

~~Reclassification Of Area Shown On Map No. 7-I.
(Application No. 20765)
(Common Address: 2418 -- 2428 N. Milwaukee Ave.)~~

~~[O2021-2646]~~

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

~~SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 7-I in the area bounded by:~~

~~beginning at a line 259.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue, as measured at the southwest right-of-way of North Milwaukee Avenue and perpendicular thereto; North Milwaukee Avenue; a line 109.40 feet northwest of the intersection of North Milwaukee Avenue and West Fullerton Avenue, as measured at the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto; a line 121.60 feet west of the intersection of West Fullerton Avenue and North Milwaukee Avenue, as measured at the north right-of-way line of West Fullerton Avenue and perpendicular thereto; West Fullerton Avenue; the easterly right-of-way line of the Chicago Transit Authority Elevated Tracks; and the alley next east of and parallel to North Sacramento Avenue,~~

~~to those of a C2-2 Motor Vehicle-Related Commercial District.~~

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

~~Reclassification Of Area Shown On Map No. 9-F.
(As Amended)~~

~~(Application No. 20391)~~

~~(Common Address: 3630 -- 3636 N. Lake Shore Dr. And 601 -- 627 W. Waveland Ave.)~~

~~[SO2020-1898]~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Residential Planned Development Number 1023 symbols and designations as shown on Map Number 9-F in the area bounded by:~~

~~West Waveland Avenue; North Lake Shore Drive; a line 280.90 feet south of and parallel to West Waveland Avenue; a line 325.20 feet west of and parallel to North Lake Shore Drive; a line 260.90 feet south of and parallel to West Waveland Avenue; a line 296.10 feet west of and parallel to North Lake Shore Drive; a line 100.80 feet south of and parallel to West Waveland Avenue; a line 290.96 feet west of and parallel to North Lake Shore Drive; to a point 51.45 feet south of and parallel to~~

RPD 1023, AA

West Waveland Avenue; a curved line convex westerly having a radius of 23.00 feet, an arc distance of 36.87 feet (the chord of said arc bears north 30 degrees, 00 minutes, 00 seconds west, 33.05 feet) to a point 18.40 feet south of West Waveland Avenue and 291.30 feet west of North Lake Shore Drive and a line 291.30 feet west of and parallel to North Lake Shore Drive,

to the designation of the B2-5 Neighborhood Mixed-Use 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 B2-5 Neighborhood Mixed-Use District symbols and designations as shown on Map Number 9-F in the area bounded by:

West Waveland Avenue; North Lake Shore Drive; a line 280.90 feet south of and parallel to West Waveland Avenue; a line 325.20 feet west of and parallel to North Lake Shore Drive; a line 260.90 feet south of and parallel to West Waveland Avenue; a line 296.10 feet west of and parallel to North Lake Shore Drive; a line 100.80 feet south of and parallel to West Waveland Avenue; a line 290.96 feet west of and parallel to North Lake Shore Drive to a point 51.45 feet south of and parallel to West Waveland Avenue; a curved line convex westerly having a radius of 23.00 feet, an arc distance of 36.87 feet (the chord of said arc bears north 30 degrees, 00 minutes, 00 seconds west, 33.05 feet) to a point 18.40 feet south of West Waveland Avenue and 291.30 feet west of North Lake Shore Drive; and a line 291.30 feet west of and parallel to North Lake Shore Drive,

to the designation of the Residential Planned Development Number 1023, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 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:

Residential-Planned Development No. 1023.

Standard Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1023, as amended ("Planned Development") consists of approximately 83,417 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, CCA Lakeview LLC.

2. 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.
3. 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.

4. This plan of development consists of Seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Floor Plans; Landscape Plan; a Green Roof Plan; and. Building Elevations (North, South, East and West) prepared by BKV Group and dated July 15, 2021, submitted herein. 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 are permitted in the area delineated herein as a Planned Development: Multi-unit residential, including units on the ground floor, restaurant (general and limited) with outdoor patios located at grade, including at outdoor patio located at the courtyard level, with incidental liquor sales, accessory parking and loading; co-located wireless communications facilities; and related and accessory uses. However, the maximum building square footage that may be devoted to restaurant uses shall be limited to 6,500 square feet. Prohibited Uses: live music, entertainment and public place of amusement licenses.
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 83,417 square feet and a base FAR of 4.40.

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 Applicant shall be responsible for maintaining the green walls on the Lake Shore Drive and Waveland Avenue facades in good and healthy condition.
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. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all 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.
14. 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 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 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 foregoing, 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development Number 1023 to Residential Planned Development Number 1023, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO") with respect to the number units permitted by this amendment over and above the previously approved 228 units. Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same

located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 333 units, 105 of which are obligated under this amended P.D. As a result, the Applicant's affordable housing obligation is 11 ARO Units (10 percent of 105 rounded up), 3 of which are Required Units (25 percent of 11 rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 11 ARO Units in the rental building to be constructed in the Planned Development, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to an RM6 Zoning District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map;
Site Plan; Parking Plan -- Lower Level 1; First Floor Plan; Typical Residential
Plan; Green Roof Plan; Building Elevations; Elevation Context; and
Landscape Plan referred to in these Plan of Development
Statements printed on pages 33932 through 33947
of this *Journal*.]

* Editor's note: Numbering sequence error; (1) missing in original document.

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. 1023.

Bulk Regulations And Data Table.

Net Site Area:	83,417 square feet (1.914 acres)
Maximum Floor Area Ratio:	4.40
Total Buildable Area:	367,035 square feet
Maximum Height:	
19 Story Building (top of mechanical and wireless communications facilities):	228 feet, 4 inches
6 Story Building (top of mechanical and wireless communications facilities):	75 feet, 6 inches
Maximum Number of Residential Units:	333 units
Maximum Percentage of Efficiency Units:	30 percent
Setbacks from Property Line*:	Per site plans
Minimum Number of Accessory Off Street Parking Spaces:	145
Minimum Number of Off-Street Loading Docks:	2
Minimum Number of Bicycle Spaces:	50 spaces
Green Roof:	50 percent of net roof area (approximately 18,225 square feet) 20,415 square feet provided

* Any changes to the parking garage entrances or to the setbacks in excess of 10 percent shall require a minor change approval pursuant to Section 17-13-0611-A of the Zoning Code.

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2016). More information is online at www.cityofchicago.gov/ARO. Submit the completed form to the Department of Housing (DOH), 121 N. LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: June 28, 2021

DEVELOPMENT INFORMATION

Development Name: City Club Apartments Lakeview

Development Address: 3636 N. Lake Shore Drive

Zoning Application Number, if applicable: 20391

Ward: 46th Ward

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

Type of City Involvement

check all that apply

☐

City Land

☒

Planned Development (PD)

☐

Financial Assistance

☐

Transit Served Location (TSL) project

☒

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received☒

ARO Web Form completed and attached - or submitted online on

☒ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)☒If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)☐

If ARO units proposed are off-site, required attachments are included (see next page)

☐If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)**DEVELOPER INFORMATION**

Developer Name CCA Lakeview LLC

Developer Contact Paul Fromm

Developer Address 328 S. Jefferson St., Suite 570 Chicago, IL 60661

Email Pfromm@cityclubapts.com

Developer Phone 312-971-8545

Attorney Name John J. George

Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin Est. Spring 2023

Estimated date of building permit* Spring of 2022

Estimated date ARO units will be complete Winter of 2023

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Developer or their agent

6/29/21

Date

Justin Root or Denise Roman, DOH

July 7, 2021

Date



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ARO Web Form

Applicant Contact Information

Name: Paul Fromm

Email: PFromm@cityclubapts.com

Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Address**Submitted Date: 07/02/2021**

Number From :3636 Number To: N/A Direction: N

Street Number:Lake Shore

Postal Code: 60613

Development Name

City Club Apartments Lakeview

Information

Ward :46

ARO Zone: Higher Income

Details

ARO trigger :Zoning change

Total units: 105

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 07/02/2021

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Requirements

Affordable units :11 *On-site aff. Units: 3

How do you intend to meet your required obligation

On-Site: 11 Off-Site: 0

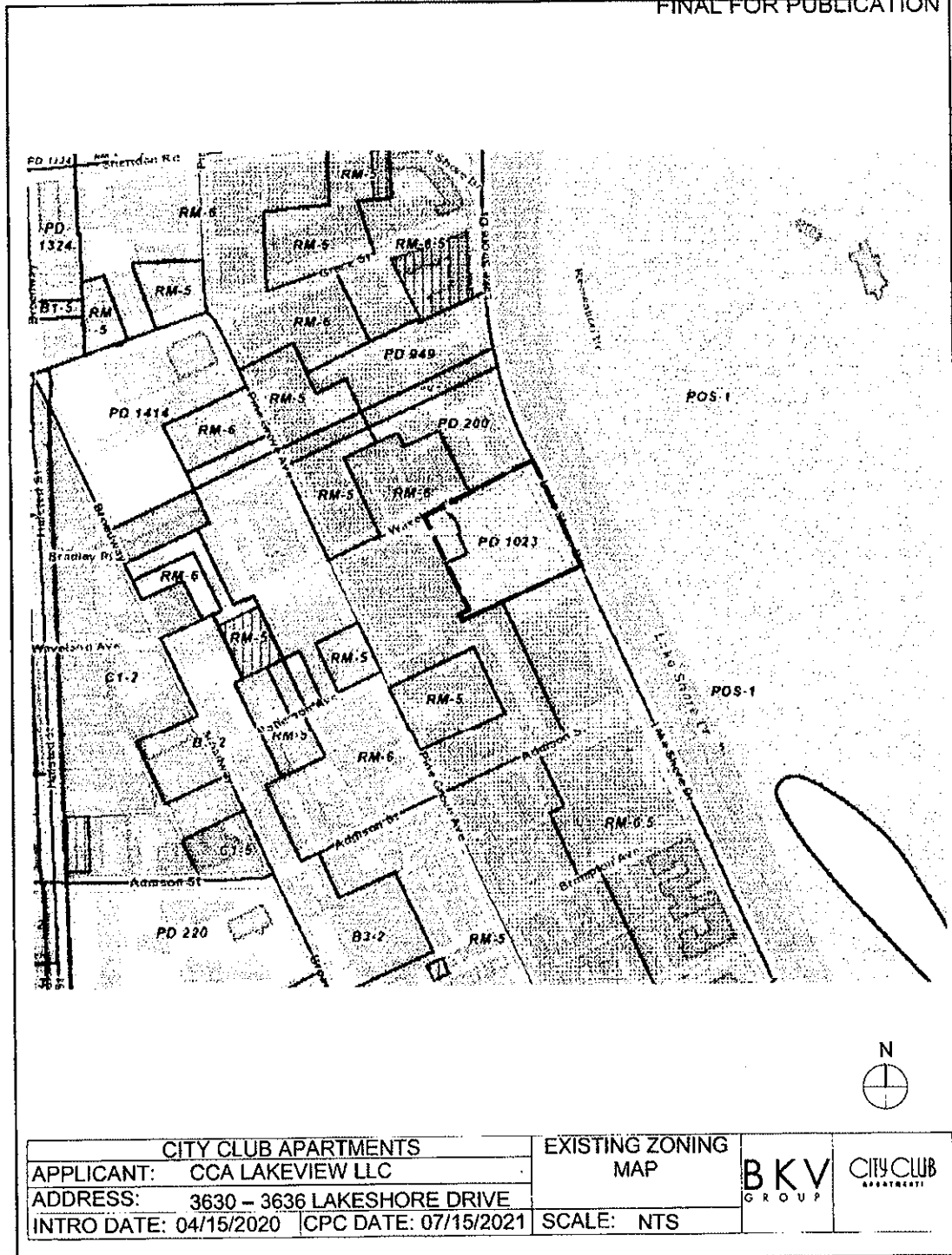
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

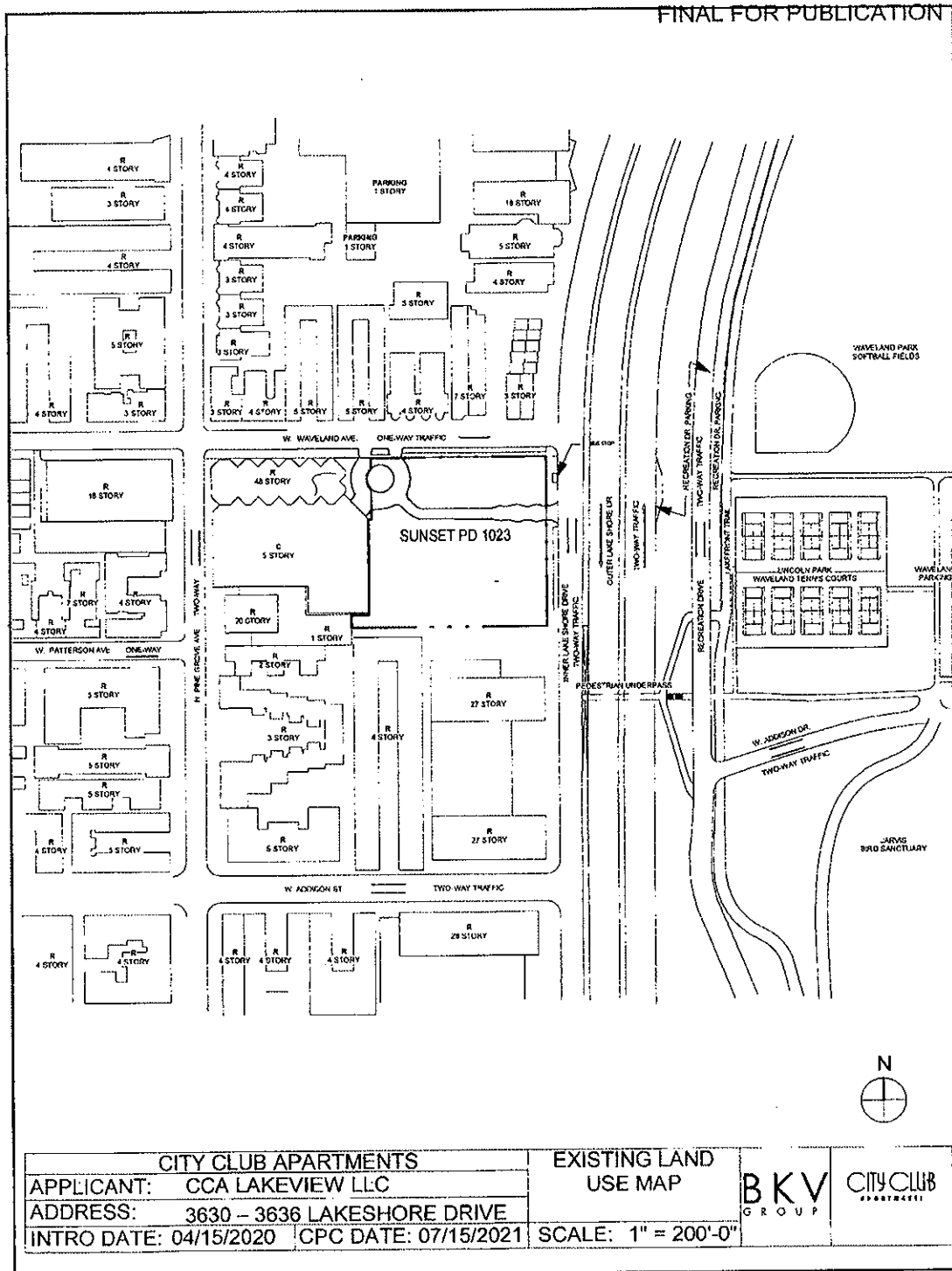
Total Units: 11 In-Lieu Fee Owed: 0

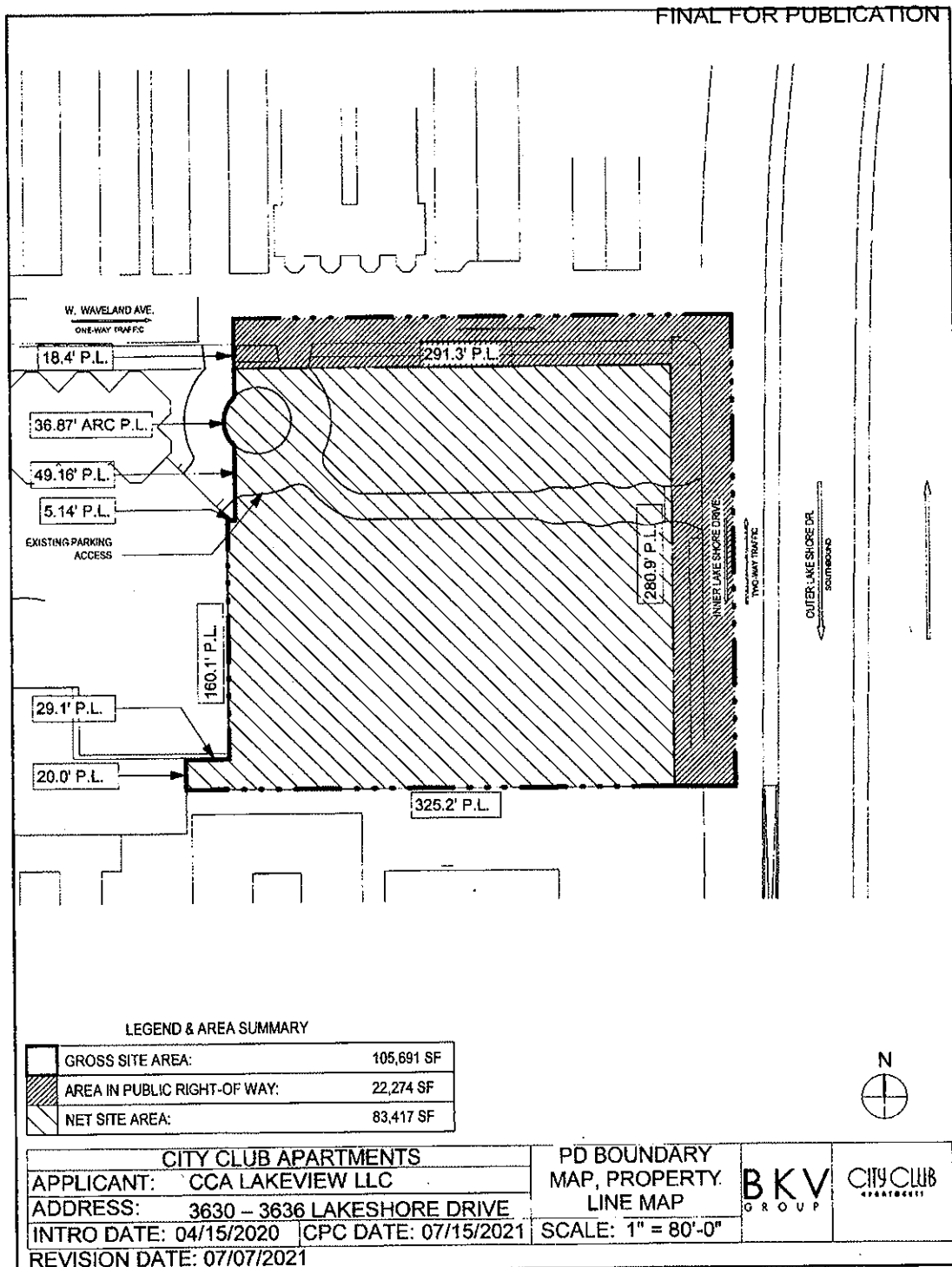
All projects with proposed ARO units must complete this tab			Summary							
	Market Rate Units	Affordable Units	unit type	how many?	market rate % of total	avg. square footage	how many?	ARO % of total	avg. square footage	affordable v. market square footage*
Parking	145 spaces provided in building	145 spaces provided in building	studio	82	25%	454	3	27%	390	86%
Laundry	In Unit	In Unit	one-bed	157	49%	562	5	45%	633	96%
Appliances			two-bed	80	25%	1,068	3	27%	971	91%
Refrigerator	Yes / Manufacturer TBD	Same as Market Rate	three-bed	3	1%	1,470	0	0%	#DIV/0!	#DIV/0!
age/EnergyStar/make/model/color	Yes / Manufacturer TBD	Same as Market Rate								
Dishwasher	Yes / Manufacturer TBD	Same as Market Rate								
age/EnergyStar/make/model/color	Yes / Manufacturer TBD	Same as Market Rate								
Stove/Oven	Yes / Manufacturer TBD	Same as Market Rate								
age/EnergyStar/make/model/color	Yes / Manufacturer TBD	Same as Market Rate								
Microwave	Yes / Manufacturer TBD	Same as Market Rate								
age/EnergyStar/make/model/color	Yes / Manufacturer TBD	Same as Market Rate								
Bathroom(s)	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit								
how many?										
Half bath? Full bath?										
Kitchen countertops	TBD	Same as Market Rate								
material										
Flooring	TBD	Same as Market Rate								
material										
HVAC	Yes / Manufacturer TBD	Yes / Manufacturer TBD								
Other										

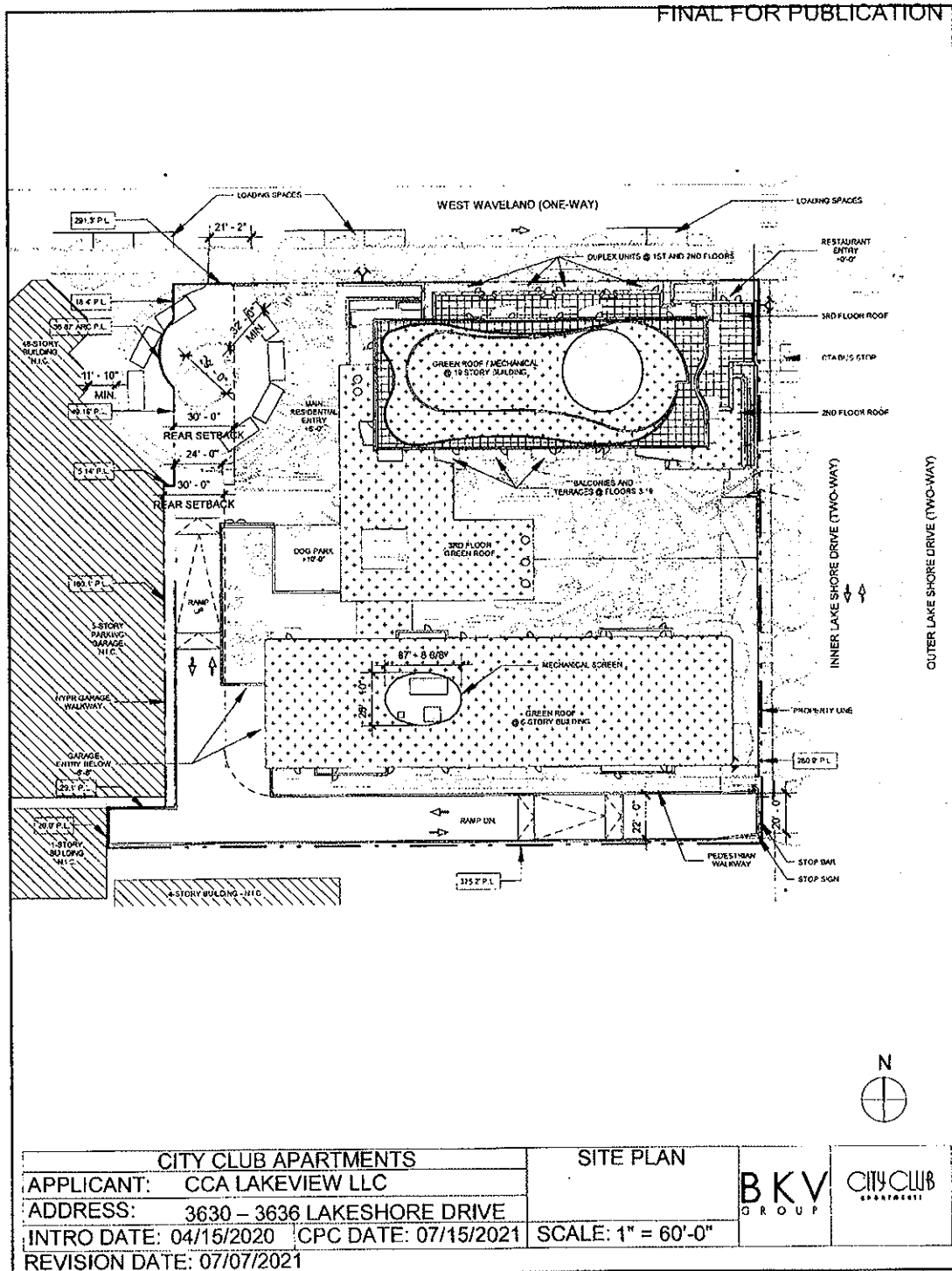
Project Name	CCA Lakeview
Zoning Application number, if applicable	
Address	3630-3636 North Lake Shore Drive,
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	333
Total Affordable units	11

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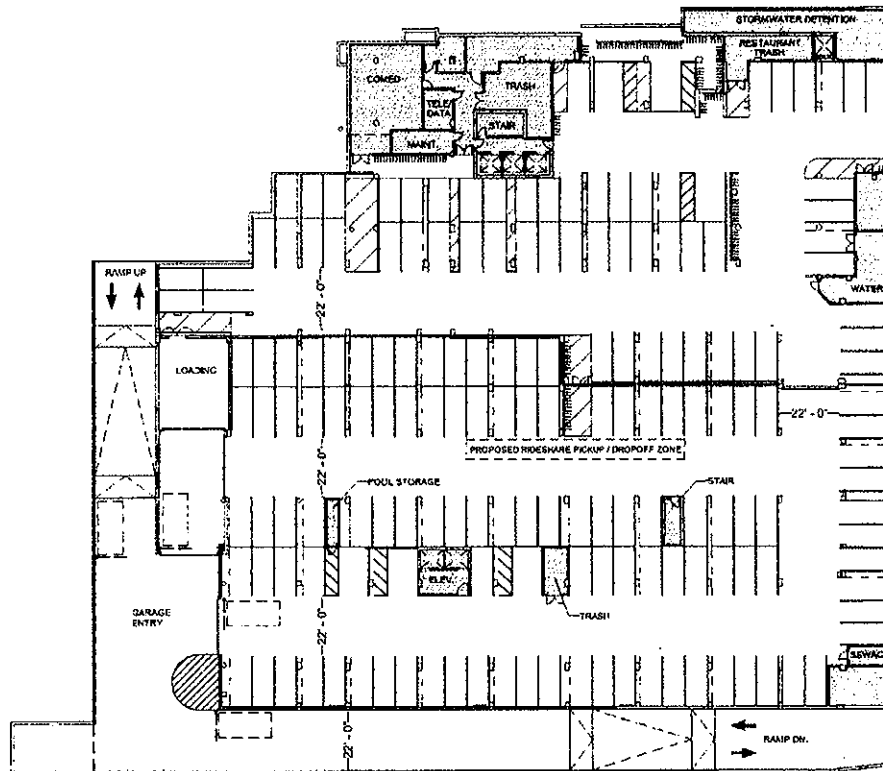




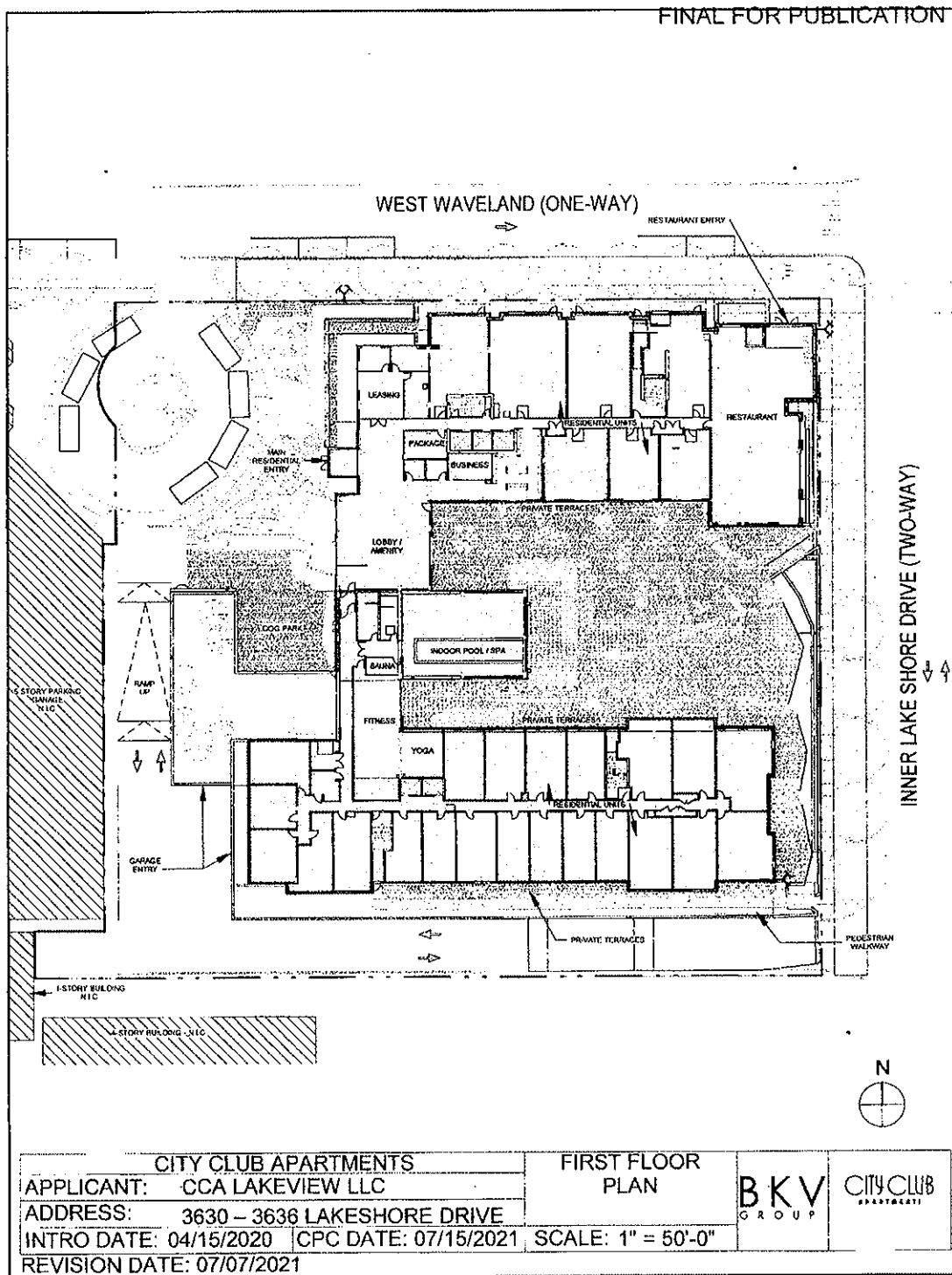


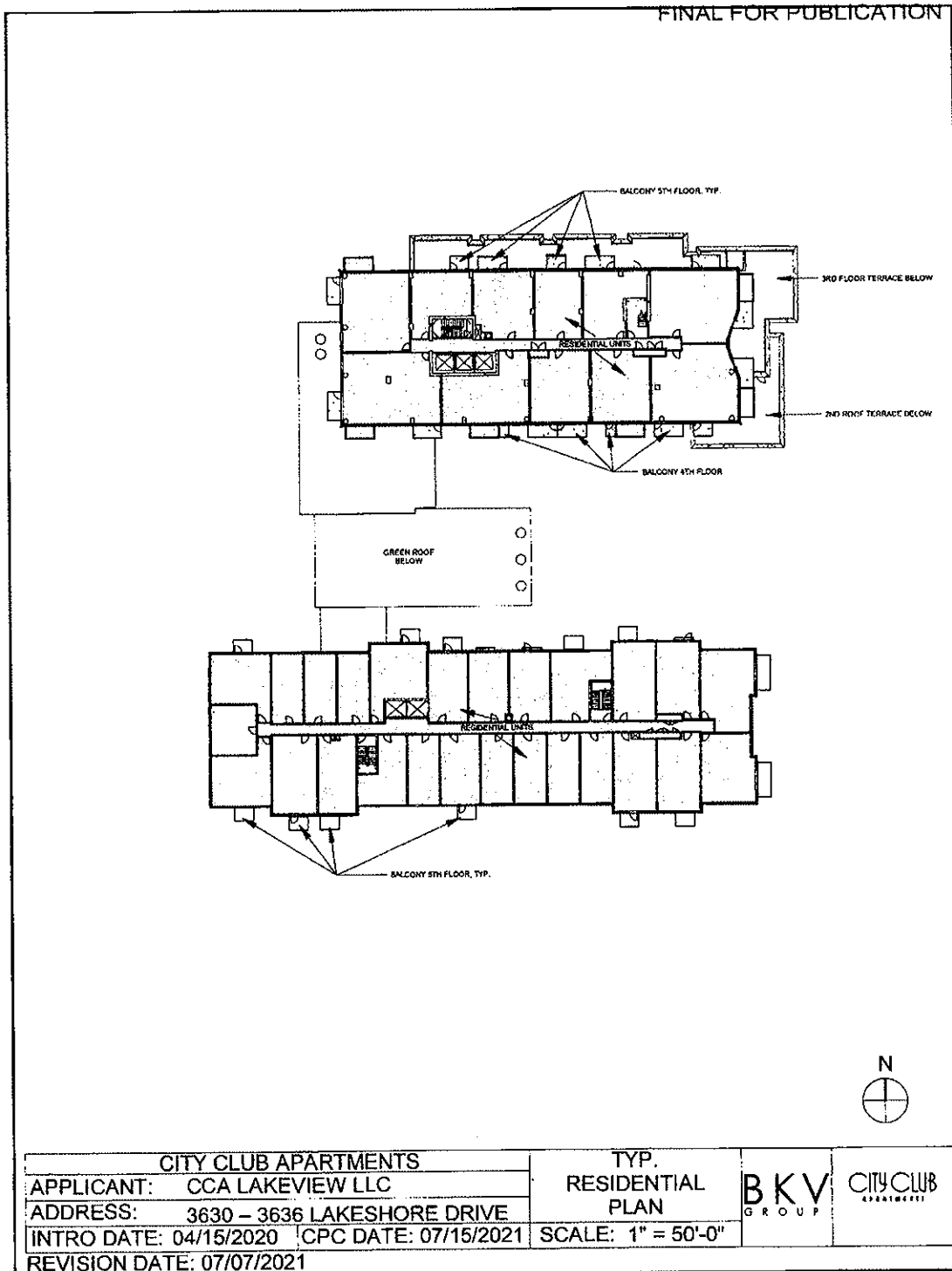


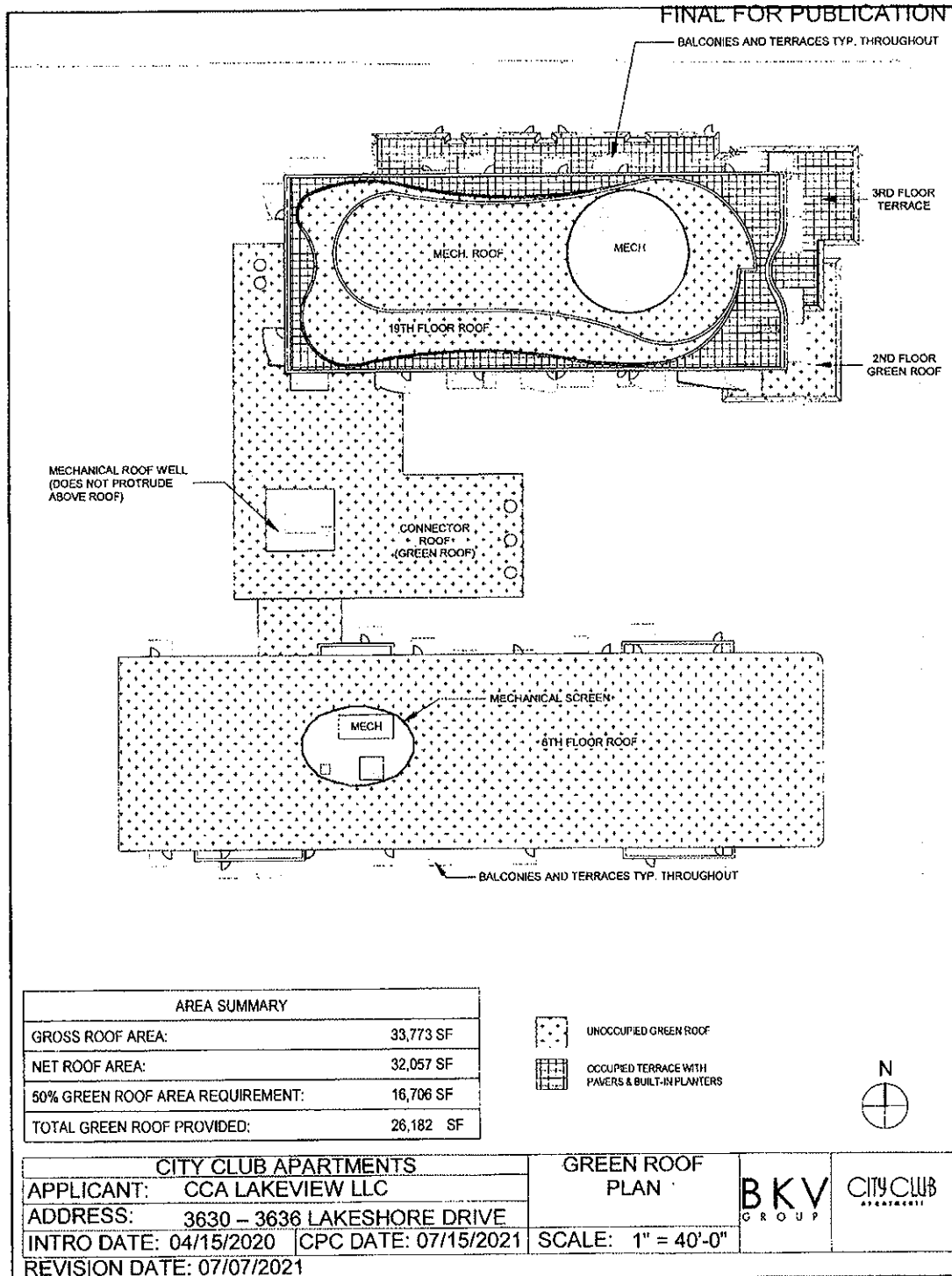
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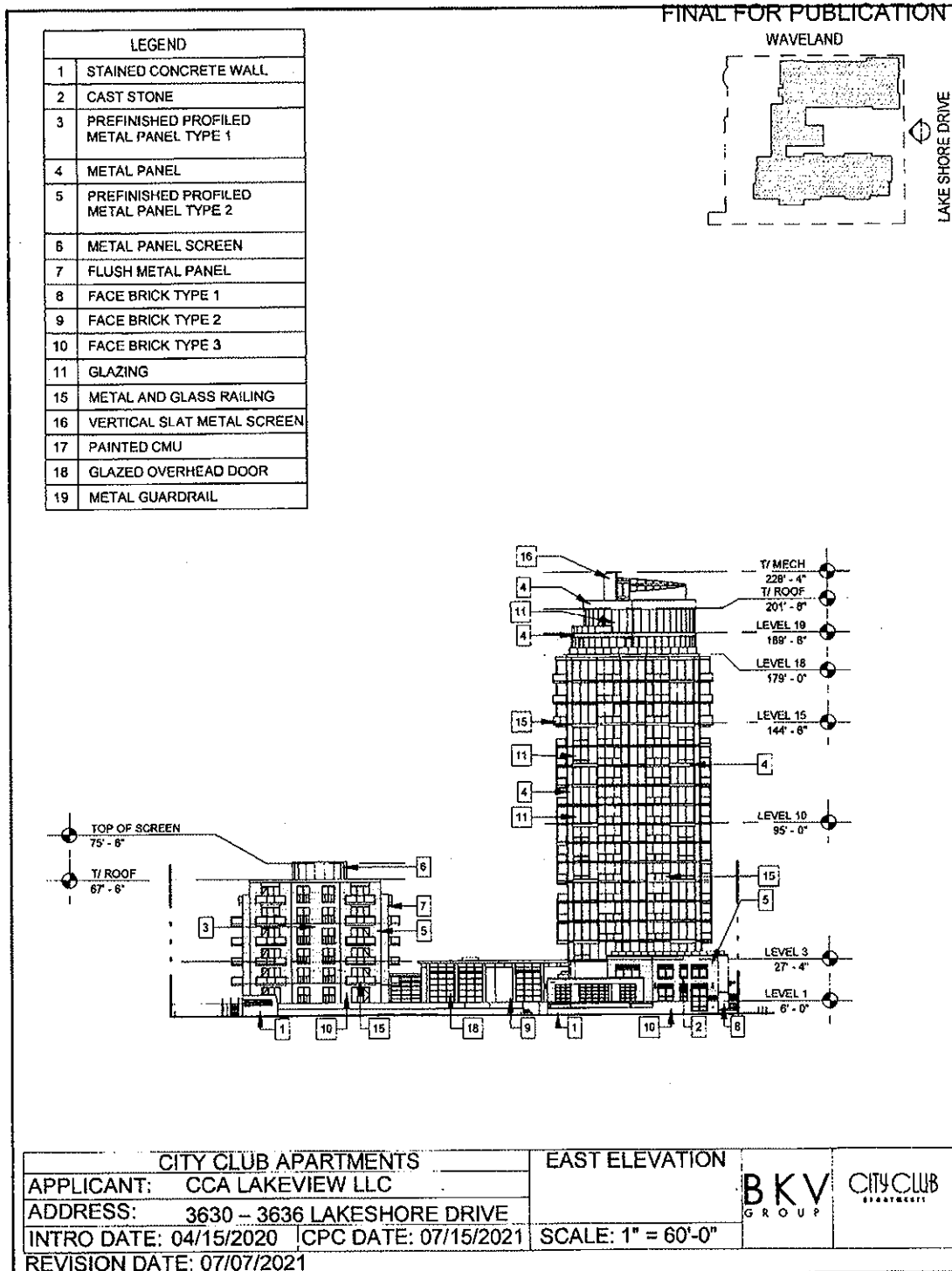


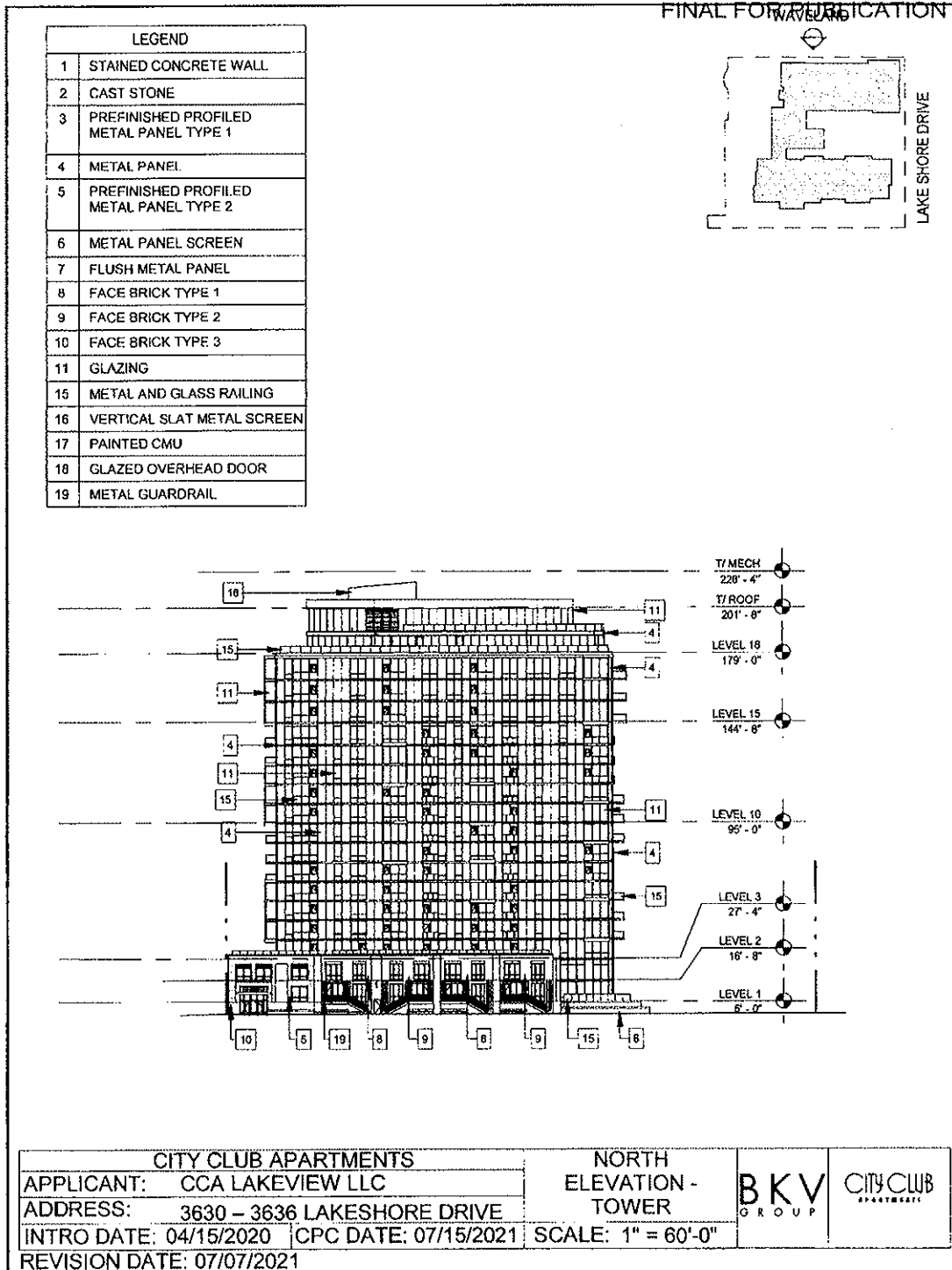
CITY CLUB APARTMENTS		PARKING PLAN - LOWER LEVEL 1	BKV GROUP	CITY CLUB APARTMENTS
APPLICANT:	CCA LAKEVIEW LLC			
ADDRESS:	3630 - 3636 LAKESHORE DRIVE			
INTRO DATE: 04/15/2020	CPC DATE: 07/15/2021			
REVISION DATE: 07/07/2021		SCALE: 1" = 50'-0"		

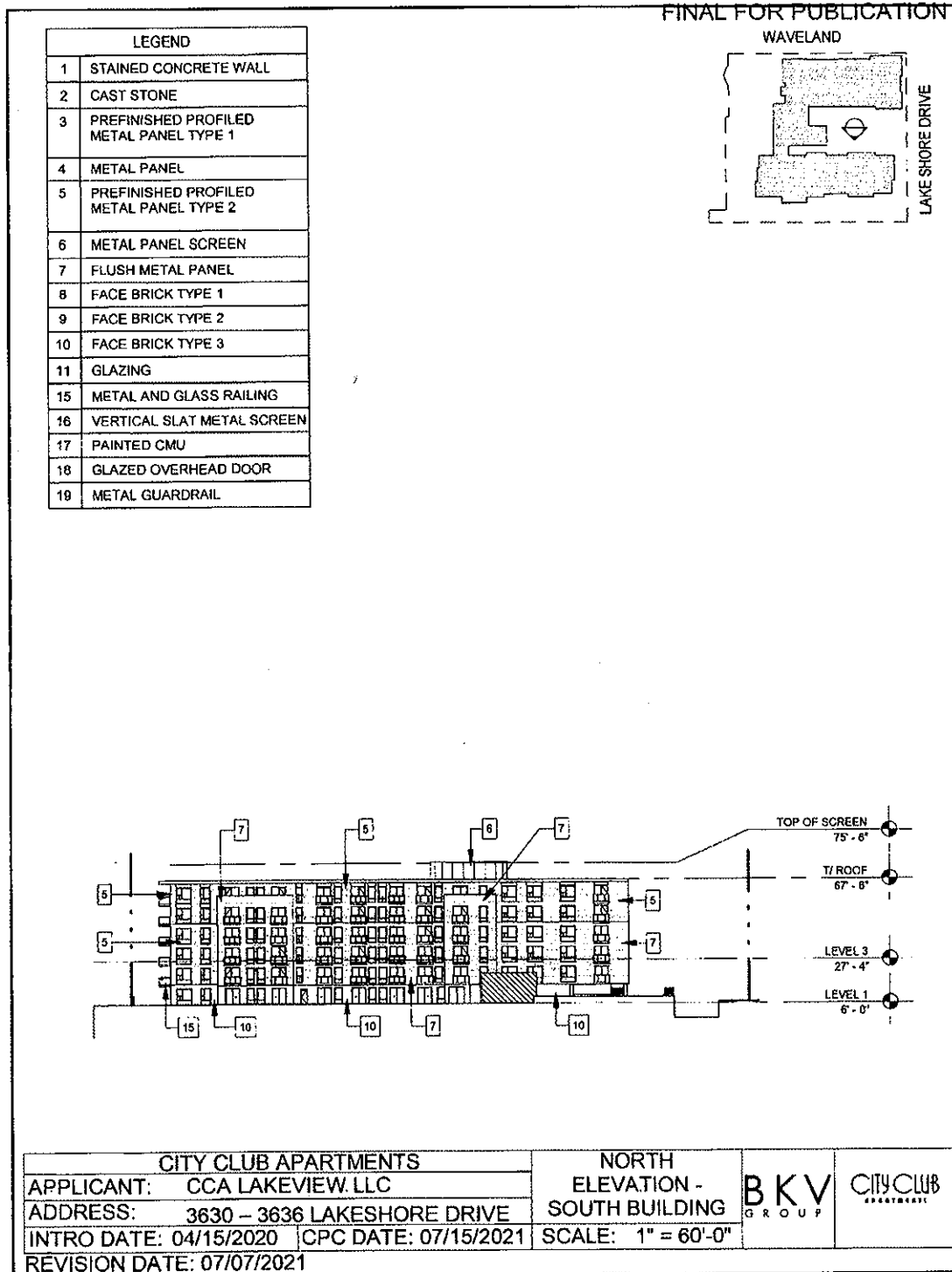


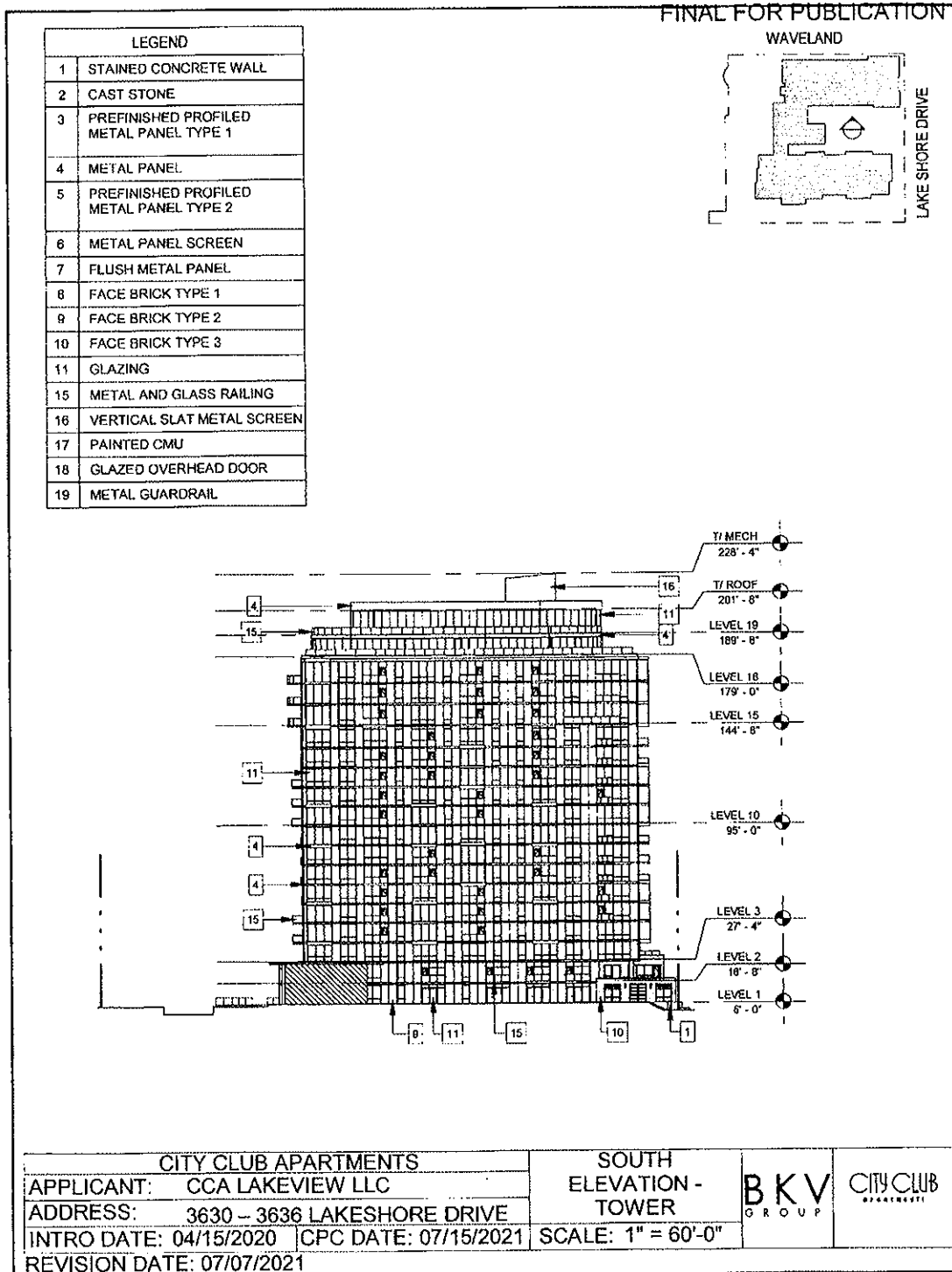


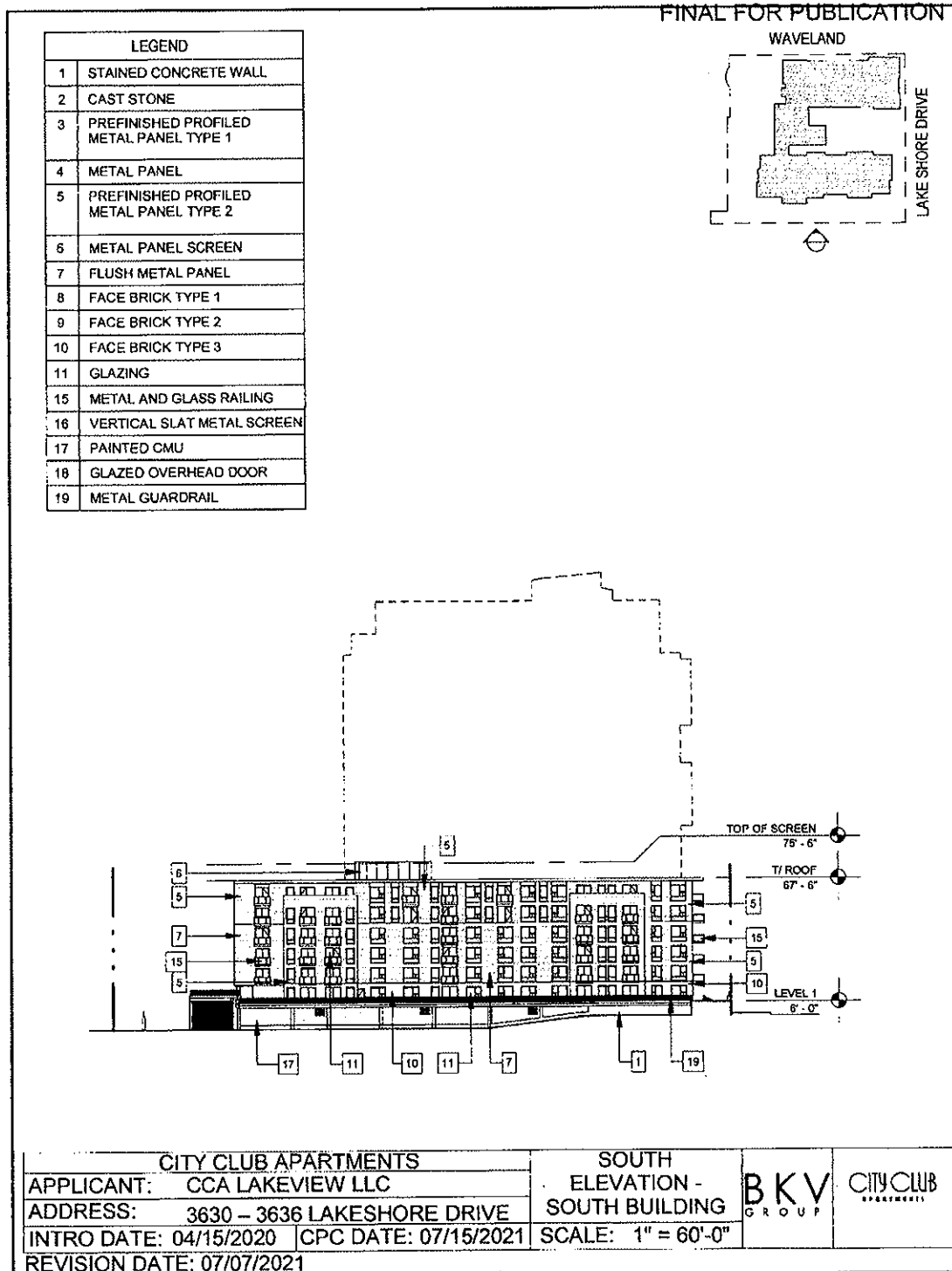


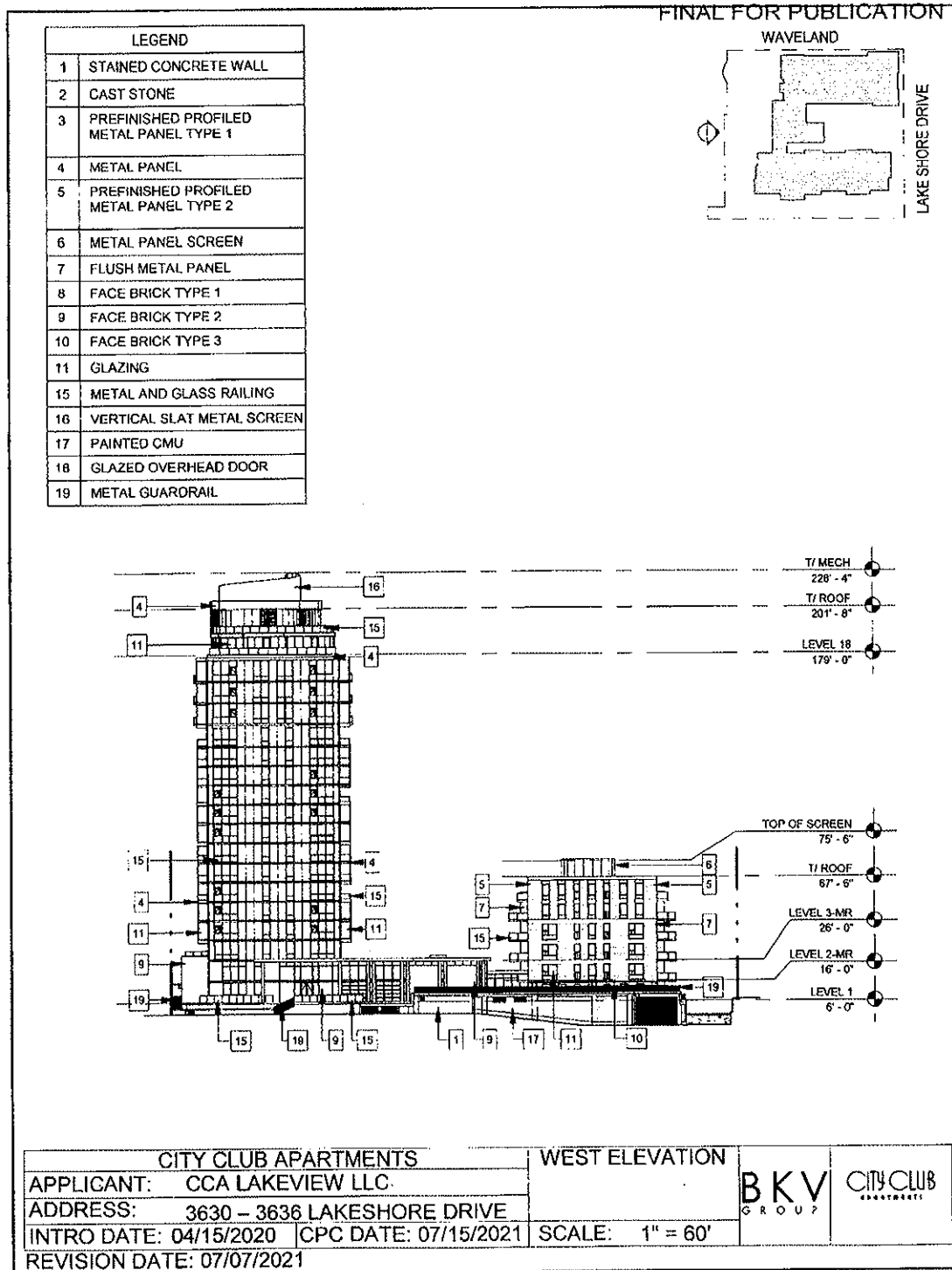


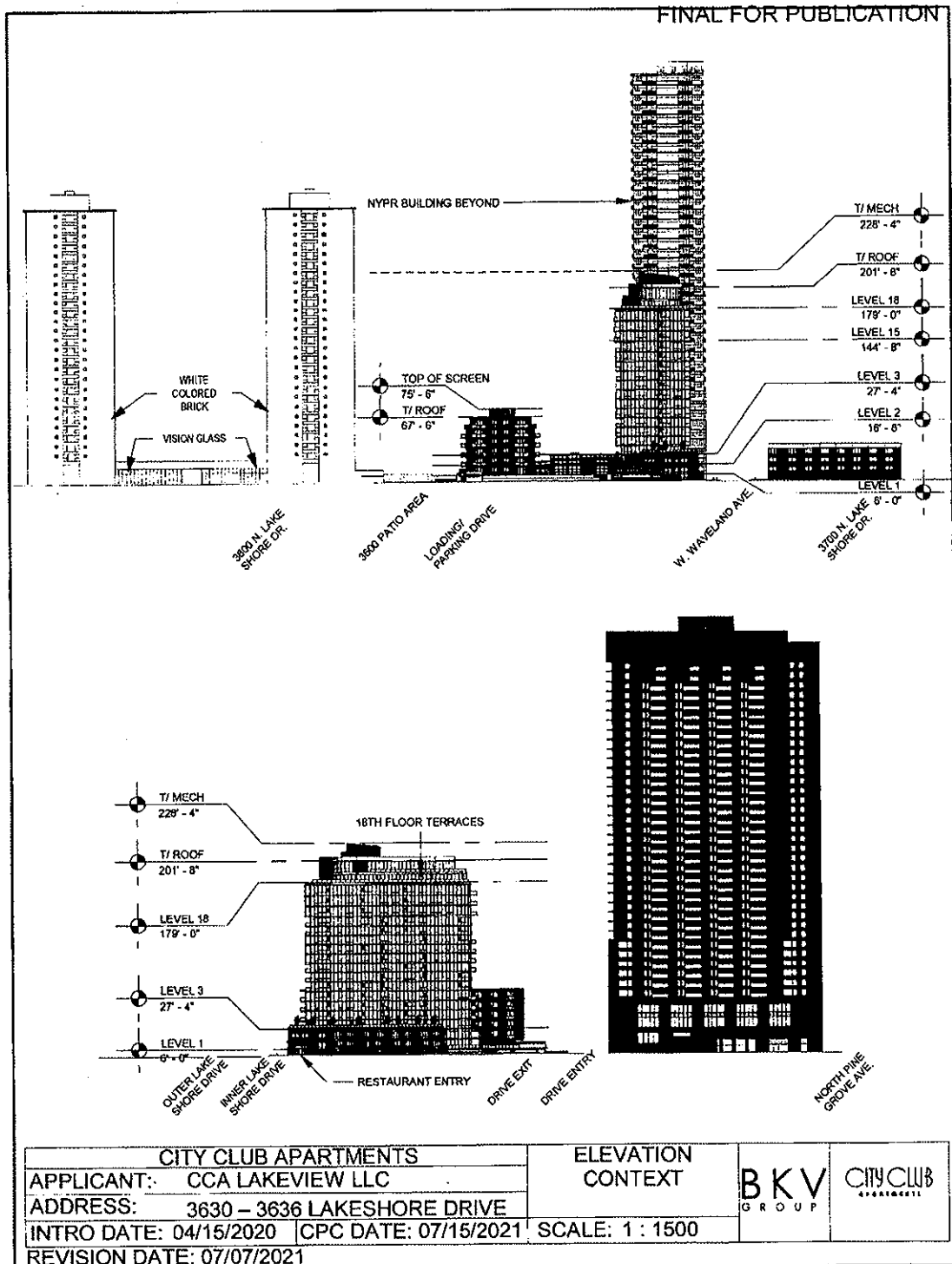


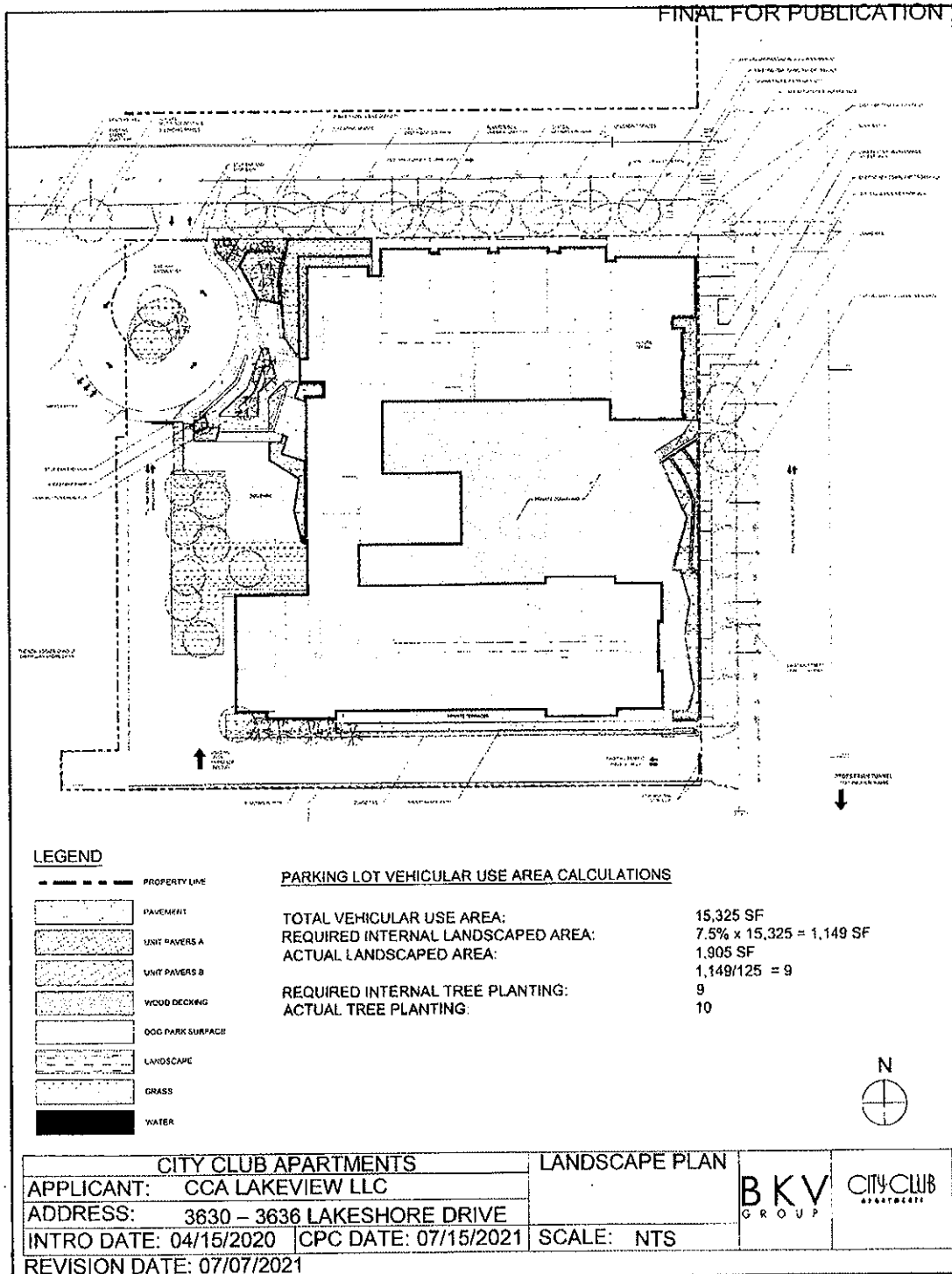












6/28/2006

REPORTS OF COMMITTEES

15355
80127

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 9-F.
(As Amended)
(Application Number 15355)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 9-F in the area bounded by:

West Waveland Avenue; North Lake Shore Drive; a line 280.85 feet south of West Waveland Avenue; a line 325.19 feet west of North Lake Shore Drive; a line 260.87 feet south of West Waveland Avenue; a line 296.33 feet west of North Lake Shore Drive; a line 100.81 feet south of West Waveland Avenue; a line 291.31 feet west of North Lake Shore Drive to a point 51.65 feet south of West Waveland Avenue; a concave line with an arc of 36.87 feet and a chord of 33.25 feet from the last described point traveling westerly, northwesterly and northerly to a point 18.40 feet south of West Waveland Avenue and 291.31 feet west of North Lake Shore Drive; and a line 291.31 feet west of North Lake Shore Drive,

to those of a Residential Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Residential Planned Development. 1023

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately eighty-three thousand three hundred sixty (83,360) square feet (one and ninety-one hundredths (1.91) acres) which is depicted on the attached Planned Development

Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, 3660 Lake Shore Phase II, L.L.C.

2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations and Renderings prepared by Solomon Cordwell Buenz & Associates, Inc. dated March 16, 2006. A full-size set of the Site/Landscape Plan and the Building Elevations is on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: residential uses, related and accessory uses and all other uses permitted in the RM6 Residential Multi-Unit District.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas.
8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof of any building and floor area devoted to mechanical equipment that occupies a contiguous area of one thousand (1,000) square feet or more, regardless of location in the building, shall be excluded.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance; provided, however, that any proposed increase in the maximum height of the residential tower shall require an amendment to this Planned Development and shall not be subject to the minor change provisions of the Planned Development ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The applicant agrees to install green roof area measuring seventeen thousand three hundred seventy-eight (17,378) square feet, or thirty-nine and one-hundredths percent (39.01%) of the net roof area not encumbered by mechanical equipment, as depicted on the attached Site/Landscape Plan.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated in this Planned Development has commenced within six (6) years following adoption of this ordinance and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of an RM6 Residential Multi-Unit District.

[Existing Zoning Map; Planned Development Boundary and Property
Line Map; Existing Land-Use Map; Site/Landscape Plan;
Building Elevations; Floor Plans; and Renderings
referred to in these Plan of Development
Statements printed on pages
80132 through 80147
of this *Journal*.]

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

6/28/2006

REPORTS OF COMMITTEES

15355
80131

Residential Planned Development Number 1023.

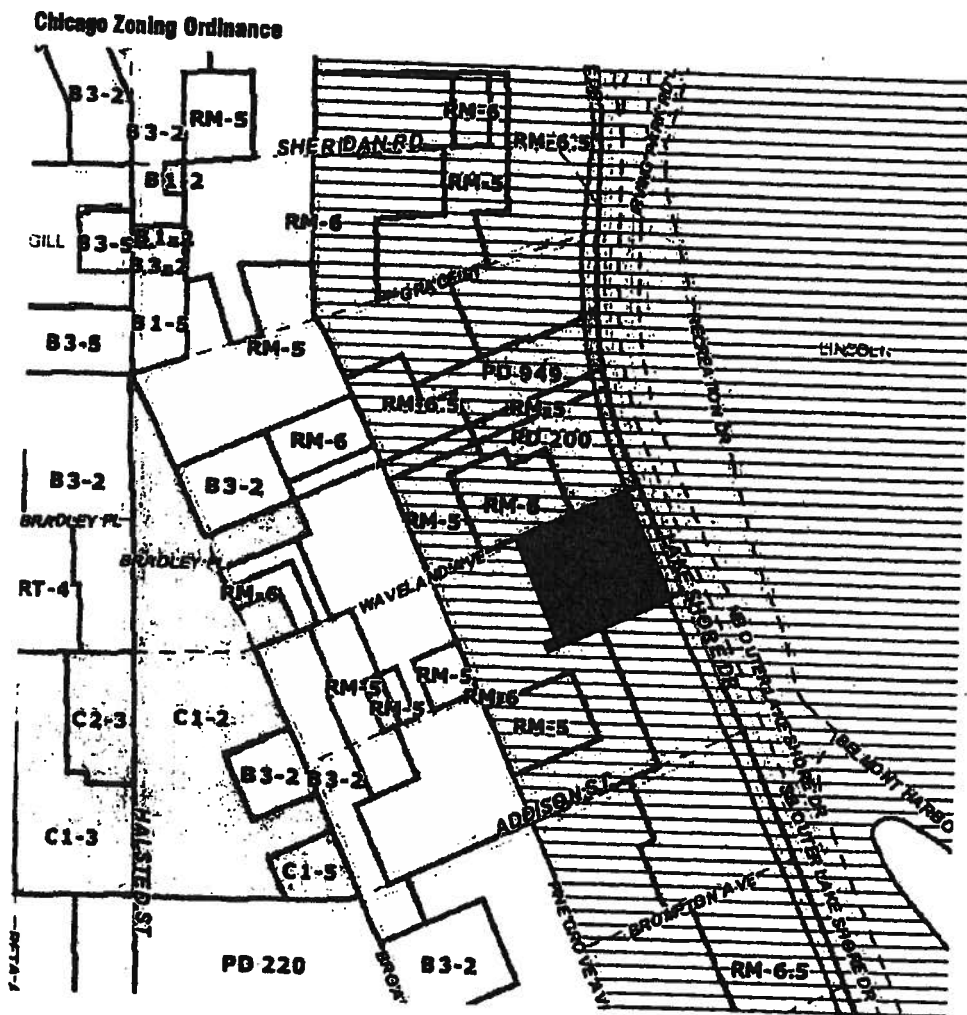
Bulk Regulations And Data Table.

Gross Site Area, 139,046.41 square feet (3.19 Acres) = Net Site Area, 83,360 square feet (1.91 acres) + Areas Remaining in Public Rights-of-Way, 55,686.41 square feet (1.27 acres)

Permitted Uses:	Residential uses, related and accessory uses and all other uses permitted in the RM6 Residential Multi-Unit District
Maximum Floor Area Ratio:	3.85
Maximum Number of Dwelling Units:	228 (212 condominium units and 16 townhouses)
Minimum Number of Off-Street Parking Spaces:	201
Minimum Number of Off-Street Loading Berths:	2
Setbacks:	In accordance with the Site/Landscape Plan
Maximum Building Height:	
Condominium Building:	330 feet to highest point 323 feet to top of mechanical penthouse 293.66 feet to top of highest floor containing dwelling units
Townhouses:	39.5 feet

Note: Dwelling units shall not be located above the 28th floor

Existing Zoning Map.



Applicant: 3680 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Subject Property [Black Square]

Date: December 14, 2005

Revised: March 16, 2006

North

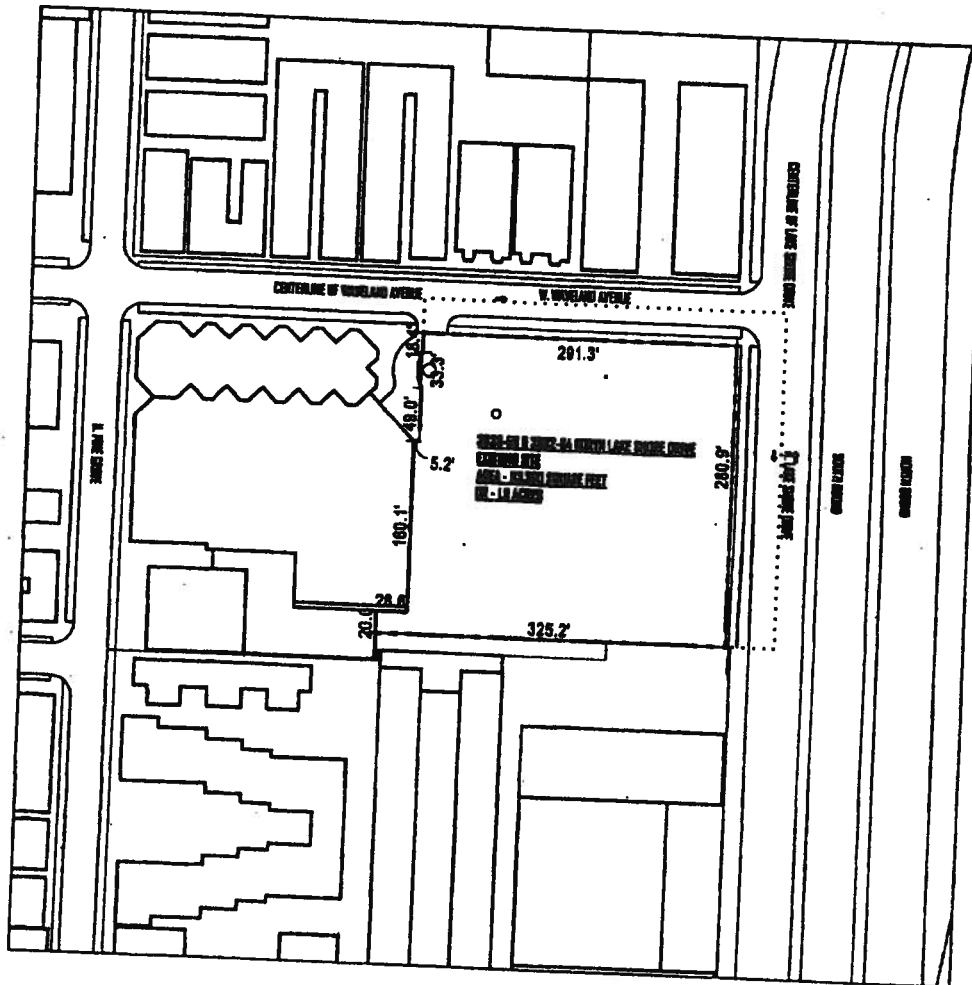


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Planned Development Boundary And
Property Line Map.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610
Date: December 14, 2005
Revised: March 16, 2006

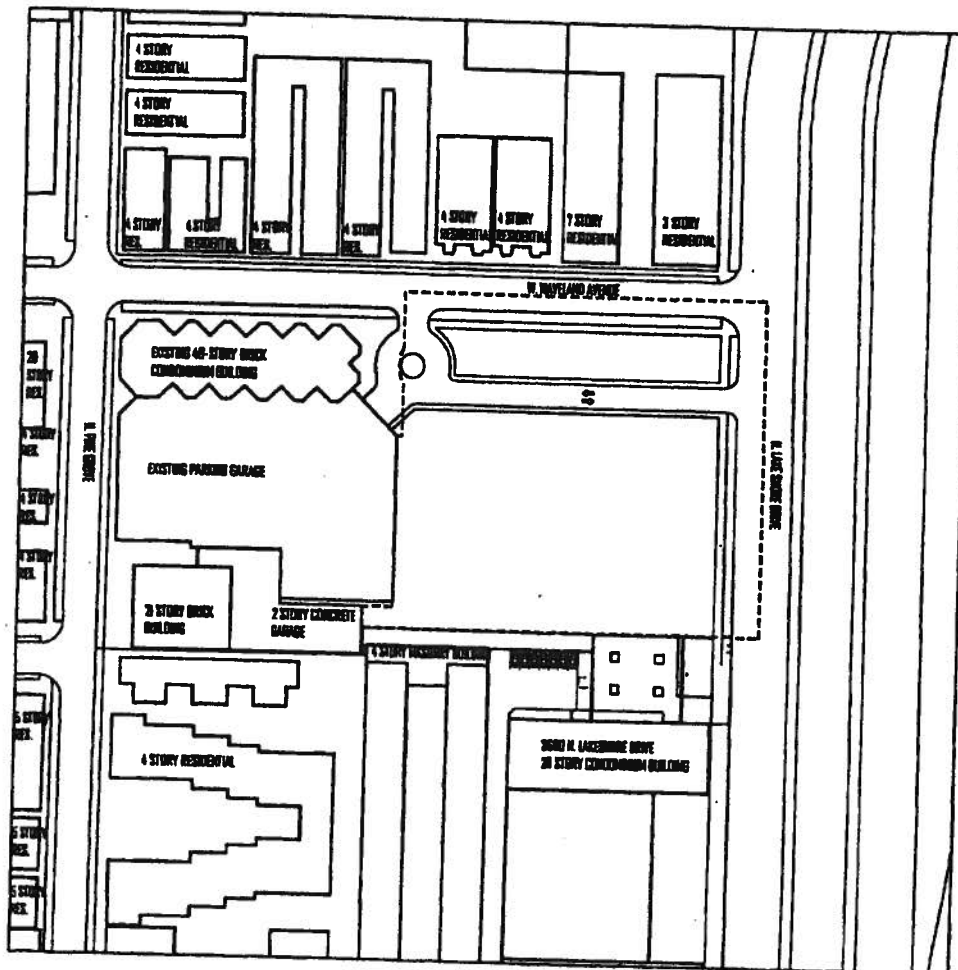
LEGEND

PROPERTY LINE ———
PLANNED DEVELOPMENT
BOUNDARY - - - - -

North



Existing Land-Use Map.



Applicant: 3680 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006

LEGEND

PLANNED DEVELOPMENT
BOUNDARY

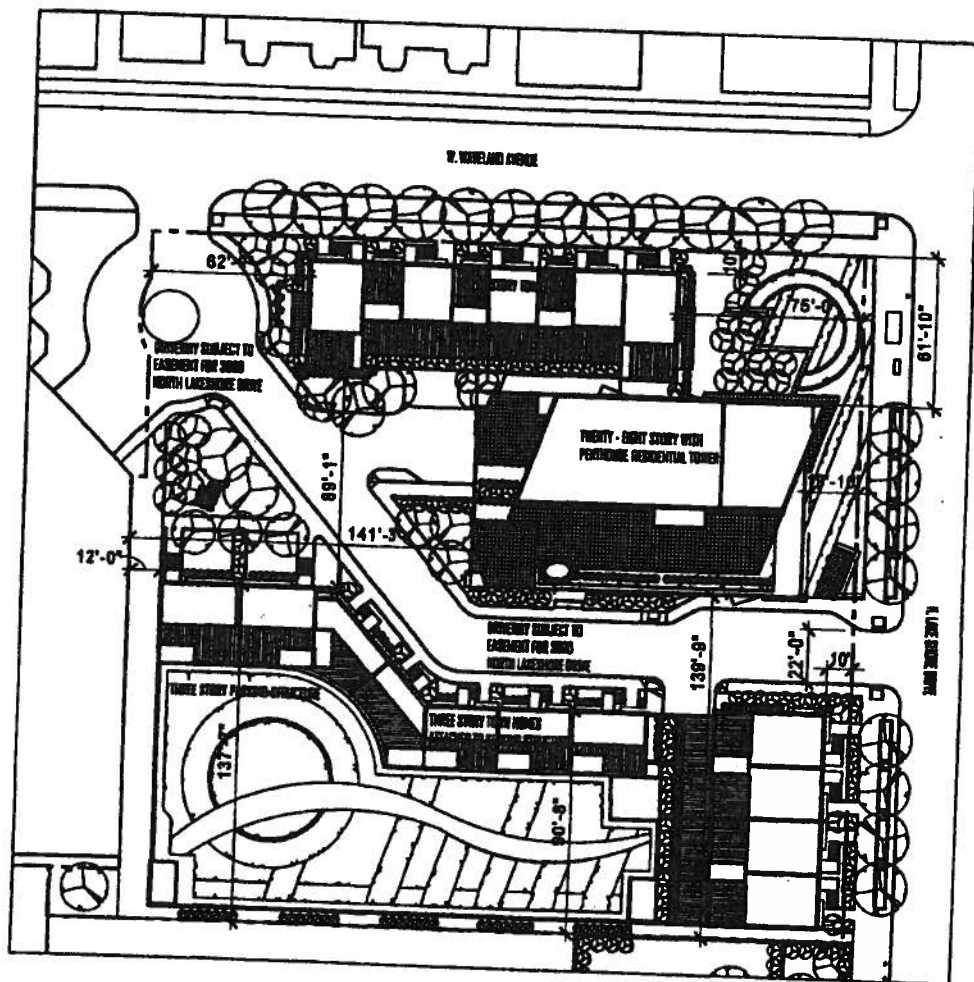


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Site/Landscape Plan.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

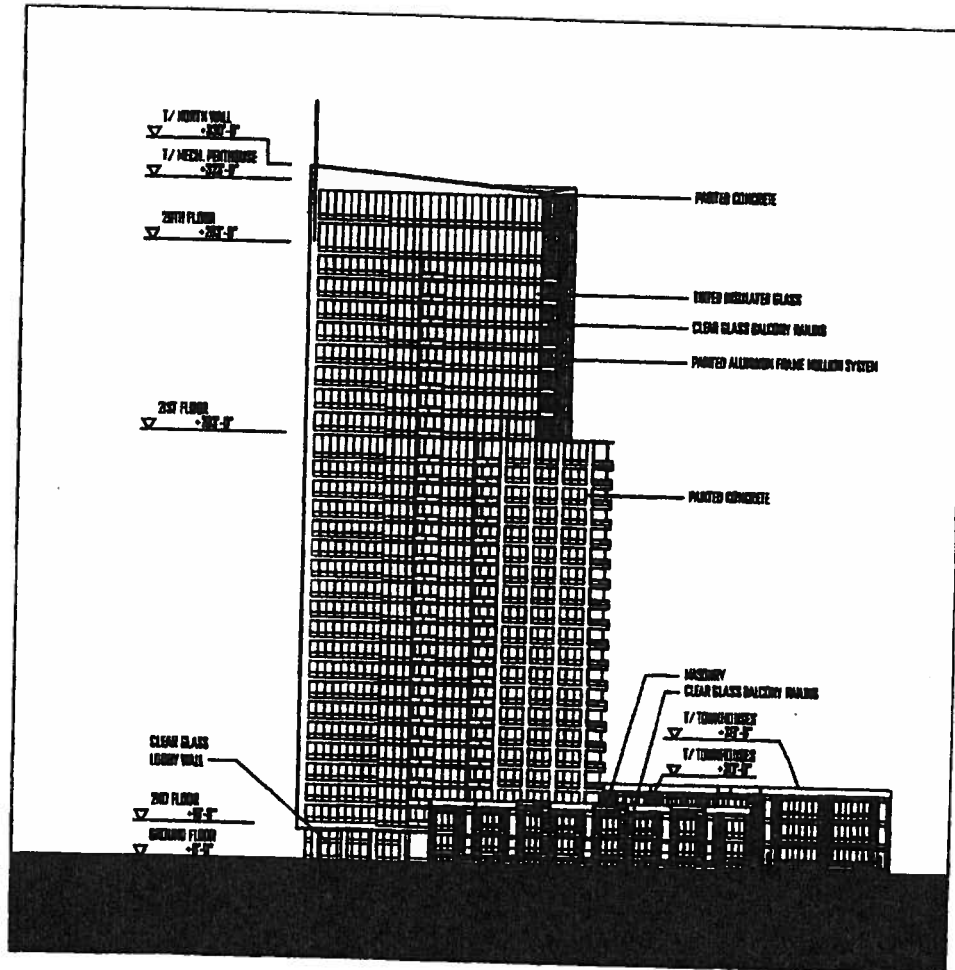
Revised: March 18, 2006

LEGEND

PROPERTY LINE ———



North Elevation.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005
Revised: March 18, 2006

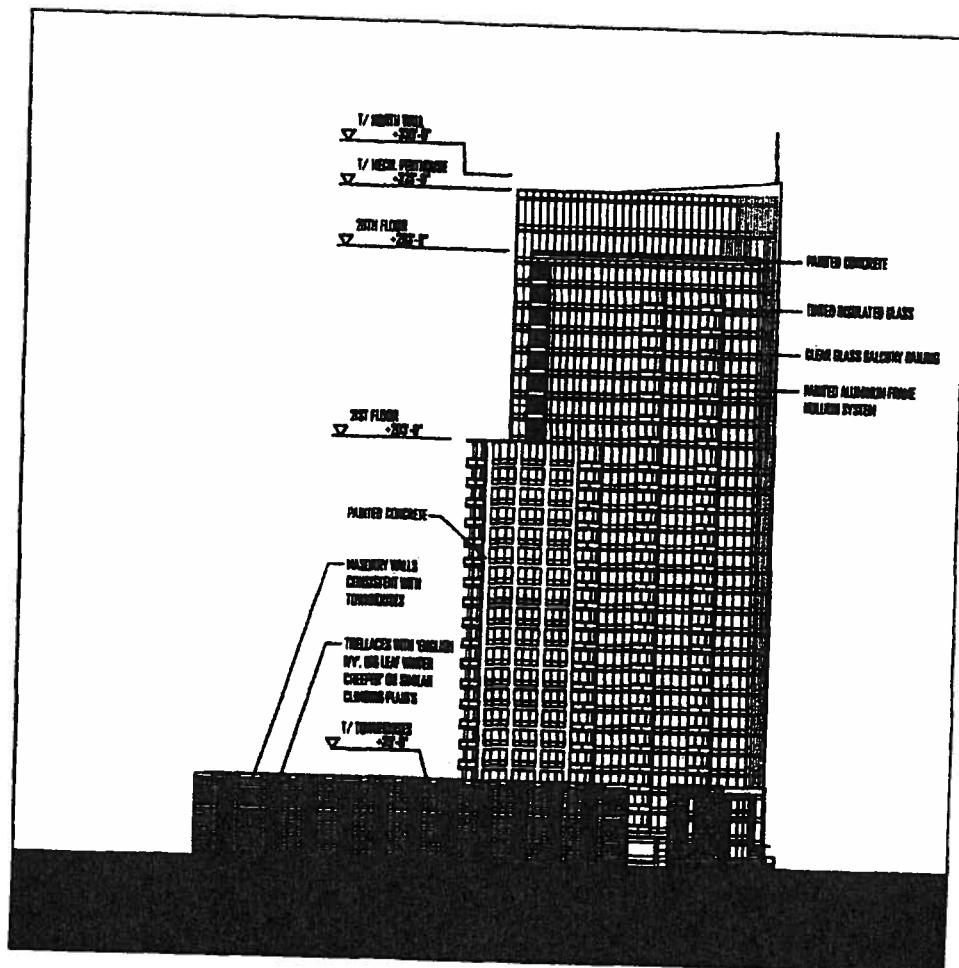


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80137

South Elevation.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

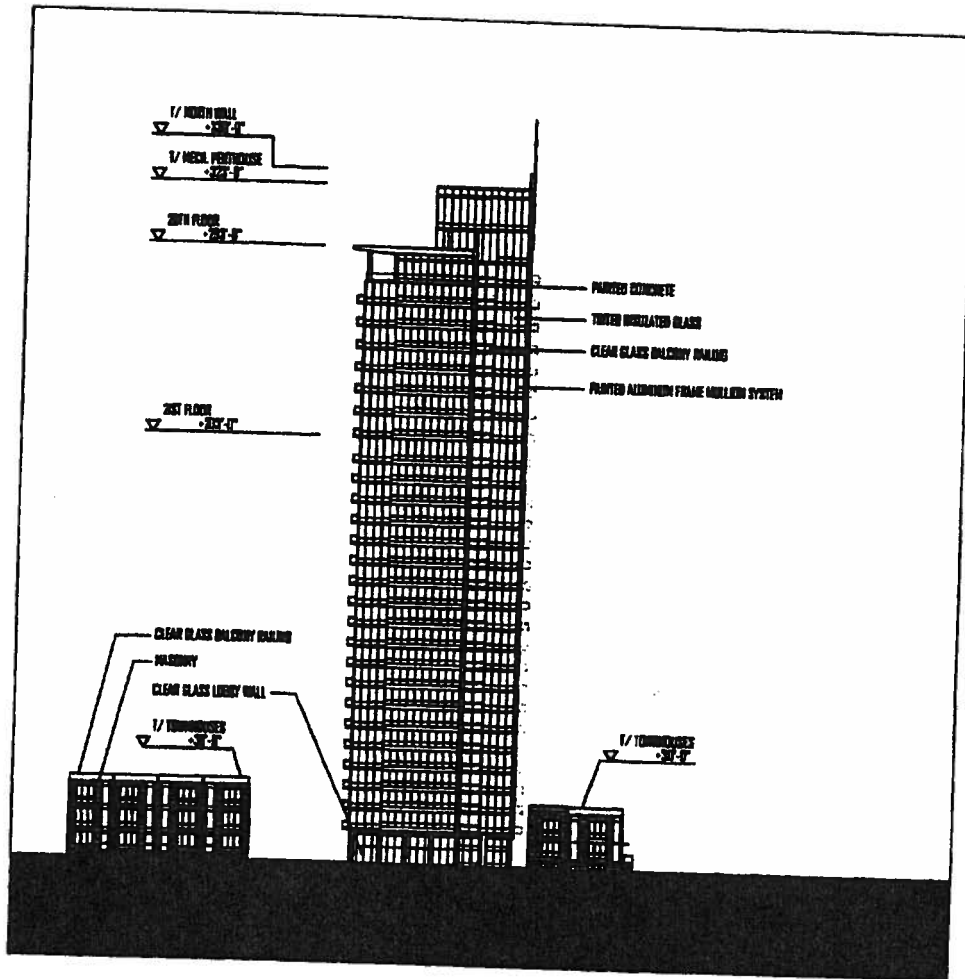
Date: December 14, 2005

Revised: March 16, 2006

North



East Elevation.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006

North

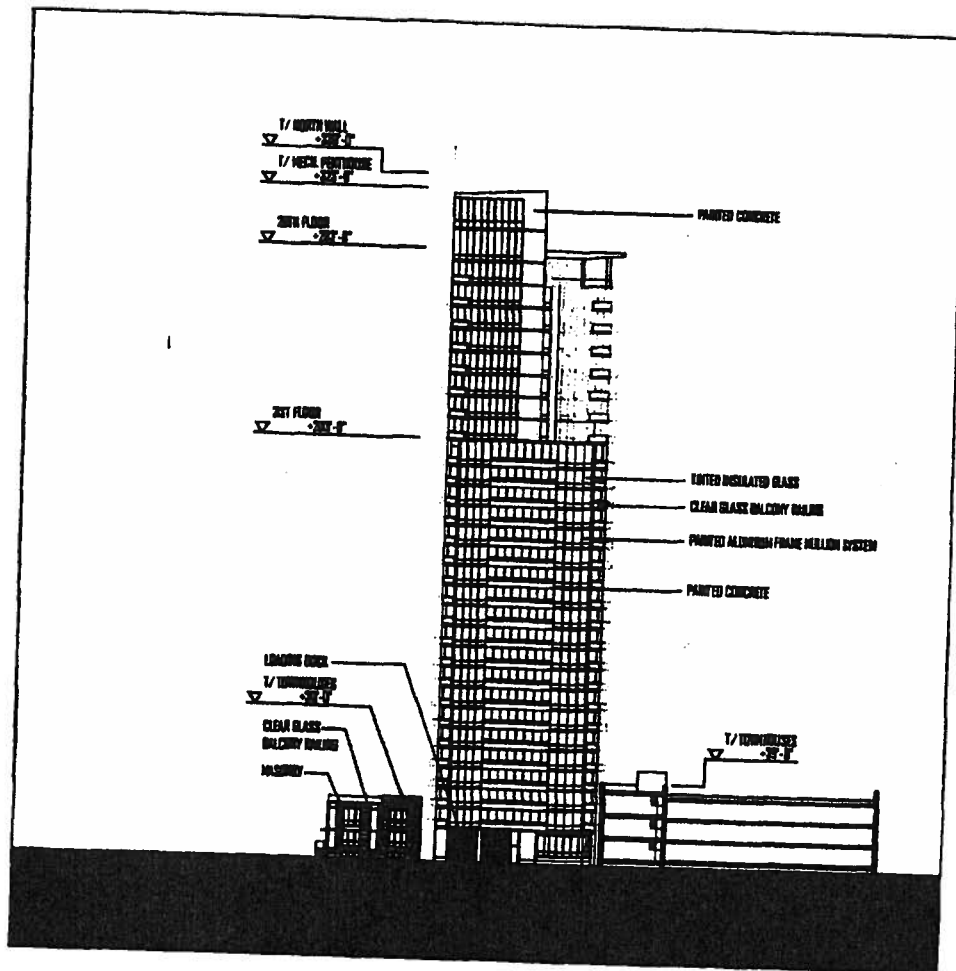


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West Elevation.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

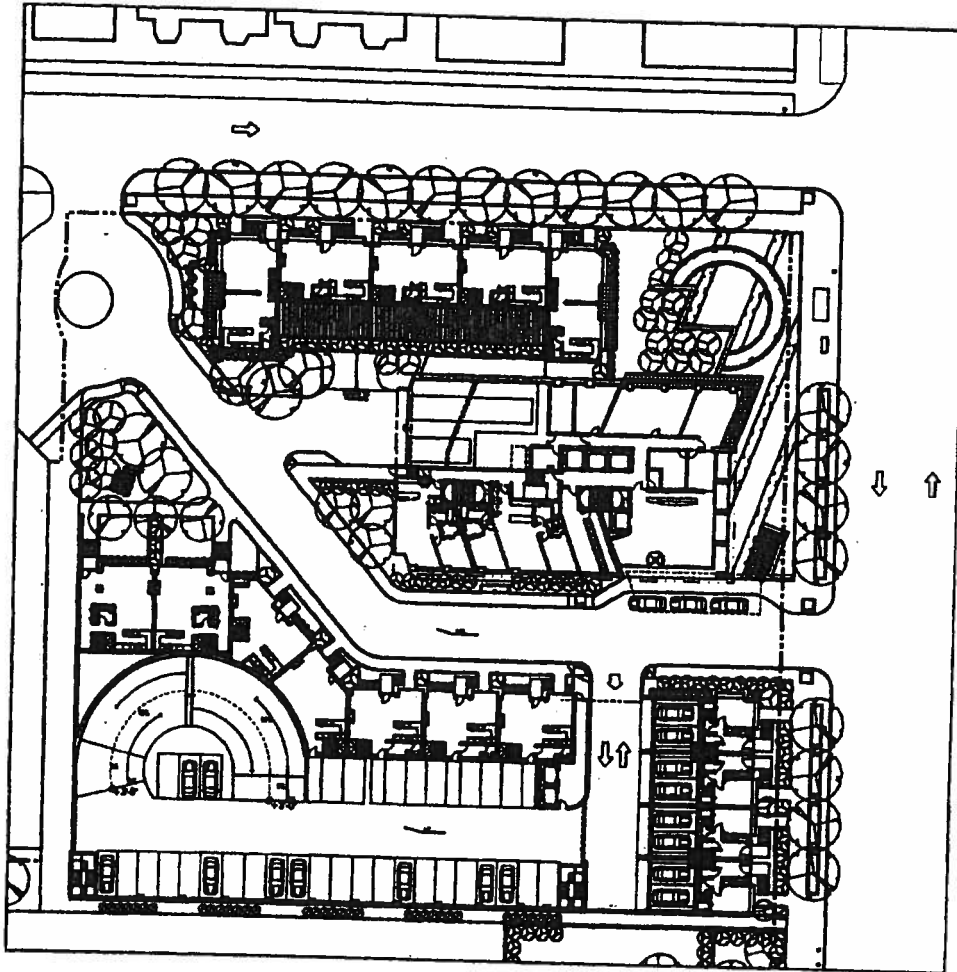
Date: December 14, 2005

Revised: March 16, 2008

North



Ground Floor Plan.



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 18, 2006

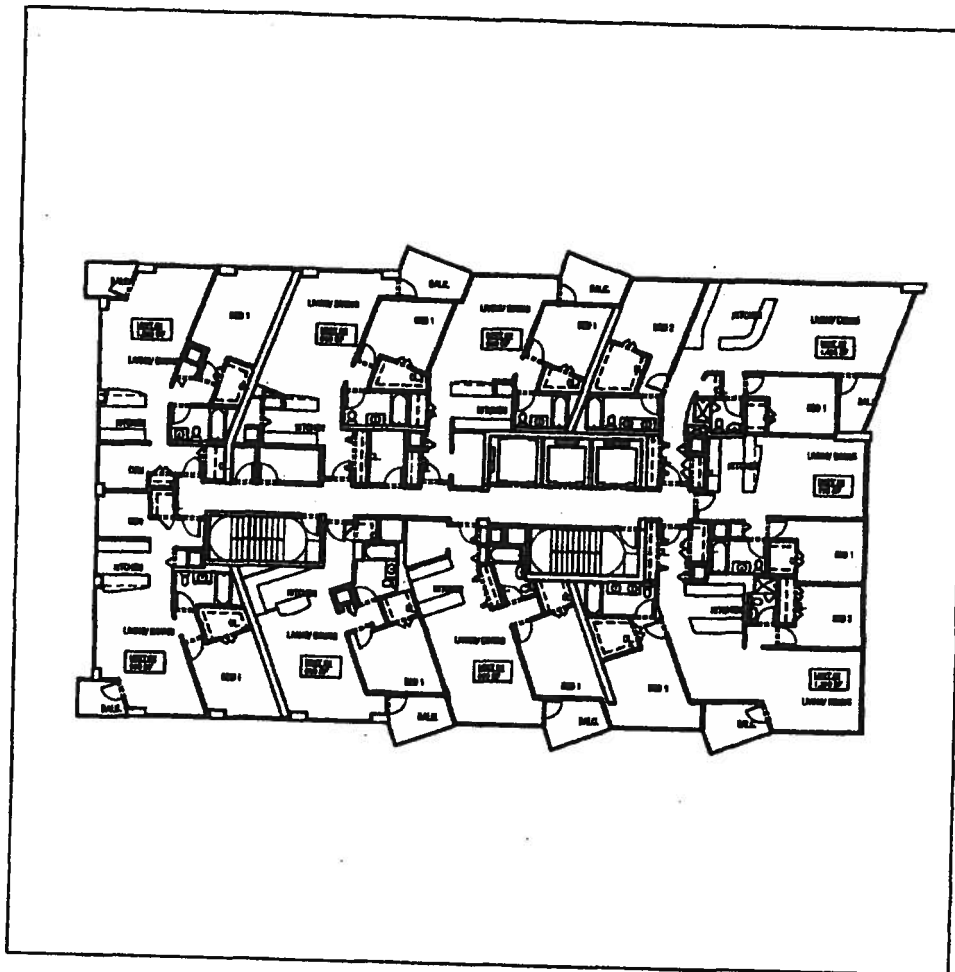


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80141

Typical Floor Plan.
(Third Through Twentieth)



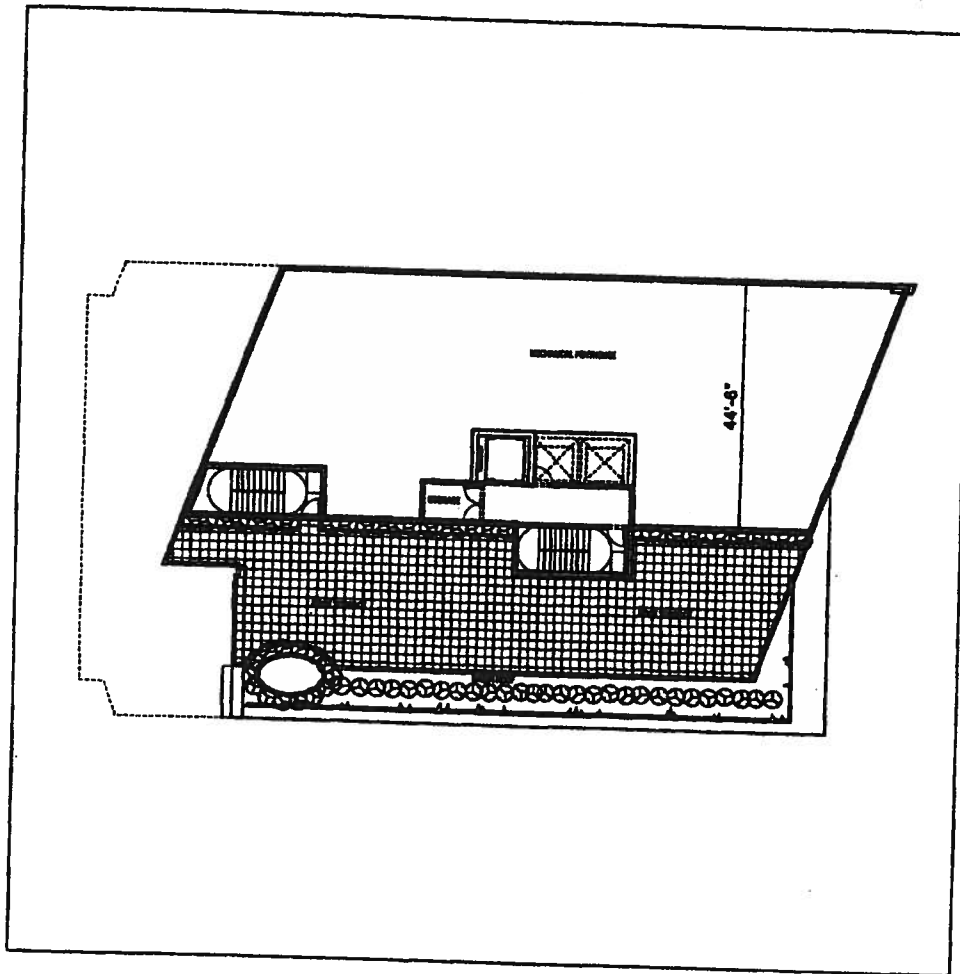
Applicant: 3680 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006



Penthouse Floor Plan.
(Twenty-ninth)



Applicant: 3660 Lake Shore Phase II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006

North

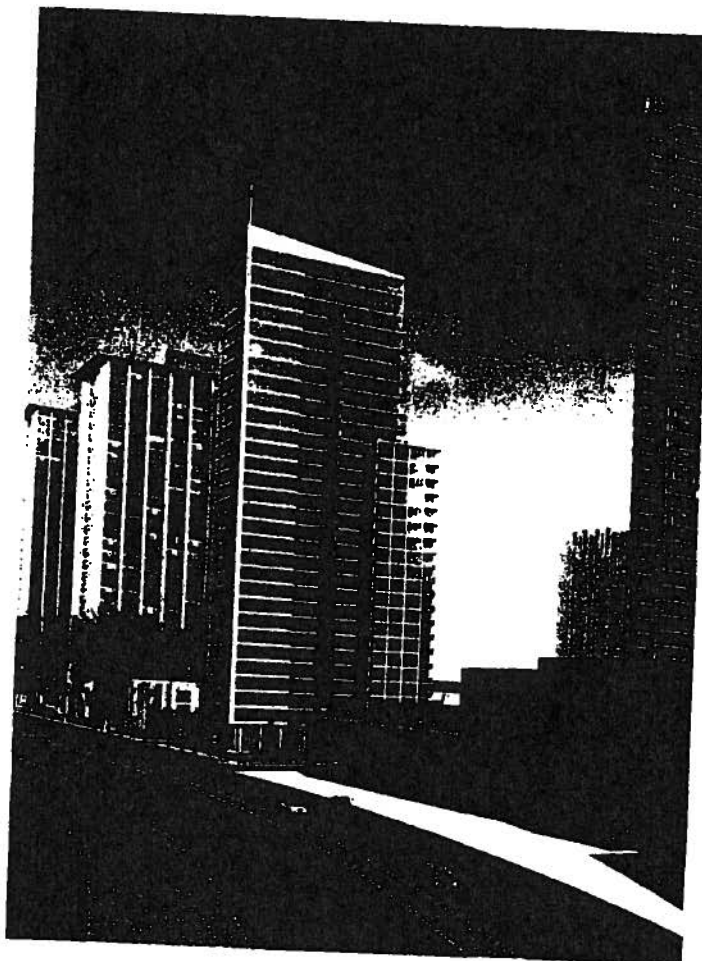


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Renderings.
(Page 1 of 5)



Applicant: 3660 Lake Shore Drive II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006

Renderings.
(Page 2 of 5)



Applicant: 3660 Lake Shore Drive II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

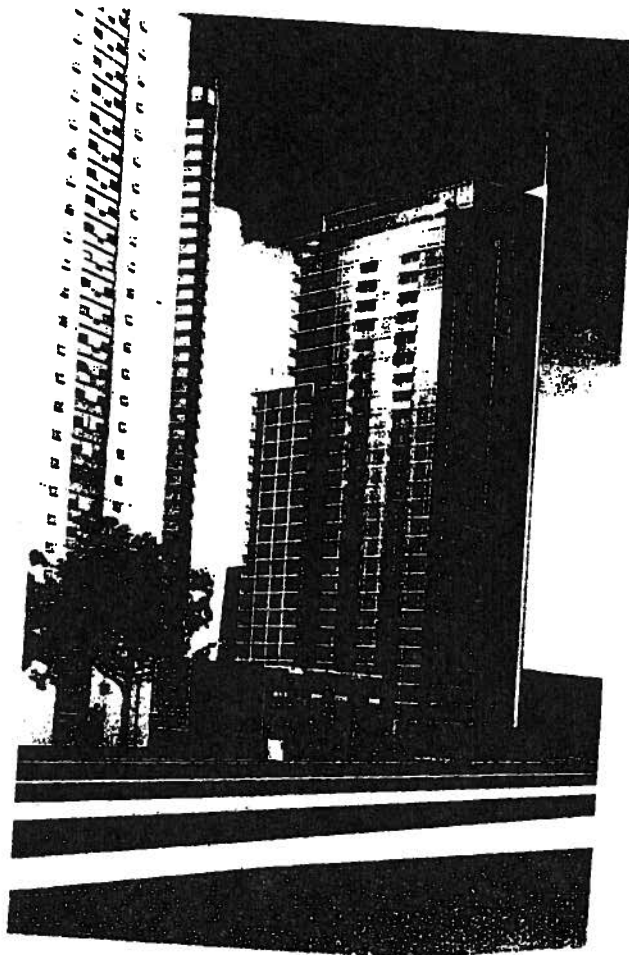
Revised: March 16, 2006

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80145

Renderings.
(Page 3 of 5)



Applicant: 3660 Lake Shore Drive II, LLC
1212 N. LaSalle
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Date: December 14, 2005

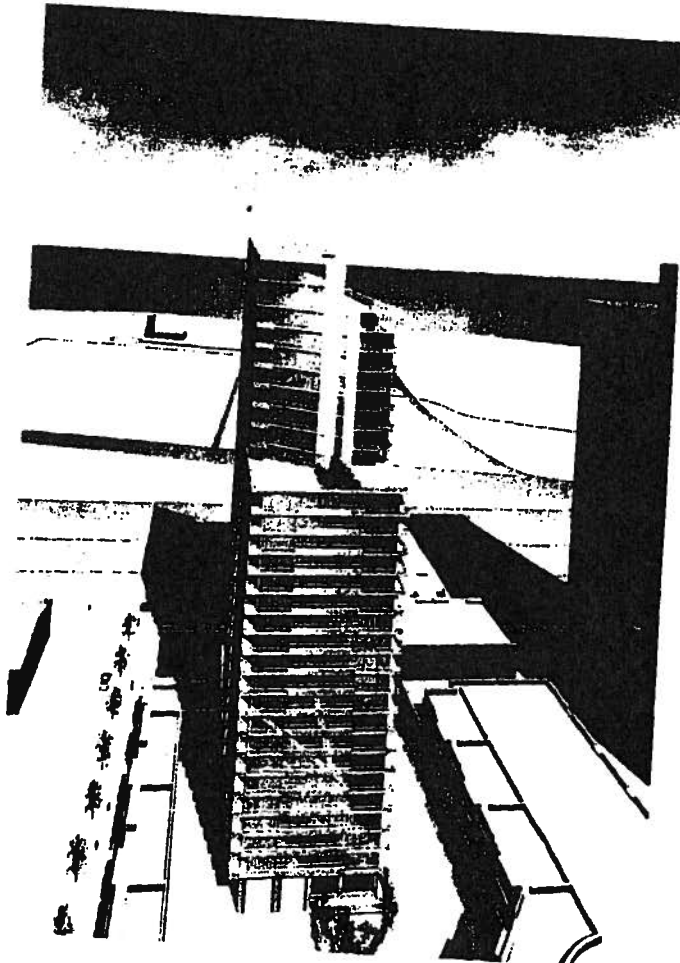
Revised: March 18, 2006

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6/28/2006

Renderings.
(Page 4 of 5)



Applicant: 3660 Lake Shore Drive II, LLC
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Chicago, IL 60610

Date: December 14, 2005

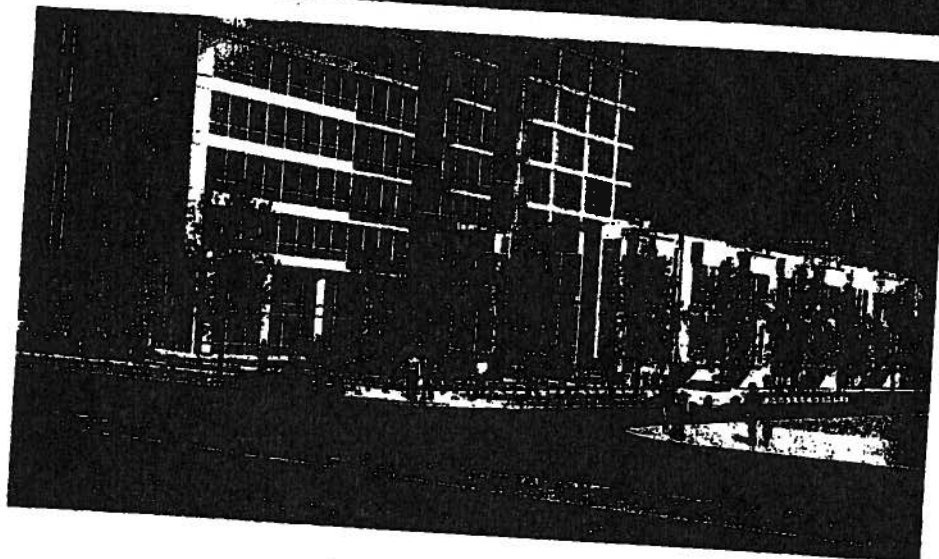
Revised: March 16, 2006

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Renderings.
(Page 5 of 5)



Applicant: 3660 Lake Shore Drive II, LLC
1212 N. LaSalle
Chicago, IL 60610

Date: December 14, 2005

Revised: March 16, 2006