

hereby amended by changing all of the B2-3 Neighborhood Mixed-Use Disthct symbols and indications as shown on Map Number 9-1 in the area bounded by:

the public alley next north of and parallel to West Addison Street; the public alley next west of and parallel to North Western Avenue; West Addison Street; and a line 24 feet east of and parallel to North Artesian Avenue,

to those of an RS3 Residential Single-Unit (Detached House) Disthct.

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

Reclassification Of Area Shown On Map No. 14-K.

(Application No. A-7682)

(Common Address: 5825 S. Kostner Ave., 5801 -- 5857 S. Kostner Ave.,
And 4332 -- 4356 W. 59th St.)

[O2011-772]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the POS-1 Regional or Community Parks Disthct symbols and indications as shown on Map Number 14-K in the area bounded by:

South Kostner Avenue; the centerline of West 58th Street or the line thereof if extended where no street exists; and a line 330.6 feet east of and parallel to South Kostner Avenue and West 59th Street,

to those of an RS2 Residential Single-Unit (Detached House) Disthct and a corresponding use disthct is hereby established in the area above desched.

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

Reclassification Of Area Shown On Map No. 15-G.

(Application No. A-7681)

(Common Address: 5600 N. Sheridan Rd.)

Rezoned to
B3-5

[O2011-770]

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning

Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1083 symbols and indication as shown on Map Number 15-G in the area bounded by:

a line 92 feet north of West Bryn Mawr Avenue (as measured from the west right-of-way line of North Shehdan Road and perpendicular thereto); North Shehdan Road; West Bryn Mawr Avenue; and the alley next west of and parallel to North Shehdan Road,

to those of a B3-5 Community Shopping Disthct.

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. 17-L.
(As Amended)
(Application No. 17189)
(Common Address: 6537 -- 6557 N. Central Ave., 6501 -- 6547 N.
Hiawatha Ave. And 6500 -- 6542 N. Minnehaha Ave.)~~

[SO2011-616]

~~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, be amended by changing all the POS-1 Regional or Community Park Disthct symbols and indications as shown on Map Number 17-L in the area bounded by:~~

~~beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue to a point 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue to a point 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),~~

~~to those of an RS1 Residential Single-Unit (Detached House) Disthct.~~

~~SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS1 Residential Single-Unit (Detached House) Disthct symbols and indications as shown on Map Number 17-L in the area bounded by:~~

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 15-G.

(As Amended)

(Application Number 16258) *RBPD 1083*

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

SECTION 1. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 15-G in the area bounded by:

a line 92 feet north of West Bryn Mawr Avenue (as measured from the west right-of-way line of North Sheridan Road and perpendicular thereto); North Sheridan Road; West Bryn Mawr Avenue; and the alley next west of and parallel to North Sheridan Road,

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

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

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

Residential-Business Planned Development Number 1083.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development

Number 1083 consists of a net site area of approximately sixteen thousand three hundred seventy-one (16,371) square feet (zero and three hundred seventy-six thousandths (0.376) of an acre) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned and controlled by David Tufeanu/Lakeshore Tower Management Inc., which is the "Applicant" for the purposes of this planned development.

2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 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 single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by any homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, 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, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Line Map; a Site Plan/Landscape Plan; and Building Elevations dated September 20, 2007, prepared by Axios Architects and Consultants Ltd, which are all incorporated herein. Full size sets of the Site Plan/Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of 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 approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the areas delineated herein: the existing multi-story mixed-use building containing one hundred thirty-one (131) dwelling units with retail business uses as allowed in the B3-5 Community Shopping District classification on the first floor, accessory parking and loading and related uses shall also be allowed.
6. On-premise and business 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 shall be permitted within the planned development subject to review and approval of the Department of Planning and Development. Off-premise signage is prohibited.
7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Department of Transportation and Planning and Development. The planned development proposes a minimum of seventy-one (71) parking spaces, of which thirty-five (35) are on-site parking spaces and thirty-six (36) off-site parking spaces located at 5617 North Kenmore Avenue (approved pursuant to ZBA Cal. Number 401-61-S). All seventy-one (71) parking spaces are existing and currently in use by the building residents and businesses.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress

shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site Plan/Landscape Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the plans for the building 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 standards of accessibility.
13. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of

the improvements contemplated in this planned development. Any such modifications of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The Applicant/owner will provide a vegetative ("Green") roof totaling fifty-four percent (54%) of the net roof area consisting of one thousand one hundred ninety-six (1,196) square feet at the lower roof and two thousand six hundred sixty-one (2,661) square feet at the upper roof or at the twenty-first floor for a combined total of three thousand eight hundred fifty-seven (3,857) square feet of green roof area. 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.
15. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall revert to the prior B3-5 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape/Green Roof Plan; Floor Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 10326 through 10343 of this *Journal*.]

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

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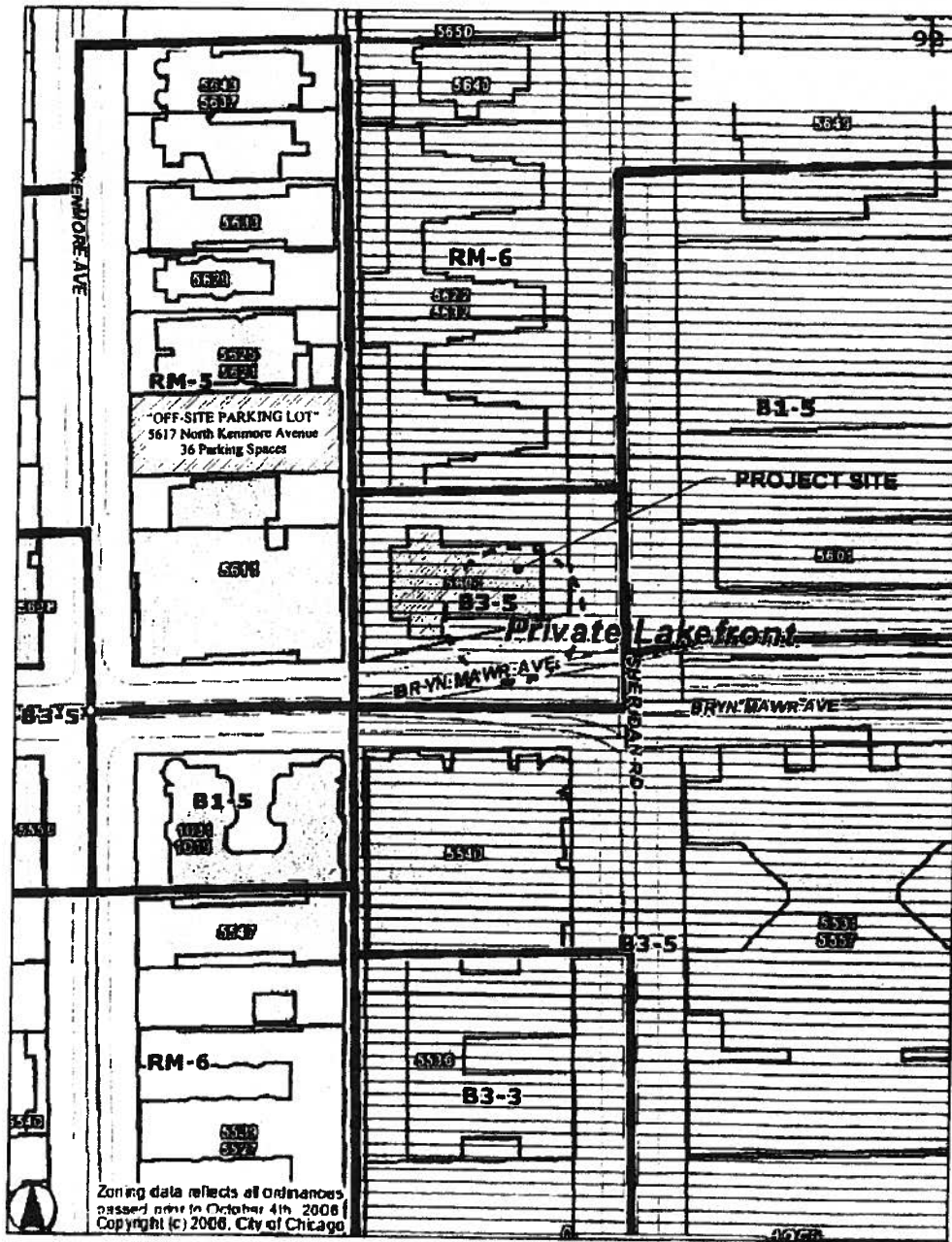
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Residential-Business Planned Development Number 102B

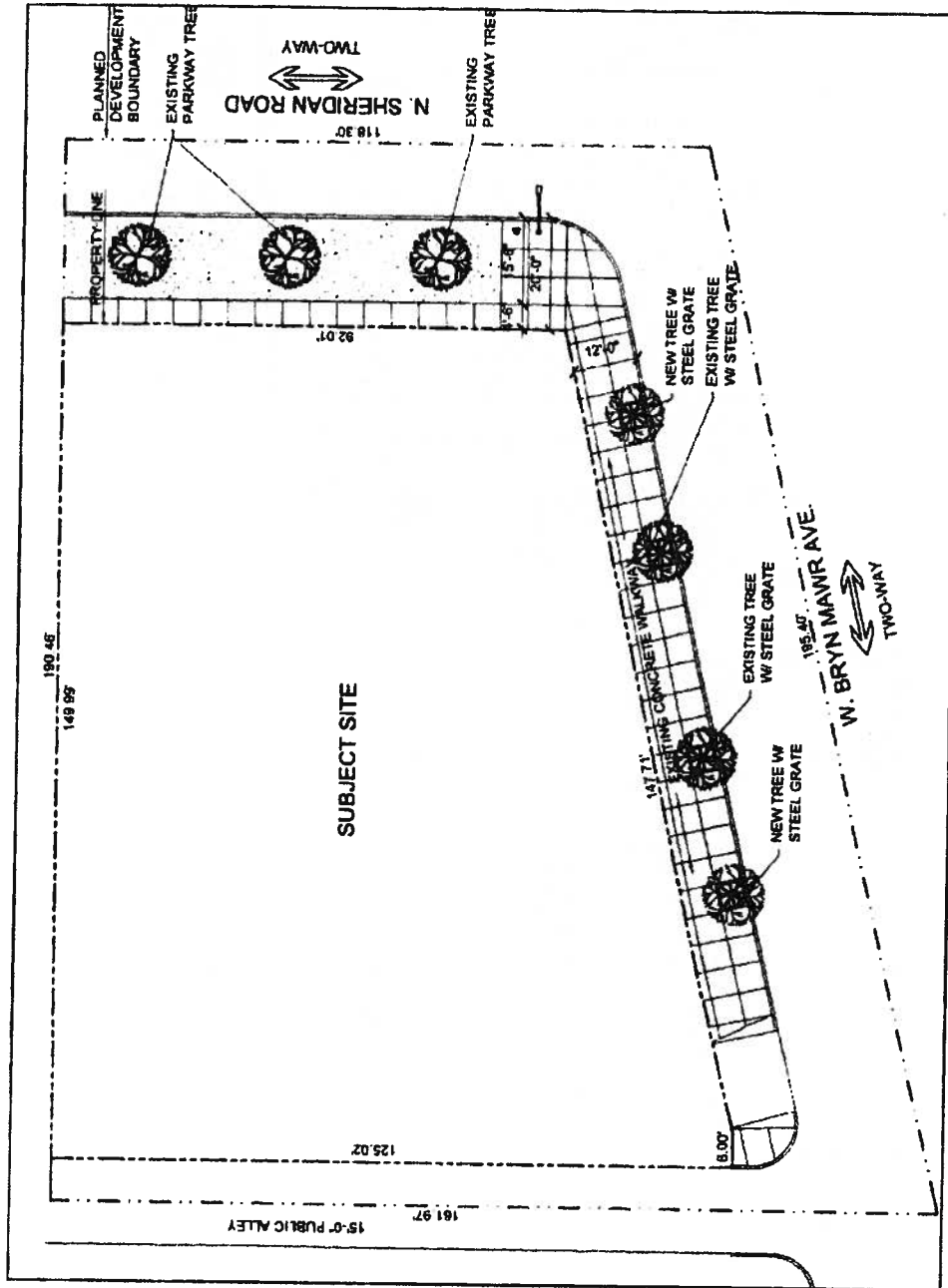
Bulk Regulations And Data Table.

	Square Feet	Acres
Gross Site Area:	28,819 square feet	(0.661 of an acre)
Area of Public Ways:	12,448 square feet	(0.285 of an acre)
Net Site Area:	16,371 square feet	(0.376 of an acre)
Maximum Floor Area Ratio (F.A.R.):	8.06 (current floor area ratio)	
Permitted Uses:	Residential uses, business uses, related and accessory uses as listed in Statement Number 5.	
Maximum Number of Units:	131 dwelling units (existing)	
Maximum Building Height:	208 feet as measured by the Chicago Zoning Ordinance	
Maximum Site Coverage:	In substantial conformance with the attached Site Plan.	
Minimum Number of Off-Street Parking Spaces:	35 on-site parking spaces and 36 off-site parking spaces being provided in an existing lot located at 5617 North Kenmore Avenue (ZBA Cal Number 401-61-S)	
Minimum Number of Off-Street Loading spaces:	1 at 10 feet by 25 feet (existing)	
Minimum Periphery Setbacks:	In substantial conformance with the attached Site Plan (no change to existing).	

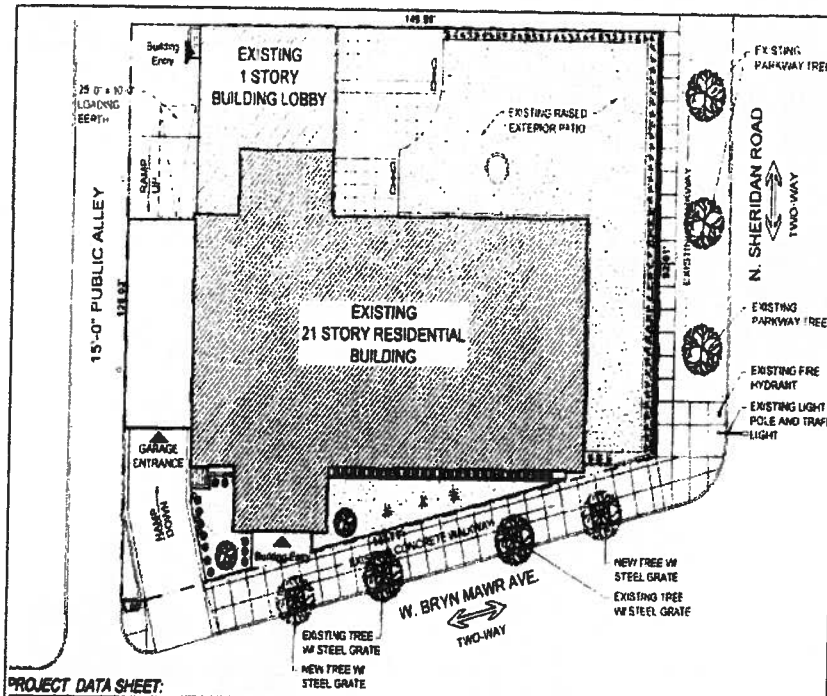
Existing Zoning Map.



Planned Development Boundary
And Property Line Map.



Site Plan.



PROJECT DATA SHEET:

Address: 5600 North Sheridan Road
 lot dimensions: 149.98' x 92.01' x 147.88' x 125.015' sq ft.
 lot area: 16,371.5 sq ft.
 zoning district current: B3-5
 zoning construction type: 1A
 zoning height/stories: Existing 21 Stories
 Existing Height To Top Existing Roof = 204'-8"
 New Height to Top New Roof = 207'-8"

Building Has No Sprinklers
 Building Has Existing Standpipes
 Building Will Have A Fire Alarm System Located on First Floor Lobby

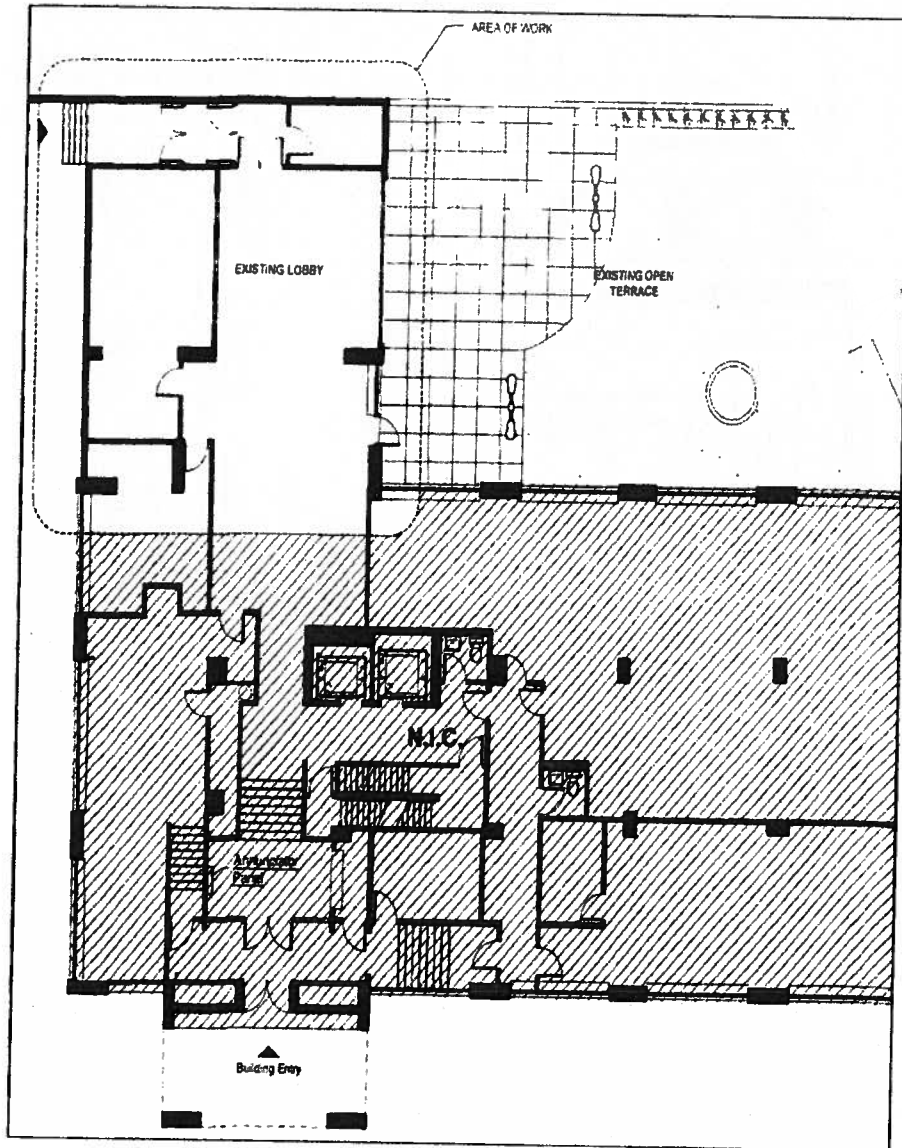
Existing Parking Spaces: 35 Parking Spaces (indoor)
 Existing Offsite Parking Spaces (5617 N. Kenmore): 39 Parking Spaces w/ an approved special use

Category Of All Floors	Existing floor area	Proposed floor area
First floor:	7,747 sq ft. Lobby/Office/Retail	6,195 sq ft. <small>REMOVE TO NEW MECHANICAL</small>
2nd floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
3rd floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
4th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
5th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
6th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
7th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
8th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
9th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
10th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
11th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
12th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
13th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
14th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
15th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
16th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
17th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
18th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
19th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
20th floor:	6,880 sq ft. 7 units	6,880 sq ft. 7 units
Mechanical Penthouse floor:	1,265 sq ft.	1,265 sq ft.
Total floor area:	151,308 sq ft. 133 units	151,796 sq ft. 131 units

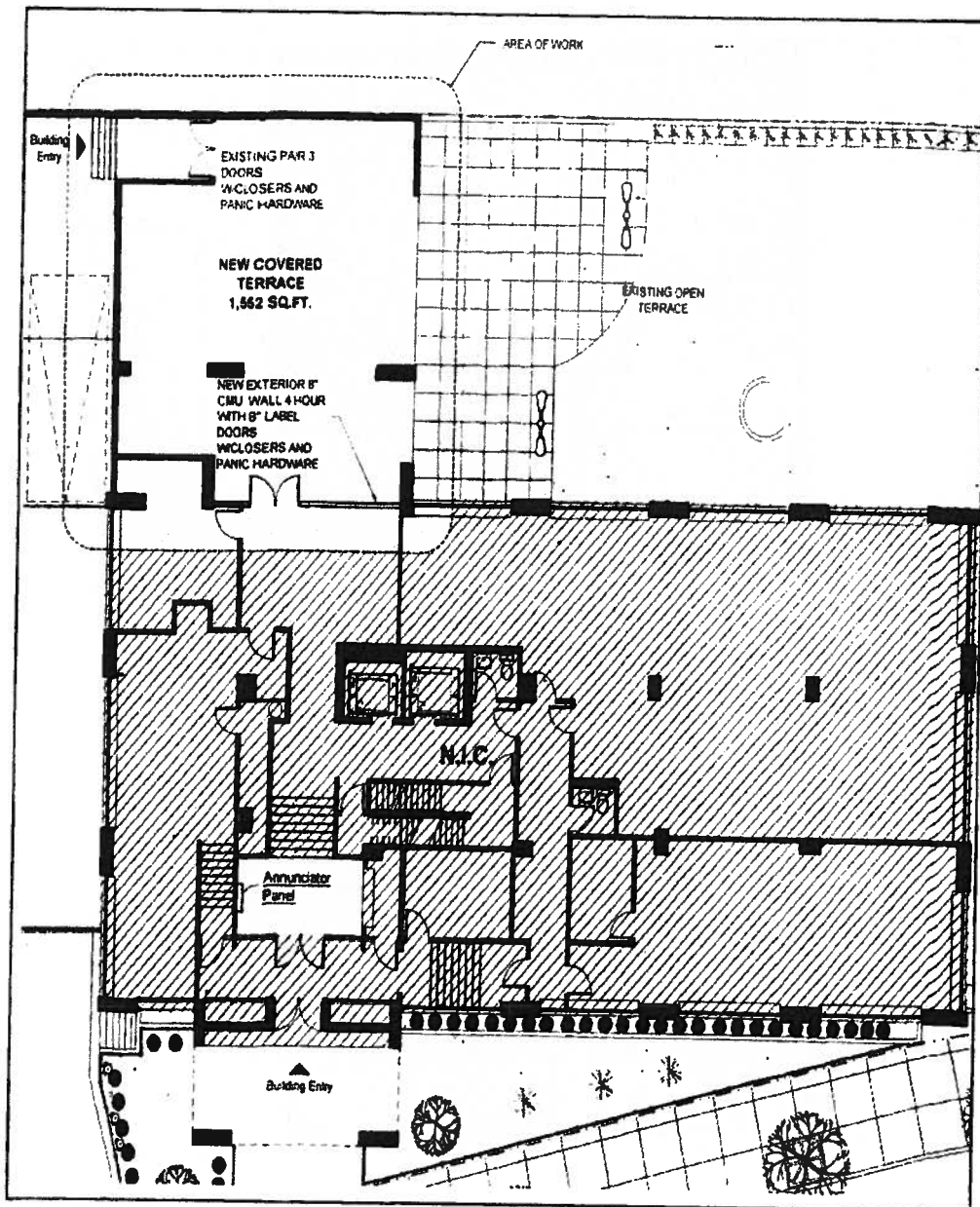
SCOPE OF WORK
 ALTERATIONS TO EXISTING 21 STORY CONCRETE RESIDENTIAL BUILDING CONVERSION FROM 133 DWELLING UNITS TO 131 DWELLING UNITS ON THE 20TH FLOOR CONVERT 3 DWELLING UNITS INTO 1 LARGE UNIT WE ARE PROPOSING A NEW ADDITION TO THE 21ST FLOOR TO CLIMAX UNIT 21 WE ARE PROPOSING TO ADD 1,800 S.F. FEET TO THE 21ST FLOOR WE ARE ALSO PROPOSING TO REMOVE 1,302 S.F. ON THE GROUND LEVEL BY OPENING UP AN AREA TO THE OUTSIDE PATIO AS PER PLANS

Existing Number Of Dwelling Units: 133
 Proposed Dwelling Units: 131

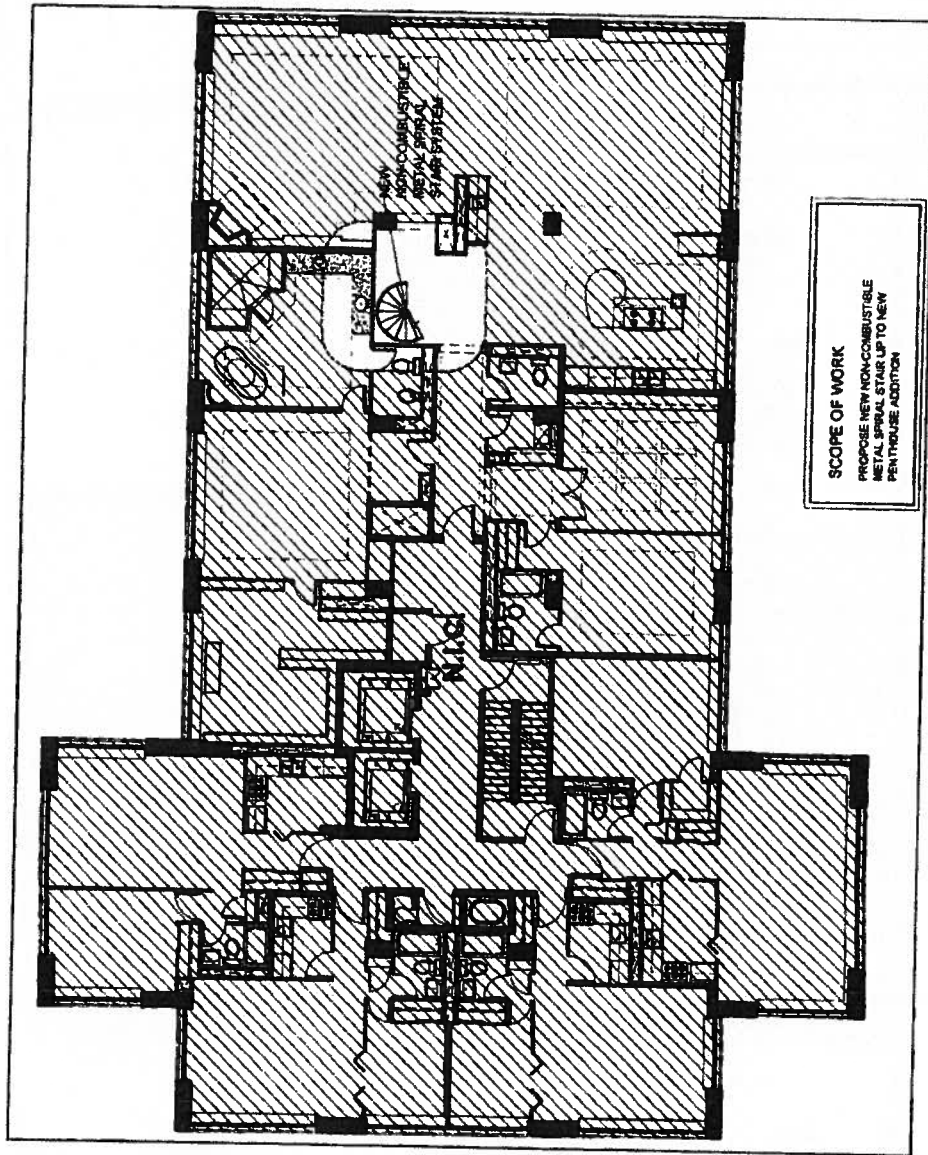
Existing First Floor Plan.



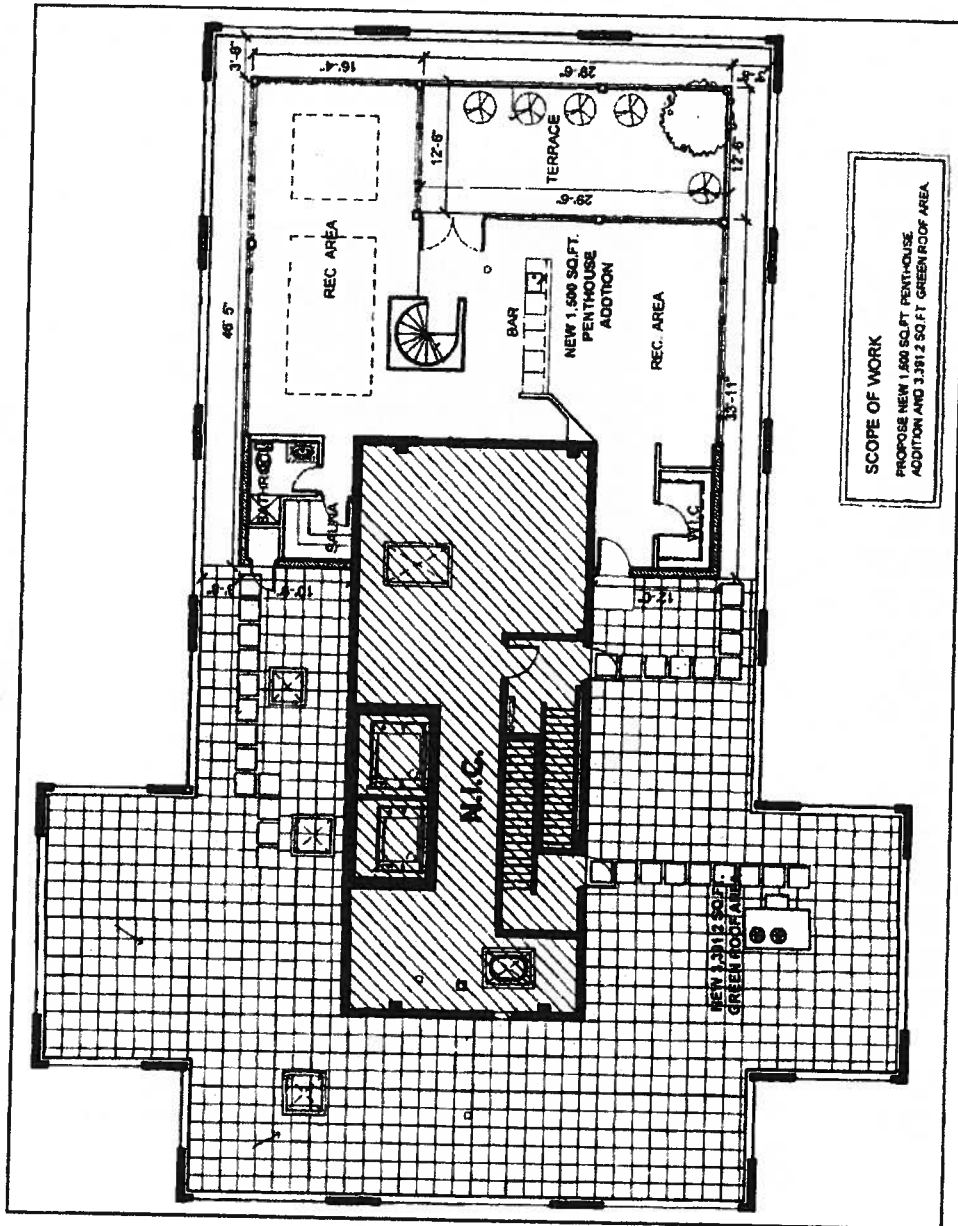
Proposed First Floor Plan.



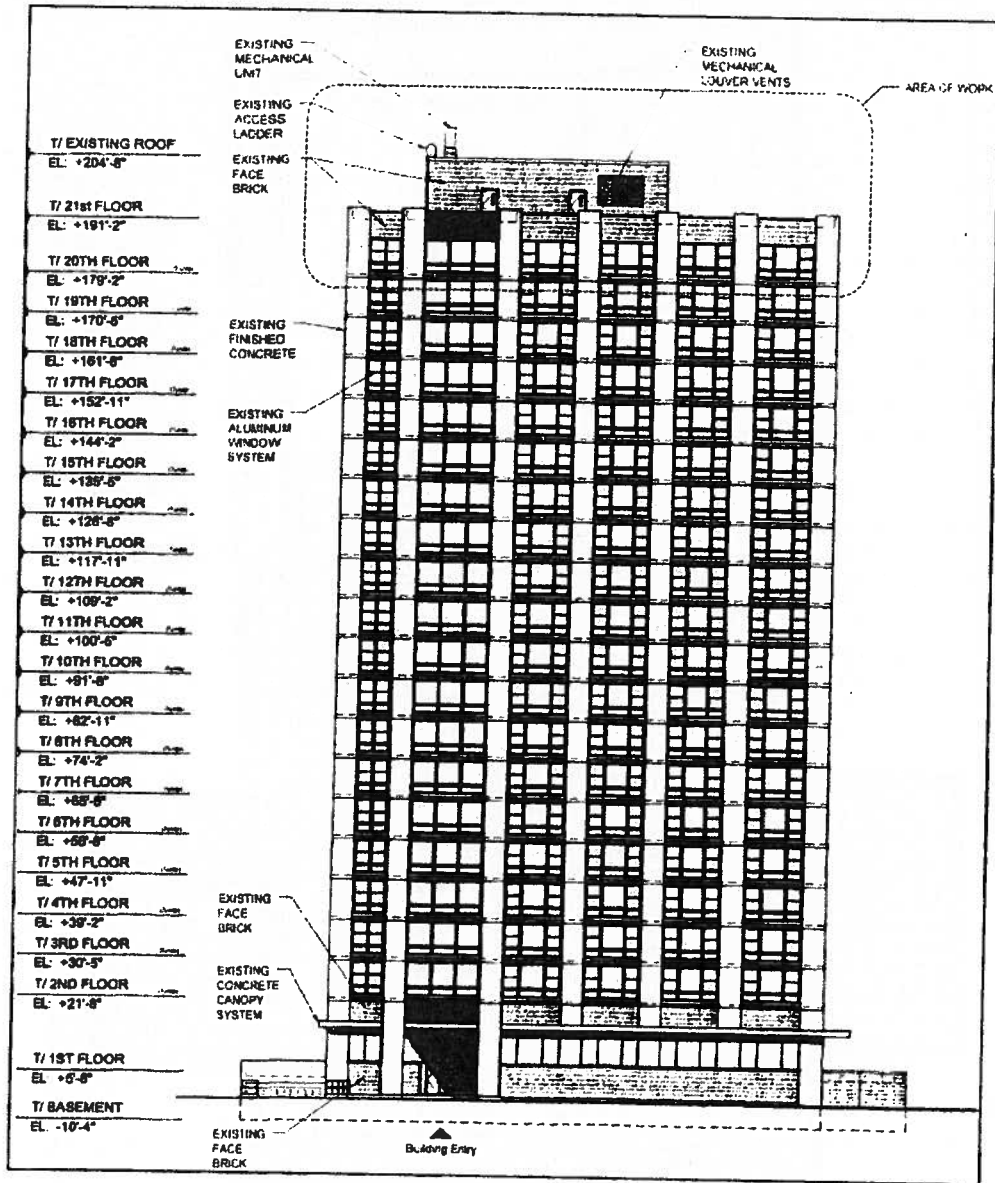
Existing 20th Floor Plan.



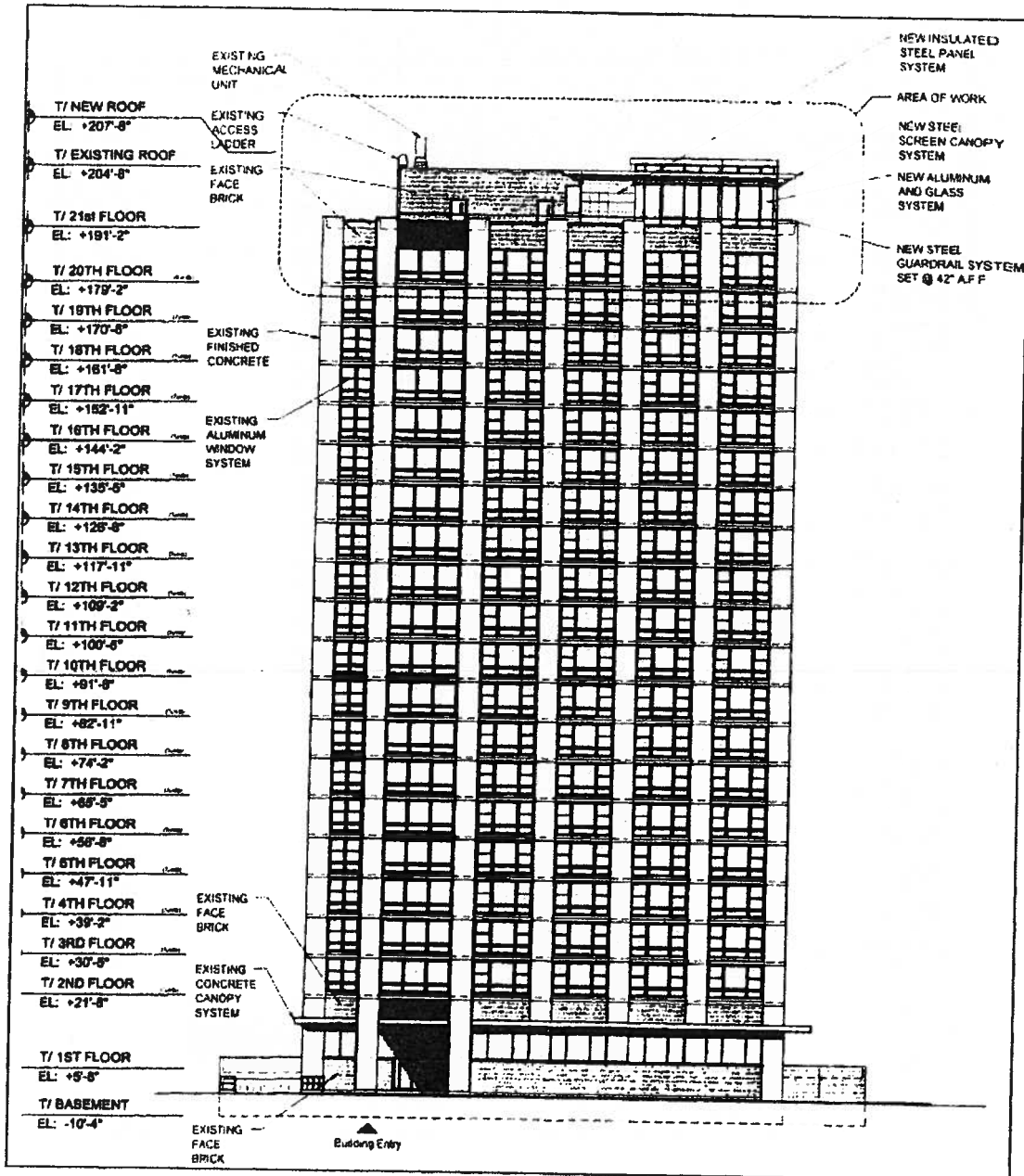
Proposed 21st Floor Plan.



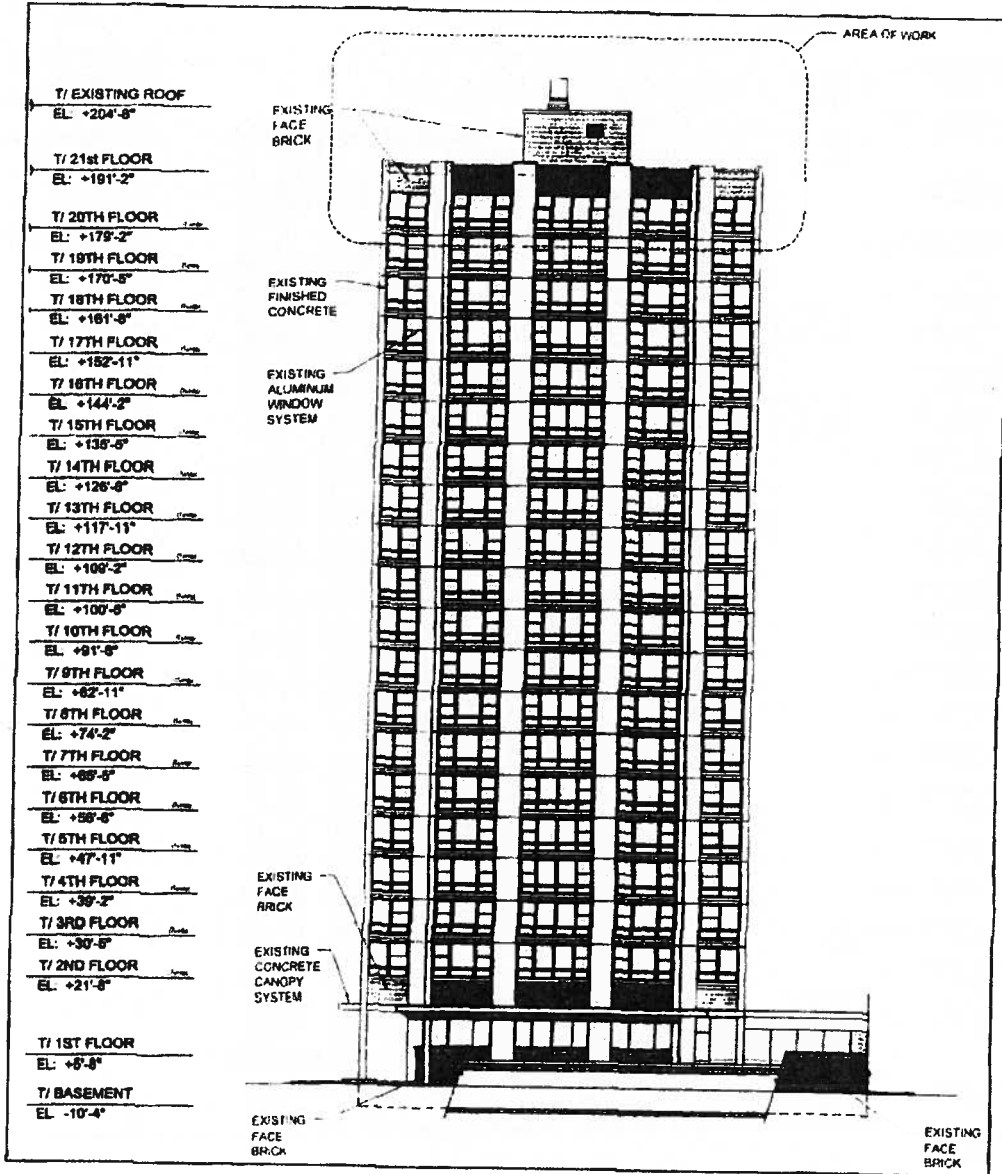
Existing South Elevation.



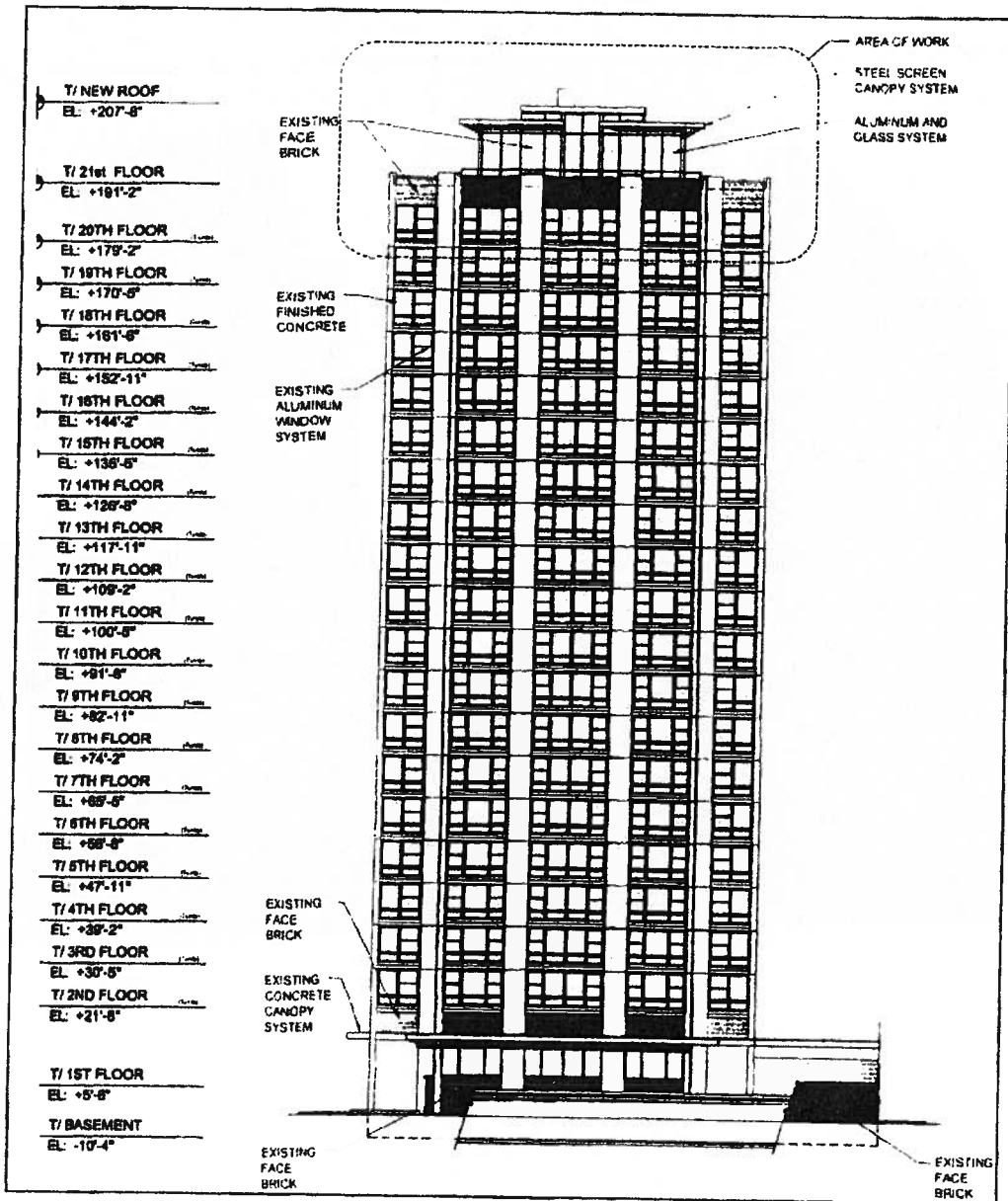
Proposed South Elevation.



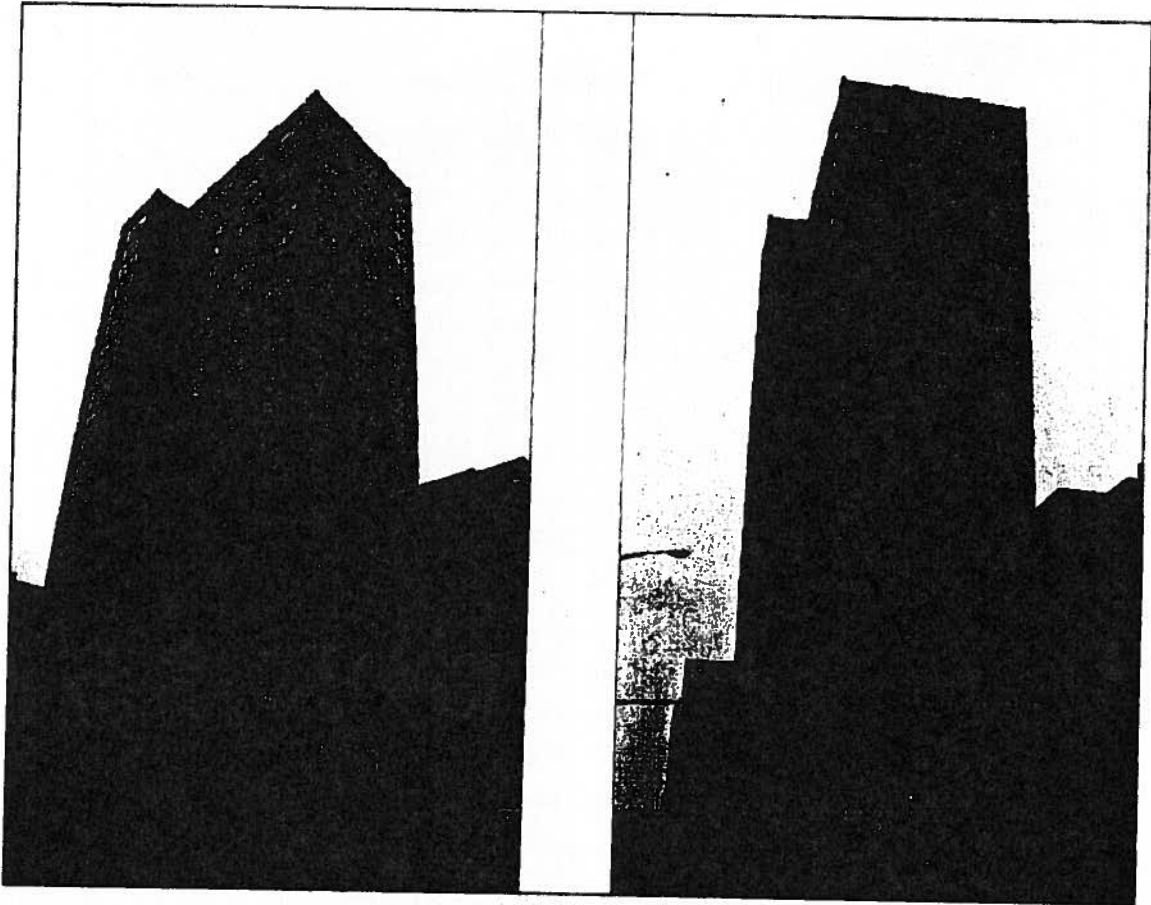
Existing East Elevation.



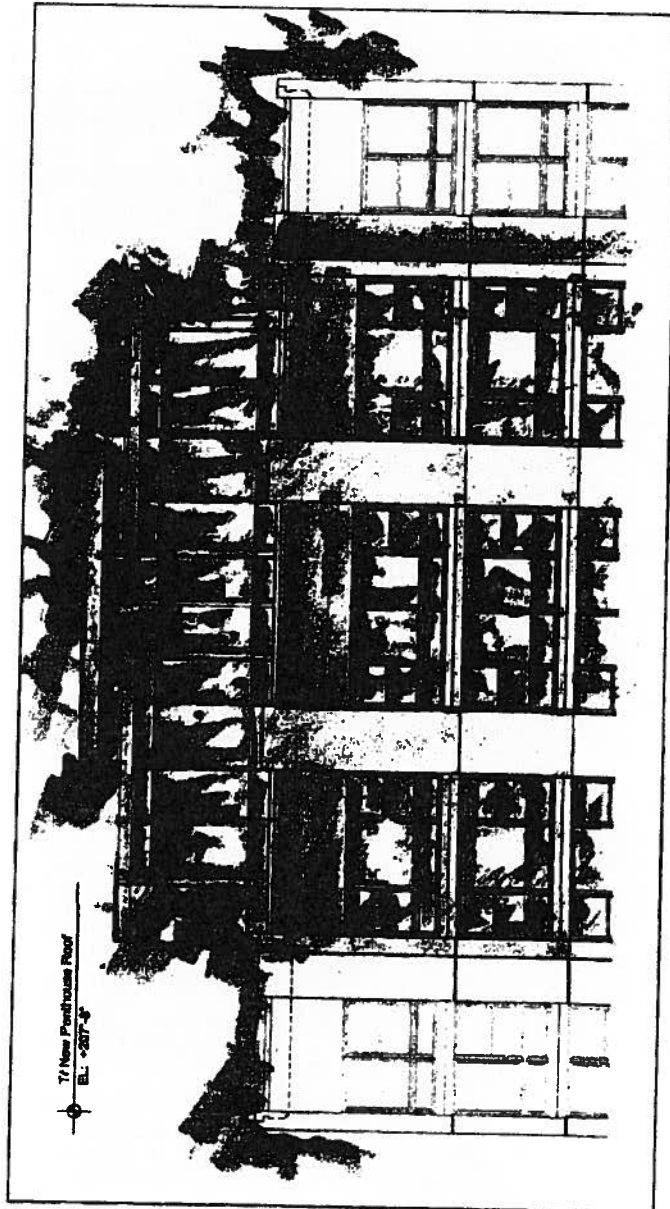
Proposed East Elevation.



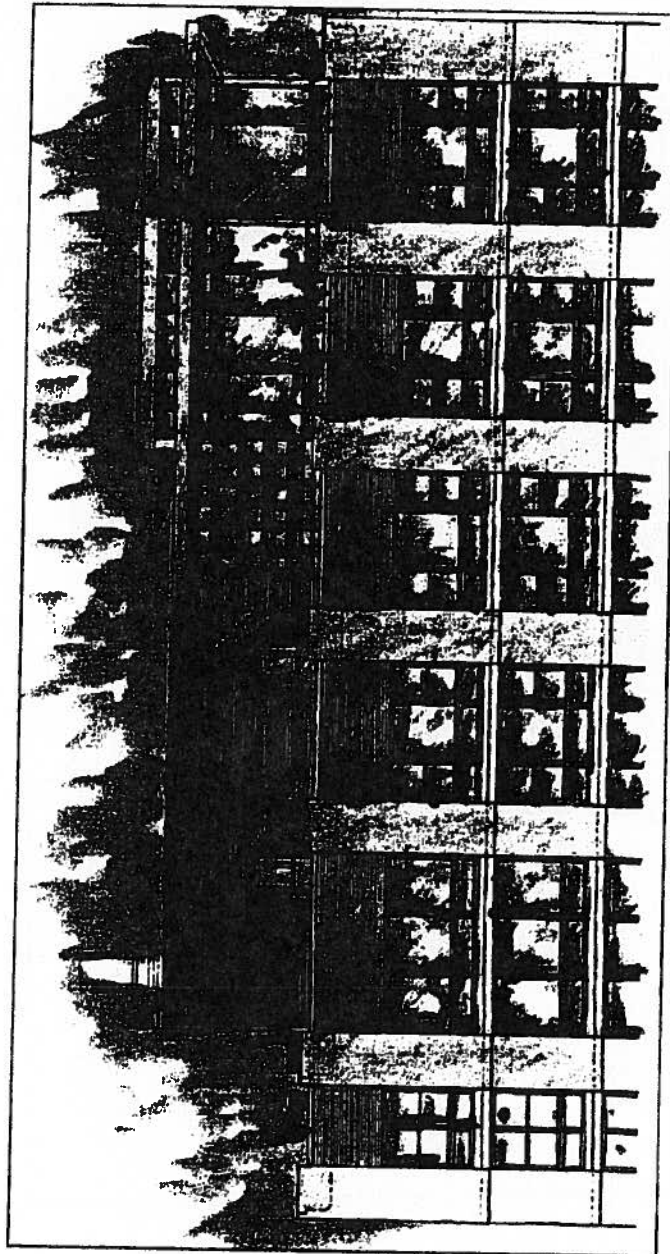
Existing Site Picture.



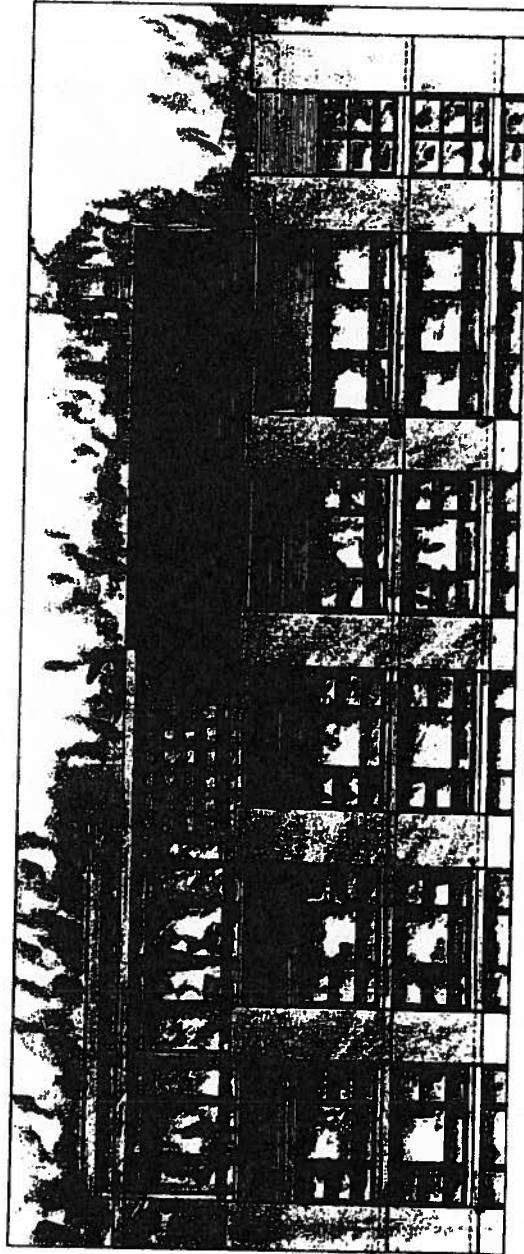
East Elevation Rendering.



South Elevation Rendering.



North Elevation Rendering.



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West Elevation Rendering.

