

PD 1157

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17106

~~Reclassification Of Area Shown On Map Nos. 6-F, 6-G And 8-F.~~

~~(Application No. A-7631)~~

~~(Common Address: 2960 -- 3056 S. Halsted St., 3001 -- 3111 S. Halsted St.,
800 -- 804 W. 31st St. And 749 -- 759 W. 31st St.)~~

[O2010-3931]

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS1 Residential Single-Unit Detached House District, C1-2 Neighborhood Commercial District and C2-2 Motor Vehicle-Related Commercial District symbols and indications on Map Numbers 6-F, 6-G and 8-F in the area bounded by:~~

~~a line 605.5 feet south of and parallel to West 29th Street; South Halsted Street; West 30th Street; the alley next east of and parallel to South Halsted Street; a line 125 feet south of and parallel to West 31st Street; South Halsted Street; West 31st Street; a line 62 feet west of and parallel to South Halsted Street; and the alley next northeasterly of and parallel to South Poplar Avenue,~~

~~to those of a B1-2 Neighborhood Shopping District.~~

~~SECTION 2. This ordinance shall be effective after its passage and publication.~~

Reclassification Of Area Shown On Map Nos. 6-E, 8-D And 8-E.

(As Amended)

(Application No. 17106)

(Common Address: 3155 S. Lake Shore Dr.)

IPD 1157, 99

[SO2010-3932]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 1157 symbols as shown on Map Numbers 6-E, 8-E and 8-D for all of the property located in the area legally described as follows:

that part of southeast quarter of fractional Section 27, and that part of the northeast quarter of fractional Section 34, lying east of South Lake Shore Drive, all in Township 39 North, Range 14 East of Third Principal Meridian in Cook County, Illinois described as follows:

commencing at the intersection of the east right-of-way line of the mainline of said South Lake Shore Drive with the north right-of-way line of East 31st Street; thence on said north right-of-way line of East 31st Street, extended easterly north 88 degrees, 23 minutes, 04 seconds east, 144.18 feet, to the point of beginning; thence north 02 degrees 36 minutes, 19 seconds west, 47.24 feet; thence north 8 degrees, 32 minutes, 22 seconds west, 95.79 feet; thence north 27 degrees, 55 minutes, 23 seconds west, 60.75 feet; thence north 13 degrees, 32 minutes, 14 seconds west, 128.28 feet; thence north 80 degrees, 04 minutes, 28 seconds east, 208.41 feet; thence south 85 degrees, 02 minutes, 29 seconds east, 24.95 feet; thence southerly 220.10 feet on a curve concave to the west having a radius of 834.00 feet, a central angle of 15 degrees, 07 minutes, 14 seconds, and a chord that bears south 5 degrees, 40 minutes, 36 seconds east, 219.46 feet; thence southeasterly 123.97 feet on a curve concave to the west having a radius of 1,151.36 feet, a central angle of 6 degrees, 10 minutes, 09 seconds, and a chord that bears south 15 degrees, 05 minutes, 22 seconds east, 123.91 feet; thence north 88 degrees, 24 minutes, 03 seconds east, 367.42 feet; thence north 72 degrees, 35 minutes, 42 seconds east, 251.94 feet; thence north 29 degrees, 34 minutes, 50 seconds east, 12.00 feet; thence north 27 degrees, 05 minutes, 05 seconds east, 256.12 feet; thence north 3 degrees, 29 minutes, 49 seconds west, 89.94 feet; thence north 86 degrees, 30 minutes, 11 seconds east, 42.00 feet; thence south 3 degrees, 29 minutes, 49 seconds east, 65.56 feet; thence southeasterly 284.67 feet on a curve concave to the southwest having a radius of 1,517.96 feet, a central angle of 10 degrees, 44 minutes, 42 seconds, and a chord that bears south 61 degrees, 20 minutes, 01 second east, 284.26 feet; thence north 72 degrees, 37 minutes, 00 seconds east, 36.91 feet; thence south 17 degrees, 17 minutes, 54 seconds east, 48.00 feet; thence southeasterly 189.18 feet on a curve concave to the southwest having a radius of 1,534.00 feet, a central angle of 7 degrees, 03 minutes, 57 seconds, and a chord that bears south 50 degrees, 13 minutes, 32 seconds east, 189.06 feet; thence southeasterly 486.50 feet on a curve concave to the southwest having a radius of 1,134.00 feet, a central angle of 24 degrees, 34 minutes, 51 seconds, and a chord that bears south 34 degrees, 52 minutes, 54 seconds east, 482.78 feet; thence southeasterly 641.15 feet on a curve concave to the southwest having a radius of 2,357.47 feet, a central angle of 15 degrees, 34 minutes, 56 seconds, and a chord that bears south 16 degrees, 26 minutes, 46 seconds east, 639.17 feet; thence southwesterly 1,573.00 feet on a curve concave to the southeast having a radius of 1,349.50 feet, a central angle of 66 degrees, 47 minutes, 05 seconds, and a chord that bears south 19 degrees, 17 minutes, 27 seconds west, 1,485.45 feet; thence north 8 degrees, 41 minutes, 02 seconds west, 30.74 feet; thence north 28 degrees, 41 minutes, 32 seconds west, 107.89 feet; thence north 34 degrees, 37 minutes, 16 seconds west, 133.97 feet; thence north 66 degrees, 49 minutes, 26 seconds west, 57.96 feet; thence north 84 degrees, 17 minutes, 44 seconds west, 76.49 feet; thence north 82 degrees, 01 minutes, 56 seconds west, 71.50 feet; thence north 67 degrees, 57 minutes, 14 seconds west, 92.93 feet; thence

north 53 degrees, 21 minutes, 38 seconds west, 83.87 feet; thence north 31 degrees, 55 minutes, 06 seconds west, 117.04 feet; thence north 25 degrees, 02 minutes, 26 seconds west, 146.20 feet; thence north 9 degrees, 15 minutes, 21 seconds west, 192.36 feet; thence north 47 degrees, 59 minutes, 31 seconds west, 155.59 feet; thence south 46 degrees, 51 minutes, 20 seconds west, 146.15 feet; thence northwesterly 1,040.06 feet on a curve concave to the northeast having a radius of 1,838.82 feet, a central angle of 32 degrees, 24 minutes, 26 seconds, and a chord that bears north 27 degrees, 07 minutes, 58 seconds west, 1,026.25 feet; thence northerly 105.07 feet on a curve concave to the east having a radius of 740.10 feet, a central angle of 8 degrees, 08 minutes, 04 seconds, and a chord that bears north 3 degrees, 11 minutes, 27 seconds west, 104.99 feet; thence northerly 342.10 feet on a curve concave to the east having a radius of 910.28 feet, a central angle of 21 degrees, 31 minutes, 58 seconds, and a chord that bears north 2 degrees, 14 minutes, 14 seconds west, 340.09 feet; thence north 13 degrees, 00 minutes, 13 seconds west, 174.05 feet; thence north 2 degrees, 36 minutes, 19 seconds west, 22.30 feet, to the point of beginning,

to the designation of Institutional Planned Development Number 1157, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

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

Institutional Planned Development No. 1157, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1157, as amended (the "Planned Development"), consists of the property located in the area generally bounded by East 31st Street and South Lake Shore Drive, and all of the public property located to the east of South Lake Shore Drive as more fully delineated on the Property Line Map attached hereto and made a part hereof. The applicant is the Chicago Park District. The property is owned and is under the single designated control of the Chicago Park District.
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, alleys or easements or any adjustment of rights-of-way 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 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 Chicago Zoning Ordinance.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by AECOM, dated July 28, 2010 and revised August 19, 2010: an Existing Zoning and Street System Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Generalized Site Plan (Phases 1 and 2); a Landscape Plan (Phases 1 and 2); Green Roof Plan (Phases 1 and 2); a Green Level Plan (Phases 1 and 2); Garage Plan (Phases 1 and 2); and Building Elevations (Phases 1 and 2). Full-size copies of the exhibits are on file with the Department of Zoning and Land Use Planning. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses of the property shall be permitted: public park and recreational uses; marina; harbor facilities; restaurant; community center; boat launches; parking; boat storage; boat parking; and accessory and related uses pursuant to Section 17-6-0203-D of the Chicago Zoning Ordinance.
6. Signs are permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted within the boundaries of the Planned Development.
7. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.

8. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, constructed and maintained in substantial conformance with the exhibits attached hereto. The project complies with Section 17-6-0203 of the Chicago Zoning Ordinance as it relates to allowed permanent uses and facilities in the POS-1 District.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon application and a determination by the Commissioner of the Department of Zoning and Land Use Planning that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Further, the applicant shall provide a green roof in excess of 25% of the net roof area.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the property in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all new buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.
14. Unless construction of Phase 1 of the marina and harbor facilities contemplated by this Planned Development has commenced within six years following adoption of this Planned Development, and unless completion of the improvements is pursued

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thereafter, then this Planned Development amendment shall expire. If this Planned Development amendment expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing classification of POS-1, Parks and Open Space District.

[Existing Zoning and Street System Map; Property Line and Right-of-Way Adjustment Map; Existing Land-Use Area Map; Generalized Site Plan -- Phase 1; Landscape Plan -- Phase 1; Green Level Plan -- Phase 1; Green Roof Plan -- Phase 1; Garage Plan -- Phase 1; Parking Level Harbor Building Plan -- Phase 1; North Elevation -- Phase 1; South Elevation -- Phase 1; East Elevation -- Phase 1; West Elevation -- Phase 1; Generalized Site Plan -- Phase 2; Landscape Plan -- Phase 2; Green Level Plan -- Phase 2; Green Roof Plan -- Phase 2; Garage Plan -- Phase 2; Parking Level Harbor Building Plan -- Phase 2; North Elevation -- Phase 2; South Elevation -- Phase 2; East Elevation -- Phase 2; and West Elevation -- Phase 2 referred to in these Plan of Development Statements printed on pages 99530 through 99552 of this *Journal*.]

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

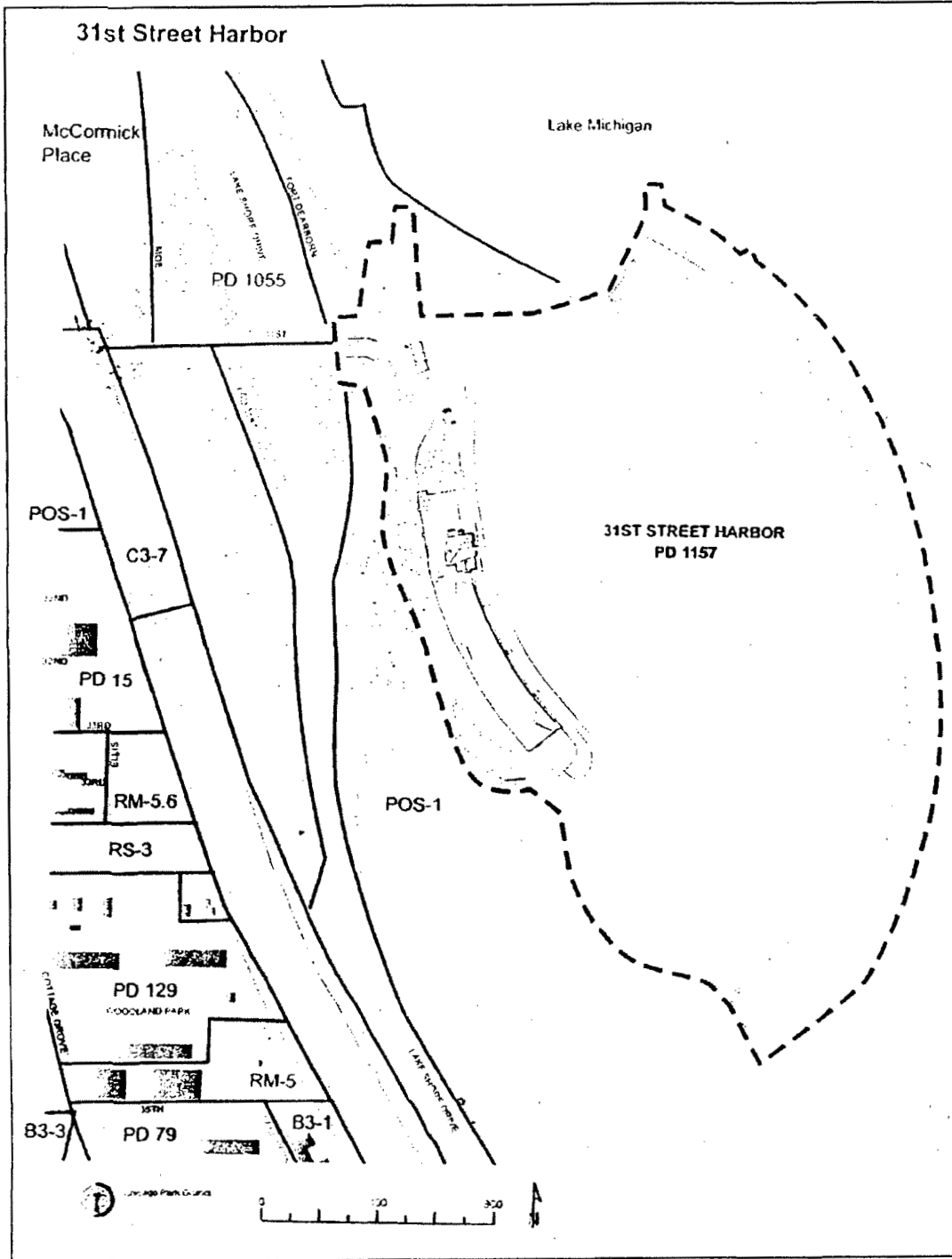
Institutional Planned Development No. 1157, As Amended.

Bulk Regulations And Data Table.

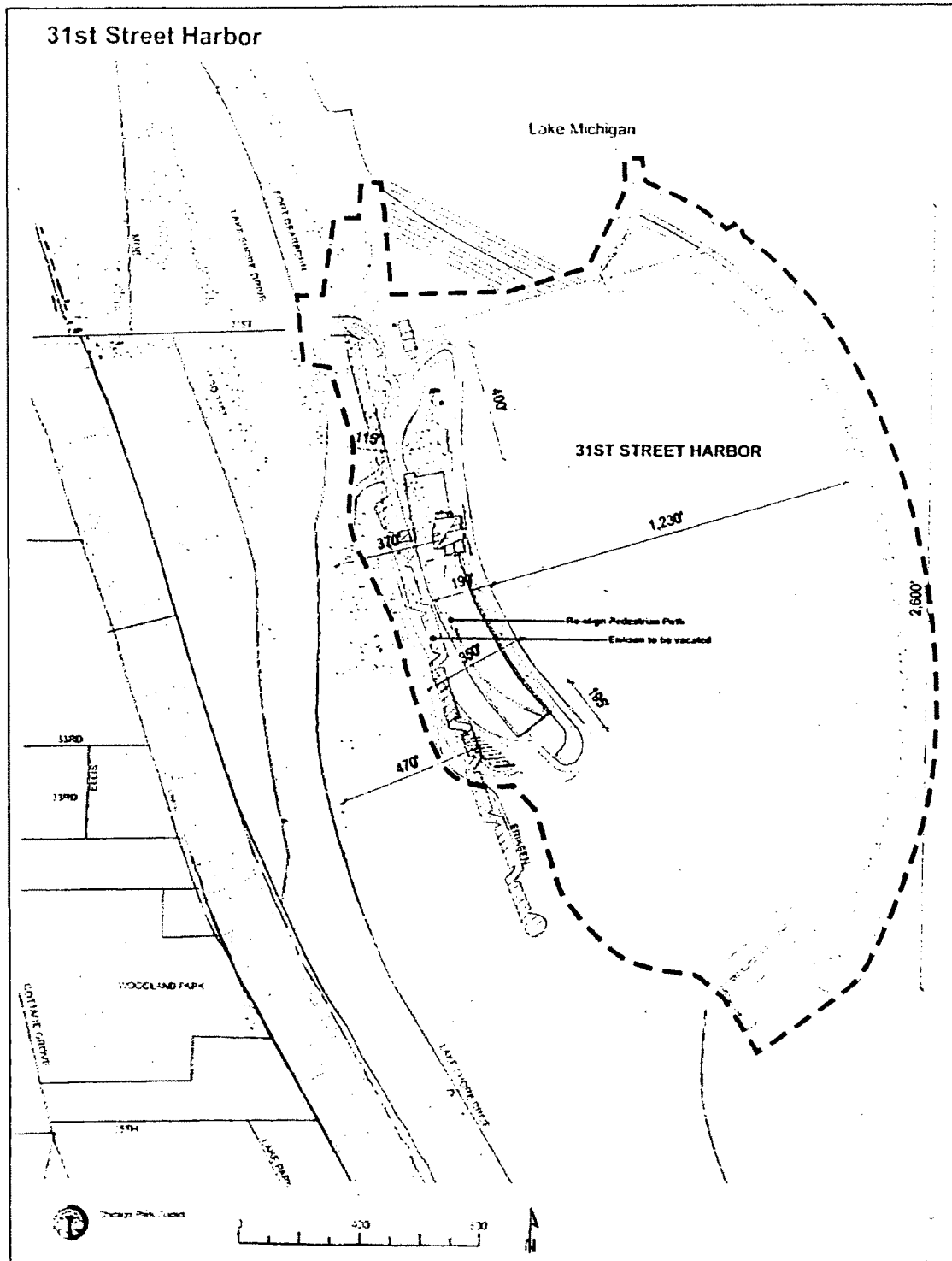
Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: 1,904,000 gross square feet (43.7 acres) = 1,904,000 net square feet (43.7 acres)

Maximum Floor Area Ratio:	0.50
Minimum Number of Off-Street Parking Spaces:	300
Approximate Number of Boat Slips:	1,000
Maximum Building Height:	In accordance with the Building Elevations

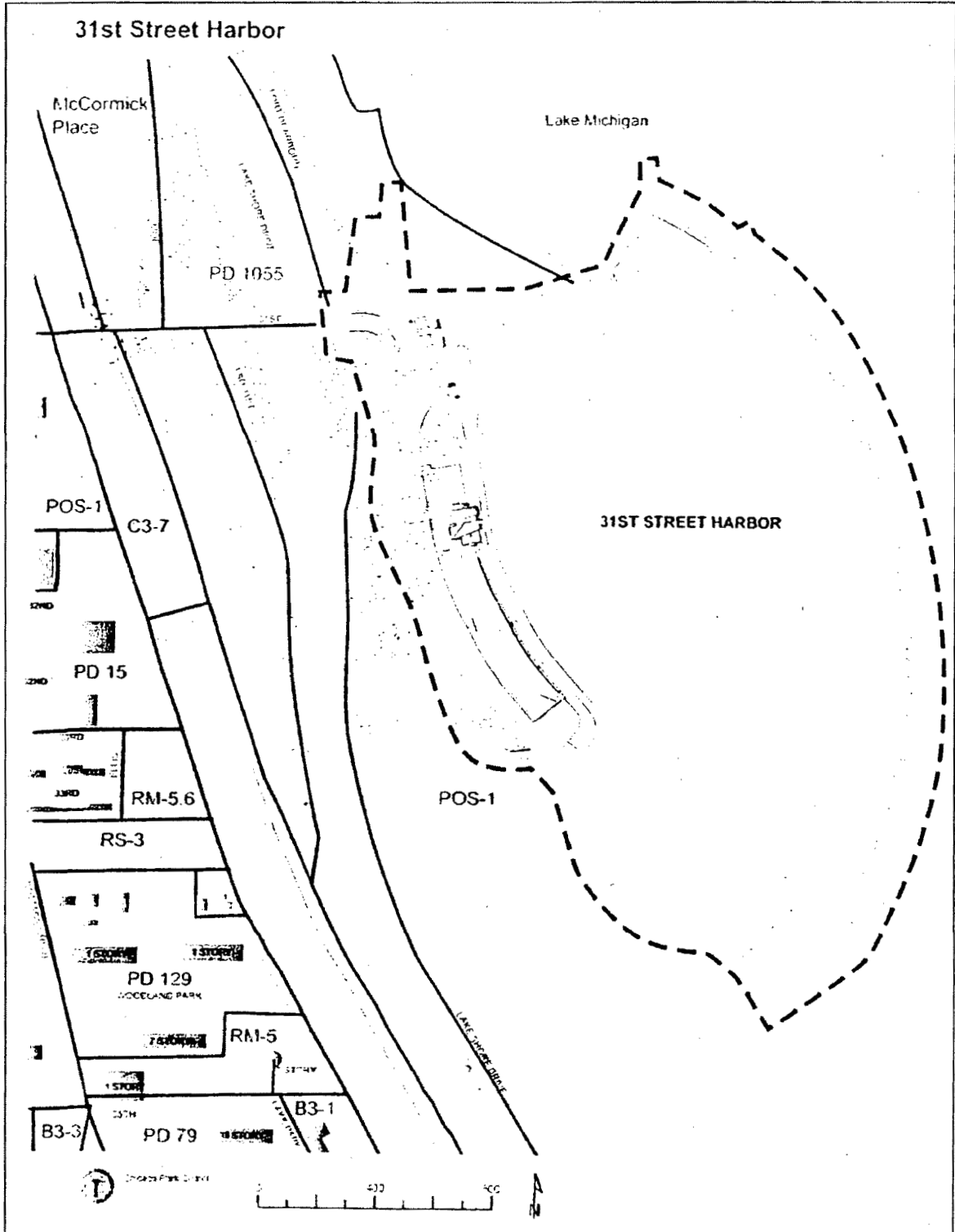
Existing Zoning And Street System Map.



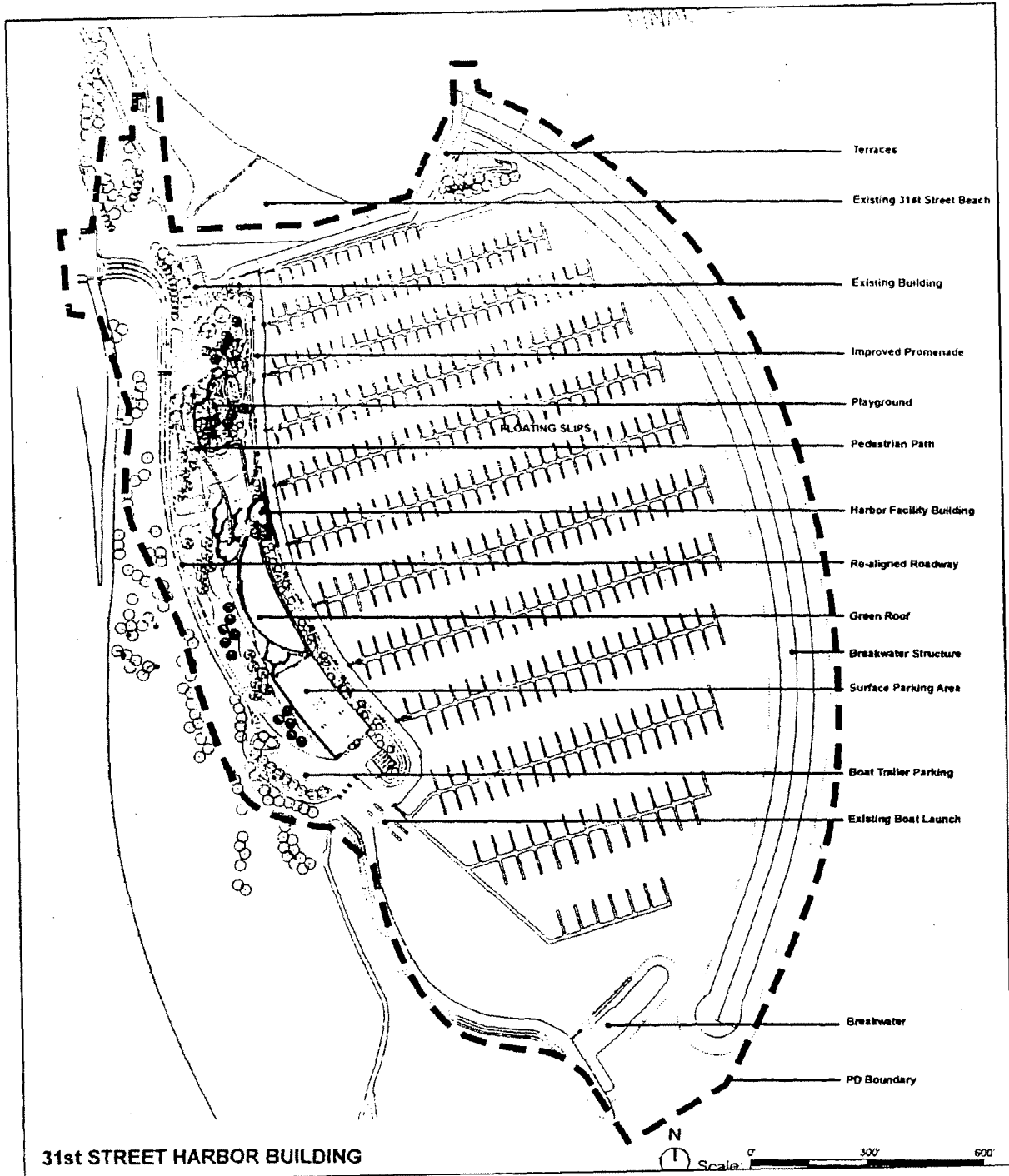
Property Line And Right-Of-Way Adjustment Map.



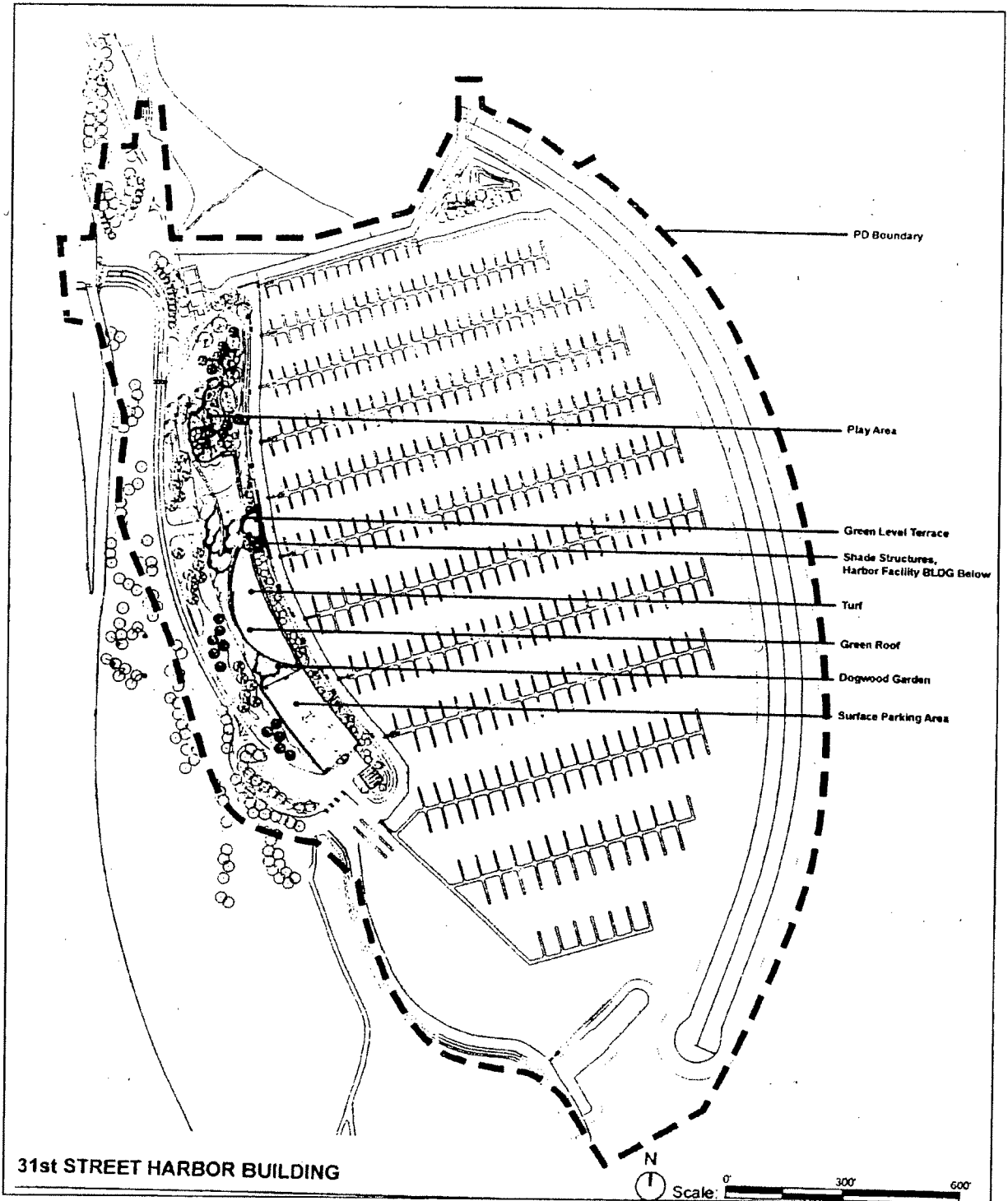
Existing Land-Use Area Map.



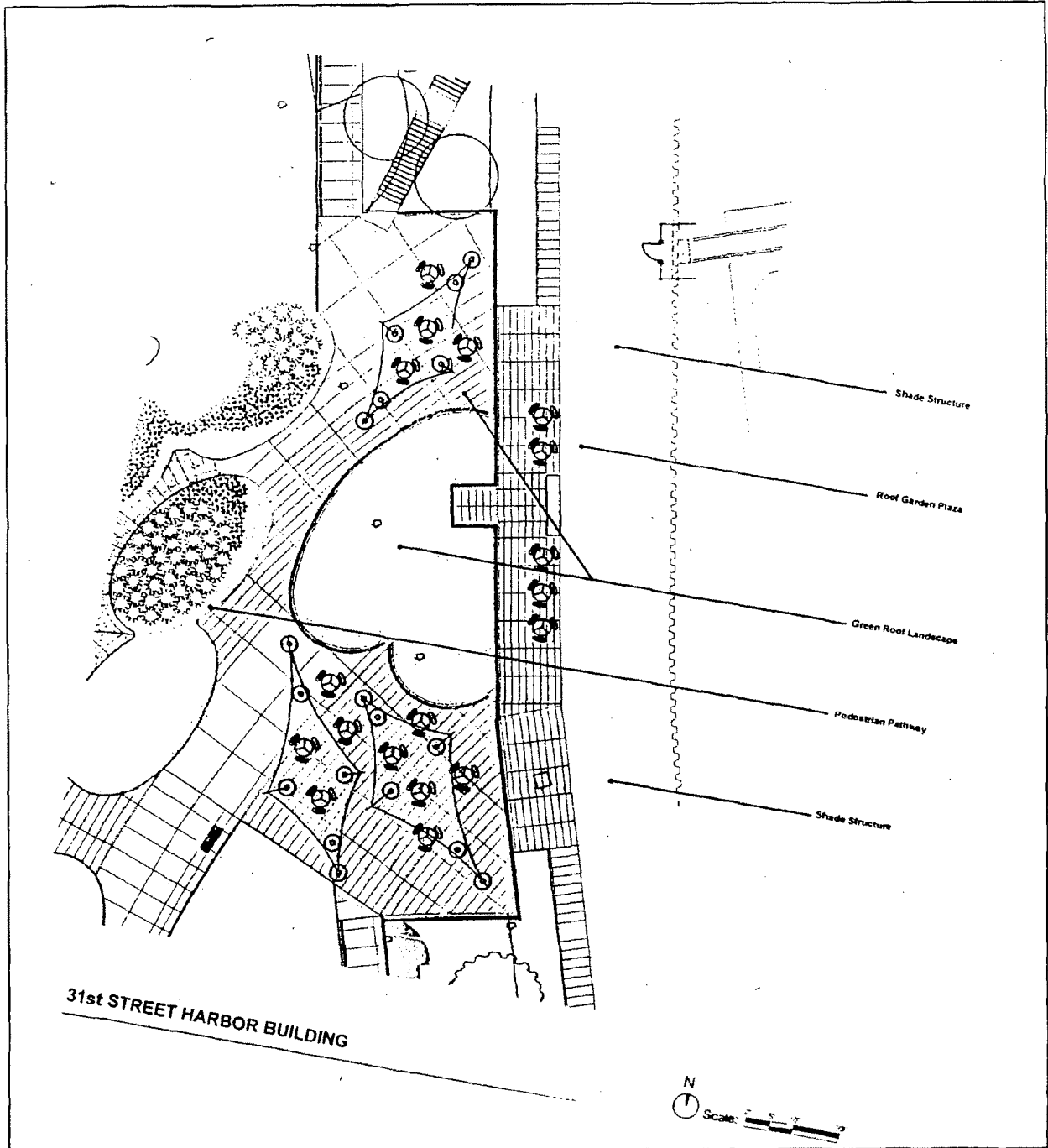
Generalized Site Plan -- Phase 1.



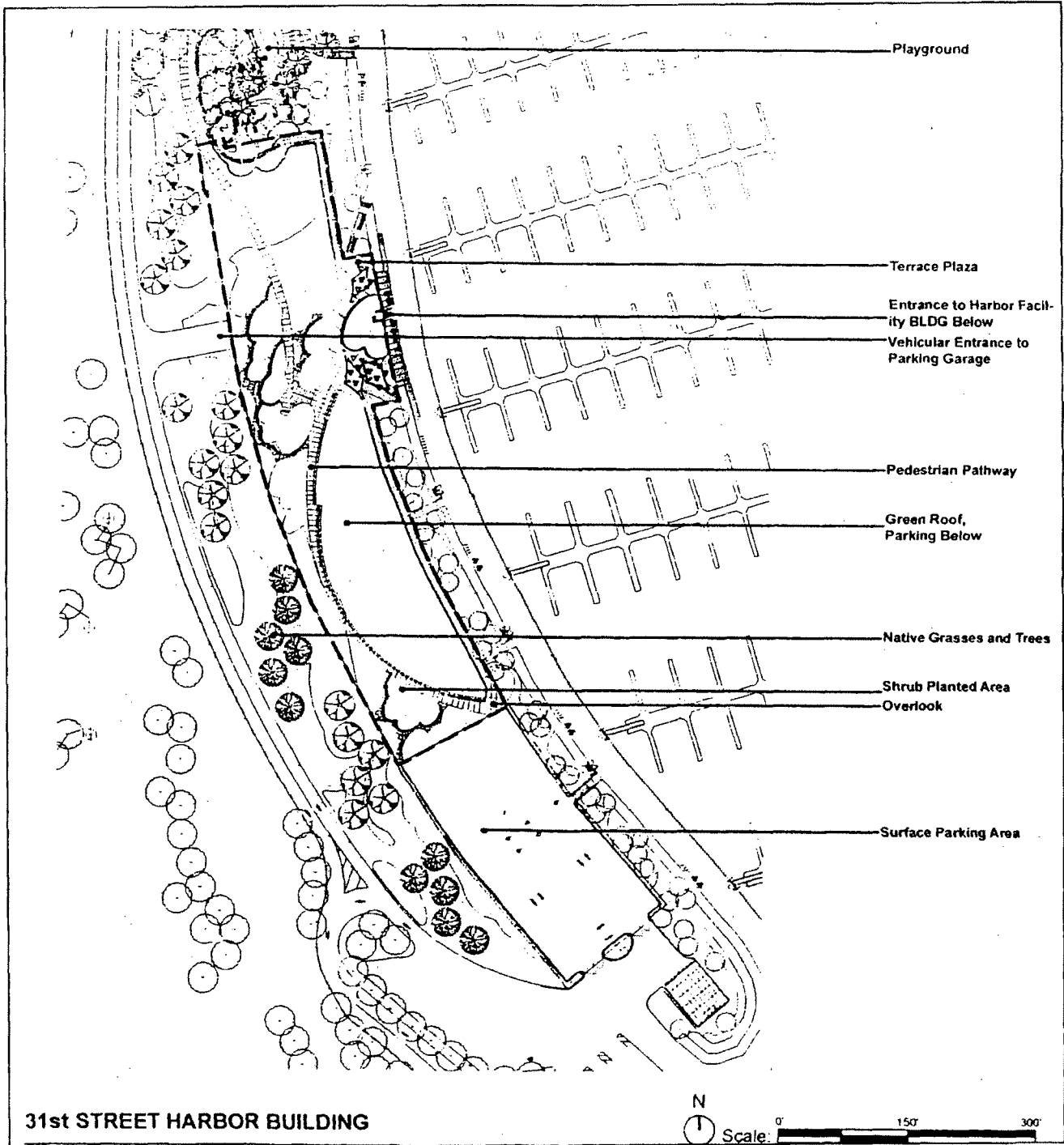
Landscape Plan -- Phase 1.



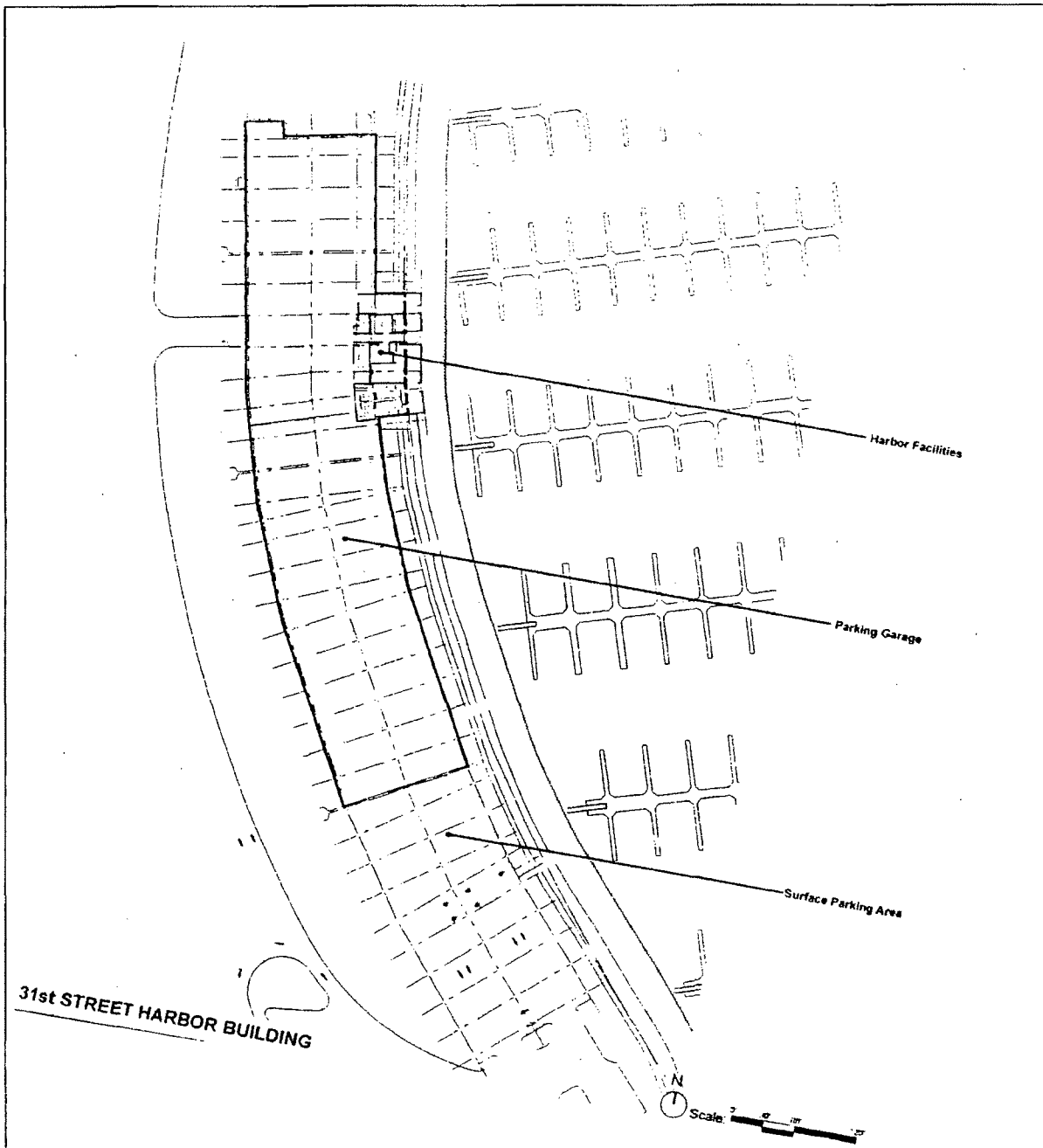
Green Level Plan -- Phase 1.



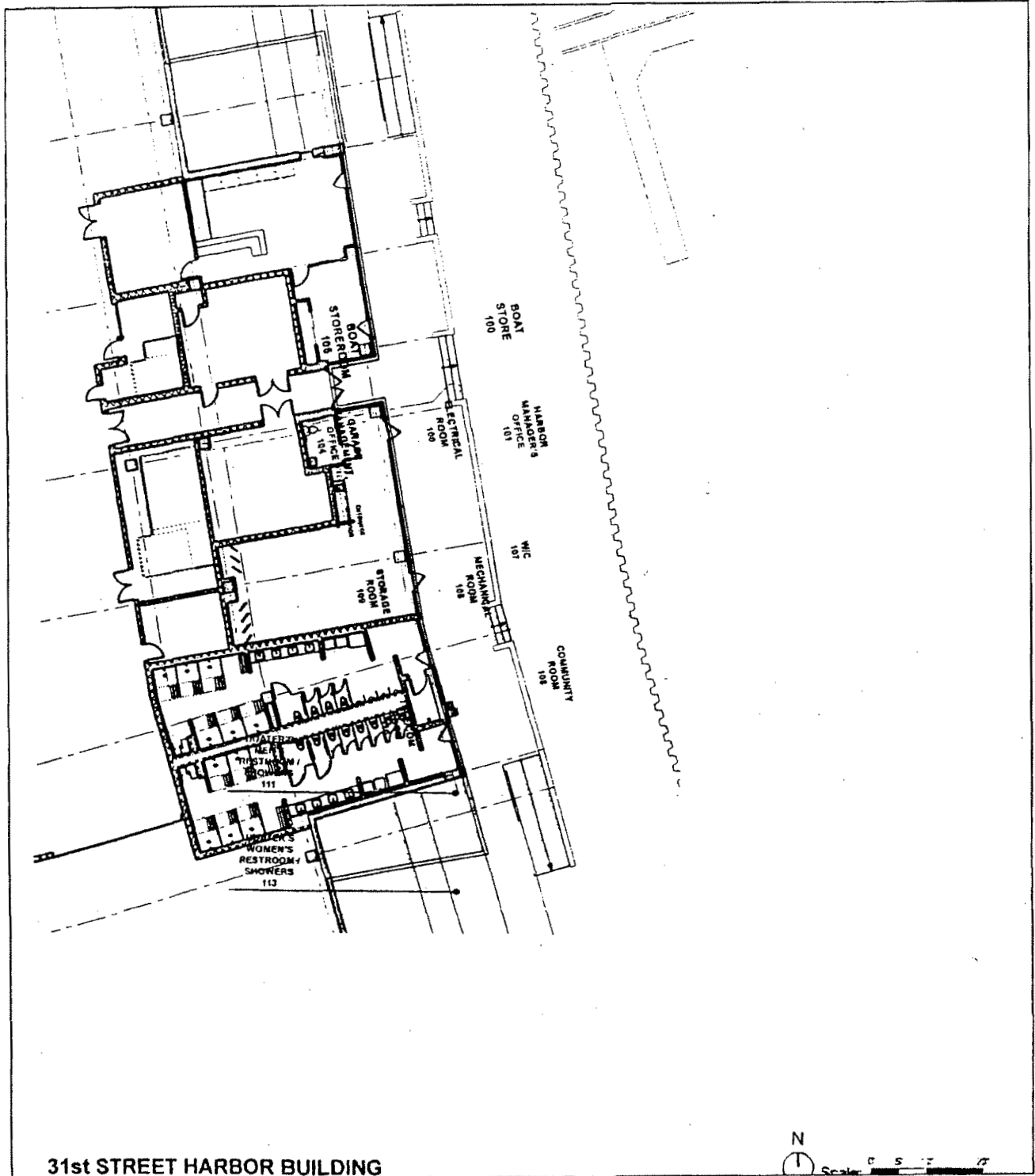
Green Roof Plan -- Phase 1.



Garage Plan -- Phase 1.



Parking Level Harbor Building Plan -- Phase 1.

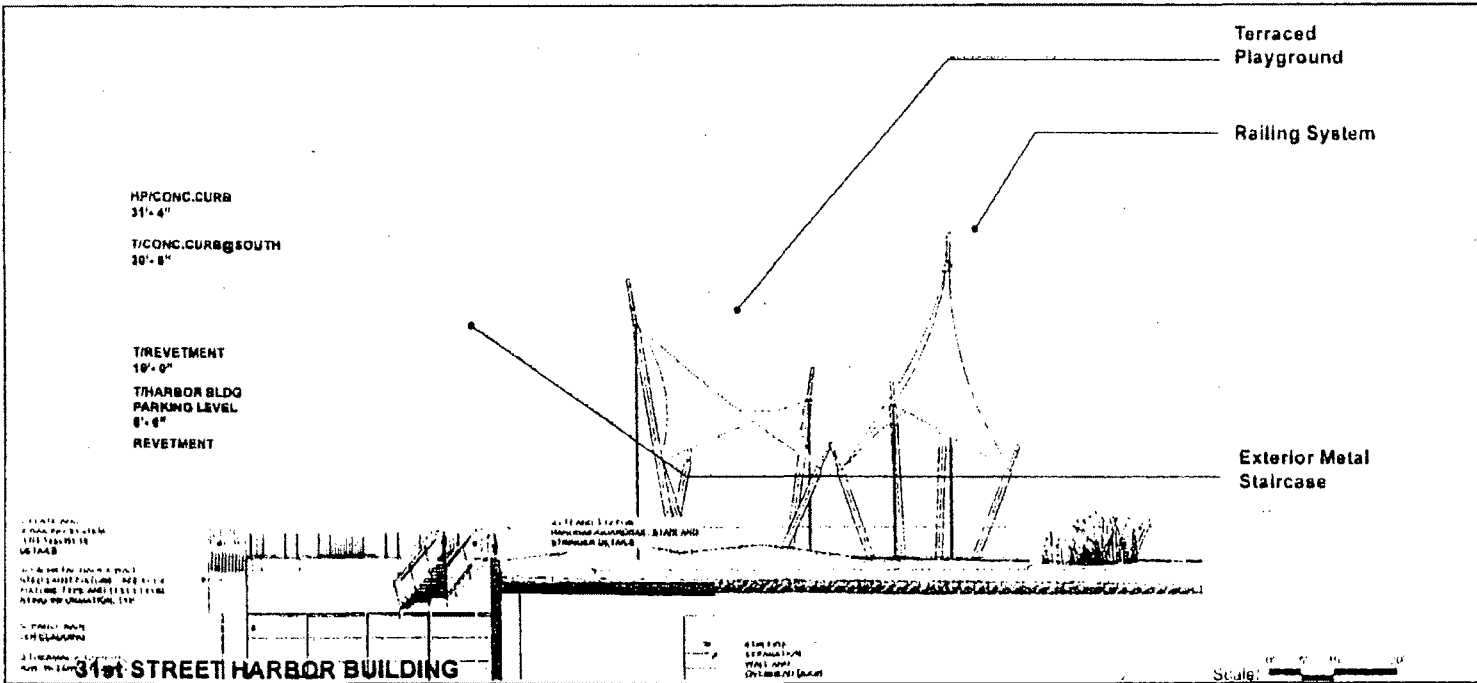


9/8/2010

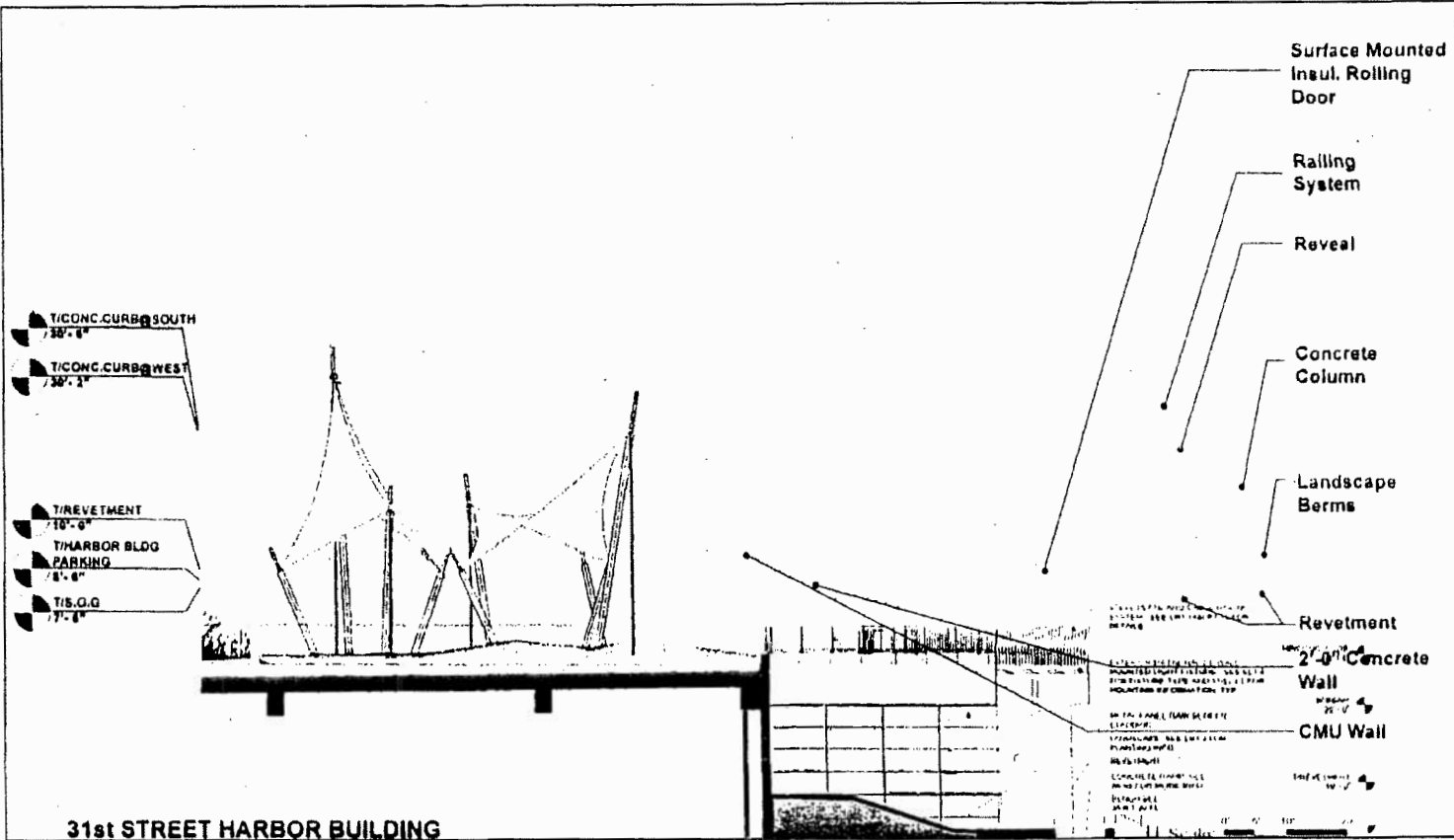
REPORTS OF COMMITTEES

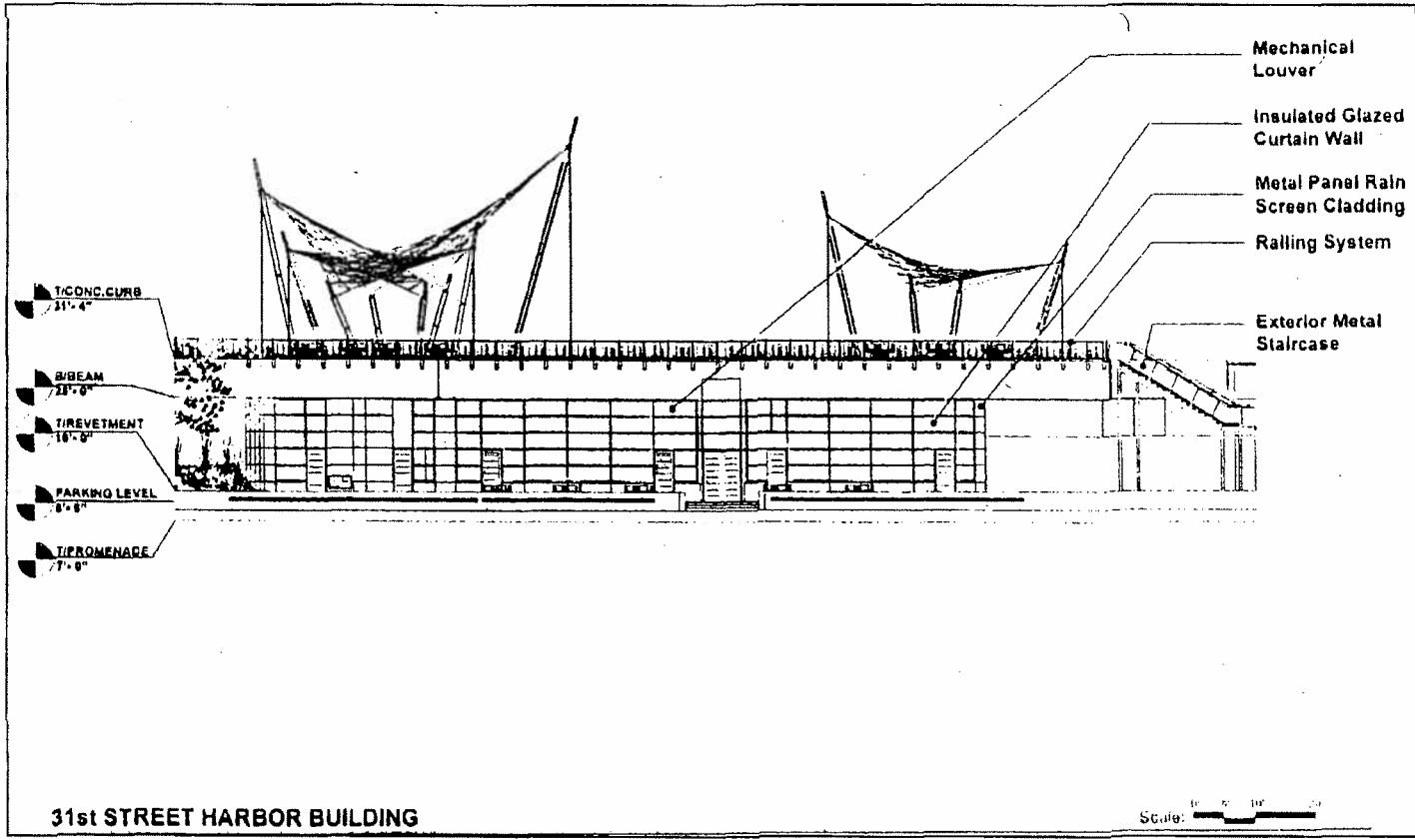
99539

North Elevation -- Phase 1



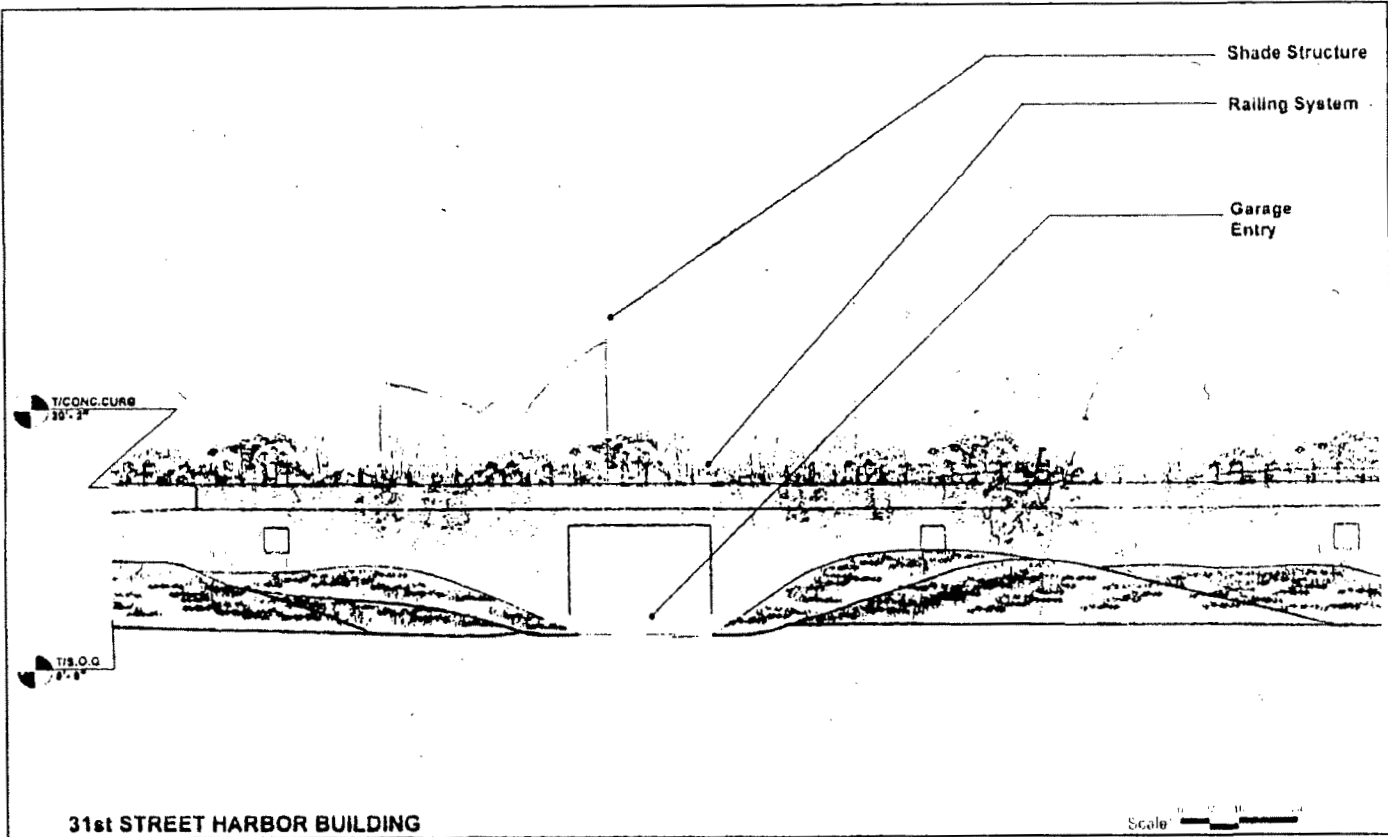
South Elevation -- Phase 1.



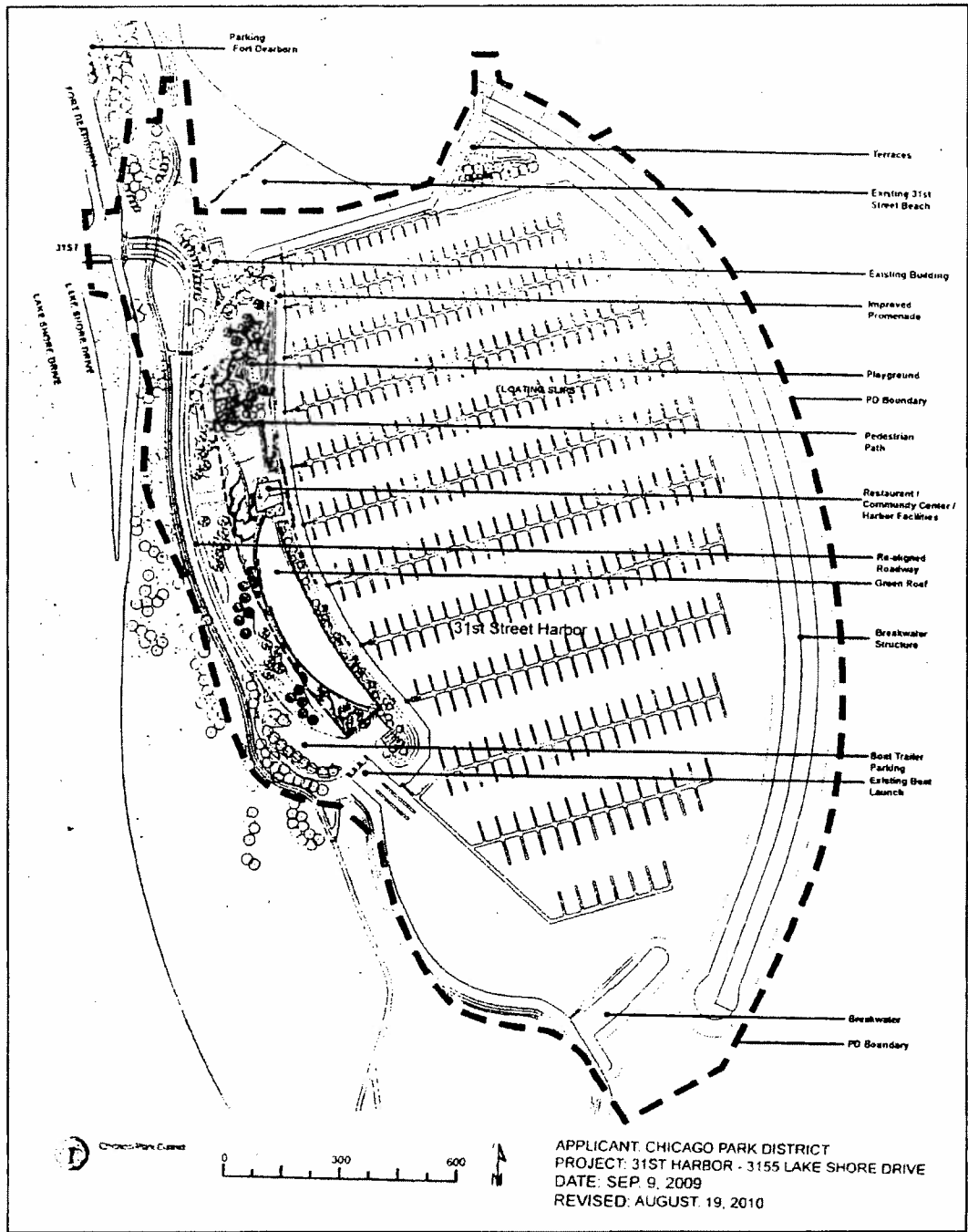


East Elevation -- Phase 1.

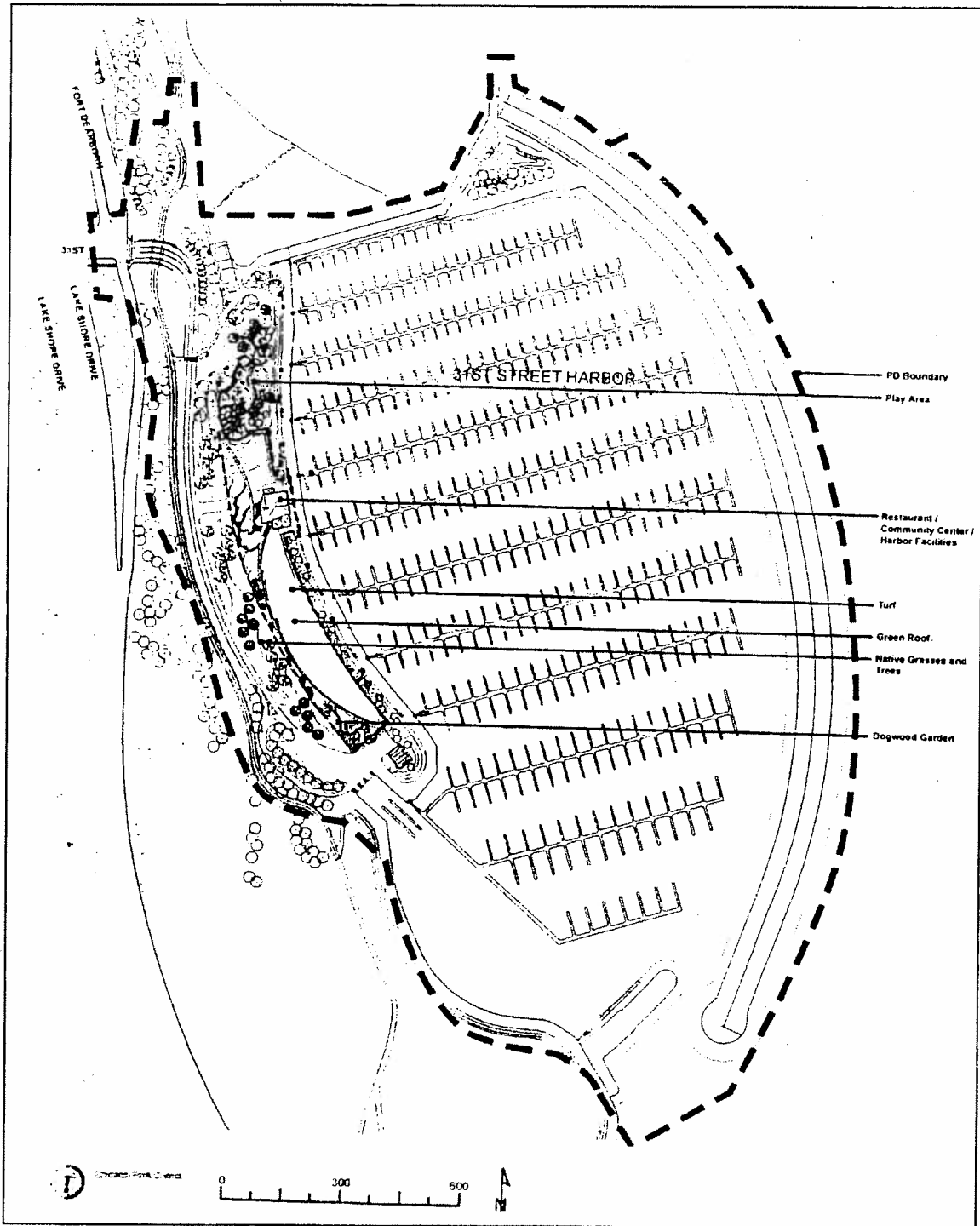
West Elevation -- Phase 1



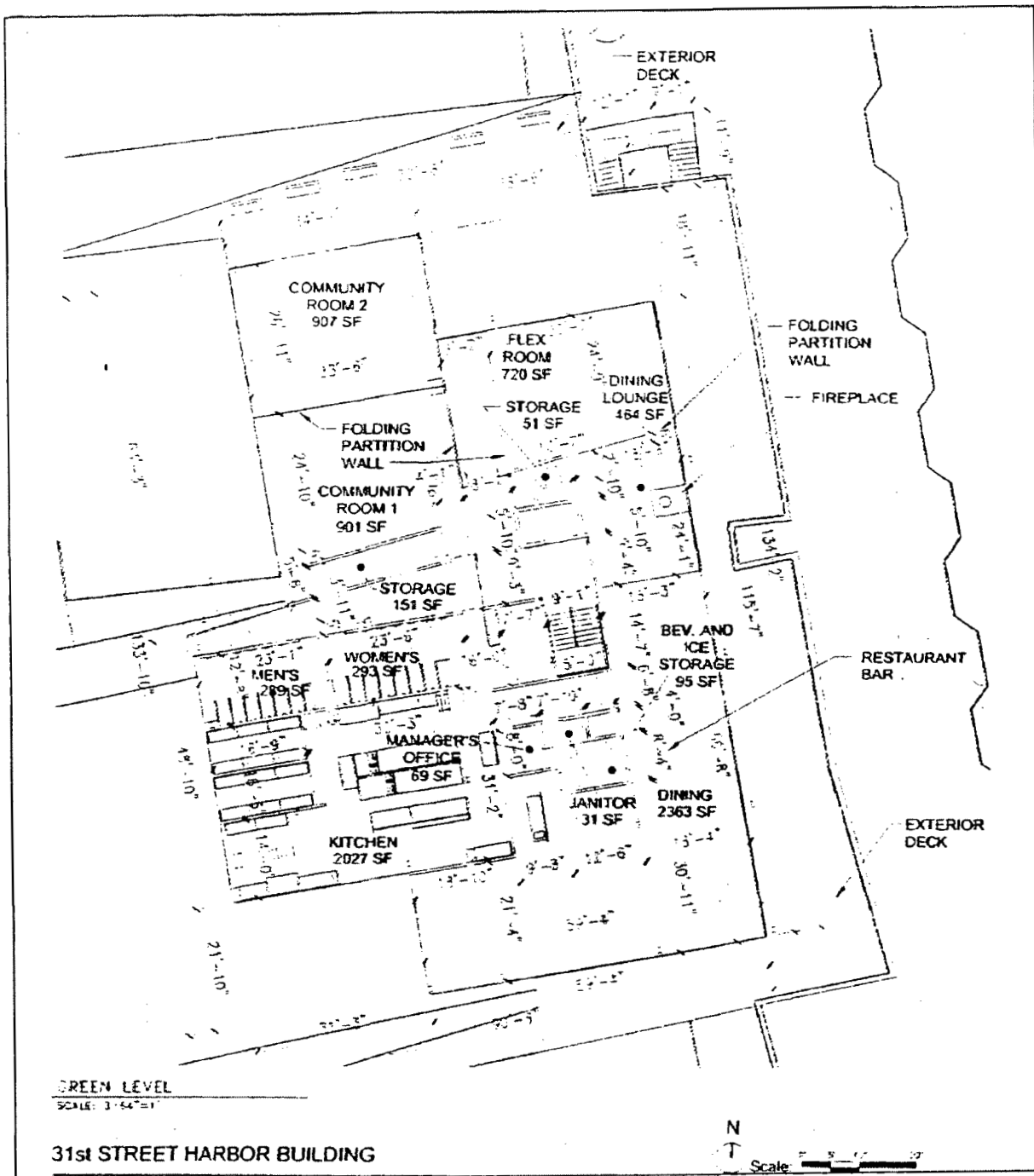
Generalized Site Plan -- Phase 2.



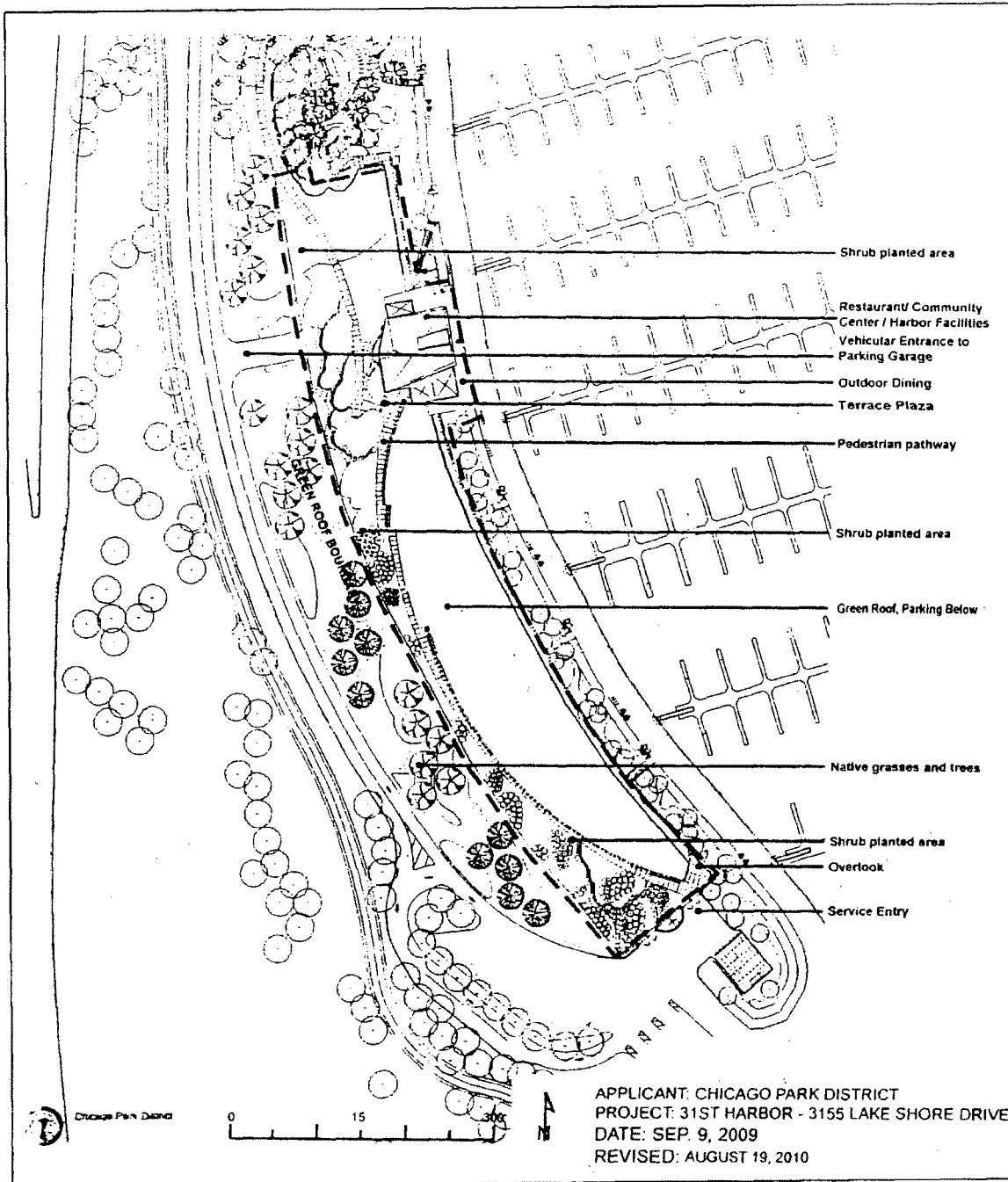
Landscape Plan -- Phase 2.



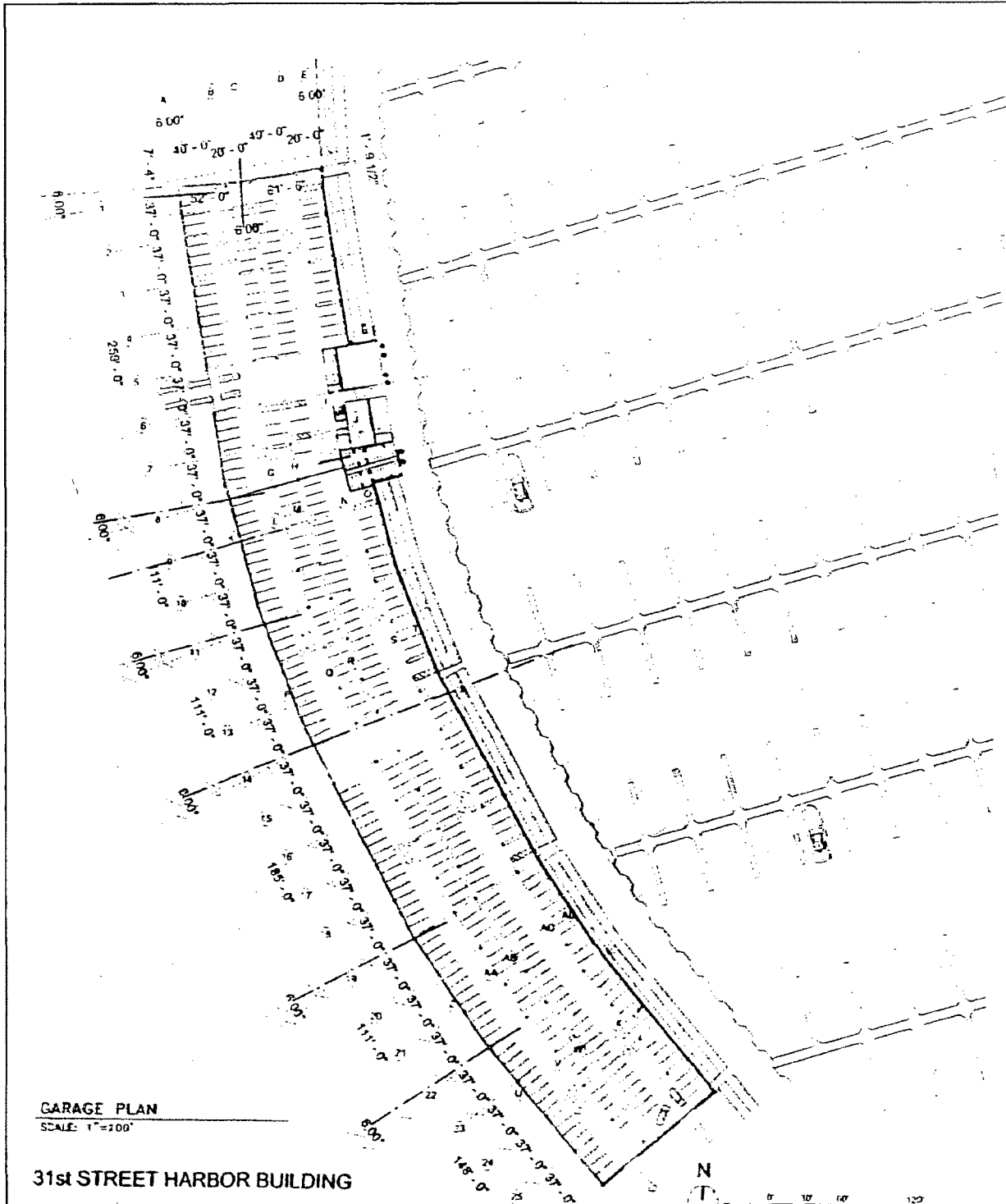
Green Level Plan -- Phase 2.



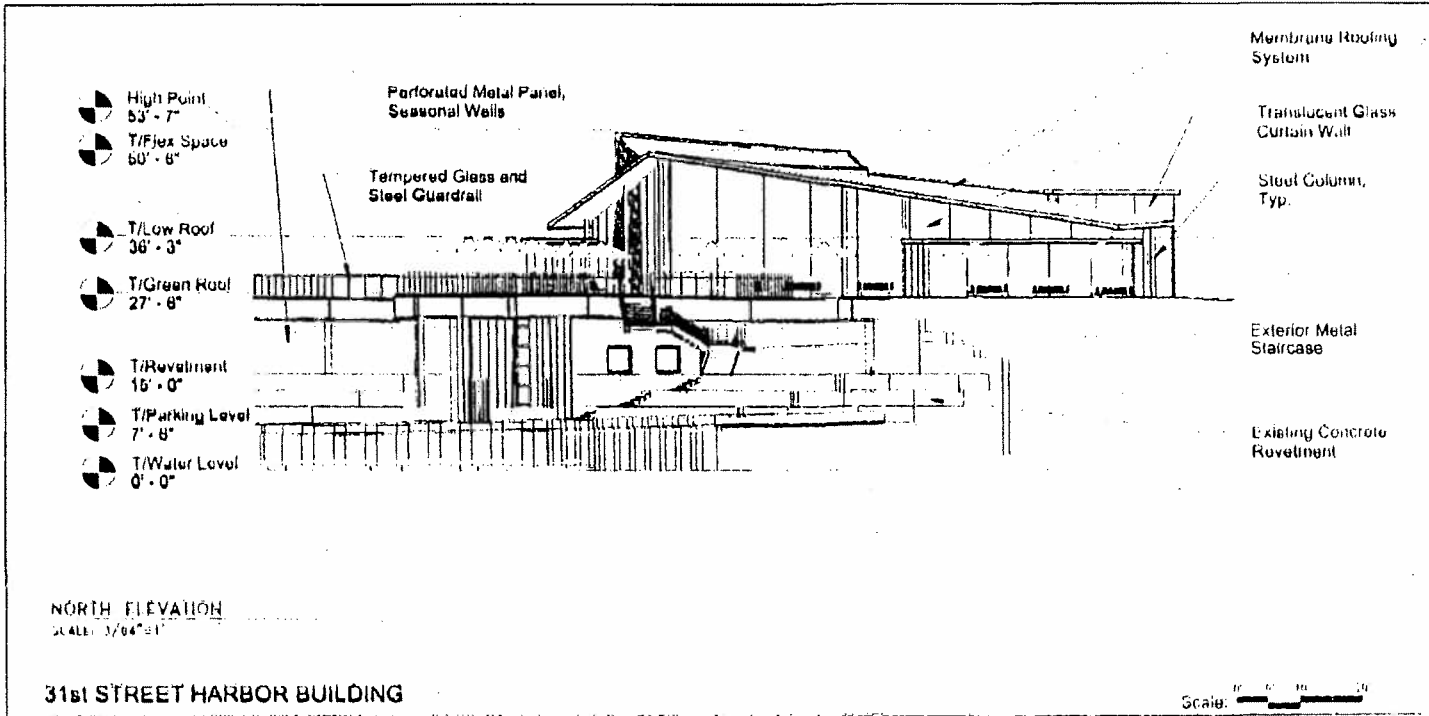
Green Roof Plan -- Phase 2.



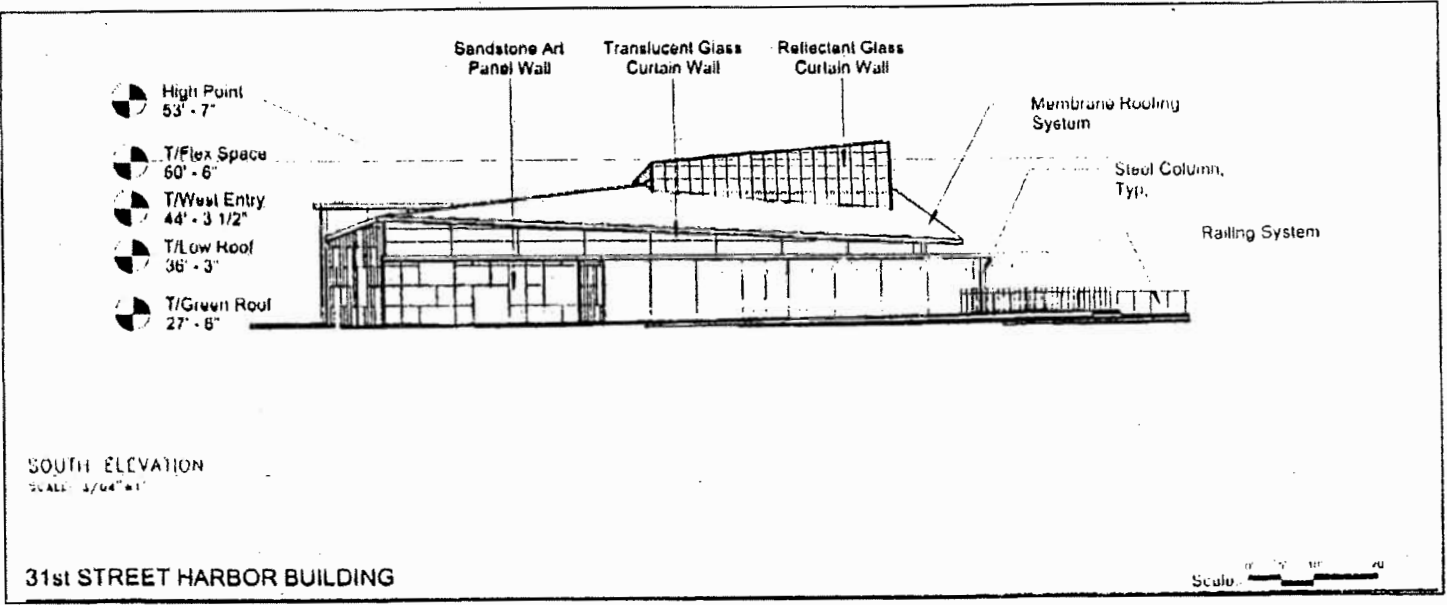
Garage Plan -- Phase 2.



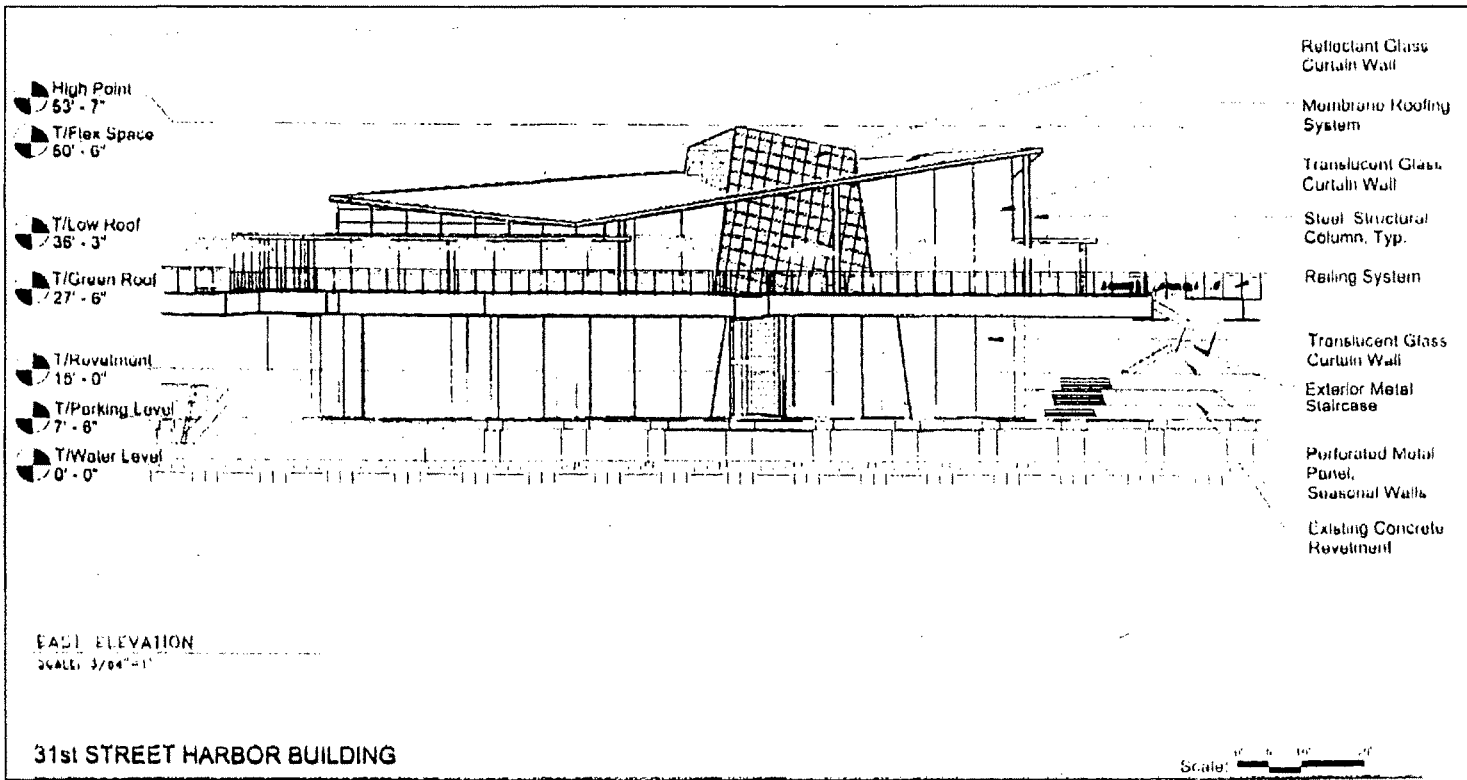
North Elevation -- Phase 2.



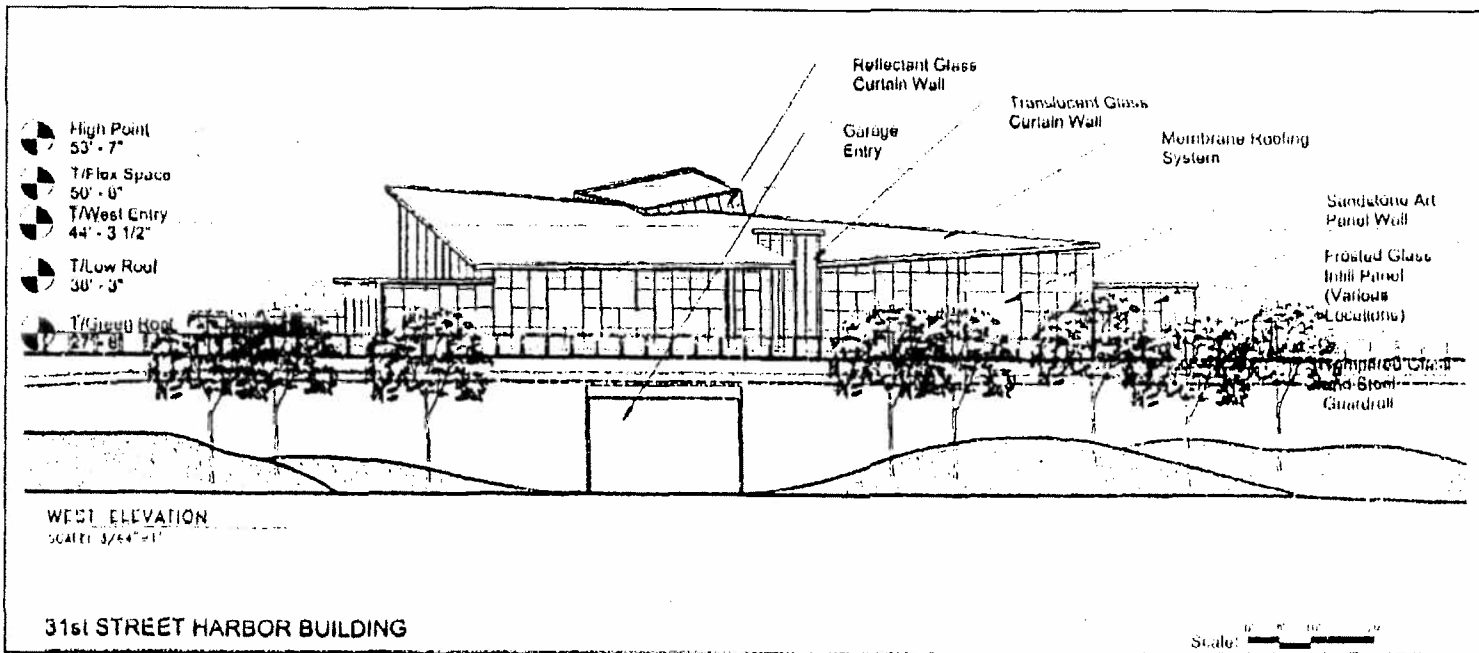
South Elevation -- Phase 2.



East Elevation -- Phase 2.



West Elevation -- Phase 2.



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*Reclassification Of Area Shown On Map Nos. 6-E, 8-D And 8-E.
(As Amended)
(Application No. 16958)
(Common Address: E. 31st Street And S. Lake Shore Dr.)*

[SO2010-144]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the POS-1 symbols as shown on Map Numbers 6-E, 8-D and 8-E for all of the publicly owned property located in the area generally bounded by:

a point beginning along the east side of Fort Dearborn Drive and approximately 300 feet north of the north boundary line of 31st Street; a line proceeding east/northeast to the western edge of 31st Street beach, and then following the western edge of the beach south to the north edge of the existing concrete groin structure; then a line extending east along the north edge of the groin to its easternmost point; a line extending south along the existing shoreline along a radius of approximately 2,400 feet, defining a space approximately 1,300 feet wide at its widest point; a line following the existing shoreline north to the existing boat ramp; then southwest from the northwest corner of the boat ramp structure approximately 100 feet to a line that parallels 400 feet west of the shoreline; to a point located at the Lake Shore Drive exit ramp; and then to its point of beginning (as further delineated on the Property Line Map),

to the designation of an Institutional Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

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

Institutional Planned Development.

IPD 1157

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development (the "Planned Development") consists of the property located in the area generally bounded by East 31st Street and South Lake Shore Drive, and all of the public property located to the east of South Lake Shore Drive as more fully delineated on the Property Line Map attached hereto and made a part hereof. The co-applicants are the Chicago Park District and Alderman Toni Preckwinkle. The property is under the single designated

control of the Chicago Park District. Where applicable, any obligations and requirements of the applicant in this Planned Development shall be imposed upon the Chicago Park District.

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, alleys or easements or any adjustment of rights-of-way 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 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 Chicago Zoning Ordinance.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by Brook Architecture, dated November 20, 2009: an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; Green Roof Plan; and Building Elevations. Full-size copies of the plans are on file with the Department of Zoning and Land Use Planning. These and no other zoning controls shall apply to the property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. The following uses of the property shall be permitted: public park and recreational uses; marina; harbor facilities; restaurant; community center; boat launches; parking; boat storage; accessory and related uses pursuant to Section 17-6-0203-D of the Chicago Zoning Ordinance.
6. Signs are permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted within the boundaries of the Planned Development.

7. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, constructed and maintained in substantial conformance with the Plans attached hereto. The project complies with Section 17-6-0203 of the Chicago Zoning Ordinance as it relates to allowed permanent uses and facilities in the POS-1 District.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon application and a determination by the Commissioner of the Department of Zoning and Land Use Planning that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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-A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Further, the applicant shall provide a Green Roof in excess of twenty-five percent (25%) of the net roof area.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the property in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all new buildings and

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improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each new building or improvement.

- 14. Unless substantial construction of the marina and harbor facilities contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of the improvements is pursued thereafter, then this Planned Development amendment shall expire. If this Planned Development amendment expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing classification of POS-1, Parks and Open Space District.

[Existing Zoning and Street System Map; Property Line and Right-of-Way Adjustment Map; Existing Land-Use Area Map; Generalized Site Plan; Landscape Plan; Green Roof Plan; Green Level; Parking Level; Garage Plan; Building Elevations; Site Plan; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 83533 through 83549 of this *Journal*.]

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

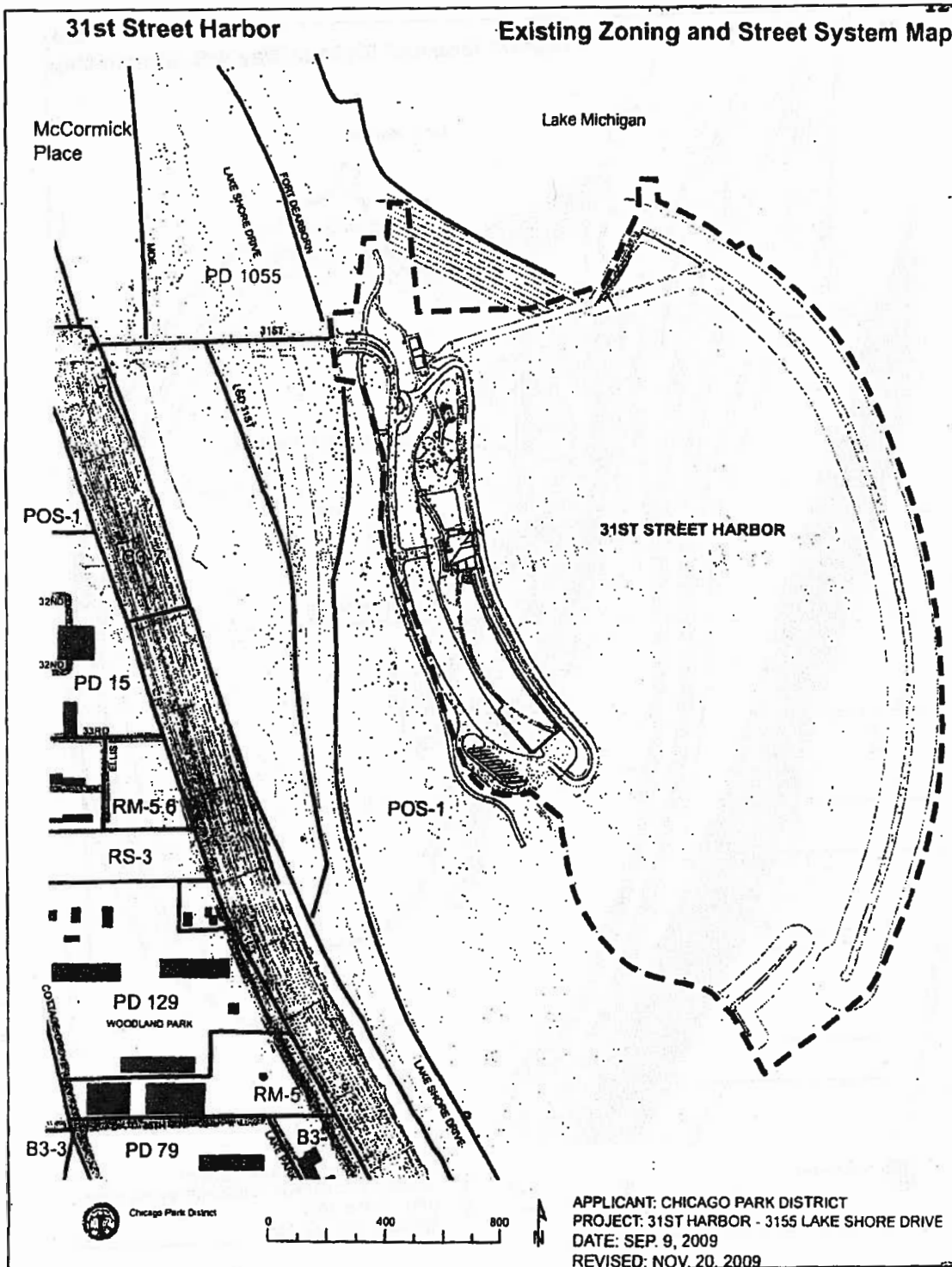
Institutional Planned Development. IPD 1157

Bulk Regulation And Data Table.

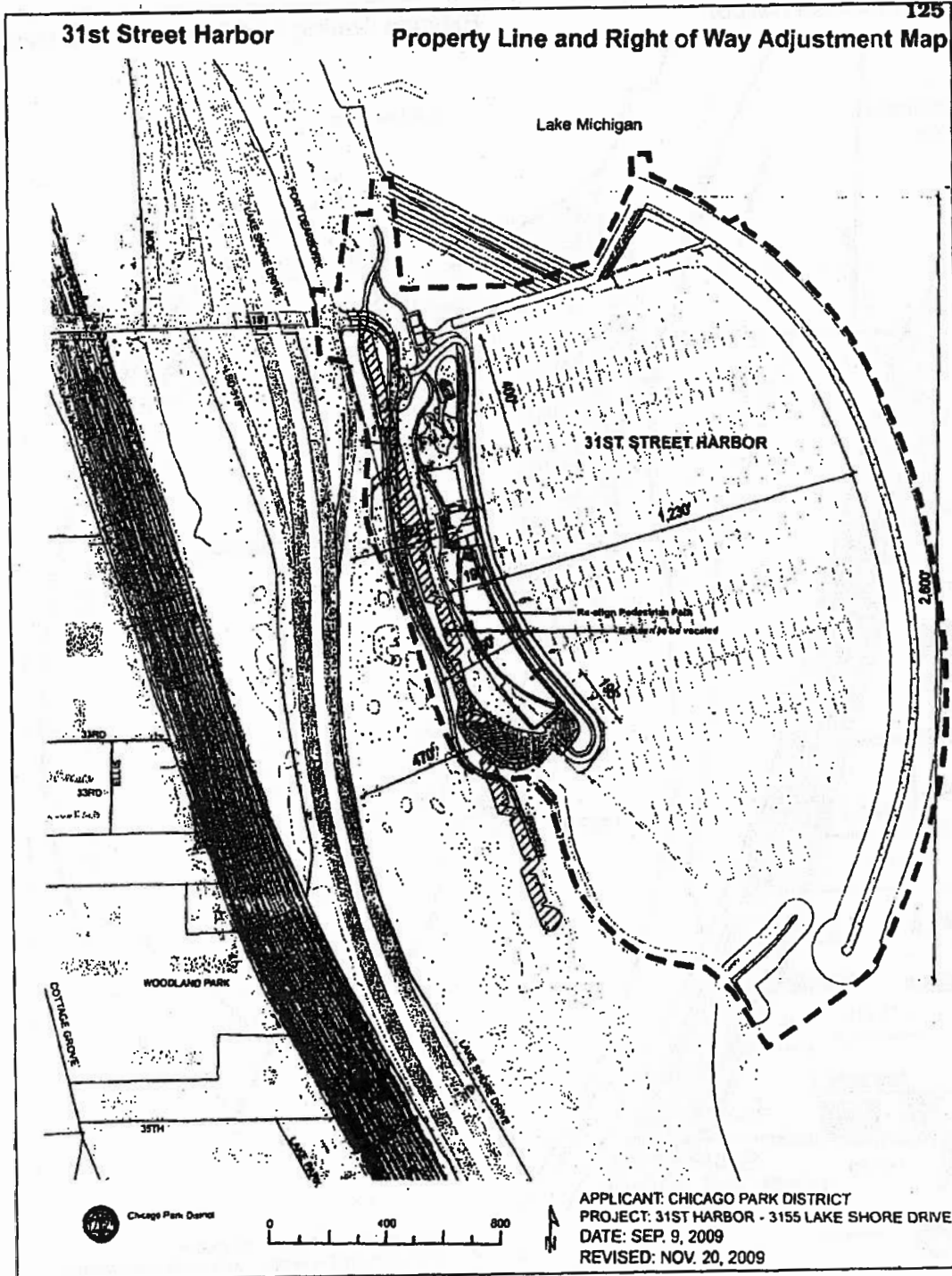
Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: 1,904,000 gross square feet (43.7 acres) = 1,904,000 net square feet (43.7 acres)

Maximum Floor Area Ratio:	.50
Minimum Number Off-Street Parking Spaces:	335
Maximum Number of Boat Slips:	1,000
Maximum Building Height:	In accordance with the Building Elevations

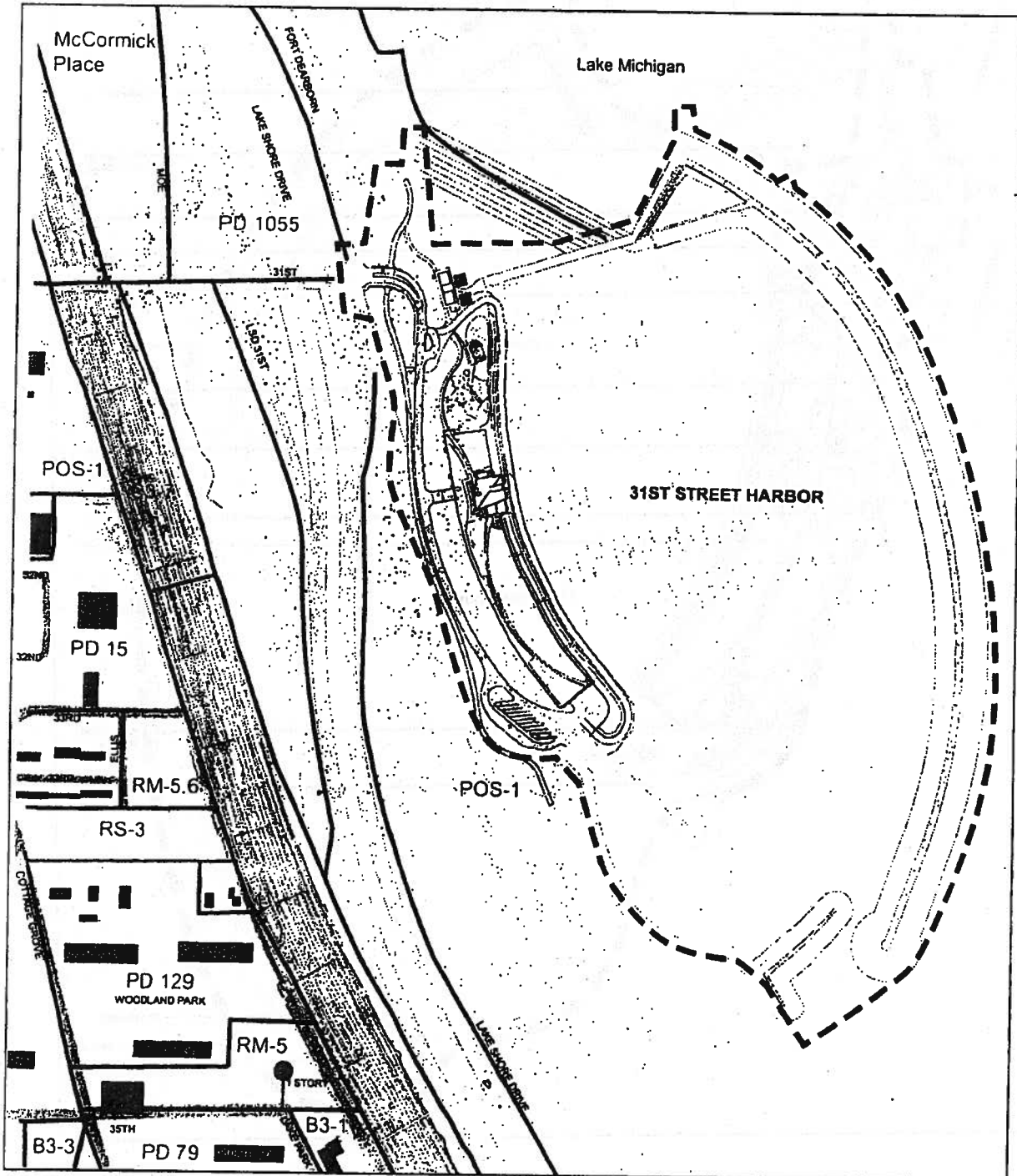
Existing Zoning And Street System Map.



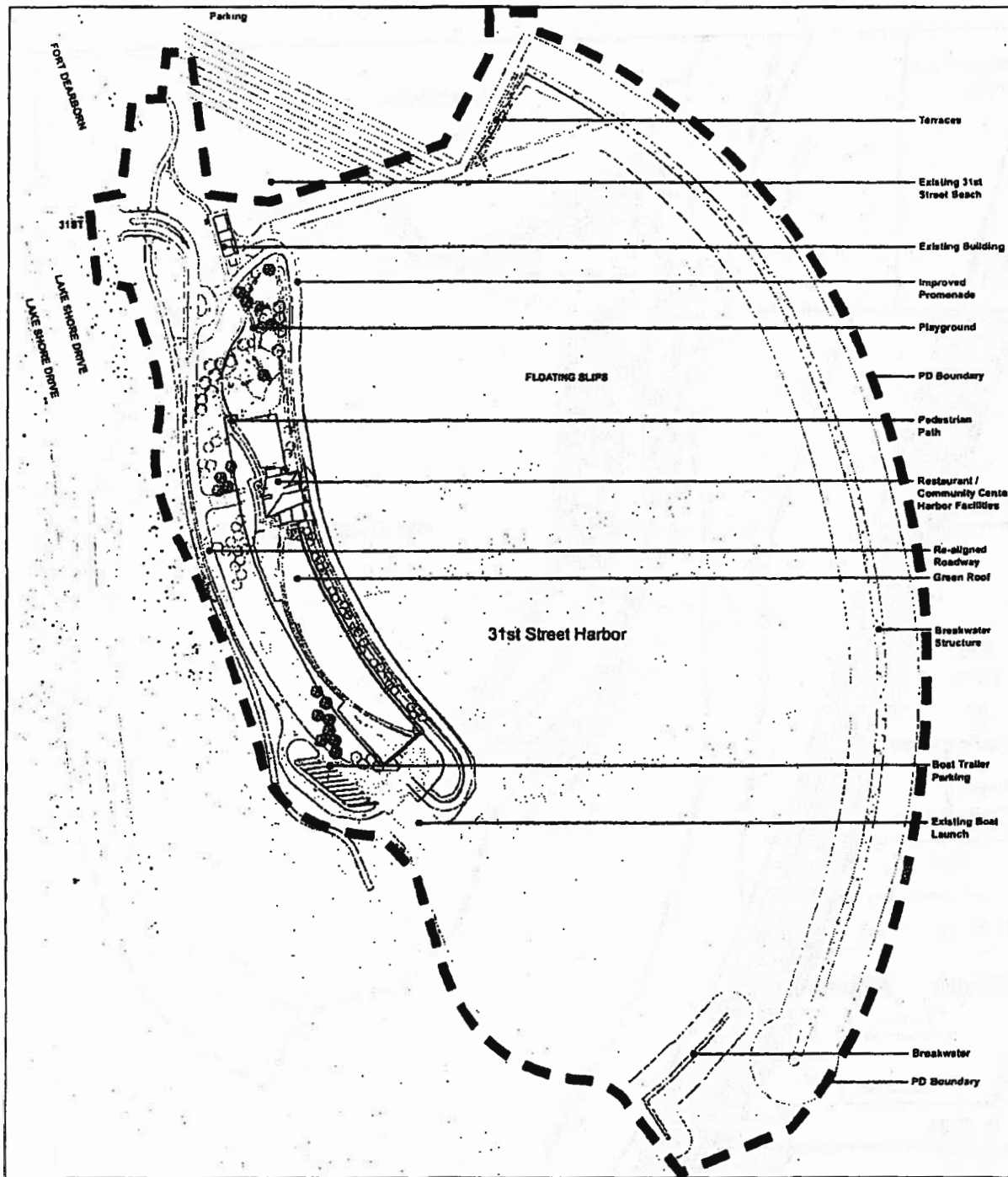
Property Line And Right-Of-Way Adjustment Map.



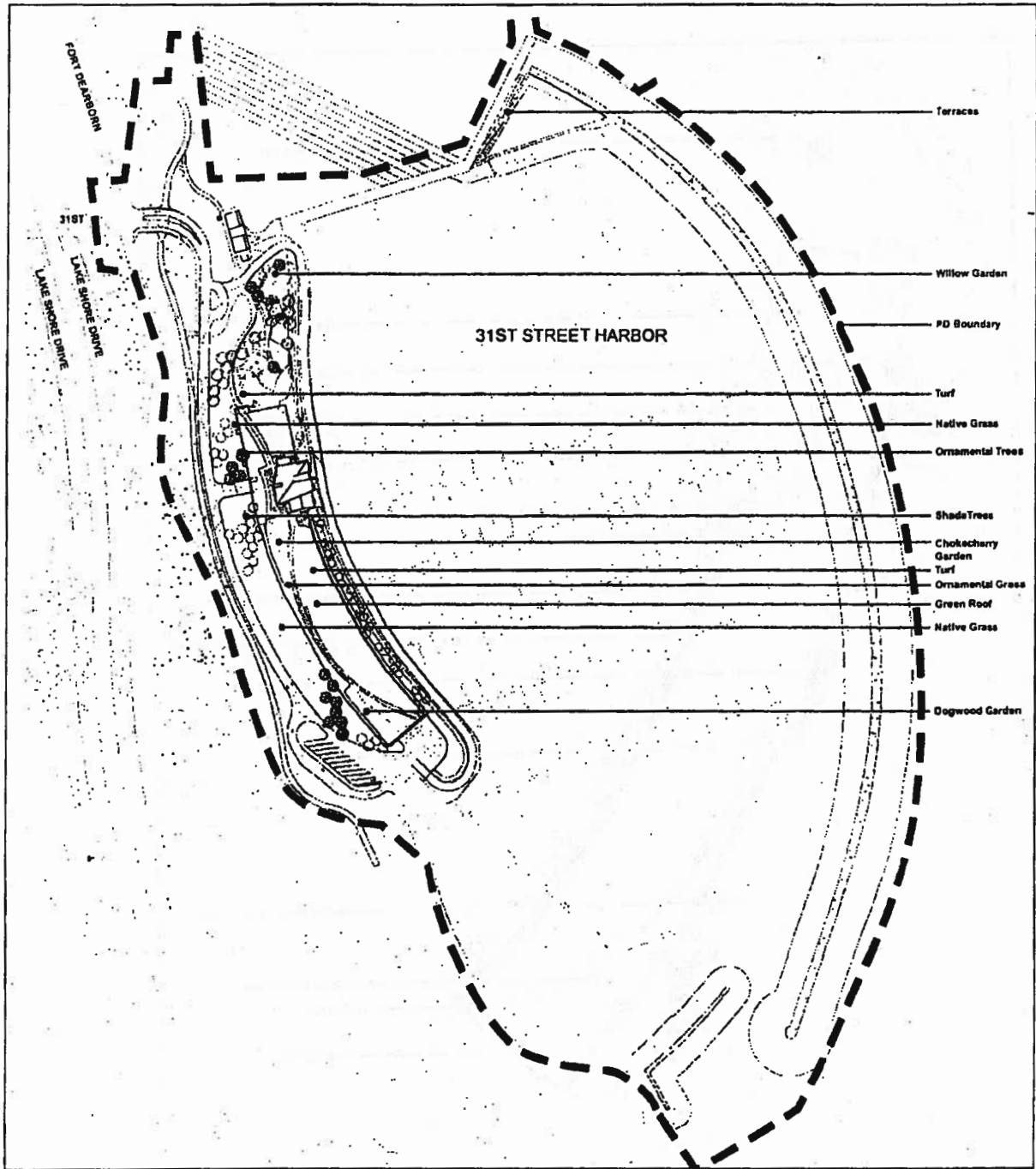
Existing Land-Use Area Map.



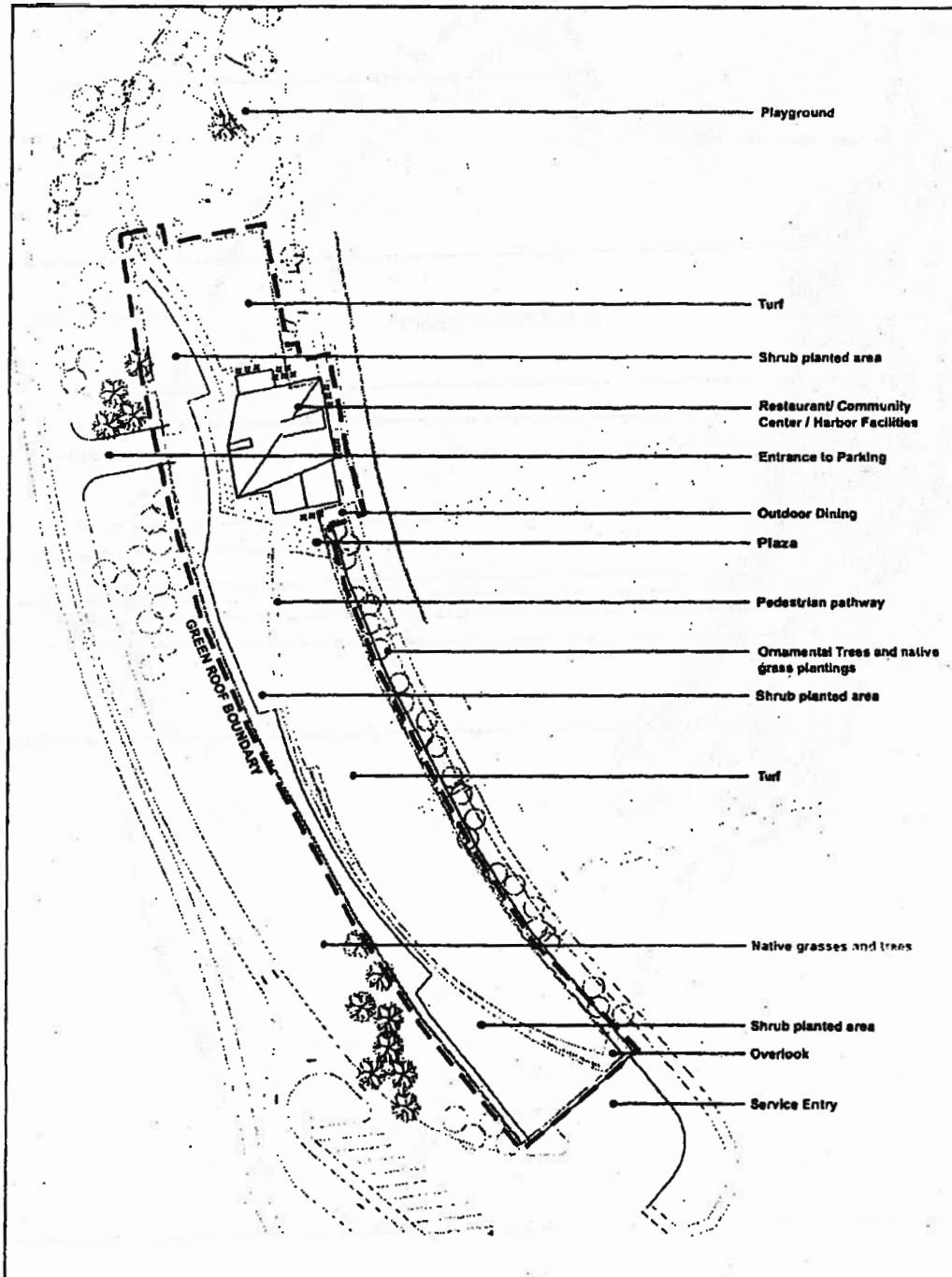
Generalized Site Plan.



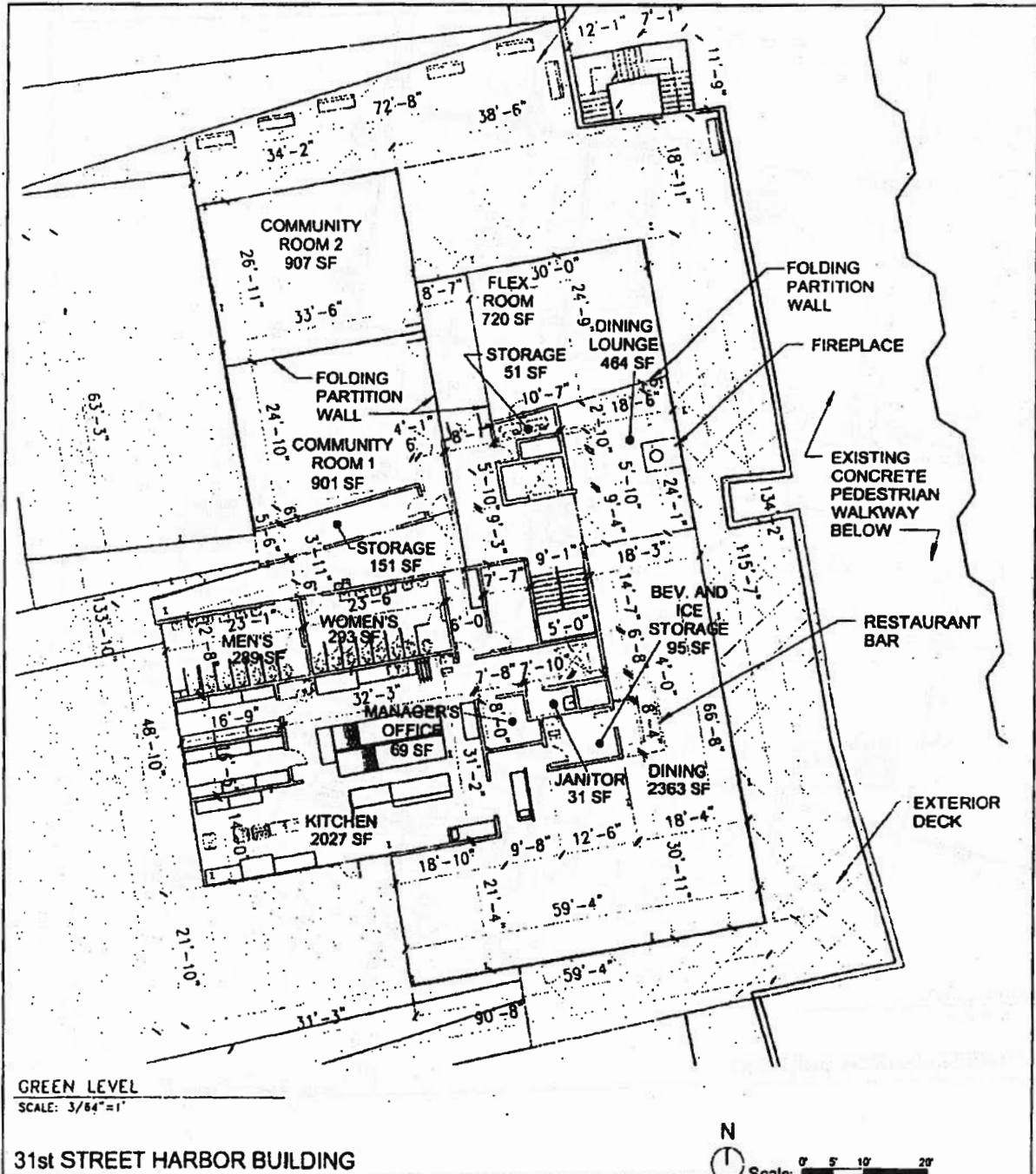
Landscape Plan.



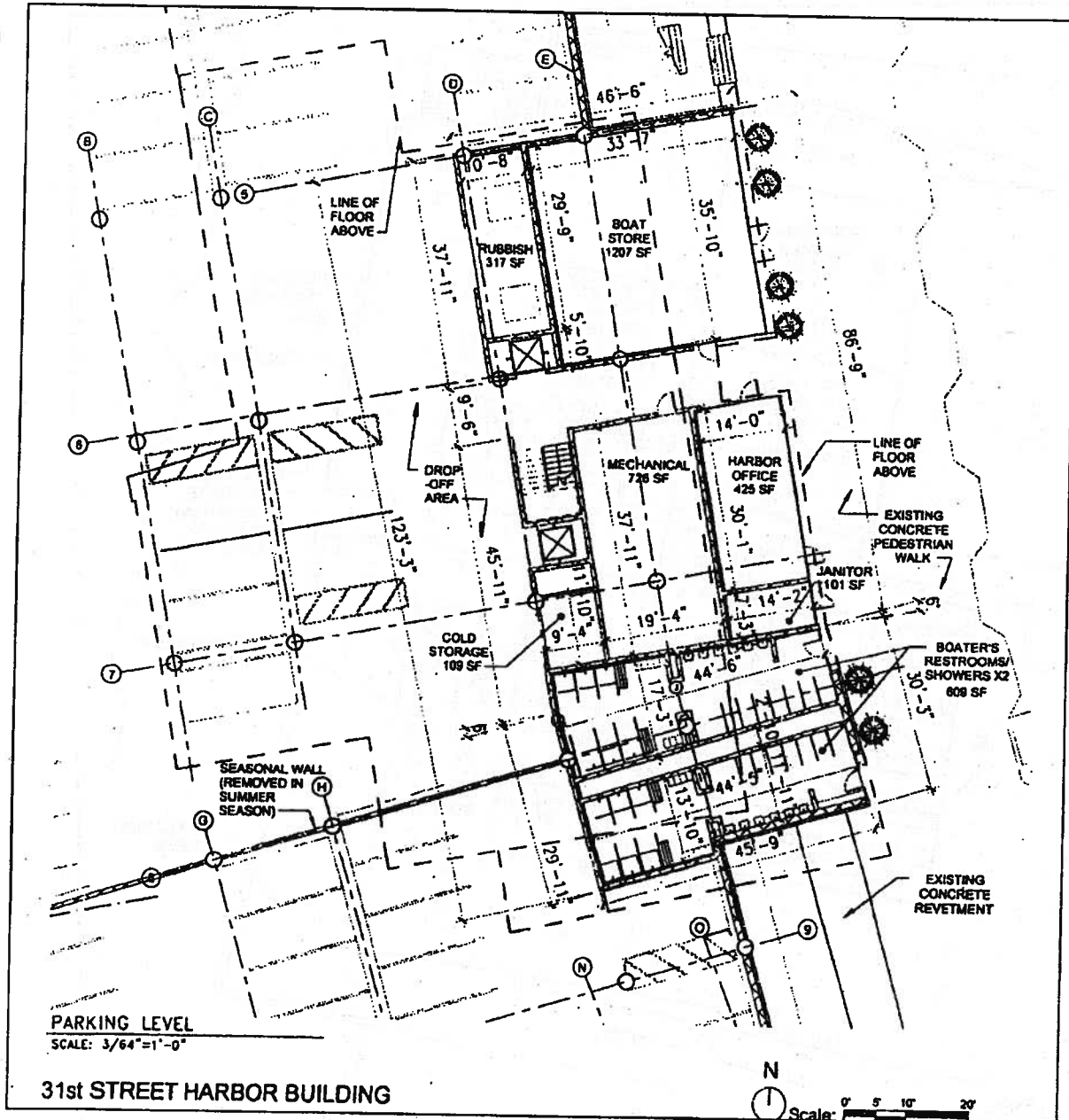
Green Roof Plan.



Green Level.

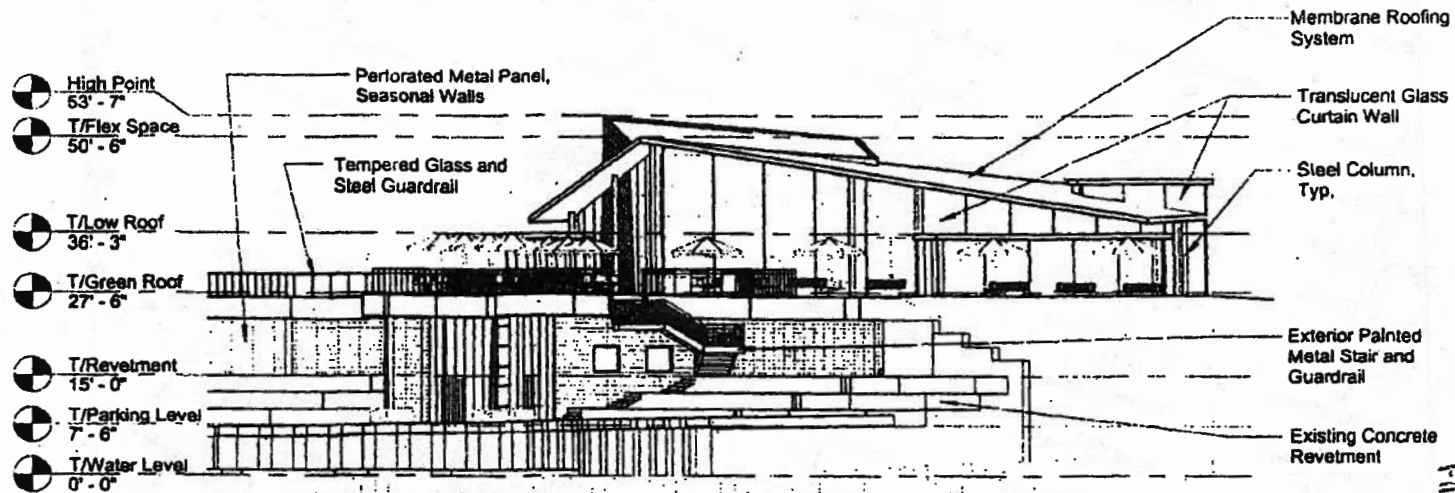


Parking Level.



North Building Elevation.

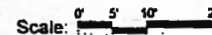
FINAL FOR PUBLICATION



NORTH ELEVATION

SCALE: 3/64"=1'

31st STREET HARBOR BUILDING



APPLICANT: CHICAGO PARK DISTRICT
 PROJECT: 31ST HARBOR - 3155 S LAKE SHORE DRIVE
 DATE: SEP. 9, 2009
 REVISED: NOV. 20, 2009

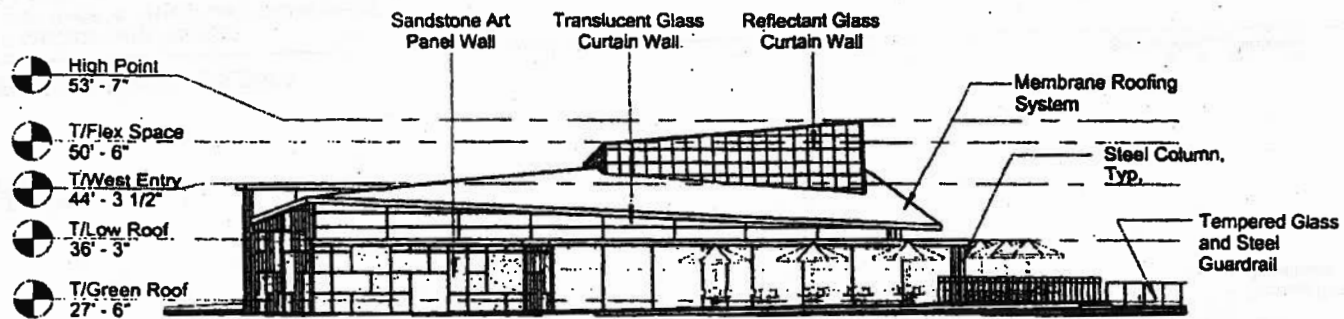
NOTE: CONCEPTUAL PLANS AND ELEVATIONS ARE INTENDED TO REFLECT ARCHITECTURAL CHARACTER ONLY. DESIGN AND BUILDING HEIGHT MAY CHANGE BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN

1/13/2010

REPORTS OF COMMITTEES

83543

South Building Elevation.



SOUTH ELEVATION

SCALE: 3/64"=1'

31st STREET HARBOR BUILDING

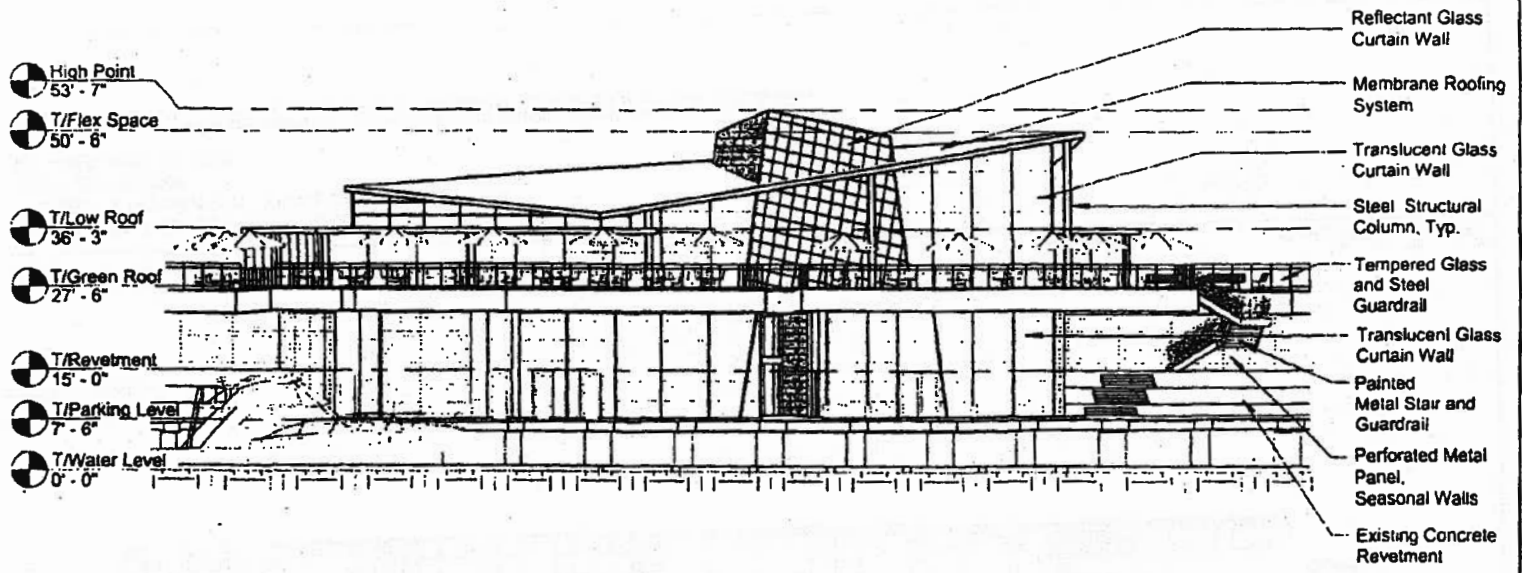
Scale: 0 5 10 20'

APPLICANT: CHICAGO PARK DISTRICT
PROJECT: 31ST HARBOR - 3155 S LAKE SHORE DRIVE
DATE: SEP. 9, 2009
REVISED: NOV. 20, 2009

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6004
ARCHITECT

East Building Elevation.



EAST ELEVATION
SCALE: 3/8"=1'

31st STREET HARBOR BUILDING

APPLICANT: CHICAGO PARK DISTRICT
PROJECT: 31ST HARBOR - 3155 S LAKE SHORE DRIVE
DATE: SEP. 9, 2009
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NOTE: CONCEPTUAL PLANS AND ELEVATIONS ARE INTENDED TO REFLECT ARCHITECTURAL CHARACTER ONLY. DESIGN AND BUILDING HEIGHT MAY CHANGE BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN



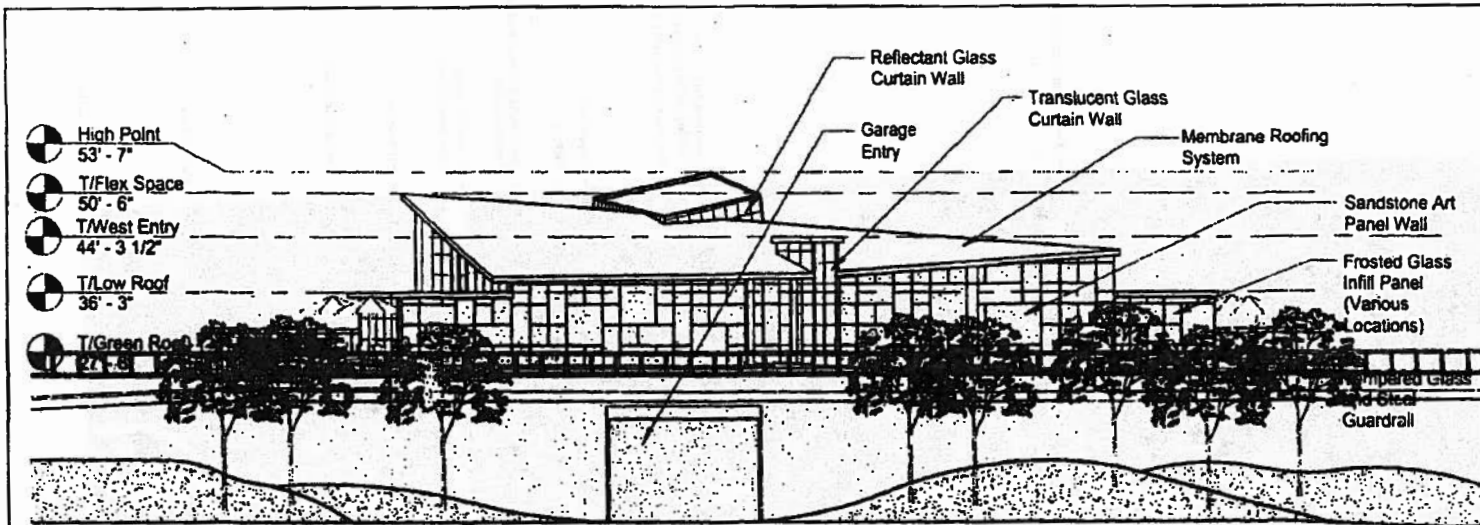
FINAL FOR PUBL

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REPORTS OF COMMITTEES

83545

West Building Elevation.



- High Point
53' - 7"
- T/Flex Space
50' - 6"
- T/West Entry
44' - 3 1/2"
- T/Low Roof
36' - 3"
- T/Green Roof
27' - 8"

WEST ELEVATION
SCALE: 3/8"=1'

31st STREET HARBOR BUILDING

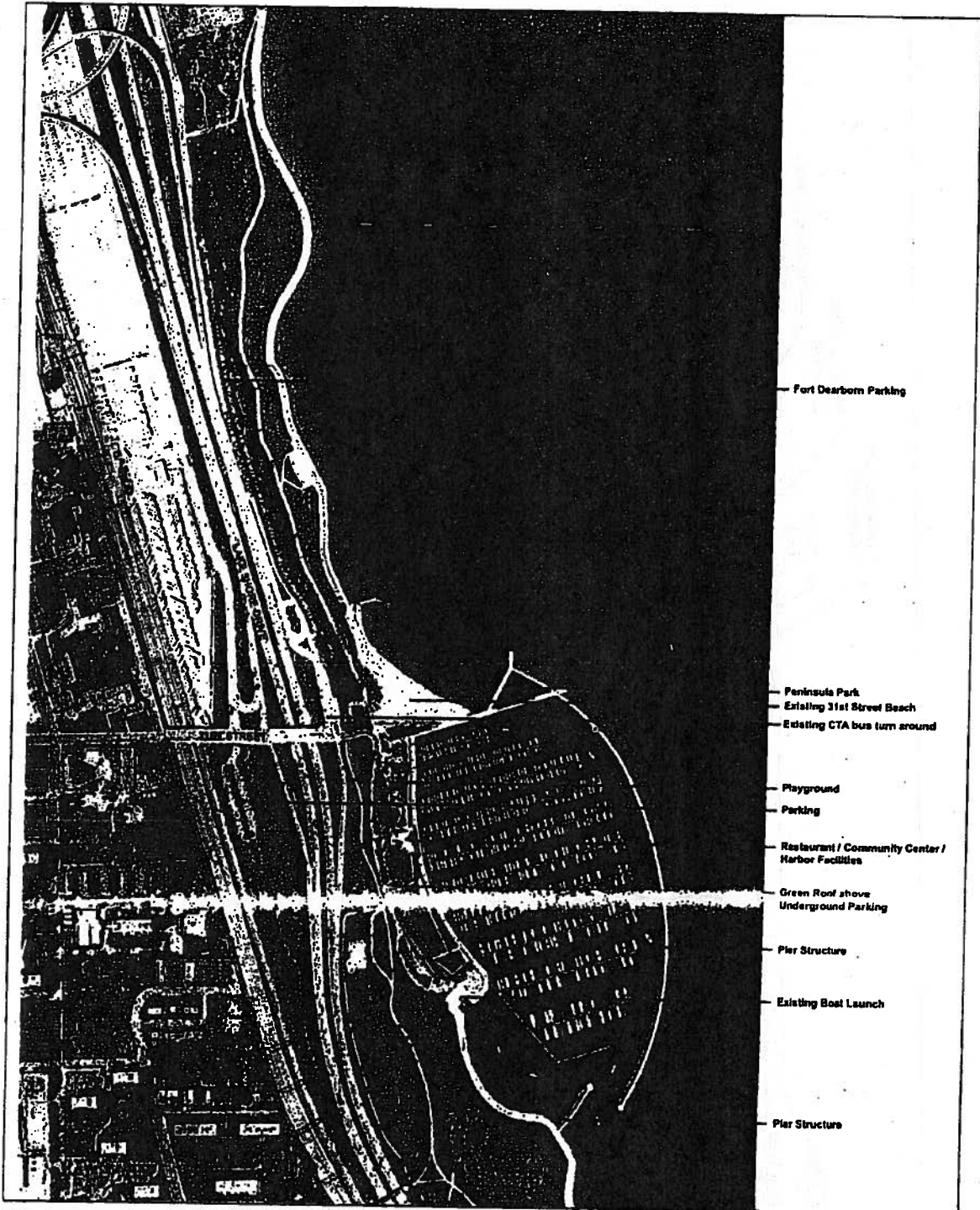
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FINAL FOR POST

APPLICANT: CHICAGO PARK DISTRICT
PROJECT: 31ST HARBOR - 3155 S LAKE SHORE DRIVE
DATE: SEP. 9, 2009
REVISED: NOV. 20, 2009

NOTE: CONCEPTUAL PLANS AND ELEVATIONS ARE INTENDED TO REFLECT ARCHITECTURAL CHARACTER ONLY. DESIGN AND BUILDING HEIGHT MAY CHANGE BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN

Site Plan.



Chicago Builds Green Form.
(Page 1 of 3)

Project Name: 31st Street Harbor

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From"):
From: 3155 To: S Director: Street Name: Lake Shore Drive Select Street Type: Ave

Ward No: 4 Community Area No:

Project Type: Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
PD No: RDA No: From: POS-1 To: PD

Public project Landmark

Project Size: Total land area in sq.ft.: 43 ACRES Total building(s) footprint in sq.ft.: 15,000 Total vehicular use area in sq.ft.: 197,803 SF

DPD Project Manager: Enter First Name Last Name: Sarah Sheehan

BG/GR Matrix: Select project category: Inst. School, Com. Center

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 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	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	335
No. of Parkway Trees		0	0

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	71,000
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip	Check applicable:	<input type="checkbox"/>
Bioswale	Check applicable:	<input type="checkbox"/>
Detention pond	Check applicable:	<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces		0	000
Total no. of parking spaces (Accessory + Non-Acc.)			0,000
No. of parking spaces dedicated to car sharing services (E.g.: I-GO, Zip-Car)		0	0
No. of bicycle parking		0	0
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	



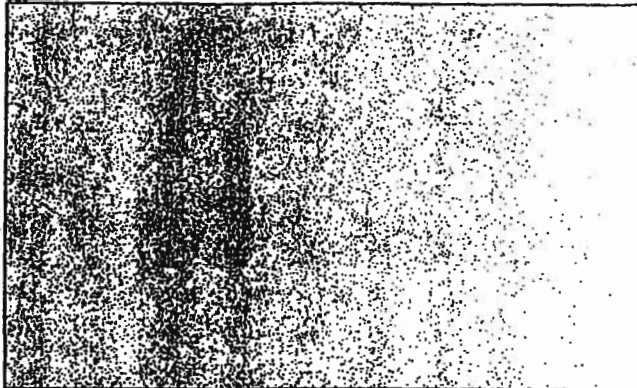
Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

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

Energy efficiency strategies not captured above:

(E- Other than Energy Star Pool - or Energy Star Building Certification)



Other sustainable strategies and/or Project Notes:

