

# PD 1218

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20139

2/19/2020

REPORTS OF COMMITTEES

14769

West Lawrence Avenue; a line 133.22 feet east of and parallel to North Lawndale Avenue; the alley next south of and parallel to West Lawrence Avenue; and North Lawndale Avenue,

to those of a C1-2 Neighborhood Commercial District.

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

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*Reclassification Of Area Shown On Map No. 12-D.*  
(As Amended)  
(Application No. 20139)  
(Common Address: 1330 E. 53<sup>rd</sup> St.)

PD 1218,aa

[SO2019-6820]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 1218 symbols and indications as shown on Map Number 12-D in the area bounded by:

the alley next north of and parallel to East 53<sup>rd</sup> Street; a line extending south beginning at a point 53 feet west of South Kenwood Avenue and ending at a point 101.8 feet west of South Kenwood Avenue; East 53<sup>rd</sup> Street; and a line beginning at a point 422.72 feet west of South Kenwood Avenue extending north to the alley next north of and parallel to East 53<sup>rd</sup> Street,

to the designation of Planned Development Number 1218, as amended, subject to such use and bulk regulations as are set forth in the Planned Development attached hereto and to no others.

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

[Level 3 Floor Plan attached to this ordinance printed  
on page 14775 of this *Journal*.]

Plan of Development Statements and page 55481 of the *Journal of the Proceedings of the City Council of the City of Chicago* of June 5, 2013 attached to this ordinance read as follows:

## Final for Publication

*Planned Development No. 1218, as amended*

### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 1218 ("Planned Development") consists of approximately 48,308 square feet (approximately 1.10 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is under the single designated control of the applicant, Blue Atlantic 53<sup>rd</sup> Street LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or 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, assigns 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

**FINAL FOR PUBLICATION**

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 sixteen statements; a Bulk Regulations Table; an Aerial Site Map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; a Green Roof Plan/Landscape Plan; a Ground Floor Plan; Floor Plans for Levels 2 and 3; and Building Elevations prepared by Valerio Dewalt Train Associates dated May 16, 2013 as approved in the Journal of City Council on June 5, 2013 on pages 55482 through 55495. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: residential dwelling units; ground floor residential dwelling units, retail sales; financial services; accessory parking; including, two parking spaces reserved for car sharing purposes, accessory uses, and indoor Light Equipment Sales/Rental
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 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 48,308 square feet.
9. Upon review and determination ("Part 11 Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part 11 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.

## Final for Publicatic

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 review associated with the site plan review or Part II reviews are conditional until final Part II Approval.
11. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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.
14. 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. All new buildings shall be certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and shall include a green roof which covers a minimum of 50 percent of each building's net roof area. The building will have a green roof of approximately 16,700 square feet. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.
15. The applicant acknowledges and agrees that the rezoning of the Property from B1-2 and 83-2 to 83-5 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

## Final for Publication

combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the Applicant has agreed to provide 27 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), 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 15 (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. 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property to a B3-2, Community Shopping District.

20139

14774

JOURNAL--CITY COUNCIL--CHICAGO

2/19/2020

Final for Publication

17677

6/5/2013

REPORTS OF COMMITTEES

55481

Administrator shall initiate a Zoning Map Amendment to rezone the Property to a B3-2, Community Shopping District.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Aerial Site Imagery; Existing Zoning and Street Map System; Existing Land-Use Area Map; Planned Development Boundary and Property Line Map; Generalized Site Plan; Landscape Plan/Green Roof Plan; Ground Floor Plan; Level Two Floor Plan; Level Three Floor Plan; View from Northwest Looking Southeast; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 55482 through 55495 of this Journal.]

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

Planned Development No. 1218.

*Bulk Regulations Table.*

Gross Site Area:	64,354 square feet
Area in Public Right-of-Way:	16,046 square feet
Net Site Area:	48,308 square feet
Maximum Floor Area Ratio:	5.0
Maximum Building Height:	155 feet
Maximum Number Of Dwelling Units:	267
Minimum Number of Parking Spaces:	200
Minimum Number of Loading Berths:	3 (10 feet by 25 feet) 1 (10 feet by 50 feet)





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 25, 2015

Graham C. Grady  
Taft Stettinius & Hollister LLP  
111 E. Wacker Drive, Suite 2800  
Chicago, IL 60601-3713

**Re: Administrative Relief request for Planned Development No. 1218, 1330 East 53<sup>rd</sup> Street**

Dear Mr. Grady:

Please be advised that your request for a minor change to Planned Development No. 1218 ("PD 1218"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

On December 3, 2013, administrative relief was granted to Mesa Development, LLC, to allow a change of materials for portions of the north and south facades and to allow three building projections on the proposed 13-story residential building at 1330 E. 53<sup>rd</sup> St. Specifically, the proposed metal panels on the north and south facades were to be replaced with spandrel glass and three, three-foot building projections were added. Two of the projections were on the north elevation and the third was on the northwest corner of the west elevation. They were intended to articulate the massing of the building and were to be located within the required setbacks. Construction did not occur within the twelve month time period, therefore, that administrative relief expired on December 3, 2014.

Your client and the property owner, Mesa Development, LLC, is now ready to move forward with the building's construction and you are seeking administrative relief to allow for the same change of materials and three building projections as described above. The following revised drawings, dated November 15, 2013, shall be inserted into the main file: Rendering, North, South, East and West Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitution and façade projections will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1218, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Soudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

REVISED VERSION

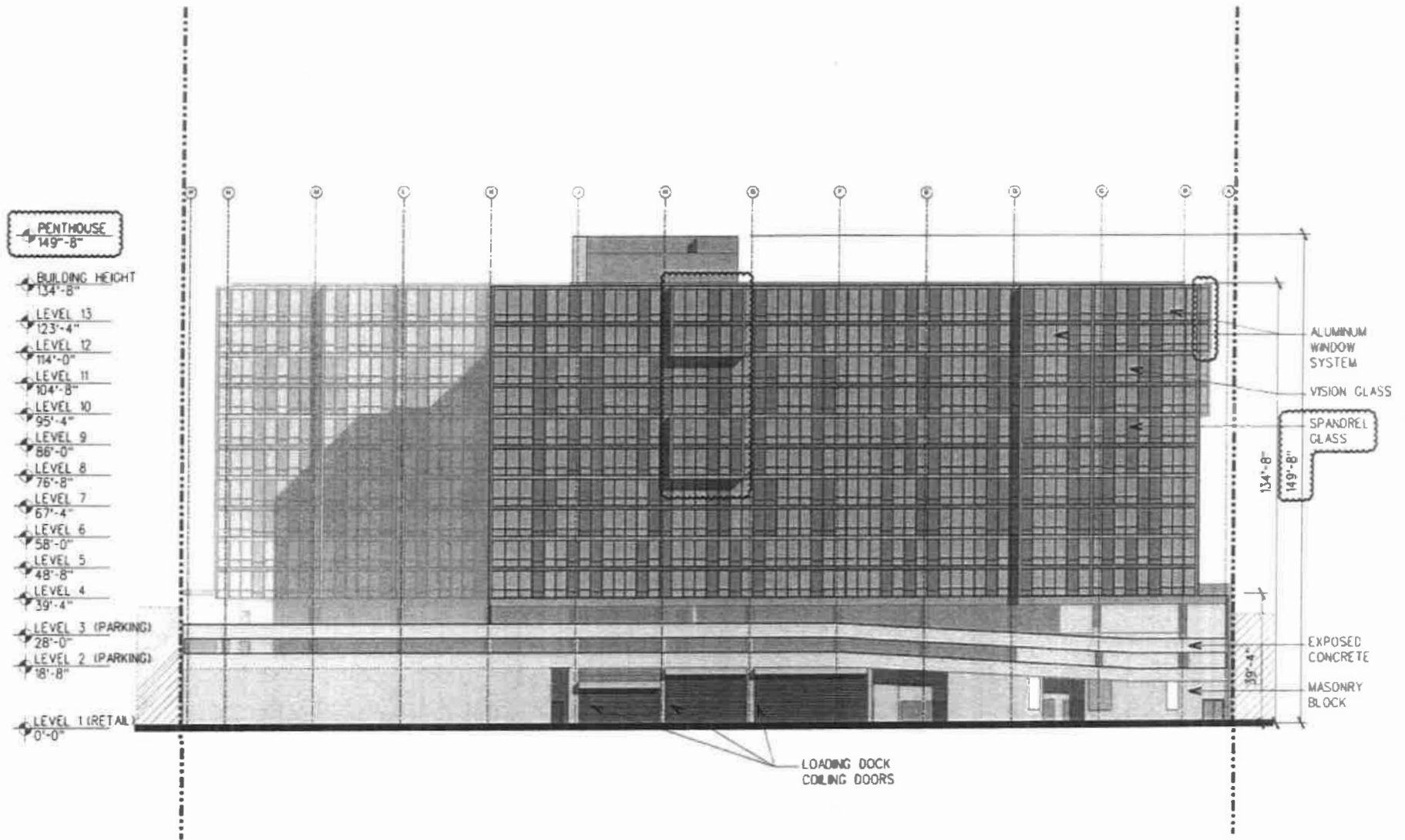


APPLICANT: MESA DEVELOPMENT, LLC  
ADDRESS: 1330 E. 53RD STREET  
DATE INTRODUCED: FEBRUARY 13, 2013  
PLAN COMMISSION: MAY 16, 2013  
ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

RENDERING

VIEW FROM NORTHWEST  
LOOKING SOUTHEAST

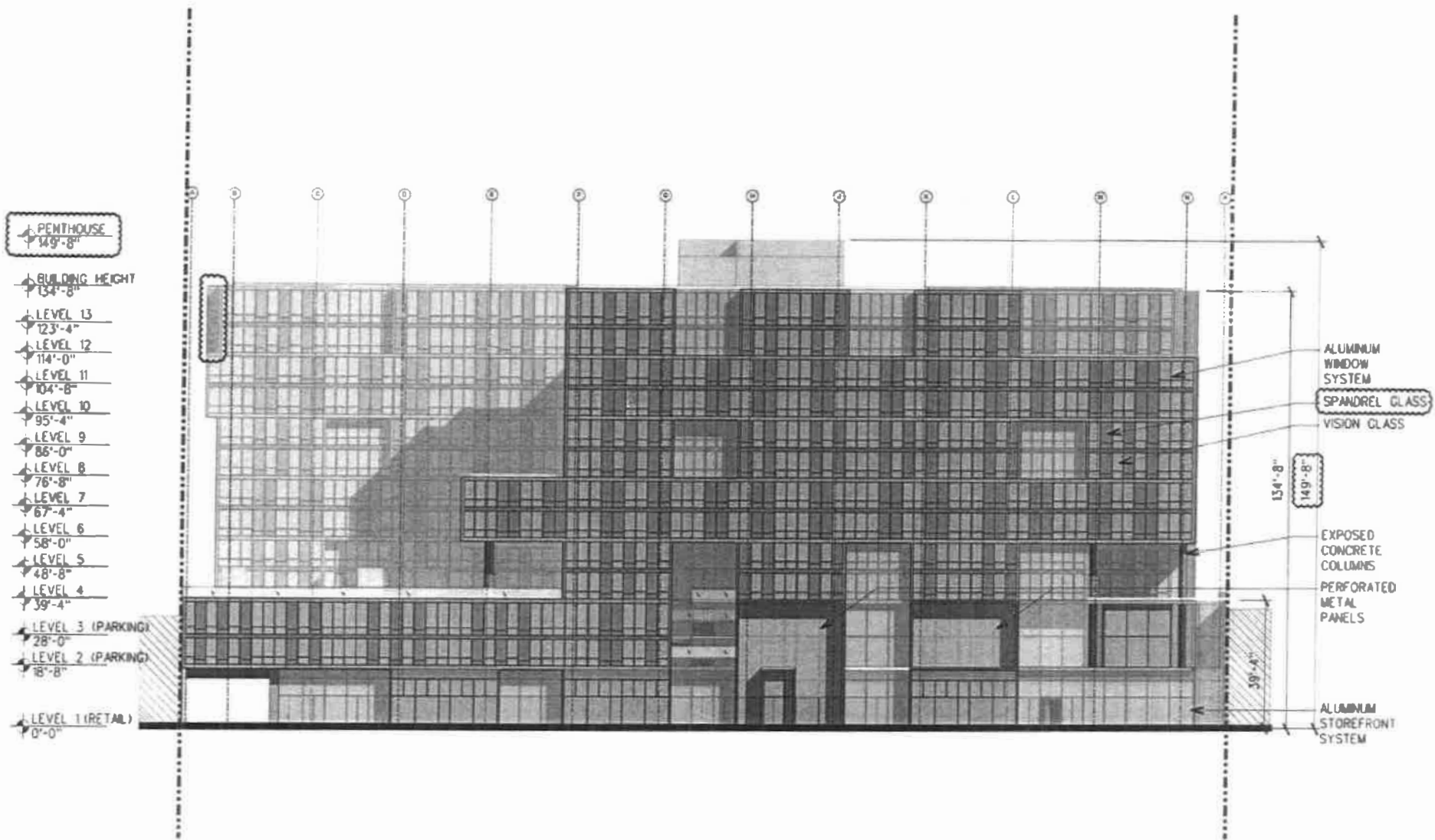
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APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

NORTH ELEVATION

SCALE: 1"=40'-0"

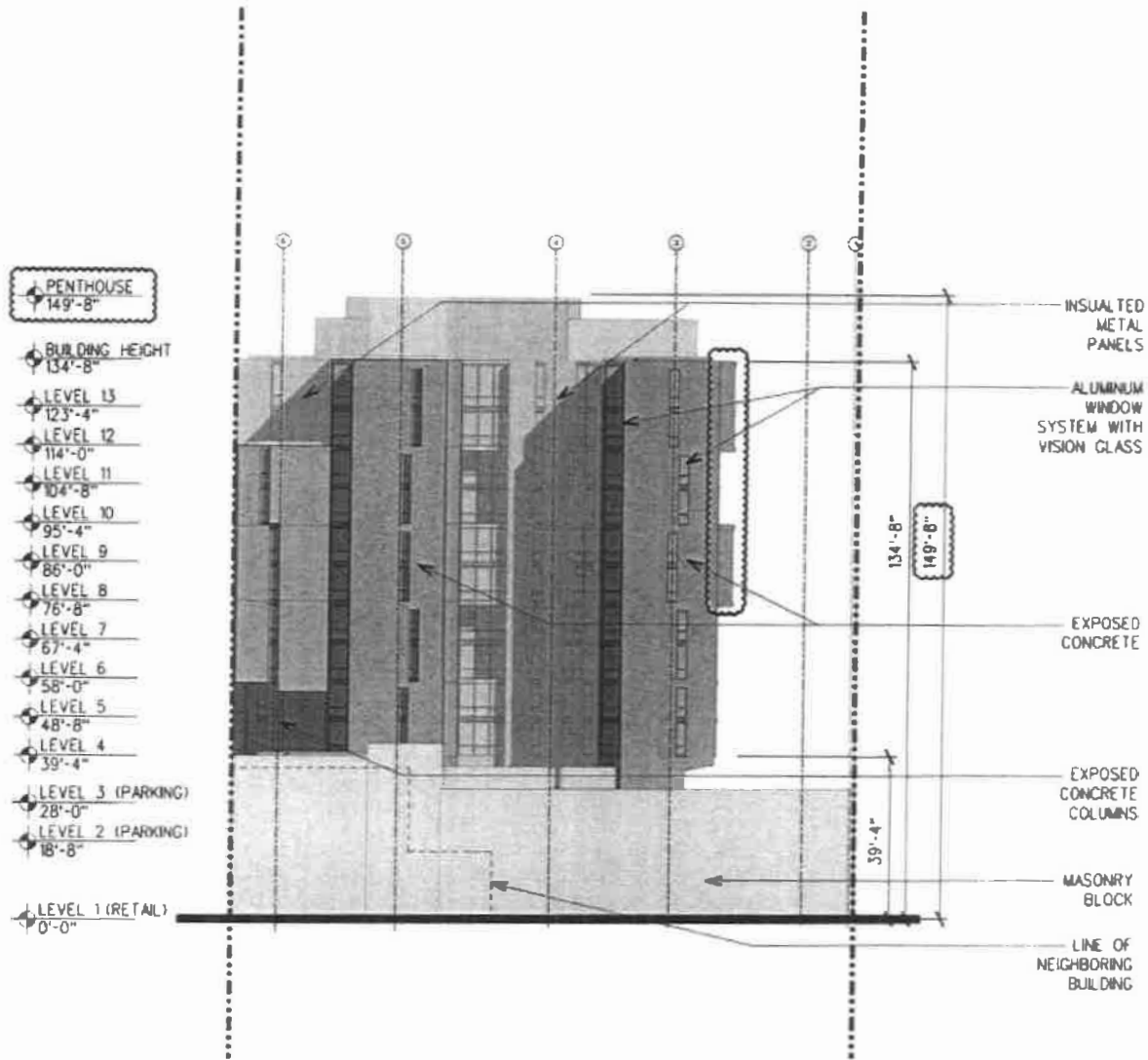


APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

SOUTH ELEVATION

SCALE: 1"=40'-0"

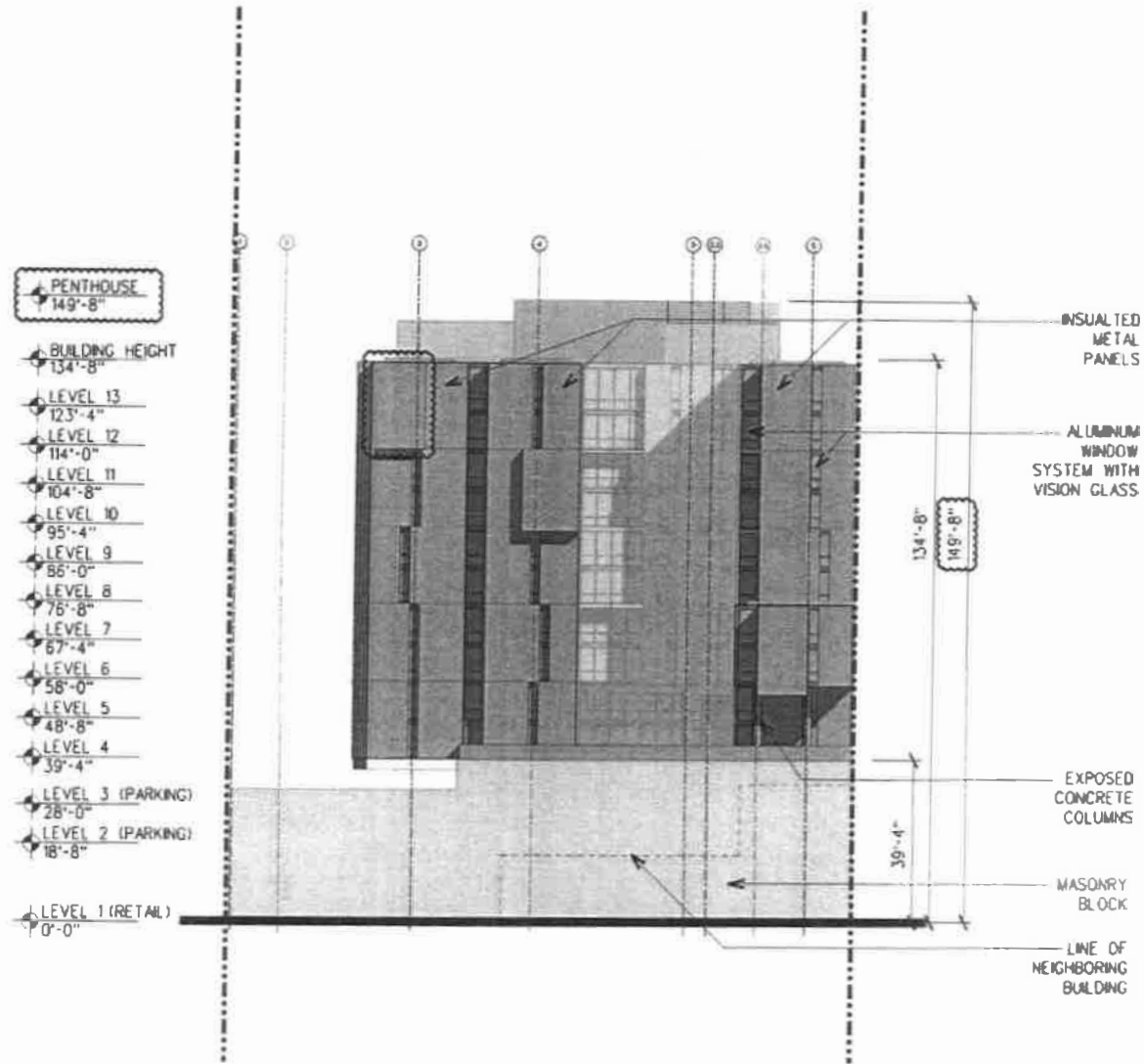




APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

EAST ELEVATION

SCALE: 1"=40'-0"



APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

WEST ELEVATION

SCALE: 1"=40'-0"



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

December 3, 2013

Edward J. Kus  
Shelsky & Froelich  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601-3713

**Re: Administrative Relief request for Planned Development No. 1218, 1330 East 53<sup>rd</sup> Street**

Dear Mr. Kus:


Please be advised that your request for a minor change to Planned Development No. 1218 ("PD 1218"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

Your client and the property owner, Mesa Development, LLC, is seeking an administrative relief to allow a change of materials for portions of the north and south facades and to allow three building projections on the proposed 13-story residential building at 1330 E. 53<sup>rd</sup> St. Specifically, you are proposing to replace the metal panels on the north and south facades with spandrel glass and to allow three building projections which will project approximately three feet. Two of the projections will be located on the north elevation and the third will be on the northwest corner of the west elevation. They are intended to articulate the massing of the building and will be located within the required setbacks. The following revised drawings, dated November 15, 2013, shall be inserted into the main file: Rendering, North, South, East and West Elevations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing the proposed material substitution and façade projections will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1218, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

REVISED VERSION

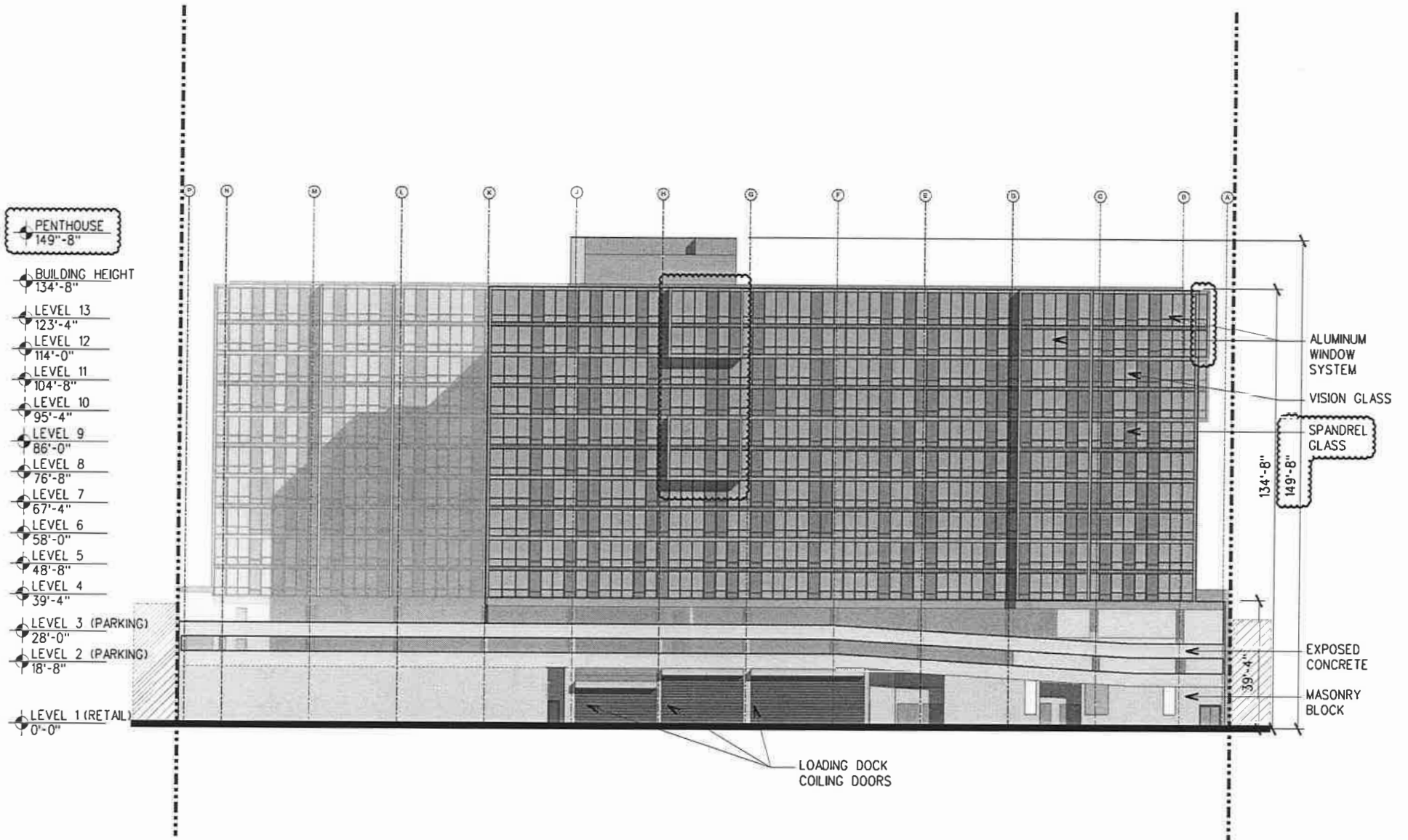


APPLICANT: MESA DEVELOPMENT, LLC  
ADDRESS: 1330 E. 53RD STREET  
DATE INTRODUCED: FEBRUARY 13, 2013  
PLAN COMMISSION: MAY 16, 2013  
ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

RENDERING

VIEW FROM NORTHWEST  
LOOKING SOUTHEAST

10

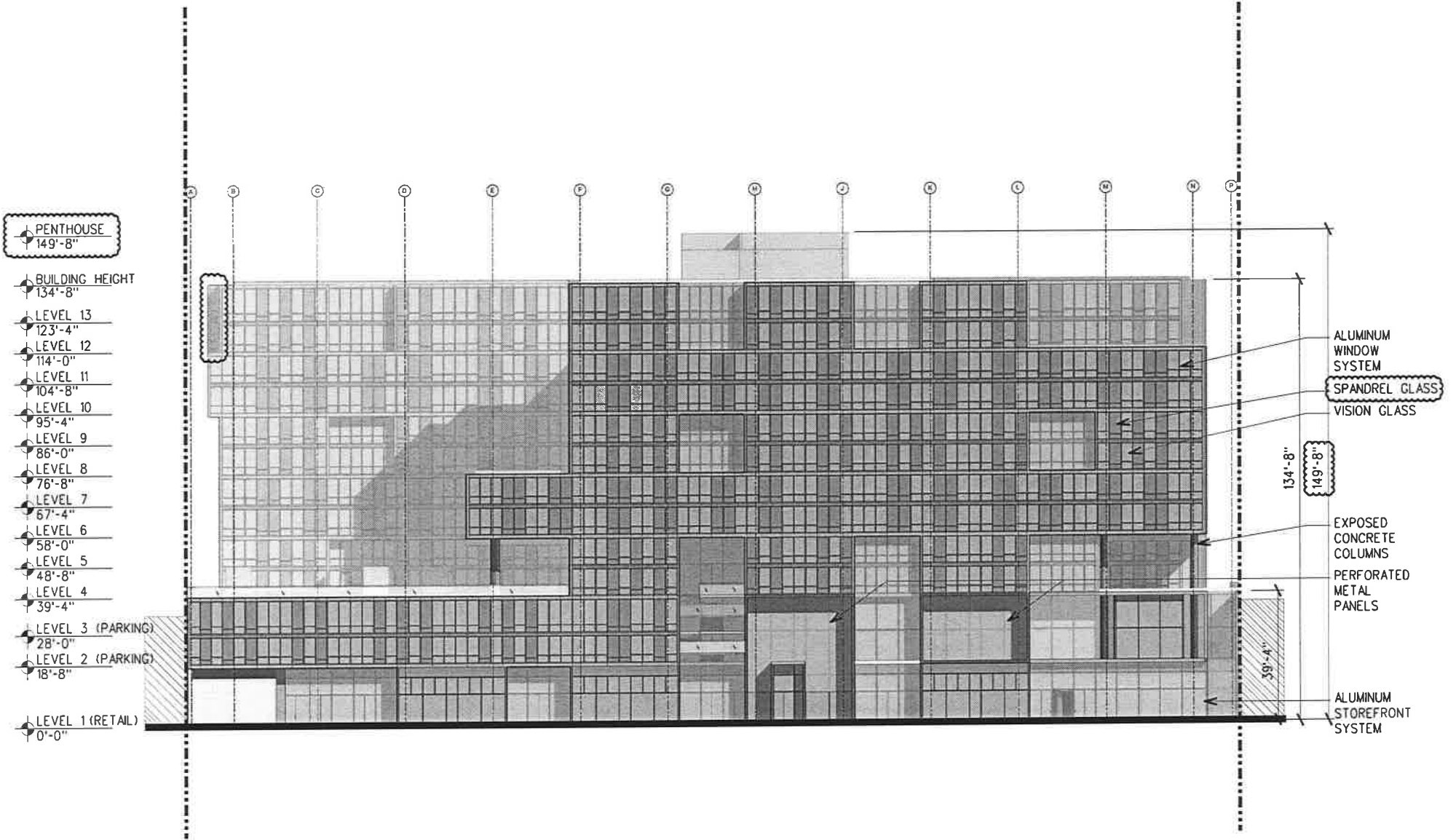


APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

NORTH ELEVATION

SCALE: 1"=40'-0"

12

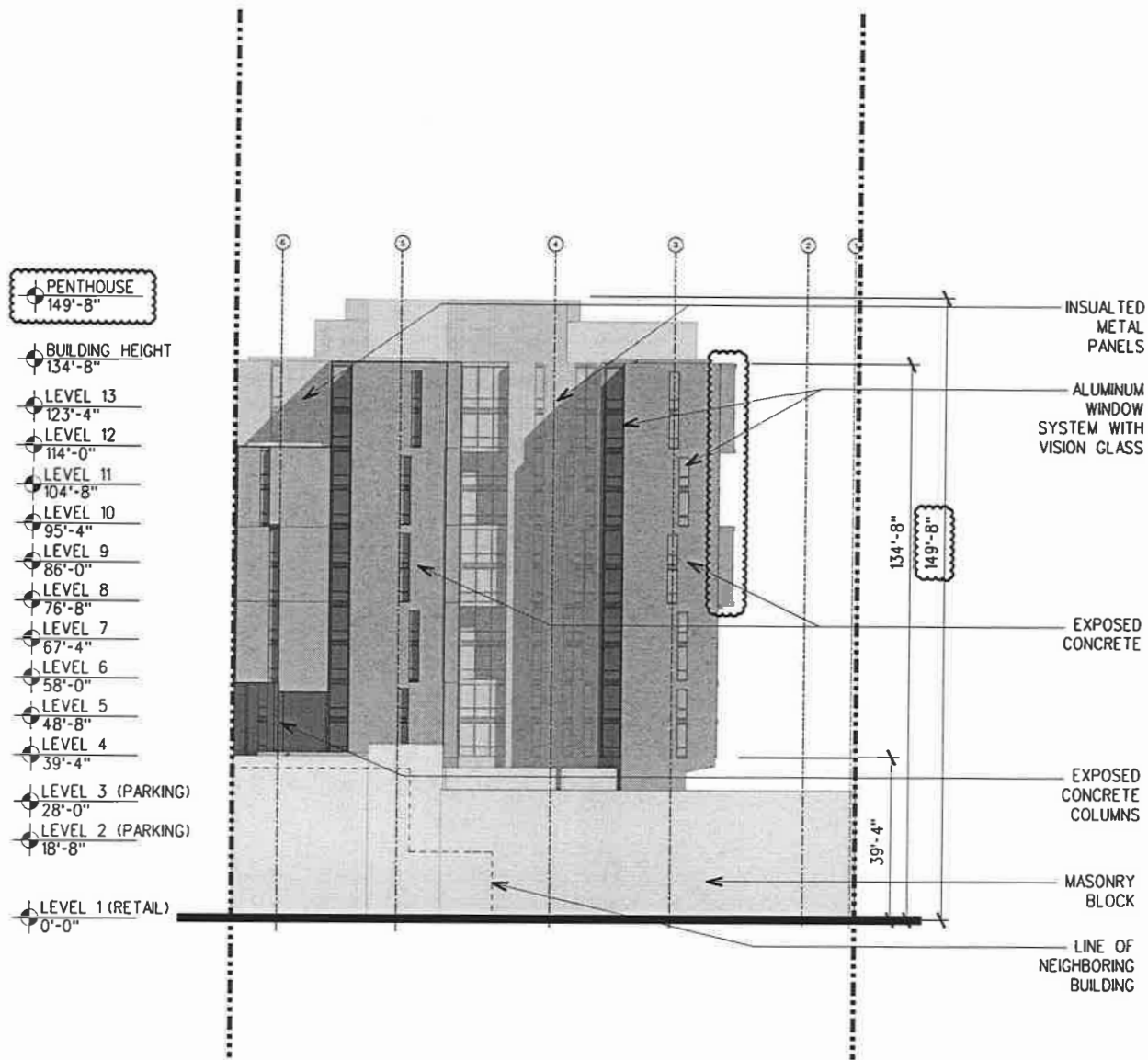


APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

SOUTH ELEVATION

SCALE: 1"=40'-0"

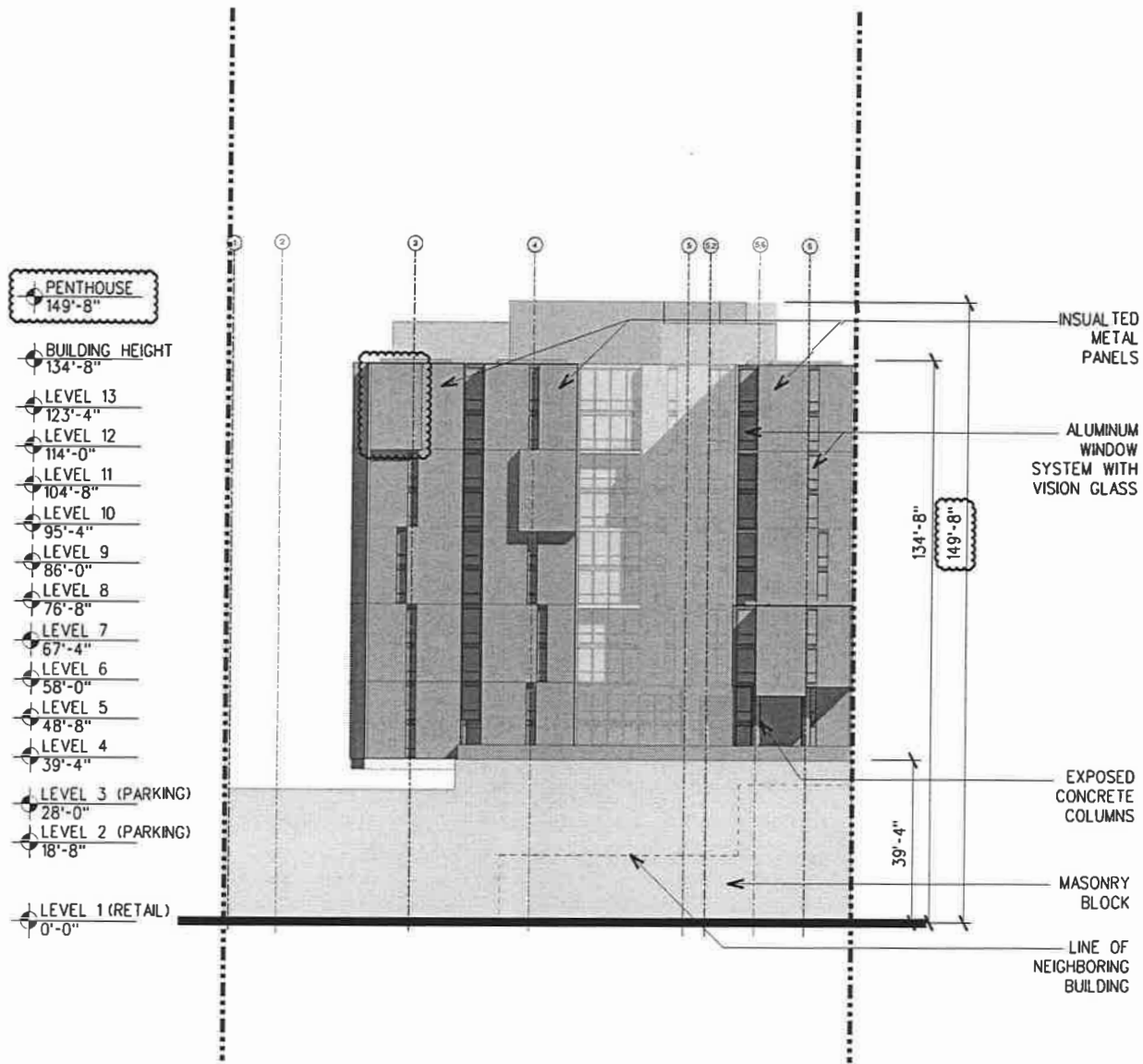




APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

EAST ELEVATION

SCALE: 1"=40'-0"



APPLICANT: MESA DEVELOPMENT, LLC  
 ADDRESS: 1330 E. 53RD STREET  
 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013  
 ADMIN. ADJUSTMENT: NOVEMBER 15, 2013

WEST ELEVATION

SCALE: 1"=40'-0"

17677

6/5/2013

REPORTS OF COMMITTEES

55477

*Reclassification Of Area Shown On Map No. 12-D.*

(As Amended)

(Application No. 17677)

(Common Address: 1330 E. 63<sup>rd</sup> St.)

[SO2013-796]

*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 B1-2 Neighborhood Shopping District symbols and B3-2 Community Shopping District symbols as shown on Map Number 12-D in the area generally bounded by:

the alley next north of and parallel to East 53<sup>rd</sup> Street; a line extending south beginning at a point 53 feet west of South Kenwood Avenue and ending at a point 101.8 feet west of South Kenwood Avenue; East 53<sup>rd</sup> Street; and a line beginning at a point 422.72 feet west of South Kenwood Avenue extending north to the alley next north of and parallel to East 53<sup>rd</sup> Street,

to those of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols as shown on Map Number 12-D in the area described in Section 1 of this ordinance to the designation of a Planned Development, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof

SECTION 3. This ordinance takes effect after its passage and due publication.

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

*Planned Development No. 1218.*

PD1218

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number 1218 ("Planned Development") consists of approximately 48,308 square feet (approximately 1.10 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is under the single designated control of the applicant, Mesa Development LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or 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, assigns 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 sixteen statements; a Bulk Regulations Table; an Aerial Site Map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; a Green Roof Plan/Landscape Plan; a Ground Floor Plan; Floor Plans for Levels 2 and 3; and Building Elevations prepared by Valerio Dewalt Train Associates dated May 16, 2013. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: residential dwelling units; ground floor residential dwelling units, retail sales; financial services; accessory parking; including, two parking spaces reserved for car sharing purposes, and accessory uses.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of 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 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 48,308 square feet.
9. Upon review and determination ("Part II Review"), and 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 review associated with the site plan review or Part II reviews are conditional until final Part II Approval.
11. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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.

14. 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. All new buildings shall be certified under the Leadership in Energy and Environmental Design ("L. E. E. D.") Green Building Rating System and shall include a green roof which covers a minimum of 50 percent of each building's net roof area. The building will have a green roof of approximately 16,700 square feet. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.
15. The applicant acknowledges and agrees that the rezoning of the Property from B1-2 and B3-2 to B3-5 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 an exhibit, the Applicant has agreed to provide 27 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), 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 15 (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. 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.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning

Administrator shall initiate a Zoning Map Amendment to rezone the Property to a B3-2, Community Shopping District.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Aerial Site Imagery; Existing Zoning and Street Map System; Existing Land-Use Area Map; Planned Development Boundary and Property Line Map; Generalized Site Plan; Landscape Plan/Green Roof Plan; Ground Floor Plan; Level Two Floor Plan; Level Three Floor Plan; View from Northwest Looking Southeast; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 55482 through 55495 of this Journal.]

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

*Planned Development No. 1218.*

*Bulk Regulations Table.*

Gross Site Area:	64,354 square feet
Area in Public Right-of-Way:	16,046 square feet
Net Site Area:	48,308 square feet
Maximum Floor Area Ratio:	5.0
Maximum Building Height:	155 feet
Maximum Number Of Dwelling Units:	267
Minimum Number of Parking Spaces:	200
Minimum Number of Loading Berths:	3 (10 feet by 25 feet) 1 (10 feet by 50 feet)

Existing Aerial Site Imagery.



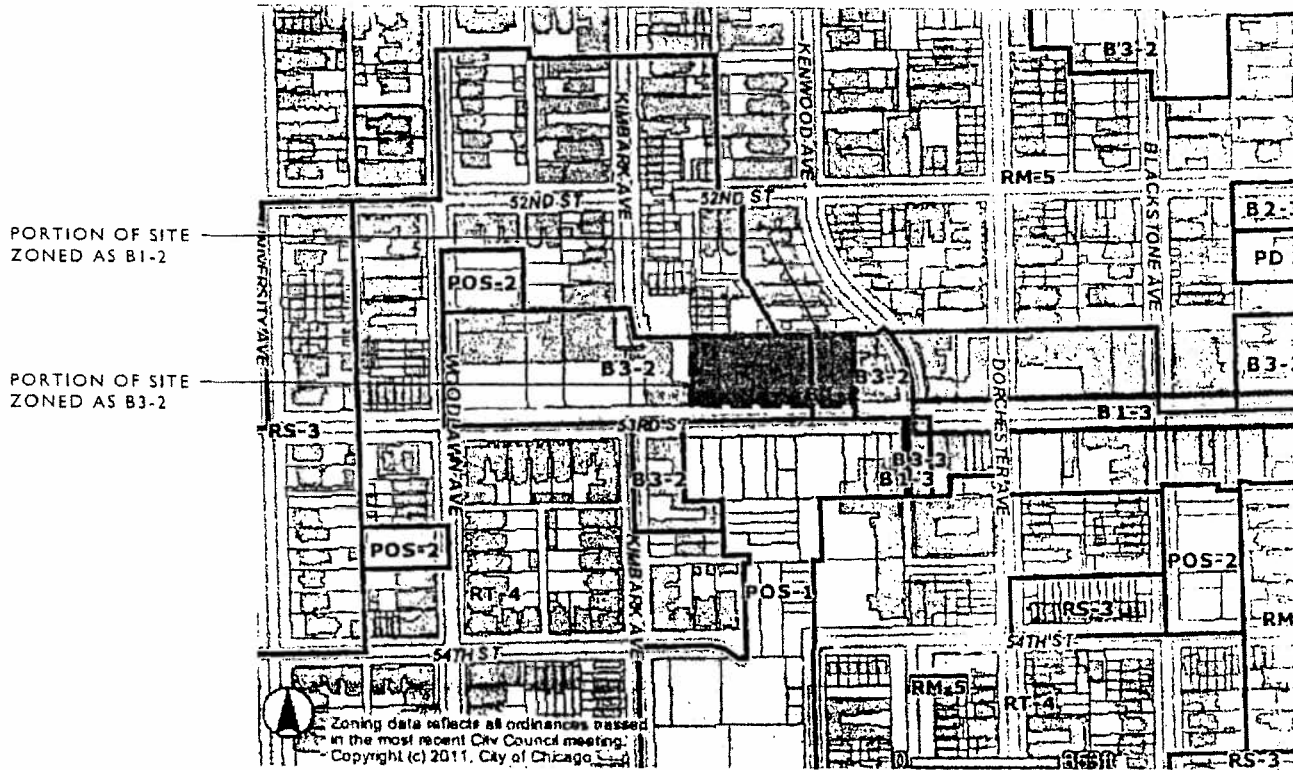
CURRENT SITE  
AERIAL IMAGE

APPLICANT: MESA DEVELOPMENT, LLC  
ADDRESS: 1330 E. 53RD STREET  
DATE INTRODUCED: FEBRUARY 13, 2013  
PLAN COMMISSION: MAY 16, 2013

EXISTING AERIAL SITE  
IMAGERY

01

Existing Zoning And Street Map System.

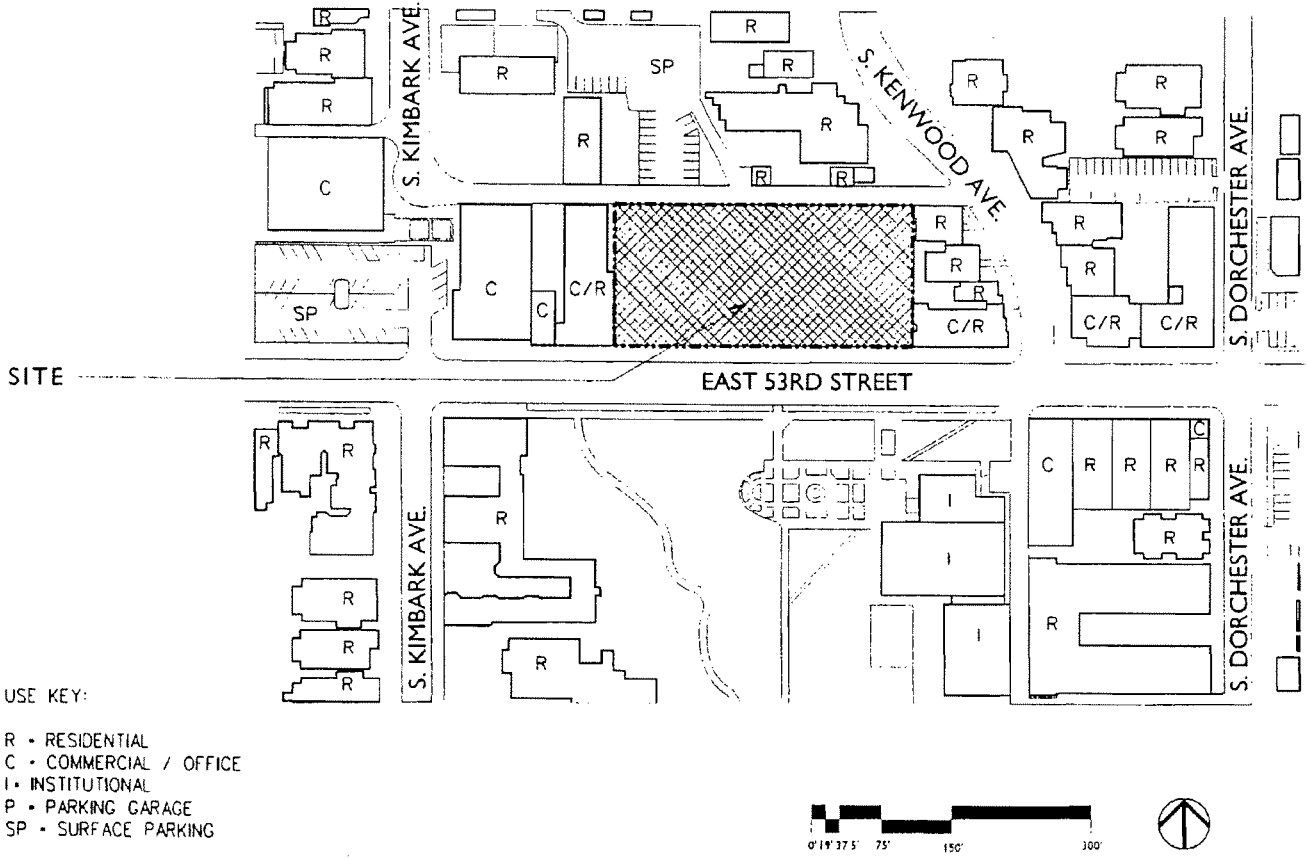


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 DATE INTRODUCED: FEBRUARY 13, 2013  
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EXISTING ZONING AND STREET MAP SYSTEM

02

Existing Land-Use Map.



SITE

USE KEY:

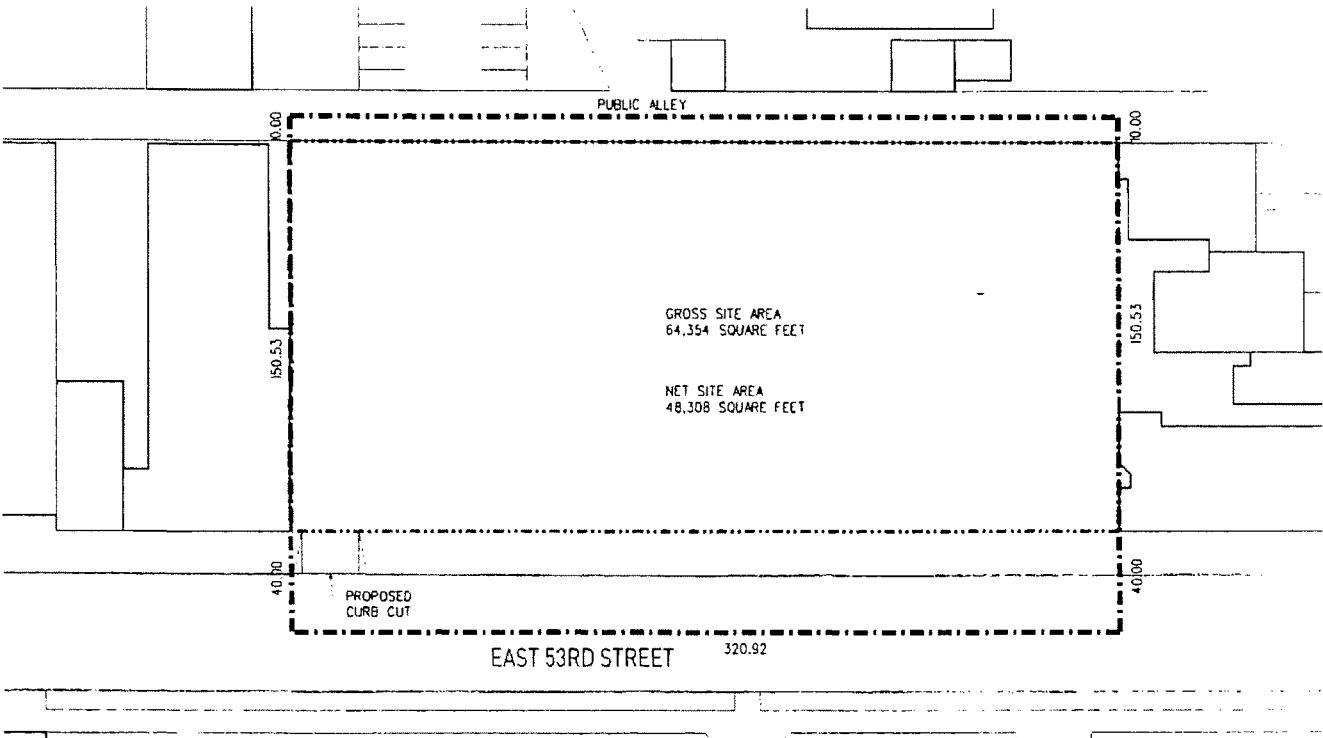
- R • RESIDENTIAL
- C • COMMERCIAL / OFFICE
- I • INSTITUTIONAL
- P • PARKING GARAGE
- SP • SURFACE PARKING

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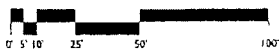
EXISTING LAND USE AREA MAP

03

Planned Development Boundary And Property Line Map.



LEGEND  
 - - - - - PROPERTY LINE  
 ■■■■■ PD BOUNDARY

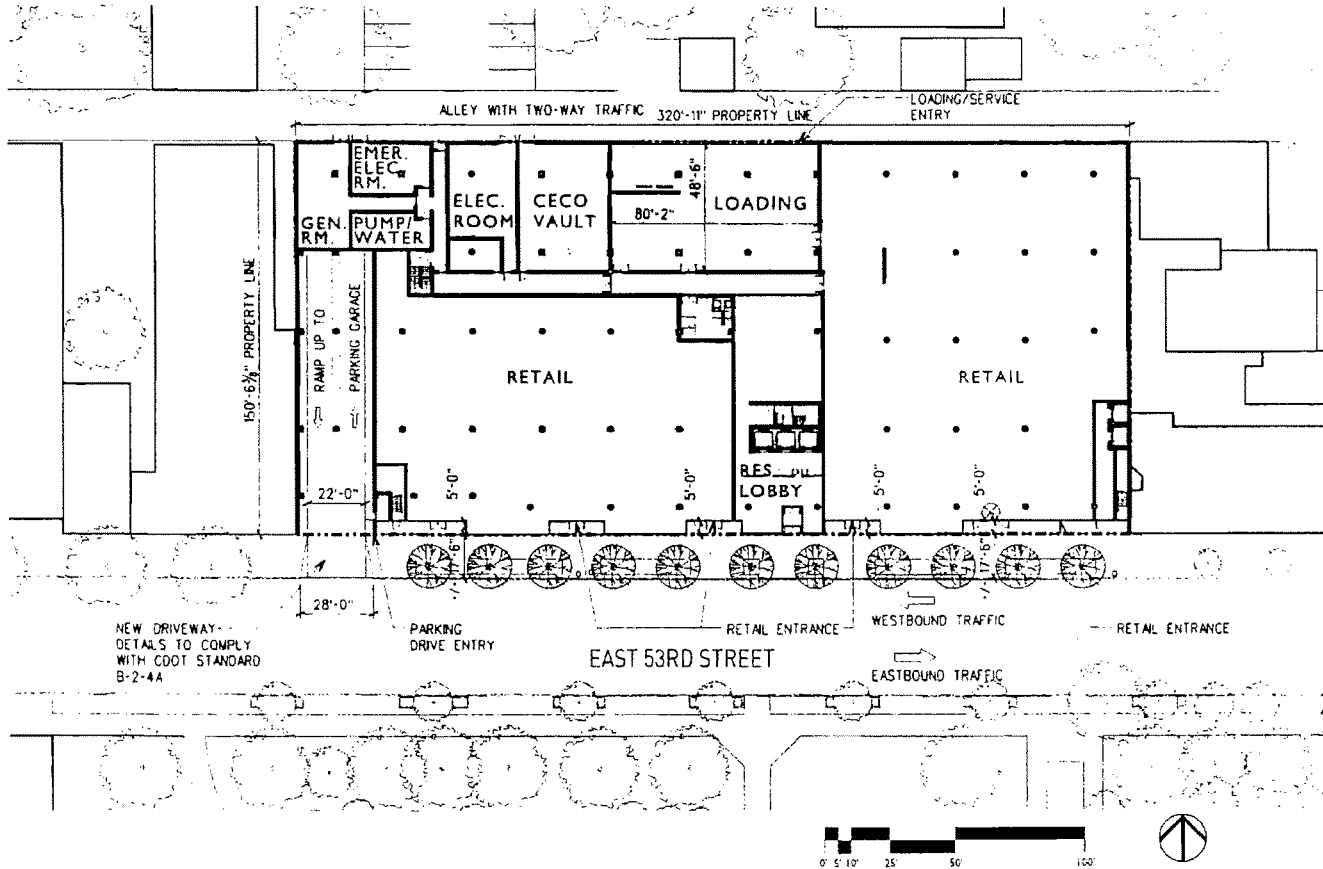


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PLANNED DEVELOPMENT  
 BOUNDARY AND PROPERTY  
 LINE MAP

04

Generalized Site Plan.

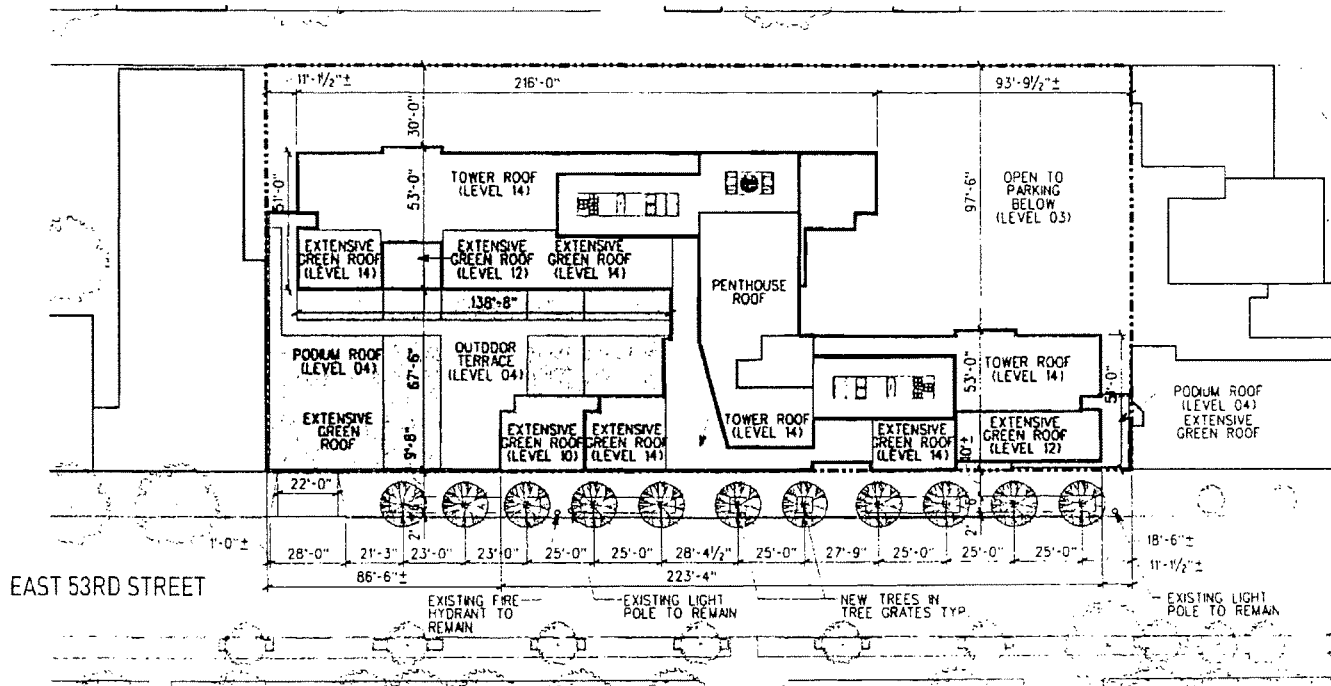



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PLAN COMMISSION:	MAY 16, 2013

GENERALIZED SITE PLAN

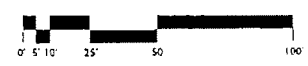
05

Landscape Plan/Green Roof Plan



	NEW GREEN ROOF SYSTEM (ALL SHADED AREAS)	
	TOTAL GROSS ROOF AREA -	33,319 SF
	TOTAL MECHANICAL/SERVICE AREA:	5,119 SF
	TOTAL NET ROOF AREA:	28,200 SF
	GREEN ROOF REQUIRED - (50% NET ROOF AREA)	14,100 SF
	GREEN ROOF PROVIDED -	14,106 SF (50.02%)

-  NEW PARKWAY TREES
-  NEW PARKWAY TREE GRATES



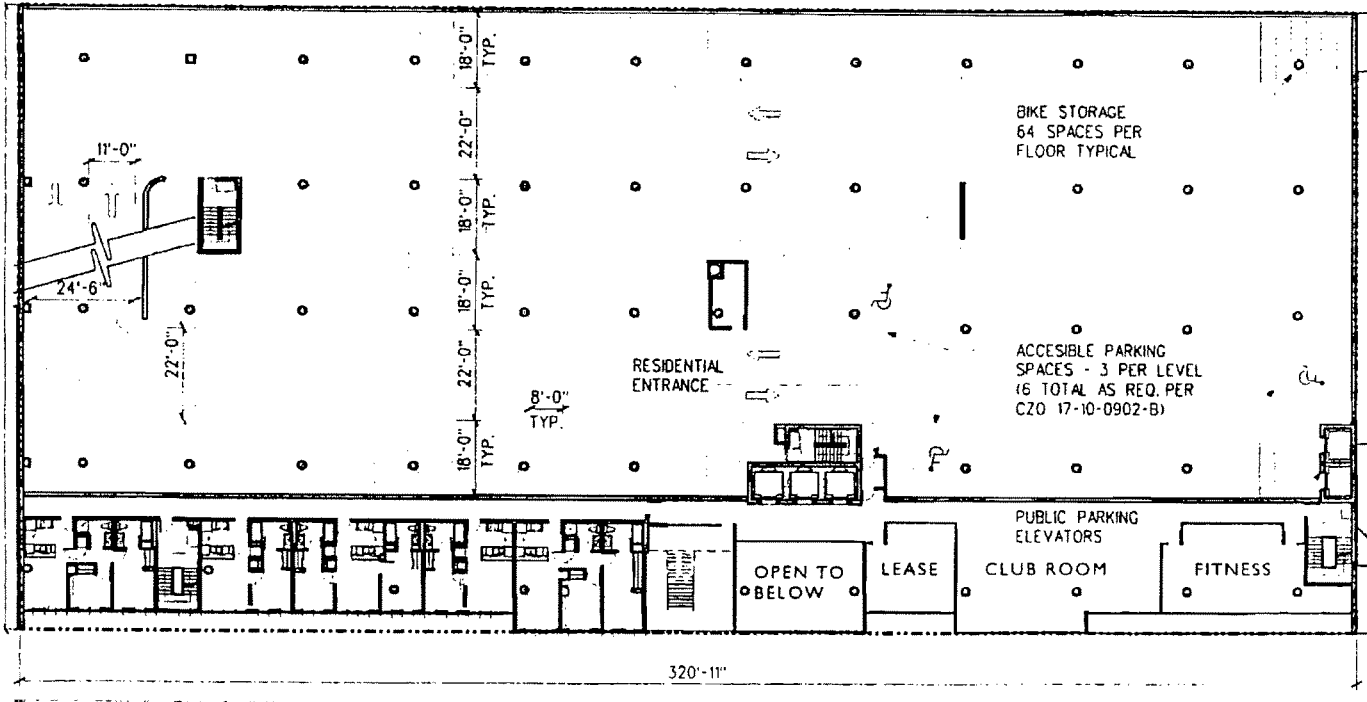
APPLICANT: MESA DEVELOPMENT, LLC  
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 DATE INTRODUCED: FEBRUARY 13, 2013  
 PLAN COMMISSION: MAY 16, 2013

LANDSCAPE PLAN / GREEN ROOF PLAN

06



Level Two Floor Plan

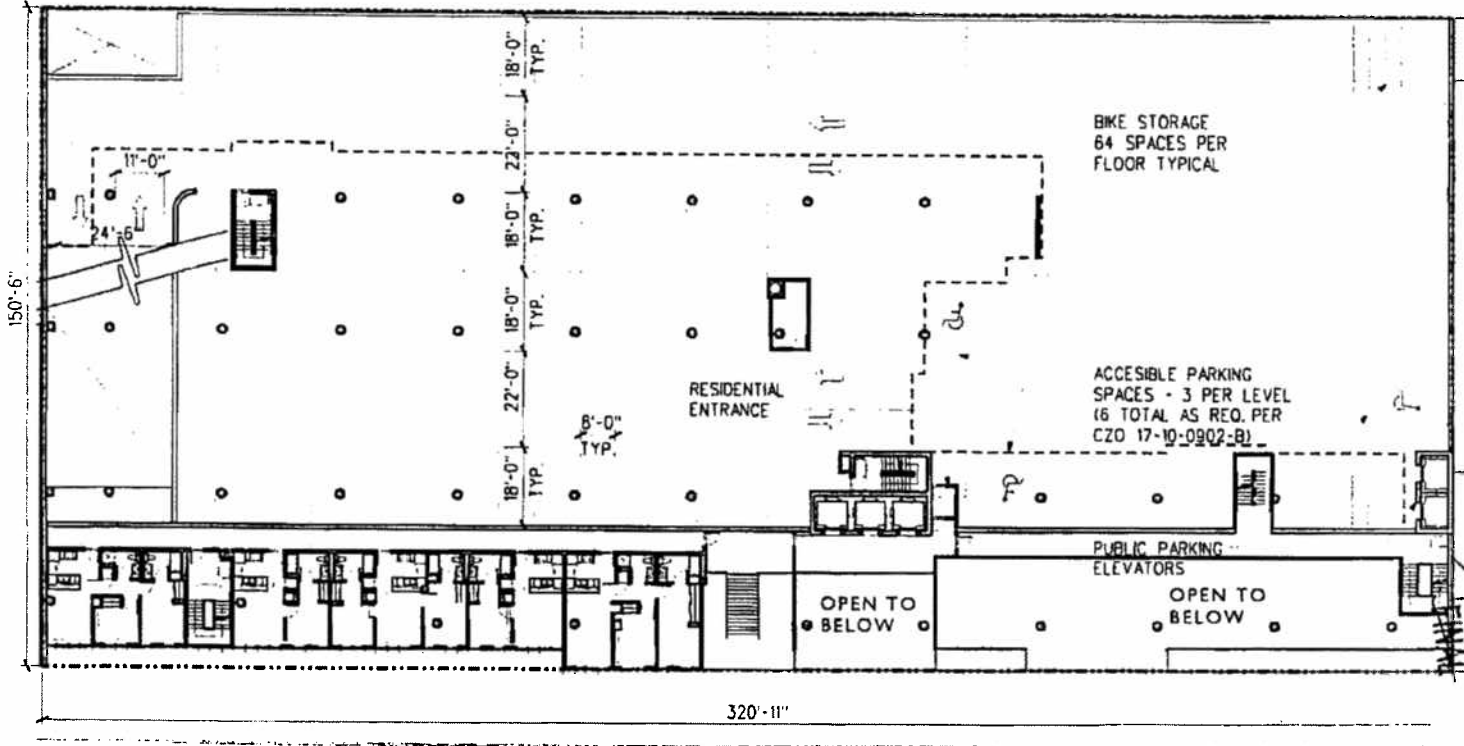


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LEVEL 02 FLOOR PLAN

08

Level Three Floor Plan.



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LEVEL 03 FLOOR PLAN

09

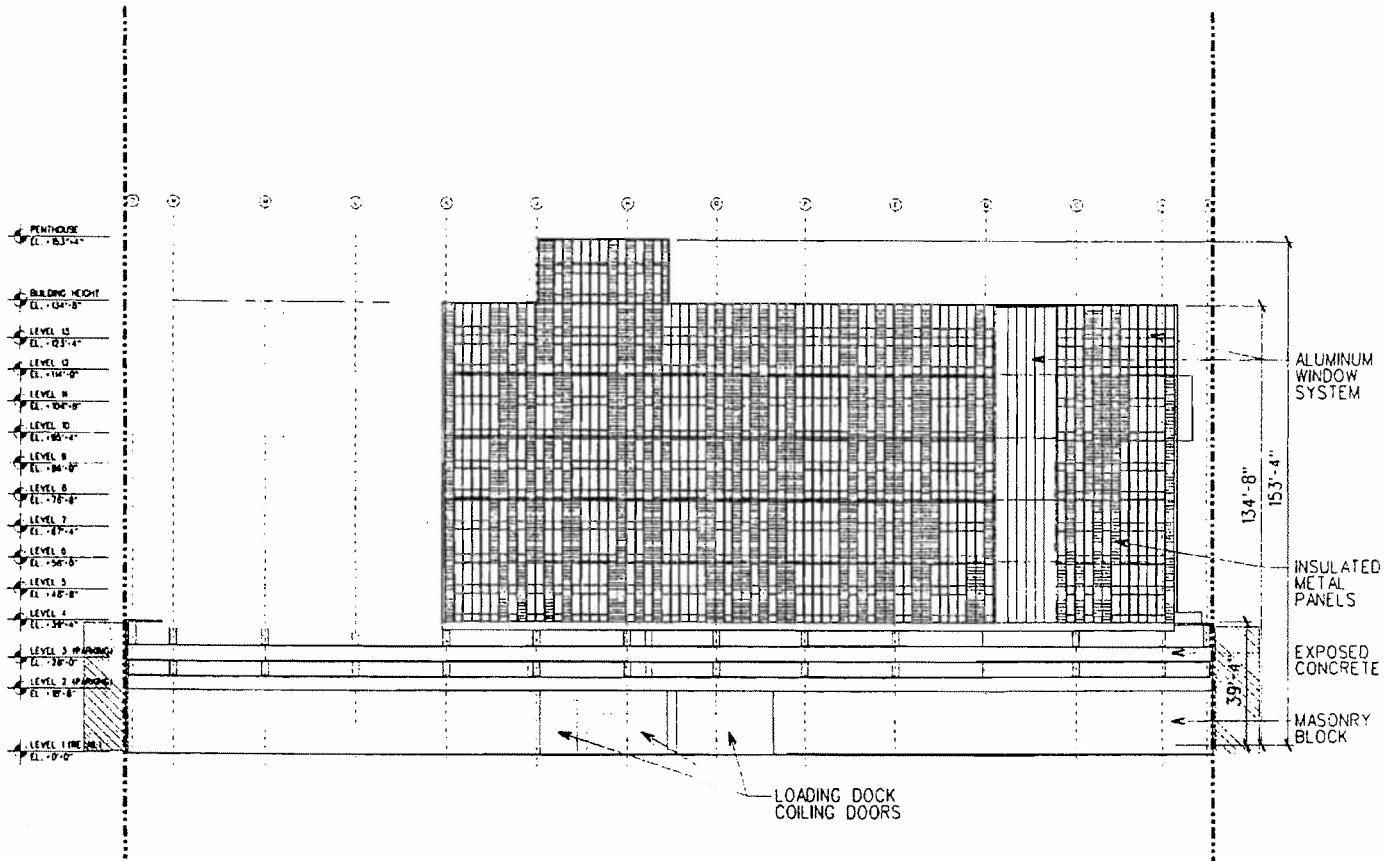
View From Northwest Looking Southeast.



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RENDERING  
VIEW FROM NORTHWEST  
LOOKING SOUTHEAST

North Building Elevation.



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NORTH ELEVATION  
 SCALE: 1"=40'-0"

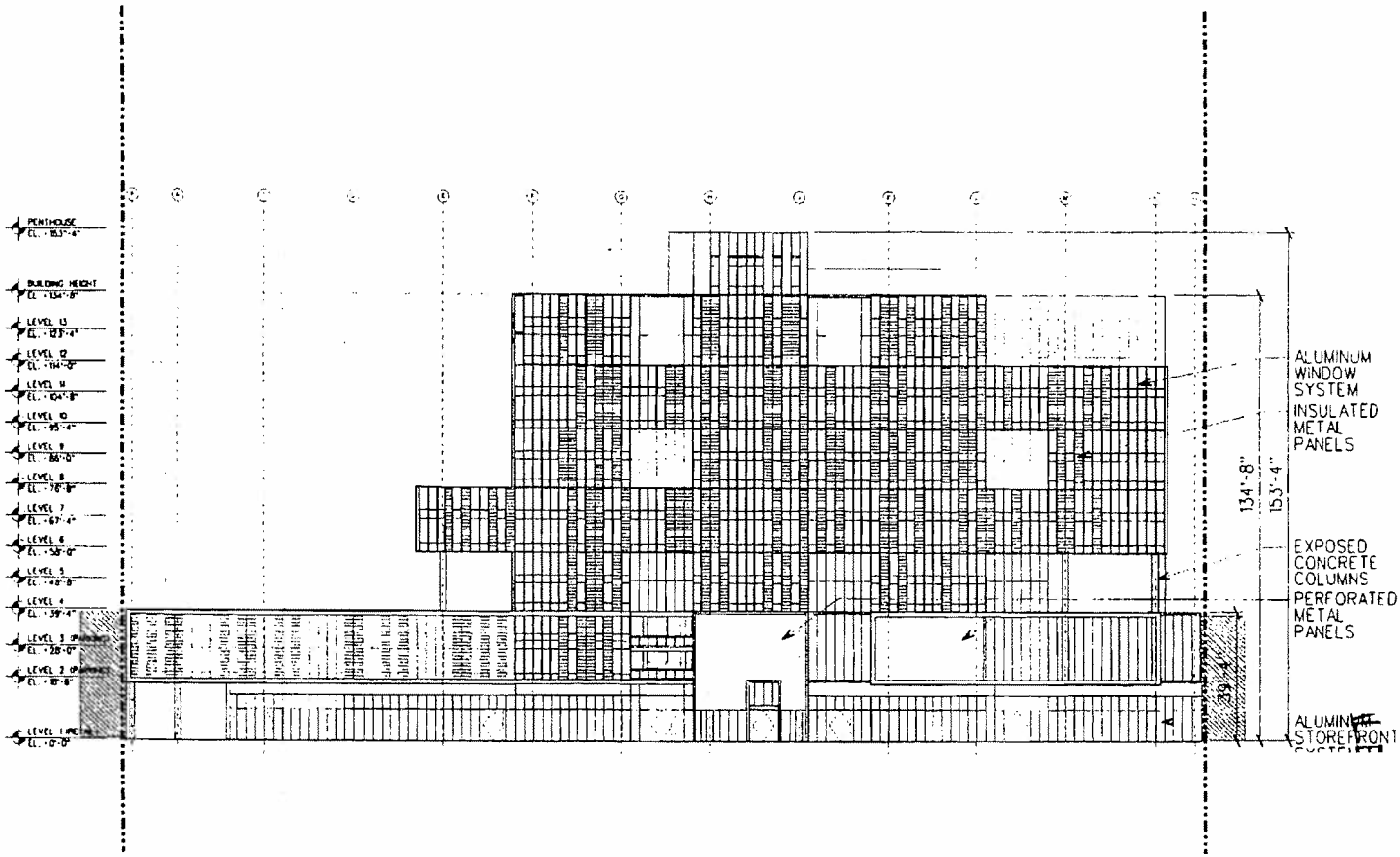
12

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REPORTS OF COMMITTEES

55493

South Building Elevation.

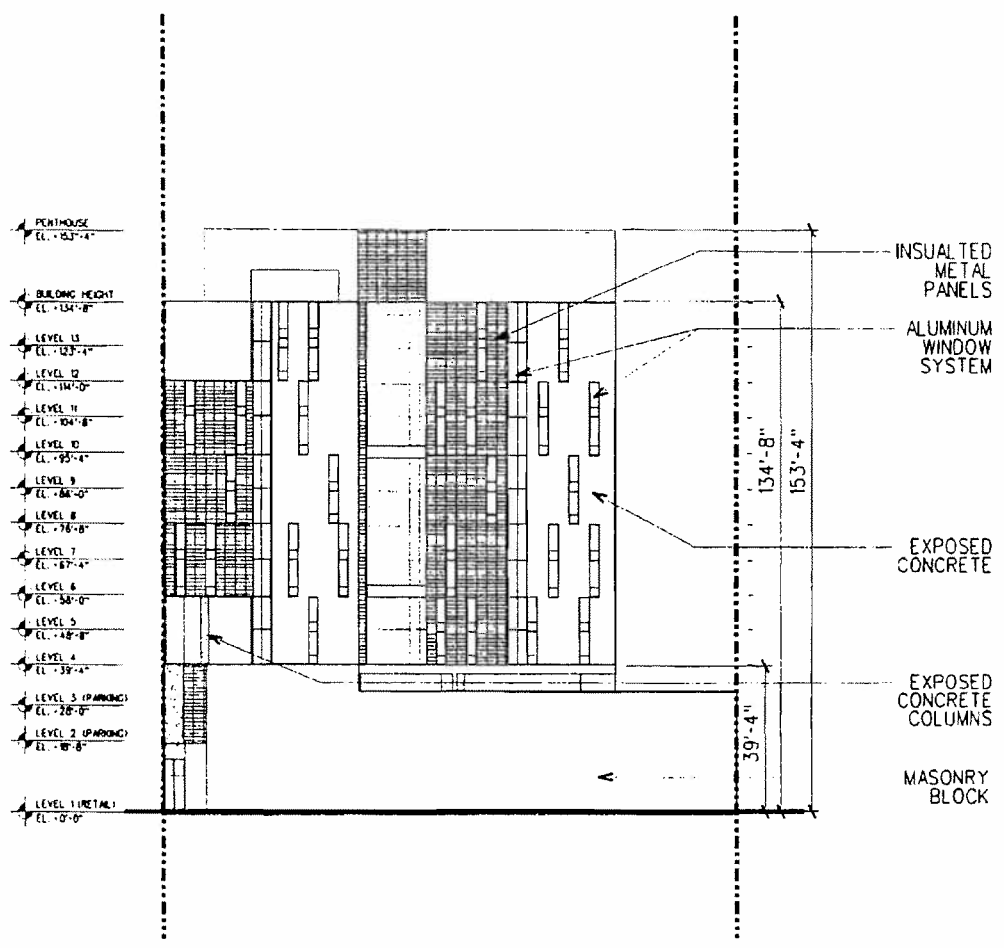


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SOUTH ELEVATION

SCALE: 1"=40'-0"

East Building Elevation.



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EAST ELEVATION  
 SCALE: 1"=40'-0"

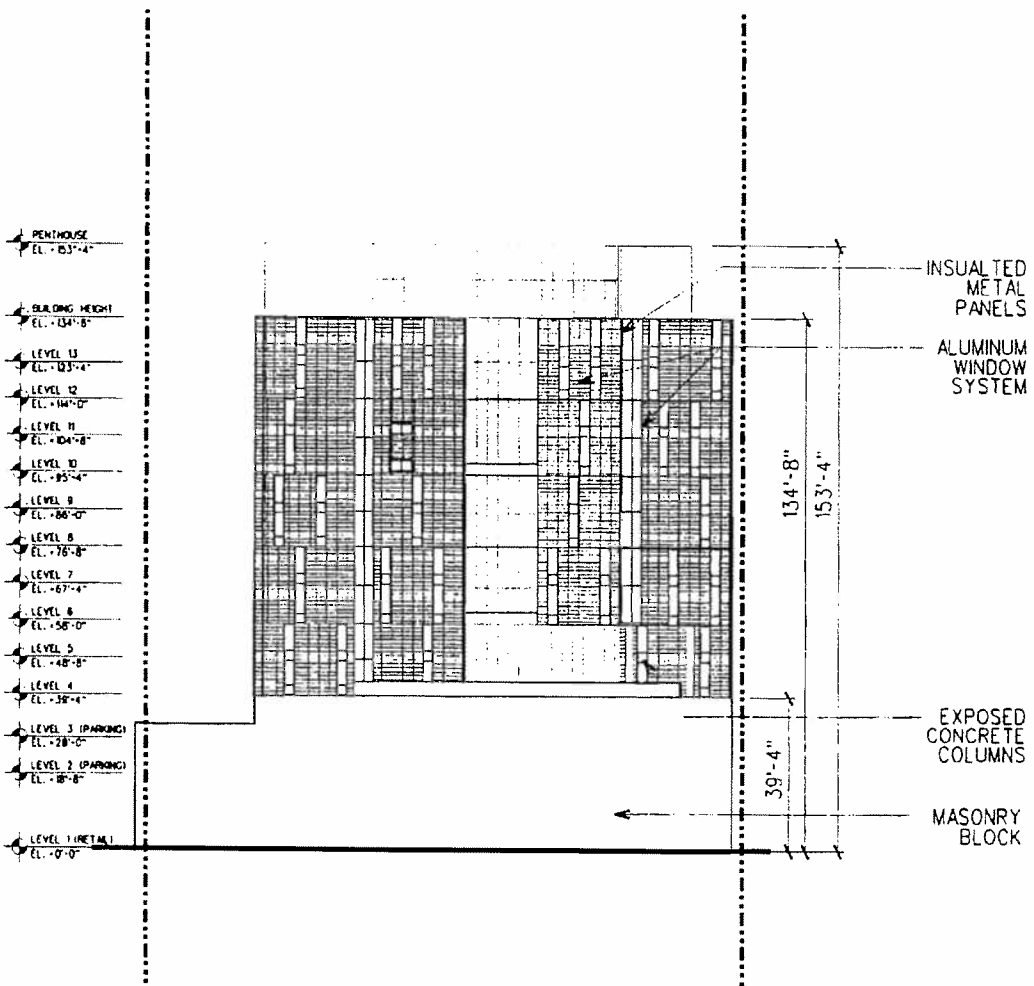
13

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REPORTS OF COMMITTEES

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West Building Elevation.



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WEST ELEVATION

SCALE: 1"=40'-0"