

PD 1181

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17818

Reclassification Of Area Shown On Map No. 2-G.

(As Amended)

(Application No. 17818)

(Common Address: 1 -- 39 S. Green St., 815 -- 823 W. Madison St.,
2 -- 40 S. Halsted St. And 800 -- 822 W. Monroe Ave.)

RB PD 1181, 99

[SO2013-6090]

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 Business Planned Development Number 1181 symbols and designations as shown on Map Number 2-G in the area bounded by:

West Madison Street; a line 133.06 east of and parallel to South Green Street; a line 130.45 feet south of and parallel to West Madison Street; South Halsted Street; West Monroe Street; and South Green Street,

to those of Residential Business Planned Development Number 1181, 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 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:

*Residential-Business Planned Development No. 1181, As Amended.**Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1181, as amended, consists of property commonly known as 815 -- 823 West Madison Street; 16 -- 40 South Halsted Street; 800 -- 822 West Monroe Street; 1 -- 39 South Green Street, Chicago Illinois ("the Property"). The Property consists of Subarea A of approximately 66,896 square feet and Subarea B of approximately 17,358 square feet for a total net site area of 84,254 square feet (1.934 acres). This amendment only affects the property that is located within Subarea B which is owned or controlled by the Applicant, Chitown-Diamond JV, LLC (referred to herein as "Applicant").

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. In connection with the vacation of the alley known as Academy Place, the Applicant shall grant a reservation of rights easement in the vacation ordinance to the property known as Lots 1, 2 and 3 (except the south 20 feet thereof) in Block 1 of Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois, for purposes of ingress and egress over and across the alley to be vacated to and from Madison and Monroe Streets, except for temporary interruptions during periods of construction. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.
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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of nineteen (19) statements; Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan, Landscape Plans and Building Elevations prepared by Antunovich Associates and dated December 19, 2013. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area herein delineated as Subarea A of the business planned development: food and beverage retail sales, retail sales (general), a maximum of 244 accessory parking spaces and a maximum of

180 non-accessory parking spaces and related uses and services and all uses permitted in the DX Downtown Mixed Use District. The following uses shall be permitted within the area herein delineated as Subarea B of the business planned development: residential, retail sales (general), a minimum of 95 accessory parking spaces and related uses and services and all uses permitted in the DX Downtown Mixed Use District.

6. On-premises business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premises signs shall be permitted.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Housing and Economic Development. 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. 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 Department of Transportation. Furthermore, Applicant agrees to provide a traffic signal at the intersection of Madison and Green Streets. This signal must be installed prior to the issuance of the certificate of occupancy for any portion of the development. This work shall also include revised pavement markings to delineate eastbound and westbound left turn lanes from Madison Street onto Green Street. Said added turn lanes shall require a partial removal of the center landscape median on Madison Street west of Green Street, and possible loss of parking spaces along Madison Street. A final engineering plan of the intersection upgrades shall be submitted and approved by the Department of Transportation.
8. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Zoning Ordinance shall apply.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.

11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). The Part II Review Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review of each subarea. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of the Part II Approval of each subarea.
12. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of one hundred percent (100%) of the building's net roof area in Subarea A in the amount of 9,250 square feet and fifty percent (50%) of the building's net roof area in Subarea B in the amount of 3,000 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
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 new buildings and improvements on the

Property within Subareas A and B shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Prior to submitting an application for any excavation or construction of the project, the Applicant shall submit the report of a licensed structural engineer to the Department of Housing and Economic Development for its review and approval. The report shall include recommendations for protection or stabilization measures, if any, to be taken during construction regarding the adjacent Mid-City Trust and Savings Bank, an Orange Rated building, located at 2 South Halsted Street. The drawings submitted with the excavation or construction permit applications shall include the recommended measures and protections, if any, incorporated as part of any proposed work.
17. The Applicant, Chitown-Diamond JV LLC, owner of Subarea B, acknowledges and agrees that the rezoning of the Property from Planned Development 1181 to Planned Development 1181, as amended, for construction of this planned development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit [], the Applicant has agreed to provide zero affordable housing units [for owner-occupied units, 10% of total if sold at prices affordable at 100% AMI; less than 10% if sold at prices affordable at 80% AMI] [for rental units, 10% of total if leased at prices affordable at 60% AMI] in the Residential Project for households earning up to [100%] [80%] [60%] of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), [and] [or] make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED may adjust the requirements of this statement 17 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the planned development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant

acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development.

18. The Applicant commits to provide and fully-fund the following infrastructure improvement prior to issuance of the final occupancy certificate for the project: Install at the intersection of Halsted and Madison left turn signal arrows for eastbound, westbound, and northbound traffic with video camera actuation. The funding, design and provision of the infrastructure improvement detailed in this statement 18: A) will be the responsibility of the Applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.
19. Unless substantial construction has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property within the planned development shall automatically revert to that of the previously approved Business Planned Development Number 1181 dated July 28, 2011.

[Existing Land-Use Map; Existing Zoning Map; Boundary, Property Line and Subarea Map; Site Plan; Perimeter Landscape Plan -- Ground Level; Perimeter Landscape Plan -- Parking Level; Perimeter Landscape Plan -- Roof Level; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 74775 through 74787 of this *Journal*.]

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

17818

2/5/2014

JOURNAL--CITY COUNCIL--CHICAGO

74774

The Gateway Bulk and Data Summary				
--	--	--	--	--

	Sub Area A	Sub Area B	Total	Notes/Remarks
	(Retail Block)	(Residential Block)		
Gross Site Area (square feet)	95,210 SF	28,395 SF	123,606 SF	
Net Site Area (square feet)	66,896 SF	17,358 SF	84,254 SF	
Public Right-of-Way (square feet)	28,315 SF	11,037 SF	39,352 SF	
Floor Area Ratio	2.58	10.69	4.25	
FAR Area	172,620 SF	185,500 SF	358,120 SF	
Square Footage of Retail/Commercial Space	91,979 SF	4,400 SF	96,379 SF	
Proposed Number of Residential Units	0	167 Units	167 Units	
Maximum Number of Accessory Off-Street Parking Spaces	244 Spaces	---	244 Spaces	
Maximum Number of Off-Street Non-Accessory Parking Spaces	180 Spaces	0 Spaces	180 Spaces	
Minimum Number of Accessory Off-Street Parking Spaces	---	95 Spaces	95 Spaces	
Number of Total Off-Street Parking Spaces	424 Spaces	95 Spaces	519 Spaces	
Number of Off-Street Loading Spaces	3	1	4	
Minimum Number of Bicycle Spaces	---	120	120	
Minimum Building Setbacks	0'	0'	0'	
Open Space	0	0	0	
Maximum Building Height	70'	170'		TIF Applied for Sub Area A Only
Green Features	LEED Certified + 100% (9,250 sf) Green Roof	LEED Certified + 50% (3,000 sf) Green Roof		

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Housing & Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: MBaxter@cityofchicago.org Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/hed

Date: November ____, 2013

SECTION 1: DEVELOPMENT INFORMATION

Development Name: **The Gateway**

Development Address: **1-39 S. Green St. and 815-23 W. Madison Street, Chicago Illinois**

Ward: **27th**

If you are working with a Planner at the City, what is his/her name? **Noah Szafraniec**

Type of City involvement: Land write-down

(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)

Zoning increase, PD, or City Land purchase

*if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: **Chitown-Diamond JV, LLC**

Developer Contact (Project Coordinator): **Noah Szafraniec**

Developer Address: **5215 Old Orchard road, Suite 130, Skokie, IL 60077**

Email address: **mrt@taxmancorp.com** May we use email to contact you? **Yes**

Telephone Number: **847-674-4321**

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 167 x 10%* = 17 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details N/A

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no

If parking is not included, what is the monthly cost per space? _____

Estimated date for the commencement of marketing:
 Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? **May 2014**
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{167}{\text{Number of total units in development}} \times 10\% = \frac{17}{\text{(round up to nearest whole number)}} \times \$100,000 = \$1,700,000.00 \text{ Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

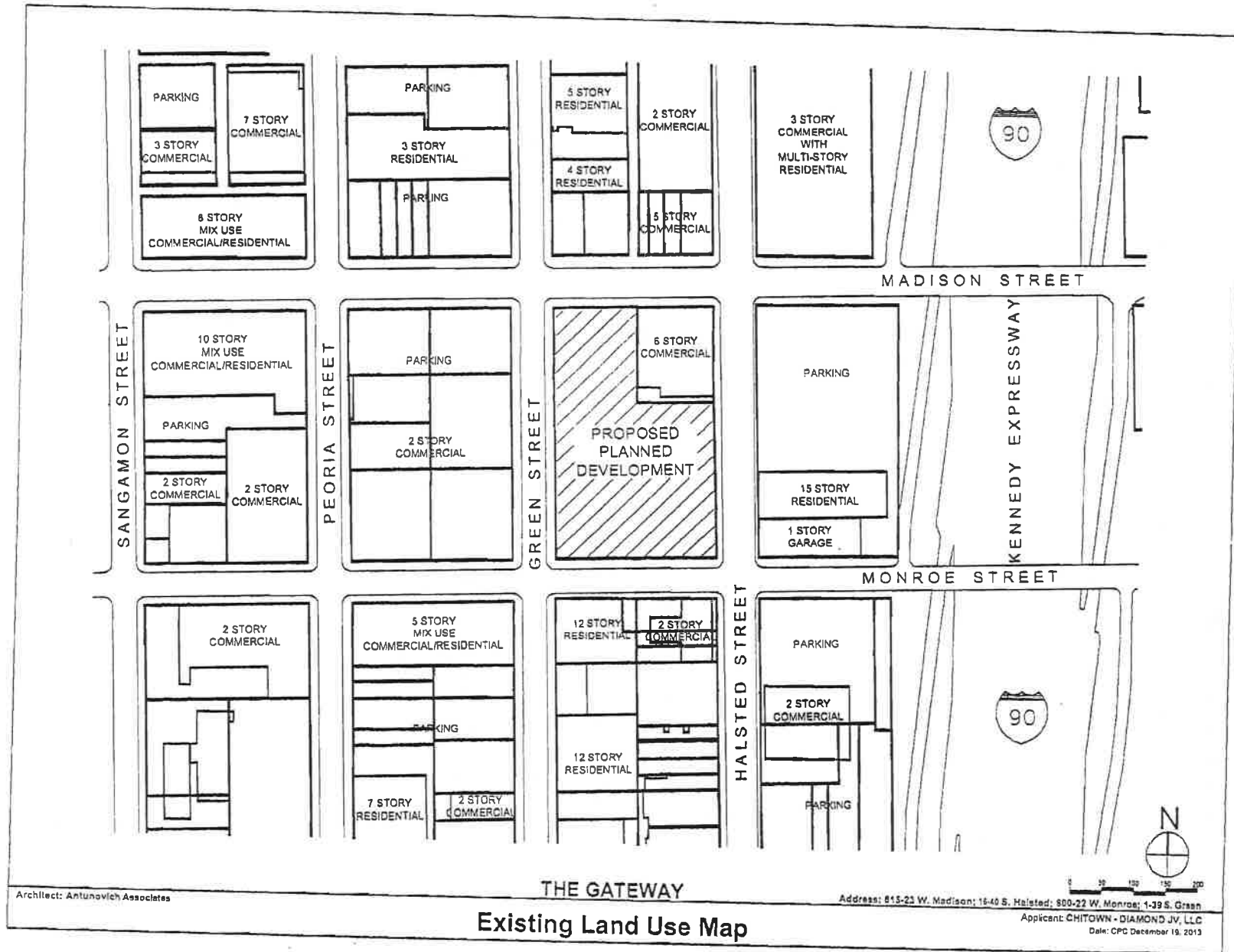
$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

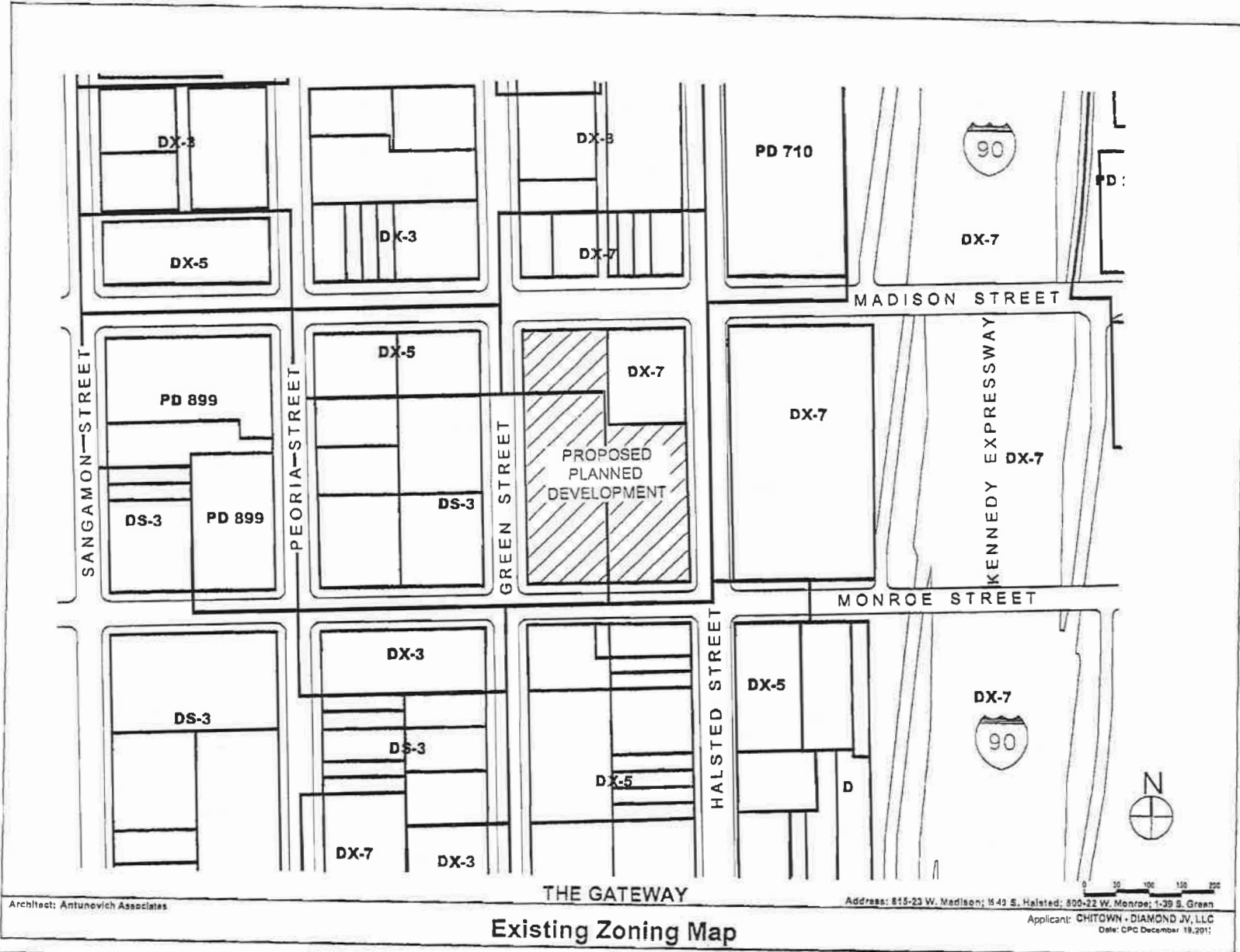
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

Marcia Baxter
 Marcia Baxter,
 Department of Housing & Economic Development
 Date 11/14/13

Christina Diamond
 by *[Signature]*
 Developer/Project Coordinator
 Date 11/14/13

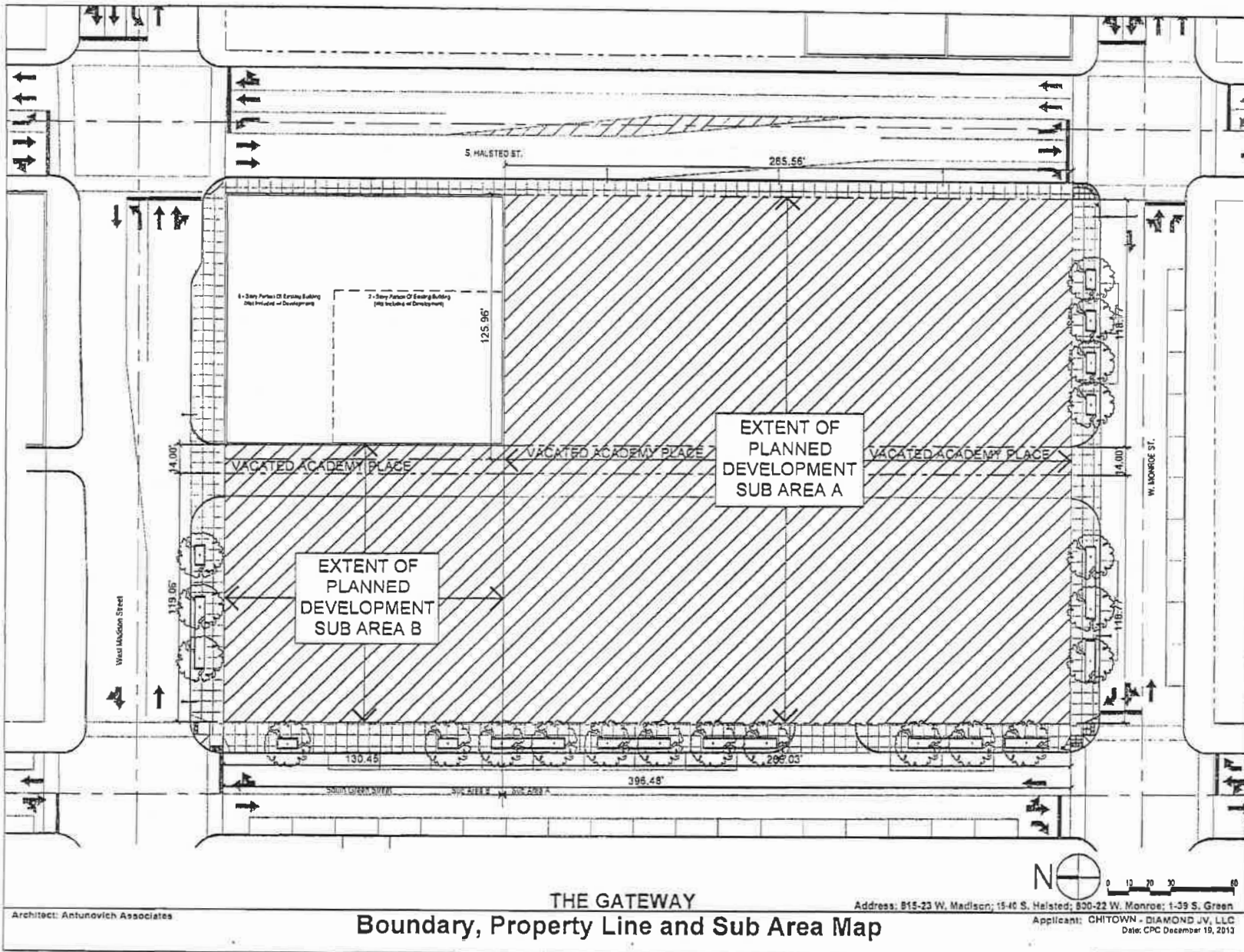




Architect: Antunovich Associates

Existing Zoning Map

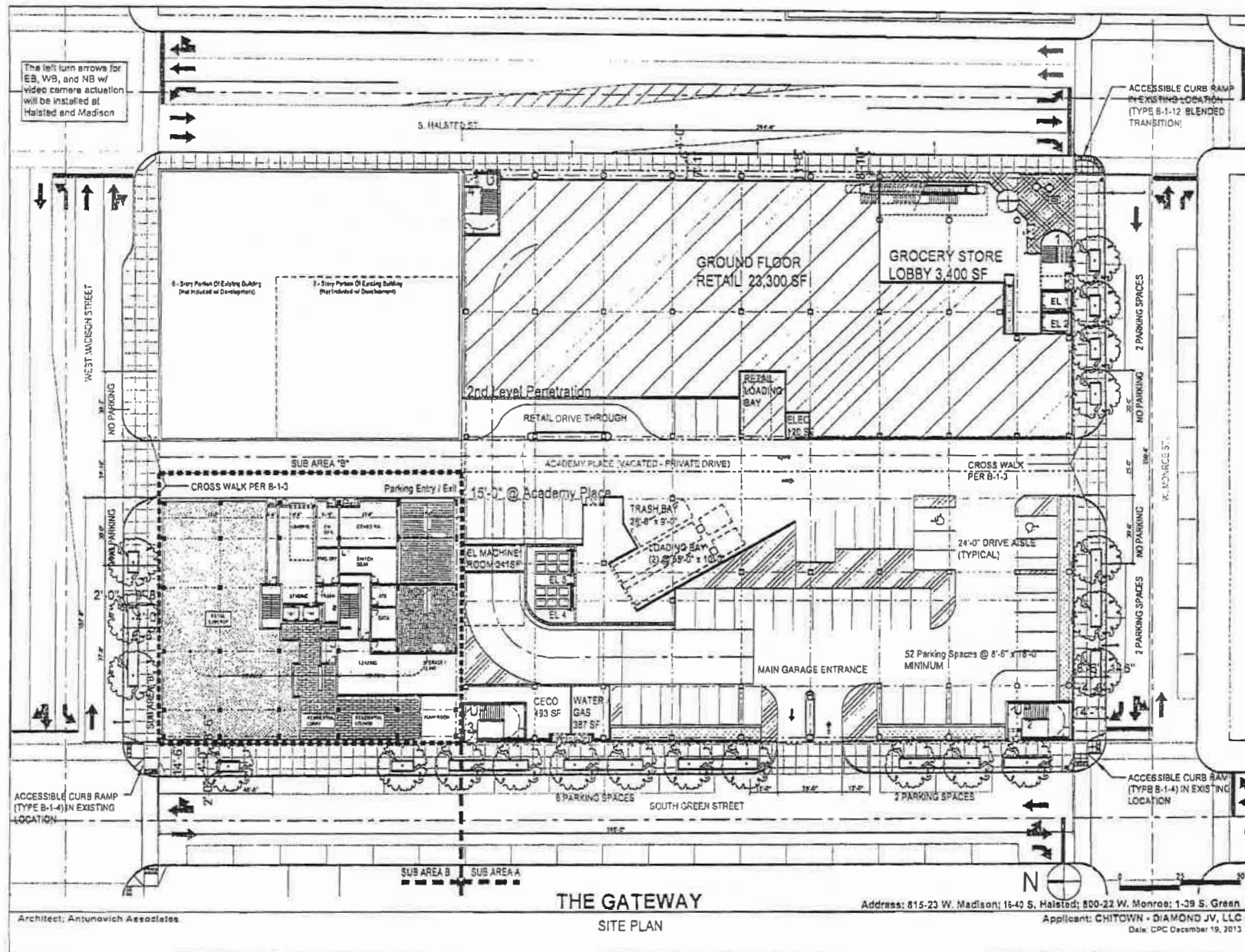
Address: 615-23 W. Madison; 1649 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CHITOWN - DIAMOND JV, LLC
Date: CPC December 19, 2011



Architect: Antunovich Associates

THE GATEWAY Boundary, Property Line and Sub Area Map

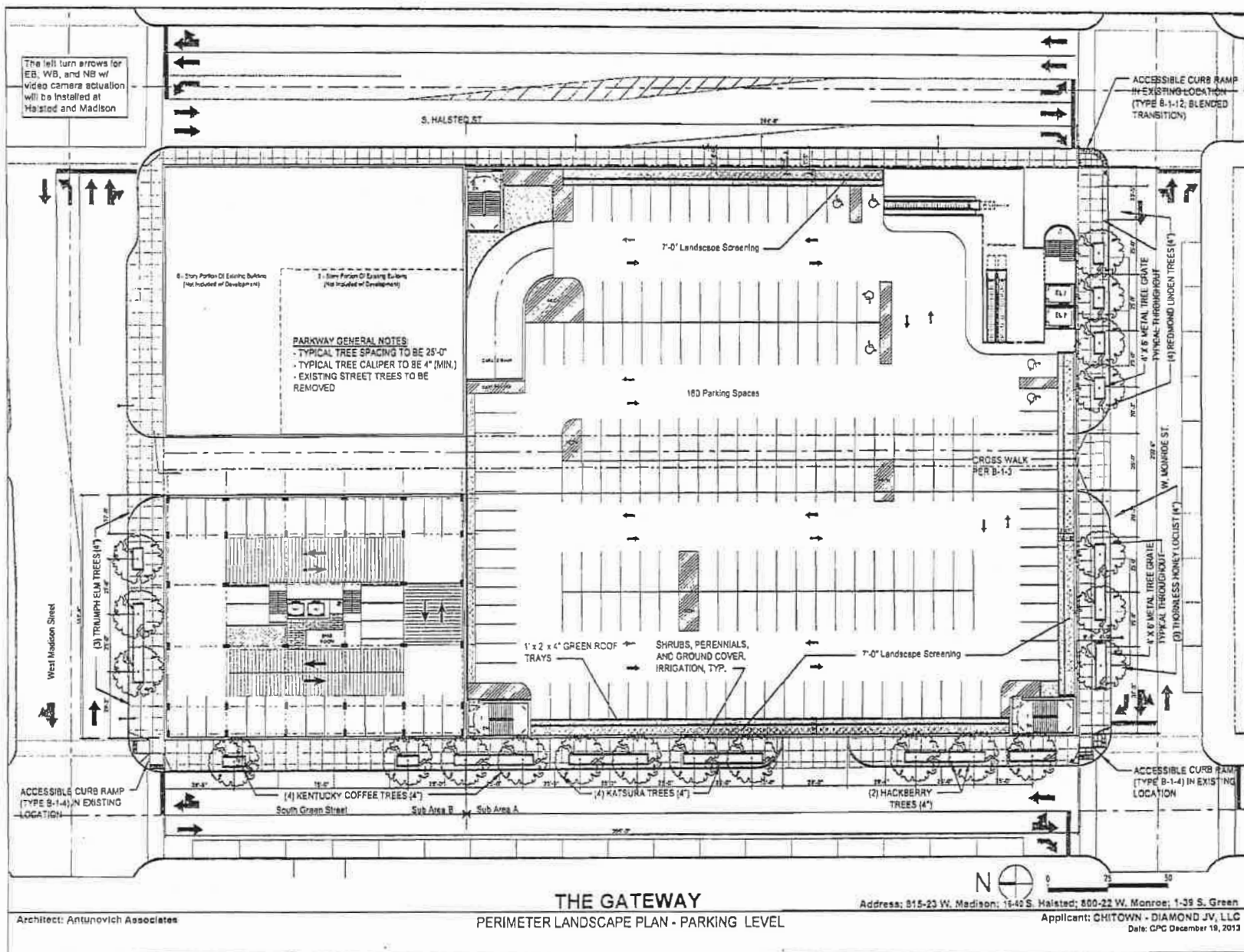
Address: 815-23 W. Madison; 15-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CHITOWN - DIAMOND JV, LLC
Date: CPC December 19, 2013

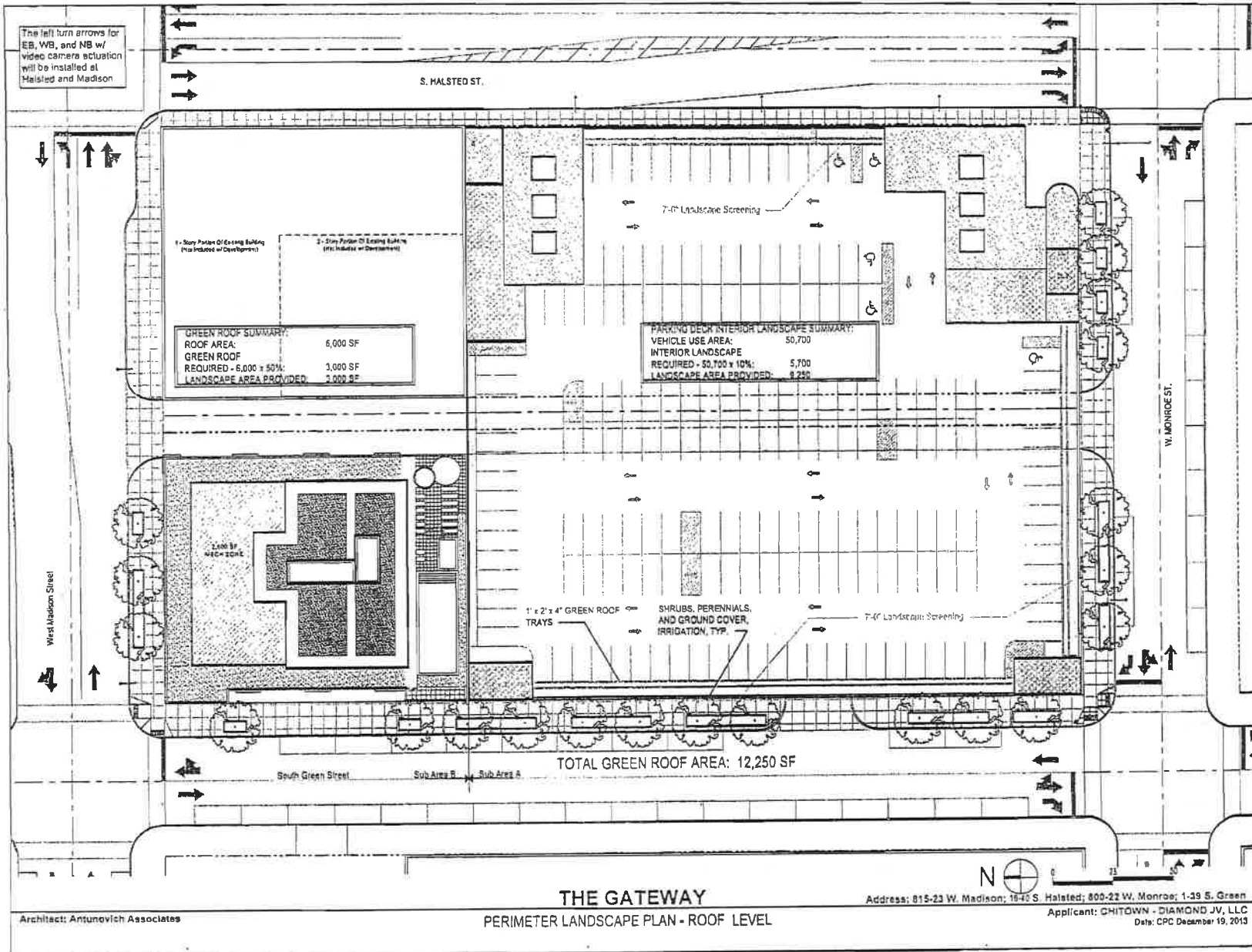


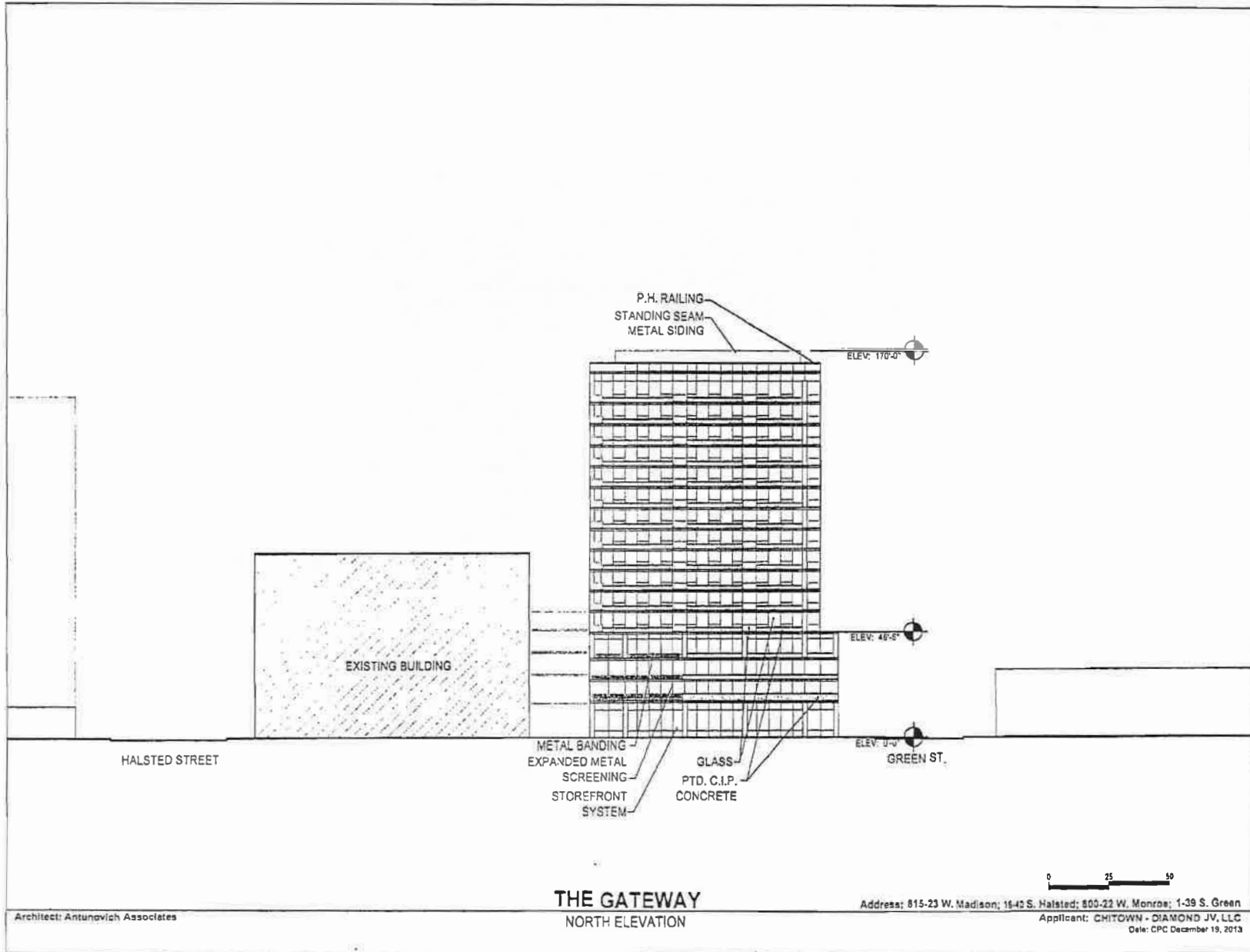
THE GATEWAY
SITE PLAN

Address: 815-23 W. Madison; 16-40 S. Halsted; 600-22 W. Monroe; 1-39 S. Green
Applicant: CHITOWN - DIAMOND JV, LLC
Date: CPC December 19, 2013

Architect: Antunovich Associates



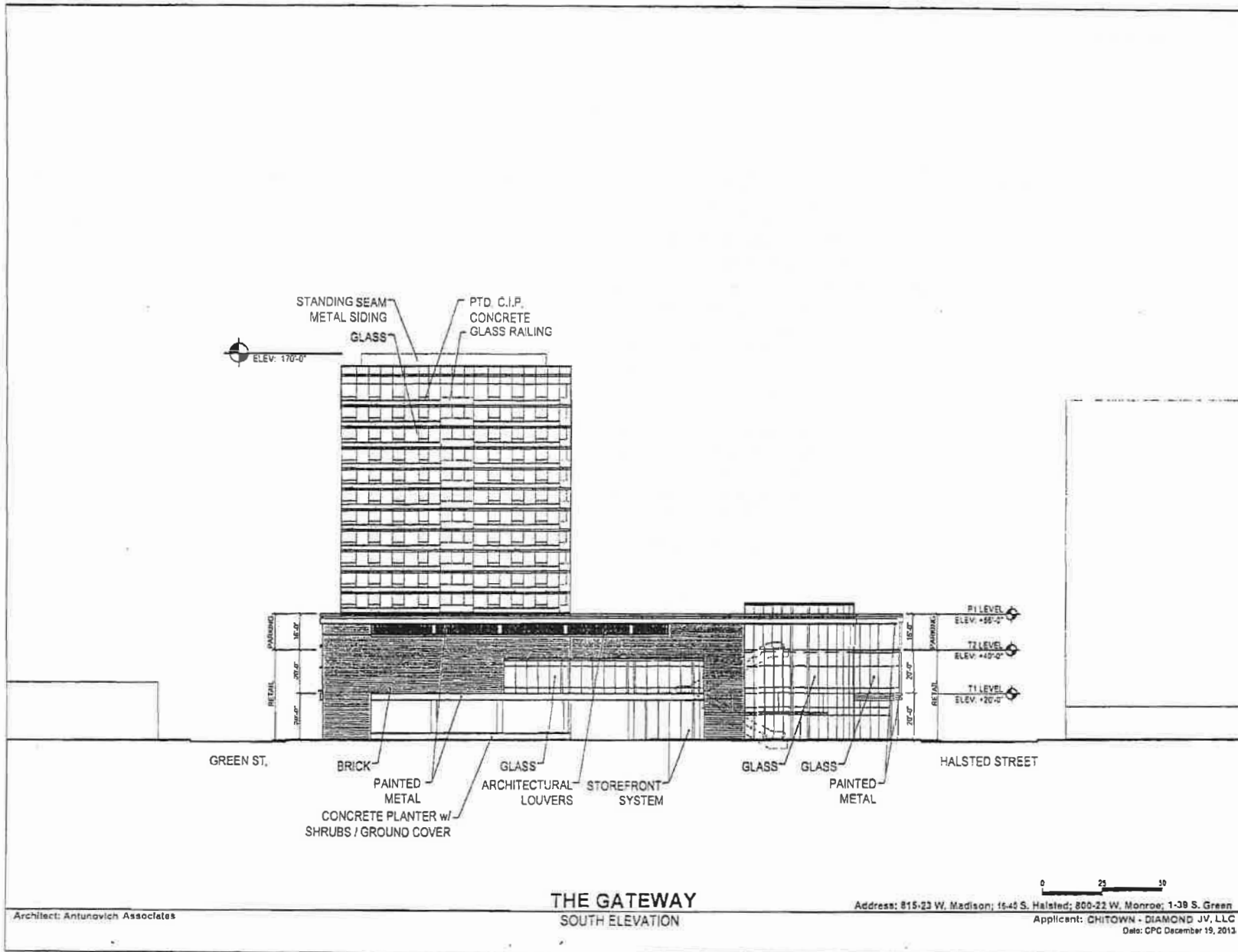


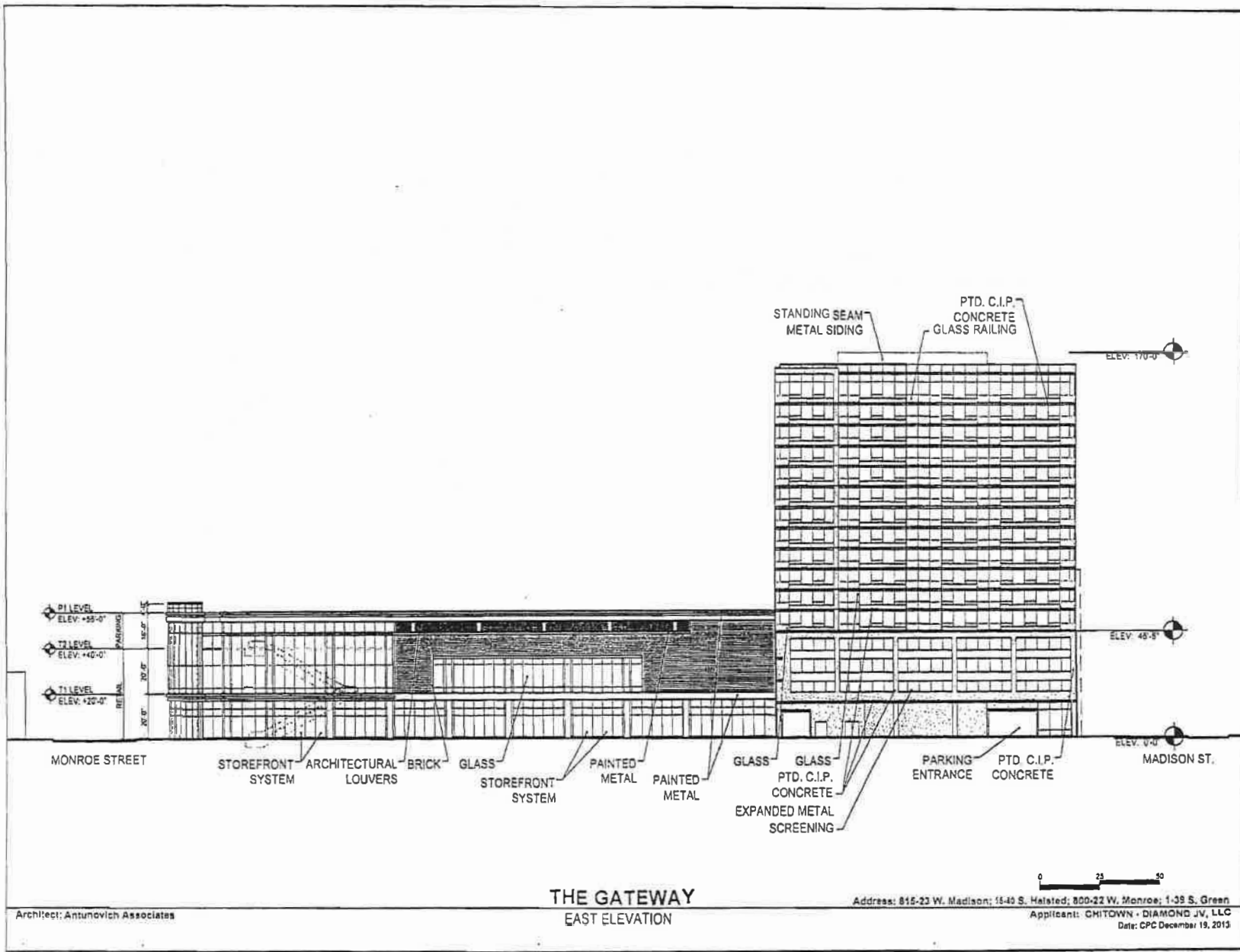


Architect: Antunovich Associates

THE GATEWAY
NORTH ELEVATION

Address: 815-23 W. Madison; 1643 S. Halsted; 600-22 W. Monroe; 1-39 S. Green
Applicant: CHITOWN - DIAMOND JV, LLC
Date: CPC December 19, 2013





Architect: Antunovich Associates

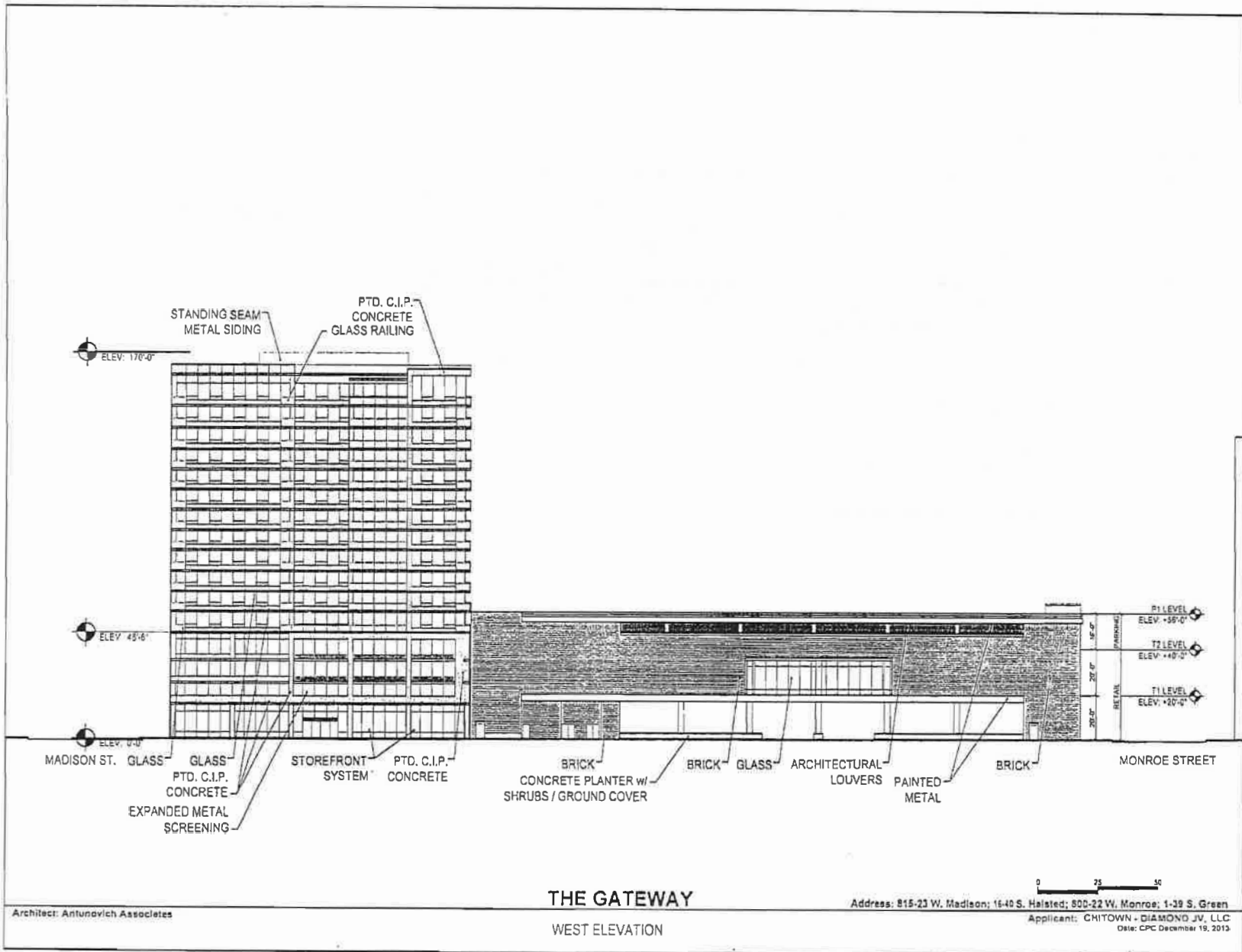
THE GATEWAY
EAST ELEVATION

Address: 815-23 W. Madison; 15-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CHITDOWN - DIAMOND JV, LLC
Date: CPC December 19, 2013

2/5/2014

REPORTS OF COMMITTEES

74787



Architect: Antunovich Associates

THE GATEWAY

WEST ELEVATION

Address: 815-23 W. Madison; 16-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green

Applicant: CHITOWN - DIAMOND JV, LLC
Date: CPC December 19, 2013



MAIN FILE

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 8, 2012

Joseph M. Antunovich, AIA
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

Re: REVISED Signage Master Plan for Business Planned Development No. 1181, the Gateway Mixed-Use Development, Madison/Halsted/Monroe/Green Streets

Dear Mr. Antunovich:

In response to our letter of May 4, 2012, you have asked to substitute several signs along the Halsted Street-East Elevation. In order to accommodate the tenant Ulta, you are seeking to replace the previously approved three 20 square foot tenant fascia signs along the Halsted Street Elevation with a 40 square foot blade sign and a single 30 square foot tenant fascia sign as shown on revised Elevation and Rendering drawings, both dated May 7, 2012.

This substitution of signage will result in an increase of 10 square feet, thereby increasing the allowable sign area within Sub-Area A from 485 to 495 square feet and within the entire Planned Development from 985 to 995 square feet (Sub-Area B remains 500 square feet).

If you have any questions or require additional information, please contact me at (312) 744-0063.

Sincerely,

Heather Gleason
Assistant Commissioner

C: Teresa McLaughlin, Main file

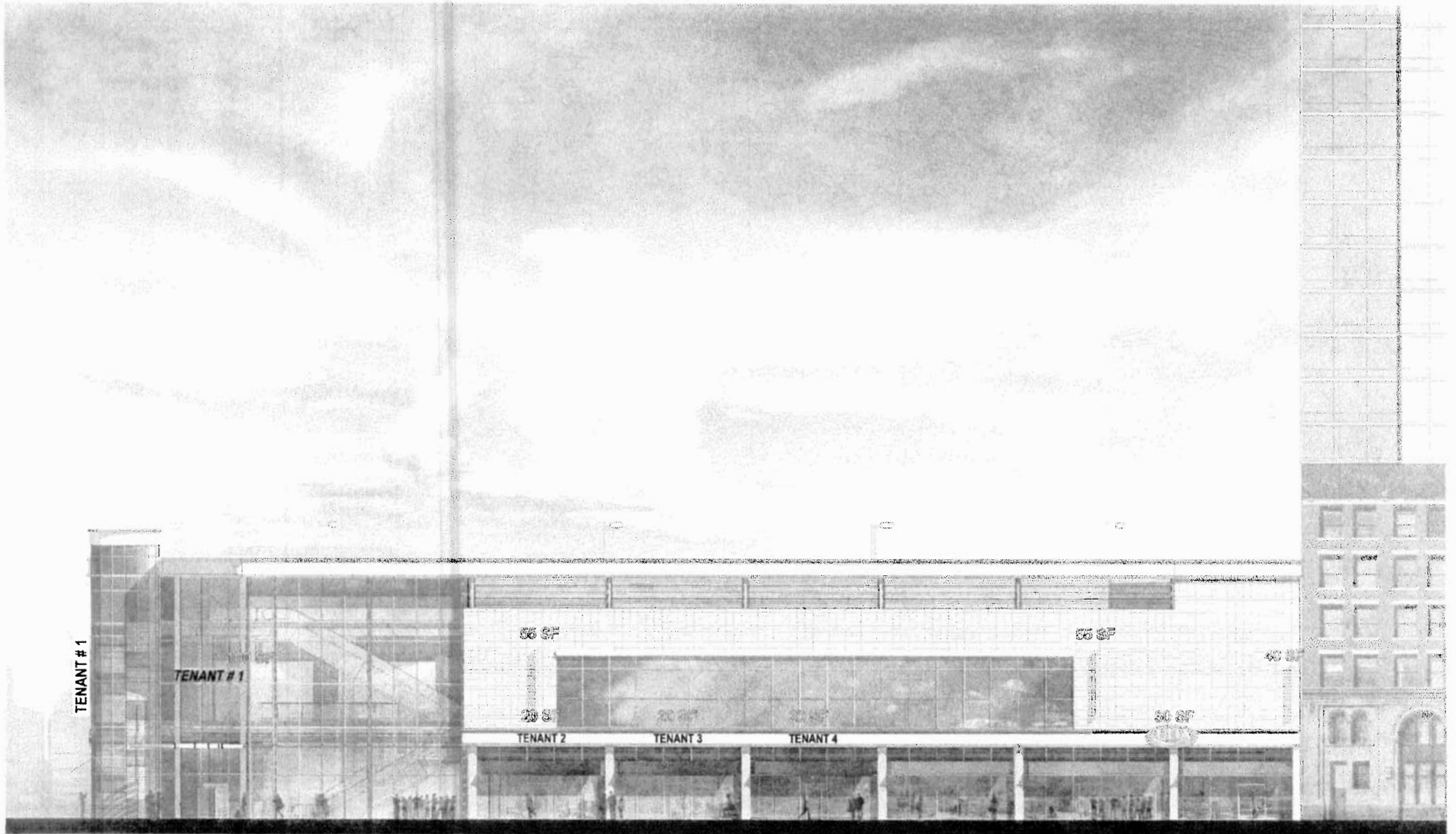


The Gateway To the West Loop - Mixed - Use Development

CD-EB/EP Retail JV, LLC | Developers | Antunovich Associates | Architects/Planners

Rendering

Chicago, IL | May 7, 2012



The Gateway To the West Loop - Mixed - Use Development

CD-EB-EP Hetari JV, LLC Developers | Antunovich Associates Architects Planners

Elevation 2
Chicago, IL | May 7, 2012



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 4, 2012

Joseph M. Antunovich, AIA
Antunovich Associates
224 West Huron Street
Suite 7 East
Chicago, IL 60654

**Re: Business Planned Development No. 1181, The Gateway Mixed-Use Development,
Madison/Halsted/Monroe/Green Streets, Proposed Signage Master Plan**

Dear Mr. Antunovich:

We have reviewed your most recent submittal in regards to the proposed signage for the Gateway mixed-use development. You originally requested a total of 1,600 square feet for the entire Planned Development (800 square feet each for Sub-Area A and Sub-Area B). Based on our follow-up conversations, we appreciate your efforts in reducing the amount of proposed signage.

As shown in drawings dated April 26, 2012, you are now proposing a total of 1,070 square feet (570 square feet in Sub-Area A and 500 square feet in Sub-Area B) of signage. This total does not include 135 square feet of directional signage. We have no objection to the latest proposal for the all of the elevations except for the Halsted Street-East Elevation within Sub-Area A. Please reduce each tenant fascia sign to 20 square feet as originally proposed and approved in our letter dated July 15, 2011. Also, no additional 2nd floor blade signs are allowed, therefore, the newly proposed 40 square foot blade sign near tenant 5 is not allowed. Both of these changes will result in a reduction in the Halsted Street-East Elevation signage from 415 square feet to 330 square feet and a reduction in the total Planed Development signage from 1,070 square feet to 985 square feet (Sub-Area A is reduced from 570 square feet to 485 square feet and Sub-Area B remains 500 square feet).

If you have any questions or require additional information, please contact me at (312) 744-0063.

Sincerely

Heather Gleason
Assistant Commissioner

C: Teresa McLaughlin, Main file



The Gateway To the West Loop - Mixed - Use Development

CD-EB/EP Retail JV, LLC Developers | Antunovich Associates Architects, Planners

Signage Master Plan Parcel A: Rendering

Chicago, IL | April 26, 2012



The Gateway To the West Loop - Mixed - Use Development

CD-EB/EP Retail JV, LLC Developers | Antunovich Associates Architects, Planners

Signage Master Plan Parcel A: Rendering

Chicago, IL | April 26, 2012

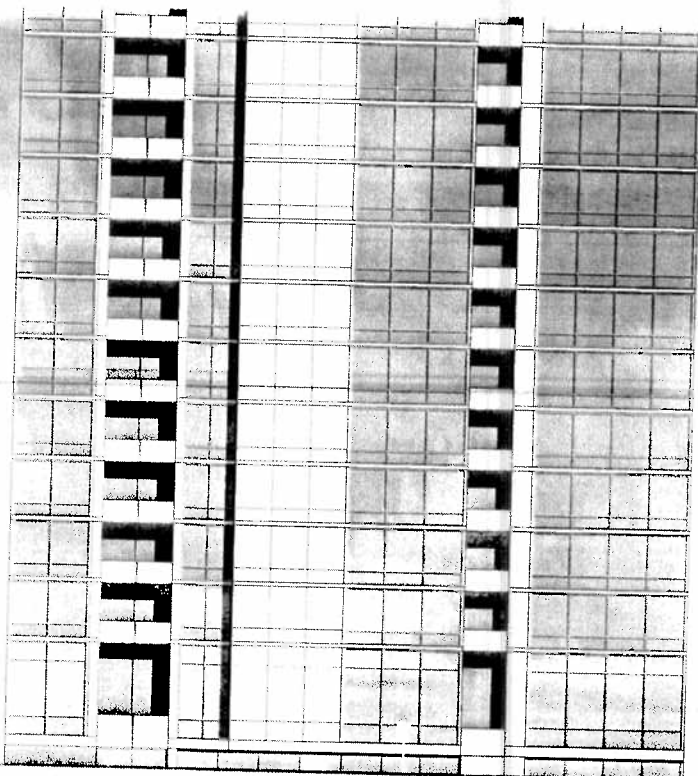
Halsted Street - East Elevation

2nd Floor		
Main Tenant	1 @ 100 SF	100 SF
Blade Signs	2 @ 55 SF	110 SF
	1 @ 40 SF	40 SF
1st Floor		
Fascia	3 @ 30 SF	90 SF
Fascia	3 @ 25	75 SF
Awnings	0	0 SF
		415 SF

Parcel "A" Total Signage Area

Halsted Street - East Elevation:	415
Monroe Street - South Elevation:	155
Green Street - West Elevation:	0
Madison Street - North Elevation:	0
Total Signage:	570

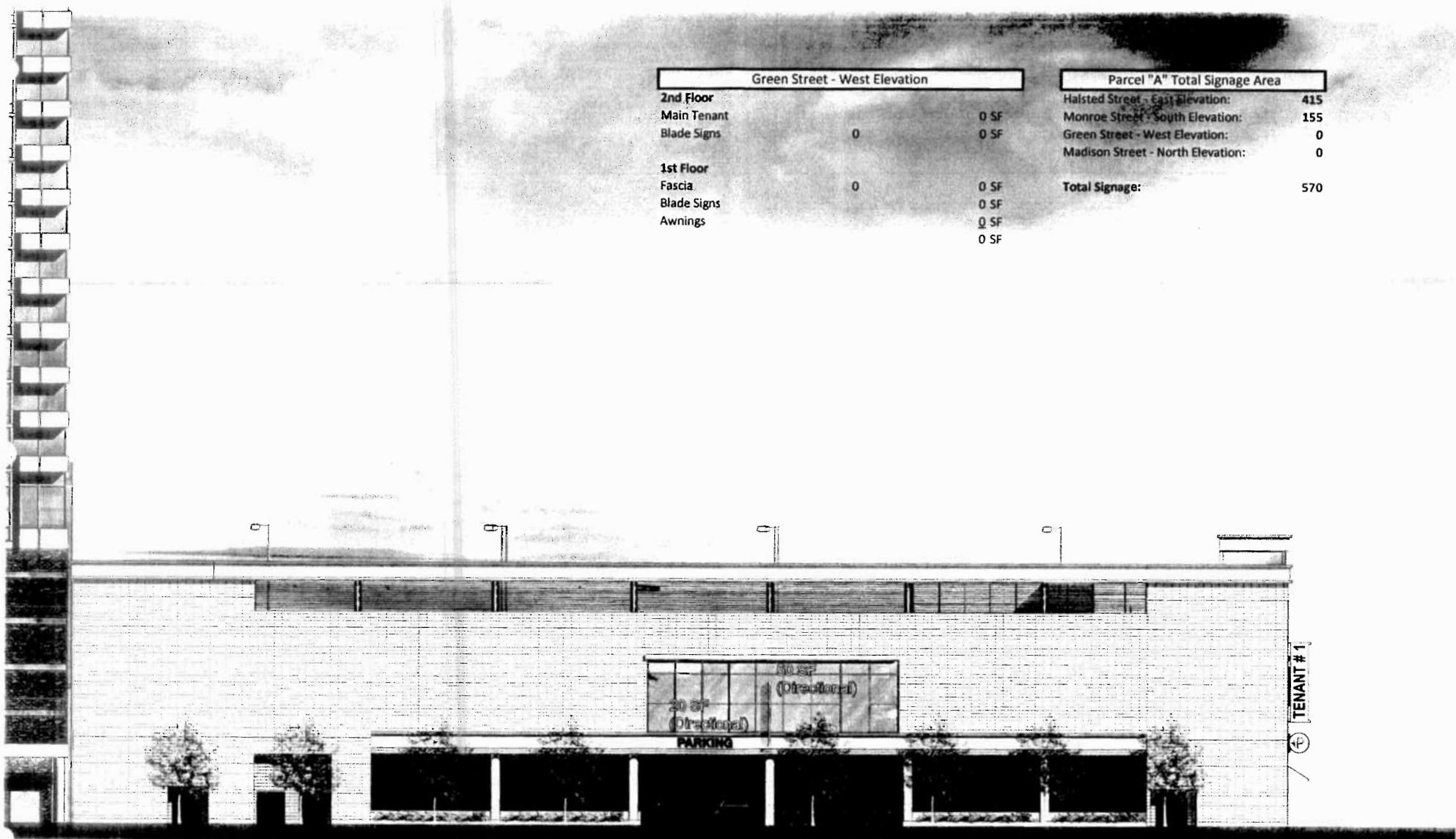




Monroe Street - South Elevation		
2nd Floor		
Main Tenant		0 SF
Blade Signs	2 @ 55 SF	110 SF
1st Floor		
Fascia	3 @ 15 SF	45 SF
Blade Signs		0 SF
Awnings		0 SF
		155 SF

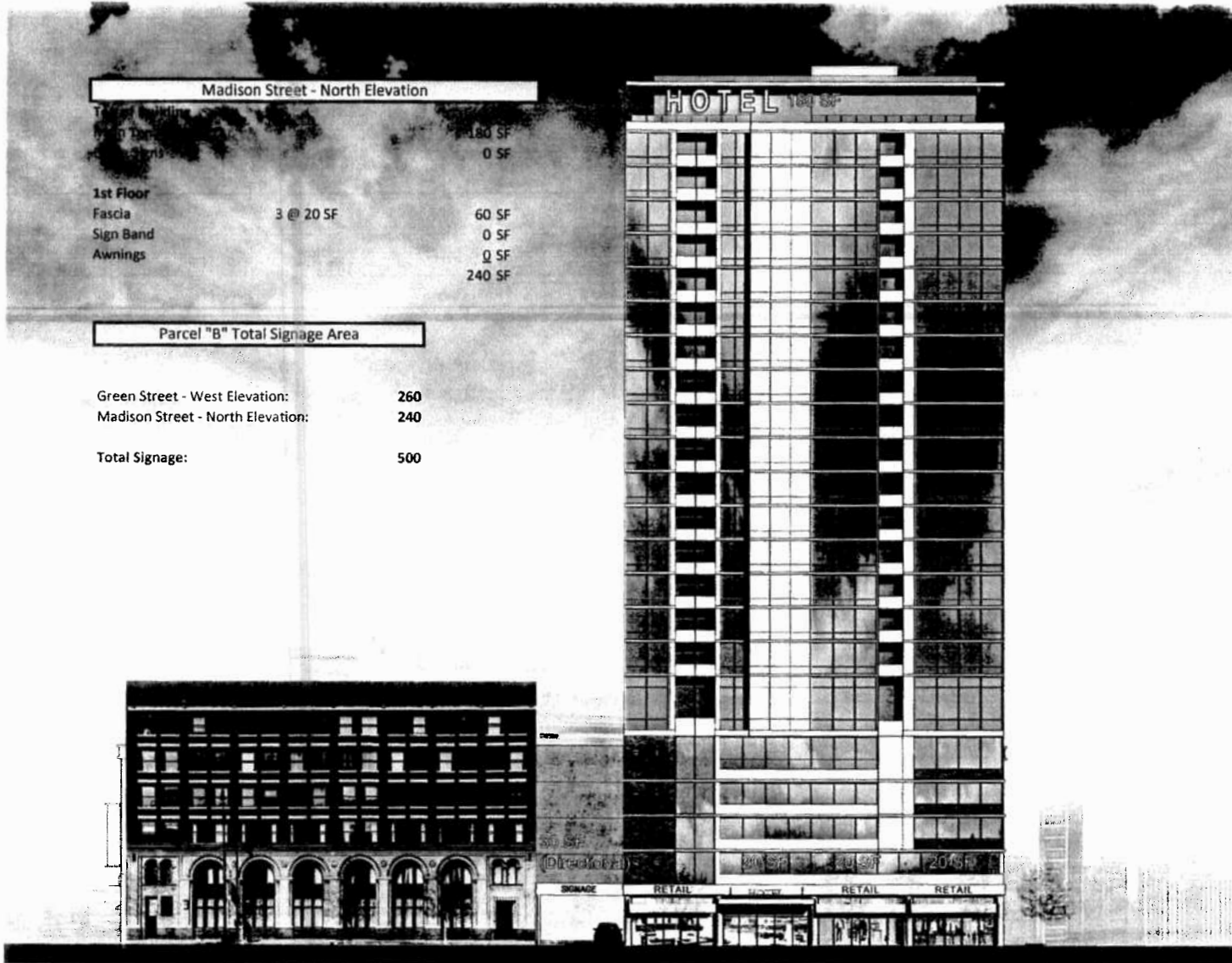
Parcel "A" Total Signage Area	
Halsted Street - East Elevation:	415
Monroe Street - South Elevation:	155
Green Street - West Elevation:	0
Madison Street - North Elevation:	0
Total Signage:	570

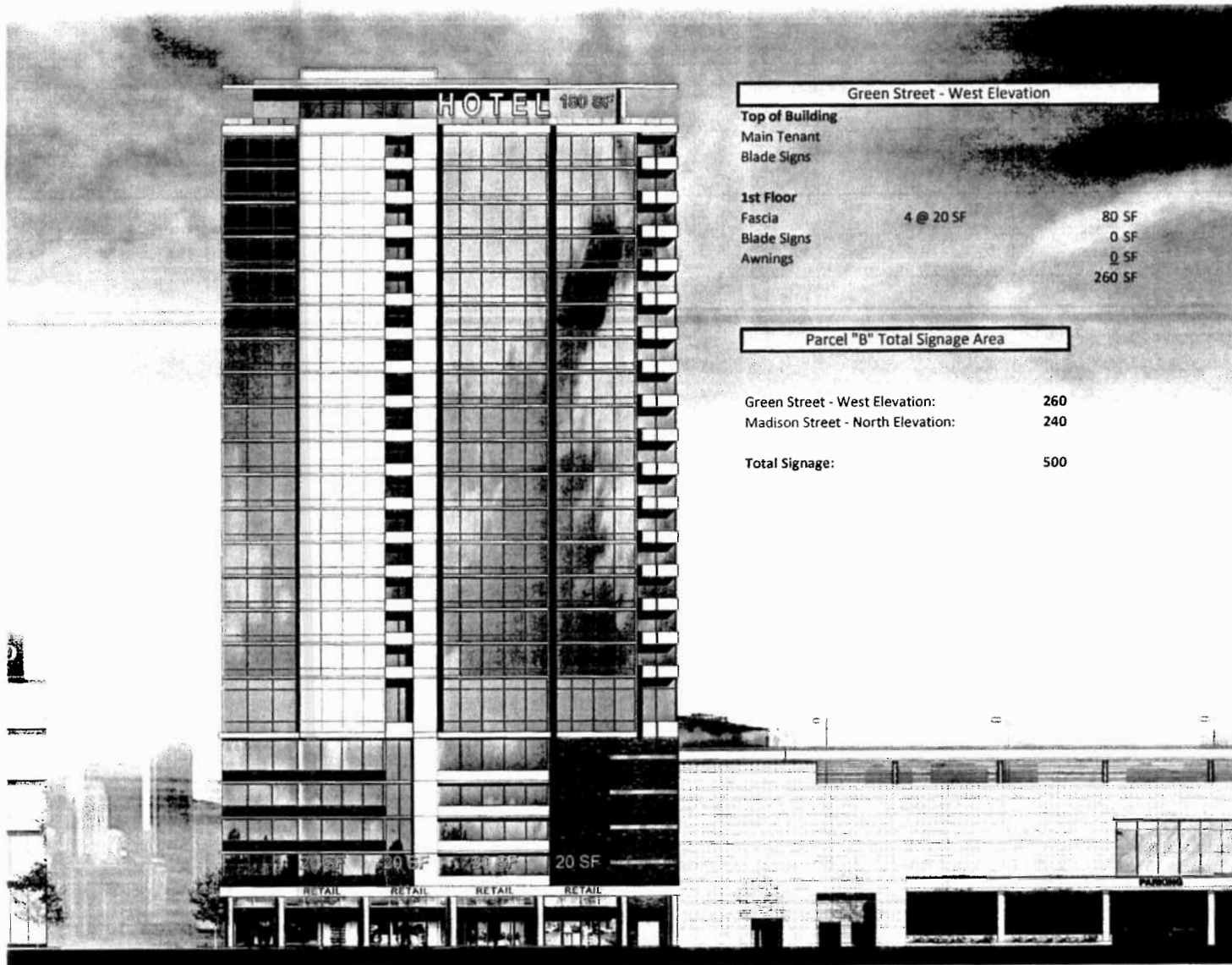




Green Street - West Elevation		
2nd Floor		
Main Tenant		0 SF
Blade Signs	0	0 SF
1st Floor		
Fascia	0	0 SF
Blade Signs		0 SF
Awnings		0 SF

Parcel "A" Total Signage Area	
Halsted Street - East Elevation:	415
Monroe Street - South Elevation:	155
Green Street - West Elevation:	0
Madison Street - North Elevation:	0
Total Signage:	570





17205

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 2-G.

(As Amended)

(Application No. 17205)

(Common Address: 815 -- 823 W. Madison St., 2 -- 40 S. Halsted St.,
800 -- 822 W. Monroe St. And 1 -- 39 S. Green St.)

[SO2011-747]

(Committee Meeting Held July 26, 2011)

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

CHICAGO, July 28, 2011.

To the President and Members of the City Council:

BPD 1181

Reporting for your Committee on Zoning, Landmarks and Building Standards, for which a meeting was held on July 26, 2011, I beg leave to recommend that Your Honorable Body approve the following mayoral appointments:

MA-121 appointing Michael T. Ivers as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2015;

MA-122 appointing Sam P. Toia as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2014;

MA-123 appointing Dr. Anita Blanchard as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

MA-124 appointing Tony Hu as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

MA-125 appointing Rafael M. Leon as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

MA-126 appointing James M. Houlihan as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

MA-127 appointing Ernest C. Wong as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

MA-128 appointing Mary Ann Smith as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015;

I also beg leave to recommend that Your Honorable Body pass the following ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of three ordinances, Application Numbers 17259, 17205 and 17258, which were corrected and amended in their amended forms.

I beg leave to recommend the approval of nine signs at various locations.

I beg leave to approve Order 2011-724, which waives fees for a landmark property located at 1925 South Michigan Avenue.

I beg leave to pass one ordinance designating Ebenezer Missionary Baptist Church located at 4501 South Vincennes Avenue as a historical landmark.

I also beg leave to recommend the passage of an ordinance for demolition of a building at 400 West Dickens Avenue.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the 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, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zaiewski, 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 -- 48.

Nays -- None.

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

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DS-3 Downtown Service Use District and all the DX-7 Downtown Mixed-Use District symbols and designations as shown on Map Number 2-G in the area bounded by:

West Madison Street; the alley next west of and parallel to South Halsted Street; a line 130.40 feet south of and parallel to West Madison Street; South Halsted Street; West Monroe Street; and South Green Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the DX-5 Downtown Mixed-Use District symbols and designations as shown on Map Number 2-G in the area bounded by:

West Madison Street; the alley next west of and parallel to South Halsted Street; a line 130.40 feet south of and parallel to West Madison Street; South Halsted Street; West Monroe Street; and South Green Street,

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

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

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

Business Planned Development No. 1181

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development, consists of property commonly known as 815 -- 823 West Madison Street; 2 -- 40 South Halsted Street; 800 -- 822 West Monroe Street; 1 -- 39 South Green Street, Chicago Illinois (the "Property"). The Property consists of Subarea A of approximately 66,896 square feet and Subarea B of approximately 17,358 square feet for a total net site area of 84,254 square feet (1.934 acres). The Property is owned or controlled by Co-Applicants, CD-EB/EP Retail JV, LLC, Subarea A developer and Chitown-Diamond JV, LLC, Subarea B developer (collectively referred to herein as "Applicant").

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. In connection with the vacation of the alley known as Academy Place, the Applicant shall grant a reservation of rights easement in the vacation ordinance to the property known as Lots 1, 2 and 3 (except the south 20 feet thereof) in Block 1 of Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois, for purposes of ingress and egress over and across the alley to be vacated to and from Madison and Monroe Streets, except for temporary interruptions during periods of construction.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of seventeen (17) statements; Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan, Landscape Plans and Building Elevations prepared by Antunovich Associates and dated July 21, 2011. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area herein delineated as Subarea A of the Business Planned Development: food and beverage retail sales, retail sales (general), a maximum of 244 accessory parking spaces and a maximum of 180 non-accessory parking spaces and related uses and services and all uses permitted in the DX-Downtown Mixed-Use District. The following uses shall be permitted within the area herein delineated as Subarea B of the Business Planned Development: hotel (maximum of 224 keys), retail sales (general), a maximum of 160 accessory parking spaces and a maximum of 20 non-accessory parking spaces and related uses and services and all uses permitted in the DX-Downtown Mixed-Use District.
6. On-premises business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Housing and Economic Development. No off-premises signs shall be permitted.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Housing and Economic Development. 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. 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 Department of Transportation. Furthermore, Applicant agrees to provide a traffic signal at the intersection of Madison and Green Streets. This signal must be installed prior to the issuance of the certificate of occupancy for any portion of the development. This work shall also include revised pavement markings to delineate eastbound and westbound left turn lanes from Madison Street onto Green Street. Said added turn lanes shall require a partial removal of the center landscape median on Madison Street west of Green Street, and possible loss of parking spaces along Madison Street. A Final Engineering Plan of the intersection upgrades shall be submitted and approved by the Department of Transportation.
8. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Zoning Ordinance shall apply.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.

11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). The Part II Review Fee will be assessed by the Department of Housing and Economic Development during the actual Part II Review of each subarea. The fee as determined by the Department of Housing and Economic Development staff at that time is final and binding on the applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of the Part II approval of each subarea.
 12. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.
 13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
 14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall construct the building under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of one hundred percent (100%) of the building's net roof area in Subarea A in the amount of 9,250 square feet and fifty percent (50%) of the building's net roof area in Subarea B in the amount of 5,290 square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
 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 new buildings and improvements on the Property within Subareas A and B shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Prior to submitting an application for any excavation or construction of the Project, the Applicant shall submit the report of a licensed structural engineer to the Department of Housing and Economic Development for its review and approval. The report shall include recommendations for protection or stabilization measures, if any, to be taken during construction regarding the adjacent Mid-City Trust and Savings Bank, an Orange-Rated building, located at 2 South Halsted Street. The drawings submitted with the excavation or construction permit applications shall include the recommended measures and protections, if any, incorporated as part of any proposed work.
17. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property within the planned development shall automatically covert to that of the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Property Line and Subarea Map; Site Plan; Perimeter Landscape Plan -- Ground Level; Perimeter Landscape Plan -- Parking Level; Perimeter Landscape Plan -- Roof Level; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 5430 through 5443 of this *Journal*.]

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

7/28/2011

REPORTS OF COMMITTEES

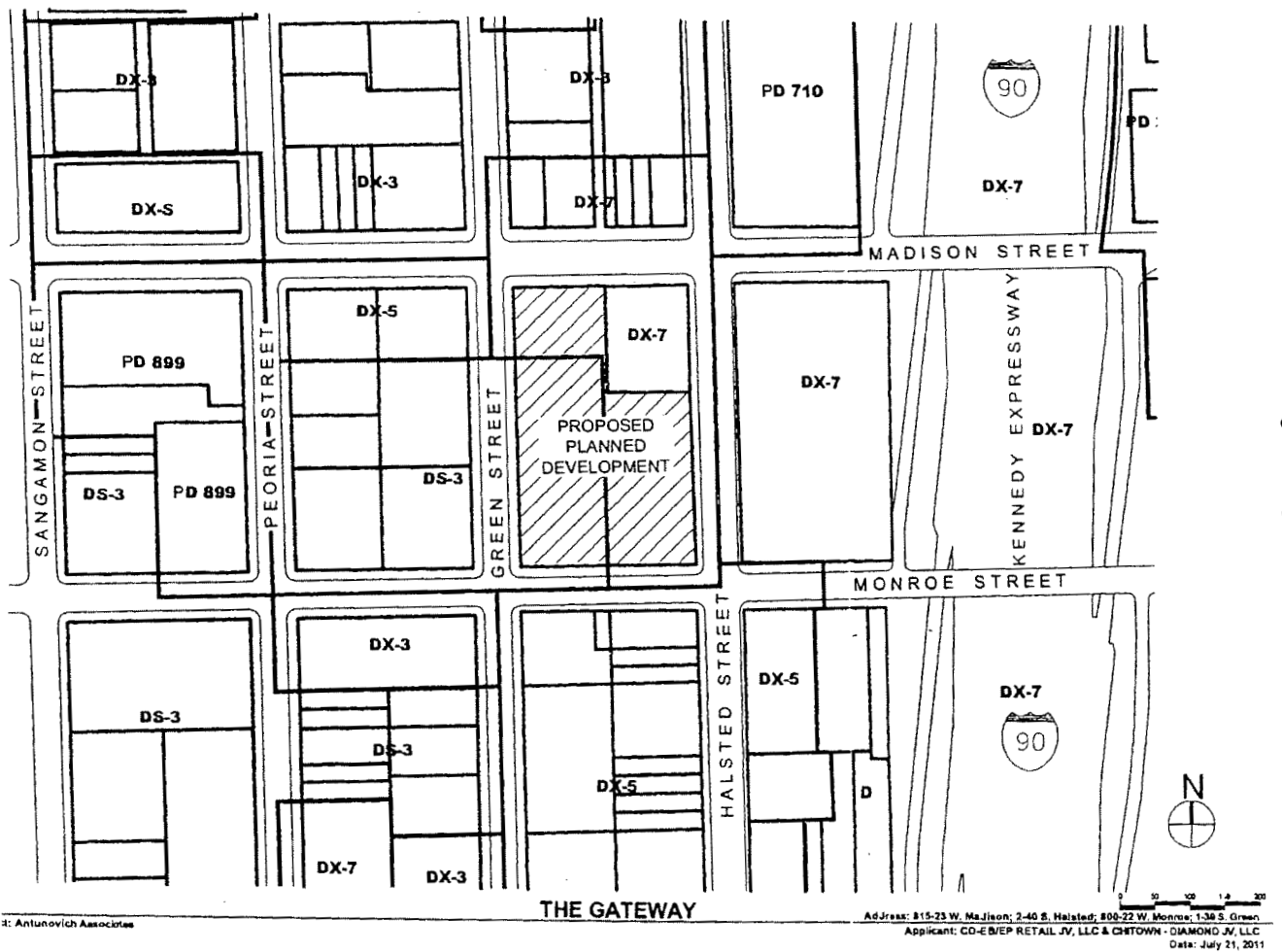
5429

17205

The Gateway Bulk And Data Summary.

	Subarea A (Retail Block)	Subarea B (Hotel Block)	Total	Notes/Remarks
Gross Site Area (square feet)	95,210.63	28,395.38	123,606.01	
Net Site Area (square feet)	66,896	17,368	84,254	
Public Right-of-Way (square feet)	28,315	11,037	39,352	
Floor Area Ratio	2.58	13.05	4.74	
FAR Area	172,620 square feet	226,450 square feet	399,070 square feet	
Square Footage of Retail/Commercial Space	91,979 square feet	6,440 square feet	98,419 square feet	
Maximum Number of Hotel Rooms	0	224 Rooms	224 Rooms	
Maximum Number of Accessory Off-Street Parking Spaces	244 Spaces	160 Spaces	404 Spaces	
Maximum Number of Off-Street Non-Accessory Parking Spaces	180 Spaces	20 Spaces	200 Spaces	
Maximum Number of Total Off-Street Parking Spaces	424 Spaces	180 Spaces	604 Spaces	
Number of Off-Street Loading Spaces	3	2	5	
Minimum Building Setbacks	0 feet	0 feet	0 feet	
Open Space	0	0	0	
Maximum Building Height	70 feet	250 feet		
Green Features	LEED Certified + 100% (9,250 square feet) Green Roof	LEED Certified + 50% (5,290 square feet) Green Roof	14,540 square feet Green Roof total	TIF Applied for Subarea A Only

Existing Zoning Map.

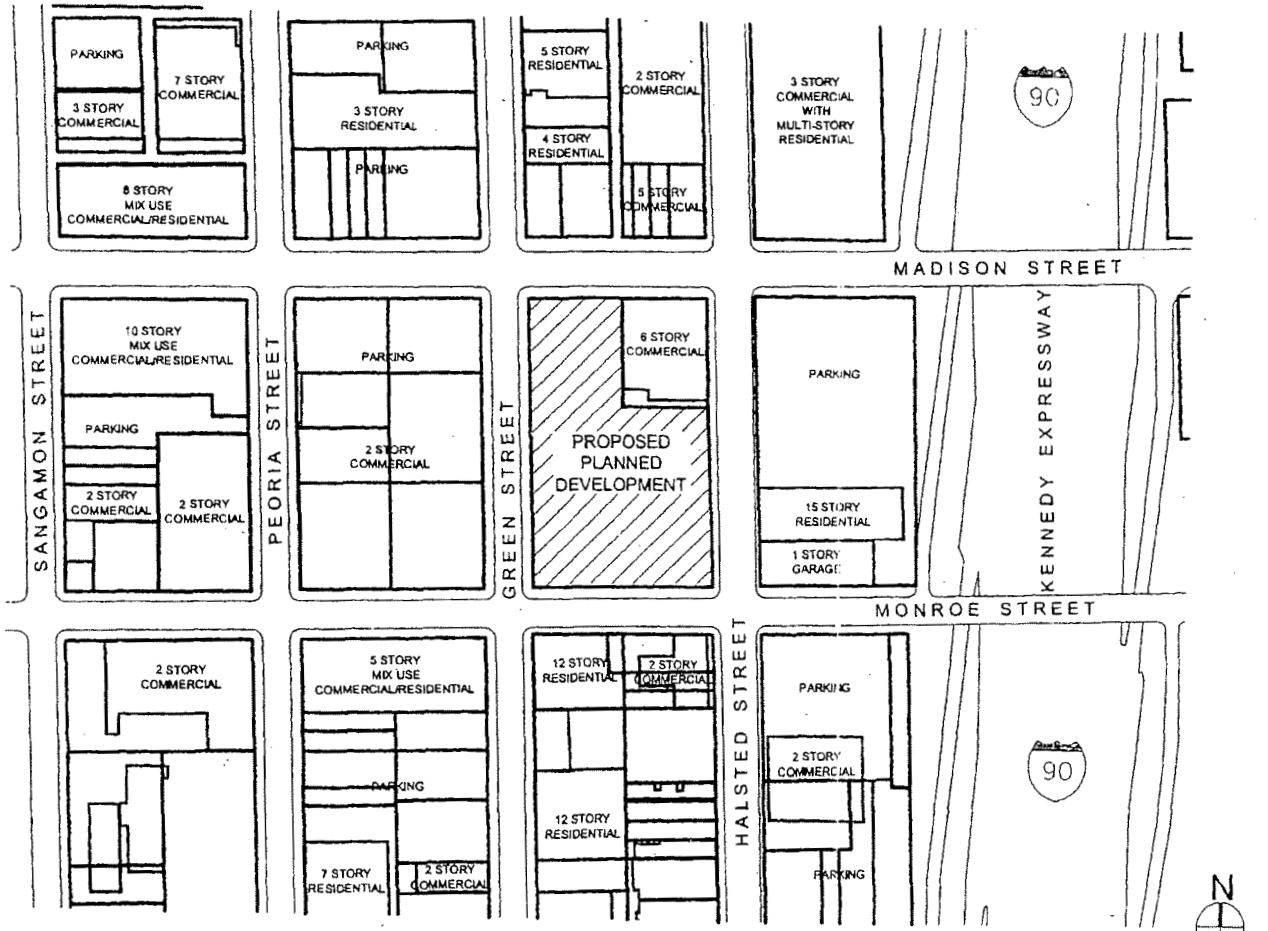


Antunovich Associates

THE GATEWAY

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-36 S. Green
 Applicant: CO-E/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
 Date: July 21, 2011

Existing Land-Use Map.

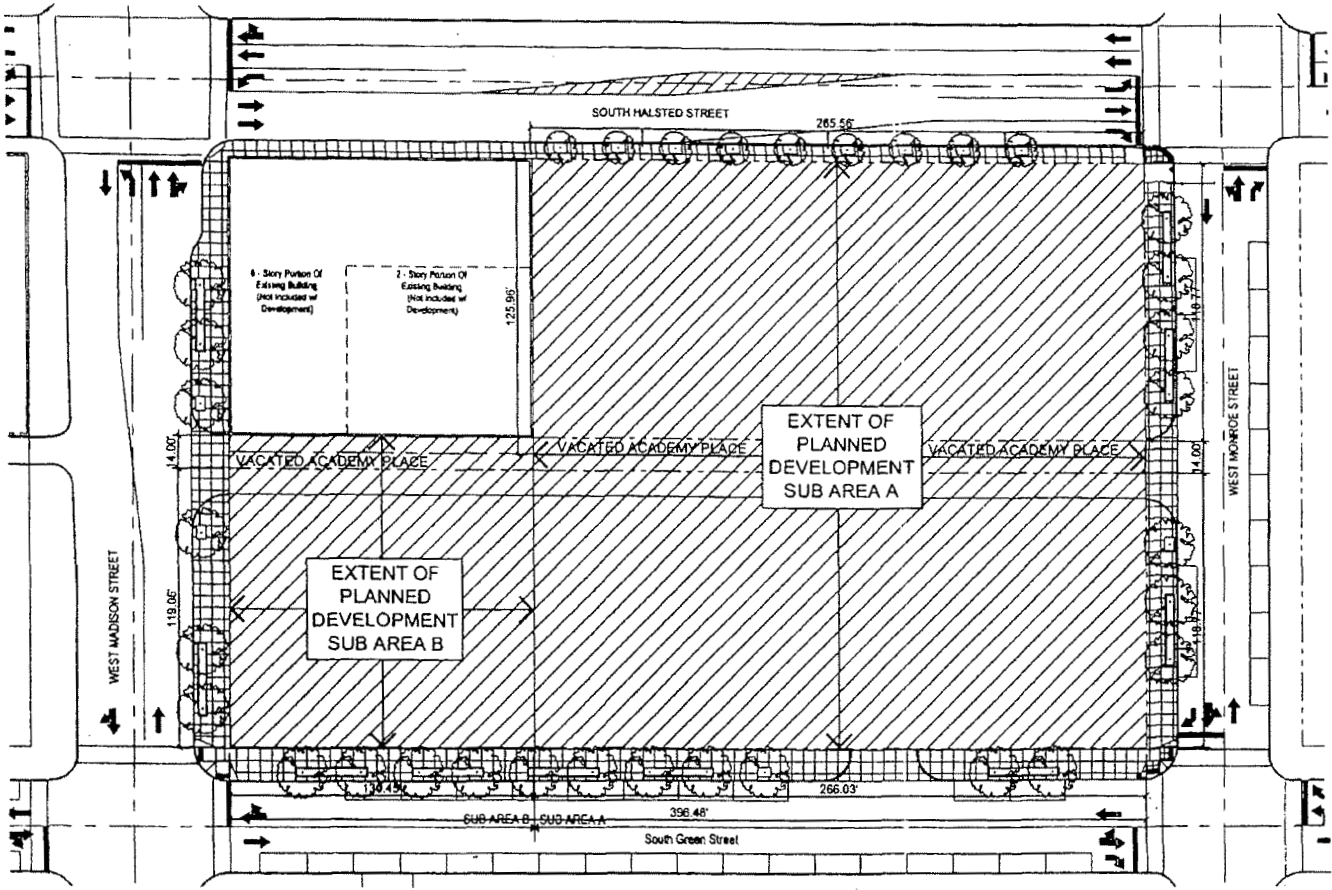


THE GATEWAY

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-38 S. Green
 Applicant: CD-EMEP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
 Date: July 21, 2011



Boundary, Property Line And Subarea Map.



THE GATEWAY

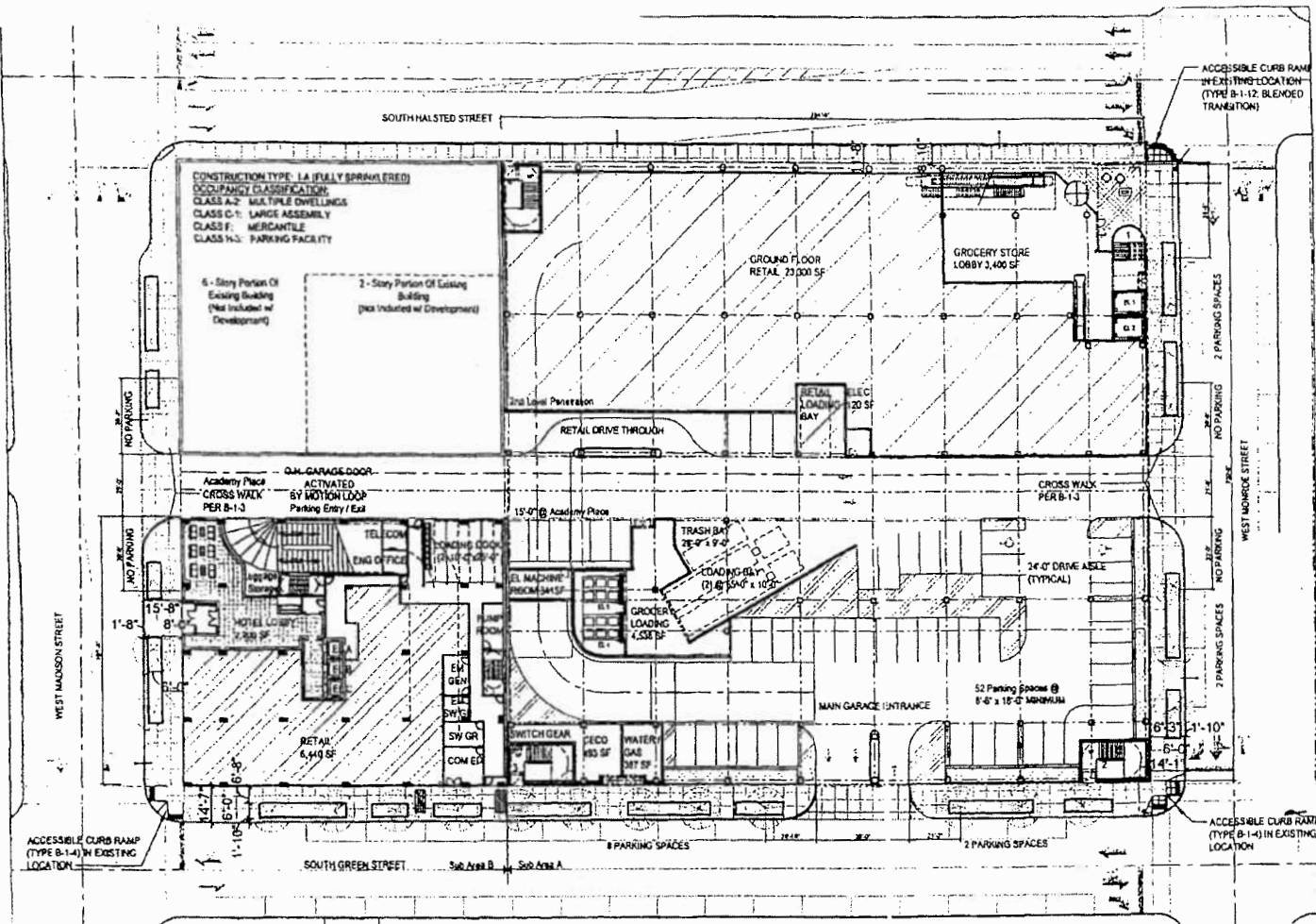
Architect: Antunovich Associates

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-38 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011

7/28/2011

REPORTS OF COMMITTEES

5433



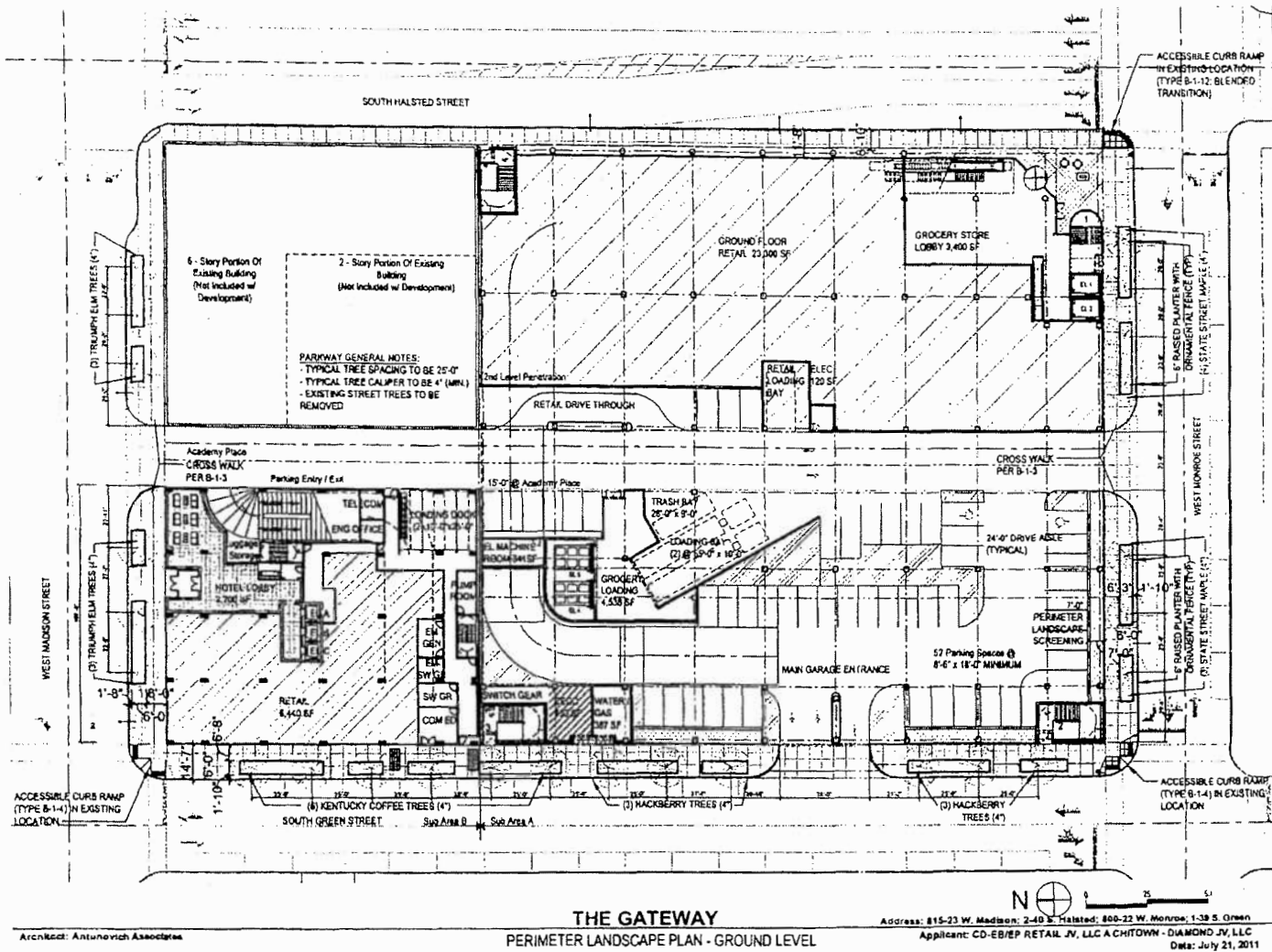
Site Plan.

THE GATEWAY
SITE PLAN

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-38 S. Green
 Applicant: CD-EB/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
 Date: July 21, 2011

Architect: Antunovich Associates

Perimeter Landscape Plan -- Ground Level.

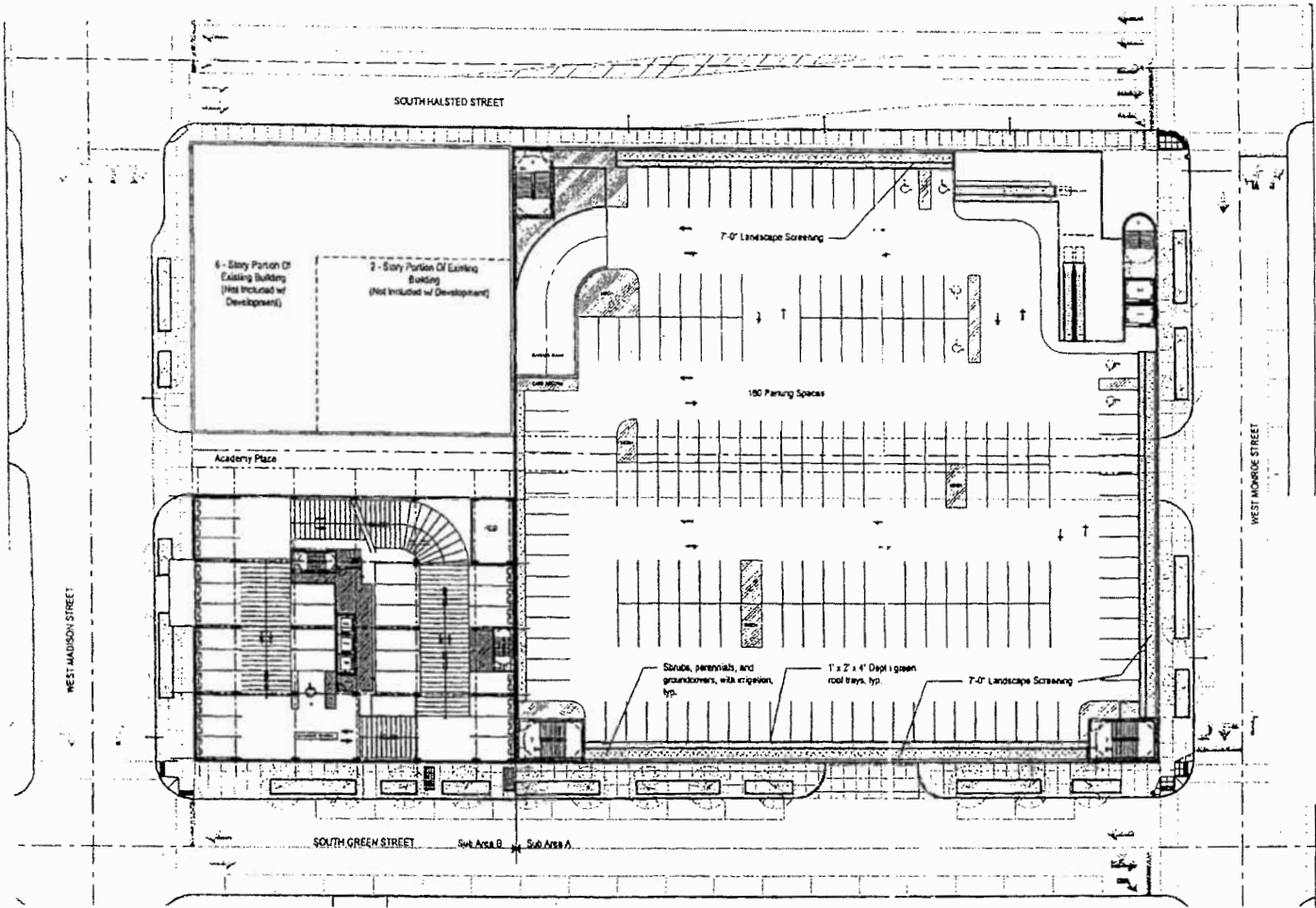


THE GATEWAY
PERIMETER LANDSCAPE PLAN - GROUND LEVEL

Address: 815-23 W. Madison, 2-40 S. Halsted, 800-22 W. Monroe, 1-38 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC A CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011

Architect: Antunovich Associates

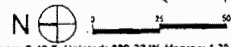
Perimeter Landscape Plan -- Parking Level.



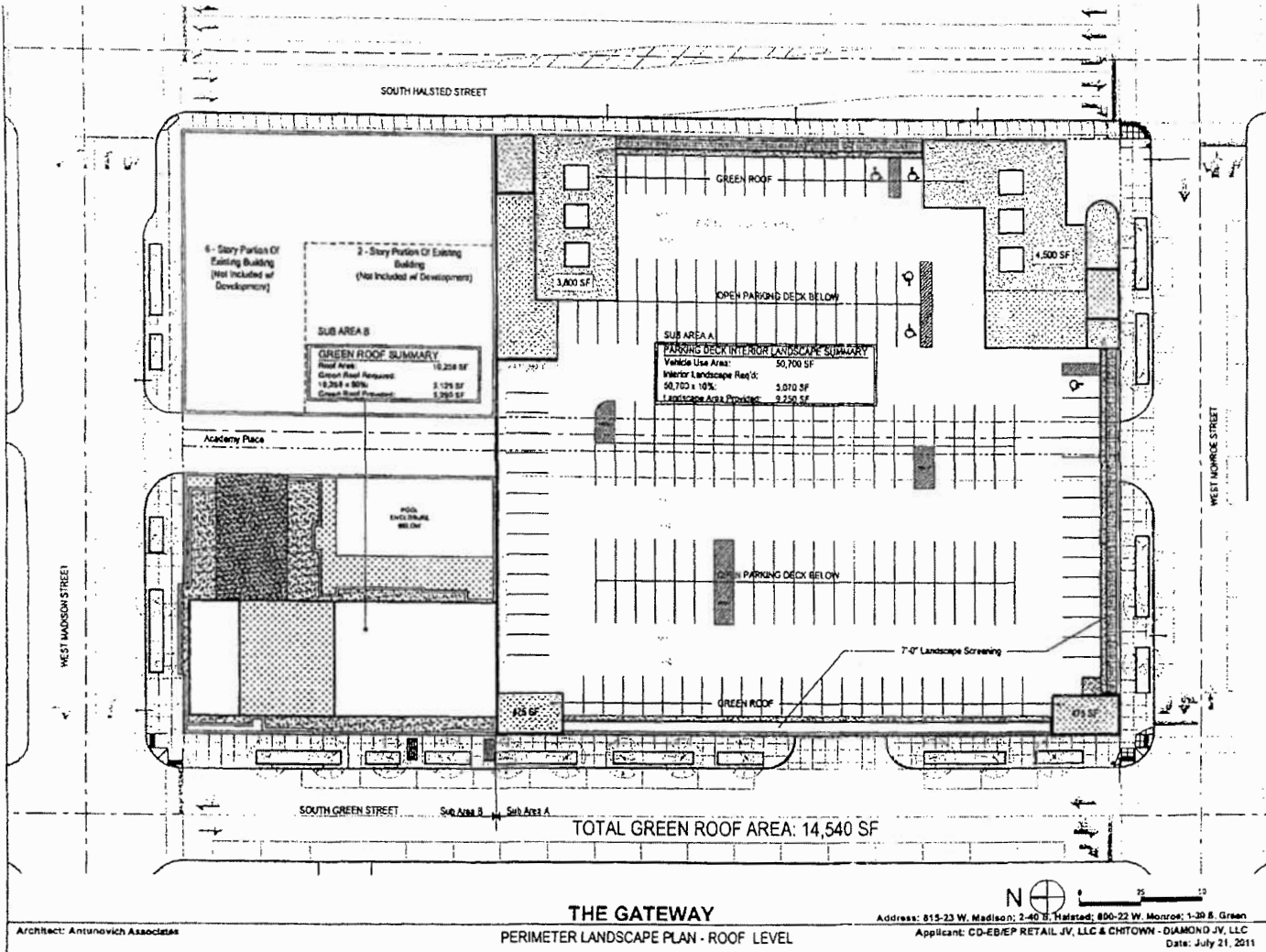
Architect: Antunovich Associates

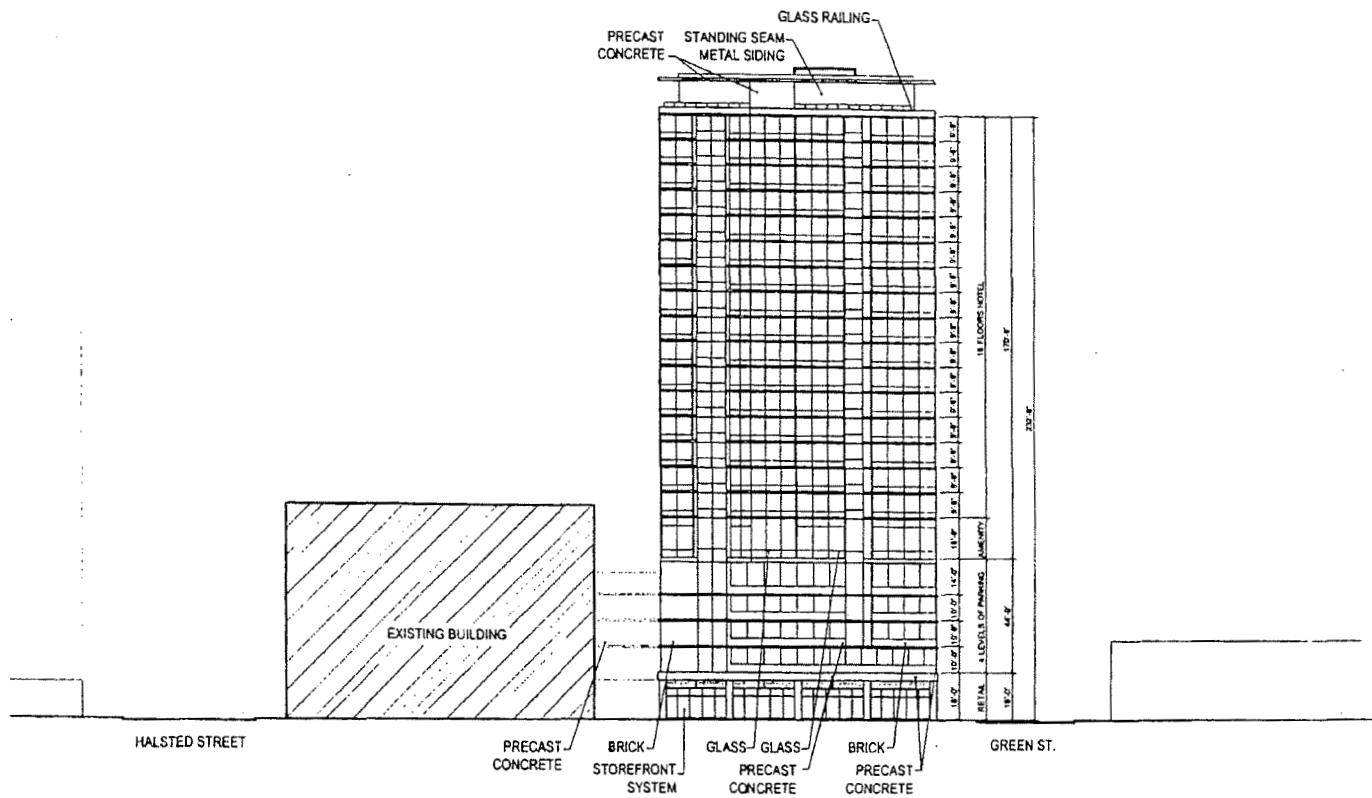
THE GATEWAY
PERIMETER LANDSCAPE PLAN - PARKING LEVEL

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-38 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011



Perimeter Landscape Plan -- Roof Level.



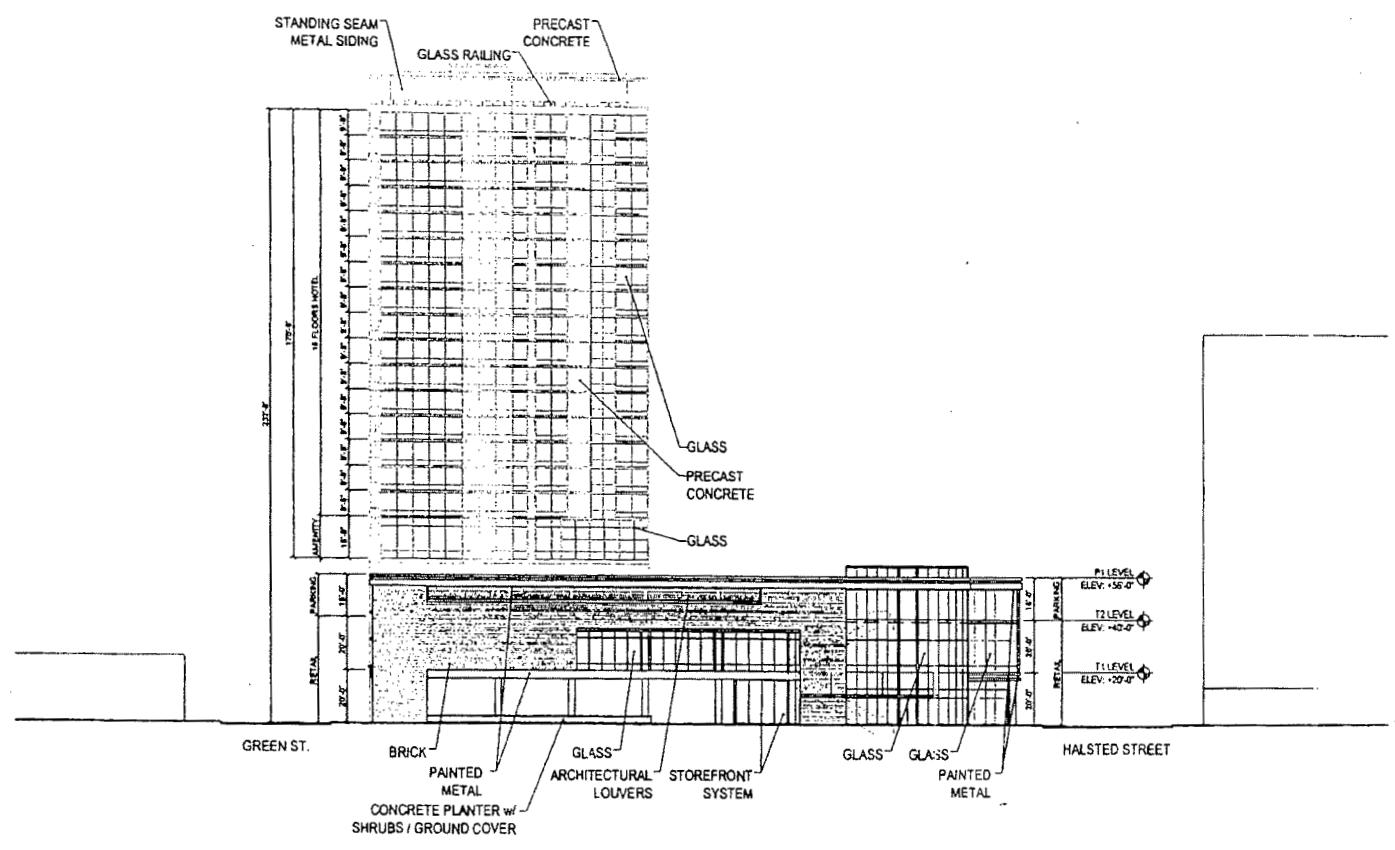


North Elevation.

THE GATEWAY
NORTH ELEVATION

Architect: Antunovich Associates

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011

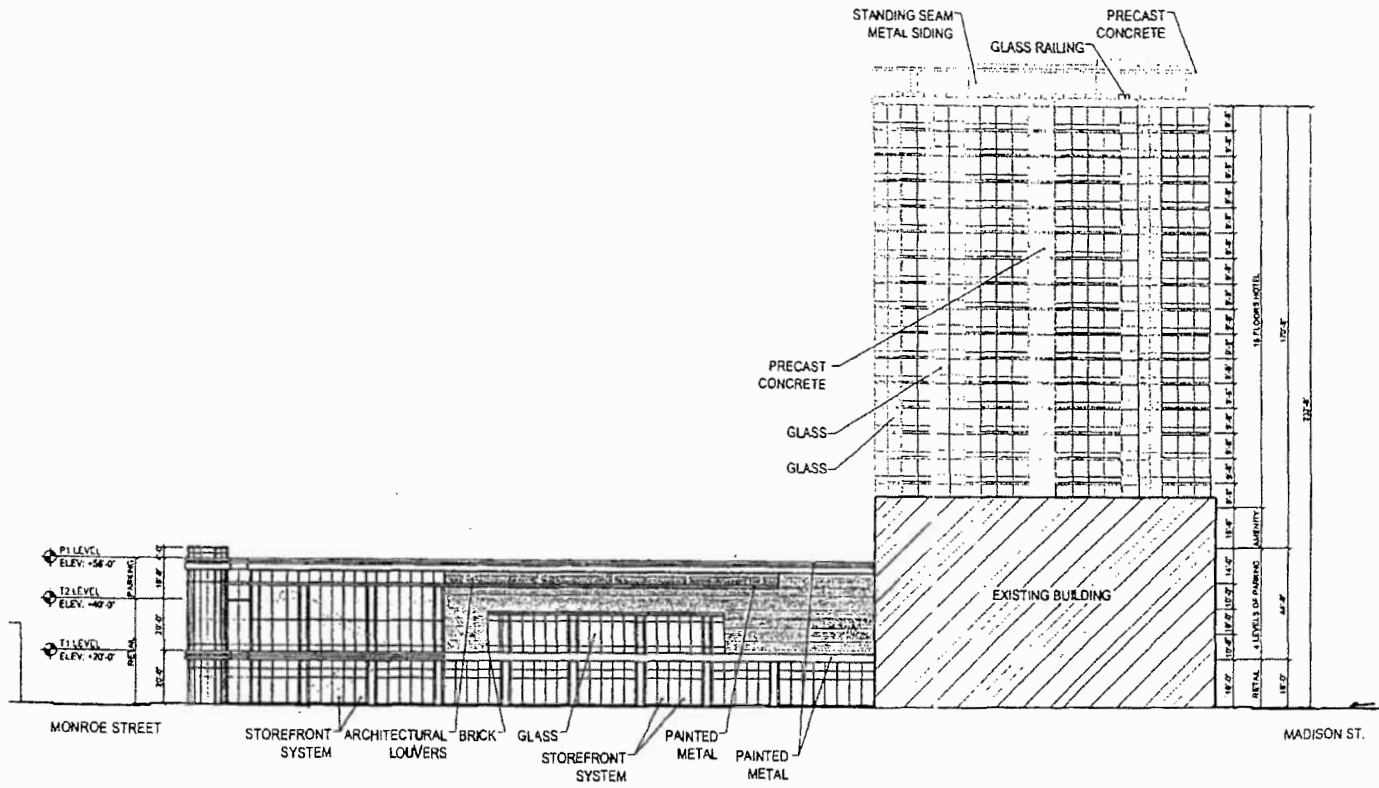


South Elevation.

THE GATEWAY
SOUTH ELEVATION

Architect: Antunovich Associates

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC A CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011

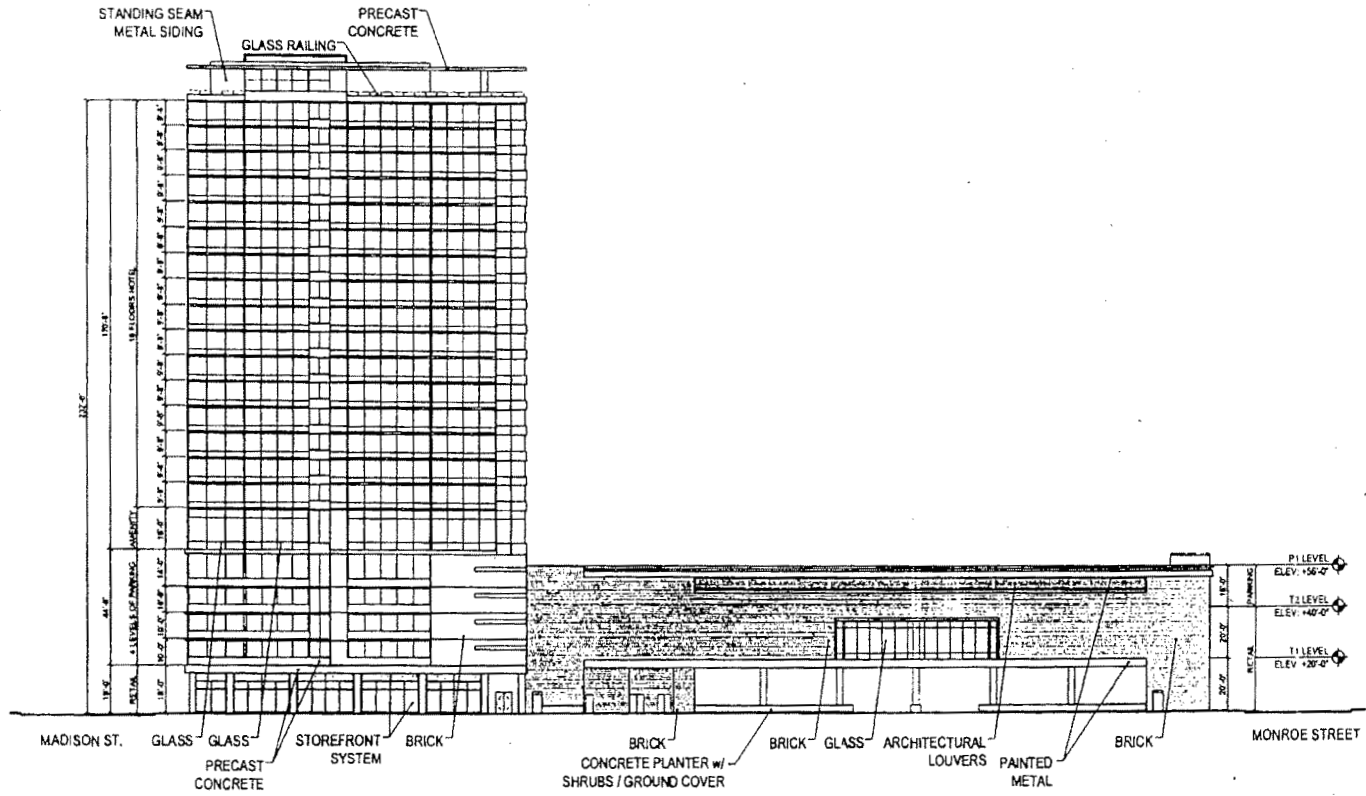


East Elevation.

THE GATEWAY
EAST ELEVATION

Architect: Antunovich Associates

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC & CHITOWN - DIAMOND JV, LLC
Date: July 21, 2011



West Elevation.

THE GATEWAY
WEST ELEVATION

Architect: Antunovich Associates

Address: 815-23 W. Madison; 2-40 S. Halsted; 800-22 W. Monroe; 1-39 S. Green
Applicant: CD-EB/EP RETAIL JV, LLC & CRTOWN - DIAMOND JV, LLC
Date: July 21, 2011

Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name: The Gateway

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From":
From: 815 To: 81 Direction: W. Street Name: Madison Select Street Type: Ave

Ward No: 07 Community Area No:

Project Type: Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: 838 To: 838

Public project Landmark

Project Size: Total land area in sq ft: 84,254 Total building(s) footprint in sq ft: 73,872 Total vehicular use area in sq ft: 51,082

Project Manager: Enter First Name Last Name: Patrick Hanney

Building Type: Select project category: Comm. retail > 10,000 sq ft Res. < 4 units (Multi-Res-retail)

Financial Incentives: TIF Empowerment Zone Grant Class L SBIF Ind. Dev. Revenue Bonds Class 6b Land Sale w/Write Down Bank Participation Loan DCD Housing Assistance

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

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

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

Responsible Party
Code or Class
Responsible Green
Metric

Please fill, if applicable

		To be Provided by the development:
Square footage:	0	2,5000
Square footage:	0	5,5720
	0	0
	0	250

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

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

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<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
- Energy Star roof
- High-albedo pavement

Green roof	Square footage:	14,5400
Energy Star roof	Square footage:	0
High-albedo pavement	Square footage:	0

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

No. of accessory parking spaces	0	4040
Total no. of parking spaces (Accessory + Non-Acc.)		6040
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking	0	100

Check if applicable:

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

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

Energy efficiency strategies
not captured above:

*(IE: Other than Energy Star Pool – or Energy Star Building
Certification)*

Other sustainable strategies
and/or Project Notes: