

PD 1001

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16821

~~Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.~~

~~Nays -- None.~~

~~Alderman Pope moved to reconsider the foregoing vote. The motion was lost.~~

~~Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.~~

~~The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):~~

Reclassification Of Area Shown On Map No. 1-G.
(Application No. 17343)
(Common Address: 519 N. May St.)

[O2011-7042]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 District symbols and indications as shown on Map Number 1-G in the area bounded by:

the public alley next south of and parallel to West Ohio Street; the public alley next east of and parallel to North May Street; a line 29.43 feet south of and parallel to the public alley next south of and parallel to West Ohio Street; and North May Street,

to those of the B2-2 District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 5-I.
(Application No. 16821)
(Common Address: 2634 -- 2658 W. North Ave.)

RPD 1001, 00

[SO2011-9376]

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

B1-1 Neighborhood Shopping District symbols and indications and RS3 Residential Single-Unit District symbols and indications as shown on Map Number 5-1 in the area bounded by:

a line approximately 163.25 feet north of and parallel to West North Avenue; the public alley next west of and parallel to North Talman Avenue; a line approximately 160.75 feet north of and parallel to West North Avenue; a line approximately 104 feet west of and parallel to North Talman Avenue; the public alley next north of and parallel to West North Avenue; a line approximately 217 feet west of and parallel to North Talman Avenue; West North Avenue; and North Washtenaw Avenue,

to those of B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District and Residential Planned Development 1001 symbols and indications as shown on Map Number 5-1 in the area bounded by:

a line approximately 163.25 feet north of and parallel to West North Avenue; the public alley next west of and parallel to North Talman Avenue; a line approximately 160.75 feet north of and parallel to West North Avenue; North Talman Avenue; West North Avenue; and North Washtenaw Avenue,

to those of Planned Development 1001, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Planned Development No. 1001, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1001, as amended ("Planned Development") consists of a net site area of approximately 38,608 net square feet (0.88 acres) of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned by the City of Chicago and Hispanic Housing Corporation, the applicant for purposes of this Planned Development.
2. 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, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assign 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 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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Landscape Plan, a Planned Development Boundary and Property Line Map; a Site Plan; and West, North, East and South Building Elevations, by Weese Langly Weese, all dated August 18, 2011 which are all incorporated herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereto and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning ordinance, this Planned Development ordinance shall control.
5. The area within the Planned Development boundaries is divided into three (3) subareas as indicated on the Subarea Map. References to Subareas 1, 2 or 3 shall include any subsequently created subareas from such initial subareas. The following uses shall be permitted in all subareas including, but not limited to: dwelling units and other residential uses (including such uses on the ground floor); accessory parking; and other accessory uses.
6. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development (DHED). Off-premise signs are prohibited within the boundary of the Planned Development.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development.

8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. For purposes of this Planned Development, this calculation of FAR shall be based on a net site area of 38,608 square feet.
11. 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 the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. 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 (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.
13. The terms and conditions of development under this Planned Development ordinance may be modified, administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator of the Department of Housing and Economic Development upon the written request for such modification by the applicant and after a determination by the Zoning Administrator of the Department of Housing and Economic Development, 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.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.

16821

- 15. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
- 16. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. 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.
- 17. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the Planned Development, the zoning of the property shall revert to Planned Development 1001 in effect prior to the passage of this Amendment. The six-year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Housing and Economic Development determines that there is good cause for such an extension.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Subarea Map; Site Plan; Landscape Plan; Building Elevations; and Chicago Build Green Form referred to in these Plan of Development Statements printed on pages 12156 through 12169 of this *Journal*.]

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

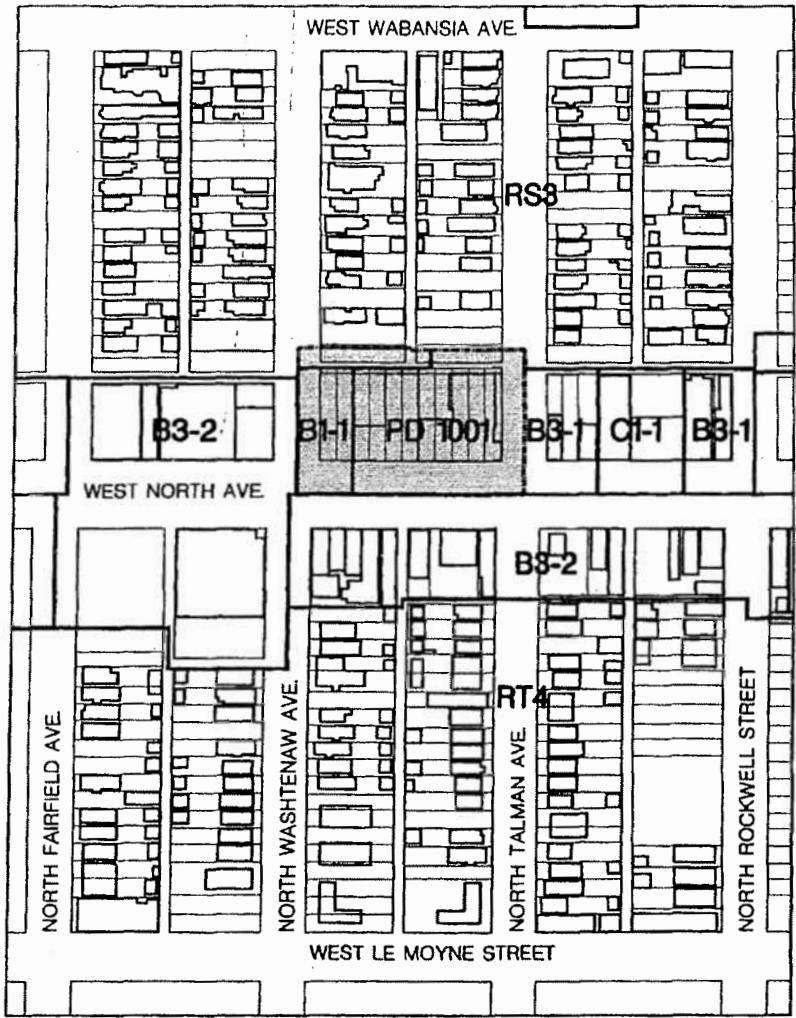
Planned Development No. 1001, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	70,607 square feet
Area Remaining in Public Right-of-Way:	31,999 square feet
Total Net Site Area:	38,608 square feet (0.88 acres)
Subarea 1:	14,012 square feet
Subarea 2:	15,282 square feet

Subarea 3:	9,314 square feet
Maximum Floor Area Ratio:	3:5
Subarea 1:	2.75
Subarea 2:	3.90
Subarea 3:	3.70
Maximum Number of Dwelling Units:	
Subarea 1:	27
Subarea 2:	56
Subarea 3:	27
Total:	110
Minimum Number of Off-Street Parking Spaces:	
Subarea 1:	17
Subarea 2:	18
Subarea 3:	16
Total:	51
Minimum Number of Loading Spaces	3
Minimum Number of Bicycle Storage Spaces:	26
Maximum Building Height:	65 feet
Maximum Site Coverage:	Per the Site Plan
Minimum Periphery Setbacks:	0 feet

Existing Zoning Map.



LEGEND



PROPOSED PLANNED DEVELOPMENT

— ZONING DISTRICT BOUNDARY

- - - PROPOSED PLANNED DEVELOPMENT BOUNDARY

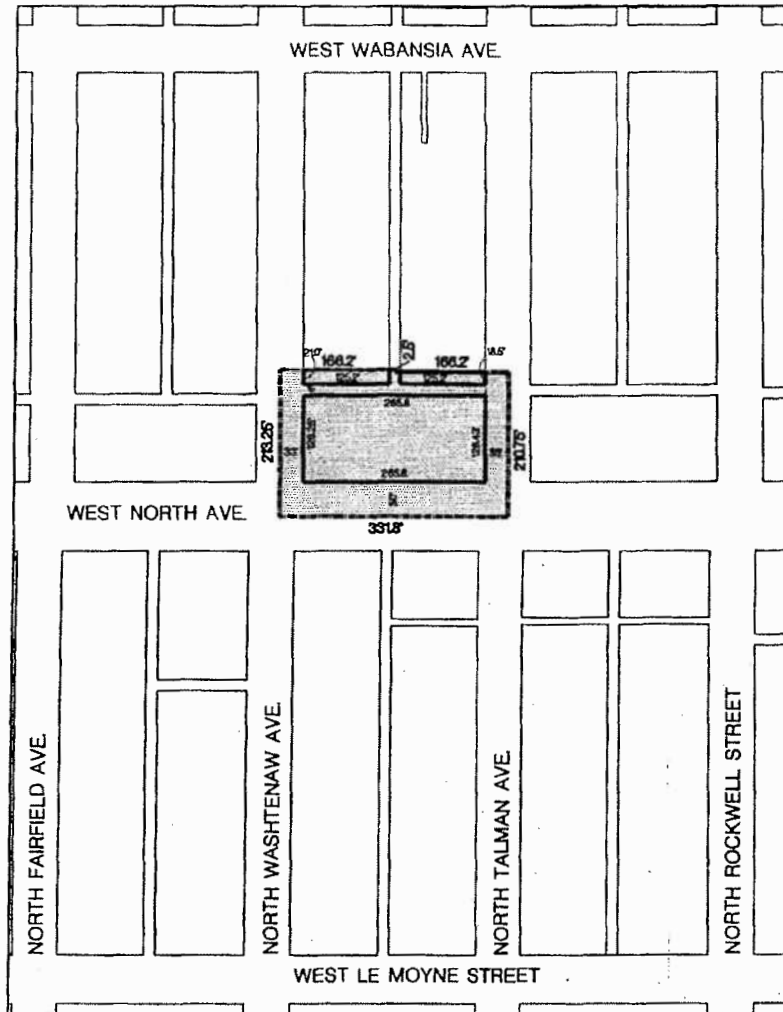
PPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
 ADDRESS: 2634-2658 WEST NORTH AVENUE
 DATE: MARCH 18, 2009



0 50' 100' 200'

SCALE: 1" = 200'-0"

Planned Development Property
Line And Boundary Map.



LEGEND

- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

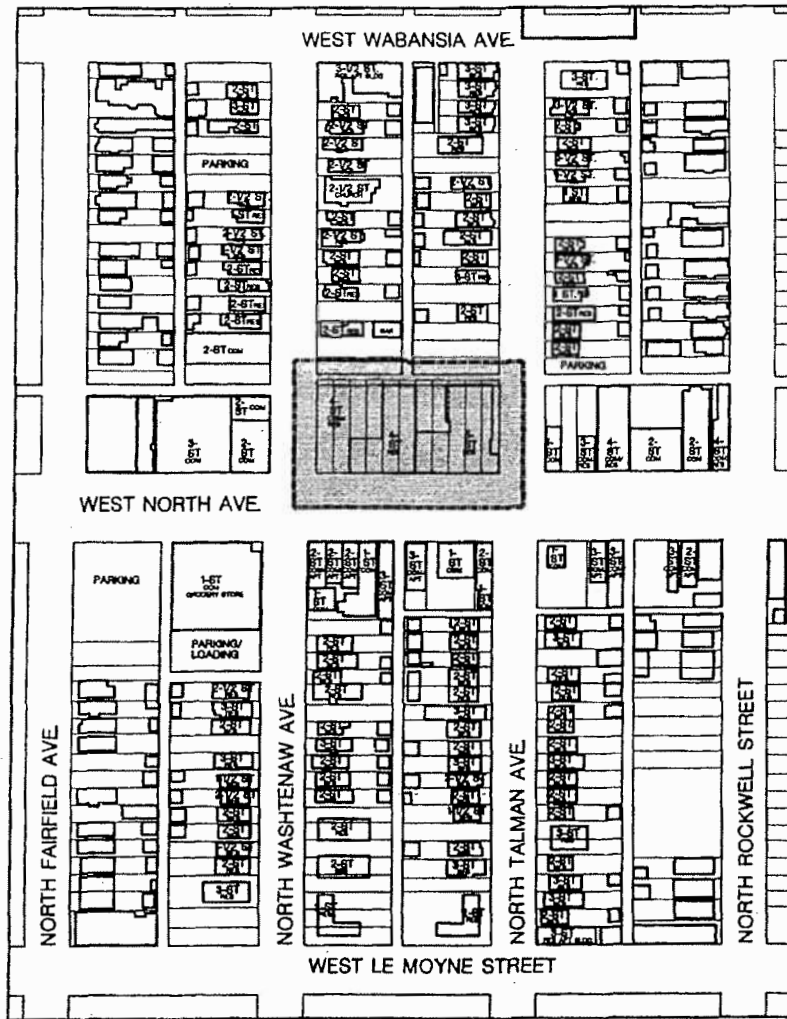


0 50' 100' 200'

SCALE 1" = 200'-0"

APPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
ADDRESS: 2634-2658 WEST NORTH AVENUE
DATE: MARCH 18, 2009
REVISED: AUGUST 18, 2011

Existing Land-Use Map.



LEGEND



PROPOSED PLANNED DEVELOPMENT



PROPOSED PLANNED DEVELOPMENT BOUNDARY

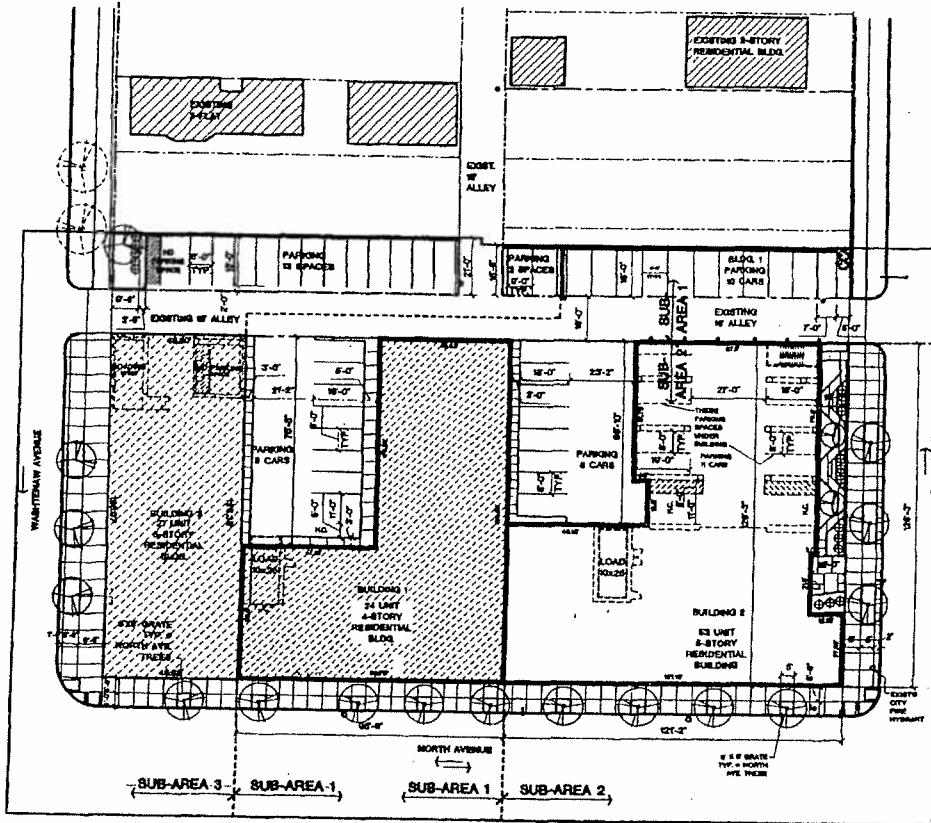


0 50' 100' 200'

SCALE: 1" = 200'-0"

APPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
 ADDRESS: 2634-2658 WEST NORTH AVENUE
 DATE: MARCH 18, 2009
 REVISED: AUGUST 18, 2011

Site Plan.

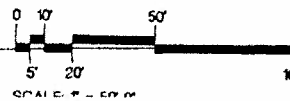


LEGEND:

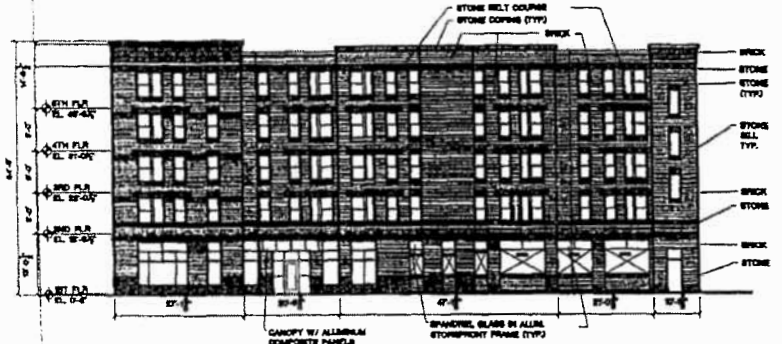
- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- DIVISION LINE BETWEEN SUB-AREAS
- NEW CONCRETE SIDEWALK
- NEW PERMEABLE PAVEMENT
- EXISTING BUILDING TO REMAIN AS PART OF THE PLANNED DEVELOPMENT AND TO BE REHABILITATED
- EXISTING BUILDING TO REMAIN, NOT IN SCOPE OF WORK

- NEW TREE TO REMAIN
- EXISTING TREE TO REMAIN
- NEW 6\"/>

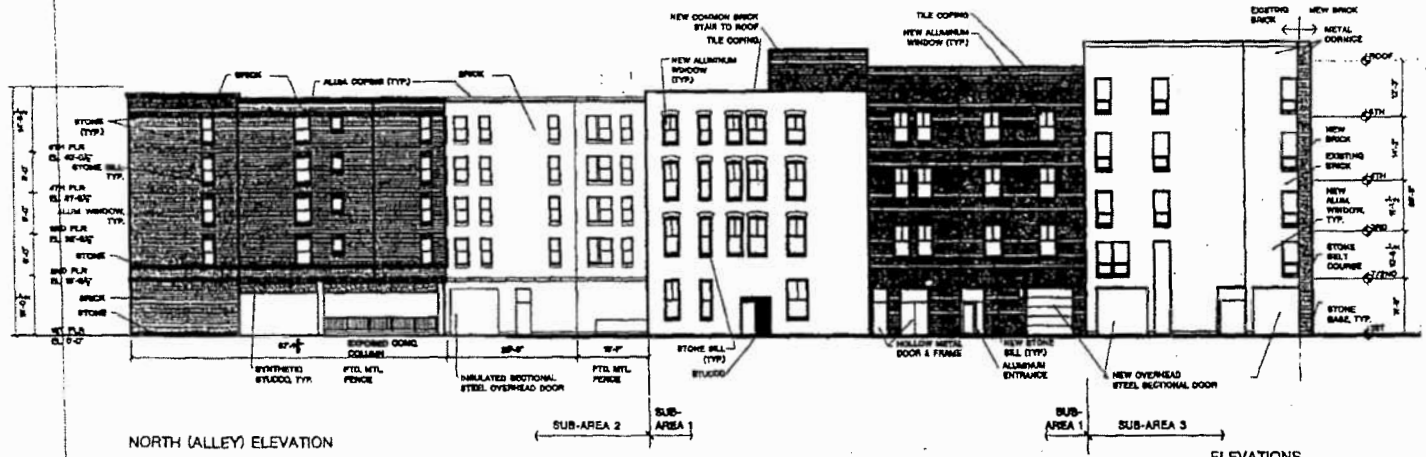
CLIENT: HISPANIC HOUSING DEVELOPMENT CORPORATION
 ADDRESS: 2634-2658 WEST NORTH AVENUE
 DATE: MARCH 18, 2009
 REVISION: AUGUST 10, 2011



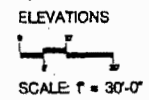
Building Elevations.
(Page 2 of 5)



SUB-AREA 2- EAST ELEVATION

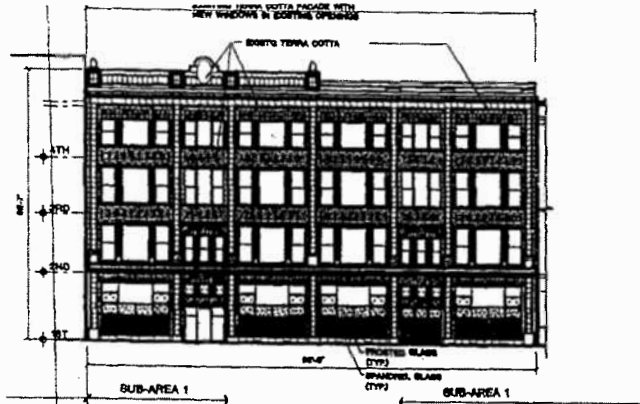


NORTH (ALLEY) ELEVATION

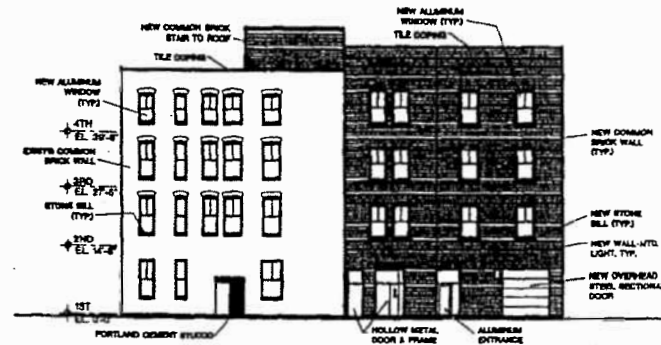


APPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
 ADDRESS: 2634-2658 WEST NORTH AVENUE
 DATE: MARCH 18, 2009
 REVISED: AUGUST 18, 2011

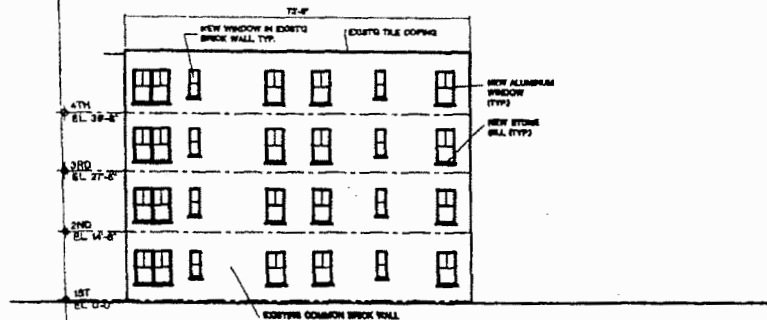
Building Elevations.
(Page 3 of 5)



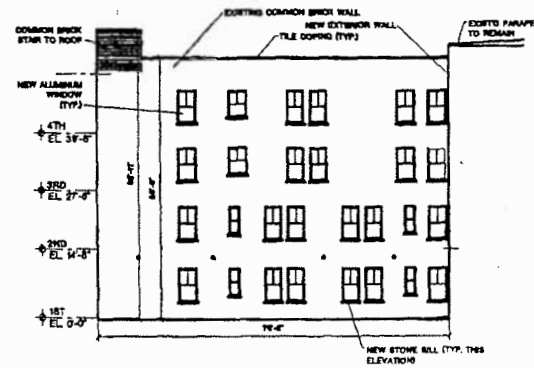
SUB AREA 1- SOUTH ELEVATION



SUB AREA 1- NORTH ELEVATION

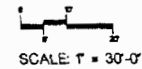


SUB AREA 1- EAST ELEVATION

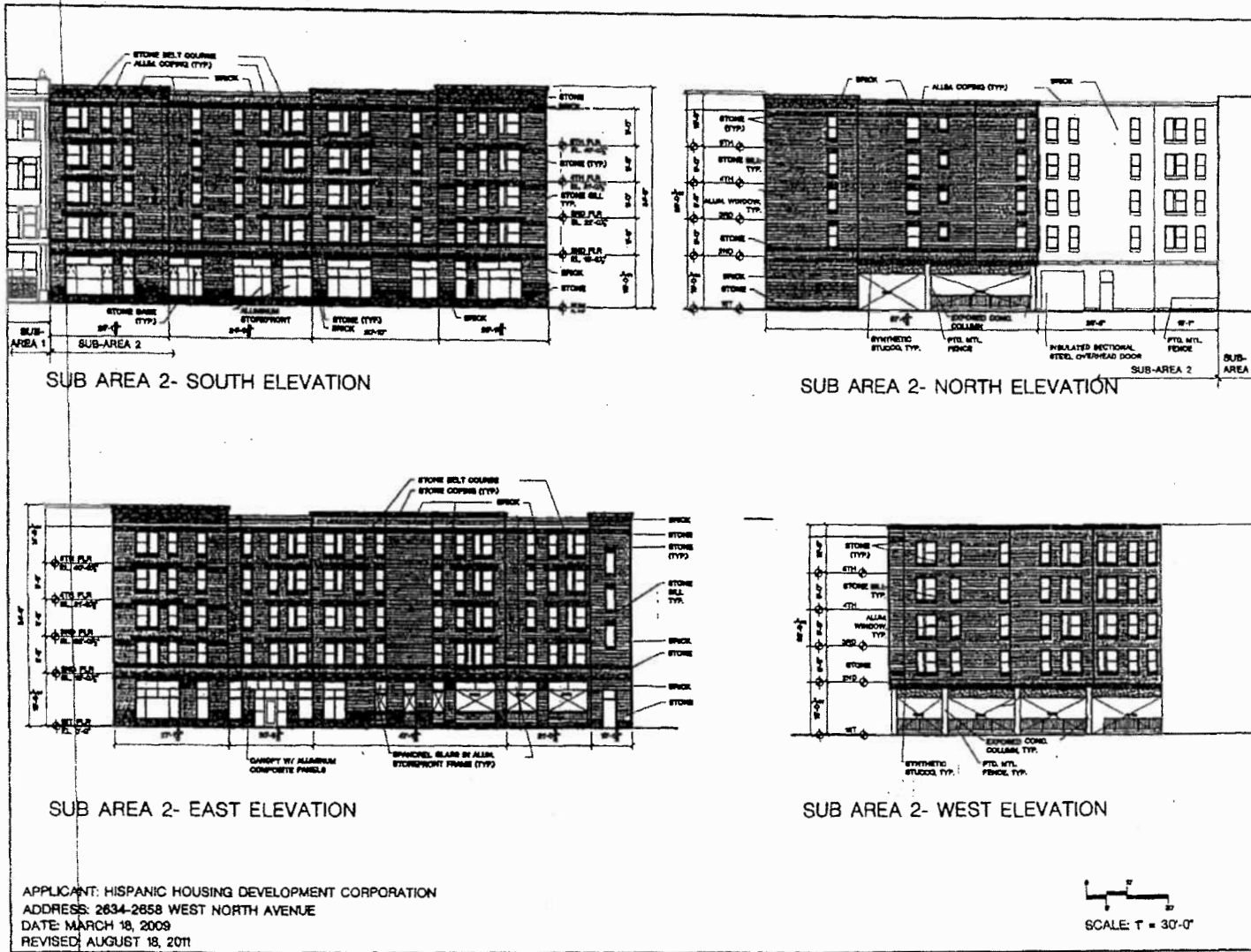


SUB AREA 1- WEST ELEVATION

APPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
ADDRESS: 2834-2858 WEST NORTH AVENUE
DATE: MARCH 18, 2009
DRAWN BY: JCT 10 2009



Building Elevations.
(Page 4 of 5)



APPLICANT: HISPANIC HOUSING DEVELOPMENT CORPORATION
 ADDRESS: 2634-2658 WEST NORTH AVENUE
 DATE: MARCH 18, 2009
 REVISED: AUGUST 18, 2011

Chicago Builds Green Form.
(Page 1 of 3)

Project Name:

PD Amendment 1001- 2658 W. North Ave.

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2656	2658	W	North	Ave

Ward No: Community Area No:

1 24

Project Type:

Check applicable:

- Planned Development
- Redevelopment Agreement
- Zoning Change

PD No: 1001 RDA No: From: To:

- Public project
- Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
9,200	6,181	3,019

DPD Project Manager:

Enter First Name Last Name
Tamra Collins

BG/GR Matrix:

Select project category:
Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:

- TIF
- GRIF
- SBIF
- Land Sale Write Down
- Empowerment Zone Grant
- Ind. Dev. Revenue Bonds
- Bank Participation Loan
- Class L
- Class 6b
- DOH

Density Bonus:

Check applicable:

- Public plaza & pocket park
- Chicago Riverwalk improvements
- Winter gardens
- Indoor through-block connection
- Sidewalk widening
- Arcades
- Water features in a plaza or pocket park
- Setbacks above the ground floor
- Lower level planting terrace
- Green roof
- Underground parking and loading
- Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	143	228
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		0	4

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control)

Permeable paving	Square footage:	2,256
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	228
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	0	6,180
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		19	16
Total no. of parking spaces (Accessory + Non-Acc.)			16
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		10	27
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

- Energy Star building
- LEED certification
- LEED Certified
- LEED Silver
- LEED Gold
- LEED Platinum
- Chicago Green Homes
- Chicago Green Homes [one-star]
- Chicago Green Homes [two-star]
- Chicago Green Homes [three-star]

Energy efficiency strategies not captured above:
(i.e. Other than Energy Star Roof - or Energy Star Building Certification)

Project will be certified by Enterprise Green Communities and will receive a Illinois DCEO energy grant.

Other sustainable strategies and/or Project Notes:

This project is an adaptive re-use of an existing building.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

November 16, 2006

Paul W. Shadle
DLA PIPER US LLP
203 N. LaSalle Street
Suite 1900
Chicago, Illinois 60601-1293

**Re: Administrative Relief request for Residential Business Planned
Development No. 1001, 2654 W. North Avenue**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1001 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested to substitute new Subarea 1 building elevations which show additional windows as compared to the previously approved drawings. These building elevation changes are limited to Subarea 1 only and do not involve the improvements to be located within Subarea 2 of the Planned Development.

The following attachments, dated November 13, 2006, shall be substituted in place of the previously approved drawings and inserted into the main file in anticipation of Part II:

- South (North Avenue) Elevation: Building 1
- North Elevation: Building 1
- West Elevation: Building 1
- East Elevation: Building 1

With regard to your request, the Department of Planning and Development has determined that these design revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do 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 Business Planned Development No. 1001, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 1001.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

NEIGHBORHOODS



14916

Reclassification Of Area Shown On Map Number 5-I.

(As Amended)

(Application Number 14916) RPD 1001

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 B1-1 Neighborhood Shopping District, B3-1 Community Shopping District and RS3 Residential Single-Unit District symbols and indications as shown on Map Number 5-I in the area bounded by:

the centerline of the alley next north of and parallel to West North Avenue; a line approximately 136.76 feet west of and parallel to the centerline of North Talman Avenue; a line approximately 210.43 feet north of and parallel to the centerline of West North Avenue; the centerline of North Talman Avenue; the centerline of West North Avenue; and a line approximately 249 feet west of and parallel to the centerline of North Talman Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 5-I in the area bounded by:

the centerline of the alley next north of and parallel to West North Avenue; a line approximately 136.76 feet west of and parallel to the centerline of North Talman Avenue; a line approximately 210.43 feet north of and parallel to the centerline of West North Avenue; the centerline of North Talman Avenue; the centerline of West North Avenue; and a line approximately 249 feet west of and parallel to the centerline of North Talman Avenue,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from after its passage and due publication.

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

Residential Planned Development Number 1001.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development No. 1001 (the "Planned Development") consists of approximately 49,986 square feet (1.15 acres) of real property located in the area generally bounded by the center line of the alley next north of and parallel to West North Avenue; a line approximately 136.76 feet west of and parallel to the center line of North Talman Avenue; a line approximately 210.43 feet north of and parallel to the center line of West North Avenue; the center line of North Talman Avenue; the center line of West North Avenue; and a line approximately 249 feet west of and parallel to the center line of North Talman Avenue. For purposes of this Plan of Development, the Property is owned or controlled by Hispanic Housing Development Corporation (the "Applicant") and the City of Chicago (the "City"). These Plan of Development Statements, together with the attached exhibits and the plans, are referred to herein as the "Planned Development". The Applicant has the authorization of the City to proceed with the Planned Development.
2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. 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 or 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 assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assigns. 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 titleholders and any ground lessors and their respective successors and assignees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 lessors 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 lessors of such subarea; provided, however, that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant;

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 mortgagee or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term the 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; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth in clause (a) of this Statement No. 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

4. The area within the Planned Development boundaries is divided into two (2) subareas as indicated on the Subarea Map. The following uses shall be permitted in both subareas of the Planned Development: all uses permitted in the B3-5 Community Shopping District, including, but not limited to: dwelling units and other residential uses (including such uses on the ground floor); temporary buildings for construction purposes; physical culture and health services; accessory parking; and other accessory uses.
5. This Planned Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; and the following documents prepared by Weese Langley Weese Architects Ltd., 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. Full-sized copies of the Plans are on file with the Department of Planning and Development. 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. Business identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
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.
8. 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, Floor Area and Floor Area Ratio ("F.A.R."), building height, and parking; subject, however, to Statement 12 hereof and the requirement 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).
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of Floor Area, F.A.R. and Building Height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such Floor Area shall not include: (a) all Floor Area devoted to mechanical equipment and the storage areas which exceeds 1,000 square feet, and (b) all Floor Area associated with accessory parking and loading areas. In addition, the calculation of any Building Height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.

11. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
12. 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. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, and an increase of the maximum percent of land covered. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain all new buildings located within the Property in a manner generally consistent with the requirements of the City of Chicago's Building Green/Green Roof Matrix in effect as of the date of approval of this Planned Development; provided, however, nothing set forth in this Planned Development shall be construed to require Applicant to obtain LEED certification for any of the improvements on the Property; provided further, the portion of the improvements in the Planned Development including affordable dwelling units will adhere to the Green Criteria that have been adopted by the Department of Housing as of the date of approval of this Planned Development.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property 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 at the time of application for a building permit.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the adoption of this Planned Development and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the underlying B3-5 Community Shopping District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Subarea Map; Site Plan; Landscape Plan; and Building Elevations; and referred to in these Plan of Development Statements printed on pages 62900 through 62907 of this *Journal*.]

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

14916

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JOURNAL--CITY COUNCIL--CHICAGO

11/30/2005

Residential Planned Development - 1001

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area (49,986 square feet (1.15)) = Net Site Area (29,267 square feet (0.67 acres)) + Area Remaining in Public Right-of-Way (20,719 square feet (0.48 acres)).

Net Site Area:

Total Area:	29,267 square feet (0.67 acres)
Subarea 1:	13,985 square feet (0.32 acres)
Subarea 2:	15,282 square feet (0.35 acres)

**Maximum Floor
Area Ratio:**

Total Area:	3.35
Subarea 1:	2.75
Subarea 2:	3.9

**Maximum Number of Dwelling
Units:**

Total Area:	83
Subarea 1:	27
Subarea 2:	56

Maximum Site Coverage:

Subarea 1:	73%
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REPORTS OF COMMITTEES

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Subarea 2: 77%

**Minimum Number of Off-Street
Parking Spaces:**

Total Area: 35

Subarea 1: 17

Subarea 2: 18

**Minimum Number of Off-Street
Loading Berths:**

Total Area: 2

Subarea 1: 1

Subarea 2: 1

Maximum Building Height:

Subarea 1: 63 feet

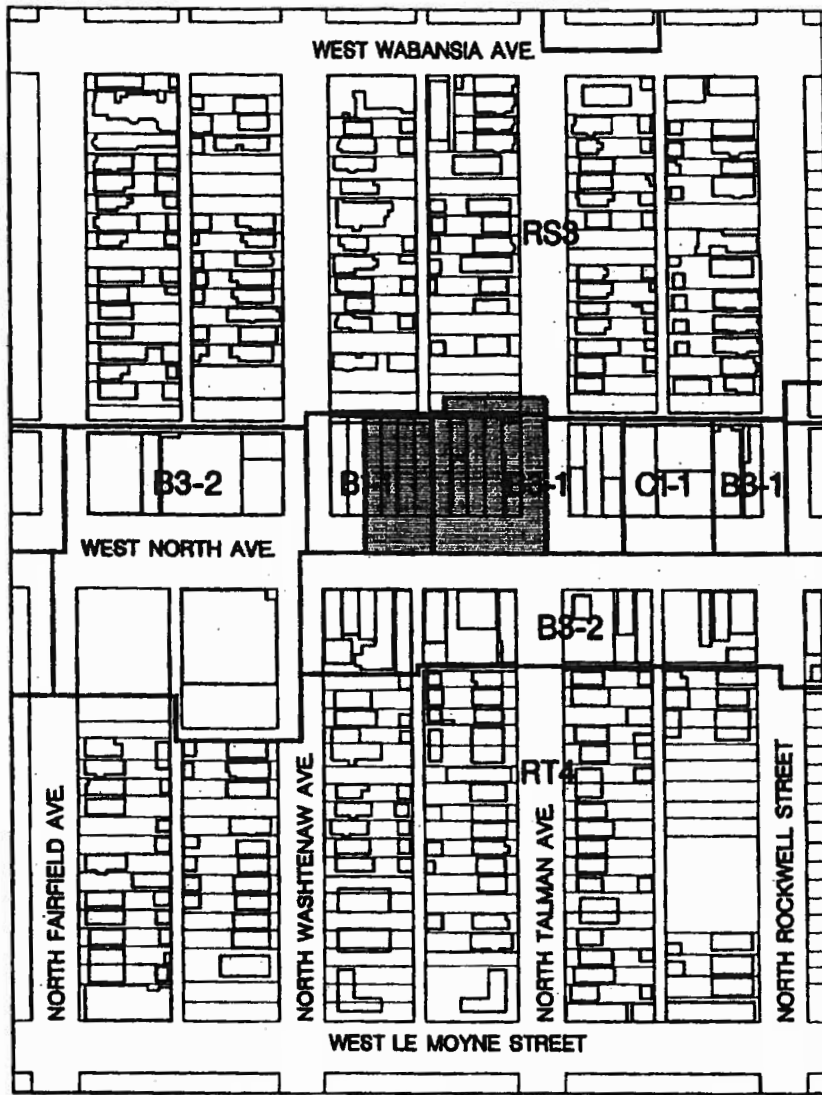
Subarea 2: 66 feet

**Minimum Setbacks from
Property Lines:**

Subarea 1: 0 feet

Subarea 2: 0 feet

Existing Zoning Map.



LEGEND



PROPOSED PLANNED DEVELOPMENT

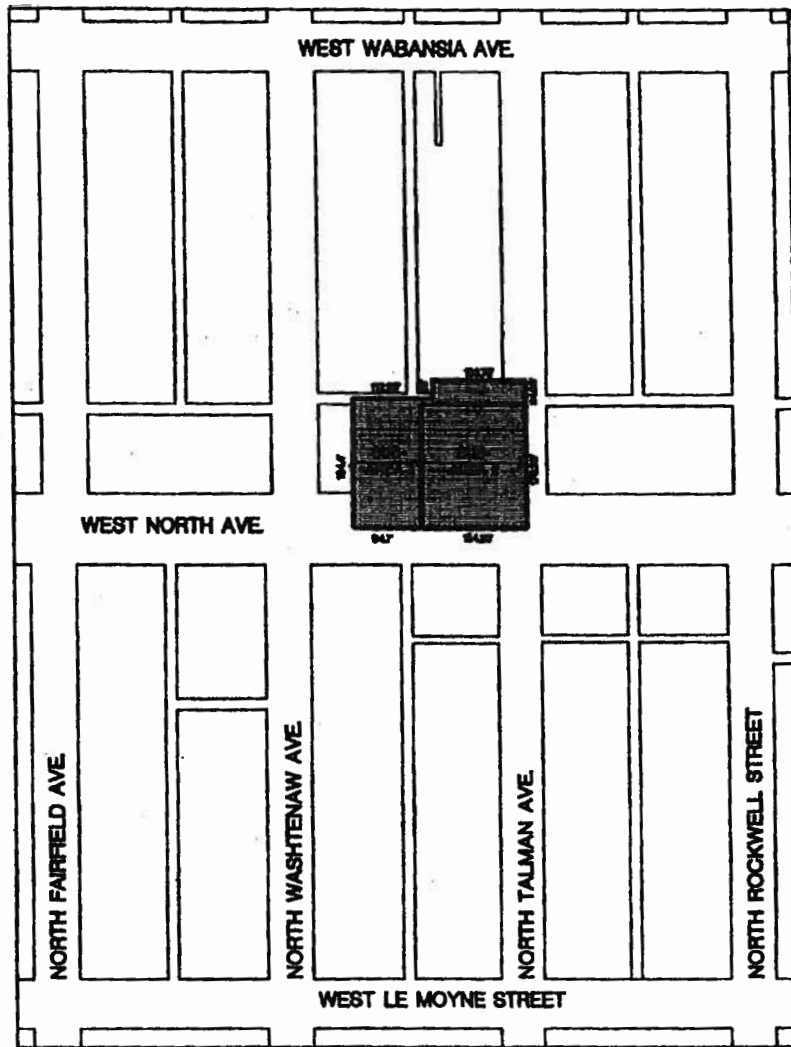


ZONING DISTRICT BOUNDARY



SCALE 1" = 200'-0"

Subarea Map.

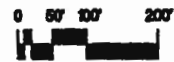


LEGEND



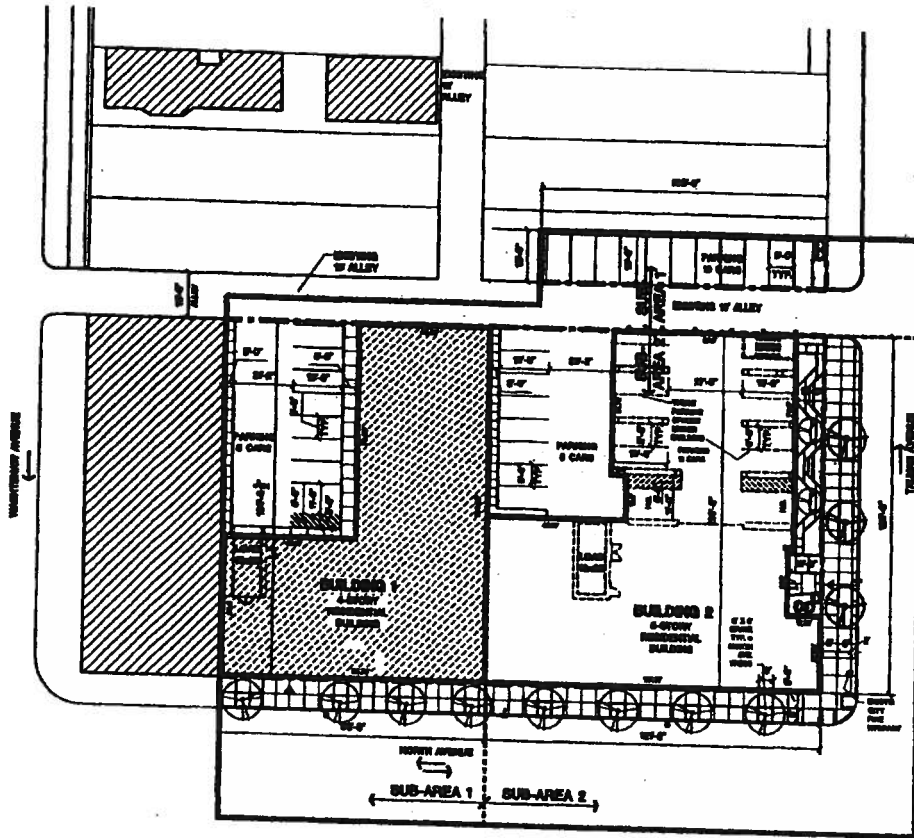
PROPOSED PLANNED DEVELOPMENT

SUB-AREA BOUNDARY LINE













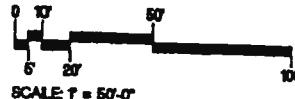
SCALE: 1" = 200'-0"

Site Plan.

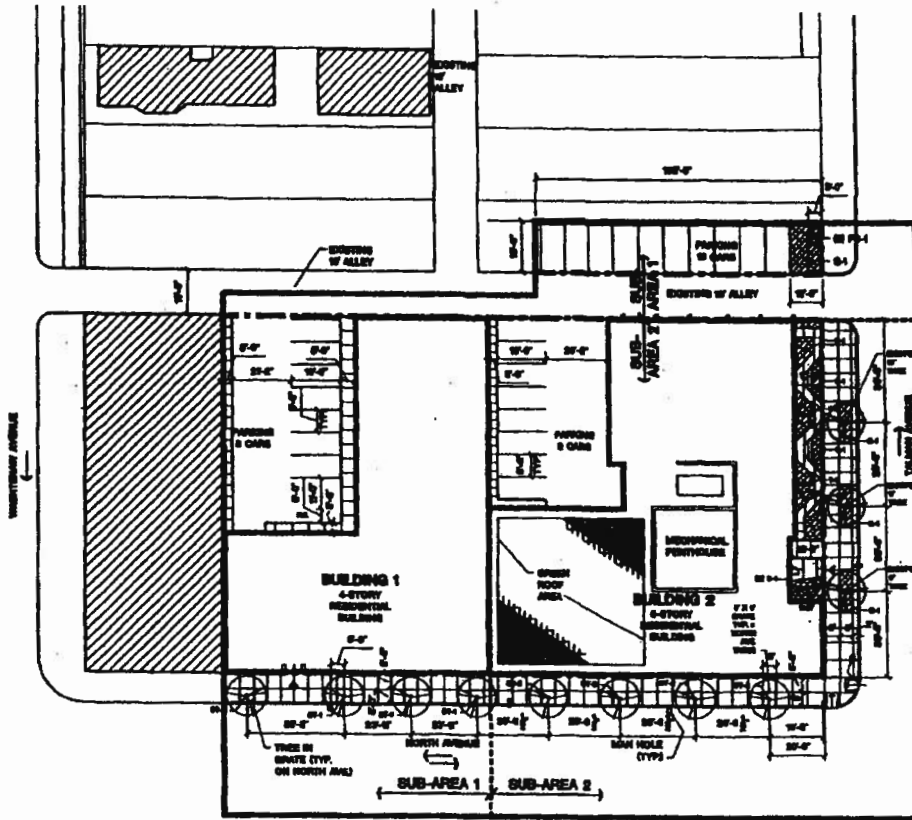


LEGEND:

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  DIVISION LINE BYTAL SUB-AREA
-  NEW CONCRETE SIDEWALK
-  EXISTING BUILDING TO REMAIN AS PART OF THE PLANNED DEVELOPMENT AND TO BE RENOVATED
-  EXISTING BUILDING TO REMAIN NOT IN SCOPE OF WORK
-  NEW TREE OR LANDSCAPE FLAG
-  EXISTING TREE TO REMAIN
-  NEW 6'-0" HIGH WOOD FENCE
-  NEW DECORATIVE METAL FENCE



Landscape Plan.

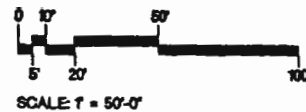


LEGEND:

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- DIVISION LINE OF THE SUB-AREAS
- NEW CONCRETE SIDEWALK
- NEW TREE (SEE PLANTING LIST)
- EXISTING TREE TO REMAIN
- NEW SHRUB (SEE PLANTING LIST)
- NEW 6'-0" HIGH WOOD FENCE
- NEW DECORATIVE METAL FENCE
- SHROUD COVER (SEE PLANTING LIST)

PLANTING LIST:

TYPE BOTANIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
Street Tree				
ST-1 Acer incanum 'Celastrum'	Colorado Sugar Maple	4	2"	84S, 7' Clearance
ST-2 Gleditsia triacanthos 'Sentry'	Petronas Sentry Gleditsia	4	2"	84S, 7' Clearance
Parkway Lot Shrub				
PS-1 Ribes alpinum	Alpine Currant	2	18"	84S
Tree				
T-1 Amelanchier canadensis	Sandcherry	2	8"	84S
Shrub				
S-1 Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	2	18"	84S
Groundcover				
G-1 Euphorbia forficata 'Colossal'	Purple Leaf Watercress	1	12"	Container, 18" dia



Building Elevations.
(Page 2 of 2)

