



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 8, 2017

Paul W. Shadle  
DLA Piper LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

Re: Administrative Relief request for Planned Development No. 110  
1130 N. Dearborn Street

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 110 ("PD 110"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

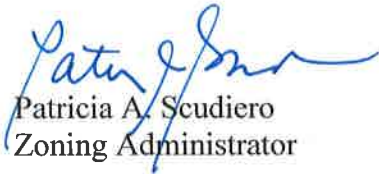
Your client and the owner of all of the property within PD 110, Elm Street Plaza Venture, LLP, is seeking administrative relief to allow for an approximately 2,300 square foot addition to 1130 N. Dearborn St., which will result in a 4% increase in the maximum allowable ground level site coverage. PD 110 allows a maximum of 45% of coverage at the ground level. According to our records, a Part II was issued on January 8, 1976, for the construction of a five-story commercial and parking structure and when combined with the existing building at 1130 N. Dearborn St. resulted in total ground site coverage of 54%. Therefore, the existing development already exceeds the maximum ground site coverage allowed.

Your client is proposing to enclose the existing arcade on the north, east and south sides of the building resulting in an additional 1,300 square feet of ground floor space and to construct a one-story, 1,000 square foot solarium/community room addition on the southwest corner. According to the 1976 Part II, the existing ground coverage is 29,850 square feet, while your attached exhibit identifies it as 32,735 square feet. The site coverage calculations will be reviewed and finalized upon submittal of a Part II for the proposed addition.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed addition and resulting increase in ground floor site coverage will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 110, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

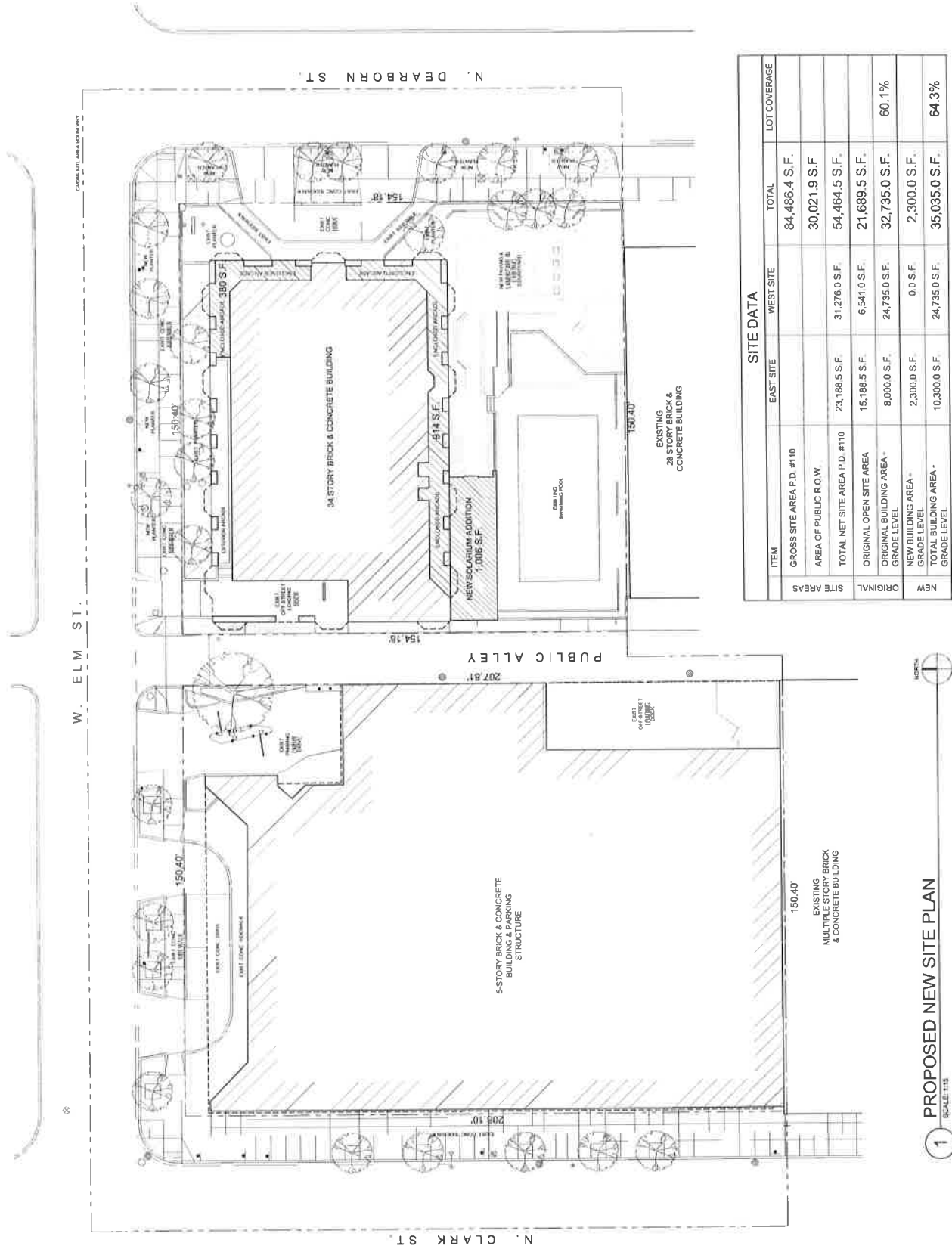


Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Katie Jahnke Dale, Mike Marmo, Erik Glass, Main file

SYMBOL LEGEND	
	EXISTING BUILDING AREA - 8,000 S.F. EAST = 24,735.0 WEST = 32,735.0 S.F. TOTAL
	NEW BUILDING AREA - ENCLOSED ARCADES - 1,294.0 S.F.
	NEW BUILDING AREA - SOLARIUM ADDITION - 1,006.0 S.F.
BUILDING DATA	
ALLOWABLE F.A.R.	7.45
ALLOWABLE BUILDING AREA	405,760 S.F.
EXISTING TOTAL BUILDING AREA	393,478 S.F.
EXISTING F.A.R.	7.04
NEW ADDED BUILDING AREA	2,300 S.F.
NEW TOTAL BUILDING AREA	385,778 S.F.
NEW F.A.R.	7.08



ITEM	SITE DATA		TOTAL	LOT COVERAGE
	EAST SITE	WEST SITE		
GROSS SITE AREA P.D. #110			84,486.4 S.F.	
AREA OF PUBLIC R.O.W.			30,021.9 S.F.	
TOTAL NET SITE AREA P.D. #110	23,188.5 S.F.	31,276.0 S.F.	54,464.5 S.F.	
ORIGINAL OPEN SITE AREA	15,188.5 S.F.	6,541.0 S.F.	21,689.5 S.F.	
ORIGINAL BUILDING AREA - GRADE LEVEL	8,000.0 S.F.	24,735.0 S.F.	32,735.0 S.F.	60.1%
NEW BUILDING AREA - GRADE LEVEL	2,300.0 S.F.	0.0 S.F.	2,300.0 S.F.	
TOTAL BUILDING AREA - GRADE LEVEL	10,300.0 S.F.	24,735.0 S.F.	35,035.0 S.F.	64.3%

1 PROPOSED NEW SITE PLAN  
SCALE: 1/8" = 1'-0"

**ELORAMO TALAMA**  
ARCHITECTS

1515 Broadway, Suite 1000, New York, NY 10019  
Tel: 212-692-1000 Fax: 212-692-1001  
www.eloramotalama.com

**Elm Street Plaza**  
General Food Retailing & Solarium Addition  
150 W. Elm Street, New York, NY 10019  
Site No. 2019-001  
Date: 08/20/19

San Steel Plaza Venture, LLP  
150 W. Elm Street, New York, NY 10019  
Site No. 2019-001  
Date: 08/20/19

PROPOSED NEW SITE PLAN  
A-001

Alderman Vrdolyak moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances as passed read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

*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 Planned Development symbols and R8 General Residence District and B7-6 General Central Business District indications as shown on Map No. 1-E in the area bounded by

E. Chicago Avenue; N. Lake Shore Drive; E. Huron Street; N. Fairbanks Court; E. Erie Street; N. St. Clair Street; E. Superior Street; a line 416 feet west of N. Fairbanks Court; the alley next north of and parallel to E. Superior Street; and a line 466 feet west of N. Fairbanks Court,

to the designation of an Institutional 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 hereof and to no others.

[Plan of Development printed on pages 954-959 of this Journal]

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. 3-F (As Amended).*

*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 Residential-Business Planned Development symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; N. Dearborn Street; a line 154.18 feet south of W. Elm Street; the alley next west of and parallel to N. Dearborn Street; a line 208.10 feet south of W. Elm Street; and N. Clark Street.

to the designation of a Residential-Business Planned Development, 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 hereof and to no others.

[Plan of Development printed on pages 960-966 of this Journal]

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. 8-E.*

*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 R8 General Residence symbols and indications as shown on Map No. 8-E in the area bounded by

the alley next north of and parallel to the north line of Woodland Park; the west line of the right of way of the Illinois Central Railroad; a line 266.2 feet north of E. 35th Street; the east line of the alley next west of the right of way of the Illinois Central Railroad, or the line thereof if extended where no alley exists; the alley next north of and parallel to E. 35th Street; the alley next east of S. Cottage Grove Avenue; the alley next north of the alley next north of and parallel to E. 35th Street; and S. Cottage Grove Avenue,

to the designation of Institutional 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 hereof and to no others.

[Plan of Development printed on pages 967-971 of this Journal]

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-M.*

*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 R2, Single Family Residence, and B4-1, B4-2, and B4-3 Restricted Service District symbols and indications as shown on Map No. 9-M in the area bounded by

the alley next north of and parallel to W. Addison Street; the alley next west of and parallel to N. Central Avenue; a line 108.5 feet north of W. Addison Street; N. Central Avenue; W. Eddy Street; a line 30 feet west of the alley next west of and parallel to N. Central Avenue; the alley next north of and parallel to W. Eddy Street; a line 215.55 feet east of N. Major Avenue; W. Eddy Street; a line 185.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 155.55 feet east of N. Major Avenue; W. Eddy Street; a line 125.55 feet east of N. Major Avenue; the alley next north of and parallel to W. Eddy Street; a line 70.75 feet east of N. Major Avenue; W. Addison Street; and N. Major Avenue,

to the designation of an Institutional 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 hereof and to no others.

[Plan of Development printed on pages 972-976 of this Journal]

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. 12-H.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 12-H in the area bounded by

(continued on page 977)

PD  
110

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
NO. 110, AS AMENDED

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PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by Elm Street Plaza Venture, an Illinois limited partnership, whose address is 332 South Michigan Avenue, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant, Elm Street Plaza Venture, or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, Elm Street Plaza Venture, or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool;

APPLICANT: Elm Street Plaza Venture

DATE: April 17, 1975

limited retail and service type business uses; professional and business offices; and required parking.

6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenances attached thereto shall be subject to:

- (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

APPLICANT: Elm Street Plaza Venture

DATE: April 17, 1975

9. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 45% of grade level, and 20% at and above a plane 45 feet above grade level.
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

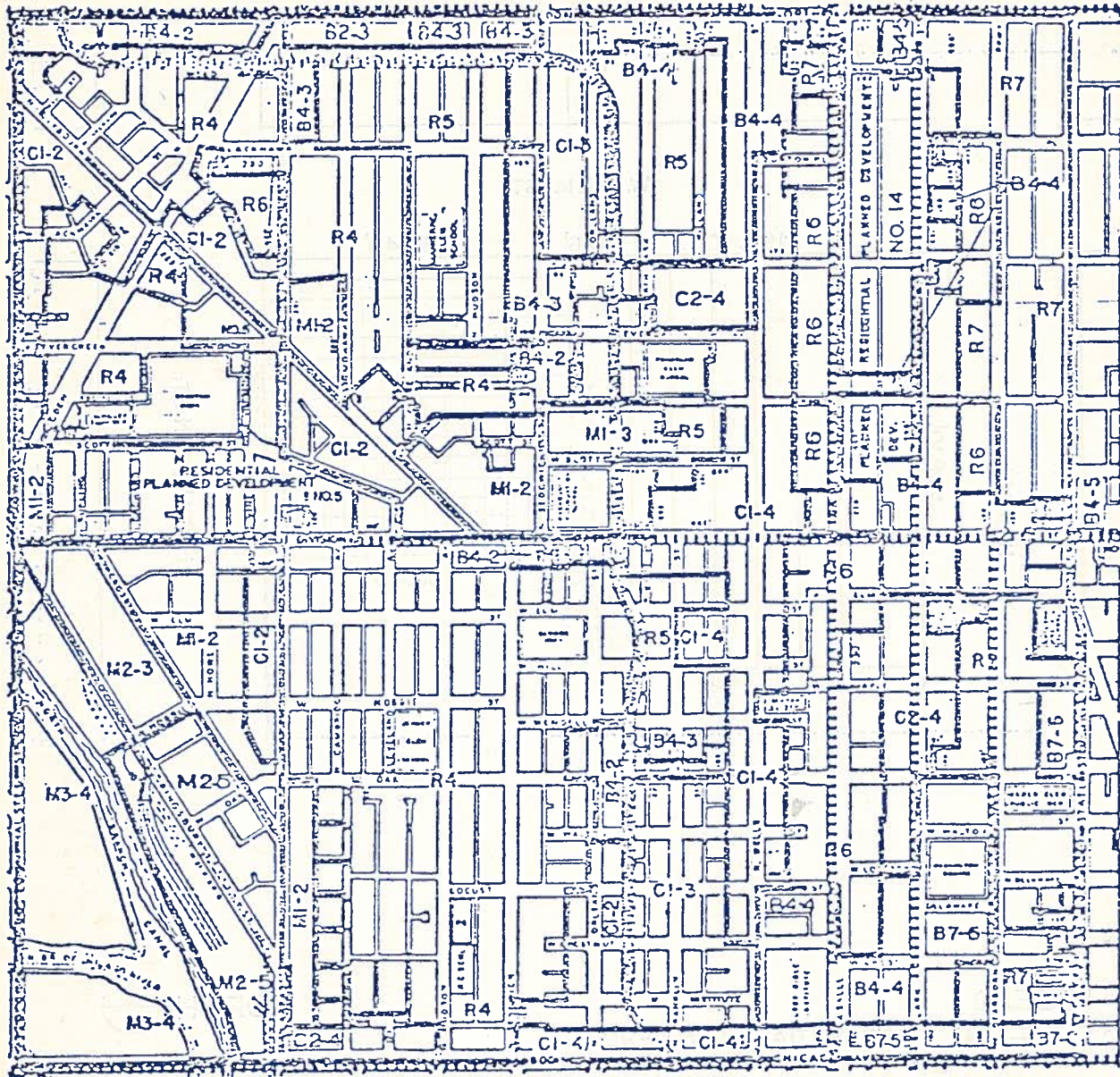
APPLICANT: Elm Street Plaza Venture

DATE: April 17, 1975

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

## NO. 110 AS AMENDED

### ZONING & PREFERENTIAL STREETS MAP



**LEGEND**



PROPOSED PLANNED DEVELOPMENT AREA



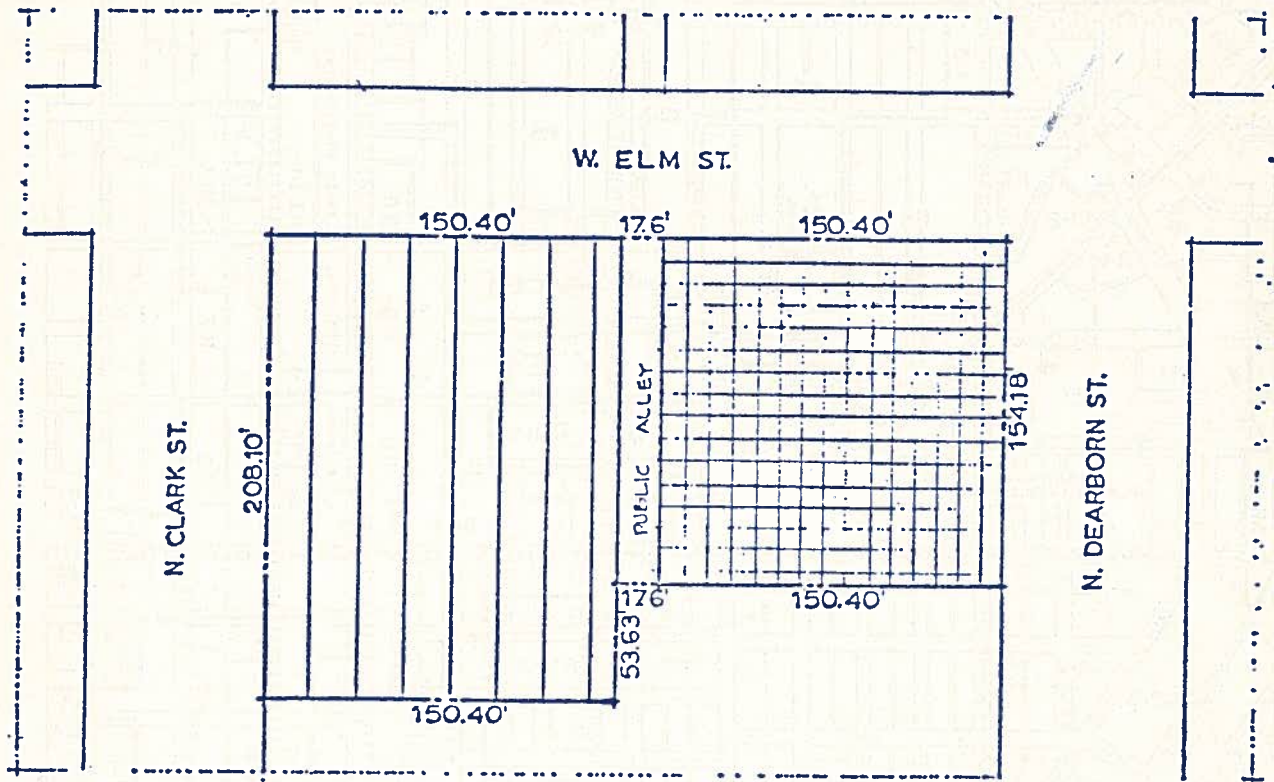
PREFERENTIAL STREETS



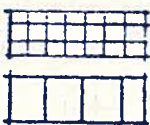
NORTH

APPLICANT: ELM STREET PLAZA VENTURE  
 DATE: APRIL 17, 1975

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 NO. 110 AS AMENDED  
 PROPOSED GENERALIZED LAND USE PLAN



LEGEND

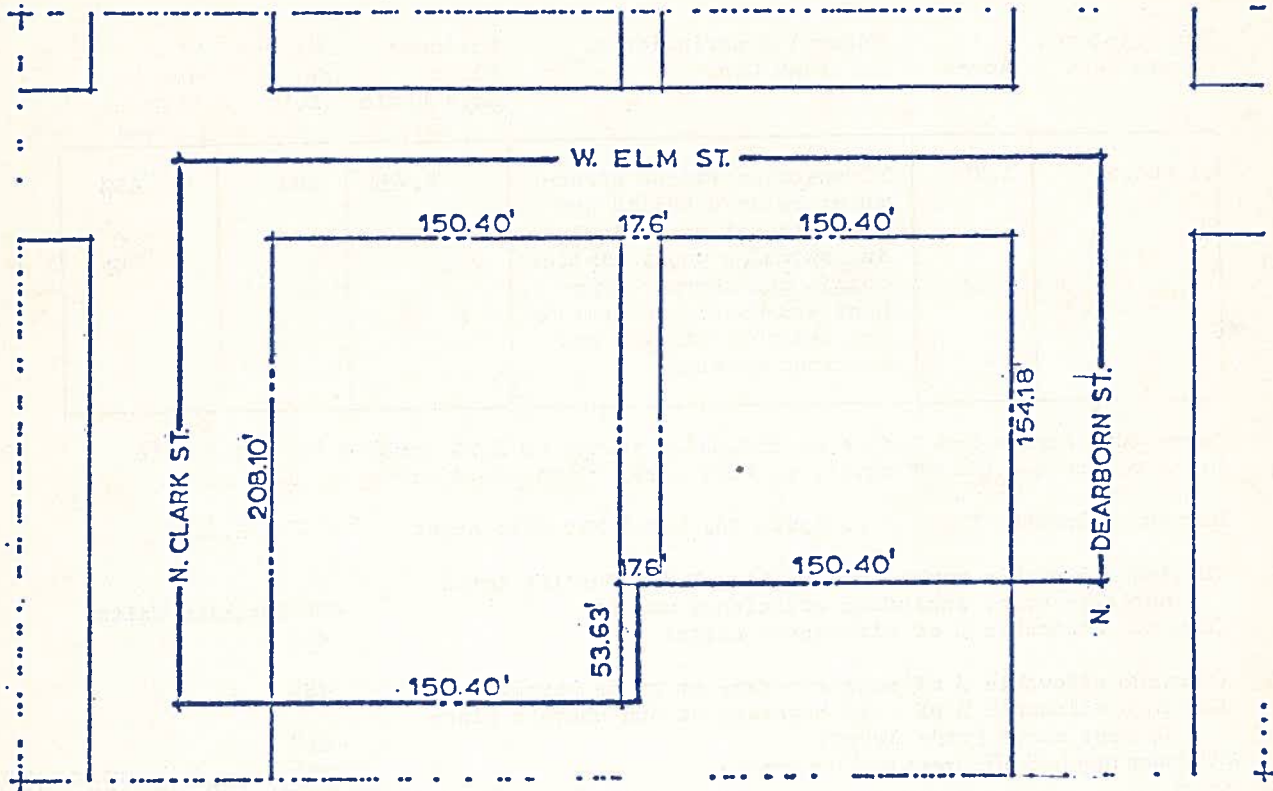


RESIDENTIAL - COMMERCIAL  
 & RELATED USES  
 PARKING - COMMERCIAL  
 & RELATED USES



APPLICANT: ELM STREET PLAZA VENTURE  
 DATE: APRIL 17, 1975

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 NO. 110 AS AMENDED  
 PLANNED DEVELOPMENT BOUNDARY MAP



LEGEND



PLANNED DEVELOPMENT BOUNDARY LINE

PROPERTY LINE



APPLICANT: ELM STREET PLAZA VENTURE  
 DATE: APRIL 17, 1975

RESIDENTIAL -BUSINESS PLANNED DEVELOPMENT

NO. 110, AS AMENDED

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum No. of D.U.	Max. % of Coverage @ Grade Level
54,464.5	1.25	Elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business office; and required parking	7.45	400	45%

Gross Site Area = Net Site Area (54,464.5 sq.ft. or 1.25 acre) + Area of Public Right-of-Way (30,021.90 sq.ft. or 0.69 acre) = 84,486.4 sq.ft. or 1.94 acre

Maximum Allowable Floor Area Ratio for Total Net Site Area: 7.45 F.A.R.

(Maximum allowable number of Dwelling Units for the total net site area, including efficiency units: 400 Dwelling Units  
 (Maximum allowable % of efficiency units: 40%

(Maximum allowable % of site coverage at grade level: 45%  
 (Maximum allowable % of site coverage at and above a plane 45 feet above grade level: 20%

Minimum required off-street parking spaces: 203 spaces + 1 space for each 200 sq. ft. of commercial space in excess of 20,000 sq. ft.  
 Limited non-accessory parking maybe permitted, subject to any and all controls established by the Commissioner of Development & Planning

Maximum allowable business or commercial space 27,000 sq. ft.\*/

Minimum required off-street loading berths: 2 berths

Minimum required perimeter setbacks: 7.5 feet at Elm Street  
 15.0 feet at Dearborn Street  
 0.0 feet at all other points on the perimeter

Minimum allowable distance between structure faces: 25 feet

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

APPLICANT: ELM STREET PLAZA VENTURE

DATE: APRIL 17, 1975

\*/ plus 10,000 sq. ft. devoted primarily to storage purposes and exclusive of retail and service type business uses and professional and business office space.

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of June 12, 1974, pages 8360-8361, recommending that the City Council pass nine proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and *each* of the nine proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Cousins, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Keane, Gabinski, Sande, Frost, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Wigoda, Stone—45.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

*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 C3-6 Commercial Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Erie Street; a line 407.5 feet east of N. McClurg Court, a line 109.13 feet south of E. Erie Street; a line 507.5 feet east of N. McClurg Court; E. Ontario Street, and a line 245 feet east of N. McClurg Court,

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

[Plan of Development printed on pages 8488 to 8494 of this Journal]

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. 3-F.*

*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 R7 General Residence District and C2-4 General Commercial District symbols and indications as shown on Map 3-F in the area bounded by

W. Elm Street, N. Dearborn Street, a line 154.18 feet south and parallel to W. Elm Street, the alley first west of and parallel to N. Dearborn Street, a line 208.10 feet south of and parallel to W. Elm Street, N. Clark Street,

to the designation of a Residential-Business Planned Development which is hereby established in the

area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8495 to 8501 of this Journal]

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. 3-H.*

*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 Residential Planned Development, B4-2 Restricted Service District, and R4 General Residence District symbols and indications as shown on Map No. 3-H in the area bounded by

W. Potomac Avenue; N. Bell Avenue; a line 424.5 feet north of W. Division Street; the alley next east of N. Bell Avenue; W. Potomac Avenue; N. Leavitt Street; a line 220 feet south of W. Potomac Avenue; the alley next east of N. Bell Avenue; the alley next north of W. Division Street; a line 168.9 feet east of N. Bell Avenue; W. Division Street; N. Leavitt Street; W. Thomas Street; N. Oakley Boulevard; W. Division Street; a line 168 feet west of N. Bell Avenue; the alley next north of W. Division Street; N. Oakley Boulevard; a line 461 feet north of W. Division Street; the alley next east of N. Oakley Boulevard; a line 503.7 feet north of W. Division Street; and a line 94.08 feet west of N. Bell Avenue,

to the designation of Institutional Planned Development Number 82 (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 hereof and to no others.

[Plan of Development printed on pages 8502 to 8506 of this Journal]

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. 5-I (As Amended).*

*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 C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-I in the area bounded by

W. Fullerton Avenue; a line 103 feet west of N. Albany Avenue; the alley next south and parallel to W. Fullerton Avenue and the alley next east of and parallel to N. Kedzie Avenue,

to those of a C2-3 General Commercial 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.

PD  
110A

RESIDENTIAL- BUSINESS PLANNED DEVELOPMENT # 110

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by McHugh-Levin Associates, an Illinois partnership, whose address is 332 South Michigan Avenue, Chicago, Illinois.
  
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
  
3. The Applicant, McHugh-Levin Associates, or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
  
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, McHugh-Levin Associates, or its successors, assignees or grantees, and approval by the City Council.
  
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business offices; and required parking.

APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

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6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.

7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

8. The height restriction of each building and any appurtenance attached thereto shall be subject to:

- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

-3-

9. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 45% at grade level, and 20% at and above a plane 45 feet above grade level.

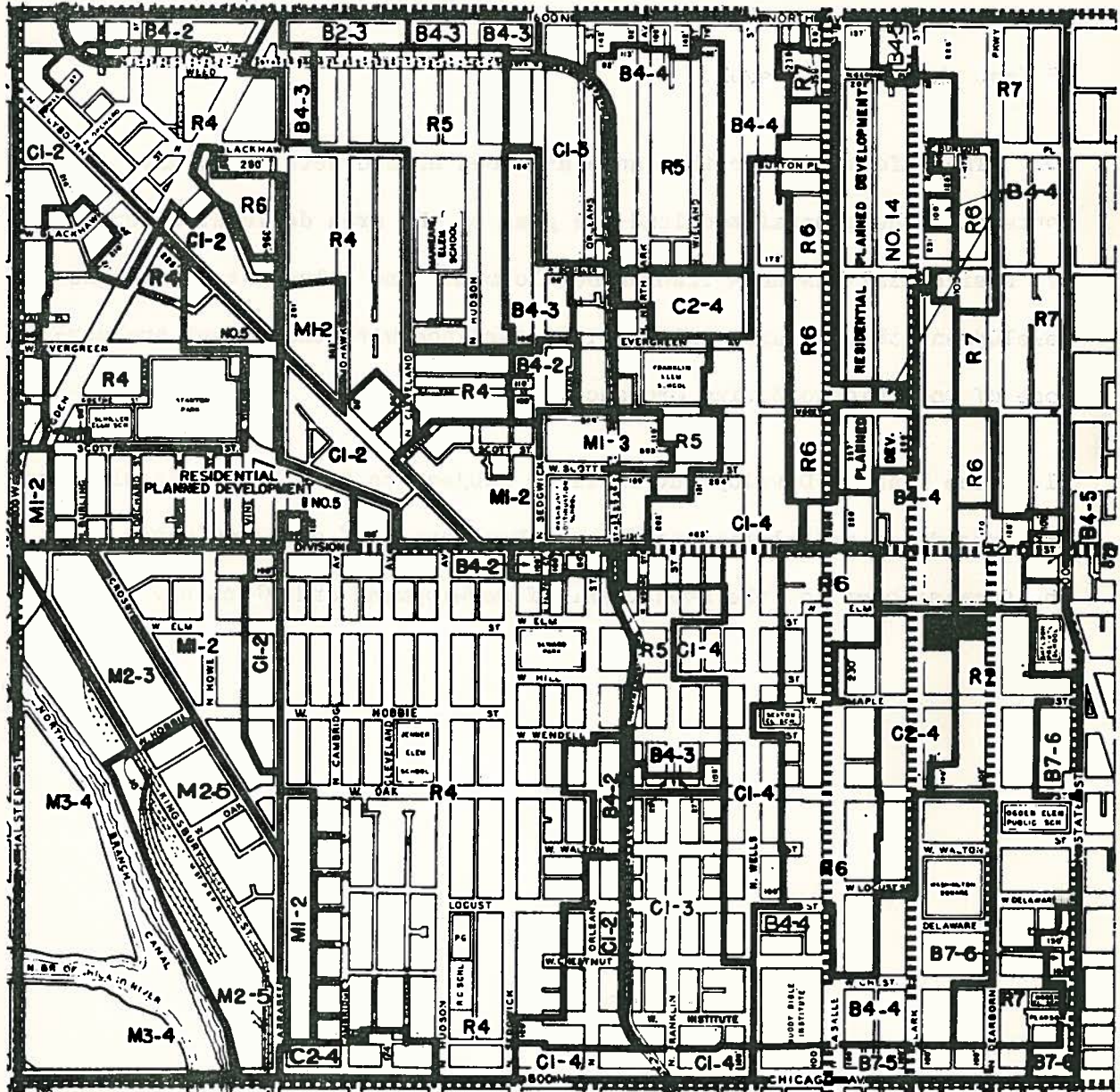
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT ZONING & PREFERENTIAL STREETS MAP



### LEGEND



PROPOSED PLANNED DEVELOPMENT AREA



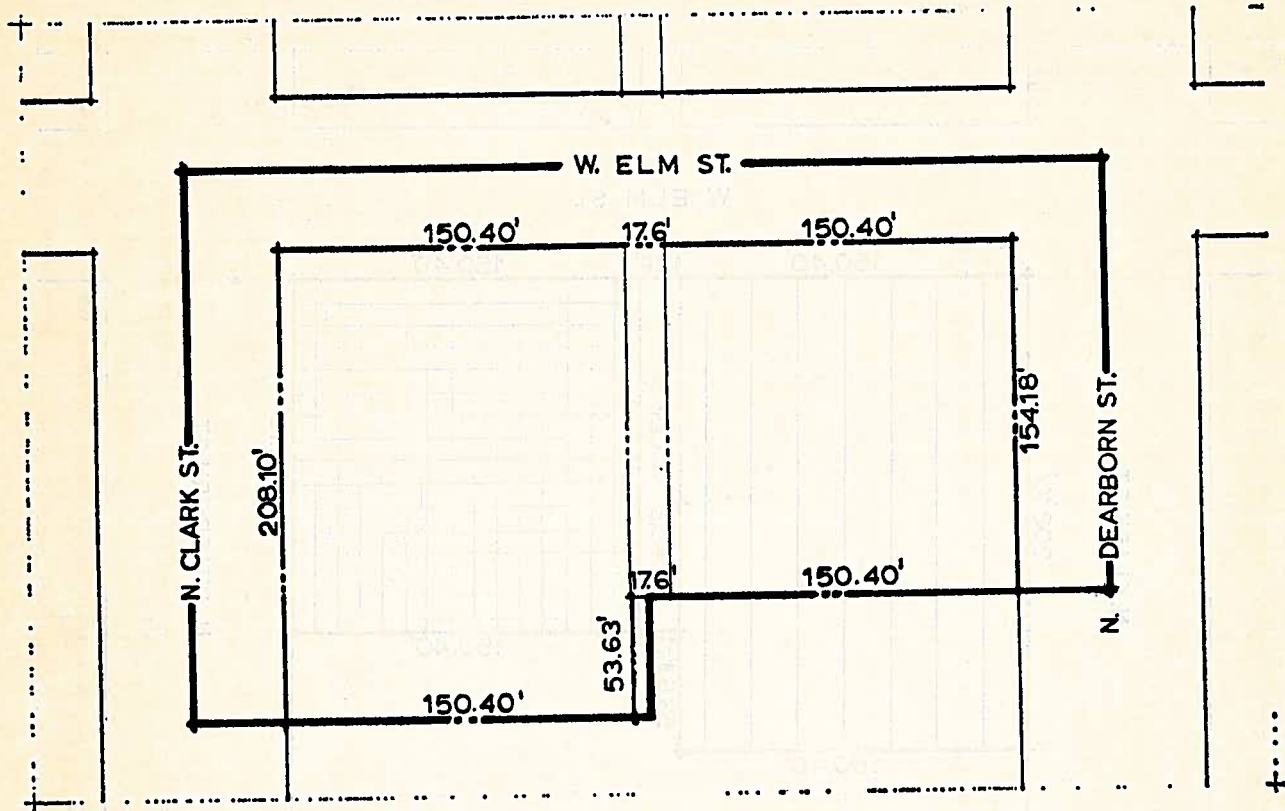
PREFERENTIAL STREETS



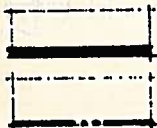
APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY MAP

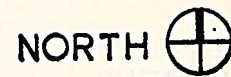


### LEGEND



PLANNED DEVELOPMENT  
BOUNDARY LINE

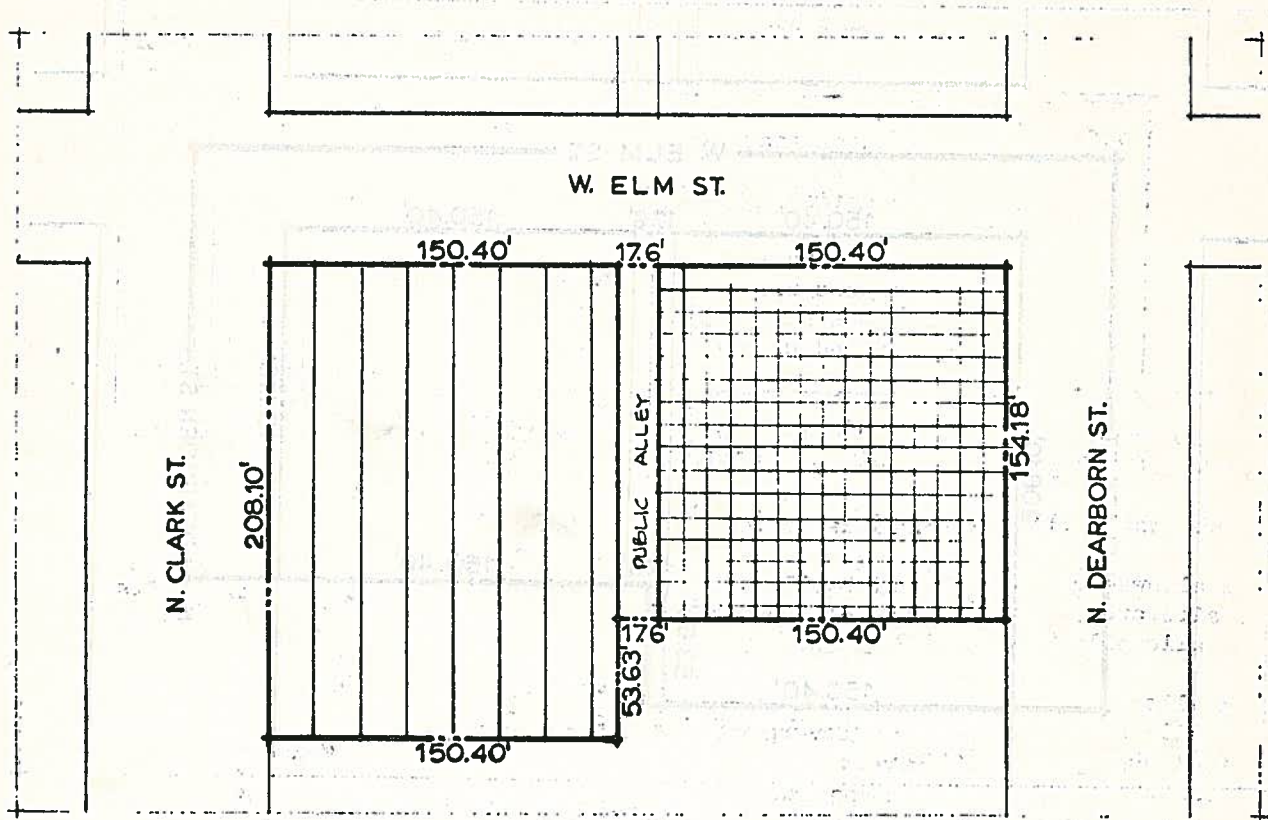
PROPERTY LINE



APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

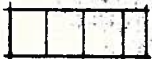
# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPOSED GENERALIZED LAND USE PLAN



### LEGEND



RESIDENTIAL - COMMERCIAL  
& RELATED USES



PARKING - COMMERCIAL  
& RELATED USES



APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974

RESIDENTIAL-BUSINESS PIANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum No. of D.U.	Max. % of Coverage @ Grade Level
54,464.5	1.25	Elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business office; and required parking	7.65	400	45%

Gross Site Area = Net Site Area (54,464.5 sq.ft. or 1.25 acre) + Area of Public Right-of-Way (30,021.90 sq.ft. or 0.69 acre) = 84,486.4 sq.ft. or 1.94 acre

Maximum Allowable Floor Area Ratio for Total Net Site Area: 7.65 F.A.R.

(Maximum allowable number of Dwelling Units for the total net site area, including efficiency units: 400 Dwelling Units  
 (Maximum allowable % of efficiency units: 40%

(Maximum allowable % of site coverage at grade level: 45%  
 (Maximum allowable % of site coverage at and above a plane

45 feet above grade level: 20%  
 Minimum required off-street parking spaces: 203 spaces

Limited non-accessory parking maybe permitted, subject to any and all controls established by the Commissioner of Development & Planning

Maximum allowable business or commercial space 20,000 sq. ft.

Minimum required off-street loading berths: 2 berths

Minimum required permeter setbacks: 7.5 feet at Elm Street  
 15.0 feet at Dearborn Street  
 0.0 feet at all other points on the perimeter

Minimum allowable distance between structure faces: 25 feet

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

APPLICANT: McHugh-Levin Associates

DATE: March 22, 1974