

*Reclassification Of Area Shown On Map No. 28-E.*  
(Application No. A-8917)  
(Common Address: 11500 -- 11568 S. Michigan Ave.)

[O2024-0013073]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Commercial Planned Development Number 1185 symbols and identification as shown on Map Number 28-E in the area bounded by:

East 115<sup>th</sup> Street; South Michigan Avenue; the north right-of-way line of the Union Pacific Railroad; South State Street; a line 168.45 feet south of and parallel to East 115<sup>th</sup> Street; and a line 246.48 feet east of and parallel to South State Street,

to those of a B3-1 Community Shopping District.

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

*Reclassification Of Area Shown On Map Nos. 28-E, 28-F, 30-D, 30-E And 32-D.*  
(As Amended)

(Application No. A-8921)

(Common Address: 11, 17, 23, 35, 40 And 42 W. 115<sup>th</sup> St.; 120, 122, 124, 128, 130, 132, 134, 136, 140, 142, 151, 153, 155, 157, 159, 163 And 165 E. 116<sup>th</sup> St.; 319 E. 117<sup>th</sup> St.; 354, 356, 358 And 375 E. 118<sup>th</sup> St.; 360 (Partial) And 370 (Partial) E. 119<sup>th</sup> St.; 969 (Partial) And 1029 (Partial) E. 130<sup>th</sup> St.; 11712, 11722, 11726, 11728 And 11810 S. Calumet Ave.; 11600, 11900, 12120, 12200, 12256, 12534, 12546 (Partial), 12618 (Partial), 12807 (Partial), 12813 (Partial) And 12817 (Partial) S. Cottage Grove Ave.; 11742 And 11800 (Partial) S. Front Ave.; 11631 And 11633 S. Indiana Ave.; 113 E. Kensington Ave.; 11530 (Partial), 11534 (Partial), 11542, 11552, 11557, 11563, 11565, 11567, 11578 And 11579 S. Michigan Ave.; 11624, 11626, 11630, 11632 And 11634 S. Prairie Ave.; 11514, 11516, 11525 (Partial) And 11527 (Partial) S. State St.; And 111562 S. Wabash Ave.)

[SO2024-0013088]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, C1-1 Neighborhood Commercial District, M1-1 Limited Manufacturing/Business Park District, M3-3 Heavy Industry District, Commercial Planned Development Number 1185 (B3-1 Community Shopping District underlying) and

RS3 Residential Single-Unit (Detached House) District symbols and identification as shown on Map Numbers 28-E, 28-F, 30-D, 30-E and 32-D in the area bounded by:

the alley next north of and parallel to West 115<sup>th</sup> Street; a line 351.50 feet west of and parallel to South State Street; West 115<sup>th</sup> Street; a line 96.00 feet west of and parallel to South State Street; the alley next south of and parallel to West 115<sup>th</sup> Street; South State Street; a line 240.2 feet south of and parallel to East 115<sup>th</sup> Street; a line 325.98 feet starting at a point 133.00 feet east of South State Street and 240.20 feet south of East 115<sup>th</sup> Street to a point 123.06 feet west of South Michigan Avenue and 429.80 feet south of East 115<sup>th</sup> Street; a line 429.80 feet south of and parallel to East 115<sup>th</sup> Street; South Michigan Avenue; a line 105.00 feet south of and parallel to East Kensington Avenue; a line 100 feet west of and parallel to South Michigan Avenue; East Kensington Avenue; the alley next east of and parallel to South Michigan Avenue; the alley next south of and parallel to East Kensington Avenue; a line 225.00 feet west of and parallel to South Indiana Avenue; East 116<sup>th</sup> Street; South Indiana Avenue; the alley next south of and parallel to East 116<sup>th</sup> Street; the alley next east of and parallel to South Indiana Avenue; a line 100.00 feet south of and parallel to the first alley south and parallel to East 116<sup>th</sup> Street; South Prairie Avenue; East 117<sup>th</sup> Street; a line 266.00 feet west of and parallel to South Calumet Avenue; the alley next south of and parallel to East 117<sup>th</sup> Street; South Calumet Avenue; the second alley next south of and parallel to East 117<sup>th</sup> Street; a line 79.80 feet east of and parallel to South Calumet Avenue; a line 84.00 feet south of and parallel to the alley next south of and parallel to East 117<sup>th</sup> Street; the west right-of-way line of Metra Electric District; the alley next south of and parallel to East 117<sup>th</sup> Street extended where no street exists; the east right-of-way line of CN Railway; a line 385.30 feet starting at the east right-of-way line of the CN Railway, 1,459.85 feet north of East 119<sup>th</sup> Street where no street exists to a point 82.07 feet east of the CN Railway and 1,074.66 feet north of East 119<sup>th</sup> Street extended where no street exists; a line 399.99 feet starting at a point 82.07 feet east of the CN Railway and 1,074.66 feet north of East 119<sup>th</sup> Street extended where no street exists to a point 159.93 feet east of the CN Railway and 674.68 feet north of East 119<sup>th</sup> Street extended where no street exists; a line 119.96 feet starting at a point 159.93 feet east of the CN Railway and 674.68 feet north of East 119<sup>th</sup> Street extended where no street exists to a point 193.67 feet east of the CN Railway and 555.26 feet north of East 119<sup>th</sup> Street extended where no street exists; a line 124.06 feet starting at a point 193.67 feet east of the CN Railway and 555.26 feet north of East 119<sup>th</sup> Street extended where no street exists to a point 238.89 feet east of the CN Railway and 433.28 feet north of East 119<sup>th</sup> Street extended where no street exists; a line 108.06 feet starting at a point 238.89 feet east of the CN Railway and 433.28 feet north of East 119<sup>th</sup> Street extended where no street exists to a point 281.44 feet east of the CN Railway and 327.70 feet north of East 119<sup>th</sup> Street extended where no street exists; a line 343.53 feet starting at a point 281.44 feet east of the CN Railway and 327.70 feet north of East 119<sup>th</sup> Street extended where no street exists to East 119<sup>th</sup> Street extended where no street exists, 339.42 feet east of the Union Pacific Railroad; East 119<sup>th</sup> Street extended where no street exists; a line 148.87 feet from East 119<sup>th</sup> Street extended where no street exists, 339.42 feet east of the Union Pacific Railroad to a point 358.65 feet east of the Union Pacific Railroad and 134.12 feet south of East 119<sup>th</sup> Street extended where no street exists; a line 570.63 feet starting at a point 358.65 feet east of the Union Pacific Railroad and

134.12 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 526.32 feet east of the Union Pacific Railroad and 659.51 feet south of East 119<sup>th</sup> Street extended where no street exists; a line 17.06 feet starting at a point 526.32 feet east of the Union Pacific Railroad and 659.51 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 533.10 feet east of the Union Pacific Railroad and 675.22 feet south of East 119<sup>th</sup> Street extended where no street exists; a curved line 61.24 feet starting at a point 533.10 feet east of the Union Pacific Railroad and 675.22 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 555.70 feet east of the Union Pacific Railroad and 732.30 feet south of East 119<sup>th</sup> Street extended where no street exists; a line 12.32 feet starting at a point 555.70 feet east of the Union Pacific Railroad and 732.30 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 559.91 feet east of the Union Pacific Railroad and 743.91 feet south of East 119<sup>th</sup> Street extended where no street exists; a curved line 94.76 feet starting at a point 559.91 feet east of the Union Pacific Railroad and 743.91 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 594.39 feet east of the Union Pacific Railroad and 832.42 feet south of East 119<sup>th</sup> Street extended where no street exists; a line 236.18 feet starting at a point 594.39 feet east of the Union Pacific Railroad and 832.42 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 685.75 feet east of the Union Pacific Railroad and 1,050.89 feet south of East 119<sup>th</sup> Street extended where no street exists; a curved line 238.89 feet starting at a point 685.75 feet east of the Union Pacific Railroad and 1,050.89 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 795.12 feet east of the Union Pacific Railroad and 1,263.80 feet south of East 119<sup>th</sup> Street extended where no street exists; a curved line 180.04 feet starting at a point 795.12 feet east of the Union Pacific Railroad and 1,263.80 feet south of East 119<sup>th</sup> Street extended where no street exists to a point 424.30 feet west of the CN Railway and 2,833.69 feet north of East 126<sup>th</sup> Street; a line 927.75 feet starting at a point 424.30 feet west of the CN Railway and 2,833.69 feet north of East 126<sup>th</sup> Street to a point 275.10 feet west of the CN Railway and 2,143.62 feet north of East 126<sup>th</sup> Street; a line 1,161.36 feet starting at a point 275.10 feet west of the CN Railway and 2,143.62 feet north of East 126<sup>th</sup> Street to East 124<sup>th</sup> Street and South Cottage Grove Avenue; South Cottage Grove Avenue and extended where no street exists; the south right-of-way line of South Doty Avenue; a line 1,521.76 feet starting at a point 200.00 feet west of the CN Railway at the south right-of-way line of South Doty Avenue to a point 200.00 feet west of the CN Railway and 1,521.76 feet south of South Doty Avenue; a line 318.34 feet starting at a point 200.00 feet west of the CN Railway and 1,521.76 feet south of South Doty Avenue to East 132<sup>nd</sup> Street; East 132<sup>nd</sup> Street; a line 12.00 feet starting at a point 511.14 feet west of the CN Railway at the north right-of-way line of East 132<sup>nd</sup> Street to a point 500.47 feet west of the CN Railway and 1,238.73 feet south of South Doty Avenue; a line 37.00 feet starting at a point 500.47 feet west of the CN Railway and 1,238.73 feet south of South Doty Avenue to a point 476.91 feet west of the CN Railway and 1,201.99 feet south of South Doty Avenue; a line 404.00 feet starting at a point 476.91 feet west of the CN Railway and 1,201.99 feet south of South Doty Avenue to a point 419.33 feet west of the CN Railway and 834.76 feet south of South Doty Avenue; a line 99.00 feet starting at a point 419.33 feet west of the CN Railway and 834.76 feet south of South Doty Avenue to a point 479.06 feet west of the CN Railway and 800.79 feet south of South Doty Avenue; a line 140.00 feet starting at a point

479.06 feet west of the CN Railway and 800.79 feet south of South Doty Avenue to a point 617.70 feet west of the CN Railway and 859.57 feet south of South Doty Avenue; a line 255.44 feet starting at a point 617.70 feet west of the CN Railway and 859.57 feet south of South Doty Avenue to a point 582.16 feet west of the CN Railway and 627.74 feet south of South Doty Avenue; a line 74.62 feet starting at a point 582.16 feet west of the CN Railway and 627.74 feet south of South Doty Avenue to a point 656.05 feet west of the CN Railway and 659.07 feet south of South Doty Avenue; South Greenwood Avenue; a line 74.07 feet starting at a point 646.11 feet west of the CN Railway and 597.58 feet south of South Doty Avenue to a point 572.76 feet west of the CN Railway and 566.48 feet south of South Doty Avenue; a line 317.06 feet starting at a point 572.76 feet west of the CN Railway and 563.48 feet south of South Doty Avenue to a point 528.64 feet west of the CN Railway and 278.72 feet south of South Doty Avenue; a line 48.00 feet starting at a point 528.64 feet west of the CN Railway and 278.72 feet south of South Doty Avenue to a point 553.69 feet west of the CN Railway and 257.90 feet south of South Doty Avenue; a line 75.00 feet starting at a point 553.69 feet west of the CN Railway and 257.90 feet south of South Doty Avenue to a point 628.40 feet west of the CN Railway and 292.86 feet south of South Doty Avenue; a line 47.00 feet starting at a point 628.40 feet west of the CN Railway and 292.86 feet south of South Doty Avenue to a point 673.66 feet west of the CN Railway and 328.07 feet south of South Doty Avenue; South Greenwood Avenue; a line 31.88 feet starting at a point 690.63 feet west of the CN Railway and 292.02 feet south of South Doty Avenue to a point 660.43 feet west of the CN Railway and 267.06 feet south of South Doty Avenue; a line 61.29 feet starting at a point 660.43 feet west of the CN Railway and 267.06 feet south of South Doty Avenue to a point 600.02 feet west of the CN Railway and 228.13 feet south of South Doty Avenue; a line 255.48 feet starting at a point 600.02 feet west of the CN Railway and 228.13 feet south of South Doty Avenue to a point 345.93 feet west of the CN Railway and 108.19 feet south of South Doty Avenue; a line 108.19 feet starting at a point 345.93 feet west of the CN Railway and 108.19 feet south of South Doty Avenue to South Doty Avenue, 288.47 feet west of the CN Railway; north right-of-way line of South Doty Avenue; a line 160.00 feet west of and parallel to South Cottage Grove Avenue extended where no street exists; East 129<sup>th</sup> Street; a curved line 100.42 feet starting at a point on East 129<sup>th</sup> Street, 378.92 feet west of the CN Railway to a point 325.44 feet west of the CN Railway and 90.86 feet north of East 129<sup>th</sup> Street; a line 470.81 feet starting at a point 325.44 feet west of the CN Railway and 90.86 feet north of East 129<sup>th</sup> Street to a point 320.59 feet west of the CN Railway and 540.10 feet north of East 129<sup>th</sup> Street; a curved line 221.00 feet starting at a point 320.59 feet west of the CN Railway and 540.10 feet north of East 129<sup>th</sup> Street to a point 225.12 feet west of the CN Railway and 751.23 feet north of East 129<sup>th</sup> Street; a curved line 164.12 feet starting at a point 225.12 feet west of the CN Railway and 751.23 feet north of East 129<sup>th</sup> Street to a point 155.00 feet west of the CN Railway and 908.01 feet north of East 129<sup>th</sup> Street; a line 2,458.31 feet starting at a point 155.00 feet west of the CN Railway and 908.01 feet north of East 129<sup>th</sup> Street to a point 155.00 feet west of the CN Railway and 622.71 feet north of East 126<sup>th</sup> Street; a curved line 94.80 feet starting at a point 155.00 feet west of the CN Railway and 622.71 feet north of East 126<sup>th</sup> Street to a point 164.20 feet west of the CN Railway and 697.02 feet north of East 126<sup>th</sup> Street; a line 185.07 feet starting at a point 164.20 feet west of the CN Railway and 697.02 feet north

of East 126<sup>th</sup> Street to a point 200.00 feet west of the CN Railway and 830.50 feet north of East 126<sup>th</sup> Street; a line 52.87 feet starting at a point 200.00 feet west of the CN Railway and 830.50 feet north of East 126<sup>th</sup> Street to a point 200.00 feet west of the CN Railway and 875.00 feet north of East 126<sup>th</sup> Street; a line 2.59 feet starting at a point 200.00 feet west of the CN Railway and 875.00 feet north of East 126<sup>th</sup> Street to a point 200.00 feet west of the CN Railway and 877.18 feet north of East 126<sup>th</sup> Street; a line 910.83 feet starting at a point 200.00 feet west of the CN Railway and 877.18 feet north of East 126<sup>th</sup> Street to a point 376.89 feet west of the CN Railway and 1,533.62 feet north of East 126<sup>th</sup> Street; a line 1,984.27 feet starting at a point 376.89 feet west of the CN Railway and 1,533.62 feet north of East 126<sup>th</sup> Street to a point 202.52 feet east of the Union Pacific Railroad and 2,658.03 feet north of East 126<sup>th</sup> Street; a line 28.83 feet starting at a point 202.52 feet east of the Union Pacific Railroad and 2,658.03 feet north of East 126<sup>th</sup> Street to a point 231.35 feet east of the Union Pacific Railroad and 2,657.62 feet north of East 126<sup>th</sup> Street; a line 29.39 feet starting at a point 231.35 feet east of the Union Pacific Railroad and 2,657.62 feet north of East 126<sup>th</sup> Street to a point 232.20 feet east of the Union Pacific Railroad and 2,687.00 feet north of East 126<sup>th</sup> Street; a line 516.67 feet starting at a point 232.20 feet east of the Union Pacific Railroad and 2,687.00 feet north of East 126<sup>th</sup> Street to a point 33.72 feet east of the Union Pacific Railroad and 3,162.60 feet north of East 126<sup>th</sup> Street; a line 46.77 feet starting at a point 33.72 feet east of the Union Pacific Railroad and 3,162.60 feet north of East 126<sup>th</sup> Street to the Union Pacific Railroad at a point 3,129.96 feet north of East 126<sup>th</sup> Street; the east and northeast right-of-way line of the Union Pacific Railroad; West 115<sup>th</sup> Street; and a line 426.50 feet west of and parallel to South State Street (RLE Rezoning Section 4),

to those of a T, Transportation District.

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

*Reclassification Of Area Shown On Map No. 28-I.*

(Application No. 22577)

(Common Address: 3121 -- 3125 W. 111<sup>th</sup> St.)

[O2024-0012937]

*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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 28-I in an area bounded by:

West 111<sup>th</sup> Street; a line 75 feet east of and parallel to South Troy Street; the alley next south of and parallel to West 111<sup>th</sup> Street; and South Troy Street,



17186

~~a line 268.21 feet north of and parallel to West Arthur Avenue; North Francisco Avenue;  
a line 235.21 feet north of and parallel to West Arthur Avenue; and the alley next west of  
and parallel to North Francisco Avenue,~~

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 30-E.  
(As Amended)  
(Application No. 17186)  
(Common Address: 24 -- 45 E. 115<sup>th</sup> St.)*

CPD 1185

[SO2011-610]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 District symbols and indications as shown on Map Number 30-E in the area bounded by:

East 115<sup>th</sup> Street; South Michigan Avenue; the north right-of-way of the C&WI Railroad;  
South State Street; a line 168.45 feet south of and parallel to East 115<sup>th</sup> Street; and a line  
246.48 feet east of and parallel to South State Street,

to those of a Commercial Planned Development Number 1185.

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

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

*Commercial Planned Development No. 1185.*

*Plan Of Development Statements.*

1. The area delineated herein as a Commercial Planned Development Number 1185 ("Planned Development") consists of approximately 227,765 square feet of net site

area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map. Legal title to the property is owned in an Illinois land trust known as Standard Bank and Trust Company, as Trustee under Trust Agreement dated December 20, 2010 and known as Trust Number 20898, the beneficial interest of which is owned one hundred percent (100%) by Crown Roseland LLC ("Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the Chicago City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the within seventeen (17) statements; a Bulk Regulations and Data Table; Existing Land-Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site and Landscape Plan; a Green Roof Plan; and Building Elevations prepared by Adimé Architecture, Inc. dated September 8, 2011. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development ("Department"). The Planned Development is applicable to the area

delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as a "Commercial Planned Development" shall include retail and service uses, in the form of a shopping center, and all other related and accessory uses as permitted within the B-3 Community Shopping District.
6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as a "Commercial Planned Development", subject to the review and approval of the Department. No off-premises signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Housing and Economic Development.
8. 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. 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.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee, pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, which will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City departments and/or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the

street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner which provides healthier environments, reduces operating costs and conserves energy and resources. The development shall conform to the Department's "Sustainable Development Policy Matrix" in effect on the date of approval of this Planned Development. To achieve the standards of the matrix for this development, the Applicant will exceed ASHRAE 90.1-2004 and provide 50 percent vehicle-use area shading within five years. In addition, the Applicant is providing a 30,688 square foot green roof, equal to 100 percent of the net roof area. Notwithstanding the foregoing, the Commissioner shall have the right to consider alternative proposals proposed by the Applicant in furtherance of achieving sustainability objectives on the Property and may approve the same.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department 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 shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
17. Unless substantial new construction on the property has commenced within six years following adoption of this Planned Development, and unless completion is thereafter

diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert back to its B-3 Community Shopping District.

[Existing Land-Use Map; Existing Zoning Map; Planned Development and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Preliminary Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 17101 through 17112 of this *Journal*.]

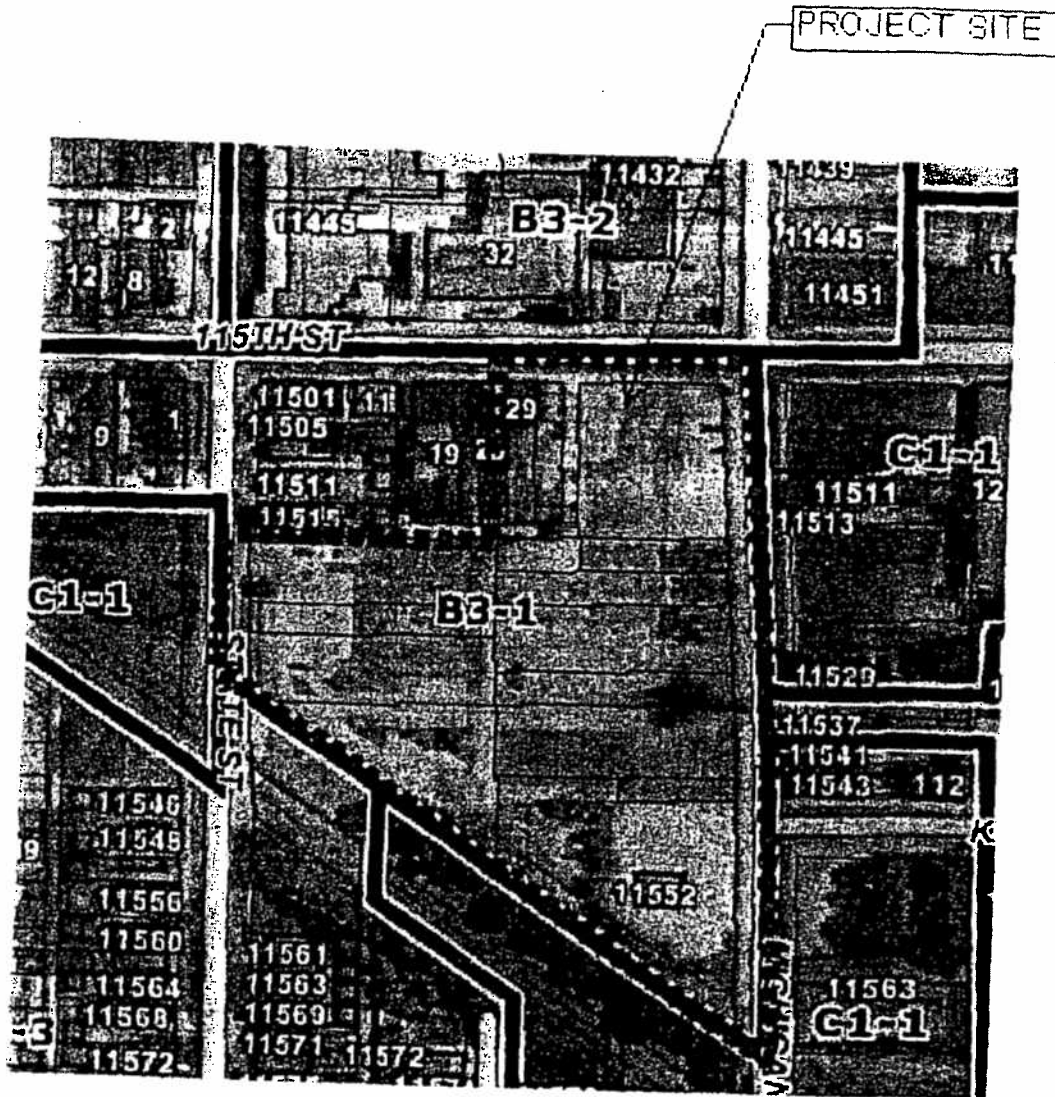
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Commercial Planned Development No. 1185.*

*Bulk Regulation And Data Table.*

Gross Site Area:	266,197 square feet (6.11 acres)
Net Site Area:	227,765 square feet (5.23 acres)
Public Area Right-of-Way:	38,432 square feet (0.88 acre)
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street Parking Spaces:	208 (which includes 7 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	23
Maximum Building Height:	30 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

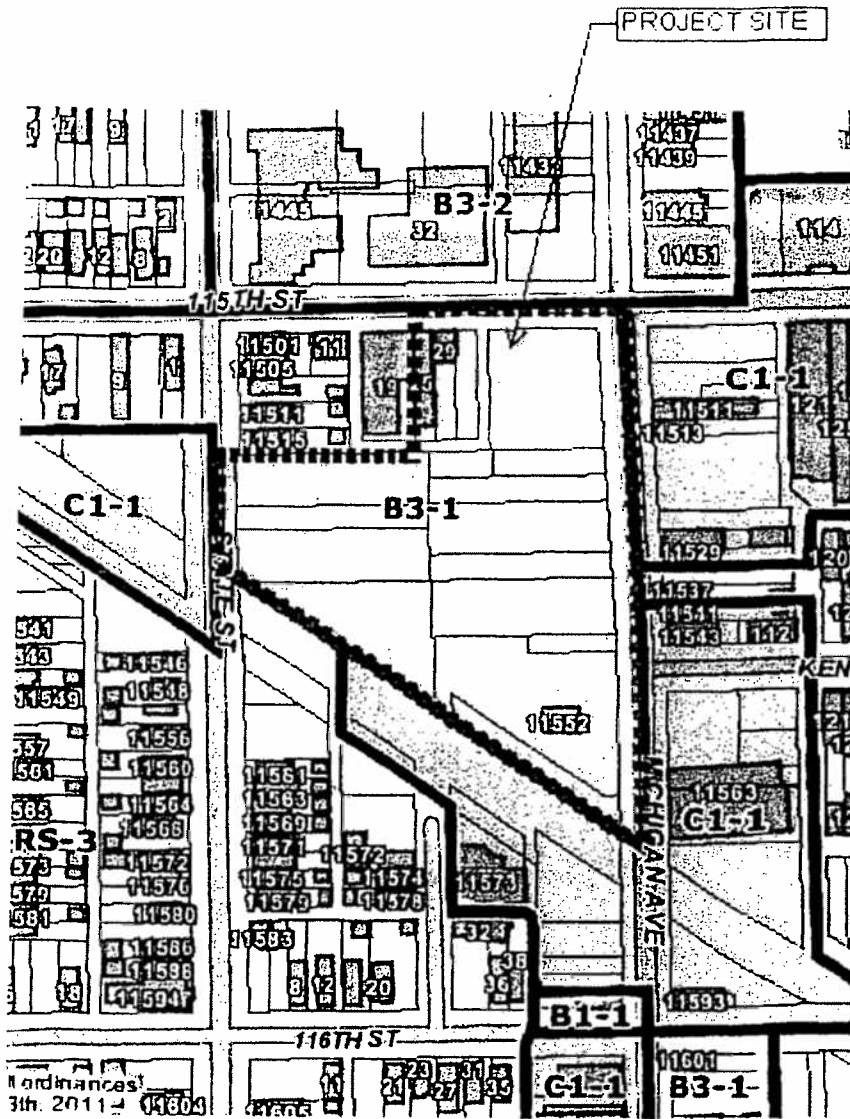
Existing Land-Use Map.



ROSELAND PLAZA



Existing Zoning Map.

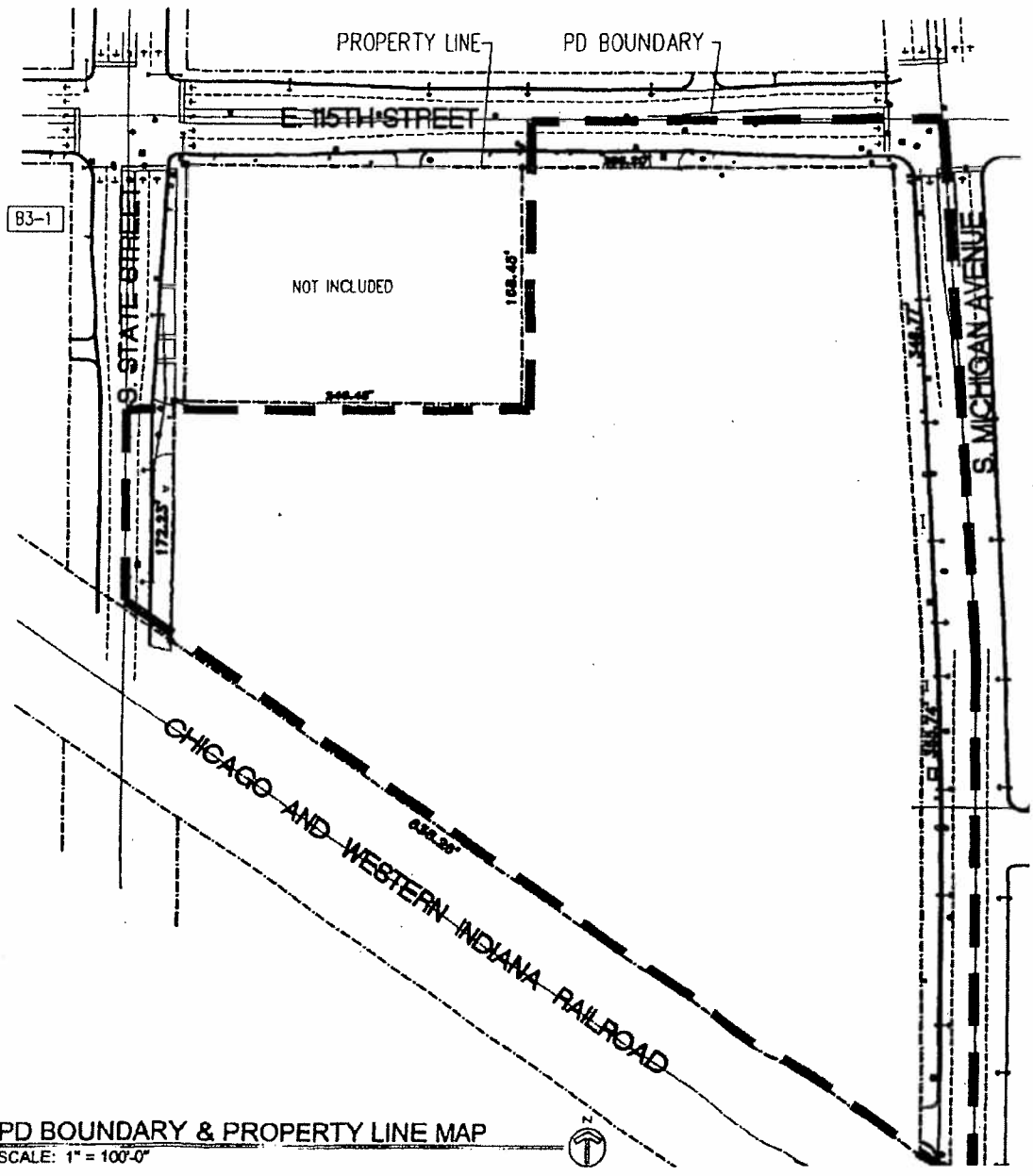


ROSELAND PLAZA

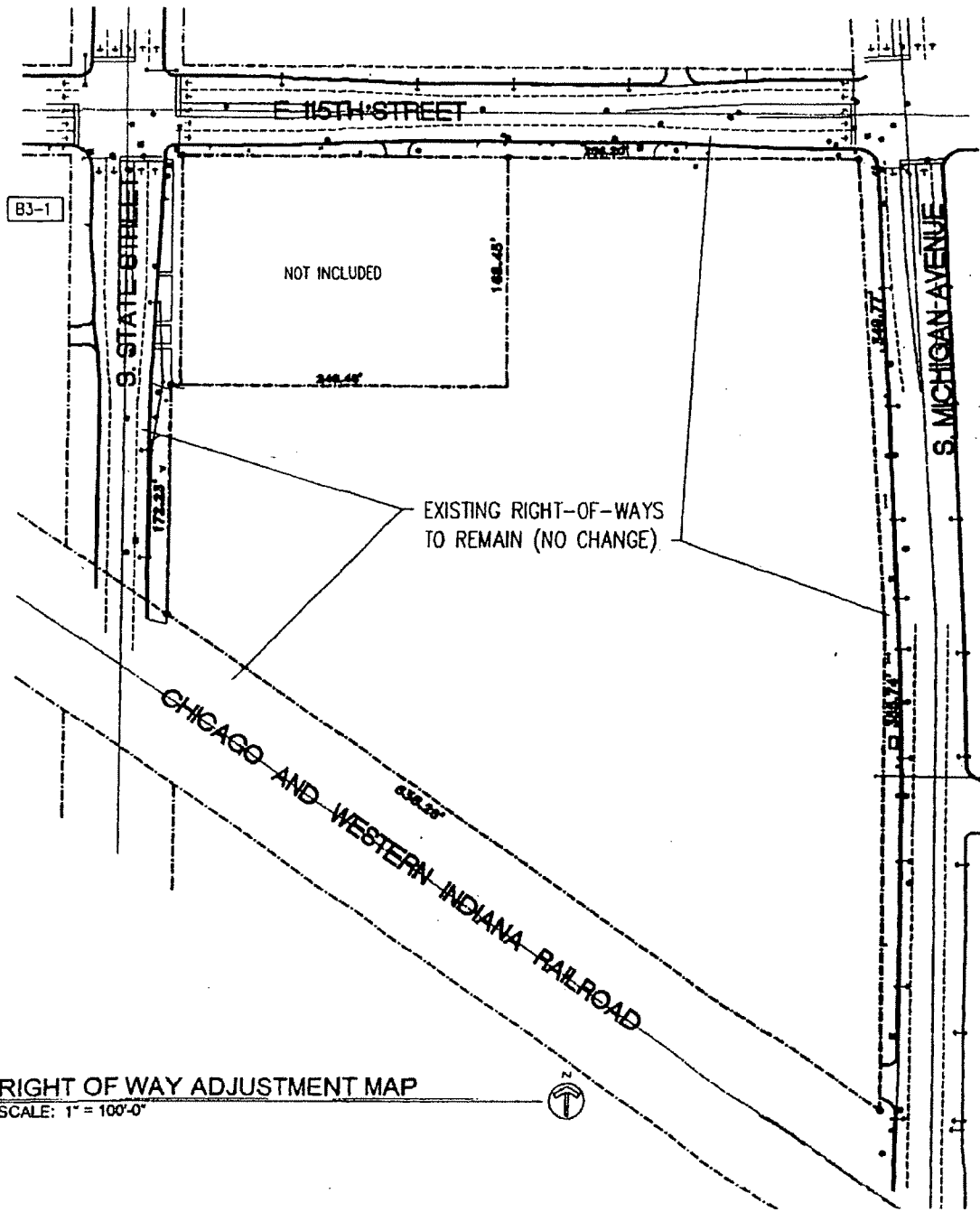


8.15.11

Planned Development And Property Line Map.

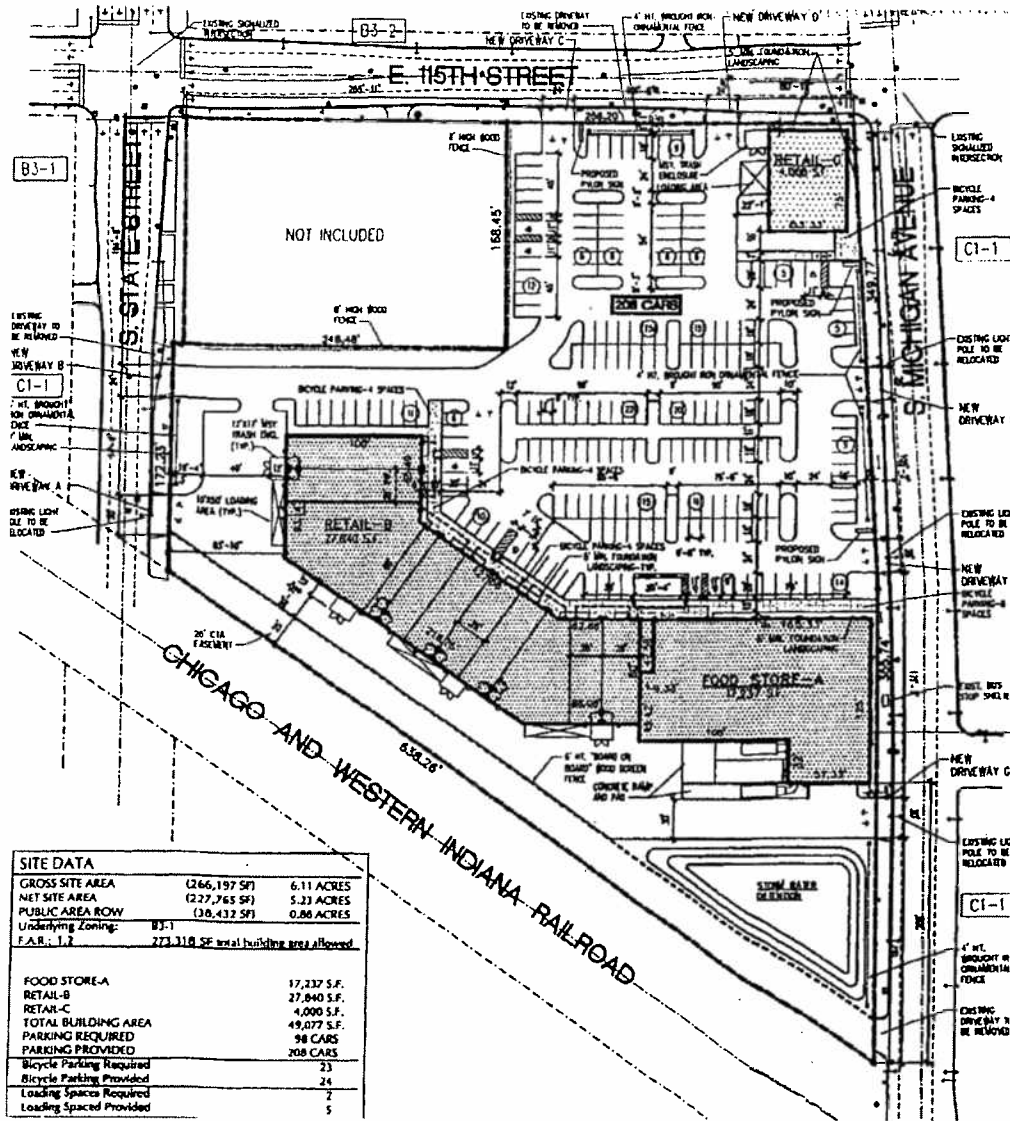


Right-Of-Way Adjustment Map.



RIGHT OF WAY ADJUSTMENT MAP  
SCALE: 1" = 100'-0"

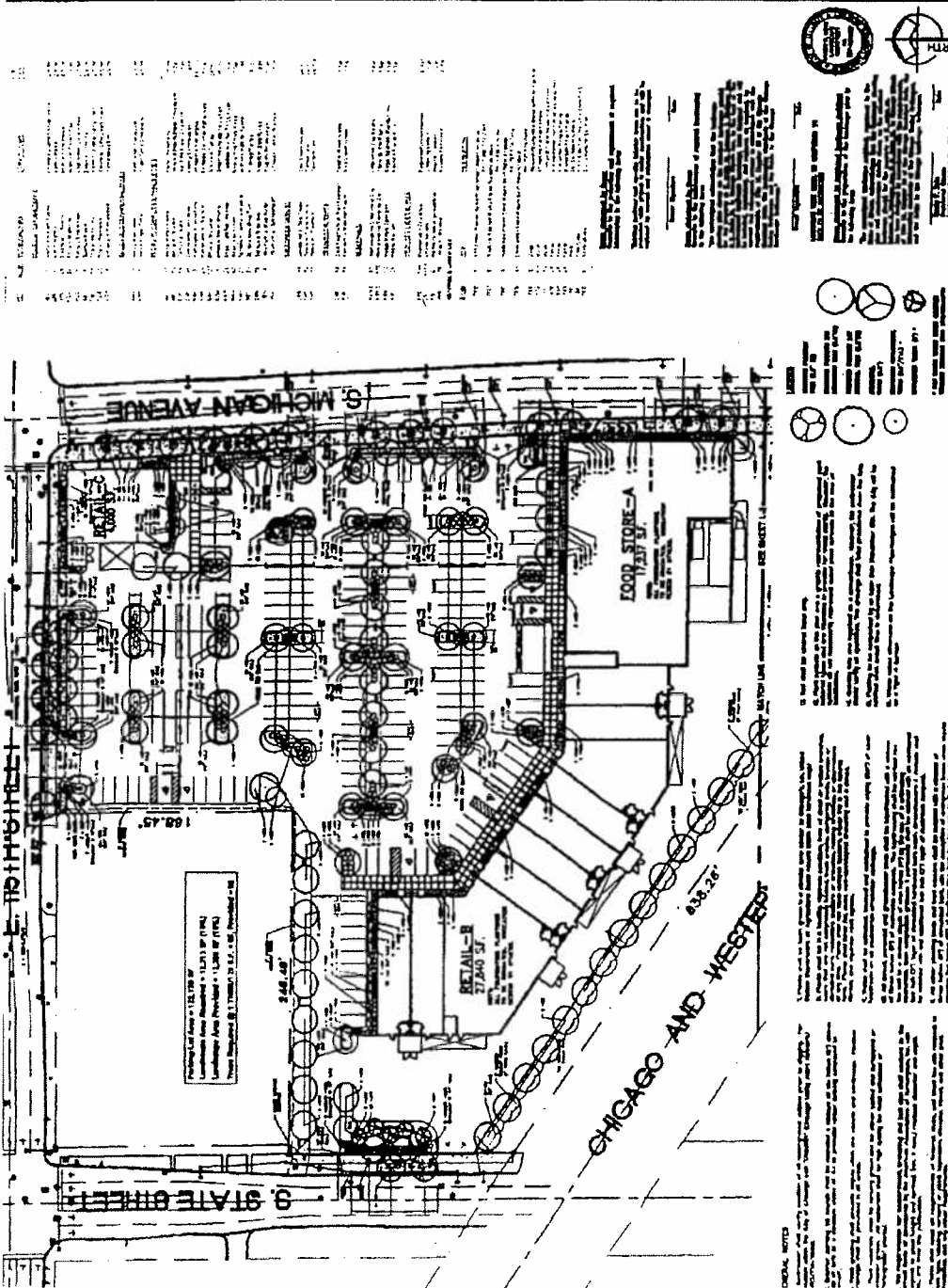
Site Plan.



SITE DATA		
GROSS SITE AREA	(266,197 SF)	6.11 ACRES
NET SITE AREA	(227,765 SF)	5.23 ACRES
PUBLIC AREA ROW	(38,432 SF)	0.86 ACRES
Underlying Zoning:	B3-1	
F.A.R.: 1.7	227,318 SF total building area allowed	
FOOD STORE-A	17,237 S.F.	
RETAIL-B	27,840 S.F.	
RETAIL-C	4,000 S.F.	
TOTAL BUILDING AREA	49,077 S.F.	
PARKING REQUIRED	94 CARS	
PARKING PROVIDED	208 CARS	
Bicycle Parking Required	23	
Bicycle Parking Provided	24	
Loading Spaces Required	2	
Loading Spaces Provided	5	

Preliminary Landscape Plan.

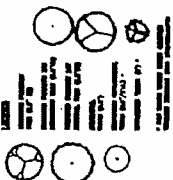
(Page 1 of 2)



NO.	SYMBOL	DESCRIPTION	NO.	SYMBOL	DESCRIPTION
1	(Symbol)	Planting	11	(Symbol)	Planting
2	(Symbol)	Planting	12	(Symbol)	Planting
3	(Symbol)	Planting	13	(Symbol)	Planting
4	(Symbol)	Planting	14	(Symbol)	Planting
5	(Symbol)	Planting	15	(Symbol)	Planting
6	(Symbol)	Planting	16	(Symbol)	Planting
7	(Symbol)	Planting	17	(Symbol)	Planting
8	(Symbol)	Planting	18	(Symbol)	Planting
9	(Symbol)	Planting	19	(Symbol)	Planting
10	(Symbol)	Planting	20	(Symbol)	Planting



GENERAL NOTES:  
 1. ALL PLANTINGS TO BE INSTALLED AS SHOWN.  
 2. ALL PLANTINGS TO BE INSTALLED AS SHOWN.  
 3. ALL PLANTINGS TO BE INSTALLED AS SHOWN.  
 4. ALL PLANTINGS TO BE INSTALLED AS SHOWN.  
 5. ALL PLANTINGS TO BE INSTALLED AS SHOWN.



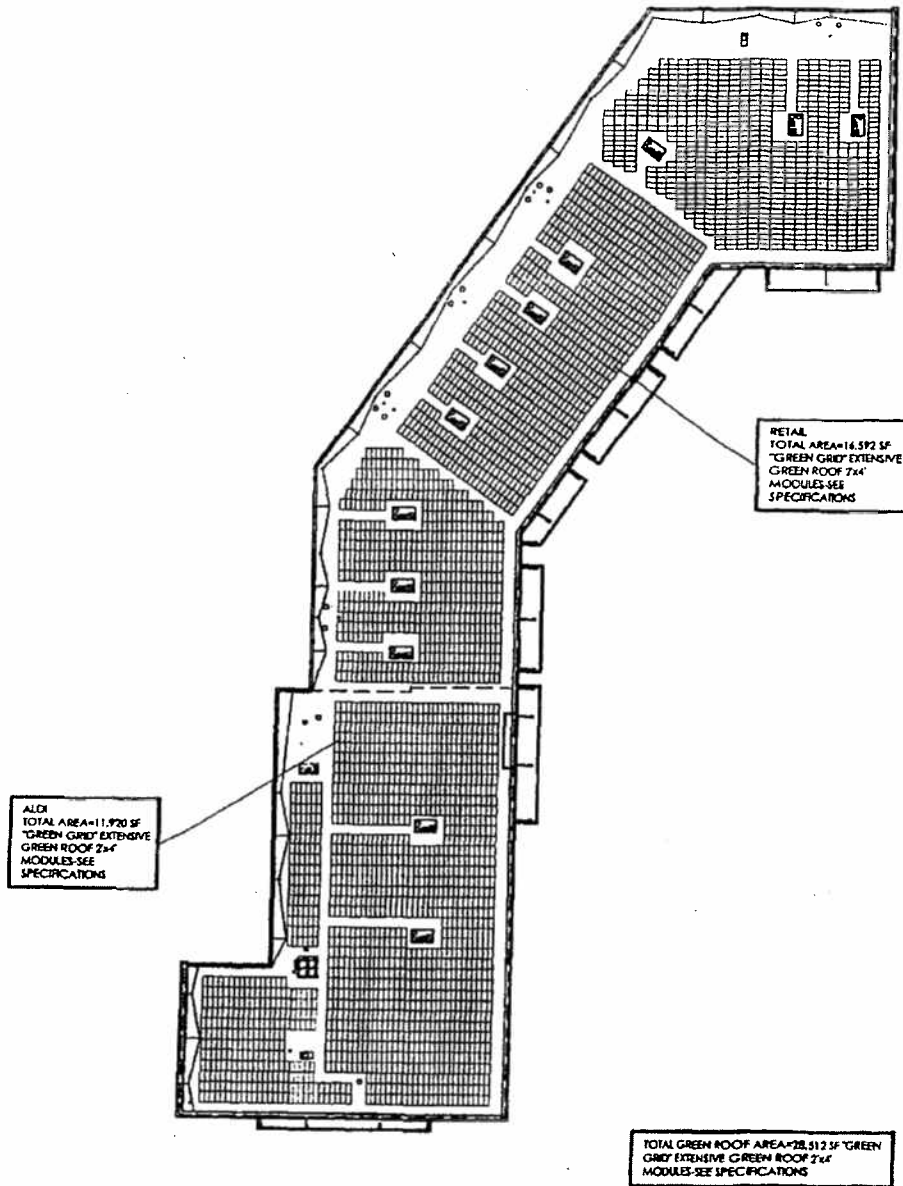
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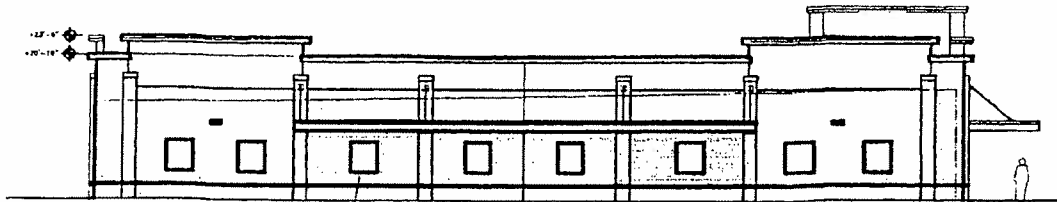


Green Roof Plan.



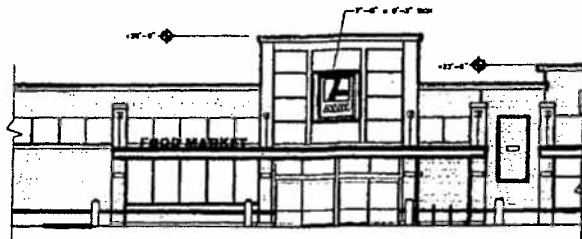
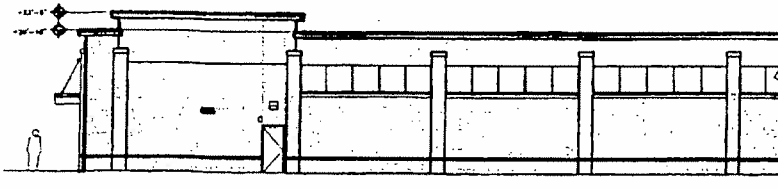
Building Elevations.

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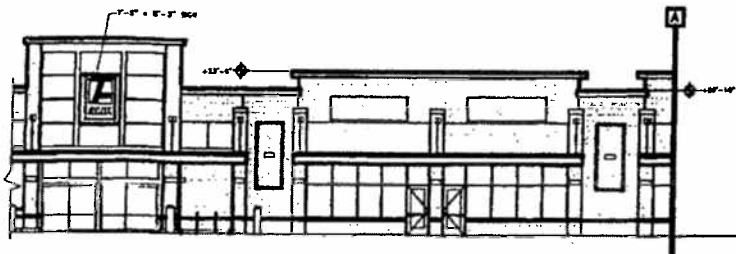
PARTIAL EAST ELEVATION

SCALE: 1" = 20'-0"



PARTIAL NORTH ELEVATION

SCALE: 1" = 20'-0"

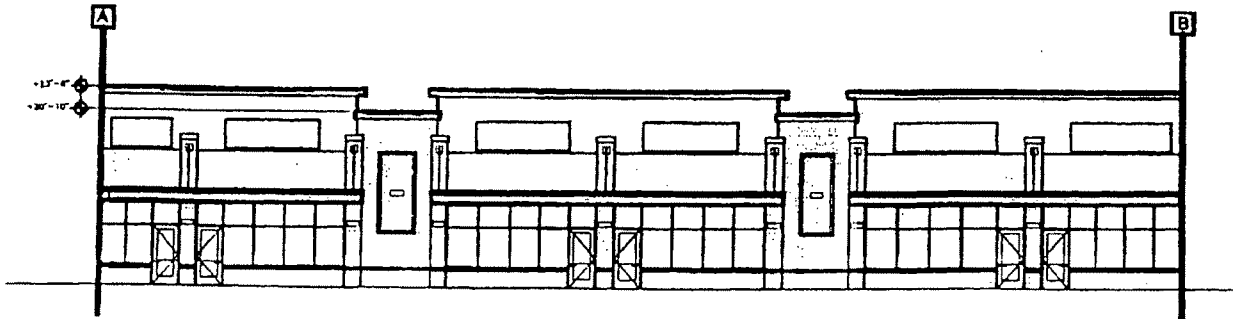


PARTIAL NORTH ELEVATION

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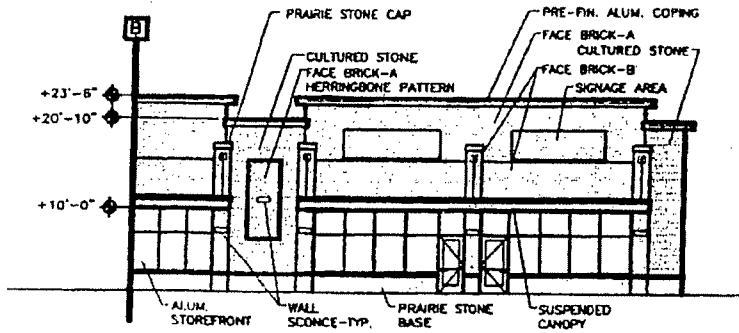
Building Elevations.

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**NORTHEAST ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL EAST ELEVATION**

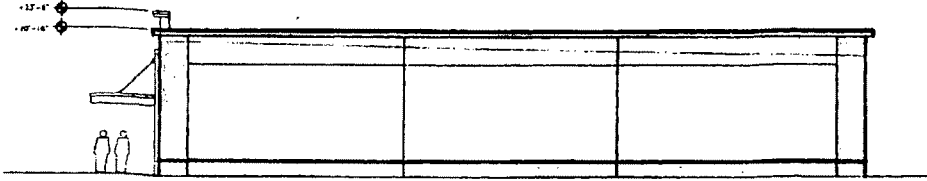
SCALE: 1" = 20'-0"

**MATERIAL LEGEND**

FACE BRICK-A	Belden Brick RUBIGO RED VELOUR UTILITY
FACE BRICK-B	Belden Brick MADRID BLEND VELOUR UTILITY
PRAIRIE STONE	Trenwyth Industries BUFF GROUNDFACE
CULTURED STONE	Owens Corning Cobblefield Series TEXAS CREAM
ALUMINUM	CLEAR ANODIZED

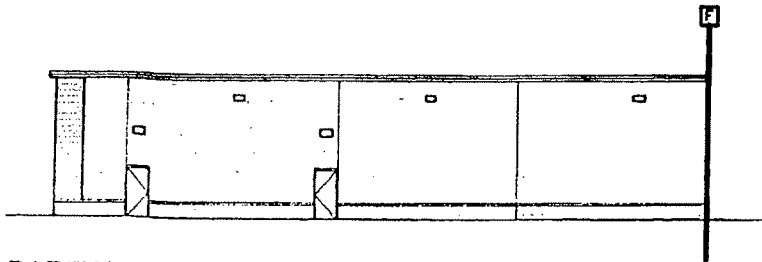
Building Elevations.

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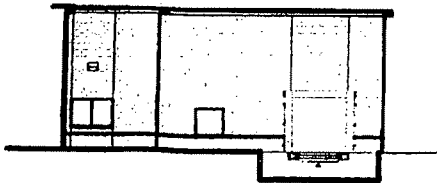
**NORTH ELEVATION**

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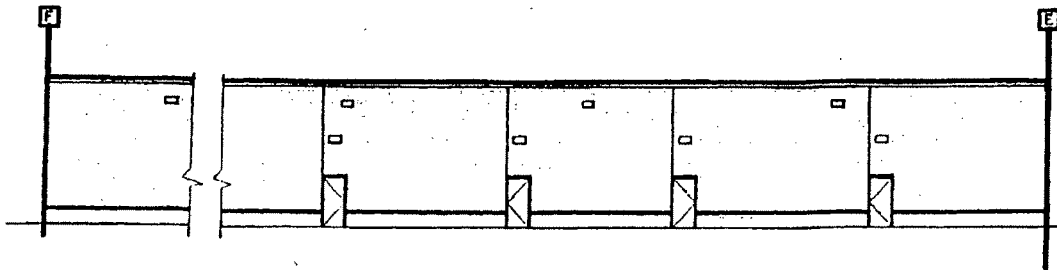
**PARTIAL WEST ELEVATION**

SCALE: 1" = 20'-0"



**PARTIAL WEST ELEVATION**

SCALE: 1" = 20'-0"

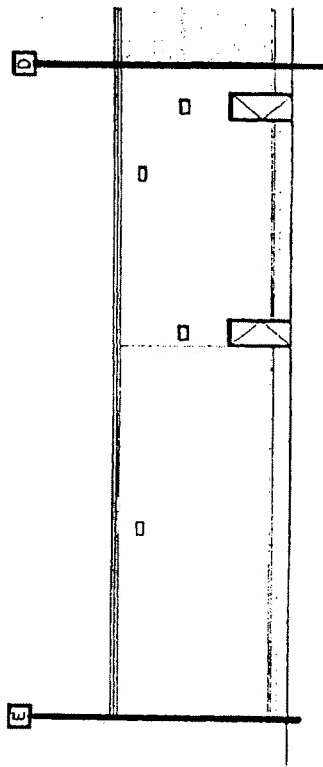


**SOUTHWEST ELEVATION**

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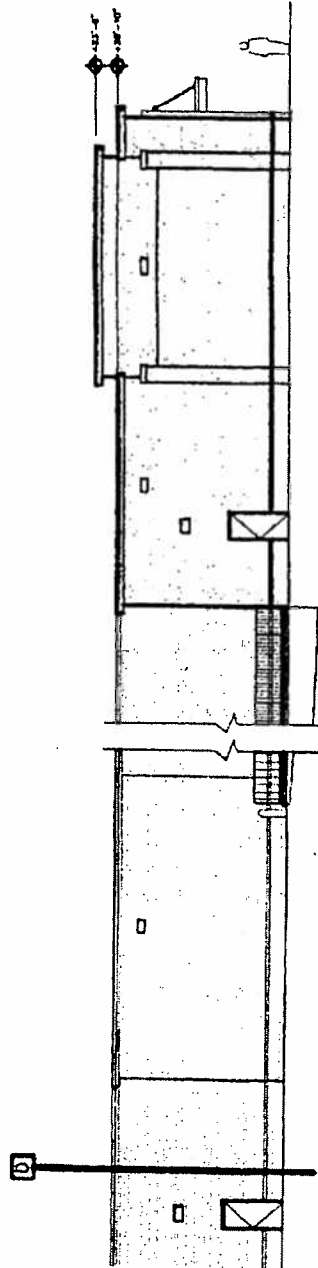
Building Elevations.

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PARTIAL SOUTH ELEVATION

SCALE: 1" = 20'-0"



PARTIAL SOUTH ELEVATION

SCALE: 1" = 20'-0"