

PD 1153

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 22, 2019

Kathleen A. Duncan
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Advisory Opinion for PD 1153, Subarea A data center at 2222 S. Indiana Ave.


Dear Ms. Duncan:

In response to your recent request, the property located at 2222-2258 S. Indiana Ave./118-132 E. 23rd St is located within Subarea A of Business Planned Development No. 1153 ("PD 1153"). On July 20, 2018, a minor change was granted to allow for a portion of the subject property to be used as an accessory parking lot to serve the newly constructed hotel within Subarea B, rather than being improved with the approved data center. It was our understanding that the parking lot would be a temporary use until a data center was established. According to your request, your client and the owner of the subject property has now entered into a Letter of Intent with a data center operator who intends to construct the data center in accordance with what was approved in PD 1153. You are seeking a zoning determination for the following:

1. **That, despite the minor change that was granted allowing an accessory parking lot on a portion of Subarea A, the site plans and elevation for the data center that were approved in PD 1153 are still applicable, allowed and a data center is permitted to be constructed in accordance with PD 1153.** Yes, as stated above, the parking lot was intended to be a temporary, interim use only. Therefore, the data center site plans and elevations as approved in PD 1153 are still applicable, allowed and a data center is permitted to be constructed in accordance with PD 1153.
2. **That, if the data center operator seeks building permits in accordance with the site plans and elevations that were approved in PD 1153 it can do so without any further minor changes or administrative reliefs and that the data center operator can apply for building permits with those site plans and elevations.** Yes, if the data center operator seeks building permits in accordance with the site plans and elevations that were approved in PD 1153 it can do so without any further minor changes or administrative reliefs and it can apply for building permits with those site plans and elevations.

Finally, based on these recent data center developments, we understand that you have withdrawn your pending application to amend PD 1153 to allow for non-accessory parking at this location.

Sincerely,


Patrick Murphy
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Fernando Espinoza, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 20, 2018

John J. George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

**Re: Administrative Relief request for Business Planned Development No. 1153
Sub Area A, Proposed accessory parking lot at 2222 S. Indiana Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1153 ("PD 1153"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1153.

Your client and the owner of all of the property within Sub area A, Michigan Cermak Indiana LLC, is seeking administrative relief to replace the proposed data center at 2222 S. Indiana Ave. with an accessory parking lot to serve the newly constructed hotel within Sub area B. Your client has not been able to find a data center user to move forward with the construction of the proposed building. The proposed 127-space parking lot is shown on the attached Site Plan and Landscape Plan, dated July 18, 2018.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed accessory parking lot 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. Additionally, the Department of Transportation approved the revised Site Plan on July 13, 2018.

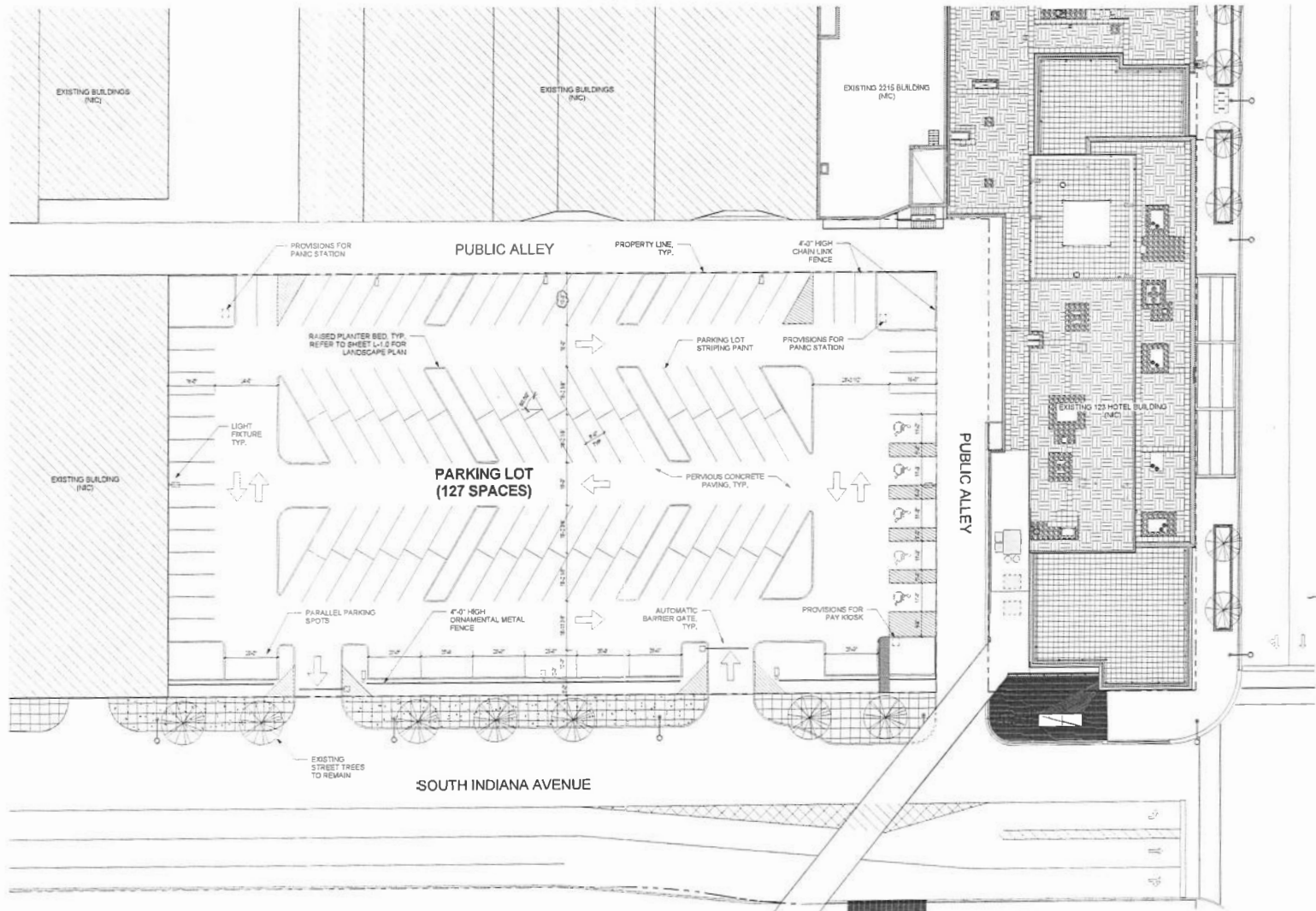
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1153, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless 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,

Patrick Murphy
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Bill Higgins, Main file



1 SITE PLAN - PARKING LOT
 1/16" = 1'-0"

304 APPROVAL STAMPS

#	Date	Description
1		Submittals & Revisions

Owner:
MicMagan Ceramak Indiana, LLC
 177 South Michigan Avenue
 Chicago, IL 60610
 (312) 894-0000
 (312) 424-0110

General Contractor:
McHugh Ujamaa, LLC
 177 South Michigan Avenue
 Chicago, IL 60610
 (312) 894-0000
 (312) 424-0110

Architect:
ANTUNOVICH ASSOCIATES
 228 West North Branch Street, Suite 70
 Chicago, IL 60610
 (312) 264-1200
 (312) 264-2122
 www.antunovich.com

Civil Engineer:
HEX Engineering, LLC
 821 W. Van Buren Street, Suite 100
 Chicago, IL 60610
 (312) 424-0201
 (312) 424-0200

Landscape Architect:
Kertelkamp & Kertelkamp, LLC
 1315 Sherman Place
 Evanston, IL 60201
 (847) 865-1281
 (847) 865-1288

Specialty Engineer:
John Burns Construction Co.
 1781 Southland Highway
 Skokie, IL 60077
 (708) 326-0200
 (708) 326-0200

Project Location:
CERMAK HOTEL PARKING LOT
 2222 S. Indiana Ave, Chicago, IL 60616

Drawing Title:
SITE PLAN

Scale:
 1/16" = 1'-0"

DATE: 08-20-18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: [Number]

Drawing No.: **A1.0**

8/20/2018 10:54 AM ARBENTIVE CeramakHotel0111 CeramakHotel.dwg



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 8, 2016

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue
Suite 3700
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 1153
Sub Areas B and C, 101-133 E. Cermak Road and 2207-2215 S. Michigan Ave.**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 1153 ("PD 1153"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1153.

Your client and the owner of all of the property within PD 1153, 121 East Cermak LLC, is seeking administrative relief for design revisions to a proposed mixed-use development at E. Cermak Rd. and S. Michigan Ave. A new hotel will be constructed along Cermak Rd. with a pedestrian bridge connecting it to the existing McCormick West Building across S. Indiana Ave. The existing historic building at 2215 S. Michigan, within Sub Area C, will be rehabilitated as a retail/office building with connections to the new hotel.

The following modifications have been made:

- The reconfiguration of the ground floor plan and the reconfiguration of the parkway trees along E. Cermak Rd.
- The height of the hotel has been reduced from 320'- 0" to approximately 249'- 6" and the number of keys has been reduced from 500 keys to 466 keys.
- The previous hotel design incorporated horizontal setbacks due to the building being divided into three hotel "brands" by floor groupings. Since adoption of the PD and after further input from the hotels, each brand will now be separated side-by-side vertically, whereby each hotel brand will have rooms on every floor. As a result, the building massing and setbacks have changed. Also, the hotel's Michigan Ave. setback has been reduced from approx. 159' to approx. 102'.
- Along the Michigan Ave. façade, the vertical glass stairwell has been eliminated.

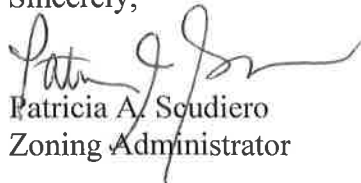
- A pedestrian bridge will be constructed across Indiana Ave. from the hotel to the existing McCormick West building. Pursuant to the PD, Site Plan Approval is also required for the development of the pedestrian bridge.

The attached drawings, revised on November 25, 2015, shall be inserted in the main file: Right-Of-Way-Adjustment Map, Site Plan/Ground Floor Plan, Landscape Plan & Green Roof Plan, Sub Area B - East Elevation (Combined Indiana Avenue + Existing Alley), Sub Area B – North Elevation (Cermak Road), Sub Area B – West Elevation (Michigan Avenue), and Sub Area B – South Elevation (Proposed Alley).

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design revisions 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 Business Planned Development No. 1153, 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.

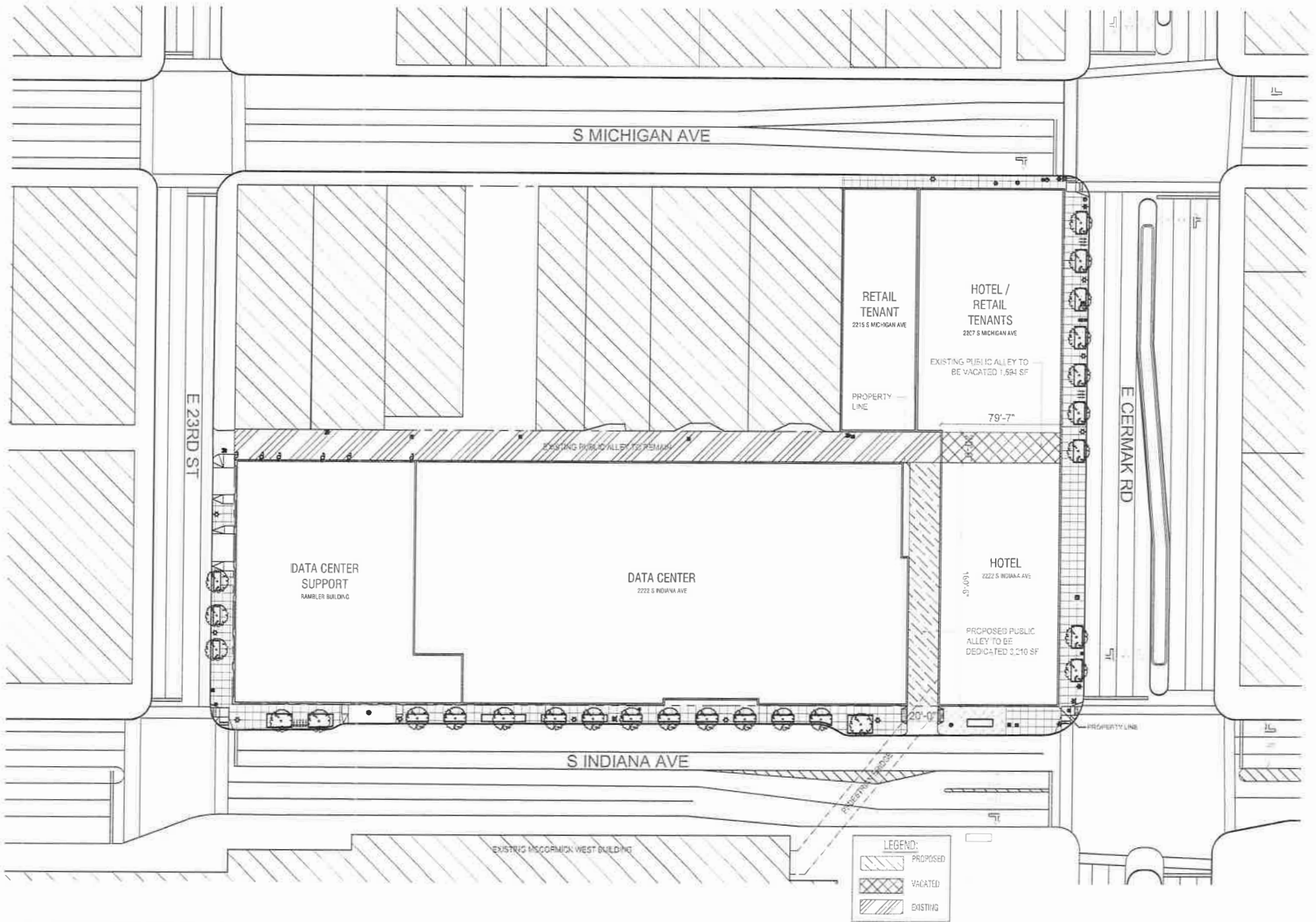
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Eleanor Gorski, Larry Shure, Main file

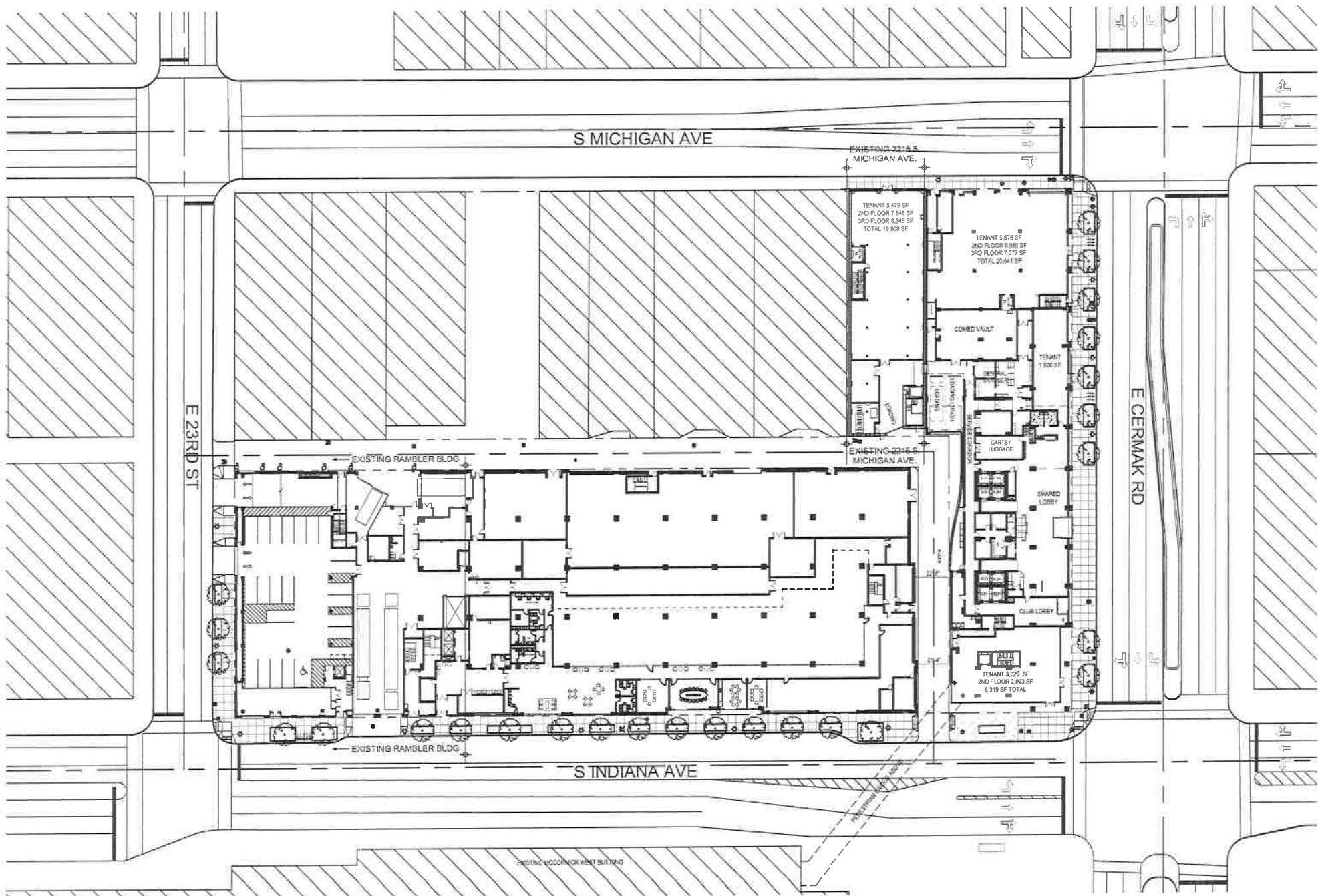


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014 Revised: November 25, 2015

C2. RIGHT-OF-WAY ADJUSTMENT MAP





121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

D. SITE PLAN / GROUND FLOOR PLAN

Applicant: 121 E. Cermak, LLC

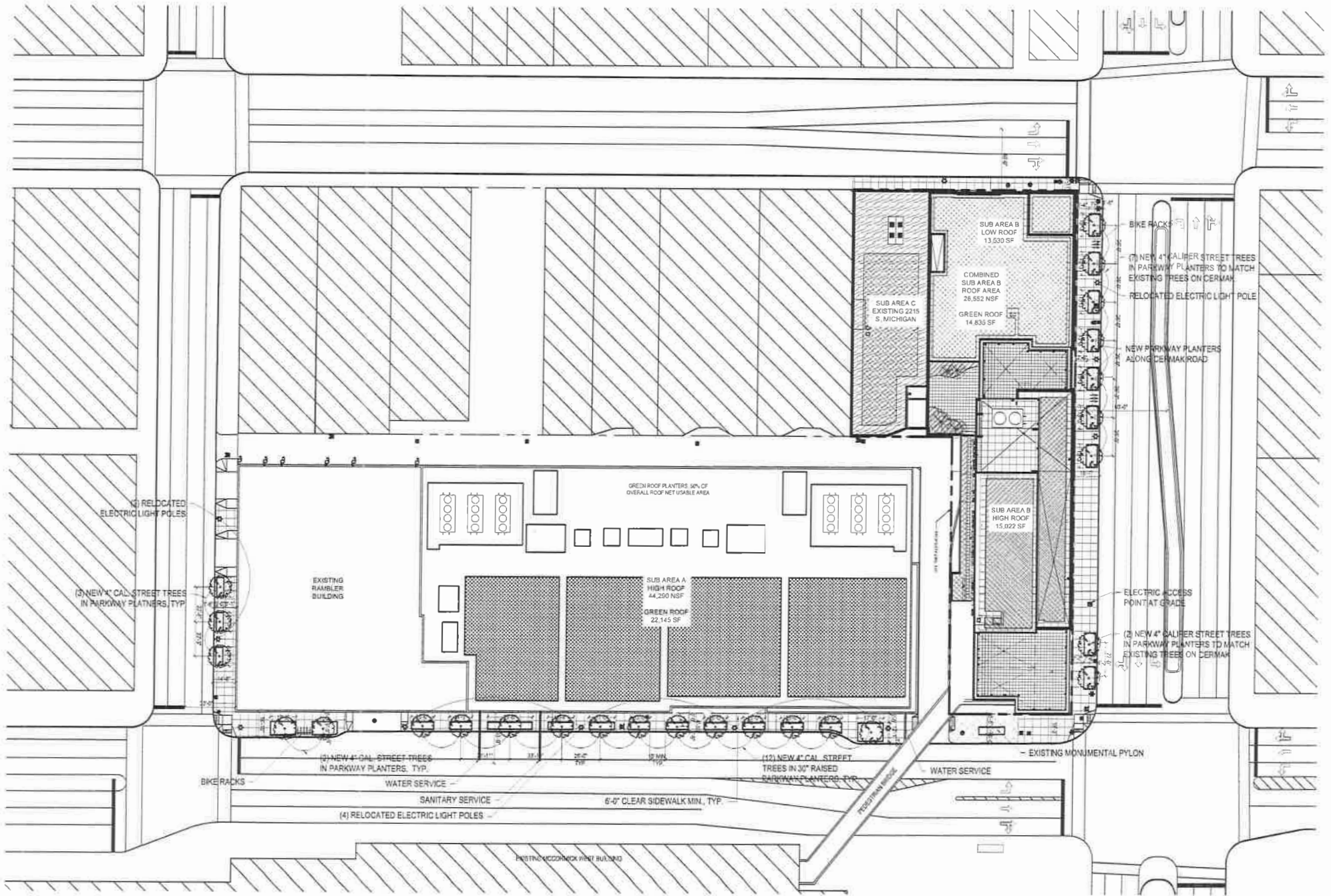
Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois

Date of Introduction: May 28, 2014

Chicago Plan Commission: September 18, 2014

Revised: November 25, 2015





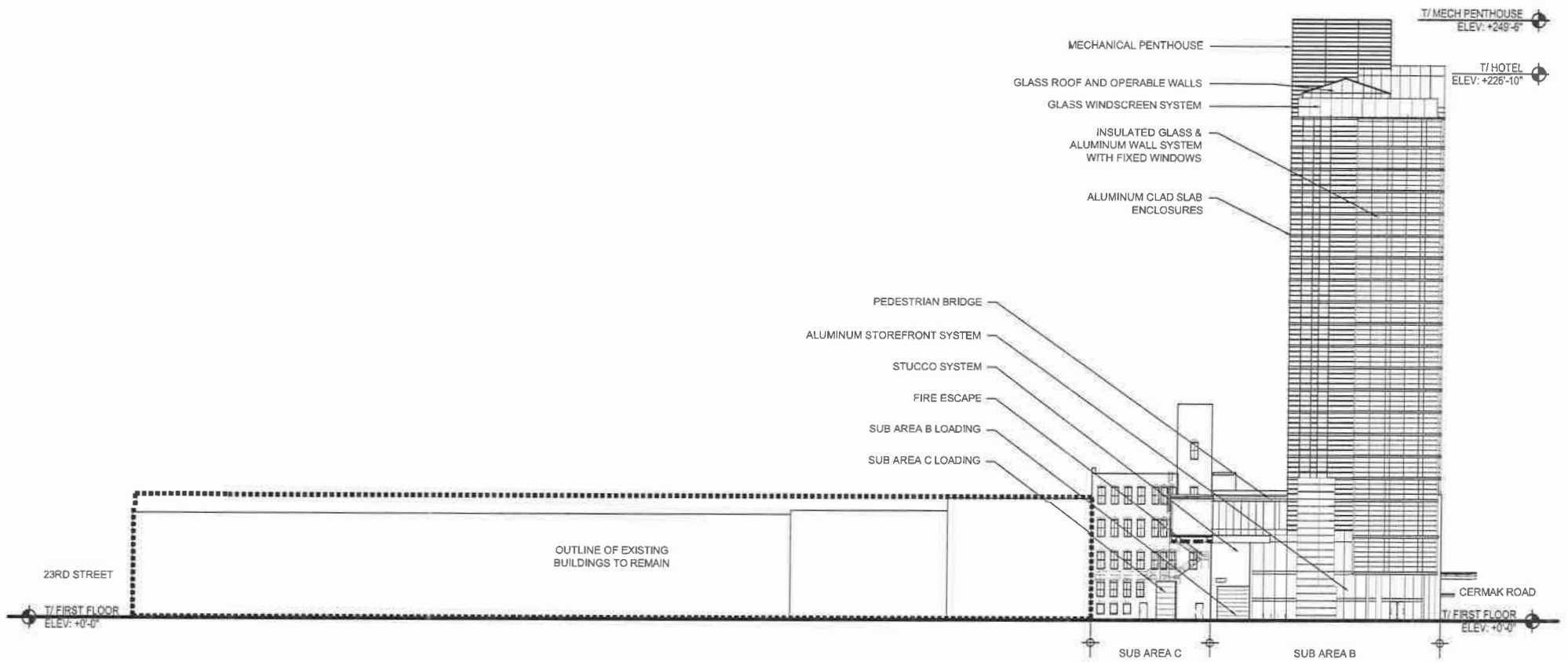
121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014 Revised: November 25, 2015

E. LANDSCAPE PLAN & GREEN ROOF PLAN



--- PROPERTY LINE (PL) BOUNDARY



121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

F5. SUB AREA B - EAST ELEVATION (COMBINED INDIANA AVENUE + EXISTING ALLEY)

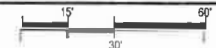
Applicant: 121 E. Cermak, LLC

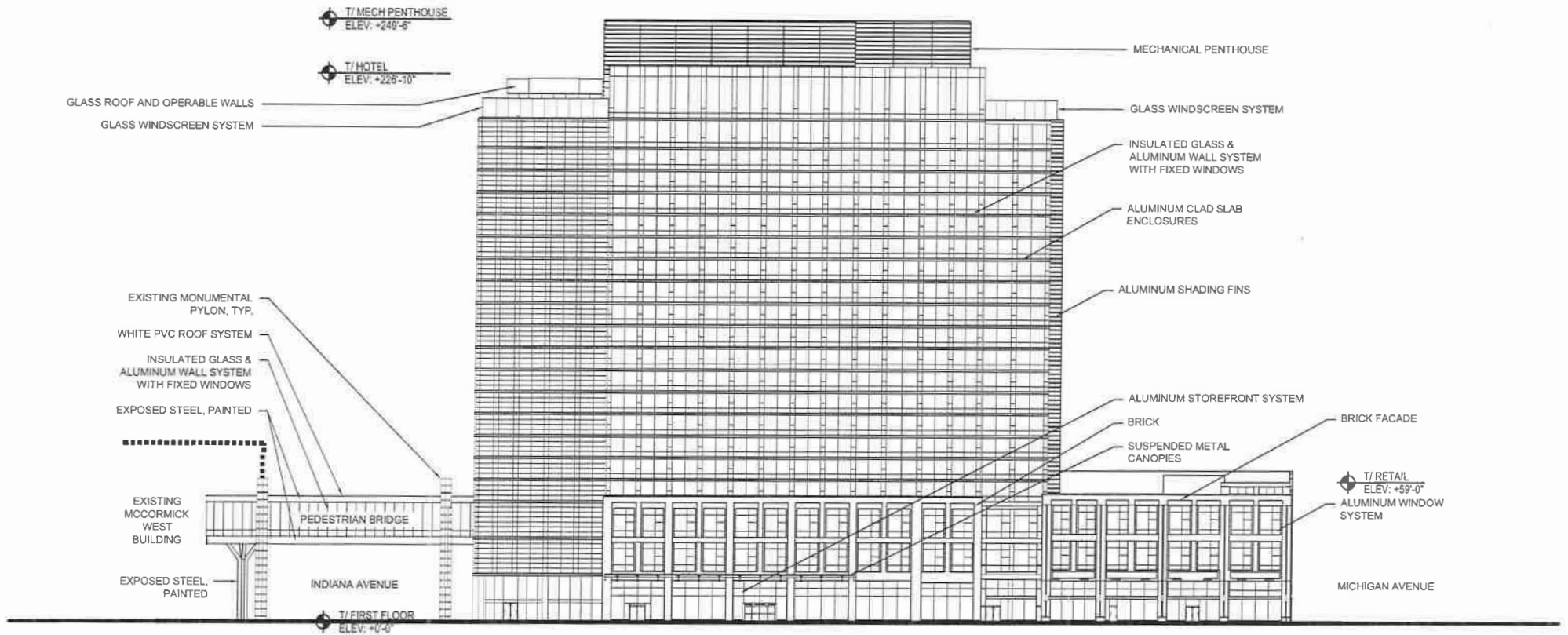
Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois

Date of Introduction: May 28, 2014

Chicago Plan Commission: September 18, 2014

Revised: November 25, 2015



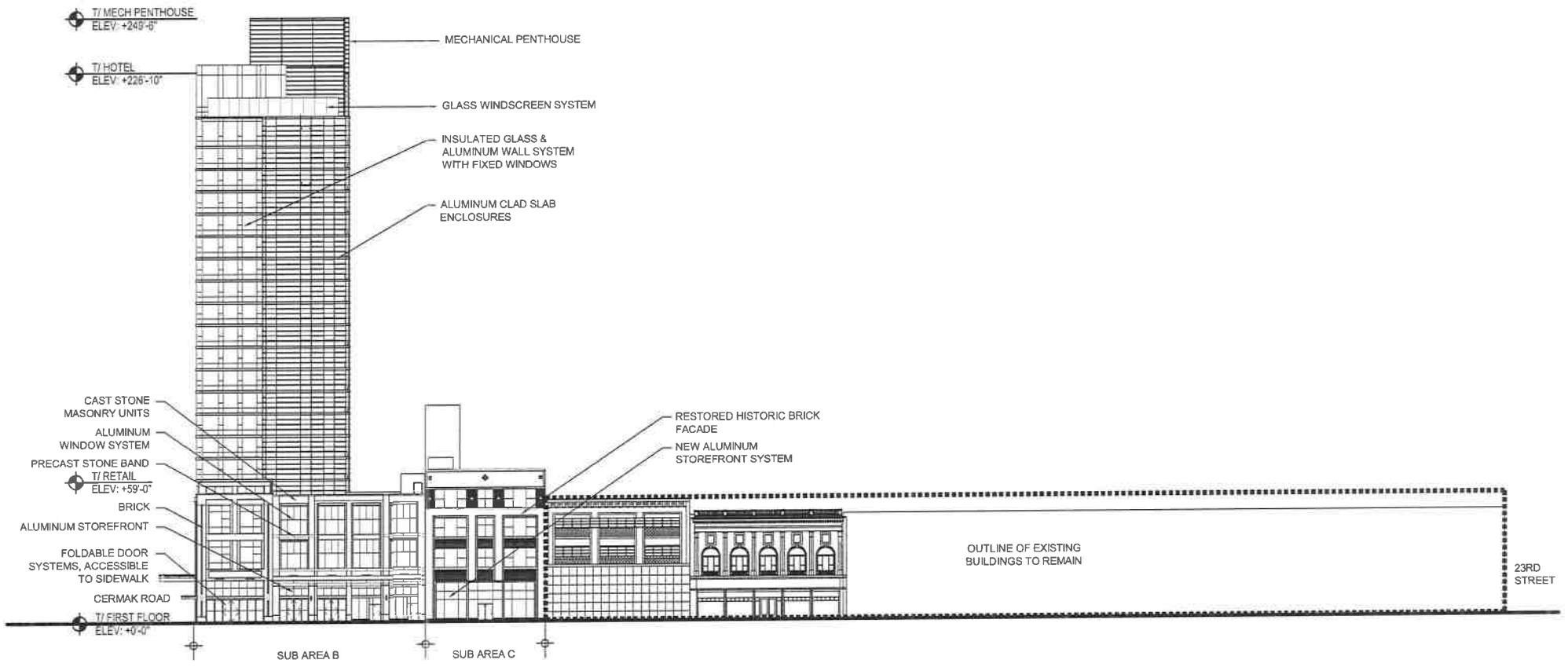


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014 Revised: November 25, 2015

F6. SUB AREA B - NORTH ELEVATION (CERMAK ROAD)

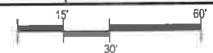


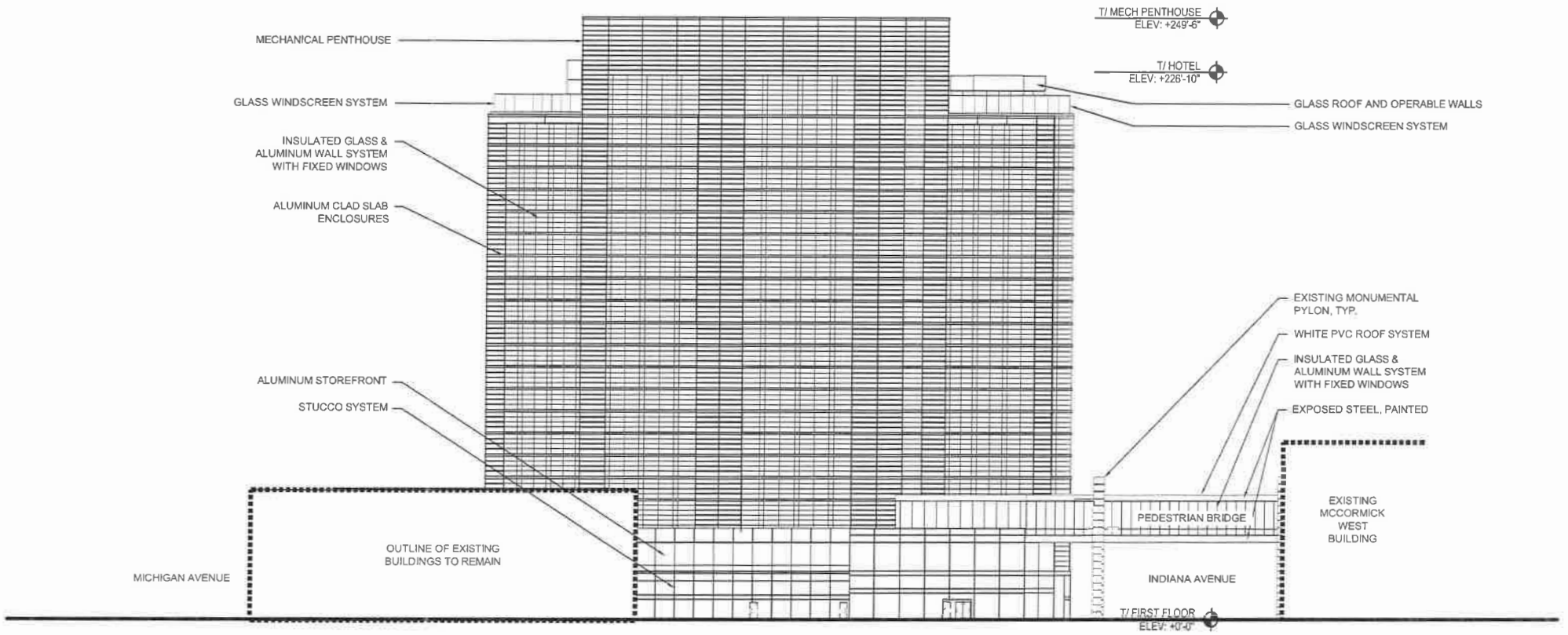


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

F7. SUB AREA B - WEST ELEVATION (MICHIGAN AVENUE)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014 Revised: November 25, 2015





121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014 Revised: November 25, 2015

F8. SUB AREA B - SOUTH ELEVATION (PROPOSED ALLEY)



AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 6-E.

(As Amended)

(Application No. 18047)

(Common Address: 2207 -- 2215 S. Michigan Ave., 101 -- 133 E. Cermak Rd.,
2206 -- 2258 S. Indiana Ave. And 118 -- 132 E. 23rd St.)

(Committee Meeting Held on October 8, 2014)

[SO2014-4178]

BPD 115309

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, October 8 2014.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 8, 2014:

Page one contains one zoning amendment.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 50.

Nays -- None.

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

The following is said ordinance as passed:

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 DS5 Downtown Service District and Business Planned Development Number 1153 symbols and indications as show on Map Number 6-E in an area bounded by:

East Cermak Road; South Indiana Avenue; East 23rd Street; the alley next west of and parallel to South Indiana Avenue; a line 145.66 feet south of and parallel to East Cermak Road; and South Michigan Avenue,

to the designation of DX-7 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the DX-7 Downtown Mixed-Use District symbols and indications established in Section 1 above to the designation of Business Planned Development Number 1153, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from after its passage and due publication.

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

Business Planned Development No. 1153, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1153, as amended, consists of approximately 109,106 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 121 East Cermak LLC.
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time 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 is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or adjustments of 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.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Property Line and Right-of-way Adjustment Map; a Site Plan/First Floor/Landscape Plan; a Green Roof Diagram; and Building Elevations prepared by Antunovich Associates dated September 18, 2014. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the 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 allowed within the area herein delineated as Business Planned Development:

Subarea A:

Office, Retail, Electronic Data Storage Center, Eating and Drinking Establishments, Utilities and Services, Minor, Co-Located Wireless Communication Facilities, Accessory Parking and related facilities and accessory uses.

Subarea B:

Office, Retail, Hotel, Pedestrian Skybridge, Food and Beverage Retail Sales including Liquor Sales as an accessory use to Hotel, Eating and Drinking Establishments including Roof Top Bar, Indoor Participant Sports and Recreation (not located on the ground floor), Co-Located Wireless Communication Facilities, Accessory Parking and related facilities and accessory uses.

Subarea C:

Office, Retail, Food and Beverage Retail Sales (Liquor Store package goods and Liquor Sales as accessory use), Eating and Drinking Establishments, Indoor Participant Sports and Recreation, Children's Play Center, Financial Services, Co-Located Wireless Communication Facilities, Accessory Parking and related facilities and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the planned development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 109,106 square feet.
9. Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of a Pedestrian Skybridge on any portion of the Property, a site plan for the proposed development of such portion shall be submitted to the Department of Planning and Development for Site Plan Approval. Site Plan Approval is intended to assure that the specific development proposals substantially conform with this planned development and to assist the City in monitoring ongoing development. A Site Plan may be submitted for all or part of the Property. Such Site Plan need only include the area within the Property for which approval is being sought by the applicant. No Part II Approval for such area shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this planned development, the Department of Planning and Development shall approve said Site Plan. Following approval of a Site Plan by the Department of Planning and Development, the Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development.

After approval of a Site Plan Approval or Part II Approval by the Department of Planning and Development concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of statement number 13 of this planned development. In the event of any inconsistency between an approved Site Plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval), the terms of this planned development (as the same may be so amended) shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- (a) building elevations and floor plans;
- (b) footprint of the improvements;
- (c) preliminary landscaping plan;
- (d) pedestrian circulation;
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the area, including floor area and floor area ratio, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned development and any City Ordinances or policies in effect at the time of submission of the Site Plan.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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 titleholders and any ground lessors.
14. Recognizing that a data center is a permitted use in this planned development and that residents in the community adjacent to the planned development have expressed concerns about noise levels and air quality relating to mechanical equipment operated as a part of such use, the owner of the data center shall identify an on-site contact for residents to notify respecting such concerns. When specific concerns are identified and

are on-going, the owner, through its identified contact, shall arrange meeting(s) among owner's representatives (specifically including on-site property manager), community residents, the Department of Planning and Development and the affected alderman to identify the underlying source(s) for such concerns and review and implement acceptable solutions. This provision shall not modify each property's obligation to comply with applicable laws, ordinances and regulations.

The building in Subarea B shall incorporate Operable Folding Architectural Doors accessible to the sidewalk along South Michigan Avenue. The Operable Doors shall be used to activate the street frontage and be compatible with the character of the surrounding area.

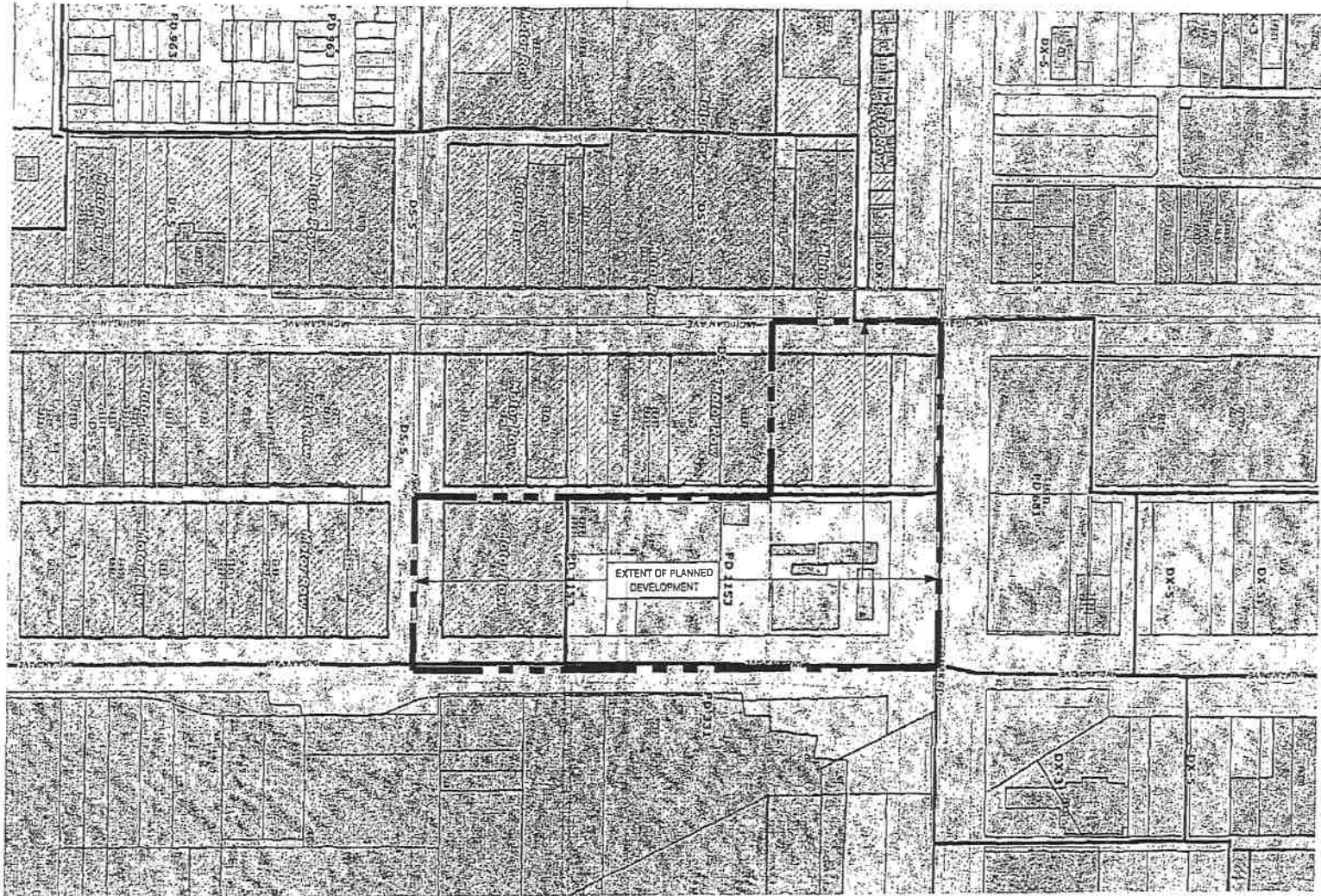
15. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.
16. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The new buildings in Subarea A and Subarea B will be LEED certified (excluding the historic Rambler Building) and will provide a green roof to cover at least 50 percent (33,115 square feet) of the net roof area of all new building area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.
17. Unless construction of the new improvements contemplated in this planned development 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 and the zoning of the Property shall automatically revert to the DX-7 Downtown Mixed-Use District classification.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Property Line and Subarea Map; Right-of-Way Adjustment Map; Site/Ground Floor Plan; Landscape and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 93177 through 93191 of this *Journal*.]

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

*Planned Development No. 1153, As Amended.**Bulk Regulations And Data Table.*

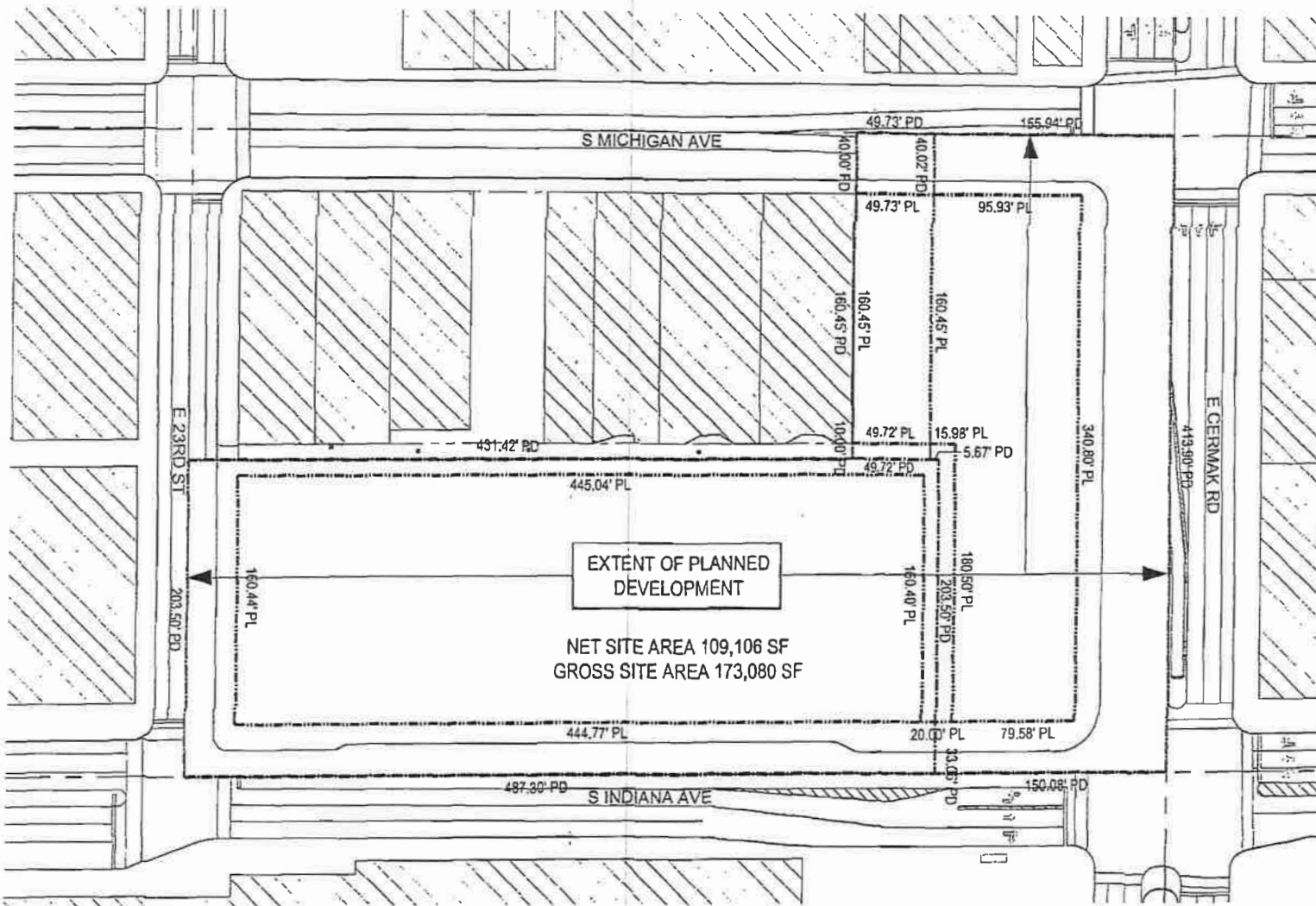
	Subarea A	Subarea B	Subarea C	
Net Site Area (Square Feet):	71,375 square feet	29,747 square feet	7,984 square feet	109,106 square feet
Area Remaining in Public Right-of-Way:	27,790 square feet	33,595 square feet	2,589 square feet	63,983 square feet
Gross Site Area:	99,165 square feet	63,342 square feet	10,573 square feet	173,080 square feet
Maximum FAR:	3.3	3.4	0.29	7.0
Hotel Rooms (Keys):	0	500	0	500
Square Footage of Retail/ Commercial Space:	2,500 square feet	15,000 square feet	31,904 square feet	49,404 square feet
Minimum Required Accessory Off-Street Parking Spaces:	114	0	0	114
Minimum Number of Accessory Off-Street Loading Spaces:	3 Berths	2 Berths	1 Berth	6 Berths
Minimum Number of Bicycle Parking Spaces:	10 Spaces	20 Spaces	-	30 Spaces
Minimum Building Setbacks:	-	-	-	Per approved Site Plan
Maximum Building Height:	162 feet, 0 inches	320 feet, 0 inches	66 feet, 0 inches	-



121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
Address: 2287-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014





121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: 121 E. Cermak LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



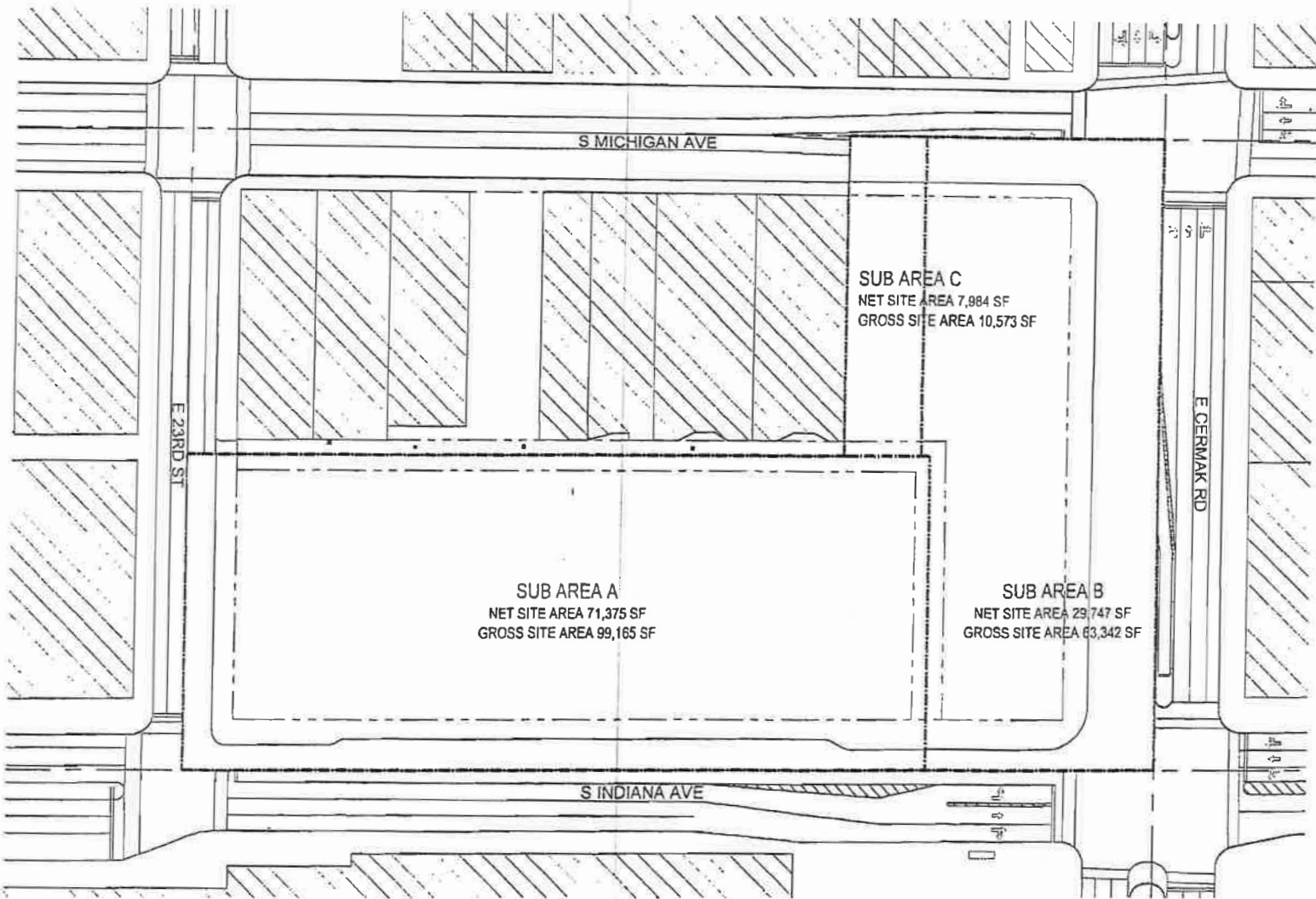


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014

EXISTING LAND-USE MAP





SUB AREA C
 NET SITE AREA 7,984 SF
 GROSS SITE AREA 10,573 SF

SUB AREA A
 NET SITE AREA 71,375 SF
 GROSS SITE AREA 99,165 SF

SUB AREA B
 NET SITE AREA 29,747 SF
 GROSS SITE AREA 63,342 SF

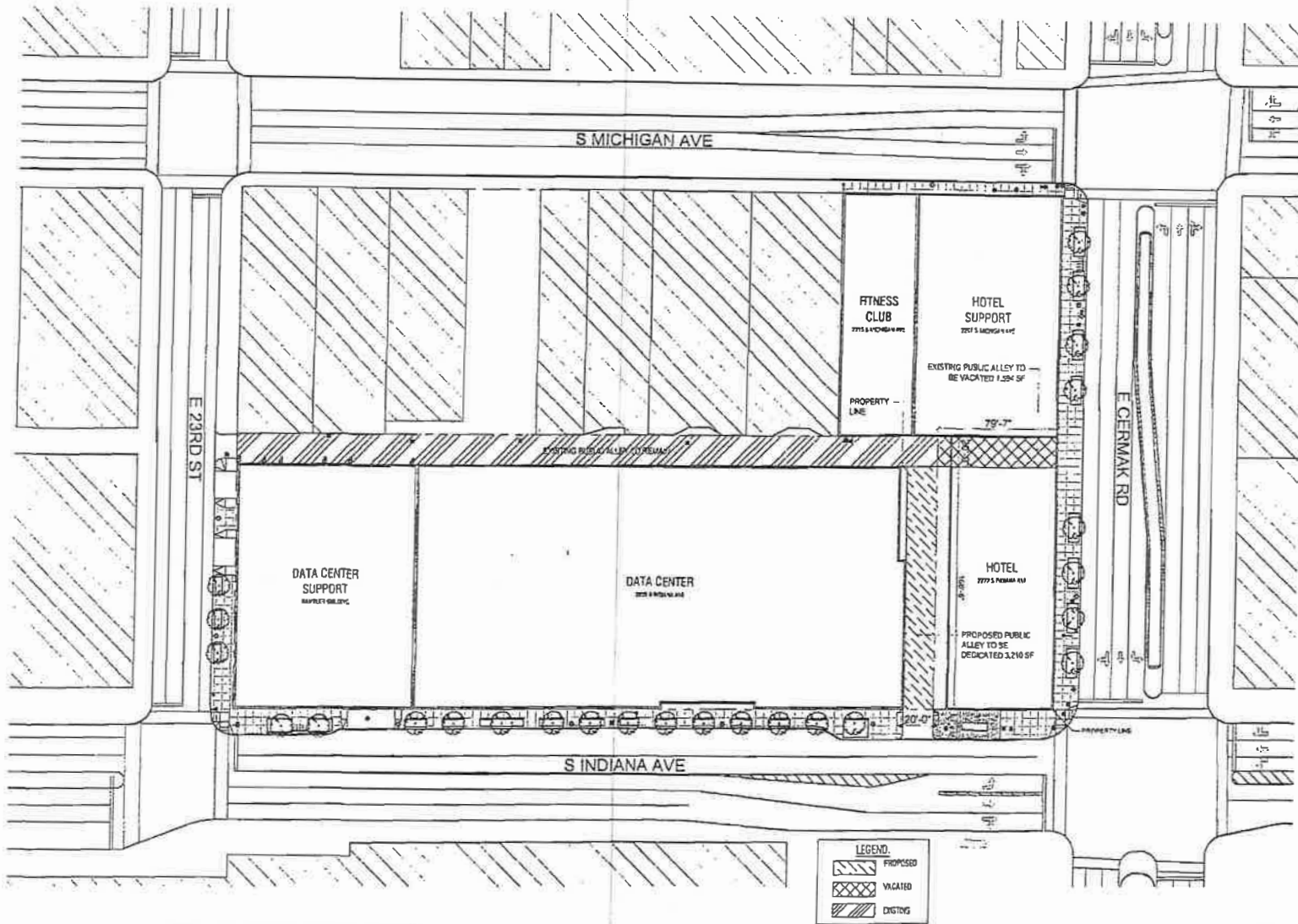
--- PROPERTY LINE (PL) BOUNDARY
 - - - - - PLANNED DEVELOPMENT (PD) BOUNDARY

PROPERTY LINE AND SUB AREA MAP



121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2256 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



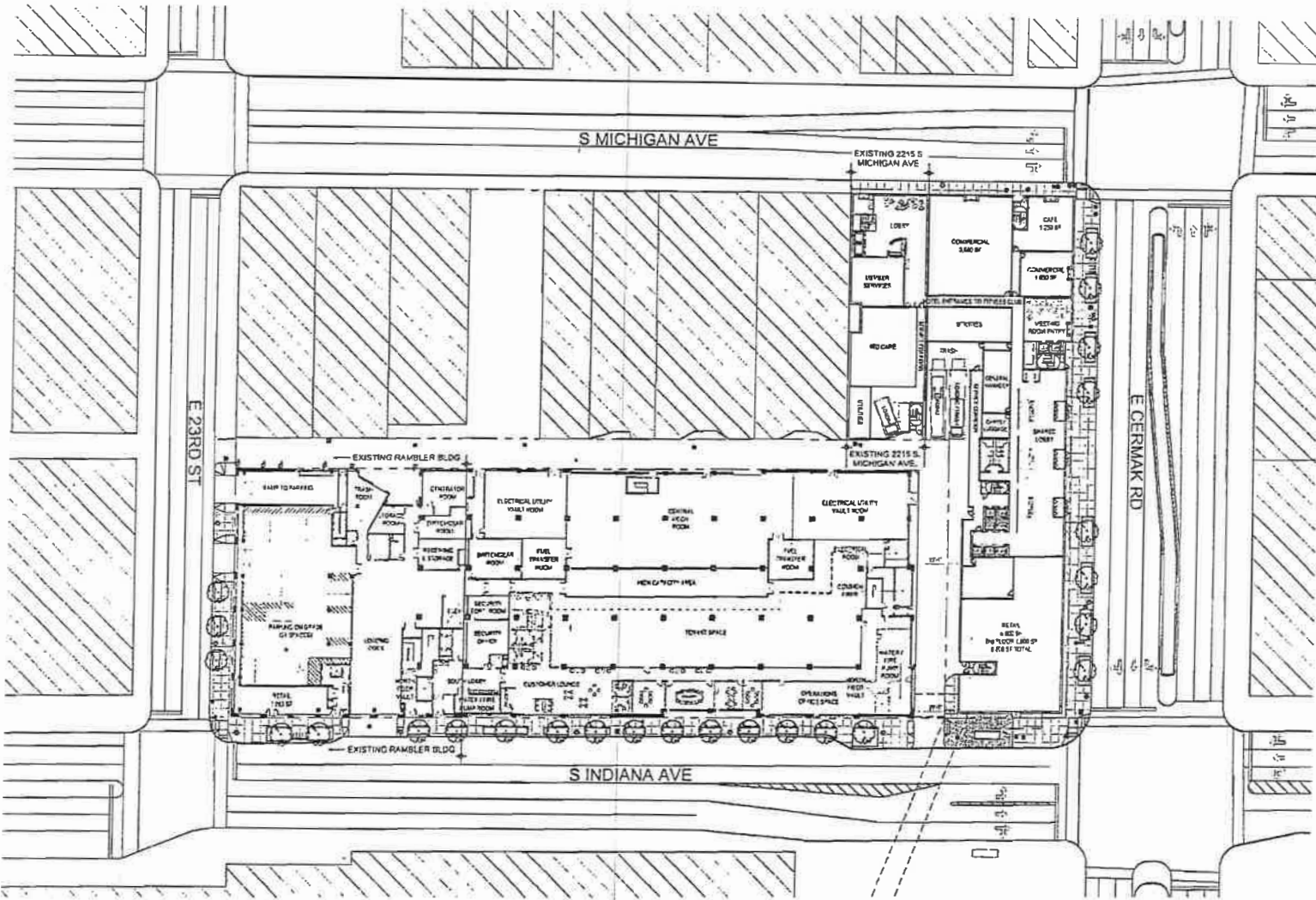
121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

RIGHT-OF-WAY ADJUSTMENT MAP

Applicant: 121 E. Cermak, LLC

Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois

Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014

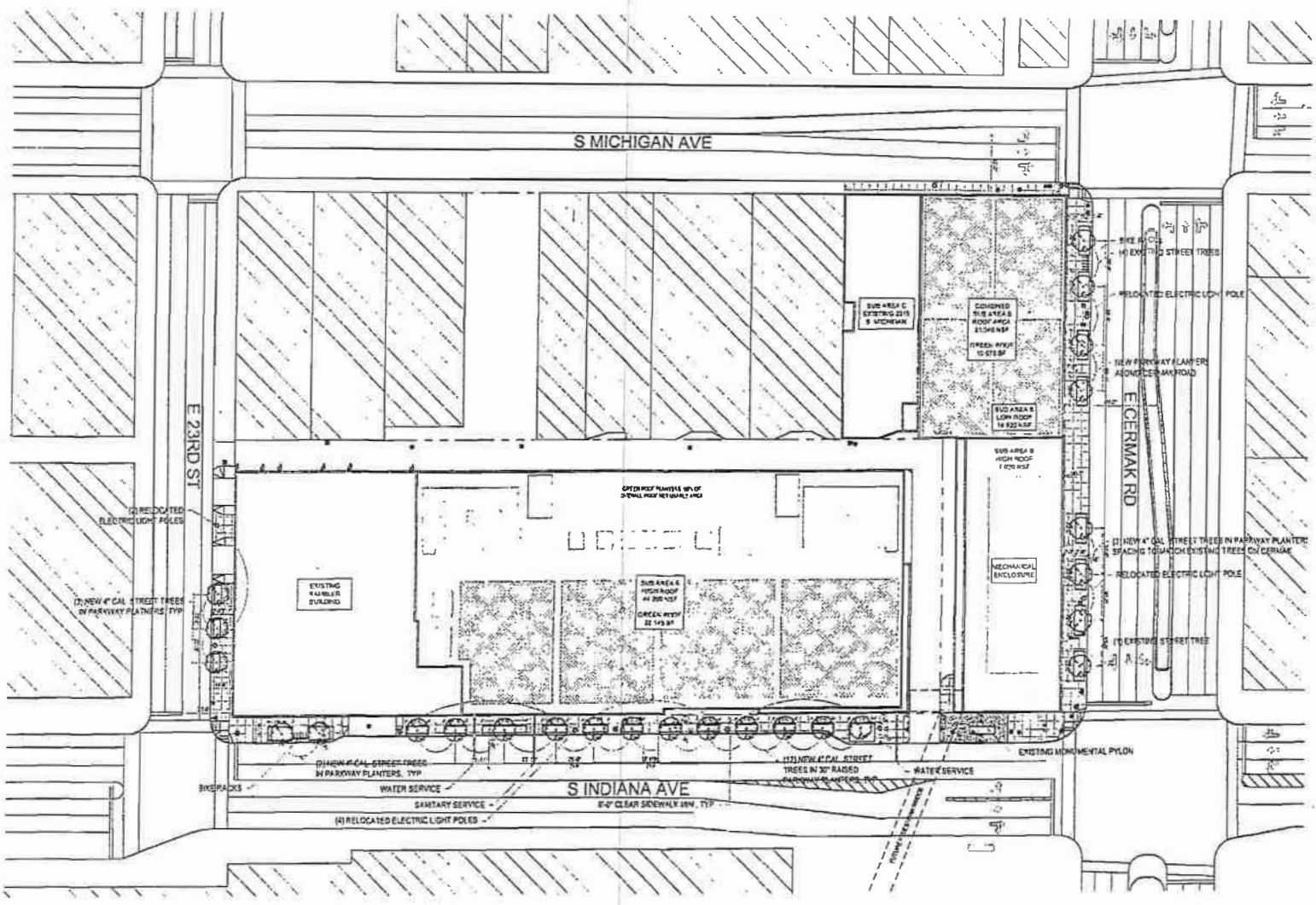


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014

PROPERTY LINE (PL) BOUNDARY
 SITE PLAN / GROUND FLOOR PLAN



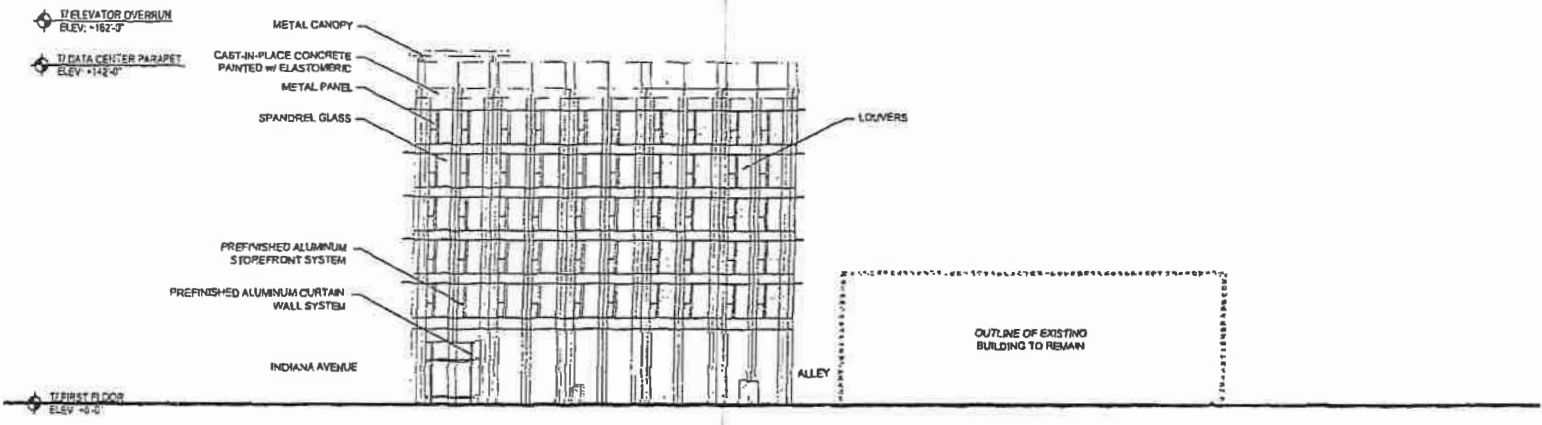


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

LANDSCAPE PLAN & GREEN ROOF PLAN

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014

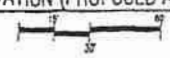


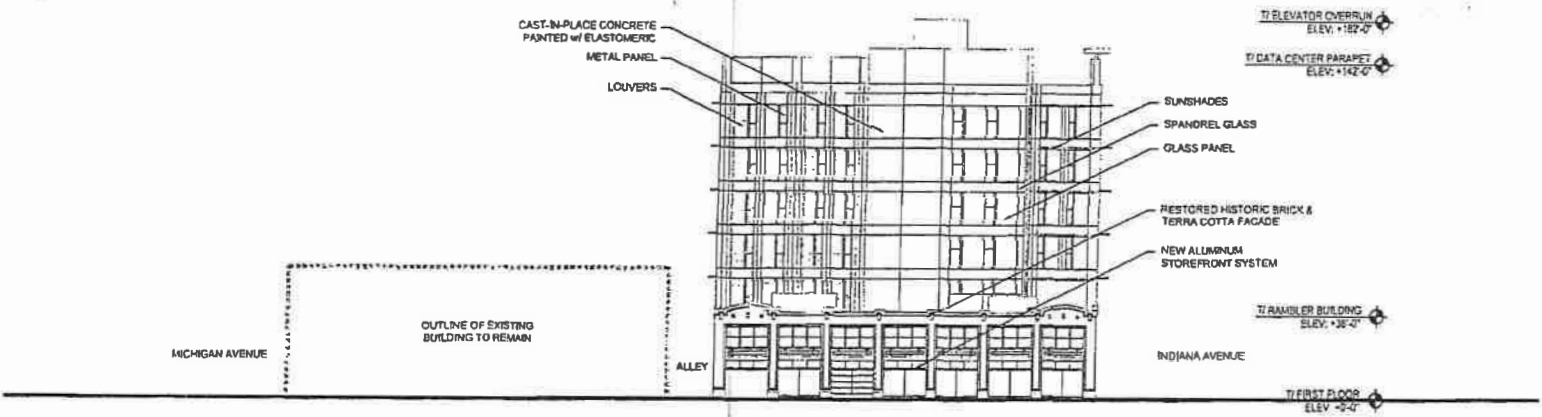


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

: SUB AREA A - NORTH ELEVATION (PROPOSED ALLEY)

Applicant: 121 E. Cermak LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



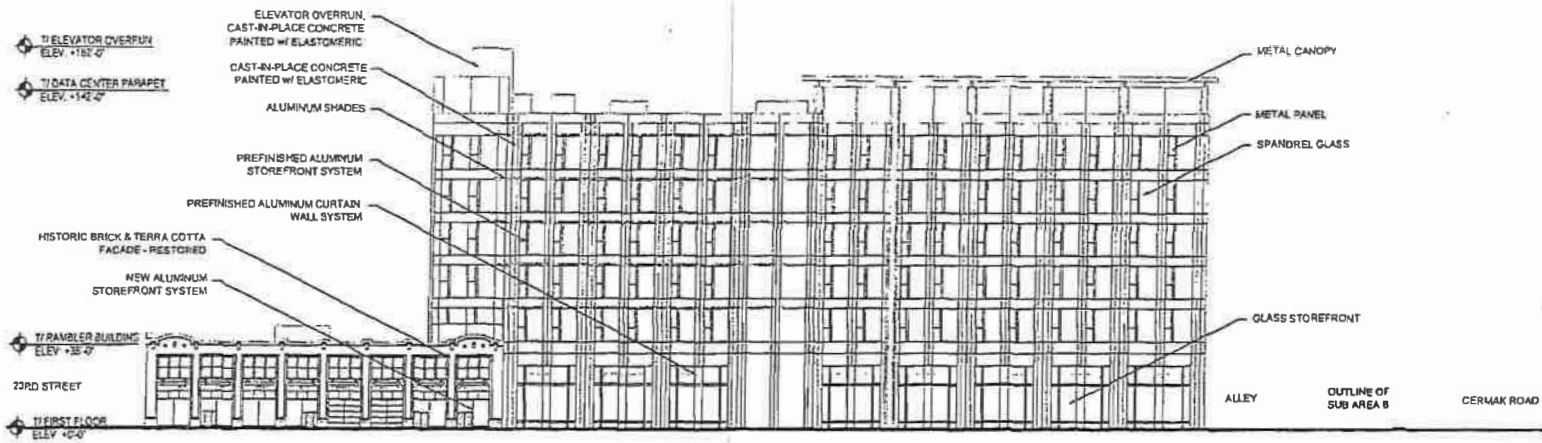


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA A - SOUTH ELEVATION (23RD STREET)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014

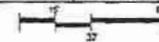


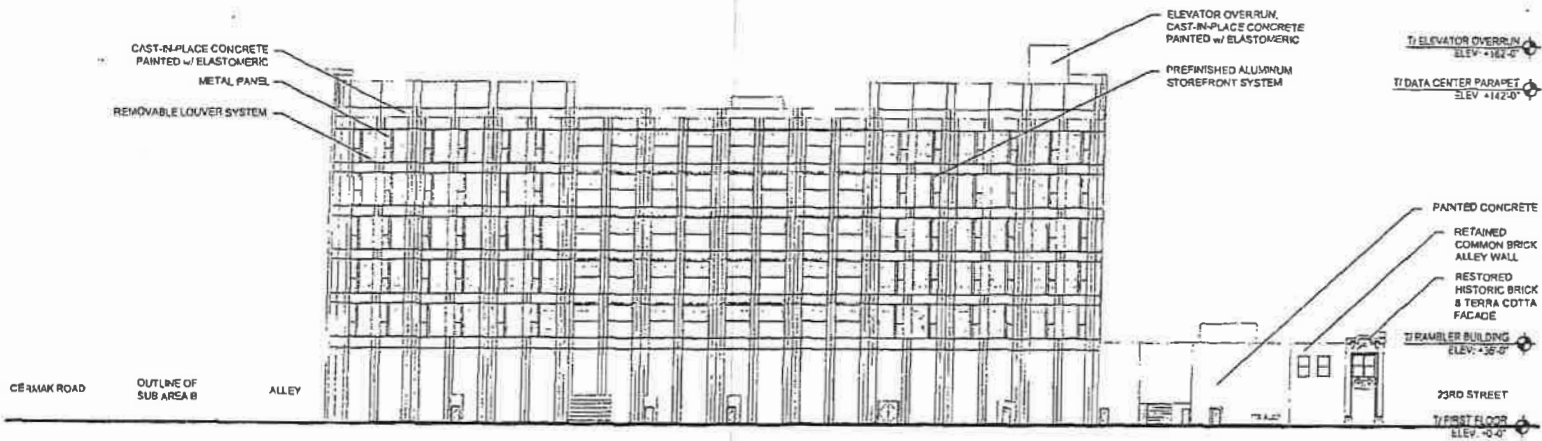


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA A - EAST ELEVATION (INDIANA AVENUE)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2256 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



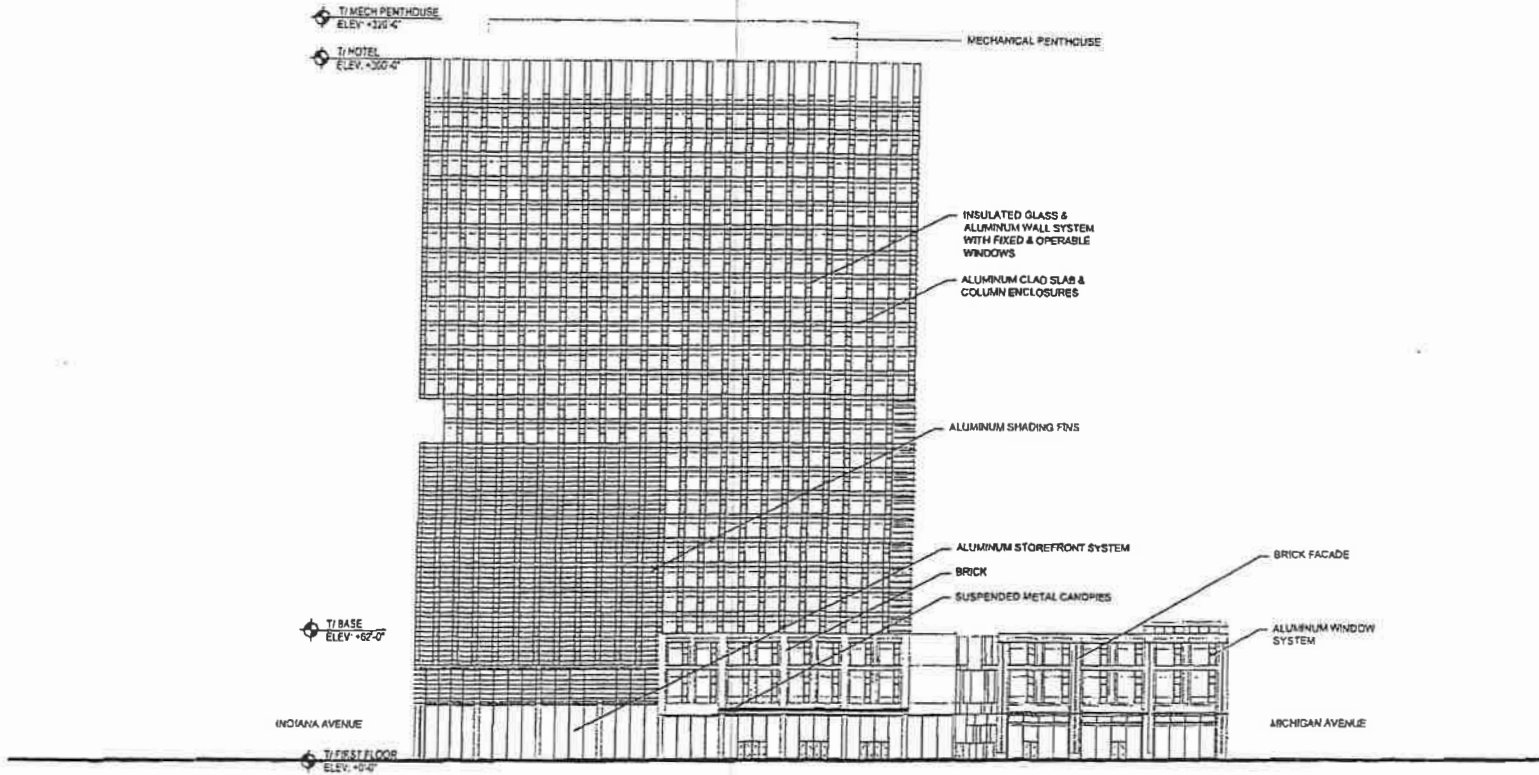


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA A - WEST ELEVATION (EXISTING ALLEY)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



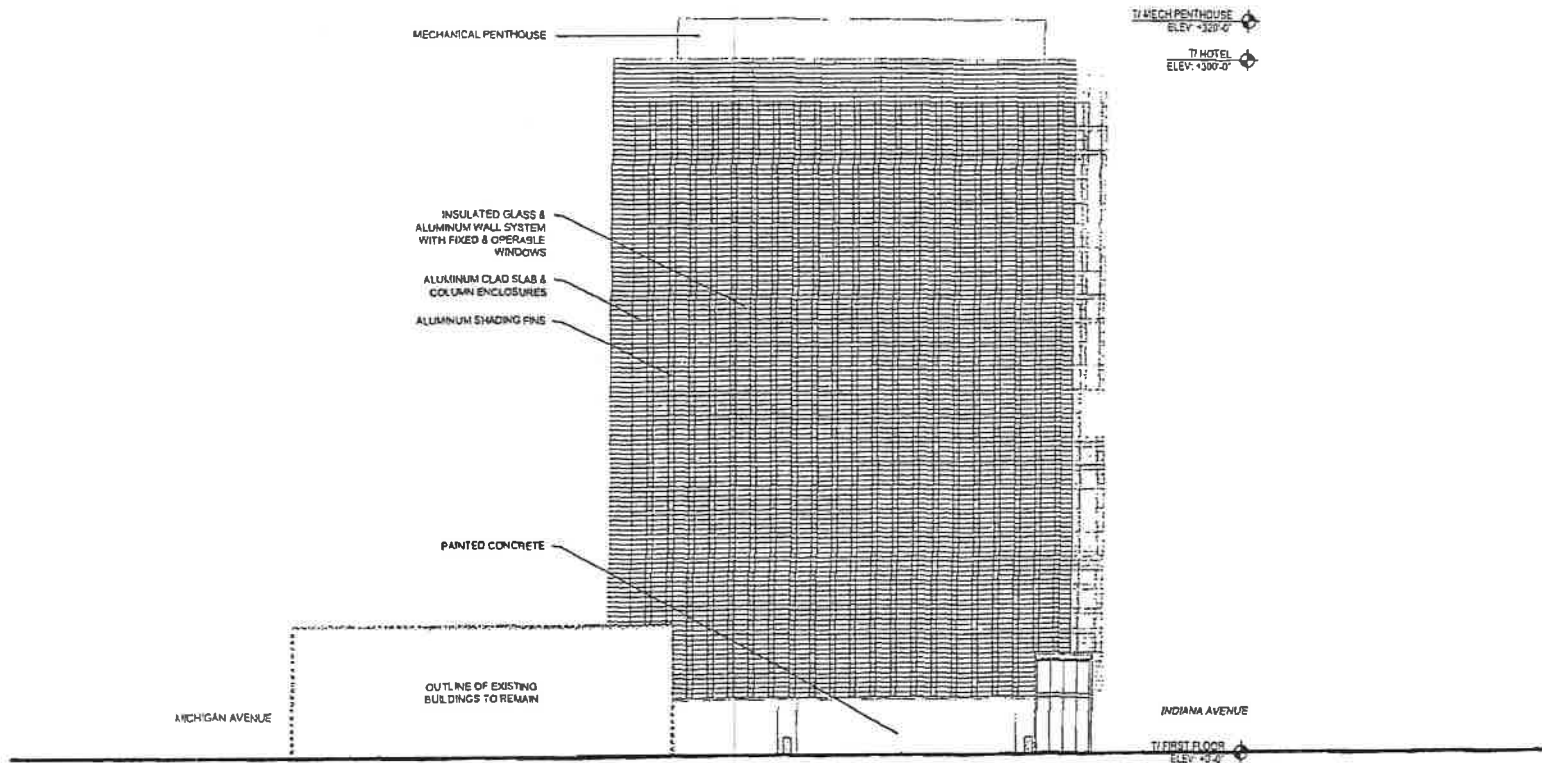


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

1. SUB AREA B - NORTH ELEVATION (CERMAK ROAD)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2205-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



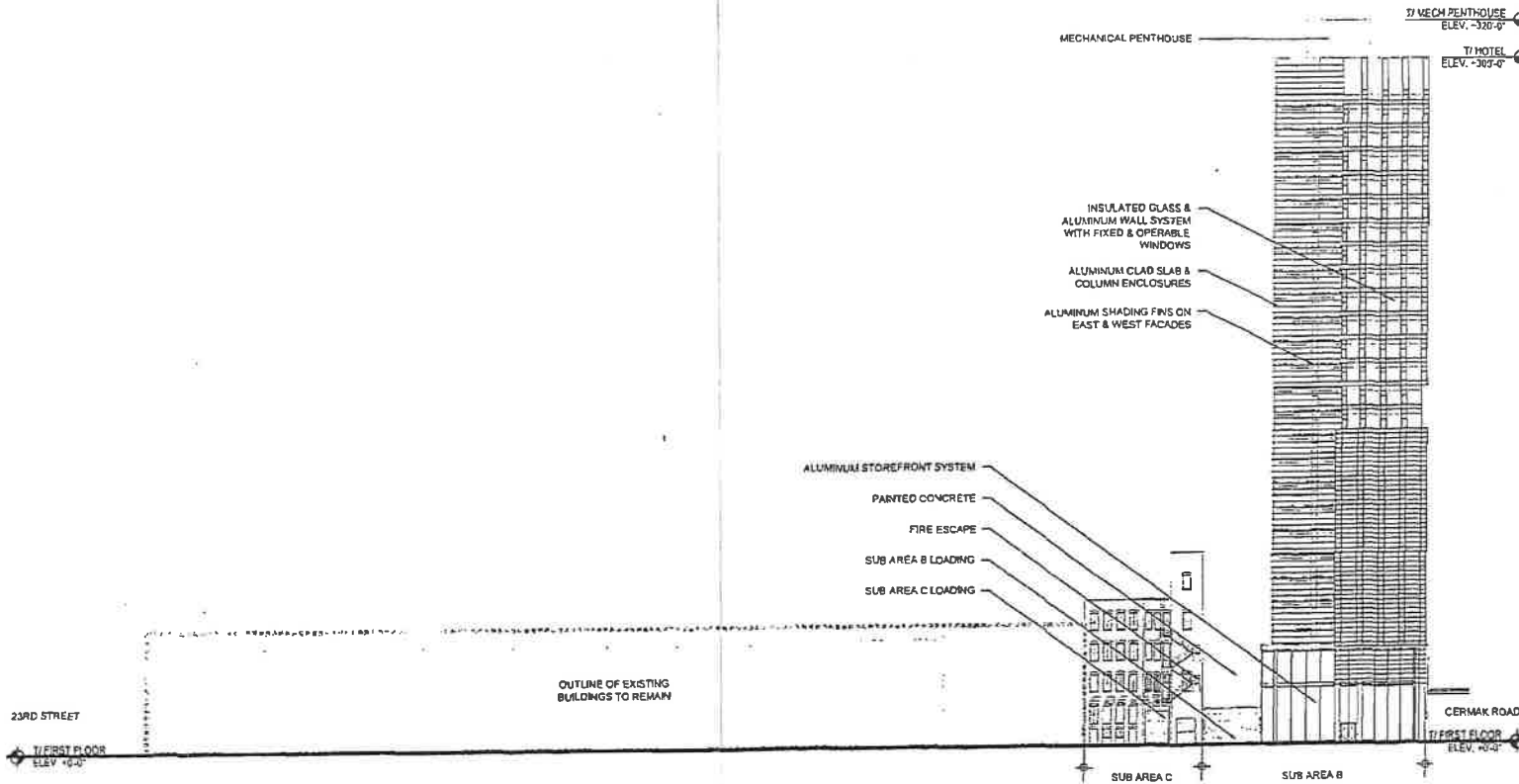


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA B - SOUTH ELEVATION (PROPOSED ALLEY)

Applicant: 121 E. Cermak, LLC
Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014



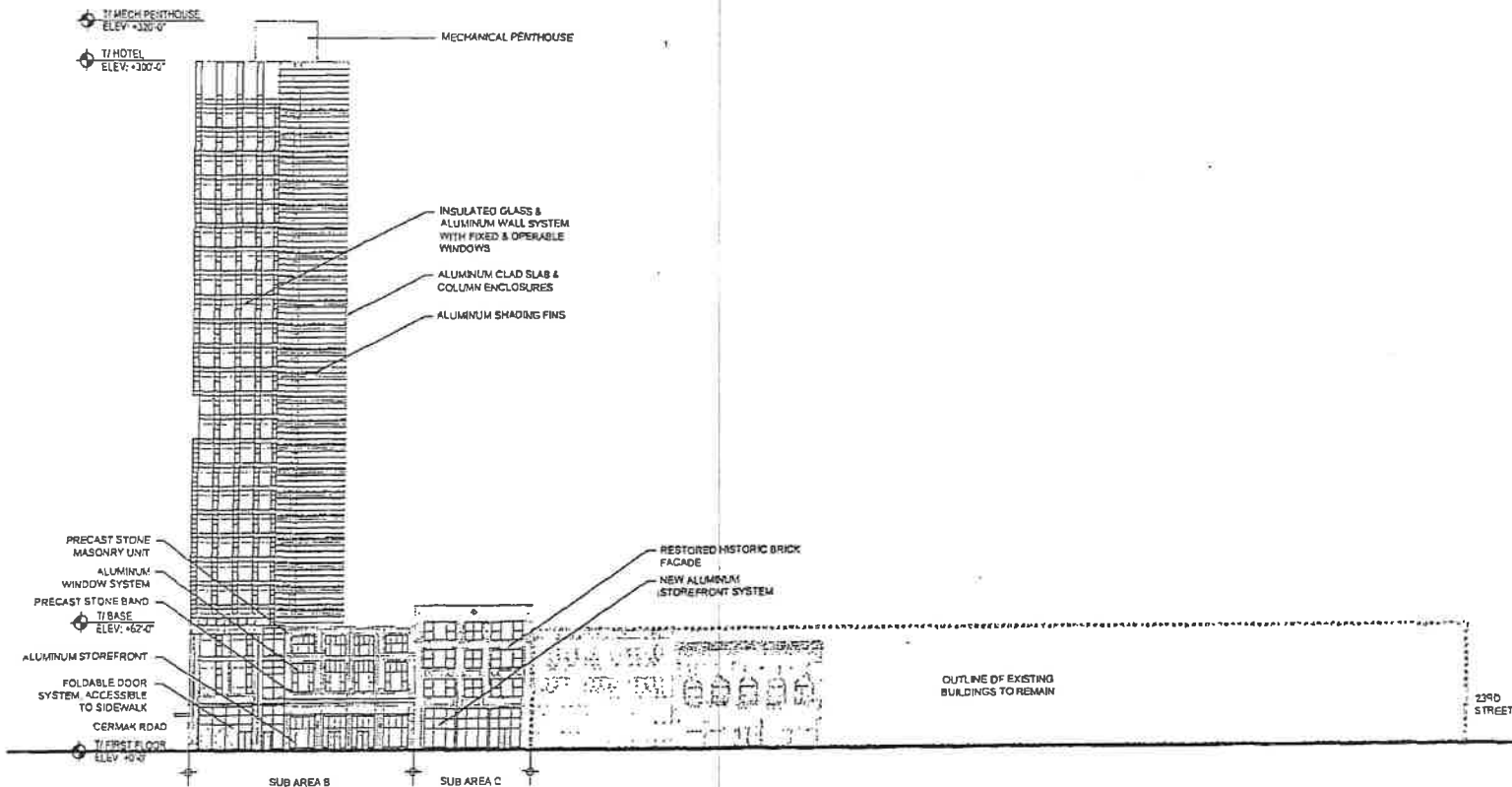


121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA B - EAST ELEVATION (COMBINED INDIANA AVENUE + EXISTING ALLEY)

Applicant: 121 E. Cermak, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014





121 E CERMAK ROAD - PLANNED DEVELOPMENT EXHIBITS

SUB AREA B - WEST ELEVATION (MICHIGAN AVENUE)

Applicant: 121 E. CermaK, LLC
 Address: 2207-2215 South Michigan Avenue, 101-133 East CermaK Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street, Chicago, Illinois
 Date of Introduction: May 28, 2014 Chicago Plan Commission: September 18, 2014





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

May 5, 2010

Mr. Dennis J. Aukstik
Daley and George, Ltd.
20 South Clark Street
Suite 400
Chicago, IL 60603-1835

Re: **Administrative Relief request for Business Planned Development No. 1153, 2206-2236 South Indiana Avenue and 109-133 East Cermak Road**

Dear Mr. Aukstik:

Please be advised that your request for a minor change to Business Planned Development No. 1153 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

You are requesting the following changes:

- Increase the height of the proposed building from 136 feet to 146 feet in order to allow the additional area between floors to contain advanced telecommunication and HVAC systems. A revised Bulk Regulations and Data Table, dated April 8, 2010, shall be inserted into the main file.
- Revise the ground level storefront design and the location and size of the architectural louvers. The architectural louvers on the East Elevation have been relocated from the pedestrian level to approximately 20 feet above street level. Positions for tenant mechanical equipment requiring cross-ventilation are now planned for the northwest and southwest corners of the building.
- Remove the fuel treatment mechanical equipment from the proposed roof and reorientate the remaining roof-top mechanical equipment towards the alley, thereby increasing the green roof from 18,720 square feet to approximately 22,145 square feet.
- Revise the first floor to include a mechanical room adjacent to the alley (West Elevation) and create a partial Mezzanine Level above the first floor to be used for mechanical equipment only. There will be no increase in floor area.

The following drawings, prepared by Archideas and dated April 28, 1020, shall be inserted into the main file:

PD-0.0	Title Sheet
PD-1.0	Site/Landscape Plan

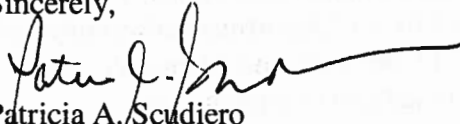


D-1.1C First Floor Plan – Core & Shell
PD-2.1C Intermediate Floor Plan 1M – Core & Shell
PD-3.1C Typical Upper Floor Plan – Core & Shell
PD-4.1C Roof Plan – Core & Shell
PD-5.1 West, South, East and North Elevations

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Business Planned Development No. 1153, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Commissioner

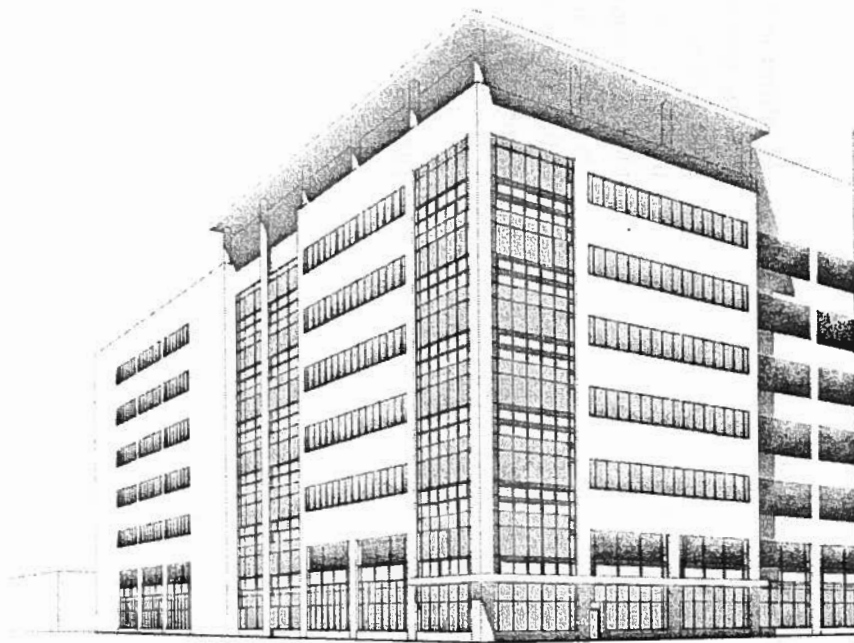
PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

**BUSINESS PLANNED DEVELOPMENT NO. 1153
BULK REGULATIONS AND DATA TABLE**

NET SITE AREA:	63,262 square feet
AREA IN ADJACENT ROW:	29,126 square feet
GROSS SITE AREA:	92,388 square feet
MAXIMUM FLOOR AREA RATIO:	5.00 FAR
MAXIMUM LAND COVERAGE:	In accordance with approved Site Plan
MINIMUM NUMBER OF LOADING SPACES:	3 spaces
MINIMUM NUMBER OF PARKING SPACES:	24 automobile parking spaces are provided for Data Storage use. All other uses must meet the requirements as set forth in Section 17-10-0208 of City of Chicago Zoning Code
MAXIMUM HEIGHT OF BUILDING:	146 feet

APPLICANT: JAMES MCHUGH CONSTRUCTION CO.
ADDRESS: 2206-2236 SOUTH INDIANA AVENUE
109-133 EAST CERMAK ROAD
DATE: MAY 6, 2009
REVISED: APRIL 8, 2010



JRM TECHNOLOGY DATA CENTER

111 E CERMAK ROAD | CHICAGO, ILLINOIS

PLANNED DEVELOPMENT ADMINISTRATIVE ADJUSTMENT | APRIL 28, 2010

SHEET INDEX

PD-0.0 TITLE SHEET

ARCHITECTURAL

PD-1.0 SITE PLAN
PD-1.1C FIRST FLOOR PLAN (CORE & SHELL)
PD-2.1C MECHANICAL FLOOR PLAN (CORE & SHELL)
PD-3.1C UPPER FLOOR PLAN-TYP. (CORE & SHELL)
PD-4.1C ROOF PLAN (CORE & SHELL)
PD-5.1 EXTERIOR ELEVATION

PD-0.0



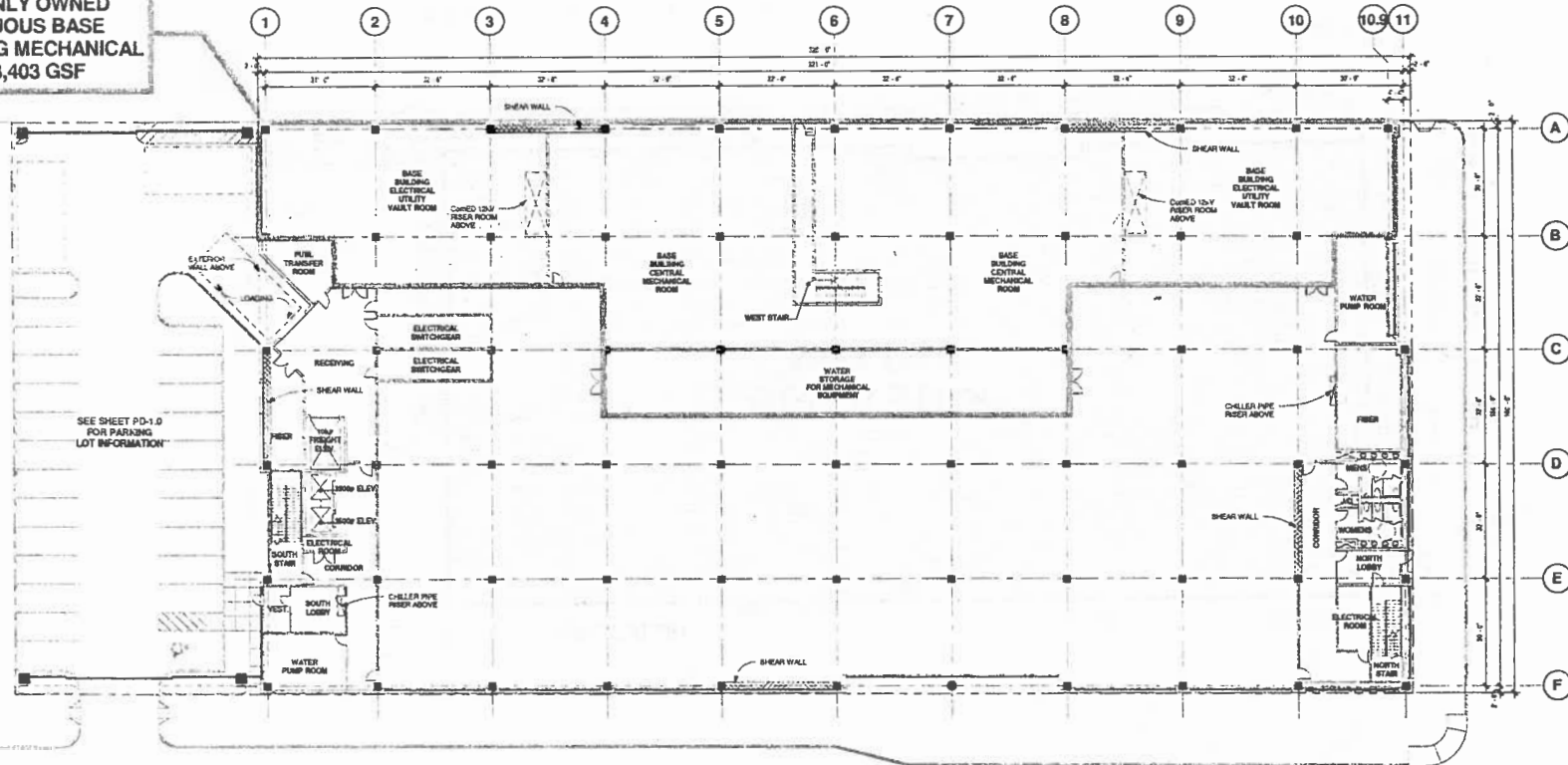
ENVIRONMENTAL SYSTEMS DESIGN, INC.
ENGINEERING • CONSULTING • TECHNOLOGY

ARCHIDEAS

Architecture
Interiors
Planning

FLOOR AREA TABLE		
1st Floor	50,985 - 18,403	= 33,582 GSF
Intermediate Floor 1M		= 26,067 GSF
2nd thru 6th Floor	51,344 x 5	= 256,720 GSF
Total Floor Area		= 315,369 GSF
Site Area		= 63,262.25 SF
F.A.R.		= 5.0

**COMMONLY OWNED
CONTIGUOUS BASE
BUILDING MECHANICAL
ROOM 18,403 GSF**



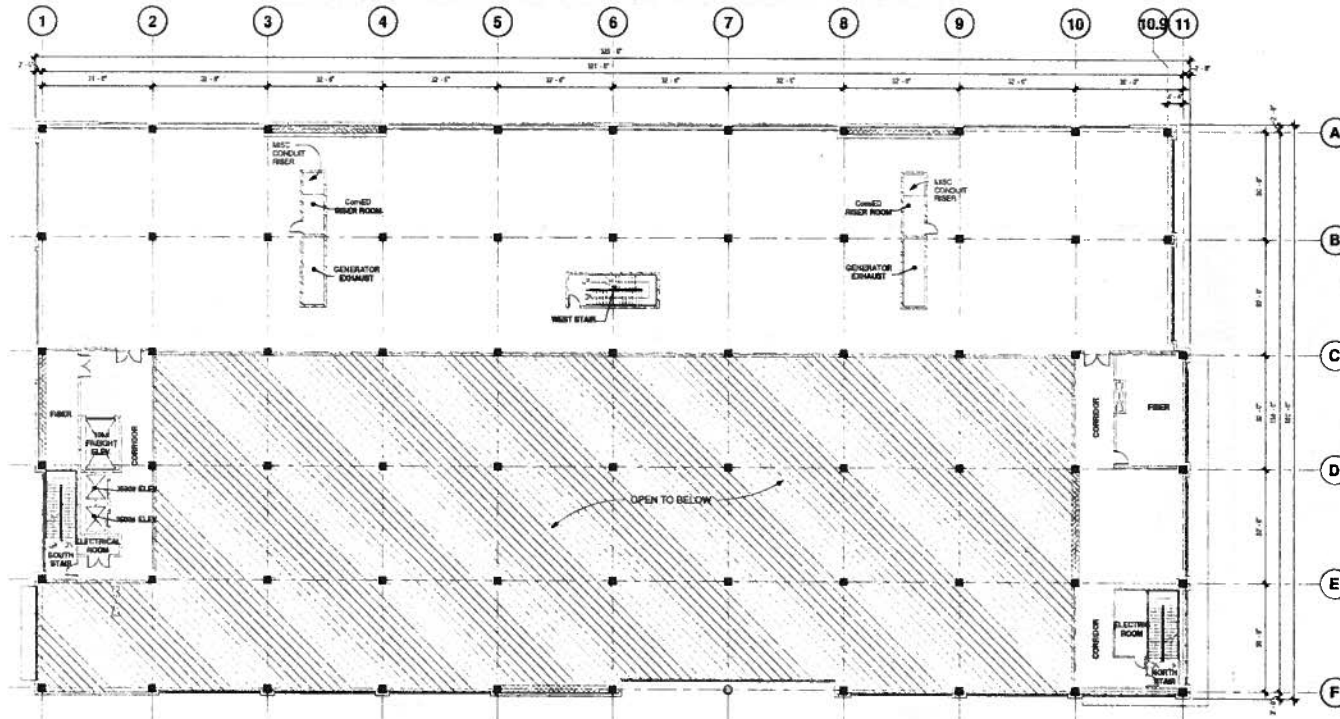
FIRST FLOOR PLAN - CORE & SHELL
50,985 - 18,403 = 33,582 GSF

111 EAST CERMAK ROAD DATA CENTER
JRM TECHNOLOGY

PD-1.1C

ESD ENVIRONMENTAL SYSTEMS DESIGN, INC.
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ARCHIDEAS
Architecture
Historic
Planning



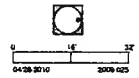
INTERMEDIATE FLOOR PLAN 1M- CORE & SHELL
 26,067 GSF

111 EAST CERMAK ROAD DATA CENTER
 JRM TECHNOLOGY

PD-2.1C

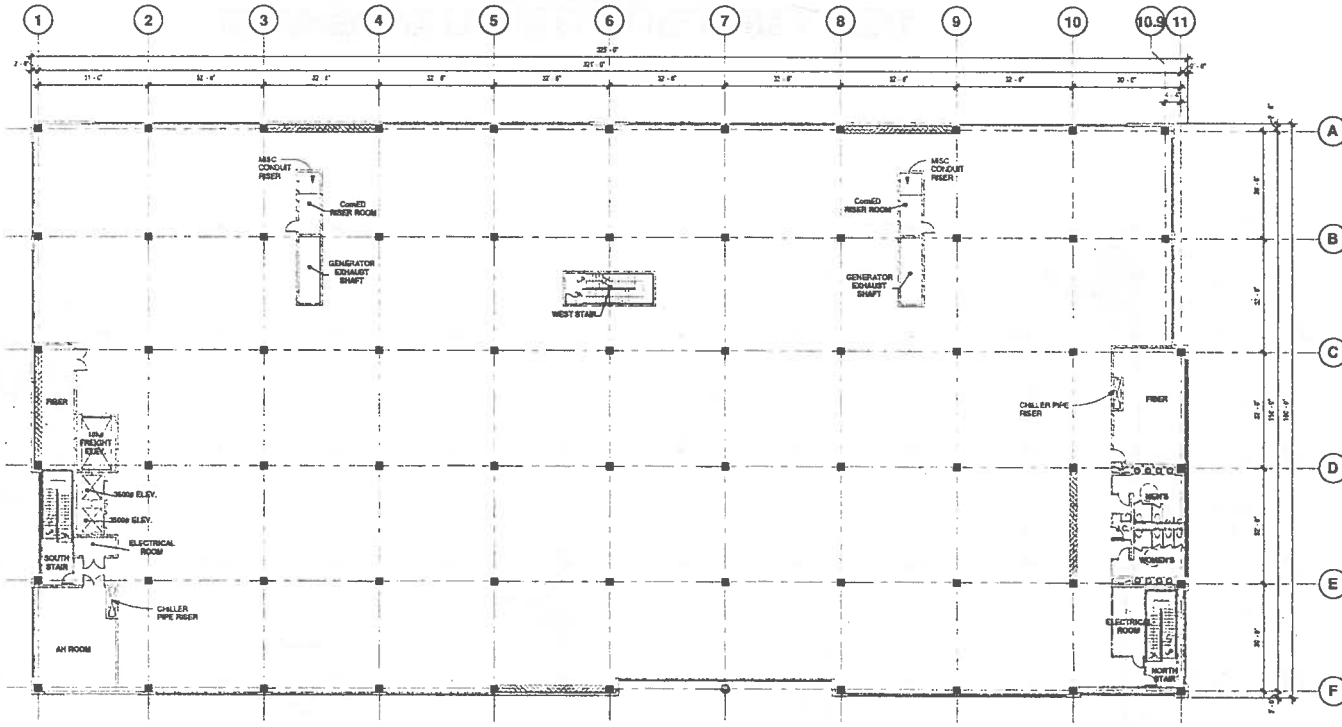


ENVIRONMENTAL SYSTEMS DESIGN, INC.
 ENGINEERING • CONSULTING • TECHNOLOGY



ARCHIDEAS

Architecture
 Interiors
 Planning



TYPICAL UPPER FLOOR PLAN - CORE & SHELL
 51,344 GSF

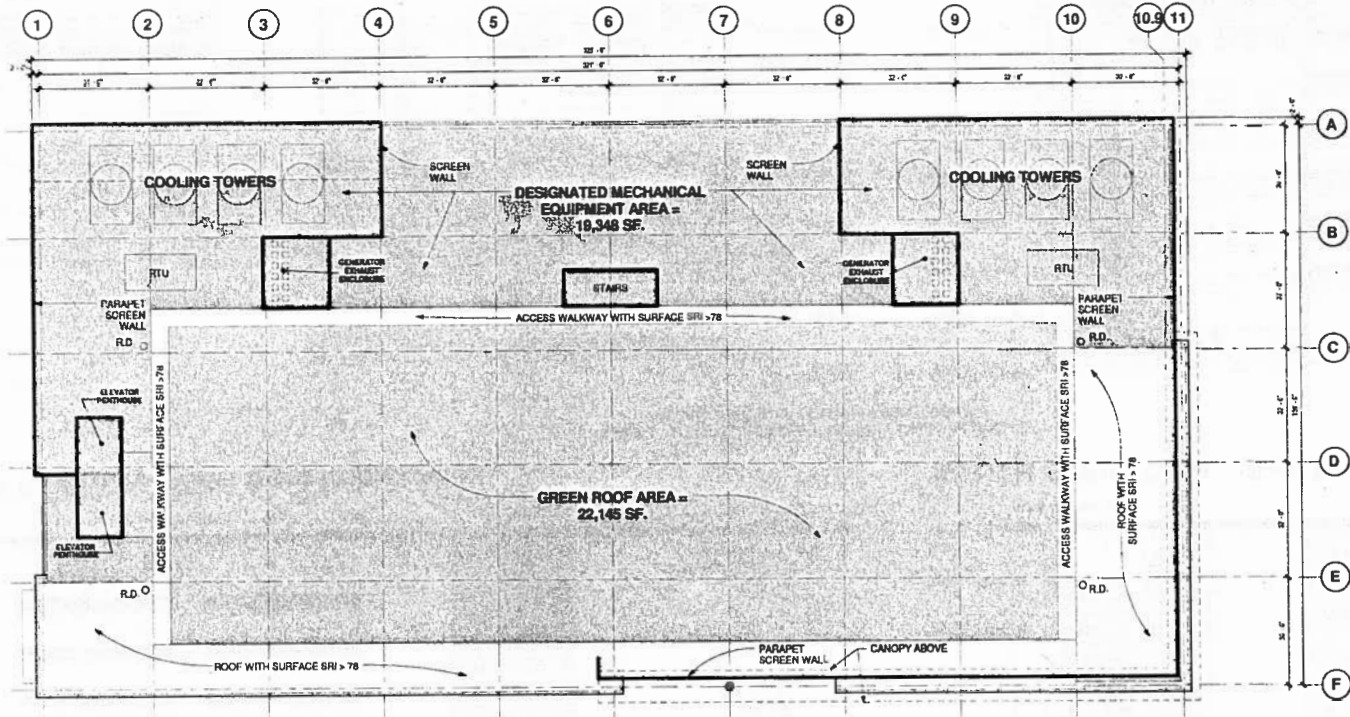
111 EAST CERMAK ROAD DATA CENTER
 JRM TECHNOLOGY

PD-3.1C

ESD ENVIRONMENTAL SYSTEMS DESIGN, INC.
 ENGINEERING • CONSULTING • TECHNOLOGY

04.28.2010 2004.025
ARCHIDEAS
 Architecture
 Interiors
 Planning

GREEN ROOF CALCULATION	
The Chicago Standard - Sustainable Development Policy	
APPLICABLE ROOF AREA	
Total Roof Area	51,442 sf
Deduct Mechanical Area	- 19,348 sf
Total Applicable Roof Area	32,094 sf
GREEN ROOF AREA	22,145 sf
[Green Roof Area] divided by [Applicable Roof Area]	69%



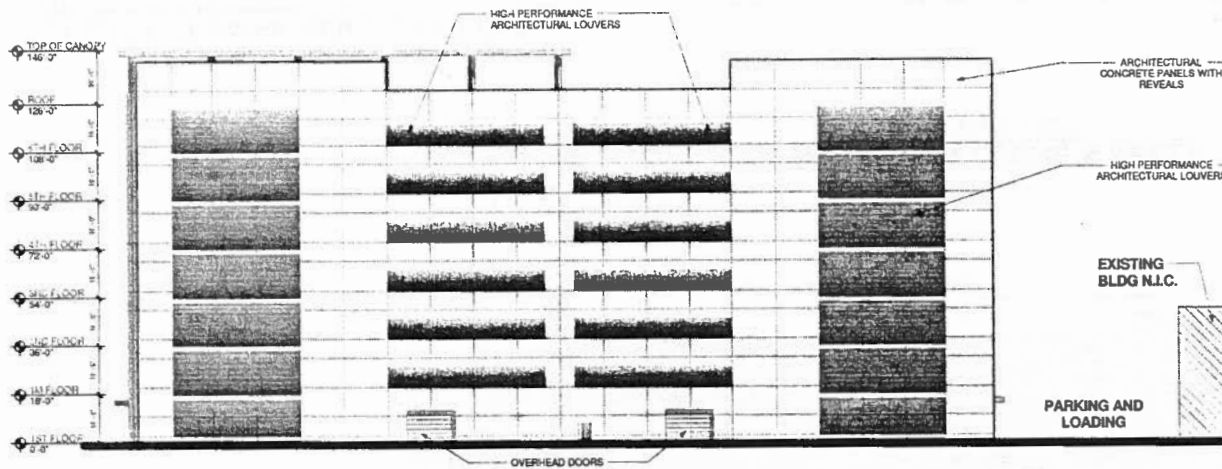
ROOF PLAN - CORE & SHELL
51,442 GSF

111 EAST CERMAK ROAD DATA CENTER
JRM TECHNOLOGY

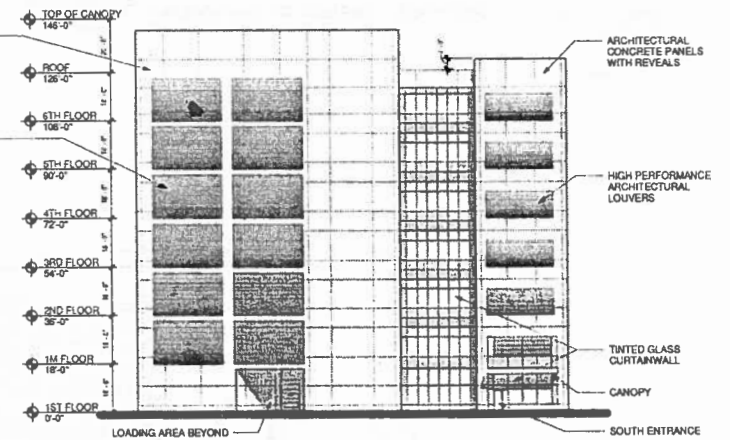
PD-4.1C

ESD ENVIRONMENTAL SYSTEMS DESIGN, INC.
ENGINEERING • CONSULTING • TECHNOLOGY

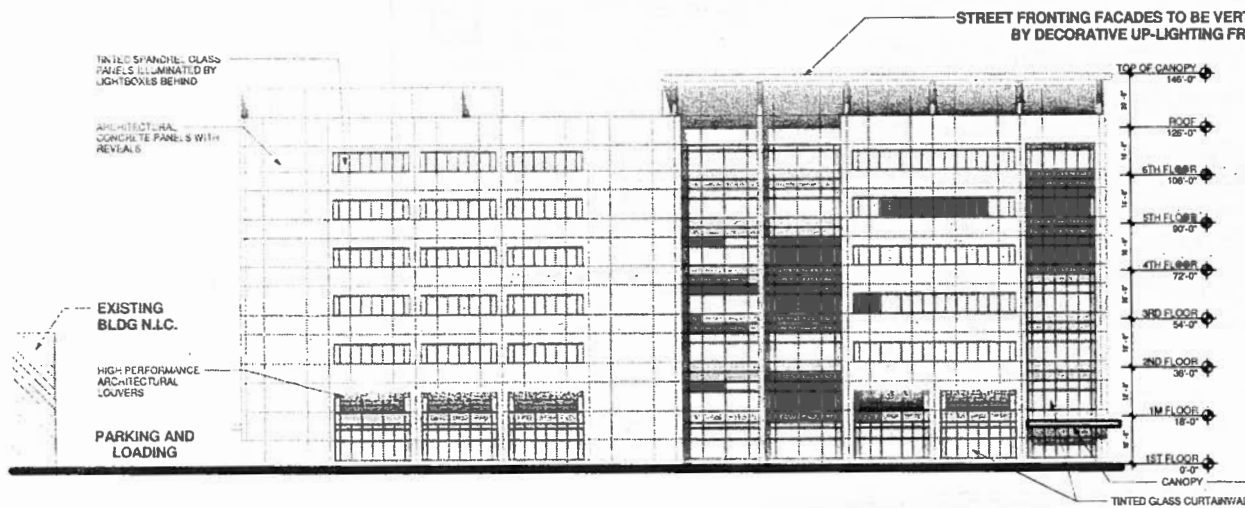
ARCHIDEAS
Architectural
Interiors
Planning



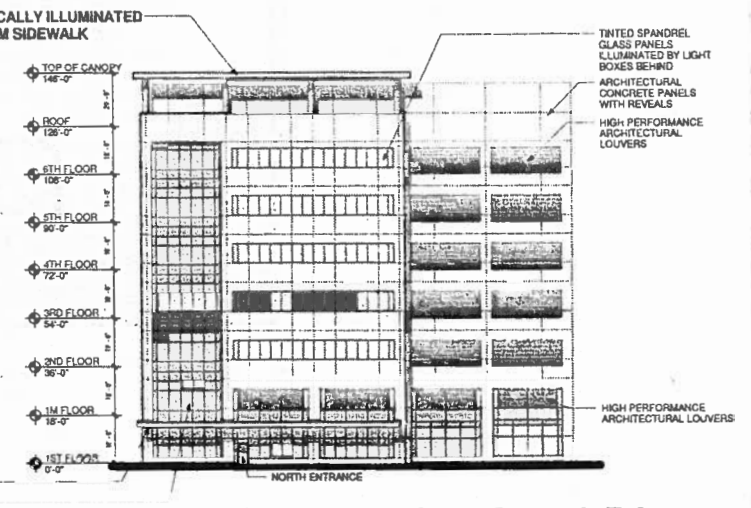
WEST ELEVATION - View from Public Alley



SOUTH ELEVATION - View from Parking Lot



EAST ELEVATION - View from Indiana Avenue



NORTH ELEVATION - View from Cermak Rd.

111 EAST CERMAK ROAD DATA CENTER
JRM TECHNOLOGY

PD-5.1



ENVIRONMENTAL SYSTEMS DESIGN, INC.
ENGINEERING ■ CONSULTING ■ TECHNOLOGY

ARCHIDEAS



Architecture
Interiors
Planning

16879

Reclassification Of Area Shown On Map Number 6-E.

(As Amended)

(Application Number 16879)

(Common Address: 2206 -- 2236 S. Indiana Ave. And 109 -- 133 E. Cermak Rd.)

BP01153

[SO2009-6297]

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 DS-5, Downtown Service District symbols and indications as shown on Map Number 6-E in the area bounded by:

East Cermak Road (22nd Street); South Indiana Avenue; a line 394.58 feet south of and parallel to East Cermak Road; and the alley next west of and parallel to South Indiana Avenue,

to the designation of a 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 thereof and to no others.

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

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

Business Planned Development No. 1153.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately sixty-three thousand two hundred sixty-two and twenty-five hundredths (63,262.25) square feet (one and forty-five hundredths (1.45 acres)) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, James McHugh Construction Co.
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 right-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 City Council.
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 titleholder and any ground lessors. All rights

granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 the purpose of this paragraph has the same meaning stated in Section 17-8-0400 of the Chicago Zoning Ordinance.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations are on file with the Department of Zoning and Land Use Planning. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Business Planned Development": all uses permitted in the DS-5 Downtown Service District, including, but not limited to office, electronic data storage center, parking and related uses.
6. On-premise signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premises signs are prohibited within the boundary of the planned development.
7. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Planning. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed 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.
8. For purposes of calculating height, the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the buildings and any appurtenances thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of sixty-three thousand two hundred sixty-two and twenty-five hundredths (63,262.25) square feet.

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 will be assessed by the Department of Zoning and Land-Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago 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 Chicago Zoning Ordinance governing landscaping and screening. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines where compatible with the Landscape Plan.
12. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning 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 planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings located on the property shall be Leadership Energy and Environmental Design ("L.E.E.D.") Green Building Rating System Certified. The applicant shall provide a vegetative ("green") roofs totaling approximately sixty-nine percent (69%) of the net roof area of the building or approximately eighteen thousand seven hundred twenty (18,720) square feet of vegetative green roof.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations

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related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

16. Unless substantial construction of the new improvements contemplated in this planned development 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 and the zoning of the property shall automatically revert to the pre-existing DS-5 Downtown Service District classification.

[Aerial Map; Aerial View towards Southwest; Area Context Photos; Existing Zoning Map; Planned Development Boundary Map; Site Plan; Landscape/Green Roof Plan; Building Elevations; Artist's Rendering of Cermak and Indiana/View towards Southwest; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 80863 through 80874 of this *Journal*.]

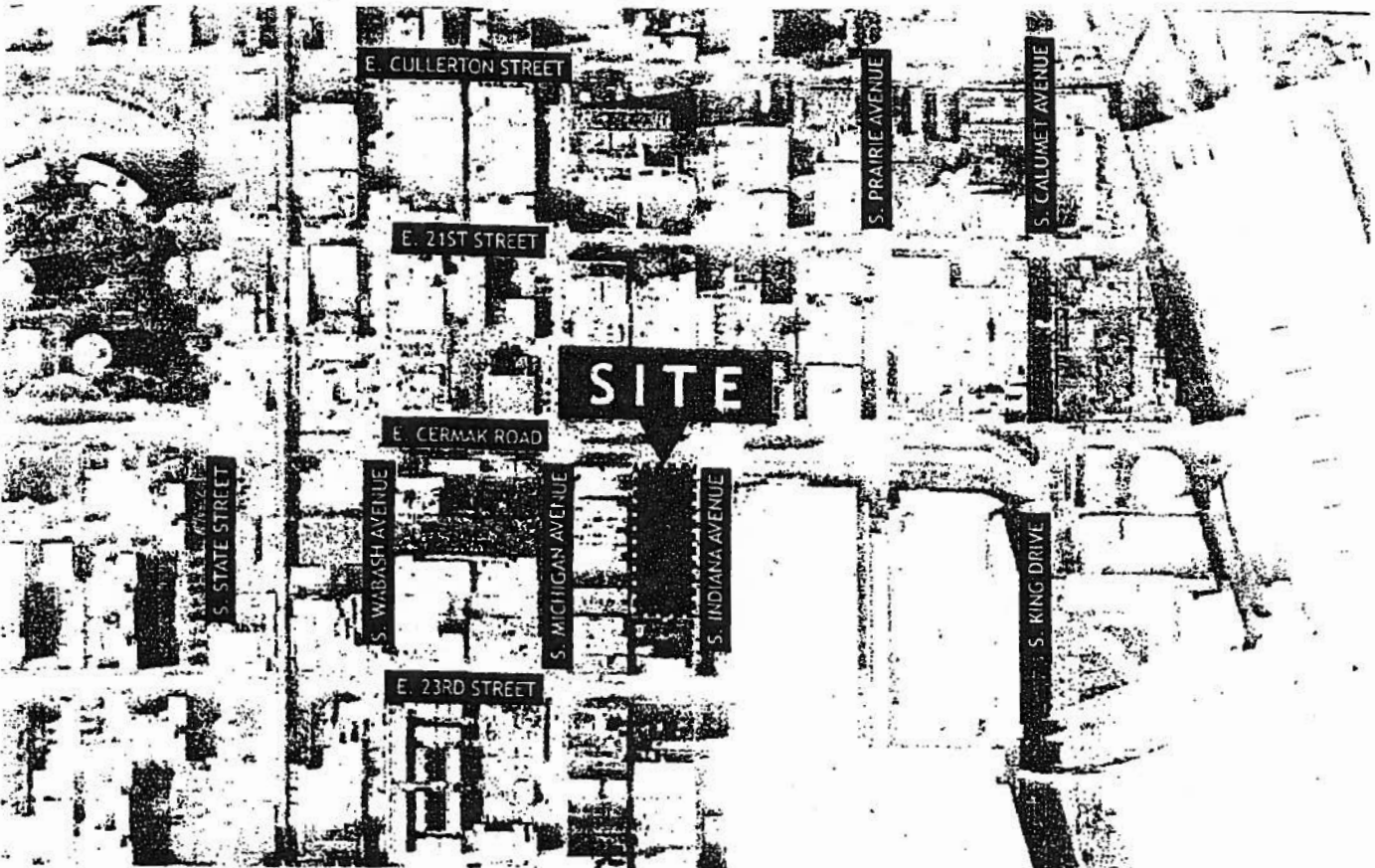
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development Number 1153

Bulk Regulations And Data Table.

Net Site Area:	63,262 square feet
Area in Adjacent R.O.W.:	29,126 square feet
Gross Site Area:	92,388 square feet
Maximum Floor Area Ratio:	5.00 F.A.R.
Maximum Land Coverage:	In accordance with approved Site Plan
Minimum Number of Loading Spaces:	3 spaces
Minimum Number of Parking Spaces:	24 automobile parking spaces are provided for Data Storage use. All other uses must meet the requirements as set forth in Section 17-10-0208 of City of Chicago Zoning Code.
Maximum Height of Building:	136 feet

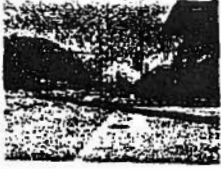
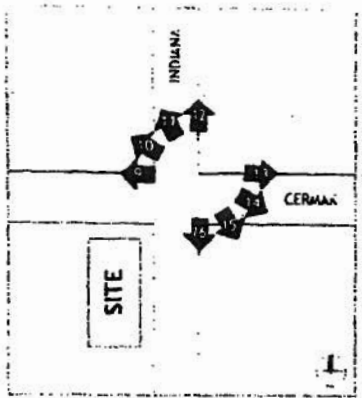
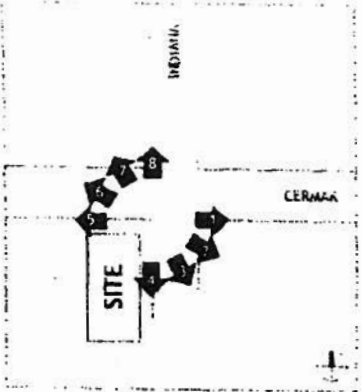
Aerial Map.



Aerial View Towards Southwest.



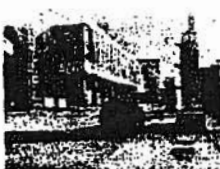
Area Context Photos.



1



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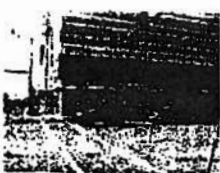
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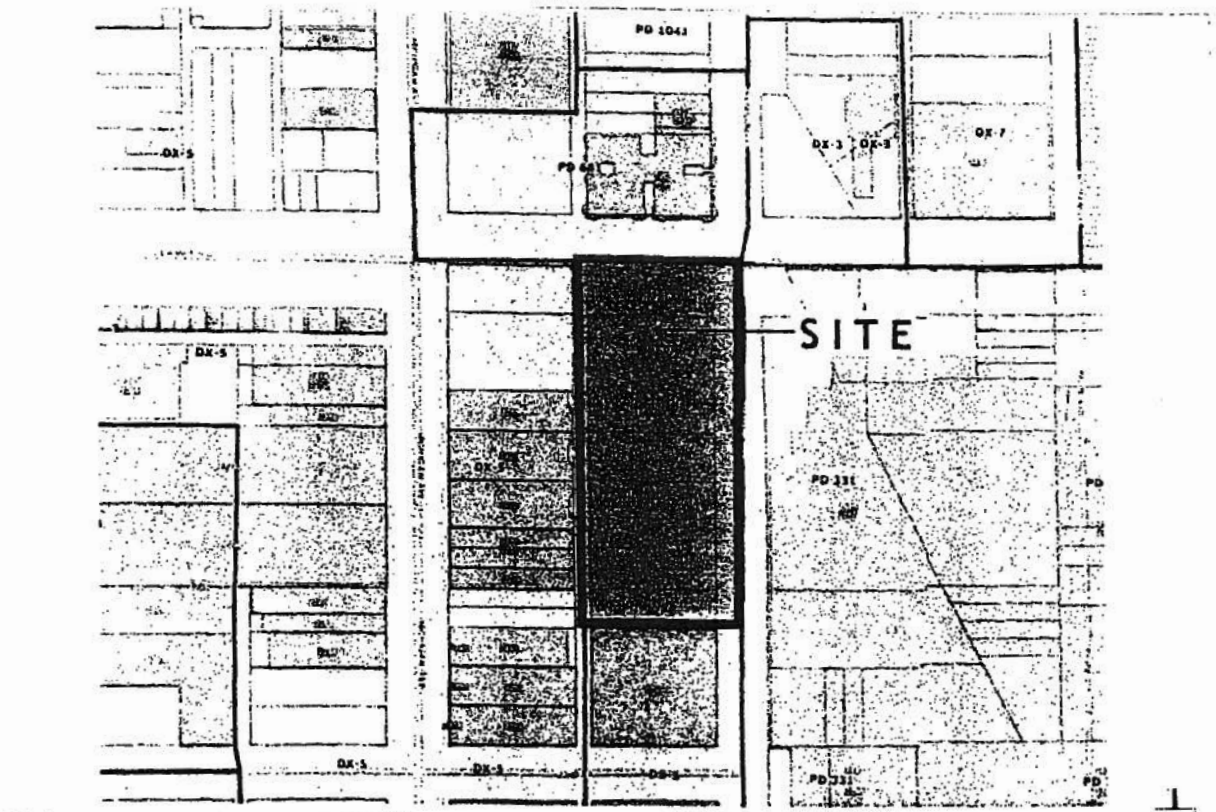


15



16

Existing Zoning Map.

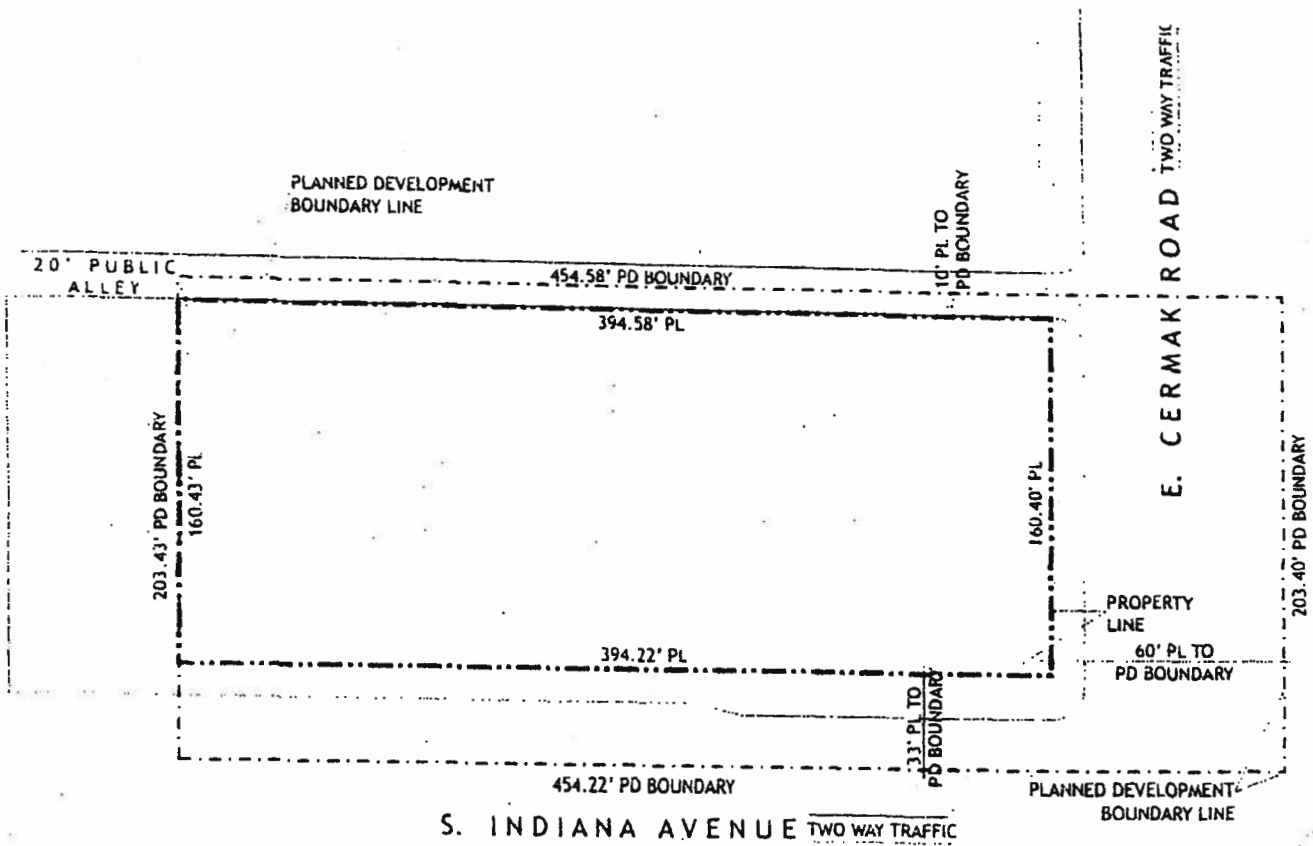


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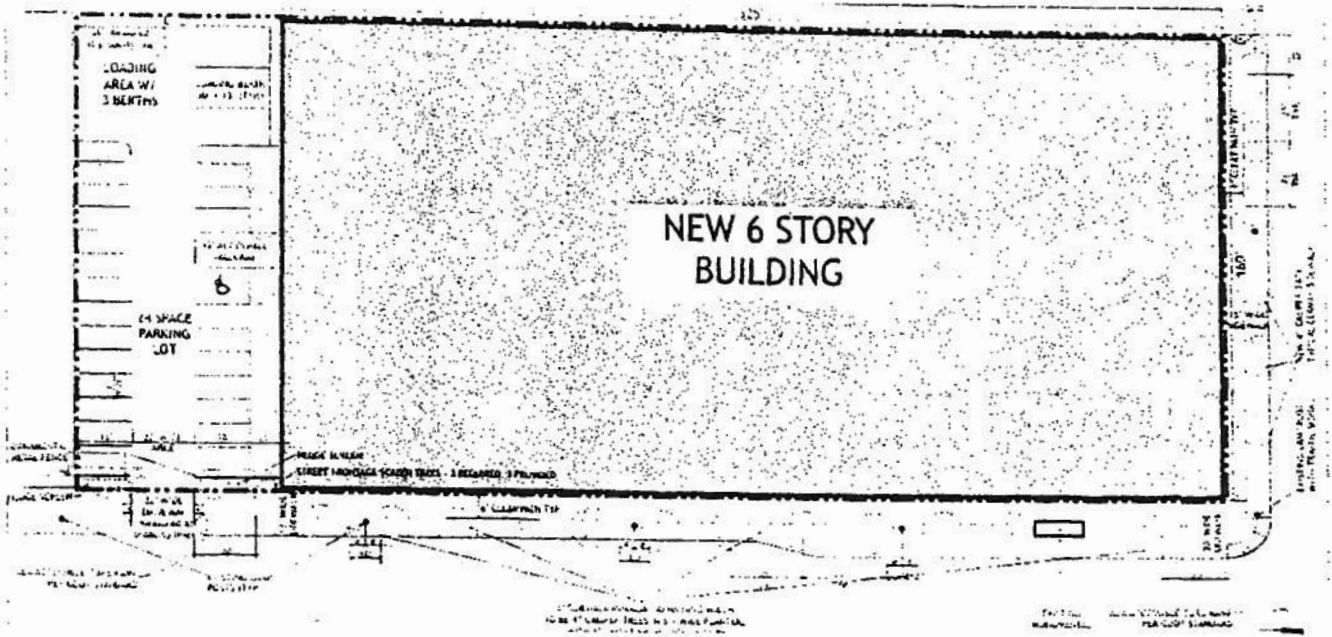
REPORTS OF COMMITTEES

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Planned Development Boundary Map.



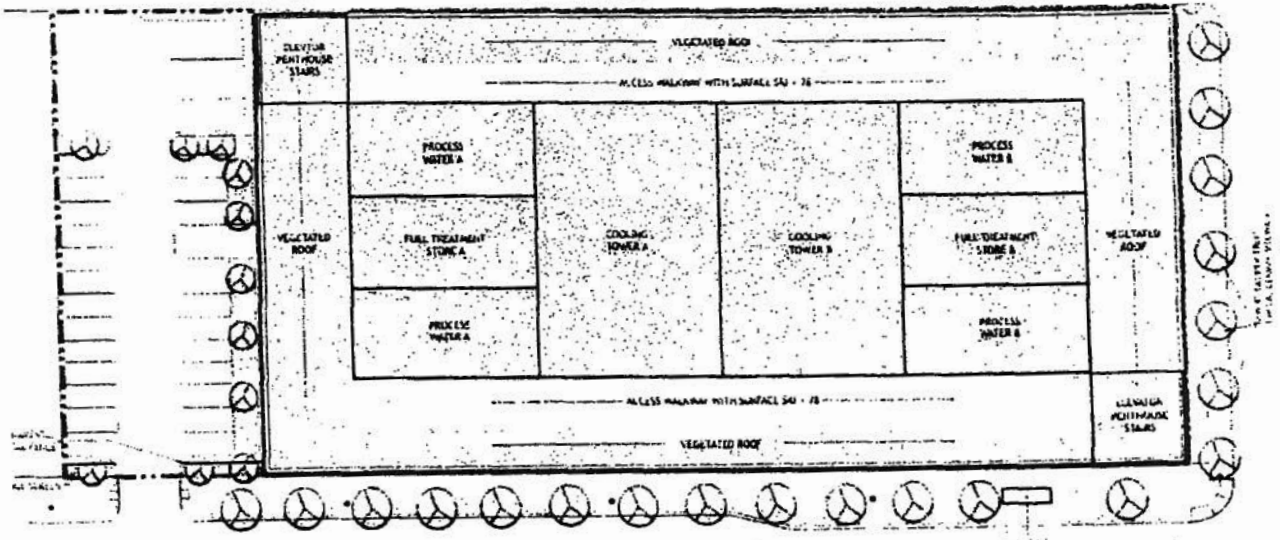
Site Plan.



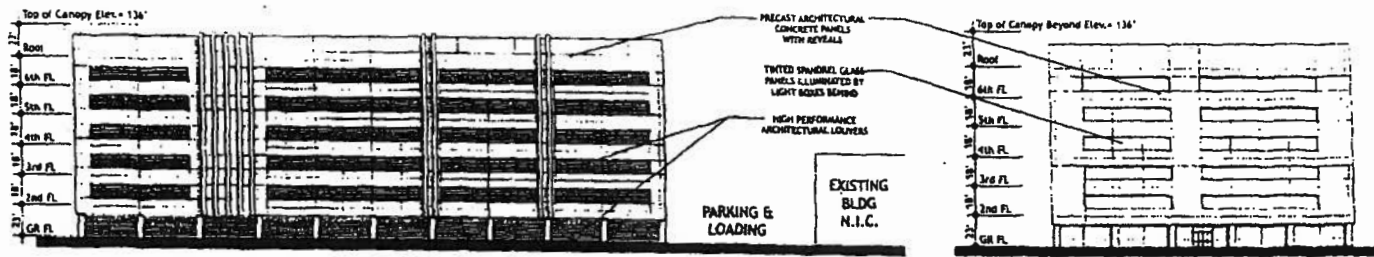
Landscape/Green Roof Plan.

VEHICLE USE AREAS - INTERIOR LANDSCAPING		GREEN ROOF CALCULATION	
U.A. Landscaping Calculations (sq. ft.)			
Total Parking Lot Area	7,620	APPLICABLE ROOF AREA	12,240 sq. ft.
Vehicle Use Area	6,240	Total Available Roof Area	17,640 sq. ft.
Applicable Interior Landscaping Area - 7.5% of U.A.	564	AVAILABLE ROOF AREA	18,720 sq. ft.
Interior Landscaping Area Provided	1,128		
U.A. Landscaping Calculations (number of trees)			
Area of trees, 17' over 125% of 14 sq. ft. interior landscaped area	4		
Trees provided	8 (2x)		

PARKWAY TREE
PLANTER DETAIL
NTS

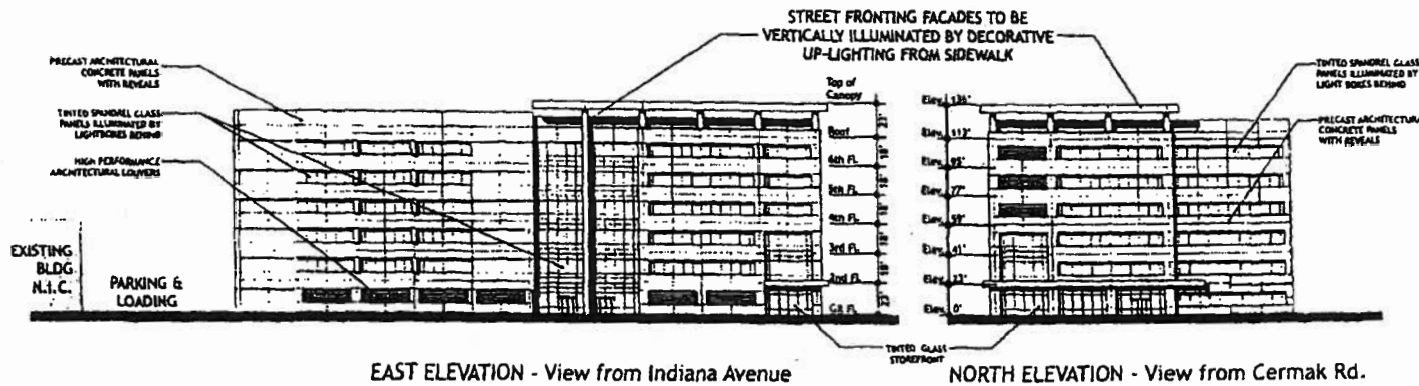


Building Elevations.



WEST ELEVATION - View from Public Alley

SOUTH ELEVATION - View from Parking Lot



EAST ELEVATION - View from Indiana Avenue

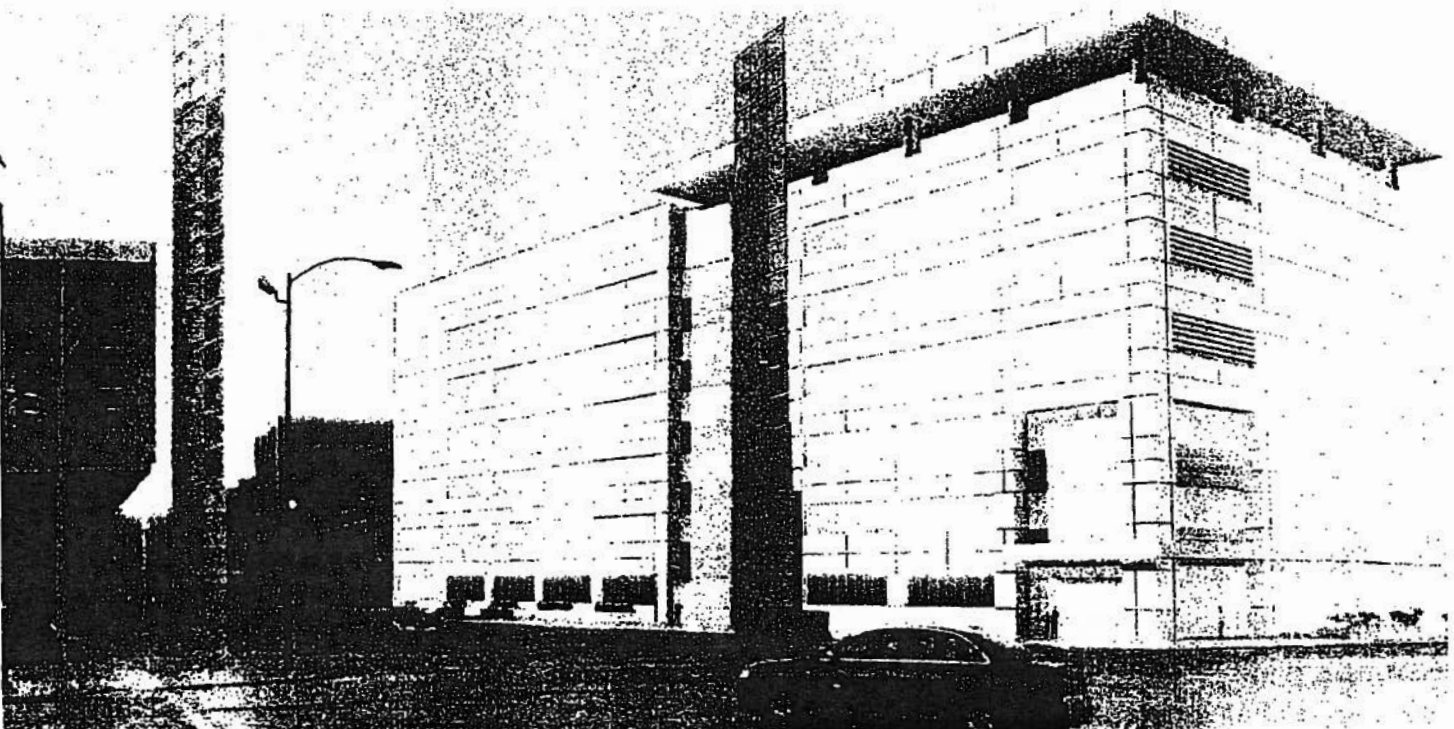
NORTH ELEVATION - View from Cermak Rd.

12/21/2009

REPORTS OF COMMITTEES

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Artist's Rendering Of Cermak And
Indiana-View Towards Southwest.



Chicago Builds Green Form.
(Page 1 of 3)

Project Name:

DC3 Chicago Data Centre

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:
2206	2236	S	Indiana Ave, 109-133 E Cermak	Rd

Ward No: Community Area No:

2

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 building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
63,262	52,000	6,032

DPD Project Manager:

Enter First Name Last Name

Fernando Espinoza

BG/GR Matrix:

Select project category:

Res. < 4 units (Market rate)

Financial Incentives:

Check applicable:

<input type="checkbox"/> TIF	<input type="checkbox"/> Empowerment Zone Grant	<input type="checkbox"/> Class L
<input type="checkbox"/> GRIF	<input type="checkbox"/> Ind. Dev. Revenue Bonds	<input type="checkbox"/> Class 6b
<input type="checkbox"/> SBIF	<input type="checkbox"/> Bank Participation Loan	<input type="checkbox"/> DOH
<input type="checkbox"/> 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 terrace
<input type="checkbox"/> Indoor through-block connection	<input checked="" 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 Form.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	329	329
Square footage:	453	1,144
	4	9
	19	20

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswale
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	13,520	18,720
Square footage:	0	0
Square footage:		8,320

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non-Acc.)
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

	0	24
		24
	0	0
	0	5

Check if applicable:

Chicago Builds Green Form.
(Page 3 of 3)

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:

(E: Other than Energy Star Roof - or Energy Star Building Certification)

The target Power Usage Effectiveness (PUE) ratio for this project is 1.4 to 1.5. As a comparison, according to the Uptime Institute, the typical data center has an average PUE of 2.5. This means that for every 2.5 watts going in at the utility meter, only one watt is delivered out to the computer load. This project could achieve 1.4-1.5 PUE by using the most efficient equipment and best practices.

The project is engineered with a waste heat recapturing system to maximize energy savings and minimize carbon emission.

Other sustainable strategies and/or Project Notes:

Fire suppression systems use only environmentally friendly gas such as Argonite and/or Inergen.

HVAC system will use no environmentally hazardous refrigerants.

Provide shower/changing room for bicycle parkers.

Reduce water consumption by using waterless urinals.

Recyclable materials collection during and after construction.

Maximize use of renewable materials.