

# PD 1205

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 15, 2024

Steve D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place, Ste. 1900  
Chicago, IL 60605

Re: **Minor Change to PD No. 1205, Subarea B, 1535 N. Pulaski Rd.**

Dear Mr. Friedland:

Please be advised that your request for a minor change for the property generally located at 1535 N. Pulaski Rd. in Residential-Business Planned Development No. 1205 ("PD 1205"), Subarea B, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1205. The site is generally known as the Pioneer Arcade Building.

Your client and the owner of all the property within PD 1205, the Hispanic Housing Development Corporation ("HHDC"), is seeking a minor change to increase the number of dwelling units permitted in Subarea B from 60 to 61. The 6-story building will be for seniors and the additional unit will be for an on-site manager. This minor change was previously granted on May 25, 2021, and on Sept. 19, 2022. Both of these minor changes have since expired. The site plan approval issued on September 19, 2022, has no expiration date and is still valid. There are no changes to the exhibits which were approved in 2022 and are attached as follows: Revised Bulk Regulations Table, Demolition/Site Plan, Floor Plans, Elevations, and Cross Section.

The Department of Planning and Development has determined that allowing the additional dwelling unit will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the Pioneer Arcade Building is a Chicago Landmark and has recently received an Adopt -A -Landmark grant commitment from DPD for the façade restoration portion of the overall project.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1205, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec  
Assistant Commissioner

C: Dijana Cuvalo, Mike Marmo, Janice Hill, PD Main File

Residential Business Planned Development Number 1205  
 Revised Bulk Regulations Table  
 Per Minor Change

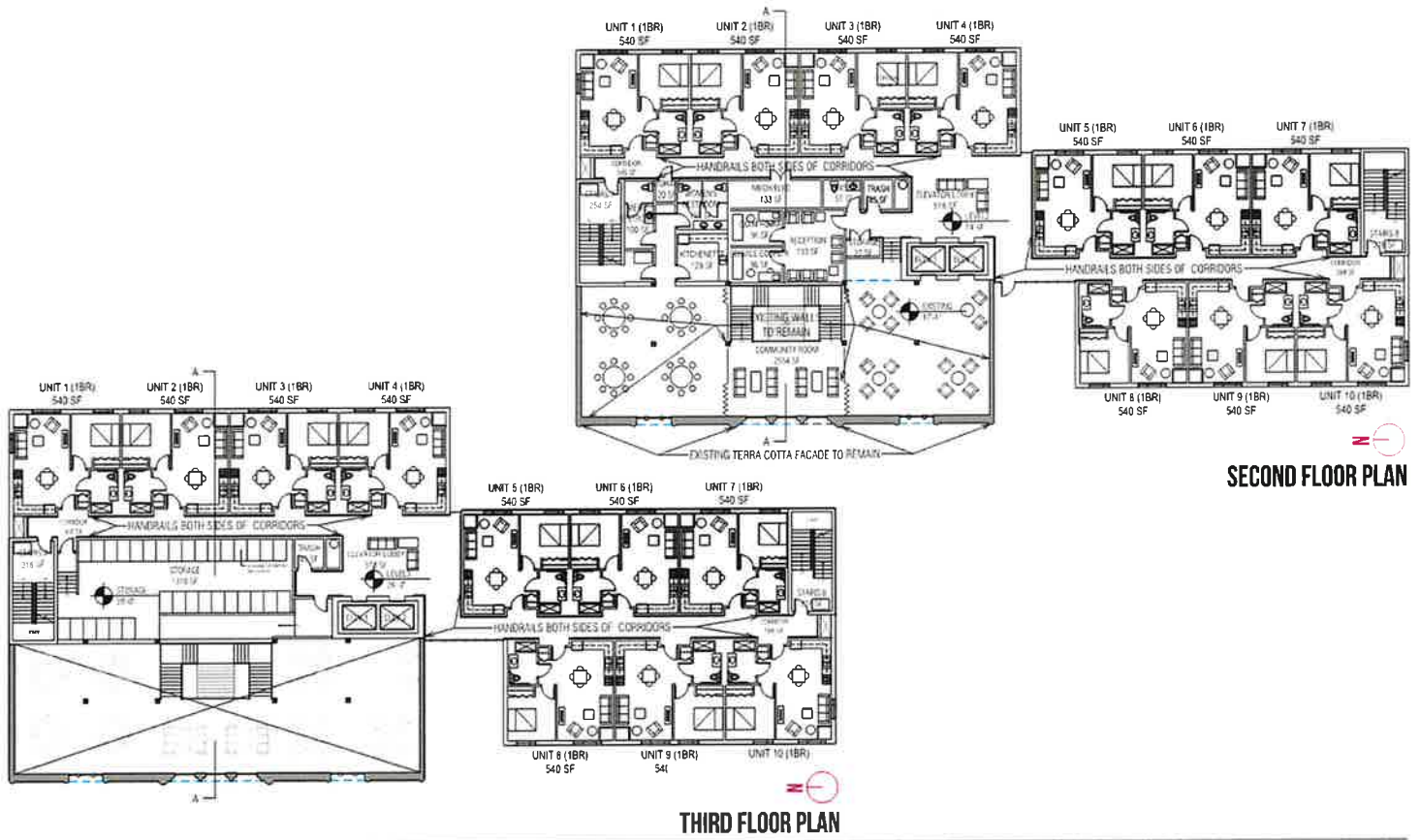
Gross Site Area	79,541 square feet (1.82 acres)
Area Remaining in Public Right-of-Way	31,536 square feet (0.72 acre)
Net Site Area - Total	48,005 square feet (1.10 acres)
Net Site Area (by Subarea)	
Subarea A:	24,139 square feet
Subarea B:	23,866 square feet
Maximum Floor Area Ratio	3.0
Maximum Number of Dwelling Units:	
Subarea A:	72
Subarea B:	61
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	21
Subarea B:	26
Minimum Number of Loading Spaces:	
Subarea A:	1
Subarea B:	1
Minimum Number of Bicycle Spaces:	
Subarea A:	5

Subarea B:	13
Minimum Building Height:	
Subarea A:	65 feet
Subarea B:	65 feet
Setbacks:	
Subarea A:	In accordance with Site Plan.
Subarea B:	In accordance with Site Plan.

1105601.1



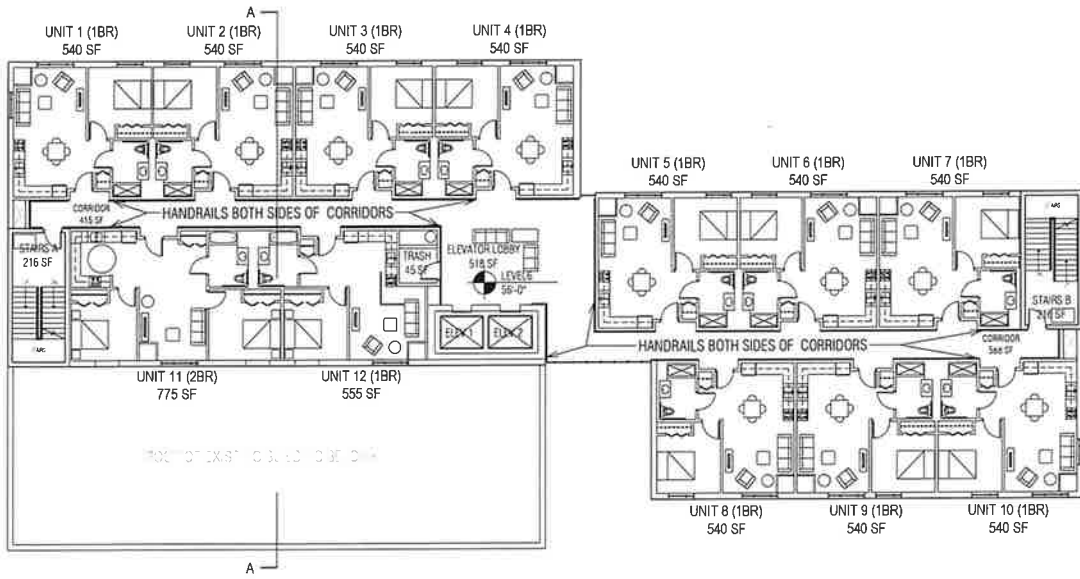






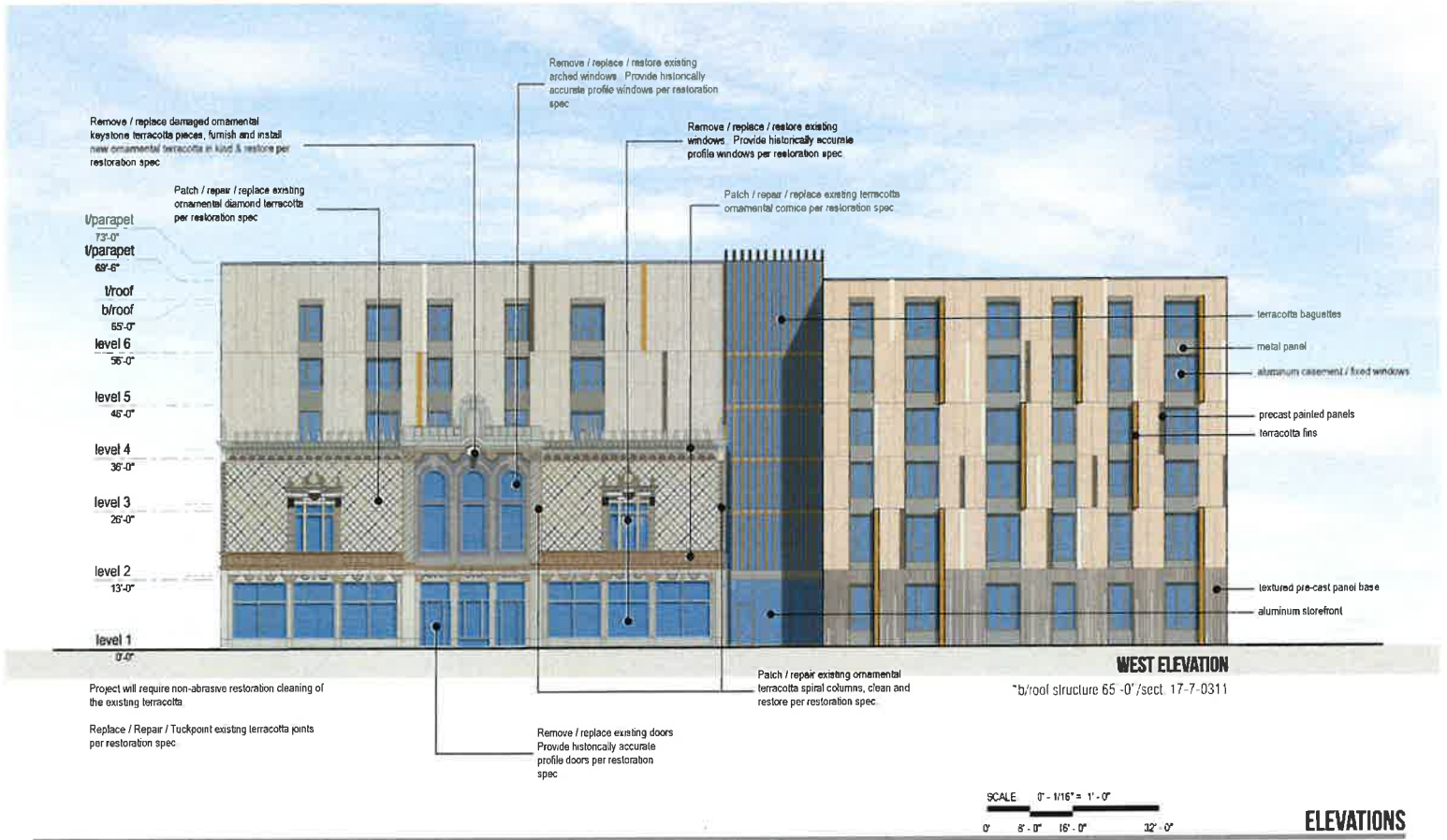
**FOURTH FLOOR PLAN**

**FIFTH FLOOR PLAN**



SCALE: 0" = 1/16" = 1'-0"  
 0' 8'-0" 16'-0" 32'-0"

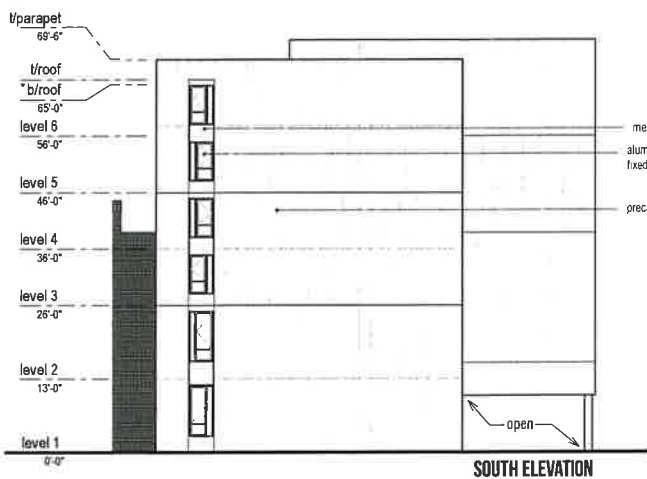
  
**SIXTH FLOOR PLAN**



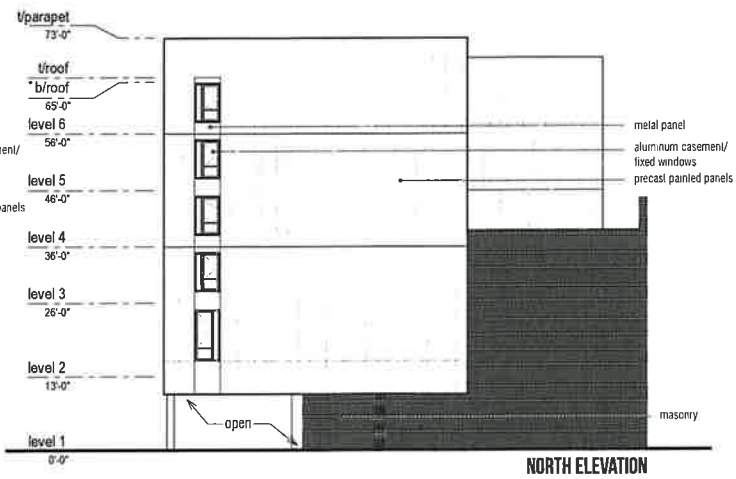


SCALE 0' - 1/16" = 1' - 0"  
 0' 8' - 0" 16' - 0" 32' - 0"

ELEVATIONS

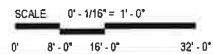


**SOUTH ELEVATION**

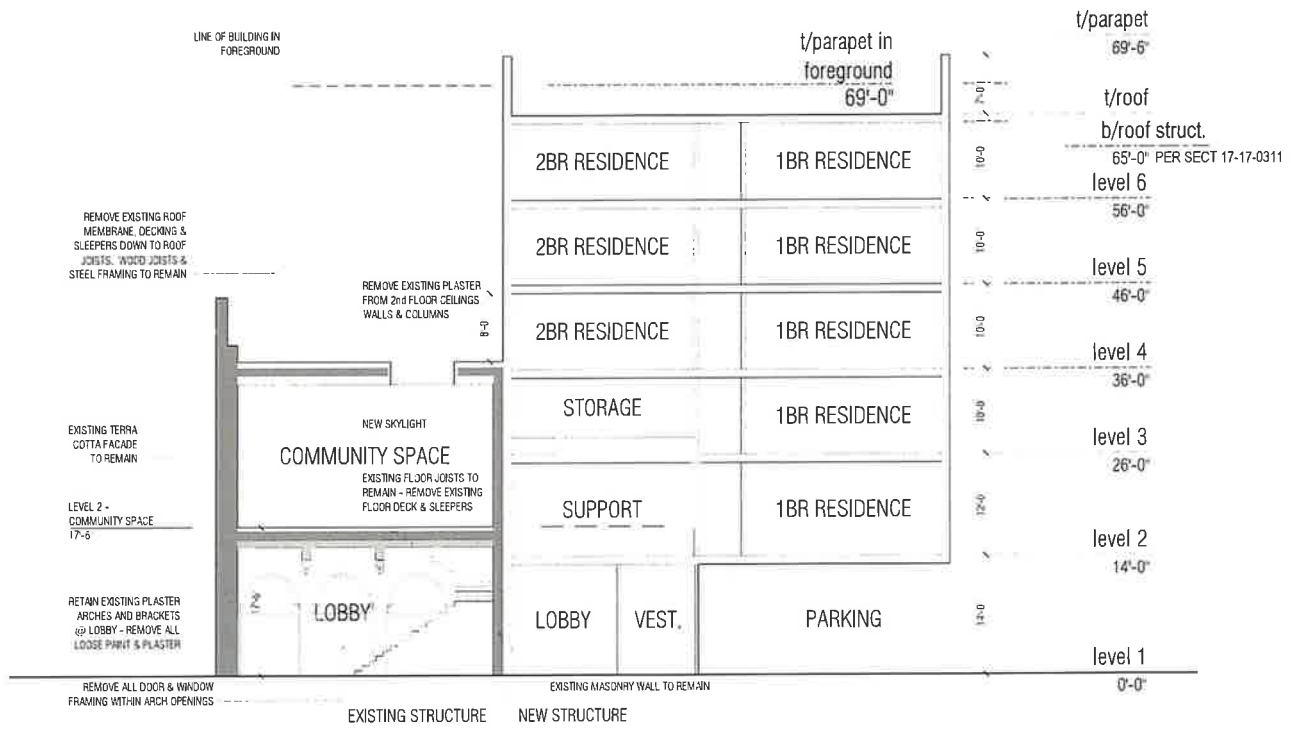


**NORTH ELEVATION**

\*b/roof structure 65'-0"/sect. 17-7-0311



**ELEVATIONS**



**BUILDING SECTION**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 19, 2022

Steve D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place, Ste. 1900  
Chicago, IL 60605

Re: Minor Change Request and Site Plan Approval for Planned Development No. 1205, Subarea B

To Mr. Friedland:

Please be advised that your request for a minor change for the property generally located at 1533-1541 N. Pulaski Rd. in Residential-Business Planned Development No. 1205 ("PD #1205"), Subarea B, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 11 of PD #1205. This site is generally known as the Pioneer Arcade Building.

Your client and the owner of all the property within PD 1205, the Hispanic Housing Development Corporation (HHDC), is seeking administrative relief to increase the number of dwelling units permitted in Subarea B of PD #1205 from 60 to 61. This minor change was previously granted on May 25, 2021 and therefore requires a renewal. The purpose of this requested minor change is to allow for construction of a 61-unit, six-story building that includes 26 vehicular parking spaces and 13 bicycle parking spaces. The building has a gross floor area of 63,499 square feet on a net site area of 23,881.31 for a floor area ratio (FAR) of 2.66. Attached are the following exhibits: revised bulk regulations table, demolition/site plan, floor plans, building elevations and cross section. Additionally, a letter from HHDC to Commissioner Maurice Cox, dated August 16, 2022, consenting to pursue landmark designation for the Pioneer Arcade Building is attached.

DPD has completed a full review of the proposed plans for the development site, which have also been approved by all required City departments. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD #1205, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction

consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Additionally, the applicant has requested site plan approval for the aforementioned proposal at 1533-1541 N. Pulaski Rd. DPD confirms the attached plan exhibits are in accordance with and satisfy the requirements of the Chicago Zoning Ordinance and PD #1205. Accordingly, this site plan approval request is hereby approved.

Sincerely,



Noah Szafraniec  
Assistant Commissioner, Plan Commission  
Department of Planning and Development

Cc: Dijana Cuvalo, Brian Hacker, Mike Marmo, Patrick Murphey, PD Main File

Residential Business Planned Development Number 1205  
 Revised Bulk Regulations Table  
 Per Minor Change

Gross Site Area	79,541 square feet (1.82 acres)
Area Remaining in Public Right-of-Way	31,536 square feet (0.72 acre)
Net Site Area - Total	48,005 square feet (1.10 acres)
Net Site Area (by Subarea)	
Subarea A:	24,139 square feet
Subarea B:	23,866 square feet
Maximum Floor Area Ratio	3.0
Maximum Number of Dwelling Units:	
Subarea A:	72
Subarea B:	61
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	21
Subarea B:	26
Minimum Number of Loading Spaces:	
Subarea A:	1
Subarea B:	1
Minimum Number of Bicycle Spaces:	
Subarea A:	5

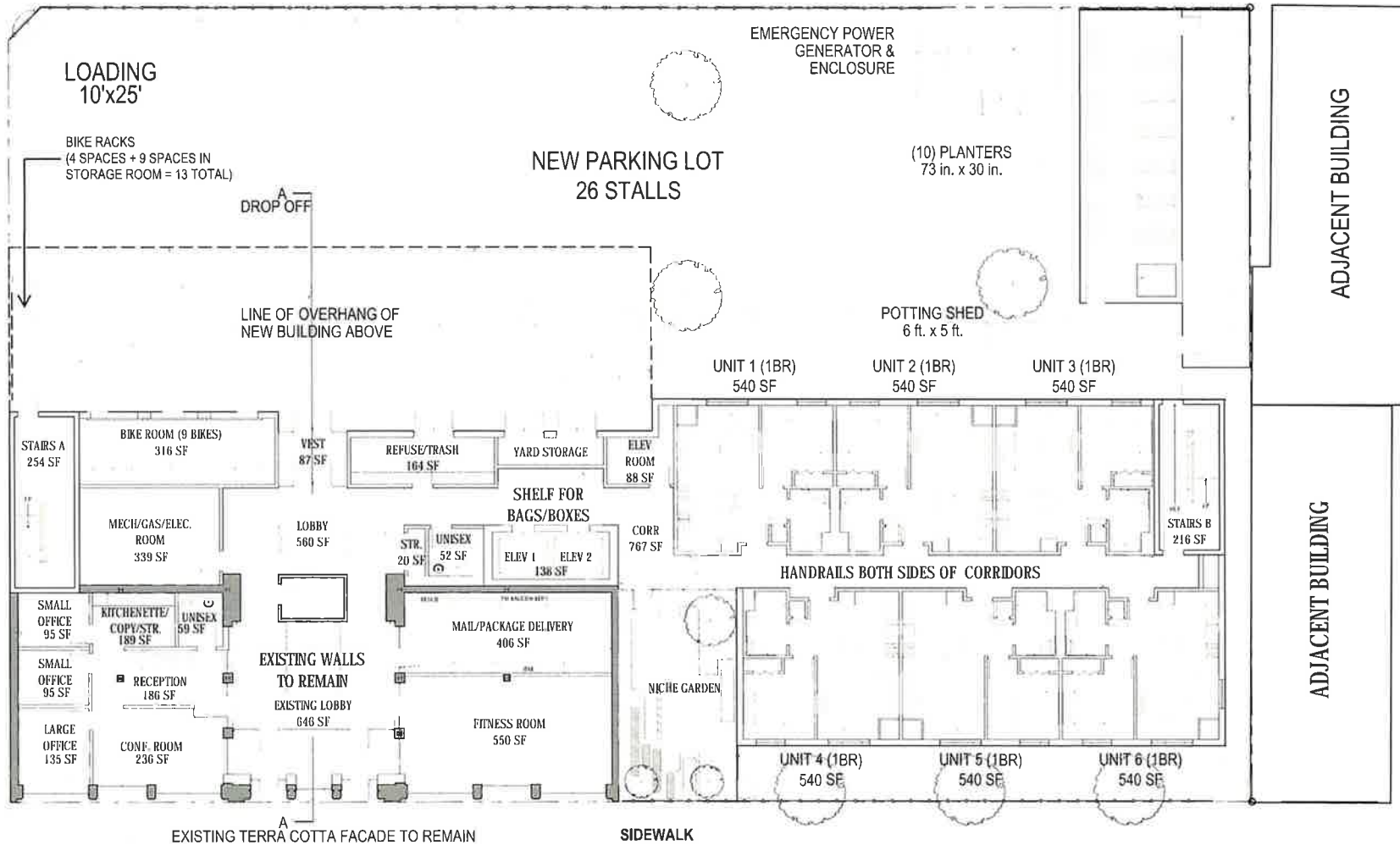
Subarea B:	13
Minimum Building Height:	
Subarea A:	65 feet
Subarea B:	65 feet
Setbacks:	
Subarea A:	In accordance with Site Plan.
Subarea B:	In accordance with Site Plan.

1105601.1



PUBLIC ALLEY

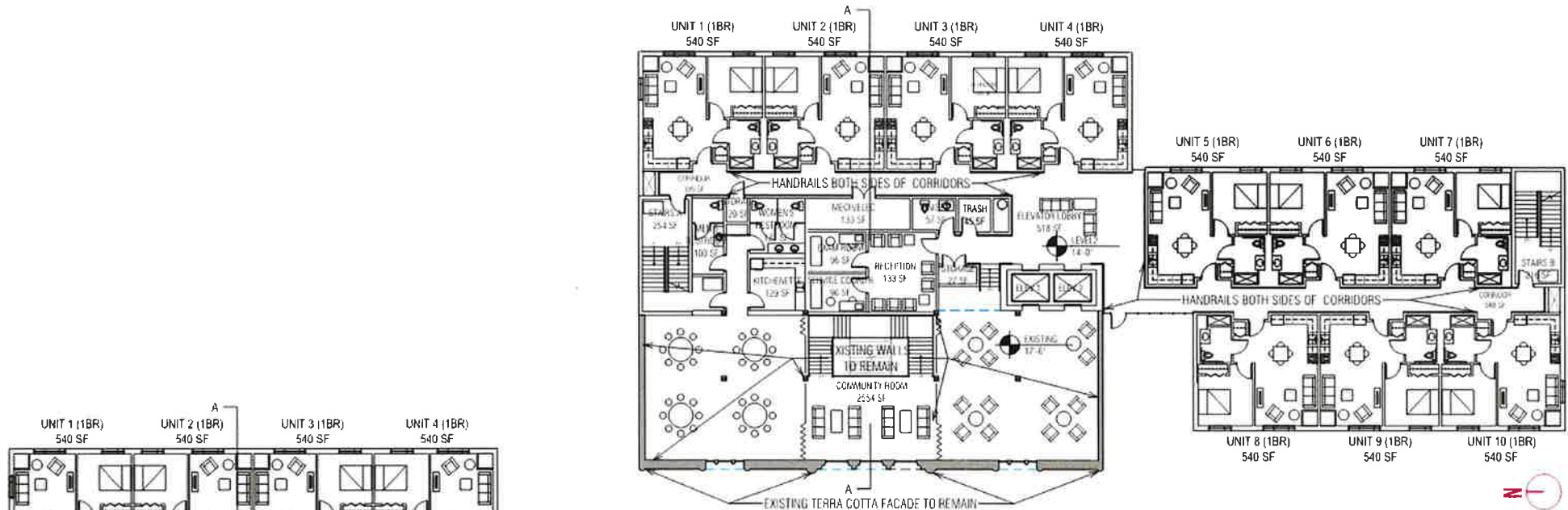
GRAVEL DOG RUN (40 ft. x 13 ft.)  
5' ORNAMENTAL FENCE  
(ALL SIDES EXCEPT ALLEY)



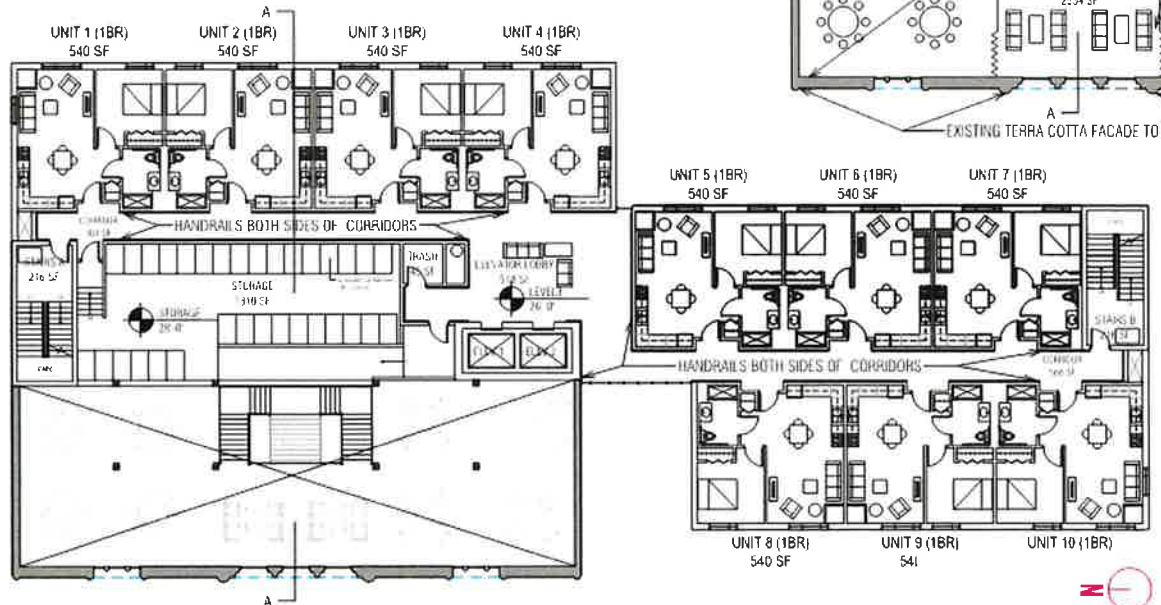
**GROUND FLOOR PLAN**

UrbanWorks

ARCHITECTURAL, INTERIOR AND PLANNING  
137 SOUTH LAWN STREET, SUITE 200  
CHICAGO, ILLINOIS  
PHONE: (312) 424-1118  
WWW.URBANWORKS.COM

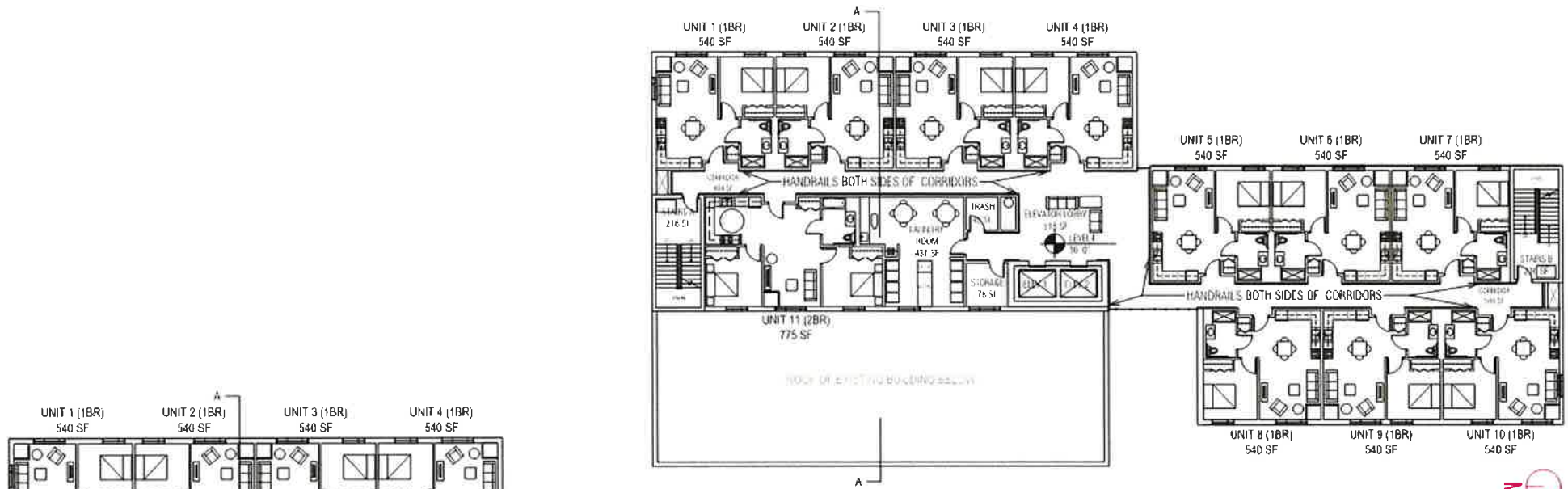


**SECOND FLOOR PLAN**

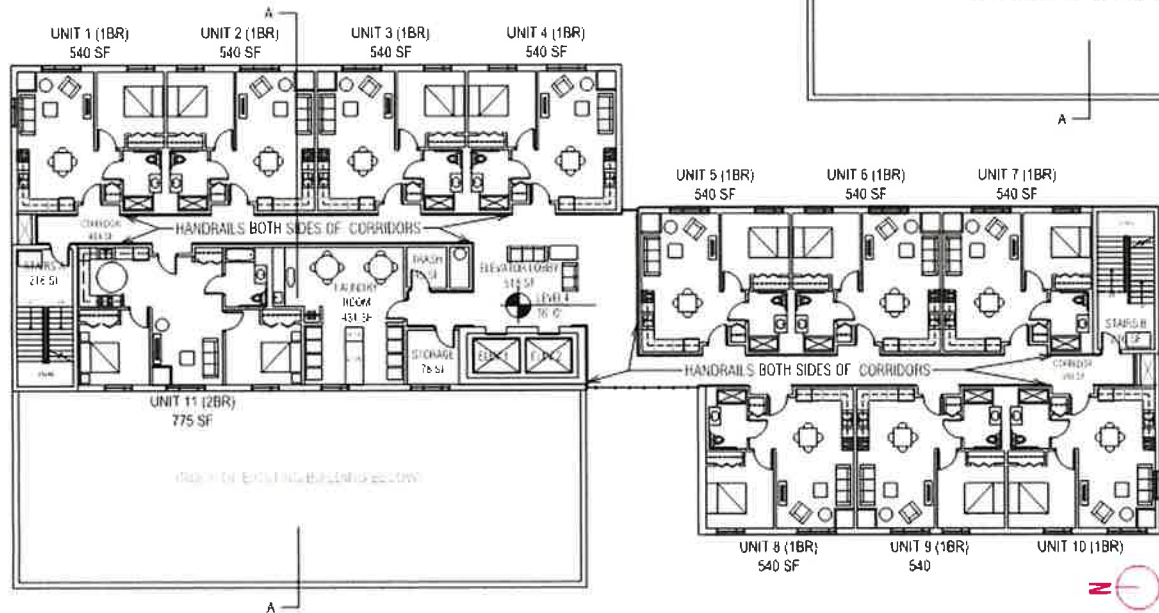


**THIRD FLOOR PLAN**

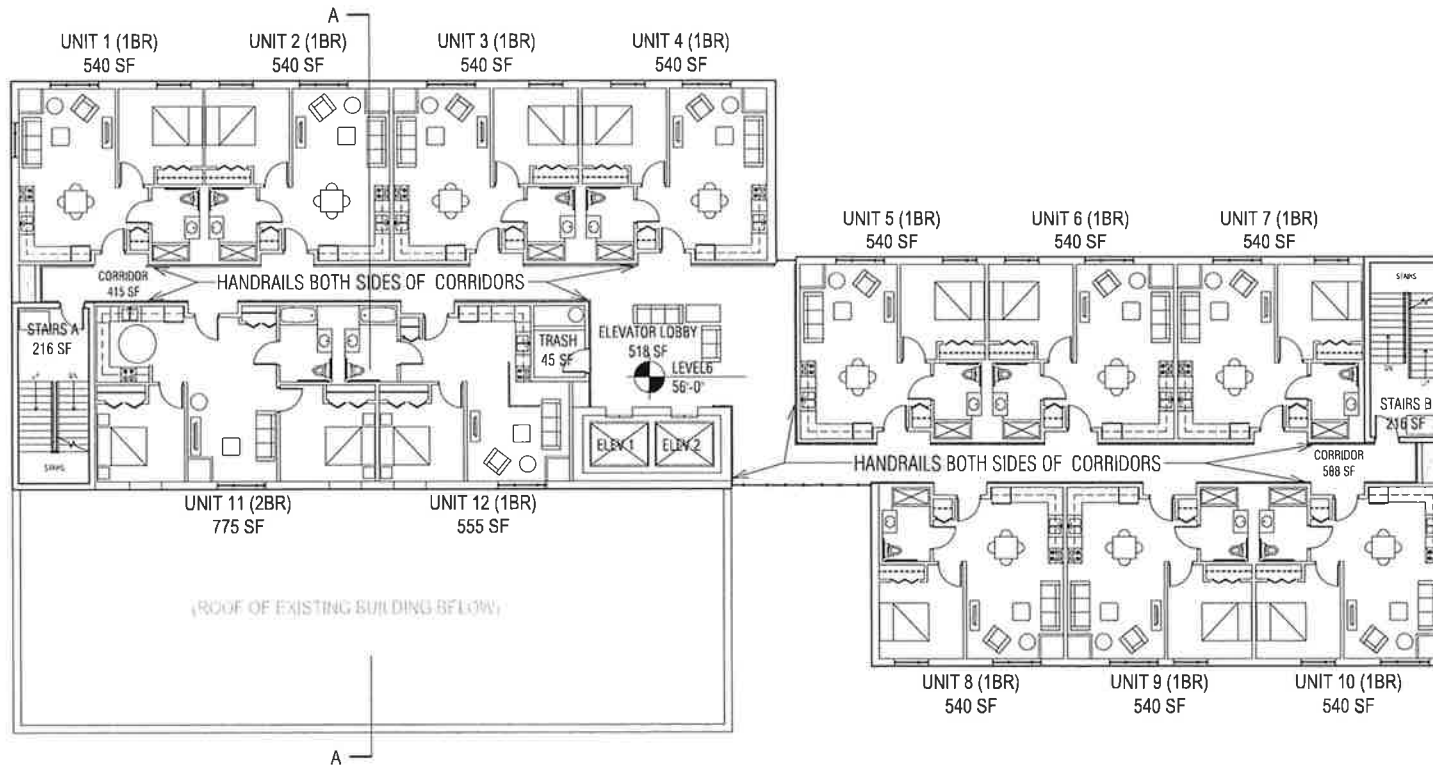
**1535 N PULASKI SENIOR HOUSING**  
CHICAGO, IL



**FOURTH FLOOR PLAN**



**FIFTH FLOOR PLAN**



SCALE: 0' - 1/16" = 1' - 0"  
 0' 8'-0" 16'-0" 32'-0"

  
**SIXTH FLOOR PLAN**

**1535 N PULASKI SENIOR HOUSING**  
 CHICAGO, IL

Remove / replace damaged ornamental keystone terracotta pieces, furnish and install new ornamental terracotta in kind & restore per restoration spec.

Patch / repair / replace existing ornamental diamond terracotta per restoration spec

Remove / replace / restore existing arched windows. Provide historically accurate profile windows per restoration spec.

Remove / replace / restore existing windows. Provide historically accurate profile windows per restoration spec.

Patch / repair / replace existing terracotta ornamental cornice per restoration spec.

t/parapet

73'-0"

t/parapet

69'-6"

t/roof

65'-0"

b/roof

56'-0"

level 6

46'-0"

level 5

36'-0"

level 4

26'-0"

level 3

13'-0"

level 2

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

level 1

0'-0"

Project will require non-abrasive restoration cleaning of the existing terracotta.

Replace / Repair / Tuckpoint existing terracotta joints per restoration spec.

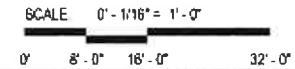
Remove / replace existing doors. Provide historically accurate profile doors per restoration spec.

Patch / repair existing ornamental terracotta spiral columns, clean and restore per restoration spec.

- terracotta baguettes
- metal panel
- aluminum casement / fixed windows
- precast painted panels
- terracotta fins
- textured pre-cast panel base
- aluminum storefront

**WEST ELEVATION**

\*b/roof structure 65'-0"/sect. 17-7-0311

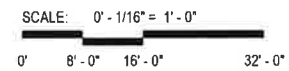


**ELEVATIONS**



**EAST ELEVATION**

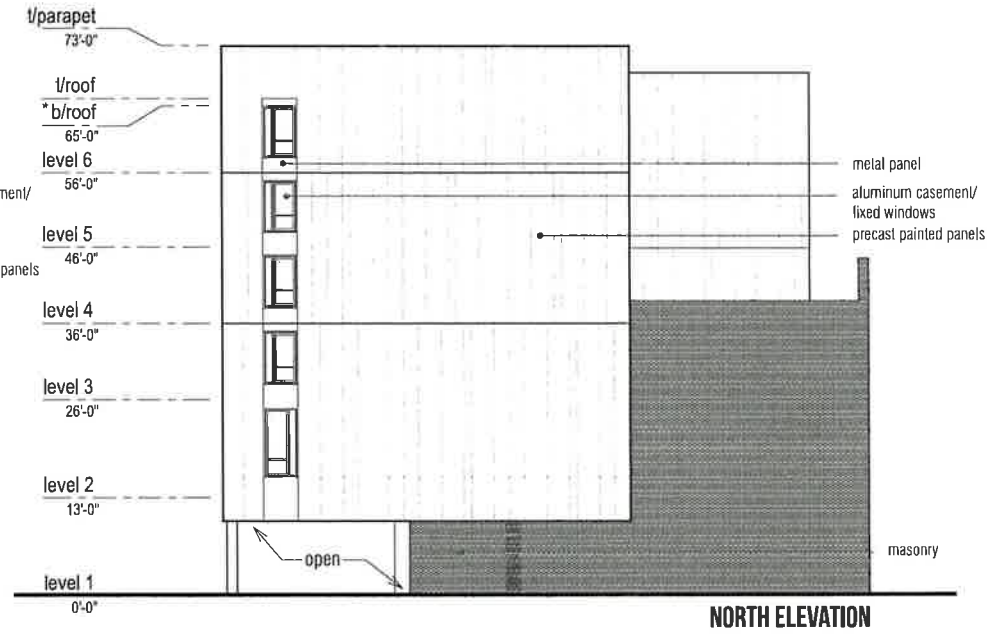
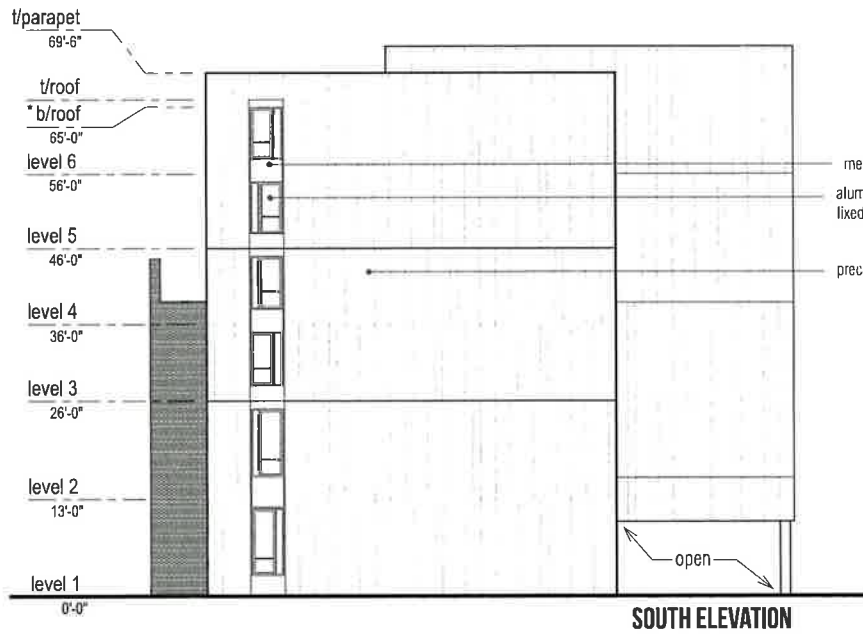
\*b/roof structure 65'-0"/sect. 17-7-0311



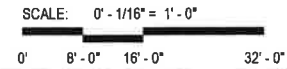
**ELEVATIONS**

**1535 N PULASKI SENIOR HOUSING**  
CHICAGO, IL

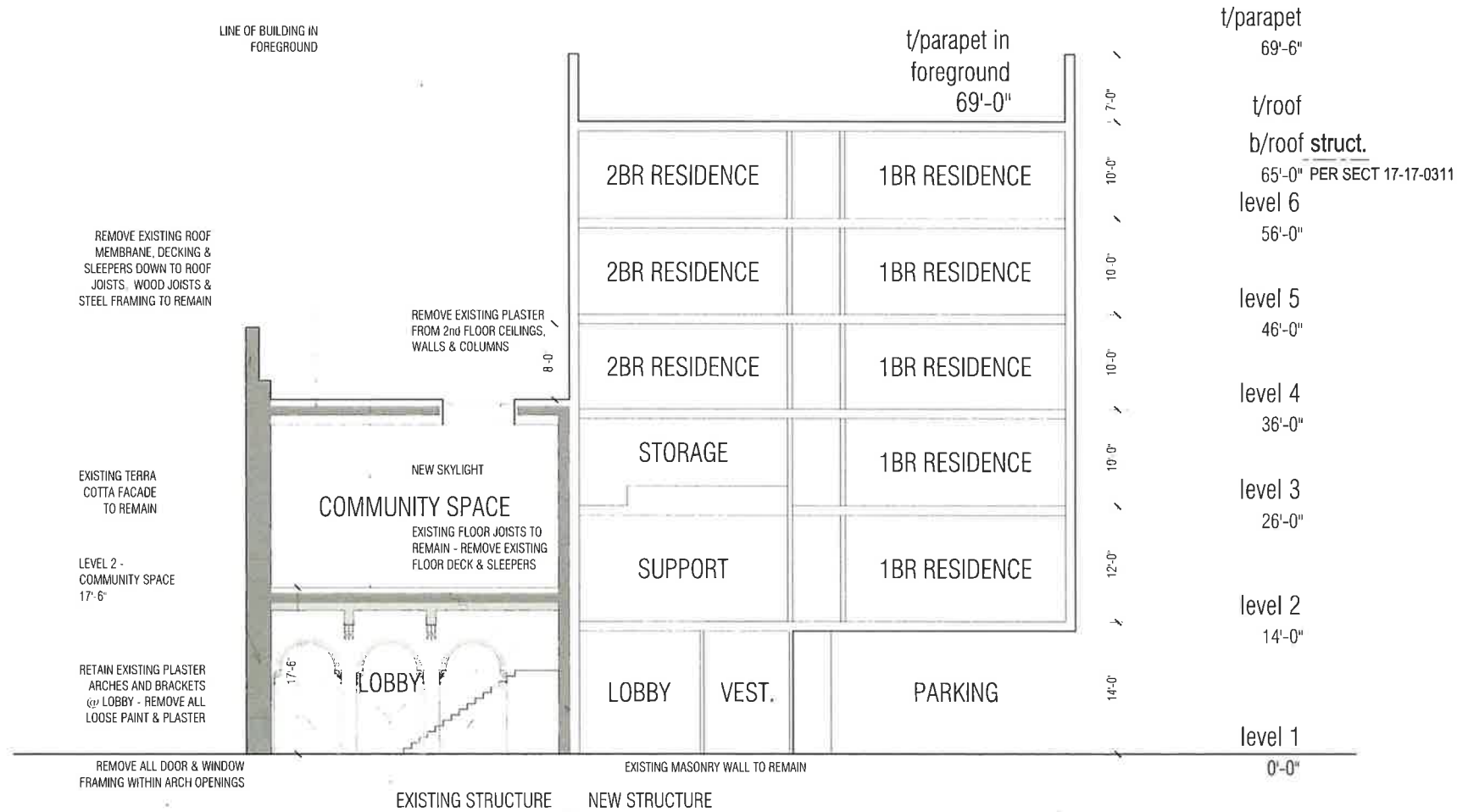
UrbanWorks



\*b/roof structure 65'-0"/sect. 17-7-0311



**ELEVATIONS**



**BUILDING SECTION**

**155 N PULASKI SENIOR HOUSING**  
CHICAGO, IL

UrbanWorks



August 16, 2022

Maurice Cox, Commissioner  
Department of Planning and Development  
121 North LaSalle Street, Room 1000  
Chicago, IL 60602

Commissioner Cox:

With this letter, the Hispanic Housing Development Corporation agrees to consent to Chicago Landmark designation of the Pioneer Arcade Building at 1535 North Pulaski Road with guidelines providing for the improvements shown in conceptual plans dated November 18, 2021 that were attached to our Site Plan Approval request dated January 31, 2022.

The conceptual plans provide for retention of the front (35') portion of the building; rehabilitation of the historic ground-floor lobby up to and including the rear wall of the grand staircase if economically or physically feasible; demolition of the rear (85') portion of the building behind that portion of the building; and construction of a new, six-story structure. The project will also include the repair and restoration of the historic front façade in accordance with the rules of the Secretary of Interior's Standards for Treatment of Historic Properties.

Official owner consent will be requested after approval of a preliminary landmark recommendation by the Commission on Chicago Landmarks.

Signature of HHDC Representative

Stephen M. Porrás

Name (please print)

Stephen M. Porrás

May 25, 2021

Steven D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place  
Suite 1900  
Chicago, IL 60605

**Re: Minor change request for PD No. 1205, Subarea B  
1535 N. Pulaski Road**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1205 ("PD 1205") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of PD 1205.

Hispanic Housing Development Corporation is seeking a minor change to allow an increase in the number of dwelling units within Subarea B from 60 to 61. The proposed building will be for seniors and the additional unit will be for the on-site manager. It has been determined that the attached Site Plan, Ground Floor Plan, West, East, South and North Elevations, and Building Section are compliant with the requirements of PD 1205.

Regarding your request, the Department of Planning and Development has determined that allowing the additional dwelling unit will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Please be advised that pursuant to Statement No. 11 of the PD, site plan approval is required prior to Part II approval.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1431, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



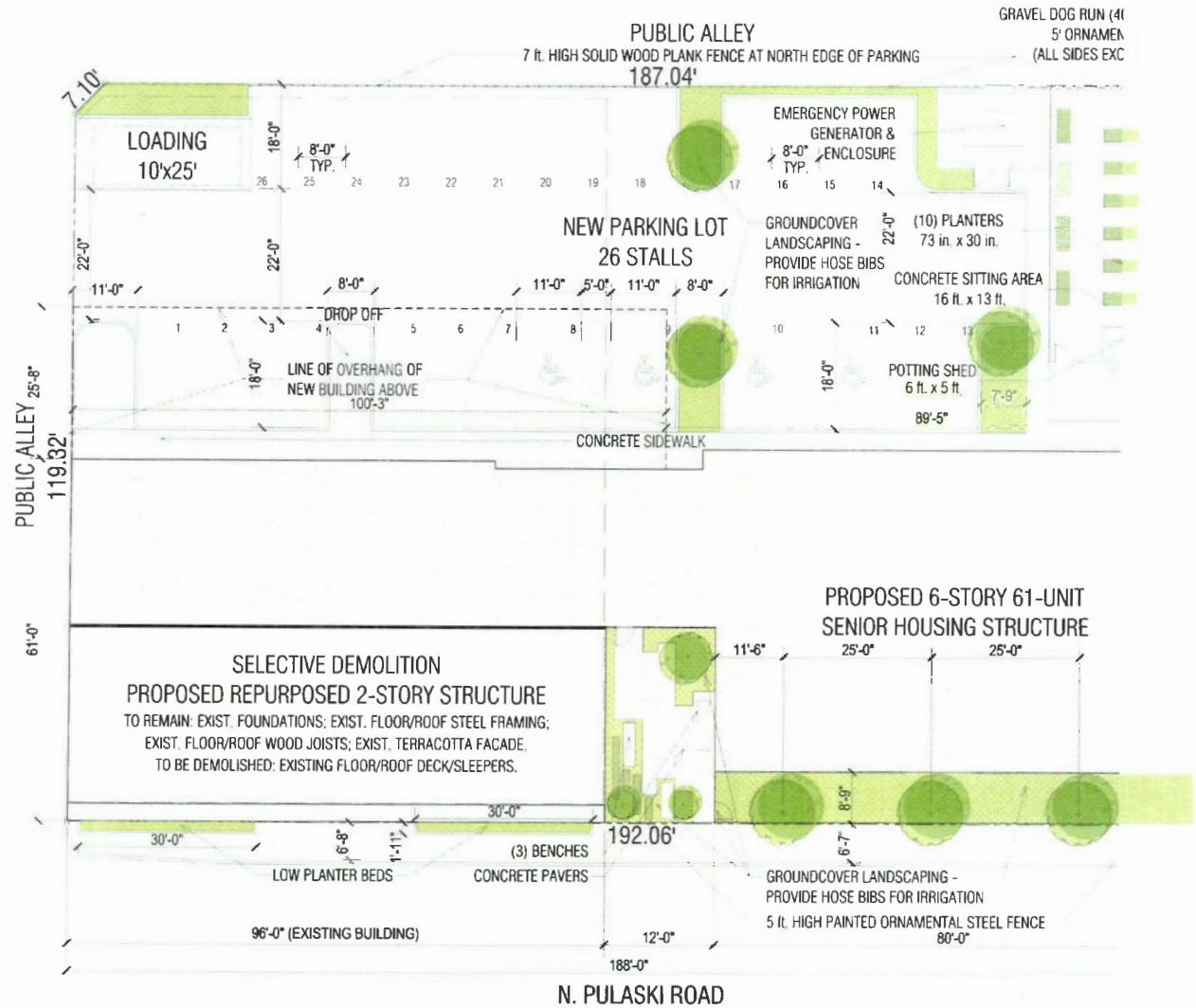
Steve Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Mike Parella, Noah Szafraniec, Main file

EXISTING PARKING LOT  
21 STALLS

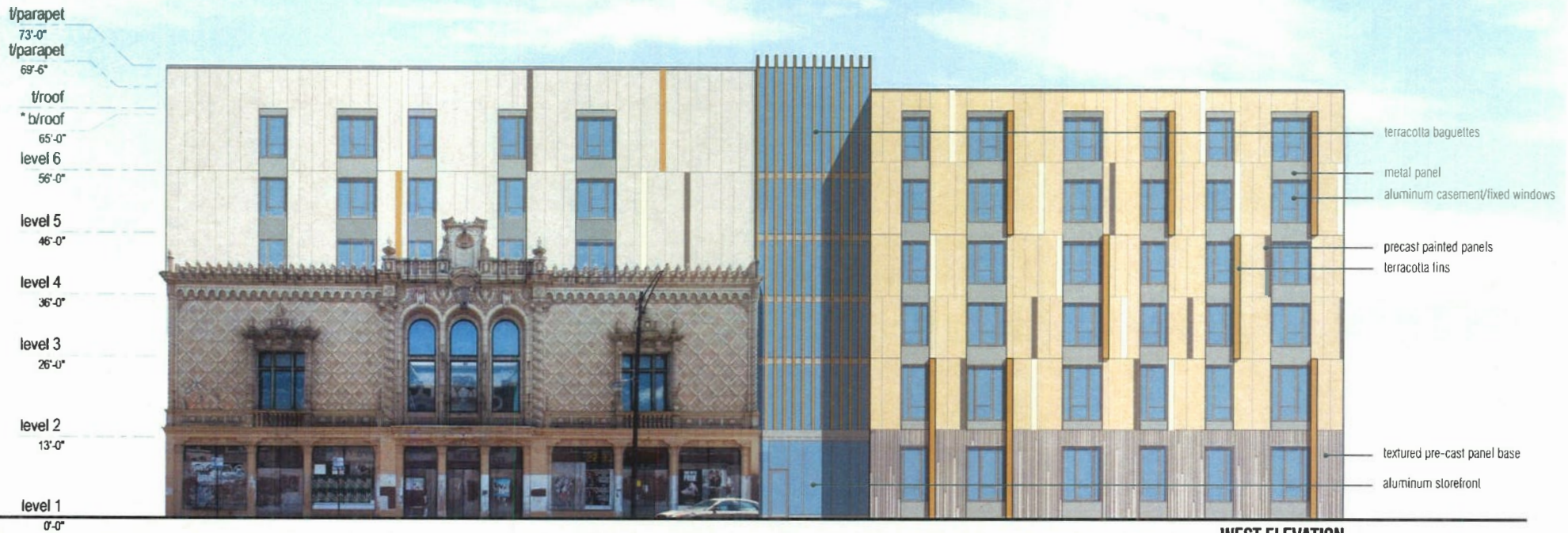
EXISTING 5-STORY SENIOR  
HOUSING STRUCTURE

ADJACENT RESIDENTIAL PROPERTIES



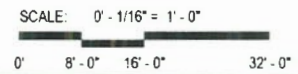
**SITE PLAN**





**WEST ELEVATION**

\*b/roof structure 65'-0"/sect. 17-7-0311



**ELEVATIONS**

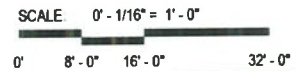
t/parapet  
73'-0"  
t/parapet  
69'-6"  
t/roof  
\*b/roof  
65'-0"  
level 6  
56'-0"  
level 5  
46'-0"  
level 4  
36'-0"  
level 3  
26'-0"  
level 2  
13'-0"  
level 1  
0'-0"



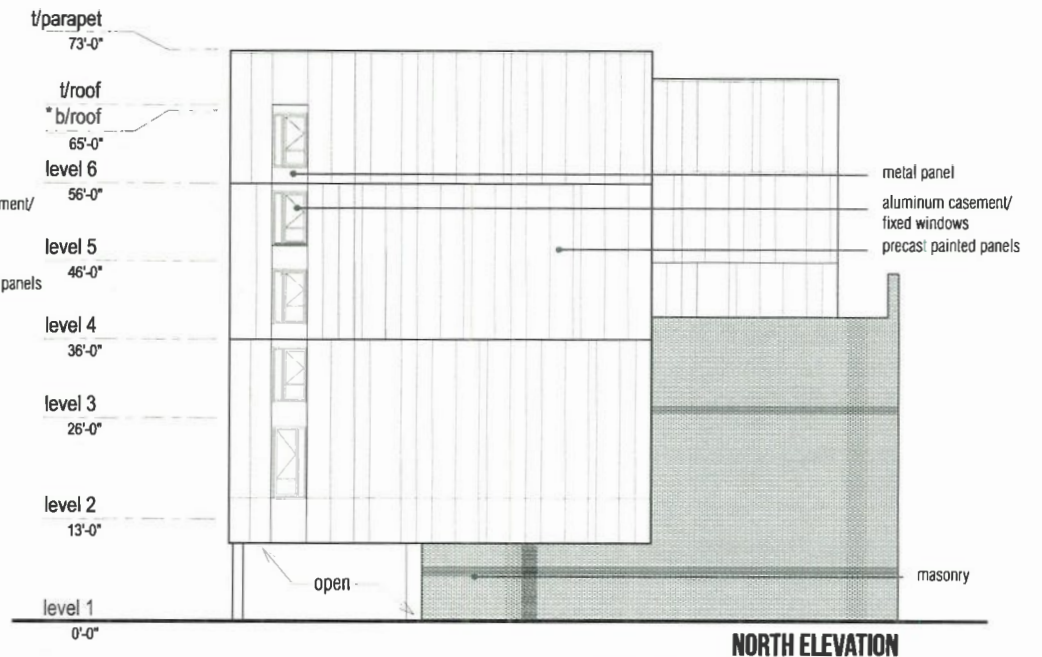
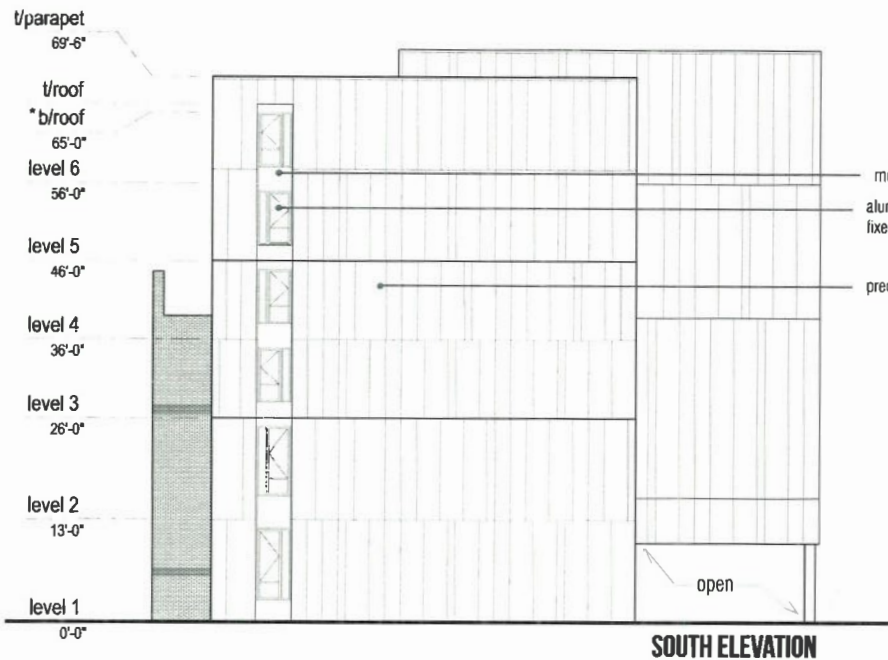
- terracotta baguettes
- metal panel
- aluminum casement/fix windows
- terracotta fins
- precast painted panels
- prefinished aluminum fascia
- masonry

**EAST ELEVATION**

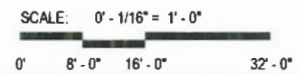
\*b/roof structure 65'-0"/sect. 17-7-0311



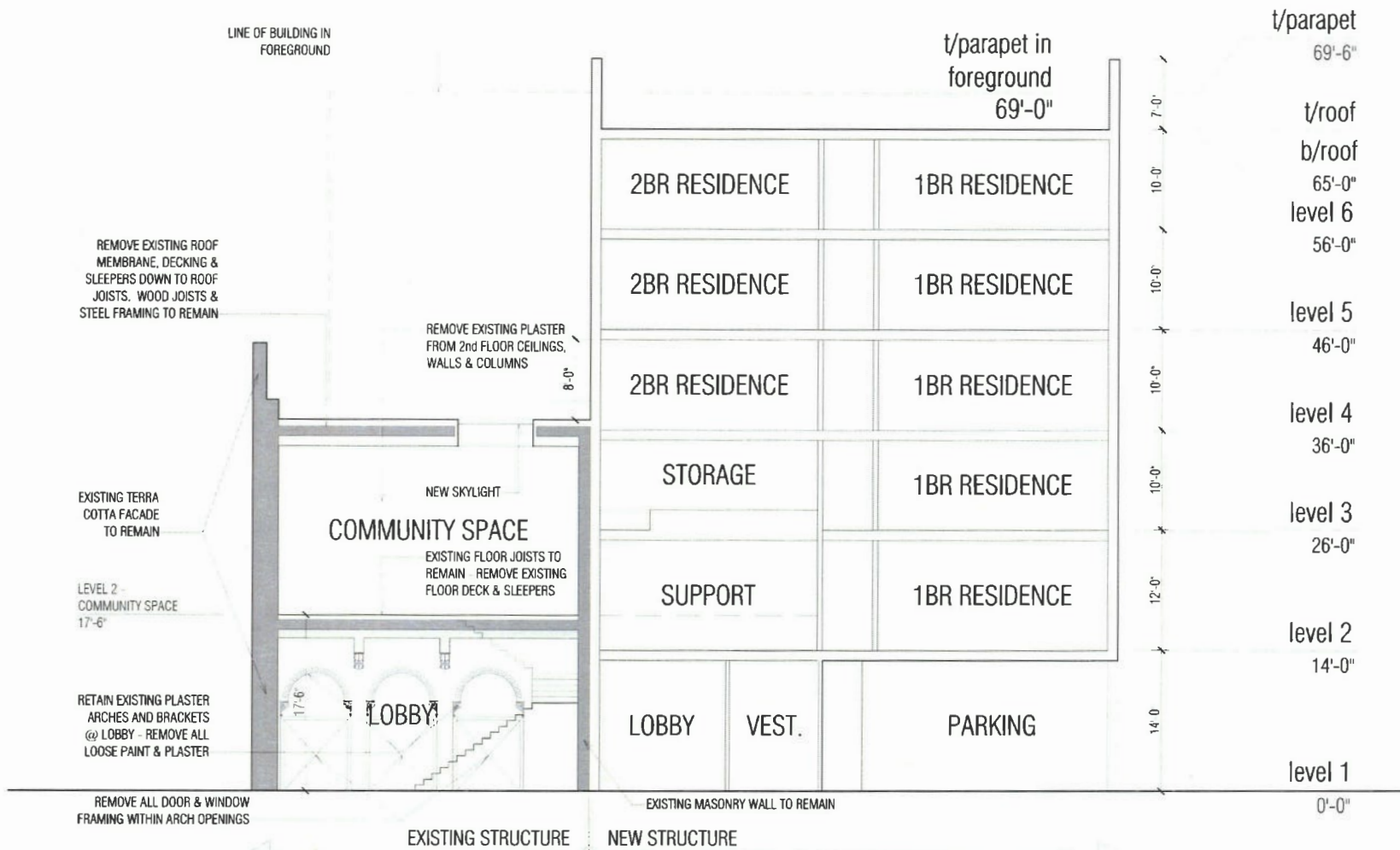
**ELEVATIONS**



\*b/roof structure 65'-0"/sect. 17-7-0311



**ELEVATIONS**



**BUILDING SECTION**



May 25, 2021

Mr. Hipolito Roldan  
President  
Hispanic Housing Development Corporation  
325 N. Wells Street, 8<sup>th</sup> Floor  
Chicago, Illinois 60654

United States Department of Housing and Urban Development  
Office of Housing  
451 7<sup>th</sup> Street, S.W.  
Washington, D.C. 20410

Re: Evidence of Zoning Compliance – Planned Development 1205 – 1535 W. Pulaski Rd.  
Hispanic Housing Development Corporation Application for Section 202 Capital Advance  
Funding per HUD Notice of Funding Opportunity FR-6400-N-52

Ladies and Gentlemen:

I am writing this letter with respect to the affordable 61-unit senior housing development proposed by Hispanic Housing Development Corporation ("HHDC") to be located at 1535 N. Pulaski Rd. (the "Project"). The Project is located in Subarea B of Planned Development 1205 (the "PD"). In accordance with the plans and specifications submitted by HHDC to the Department of Planning and Development, the Project is permissible under the PD and applicable zoning ordinances of the City of Chicago. A minor change to allow an increase in dwelling units from 60 to 61 was approved on May 24, 2021. Pursuant to Statement no. 11 of the PD, site plan approval is required prior to the issuance of a building permit.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Murphey".

Patrick Murphey  
Zoning Administrator

~~West Division Street; a line 58 feet east of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Division Street; a line 125 feet east of and parallel to North Ashland Avenue; a line 27 feet south of and parallel to the public alley next south of and parallel to West Division Street; and North Ashland Avenue,~~

to those of a B3-1 Community Shopping District.

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

*Reclassification Of Area Shown On Map No. 3-J.  
(As Amended)  
(Application No. 15946)  
(Common Address: 3939 -- 3959 W. North Ave./  
1525 -- 1557 N. Pulaski Rd.)*

*R B P D 1205*

[SO2012-7890]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current B1-2 Neighborhood Shopping District symbols and indications as shown as Map Number 3-J in the area bounded by:

West North Avenue; a line approximately south 00 degrees, 01 minute, 07 seconds east of a point along the south line of West North Avenue approximately 170.60 feet east of the east line of North Pulaski Road; the alley next south of and parallel to West North Avenue; the alley next west of and parallel to North Harding Avenue; and a line approximately 192.06 feet south of and parallel to the alley next south of and parallel to West North Avenue and North Pulaski Road,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown in the area described above in Section 1 to those of a Residential-Business Planned Development and a corresponding use district is hereby established in the area above described.

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

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

*Residential-Business Planned Development Statements.*

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 48,005 net square feet of property (1.10 acres) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Hispanic Housing Development Corporation.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single -- designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 statements; Bulk Regulations Table; Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Subarea Map; Site Plan (Subarea Map); Landscape Plan; Green Roof Plan; Building Elevations (North, South, East and West) and dated October 18, 2012 submitted herein. In any

instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development.

5. The following uses are allowed in the area delineated herein as a Residential-Business Planned Development. In each of the following subareas the following uses shall be permitted in this Planned Development:

Subarea A: Residential uses permitted under the B2-3 District including dwelling units, including but not limited to ground-floor level residential units, multi-unit residential and elderly housing units; temporary buildings for construction purposes; and accessory parking.

Subarea B: All permitted uses in the B2-3.

6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 48,005 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subarea(s) B-1 and/or B-2, the applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the Planned Development. Following approval by the Department of Housing and Economic Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The applicant acknowledges that the Planned Development includes a building commonly known as The Pioneer Bowling and Billiards Building located at 1535 -- 1541 North Pulaski Road and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as the front facade. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant will achieve either Energy Star Certification or LEED Certification, and an extensive green roof containing 50 percent of Net Roof Area (6,290 square feet).
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to B2-3 Neighborhood Mixed-Use District.

[Existing Zoning Map; Land-Use Plan; Boundary and Subarea Map; Site Plan; Landscape Plan; First Floor Plan; Green Roof Plan; North and South Building Elevations; and Building Elevation and Section referred to in these Plan of Development Statements printed on pages 38554 through 38562 of this *Journal*.]

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

*Residential-Business Planned Development No. 1205.*

*Bulk Regulations And Data Table.*

Gross Site Area:	79,541 square feet (1.82 acres)
Area Remaining in Public Right-of-Way:	31,536 square feet (0.72 acre)
Net Site Area -- Total:	48,005 square feet (1.10 acres)
Net Site Area (by Subarea):	
Subarea A:	24,139 square feet
Subarea B-1:	11,926 square feet
Subarea B-2:	11,940 square feet
Maximum Floor Area Ratio:	3.0
Maximum Permitted Number of Residential Units:	
Subarea A:	72
Subarea B:	In accordance with B2-3 District and Site Plan approval
Minimum Number of Off-Street Parking Spaces:	
Subarea A:	21

Subarea B: In accordance with B2-3 District and Site Plan approval

Minimum Number of Loading Spaces:

Subarea A: 1

Subarea B: In accordance with B2-3 District and Site Plan approval

Minimum Number of Bicycle Spaces:

Subarea A: 5

Subarea B: In accordance with B2-3 District and Site Plan approval

Maximum Building Height:

Subarea A: 65 feet

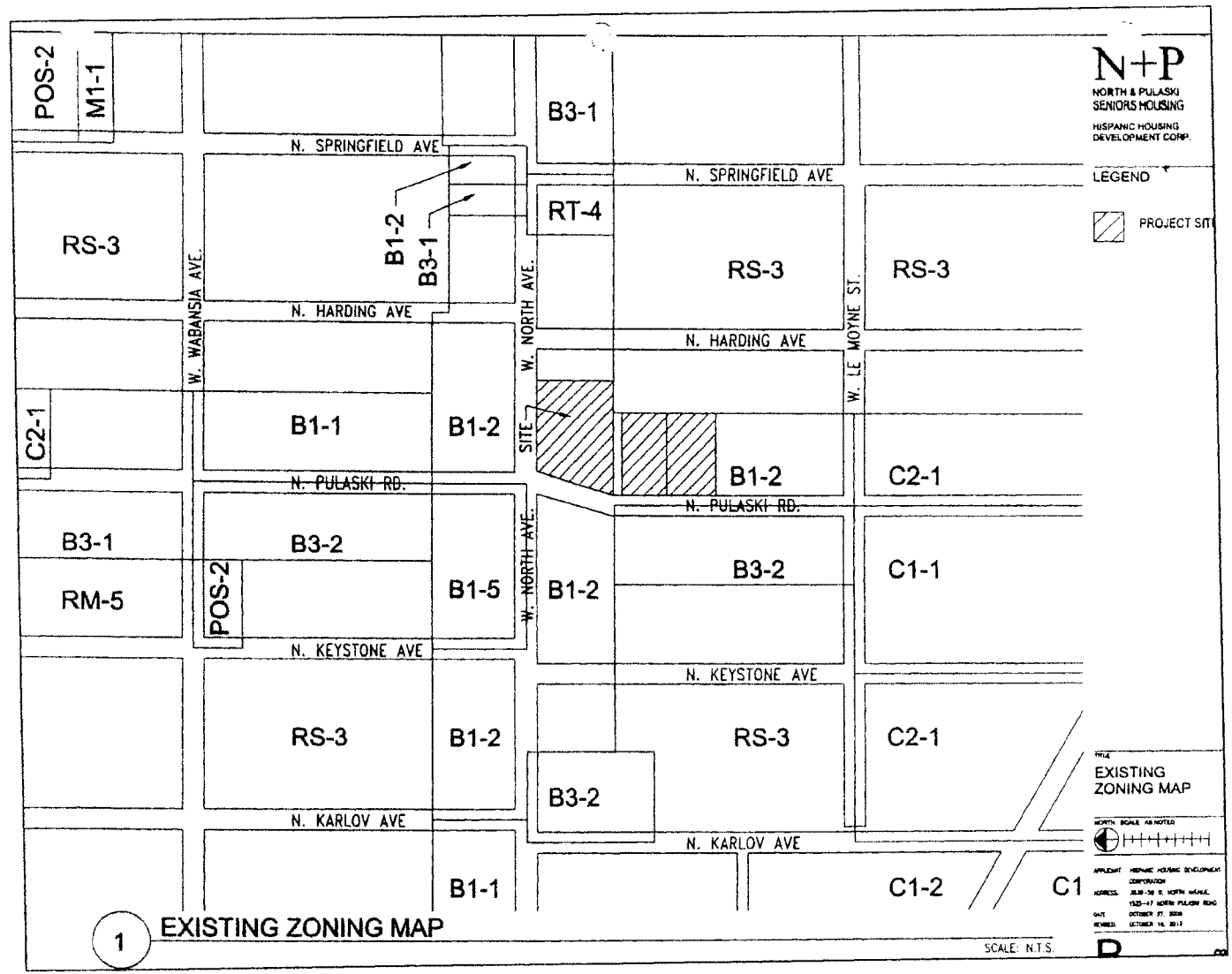
Subarea B: 65 feet

Setbacks:

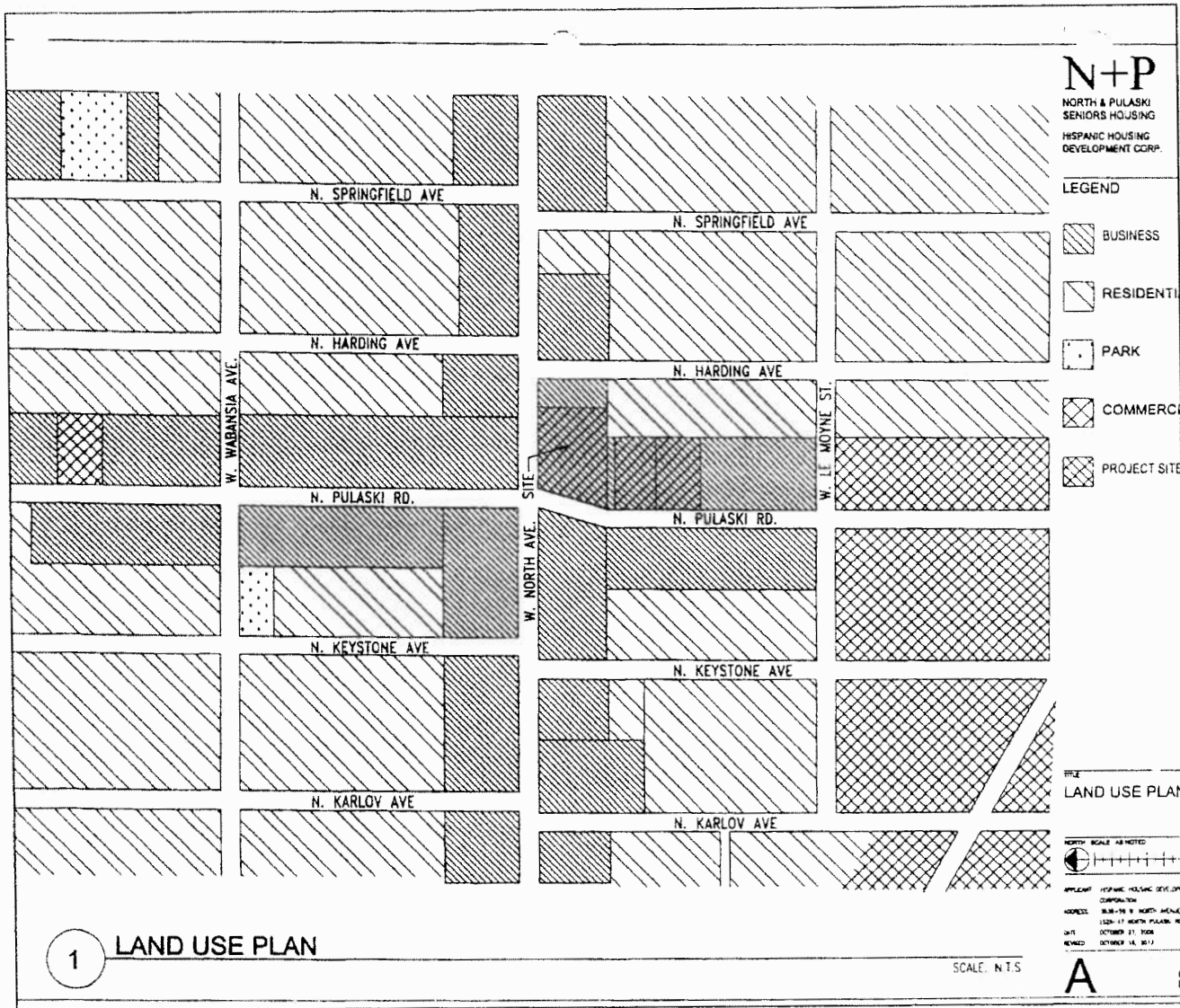
Subarea A: In accordance with Site Plan

Subarea B: In accordance with B2-3 District and Site Plan approval

Existing Zoning Map.

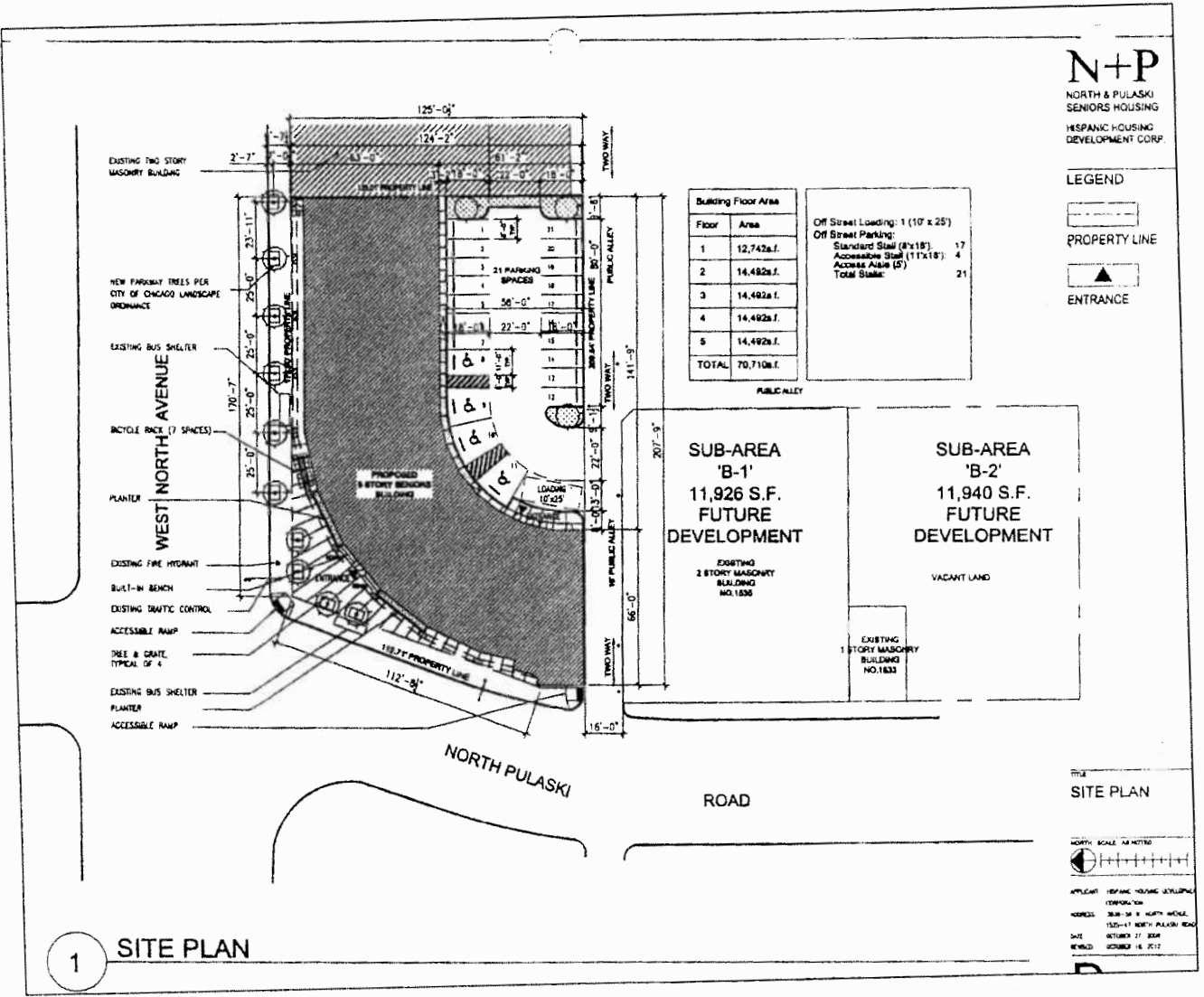


Land-Use Plan.

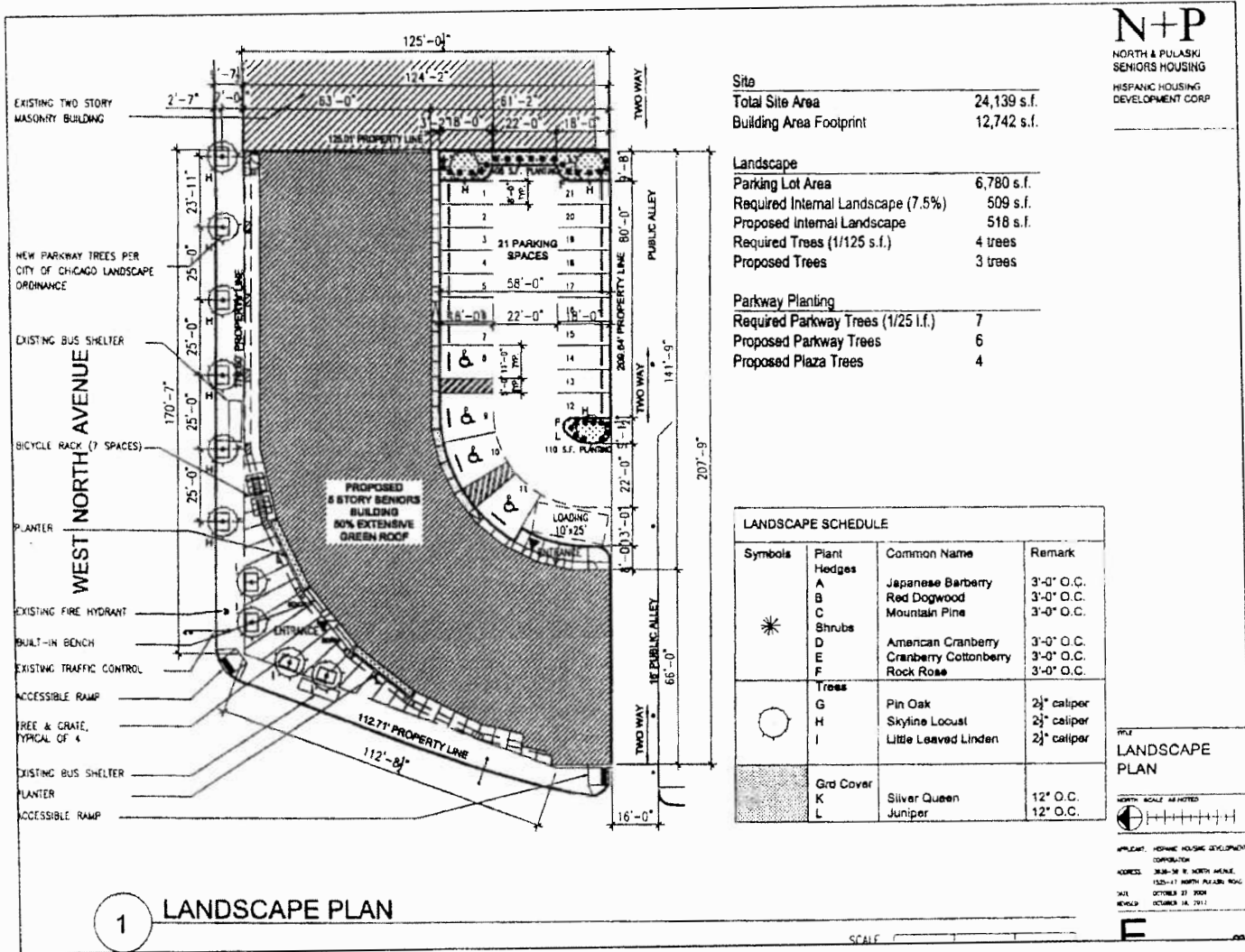




Site Plan.



Landscape Plan



**N+P**  
 NORTH & PULASKI  
 SENIORS HOUSING  
 HISPANIC HOUSING  
 DEVELOPMENT CORP

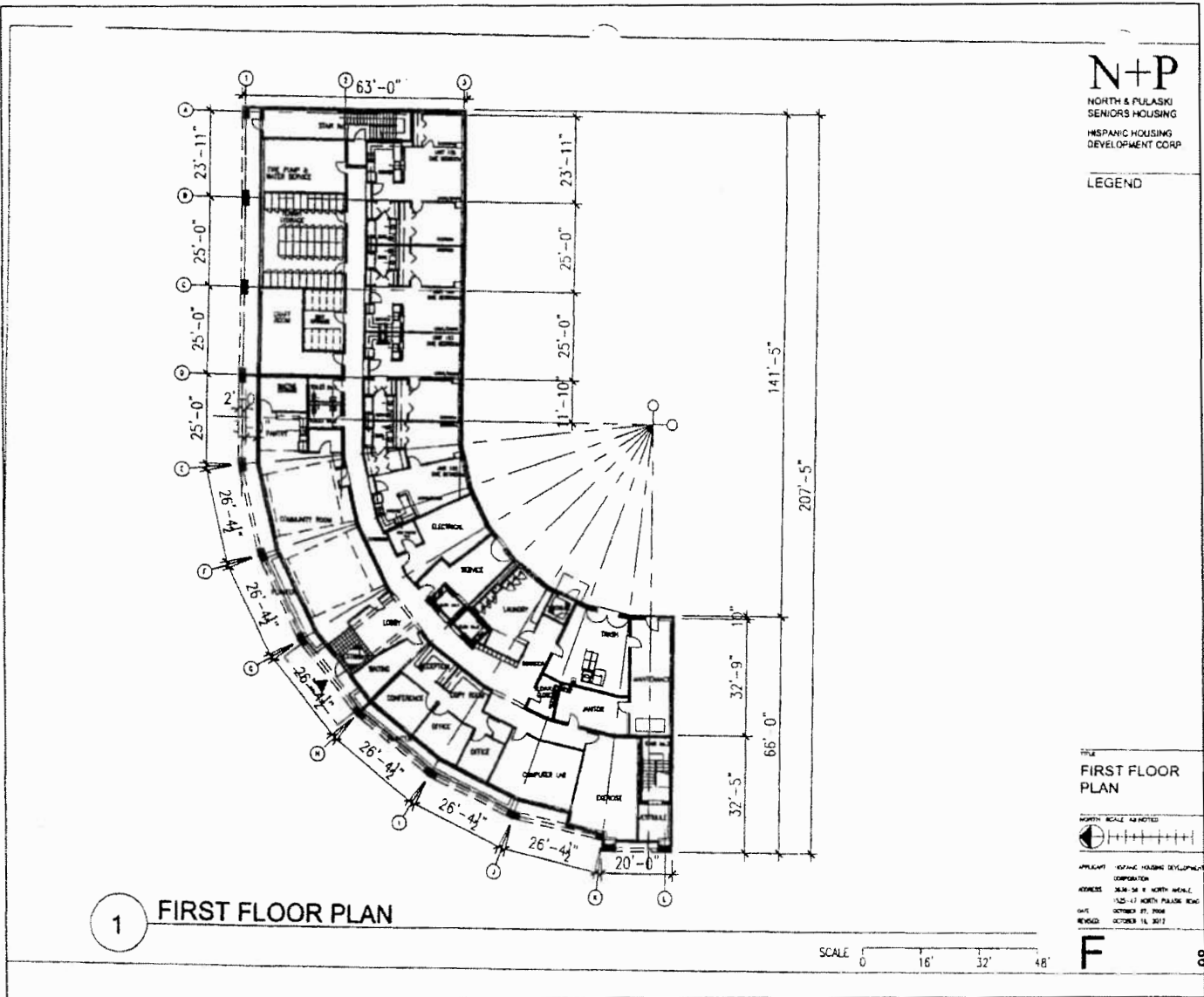
**Site**  
 Total Site Area 24,139 s.f.  
 Building Area Footprint 12,742 s.f.

**Landscape**  
 Parking Lot Area 6,780 s.f.  
 Required Internal Landscape (7.5%) 509 s.f.  
 Proposed Internal Landscape 518 s.f.  
 Required Trees (1/125 s.f.) 4 trees  
 Proposed Trees 3 trees

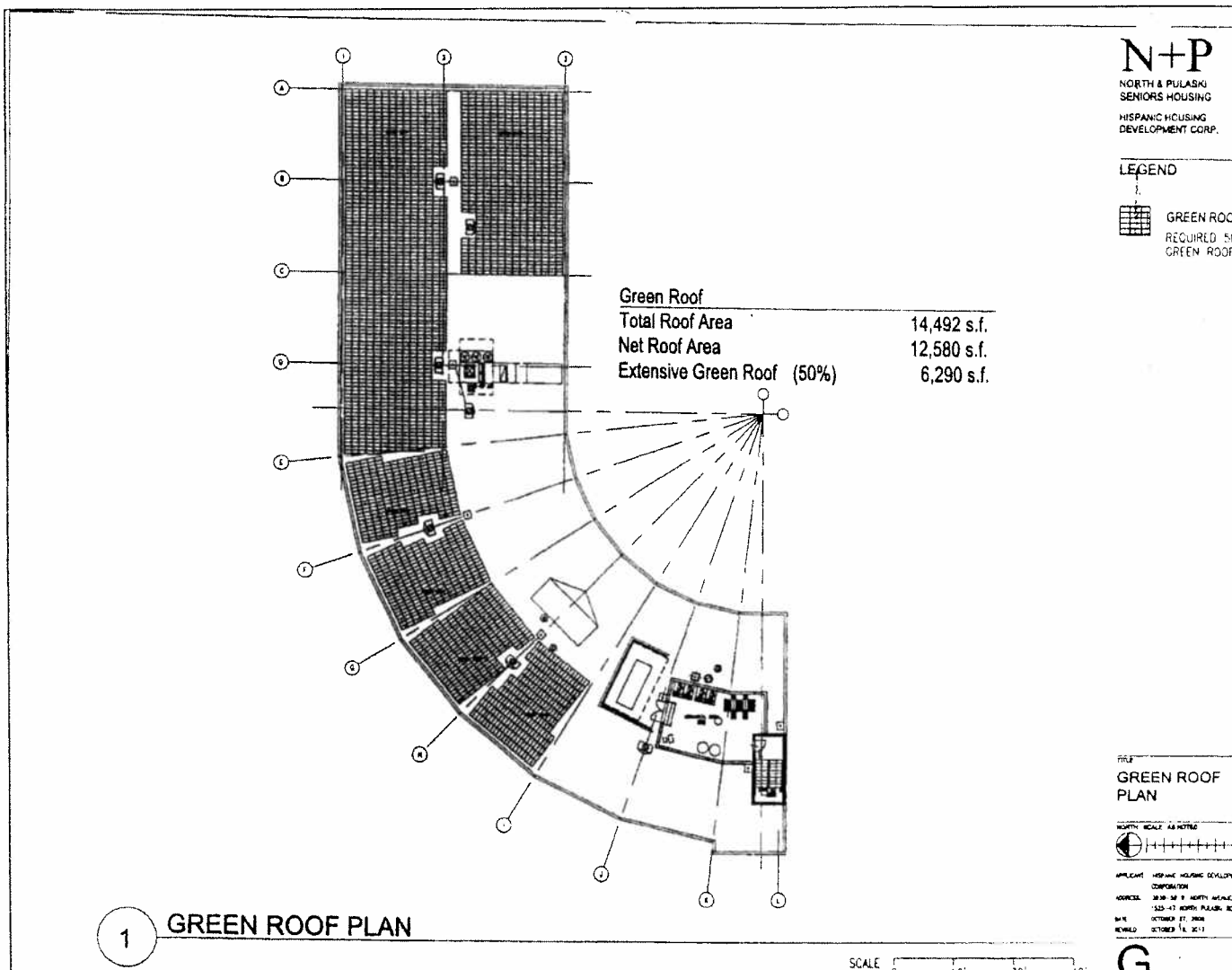
**Parkway Planting**  
 Required Parkway Trees (1/25 l.f.) 7  
 Proposed Parkway Trees 6  
 Proposed Plaza Trees 4

1 LANDSCAPE PLAN

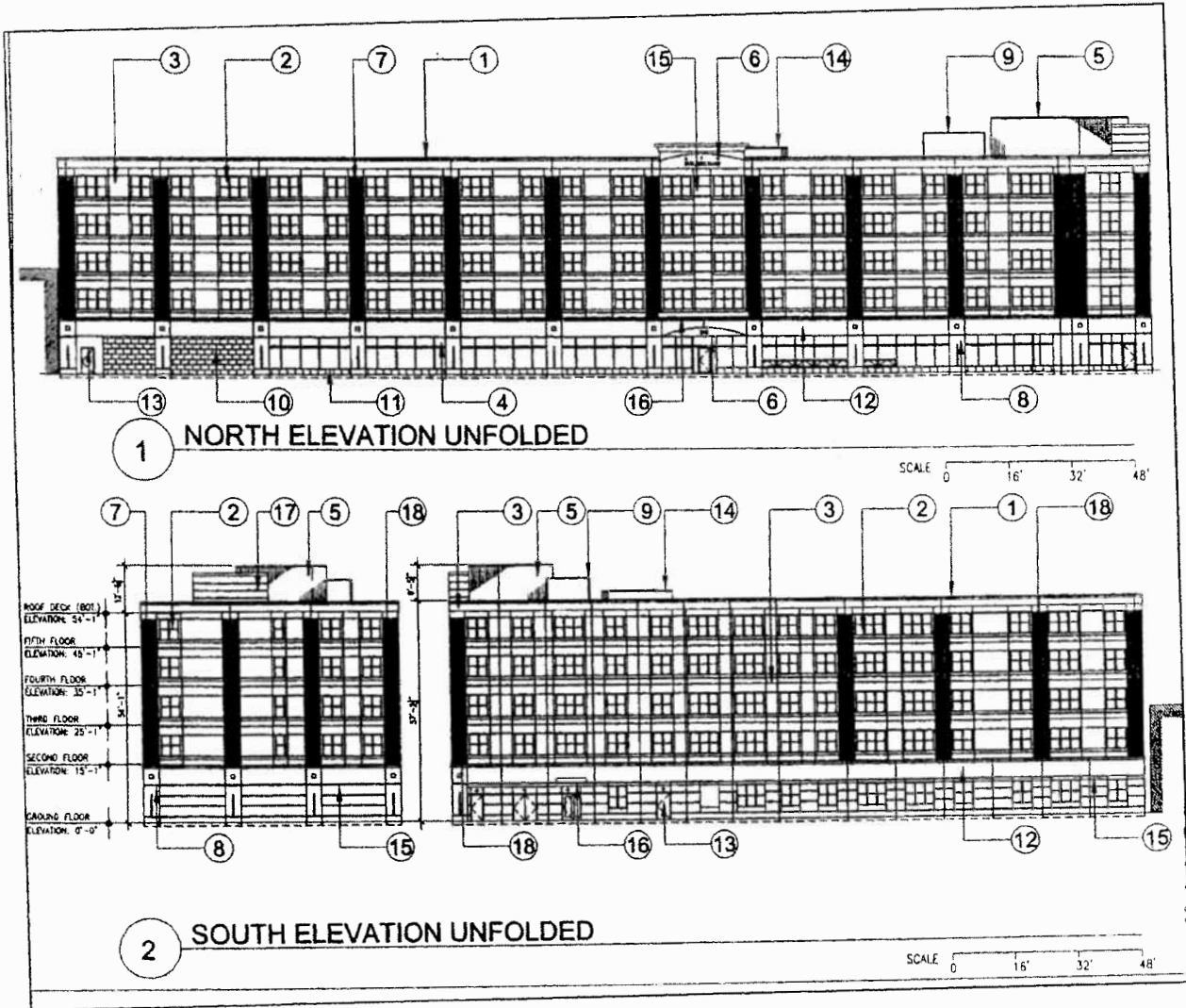
First Floor Plan.



Green Roof Plan.



North And South Building Elevations.



Building Elevation And Section.

