

16567

is hereby amended by changing all the B1-1 Neighborhood Shopping District and C2-1 Motor Vehicle Commercial District symbols and indications as shown on Map Number 14-I in the area bounded by:

the alley next north of and parallel to West 63rd Street; a line 123.12 feet east of and parallel to South Rockwell Street; West 63rd Street; and a line 83.12 feet east of and parallel to South Rockwell Street,

to those of a B3-1 Community Shopping District which is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 18-G.  
(Application Number 16512)*

R.B.P.D 1123

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 18-G in the area bounded by:

the alley next north of and parallel to West 73rd Street; a line 28.20 feet west of and parallel to South Bishop Avenue; West 73rd Street; and a line 57.2 feet west of and parallel to South Bishop Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO  
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION  
OF AREA SHOWN ON MAP NUMBER 4-F.  
(As Amended)  
(Application Number 16567)

(Committee Meeting Held September 25, 2008)

The Committee on Zoning submitted the following report:

CHICAGO, October 8, 2008.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on September 25, 2008, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of thirteen ordinances which were corrected and amended in their amended form. They are Application Numbers A-7427, A-7428, A-7405, A-7279, A-7323, 16669, 16585, 16527, 16660, 16322, 16661, 16567 and A-7348.

Please let the record reflect that I recused myself and abstained from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure on Application Numbers 16671, 16672, 16674, 16675, 16669, 16676 and 16512.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Please let the record reflect that I abstain from voting on Application Numbers 16671, 16672, 16674, 16675, 16669, 16676 and 16512 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*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, be amended by changing all the C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 4-F in the area bounded by:

South Desplaines Street; the east/west public alley immediately north of and parallel to West 21<sup>st</sup> Street vacated; a line 99.83 feet east of and parallel to South Ruble Street; a line 162.74 feet north of and parallel to West 21<sup>st</sup> Street vacated; South Ruble Street; West 21<sup>st</sup> Street vacated; South Jefferson Street; West 20<sup>th</sup> Place; the north/south public alley immediately east of and parallel to South Jefferson Street; West Cullerton Street; South Jefferson Street; a line 569.93 feet north of and parallel to West 21<sup>st</sup> Street vacated; the north/south public alley immediately west of and parallel to South Jefferson Street; and the public alley 605.92 feet north of and parallel to West 21<sup>st</sup> Street vacated,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 4-F in the area bounded by:

South Desplaines Street; the east/west public alley immediately north of and parallel to West 21<sup>st</sup> Street vacated; a line 99.83 feet east of and parallel to South Ruble Street; a line 162.74 feet north of and parallel to West 21<sup>st</sup> Street vacated; South Ruble Street; West 21<sup>st</sup> Street vacated; South Jefferson Street; West 20<sup>th</sup> Place; the north/south public alley immediately east of and parallel to South Jefferson Street; West Cullerton Street; South Jefferson Street; a line 569.93 feet north of and parallel to West 21<sup>st</sup> Street vacated; the north/south public alley immediately west of and parallel to South Jefferson Street; and the public alley 605.92 feet north of and parallel to West 21<sup>st</sup> Street vacated,

to the designation of Residential-Business Planned Development Number 1123 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereto and to no others.

SECTION 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-Business Planned Development Number 1123**Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development (the "Planned Development") consists of approximately two hundred forty-eight thousand one hundred fifty-eight (248,158) square feet (5.6969 acres) (the "Property") site area which is owned and controlled by the Renaissance 21 Venture, L.L.C. (the "Applicant"), and which is depicted on the attached Planned Development Boundary and Property Line Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessees and their respective successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of its successors and assignees and if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-044 of the Chicago Zoning Ordinance, at the time an application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development is made, the Property shall be under single ownership or under single designed control. Single designated control for the purposes of this paragraph shall mean that any Applicant to the City for any amendment to this Planned Development or any other modification or changes thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exception: no amendment may be sought without written approval by any homeowners associations unless the rights to do have been retained by the Applicant and its successors in title documents. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise collateral from any indebtedness) and solely with respect to the portion of the Property as transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. This plan of development consists of these seventeen (17) statements and the following described exhibits, by Fujikawa Johnson Gobel Architects, Inc., dated September 18, 2008 (collectively, the "Plans") all of which are incorporated herein and made a part hereof by this reference: Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Net Developable Area Plan; Green Roof/Landscape Plan; Public Way Plan; Ground Floor Plan (Buildings 1 and 2); Building Elevations (Building Number 2 Similar) (North, South, East, and West); and Chicago Builds Green Form. Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for the approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as a Residential-Business Planned Development: all uses permitted in the B2-3 Neighborhood Mixed-Use District, including residential units, retail use, food services, office space, restaurants (limited), accessory parking and loading, related and accessory uses.
6. On-premises signs and temporary signs are permitted upon the Property subject to the review and approval of the Commissioner of the Department of Planning and Development ("Commissioner"), consistent with the provisions of this Planned Development. Off-premise signs shall not be permitted in the Planned Development.
7. Service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code of the City of Chicago and the regulations of the Chicago Department of Transportation ("C.D.O.T."). There shall be no parking or storage of garbage receptacles within such paved area or within fire lanes. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to review and approval of the C.D.O.T. and the Department of Planning and Development.

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

8. For purposes of height measurement and determination, the definition in the Chicago Zoning Ordinance shall apply. The height of any building and any appurtenance shall not exceed the height established in the Bulk Regulations and Data Table and the Building

Elevations and shall be subject to height limitations approved by the Federal Aviation Administration.

9. The maximum permitted floor area ratio ("F.A.R.") for the parcels 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.
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 for the total buildable square feet (floor area). The Part II Review Fee is 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.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. Prior to the issuance by the D.P.D. of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance for development or redevelopment of any development parcels within the Planned Development, a Development Parcel Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of the D.P.D for approval ("Part II Approval"). No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plans shall be kept on permanent file with the D.P.D. and shall be deemed to be an integral part of this Planned Development. The approved Development Parcel Site Plan may be changed by the provisions of 17-13-0611-A of the Chicago Zoning Ordinance. A development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:
  - (1) the boundaries of the development parcel(s);
  - (2) the site plans for the Improvements;
  - (3) the location and dimensions of all loading berths, curb cuts and parking spaces;
  - (4) a landscaping plan, including adjacent parkways;
  - (5) the location of any adjacent public improvements;

- (6) a sign plan which includes, but is not limited to the size, location and type of signs proposed;
- (7) preliminary building sections and elevations of the improvements with a preliminary building materials lists;
- (8) statistical information applicable to the development parcel limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks required and provided.
- (9) storm water management requirements.

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

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner, upon the application for such a modification by the Applicant, and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A (1-4) of the Chicago Zoning Ordinance. Finally, it is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and/or relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
14. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserve energy and resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. At a minimum, the Applicant/Owner shall provide the following sustainable strategies: all single-family, townhouses and multi-unit residential buildings with less than four (4) units shall achieve

building certification (Chicago Green Homes, L.E.E.D. or Energy Star); all multi-unit residential buildings with four (4) units or more shall construct a green roof that covers fifty percent (50%) of the net roof area and the build shall achieve building certification (Chicago Green Homes, L.E.E.D. or Energy Star); all mixed-use buildings shall include the sustainable strategies listed in the Department of Planning and Development's Sustainable Development Policy in accordance with the predominant use of the building. The term "Net Roof Area" shall be defined as the area of the roof minus any required perimeter setbacks and roof-mounted equipment.

15. Pursuant to the Affordable Housing Requirements provisions of the Municipal Code of the City of Chicago Section 2-44-090, the Applicant acknowledges and agrees that if this Planned Development is approved, as a part of the project, it shall be required to provide a minimum of ten percent (10%) of the residential/housing units as Affordable Units.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the projects in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
17. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically convert to that of the B2-3 Neighborhood Mixed-Use District. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the D.P.D. determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Net Developable Area Plan; Green Roof/Landscape Plan; Public Way Plan; Ground Floor Plan -- Building Numbers 1 and 2; Building Number 1 -- North Elevation (Building Number 2 Similar); Building Number 1 -- South Elevation (Building Number 2 Similar); Building Number 1 -- East Elevation (Building Number 2 Similar); Building Number 1 -- West Elevation (Building Number 2 Similar); and Chicago Builds Green Form referred to these Plan of Development Statements printed on page 40991 through 41005 of this *Journal*.]

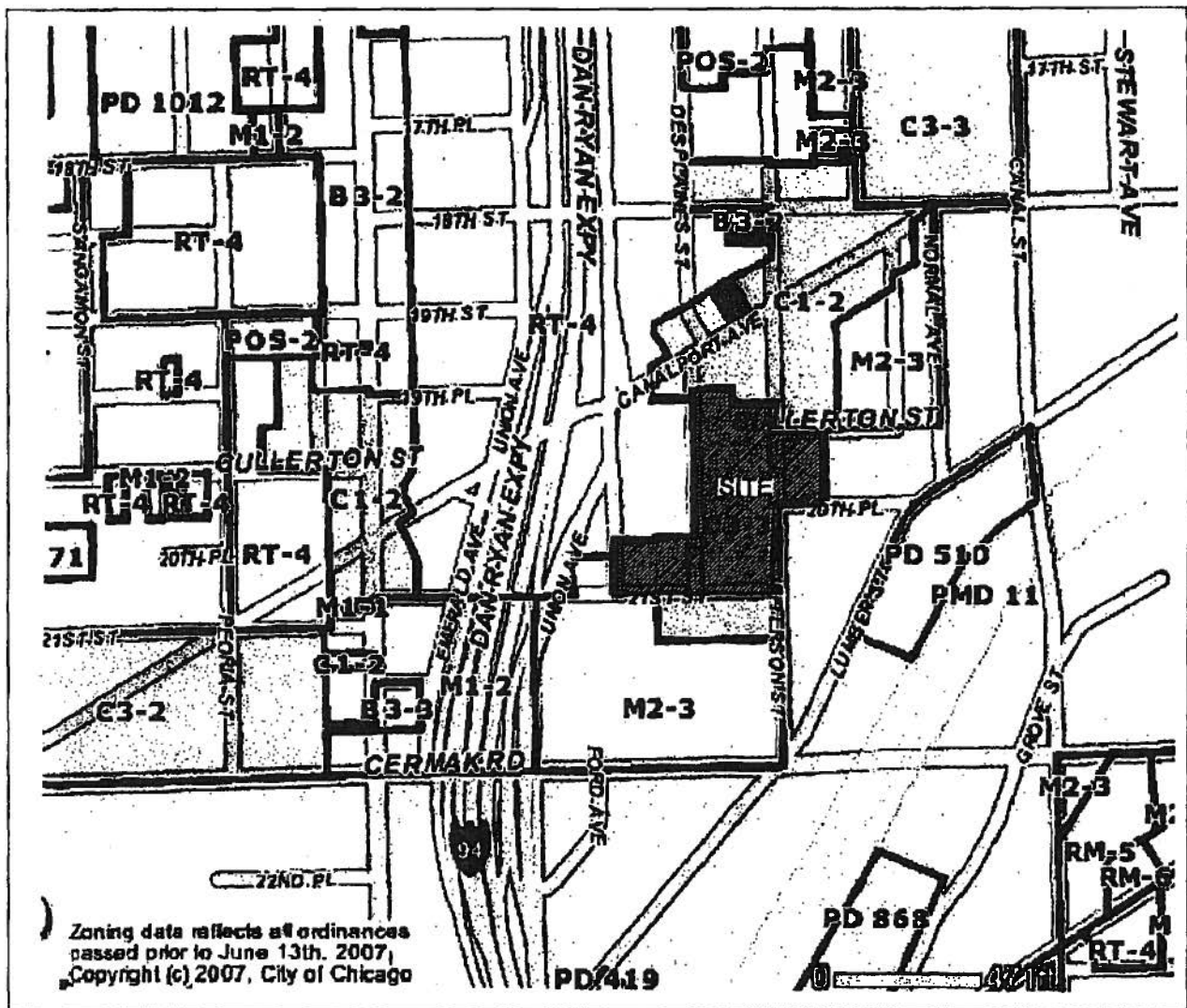
Bulk Regulations and Data Table referred to in these Plan Development Statements reads as follows:

16567

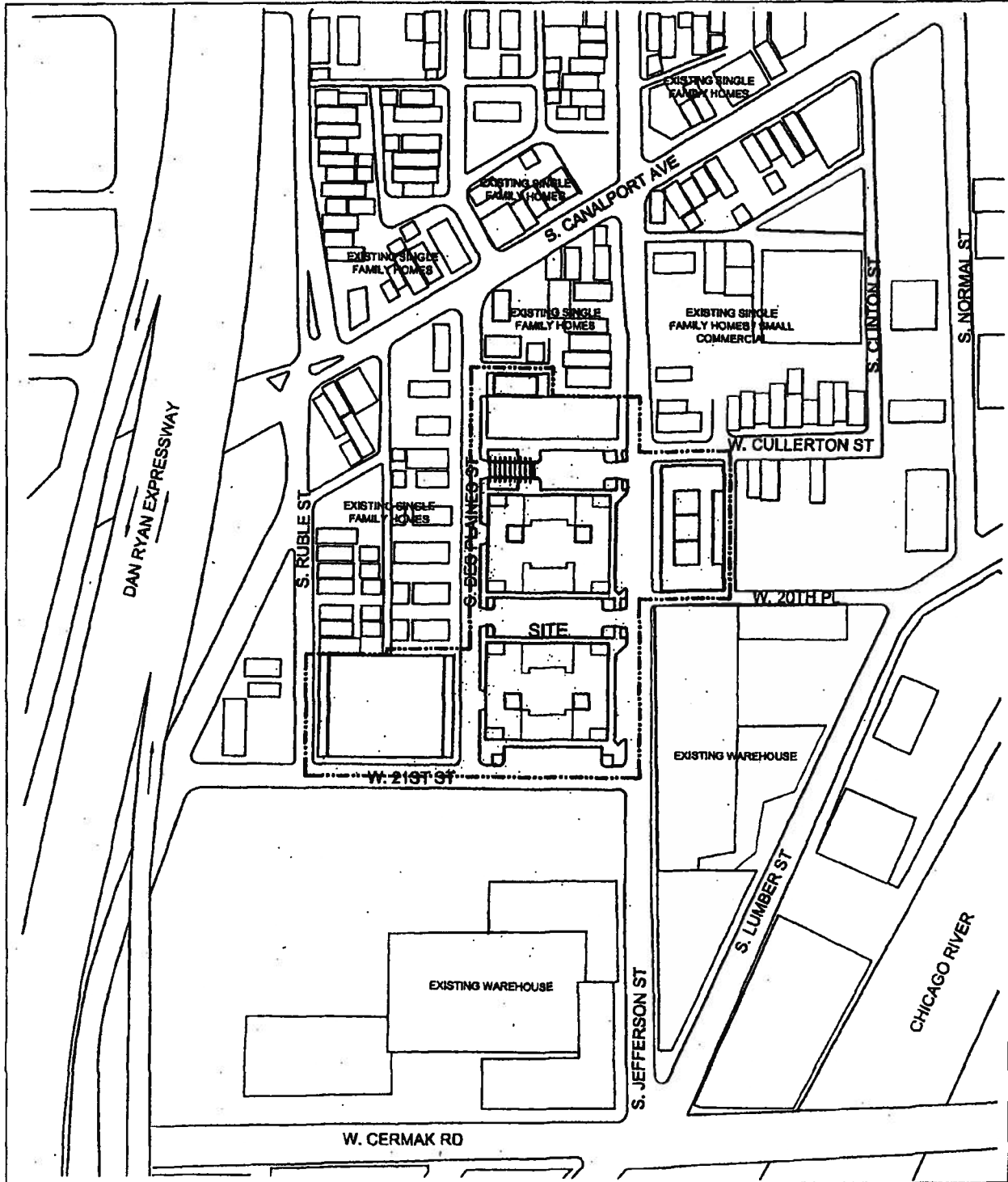
*Residential-Business Planned Development Number 1123**Bulk Regulations And Data Table.*

Gross Site Area:	248,158 square feet (5.6969 acres)
Existing Public Right-of-Way Area:	24,709 square feet
Net Site Area:	223,449 square feet (5.1297 acres)
Maximum Floor Area Ratio:	3.00
Maximum Number of Residential Units:	446 residential units
Permitted Uses:	Residential uses, business uses and related uses, as listed in Statement Number 5 in this Planned Development
Minimum Number of Off-Street Parking Spaces to be Provided:	One parking space for each residential unit and for business uses, per Section 17-10-0200 of the Chicago Zoning Ordinance
Minimum Number of Bicycle Parking Spaces:	As required by Section 17-10-0300 of the Chicago Zoning Ordinance
Minimum Number of Off-Street Loading Spaces:	As required by Section 17-10-1100 of the Chicago Zoning Ordinance
Minimum Square Footage of Green Space to be Provided:	14,642 square feet (.336 acre)
Maximum Building Height:	85 feet, as measured by Section 17-17-0301(a) of the Chicago Zoning Ordinance
Maximum Site Coverage for the Entire Planned Development:	In substantial conformance with the attached Site Plan.
Minimum Setbacks:	In substantial conformance with the attached Site Plan.

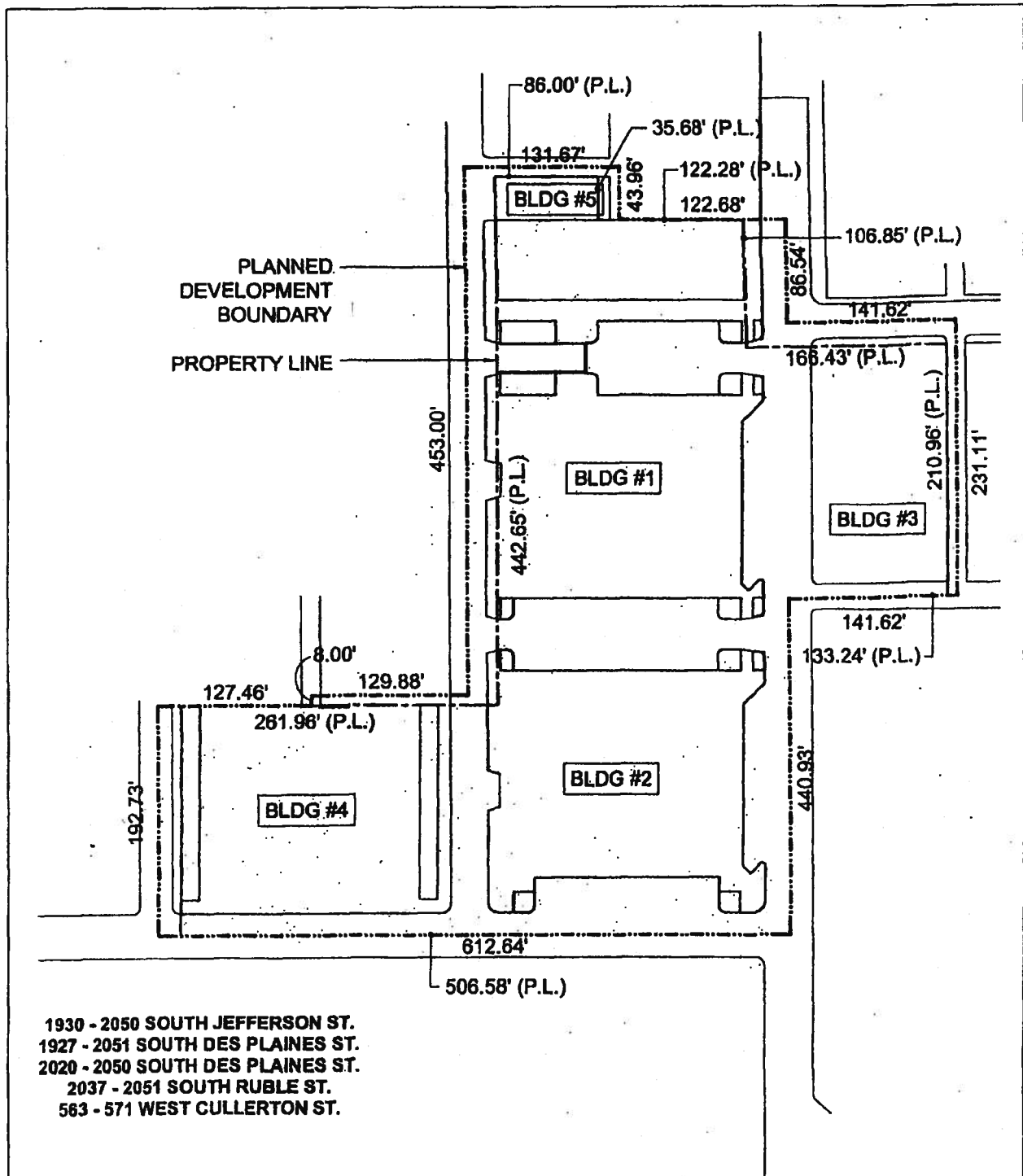
Existing Zoning Map.



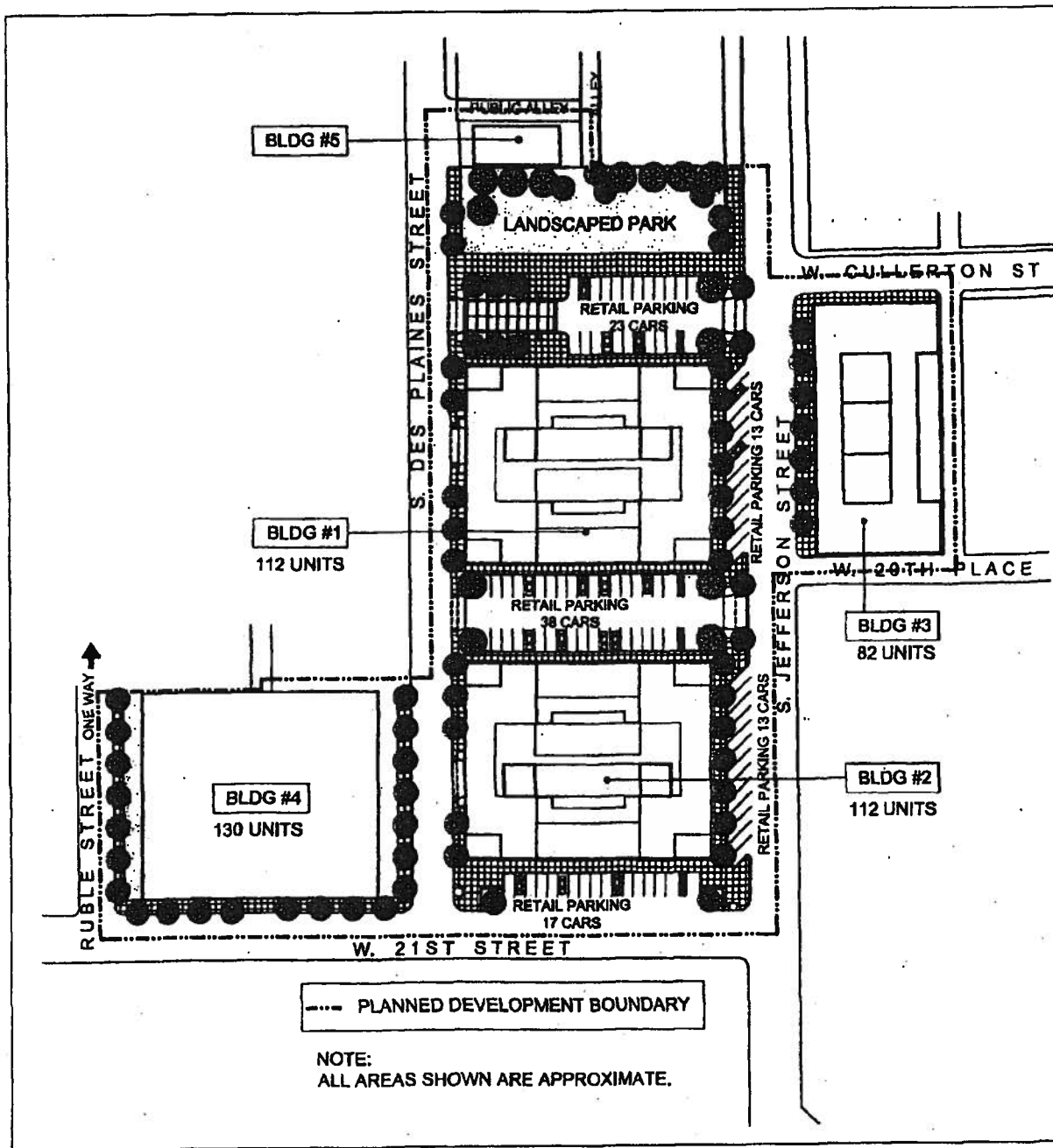
Existing Land-Use Plan.



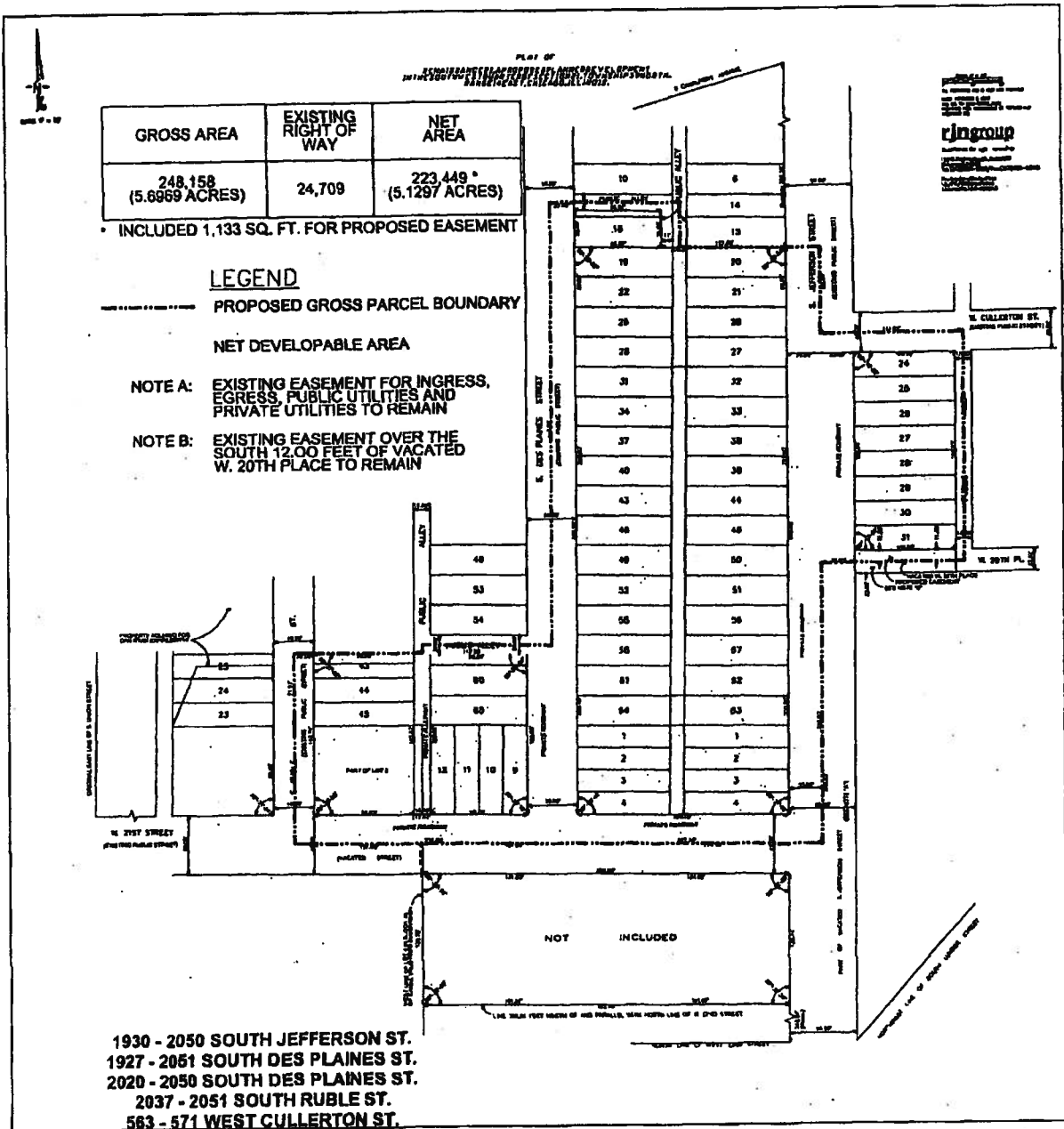
Planned Development Boundary  
And Property Line Map.



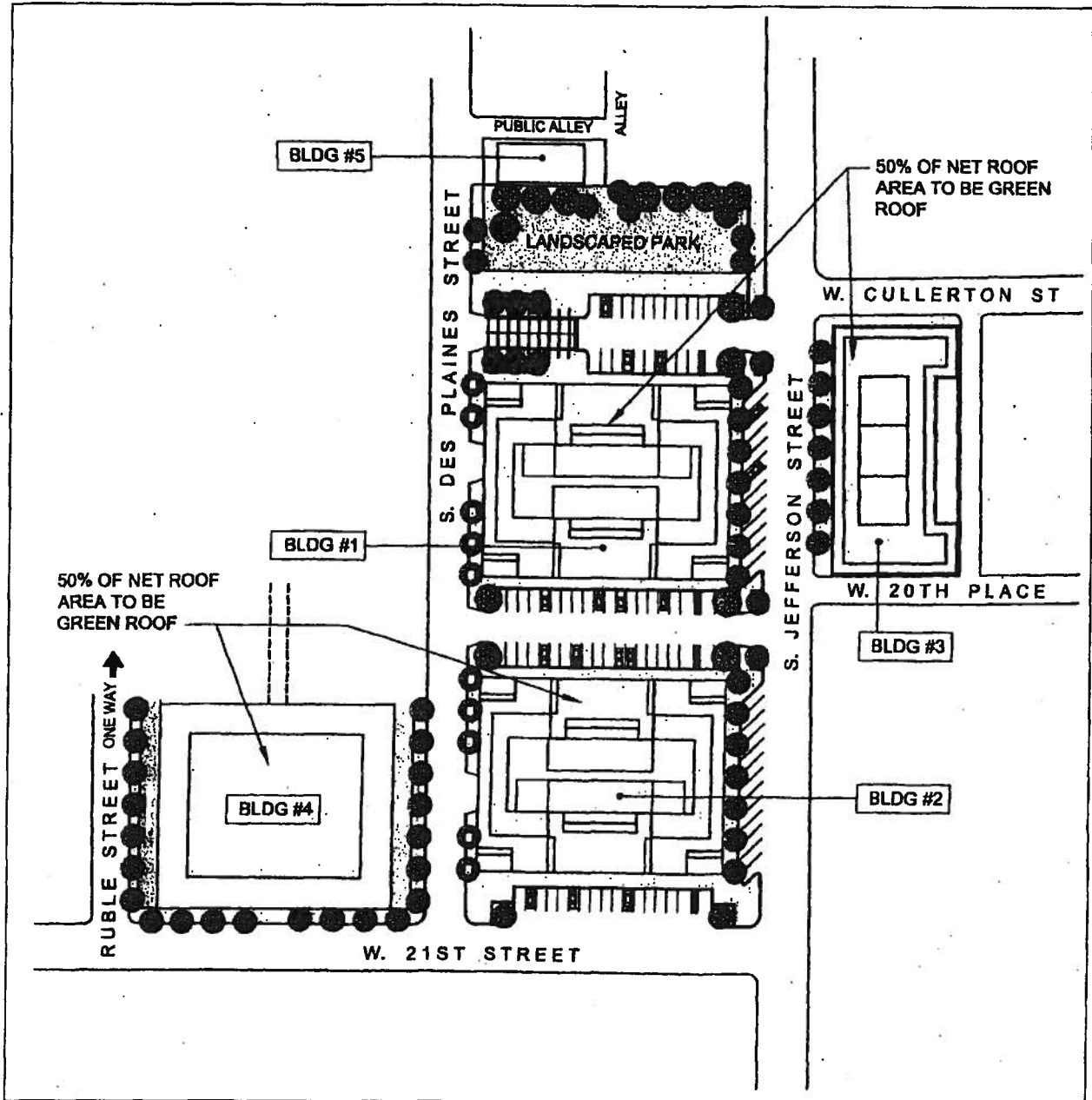
Site Plan.



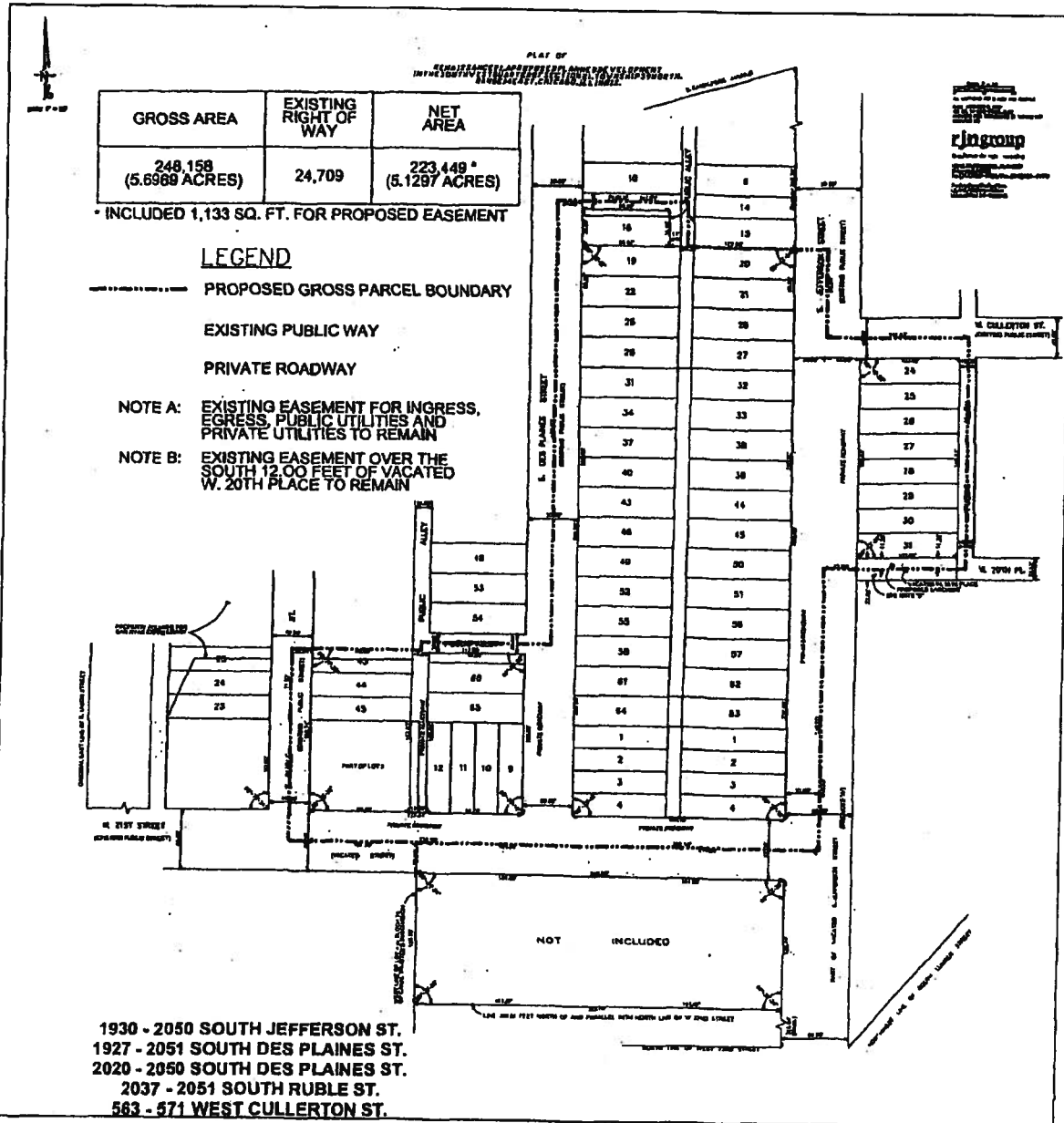
Net Developable Area Plan.



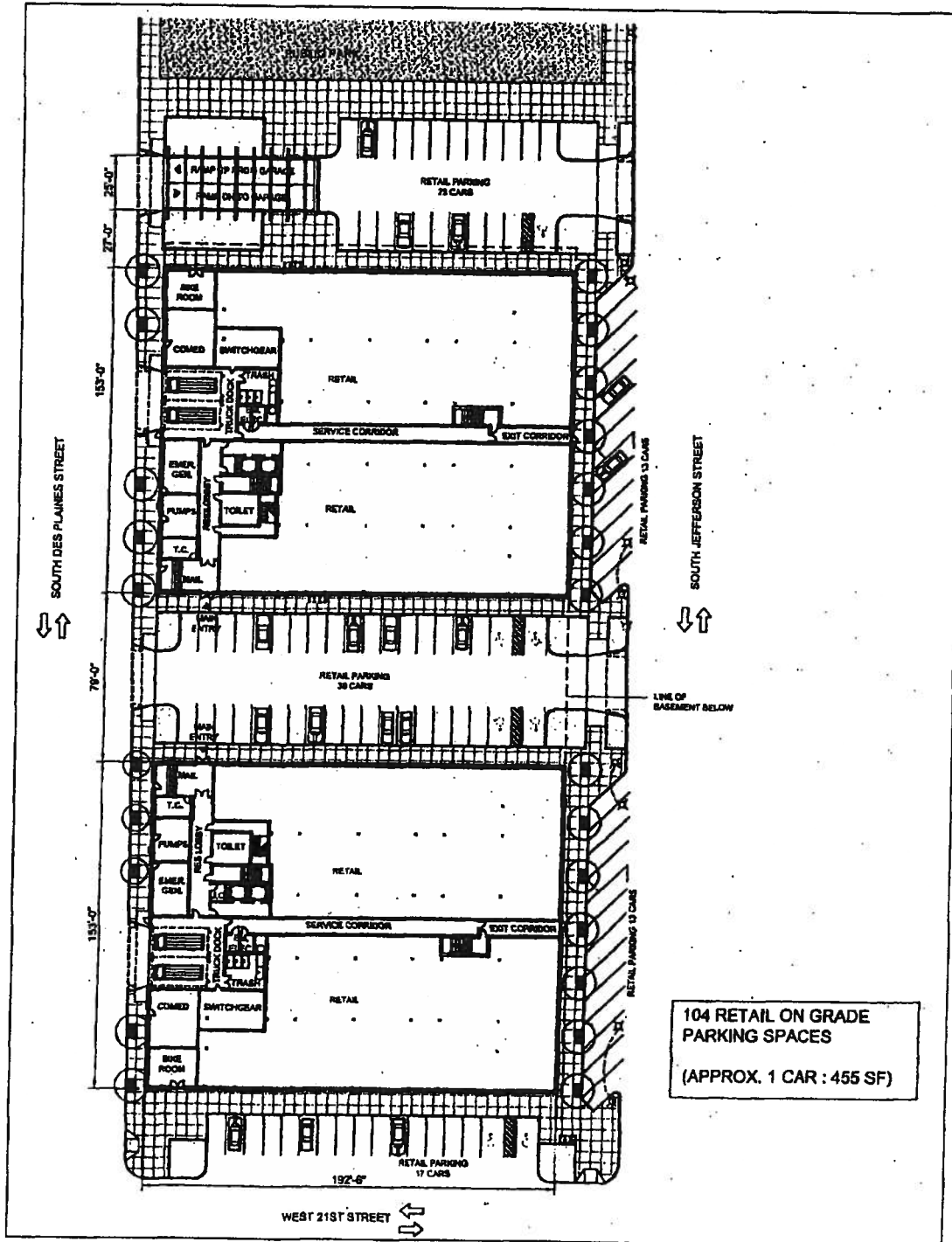
Green Roof/Landscape Plan.



Public Way Plan.



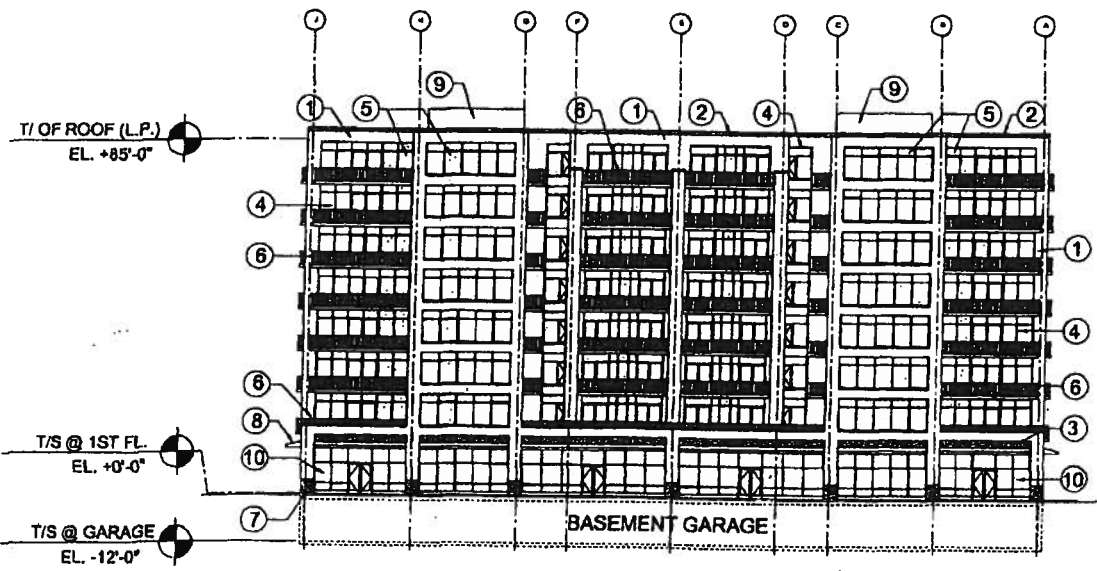
Ground Floor Plan -- Building.  
Numbers 1 And 2.



Building Number 1 -- North Elevation.  
(Building Number 2 Similar)

**LEGEND:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1 BRICK MASONRY</li> <li>2 NATURAL STONE OR PRECAST CONCRETE COPING</li> <li>3 NATURAL STONE OR PRECAST CONCRETE</li> <li>4 TINTED, INSULATED, LOW-e WINDOWS IN PAINTED ALUMINUM FRAMES; OPERABLE VENTS AS REQUIRED; SLIDING GLASS DOORS AT BALCONIES</li> <li>5 OPAQUE SPANDREL GLASS</li> <li>6 PAINTED ALUMINUM BALCONY RAILINGS</li> <li>7 NATURAL STONE OR PRECAST CONCRETE WAINSCOT</li> <li>8 PAINTED METAL AND FABRIC AWNINGS</li> </ul> | <ul style="list-style-type: none"> <li>9 PAINTED EXTERIOR CEMENTITIOUS PANELS AND/OR PAINTED AS-CAST SMOOTH FINISH CONCRETE</li> <li>10 STOREFRONT GLASS IN PAINTED ALUMINUM FRAMES</li> <li>11 PAINTED ALUMINUM LOUVERS</li> <li>12 PAINTED STEEL PLATE</li> <li>13 TRANSLUCENT LAMINATED GLASS</li> <li>14 PAINTED SECTIONAL OVERHEAD DOOR</li> </ul> |
|---|---|

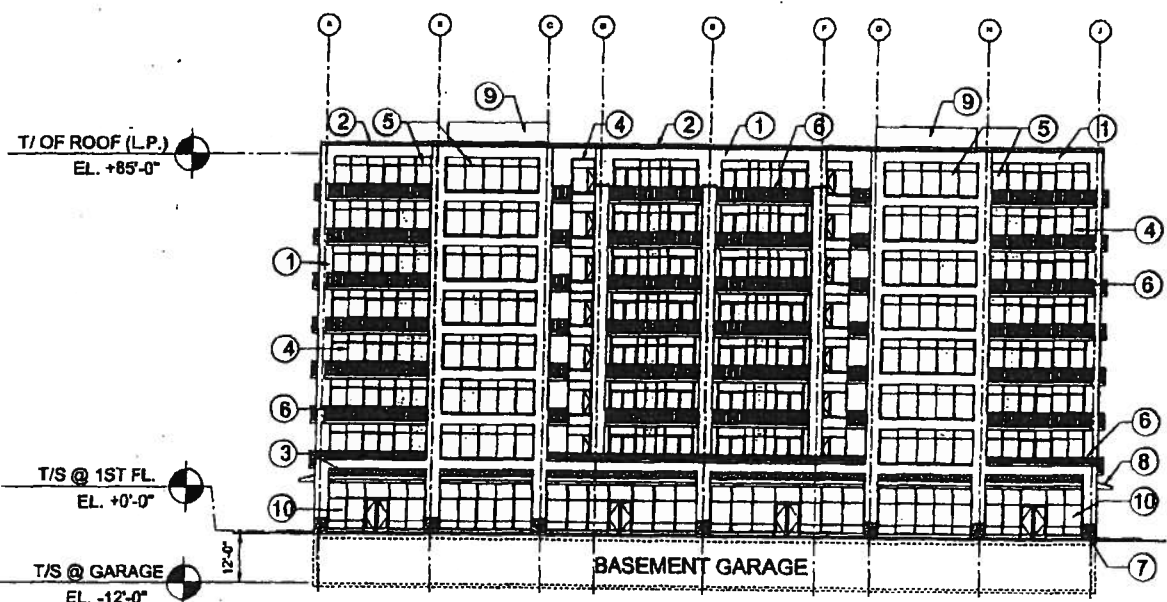


1 NORTH ELEVATION

Building Number 1 -- South Elevation.  
(Building Number 2 Similar)

**LEGEND:**

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|---|--|
| <ul style="list-style-type: none"> <li>① BRICK MASONRY</li> <li>② NATURAL STONE OR PRECAST CONCRETE COPING</li> <li>③ NATURAL STONE OR PRECAST CONCRETE</li> <li>④ TINTED, INSULATED, LOW-e WINDOWS IN PAINTED ALUMINUM FRAMES; OPERABLE VENTS AS REQUIRED; SLIDING GLASS DOORS AT BALCONIES</li> <li>⑤ OPAQUE SPANDREL GLASS</li> <li>⑥ PAINTED ALUMINUM BALCONY RAILINGS</li> <li>⑦ NATURAL STONE OR PRECAST CONCRETE WAINSCOT</li> <li>⑧ PAINTED METAL AND FABRIC AWNINGS</li> </ul> | <ul style="list-style-type: none"> <li>⑨ PAINTED EXTERIOR CEMENTITIOUS PANELS AND/OR PAINTED AS-CAST SMOOTH FINISH CONCRETE</li> <li>⑩ STOREFRONT GLASS IN PAINTED ALUMINUM FRAMES</li> <li>⑪ PAINTED ALUMINUM LOUVERS</li> <li>⑫ PAINTED STEEL PLATE</li> <li>⑬ TRANSLUCENT LAMINATED GLASS</li> <li>⑭ PAINTED SECTIONAL OVERHEAD DOOR</li> </ul> |
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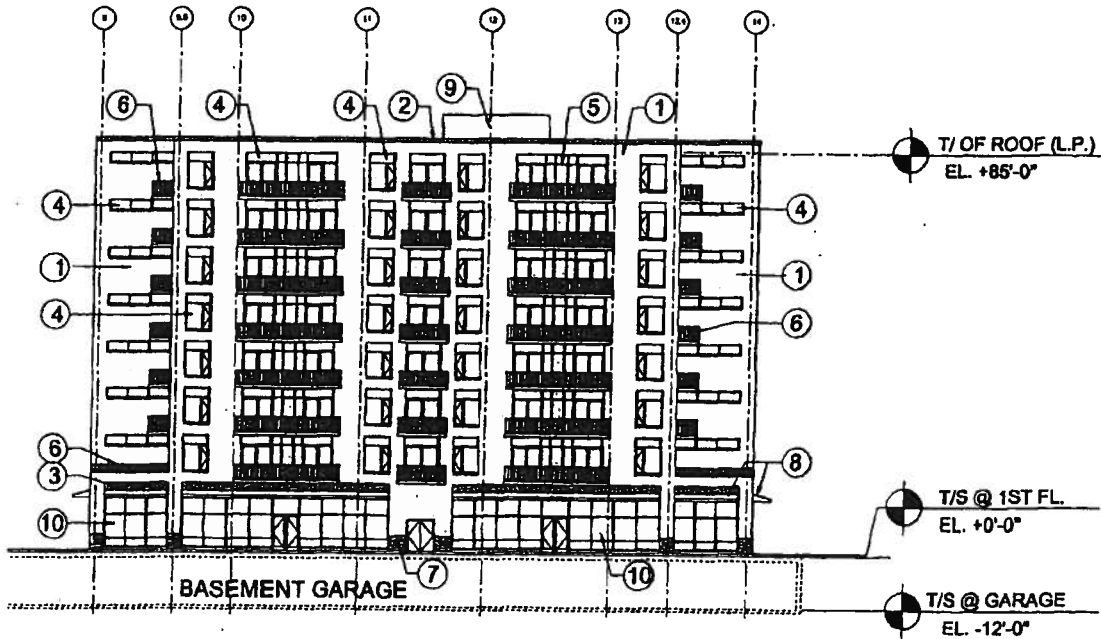


① SOUTH ELEVATION

Building Number 1 – East Elevation.  
(Building Number 2 Similar)

**LEGEND:**

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|---|---|
| <ul style="list-style-type: none"> <li>① BRICK MASONRY</li> <li>② NATURAL STONE OR PRECAST CONCRETE COPING</li> <li>③ NATURAL STONE OR PRECAST CONCRETE</li> <li>④ TINTED, INSULATED, LOW-e WINDOWS IN PAINTED ALUMINUM FRAMES; OPERABLE VENTS AS REQUIRED; SLIDING GLASS DOORS AT BALCONIES</li> <li>⑤ OPAQUE SPANDREL GLASS</li> <li>⑥ PAINTED ALUMINUM BALCONY RAILINGS</li> <li>⑦ NATURAL STONE OR PRECAST CONCRETE WAINSCOT</li> <li>⑧ PAINTED METAL AND FABRIC AWNINGS</li> </ul> | <ul style="list-style-type: none"> <li>⑨ PAINTED EXTERIOR CEMENTITIOUS PANEL AND/OR PAINTED AS-CAST SMOOTH FINISH CONCRETE</li> <li>⑩ STOREFRONT GLASS IN PAINTED ALUMINUM FRAMES</li> <li>⑪ PAINTED ALUMINUM LOUVERS</li> <li>⑫ PAINTED STEEL PLATE</li> <li>⑬ TRANSLUCENT LAMINATED GLASS</li> <li>⑭ PAINTED SECTIONAL OVERHEAD DOOR</li> </ul> |
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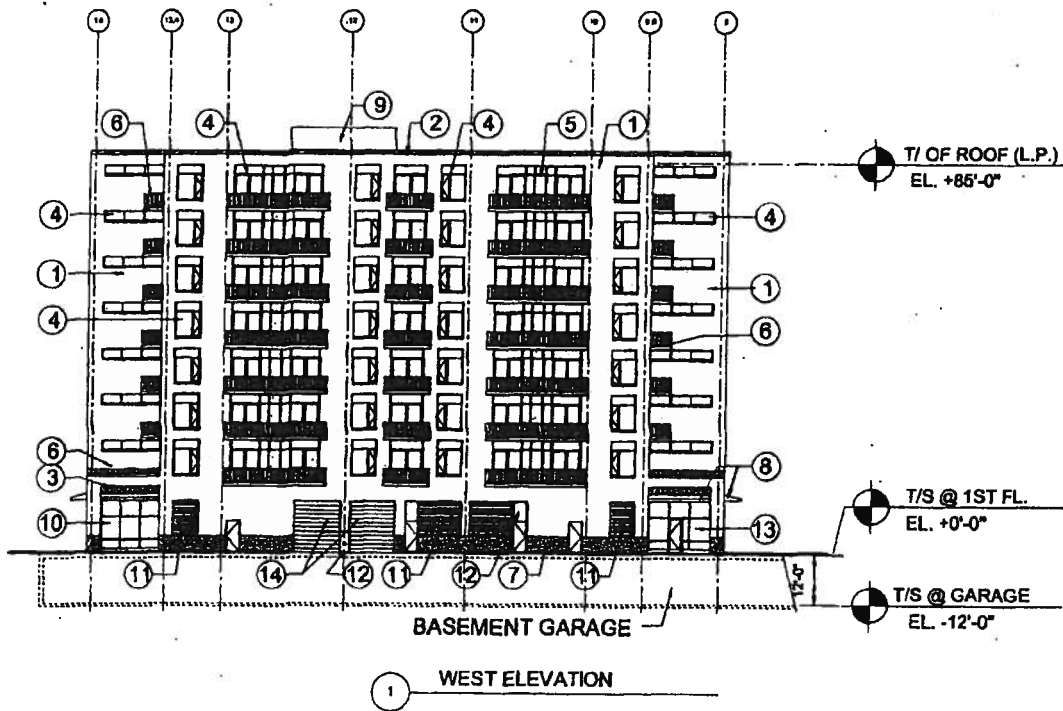


① EAST ELEVATION

Building Number 1. -- West Elevation.  
(Building Number 2 Similar)

**LEGEND:**

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| <ul style="list-style-type: none"> <li>① BRICK MASONRY</li> <li>② NATURAL STONE OR PRECAST CONCRETE COPING</li> <li>③ NATURAL STONE OR PRECAST CONCRETE</li> <li>④ TINTED, INSULATED, LOW-e WINDOWS IN PAINTED ALUMINUM FRAMES; OPERABLE VENTS AS REQUIRED; SLIDING GLASS DOORS AT BALCONIES</li> <li>⑤ OPAQUE SPANDREL GLASS</li> <li>⑥ PAINTED ALUMINUM BALCONY RAILINGS</li> <li>⑦ NATURAL STONE OR PRECAST CONCRETE WAINSCOT</li> <li>⑧ PAINTED METAL AND FABRIC AWNINGS</li> </ul> | <ul style="list-style-type: none"> <li>⑨ PAINTED EXTERIOR CEMENTITIOUS PANELS AND/OR PAINTED AS-CAST SMOOTH FINISH CONCRETE</li> <li>⑩ STOREFRONT GLASS IN PAINTED ALUMINUM FRAMES</li> <li>⑪ PAINTED ALUMINUM LOUVERS</li> <li>⑫ PAINTED STEEL PLATE</li> <li>⑬ TRANSLUCENT LAMINATED GLASS</li> <li>⑭ PAINTED SECTIONAL OVERHEAD DOOR</li> </ul> |
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Chicago Builds Green.  
(Page 1 of 3)

**Project Name:** Renaissance Village

**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:  
 1930 2050 S Jefferson St

Ward No: Community Area No:  
 25

**Project Type:**

Check applicable:  
 Planned Development     Redevelopment Agreement     Zoning Change  
 PD No: TBD    RDA No:    From:    To:  
 Public project     Landmark

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
146,576	58,905	104,614

**DPD Project Manager:** Enter First Name Last Name  
 Fernando Espinoza

**BG/GR Matrix:** Select project category:  
 Res. > 20% affordable or CPA

**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:  
 Public plaza & pocket park     Water features in a plaza or pocket park  
 Chicago Riverwalk improvements     Setbacks above the ground floor  
 Winter gardens     Lower level planting terrace  
 Indoor through-block connection     Green roof  
 Sidewalk widening     Underground parking and loading  
 Arcades     Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

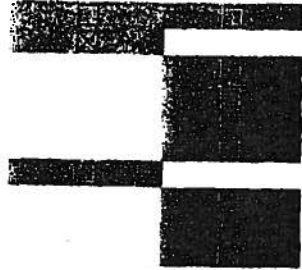
		<i>Please fill, if applicable</i>
<b>Landscaping:</b>	7' Landscape Setback	Square footage: [REDACTED]
	Interior Landscape Area	Square footage: [REDACTED]
	No. of Interior Trees	[REDACTED]
	No. of Parkway Trees	[REDACTED]
<b>Open Space:</b>	River Setback	Square footage: [REDACTED]
	Private Open Space	Square footage: [REDACTED]
	Privately developed Public Open Space	Square footage: [REDACTED]
<b>Stormwater Management (At-grade volume control):</b>	Permeable paving	Square footage: [REDACTED]
	Raingarden	Check applicable: [REDACTED]
	Filter strip	[REDACTED]
	Bioswale	[REDACTED]
	Detention pond	[REDACTED]
	Native landscaping	Square footage: [REDACTED]
	Rain-water collection cistern/barrel	Gallons: [REDACTED]
	Total impervious area reduction	Square footage: [REDACTED]
<b>Other sustainable surface treatments:</b>	Green roof	Square footage: [REDACTED]
	Energy Star roof	Square footage: [REDACTED]
	High-albedo pavement	Square footage: [REDACTED]
<b>Transportation:</b>	No. of accessory parking spaces	[REDACTED]
	Total no. of parking spaces (Accessory + Non-Acc.)	[REDACTED]
	No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	[REDACTED]
	No. of bicycle parking	[REDACTED]
	Within 600 ft of CTA or Metra station entrance	Check if applicable: [REDACTED]



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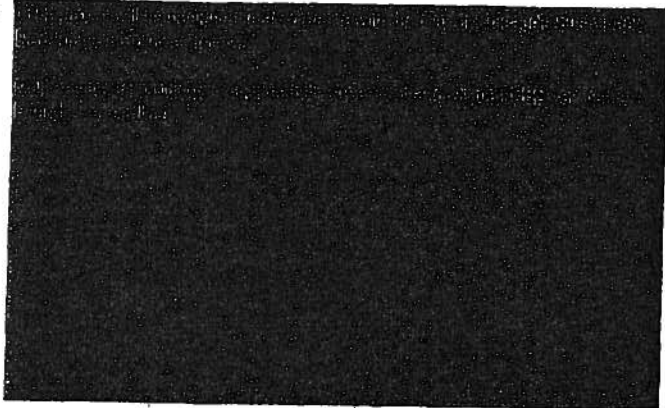
**Building Certification:**

- Energy Star building
- LEED certification
  - LEED Certified
  - LEED Silver
  - LEED Gold
  - LEED Platinum
- Chicago Green Homes
  - Chicago Green Homes [one-star]
  - Chicago Green Homes [two-star]
  - Chicago Green Homes [three-star]



**Energy efficiency strategies not captured above:**

*-IE: Other than Energy Star Roof - or Energy Star Building Certification-*



**Other sustainable strategies and/or Project Notes:**

