

PD 1105

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18160

96344

JOURNAL--CITY COUNCIL--CHICAGO

11/5/2014

*Reclassification Of Area Shown On Map No. 5-J.
(Application No. 18150)
(Common Address: 3532 -- 3234 W. Medill Ave.)*

[O2014-6791]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-J in the area bounded by:

North Drake Avenue, the alley next north of and parallel to West Medill Avenue, a line 50 feet east of and parallel to North Drake Avenue, and West Medill Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 5-L.
(As Amended)
(Application No. 18160)
(Common Address: 2231 N. Central Ave.)*

IPD 1105, 0A

[SO2014-6801]

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 Institutional Planned Development Number 1105 and RS3 Single-Unit (Detached House) District symbols and indications as shown in Map Number 5-L in the area bounded by:

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet east of and parallel to North Central Avenue; a line 1,303 feet south of and parallel to West Fullerton Avenue; a line 100 feet east of and parallel to North Central Avenue; and a line 1,156 feet south of and parallel to West Fullerton Avenue,

to Institutional Planned Development Number 1105, as amended, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Institutional Planned Development No. 1105, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development No. 1105, As Amended consists of property commonly known as 2231 North Central Avenue, Chicago Illinois ("the Property"). The Property consists of approximately 332,853 square feet (7.64 acres), which is depicted on the attached Planned Development Boundary and Property Line Map. The Chicago Board of Education is the Applicant (the "Applicant") and controls the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or any adjustment of the right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees, or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans 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. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the 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.
4. This Plan of Development consists of fifteen (15) Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land Use Map; Planned Development Boundary & Property Line Map; Site and Landscape Plan, and Building Elevations prepared by Wallin Gomez Architects, Ltd., and dated September 10, 2014. Full size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and

Development. This Planned Development conforms to the intent and purpose of the 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted within the Planned Development: schools and all other permitted uses in the RS-3 Single Unit Detached House District.
6. On premise Business Identification signs shall be permitted within the Planned Development provided such signage conforms with the requirements of the RS-3 Single Unit Detached House District and subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No off premise signs shall be permitted.
7. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 332,853 square feet and a base FAR of 0.9.
9. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). Unless otherwise exempt, the Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review of each sub-area. Unless otherwise exempt, the fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of the Part II approval of each sub-area.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations and in accordance

with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.

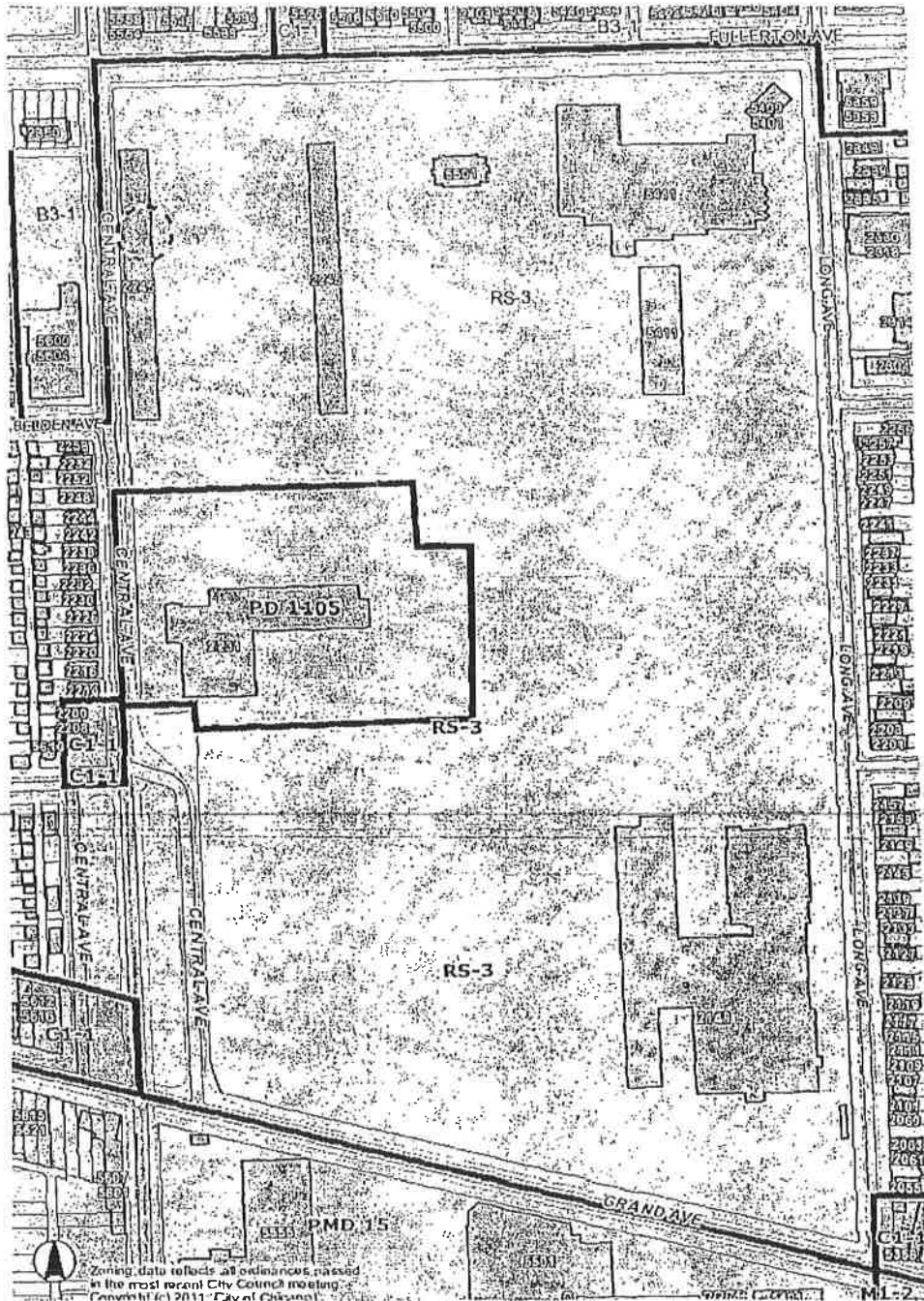
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. 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 existing school building is LEED Gold certified and contains a green roof of 10,865 sf, or 50% of its Net Roof Area. The new modular facility has been designed and constructed in accordance with LEED certification requirements and will utilize a cistern system to retain rainwater.
14. 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) 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 Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property within the Planned Development shall automatically convert to that of the Institutional Planned Development Number 1105 and RS-3 Single Unit Detached House Districts.

[Existing Zoning Map; Boundary Line Map; Land-Use Map; Site and Landscape Plans; and North, South, East and West Modular Elevations referred to in these Plan of Development Statements printed on pages 96349 through 96354 of this *Journal*.]

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

*Institutional Planned Development Number 1105, As Amended.**Prieto Math And Science Academy.**Bulk Regulation And Data Table.*

Gross Site Area:	346,911 square feet (7.96 acres)
Site Area in the Public Right-of-Way:	14,058 square feet (0.32 acre)
Net Site Area:	332,853 square feet (7.64 acres)
Maximum Floor Area:	0.9
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	219
Minimum Number of Bicycle Parking Spaces:	32
Maximum Building Height:	60 feet (excluding mechanical equipment, such as wind turbines)
Minimum Required Setback:	In accordance with the site plan
Maximum Percent of Site Coverage:	In accordance with the site plan



Wallin ■ Gomez
 ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6511
 DATE: OCTOBER 16, 2014



01

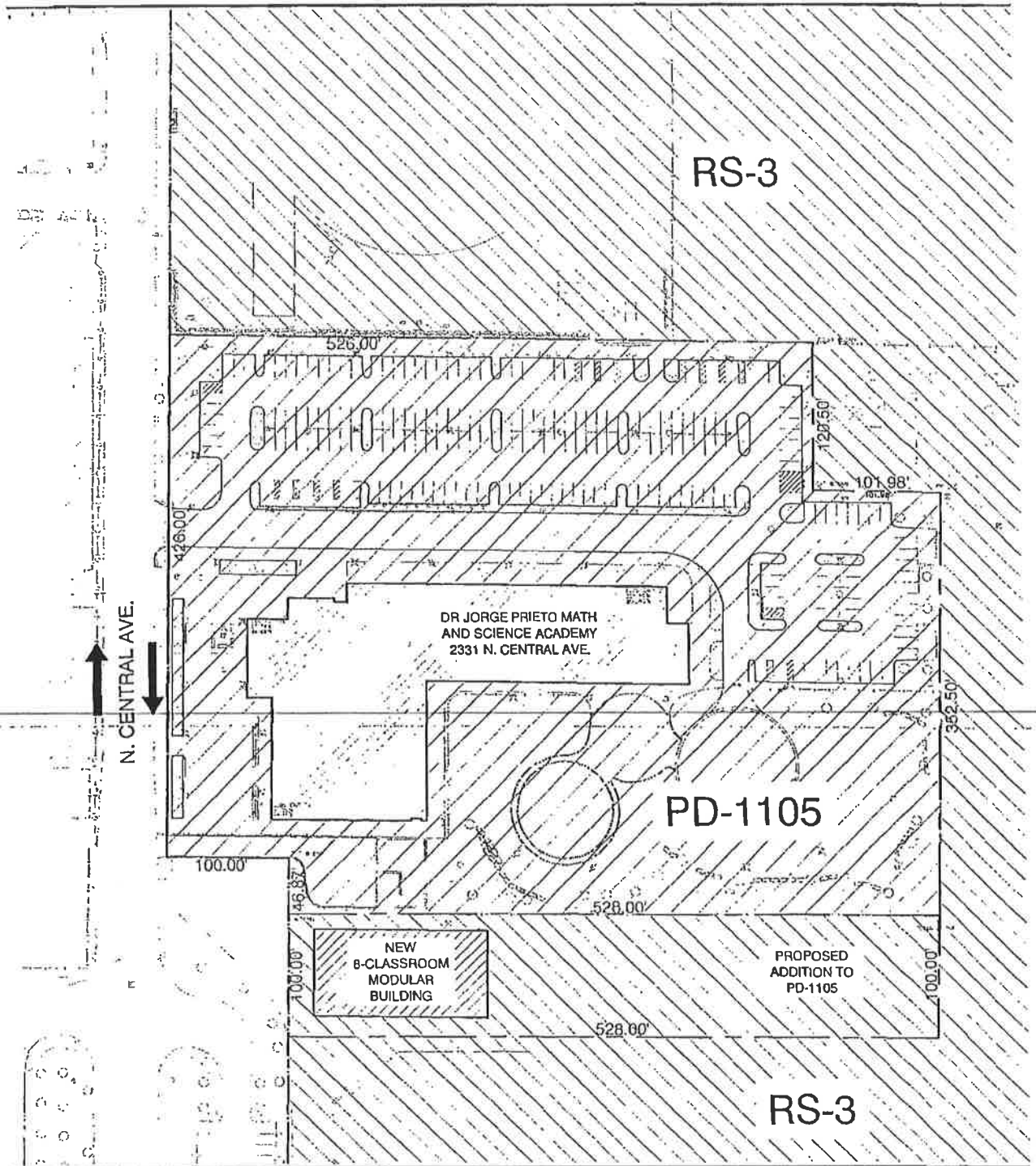
ZONING MAP

SCALE: NTS

PRIETO MODULAR
 BUILDING
 2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE
 EXISTING
 ZONING MAP

SHEET NUMBER
 Z-1



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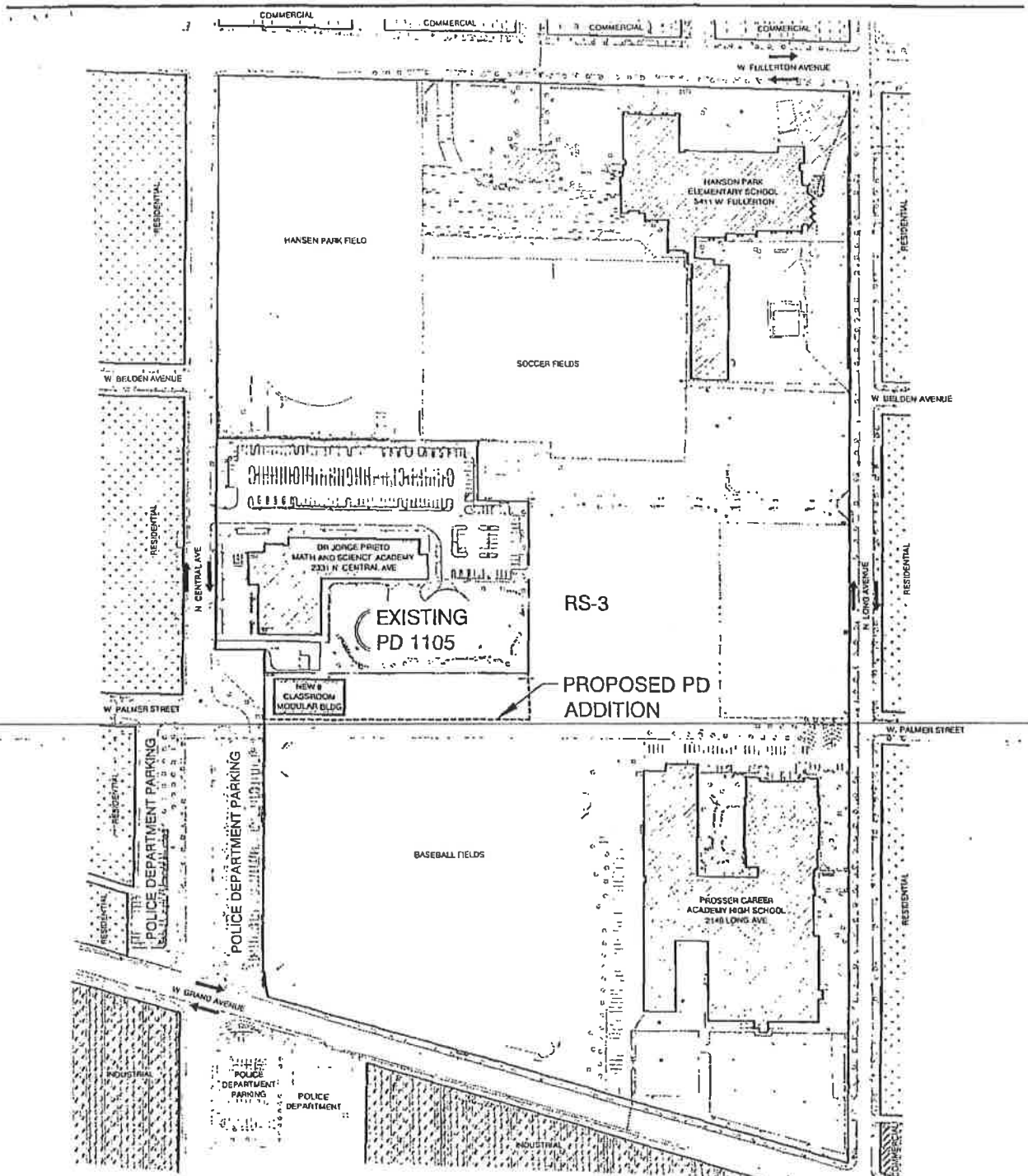


01

PD PLAN
 SCALE: 1" = 100'

PRIETO MODULAR
 BUILDING
 2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE
**BOUNDARY
 LINE MAP**
 SHEET NUMBER
Z-2



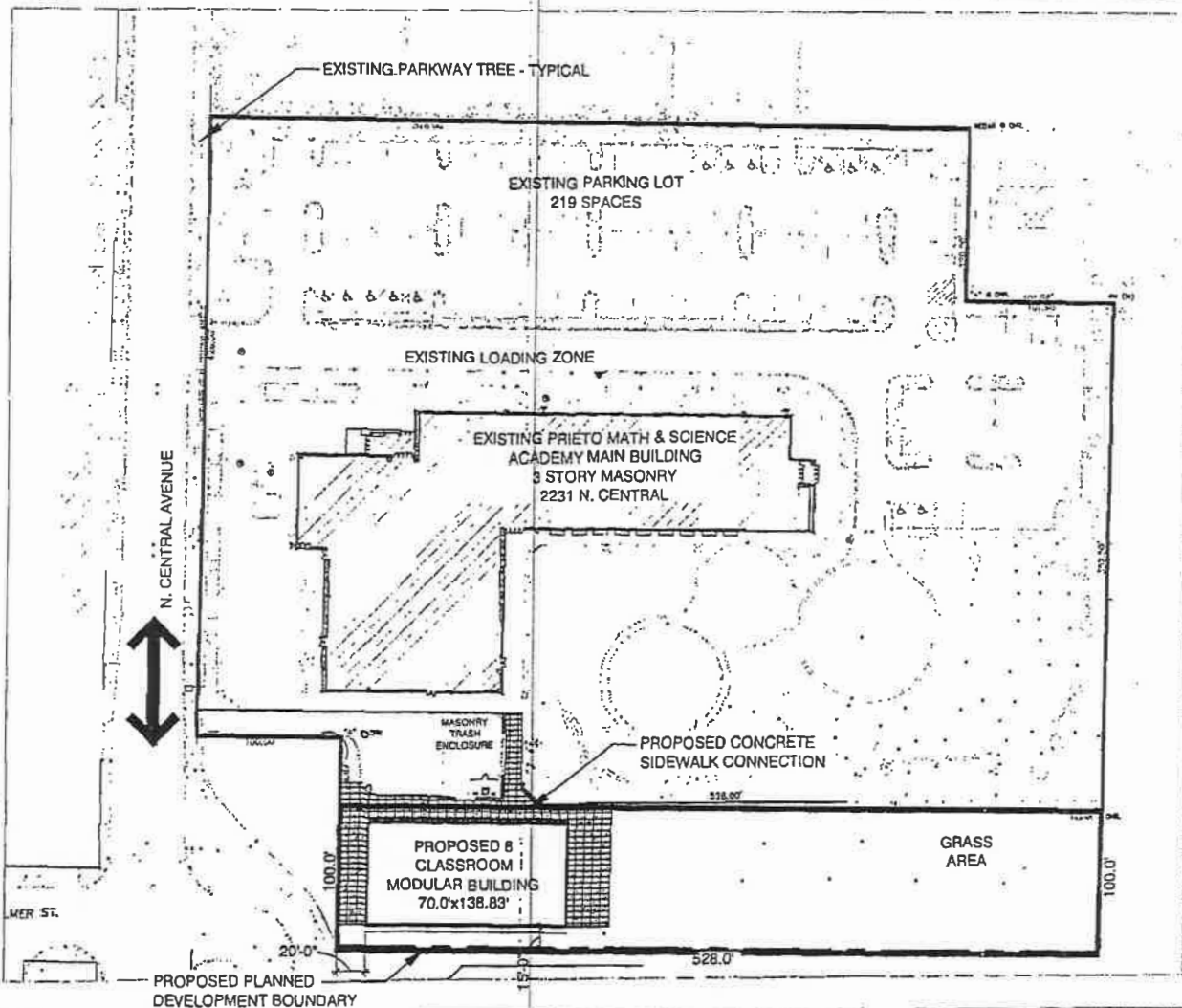
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LAND USE MAP

PRIETO MODULAR BUILDING
 2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE
LAND USE MAP
 SHEET NUMBER
Z-3



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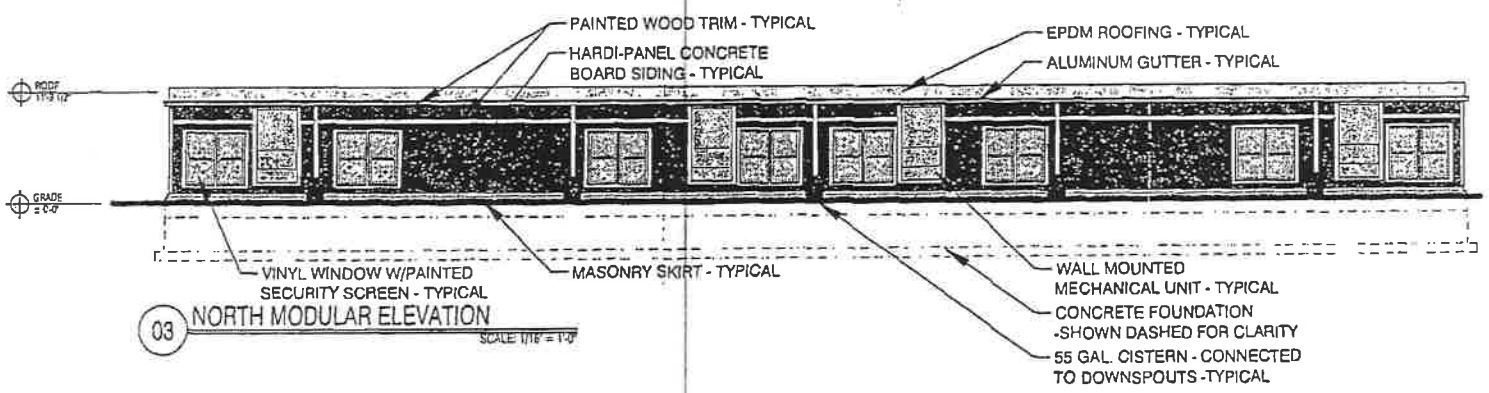
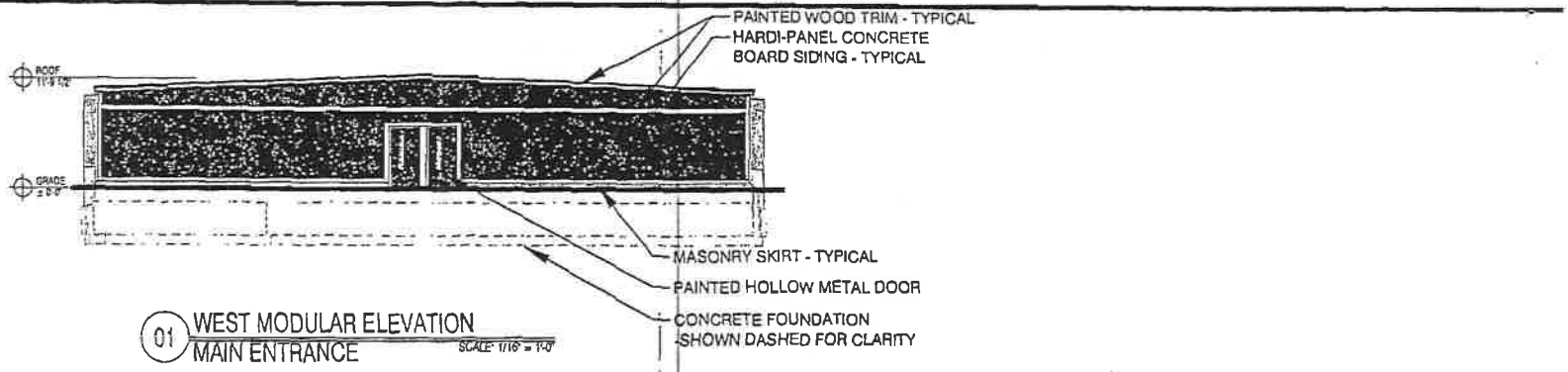
PRIETO MODULAR BUILDING

2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE
 SITE PLAN -
 LANDSCAPING

SHEET NUMBER
 Z-4

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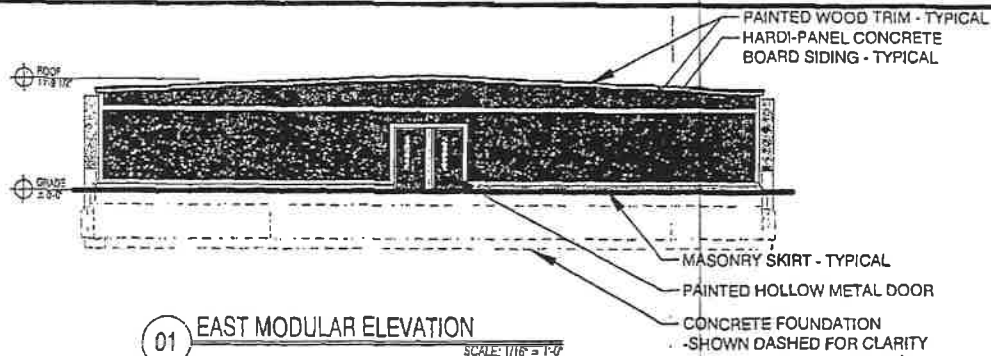
PRIETO MODULAR BUILDING

SHEET TITLE
MODULAR
ELEVATIONS

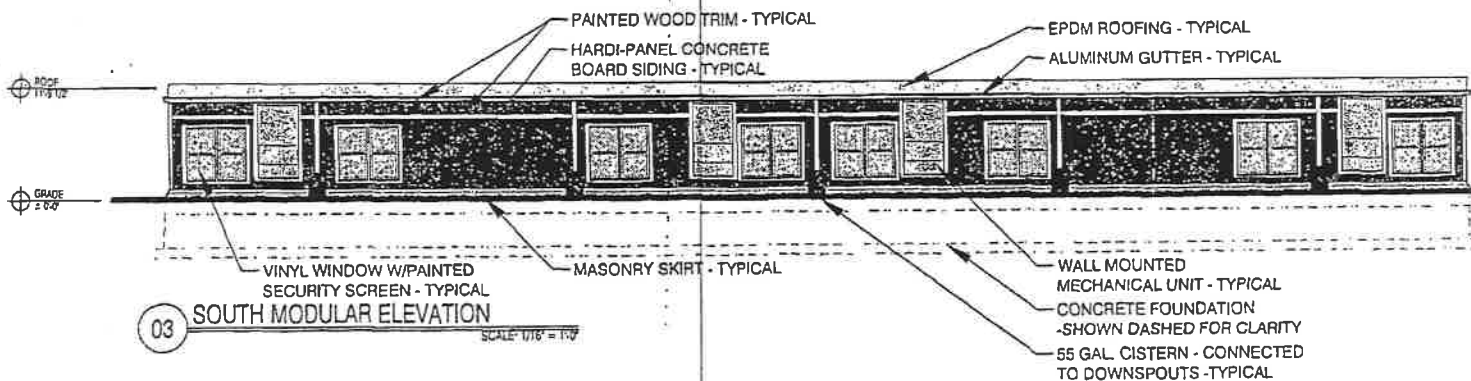
2231 N. CENTRAL AVE
CHICAGO, IL 60638

SHEET NUMBER
Z-5

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01 EAST MODULAR ELEVATION
SCALE: 1/16" = 1'-0"



03 SOUTH MODULAR ELEVATION
SCALE: 1/16" = 1'-0"

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PRIETO MODULAR BUILDING

2231 N. CENTRAL AVE
CHICAGO, IL 60638

PROJECT TITLE
MODULAR ELEVATIONS
 SHEET NUMBER
Z-6

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map Number 5-L.
(As Amended)*

(Application Number A-7297) *IPD 1105*

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

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet west of and parallel to North Central Avenue; a line 1,203 feet south of and parallel to West Fullerton Avenue; a line 104 feet west of and parallel to North Central Avenue; and a line 1,156 feet south of and parallel to West Fullerton Avenue.

to Institutional Planned Development Number 1105, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Institutional Planned Development Number 1105.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development ("Planned Development") consists of approximately one hundred twenty thousand eight hundred eleven (120,811) square feet [two and seventy-seven hundredths (2.77 acres)] of net

site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is owned by the City of Chicago Board of Education and controlled by the applicant, The Public Building Commission.

2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submission 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 and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. Any agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; a Green Roof Plan; and Building Elevations prepared by STL Architects, dated March 20, 2008. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as a "Institutional Planned Development" shall include schools, parking and all uses as permitted within the RS3 Single-Family Detached House District, accessory uses and such other related uses.
6. On-premise identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped. The parking spaces provided in the Planned Development shall be shared for both the proposed school and the existing sports stadium immediately to the north of this Planned Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. 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 compliance with the Municipal Code of the City of Chicago. 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. Any change to ingress and egress as depicted in these plans shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, 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 purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various city departments and or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant intends to pursue L.E.E.D. Silver Certification. Copies of these standards may be obtained from the Department of Planning and Development. The green roof square footage is ten thousand eight hundred sixty-five (10,865).
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. 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 application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification 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.
16. Unless substantial construction has commenced within six (6) years following adoption of this Institutional Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to the prior RS3 Single-Family (Detached House) District. Said six (6) years may be extended for up to one (1) additional year if, before expiration, the Commissioner of Planning and Development determines that a good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; Landscape Development Plan; Green Roof Plan; Building Elevations; Exterior Rendering; Chicago Builds Green Application; and Plant Schedule referred to in these Plan of Development Statements printed on pages 25687 through 25699 of this *Journal*.]

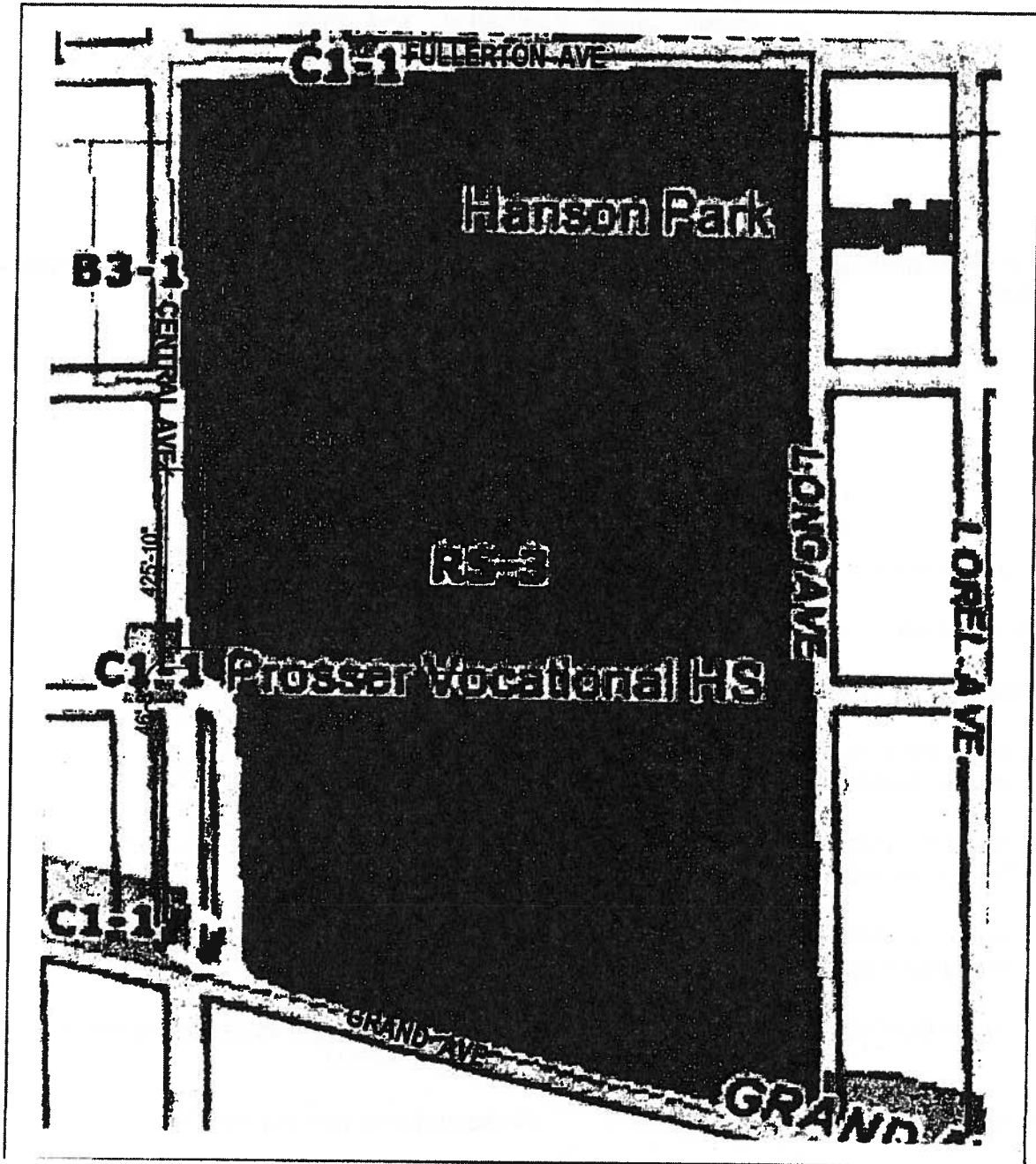
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 1105.

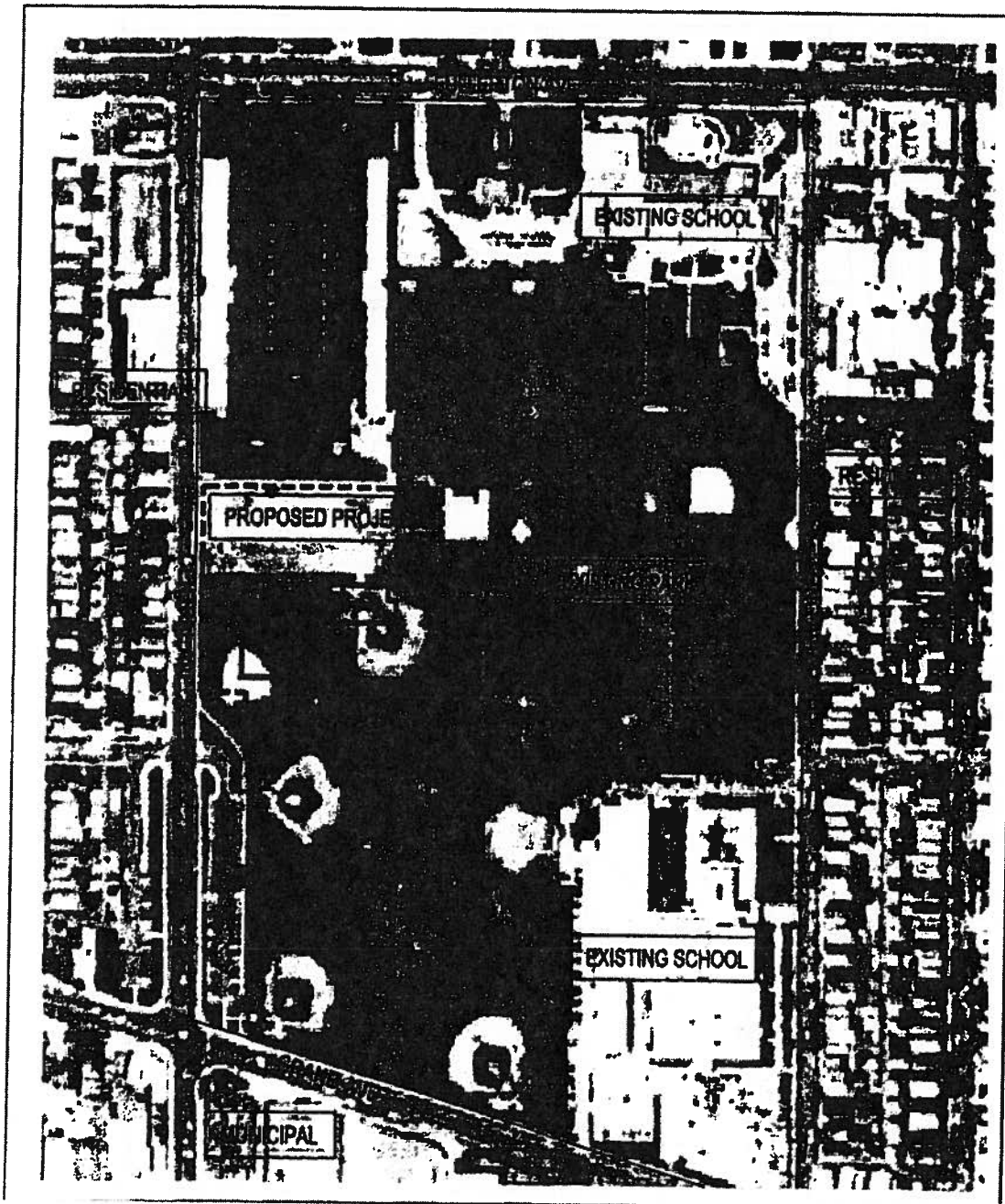
*Belmont Cragin Elementary School
Bulk Regulations And Data Table.*

Gross Site Area:	142,111 square feet (3.26 acres)
Net Site Area:	120,811 square feet (2.77 acres)
Maximum Floor Area:	0.9
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	219
Minimum Number of Bicycle Parking Spaces:	25
Maximum Building Height:	60 feet (excluding mechanical equipment, such as wind turbines)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

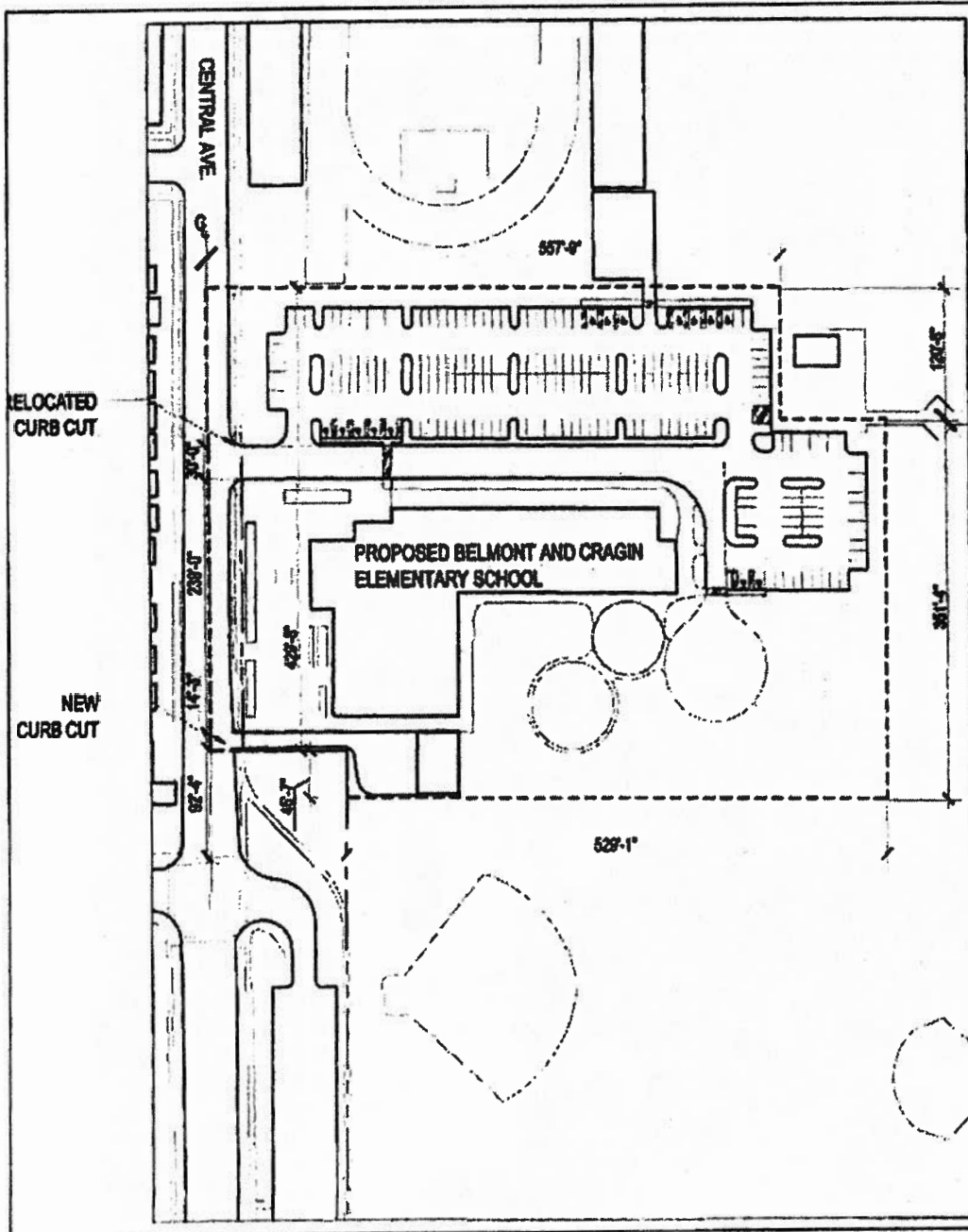
Existing Zoning Map.



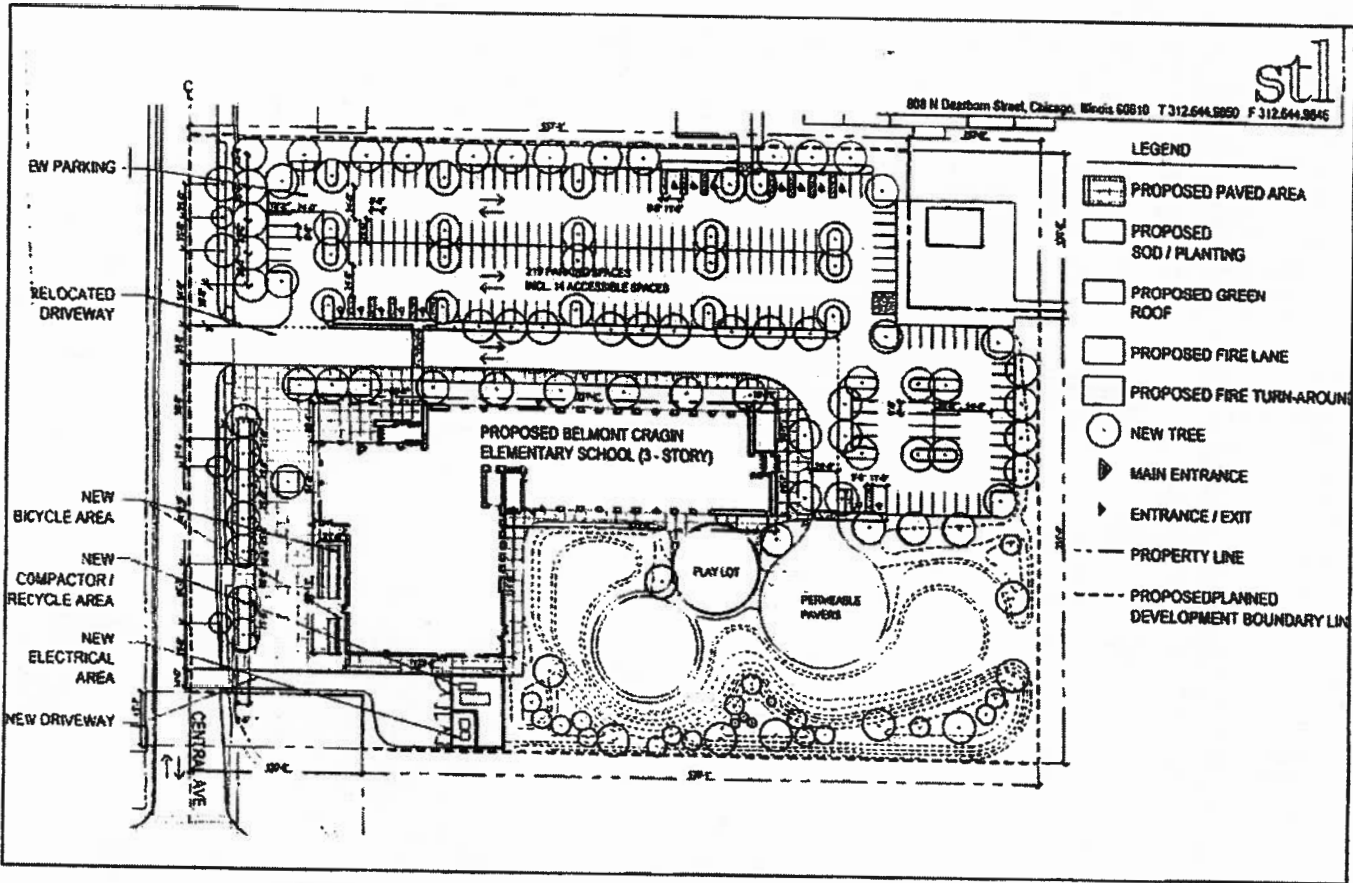
Existing Land-Use Map.



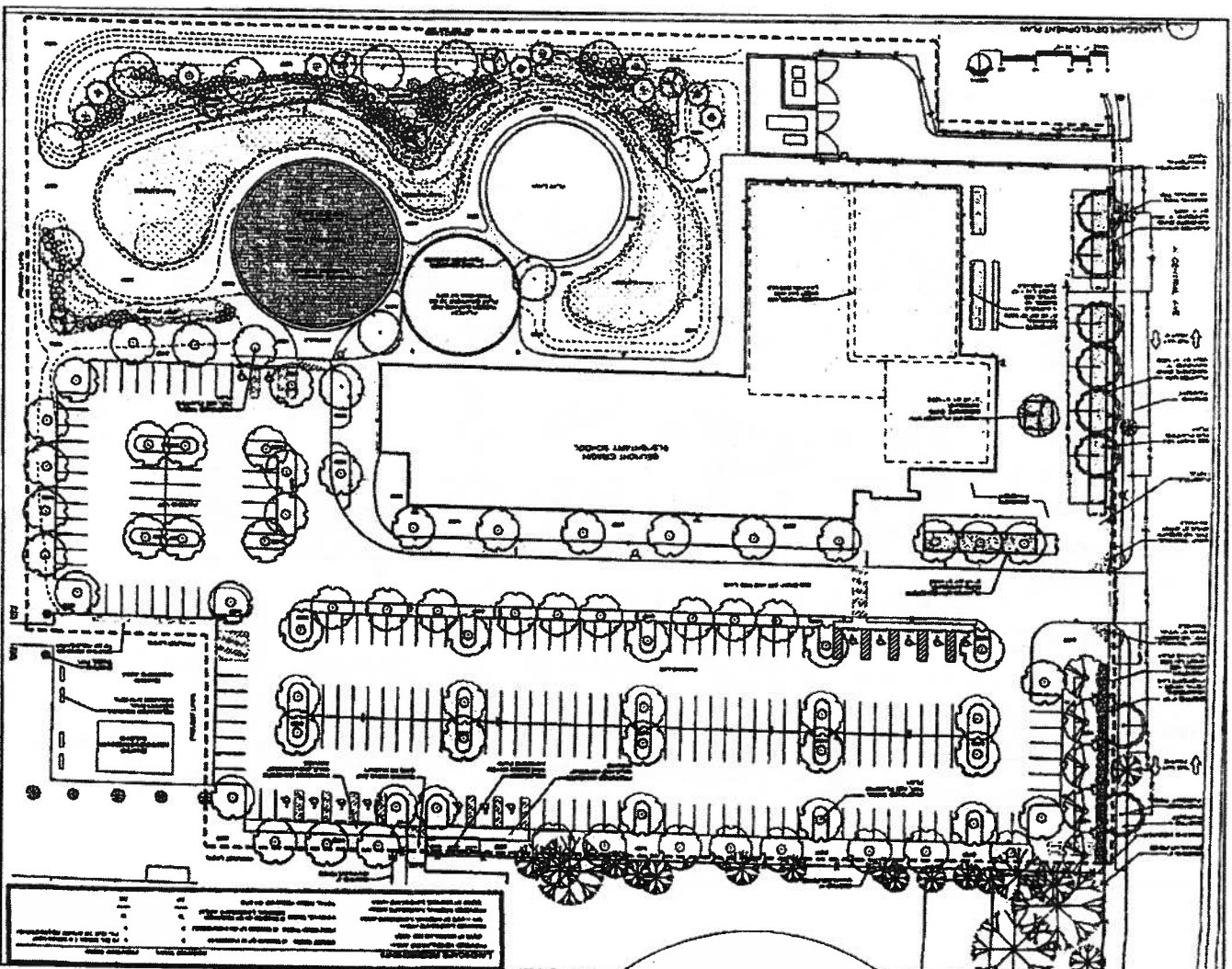
Planned Development Boundary And Property Line Map.



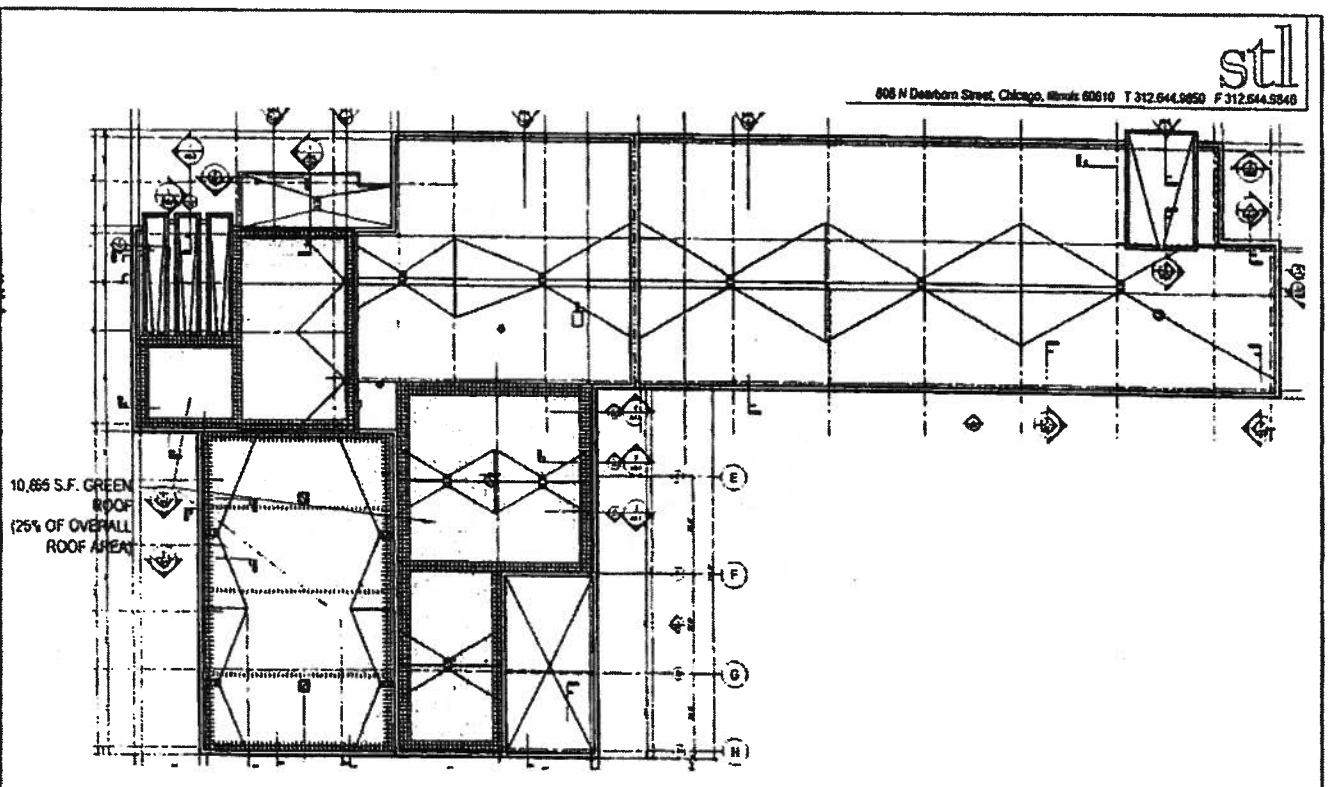
Site And Landscape Plan.



Landscape Development Plan.



Green Roof Plan.

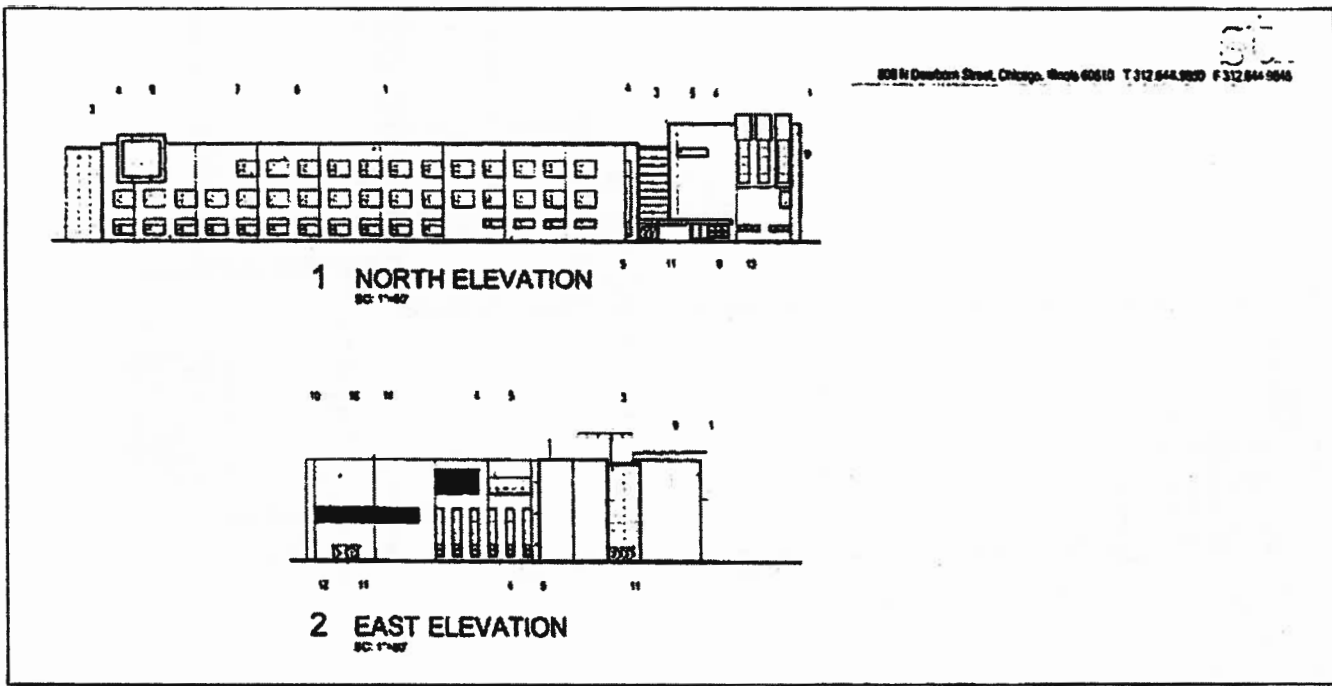


4/9/2008

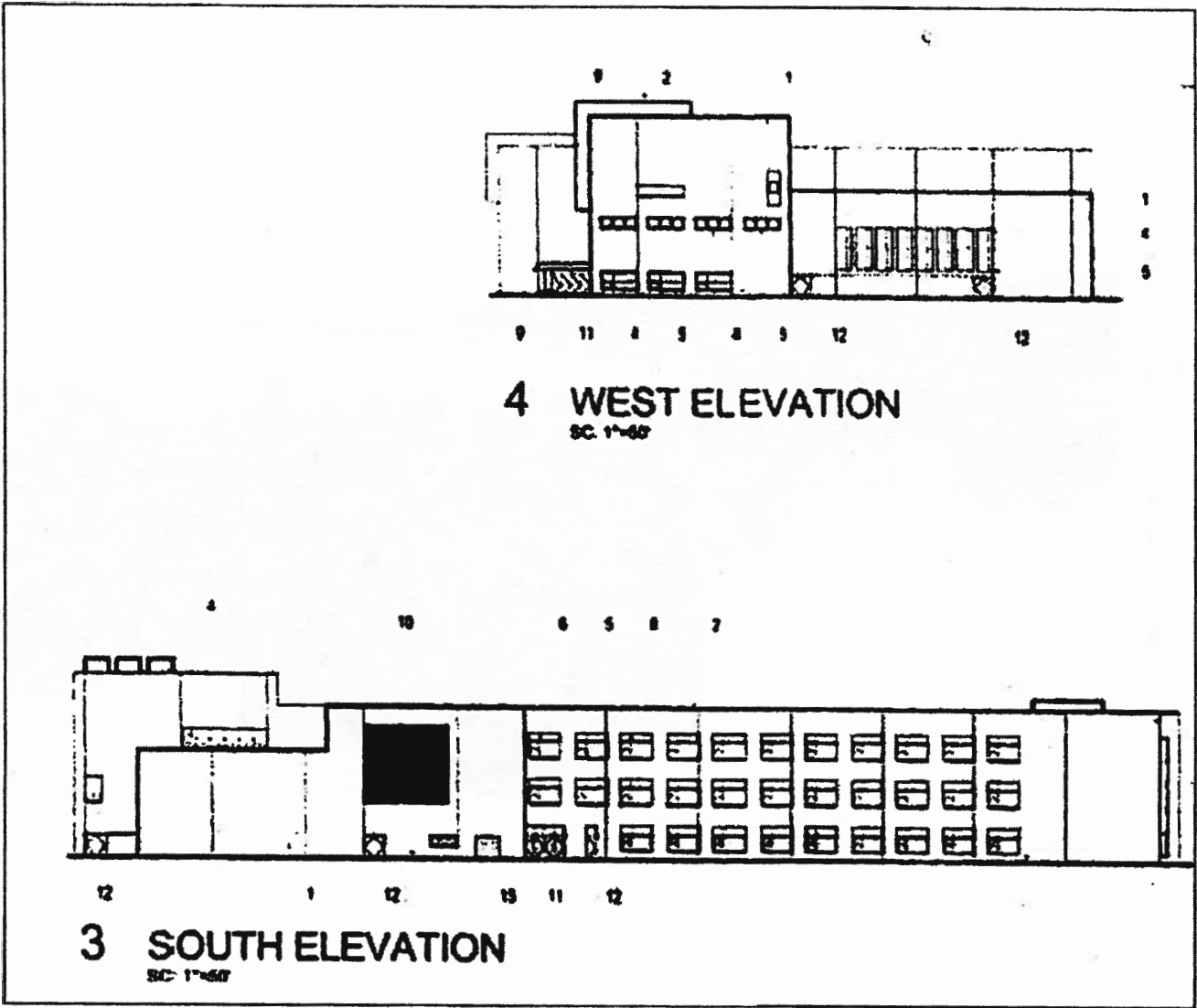
REPORTS OF COMMITTEES

25693

North And East Elevation.



West And South Elevation.

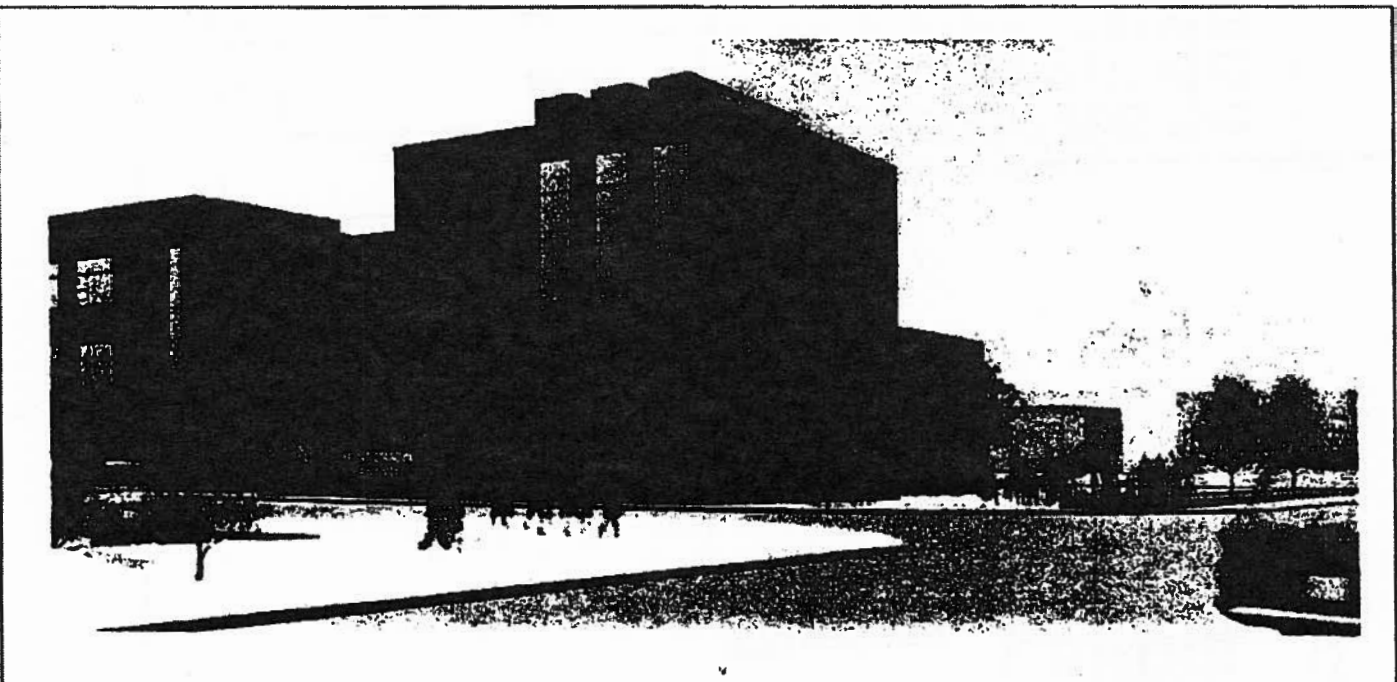


4/9/2008

REPORTS OF COMMITTEES

25695

Exterior Rendering.



Chicago Builds Green Application.
(Page 1 of 3)

Project Name:

Belmont Cragin Area Elementary School

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2231		N	Central	Ave

Ward No: Community Area No:
37 19

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq. ft.:	Total buildings footprint in sq. ft.:	Total vehicular use area in sq. ft.:
280,016	43,453	97,955

DPD Project Manager:

Enter First Name Last Name
Danita W Childers

BG/GR Matrix:

Select project category:
Res. < 4 units (Market rate)

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terraces
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green Application.
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>			
Landscaping:			
7' Landscape Setback	Square footage:	910	910
Interior Landscape Area	Square footage:	8,972	23,290
No. of Interior Trees		72	72
No. of Parkway Trees		11	11
Open Space:			
River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0
Stormwater Management (At-grade volume control):			
Permeable paving	Square footage:	5,028	
Raingarden	Check applicable:	<input checked="" type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input checked="" type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:	27,528	
Rain-water collection cistem/barrel	Gallons:	0	
Total impervious area reduction	Square footage:	0	
Other sustainable surface treatments:			
Green roof	Square footage:	0	10,865
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	
Transportation:			
No. of accessory parking spaces		16	16
Total no. of parking spaces (Accessory + Non- Acc.)			0
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		25	27
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

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Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:
(E. Other than Energy Star Roof - or Energy Star Building Certification)

The building ventilation system will make use of energy efficient variable speed motors along with variable air volume boxes to reduce airflow within spaces when occupants are not present. Air to air energy recovery units will be used to pre-condition outdoor air. Carbon dioxide monitoring will be implemented to reduce code required outside air requirements when applicable.

Energy efficient lighting along with lighting controls will allow the building to take advantage of daylighting when applicable.

Other sustainable strategies and/or Project Notes:

The building is being designed to obtain a minimum of LEED Silver.

