

# PD 1013

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 30, 2025

Paul A. Kolpak  
Kolpak Law Group  
6767 N. Milwaukee Ave.  
Suite 202  
Niles, IL 60714

**Re: PD 1013, Subarea C, 5242 W. Galewood Avenue**

Dear Mr. Kolpak:

In response to your recent request, please be advised that the subject property is currently zoned Manufacturing-Business-Residential Planned Development No. 1013 ("PD 1013"), and located within Subarea C. You are seeking confirmation on whether a two dwelling unit building can be constructed at 5242 W. Galewood Ave., on the northeast corner of W. Galewood and N. Lockwood Avenues.

PD 1013 was last amended in 2018 and allows a maximum of 192 units within Subarea C. In 2007, Part II approval was issued for all 192 units. However, many of the buildings were not constructed, and many lots remain vacant, including the subject lot.

The PD Subarea C Plan approved an "A" type building, identified as a single-family residence on elevation drawings, for the subject property. Pursuant to Statement 13, minor changes may include the reallocation of dwelling units and/or floor area from one development parcel to another development parcel within a subarea as long as the maximum dwelling count or FAR is not exceeded. Therefore, a minor change request must be submitted and approved in order to replace the previously approved single-family residence with a two dwelling unit building at the subject site.

Sincerely,

  
Kyle Bartlett  
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Janice Hill, Mike Marmo

9/20/2018

REPORTS OF COMMITTEES

85015

*Reclassification Of Area Shown On Map No. 5-1*

(As Amended)

(Application No. A-8416)

(Common Address: 5700 W. Homer St.)

MBRPD 1013, 99

[SO2018-6128]

*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 Manufacturing-Business-Residential Planned Development Number 1013, as amended, District symbols and indications as shown on Map Number 5-1 in the area bounded by:

the south line of West Homer Street; a line 170.94 feet west of and parallel to North Central Avenue; a line 117.01 feet south of and parallel to West Homer Street; a line 441.36 feet west of and parallel to North Central Avenue; a line 51.01 feet south of and parallel to West Homer Street; and a line 566.90 feet west of and parallel to North Central Avenue,

to those of an M1-2 Limited Manufacturing/Business Park District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Manufacturing-Business-Residential Planned Development Number 1013, as amended, District symbols and indications as shown on Map Number 5-1 in the area bounded by:

the south line of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 361.55 feet west of and parallel to North Laramie Avenue; a line 702.16 feet north of and parallel to West Bloomingdale Avenue; North Laramie Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; the alley next west of and parallel to North Laramie Avenue; a line 256.19 feet north of and parallel to West Bloomingdale Avenue; North Latrobe Avenue; a line 316.20 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Lockwood Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; a line 740.34 feet west of and parallel to North Laramie Avenue; the alley next south of and parallel to West Galewood Avenue; the east line of the North Long Avenue right-of-way; the alley next north of and parallel to West Cortland Street; a line 683.84 feet east of and parallel to North Central Avenue; a line 115 feet north of and a parallel to the alley next north of and parallel to West Cortland Street or the line thereof if extended where no alley exists; North Central Avenue; a line 858.7 feet north of and parallel to North Bloomingdale Avenue; a line 566.90 feet west of and parallel to North Central Avenue; a line 722.14 feet north of and parallel to North Bloomingdale Avenue; the east line of the North Monitor Avenue right-of-way or the line thereof if extended where no street exists; a line 60 feet north of and parallel to the alley next north of and parallel to West Cortland Street; and a line 371.50 feet west of and parallel to the east line of the North Monitor Avenue right-of-way thereof if extended where no street exists,

to those of Manufacturing-Business-Residential Planned Development Number 1013, as amended.

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:

*Manufacturing-Business-Residential Planned Development No. 1013, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Manufacturing-Business-Residential Planned Development Number 1013, as amended (the "Planned Development") consists of approximately two million, one hundred nineteen thousand seven hundred fifteen (2,119,715 square feet) (48.66 acres) (the "Property") net site area which is owned and/or controlled by the Grand Central Center for Business LLC (the "Owner"), and which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is divided into three (3) subareas as shown on the Subarea Map. (See footnote Number 1.)
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 or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

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 in Section 17-8-0400.

Single designated control for the purposes of 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 change or modification to this Planned Development (including administrative changes pursuant to paragraph 12, below) applicable to or in a given subarea need only be made or authorized by the owners and/or ground lessees of such subarea, provided such change or modification does not alter the improvements permitted to be constructed in other subareas, and the corresponding documentation submitted for

such change or modification shall only be required to include information related to the subject subarea; (b) with respect to Subarea C, no amendment may be sought without written approval of the master homeowners association created to manage and govern Subarea C (the individual unit owners and/or homeowners therein and/or 'sub-associations' shall not have the right to seek any such amendments) unless the rights to do so have been retained by the Owner and its successors in a private agreement or agreements recorded against the Property.

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 from any indebtedness) and solely with respect to the portion of the Property so transferred, the term owner 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. This plan of development consists of these Seventeen (17) Statements; and the following described exhibits, prepared by Eckenhoff Saunders Architects and dated August 16, 2018 (collectively, the "Plans"), all of which are incorporated herein and made a part hereof by this reference:

Exhibit 1 -- Site Plan Subarea A

Exhibit 2 -- Landscape Plan Subarea A

Exhibit 3 -- Landscape NW Terrace

Exhibit 4 -- Landscape NE Terrace

Exhibit 5 -- Green Roof Addition

Exhibits 6, 7, 8 -- Elevations Subarea A

Exhibit 9 -- Existing Zoning Map Subarea A

Exhibit 10 -- Existing Zoning Map Subareas B and C

Exhibit 11 -- Existing Land-Use Map

Exhibit 12 -- New P.D. Boundary Map Subarea A

Exhibit 13 -- New P.D. Boundary Map Subareas B and C

Exhibit 14 -- Site Plan Subarea B

Exhibit 15 -- Site Plan Subarea C

Exhibit 16 -- Entire Site

Exhibits 17, 18 -- Net Development Area

Exhibit 19 -- Landscape Plan Subarea B

Exhibit 20 -- Landscape Planting Details

Exhibits 21, 22 -- Public Way Dedication Plan

Exhibits 23 -- 29 -- Building Elevations Subarea C

Exhibit 30 -- Building Elevations Subarea B

Exhibit 31 -- Building Elevations Subarea A -- Existing Building

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted within the area delineated herein as a Manufacturing-Business-Residential Planned Development:

Subarea A:

All uses permitted in the M1-2 Limited Manufacturing/Business Park District, including: business support services including exterior storage and outdoor work areas; business/trade schools; employment services; business offices; contractors/construction storage; warehousing; accessory parking and loading with related and accessory uses.

Subarea B:

All uses permitted in the B3-1 Community Shopping District, including any entertainment and spectator sports (large venue) or multi-screen movie theaters; food services: restaurants (both limited and general), accessory parking, loading, and related and accessory uses.

## Subarea C:

A total of one hundred ninety-two (192) dwelling units, consisting without limitation of townhouses, detached single-family houses, detached two (2) flat multi-unit buildings, and accessory parking; open space/green space as shown on the Plans; other accessory uses; and temporary buildings for sales and construction purposes. (See footnotes (1) and (4).)

6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 2,119,715 square feet and a base FAR of 0.31.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

The owners or their successors or assignees shall construct and provide ongoing maintenance to the proposed green spaces/open spaces totaling approximately one hundred thousand (100,000) square feet (two and twenty-nine hundredths (2.29) acres) to be located within Subarea C. The square footage of these green spaces/open spaces shall be counted in determining compliance with any open space requirements within this Planned Development and shall be included in the determination of the required Open Space Impact Fee for Subarea C of this Planned Development. All such green spaces/open spaces shall be open to the public.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. Prior to the issuance by DPD of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcel within the Planned Development that does not substantially conform to, or is not defined in, the Plans, a site plan ("Development Parcel Site Plan") for the proposed development, including parking areas, shall be submitted to the Commissioner for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plans shall be kept on permanent file with DPD and shall be deemed to be an integral part of this Planned Development. A Development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:
  - (1) the boundaries of the development parcel(s);
  - (2) the site plans for the improvements;
  - (3) in Subareas A and B, the location and dimensions of all loading berths curb cuts and parking spaces;
  - (4) a landscaping plan, including adjacent parkways;
  - (5) the location of any adjacent public improvements;
  - (6) in Subareas A and B, a sign plan which includes, but is not limited to, the size, location and type of signs proposed;
  - (7) preliminary building sections and elevations of the improvements with a preliminary building materials lists;
  - (8) statistical information applicable to the development parcel limited to the following:
    - (a) floor area and floor area ratio;
    - (b) uses to be established;
    - (c) building heights; and
    - (d) all setbacks, required and provided.

(9) in Subareas A and B, storm water management requirements, if applicable.

A Development Parcel Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Review and approval of the Development Parcel Site Plan for the development parcels by the Commissioner is intended to assure that specific development proposals conform to the approved Plan of Development.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units and/or floor area (including retail commercial floor area) from one subarea to another subarea, or from one development parcel to another development parcel within a subarea so long as the maximum dwelling unit count, FAR or maximum retail/commercial area, as applicable, for the Planned Development is not exceeded; a decrease in the number of dwelling units in Subarea C or an increase in the number of dwelling units in Subarea C, so long as such increase complies with Section 17-13-0611-A of the Chicago Zoning Ordinance; changes in use of the Property from one subarea to another subarea, or from one development parcel to another development parcel; an increase in the maximum percent of land covered for the total net site area; an increase in the maximum building heights of residential buildings in Subarea C; and other changes to the Plans or plan of development. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
14. The owners acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The owners shall use best and 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 System. The owners of Subarea A shall provide a vegetated ("green") roof totaling ten percent (10%) and of Subarea B shall provide a vegetated ("green") roof totaling fifty percent (50%) of the net roof area of any new building having floor area in excess of ten thousand (10,000) gross square feet. The term "net roof area" shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof mounted equipment. (For Subarea C "green roof" requirements, see footnote 3.)

- All construction for Subarea A will need to comply with the Chicago Sustainability Policy. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
  16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically convert to that of the M1-2 Limited Manufacturing/Business Park District for Subarea A, to that of the B3-1 Community Shopping District for Subarea B, and to that of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District classification for Subarea C. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Exhibit 1 -- Site Plan Subarea A; Exhibit 2 -- Landscape Plan Subarea A; Exhibit 3 -- Landscape NW Terrace; Exhibit 4 -- Landscape NE Terrace; Exhibit 5 -- Green Roof Addition; Exhibits 6, 7 and 8 -- Elevations Subarea A; Exhibit 9 -- Existing Zoning Map Subarea A; Exhibit 10 -- Existing Zoning Map Subareas B and C; Exhibit 11 -- Existing Land-Use Map; Exhibit 12 -- New Boundary Map Subarea A; Exhibit 13 -- New Boundary Map Subareas B and C; Exhibits 14 and 15 -- Subareas B and C Site Plans; Exhibit 16 -- Entire Site; Exhibits 17 and 18 -- Net Development Area; Exhibit 19 -- Landscape Plan Subarea B; Exhibit 20 -- Landscape Planting Details; Exhibits 21 and 22 -- Public Way Dedication Plan; Exhibits 23 through 29 -- Building Elevations Subarea C; Exhibit 30 -- Building Elevations Subarea B; Exhibit 31 -- Building Elevations Subarea A -- Existing Building; and Exhibit 32 -- Fencing Plan -- Subarea C referred to in these Plan of Development Statements printed on pages 85029 through 85060 of this *Journal*.]

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

9/20/2018

## REPORTS OF COMMITTEES

85025

*Manufacturing-Business-Residential Planned Development  
No. 1013, As Amended.*

*Plan Of Development Bulk Regulations And Data Table.*

|  |   |
|--|---|
| Gross Site Area:   | 2,228,240 square feet (52.53 acres)   |
| Public Right-of-Way Area:  | 168,525 square feet (3.90 acres)  |
| Net Site Area:   | 2,119,715 square feet (48.66 acres)   |
| Net Site Area (by subareas):   |   |
| Subarea A:   | 1,007,147 (23.12 acres)   |
| Subarea B:   | 437,658 square feet (10.04 acres)   |
| Subarea C:   | 674,919 square feet (15.49 acres)   |
| Maximum Floor Area Ratio:  | 0.31  |
| Subarea A:   | 0.18  |
| Subarea B:   | 0.20  |
| Subarea C:   | 0.59  |
| Maximum Number of Residential<br>Units Permitted (in Subarea C, only): | 192 Units   |
| Permitted Uses:  | Manufacturing, Business and Residential<br>Uses and related uses as listed in<br>Statement Number 5 |
| Minimum Number of Off-Street<br>Parking Spaces to be provided:         |   |
| Subarea A:   | 459 parking spaces  |
| Subarea B:   | 850 parking spaces  |
| Subarea C:   | 1 parking space for each dwelling unit,<br>plus 79 guest spaces                                     |

Minimum Number of Bicycle Parking  
Spaces to be provided:

Subarea A: 46 spaces

Minimum Green/Open Spaces  
to be provided in Subarea C:

100,000 square feet (2.29 acres)

Minimum Number of Off-Street  
Loading Spaces:

Subarea A: 1 space at 10 feet by 25 feet

Subarea B: 1 space at 10 feet by 25 feet

Subarea C: 0 spaces

Maximum Building Height:

Subarea A: 56 feet

Subarea B: 50 feet

Subarea C: 38 feet

Maximum Site Coverage for the entire  
Planned Development:

20 percent

Subarea A: 18 percent

Subarea B: 20 percent

Subarea C: 25.5 percent (excludes accessory  
buildings)

Minimum Setbacks:

Subarea A:

Front (East) Setback: 610 feet

Side (North) Setback: 60 feet

Side (South) Setback: 225 feet

Rear (West) Setback: 270 feet

Subarea B:

Front Setback: 50 feet

Side Setback: 5 feet

Rear Setback: 5 feet

Subarea C:

"A" Units:

Front Setback: 12 feet (may include porches)

Side Setback: 2 feet

Rear Setback: 39 feet

"B" Units:

Front Setback: 12 feet (may include porches)

Side Setback: 3 feet

Rear Setback: 42 feet

"C" Units:

Front Setback: 12 feet (may include porches)

Side Setback: 2.5 feet

Rear Setback: 36 feet

"E" and "F" Units:

|                |        |
|----------------|--------|
| Front Setback: | 9 feet |
| Side Setback:  | 0 feet |
| Rear Setback:  | 0 feet |

Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement of structures, when necessary because of technical reasons subject to the approval of the Commissioner of the Department of Planning and Development.

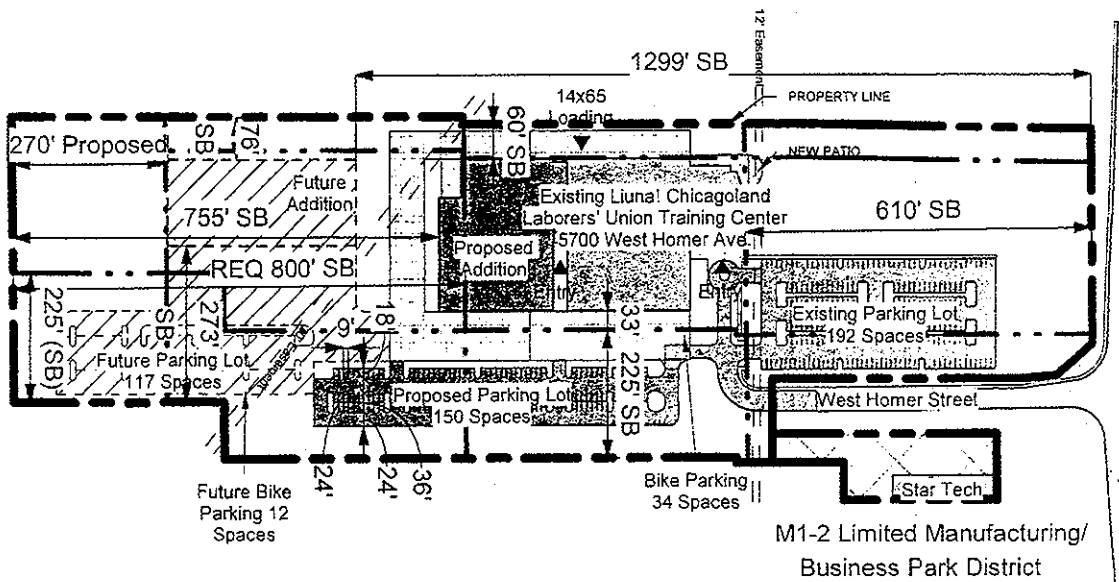
Footnotes:

1. All streets and alleys located in Subarea C will be "Private" and are included within the net site area as identified in Statement Number 1 of the Plan of Development and the Bulk Regulations and Data Table.
2. The access ramps located in Subareas A and B are included in the area of the public rights-of-way for purposes of net site area calculations as identified on the Bulk Regulations and Data Table and Statement Number 1.
3. In Subarea C, any townhouse building containing four (4) or more contiguous units without individual roof access shall have a vegetated ("green") roof total in twenty-five percent (25%) of the net roof area. The term "net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, roof structures and roof-mounted equipment.
4. All setbacks in Subarea C shall be compatible with the attached Bulk Regulations and Data Table (Minimum Setbacks). These setbacks may be adjusted by the Commissioner of Planning and Development.

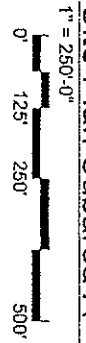
# Site Plan Subarea A

North Central Avenue

FINAL FOR PUBLICATION



## 1 Site Plan Subarea A



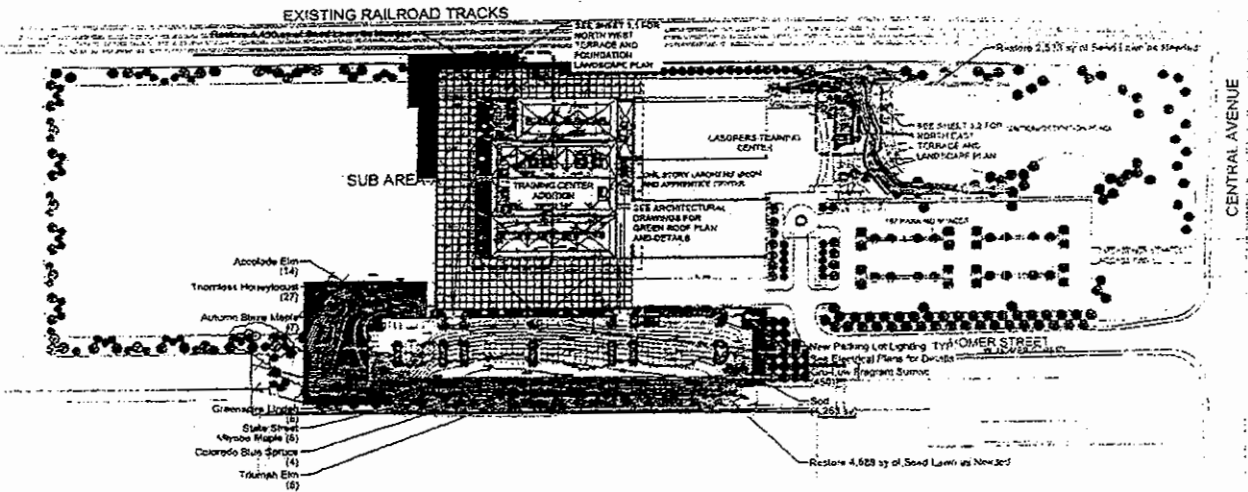
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ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LIUNA Chicagoland Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:

Landscape Plan Subarea A

FINAL FOR PUBLICATION



1 LANDSCAPE PLAN  
NTS

PAVED AREA TOTAL = 62,322 sf  
INTERNAL LANDSCAPE AREA TOTAL = 6,901 sf

REQUIRED INTERNAL LANDSCAPE AREA OF PARKING LOT = 6,232.2 sf (10% OF TOTAL AREA)  
PROVIDED INTERNAL LANDSCAPE AREA OF PARKING LOT = 6,901 sf (11.1% OF TOTAL AREA)

REQUIRED TREE PLANTINGS = 50 TREES  
PROVIDED TREES FOR INTERNAL LANDSCAPE = 22 TREES  
PROVIDED TREES FOR SOUTHERN BERM = 24 TREES  
TOTAL PROVIDED = 50 TREES

PARKING LOT = 59,446 sf  
INTERNAL LANDSCAPE AREA TOTAL = 7,808 sf  
PARKING LOT ISLANDS = 3,369 sf  
EXCESS PERIMETER LANDSCAPE = 4,439 sf

REQUIRED INTERNAL LANDSCAPE AREA OF PARKING LOT = 5,944.6 sf (10% OF TOTAL AREA)  
PROVIDED INTERNAL LANDSCAPE AREA OF PARKING LOT = 7,808 sf (13.1% OF TOTAL AREA)

REQUIRED TREE PLANTINGS = 48 TREES  
PROVIDED TREES IN PARKING LOT ISLANDS = 21 TREES  
PROVIDED TREES IN EXCESS PERIMETER LANDSCAPE = 27 TREES  
TOTAL PROVIDED = 48 TREES

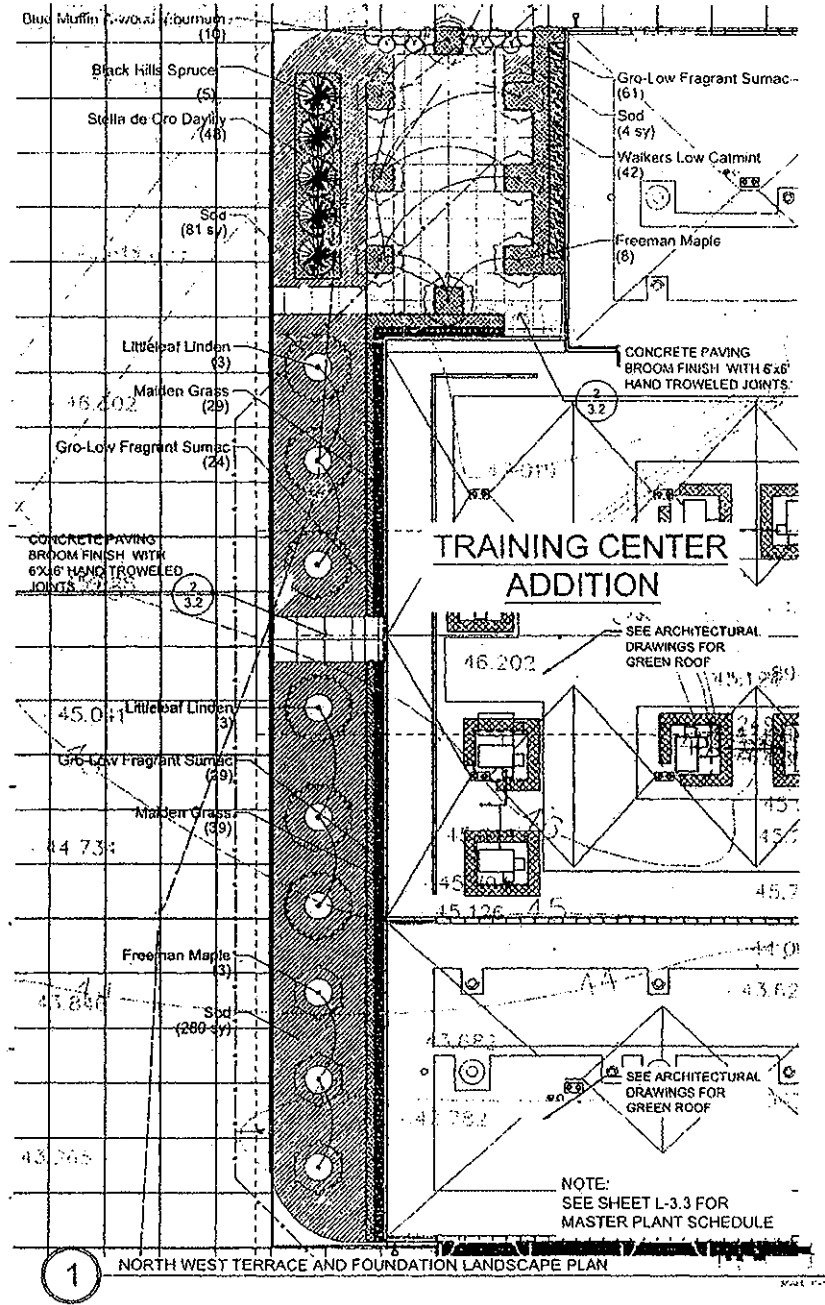


APPLICANT: LUNA Chicago and Laborer's District  
ADDRESS: Council Training and Apprentice Fund,  
5700 W Homer St.  
DATE: August 16, 2018  
REVISED:

ECKENHOFF SAUNDERS ARCHITECTS

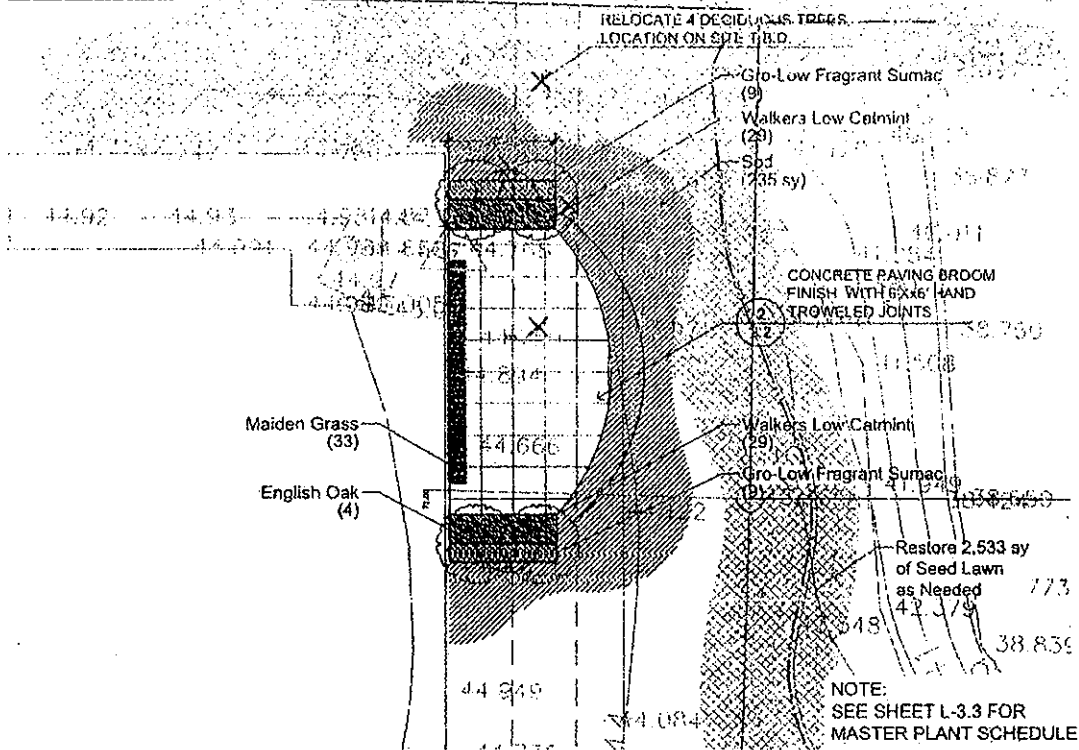
# Landscape NW Terrace

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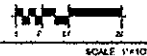


# Landscape NE Terrace

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1 LANDSCAPE PLAN



9/20/2018



REPORTS OF COMMITTEES

85033

# Green Roof Addition

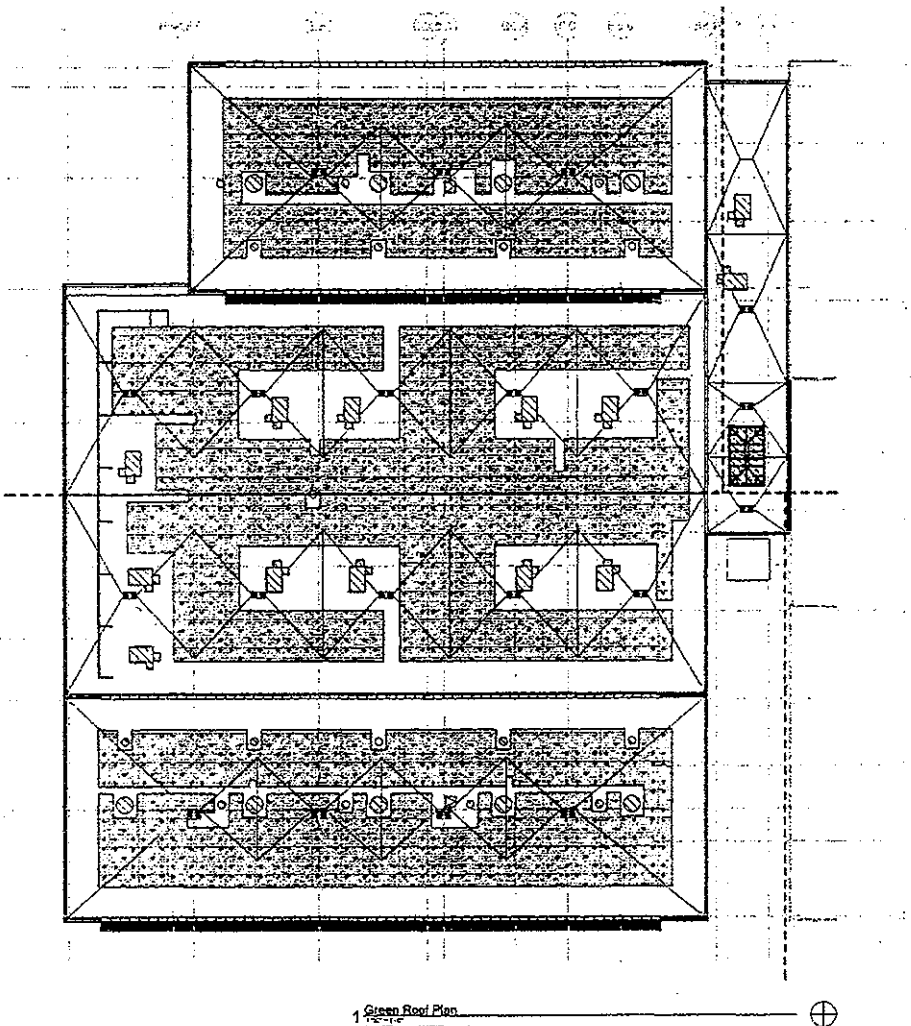
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### KEY

-  GREEN ROOF
-  AREA STRUCTURAL SLAB

| GREEN ROOF AREA MATRIX   |             |
|--------------------------|-------------|
| AREA OF GREEN ROOF       | 1,414.52 SF |
| AREA OF STRUCTURAL SLAB  | 1,414.52 SF |
| NET SF                   | 2,829.04 SF |
| PERCENTAGE OF TOTAL AREA | 28.29%      |
| PERCENTAGE OF TOTAL AREA | 1.41%       |

| GREEN ROOF AREA MATRIX   |             |
|--------------------------|-------------|
| AREA OF GREEN ROOF       | 1,414.52 SF |
| AREA OF STRUCTURAL SLAB  | 1,414.52 SF |
| NET SF                   | 2,829.04 SF |
| PERCENTAGE OF TOTAL AREA | 28.29%      |
| PERCENTAGE OF TOTAL AREA | 1.41%       |



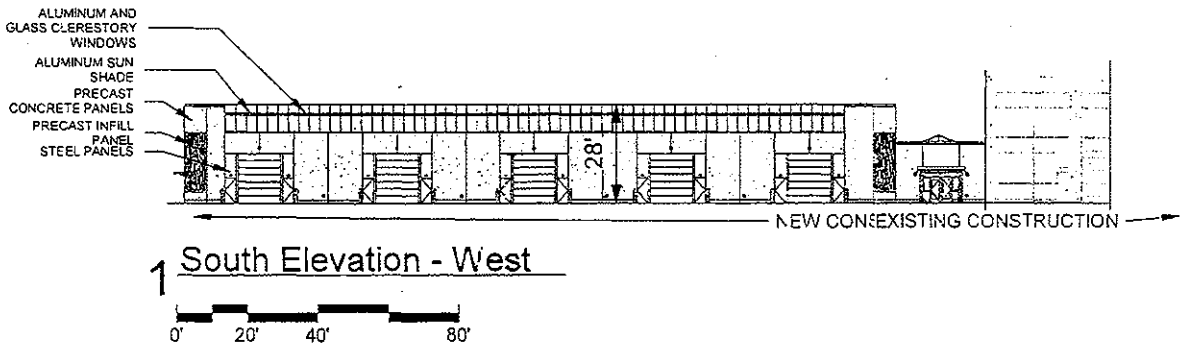
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ECKENHOFF SAUNDERS ARCHITECTS

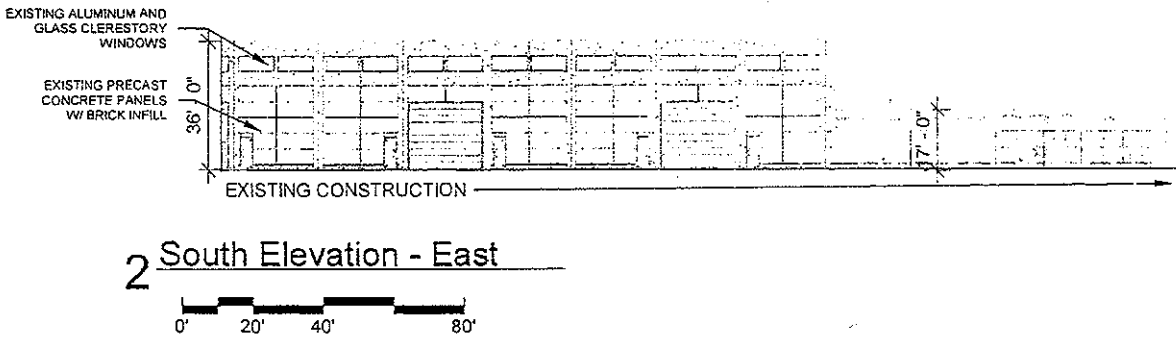
APPLICANT: LUNA Chicago and Laborer's District  
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 ADDRESS: 5700 W Homer St.  
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Elevations Subarea A

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1 South Elevation - West



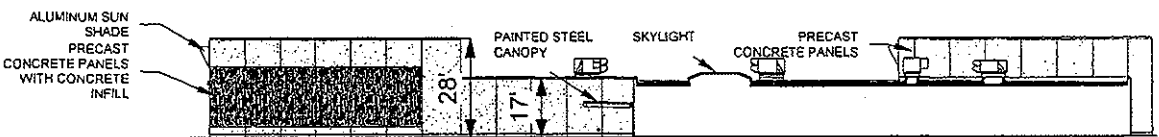
2 South Elevation - East

ECKENHOF SAUNDERS ARCHITECTS

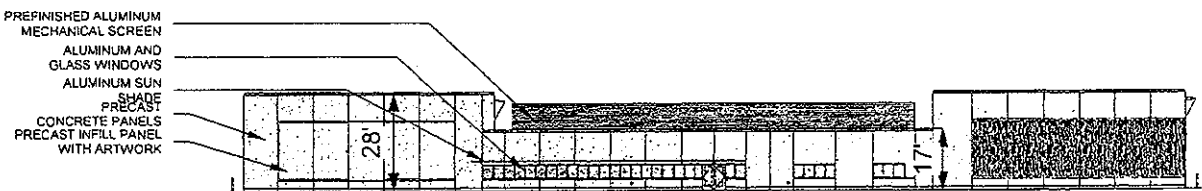
APPLICANT: LUNA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
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# Elevations Subarea A

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**1 East Elevation**



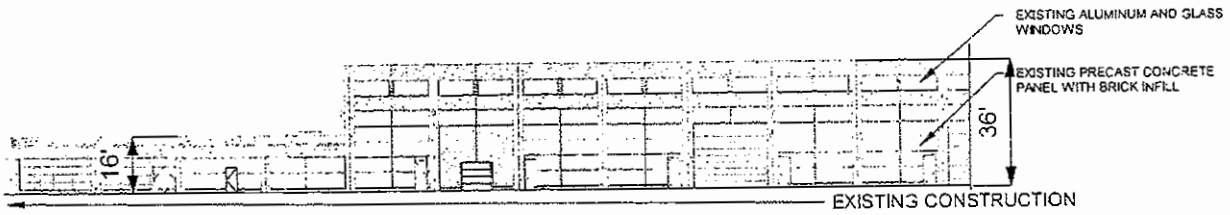
**2 West Elevation**  
1" = 40'-0"

ECKENHOF SAUNDERS ARCHITECTS

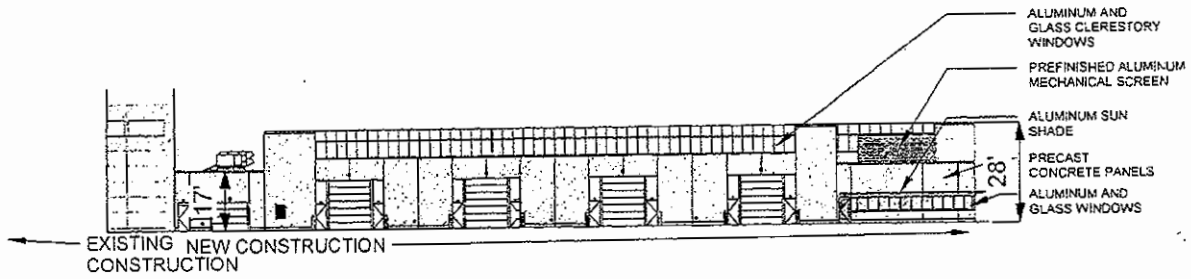
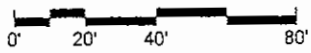
APPLICANT: LIUNA, Chicago and Laborer's District  
 Council Training and Apprentice Fund  
 ADDRESS: 5700 W. Homer St.  
 DATE: August 16, 2018  
 REVISED:

Elevations Subarea A

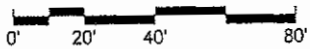
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1 North Elevation - East



2 North Elevation - West



ECKENHOFF SAUNDERS ARCHITECTS

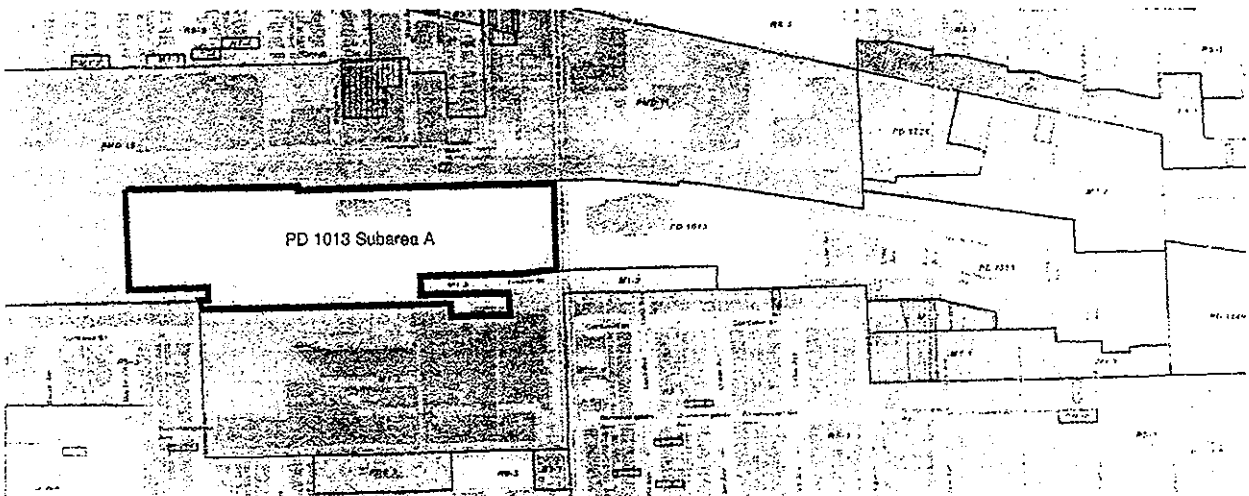
APPLICANT:

ADDRESS:  
DATE:  
REVISED:

LUNA Chicago and Laborer's District  
Council Training and Apprenticeship Fund  
5700 W Homer St.  
August 16, 2018

# Existing Zoning Map Subarea A

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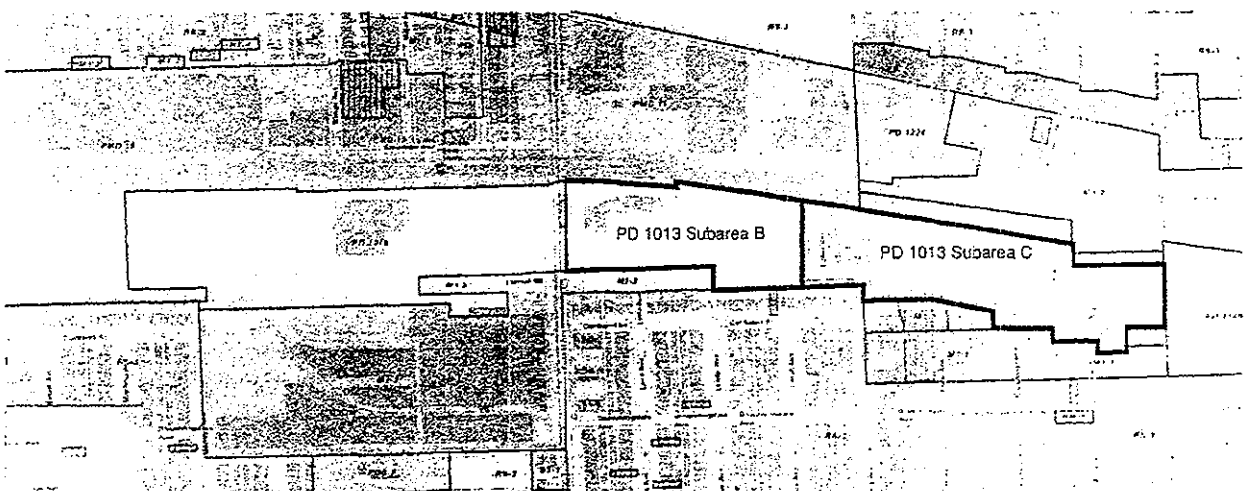
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ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
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# Existing Zoning Map Subarea B & C

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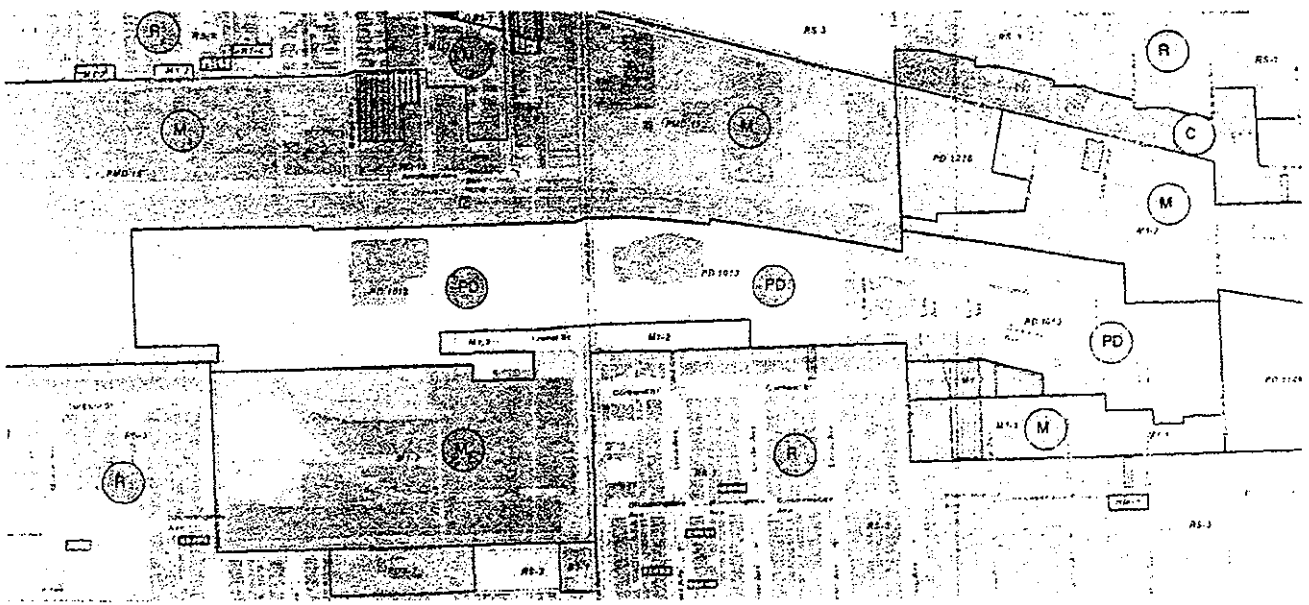






ECKENHOF SAUNDERS ARCHITECTS

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# Existing Land Use Map

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-  PD 1013
-  Commercial
-  Manufacturing
-  Residential

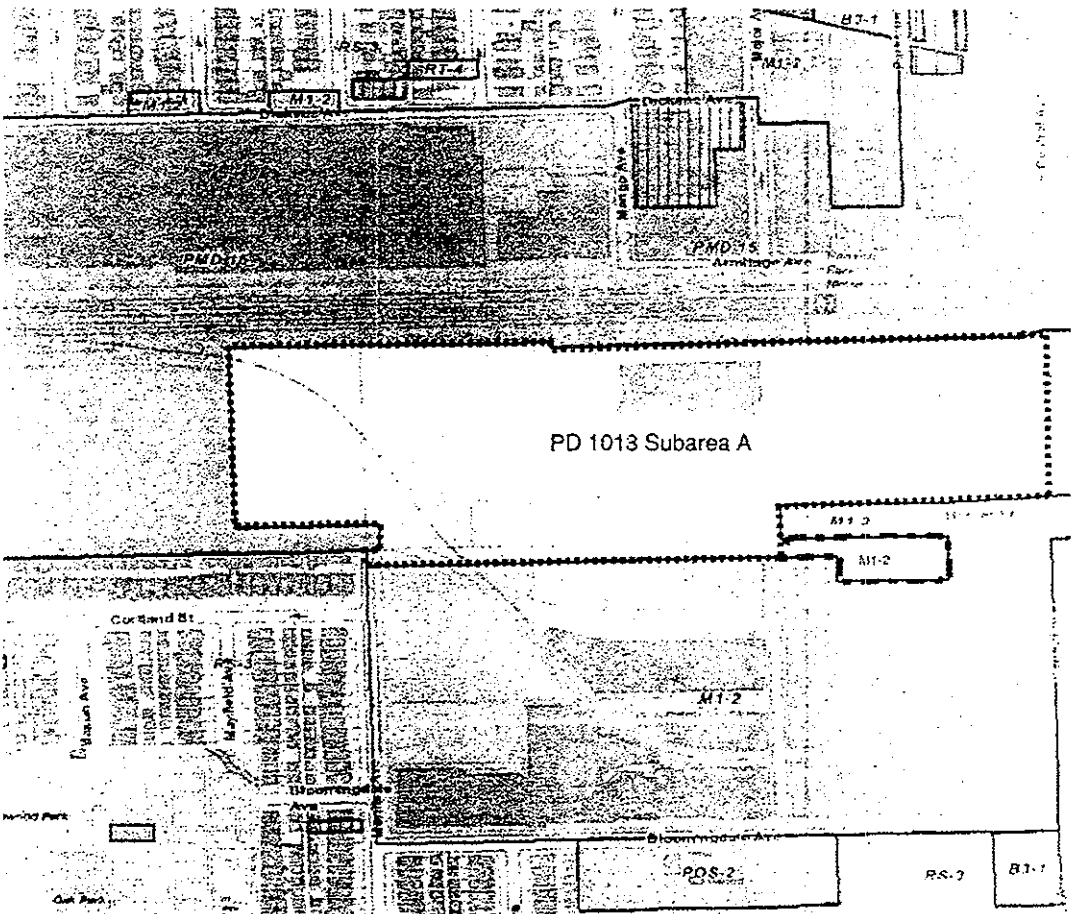


ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LILIANA Chicagoland Laborer's District  
 Council Training and Apprentice Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
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# New PD Boundary Map Subarea A

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- ..... Boundary of PD1013 as amended
- - - - - Area to be removed from PD1013 and rezoned to M1-2 zoning district

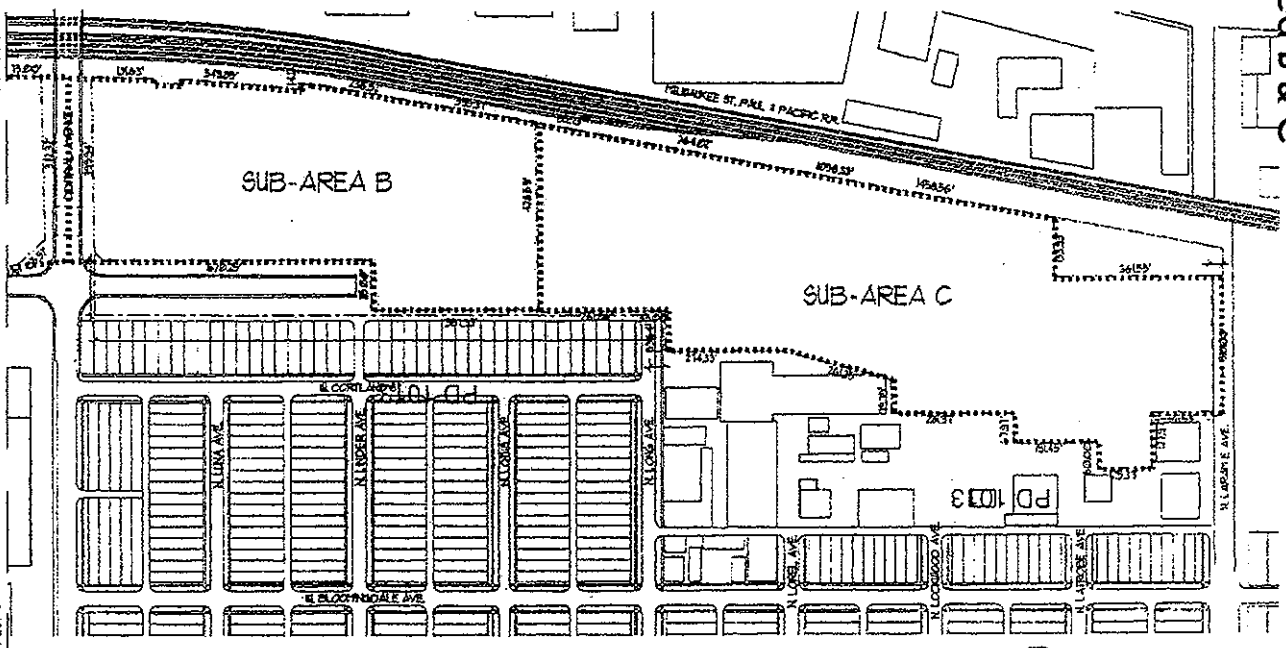


ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LILUNA Chicago and Laborer's District  
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# New PD Boundary Map Subarea B & C

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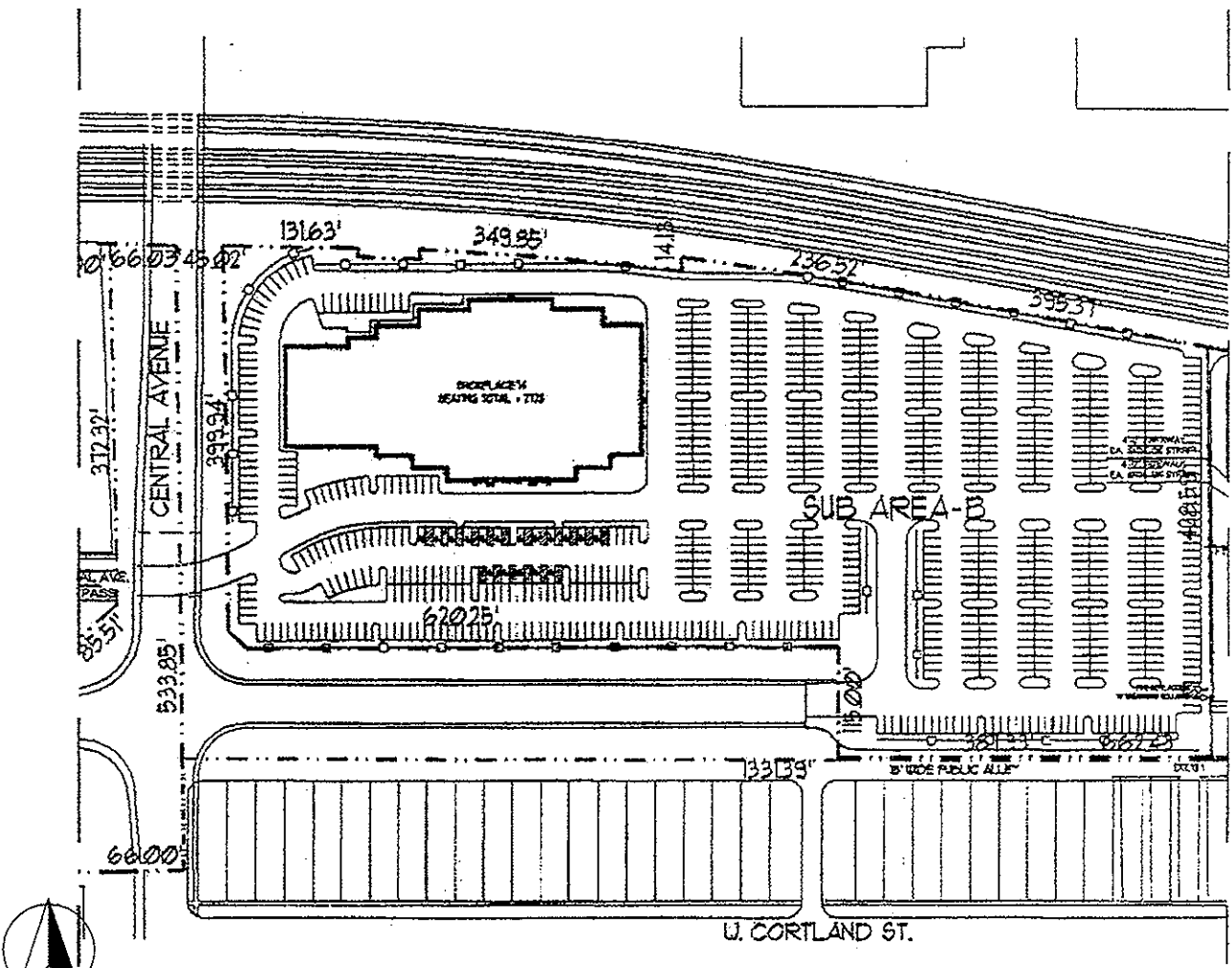
APPLICANT:

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Site Plan Subarea B

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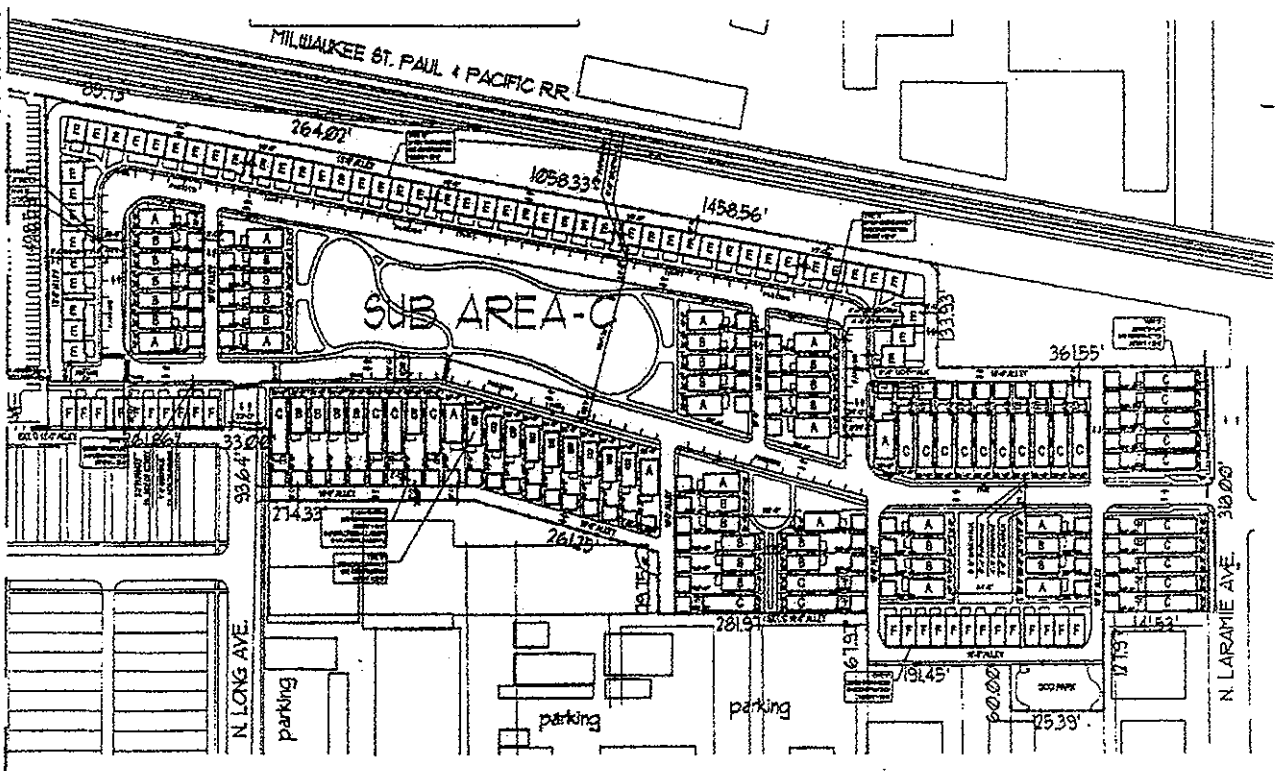
APPLICANT:

LUNA, Chicago and Laborer's District Council Training and Apprentices Fund  
5700 W Homer St.  
August 16, 2018

ADDRESS:  
DATE:  
REVISED:

Site Plan Subarea C

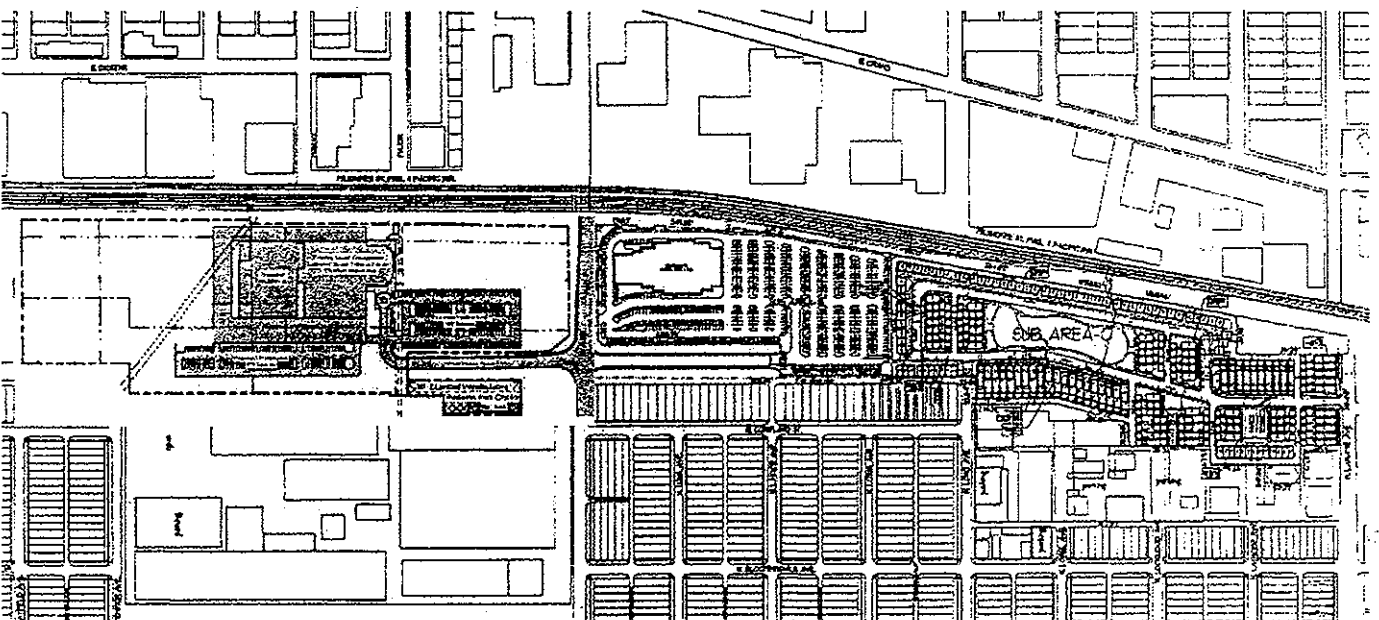
FINAL FOR PUBLICATION



ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicagoland Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
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Entire Site



FOR PUBLICATION

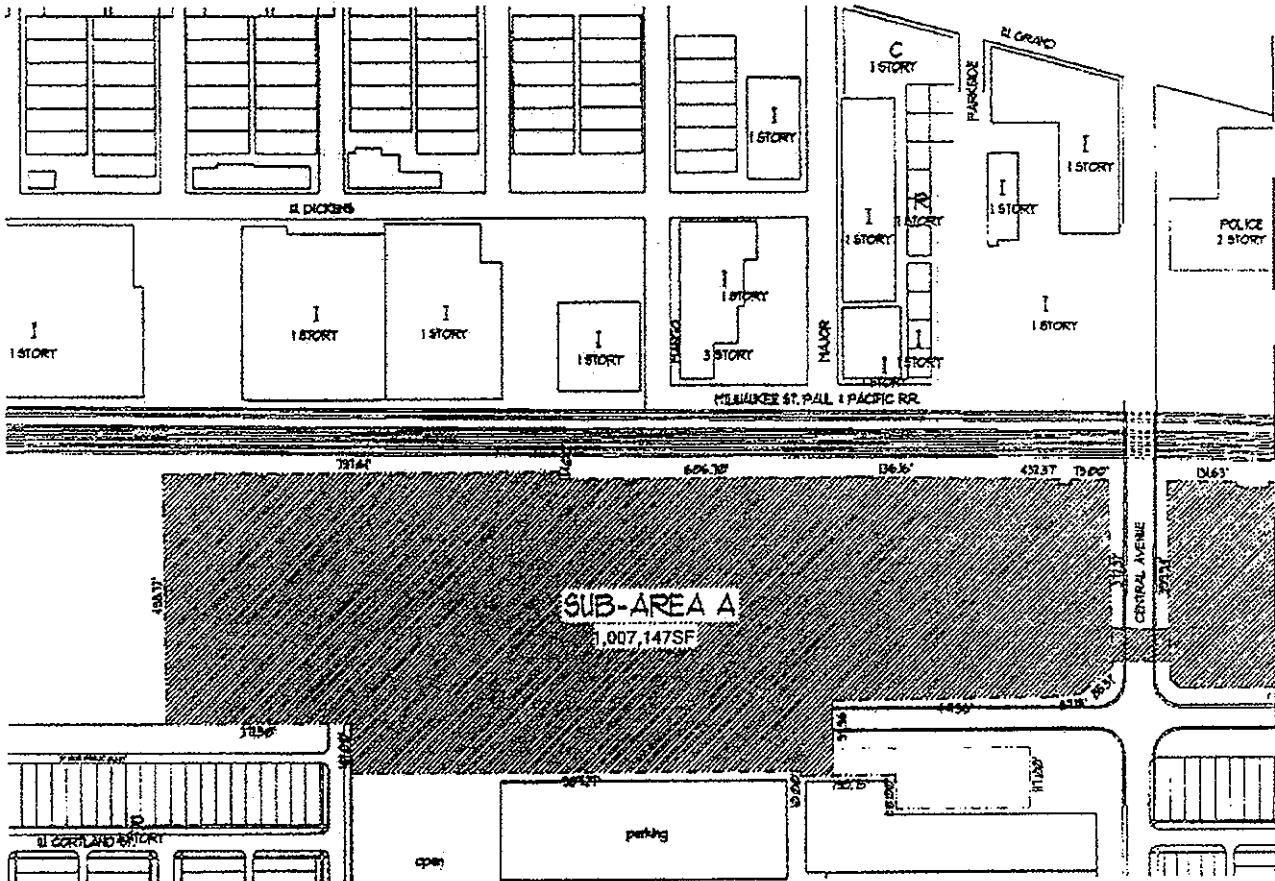


ECKENHOF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
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# Net Development Area

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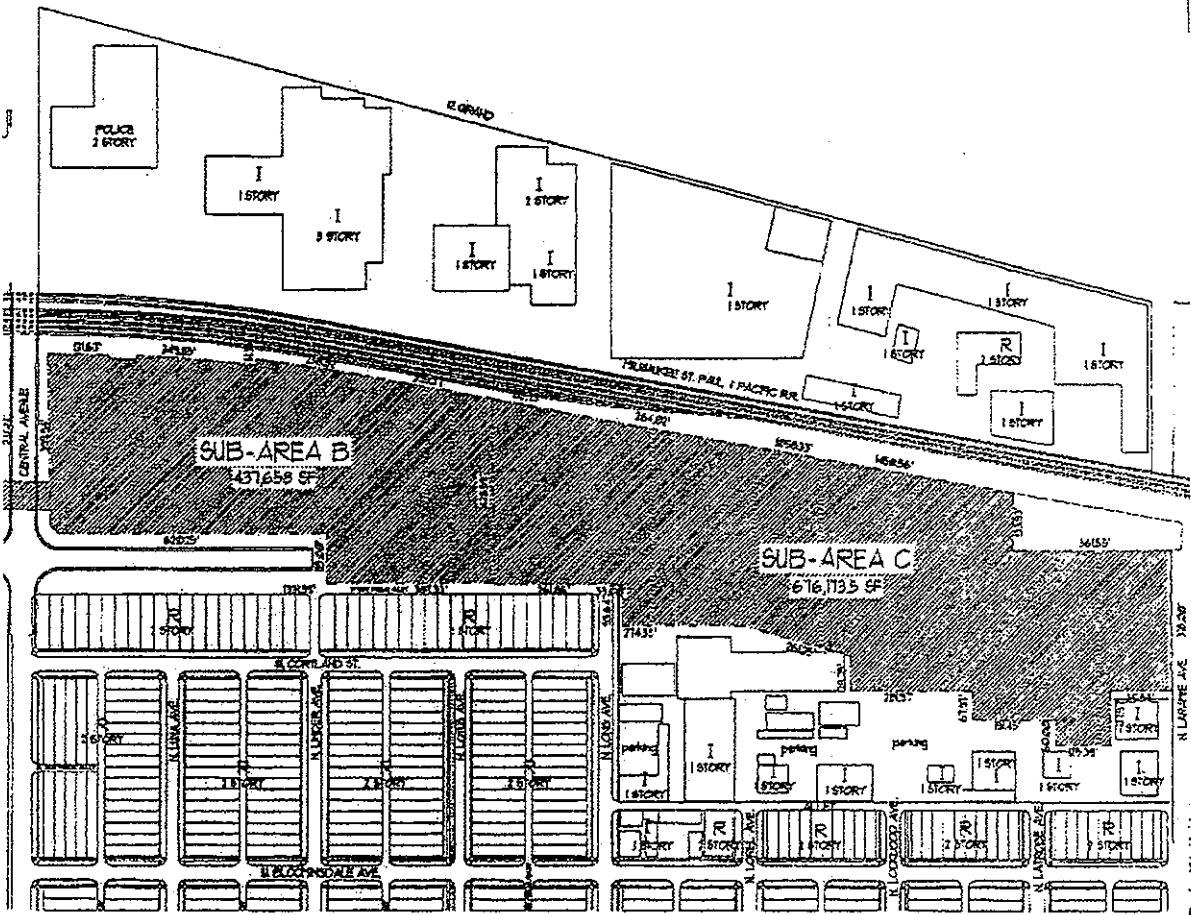


ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LU/NA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:

# Net Development Area

SCALE FOR PUBLICATION



ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicago and Laborer's District  
Council Training and Apprentice Fund

ADDRESS: 5700 W Homer St.  
DATE: August 16, 2018  
REVISED:



Landscape Planting Details

NOT FOR PUBLICATION

| PLANT LIST |     |                               |                      |                |
|------------|-----|-------------------------------|----------------------|----------------|
| QTY.       | KEY | BOTANICAL NAME                | COMMON NAME          | SIZE & SPACING |
| 700        |     | GLEDITSIA TRIACANTHOS SKYLINE | HONEY LOCUST SKYLINE |                |

| PLANT QUANTITY CALCULATION |                       |
|----------------------------|-----------------------|
|                            | OTHER AREA NEW TREES  |
|                            | TOTAL NEW TREES - 700 |

**LANDSCAPING NOTES**

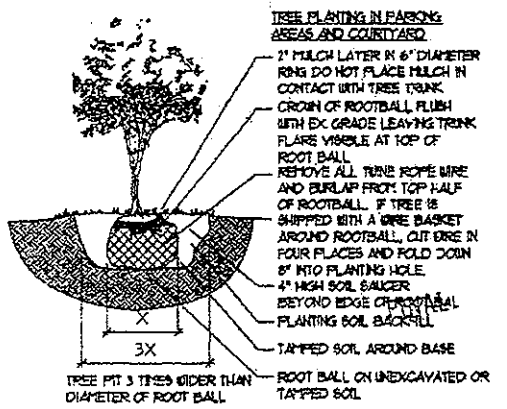
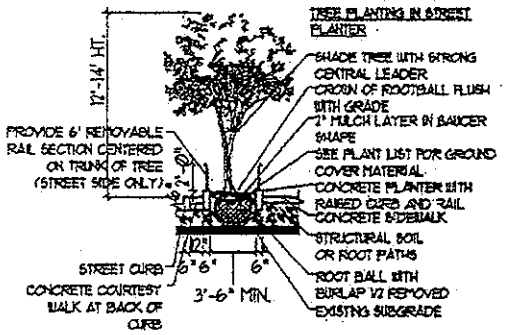
**TREES:**

- TRUNK SHALL BE FREE OF BRANCHES TO A MINIMUM HEIGHT OF 8'-0"
- TREES TO BE BALLED AND BUTTLAPPED 2-1/2" CALIPER TREES - SHALL BE 14" 0" IN HEIGHT WITH A MAXIMUM HEIGHT OF 15'-0"
- 4" CALIPER TREES SHALL HAVE A MINIMUM 25" DIAMETER X 18" DEEP ROOTBALL

**GREEN ROOF:**

- SUB-AREA A: GREEN ROOF SHALL BE PROVIDED TOTALING 10% (TEN PERCENT) OF THE NET ROOF AREA 18' LEED CERTIFIED BUILDING.
- SUB-AREA B: GREEN ROOF SHALL BE PROVIDED TOTALING 50% (FIFTY PERCENT) OF THE NET ROOF AREA.
- SUB-AREA C: TOWNHOUSE BUILDINGS CONTAINING 4 (FOUR) OR MORE CONTIGUOUS UNITS WITHOUT ROOF ACCESS SHALL HAVE A GREEN ROOF TOTALING 25% OF THE NET ROOF AREA.

|                              |
|------------------------------|
| SUB AREA A = 180             |
| SUB AREA B = 185             |
| SUB AREA C = 180             |
| SUB AREA D = 155             |
| <b>TOTAL LANDSCAPE = 700</b> |



1 LANDSCAPE PLANTING DETAILS  
NTS

ECKENHOFF SAUNDERS ARCHITECTS

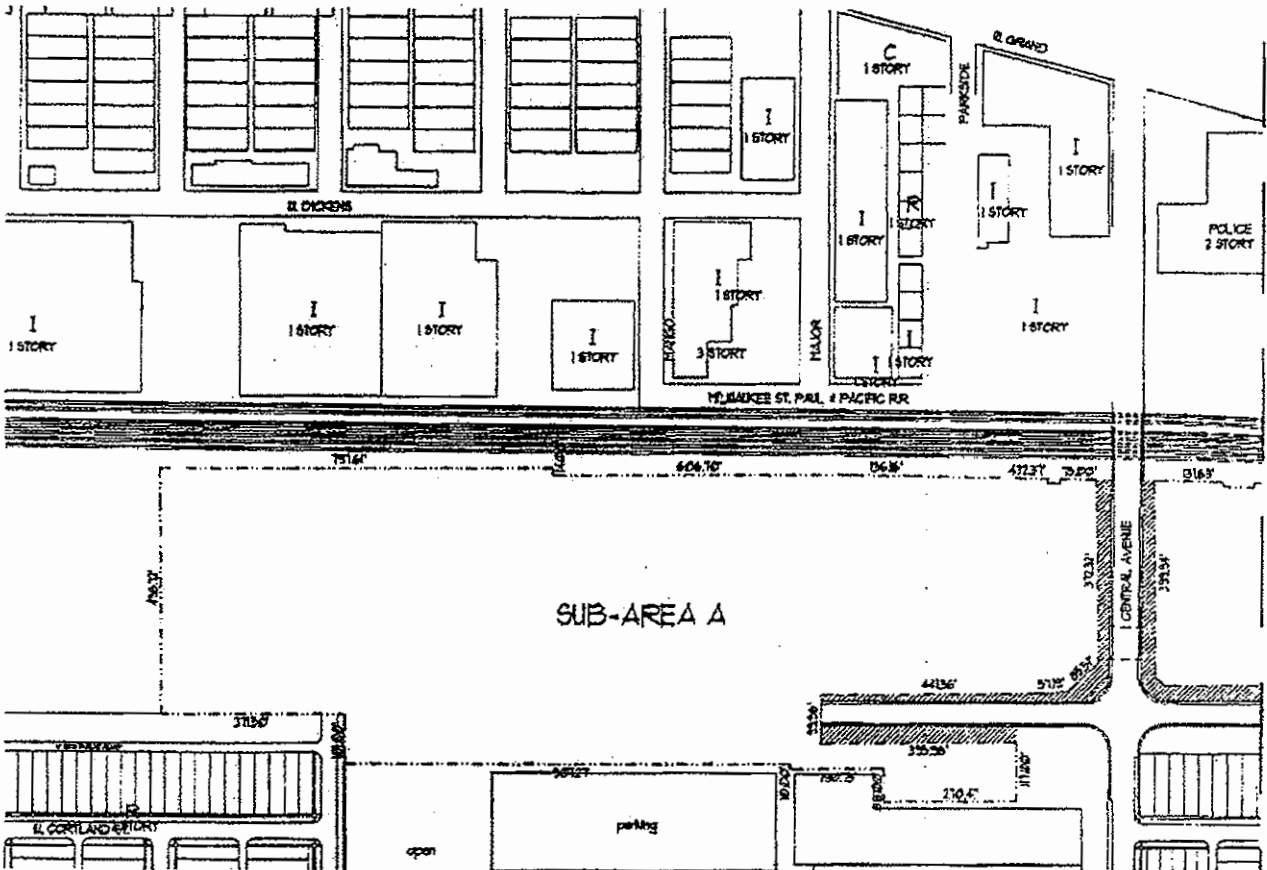
APPLICANT:

ADDRESS: LITUNA ChicagoLand Laborer's District Council Training and Apprentices Fund  
5700 W Homer St.  
August 16, 2018

DATE:

Public Way Dedication Plan

FINAL FOR PUBLICATION

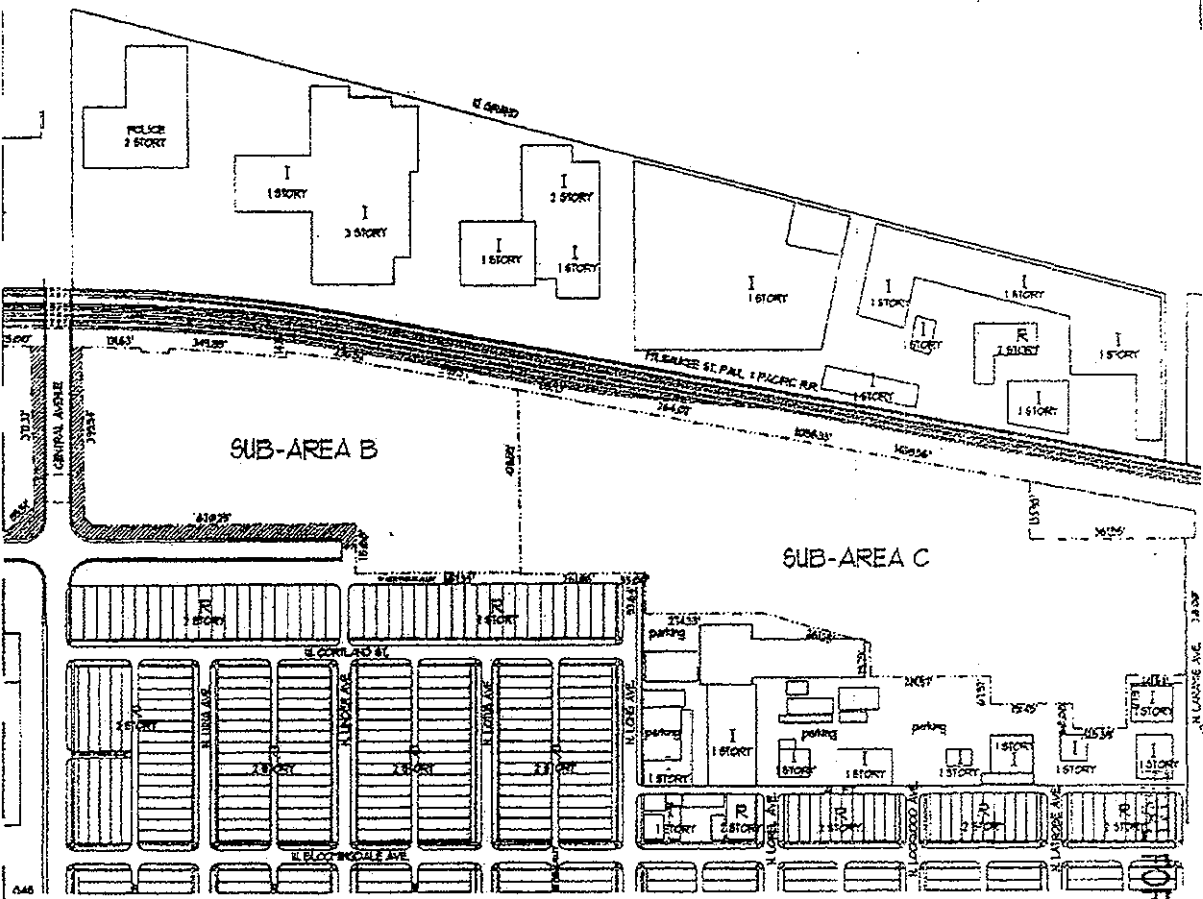


FCKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LIUNA Chicagoand Laborer's District  
 Council Training and Apprentice Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:



# Public Way Dedication Plan



FOR PUBLICATION



CKRENHOFF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
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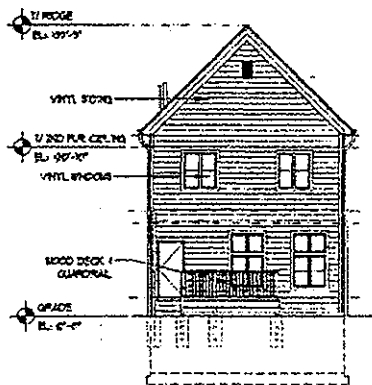
9/20/2018

REPORTS OF COMMITTEES

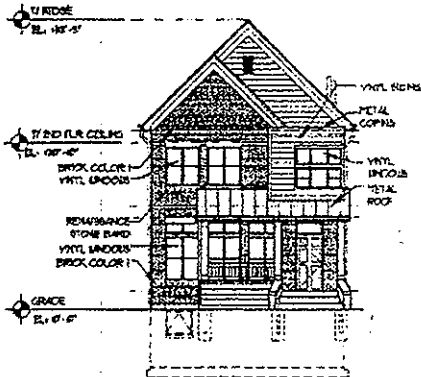
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C Building Elevations Subarea

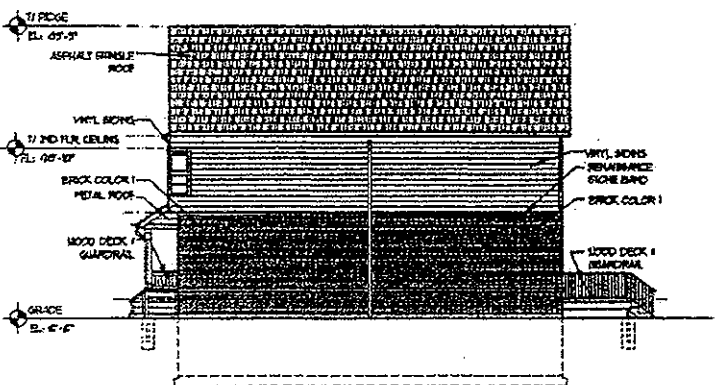
PUBLICATION



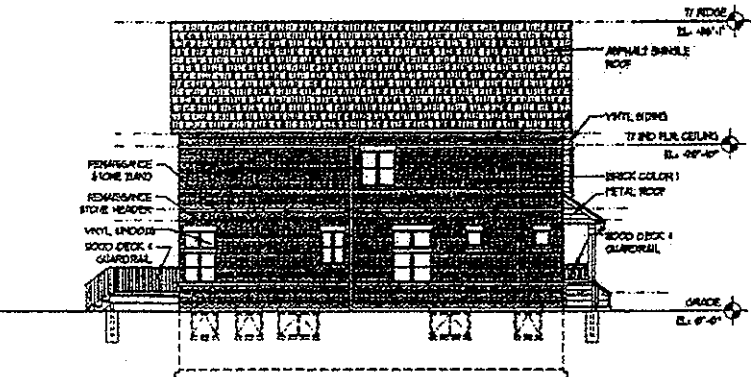
3 BACK ELEVATION - LARGE SINGLE-FAMILY  
NTS



1 FRONT ELEVATION - LARGE SINGLE-FAMILY  
NTS



4 SIDE ELEVATION - LARGE SINGLE-FAMILY  
NTS



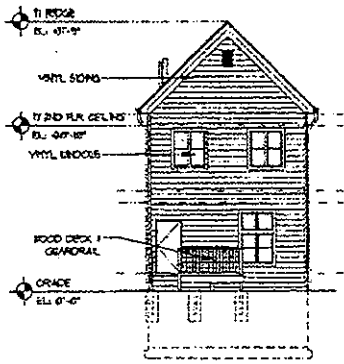
2 SIDE ELEVATION - LARGE SINGLE-FAMILY  
NTS

ECKENHOFF SAUNDERS ARCHITECTS

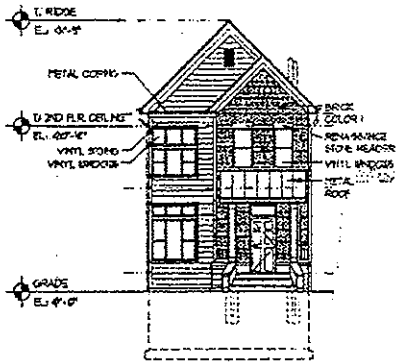
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 Council Training and Apprenticeship Fund  
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 DATE: August 16, 2018  
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C Building Elevations Subarea

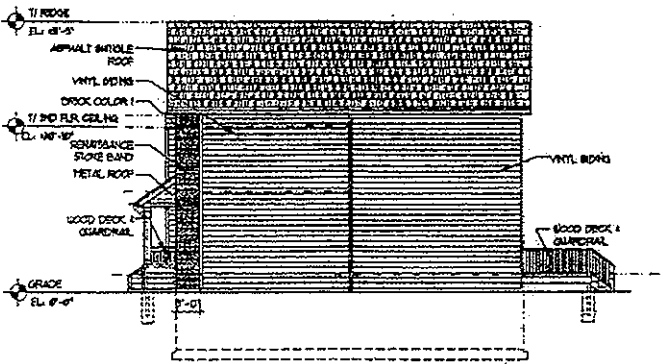
FINAL FOR PUBLICATION



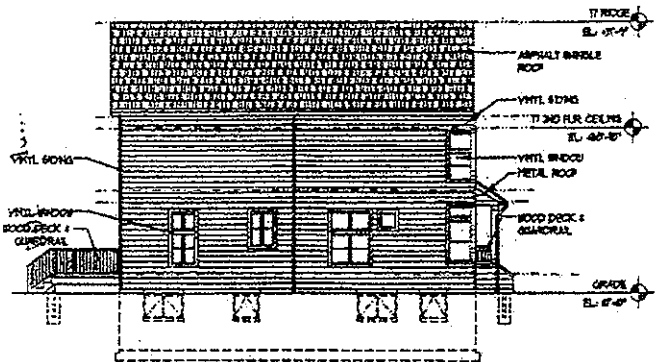
3 BACK ELEVATION - SMALL SINGLE-FAMILY NTS



1 FRONT ELEVATION - SMALL SINGLE-FAMILY NTS



4 SIDE ELEVATION - SMALL SINGLE-FAMILY NTS



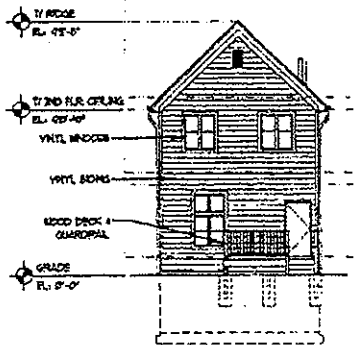
2 SIDE ELEVATION - SMALL SINGLE-FAMILY NTS

ECKENHOFF SAUNDERS ARCHITECTS

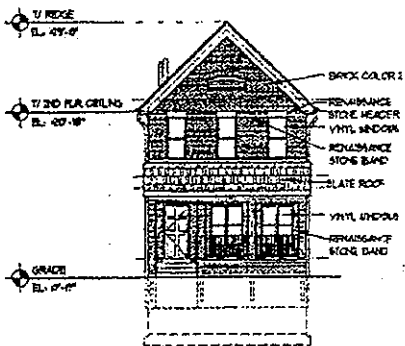
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 Council Training and Apprentice Fund  
 ADDRESS: 5700 W. Homer St.  
 DATE: August 16, 2018  
 REVISED:

C Building Elevations Subarea

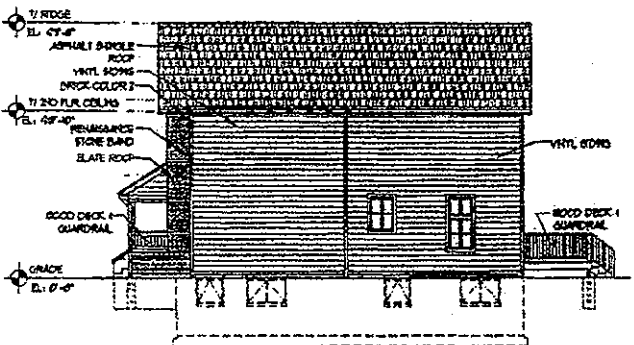
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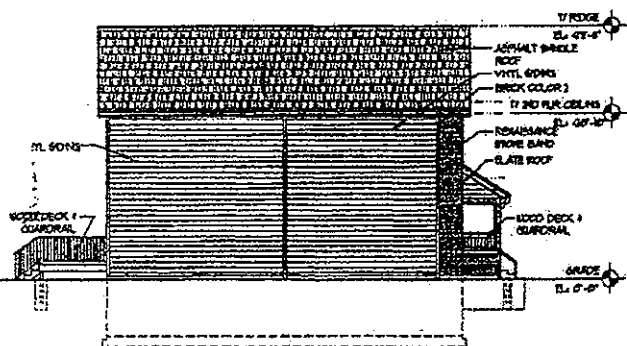
3 BACK ELEVATION - SMALL SINGLE-FAMILY  
NTS



1 FRONT ELEVATION - SMALL SINGLE-FAMILY  
NTS



4 SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS



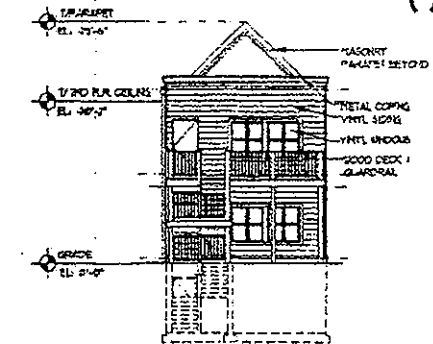
2 SIDE ELEVATION - SMALL SINGLE-FAMILY  
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ECKENHOFF SAUNDERS ARCHITECTS

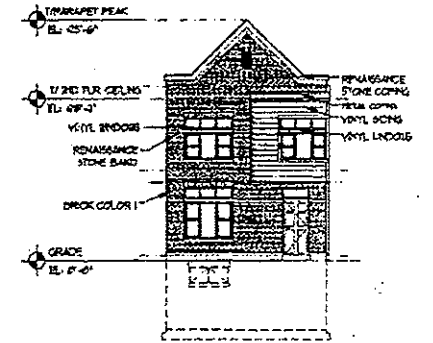
APPLICANT: LUNA Chicago and Laborer's District  
 Council Training and Apprentice Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:

**C** Building Elevations Subarea

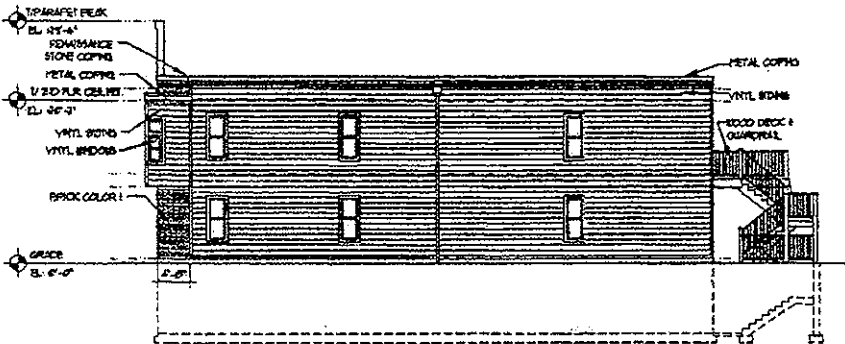
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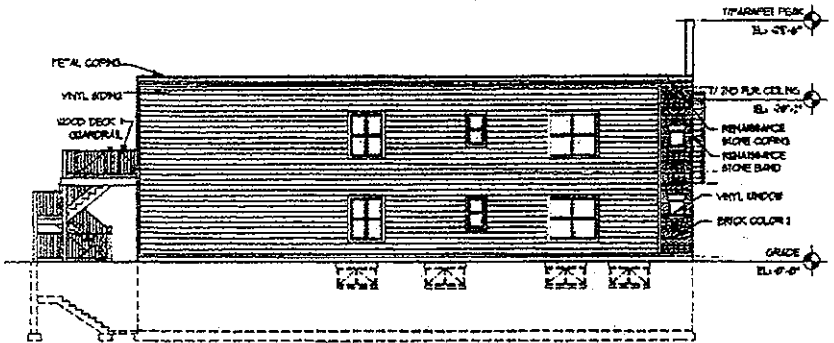
**3** BACK ELEVATIONS - 2-FLAT  
NTS



**1** FRONT ELEVATIONS - 2-FLAT  
NTS



**4** SIDE ELEVATION - 2-FLAT  
NTS



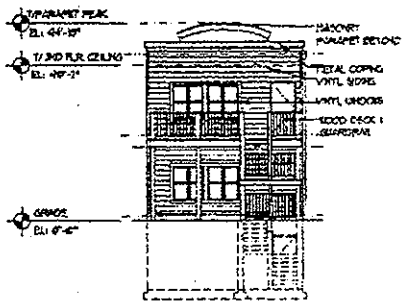
**2** SIDE ELEVATION - 2-FLAT  
NTS

ECKERHOFF SAUNDERS ARCHITECTS

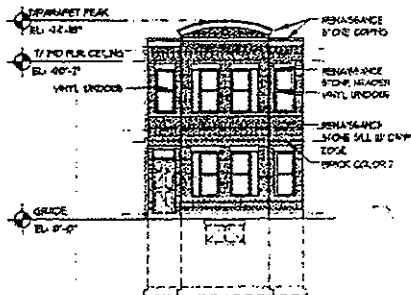
APPLICANT: LUNA Chicagoand Laborer's District  
 Council Training and Apprentice Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:

# C Building Elevations Subarea

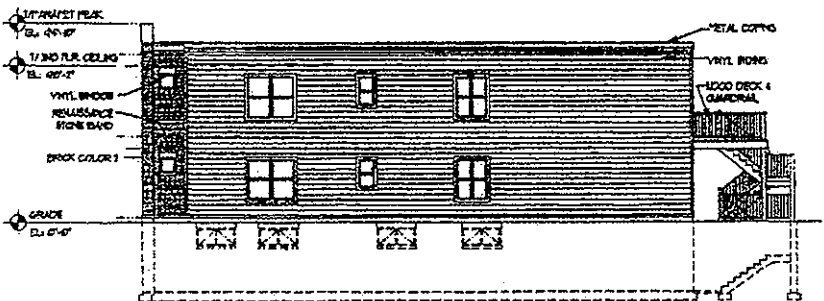
1:17 PUBLICATION



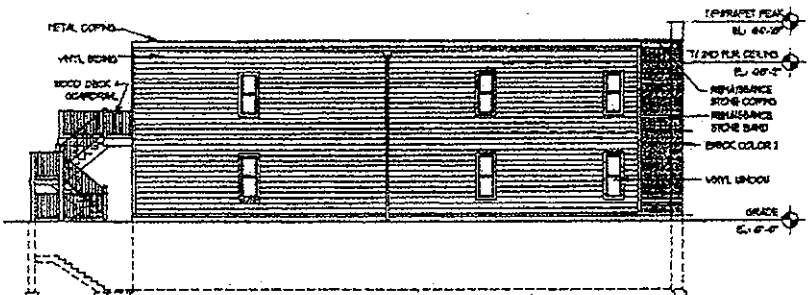
3 BACK ELEVATIONS - 2-FLAT  
NTS



1 FRONT ELEVATIONS - 2-FLAT  
NTS



4 SIDE ELEVATION - 2-FLAT  
NTS



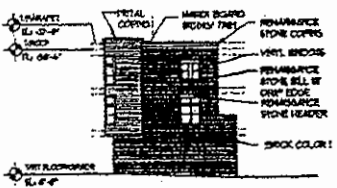
2 SIDE ELEVATION - 2-FLAT  
NTS

ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LUNA Chicago and Laborer's District  
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 ADDRESS: 5700 W Homer St.  
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# Building Elevations Subarea C

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3 SIDE ELEVATION - TOWNHOUSES (TYPICAL)  
NTS



2 BACK ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS



1 FRONT ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS

ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT:  
ADDRESS:  
DATE:  
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LUNA Chicago and Laborer's District  
Council Training and Apprentices Fund  
5700 W. Homer St.  
August 16, 2018

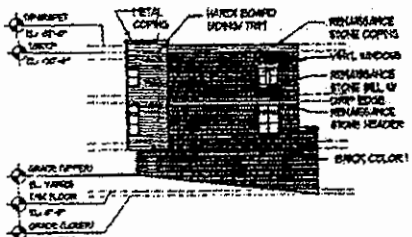
9/20/2018

REPORTS OF COMMITTEES

85057

# C Building Elevations Subarea

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③ SIDE ELEVATION - TOWNHOUSES (TYPICAL)

NTS



② BACK ELEVATIONS - TOWNHOUSES (TYPICAL)

NTS



① FRONT ELEVATIONS - TOWNHOUSES (TYPICAL)

NTS

ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT:

LUNA Chicago and Laborer's District  
Council Training and Apprentices Fund

ADDRESS:

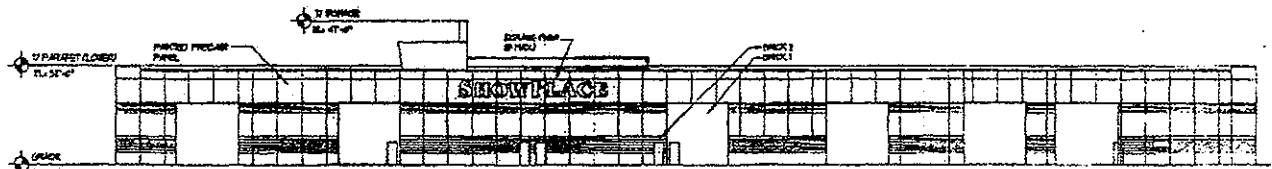
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August 16, 2018

DATE:

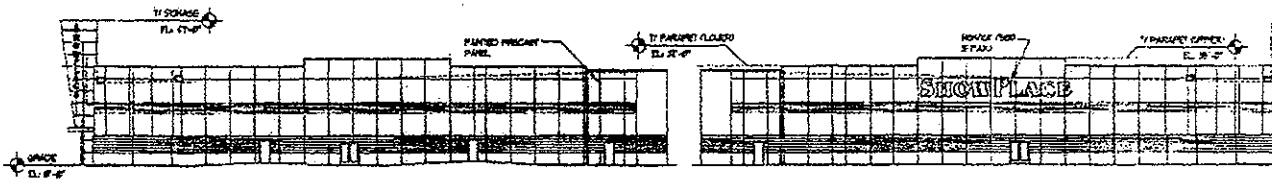
REVISED:

Building Elevations Subarea B

FINAL FOR PUBLICATION

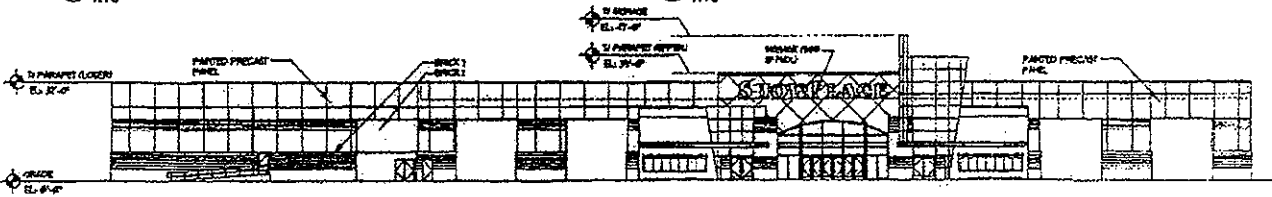


4 NORTH ELEVATION - THEATRE  
NTS



3 EAST ELEVATION - THEATRE  
NTS

2 WEST ELEVATION - THEATRE  
NTS



1 SOUTH ELEVATION - THEATRE  
NTS

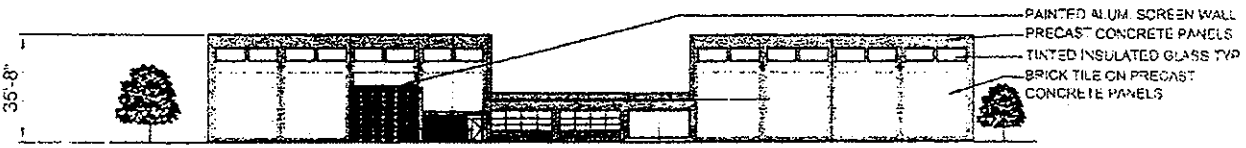
ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT:  
ADDRESS:  
DATE:  
REVISED:

LUNA Chicago and Laborer's District  
Council Training and Apprentices Fund  
5700 W. Homer St.  
August 16, 2018

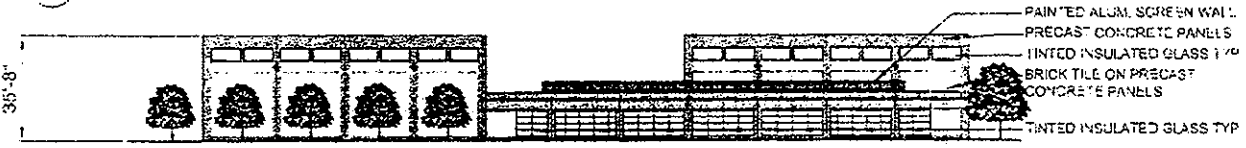
# Building Elevations Subarea A - Existing Building

FINAL FOR PUBLICATION



13 WEST ELEVATION - TRAINING FACILITY

- PAINTED ALUM. SCREEN WALL
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP
- BRICK TILE ON PRECAST CONCRETE PANELS



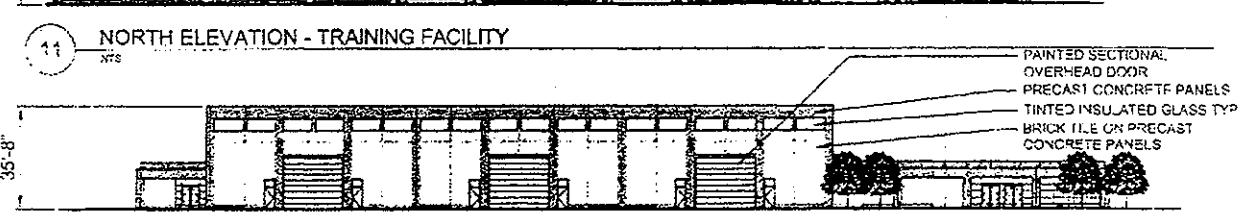
12 EAST ELEVATION - TRAINING FACILITY

- PAINTED ALUM. SCREEN WALL
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP
- BRICK TILE ON PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP



11 NORTH ELEVATION - TRAINING FACILITY

- PAINTED SECTIONAL OVERHEAD DOOR
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP
- BRICK TILE ON PRECAST CONCRETE PANELS



10 SOUTH ELEVATION - TRAINING FACILITY

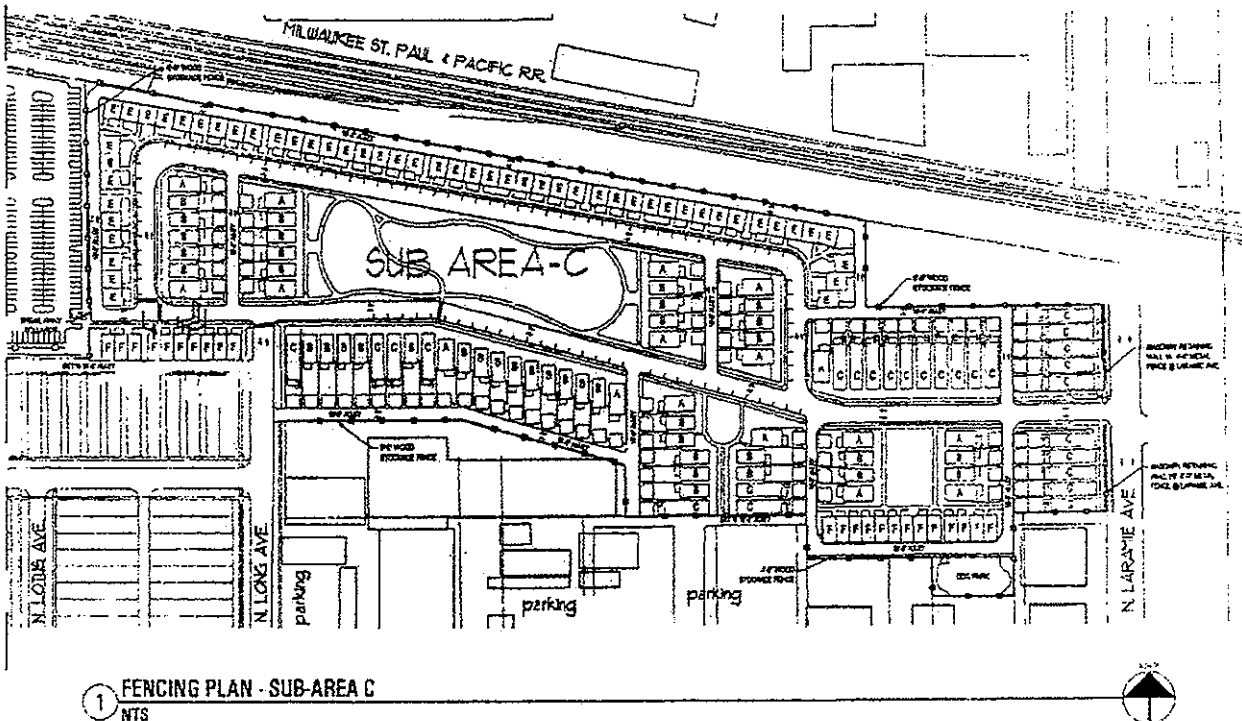
- PAINTED SECTIONAL OVERHEAD DOOR
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP
- BRICK TILE ON PRECAST CONCRETE PANELS

ECKENHOF SAUNDERS ARCHITECTS

APPLICANT: UJVA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W. Homer St.  
 DATE: August 16, 2018  
 REVISED:

Fencing Plan Subarea - C

DRAWN FOR PUBLICATION



ECKENHOFF SAUNDERS ARCHITECTS

APPLICANT: LIUNA Chicago and Laborer's District  
 Council Training and Apprentices Fund  
 ADDRESS: 5700 W Homer St.  
 DATE: August 16, 2018  
 REVISED:



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 13, 2018

Graham C. Grady  
Taft Stettinius & Hollister LLP  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601

**Re: Administrative Relief and Site Plan Review for Planned Development No. 1013  
Sub area A, Proposed addition to 5700 W. Homer Street**


Dear Mr. Grady:

Please be advised that your request for administrative relief and site plan approval for Manufacturing-Business-Residential Planned Development No. 1013 ("PD 1013"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 11 and 12 of the PD.

Your client and the owner of Sub area A, the Chicagoland Laborers' District Council Training and Apprentice Fund, is seeking administrative relief to reduce the west setback from 800 feet to 750 feet in order to allow for the construction of a building addition to the existing training center building at 5700 W. Homer St. The proposed 60,000 SF addition would be located on the west side of the existing 76,055 SF building. The project would also include the construction of a 150 car surface parking lot on the south side of the building. You are also seeking site plan review and approval for this proposed addition.

Sub area A contains 1,045,254 square feet ("SF") of net site area and has a maximum floor area ratio of 0.12, resulting in a maximum total floor area of 125,429.40 SF. According to our records, there is 92,455.50 SF of existing floor area and therefore, 32,975 SF of remaining floor area. The proposed 60,000 SF addition exceeds the remaining floor area available. Therefore, we cannot approve this administrative relief and site plan approval request. A planned development amendment is required in order to proceed with this project.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

C: Patrick Murphy, Heidi Sperry, Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

October 11, 2013

Mr. Steven W. Casper  
Walnut Street Properties, Inc.  
1626 West Lake Street  
Chicago, Illinois 60612

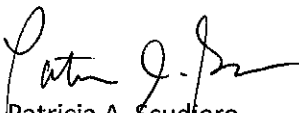
**Re: Planned Development Number 1013, Subarea C Open Space**

Dear Mr. Casper:

Thank you for meeting with our Department recently to discuss your plans to build fourteen (14) single-family lots within Manufacturing-Business-Residential Planned Development Number 1013 ("PD 1013"). You have submitted permits for the following lots within Subarea C: 11, 12, 13, 14, 49, 50, 51, 86, 92, 93, 141, 142, 143, and 149 and have been notified that the Subarea C open space shall be completed prior to any permits moving forward. While Statement 10 of PD 1013 states that the owner or its successors or assignees shall construct and provide ongoing maintenance to the proposed green spaces/open spaces totaling approximately one hundred thousand (100,000) square feet, as a single-owner of several lots, you do not have the authority to complete this open space. The responsibility for constructing this open space lies with the original developer or the home owners' association. As this is still an open requirement within PD 1013, the Department will seek to enforce that requirement through the appropriate parties.

Therefore, since single-family homes are permitted in Subarea C and you are providing the required parkway trees and landscaping for the individual lots, your permits may proceed through the permit process without completing the above-referenced required open space. Your lots will need to comply with all of the other provisions of the planned development as your permits proceed forward. Please feel free to contact Heather Gleason on my staff at 312-744-0063 should you have any further questions.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

Cc: Alderman Emma Mitts, 37<sup>th</sup> Ward, Aracely Nevarez, HPA Architects, Paul Alessandro, HPA Architects, Heather Gleason, Ron Daye, Main Files



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>

April 9, 2008

Mr. Gregory J. Gobel  
Fujikawa Johnson Gobel Architects, Inc.  
111 East Wacker Drive  
Suite 3015  
Chicago, Illinois 60601

MAIN FILE

Re: Administrative Relief for Manufacturing Business Residential Planned  
Development No. 1013, Sub area A, 5700 West Homer Street

Dear Mr. Gobel:

Please be advised that your request for a minor change to Manufacturing Business Residential Planned Development No. 1013 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 are requesting to:

- Reduce the minimum south setback from 280 feet to 225 feet as a result of an increase in building area and as shown on a revised Site Plan Sub-Area A, Exhibit 4, dated February 3, 2008. The FAR has not increased.
- Replace the proposed public road parallel and just north of West Homer Street linking Homer Street with the Central Avenue Underpass with a 28 foot wide gated unilock-turfstone grass paved road. This substitution is a result of the City's determination that this road will be for emergency vehicular access only and therefore, a public road is not necessary.
- Replace two separate parking lots with one combined parking lot, thereby, creating one secured entry location. The total number of parking spaces will not change. The emergency vehicular access road and combined parking lot are shown on a revised Landscape Plan Parcel 1, Exhibit 6, dated February 3, 2008.
- Increase the building height and design changes as shown on revised Building Elevations, Exhibit 8, dated February 3, 2008.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Manufacturing Business Residential Planned Development No. 1013, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

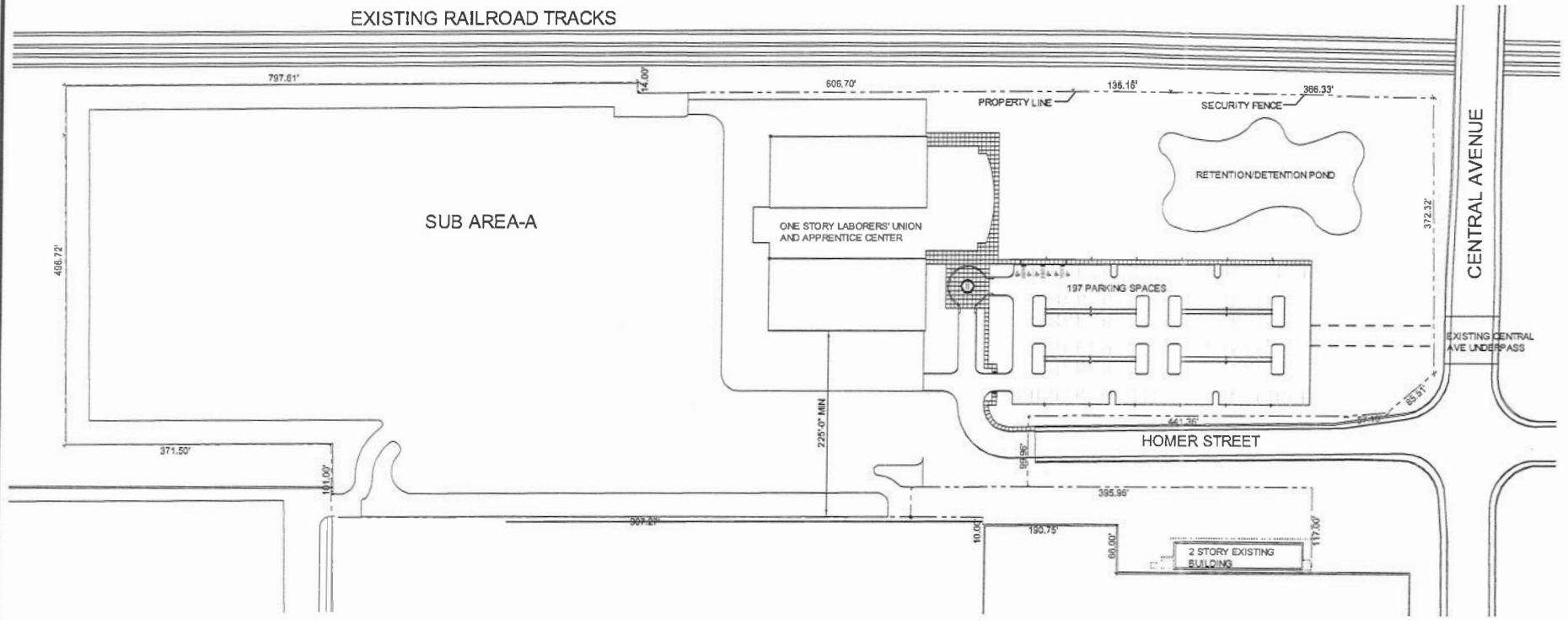
Sincerely,

Arnold L. Randall  
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files

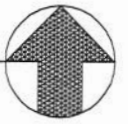




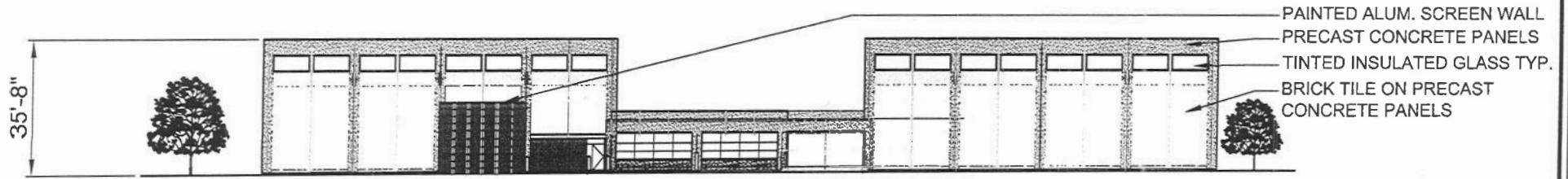
1

SITE PLAN - SUB AREA A

NTS

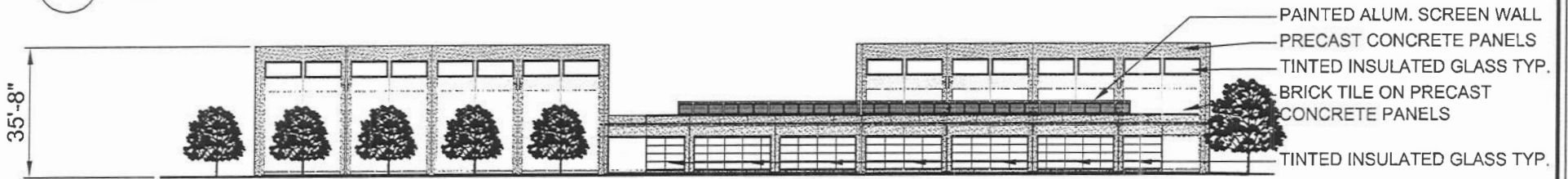


|            |  |   |
|------------|--|---|
| APPLICANT: | GRAND CENTRAL CENTER FOR BUSINESS, LLC | <b>EXHIBIT 4 - SITE PLAN<br/>SUB-AREA A</b> |
| ADDRESS:   | 1900 N CENTRAL, CHICAGO, IL            |   |
| DATE:      | DECEMBER 19, 2005                      |   |
| REVISED:   | FEBRUARY 3, 2008                       |   |
|            |  | SHEET 4A                                    |



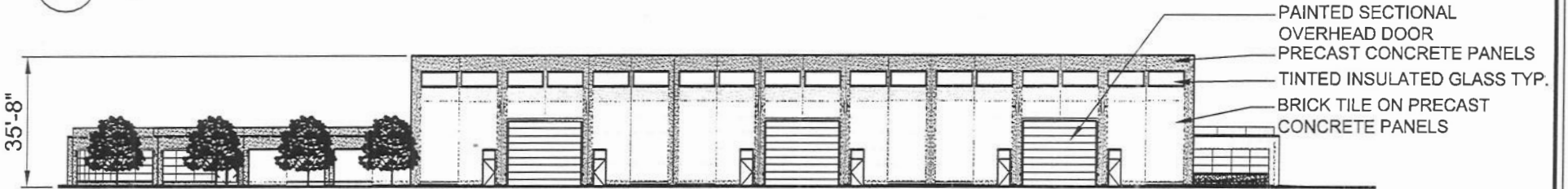
- PAINTED ALUM. SCREEN WALL
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP.
- BRICK TILE ON PRECAST CONCRETE PANELS

13 WEST ELEVATION - TRAINING FACILITY  
NTS



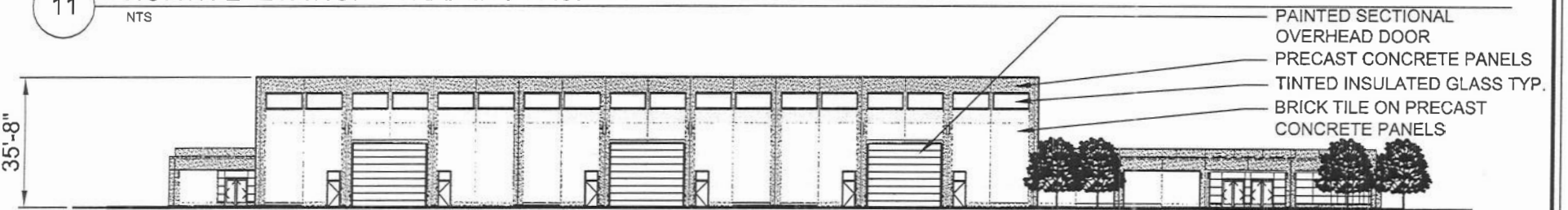
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- TINTED INSULATED GLASS TYP.
- BRICK TILE ON PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP.

12 EAST ELEVATION - TRAINING FACILITY  
NTS



- PAINTED SECTIONAL OVERHEAD DOOR
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP.
- BRICK TILE ON PRECAST CONCRETE PANELS

11 NORTH ELEVATION - TRAINING FACILITY  
NTS

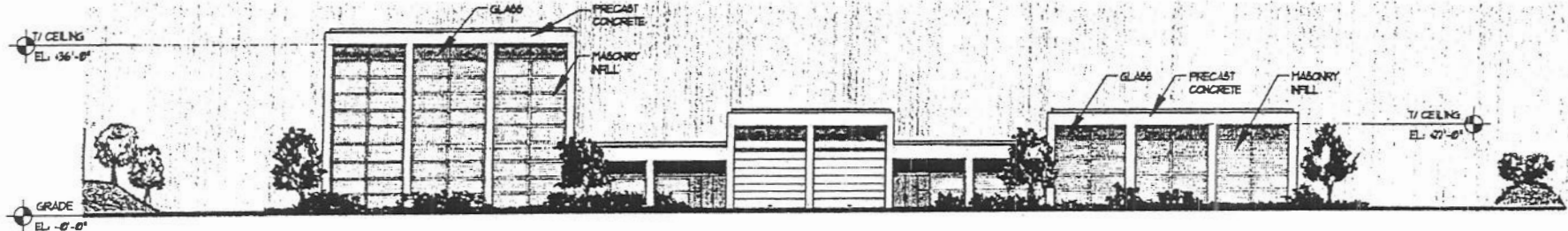


- PAINTED SECTIONAL OVERHEAD DOOR
- PRECAST CONCRETE PANELS
- TINTED INSULATED GLASS TYP.
- BRICK TILE ON PRECAST CONCRETE PANELS

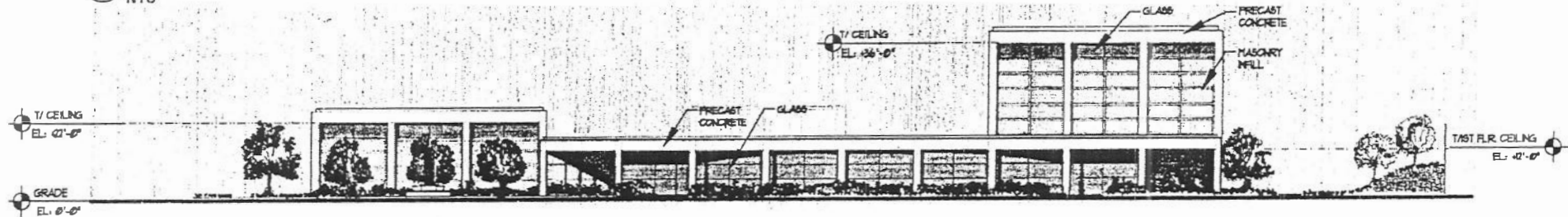
10 SOUTH ELEVATION - TRAINING FACILITY  
NTS

|            |  |
|------------|--|
| APPLICANT: | GRAND CENTRAL CENTER FOR BUSINESS, LLC |
| ADDRESS:   | 1900 N CENTRAL, CHICAGO, IL            |
| DATE:      | DECEMBER 19, 2005                      |
| REVISED:   | FEBRUARY 3, 2008                       |

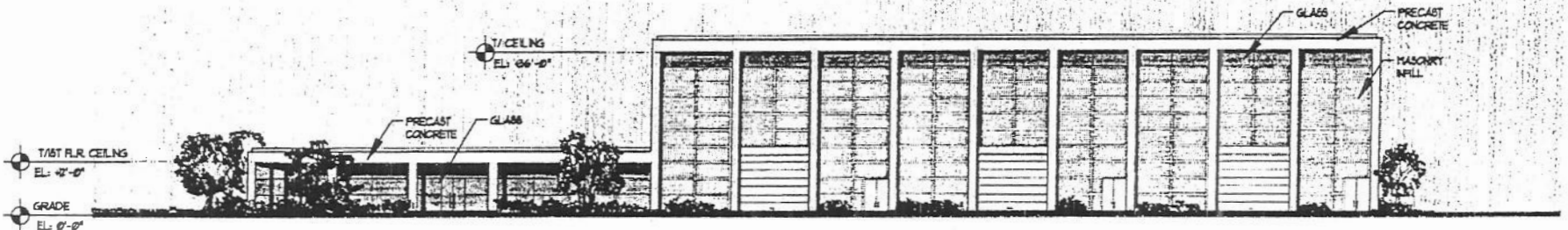
|                                    |
|------------------------------------|
| EXHIBIT 8 - BUILDING<br>ELEVATIONS |
| SHEET 8E                           |



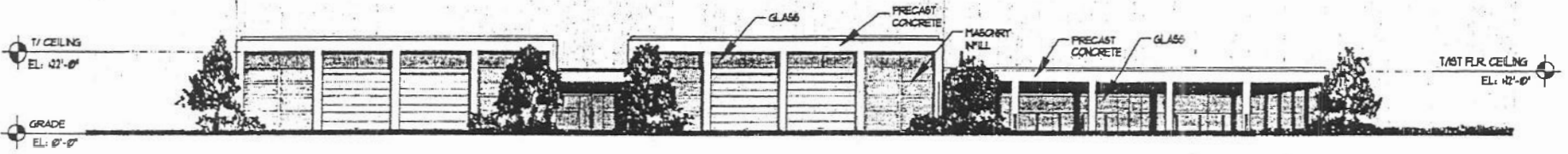
4 WEST ELEVATION - TRAINING FACILITY  
NTS



3 EAST ELEVATION - TRAINING FACILITY  
NTS



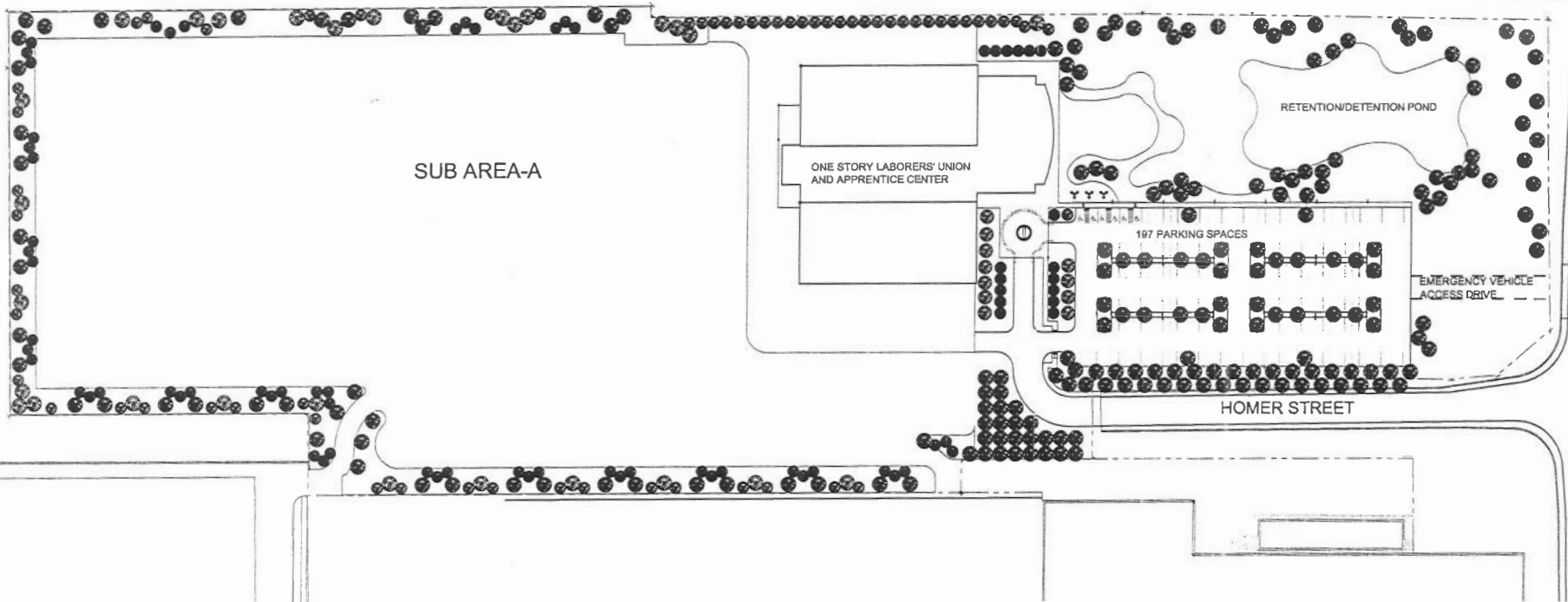
2 NORTH ELEVATION - TRAINING FACILITY  
NTS



1 SOUTH ELEVATION - TRAINING FACILITY  
NTS

|            |   |  |
|------------|---|--|
| APPLICANT: | ALD. EMMA MITTS & ALD. ISAAC S. CAROTHERS<br>ON BEHALF OF THE GRAND CENTRAL CENTER FOR BUSINESS, LLC. | <b>EXHIBIT 8 - BUILDING ELEVATIONS</b> |
| ADDRESS:   | 1900 N. CENTRAL, CHICAGO, IL  |  |
| DATE:      | JULY 26, 2006   |  |
|            |   | SHEET 81                               |

EXISTING RAILROAD TRACKS



1

LANDSCAPE PLAN

NTS



|   |  |
|---|--|
| APPLICANT: GRAND CENTRAL CENTER FOR BUSINESS, LLC | <b>EXHIBIT 6 - LANDSCAPE<br/>PLAN PARCEL 1</b> |
| ADDRESS: 1900 N CENTRAL, CHICAGO, IL              |  |
| DATE: DECEMBER 19, 2005                           |  |
| REVISED: FEBRUARY 3, 2008                         |  |
| SHEET 6   |  |

9/13/2006

REPORTS OF COMMITTEES

A-6091  
85063

a line 124.66 feet north of and parallel to West Bloomingdale Avenue; North Western Avenue; West Bloomingdale Avenue; and a line 103 feet west of and parallel to North Western Avenue,

to those of a B3-3 Community Shopping 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 5-I.*  
(Application Number 15784)

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-I in the area bounded by:

West Homer Street; a line 199 feet west of and parallel to North Western Avenue; the alley next south of and parallel to West Homer Street; and a line 223 feet west of and parallel to North Western Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 Numbers 5-L And 5-M.*  
(Application Number A-6091)

*Be It Ordained by the City Council of the City of Chicago: MBR PD 1013, 09*

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing/Business

Park District and Manufacturing-Business-Residential Planned Development Number 1013 symbols and indications as shown on Map Numbers 5-L and 5-M in the area bounded by:

beginning at a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue to a point 120.02 feet east of the centerline of North Central Avenue and 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 120.02 feet east of and parallel to the centerline of North Central Avenue; a line from a point 59.33 feet south of the line of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 120.02 feet east of the centerline of North Central Avenue to a point 60.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad/Metra right-of-way) and 175.26 feet east of the center of North Central Avenue; a line 175.26 feet east of and parallel to the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 175.26 feet east of the centerline of North Central Avenue to a point 520.18 feet east of the centerline of North Central Avenue and 36.02 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 520.18 feet east of and parallel to the centerline of North Central Avenue; a line from a point 36.02 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 520.18 feet east of the centerline of North Central Avenue; to a point 80.5 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 361.55 feet west of North Laramie Avenue; a line 361.55 feet west of and parallel to North Laramie Avenue; a line 702.16 feet north of and parallel to West Bloomingdale Avenue; North Laramie Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; the alley west of and parallel to North Laramie Avenue; a line 256.19 feet north of and parallel to West Bloomingdale Avenue; North Latrobe Avenue; a line 316.19 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Lockwood Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; a line 740.34 feet west of and parallel to North Laramie Avenue; a line from a point 740.34 feet west of North Laramie Avenue and 464 feet north of West Bloomingdale Avenue to a point 998.69 feet west of North Laramie Avenue and 534.29 feet north of West Bloomingdale Avenue; a line 534.29 feet north of and parallel to West Bloomingdale Avenue; the easterly right-of-way line of North Long Avenue; the alley next north of and parallel to

West Cortland Street; a line 683.23 feet east of and parallel to the centerline of North Central Avenue; a line 115 feet north of and parallel to the alley next north of and parallel to West Cortland Street or the line thereof if extended where no alley exists; the centerline of North Central Avenue; a line 860.41 feet north of and parallel to West Bloomingdale Avenue; a line 632.9 feet west of and parallel to the centerline of West North Avenue; a line 763.44 feet north of and parallel to West Bloomingdale Avenue; a line 170.94 feet west of and parallel to North Central Avenue; a line 646.44 feet north of and parallel to West Bloomingdale Avenue; a line 441.39 feet west of and parallel to North Central Avenue; a line 712.44 feet north of and parallel to West Bloomingdale Avenue; a line 630.14 feet west of and parallel to North Central Avenue; a line 722.14 feet north of and parallel to West Bloomingdale Avenue; a line 1,537.41 feet west of and parallel to North Central Avenue (or the easterly right-of-way line of North Monitor Avenue extended where no street exists); a line 60 feet north of and parallel to the alley next north of and parallel to West Cortland Street; a line 371.50 feet west of and parallel to the easterly right-of-way line of North Monitor Avenue extended (or a line 1,972.92 feet west of and parallel to the centerline of North Central Avenue); a line from a point 36.37 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 371.50 feet west of the easterly right-of-way line of North Monitor Avenue extended (or a line 1,972.92 feet west of the centerline of North Central Avenue) to a point 36.53 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 1,175.19 feet west of the centerline of North Central Avenue; a line 1,175.19 feet west of and parallel to the centerline of North Central Avenue; a line from a point 1,175.19 feet west of the centerline of North Central Avenue and 50.53 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) to a point 568.49 feet west of the centerline of North Central Avenue and 36.04 feet south of the centerline of the Canadian Pacific Railroad /Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line from a point 36.04 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 568.49 feet west of the centerline of North Central Avenue to a point 38.29 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 432.33 feet west of the centerline of North Central Avenue a line from a point 38.29 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 432.33 feet west of the centerline of North Central Avenue to a point 50.13 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific railroad) and 66.03 feet west of the centerline of North Central Avenue; a line from a point 50.13 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 66.03 feet west of the centerline of North Central Avenue to a point 50.33 feet south of the

centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; and the centerline of North Central Avenue extended to the north, to the point of beginning,

to those of Manufacturing-Business-Residential Planned Development Number 1013, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. That Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Manufacturing-Business-Residential Planned Development Number 1013 symbols and indications as shown on Map Number 5-L in the area bounded by:

a line 534.29 feet north of and parallel to West Bloomingdale Avenue; a line from a point 534.29 feet north of West Bloomingdale Avenue and 993.67 feet west of North Laramie Avenue to a point 480.16 feet north of West Bloomingdale Avenue and 798.44 feet west of North Laramie Avenue; a line 480.16 feet north of and parallel to West Bloomingdale Avenue; and a line 988.69 feet west of and parallel to North Laramie Avenue,

to those of an M1-2 Limited Manufacturing/Business Park District 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 referred to in this ordinance read as follows:

*Manufacturing-Business-Residential Planned Development  
Number 1013, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Manufacturing-Business-Residential Planned Development Number 1013, as amended (the "Planned Development") consists of approximately two million one hundred fifty-seven thousand eight hundred twenty-two (2,157,822) square feet (forty-nine and fifty-four hundredths (49.54) acres) (the "Property") net site area which is owned and/or controlled by the Grand Central Center for Business, L.L.C. (the "Owner"), and which is depicted on the attached

Planned Development Boundary and Property Line Map. The Property is divided into three (3) subareas as shown on the Subarea Map. (See footnote Number 1).

2. All applicable official reviews, approvals or permits are required to be obtained by the owners or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements or adjustments of public rights-of-way or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the owners or their successors, assignees, or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the owners, their successors and assigns and, if different than the owners, the legal titleholders and any ground lessees and their respective successors and assigns. All rights granted hereunder to the owners shall inure to the benefit of their successors and assigns and if different than the owners, the legal titleholders 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 any application for amendments modifications or changes (administrative, legislative or otherwise) to this Planned Development is made, the Property shall be under single ownership or under single designated control. Single designated control for the purposes of 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 change or modification to this Planned Development (including administrative changes pursuant to paragraph 12, below) applicable to or in a given subarea need only be made or authorized by the owners and/or ground lesses of such subarea, provided such change or modification does not alter the improvements permitted to be constructed in other subareas, and the corresponding documentation submitted for such change or modification shall only be required to include information related to the subject subarea; (b) with respect to Subarea C, no amendment may be sought without written approval of the master homeowners association created to manage and govern Subarea C (the individual unit owners and/or homeowners therein and/or 'sub-associations' shall not have the right to seek any such amendments) unless the rights to do so have been retained by the Owner and its successors in a private agreement or agreements recorded against the Property.

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 from any indebtedness) and solely with respect to the portion of the Property so transferred, the term owner 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. This plan of development consists of these fifteen (15) statements and the following described exhibits, all dated August 17, 2006 (collectively, the "Plans"), all of which are incorporated herein and made a part hereof by this reference:

Exhibit 1 -- Existing Zoning Maps, Sheets 1A and 1B;

Exhibit 2 -- Existing Land-Use Maps, Sheets 2A and 2B;

Exhibit 3 -- Planned Development Boundary and Property Line Maps, Sheets 3A and 3B;

Exhibit 4 -- Site Plans, Sheets 4A, 4B, 4C and 4D;

Exhibit 5 -- Net Developable Area Plans, Sheets 5A and 5B;

Exhibit 6 -- Landscape Plans, Sheets 6A, 6B, 6C and 6D;

Exhibit 7 -- Public Way Dedication Plans, Sheets 7A and 7B;

Exhibit 8 -- Building Elevations, Sheets 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H and 8I;

Exhibit 9 -- Fencing Plan Subarea C, Sheet 9A.

Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for the approval of a planned development. These and no other zoning controls shall apply to the Property. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.

5. The following uses shall be permitted within the area delineated herein as a Manufacturing-Business-Residential Planned Development:
    - Subarea A: All uses permitted in the MI-2 Limited Manufacturing/Business Park District, including: business support services including exterior storage and outdoor work areas; business/trade schools; employment services; business offices; contractors/construction storage; warehousing; accessory parking and loading with related and accessory uses.
    - Subarea B: All uses permitted in the B3-1 Community Shopping District, including any entertainment and spectator sports (large venue) or multi-screen movie theaters; food services; restaurants (both limited and general), accessory parking, loading, and related and accessory uses.
    - Subarea C: A total of one hundred ninety-two (192) dwelling units, consisting without limitation of townhouses, detached single-family houses, detached two (2) flat multi-unit buildings, and accessory parking; open space/green space as shown on the Plans; other accessory uses; and temporary buildings for sales and construction purposes. (See footnotes (1) and (4).
  6. Identification and on-premises (business) signs and temporary signs are permitted upon the Property subject to the review and approval of the Commissioner of D.P.D. (the "Commissioner"), consistent with the provisions of this Planned Development.
  7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking and ingress and egress as depicted in the Plans shall be subject to the review and approval of C.D.O.T. and D.P.D.. All work proposed in the public way must be designed and constructed in accordance with the C.D.O.T. "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code. Closure of all or any part of any public street or alley during demolition or construction shall be subject to the review and approval of C.D.O.T.
-

8. The height of any building and any appurtenance shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the parcels on the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area and building height measurements, the definitions in the Chicago Zoning Ordinance as of the date hereof shall apply.
10. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other parking lot landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

The owners or their successors or assignees shall construct and provide ongoing maintenance to the proposed green spaces/open spaces totaling approximately one hundred thousand (100,000) square feet (two and twenty-nine hundredths (2.29) acres) to be located within Subarea C. The square footage of these green spaces/open spaces shall be counted in determining compliance with any open space requirements within this Planned Development and shall be included in the determination of the required Open Space Impact Fee for Subarea C of this Planned Development. All such green spaces/open spaces shall be open to the public.

11. Prior to the issuance by D.P.D. of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcel within the Planned Development that does not substantially conform to, or is not defined in, the Plans, a site plan ("Development Parcel Site Plan") for the proposed development, including parking areas, shall be submitted to the Commissioner for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plans shall be kept on permanent file with D.P.D. and shall be deemed to be an integral part of this Planned Development. A Development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the development parcel(s);
- (2) the site plans for the improvements;

- (3) in Subareas A and B, the location and dimensions of all loading berths curb cuts and parking spaces;
- (4) a landscaping plan, including adjacent parkways;
- (5) the location of any adjacent public improvements;
- (6) in Subareas A and B, a sign plan which includes, but is not limited to, the size, location and type of signs proposed;
- (7) preliminary building sections and elevations of the improvements with a preliminary building materials lists;
- (8) statistical information applicable to the development parcel limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.
- (9) in Subareas A and B, storm water management requirements, if applicable.

A Development Parcel Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Review and approval of the Development Parcel Site Plan for the development parcels by the Commissioner is intended to assure that specific development proposals conform to the approved Plan of Development.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner upon application and after a determination by the Commissioner that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of this Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units and/or floor area (including retail commercial floor area) from one subarea to another subarea, or from one development parcel to another development parcel within a subarea so

long as the maximum dwelling unit count, F.A.R., or maximum retail/commercial area, as applicable, for the Planned Development is not exceeded; a decrease in the number of dwelling units in Subarea C or an increase in the number of dwelling units in Subarea C, so long as such increase complies with Section 17-13-0611-A of the Chicago Zoning Ordinance; changes in use of the Property from one subarea to another subarea, or from one development parcel to another development parcel; an increase in the maximum percent of land covered for the total net site area; an increase in the maximum building heights of residential buildings in Subarea C; and other changes to the Plans or plan of development. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

13. The owners acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The owners shall use best and 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 ("L.E.E.D.") Green Building Rating System. The owners of Subarea A shall provide a vegetated ("green") roof totaling ten percent (10%) and of Subarea B shall provide a vegetated ("green") roof totaling fifty percent (50%) of the net roof area of any new building having floor area in excess of ten thousand (10,000) gross square feet. The term "net roof area" shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof mounted equipment. (For Subarea C "green roof" requirements, see Footnote 3)
14. The owners acknowledge that it is in the public interest to design, construct and maintain the Property in a manner that 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 ("M.O.P.D.") to ensure compliance with 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. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically convert to that of the M1-2 Limited Manufacturing/Business Park District for Subarea A, to that of the B3-1 Community Shopping District for Subarea B, and to that of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District classification for Subarea C. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Exhibit 1 -- Existing Zoning Maps; Exhibit 2 -- Existing Land-Use Maps; Exhibit 3 -- Planned Development Boundary and Property Line Maps; Exhibit 4 -- Site Plans; Exhibit 5 -- Net Developable Area Plans; Exhibit 6 -- Landscape Plans; Exhibit 7 -- Public Way Dedication Plans; Exhibit 8 -- Building Elevations; and Exhibit 9 -- Fencing Plan referred to in these Plan of Development Statements printed on pages 85077 through 85104 of this *Journal*.]

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

*Manufacturing-Business-Residential Planned Development  
Number 1013, As Amended.*

*Plan Of Development Bulk Regulations And Data Table.*

|                              |                                     |
|------------------------------|-------------------------------------|
| Gross Site Area:             | 2,326,347 square feet (53.41 acres) |
| Public Right-of-Way Area:    | 168,525 square feet (3.90 acres)    |
| Net Site Area:               | 2,157,822 square feet (49.54 acres) |
| Net Site Area (by subareas): |                                     |
| Subarea A:                   | 1,045,254 square feet (24.0 acres)  |
| Subarea B:                   | 437,658 square feet (10.04 acres)   |
| Subarea C:                   | 674,919 square feet (15.49 acres)   |
| Maximum Floor Area Ratio:    | 0.285                               |
| Subarea A:                   | 0.12                                |
| Subarea B:                   | 0.20                                |
| Subarea C:                   | 0.59                                |

|   |   |
|---|---|
| Maximum Number of Residential Units permitted (in Subarea C, only): | 192 units   |
| Permitted Uses:   | Manufacturing, Business and Residential Uses and related uses as listed in Statement Number 5 |
| Minimum Number of Off-Street Parking Spaces to be provided:         |   |
| Subarea A:  | 197 parking spaces  |
| Subarea B:  | 850 parking spaces  |
| Subarea C:  | 1 parking space for each dwelling unit, plus 79 guest spaces                                  |
| Minimum Green/Open Spaces to be provided in Subarea C:              | 100,000 square feet (2.29 acres)  |
| Minimum Number of Off-Street Loading Spaces:                        | 2 spaces  |
| Subarea A:  | 1 space at 10 feet by 25 feet   |
| Subarea B:  | 1 space at 10 feet by 25 feet   |
| Subarea C:  | 0 spaces  |
| Maximum Building Height:  |   |
| Subarea A:  | 56 feet   |
| Subarea B:  | 50 feet   |
| Subarea C:  | 38 feet   |
| Maximum Site Coverage for the entire Planned Development:           | 18%   |
| Subarea A:  | 12%   |

---

Subarea B: 20%

Subarea C: 25.5% (excludes accessory buildings)

**Minimum Setbacks:****Subarea A:**

Front (East) Setback: 610 feet

Side (North) Setback: 60 feet

Side (South) Setback: 280 feet

Rear (West) Setback: 800 feet

**Subarea B:**

Front Setback: 50 feet

Side Setbacks: 5 feet

Rear Setback: 5 feet

**Subarea C:****"A" Units:**

Front Setback: 12 feet (may include porches)

Side Setbacks: 2 feet

Rear Setback: 39 feet

**"B" Units:**

Front Setback: 12 feet (may include porches)

Side Setbacks: 3 feet

Rear Setback: 42 feet

---

"C" Units:

|                |                               |
|----------------|-------------------------------|
| Front Setback: | 12 feet (may include porches) |
| Side Setbacks: | 2.5 feet                      |
| Rear Setback:  | 36 feet                       |

"E and F Units"

|                |        |
|----------------|--------|
| Front Setback: | 9 feet |
| Side Setbacks: | 0 feet |
| Rear Setback:  | 0 feet |

Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement of structures, when necessary because of technical reasons subject to the approval of the Commissioner of the Department of Planning and Development.

*Notes:*

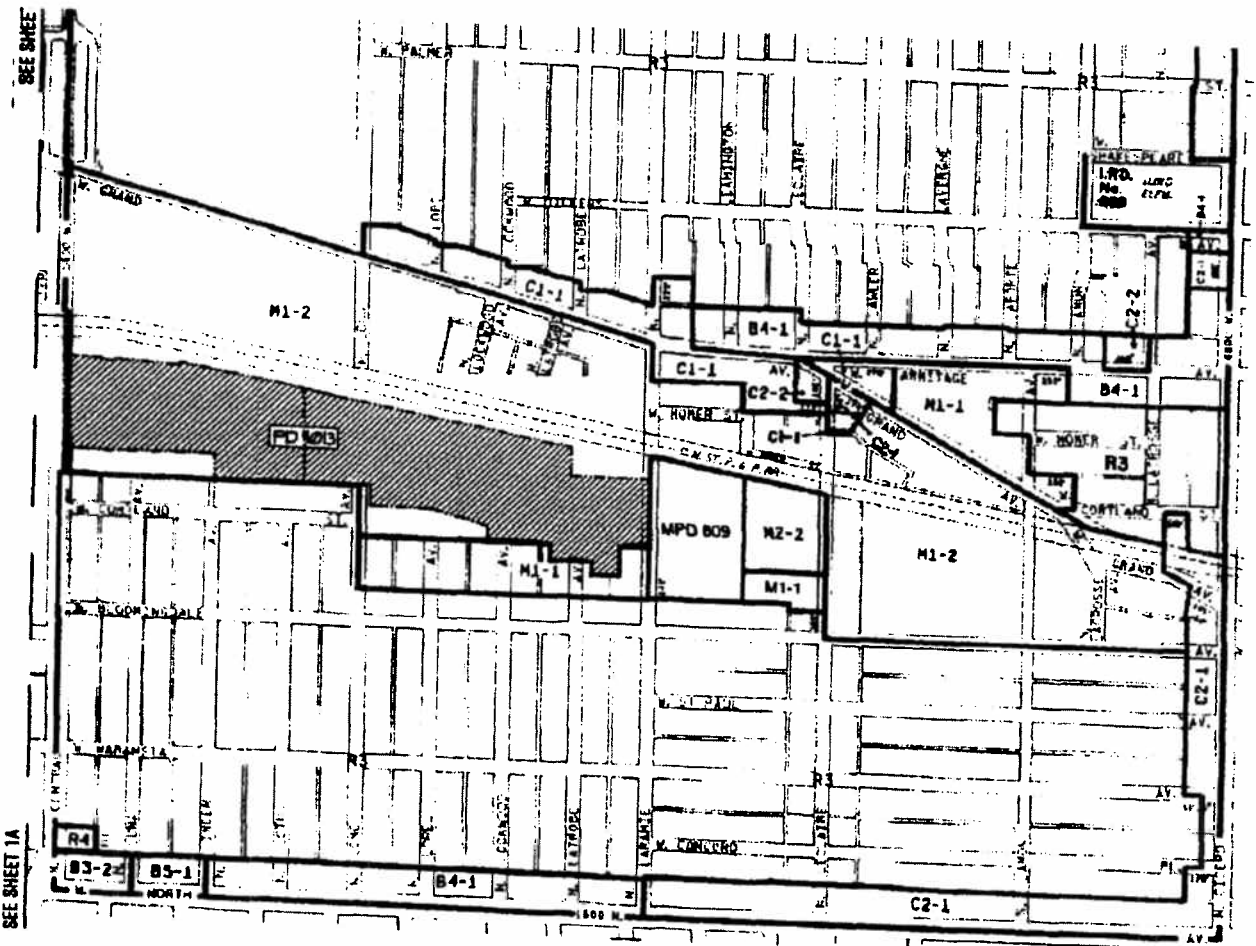
- (1) All streets and alleys located in Subarea C will be "Private" and are included within the net site area as identified in Statement Number 1 of the Plan of Development and the Bulk Regulations and Data Table.
  - (2) The access ramps located in Subareas A and B are included in the area of the public rights-of-way for purposes of net site area calculations as identified on the Bulk Regulations and Data Table and Statement Number 1.
  - (3) In Subarea C, any townhouse building containing four (4) or more contiguous units without individual roof access shall have a vegetated ("green") roof total in twenty-five percent (25%) of the net roof area. The term "net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, roof structures and roof-mounted equipment.
  - (4) All setbacks in Subarea C shall be compatible with the attached Bulk Regulations and Data Table (Minimum Setbacks). These setbacks may be adjusted by the Commissioner of Planning and Development.
-



Exhibit 1.

Existing Zoning Map.

Subareas B And C -- Sheet 1B.



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Exhibit 2.

Existing Land-Use Map.

Sheet 2A.

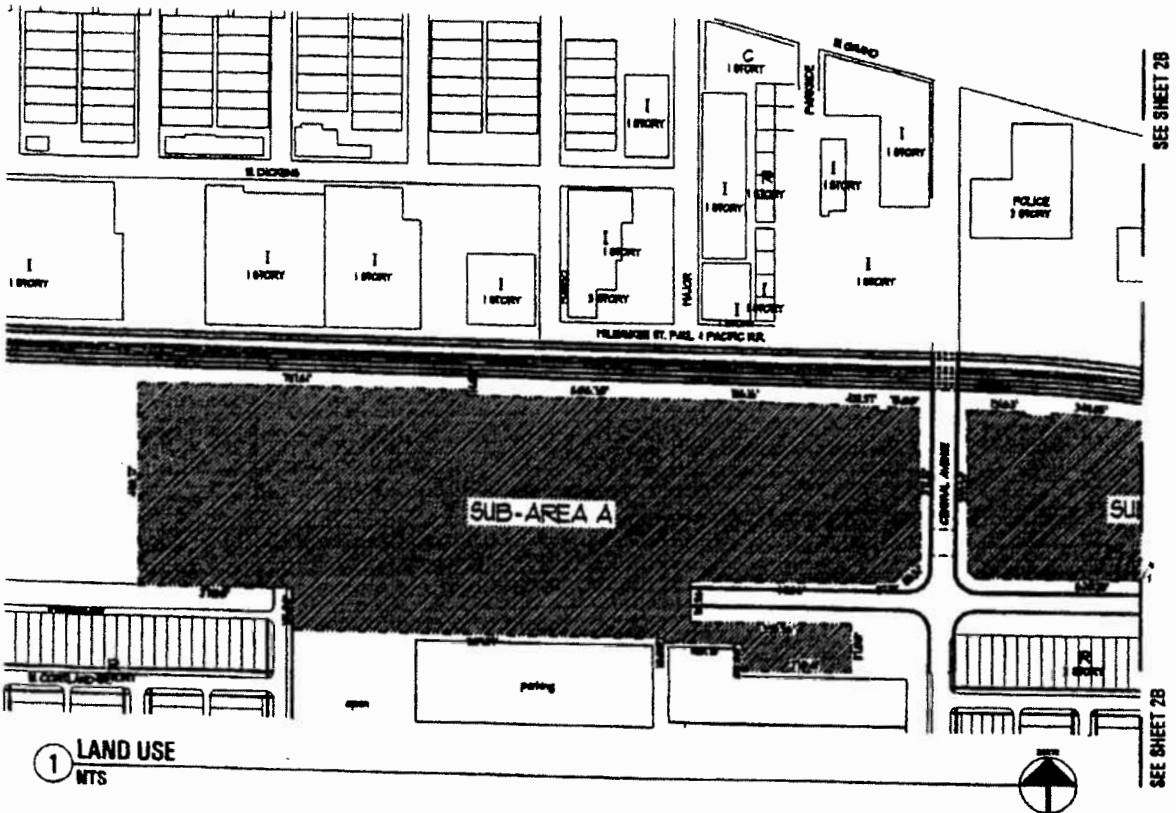
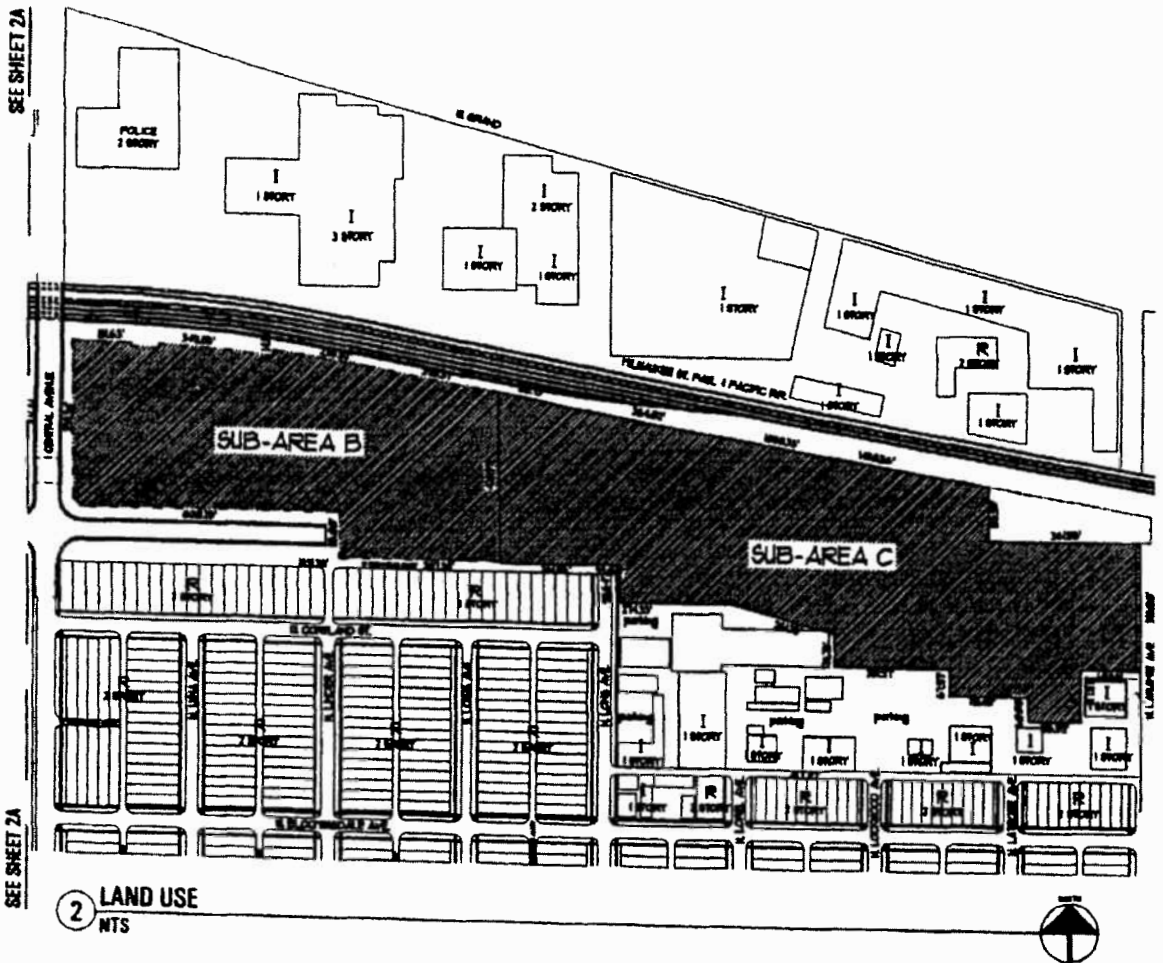


Exhibit 2.

Existing Land-Use Map.

Sheet 2B.



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Exhibit 3.

Planned Development Boundary  
And Property Line Plan.

Sheet 3A.

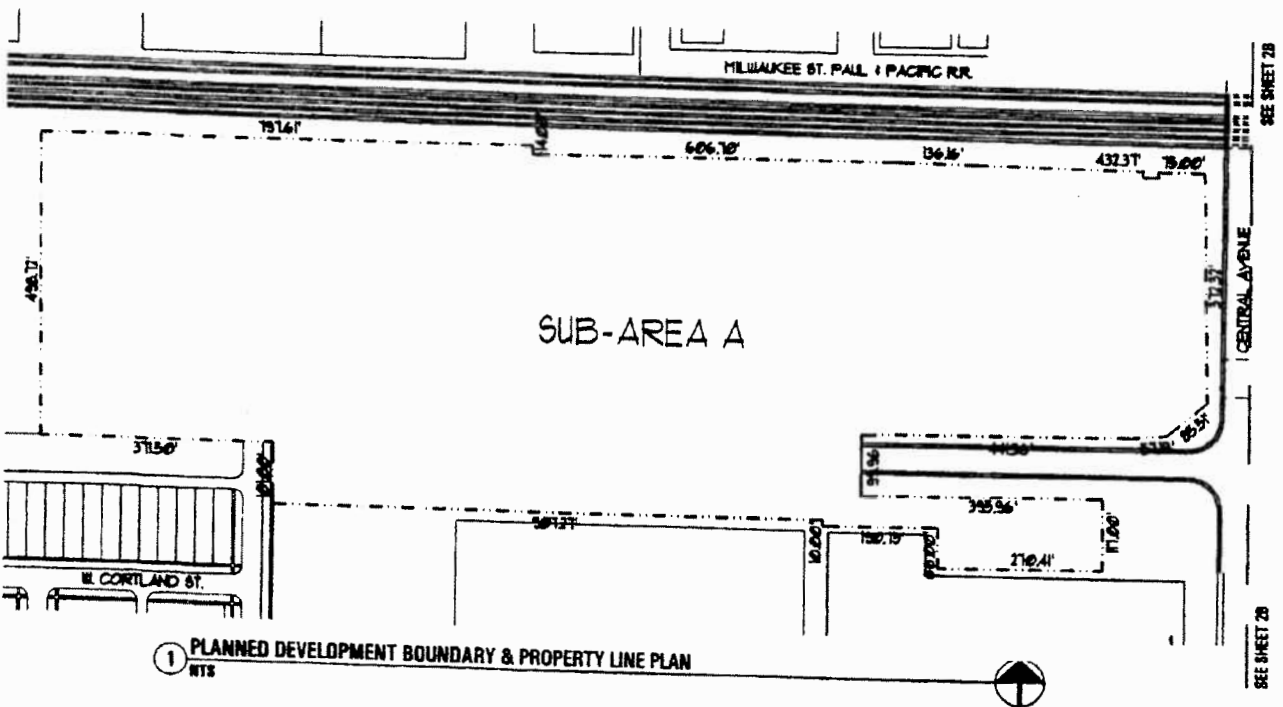
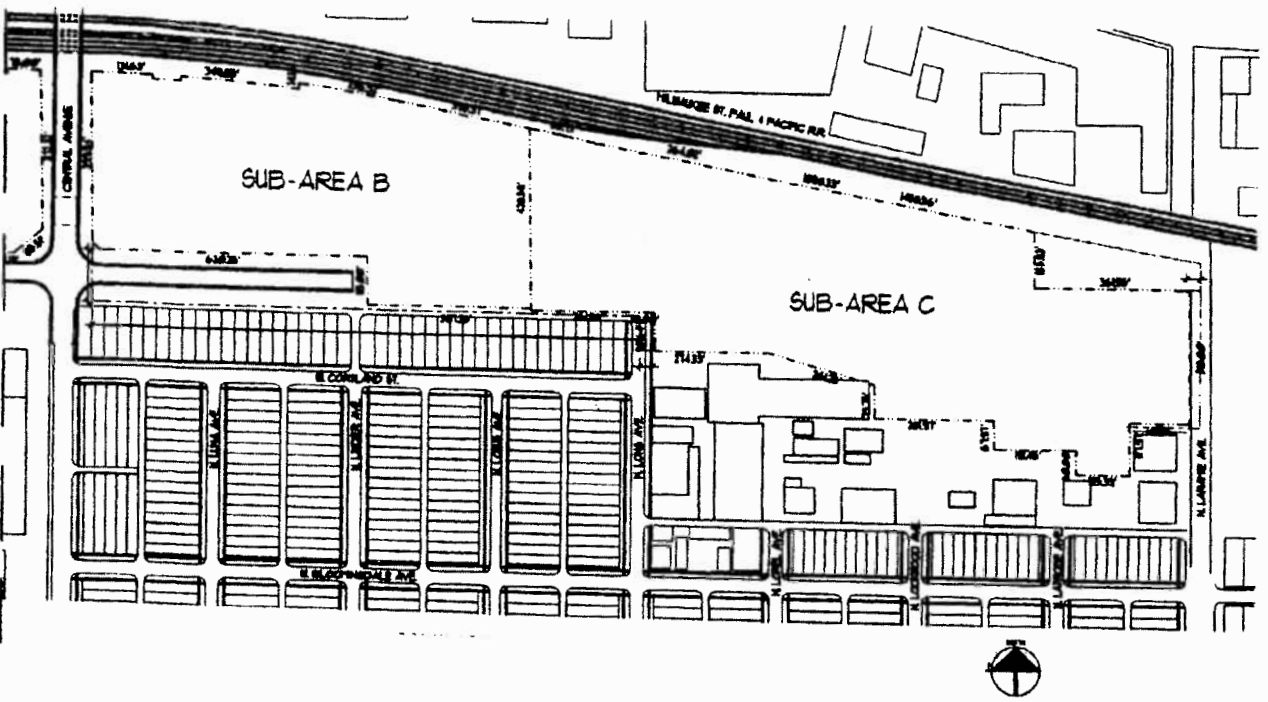


Exhibit 3.  
Planned Development Boundary  
And Property Line Plan.

Sheet 3B.



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Exhibit 4.  
Site Plan.

Subarea A -- Sheet 4A.

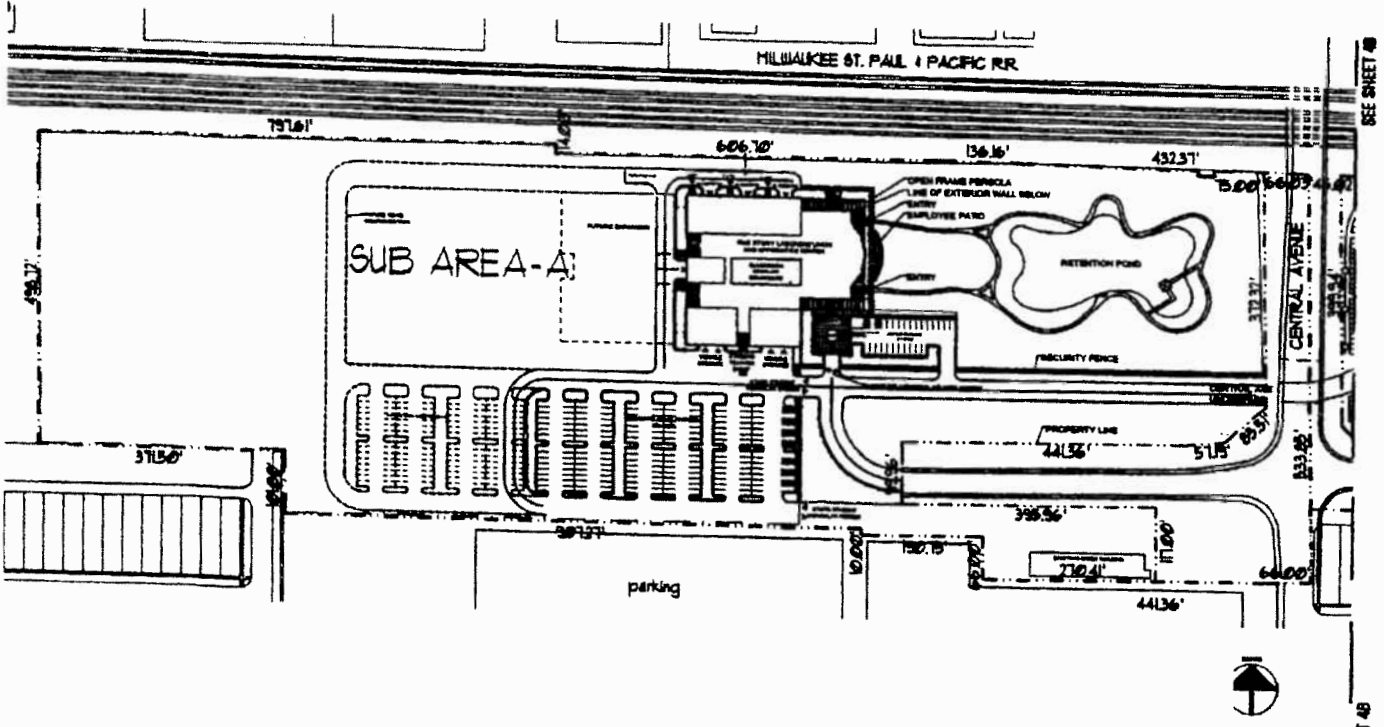
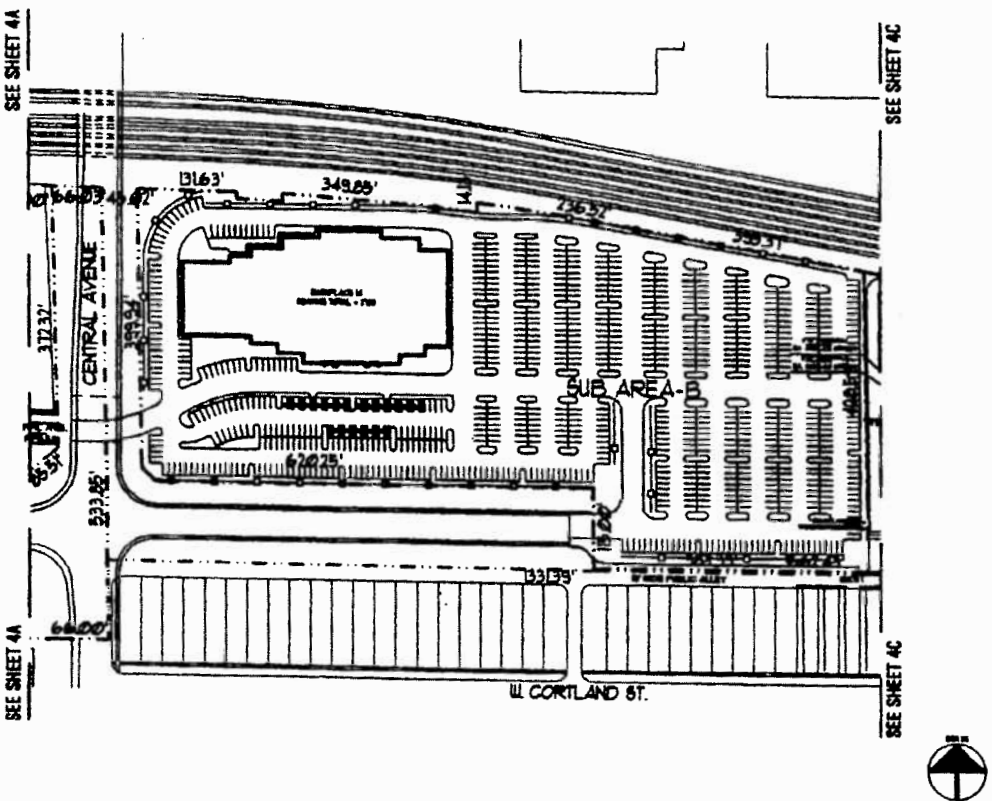


Exhibit 4.  
Site Plan.

Subarea B -- Sheet 4B.





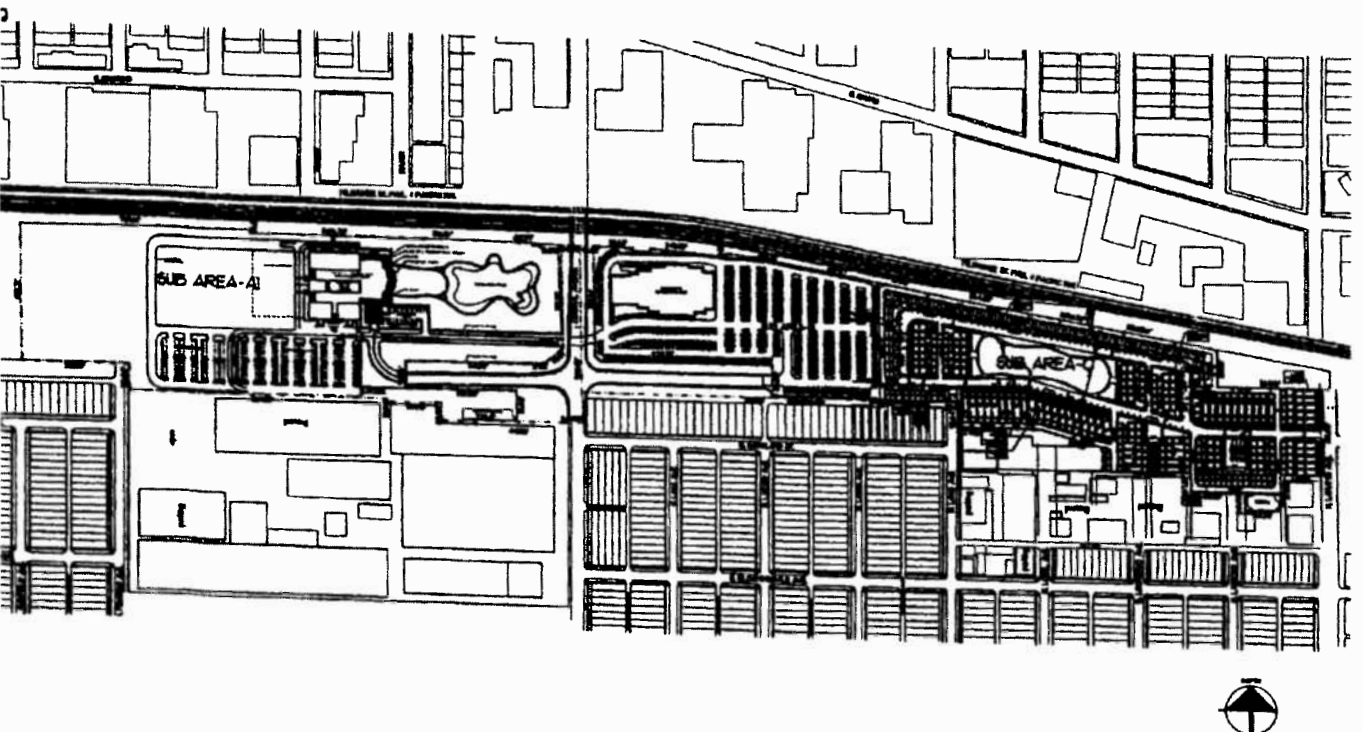
85086

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Exhibit 4.  
Site Plan.

Entire Site -- Sheet 4D.



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Exhibit 5.

Net Development Area.

Sheet 5A.

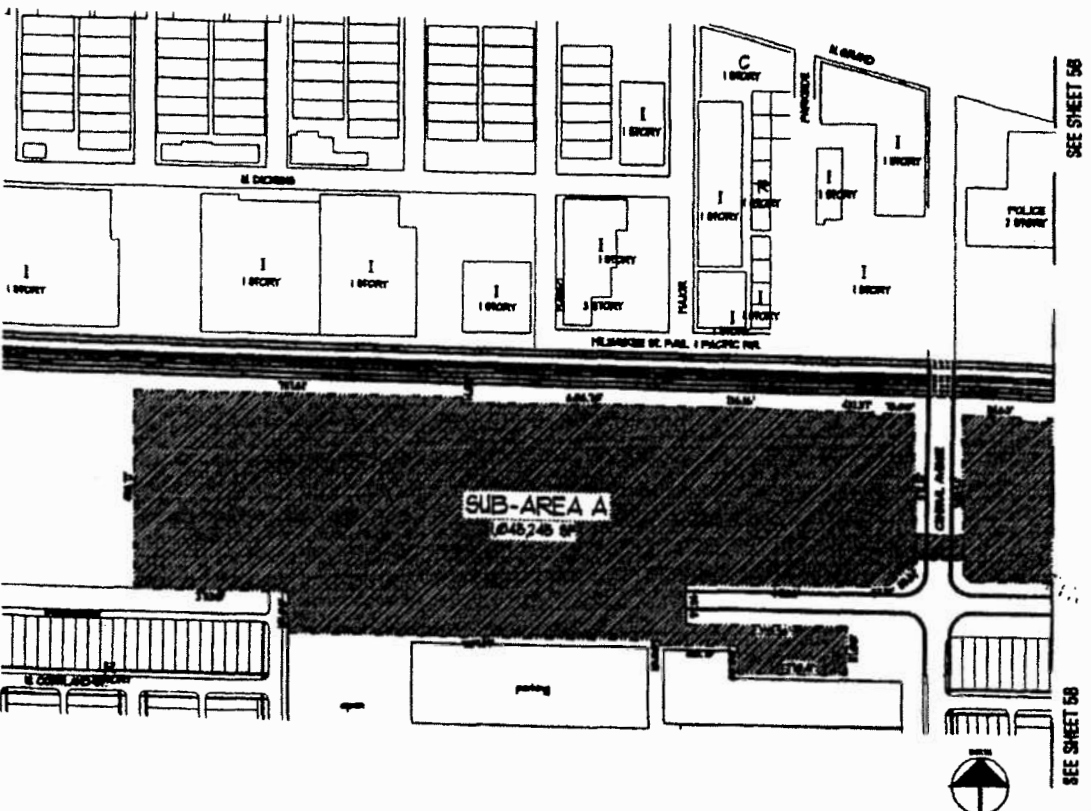
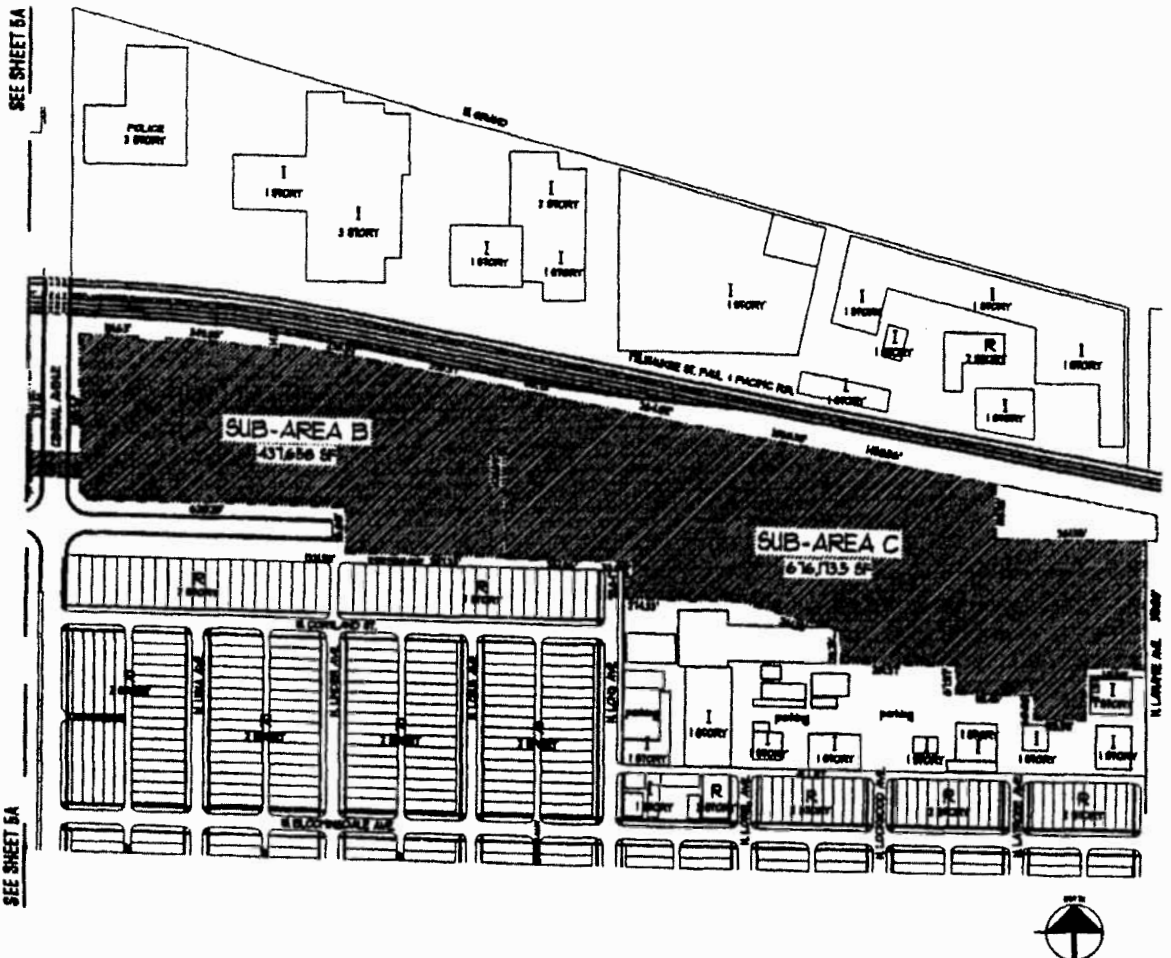


Exhibit 5.  
Net Development Area.  
Sheet 5B.



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Exhibit 6.

Landscape Plan.

Subarea A -- Sheet 6A.

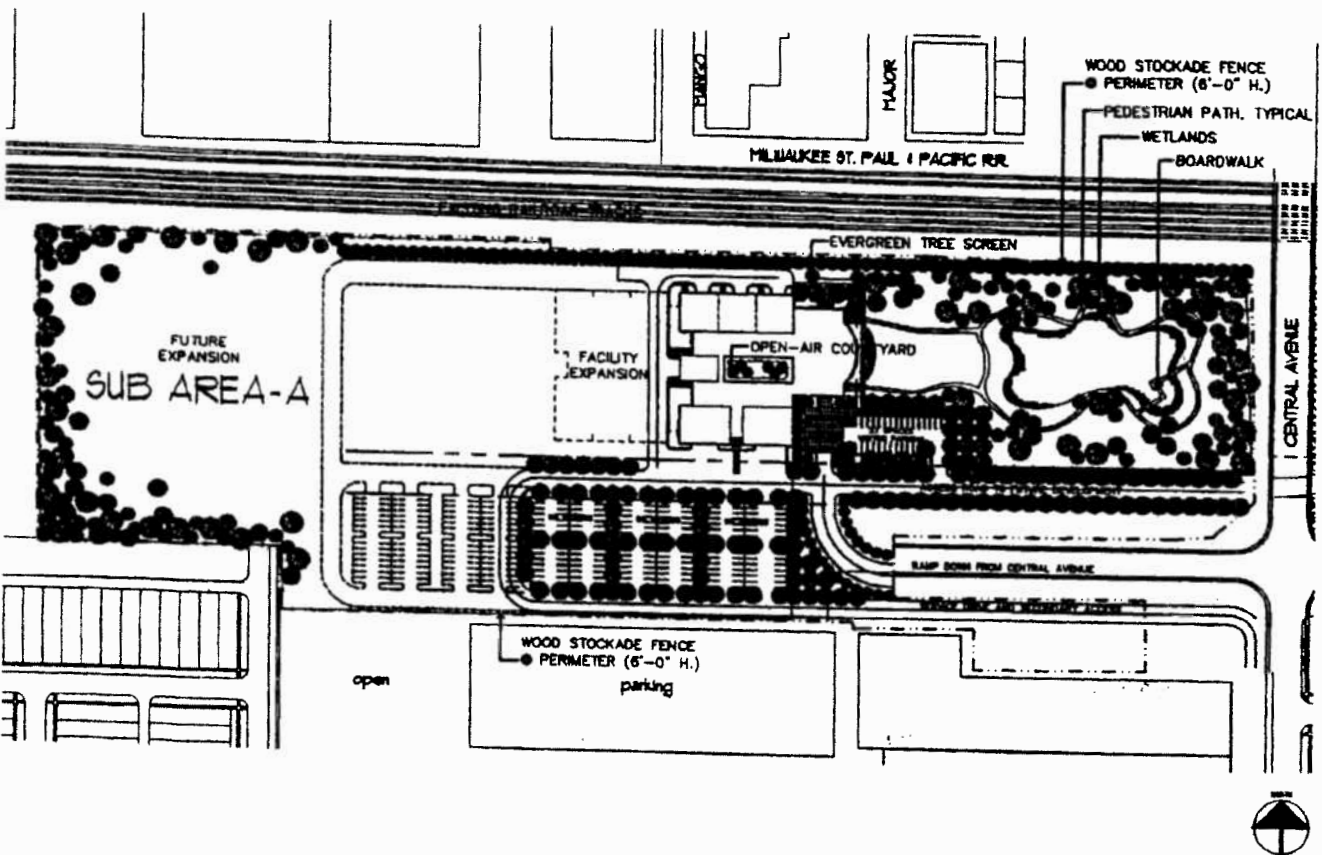


Exhibit 6.  
Landscape Plan.

Subarea B -- Sheet 6B.

| Plant Use                        | Plant Name       | Quantity | Notes |
|----------------------------------|------------------|----------|-------|
| SHADE TREES TO BE SELECTED FROM: | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
| SHADE TREES TO BE SELECTED FROM: | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |
|                                  | Red Japanese Yew | 10       |       |

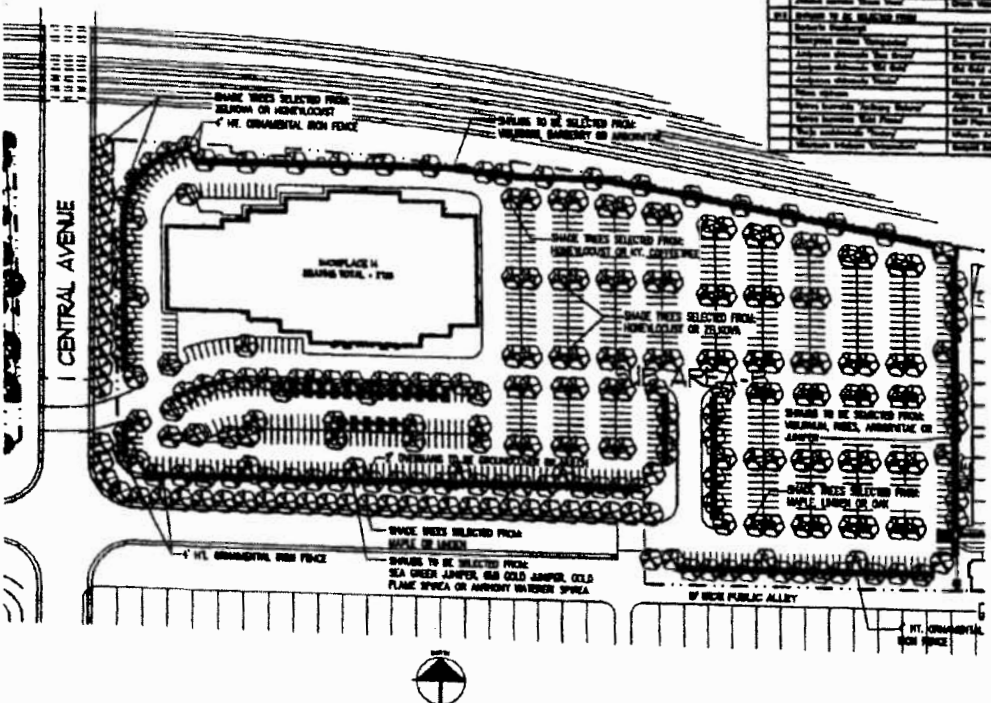
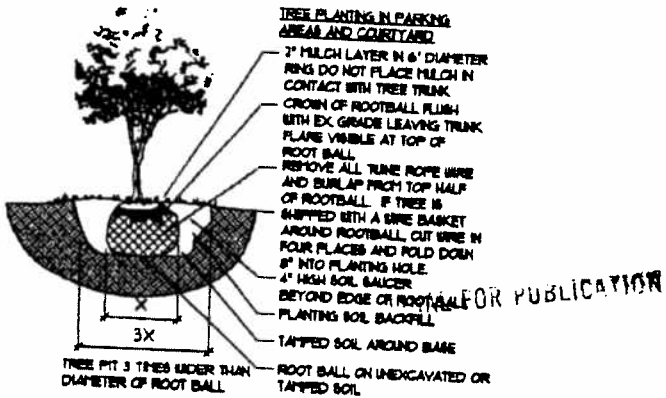
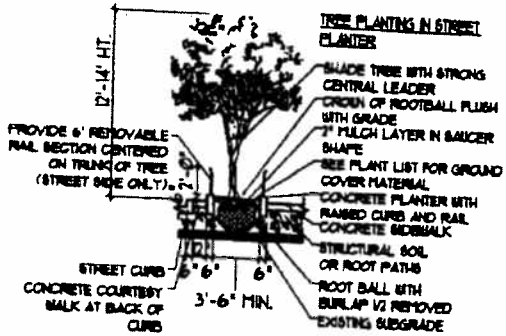


Exhibit 6.  
Landscape Plan.  
Sheet 6D.



1 LANDSCAPE PLANTING DETAILS  
NTS

| PLANT LIST |     |                             |                      |                |
|------------|-----|-----------------------------|----------------------|----------------|
| CITY       | KEY | BOTANICAL NAME              | COMMON NAME          | SIZE & SPACING |
| 700        |     | OLEIFERA FRAGANTHOS SKYLINE | HONEY LOCUST SKYLINE |                |

| PLANT QUANTITY CALCULATION |                       |
|----------------------------|-----------------------|
|                            | OTHER AREA NEW TREES  |
|                            | TOTAL NEW TREES - 700 |

| LANDSCAPING NOTES  |  |
|--|--|
| TREES:   |  |
| -TRUNK SHALL BE FREE OF BRANCHES TO A MINIMUM HEIGHT OF 8'-0"  |  |
| - TREES TO BE BALLED AND BURLAPPED 2-1/2" CALIBER TREES - SHALL BE 14'-0" IN HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0"  |  |
| - 4" CALIBER TREES SHALL HAVE A MINIMUM 36" DIAMETER X 18" DEEP ROOTBALL   |  |
| GREEN ROOF:  |  |
| - SUB-AREA A: GREEN ROOF SHALL BE PROVIDED TOTALING 10% (TEN PERCENT) OF THE NET ROOF AREA IN LEED CERTIFIED BUILDING.                                       |  |
| - SUB-AREA B: GREEN ROOF SHALL BE PROVIDED TOTALING 50% (FIFTY PERCENT) OF THE NET ROOF AREA   |  |
| - SUB-AREA C: TOWNHOUSE BUILDINGS CONTAINING 4 (FOUR) OR MORE CONTIGUOUS UNITS WITHOUT ROOF ACCESS SHALL HAVE A GREEN ROOF TOTALING 30% OF THE NET ROOF AREA |  |
| SUB AREA A = 140   |  |
| SUB AREA B = 185   |  |
| SUB AREA C = 140   |  |
| SUB AREA D = 165   |  |
| TOTAL LANDSCAPE = 700  |  |

Exhibit 7.

Public Way Dedication Plan.

Sheet 7A.

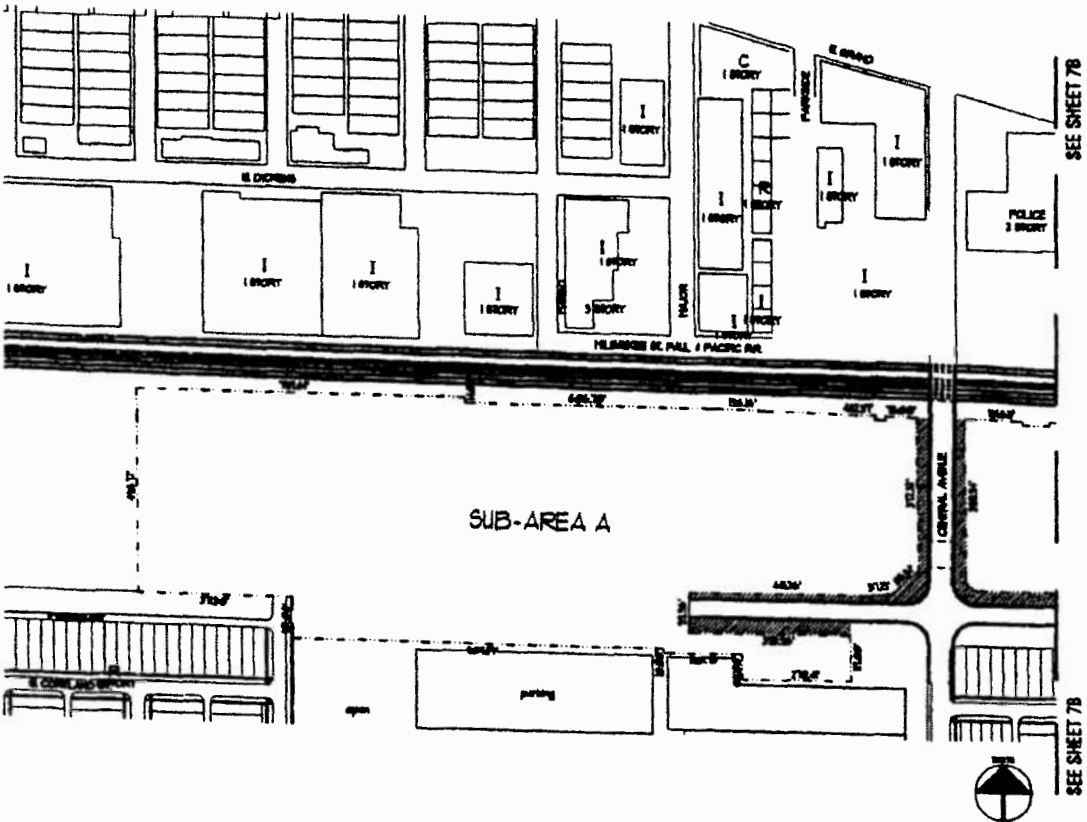


Exhibit 7.

Public Way Dedication Plan.

Sheet 7B.

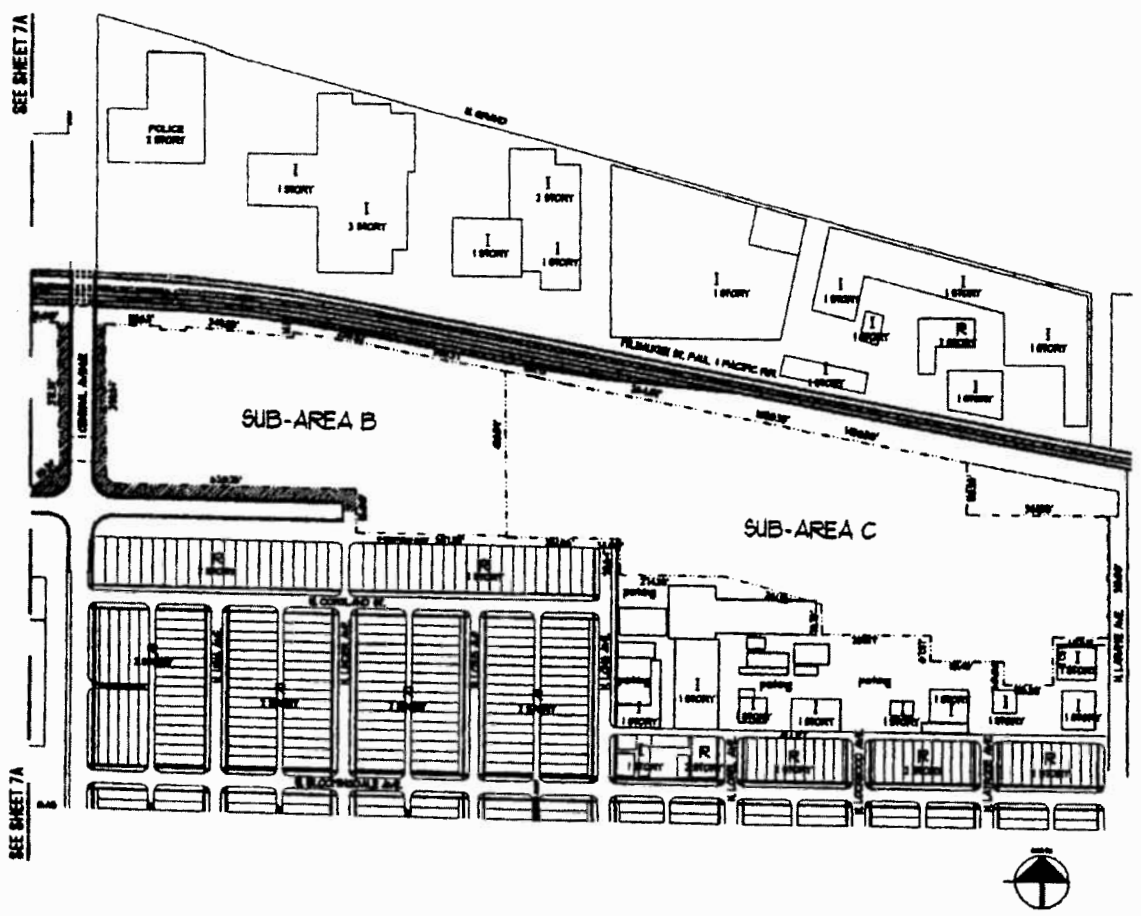
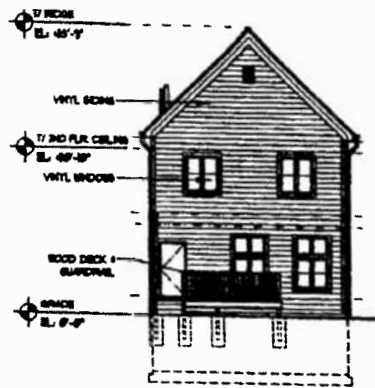


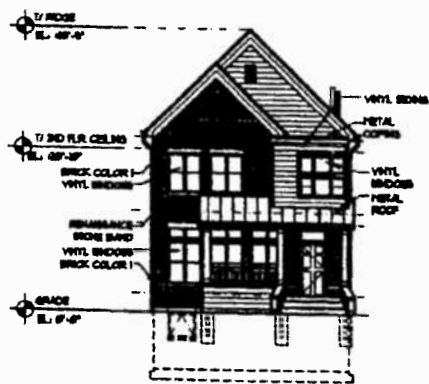
Exhibit 8.

Building Elevations.

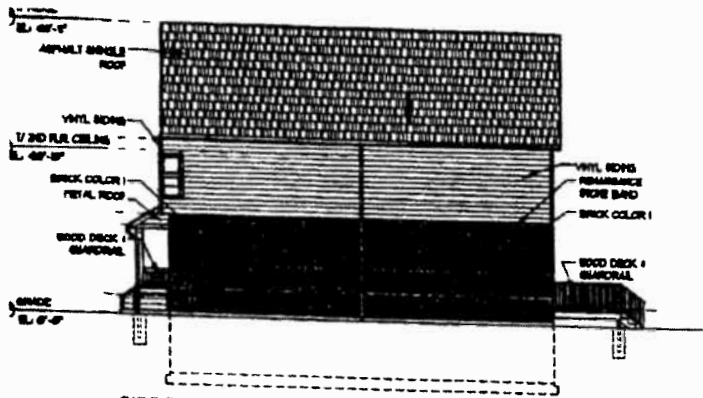
Unit Type 'A' - Sheet 8A



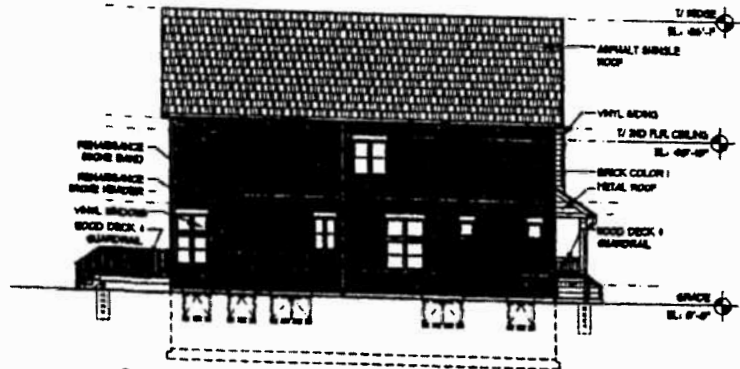
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1 FRONT ELEVATION - LARGE SINGLE-FAMILY NTS



4 SIDE ELEVATION - LARGE SINGLE-FAMILY NTS

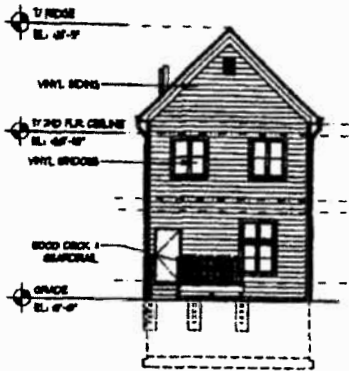


2 SIDE ELEVATION - LARGE SINGLE-FAMILY NTS

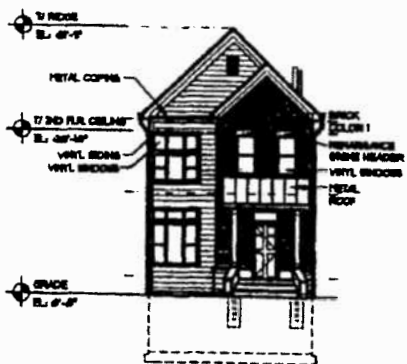
Exhibit 8.

Building Elevations.

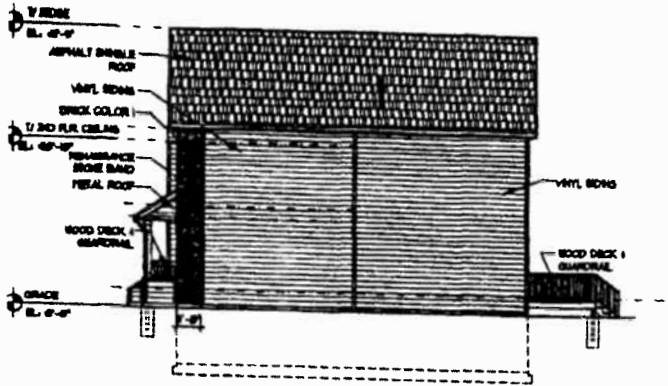
Unit Type 'B1' -- Sheet 8B.



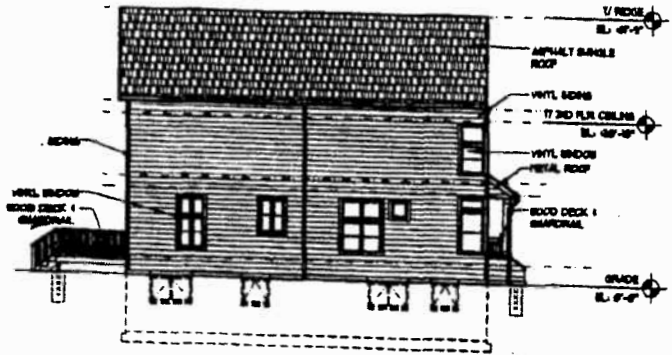
3 BACK ELEVATION - SMALL SINGLE-FAMILY NTS



1 FRONT ELEVATION - SMALL SINGLE-FAMILY NTS



4 SIDE ELEVATION - SMALL SINGLE-FAMILY NTS

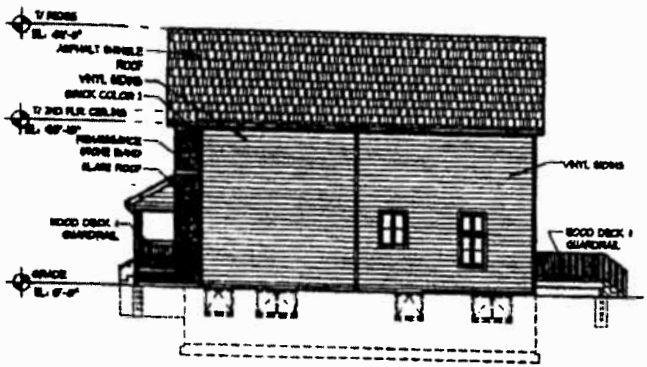


2 SIDE ELEVATION - SMALL SINGLE-FAMILY NTS

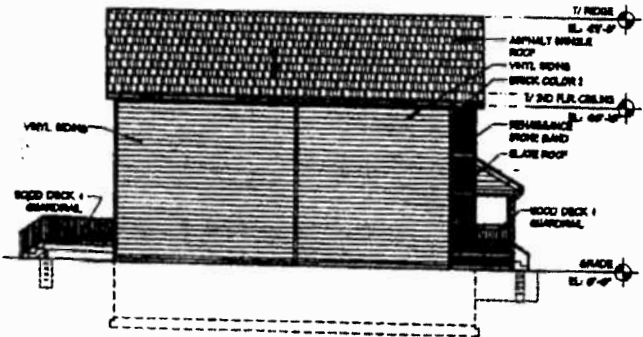
Exhibit 8.

Building Elevations.

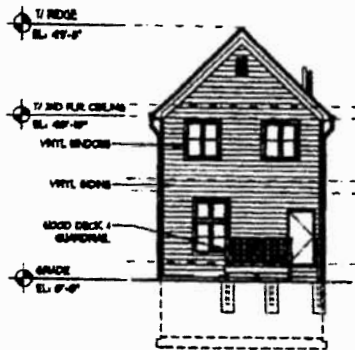
Unit Type 'B2' -- Sheet 8C.



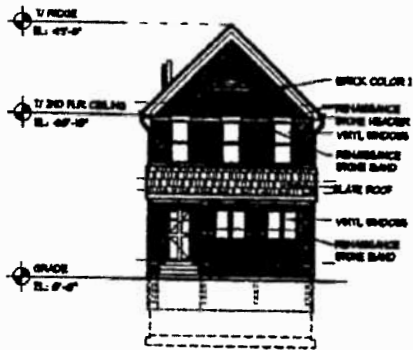
④ SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS



② SIDE ELEVATION - SMALL SINGLE-FAMILY  
NTS



③ BACK ELEVATION - SMALL SINGLE-FAMILY  
NTS



① FRONT ELEVATION - SMALL SINGLE-FAMILY  
NTS

Exhibit 8.  
Building Elevations.

Unit Type 'C1'--Sheet 8D.

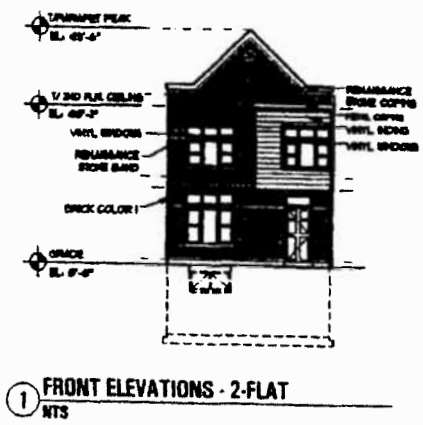
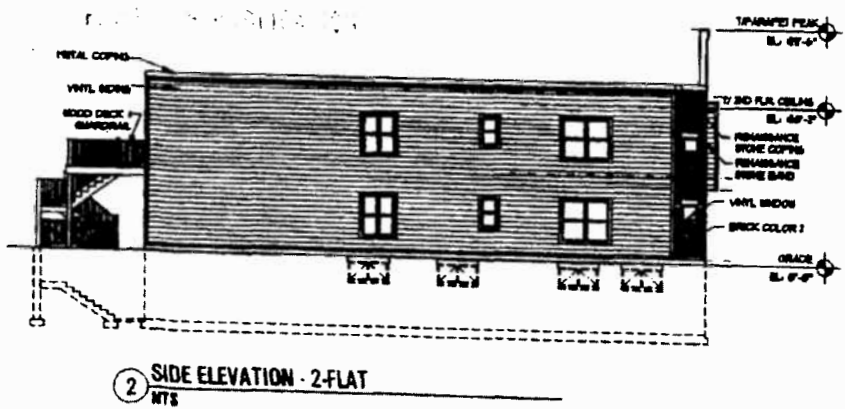
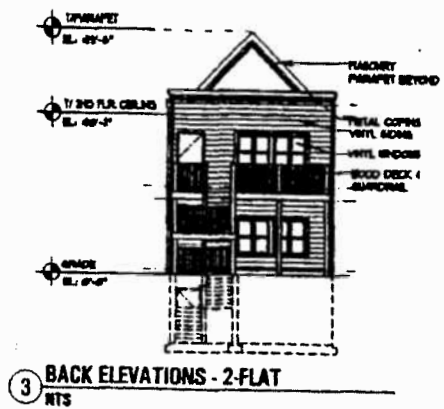
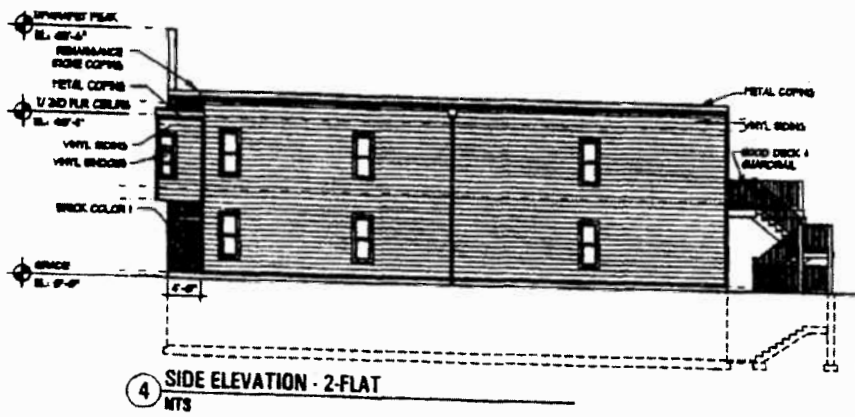


Exhibit 8.

Building Elevations.

Unit Type 'C2' -- Sheet 8E.

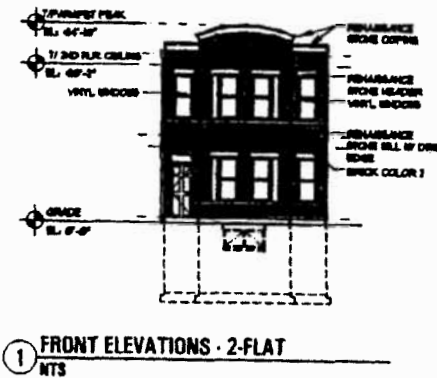
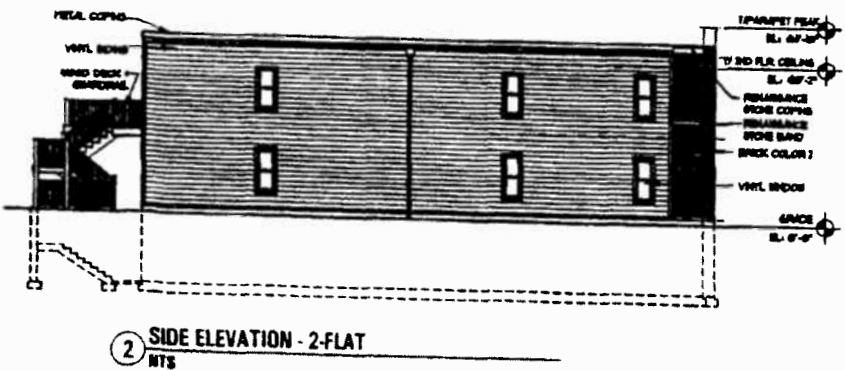
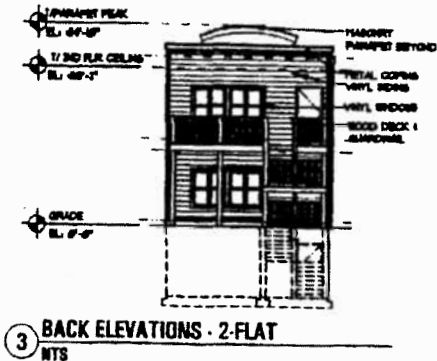
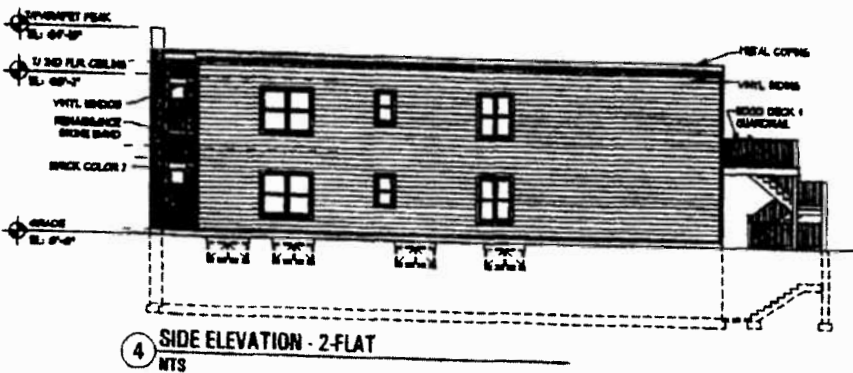
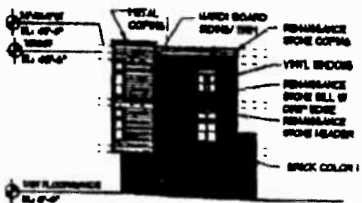


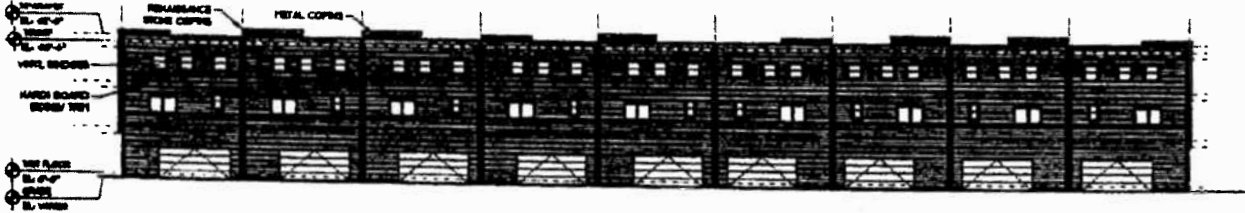
Exhibit 8.

Building Elevations.

Unit Type 'E' -- Sheet 8F.



3 SIDE ELEVATION - TOWNHOUSES (TYPICAL)  
NTS



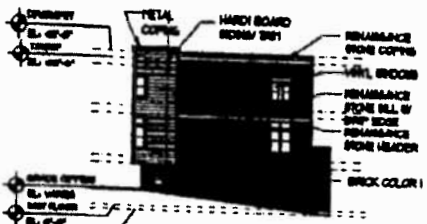
2 BACK ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS



1 FRONT ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS

Building Elevations.

Exhibit 8.



3 SIDE ELEVATION - TOWNHOUSES (TYPICAL)  
NTS



2 BACK ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS



1 FRONT ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS

FINAL FOR PUBLICATION

Exhibit 8.

Building Elevations.

Sheet 8H.

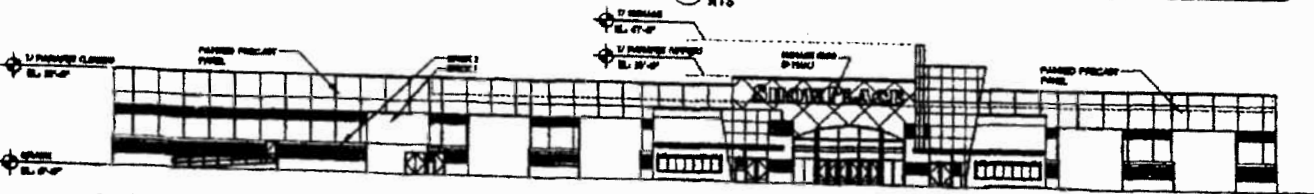


4 NORTH ELEVATION - THEATRE  
NTS



3 EAST ELEVATION - THEATRE  
NTS

2 WEST ELEVATION - THEATRE  
NTS



1 SOUTH ELEVATION - THEATRE  
NTS

9/13/2006

REPORTS OF COMMITTEES

85103

Exhibit 8.  
Building Elevations.

Sheet 8I.

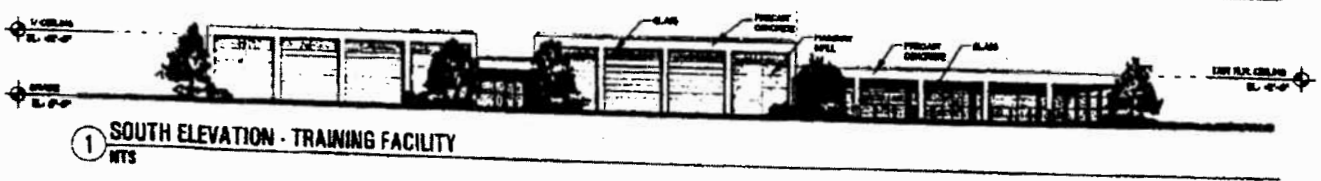
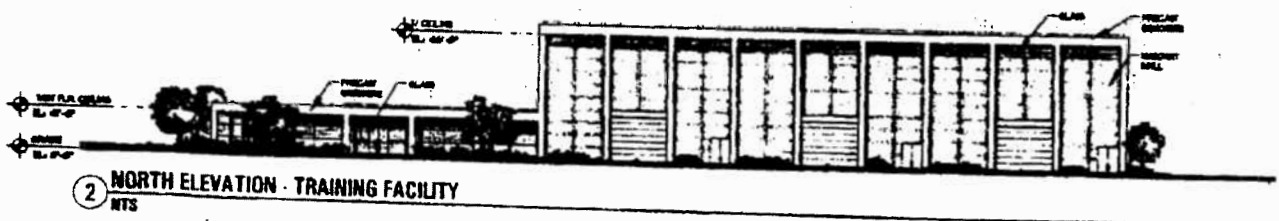
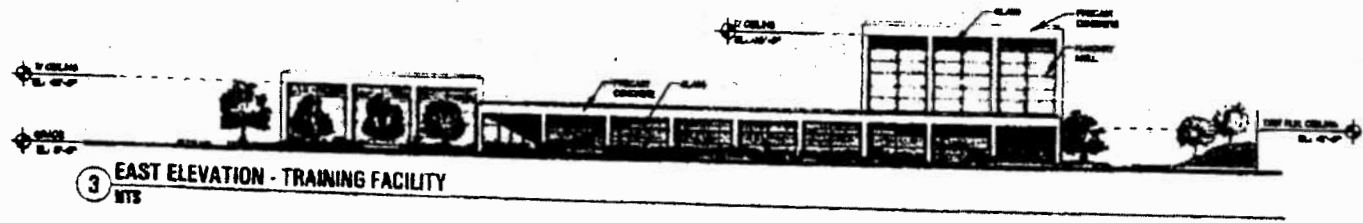
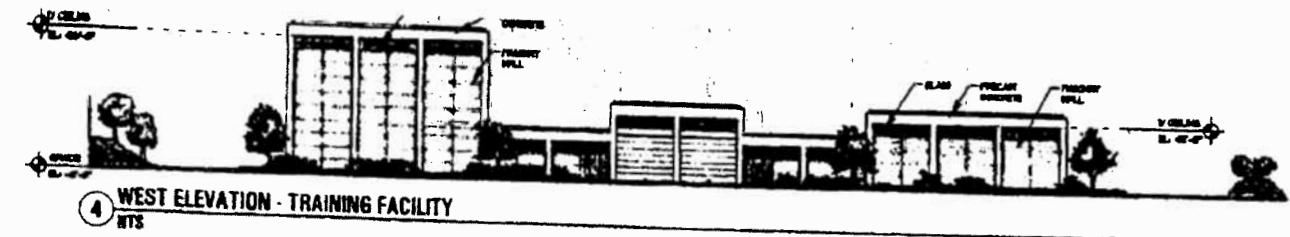
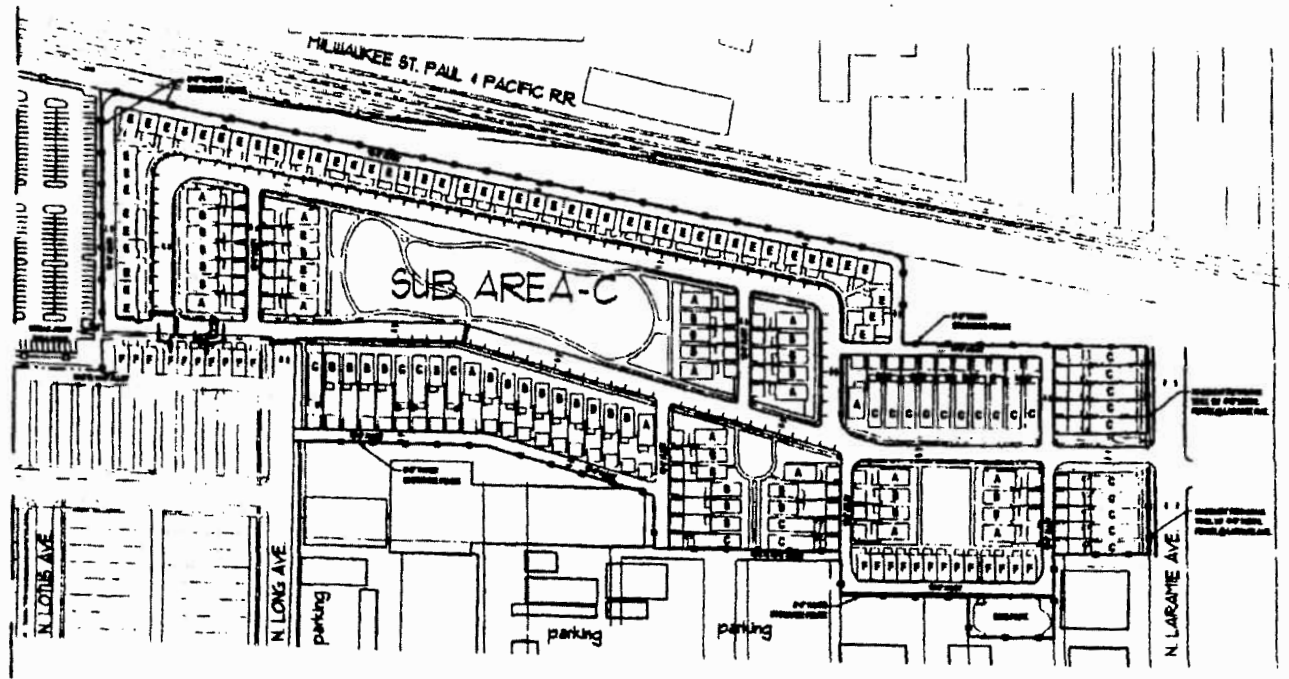


Exhibit 9.  
Fencing Plan.

Subarea C -- Sheet 9A.



1) FENCING PLAN - SUB-AREA C  
NTS





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>

April 9, 2008

Mr. Gregory J. Gobel  
Fujikawa Johnson Gobel Architects, Inc.  
111 East Wacker Drive  
Suite 3015  
Chicago, Illinois 60601

Re: Administrative Relief for Manufacturing Business Residential Planned  
Development No. 1013, Sub area A, 5700 West Homer Street

Dear Mr. Gobel:

Please be advised that your request for a minor change to Manufacturing Business Residential Planned Development No. 1013 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.

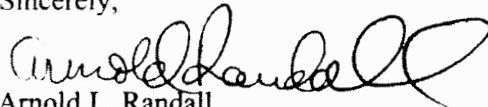
Specifically, you are requesting to:

- Reduce the minimum south setback from 280 feet to 225 feet as a result of an increase in building area and as shown on a revised Site Plan Sub-Area A, Exhibit 4, dated February 3, 2008. The FAR has not increased.
- Replace the proposed public road parallel and just north of West Homer Street linking Homer Street with the Central Avenue Underpass with a 28 foot wide gated unilock-turfstone grass paved road. This substitution is a result of the City's determination that this road will be for emergency vehicular access only and therefore, a public road is not necessary.
- Replace two separate parking lots with one combined parking lot, thereby, creating one secured entry location. The total number of parking spaces will not change. The emergency vehicular access road and combined parking lot are shown on a revised Landscape Plan Parcel 1, Exhibit 6, dated February 3, 2008.
- Increase the building height and design changes as shown on revised Building Elevations, Exhibit 8, dated February 3, 2008.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Manufacturing Business Residential Planned Development No. 1013, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files





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>

June 8, 2006

Mr. Richard F. Klawiter  
DLA Piper Rudnick Gray Cary US LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, IL 60601-1263

Re: **Site Plan Approval for Manufacturing-Business-Residential Planned Development No. 1013, Subarea B**  
**Proposal:** The construction of ShowPlace 14, a 2,728 seat movie theater within the Galewood Yards development.  
**Location:** 1900 N. Central Avenue

Dear Mr. Klawiter:

We have reviewed the site plans and exterior elevations dated June 1, 2006, and prepared by Woolpert, Inc. for the construction of a 57,226 sq. ft. movie theater. These plans are submitted in accordance with Statement No. 11 of Manufacturing-Business-Residential Planned Development No. 1013.

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:

- C000 Cover Sheet
- C200 Overall Site Plan
- Exhibit 4 Site Plan (Entire Site)
- C201 Site Plan
- C400 Utility Plan
- C600 Landscape Plan
- A2-9 Green Roof Plan
- A3-1 Exterior Elevations

In addition to the above-mentioned drawings, a Parcel 2 Site Plan prepared by Hartshorne Plunkard Architecture, May 3, 2006, will also be added to the main file.

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 Manufacturing-Business-Residential Planned Development No. 1013, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on March 29, 2006.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Danita Childers, Mike Marmo, DPD Files



14522

3/29/2006

REPORTS OF COMMITTEES

74011

Again, please let the record reflect that I, William J. P. Banks, abstain from voting on Application Numbers 15404, 15409, 15406, 15398, 15157, 15023 and 14522 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Stone, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Mitts, Allen, Laurino, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 43.

*Nays* -- None.

Alderman Beavers 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 Numbers 5-L And 5-M.*

(As Amended)

(Application Number 14522)

MBRPO 1013

*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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-L in the area bounded by:

beginning at a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; to a point 120.02 feet east of the centerline of North Central Avenue and 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 120.02 feet east of and parallel to the centerline of North Central Avenue; a line from a point 59.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 120.02 feet east of the centerline of North Central Avenue; to a point, 60.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 175.26 feet east of the centerline of North Central Avenue; a line 175.26 feet east of and parallel to the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 175.26 feet east of the centerline of North Central Avenue to a point 520.18 feet east of the centerline of North Central Avenue and 36.20 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 520.18 feet east of and parallel to the centerline of North Central Avenue; a line from a point 36.20 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 520.18 feet east of the centerline of North Central Avenue to a point 36.20 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 1,070.56 feet east of and parallel to the centerline of North Central Avenue; the alley next north of and parallel to West Cortland Street; a line 683.23 feet east of and parallel to the centerline of North Central Avenue; a line 115 feet north of and parallel to the alley next north of and parallel to West Cortland Street or the line thereof if extended, where no alley exists; and the centerline of North Central Avenue,

to those of a B3-1 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 C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/Business Park District, M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-L in the area bounded by:

beginning at a point 36.20 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and

Pacific Railroad) and 1,070.56 feet east of the centerline of North Central Avenue; a line from a point, 36.20 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 1,070.56 feet east of the centerline of North Central Avenue to a point 80.5 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 361.55 feet west of North Laramie Avenue; a line 361.55 feet west of and parallel to North Laramie Avenue; a line 702.16 feet north of and parallel to West Bloomingdale Avenue; North Laramie Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; the alley next west of and parallel to North Laramie Avenue; a line 256.19 feet north of and parallel to West Bloomingdale Avenue; North Latrobe Avenue; a line 316.19 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Lockwood Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; a line 740.34 feet west of and parallel to North Laramie Avenue; a line 480.35 feet north of and parallel to West Bloomingdale Avenue; a line 998.69 feet west of and parallel to North Laramie Avenue; a line 534.11 feet north of and parallel to West Bloomingdale Avenue; the easterly right-of-way line of North Long Avenue; the alley next north of and parallel to West Cortland Street; and a line 1,070.56 feet east of and parallel to the centerline of North Central Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, B3-1 Community Shopping District, M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Numbers 5-L and 5-M in the area bounded by:

beginning at a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue to a point 120.02 feet east of the centerline of North Central Avenue and 50.33 feet south of the center line of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 120.02 feet east of and parallel to the centerline of North Central Avenue; a line from a point 59.33 feet south of the line of the Canadian Pacific Railroad/Metra right-of-way formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 120.02 feet east of the centerline of North Central Avenue to a point 60.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 175.26 feet east of the centerline of North Central

Avenue; a line 175.26 feet east of and parallel to the centerline of North Central Avenue; a line from a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 175.26 feet east of the centerline of North Central Avenue to a point 520.18 feet east of the centerline of North Central Avenue and 36.02 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line 520.18 feet east of and parallel to the centerline of North Central Avenue; a line from a point 36.02 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 520.18 feet east of the centerline of North Central Avenue to a point 80.5 feet south of the center of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 361.55 feet west of North Laramie Avenue; a line 361.55 feet west of and parallel to North Laramie Avenue; a line 702.16 feet north of and parallel to West Bloomingdale Avenue; North Laramie Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; the alley next west of and parallel to North Laramie Avenue; a line 256.19 feet north of and parallel to West Bloomingdale Avenue; North Latrobe Avenue; a line 316.19 feet north of and parallel to West Bloomingdale Avenue; the alley next east of and parallel to North Lockwood Avenue; a line 384.16 feet north of and parallel to West Bloomingdale Avenue; a line 740.34 feet west of and parallel to North Laramie Avenue; a line 480.35 feet north of and parallel to West Bloomingdale Avenue; a line 998.69 feet west of and parallel to North Laramie Avenue; a line 534.11 feet north of and parallel to West Bloomingdale Avenue; the easterly right-of-way line of North Long Avenue; the alley next north of and parallel to West Cortland Street; a line 683.23 feet east of and parallel to the centerline of North Central Avenue; a line 115 feet north of and parallel to the alley next north of and parallel to West Cortland Street or the line thereof if extended, where no alley exists; the centerline of North Central Avenue; a line 860.41 feet north of and parallel to West Bloomingdale Avenue; a line 632.9 feet west of and parallel to the centerline of North Central Avenue; a line 763.44 feet north of and parallel to West Bloomingdale Avenue; a line 170.94 feet west of and parallel to North Central Avenue; a line 646.44 feet north of and parallel to West Bloomingdale Avenue; a line 441.39 feet west of and parallel to North Central Avenue; a line 712.44 feet north of and parallel to West Bloomingdale Avenue; a line 630.14 feet west of and parallel to North Central Avenue; a line 722.14 feet north of and parallel to West Bloomingdale Avenue; a line 1,537.41 feet west of and parallel to North Central Avenue (or the easterly right-of-way line of North Monitor Avenue extended where no street exists); a line 60 feet north of and parallel to the alley next north of and parallel to West Cortland Street; a line 371.50 feet west of and parallel to the easterly right-of-way line of North Monitor Avenue extended (or a line 1,972.92 feet west of and parallel to the centerline of North Central Avenue); a line from a point 36.37 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee,

St. Paul and Pacific Railroad) and 371.50 feet west of the easterly right-of-way line of North Monitor Avenue extended (or a line 1,972.92 feet west of the centerline of North Central Avenue) to a point 36.53 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 1,175.19 feet west of the centerline of North Central Avenue; a line 1,175.19 feet west of and parallel to the centerline of North Central Avenue; a line from a point 1,175.19 feet west of the centerline of North Central Avenue and 50.53 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) to a point 568.49 feet west of the centerline of North Central Avenue and 36.04 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad); a line from a point 36.04 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 568.49 feet west of the centerline of North Central Avenue to a point 38.29 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 432.33 feet west of the centerline of North Central Avenue; a line from a point 38.29 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 432.33 feet west of the centerline of North Central Avenue to a point 50.13 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 66.03 feet west of the centerline of North Central Avenue; a line from a point 50.13 feet south of the centerline of the Canadian Pacific Railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and 66.03 feet west of the centerline of North Central Avenue to a point 50.33 feet south of the centerline of the Canadian Pacific Railroad/Metra right-of-way (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad) and the centerline of North Central Avenue; and the centerline of North Central Avenue extended to the north, to the point of beginning,

to the designation of Manufacturing-Business-Residential Planned Development Number 1013 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 thereto and to no others.

SECTION 4. 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:

*Manufacturing-Business-Residential Planned  
Development Number 1013.*

*Plan Of Development Statements.*

1. The area delineated herein as Manufacturing-Business-Residential Planned Development (the "Planned Development") consists of approximately two million one hundred sixty-two thousand eight hundred ninety-nine (2,162,899) square feet (forty-nine and sixty-five hundredths (49.65) acres) (the "Property") net site area which is owned and controlled by the applicant Grand Central Center for Business, L.L.C. (the "Applicant"), and which is depicted on the attached Planned Development Boundary and Property Line Map. The property is divided into three (3) subareas as shown on the Subarea Map. (See footnote Number 1).
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 or alleys, or easements, or adjustments of public rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the Chicago 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 titleholders 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 any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development is made, the Property shall be under single ownership or under single designated control. Single designated control for the purposes of 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 change or modification to this Planned Development (including administrative changes pursuant to paragraph 12, below) applicable to or in a given subarea need only be made or authorized by the owners and/or ground lessees of such subarea, provided such change or modification does not alter the improvements permitted to be constructed in other subareas, and the corresponding

documentation submitted for such change or modification shall only be required to include information related to the subject subarea; (b) with respect to Subarea C; no amendment may be sought without written approval of the master homeowners association created to manage and govern Subarea C (the individual unit owners and/or homeowners therein and/or 'sub-associations' shall not have the right to seek any such amendments) unless the rights to do so have been retained by the Applicant and its successors in a private agreement or agreements recorded against the Property. 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 from 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. This plan of development consists of these fifteen (15) statements and the following described exhibits, all dated March 16, 2006 (collectively, the "Plans"), all of which are incorporated herein and made a part hereof by this reference:

Exhibit 1 -- Existing Zoning Maps, Sheets 1A and 1B;

Exhibit 2 -- Existing Land-Use Maps, Sheets 2A and 2B;

Exhibit 3 -- Planned Development Boundary and Property Line Maps, Sheets 3A and 3B;

Exhibit 4 -- Site Plans, Sheets 4A, 4B, 4C and 4D;

Exhibit 5 -- Net Developable Area Plans, Sheets 5A and 5B;

Exhibit 6 -- Landscape Plans, Sheets 6A, 6B, 6C and 6D;

Exhibit 7 -- Public Way Dedication Plans, Sheets 7A and 7B; and

Exhibit 8 -- Building Elevations, Sheets 8A, 8B, 8C, 8D, 8E, 8F and 8G.

Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is in conformity with

the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for the approval of a Planned Development. These and no other zoning controls shall apply to the Property. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall govern.

5. The following uses shall be permitted within the area delineated herein as a Manufacturing-Business-Residential Planned Development:
  - Subarea A: All uses permitted in the M1-2 Limited Manufacturing/Business Park District, including: business support services including exterior storage and outdoor work areas; business/trade schools; employment services; business offices; contractors/construction storage; warehousing; accessory parking and loading with related and accessory uses.
  - Subarea B: All uses permitted in the B3-1 Community Shopping District, including any entertainment and spectator sports (large venue) or multi-screen movie theaters; food services; restaurants (both limited and general), accessory parking, loading, related and accessory uses.
  - Subarea C: A total of two hundred eight (208) dwelling units, consisting without limitation of townhouses, detached single-family houses, detached two (2) flat multi-unit buildings and detached three (3) flat multi-unit buildings; accessory parking; open space/green space as shown on the Plans; other accessory uses; and temporary buildings for sales and construction purposes. (See footnotes (1) and (5)).
6. On-premises (Business) signs and temporary signs are permitted upon the Property subject to the review and approval of the Commissioner of D.P.D. (the "Commissioner"), consistent with the provisions of this Planned Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking and ingress and egress as depicted in the Plans shall be subject to the review and approval of C.D.O.T. and D.P.D.. All work proposed in the

public way must be designed and constructed in accordance with the C.D.O.T. "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code. Closure of all or any part of any public street or alley during demolition or construction shall be subject to the review and approval of C.D.O.T.

8. The height of any building and any appurtenance shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the parcels on the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations, and floor area and building height measurements, the definitions in the Chicago Zoning Ordinance as of the date hereof shall apply.
10. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other parking lot landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

The Applicant or its successors or assignees shall construct and provide ongoing maintenance to the proposed green spaces/open spaces totaling approximately one hundred thousand (100,000) square feet (two and twenty-nine hundredths (2.29) acres) to be located within Subarea C. The square footage of these green spaces/open spaces shall be counted in determining compliance with any open space requirements within this Planned Development and shall be included in the determination of the required Open Space Impact Fee for Subarea C of this Planned Development.

11. Prior to the issuance by D.P.D. of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any development parcels within the Planned Development that does not substantially conform to, or is not defined in, the Plans, a site plan ("Development Parcel Site Plan") for the proposed development, including parking areas, shall be submitted to the Commissioner for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the

Commissioner, the approved plans shall be kept on permanent file with D.P.D. and shall be deemed to be an integral part of this Planned Development. A Development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the development parcel(s);
- (2) the site plans for the improvements;
- (3) in Subareas A and B, the location and dimensions of all loading berths, curb cuts and parking spaces;
- (4) a landscaping plan, including adjacent parkways;
- (5) the location of any adjacent public improvements;
- (6) in Subareas A and B, a sign plan which includes, but is not limited to, the size, location and type of signs proposed;
- (7) preliminary building sections and elevations of the improvements with a preliminary building materials lists;
- (8) statistical information applicable to the development parcel limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.
- (9) in Subareas A and B, storm water management requirements, if applicable.

A Development Parcel Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Review and approval of the Development Parcel Site Plan for the development parcels by the Commissioner is

intended to assure that specific development proposals conform to the approved plan of development.

12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner upon application and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of this Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units and/or floor area (including retail/commercial floor area) from one subarea to another subarea, or from one development parcel to another development parcel within a subarea so long as the maximum dwelling unit count, F.A.R. or maximum retail/commercial area, as applicable, for the Planned Development is not exceeded; a decrease in the number of dwelling units in Subarea C or an increase in the number of dwelling units in Subarea C, so long as such increase complies with Section 17-13-0611-A of the Chicago Zoning Ordinance; changes in use of the property from one subarea to another subarea, or from one development parcel to another development parcel; an increase in the maximum percent of land covered for the total net site area; an increase in the maximum building heights of residential buildings in Subarea C; and other changes to the Plans or Plan of Development. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or 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 energy resources. The Applicant shall use best and 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 ("L.E.E.D.") Green Building Rating System. The Applicant/owners of Subarea A shall provide a vegetated ("green") roof totaling ten percent (10%) and of Subarea B shall provide a vegetated ("green") roof totaling fifty percent (50%) of the net roof area of any new building having floor area in excess of ten thousand (10,000) gross square feet. The term "net roof area" shall be defined as the area of the roof minus any required perimeter setbacks, roof top structures and roof-mounted equipment. (For Subarea C "green roof" requirements, see footnote 3).

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14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the Property in a manner that 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 ("M.O.P.D.") to ensure compliance with 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. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically convert to that of the M1-2 Limited Manufacturing/Business Park District for Subarea A, to that of the B3-1 Community Shopping District for Subarea B, and to that of the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District classification for Subarea C. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Exhibit 1 -- Existing Zoning Maps, Sheets 1A and 1B; Exhibit 2 -- Existing Land-Use Maps, Sheets 2A and 2B; Exhibit 3 -- Planned Development Boundary and Property Line Maps, Sheets 3A and 3B; Exhibit 4 -- Site Plans, Sheets 4A, 4B, 4C and 4D; Exhibit 5 -- Net Developable Area Plans, Sheets 5A and 5B; Exhibit 6 -- Landscape Plans, Sheets 6A, 6B, 6C and 6D; Exhibit 7 -- Public Way Dedication Plans, Sheets 7A and 7B; and Exhibit 8 -- Building Elevations, Sheets 8A, 8B, 8C, 8D, 8E, 8F and 8G referred to in these Plan of Development Statements printed on pages 74027 through 74051 of this Journal.]

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

*Manufacturing-Business-Residential Planned Development Number 1013.*

*Bulk Regulations And Data Table.*

Gross Site Area: 2,331,424 square feet (53.52 acres)

|  |   |
|--|---|
| Public Right-of-Way Area<br>(existing and to be<br>dedicated):           | 168,525 square feet (3.90 acres)  |
| Net Site Area:   | 2,162,899 square feet (49.65 acres)   |
| Net Site Area (by subareas):   |   |
| Subarea A:   | 1,045,245 square feet (24.0 acres)  |
| Subarea B:   | 437,658 square feet (10.04 acres)   |
| Subarea C:   | 679,996 square feet (15.61 acres)   |
| Maximum Floor Area Ratio:  |   |
| Subarea A:   | 0.31  |
| Subarea B:   | 0.12  |
| Subarea C:   | 0.20  |
| Maximum Number of Residential<br>Units Permitted (in Subarea C<br>only): | 0.65  |
| Maximum Number of Residential<br>Units Permitted (in Subarea C<br>only): | 208 units   |
| Permitted Uses:  | Manufacturing, business and residential uses<br>and related uses as listed in Statement<br>Number 5 |
| Minimum Number of Off-Street<br>Parking Spaces To Be Provided:           |   |
| Subarea A:   | 197 parking spaces  |
| Subarea B:   | 850 parking spaces  |
| Subarea C:   | 1 parking space for each dwelling unit, plus<br>79 guest spaces                                     |

|   |                                    |
|---|------------------------------------|
| Minimum Green/Open Spaces<br>To Be Provided in Subarea C:       | 100,000 square feet (2.29 acres)   |
| Minimum Number of Off-Street<br>Loading Spaces:                 | 2 spaces                           |
| Subarea A:  | 1 space at 10 feet by 25 feet      |
| Subarea B:  | 1 space at 10 feet by 25 feet      |
| Subarea C:  | 0 spaces                           |
| Maximum Building Height:  |                                    |
| Subarea A:  | 56 feet                            |
| Subarea B:  | 50 feet                            |
| Subarea C:  | 38 feet                            |
| Maximum Site Coverage for<br>the Entire Planned<br>Development: | 19%                                |
| Subarea A:  | 12%                                |
| Subarea B:  | 20%                                |
| Subarea C:  | 28% (excludes accessory buildings) |
| Minimum Setbacks:   |                                    |
| Subarea A:  |                                    |
| Front (East) Setback:   | 610 feet                           |
| Side (North) Setback:   | 60 feet                            |
| Side (South) Setback:   | 280 feet                           |
| Rear (West) Setback:  | 800 feet                           |

## Subarea B:

|                       |          |
|-----------------------|----------|
| Front (West) Setback: | 50 feet  |
| Side (East) Setback:  | 100 feet |
| Side (South) Setback: | 100 feet |
| Rear (North) Setback: | 35 feet  |

## Subarea C:

## "A" Units:

|                |         |
|----------------|---------|
| Front Setback: | 12 feet |
| Side Setbacks: | 2 feet  |
| Rear Setback:  | 39 feet |

## "B" Units:

|                |         |
|----------------|---------|
| Front Setback: | 12 feet |
| Side Setbacks: | 3 feet  |
| Rear Setback:  | 42 feet |

## "C" Units:

|                |         |
|----------------|---------|
| Front Setback: | 12 feet |
| Side Setbacks: | 3 feet  |
| Rear Setback:  | 36 feet |

**"D" Units:**

|                |         |
|----------------|---------|
| Front Setback: | 15 feet |
| Side Setbacks: | 2 feet  |
| Rear Setback:  | 50 feet |

**"E" and "F" Units:**

|                |        |
|----------------|--------|
| Front Setback: | 9 feet |
| Side Setbacks: | 0 feet |
| Rear Setback:  | 0 feet |

Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement of structures, when necessary because of technical reasons subject to the approval of the Commissioner of the Department of Planning and Development.

**Footnotes:**

- 1) All streets and alleys located in Subarea C will be "Private" and are included within the net site area as identified in Statement Number 1 of the Plan of Development and the Bulk Regulations and Data Table.
- 2) The access ramps located in Subareas A and B are included in the area of the public rights-of-way for purposes of net site area calculations as identified on the Bulk Regulations and Data Table and Statement Number 1.
- 3) In Subarea C, any townhouse building containing four (4) or more contiguous units without individual roof access shall have a vegetated ("green") roof totaling twenty-five percent (25%) of the net roof area. The term "net roof area" shall be defined as the total area of the roof minus any required perimeter setbacks, roof structures and roof mounted equipment.
- 4) All setbacks in Subarea C shall be compatible with the attached Bulk Regulations and Data Table (Minimum Setbacks). These setbacks may be adjusted by the Commissioner of Planning and Development.

Exhibit 1.

Existing Zoning Map -- Parcel 1.  
(Sheet 1A)

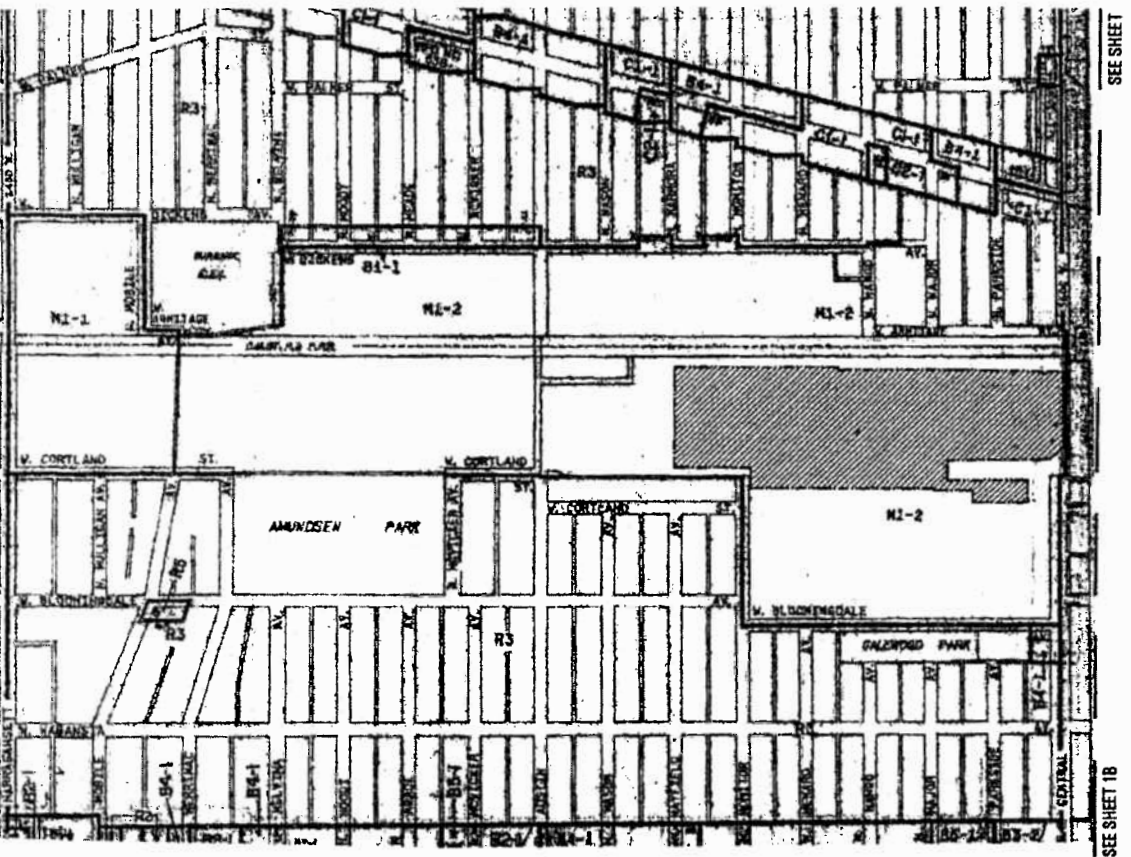


Exhibit 1.

Existing Zoning Map -- Parcels 2 And 3.  
(Sheet 1B)

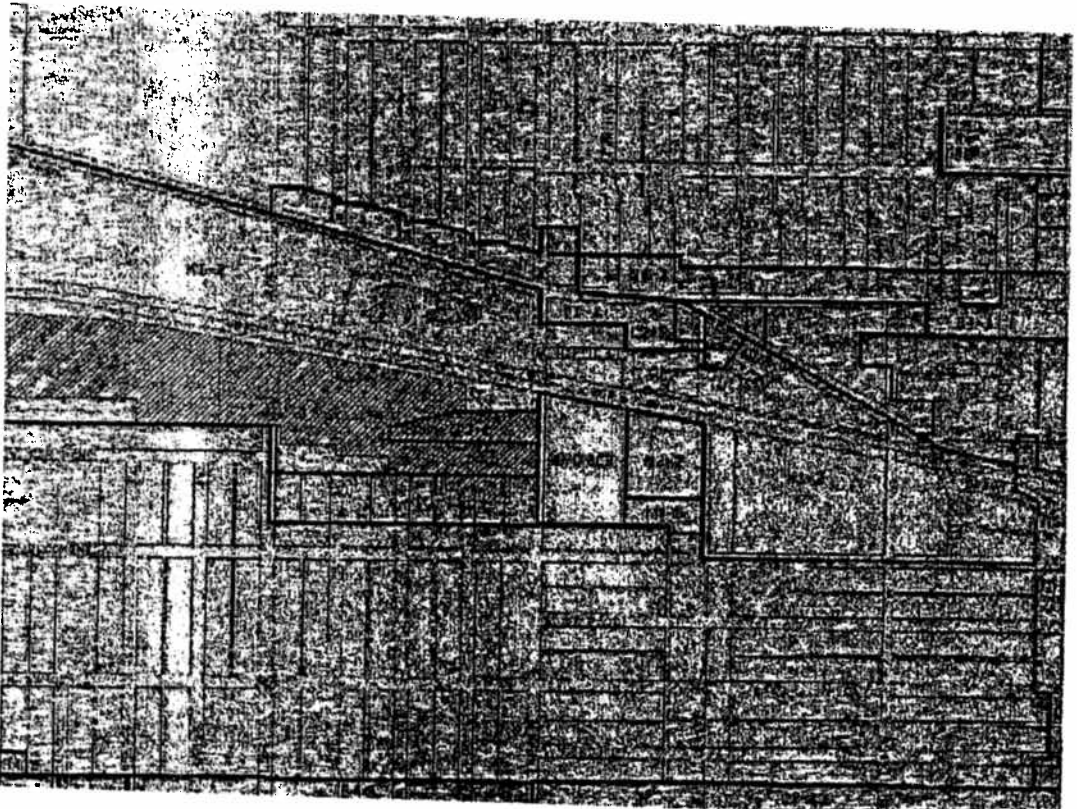


Exhibit 2.

Existing Land-Use -- Sheet 2A.

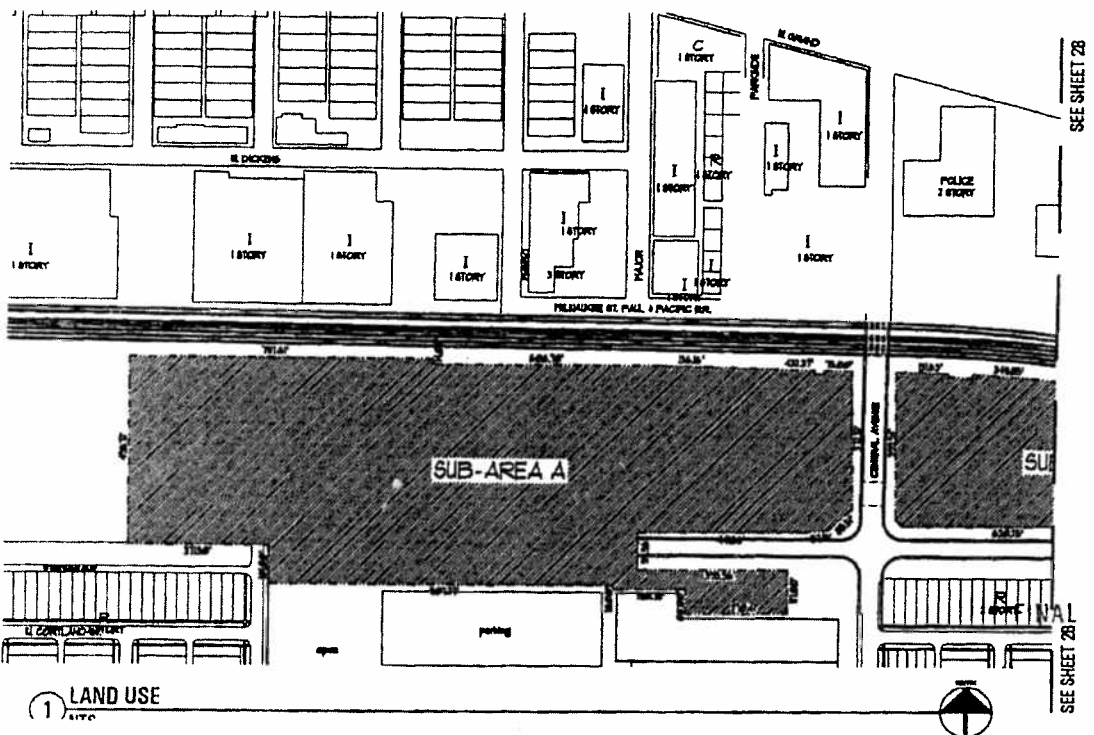




Exhibit 3.

Planned Development Boundary And  
Property Line Map -- Sheet 3A.

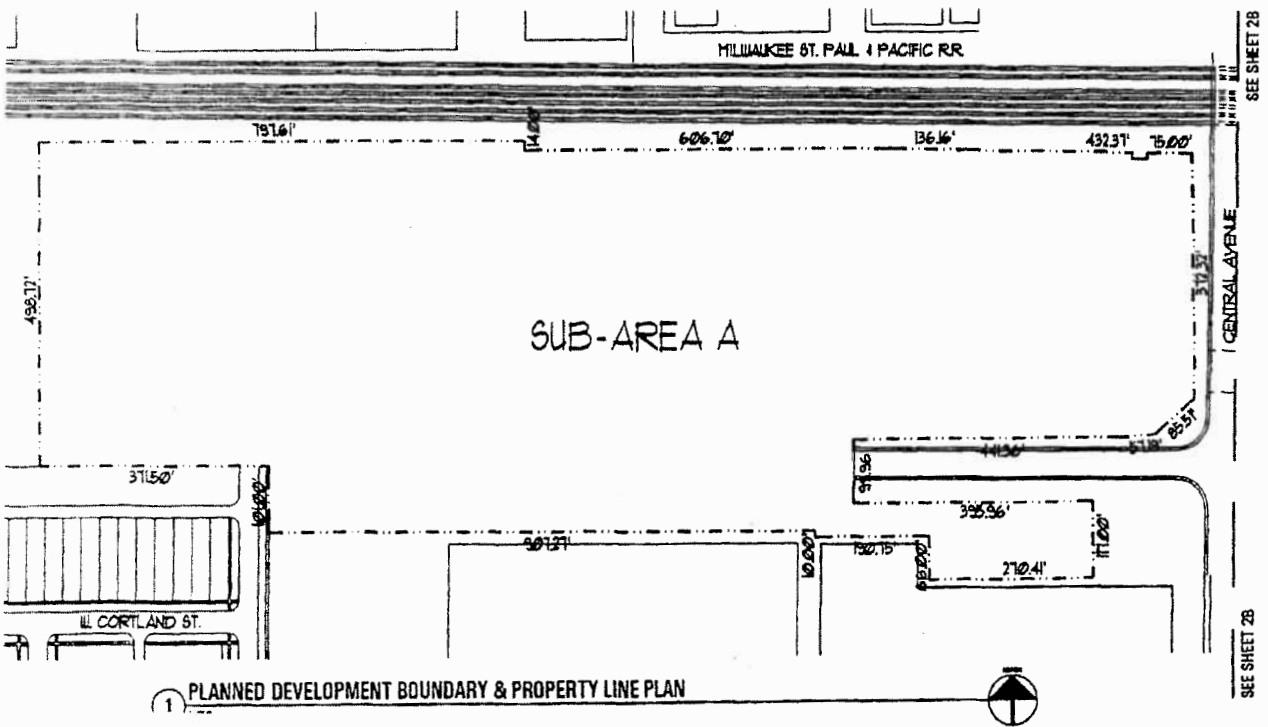






Exhibit 4.

Site Plan -- Subarea B.  
(Sheet 4B)

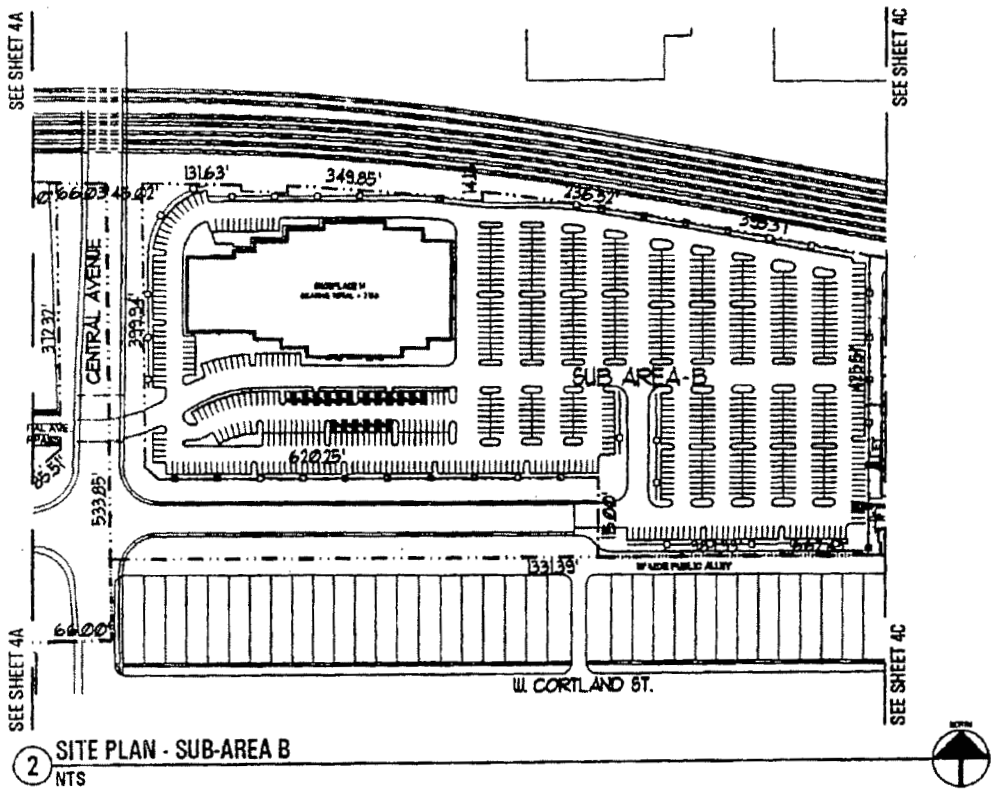
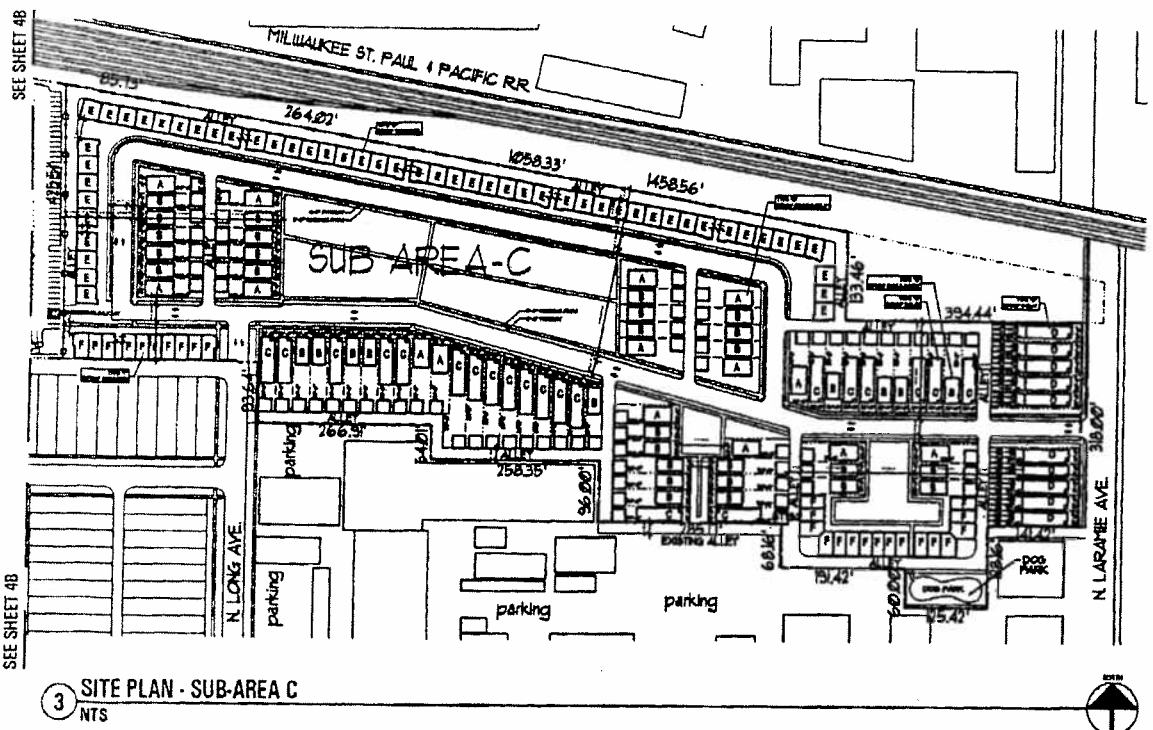


Exhibit 4.

Site Plan -- Subarea C.  
(Sheet 4C)



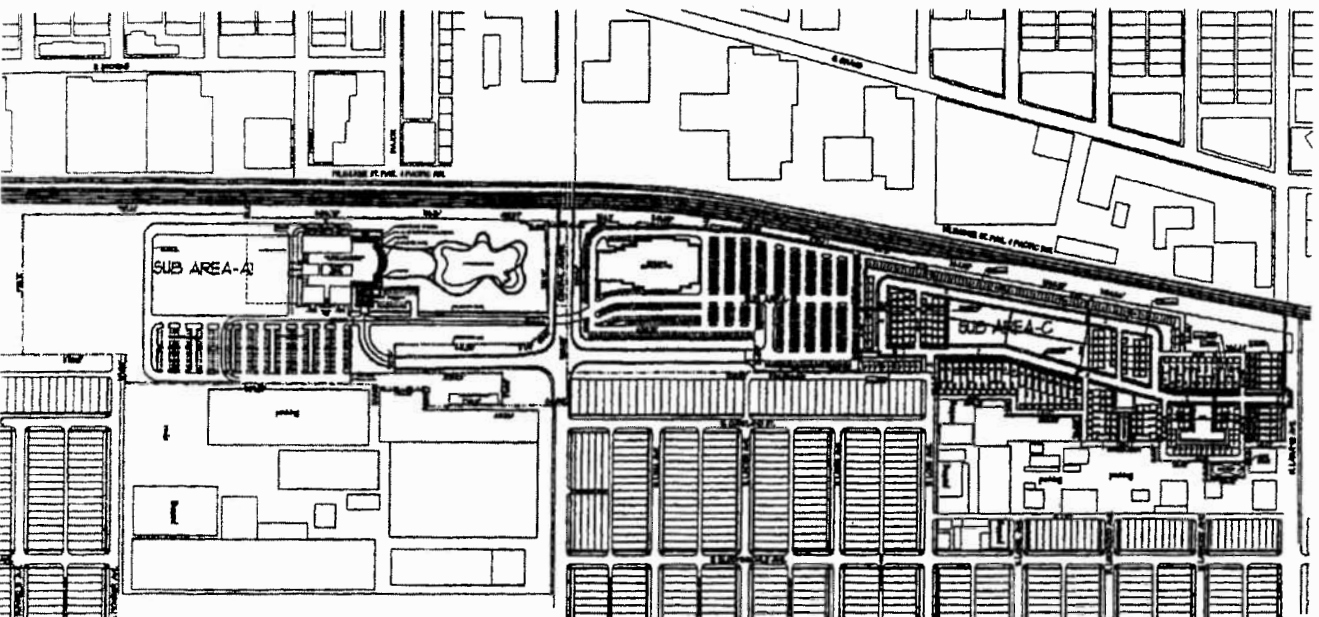
3 SITE PLAN - SUB-AREA C  
NTS

SEE SHEET 4B

SEE SHEET 4B

Exhibit 4.

Site Plan -- Entire Site.  
(Sheet 4D)



4 SITE PLAN - ENTIRE SITE  
NTS





Exhibit 5.

Net Developable Area -- Sheet 5B.

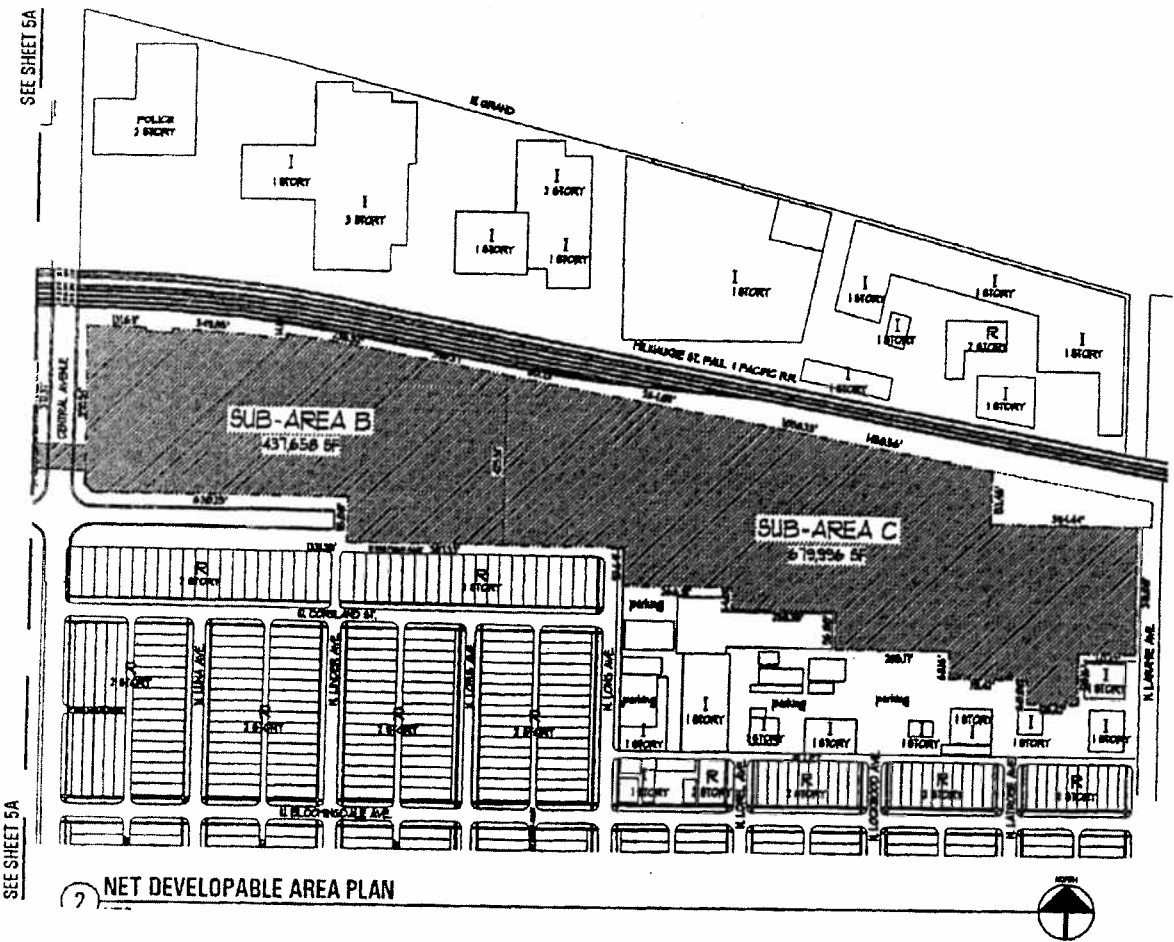


Exhibit 6.

Landscape Plan -- Parcel 1.  
(Sheet 6A)

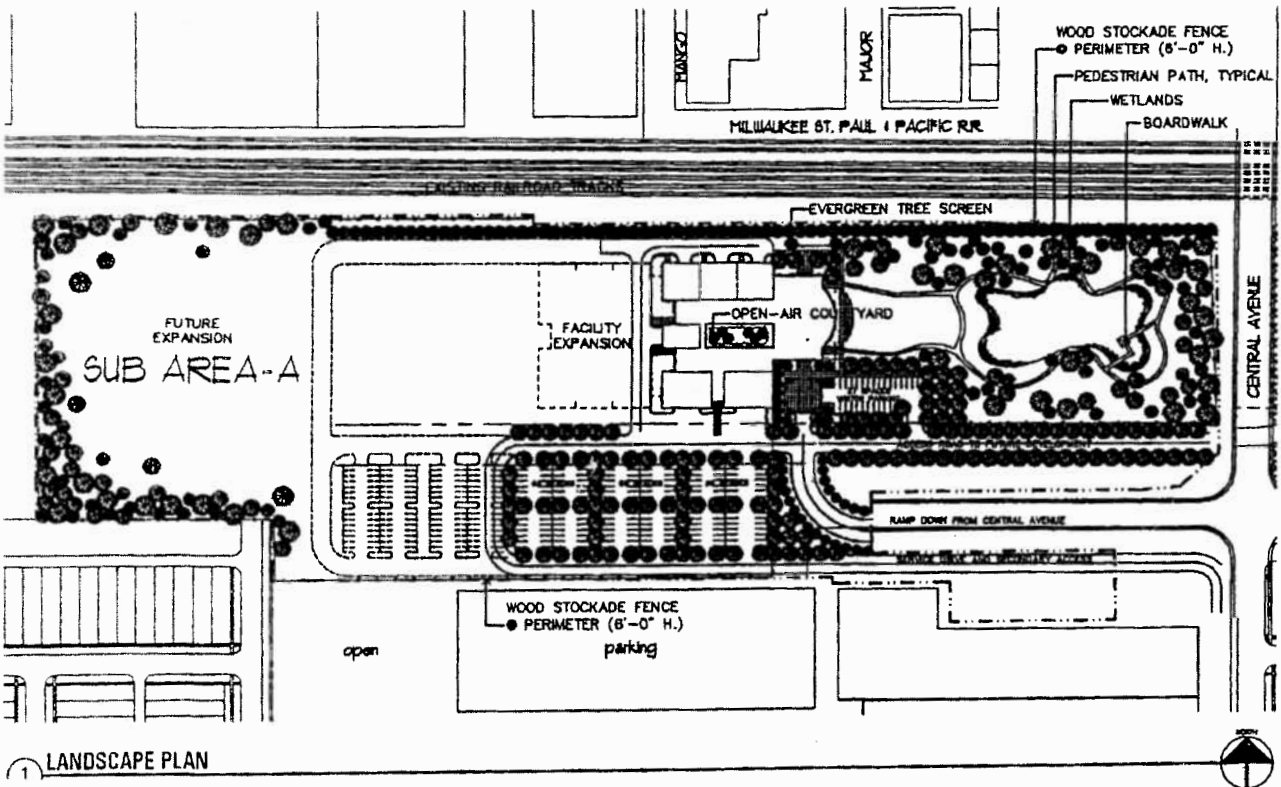










Exhibit 7.

Public Way Dedication Plan -- Sheet 7B.

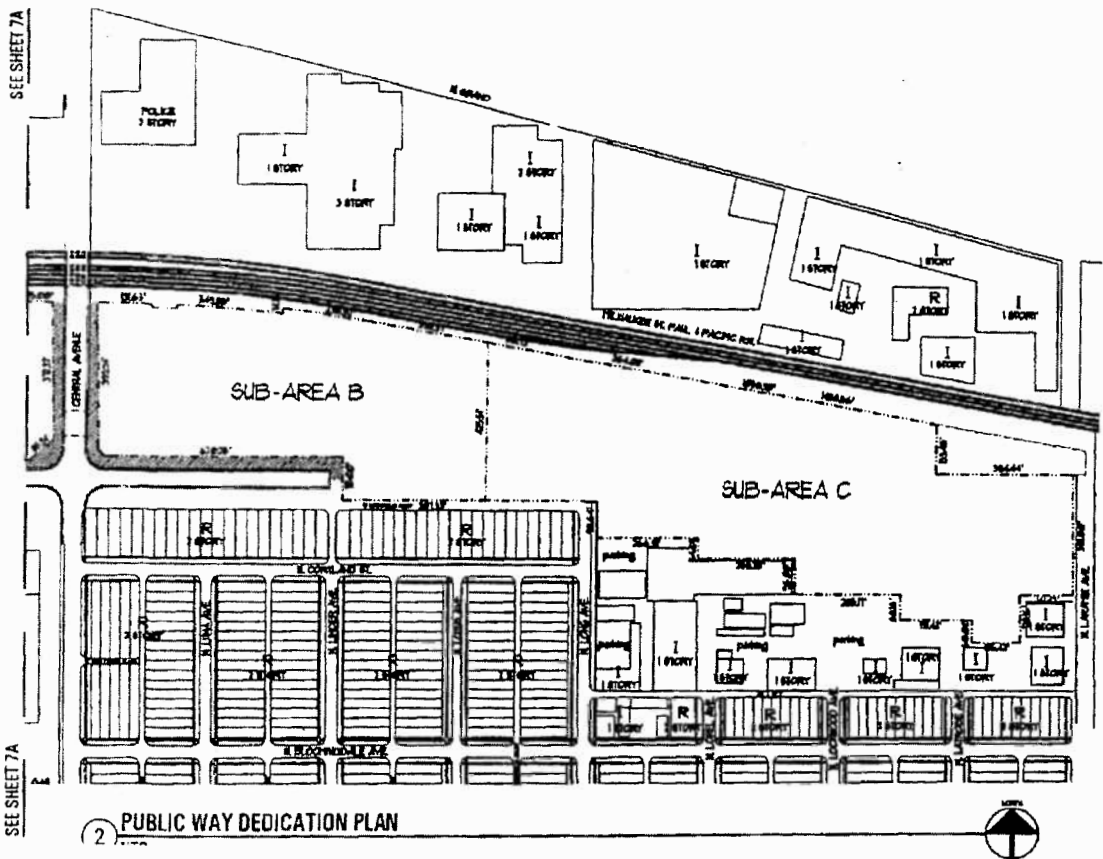


Exhibit 8.

Building Elevations -- Sheet 8A.

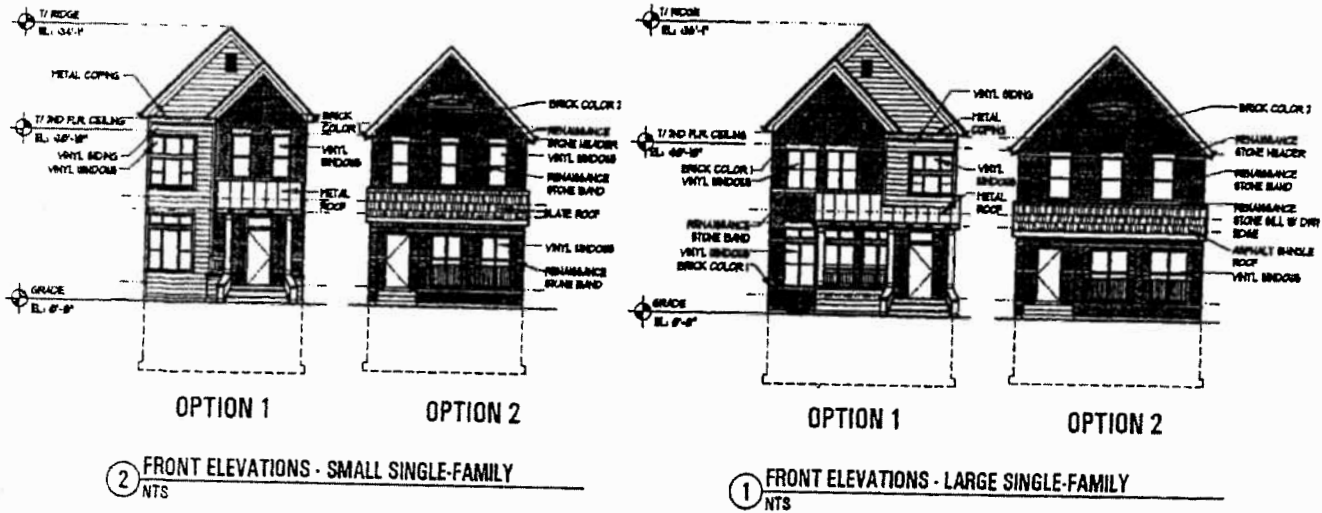
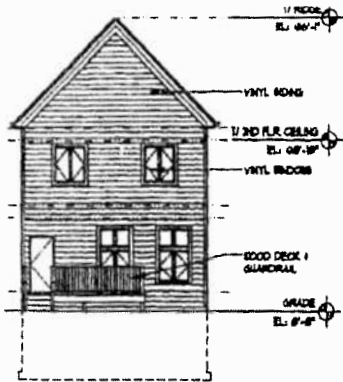
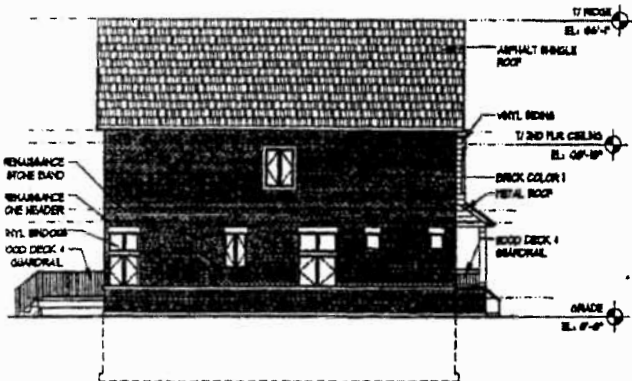


Exhibit 8.

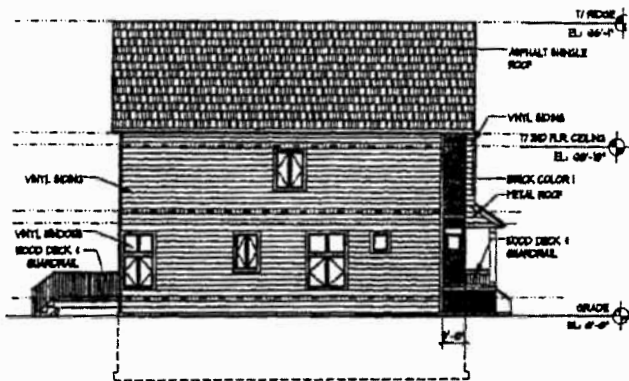
Building Elevations -- Sheet 8B.



3 BACK ELEVATION - SINGLE-FAMILY (TYP.)  
NTS



2 SIDE ELEVATION - SINGLE-FAMILY (TYP.) @ CORNER UNITS  
NTS



1 SIDE ELEVATION - SINGLE-FAMILY (TYP.) @ INTERIOR UNITS  
NTS





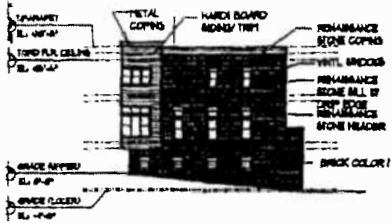
3/29/2006

REPORTS OF COMMITTEES

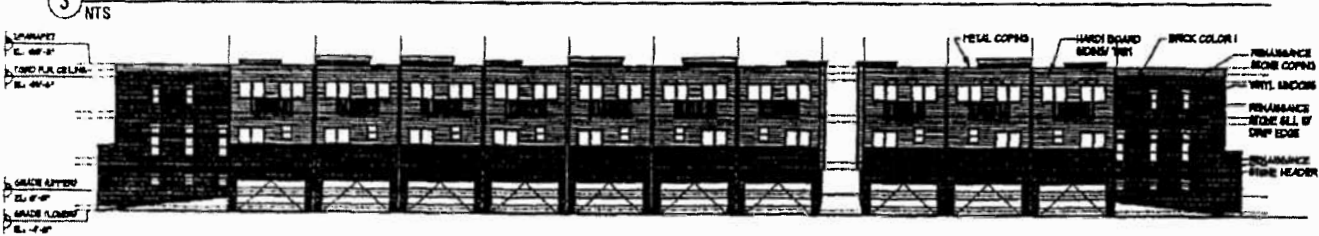
74049

Exhibit 8.

Building Elevations -- Sheet 8E.



3 SIDE ELEVATION - TOWNHOUSES (TYPICAL)  
NTS



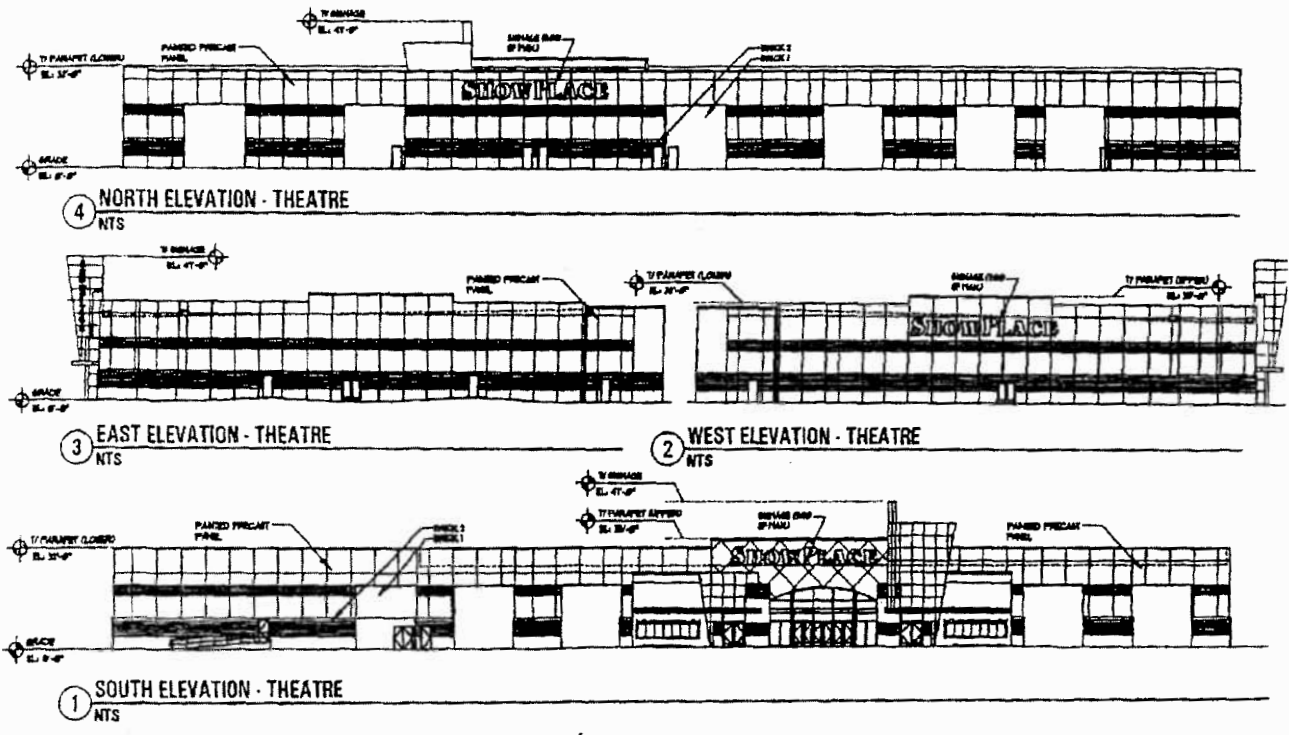
2 BACK ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS



1 FRONT ELEVATIONS - TOWNHOUSES (TYPICAL)  
NTS

Exhibit 8.

Building Elevations -- Sheet 8F.



3/29/2006

REPORTS OF COMMITTEES

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Exhibit 8.

Building Elevations -- Sheet 8G.

