

PD 1005

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 16, 2013

Edward J. Kus
Shefsky & Froelich
Attorneys at Law
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

Re: Administrative Relief request for Residential Business Planned Development No. 1005, 123 North DesPlaines Street and 618 West Washington Street

Dear Mr. Kus:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1005, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development ("PD").

You are requesting, on behalf of the property owner, Urban R2 Development, to make the following revisions to the proposed residential building:

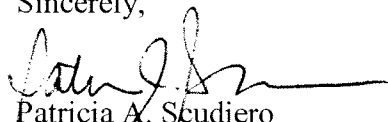
- Modify the ground floor plan by: (1) The DesPlaines St. garage entrance will now provide access for the residents and visitors to the residential apartments, instead of the patrons to the ground floor retail. The resident parking garage entrance was previously located off the alley. The alley entrance will now provide access to the loading berths. (2) The ground floor retail space has been reduced from approximately 1,608 square feet to approximately 1,050 square feet and has been relocated from DesPlaines St. to Washington St. (3) The utility rooms have been relocated to the ground floor along the alley for easier access and maintenance. A revised Ground Floor Plan, dated November 30, 2012, has been conditionally approved by CDOT and shall be inserted into the main file. Due to the proposed changes in ingress and egress and resulting pedestrian safety concerns, CDOT is requiring the installation of pedestrian countdown signals by the developer prior to parcel occupancy.
- Increase the number of dwelling units from 220 to 223 units. A total of 185 parking spaces will be provided, greater than the minimum of 155 required.
- Design and material modifications to the building elevations, including decreasing the height of the building, replacing the recessed balconies with projecting balconies and the addition of spandrel glass. Revised North, South, East and West Elevations, Aerial View, Lobby Entrance View, 4th Floor Plan, and 19th Floor Plan, dated October 3, 2012, shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that allowing an increase in dwelling units, along with ground floor and elevation 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, 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 Residential Business Planned Development No. 1005, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period 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,



Patricia A. Spudiero
Zoning Administrator

PAS: HG: tm

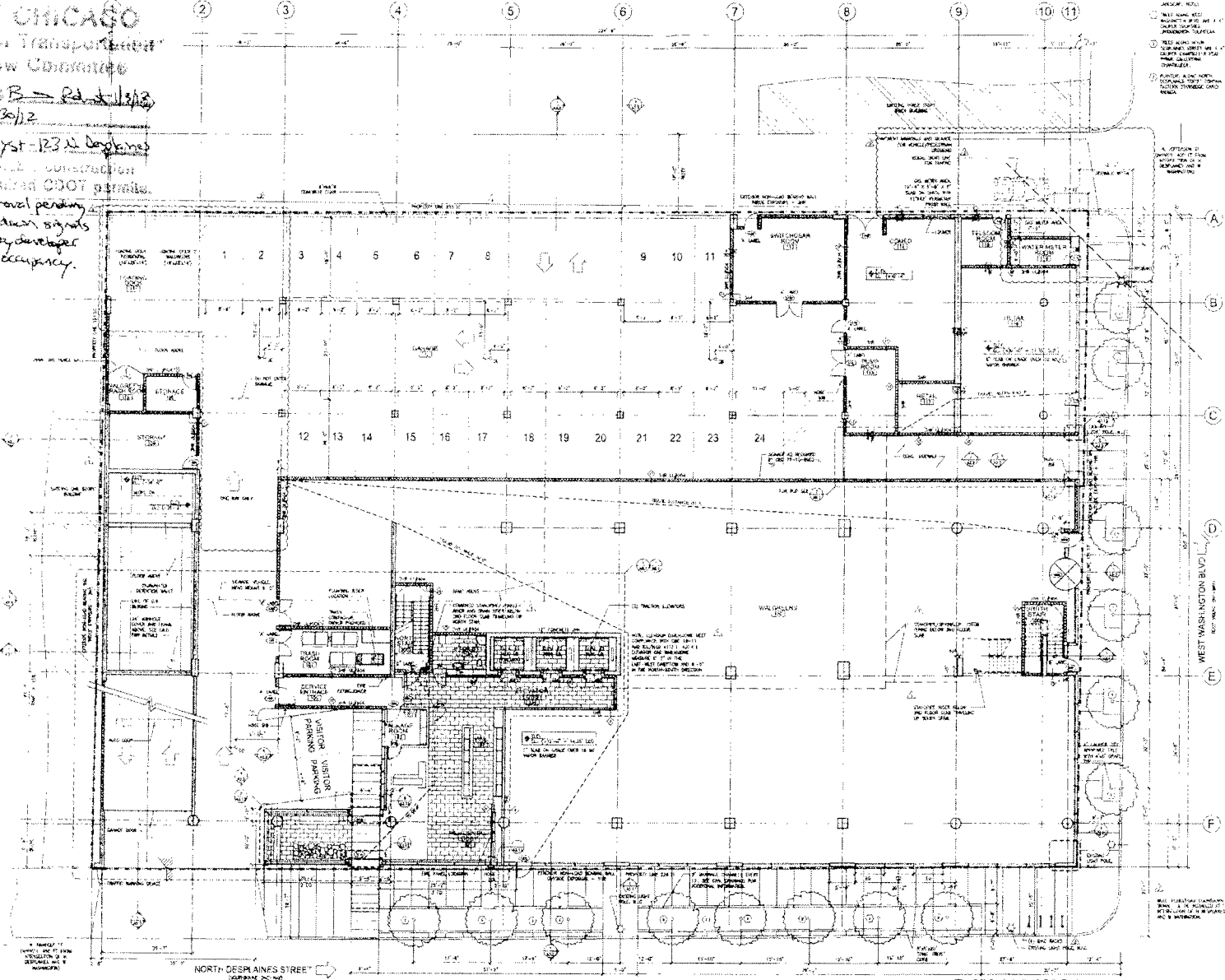
C: Mike Marmo, Erik Glass, Marlene Hopkins, Maureen West, Madeleine Hill, Main file

CITY OF CHICAGO
 Department of Transportation
 Public Review Committee

11/30/12

Catalyst - 123 N. Des Plaines
 Construction
 123 N. Des Plaines Street

Conditional approval pending pedestrian countdown signals to be installed by developer prior to parcel occupancy.



BRININSTOOL + LYNCH

Architectural Firm
 123 N. Des Plaines Street
 Chicago, IL

PLAN NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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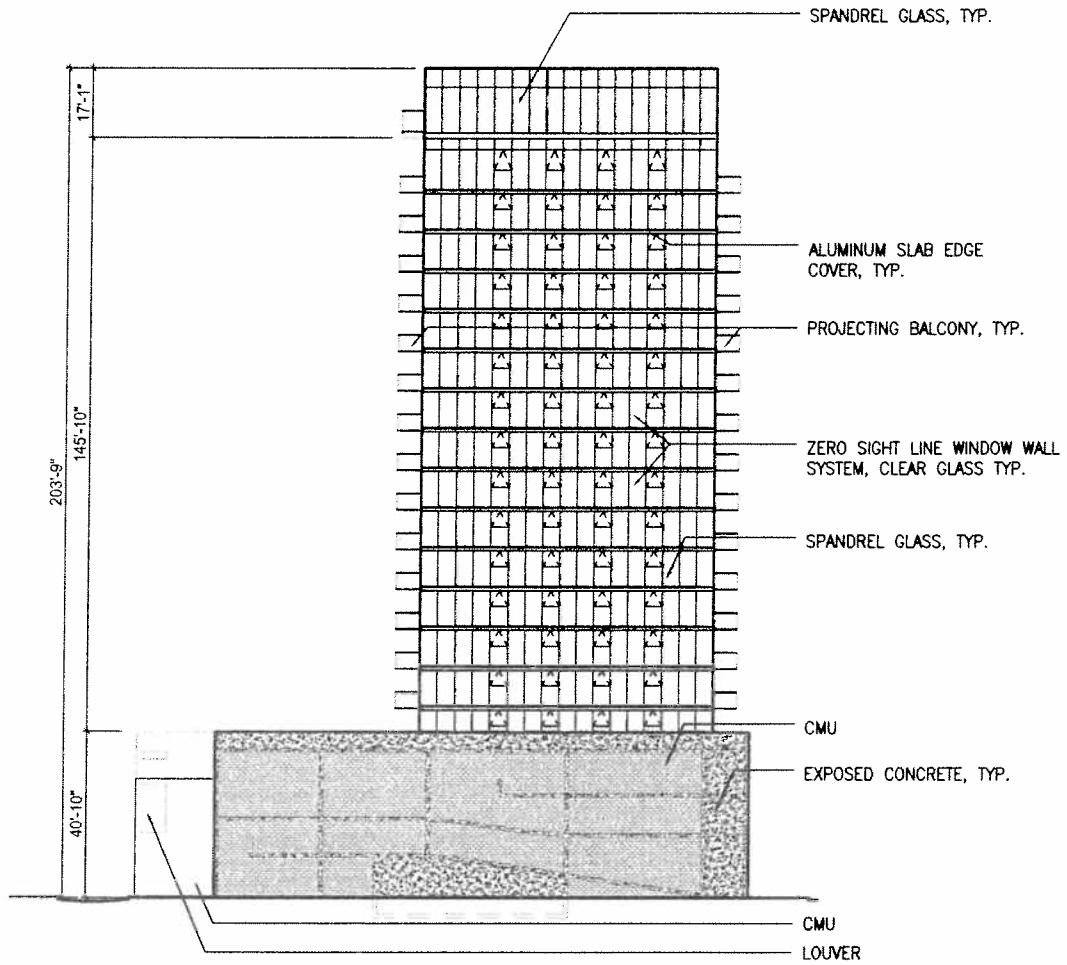
CATALYST
 MARQUETTE COMPANIES
 123 N. DES PLAINES STREET
 CHICAGO, IL

GROUND FLOOR PLAN

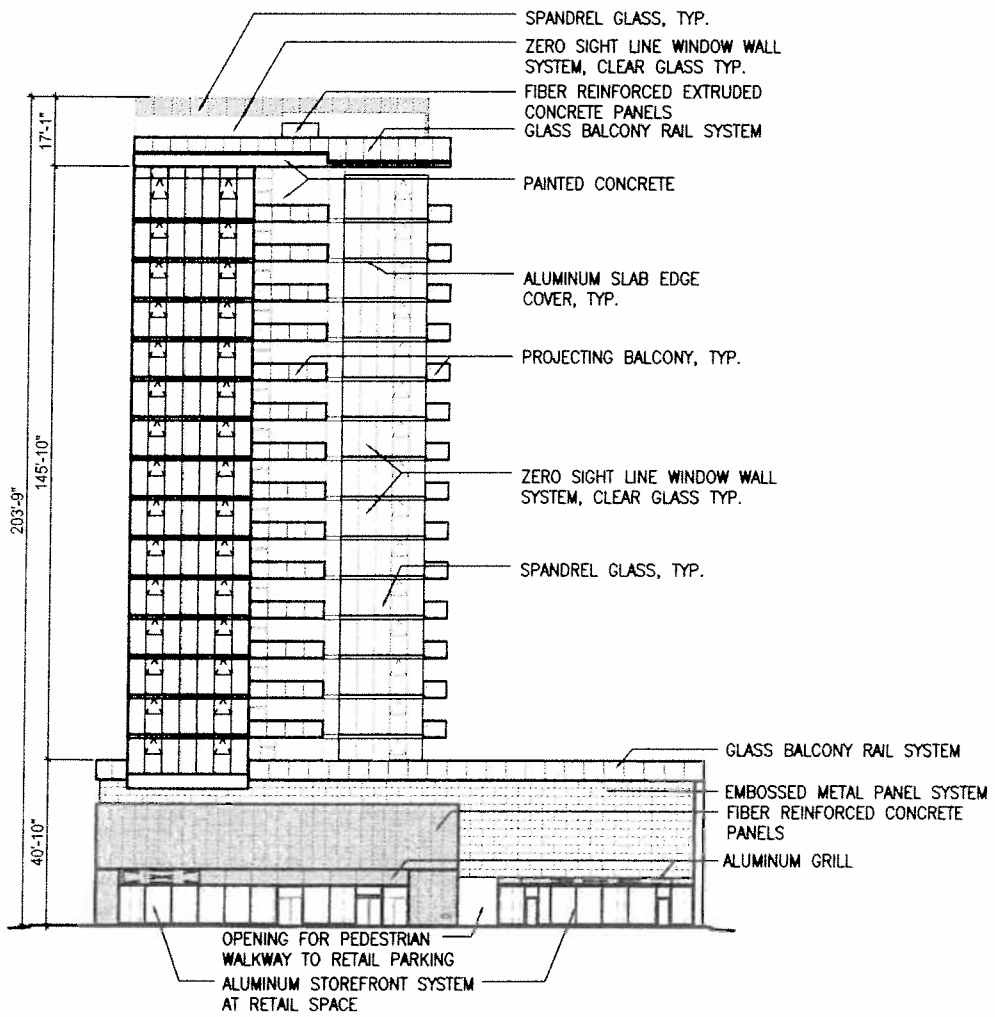
GROUND FLOOR PLAN

A1.1

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CATALYST
NORTH ELEVATION

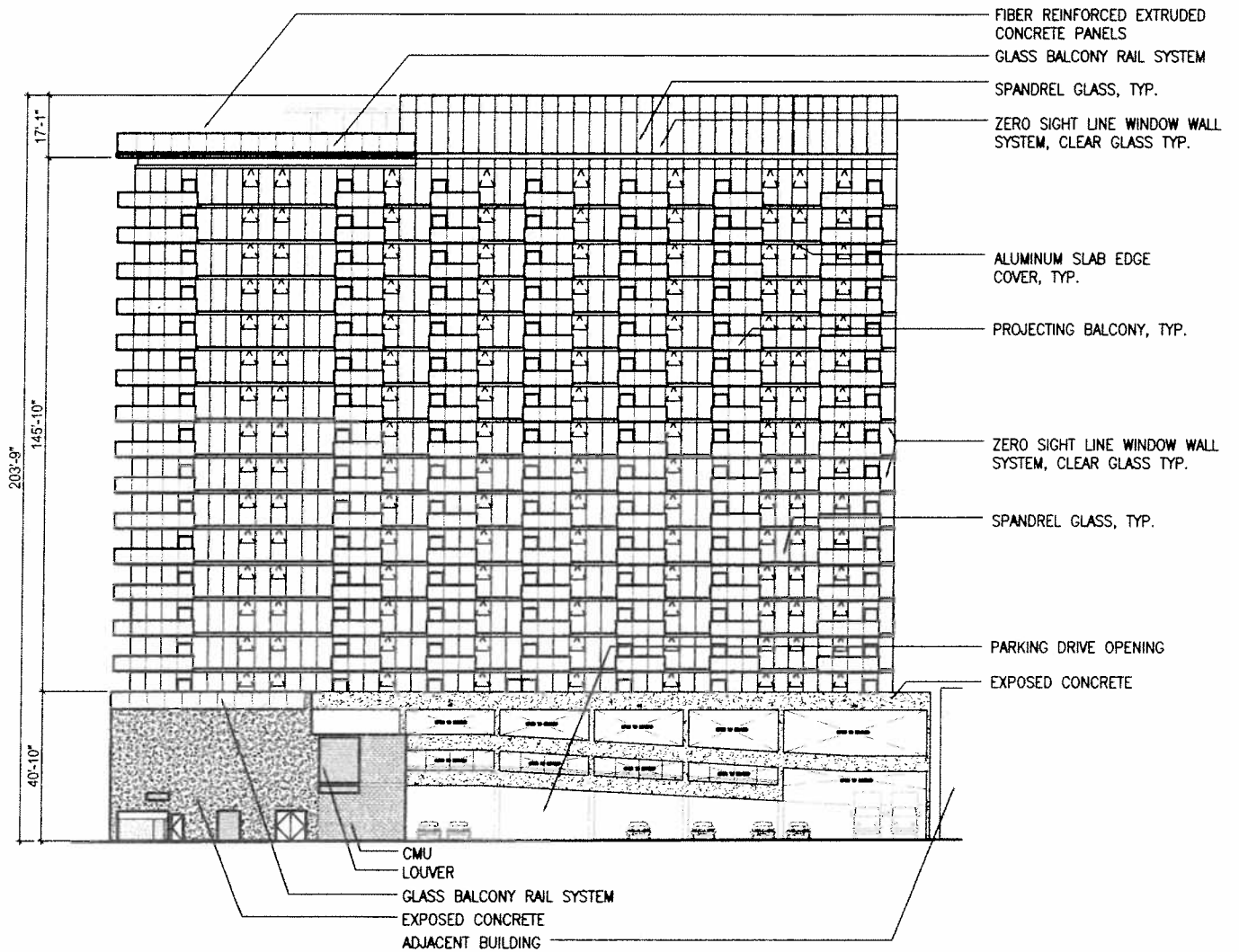


CATALYST
SOUTH ELEVATION

**BRININSTOOL
+ LYNCH**

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10.3.12

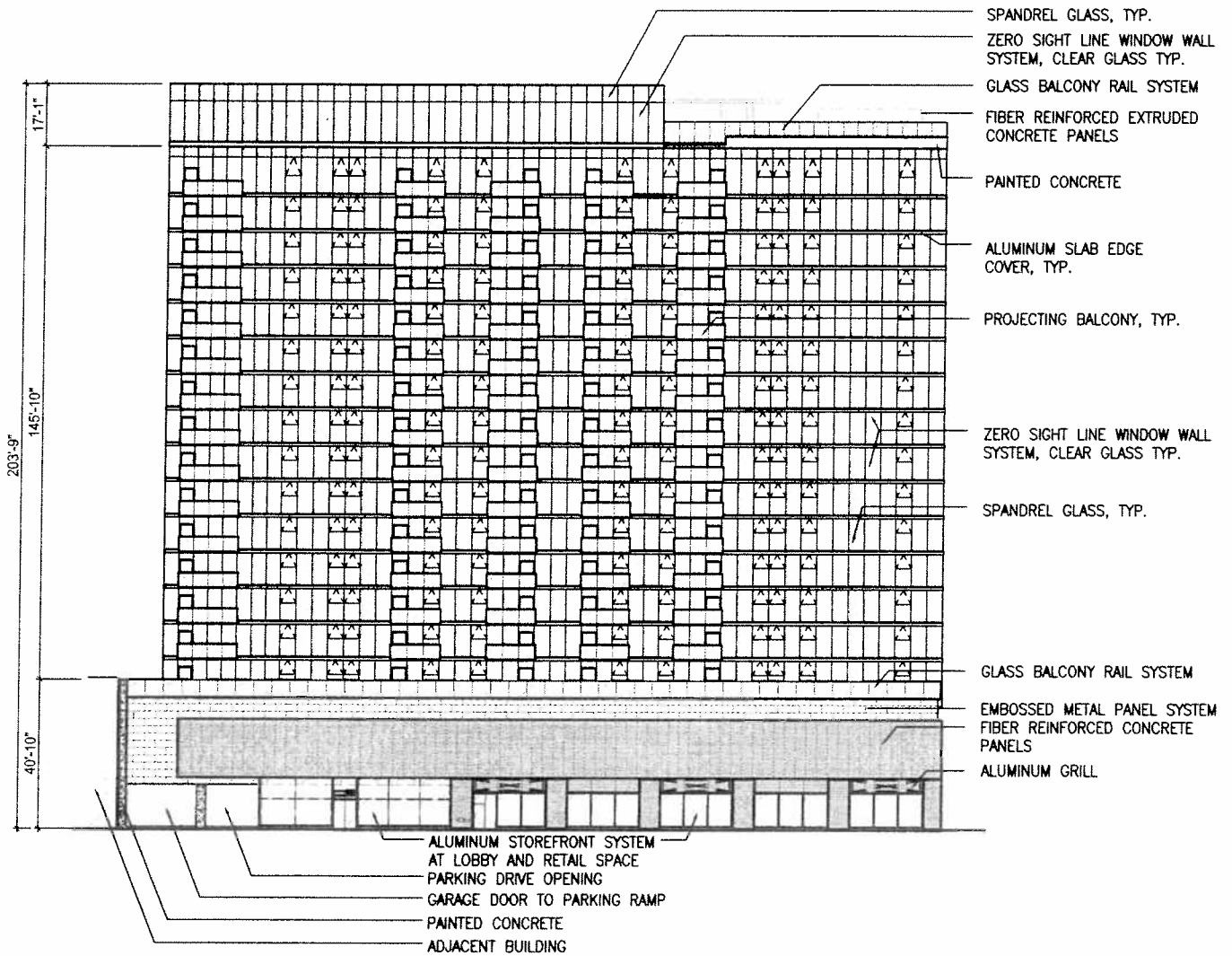


CATALYST
EAST ELEVATION

**BRININSTOOL
LYNCH**

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10.3.12

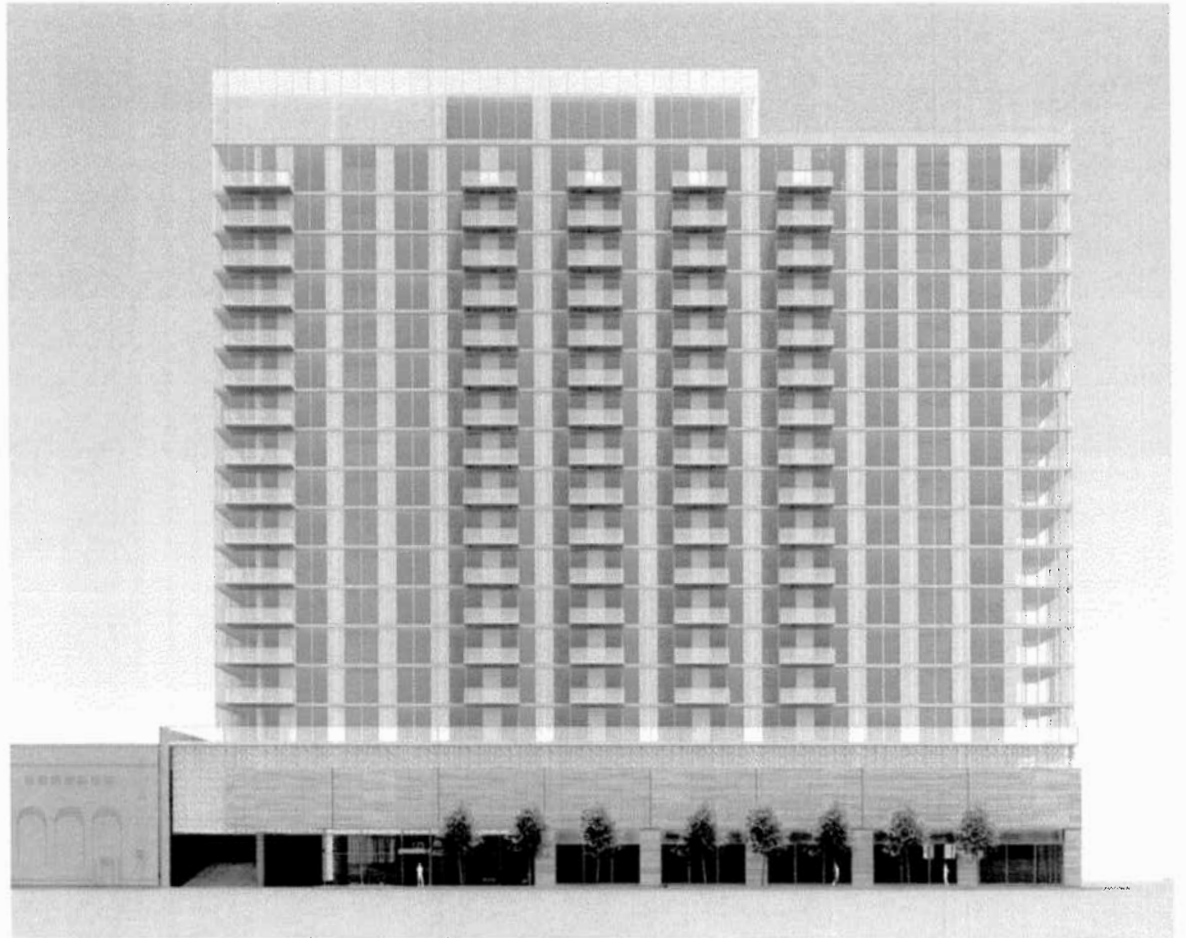


CATALYST
WEST ELEVATION

**BRININSTOOL
+ LYNCH**

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10. 3. 12



WEST ELEVATION

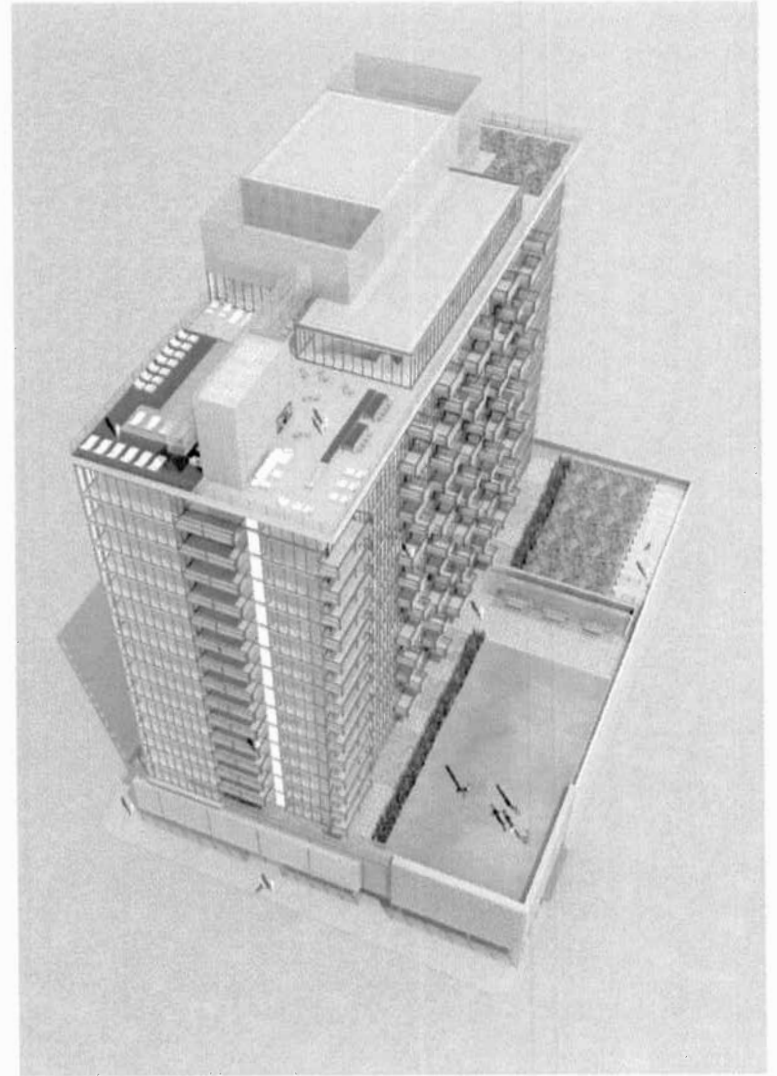
CATALYST

MARQUETTE COMPANIES & URBAN R2 - JV
10.03.2012

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+ LYNCH
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MARQUETTE COMPANIES & URBAN R2 - JV
10.03.2012

CATALYST



AERIAL VIEW

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LOBBY ENTRANCE

MARQUETTE COMPANIES & URBAN R2 - JV
10.03.2012

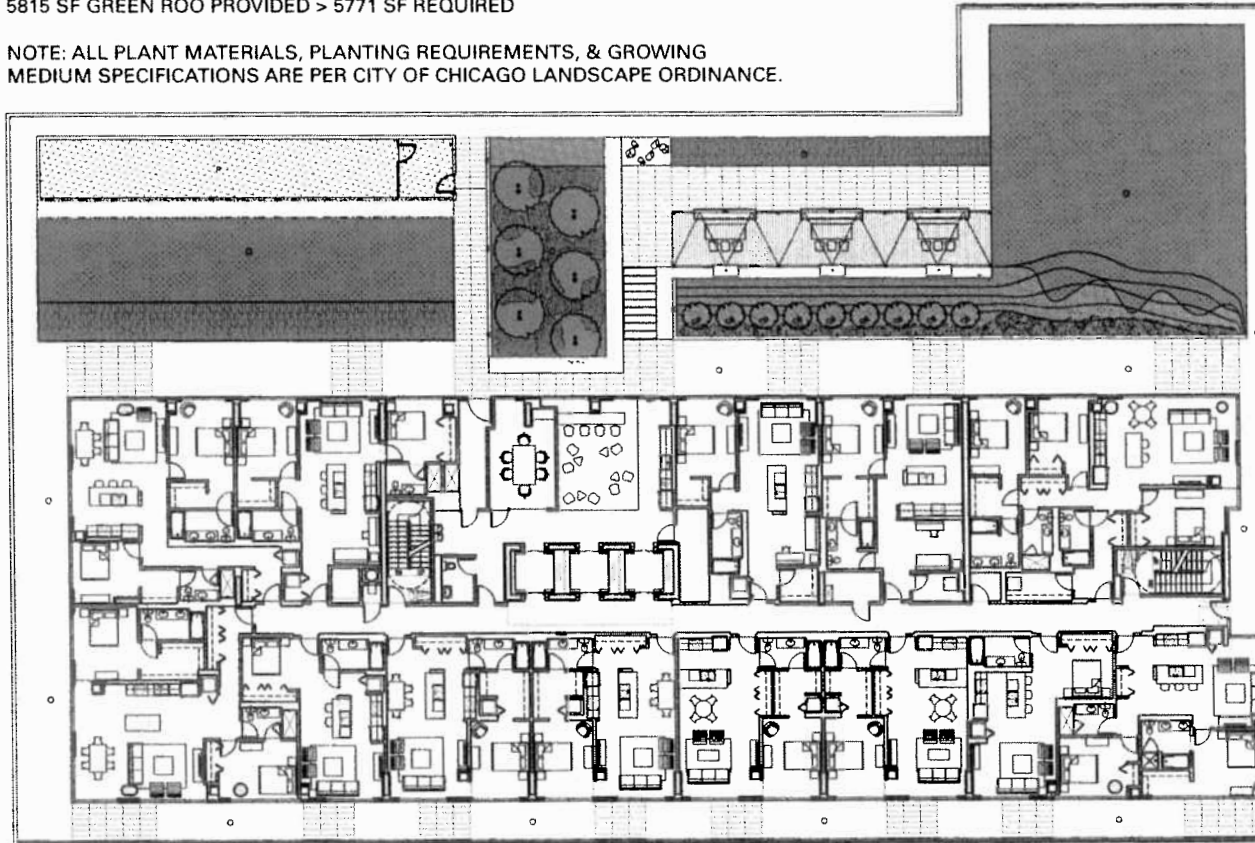
CATALYST

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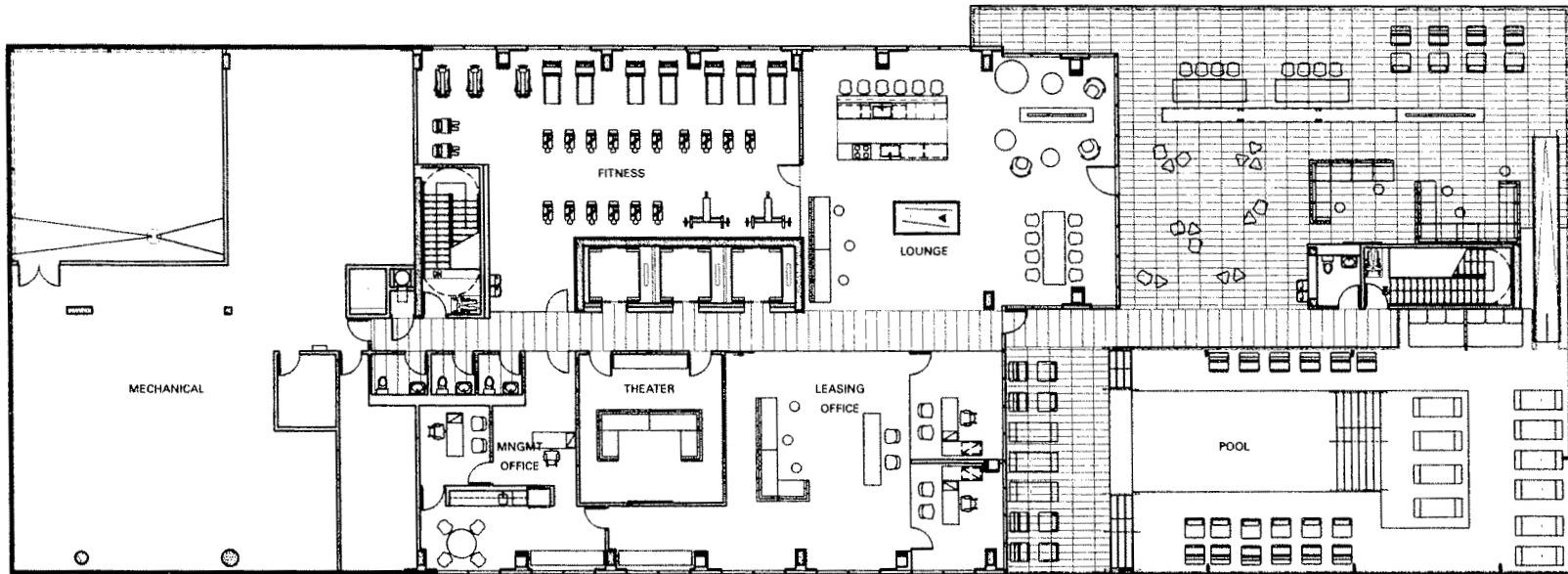
GREEN ROOF:

TOTAL AVAILABLE ROOF = 23,084 SF
0.25 X 23,084 = 5771 SF REQUIRED
5815 SF GREEN ROOF PROVIDED > 5771 SF REQUIRED

NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS, & GROWING
MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



GREEN ROOF AREA



MARQUETTE COMPANIES & URBAN R2 - JV
 10.03.2012

CATALYST

⊕
 19th FLOOR PLAN
 1/16" = 1'-0"
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+ LYNCH
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16020

*Reclassification Of Area Shown On Map Number 1-F
(As Amended)
(Application Number 16020)*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Business Planned Development Number 1005 District symbols and indications as shown on Map Number 1-F in the area bounded by:

line 226.52 feet north of and parallel to West Washington Street; the alley next east of and parallel to North Des Plaines Street; West Washington Street; and North Des Plaines Street,

to the designation of Residential-Business Planned Development Number 1005, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

Plan of development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development
Number 1005, As Amended.*

RBPD 1005, 09

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1005, as amended (the "Planned Development"), consists of approximately thirty-four thousand two hundred sixty-nine (34,269) square feet (zero and seventy-nine hundredths (0.79) acres) of property that is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is under the single designated control of the applicant, Urban R2 Development Company.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant or its successors and assigns. Any dedication or vacation of streets, alleys or easements, or any adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal by the applicant, or its successors and assigns and,

if different than the applicant, the legal titleholders and any ground lessors, and their respective successors and assigns, 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, 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 assigns. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development are made, shall be under single ownership or single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment or any other modification or change (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or other party with single designated control, unless there is a written agreement to the contrary. For purposes of this Planned Development, 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 plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; and the following exhibits prepared by Lucien Lagrange Architects dated June 21, 2007 (collectively the "Plans"): an Existing Zoning Map; an existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Landscape Plan/Green Roof Plan and Building Elevations. A full-size set of the Site Plan, Landscape

Plan/Green Roof Plan and Building Elevations are on file with the Department of Planning and Development.

These and no other zoning controls shall apply to the Property. The 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.

5. The following uses shall be permitted in the area delineated herein as Residential-Business Planned Development Number 1005, as amended: any Allowed Use (as defined in §17-17-0211 of the Chicago Zoning Ordinance) in the DX Downtown Mixed-Use District, excluding hotels, but including residential; retail uses; parking; and related and accessory uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development on the Property.

6. Identification signs, 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 Planning and Development. Off-premise signs are prohibited.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of buildings and any appurtenances attached thereto set forth in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration. Building height shall be measured as set forth in Section 17-17-0311 of the Chicago Zoning Ordinance.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development.
10. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining floor area ratio as defined in the Chicago Zoning Ordinance,

floor area devoted to mechanical equipment on the roof of the building; floor area devoted to mechanical equipment that occupies a contiguous area of one thousand (1,000) square feet or more (regardless of location in the building); and all floor area devoted to accessory parking (including stairwells and elevator shafts) and loading shall be excluded. It is hereby acknowledged that all parking located on the Property is accessory parking and shall not be counted in the calculation of the F.A.R. for the improvements to be located on the Property.

11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
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 its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant agrees to install a minimum of twenty-five percent (25%) of the available net roof area as a green roof as indicated on the attached exhibit. The green roof shall be approximately six thousand seven hundred (6,700) square feet.
13. Notwithstanding any statement to the contrary, the Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.")

to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the Applicant has asked for an increase in the floor area ratio of the Property. The Applicant hereby acknowledges that pursuant to Section 17-4-1004-D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus, or a financial contribution must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per building square foot. Based on Section 17-4-1004-D, the Applicant has agreed to provide a financial contribution to the City of Chicago Affordable Housing Opportunity Fund in the amount of Five Hundred Forty Thousand Six Hundred Thirty and no/100 Dollars (\$540,630.00). Prior to the issuance of permits, the Applicant will enter into an Affordable Housing Agreement with the City of Chicago or provide a letter of credit or other security device in an amount equal to the financial contribution. The Applicant must comply with all applicable sections of the Affordable Housing Provisions of the Zoning Ordinance which sections are hereby incorporated into this Planned Development.
16. Unless substantial construction of the development contemplated by this Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless completion on of the development is diligently pursued thereafter, the Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of DX-7 Downtown Mixed-Use District.

[Green Roof Plan referred to in these Plan of Development
Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned Development
Boundary, Property Line and Right-of-Way Adjustment Map;
Site Plan; Landscape Plan; and North, South, East and
West Building Elevations referred to in these Plan
of Development Statements printed on
pages 5524 through 5532
of this *Journal*.]

7/19/2007

REPORTS OF COMMITTEES

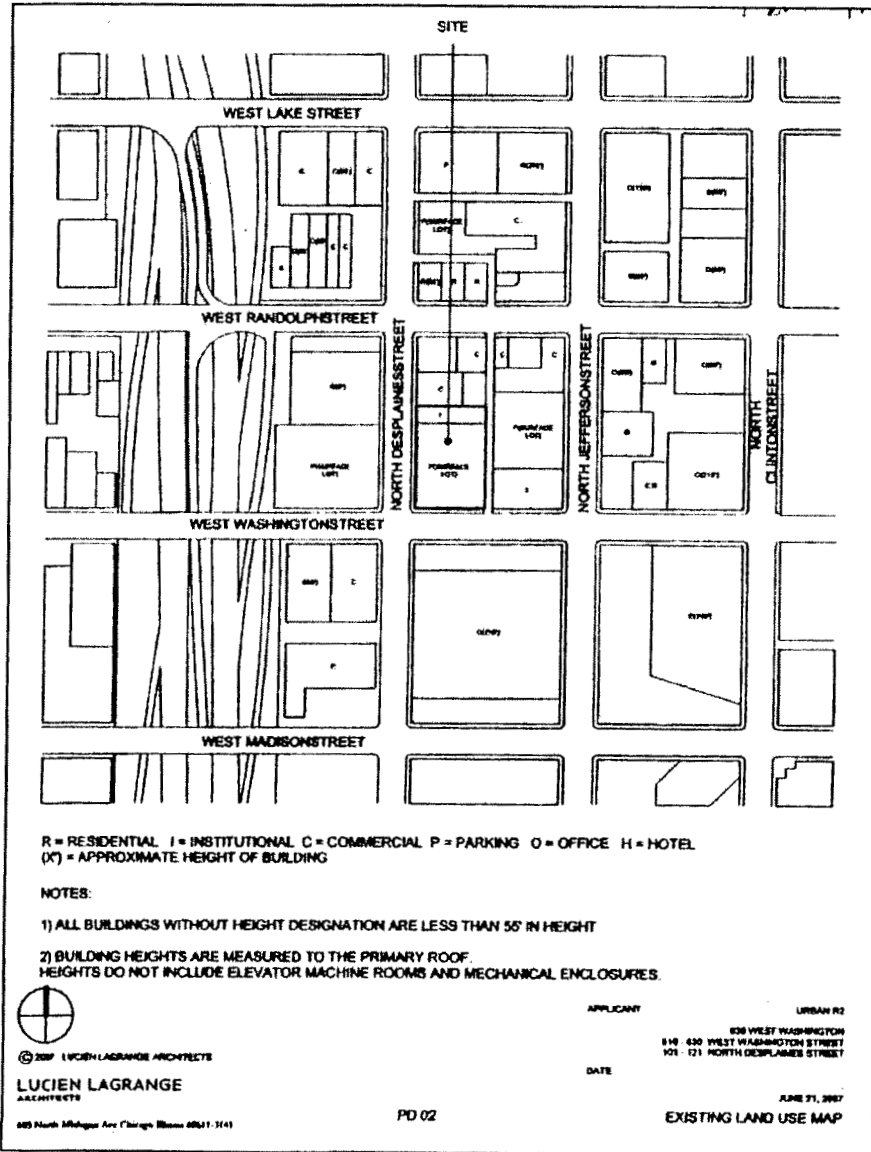
16020
5523

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

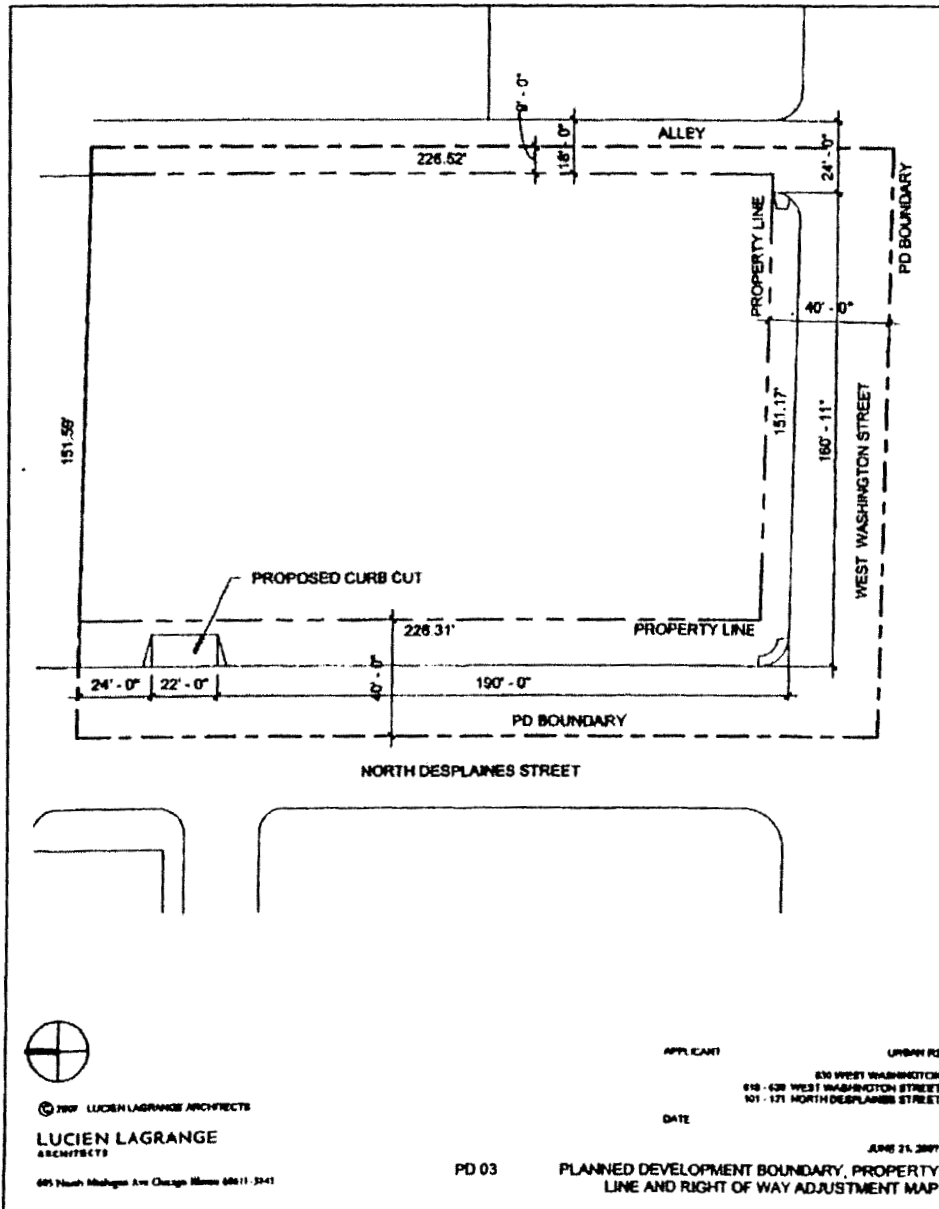
Bulk Regulations And Data Table

Net Site Area:	34,269 square feet
Area in Public Right-of-Way:	19,083 square feet
Gross Site Area:	53,133 square feet
Maximum Floor Area Ratio:	7.68
Base Floor Area Ratio:	7.00
Bonus Floor Area Ratio (Affordable Housing):	0.68
Setbacks from Property Line:	0 feet
Maximum Number of Dwelling Units:	220
Minimum Number of Parking Spaces:	155
Maximum Number of Parking Spaces:	265
Minimum Number of Loading Berths:	2 at 10 feet by 25 feet
Maximum Building Height:	250 feet (zoning height)

Existing Land-Use Map.



Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map.



© 2007 LUCIEN LAGRANGE ARCHITECTS

LUCIEN LAGRANGE ARCHITECTS

605 North Michigan Ave Chicago Illinois 60611-3241

APPLICANT

UPDASH PD

610 WEST WASHINGTON
610 - 620 WEST WASHINGTON STREET
101 - 171 NORTH DESPLAINES STREET

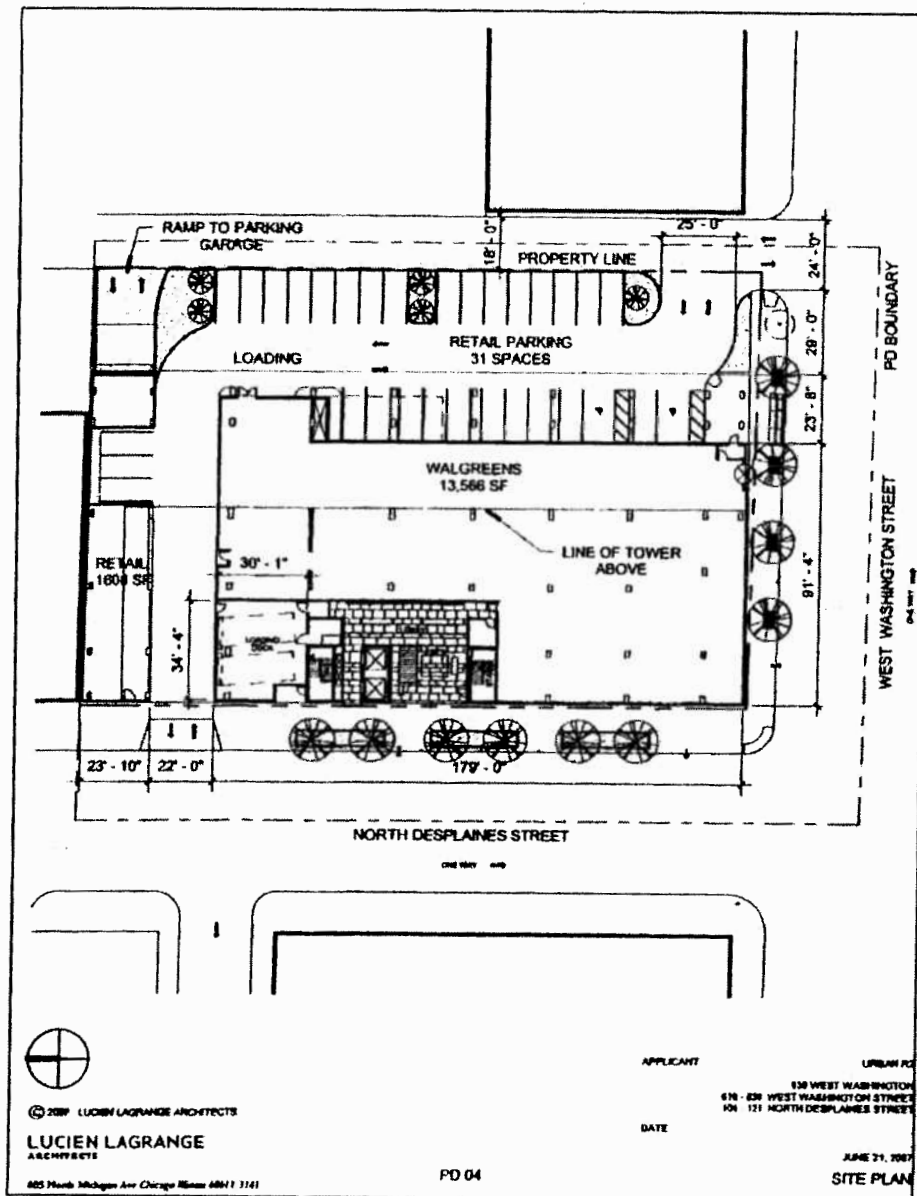
DATE

APR 24 2007

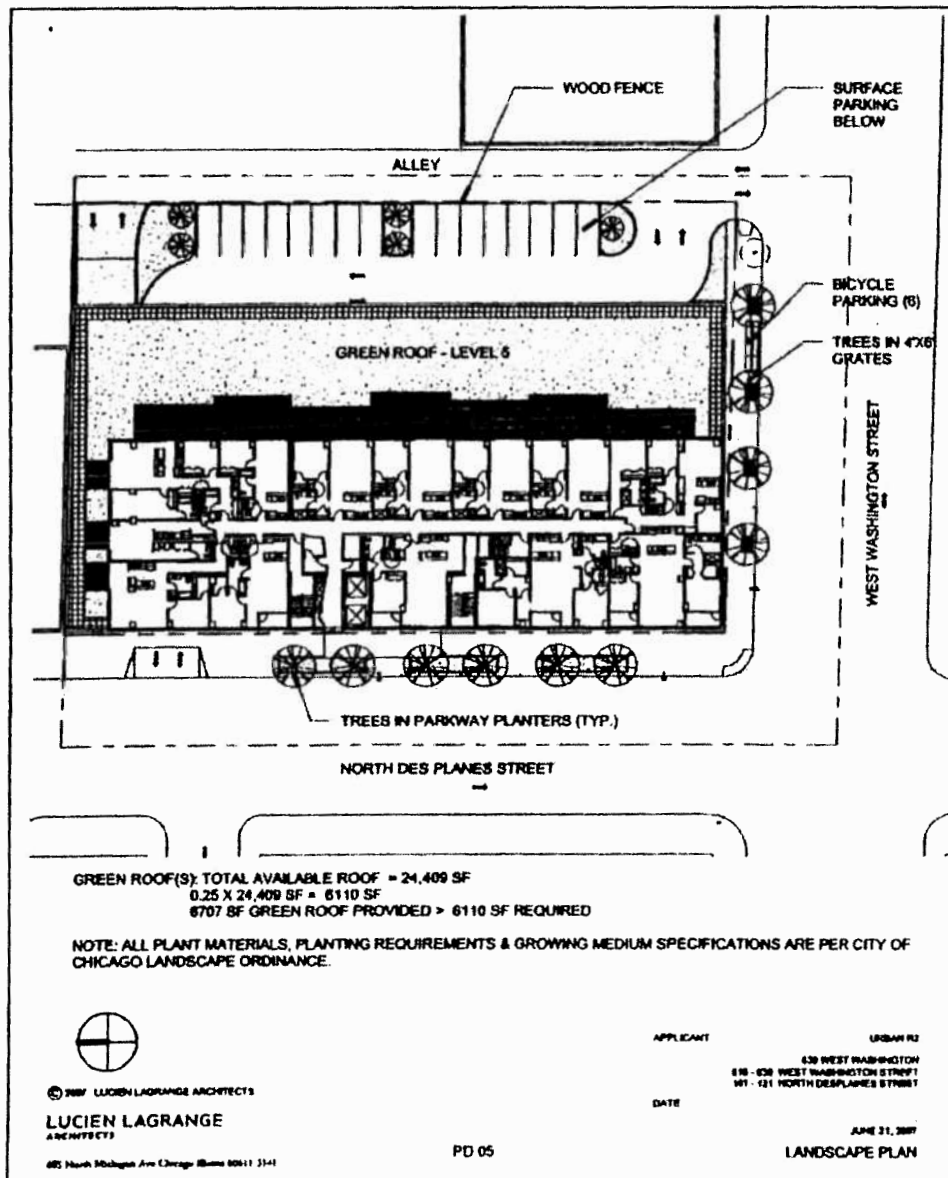
PD 03

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

Site Plan.



Landscape Plan.



GREEN ROOF(S): TOTAL AVAILABLE ROOF = 24,409 SF
 0.25 X 24,409 SF = 6110 SF
 6707 SF GREEN ROOF PROVIDED > 6110 SF REQUIRED

NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



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LUCIEN LAGRANGE
 ARCHITECTS

485 North Michigan Ave Chicago Illinois 60611 3141

APPLICANT

URBAN R2

430 WEST WASHINGTON
 610 - 630 WEST WASHINGTON STREET
 W1 - 121 NORTH DESPLAINES STREET

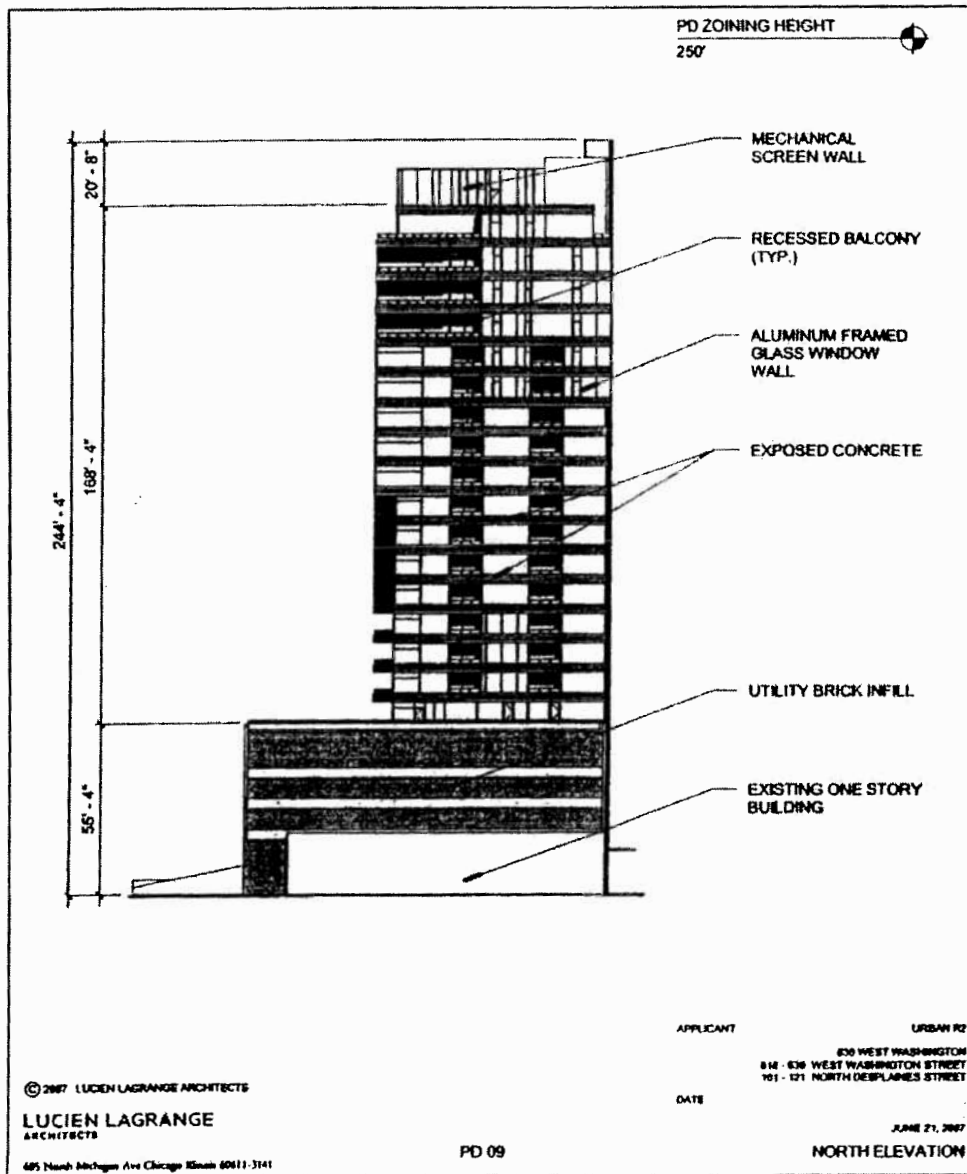
DATE

JUNE 21, 2007

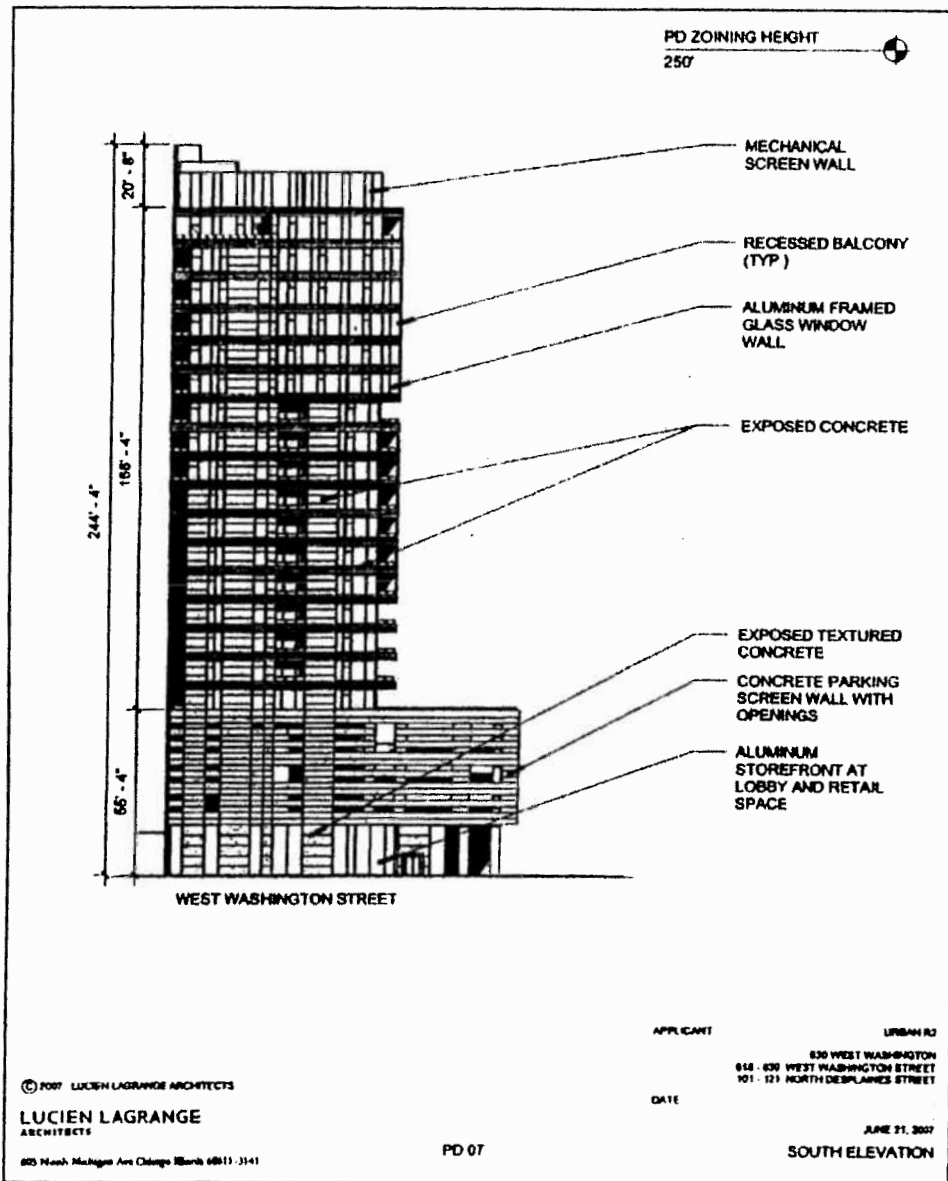
PD 05

LANDSCAPE PLAN

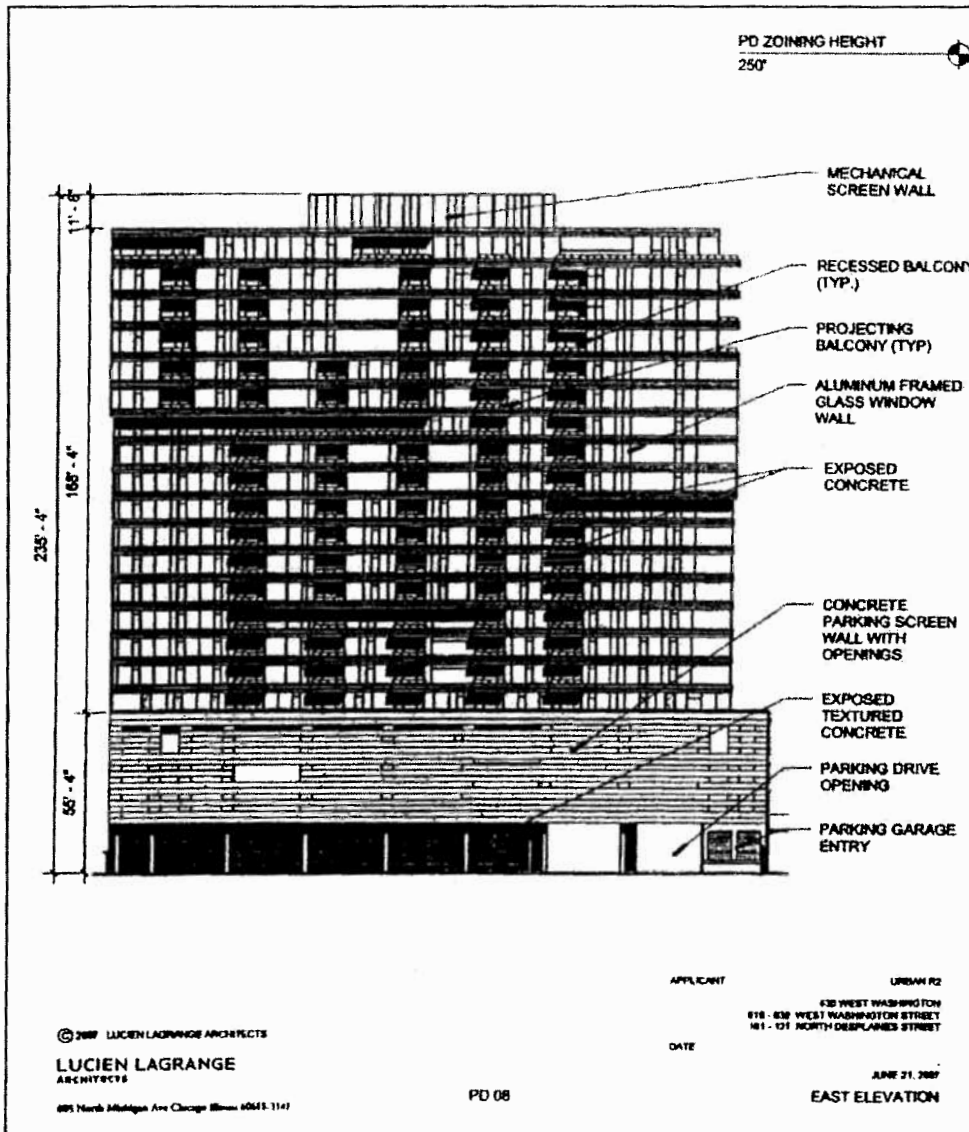
North Building Elevations.



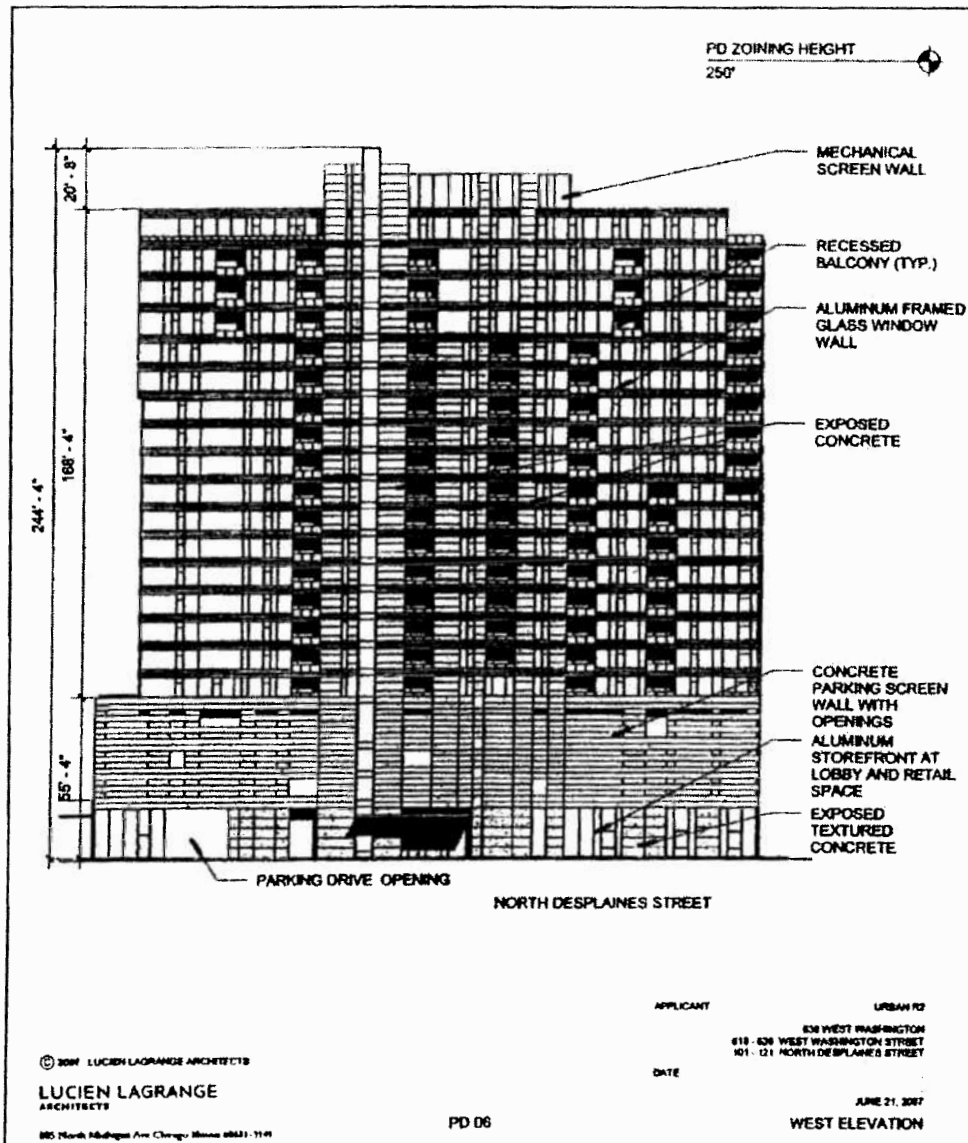
South Building Elevations.



East Building Elevations.



West Building Elevations.



2/8/2006

REPORTS OF COMMITTEES

14972
70339

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 14972) *LBPD 1005*

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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

a line 227 feet north of and parallel to West Washington Street; the alley next east of and parallel to North Desplaines Street; West Washington Street; and North Desplaines Street,

to the designation of a Residential-Business 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 thereof 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 1005.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately thirty-four thousand fifty (34,050) square feet (zero and seventy-nine hundredths (0.79) acres) of property that is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is under the unified control of the applicant, The Cornerstone Group 70, L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or any adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal by 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,

assignees or grantees 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, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors of the Property. 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 unified control. Unified control for purposes of this paragraph 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, unless there is an agreement to the contrary. For purposes of this Planned Development, 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.

4. The plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; Landscape Plan/Green Roof Plan; and Building Elevations prepared by Lucien LaGrange Architects, dated December 15, 2005. A full-size set of the Site Plan, Landscape Plan/Green Roof Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The 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.
5. The following uses shall be permitted in the area delineated herein as Residential-Business Planned Development Number 4005: any allowed use (as defined in §17-17-0211 of the Chicago Zoning Ordinance) in the

DX Downtown Mixed-Use District, including residential; office; retail uses; parking; and related and accessory uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development on the Property.

6. Identification signs, 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 Planning and Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of buildings and any appurtenances attached thereto set forth in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development.
10. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining floor area ratio as defined in the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof of the building; floor area devoted to mechanical equipment that occupies a contiguous area of one thousand (1,000) square feet or more, regardless of location in the building; and all floor area devoted to accessory parking (including stairwells and elevator shafts) and loading shall be excluded. It is hereby acknowledged that all parking located on the Property is accessory parking and shall not be counted in the calculation of the F.A.R. for the improvements to be located on the Property.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and the

purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

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 its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to install a minimum of twenty-five percent (25%) of the roof area as a green roof as indicated on the attached exhibit.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the applicant has asked for an increase in the floor area ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1004-D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (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 multiplied by eighty percent (80%) of the median cost of land per building square foot. Based on Section 17-04-1004-D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Hundred Eighty-one Thousand One Hundred Forty-six and no/100 Dollars (\$181,146.00). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the City of Chicago or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all applicable sections of the affordable housing provisions of the Zoning Ordinance which sections are hereby incorporated into this Planned Development.
15. Unless substantial construction of the development contemplated by this Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless completion of the

development is diligently pursued thereafter, the Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of DX-7 Downtown Mixed-Use District.

[Existing Zoning Map referred to in these Plan of Development Statements unavailable at time of printing.]

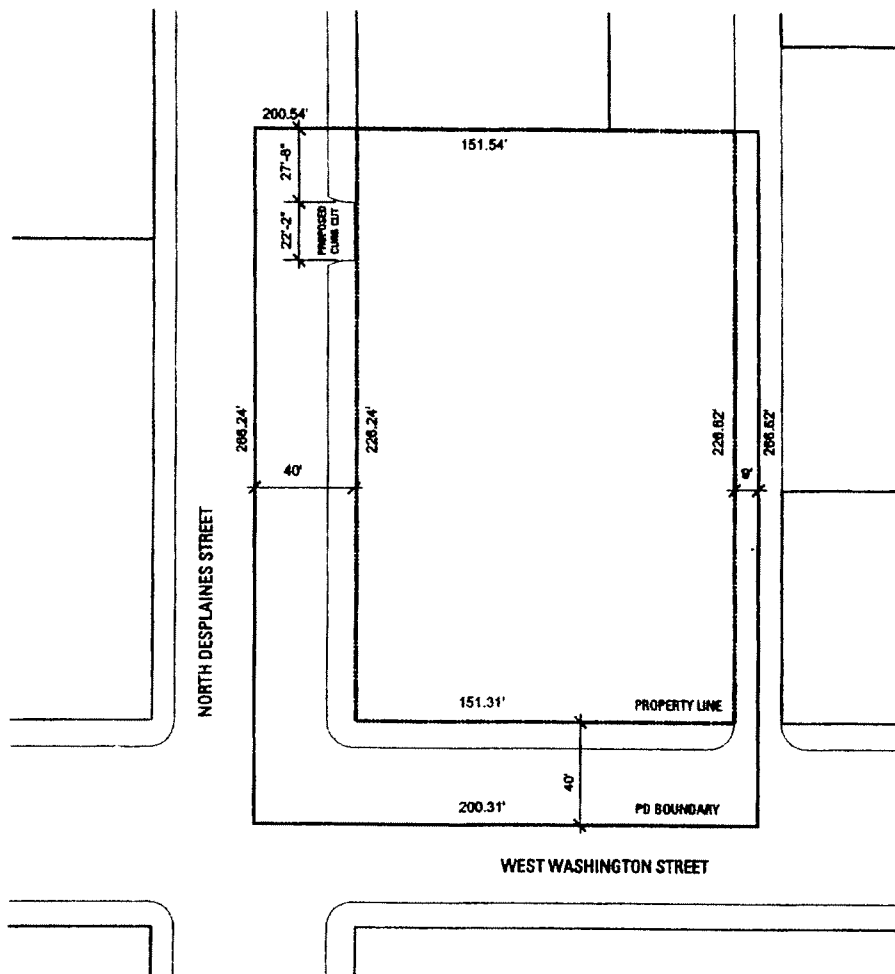
[Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape/Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 70344 through 70351 of this *Journal*.]

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

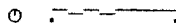
Bulk Regulations And Data Table.

Net Site Area:	34,050 square feet
Area in Public Right-of-Way:	19,083 square feet
Gross Site Area:	53,133 square feet
Maximum Floor Area Ratio:	7.38
Base Floor Area Ratio:	7.00
Bonus Floor Area Ratio (Affordable Housing)	0.38
Setbacks from Property Line:	0 feet
Maximum Number of Dwelling Units:	190
Minimum Number of Parking Spaces:	119
Maximum Number of Parking Spaces:	425
Minimum Number of Loading Berths:	3 at 10 feet by 25 feet
Maximum Building Height:	350 feet (zoning height)

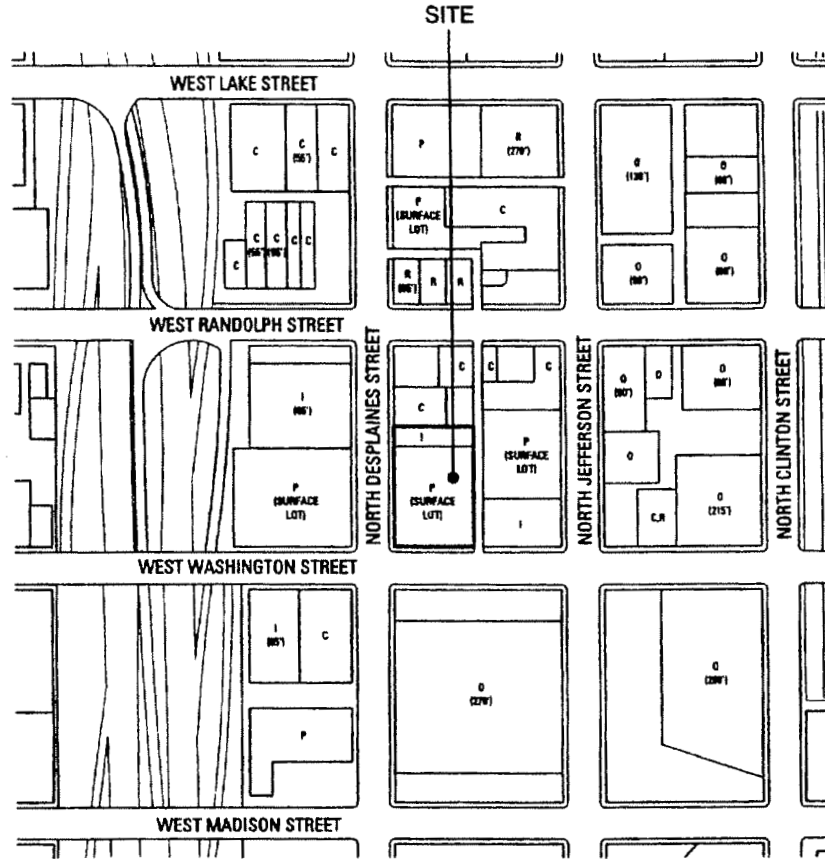
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



PROPERTY LINE —————
PD BOUNDARY —————



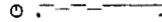
Existing Land-Use Map.



R = RESIDENTIAL I = INSTITUTIONAL C = COMMERCIAL P = PARKING O = OFFICE H = HOTEL
 (CY) = APPROXIMATE HEIGHT OF BUILDING

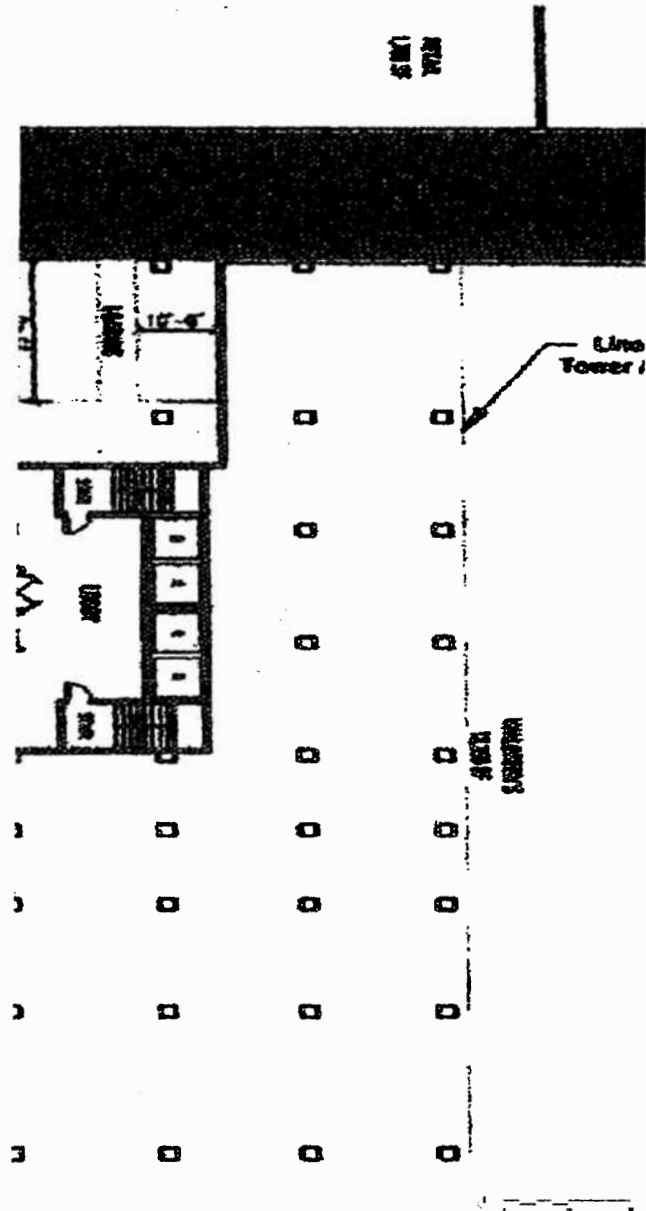
NOTES:

- 1) ALL BUILDINGS WITHOUT HEIGHT DESIGNATIONS ARE LESS THAN 35' IN HEIGHT
- 2) BUILDING HEIGHTS MEASURED TO THE PRIMARY ROOF. HEIGHTS DO NOT INCLUDE ELEVATOR MACHINE ROOMS AND MECHANICAL ENCLOSURES

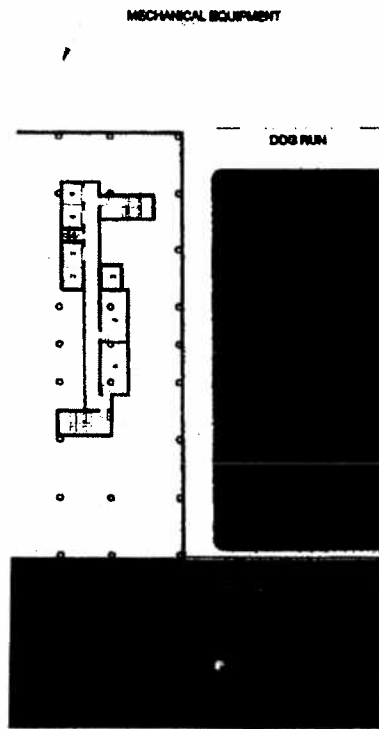


Existing Land Use Map

Site Plan.

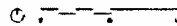


Landscape/Green Roof Plan.



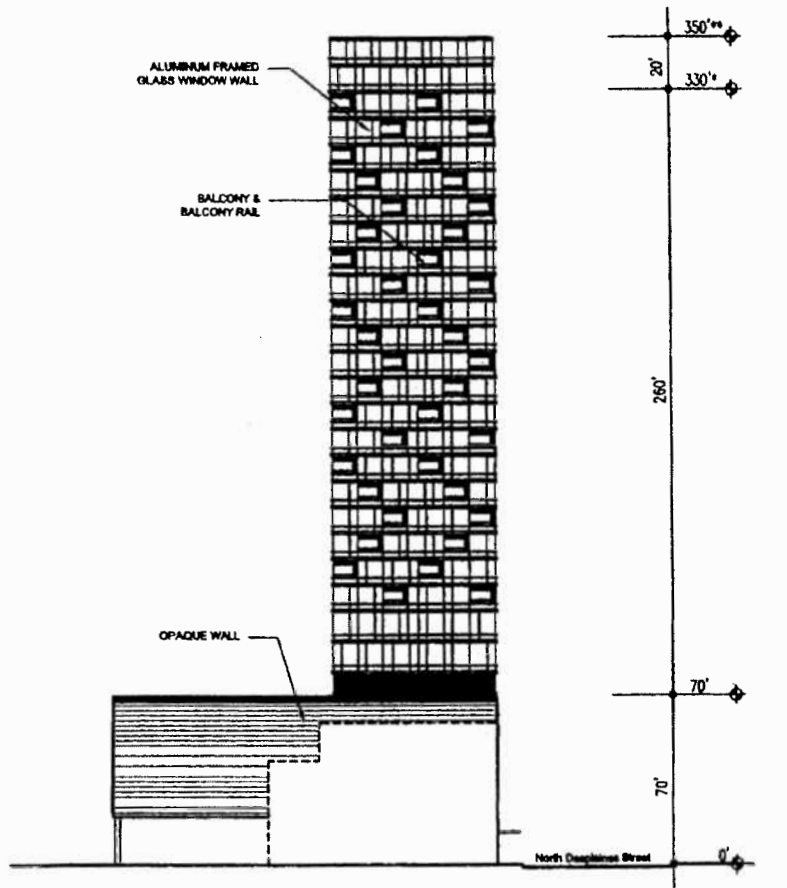
- PARKWAY PLANTERS & STREET LEVEL PLANTING
- TREES IN PARKWAY PLANTERS
- GREEN ROOFS; TOTAL AVAILABLE ROOF = 34,485 SF
0.25 X 34,485 SF = 8621 SF GREEN ROOF REQUIRED
8798 SF GREEN ROOF PROVIDED > 8621 SF REQUIRED

NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



Landscape/Green Roof Plan

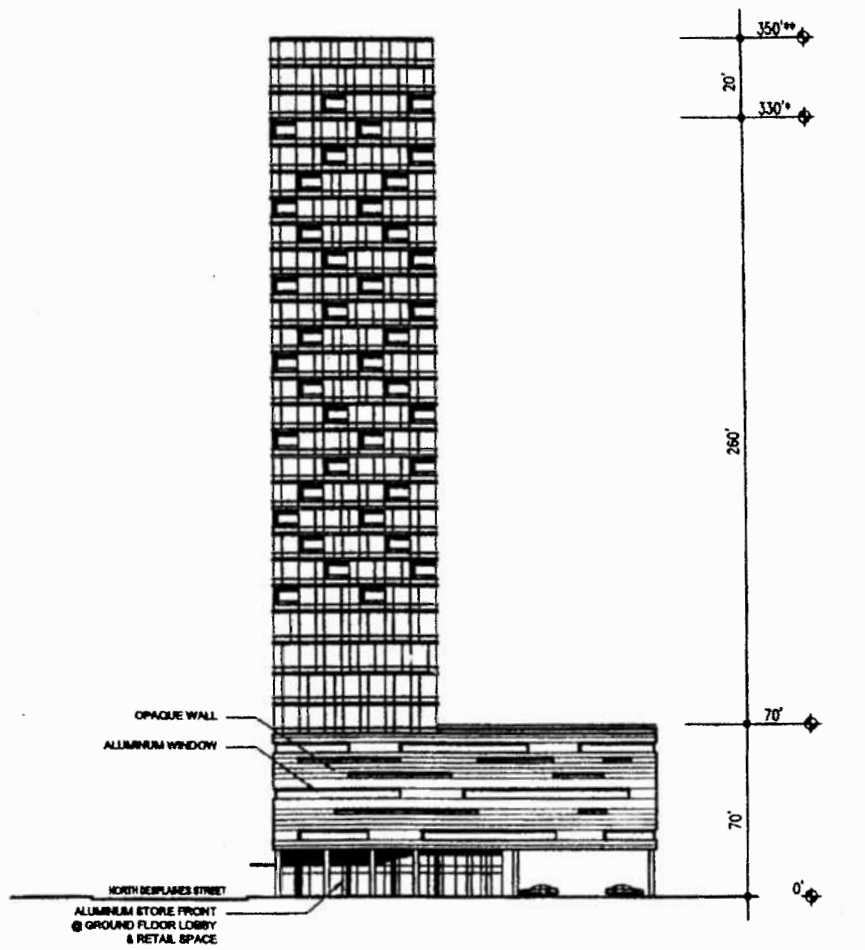
North Elevation.



* Building height as measured per Chicago Zoning Ordinance
** Absolute height

North Elevation

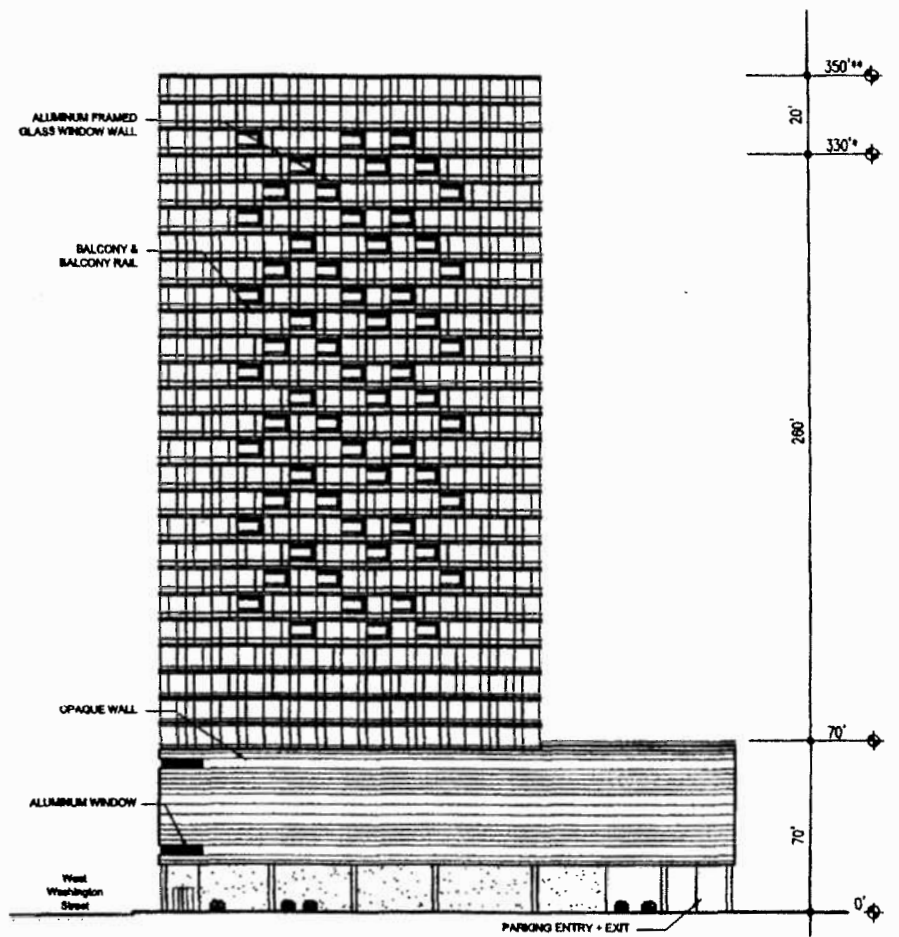
South Elevation.



* Building height as measured per Chicago Zoning Ordinance
** Absolute height

South Elevation (West Washington Street)

East Elevation.

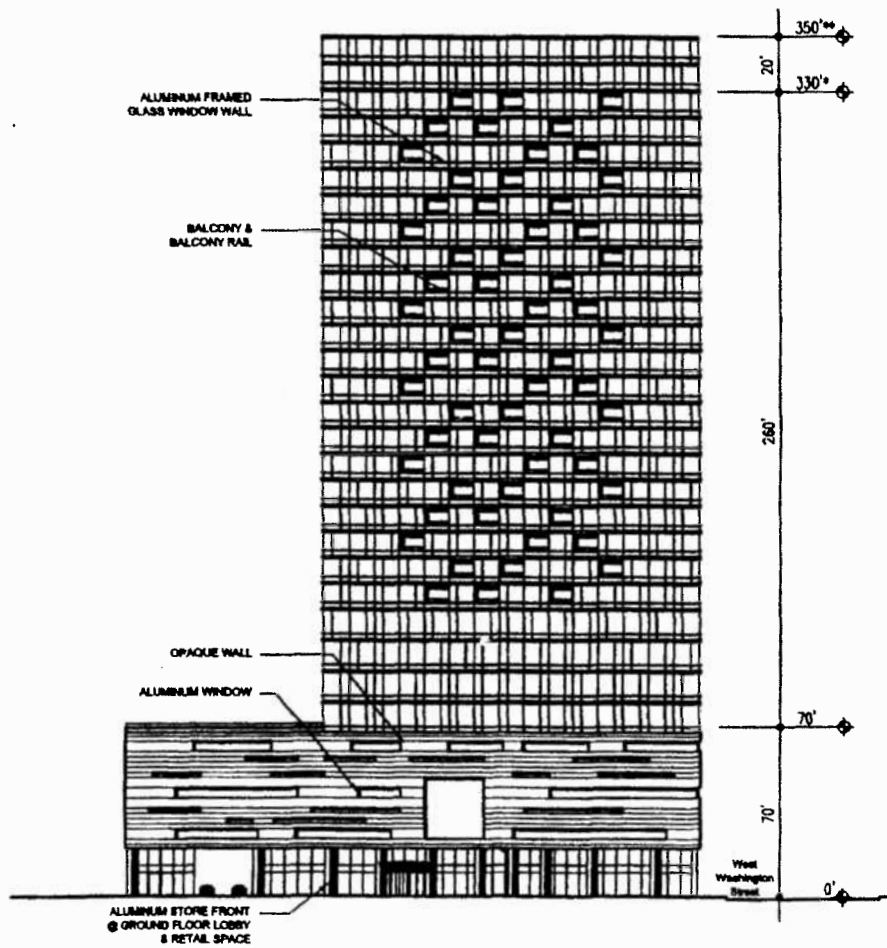


* Building height as measured per Chicago Zoning Ordinance
** Absolute height



East Elevation

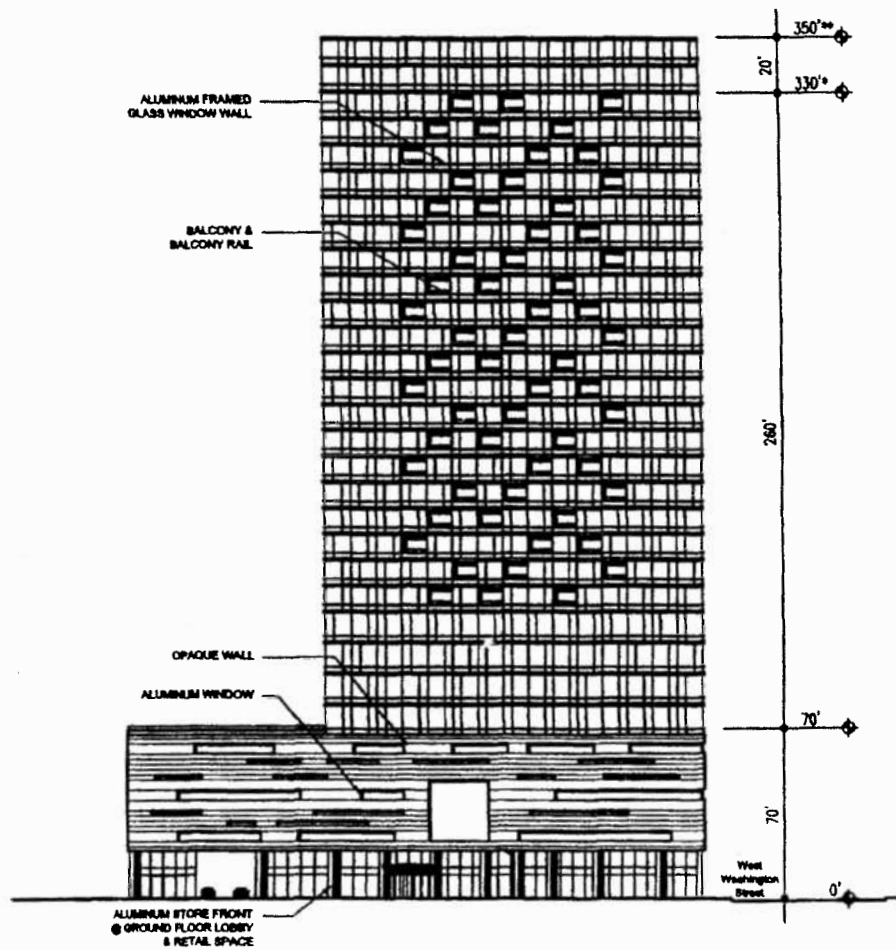
West Elevation.



*Building height as measured per Chicago Zoning Ordinance
**Absolute height

West Elevation (North Direction Street)

West Elevation.



*Building height as measured per Chicago Zoning Ordinance
**Absolute height

West Elevation (North Displaces Street)