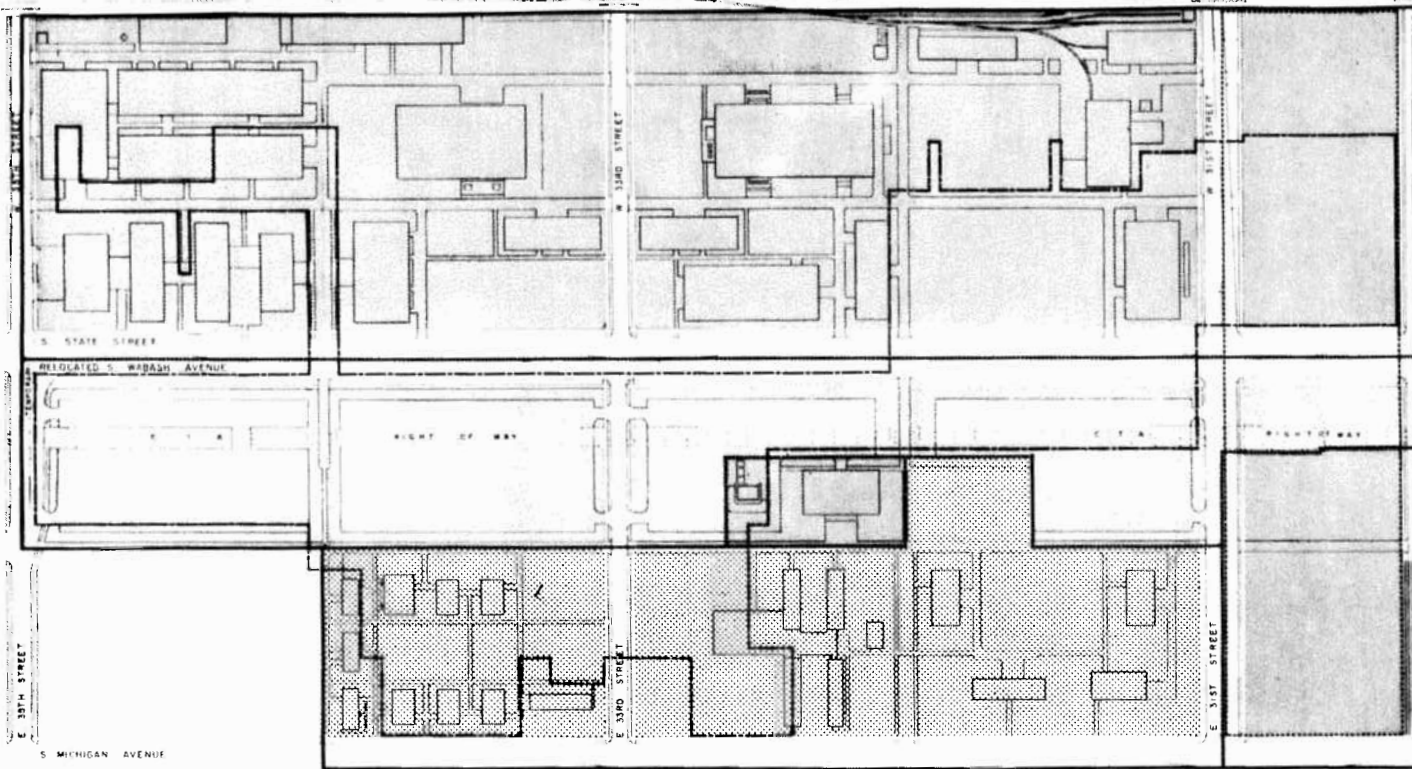


LEGEND

PLANNED DEVELOPMENT BOUNDARY
 (INITIAL APPROVAL BY CITY COUNCIL
 6/24/59)
 PROPERTY LINE

REDEVELOPMENT PROJECT (IIT) BOUNDARY
 REDEVELOPMENT PROJECT 6A BOUNDARY
 STREETS TO BE VACATED

SUNDRY STREETS AND ALLEYS
 HERE-TO-FORE VACATED BY
 ORDINANCE APPROVED BY CITY
 COUNCIL BETWEEN 3/27/05 AND
 9/11/63



SUB AREA KEY MAP

S STATE STREET

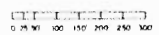
S WABASH AVENUE

S MICHIGAN AVENUE

RESIDENTIAL PLANNED DEVELOPMENT, AS AMENDED

(INSTITUTIONAL)

GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY (INITIAL APPROVAL BY CITY COUNCIL 6/24/59)
- REDEVELOPMENT PROJECT (U) T) BOUNDARY

- REDEVELOPMENT PROJECT 6A BOUNDARY
- SUB AREA BOUNDARY

- ACADEMIC, RESEARCH AND RELATED USES
- HOUSING, STAFF AND STUDENT, AND RELATED USES
- PARKING