

PD 1000

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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>

September 10, 2007

Mr. Andrew P. Scott
DLA Piper US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601-1263

**Re: Administrative Relief request for Residential Business Planned
Development No. 1000, South Michigan and Wabash Avenues**

Dear Mr. Scott:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1000 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development (PD).

Specifically, you are requesting to permit occupancy of 1720 South Michigan Avenue prior to the completion of the commercial improvements on the South Wabash parcels. The PD is primarily comprised of four lots - 1620 South Michigan Ave., 1720 South Michigan Ave., 1639 South Wabash Ave., and 1717 South Wabash Ave. Statement No. 7 of the PD requires the developer to complete at least 15,000 gross square feet of commercial space on the South Wabash parcels in order to obtain a certificate of occupancy for 1720 South Michigan Ave. The 1720 South Michigan Ave. property is ready for occupancy, however, due to several construction delays, the commercial improvements on South Wabash Ave. have not yet been completed.

With regard to your request, the Department of Planning and Development has determined that permitting the occupancy of 1720 South Michigan Ave. prior to the completion of the commercial improvements on the South Wabash parcels 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.

The developer will commit to complete the commercial improvements on (1) the 1717 South Wabash property no later than November 1, 2007 and (2) on the 1639 South Wabash property no later than nine months from the date of the grant of this request for administrative relief. The City retains the authority to withhold the final certificate of occupancy for the 1720 South Michigan Avenue building if either of these buildings are not completed within the aforementioned time frames.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1000, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD files





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Department of Planning
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Lori T. Healey
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April 19, 2007

Mr. David Brininstool
Principal
Brininstool + Lynch Ltd.
230 West Superior
Third Floor
Chicago, IL 60610

Re: **Site Plan Approval for Residential Business Planned Development No. 1000, Subarea E**

Proposal: The construction of a one-story retail building with five surface parking spaces located on the rear of the lot.

Location: 1639 S. Wabash Avenue

Dear Mr. Brininstool:

We have reviewed the drawings prepared by Brininstool + Lynch, Ltd. Architects for the construction of a new one-story retail building with five surface parking spaces located on the rear of the lot. These plans are submitted in accordance with Statement No. 7 of Residential Business Planned Development No. 1000.

The following drawings were reviewed and will be added to the main file within the Department of Planning and Development in anticipation of Part II:

- Site Plan (4.3.07)
- West Elevation, Wall Section and Roof Detail (4.3.07)
- A0.1 Abbreviations, Symbols, Drawing Index and Permit Notes (11.17.06)
- A0.2 General Notes and Specifications (11.17.06)
- A0.3 Accessibility Standards (11.17.06)
- A0.4 P.D. Boundary Plan and Table (11.17.06)
- L1.0 Landscape Plan & Notes (1.9.07)
- L2.0 Landscape Details (11.17.06)
- A1.0 Site Plan (11.17.06)
- A1.1 Ground Floor Plan (11.17.06)
- A1.2 Roof Plan (11.17.06)
- A2.1 Elevations, Building Section, and Wall Sections (11.17.06)
- A3.1 Exterior Details, Partition Types, Door Details, Schedules (11.17.06)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 1000, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on November 30, 2005.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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April 18, 2007

Mr. David Brininstool
Principal
Brininstool + Lynch Ltd.
230 West Superior
Third Floor
Chicago, IL 60610

Re: **Site Plan Approval for Residential Business Planned Development
No. 1000, Subarea C**
Proposal: The renovation of an existing one-story retail building with
33 exterior parking spaces.
Location: 1717 S. Wabash Avenue

Dear Mr. Brininstool:

We have reviewed the site plan, elevation and wall section prepared by Brininstool + Lynch, Ltd. Architects, and dated April 3, 2007, for the renovation of an existing one-story building and grade level parking for 33 automobiles. These plans are submitted in accordance with Statement No. 7 of Residential Business Planned Development No. 1000.

The following drawings were reviewed and will be added to the main file within the Department of Planning and Development in anticipation of Part II:

- Site Plan
- West Elevation and Wall Section

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 1000, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on November 30, 2005.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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June 19, 2006

Mr. Andrew P. Scott
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street
19th Floor
Chicago, Illinois 60601

**Re: Administrative Relief request for Residential-Business Planned
Development No. 1000**

Dear Mr. Scott:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1000 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested:

- Modifications to the elevations to reduce the depth of the retail space by approximately three feet.
- Relocation of the residential portion of the improvements on the property such that the east face of the building is flush with the South Michigan Avenue property line.
- Encroachments into the public right of way as depicted on Exhibit A.

The proposed improvements to this property included a residential tower (set back approximately three feet from Michigan Avenue, from approximately 14 feet above grade to the top of the building) and ground floor retail along South Michigan Avenue. An error in the pouring of the foundation resulted in the foundation and caissons being located three feet to the east, rather than to the west. As a result, the building needs to be moved three feet to the east, directly on the Michigan Avenue property line.

With regard to your request, the Department of Planning and Development has determined that these changes: do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

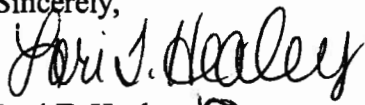

In addition, with regard to your request pertaining to the public right of way encroachments, the Department of Planning and Development hereby approves those encroachments as depicted on Exhibit A attached hereto. You are, however,



put on notice that other City agencies and the City Council must approve these encroachments and that a permit to encroach on the public right of way must be issued. The Department of Planning and Development's approval of the encroachments into the public right of way is conditioned on the Developer's delivery to the Department of Planning and Development of a payment in the amount of \$100,000, for the benefit of the Chicago Public Schools, within 30 days of the Developer's receipt of the Permit (the "Payment"). The Payment will be used by the Chicago Public Schools to support its green roof initiatives and other environmental programs. If the Payment is not delivered within the aforementioned time period, the Department of Planning and Development's approval of the encroachments is voidable in its discretion

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 1000, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 1000.

Sincerely,


Lori T. Healey 
Commissioner

LTH:MRD:tm

cc w/attachments: Terri Haymaker, Mike Marmo, DPD files



RBPD
1000

MEMORANDUM

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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Chicago, Illinois 60602
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<http://www.cityofchicago.org>

TO: The Honorable William J.P. Banks
Chairman, City Council Committee on Zoning

FROM: Lori T. Healey
Lori T. Healey *LFZ*
Commissioner

RE: Journal Correction
Zoning Amendment #15213

DATE: May 15, 2006

I am requesting a Journal Correction for the Zoning Amendment Number 15213 within the Plan of Development Bulk Regulations and Data Table. The correction would read as follows with the correction underlined.

Gross Site Area (160,619 square feet) = Net Site Area (approximately ~~127,121~~ 127,171 square feet) + Area Remaining in Public Right-of-Way (approximately 33,498 square feet)

The correct square footage is identified in the Plan of Development Statements No. 1 as 127, 171 square feet. However, a typographical error in the Bulk Regulations and Data Table resulted in the square footage being incorrectly typed as 127,121.

LRH:MRD:tm



CORRECTION OF THE OFFICIAL
JOURNAL OF PROCEEDINGS
(Zoning Ordinance No. 15213)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

I hereby move to correct the Official Journal of Proceedings of the City Council of the City of Chicago at the regular meeting held on Wednesday, November 30, 2005, as follows:

Page 62864 - by deleting the language in brackets and inserting the language underlined in the Plan of Development Bulk Regulations and Data Table as follows:

Gross Site Area (160,619 square feet) = Net Site Area (approximately [~~127,121~~]
127,171 square feet) + Area Remaining in Public Right-of-Way (approximately
33,498 square feet)

William J.P. Banks
Chairman, Committee on Zoning

West Rice Street; the alley next east of and parallel to North Leavitt Street; the alley next north of and parallel to West Chicago Avenue; and North Leavitt Street,

to those of a B2-2 Neighborhood Mixed-Use 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 Number 4-E.

(As Amended)

(Application Number 15213)

RBPD 1000

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 current DX-5 Downtown Mixed-Use District symbols as shown on Map Number 4-E in the area bounded by:

a line approximately 109.10 feet south of and parallel to East 16th Street; South Michigan Avenue; a line approximately 403.90 feet south of and parallel to East 16th Street; the alley next west of South Michigan Avenue; a line approximately 458.90 feet south of and parallel to East 16th Street; South Michigan Avenue; a line approximately 125.60 feet north of and parallel to the north line of East 18th Street; a line approximately 139.02 feet west of and parallel to the west line of South Michigan Avenue; a line approximately 128.11 feet north of and parallel to the north line of East 18th Street; the alley next west of South Michigan Avenue; a line approximately 184.63 feet north of and parallel to the north line of East 18th Street; South Wabash Avenue; a line approximately 377.40 feet south of and parallel to East 16th Street; and the alley next west of South Michigan Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development Statements and Bulk Regulations and Data Table attached hereto 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 Statements referred to in this ordinance read as follows:

Residential-Business Planned Development Number 1000.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development No. 1000 (the "Planned Development"), consists of approximately 127,171 net square feet (approximately 2.92 acres) of property located in the area generally bounded as follows:

A line approximately 109.10 feet south of and parallel to East 16th Street; South Michigan Avenue; a line approximately 403.90 feet south of and parallel to East 16th Street; the alley next west of South Michigan Avenue; a line approximately 458.90 feet south of and parallel to East 16th Street; South Michigan Avenue; a line approximately 125.60 feet north of and parallel to the north line of East 18th Street; a line parallel to and approximately 42.13 feet east of the centerline of the alley next west of South Michigan Avenue; a line approximately 128.11 feet north of and parallel to the north line of East 18th Street; the alley next west of South Michigan Avenue; a line approximately 184.63 feet north of and parallel to the north line of East 18th Street; South Wabash Avenue; a line approximately 377.40 feet south of and parallel to East 16th Street; the alley next west of South Michigan Avenue (the "Property").

The Property is currently owned by five entities: (i) 1712 THC, LLC; (ii) 1620 THC, LLC; (iii) 1717 S. Wabash, LLC; (iv) LaSalle Bank National Association, as Trustee under Trust Agreement dated July 15, 1986 and known as Trust Number 111332; and (v) Commonwealth Edison Company (collectively the "Owners"). 1712 THC LLC, an Illinois limited liability company (the "Applicant"), is the applicant for this Planned Development with the authorization of the other Owners. The area within the Planned Development boundaries is divided into five (5) Subareas (A-E) as indicated on the Subarea Map.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees and their respective successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of its

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given Subarea need only be made or authorized by the owners and/or any ground lessees of such Subarea provided there is no adverse effect on other Subareas; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. The following uses shall be permitted in the Planned Development: all uses permitted in the DX-5 Downtown Mixed Use District, including, but not limited to: dwelling units and other residential uses; commercial uses; temporary buildings for construction purposes; accessory parking; and other accessory uses; provided, however, that commercial uses in Subareas C and E shall be limited to retail, restaurant, office and similar types of neighborhood-oriented commercial and retail uses; and provided further that public and/or quasi-public utility and service uses (including but not limited to electric substations) shall be limited to Subarea D.

5. This Plan of Development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; and the following documents prepared by Brininstool + Lynch, Ltd. and dated November 17, 2005 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Property Line and Boundary Map; a Subarea Map; a Site Plan; a Landscape Plan; and Building Elevations for the property commonly known as 1620 South Michigan Avenue and for the property commonly known as 1720 South Michigan Avenue. The improvements on the property commonly known as 1620 South Michigan Avenue are referred to herein as the "1620 Building" and the improvements on the property commonly known as 1720 South Michigan Avenue are referred to herein as the "1720 Building." Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
6. Identification signs shall be permitted upon the Property provided that such signs are compatible with the character of development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction and marketing signs and temporary business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department.
7. The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement No. 5 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. The Department acknowledges that the improvements being constructed on Subarea B (i.e., the 1620 Building) B have been approved and permitted, and no further approvals are necessary.

Prior to the development or redevelopment of Subareas C or E, Applicant must obtain Site Plan Approval of such development or redevelopment plan. Site Plan Approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring ongoing development on the Property. No Part II approval for development within Subarea C or E shall be granted until Site Plan Approval has been granted for such Subarea. Following a grant of Site Plan Approval by the Department, the Site Plan shall be kept on permanent file with the Department and shall be deemed to be part of this Planned Development.

Following Site Plan Approval for a Subarea by the Department, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 11 of this Planned Development.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of a Subarea and including any improvements required by this Planned Development not located within the Subarea:

- A. building elevations;
- B. footprint of the improvements;
- C. preliminary landscaping plan;
- D. preliminary floor plans; and
- E. statistical information applicable to the Subarea including floor area and floor area ratio (F.A.R.), uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

The Applicant acknowledges the importance of redeveloping the South Wabash Avenue frontage of the Property with improvements for retail, restaurant, office and similar types of neighborhood-oriented commercial and retail uses. Prior to the occupancy of the 1720 Building, Applicant agrees that it will substantially complete redevelopment of at least 15,000 square feet of gross floor area (either through (i) demolition of the existing improvements and construction of new improvements; (ii) re-use of existing improvements and rehabilitation of the existing facade; or (iii) a combination of options (i) and (ii)) of those portions of the Property on South Wabash Avenue (except those portions owned by Commonwealth Edison Company); provided, however, the Applicant shall not be deemed to be in violation of this Planned Development if the completion of the redevelopment prior to occupancy is delayed for reasons beyond the Applicant's control and so long as Applicant is diligently pursuing completion of such redevelopment.

It is hereby acknowledged that Subarea D is currently owned and operated by Commonwealth Edison Company. For so long as ComEd owns Subarea D, its use, operation and development shall be governed by the DX-5 District Regulations except as concerns the floor area being incorporated into the improvements to be located on Subarea A.

8. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, the Applicant shall provide notice thereof to the Department of Planning and Development for said Department's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, the Applicant may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, F.A.R., building height, and parking subject to the approval of the Department; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s). In order to assist the Department in monitoring the development of the Property, the Applicant shall, as part of each Part II request, specify (i) the F.A.R. for the improvements that are subject of the Part II request and (ii) the F.A.R. of the improvements on each remaining Subarea.
 9. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
 10. For purposes of F.A.R. calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
 11. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
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12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating. The Applicant also shall provide green roof area calculated as follows: 0.25 multiplied by (the net roof area of the 1620 Building plus the net roof area of the 1720 Building)(the "Green Roof Obligation"). In meeting its Green Roof Obligation, the Applicant may install make such green roof improvements wholly on the 1620 Building, wholly on the 1720 Building or on both buildings, at Applicant's discretion. The Applicant shall also provide green roof area equal to 50% of the net roof area on any new building improvements in excess of 10,000 gross square feet that it constructs on Subareas C and E. For building improvements on Subareas C and E that are less than 10,000 gross square feet, the Applicant shall provide an Energy Star Roof. For improvements on Subarea D, no green roof or Energy Star Roof shall be required unless such roof improvements would otherwise be applicable to the redevelopment of Subarea D pursuant to the DX-5 Zoning District regulations.
13. 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each new building or improvement.
14. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1004 *et seq.*, the Applicant has requested an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that according to Section 17-4-1004D of the Chicago Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least 25% of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area x 80% of the median cost of land per buildable square foot. Based

on Section 17-4-1004D, the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$915,631.20 (resulting in an increase in allowable floor area of 127,121 square feet). Prior to the issuance of permits, the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The Applicant must comply with all of the applicable Sections of the Affordable Housing Provision of the Zoning Ordinance which Sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9, if the Applicant and the Department of Housing execute such agreement, is also incorporated into this Planned Development.

15. Unless substantial construction of the improvements in Subarea A has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this Section, then the zoning of the Property shall automatically revert to the pre-existing classification of the DX-5 Downtown Mixed-Use District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Property Line Map; Subarea Map; Site Plan; Roof/Landscaping Plan; Ground Floor Plan; Subareas C, D and E; Ground Floor Plan Subarea A; South Elevation; West Elevation; North Elevation; and East Elevation referred to in these Plan of Development Statements printed on pages 62866 through 62877 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

15213

62864

JOURNAL--CITY COUNCIL--CHICAGO

11/30/2005

Residential Business Planned Development. 1000

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area (160,619 square feet) = Net Site Area (approximately 127,121 square feet) + Area Remaining in Public Right-of-Way (approximately 33,498 square feet)

Maximum Floor Area Ratio: 6.0 (5.0 base floor area ratio plus 1.0 affordable housing bonus pursuant to §17-4-1004 of the Chicago Zoning Ordinance)

Maximum Number of Dwelling Units:

Subarea A: 498 units

Subarea B: 249 units

Subarea C: N/A

Subarea D: N/A

Subarea E: N/A

Calculation of minimum lot area is based on entire site and assumes use of 15% minimum lot area reduction pursuant to Section 17-4-0404-B of the Chicago Zoning Ordinance

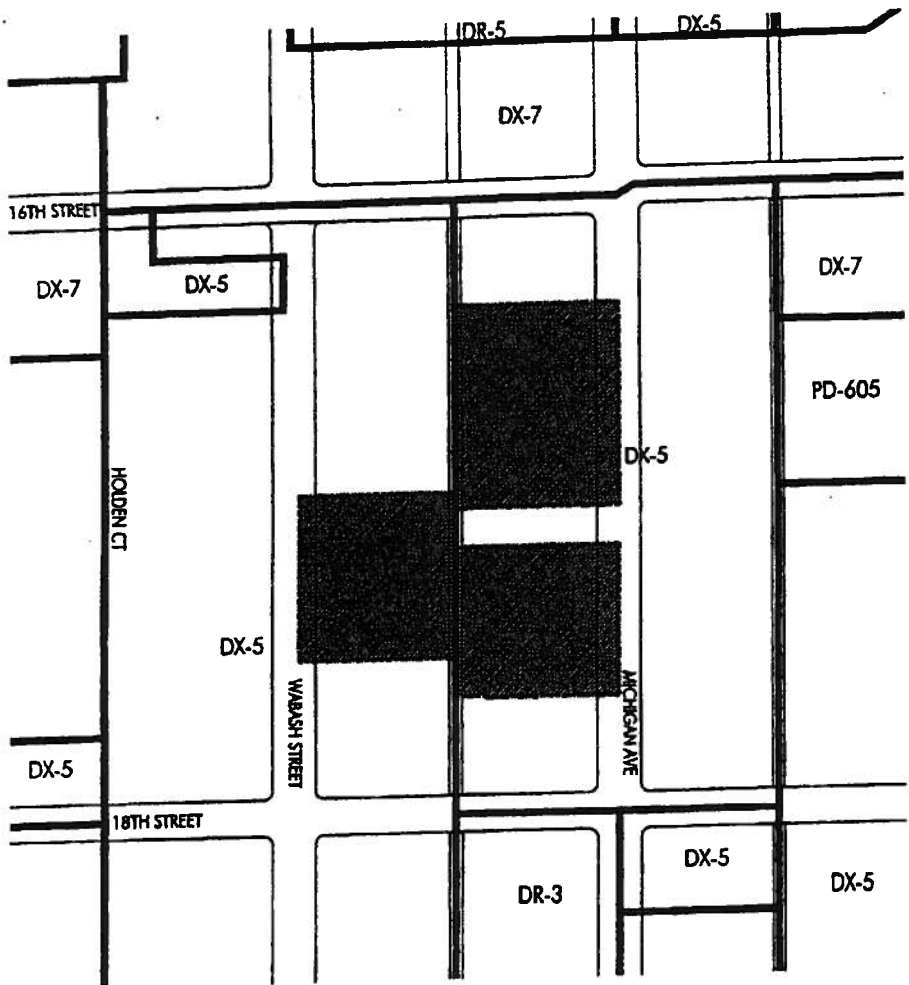
Minimum Number of Off-Street Parking Spaces:

Subarea A: 440

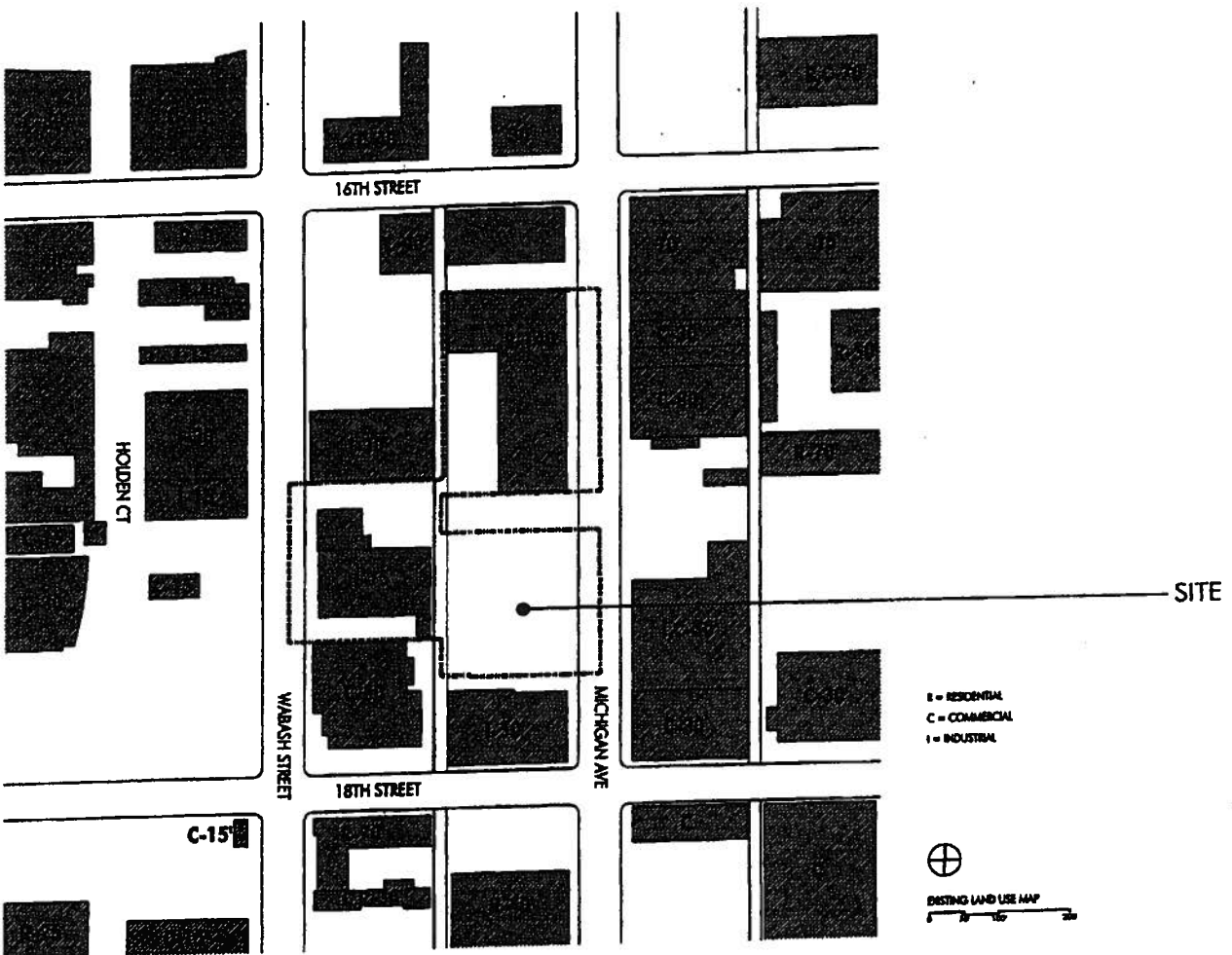
Subarea B: 200

Subarea C:	Per DX-5 District Regulations
Subarea D:	Per DX-5 District Regulations
Subarea E:	Per DX-5 District Regulations
Minimum Number of Bicycle Parking Spaces:	Per DX-5 District Regulations
Minimum Number of Off-Street Loading Berths:	
Subarea A:	2 berths
Subarea B:	2 berths
Subarea C:	Per DX-5 District Regulations
Subarea D:	Per DX-5 District Regulations
Subarea E:	Per DX-5 District Regulations
Maximum Building Height:	
Subareas A and B:	Per Building Elevations
Subareas C, D and E:	Per site plan approval pursuant to Statement 7
Minimum Setbacks from Property Line:	
Subareas A and B:	Per Building Elevations;
Subareas C, D and E:	Per Site Plan approval pursuant to Statement 7

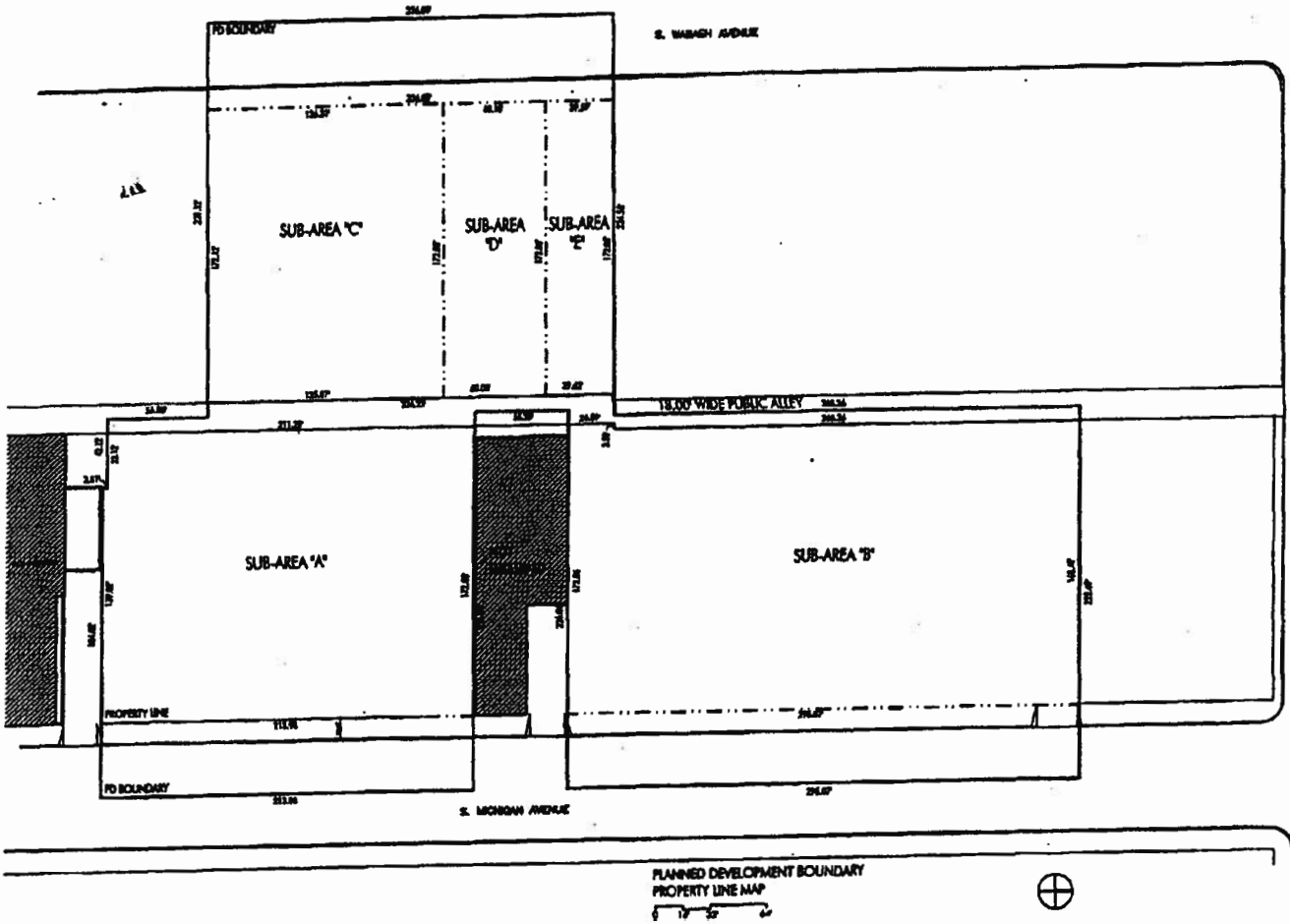
Existing Zoning Map.



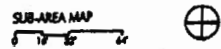
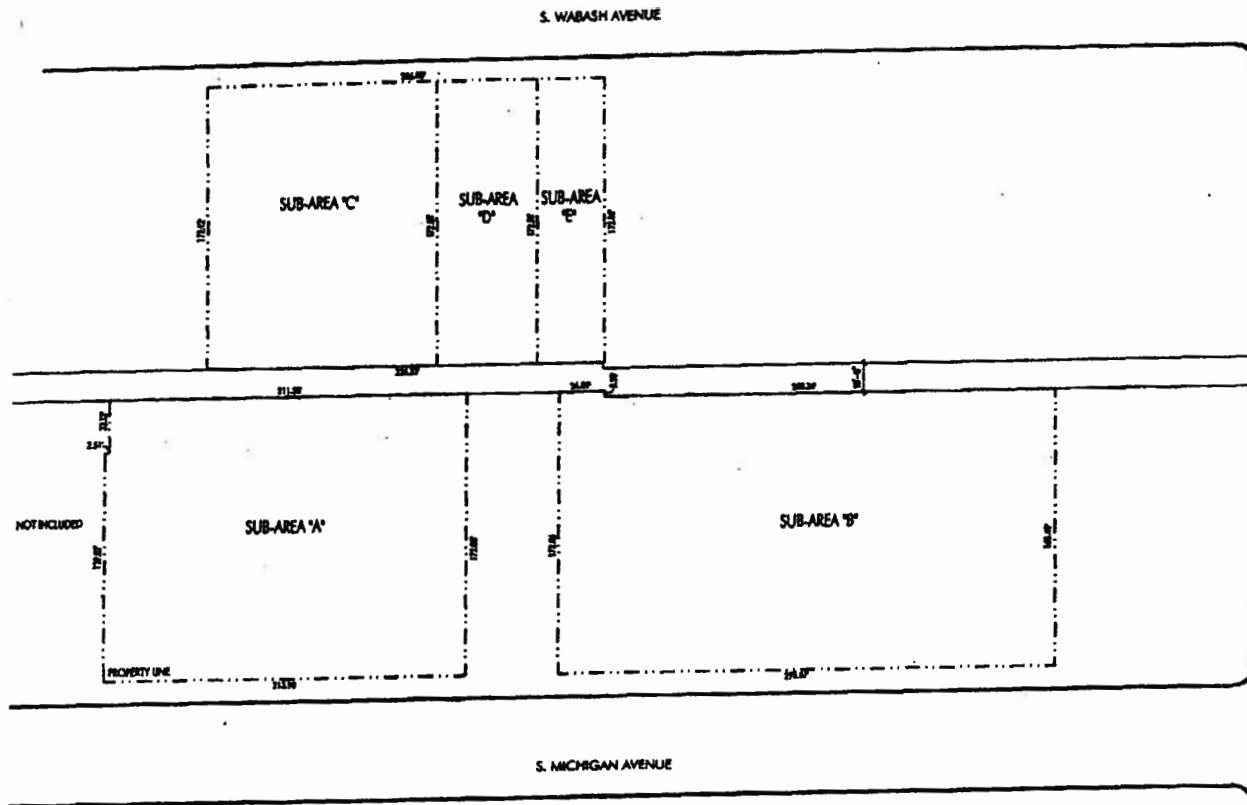
Existing Land-Use Map.



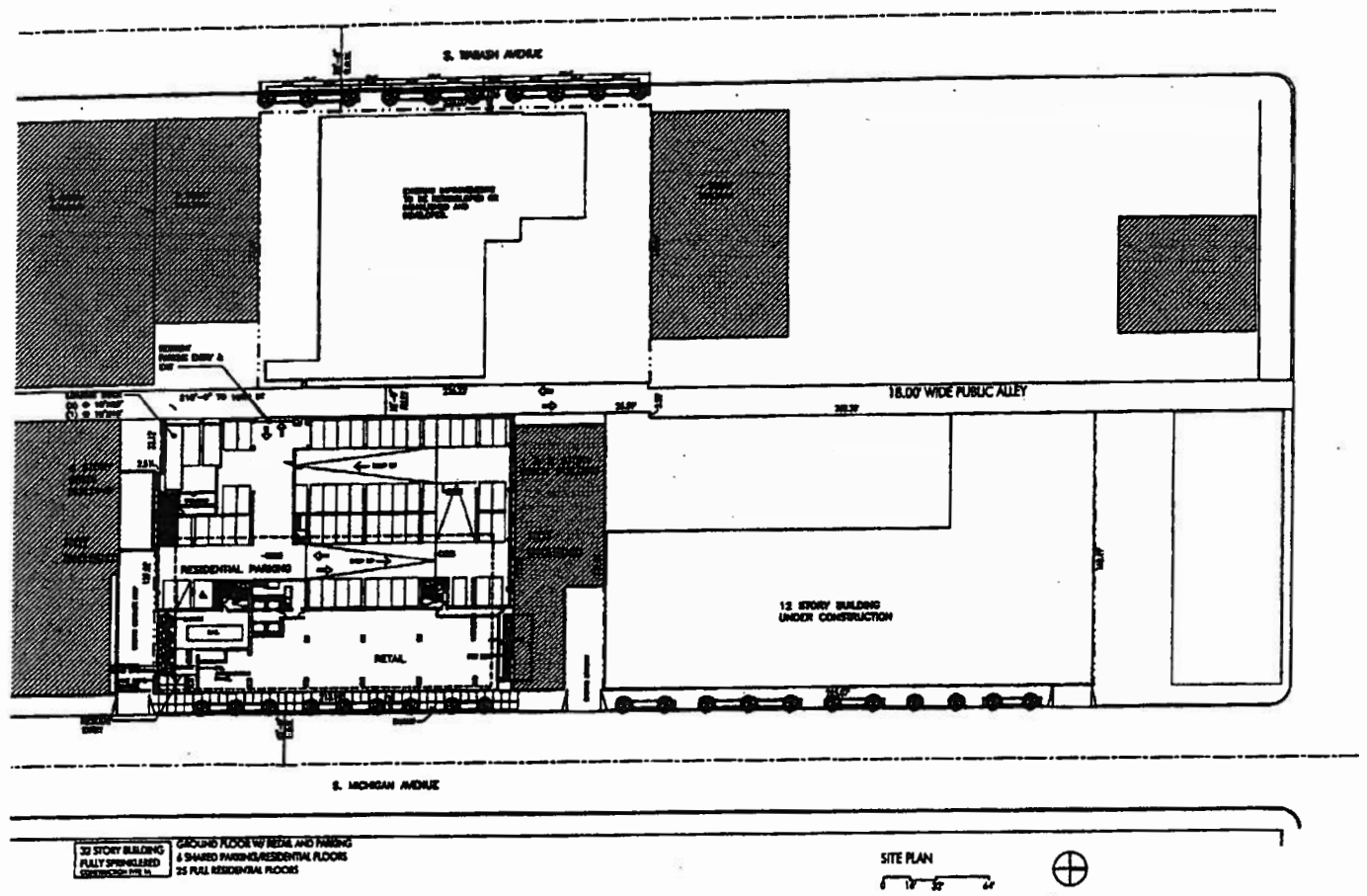
Planned Development Boundary
Property Line Map.

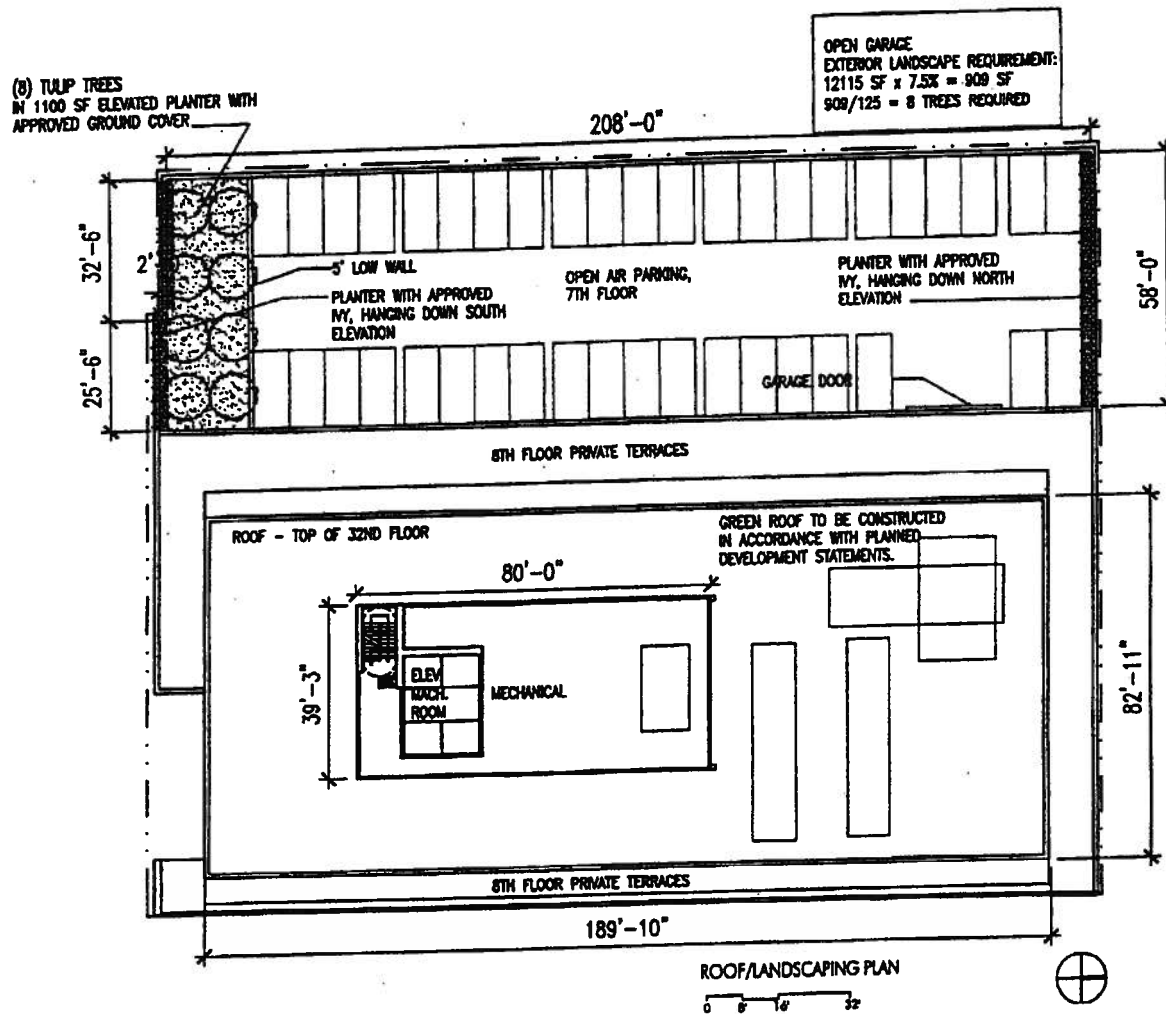


Subarea Map.



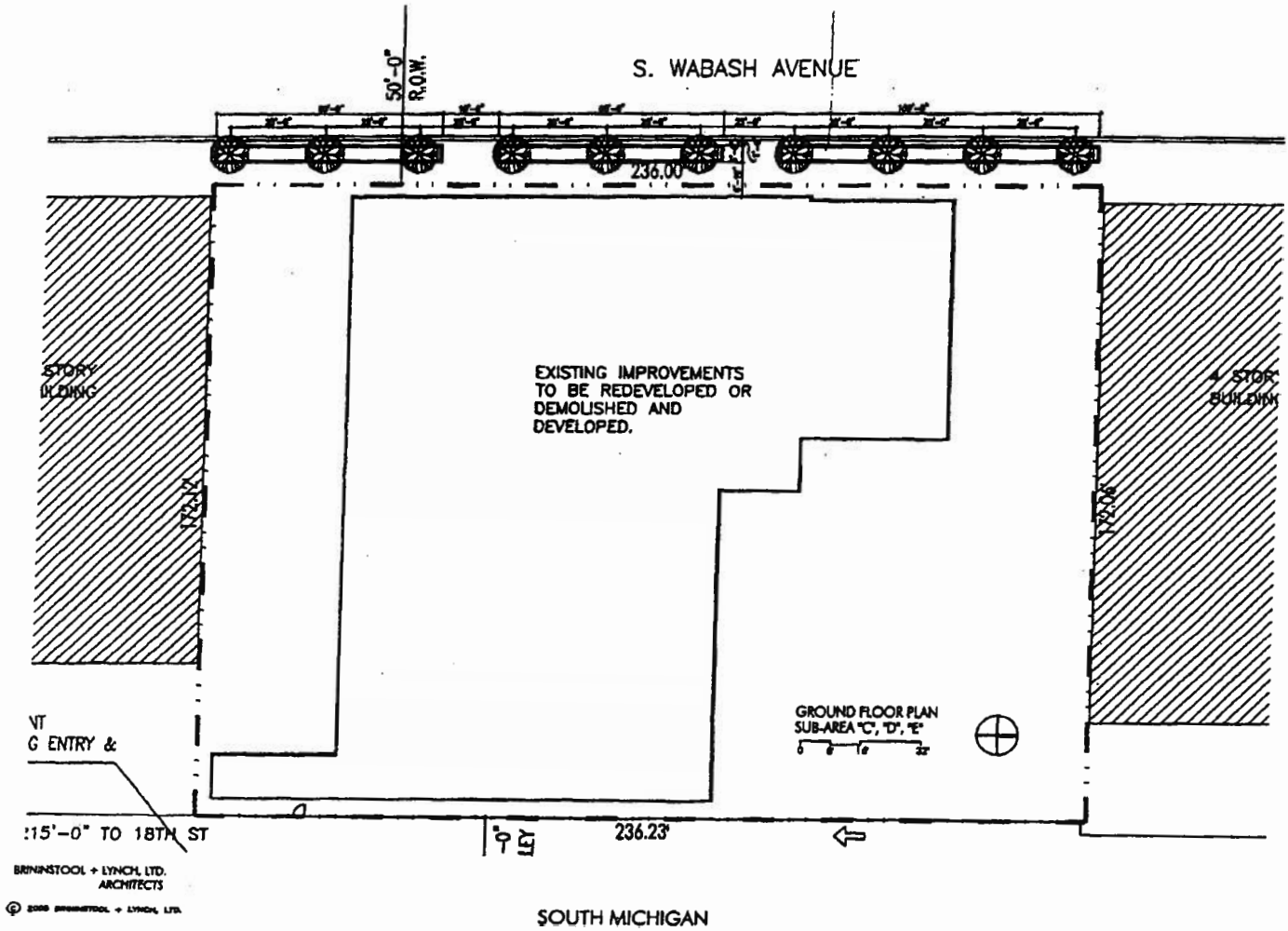
Site Plan.



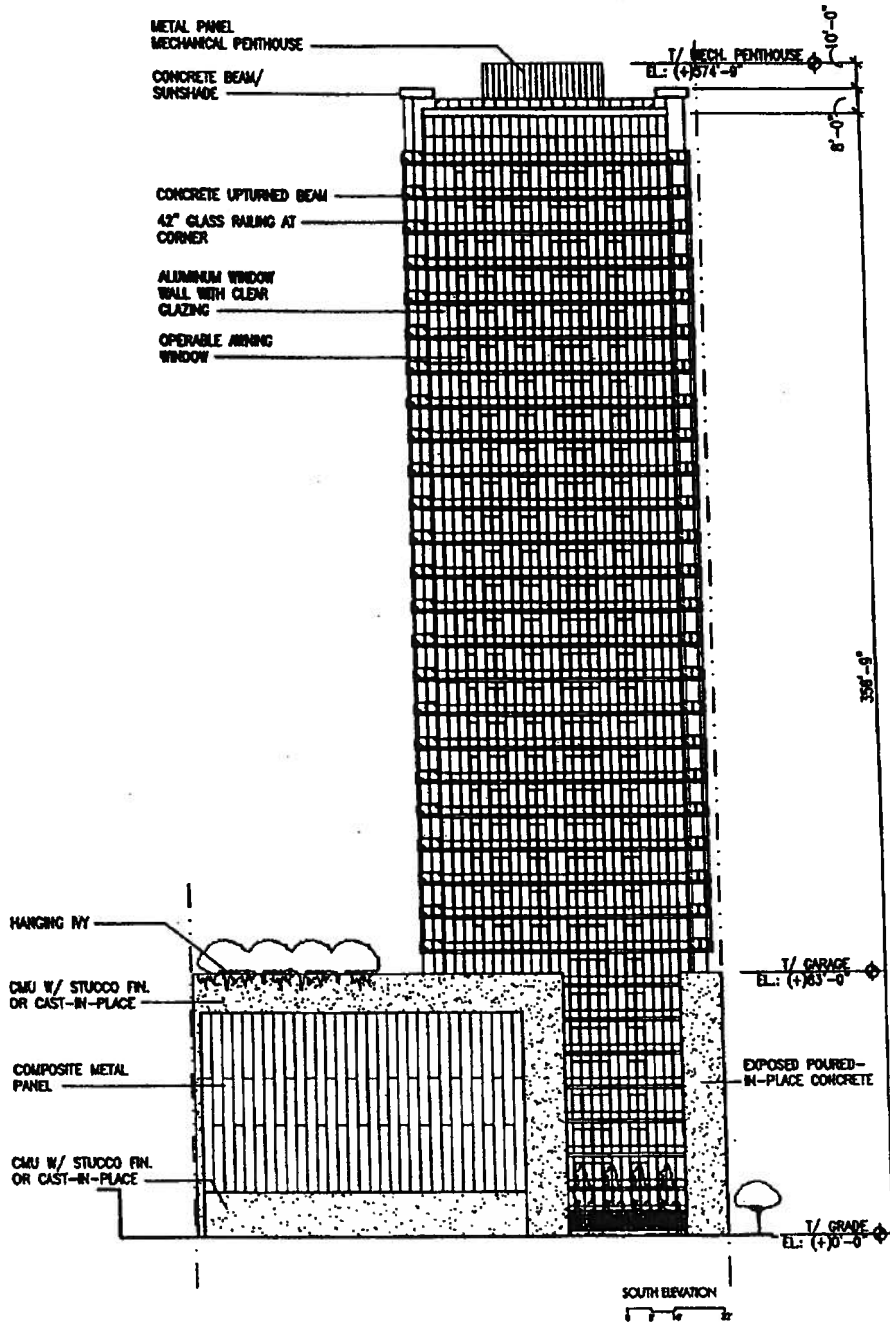


Roof/Landscaping Plan.

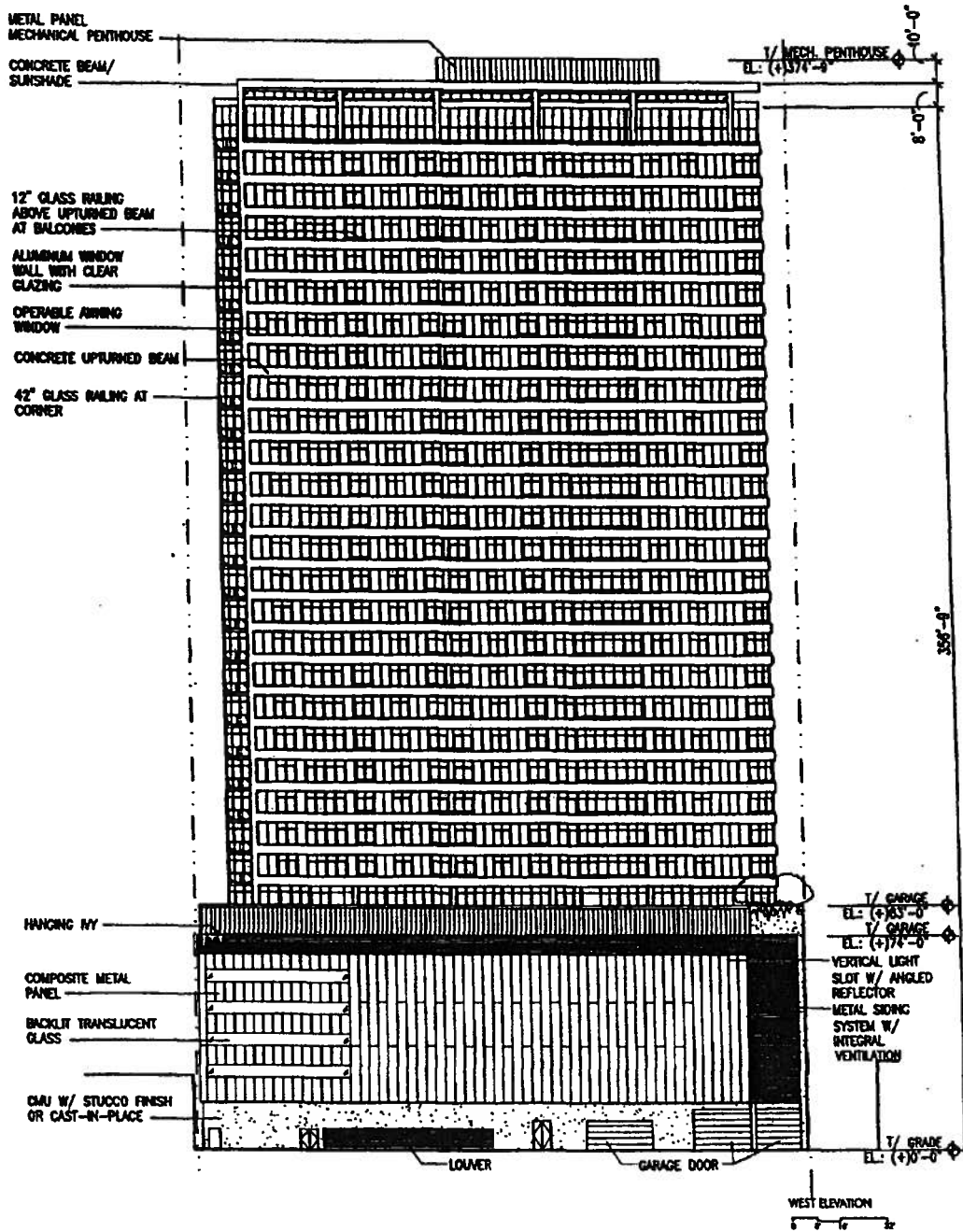
Ground Floor Plan Subareas C, D And E.



South Elevation.

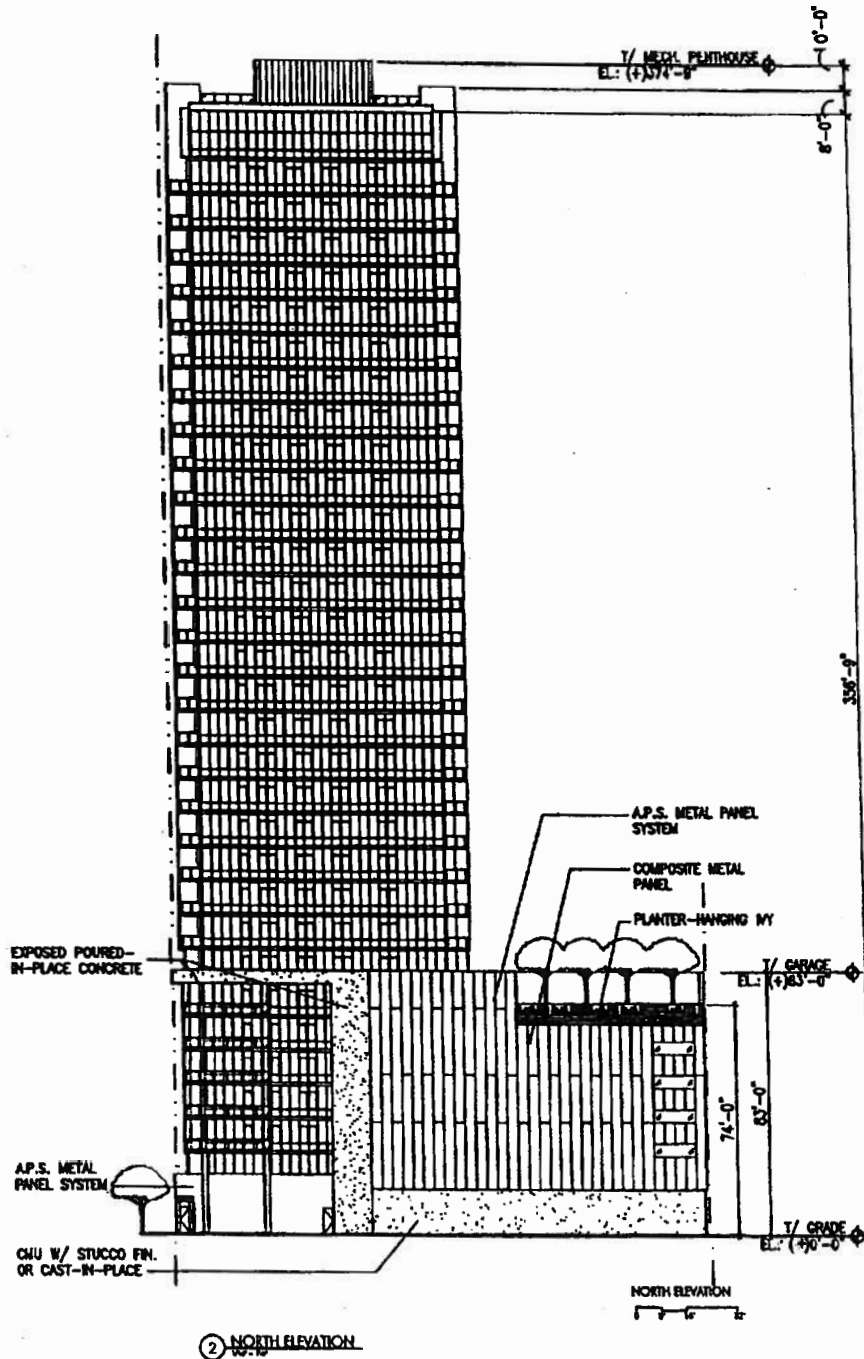


West Elevation.

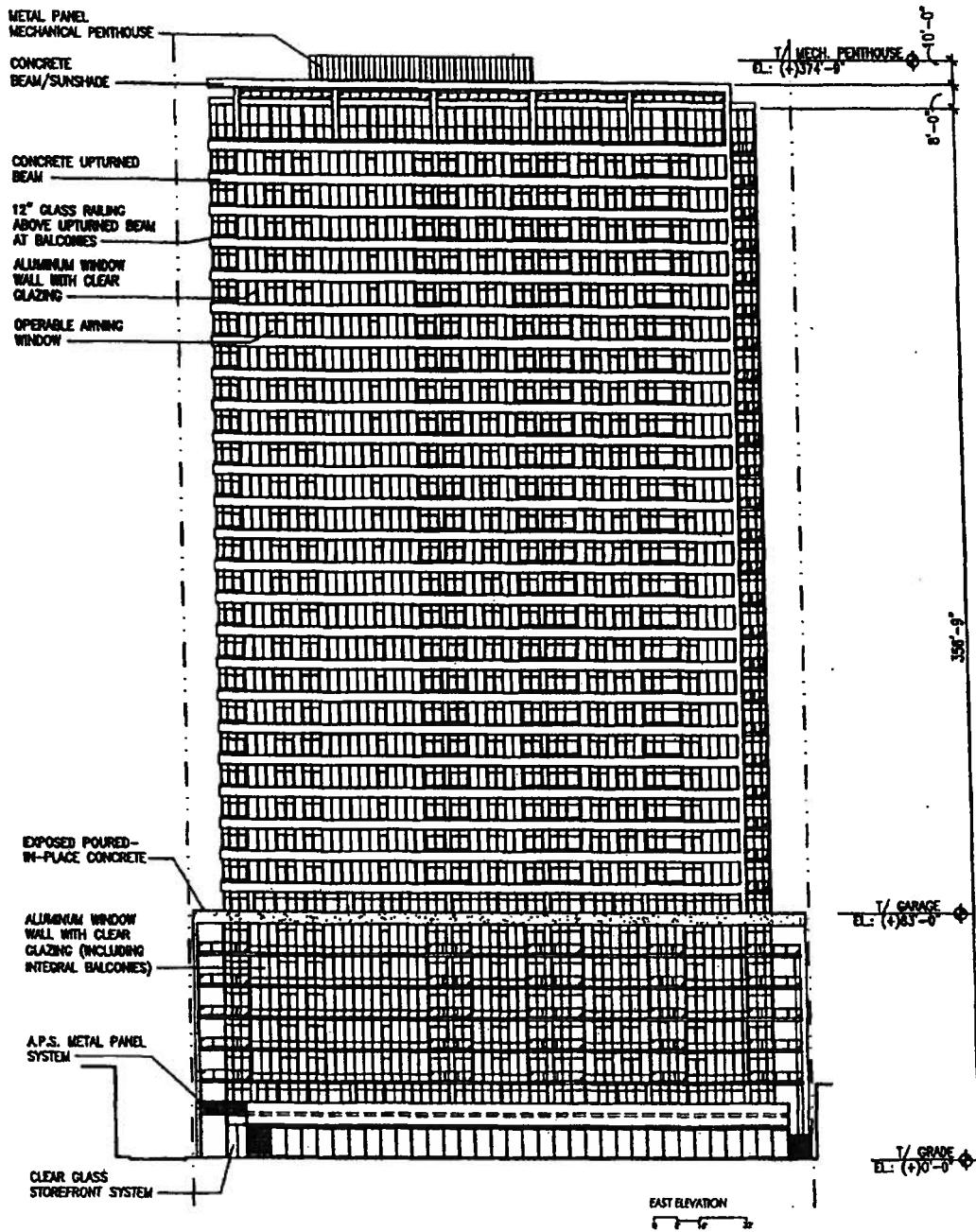


2 WEST ELEVATION

North Elevation.



East Elevation.



① EAST ELEVATION