

PD 1263

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5/21/2025

REPORTS OF COMMITTEES

22656
28579

Reclassification Of Area Shown On Map No. 1-G. RBPD 1263, AA
(As Amended)
(Application No. 22656)
(Common Address: 727 N. Milwaukee Ave./1001 W. Chicago Ave.)
[SO2025-0015282]

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 Residential-Business Planned Development Number 1263, as amended, District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Chicago, Avenue; North Morgan Street; North Milwaukee Avenue; and North Carpenter Street,

to those of Residential-Business Planned Development Number 1263, as amended, which is hereby established in the area described, subject to such use and bulk regulations as set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential-Business Planned Development No. 1263, As Amended.

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 1263, as amended ("Planned Development") consists of a net site area of approximately 90,250 square feet (2.07 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 1001 Chicago 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 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.
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

- The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.
4. This plan of development consists of fifteen (15) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Existing Planned Development Boundary and Property Line Map; Student Drop-off/Pick-Up Site Plan; First Floor Plan (Annex Space A) Floor; First Floor Plan (Spaces C and D) and Second Floor Plan (Space D) Exhibits prepared by Arete Design Studio and dated (date of Plan Commission presentation) submitted herein; the exhibits published in the September 20, 2018 *Journal of the Proceedings of the City Council of the City of Chicago* (pages 85330 -- 85338) shall be preserved, brought forward and incorporated as part of Applicant's proposed amendment to Planned Development. Full size copies of the Site Plan Landscape Plan and Building Elevations are on file with the Department of Planning and 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 Chicago 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 Chicago Zoning Ordinance this Planned Development shall control.
 5. The following uses are permitted in the area delineated herein as a Planned Development Number 1263, as amended:

Multi-unit residential; townhomes; daycare; financial services; office except electronic data storage; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; 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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
 7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 90,250 square feet and a base FAR of 5.0.
9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
10. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
12. 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.
13. 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development

approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any use thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District (underlying zoning that formed the basis of this Planned Development).

[Zoning Map; Land-Use Map; Boundary and Property Line Map;
Drop-Off/Pick-Up Site Plan; Ground Level Floor Plan
(Spaces C and D); Second Floor Plan (Space D);
Ground Level Floor Plan (Annex Space A); and
Roof Level Plan (Space D) referred to in
these Plan of Development Statements
printed on pages 28586
through 28593 of
this *Journal*.]

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

Residential-Business Planned Development No. 1263, As Amended.

Bulk Regulations And Data Table.

Gross Site Boundary Area (per revised P.D.):	139,303 square feet (3.197 acres)
Area of Public Right-of-Way:	49,058 square feet (1.13 acres)
Net Site Area:	90,250 square feet (2.07 acres)
1001 West Chicago Avenue:	81,849 square feet (1.879 acres)
727 North Milwaukee Avenue:	7,470 square feet (0.171 acre)
Vacated Public Way:	926 square feet (0.021 acre)
Permitted Floor Area Ratio:	4.70 (per approved P.D. Number 1263)
Actual Floor Area Ratio:	4.36 FAR

Calculated as follows:

383,384 square feet
(1001 West Chicago Avenue, allowable building area)

9,463 square feet
(727 North Milwaukee Avenue, allowable building area)

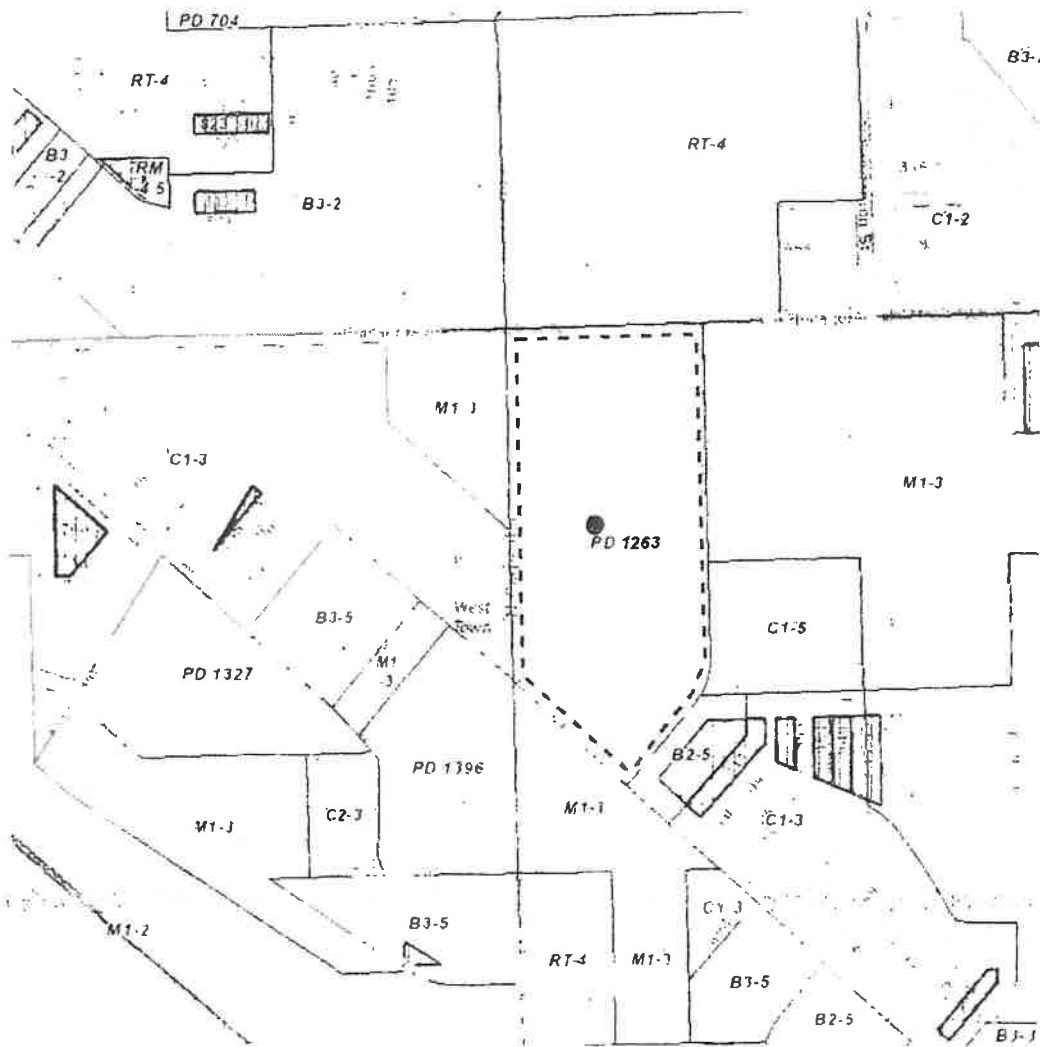
393,297 square feet gross building area/90,245 square feet site area = 4.36 FAR

Maximum Number of Dwelling Units:	363 Units
Minimum Number of Off-Street Parking Spaces:	243 Parking Spaces
Minimum Number of Bicycle Parking Spaces:	363 Parking Spaces
Minimum Off-Street Loading Spaces:	(1) Space at 12 feet by 50 feet (2) Spaces at 10 feet by 25 feet (0) Spaces required for 727 North Milwaukee Avenue under DX-5 Zoning District
Setbacks from Property Line:	In compliance per the existing P.D. Number 1263
Maximum Building Height:	
738 North Morgan Street (North Building):	Approximately 152 feet in height (per approved P.D. Number 1263 Administrative Relief letter dated May 13, 2016, from Zoning Administrator Patricia Scudiero).
728 North Morgan Street (South Building):	Approximately 188 feet in height (per approved P.D. Number 1263 Administrative Relief letter dated May 13, 2016, from former Zoning Administrator Patricia Scudiero).
727 North Milwaukee Avenue:	47 feet in height

FINAL FOR PUBLICATION

Amendment to Residential-Business
Planned Development No. 1263

Zoning Map Exhibit



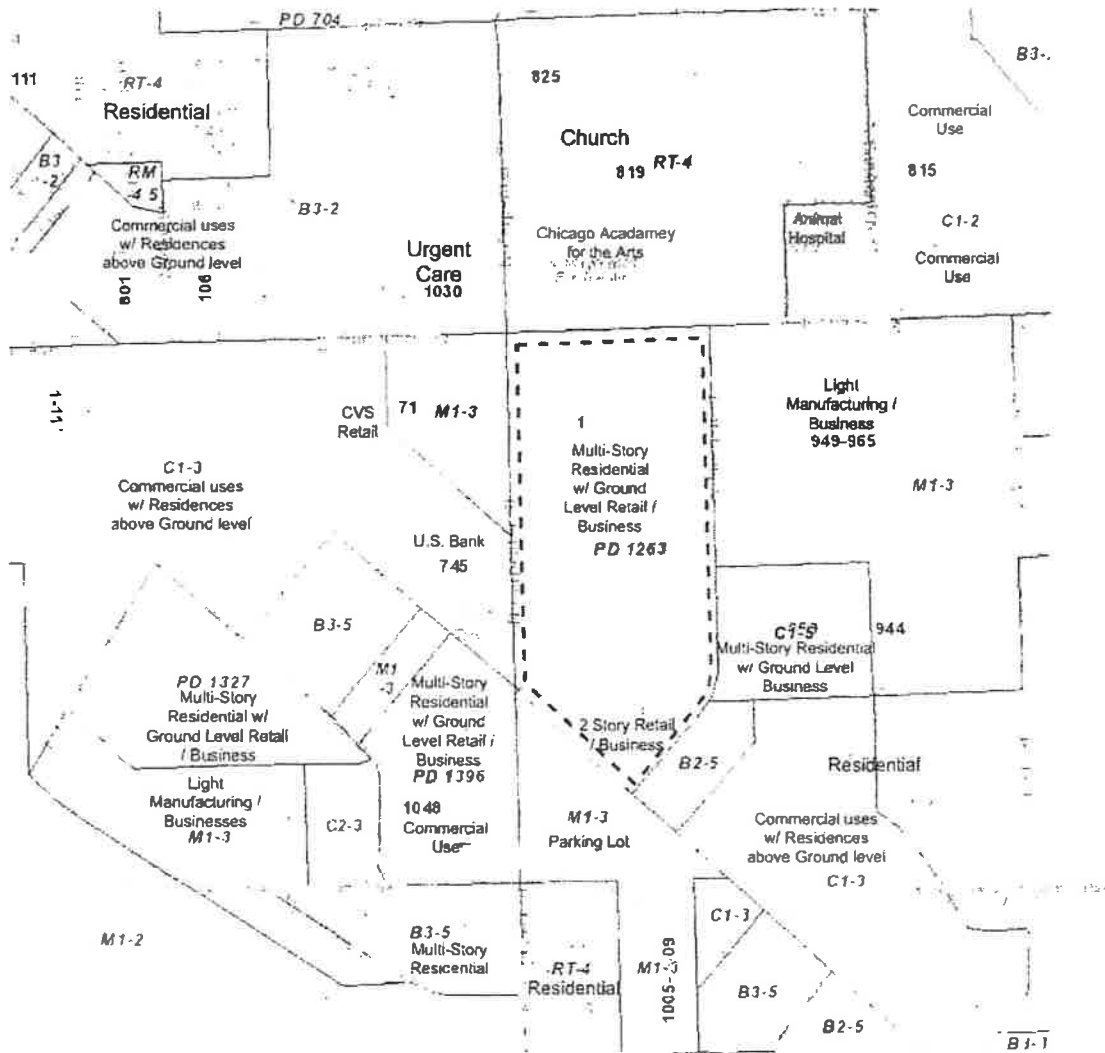
Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
Date of Introduction: February 19, 2025
Plan Commission:

Exhibit A

FINAL FOR PUBLICATION

Amendment to Residential-Business Planned Development No. 1263

Land Use Map Exhibit



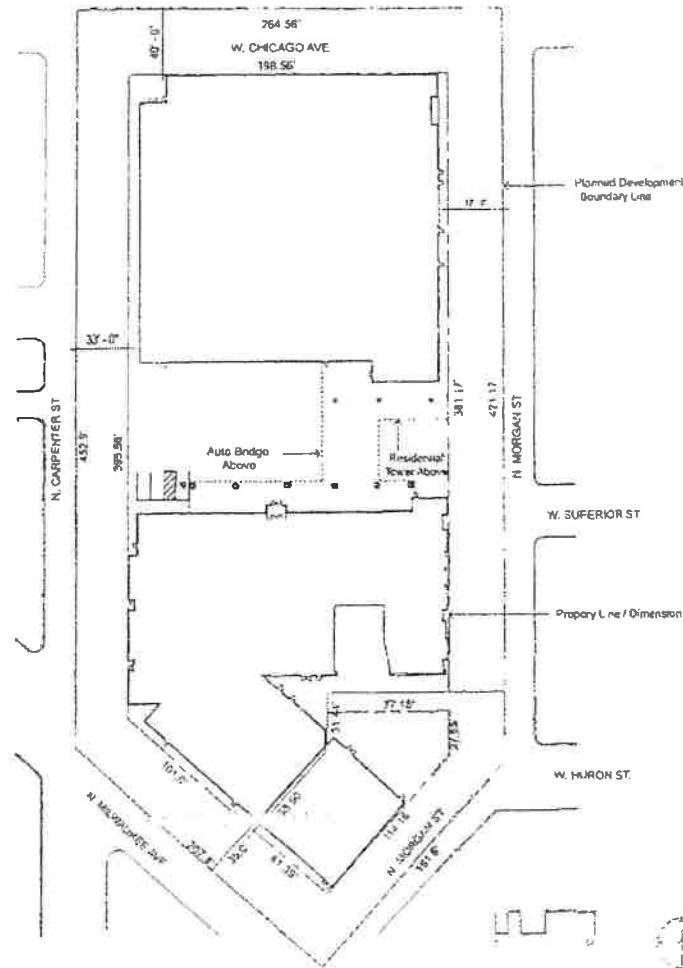
Applicant: 1001 Chicago LLC
 Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
 Date of Introduction: February 19, 2025
 Plan Commission:

Exhibit B

FINAL FOR PUBLICATION

Amendment to Residential-Business Planned Development No. 1263

Planned Development Boundary & Property Line Map

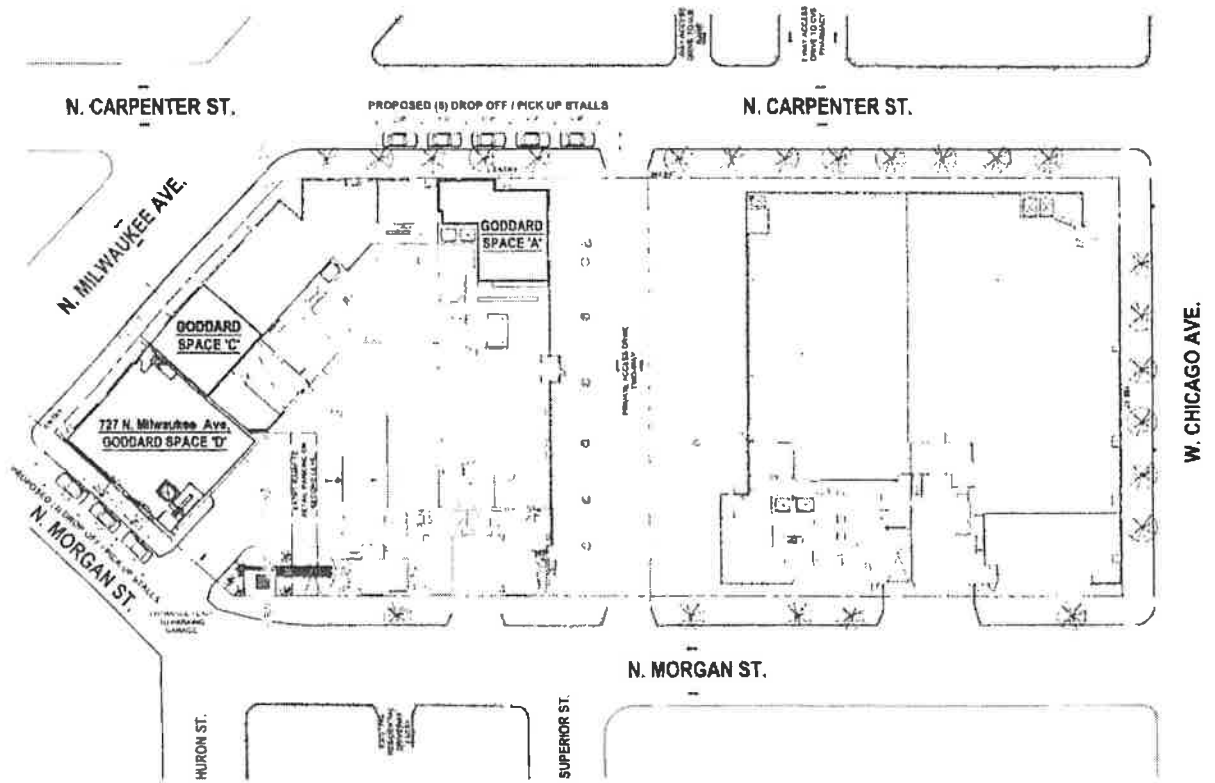


Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
Date of Introduction: February 19, 2025
Plan Commission:

Exhibit C

FINAL FOR PUBLICATION

Amendment to Residential-Business
Planned Development No. 1263



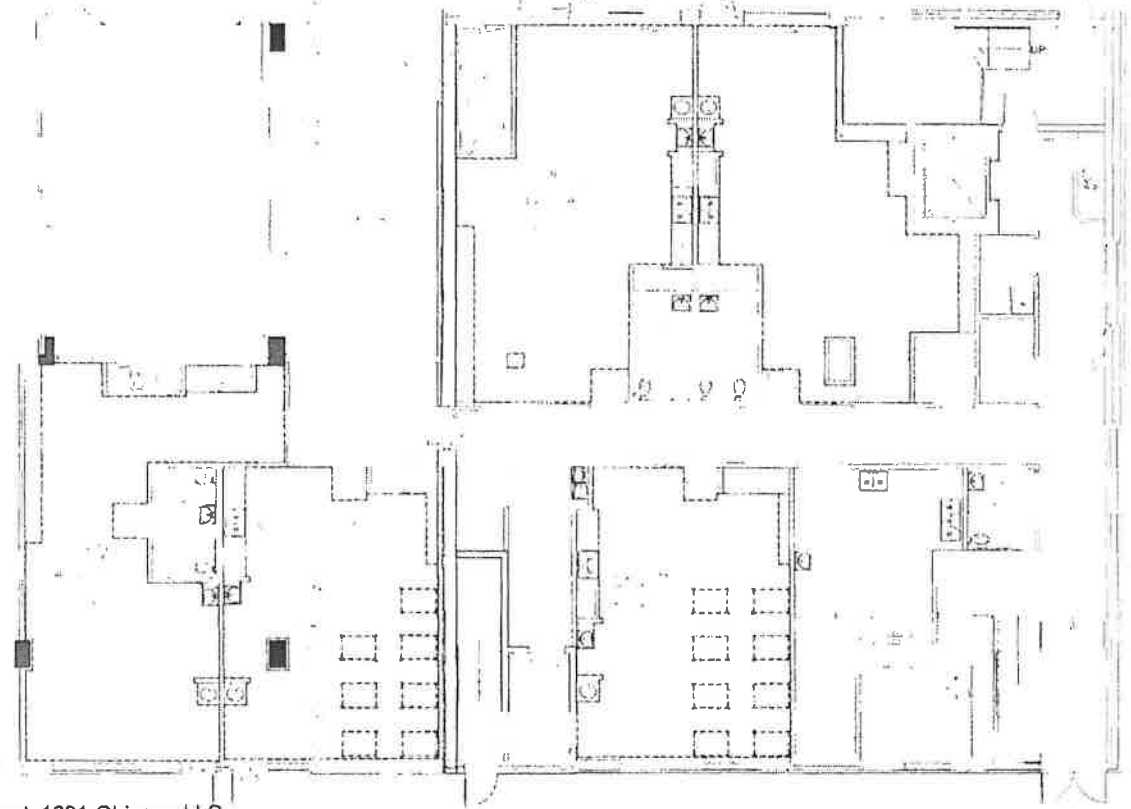
SEE THE	SEE THE
DROP OFF /	DROP OFF /
PICK UP	PICK UP
SITE PLAN	SITE PLAN
EXHIBIT	EXHIBIT
	EXH-E

① DROP OFF / PICK UP SITE PLAN EXHIBIT E

Applicant: 1001 Chicago LLC
 Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
 Date of Introduction: February 19, 2025
 Plan Commission:

FINAL FOR PUBLICATION

Amendment to
Residential-Business Planned
Development No. 1263



Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
Date of Introduction: February 19, 2025
Plan Commission:

GROUND LEVEL FLOOR PLAN (SPACES C & D)

SPACES C & D	
GROUND LEVEL	
FLOOR PLAN	
EXHIBIT F	
DATE	FP-1.0

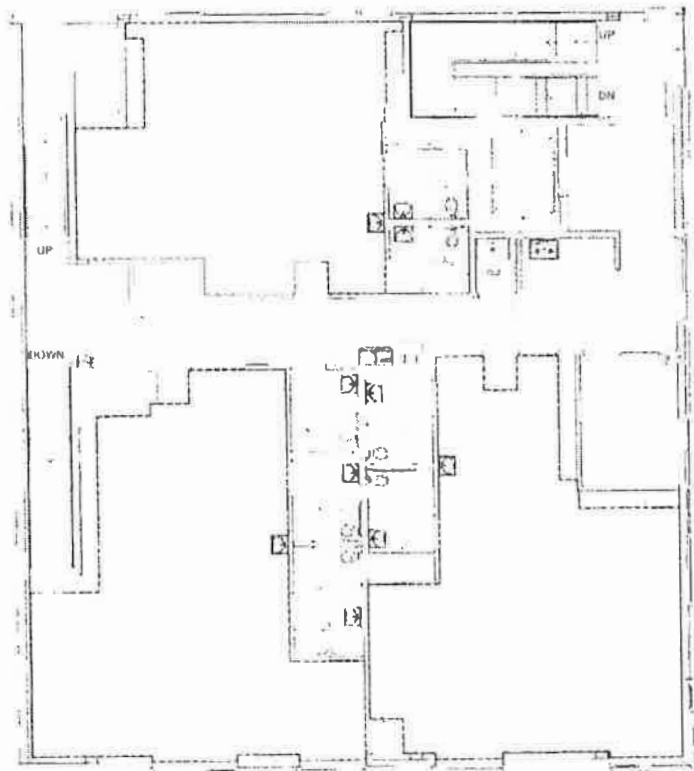
5/21/2025

REPORTS OF COMMITTEES

28591

FINAL FOR PUBLICATION

Amendment to Residential-Business Planned Development No. 1263



SECOND FLOOR PLAN (SPACE 'D')

DATE PLOTTED	
SPACE 'D'	
SECOND FLOOR	
PLAN	
EXHIBIT 'F'	
PROJECT NO.	DATE
DATE	FP-1.1

Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave
Date of Introduction: February 19, 2025
Plan Commission:

FINAL FOR PUBLICATION

Amendment to
Residential-Business Planned
Development No. 1263



GROUND LEVEL FLOOR PLAN (ANNEX SPACE 'A')

PROJECT	
SPACE A -	
GROUND LEVEL	
FLOOR PLAN	
EXHIBIT 'F'	
DATE	NO. OF SHEETS
5/21/2025	1
FP-1.2	

Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave
Date of Introduction: February 19, 2025
Plan Commission:

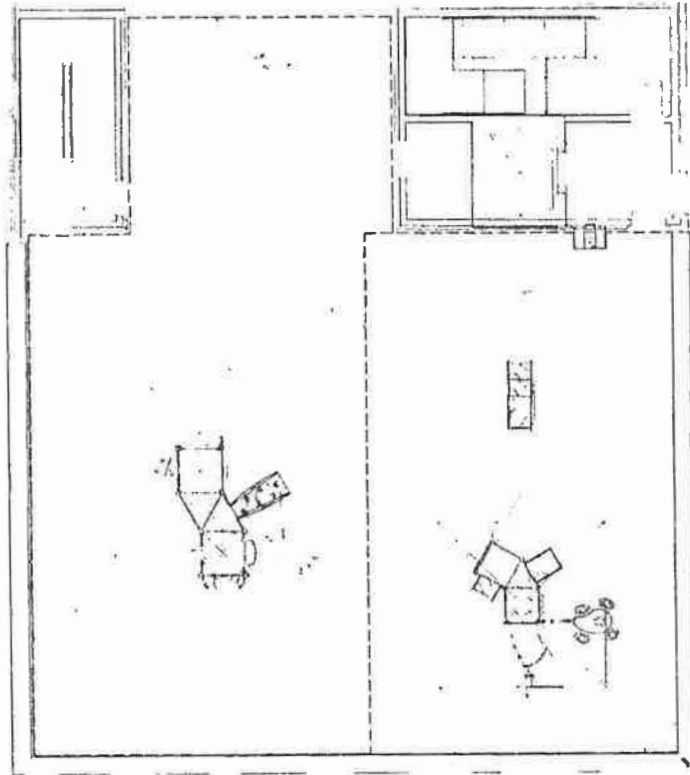
5/21/2025

REPORTS OF COMMITTEES

28593

FINAL FOR PUBLICATION

Amendment to Residential-Business Planned Development No. 1263



ROOF LEVEL PLAN (SPACE 'D')

SPACE 'D' ROOF LEVEL PLAN EXHIBIT 'F'
FP-13

Applicant: 1001 Chicago LLC
Address: 727 N. Milwaukee Ave / 1001 Chicago Ave.
Date of Introduction: February 19, 2025
Plan Commission:



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 13, 2024

Charles E. Smith
President
Arete Design Studio
13543 W. 185th St.
Mokena, IL 60448

Re: Opinion response for PD 1263, 1001 W. Chicago Avenue

Dear Mr. Smith:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development Number 1263 ("PD 1263"). You are seeking confirmation that a day care is a permitted use at the subject site.

Pursuant to Section 17-17-0103-C of the Zoning Ordinance, a day care is defined as a place in which are received 3 or more adults or children, not of common parentage, apart from their parents or guardian, for part or all of a day. The term "day care center" or "child care center" includes but is not limited to the following: nursery schools, adult and/or child care centers, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens and nursery schools operated by public or private elementary or secondary school systems.

Pursuant to Statement No. 5 of PD 1263, the following uses are allowed in the Planned Development: multi-unit residential; townhomes; financial services; office; except electronic data storage; personal service; retail sales; indoor participant sports and recreation; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.

Based on the foregoing, a day care is not permitted within PD 1263. An amendment to the Planned Development is required in order to add a new use.

Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 26, 2024

Nick Cassaro
Vice President of Development
BGO
100 High St., 18th Floor
Boston, MA 02110

Re: Opinion response for PD 1263, 1001 W. Chicago Avenue

Dear Mr. Cassaro:

In response to your recent request, please be advised that the subject property is zoned Residential Business Planned Development Number 1263 ("PD 1263"). You are seeking confirmation that a day care is a permitted use at the subject site.

Pursuant to Section 17-17-0103-C of the Zoning Ordinance, a day care is defined as a place in which are received 3 or more adults or children, not of common parentage, apart from their parents or guardian, for part or all of a day. The term "day care center" or "child care center" includes but is not limited to the following: nursery schools, adult and/or child care centers, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens and nursery schools operated by public or private elementary or secondary school systems.

Pursuant to Statement No. 5 of PD 1263, the following uses are allowed in the Planned Development: multi-unit residential; townhomes; financial services; office; except electronic data storage; personal service; retail sales; indoor participant sports and recreation; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.

Based on the foregoing, a day care is not permitted within PD 1263. An amendment to the Planned Development is required in order to add a new use.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Jancie Hill, Main file

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore -- 48.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 19688)
(Common Address: 1001 W. Chicago Ave.
And 727 N. Milwaukee Ave.)

R BPD 1263,99

[SO2018-4958]

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, be amended by changing all the Residential Planned Development Number 1263 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Chicago Avenue; North Morgan Street; North Milwaukee Avenue; and North Carpenter Street,

to those of Residential-Business Planned Development Number 1263, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential-Business Planned Development No.1263, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1263, as amended ("Planned Development"), consists of approximately ninety thousand two hundred forty-five (90,245) square feet or two point zero seven (2.07) acres of real property ("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner -- 1001 Chicago LLC, a Delaware limited liability company, has filed this application on its own behalf and upon its own volition.
2. The requirements, obligations and conditions contained within this Planned Development, as amended, shall be binding upon the Applicant, its successors and assigns and, if different than 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 Subject 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 Chicago Zoning Ordinance.]
3. All applicable official reviews, approvals and/or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), 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 this Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT).

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for Work in the Public Way, and shall be in compliance with the Municipal Code of Chicago accordingly.

Prior to the issuance of any "Part II" Approval, the submitted plans for the Planned Development, as amended, must be approved by the Chicago Department of Transportation (CDOT).

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; 2nd and 3rd Floor Plans; a Site Plan/Landscape Plan; a Green Roof Plan; a Vehicular Use Area Plan; 727 North Milwaukee Avenue Northeast Elevation, 727 North Milwaukee Avenue Southeast Elevation, 727 North Milwaukee Avenue Southwest Elevation, and 727 North Milwaukee Avenue Perspectives prepared by FitzGerald Associates Architects and dated July 19, 2018; and the design exhibits set forth in the approved Administrative Relief granted on May 13, 2016. 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 tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number 1263, as amended: multi-unit residential; townhomes; financial services; office; except electronic data storage; personal service; retail sales; indoor participant sports and recreation; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development, as amended
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (P.D. Exhibit). For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 90,245 square feet and a base FAR of 5.0.

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.
11. 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 written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the City's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by Minority and Women's Business Enterprise certified contractors and local City residents. To assist the City in promoting such MBE/WBE and local City resident involvement, the applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE/WBE and local City resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this

project is proposed to be located. In conjunction with the applicant's submission for Part II Permit Reviews, the applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE/WBE and local City resident participation. Prior to issuance of their Certificate of Occupancy, the applicant will provide DPD with their actual level of MBE and WBE certified contractor and local City resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

16. This Planned Development, as amended, shall be governed by Section 17-13-0612, et seq. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Boundary and Property Line Map; Second and Third Floor Plans; Site/Landscape Plan; Green Roof Plan; Vehicular Use Area Plan; Northeast, Southeast, and Southwest Building Elevations; and 727 North Milwaukee Avenue Perspectives referred to in these Plan of Development Statements printed on pages 85329 through 85338 of this *Journal*.]

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

*Bulk Data Table Combining 1001 W. Chicago Ave. Buildings
(728 And 738 N. Morgan St. Addresses) And
727 N. Milwaukee Ave. Building.*

Gross Site Boundary Area (per revised P.D.):	139,303 square feet (3.197 acres)
Area of Public Rights-of-Way:	49,058 square feet (1.13 acres)
Net Site Area:	90,245 square feet (2.07 acres)
1001 West Chicago Avenue:	81,849 square feet (1.879 acres)
727 North Milwaukee Avenue:	7,470 square feet (0.171 acre)
Vacated Public Alley:	926 square feet (0.021 acre)
Permitted Floor Area Ratio:	4.70 (per approved P.D. 1263)

Actual Floor Area Ratio: 4.36 FAR

Calculated as follows:

383,834 square feet (1001 West Chicago Avenue, allowable building area)

9,463 square feet (727 North Milwaukee Avenue, allowable building area)

393,297 square feet gross building area/
90,245 square feet site area = 4.36 FAR

Maximum Number of Dwelling Units: 363 Units

Minimum Number of Off-Street Parking Spaces to be provided: 243 parking spaces

Minimum Number of Bicycle Parking Spaces: 363 bicycle spaces

Minimum Off-Street Loading Spaces: (1) Space at 12 feet by 50 feet (738 North Morgan Street)

(2) Spaces at 10 feet by 25 feet

(0) Spaces required for 727 North Milwaukee Avenue under DX-5 Zoning District

Setbacks from Property Line: In substantial compliance with the attached Site Plan

Maximum Building Height:

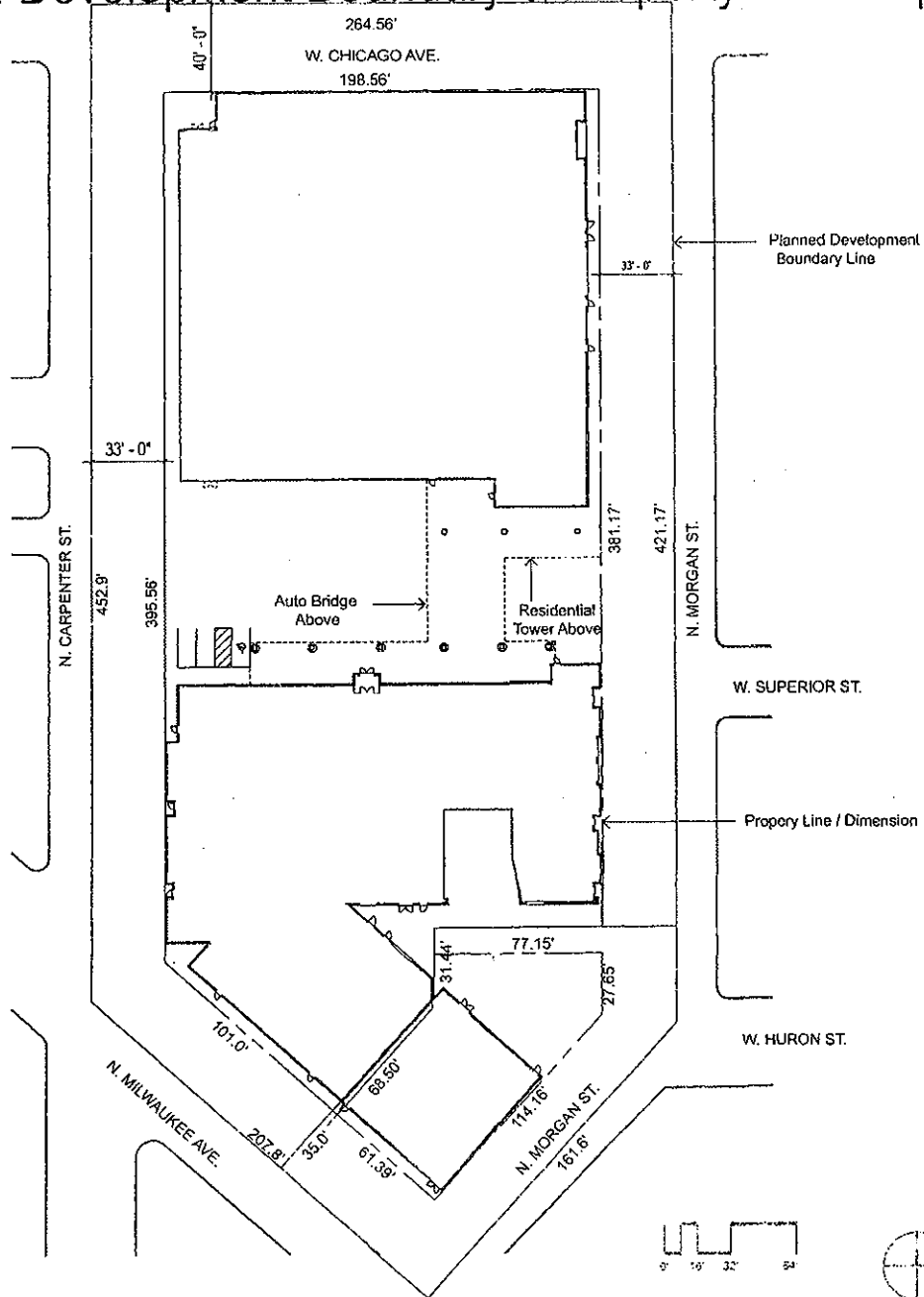
738 North Morgan Street (North Building): Approximately 152 feet in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2016 from Pat Scudiero)

728 North Morgan Street (South Building): Approximately 188 feet, 4 inches in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2018 from Pat Scudiero)

727 North Milwaukee Avenue: 47 feet in height

FINAL FOR PUBLIC

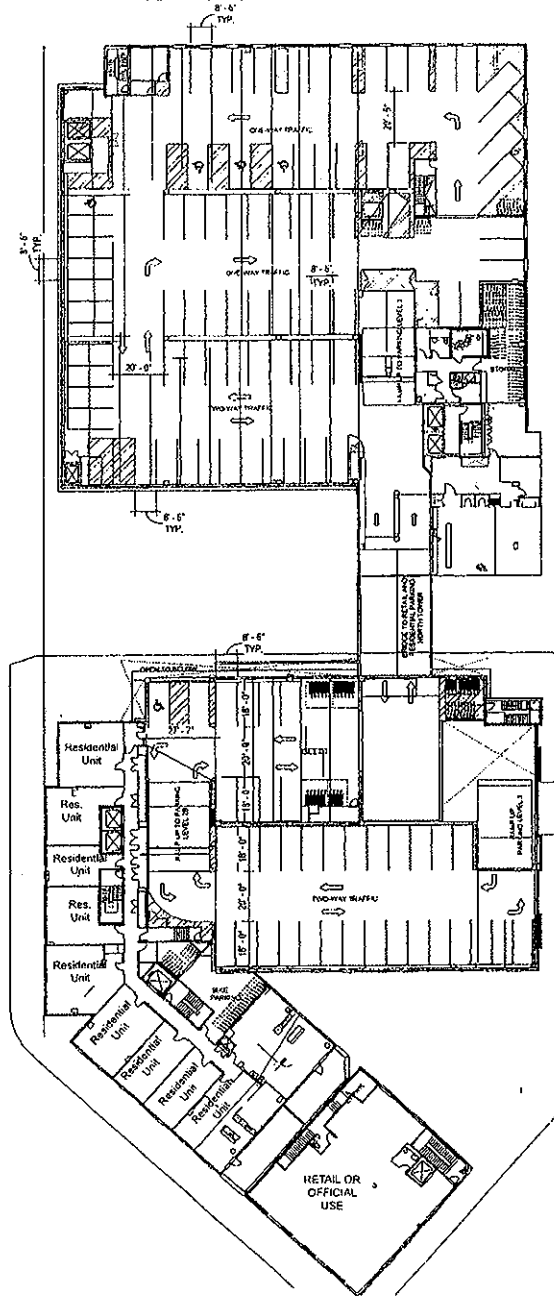
Planned Development No. FINAL FOR PUBLIC Planned Development Boundary & Property Line Map



Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

FINAL FOR PUBLICATION

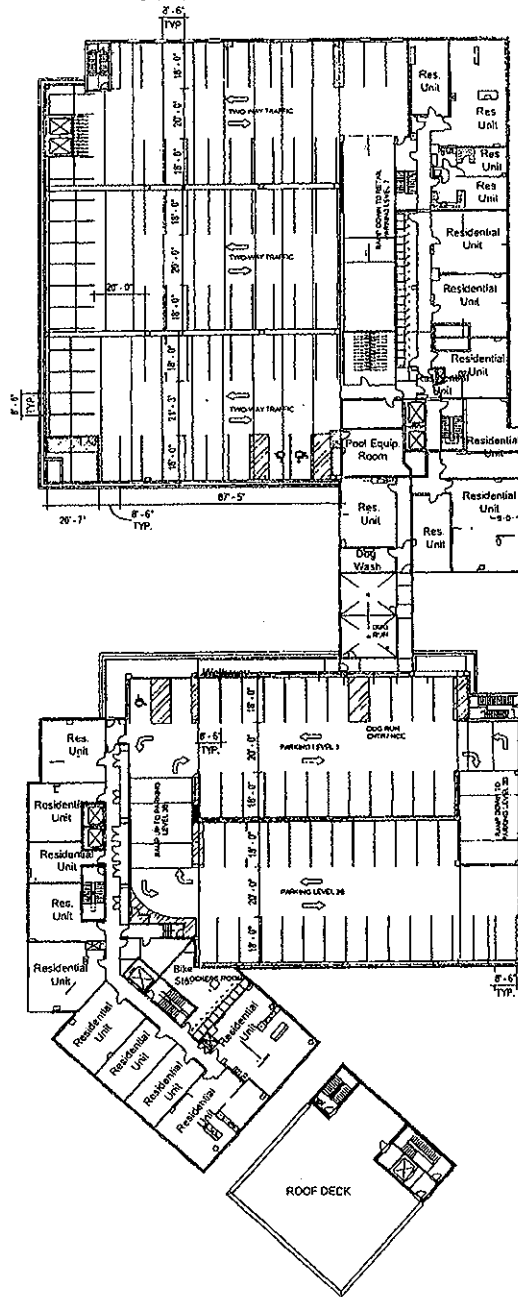
Planned Development No. 2nd Floor Plan



Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

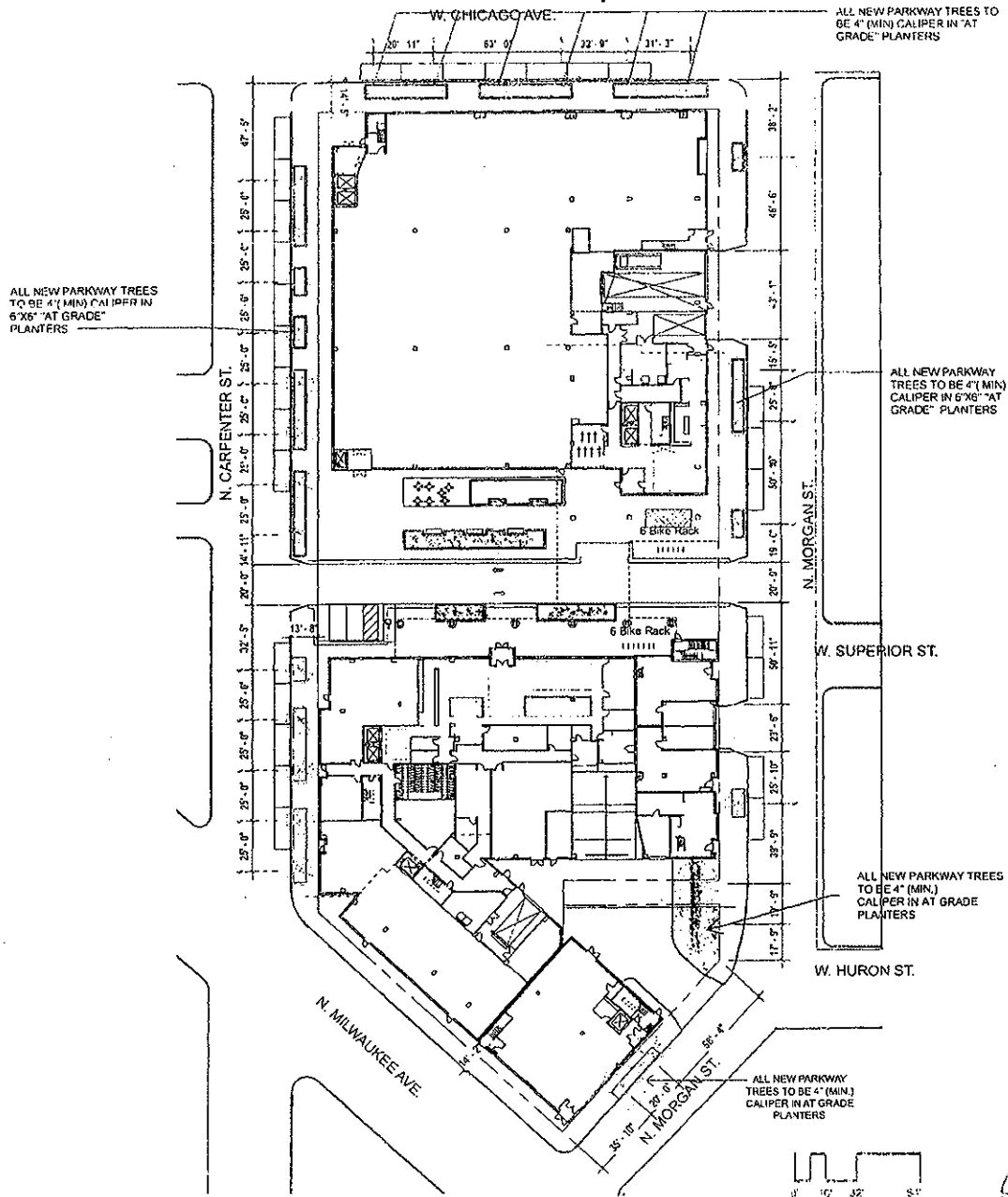
Planned Development No. 3rd Floor Plan

FINAL FOR PUBLICATION



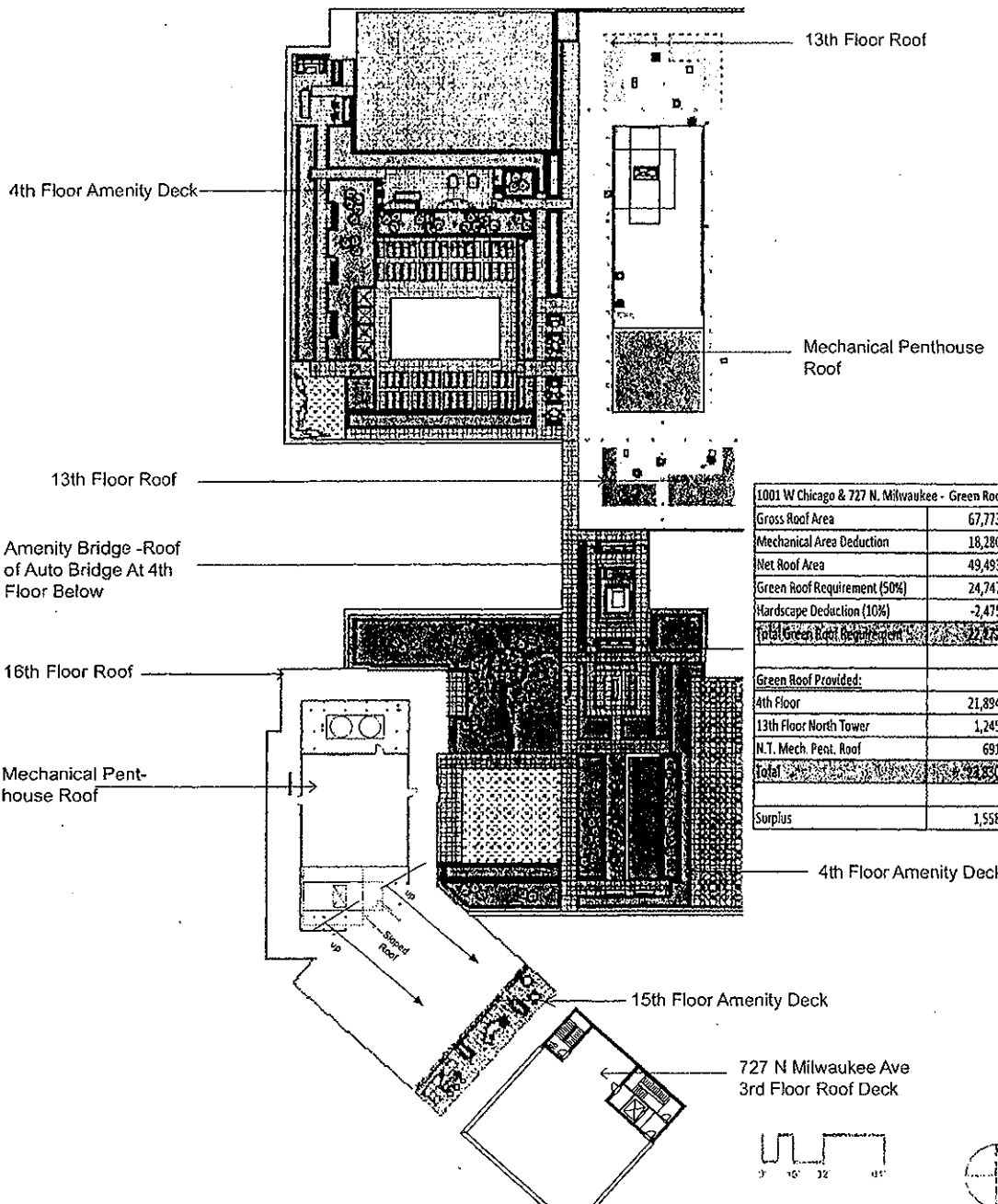
Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

Planned Development No. ^{DRAFT FOR PUBLICATIO} Site / Landscape Plan



Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

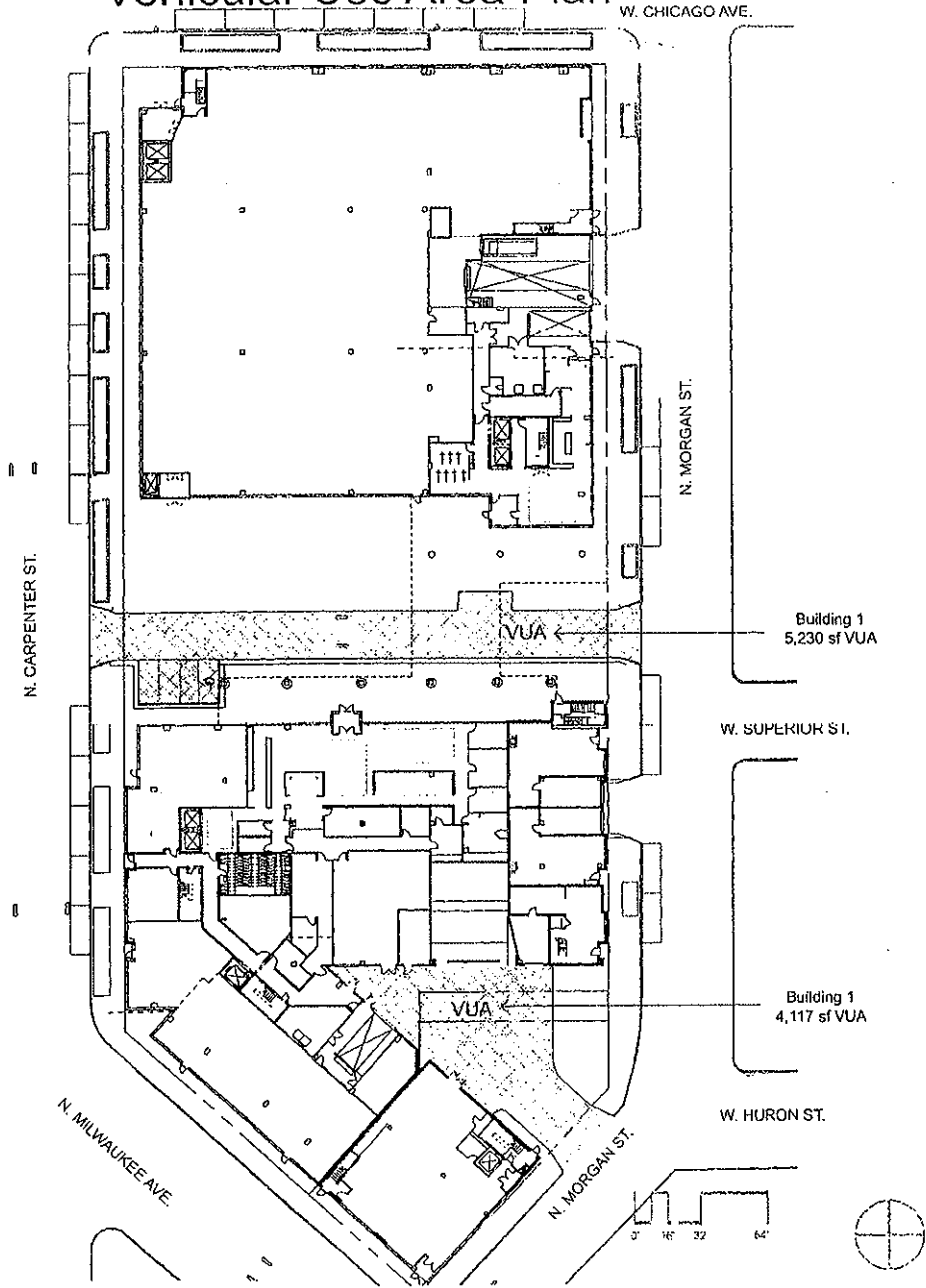
Planned Development No. FINAL FOR PUBLICATION
 Green Roof Plan



1001 W Chicago & 727 N. Milwaukee - Green Roof Area	
Gross Roof Area	67,773 s.f.
Mechanical Area Deduction	18,280 s.f.
Net Roof Area	49,493 s.f.
Green Roof Requirement (50%)	24,747 s.f.
Hardscape Deduction (10%)	-2,475 s.f.
Total Green Roof Requirement	22,272 s.f.
Green Roof Provided:	
4th Floor	21,894 s.f.
13th Floor North Tower	1,245 s.f.
N.T. Mech. Pent. Roof	691 s.f.
Total	23,830 s.f.
Surplus	1,558 s.f.

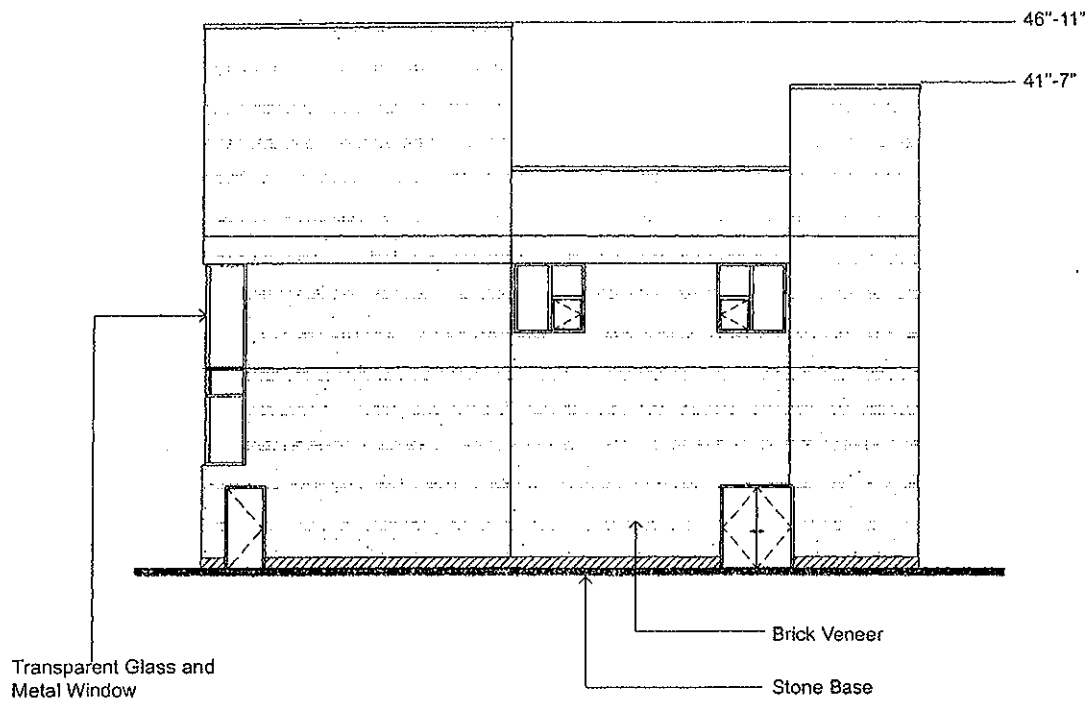
Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

Planned Development No. [REDACTED] FOR PUBLICATION Vehicular Use Area Plan



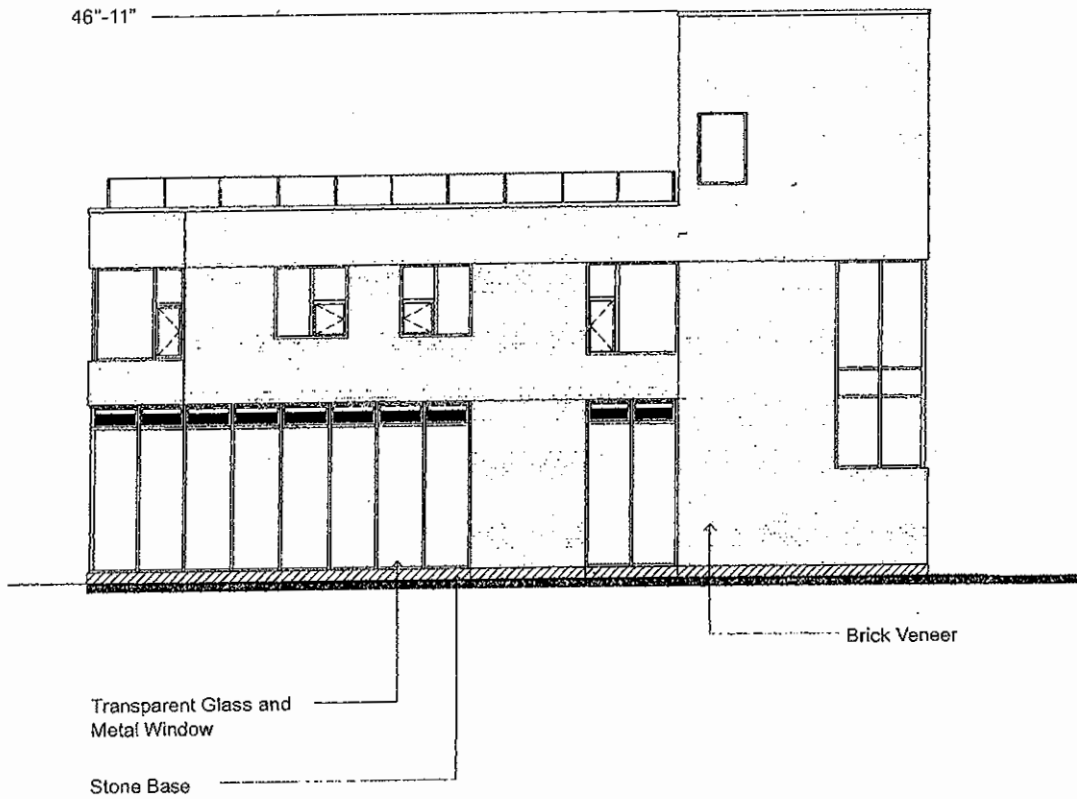
Applicant: 1001 Chicago LLC
 Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
 Introduction Date: June 27, 2018
 Plan Commission: July 19, 2018

Planned Development NOT FOR PUBLICATION 727 N Milwaukee Northeast Elevation



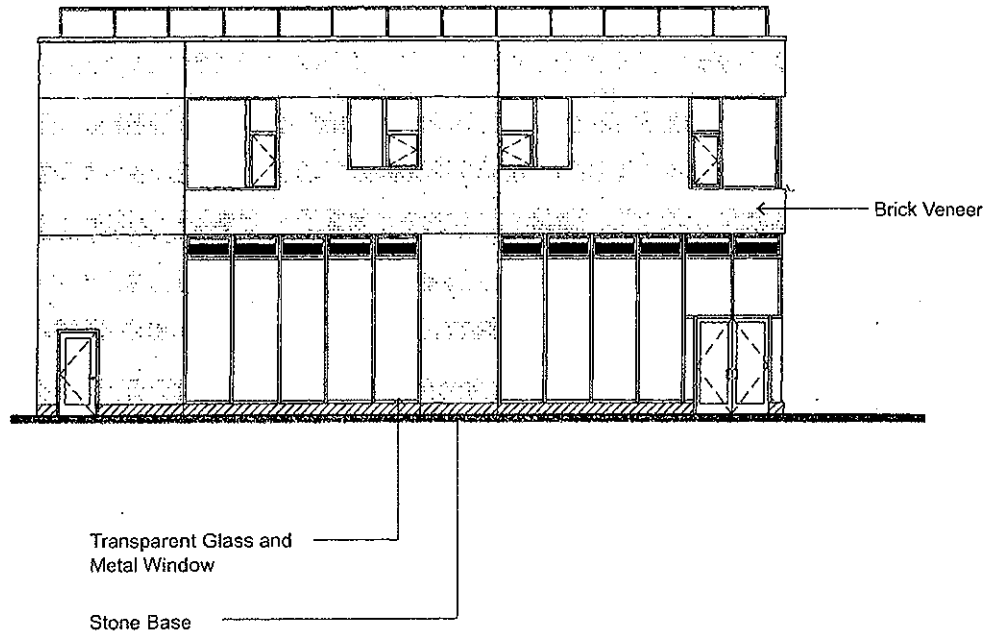
Applicant: 1001 Chicago LLC
Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
Introduction Date: June 27, 2018
Plan Commission: July 19, 2018

Planned Development No. 18-0001 FOR PUBLICATION
727 N Milwaukee Southeast Elevation



Applicant: 1001 Chicago LLC
Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
Introduction Date: June 27, 2018
Plan Commission: July 19, 2018

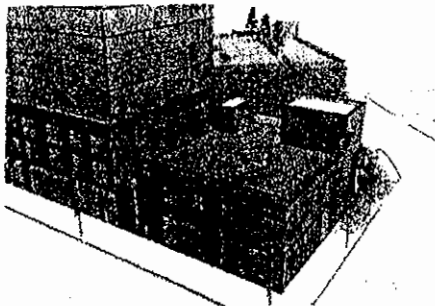
Planned Development No. 15 FOR PUBLICATIO
727 N Milwaukee Southwest Elevation



Applicant: 1001 Chicago LLC
Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
Introduction Date: June 27, 2018
Plan Commission: July 19, 2018

Planned Development No. 727 N Milwaukee Perspectives

FINAL FOR PUBLICATION



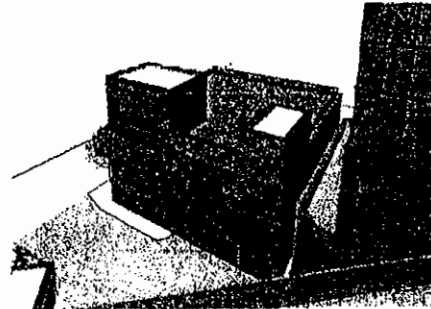
AERIAL -LOOKING NORTH



MILWAUKEE ST. LOOKING NORTHWEST



MORGAN ST. LOOKING SOUTHWEST



AERIAL - LOOKING SOUTHEAST

Applicant: 1001 Chicago LLC
Address: 1001 West Chicago Avenue and 727 N. Milwaukee Avenue
Introduction Date: June 27, 2018
Plan Commission: July 19, 2018

19244

Pages 1 through 5 contain various map amendments regarding land use.

Page 6 contains ~~business~~ identification signs.

Page 6 also contains one business identification sign which was not permitted in the respective zoning district and was voted unanimously "do not pass".

Page 6 further contains two historical landmark fee waivers.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Silverstein -- 48.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 19244)
(Common Address: 1001 W. Chicago Ave. And
727 N. Milwaukee Ave.)

RBPD 1263,99

[SO2017-3843]

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, be amended by changing all the DX-5 Downtown Mixed-Use District and

Residential Planned Development Number 1263 District symbols and indications as shown on Map ~~Number 1-G~~ in the area bounded by:

West Chicago Avenue; North Morgan Street; North Milwaukee Avenue; and North Carpenter Street,

to those of Residential-Business Planned Development Number 1263, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Residential-Business Planned Development No. 1263,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1263, as amended ("Planned Development"), consists of approximately ninety thousand two hundred forty-five (90,245) square feet or two point zero seven (2.07) acres of real property *("Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant/Owner -- 1001 Chicago LLC, a Delaware limited liability company, has filed this application on its own behalf and upon its own volition.
2. The requirements, obligations and conditions contained within this Planned Development, as amended, shall be binding upon the Applicant, its successors and assigns and, if different than 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 Subject 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 Chicago Zoning Ordinance.]

3. All applicable ~~official~~ reviews, approvals and/or permits are required to be obtained by the Applicant ~~or its successors~~, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustments to any right-of-way (ROW) shall require a separate submittal to the Chicago Department of Transportation (CDOT), 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 this Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (DPD) and/or the Chicago Department of Transportation (CDOT). Closure of all or any public street or alley, during demolition or construction, shall be subject to the review and approval of the Chicago Department of Transportation (CDOT).

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards, for work in the public way, and shall be in compliance with the Municipal Code of Chicago accordingly.

Prior to the issuance of any "Part II" Approval, the submitted plans for the Planned Development, as amended, must be approved by the Chicago Department of Transportation (CDOT).

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Pedestrian/Vehicular Route Map; Floor Plans and Building Elevations, all of which were prepared by FitzGerald Associates Architects and dated November 9, 2016, and which are submitted and referenced herein accordingly. 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 tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number 1263, as amended: multi-unit residential; townhomes; financial services; office; except electronic data storage; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); accessory off-street parking and loading; non-accessory off-street parking is permitted, but only in the underground garage of the north building; and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, as amended, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development, as amended.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. The maximum permitted floor area ratio (FAR), for the Property, shall be in accordance with the attached Bulk Regulations and Data Table (P.D. Exhibit). For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR, identified in the Bulk Regulations and Data Table, has been determined using a net site area of 90,245 square feet and a base FAR of 5.0.
9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II Reviews, are conditional until final Part II Approval.
11. 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 written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant has already provided the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II Permit Reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will provide DPD with their actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
16. This Planned Development, as amended, shall be governed by Section 17-13-0612, et seq. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development (DPD) shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Boundary and Property Line Map; Site Plan; Second and Third Floor Plans; Landscape Plan; Green Roof Plan; Vehicular Use Area Plan; Northeast, Southeast, and Southwest Building Elevations; and Building Perspectives referred to in these Plan of Development Statements printed on pages 53769 through 53779 of this *Journal*.]

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

*Bulk Data Table Combining The 1001 W. Chicago Ave. Buildings
(728 And 738 N. Morgan St. Addresses) And The
727 N. Milwaukee Ave. Building.*

Gross Site Boundary Area (per revised P.D.):	139,303 square feet (3.197 acres)
Area of Public Right-of-Way:	49,058 square feet (1.13 acres)
Net Site Area:	90,245 square feet (2.07 acres) (*)
1001 West Chicago Avenue:	81,849 square feet (1.879 acres)
727 North Milwaukee Avenue:	7,470 square feet (0.171 acre)
Existing Public Alley (being vacated):	926 square feet (0.021 acre)
Permitted Floor Area Ratio:	4.70 (per approved P.D. 1263)
Actual Floor Area Ratio:	4.36 FAR

Calculated as follows:

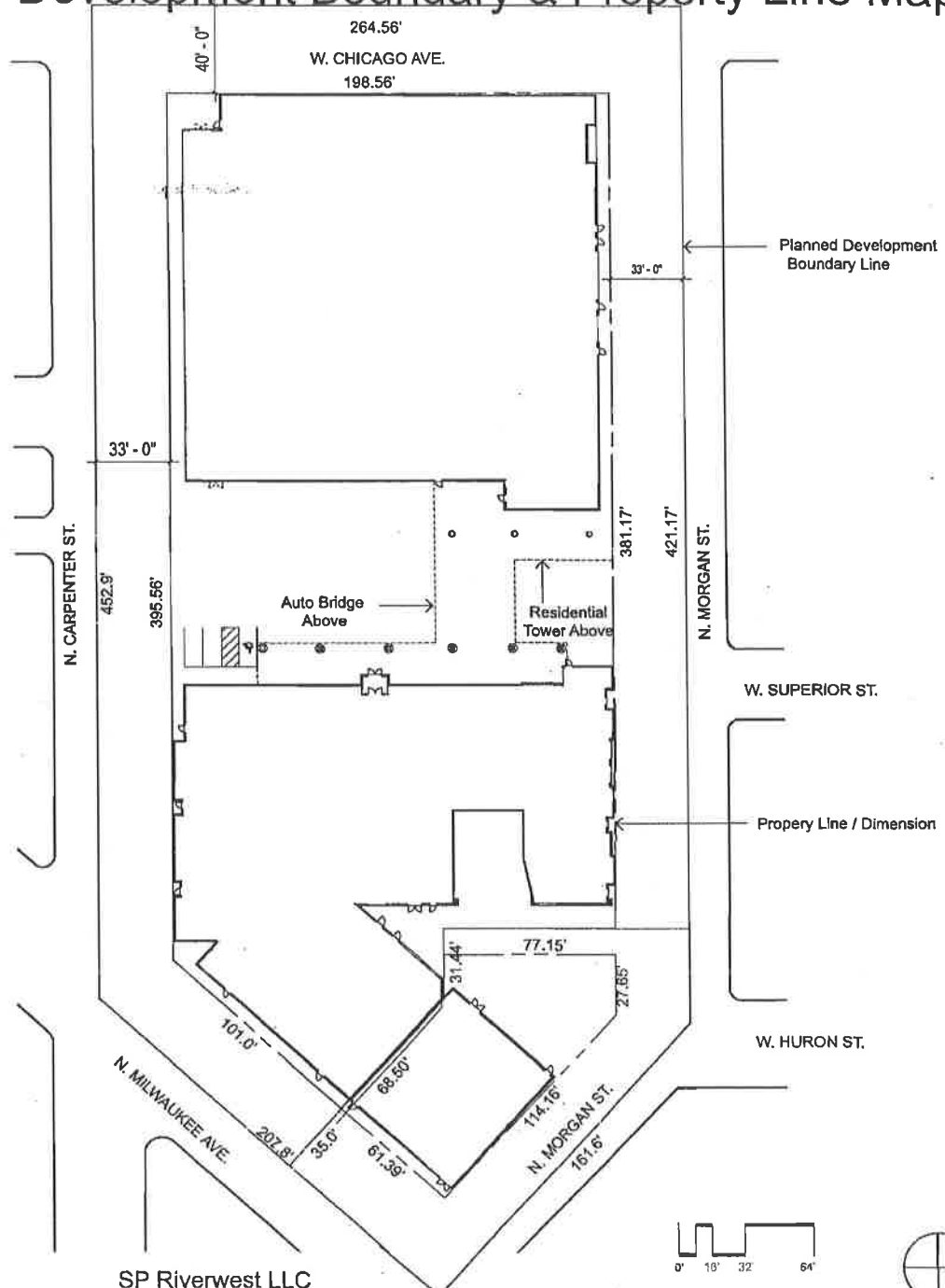
383,834 square feet (1001 West Chicago Avenue allowable building area)
9,463 square feet (727 North Milwaukee Avenue, allowable building area)
<hr/>
393,297 square feet gross building area/ 90,245 square feet site area = 4.36 FAR

(*) The Net Site Area was increased by 926 square feet by the inclusion of the public alley right-of-way "Proposed to be Vacated" by the Applicant and included in this development. The vacation of this public alley is subject to the Department of Transportation (CDOT) review and approval under a separate submittal.

Maximum Number of Dwelling Units:	363 units
Minimum Number of Off-Street Parking Spaces to be provided:	243 parking spaces
Minimum Number of Bicycle Parking Spaces:	363 bicycle spaces
Minimum Off-Street Loading Spaces:	(1) Space at 12 feet by 50 feet (738 North Morgan Street) (2) Spaces at 10 feet by 25 feet (0) Spaces required for 727 North Milwaukee Avenue under DX-5 Zoning District
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	
738 North Morgan Street (North Building):	Approximately 152 feet in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2016 from Pat Scudiero)
728 North Morgan Street (South Building):	Approximately 188 feet, 4 inches in height (per approved P.D. 1263 Administrative Relief letter dated May 13, 2016 from Pat Scudiero)
727 North Milwaukee Avenue:	47 feet in height

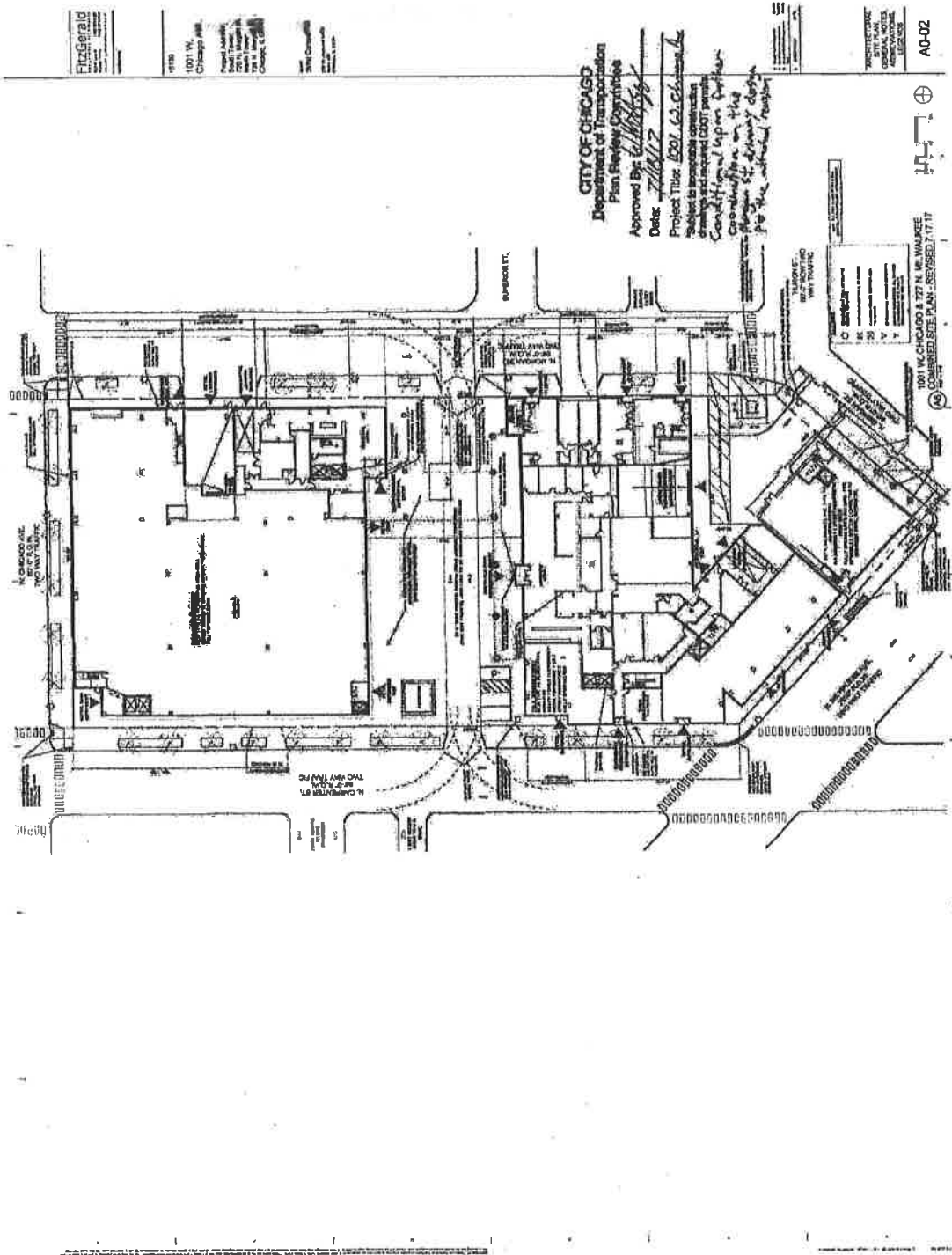
FINAL FOR PUBLICATIO¹¹

Planned Development No. 11 Planned Development Boundary & Property Line Map



Applicant:
 Address:
 Date:
 Plan Commission Date:
 Date Revised

SP Riverwest LLC
 1001 West Chicago Avenue, Chicago, IL
 May 28, 2014
 October 16, 2014
 November 9, 2016



FluGerald
 ARCHITECTS
 1001 N. CHICAGO ST.
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.FLUGERALD.COM

1001 N. CHICAGO ST.
 CHICAGO, IL 60610
 PROJECT NO. 1701-03-0001
 SHEET NO. 1001-03-0001-01

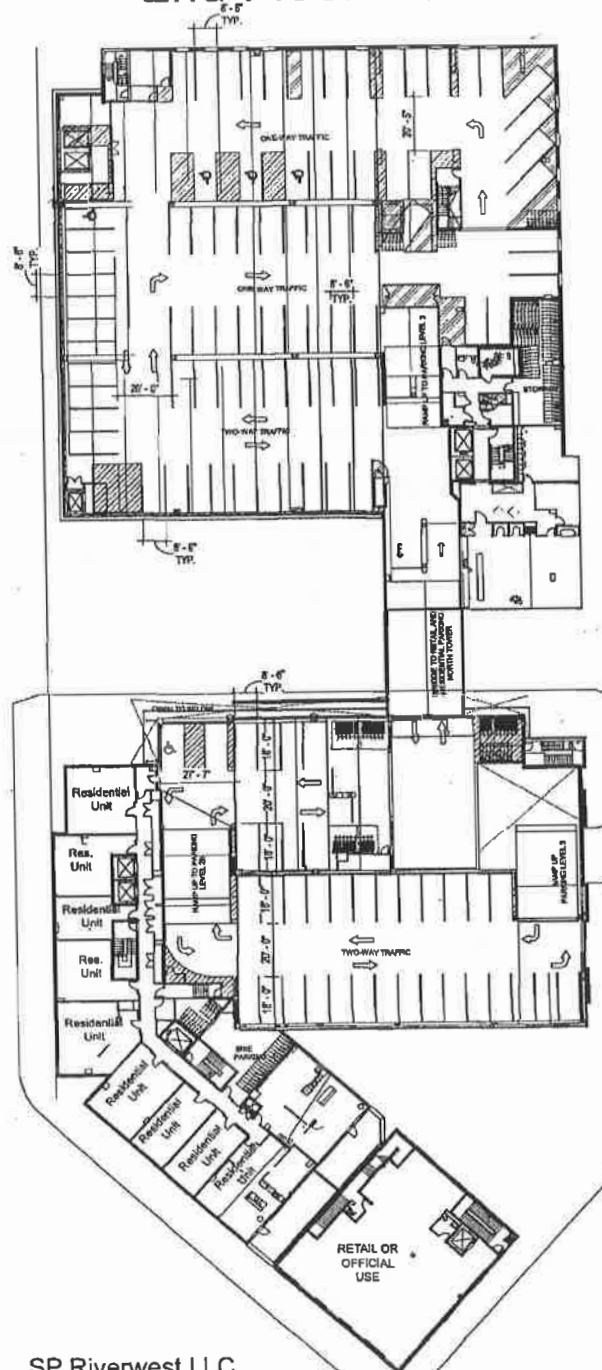
DATE: 7/26/17
 BY: [Signature]

CITY OF CHICAGO
 Department of Transportation
 Plan Review Department
 Approved By: [Signature]
 Date: 7/26/17
 Project Title: 1001 N. CHICAGO ST.
 Subject to applicable construction
 drawings and approved CDOT permits.
 Conditional upon further
 coordination with
 Chicago Department of
 Public Works, and other
 agencies as required.

1001 N. CHICAGO & 777 N. MILWAUKEE
 COMBINED SITE PLAN - REVERSE 7/17/17
 A0-02

1001 N. CHICAGO & 777 N. MILWAUKEE
 COMBINED SITE PLAN - REVERSE 7/17/17
 1" = 10'-0"

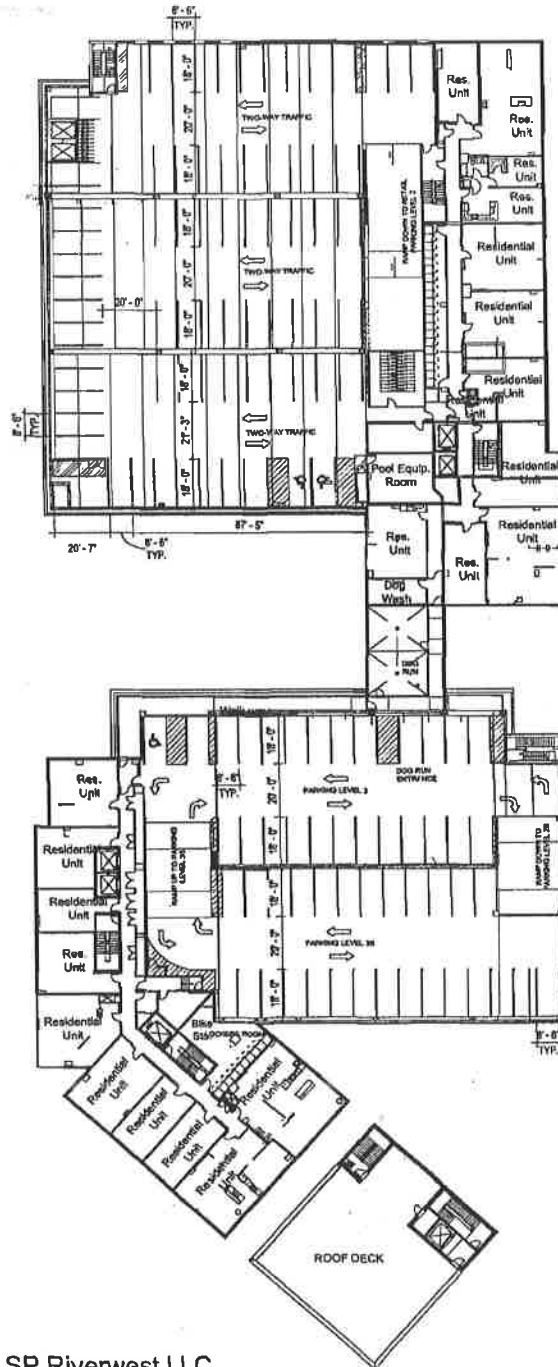
Planned Development No. 2nd Floor Plan



Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

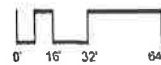
SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
November 9, 2016

Planned Development No. 3rd Floor Plan

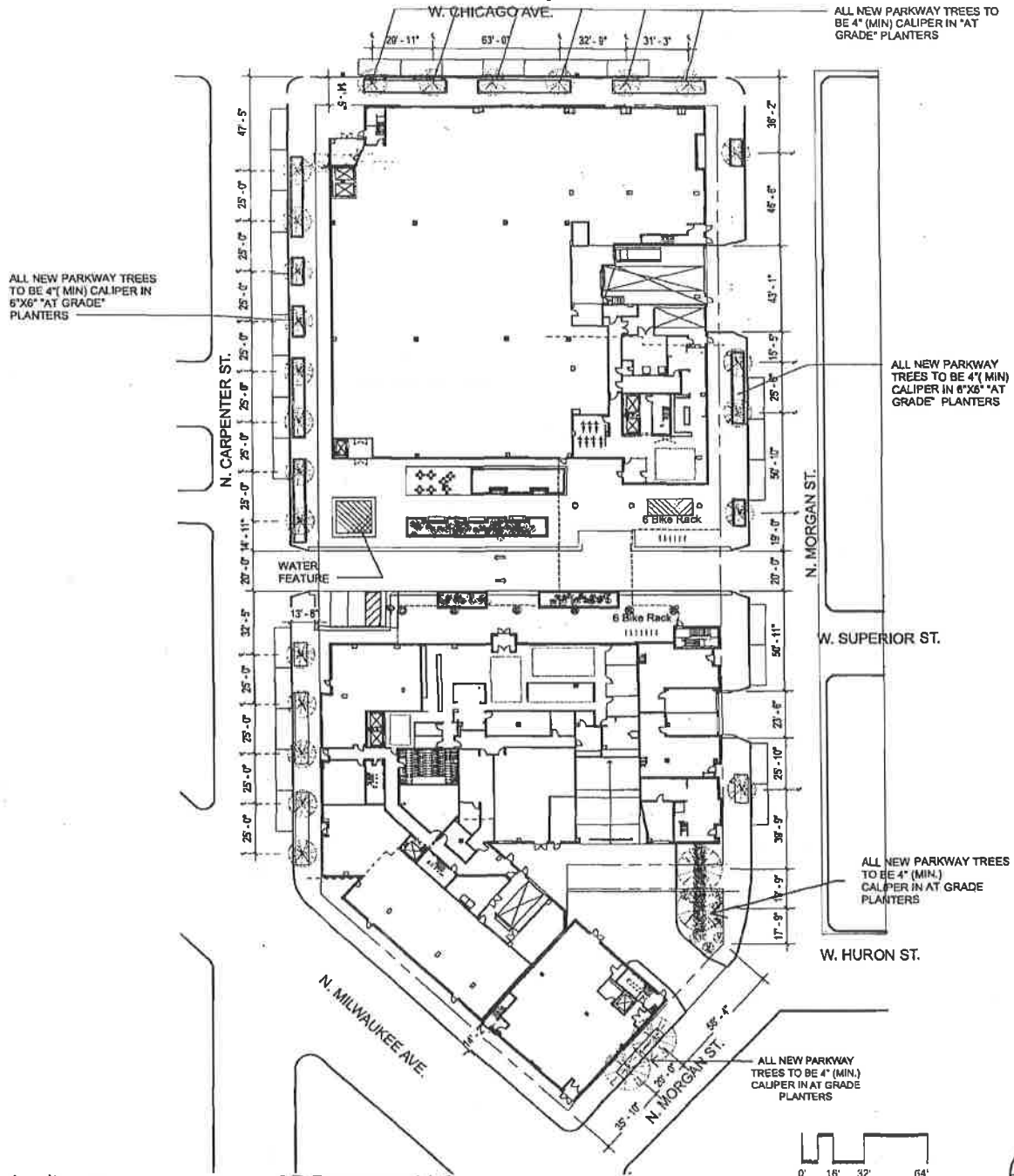


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
November 9, 2016



Planned Development No. ^{FINAL FOR PUBLICATION} Landscape Plan

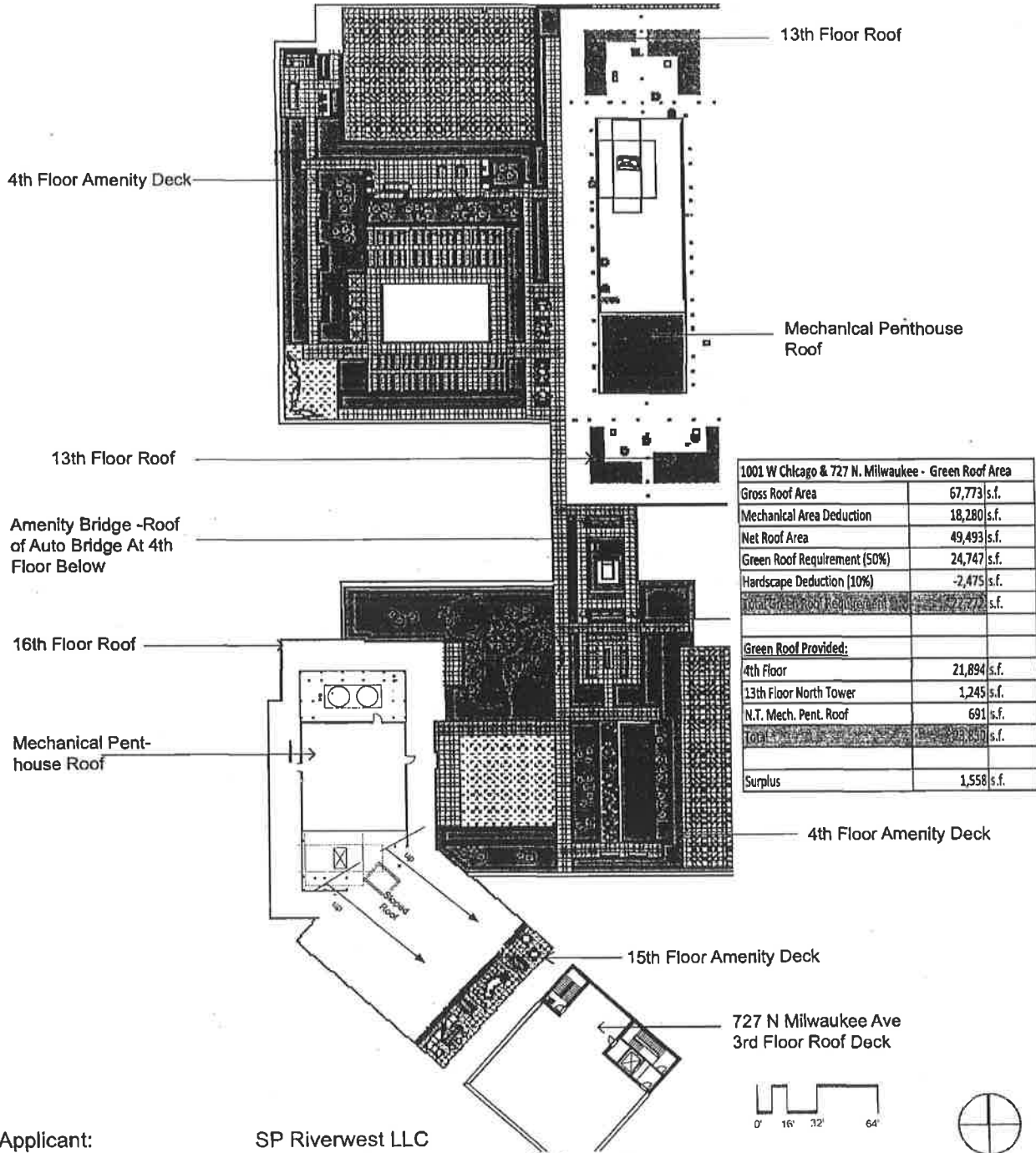


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
November 9, 2016
APRIL 11, 2017



Planned Development No. Green Roof Plan



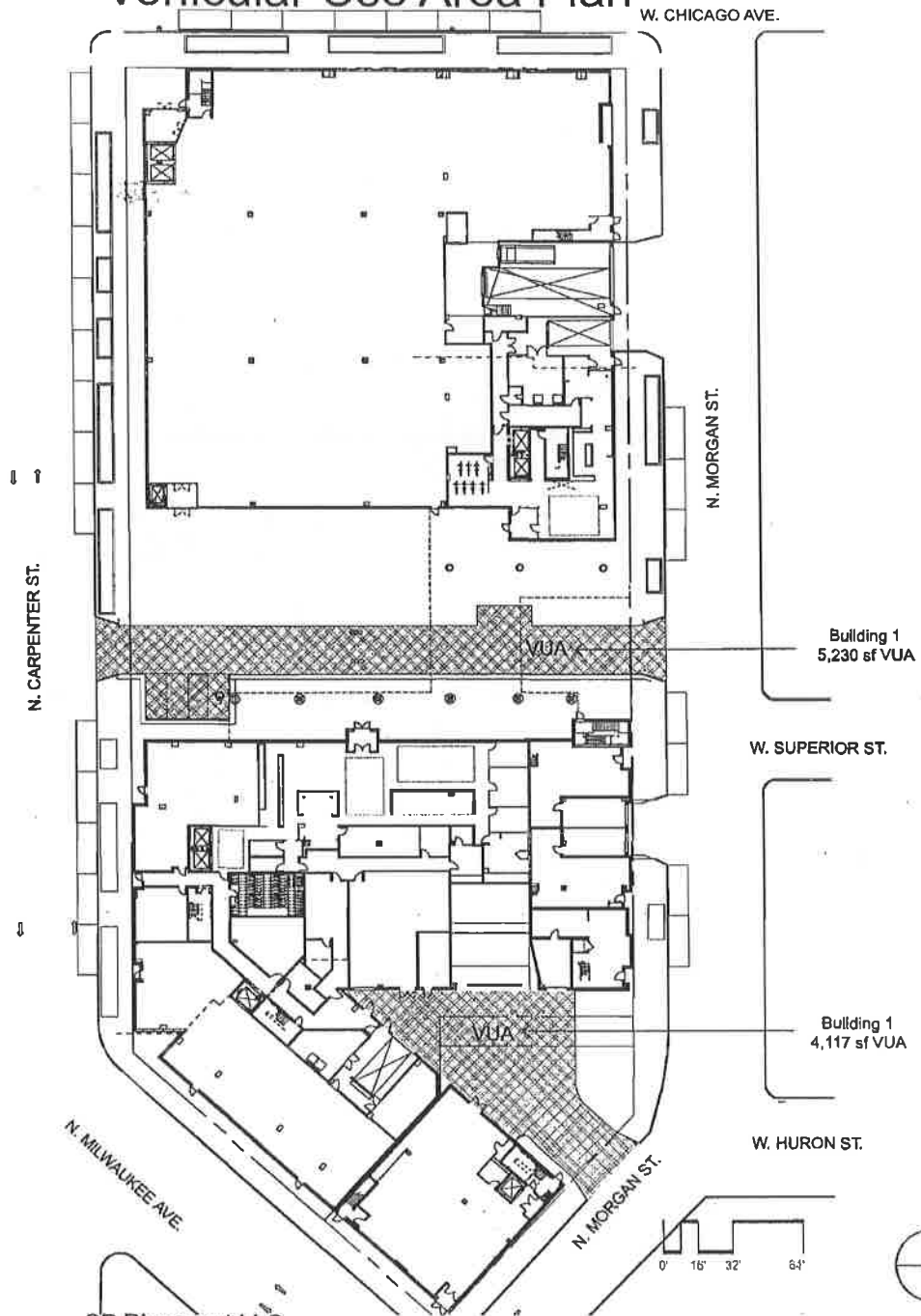
Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
November 9, 2016



Planned Development No. Vehicular Use Area Plan

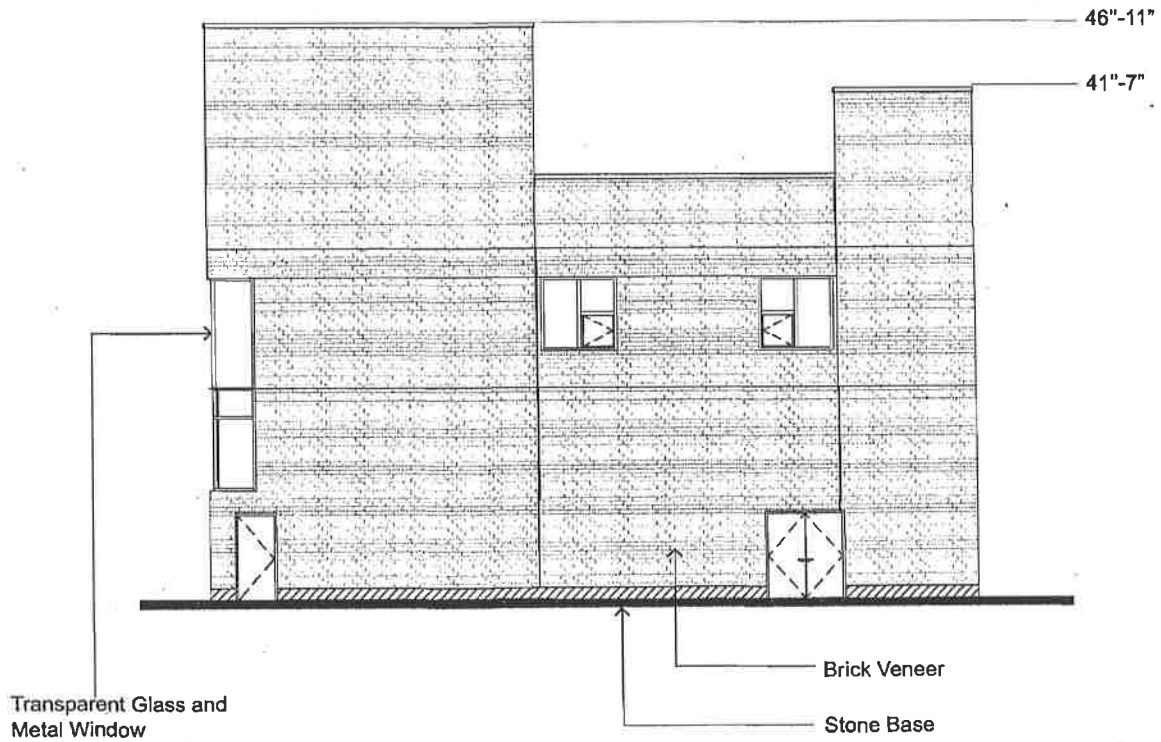
FINAL FOR PUBLICATION



Applicant:
 Address:
 Date:
 Plan Commission Date:
 Date Revised

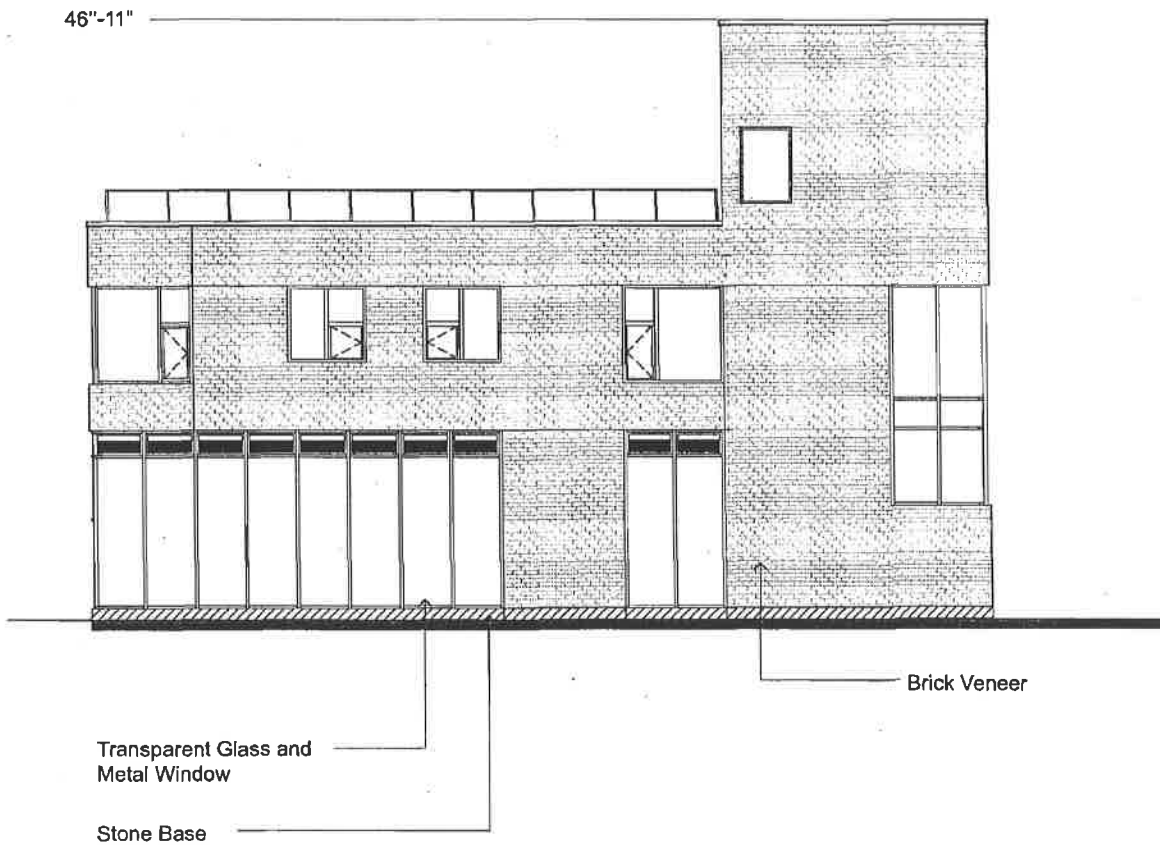
SP Riverwest LLC
 1001 West Chicago Avenue, Chicago, IL
 May 28 , 2014
 October 16 , 2014
 November 9, 2016

Planned Development No. 727 N. Milwaukee Northeast Elevation



Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014
Date Revised: November 9, 2016

Planned Development No. 727 N Milwaukee Southeast Elevation



Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014
Date Revised: November 9, 2016

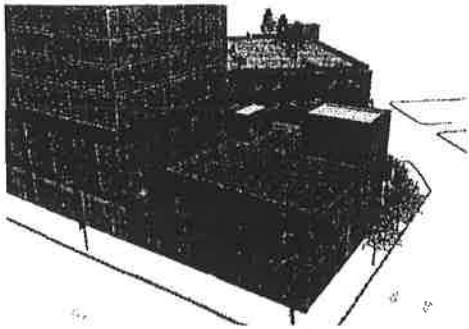
Planned Development No. 727 N Milwaukee Southwest Elevation



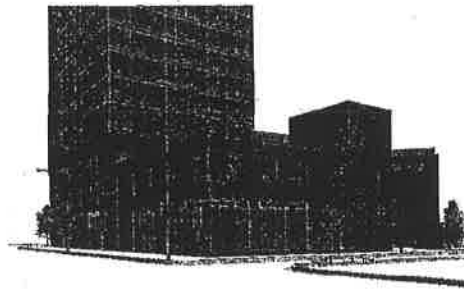
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014
Date Revised: November 9, 2016

Planned Development No. 727 N Milwaukee Perspectives

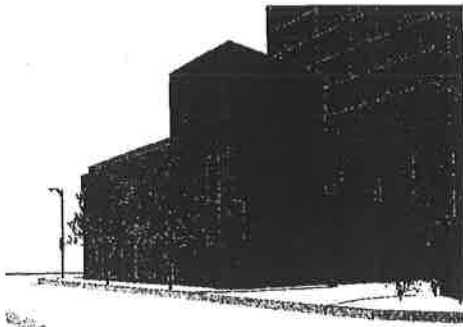
FOR PUBLICATION



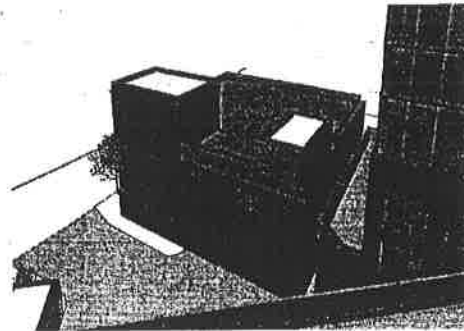
AERIAL - LOOKING NORTH



MILWAUKEE ST. LOOKING NORTHWEST



MORGAN ST. LOOKING SOUTHWEST



AERIAL - LOOKING SOUTHEAST

Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014
Date Revised: November 9, 2016



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 13, 2016

Michael DeRouin
FitzGerald Associates Architects
912 W. Lake Street
Chicago, IL 60607-1707

**Re: Administrative Relief request for Residential Planned Development No. 1263
1001 West Chicago Avenue**

Dear Mr. DeRouin:

Please be advised that your request for a minor change to Residential Planned Development No. 1263 ("PD 1263"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1263.

Your client and the sole owner of all of the property within PD 1263, MB 1001 LLC, is seeking administrative relief for design revisions for two proposed, mixed-use buildings to be located at 1001 W. Chicago Ave. The following revisions are proposed:

- The north building has been reduced from 13 stories (175' in height) to 12 stories (approximately 152' in height). Some of the garage space on the 2nd and 3rd floors has been replaced with amenity space and apartments along Morgan St.
- The south building has been reduced from 16 stories (205' in height) to 15 stories (approximately 188' - 4" in height). There is no change to the maximum number of dwelling units (363).
- All elevations, including the connecting bridge, have been modified slightly. The balconies have been eliminated, additional masonry has been added to the west elevation of the north building and the garage screening panels will be layered in varying depths.
- The minimum number of parking spaces has been reduced from 318 to 243 spaces, just below the underlying code minimum of 258 spaces. The minimum number of bicycle spaces has increased from 50 to 363 spaces and the site is located approximately 420' from a CTA station.
- The minimum number of loading berths has been reduced from four to three spaces.
- The green roof has been slightly modified but remains at 50% and LEED certification has increased from basic to Silver.
- The at-grade open space between the north and south building has been reduced in the north south dimension from 116' to 93'. The new outdoor area is reduced by 4,600 square feet to 7,510 square feet.

- The three townhomes on Morgan St. will have individual garages and the new curb cuts have been approved by CDOT.
- The roof decks over both garages have been reduced in size by leaving some roof areas open from garage to sky.

The following revised, attached drawings shall be inserted into the main file: Planned Development Boundary & Property Line Map, Site Plan, Basement Plan, 2nd Floor Plan, 3rd Floor Plan, 4th Floor Plan, Typical Floor Plan, Penthouse Floor Plan, Landscape Plan, Landscape Plan – Plaza Detail, Green Roof Plan, Amenity Deck Plan of North Building – 4th Floor, Amenity Deck Plan of South Building – 4th Floor, Vehicular Use Area Plan, North, South, East and West Elevations of North Building, West, North, East, and South Elevations of South Building, Auto Bridge-East Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design revisions 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1263, 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.

Finally, your client is proposing to redevelop a contiguous parcel to the south, at approximately 727 N. Milwaukee Ave., and not within the boundaries of the PD. As discussed with staff, if a portion of this parcel is to be used as vehicular access to the development within the PD boundaries, PD 1263 will need to be amended to include this parcel within the PD.

Sincerely,

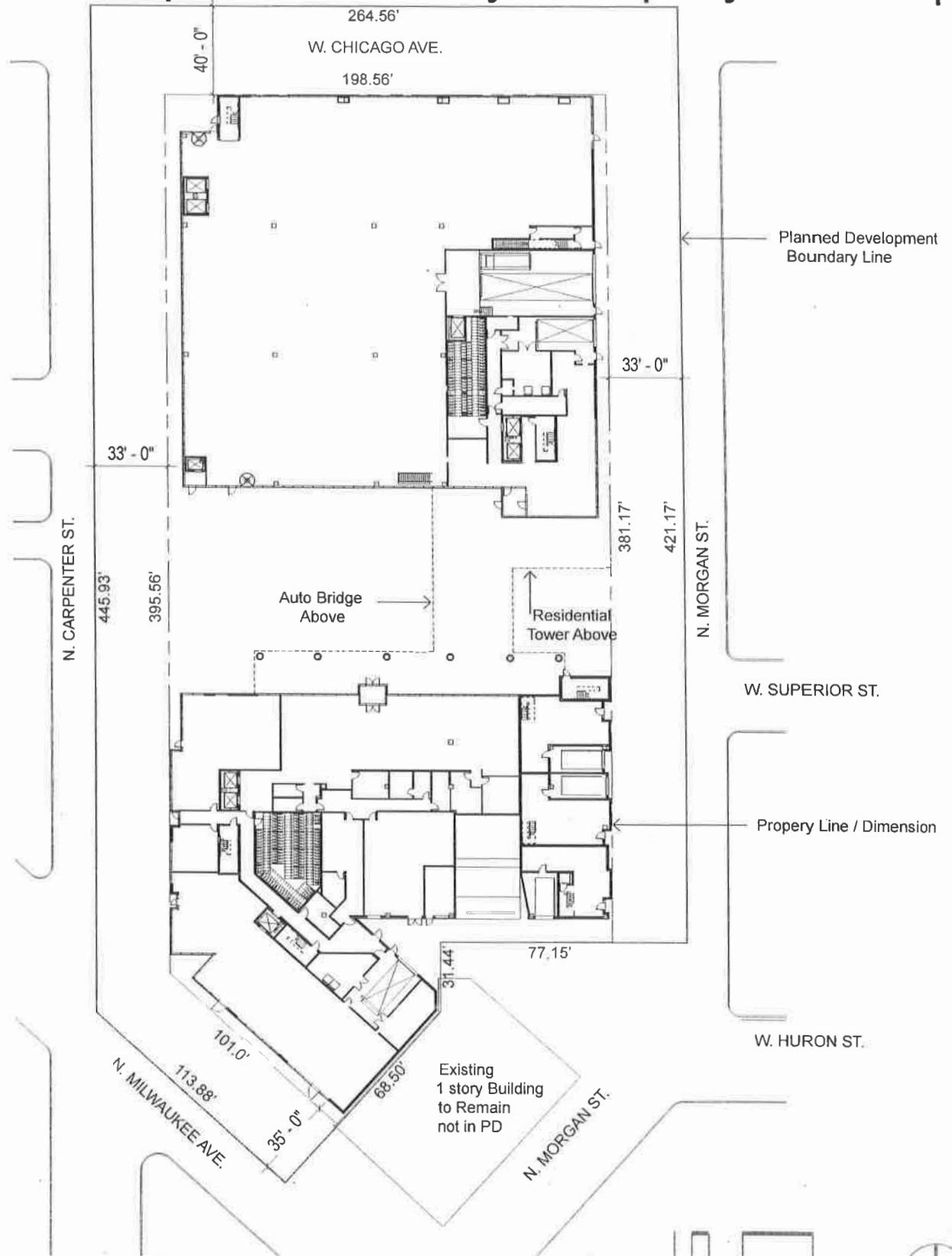


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file

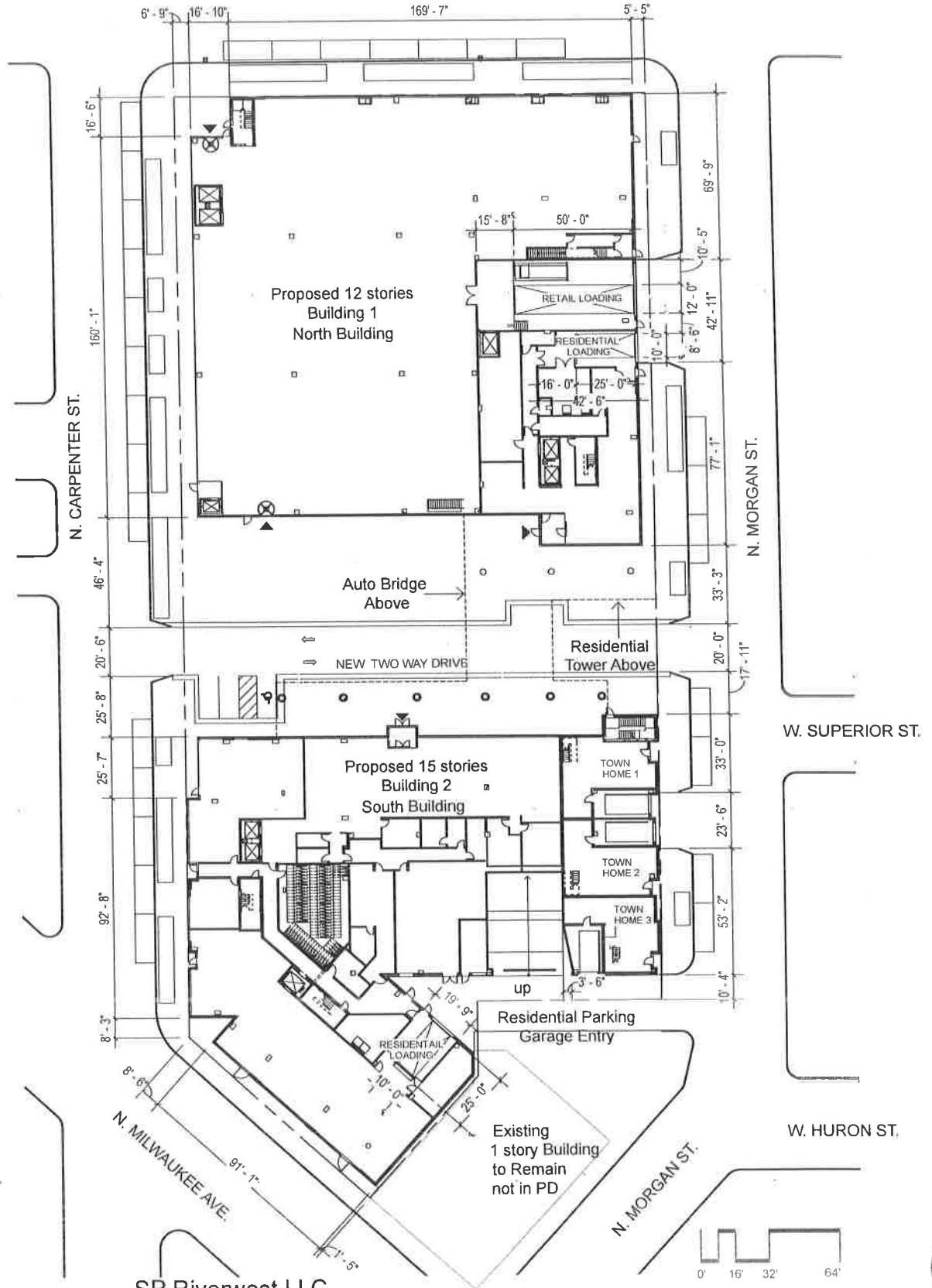
Planned Development No. 1 Planned Development Boundary & Property Line Map



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: March 31, 2016

Planned Development No. Site Plan

W. CHICAGO AVE.
169'-7"



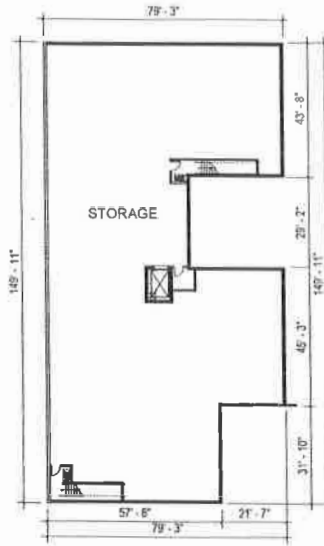
Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
March 31, 2016

0' 16' 32' 64'



Planned Development No. Basement Plan

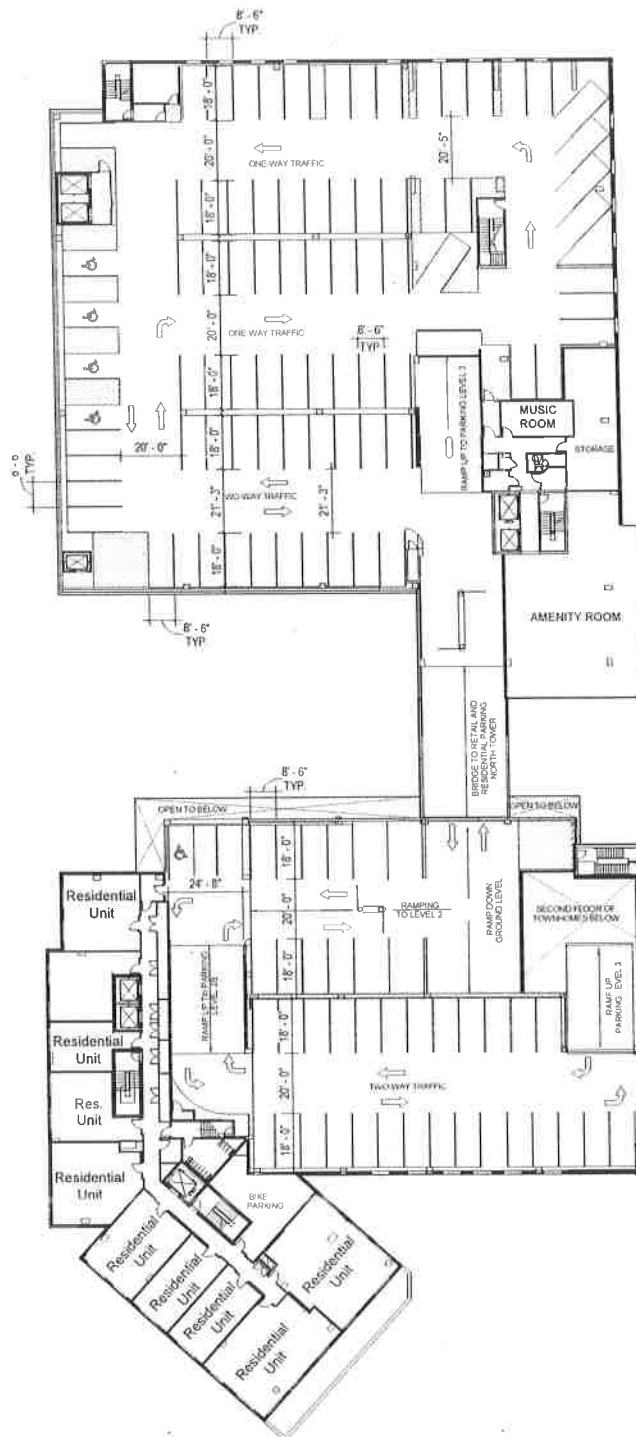


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014
March 31, 2016

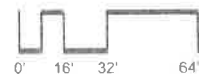


Planned Development No. 2nd Floor Plan

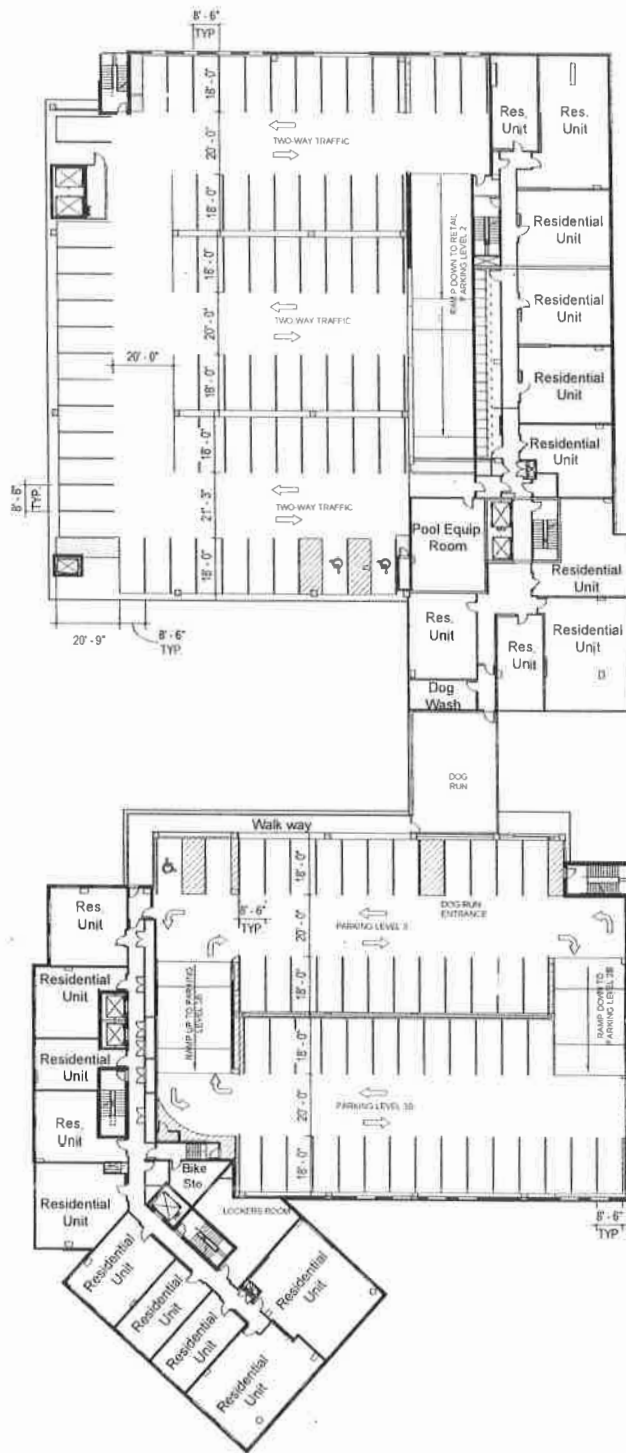


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014
March 31, 2016



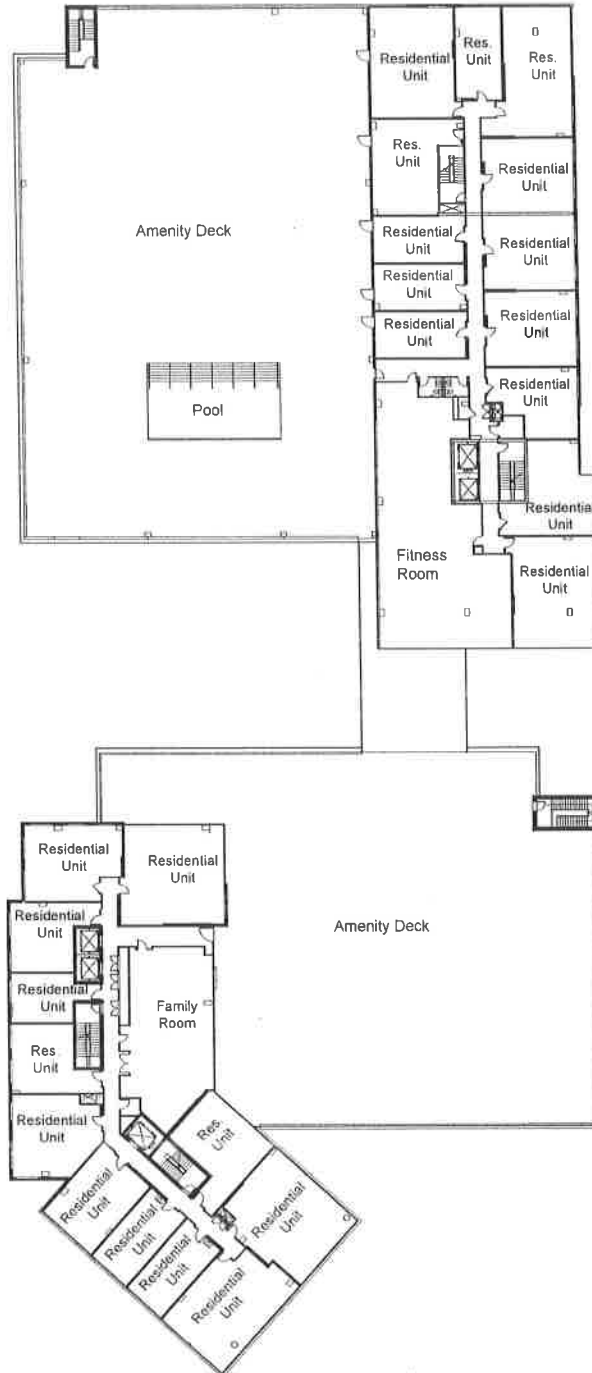
Planned Development No. 3rd Floor Plan



Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

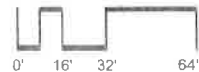
SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014
March 31, 2016

Planned Development No. 4th Floor Plan

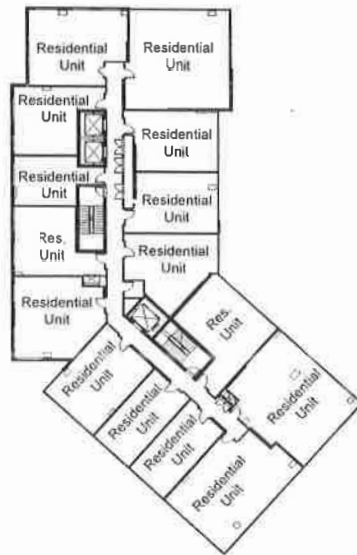
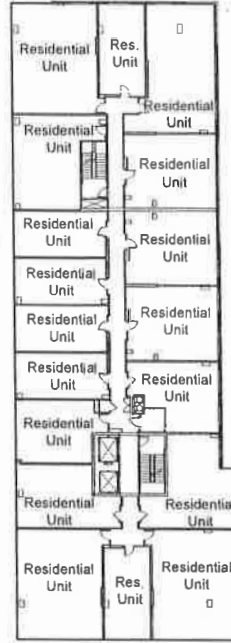


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
March 31, 2016



Planned Development No. Typical Floor Plan

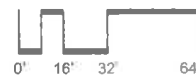
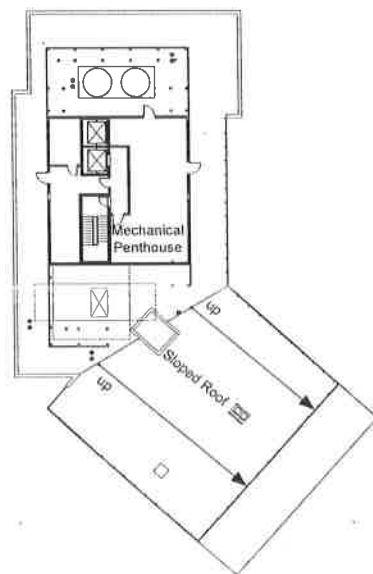
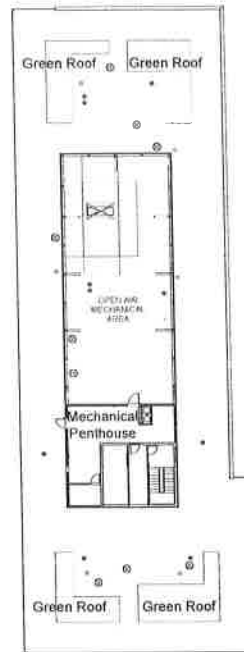


Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014
March 31, 2016



Planned Development No. Penthouse Floor Plan



Applicant:

Address:

Date:

Plan Commission Date:

Date Revised

SP Riverwest LLC

1001 West Chicago Avenue, Chicago, IL

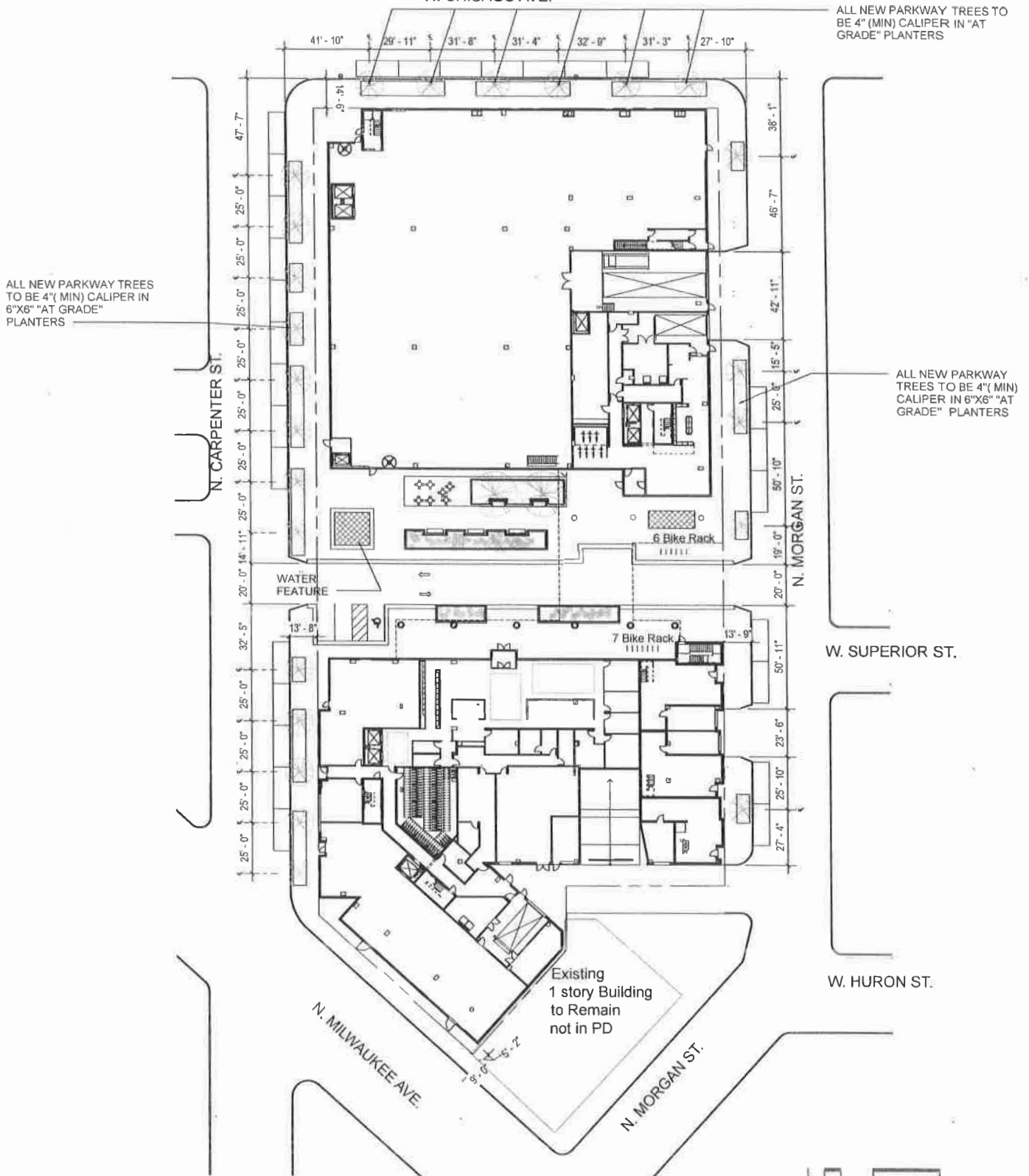
May 28, 2014

October 16, 2014

March 31, 2016

Planned Development No. Landscape Plan

W. CHICAGO AVE.



Applicant:

SP Riverwest LLC

Address:

1001 West Chicago Avenue, Chicago, IL

Date:

May 28 , 2014

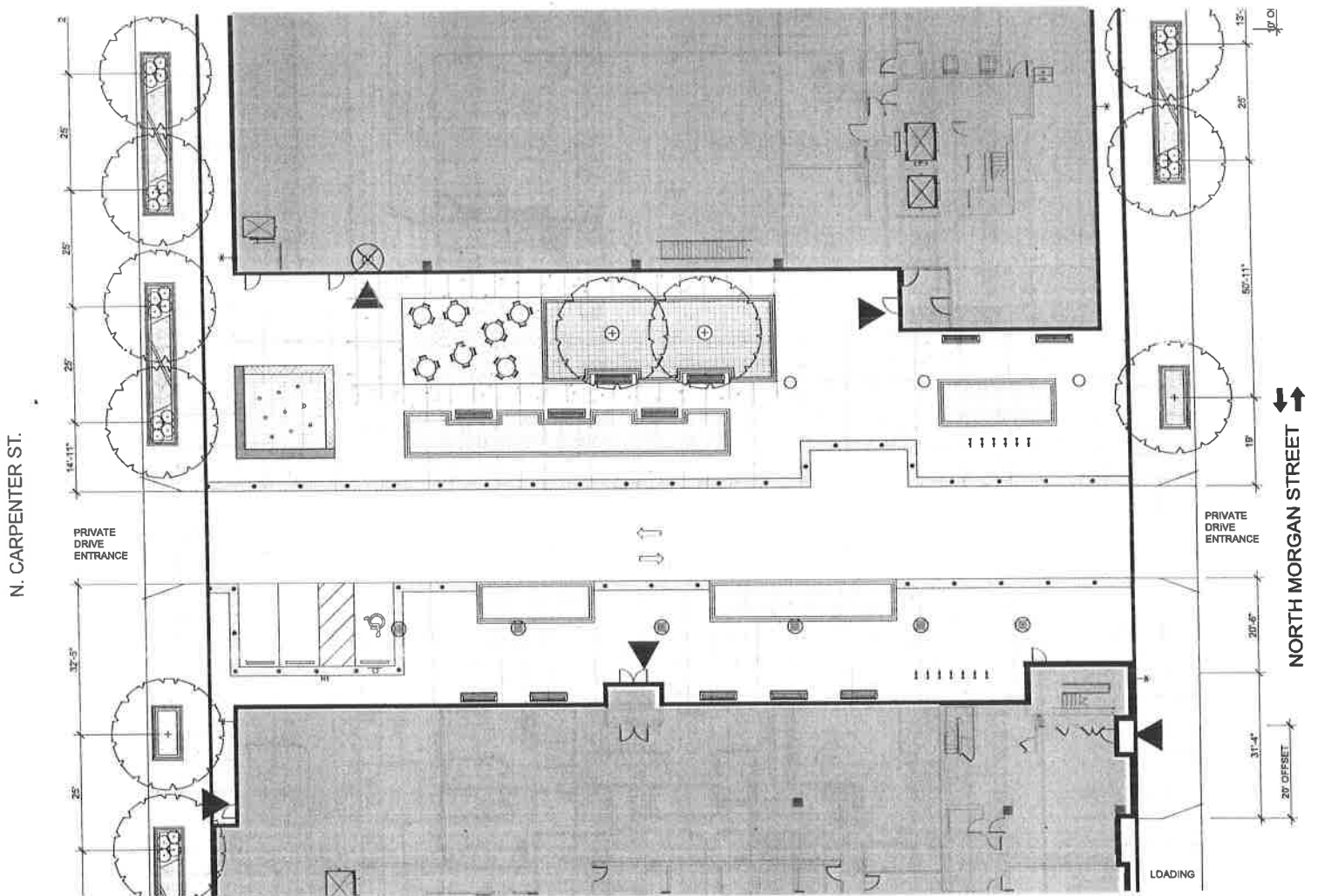
Plan Commission Date:

October 16 , 2014











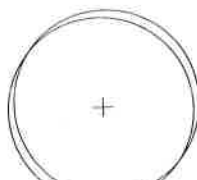
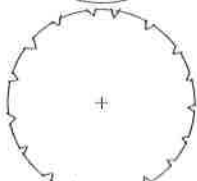






Date Revised

March 31, 2016

Planned Development No. Landscape Plan - Plaza Detail



LEGEND:

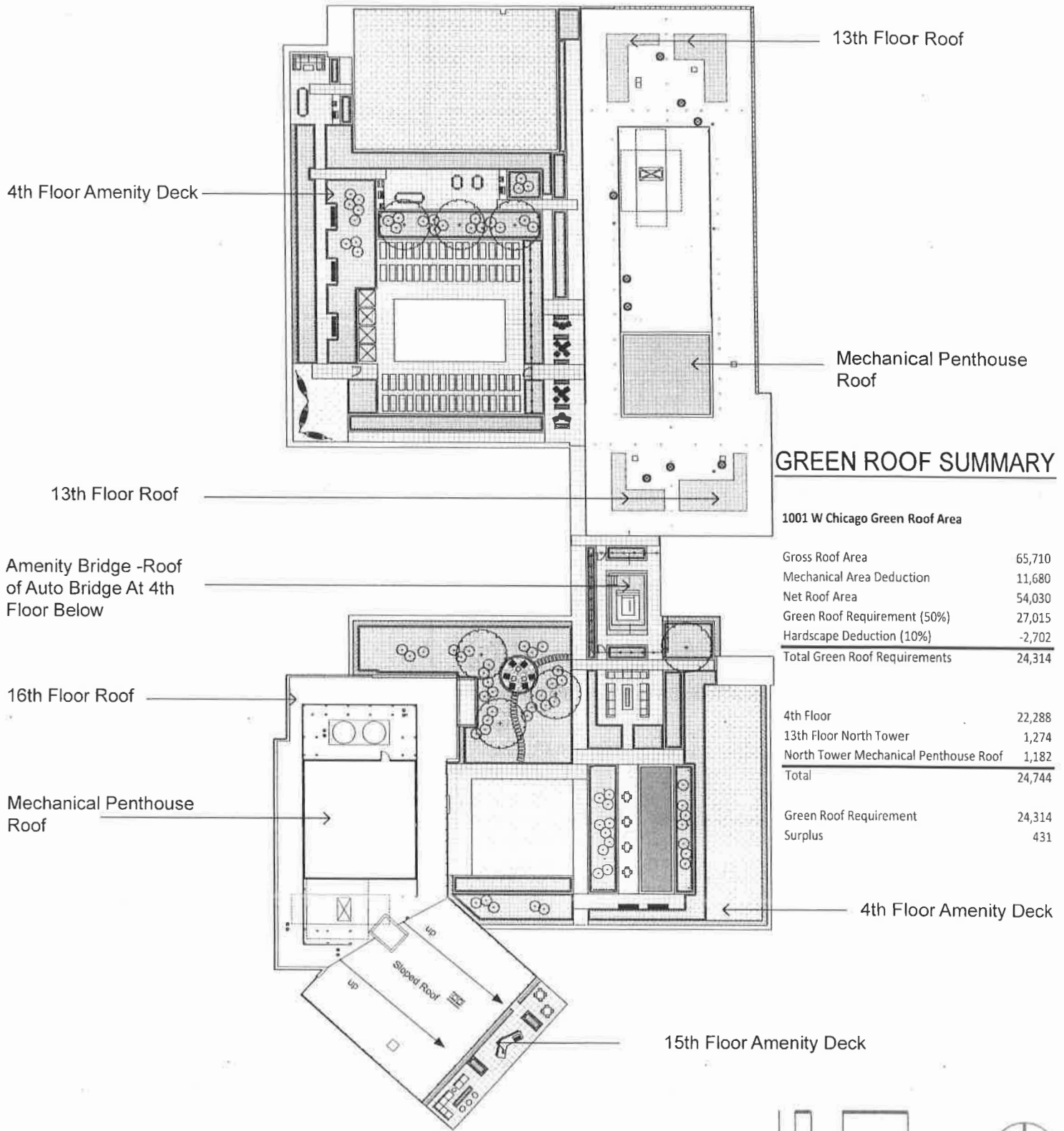
-  PROPERTY LINE
-  BUILDING OVERHANG
-  DETECTABLE WARNING GROOVES, 24" WIDTH
-  CONCRETE PAVING TYPE 1
-  CONCRETE PAVING TYPE 2
-  FOUNTAIN
-  TACTILE WARNING STRIP WITH TRUNCATED DOMES
-  STABILIZED DECOMPOSED AGGREGATE
-  PLANTING BED
-  SHRUBS
-  EXISTING TREE
-  SHADE TREE
-  BENCH TYPE 1
-  BENCH TYPE 2
-  CAFE TABLE AND CHAIRS
-  BIKE RACK
-  BOLLARD
Stainless Steel Bollard, 6" Dia., 40" Ht.
-  LIGHTED BOLLARD
MANUFACTURER: (Guzzini)
MODEL: IWAY Bollard

Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
March 31, 2016



Planned Development No. Green Roof Plan

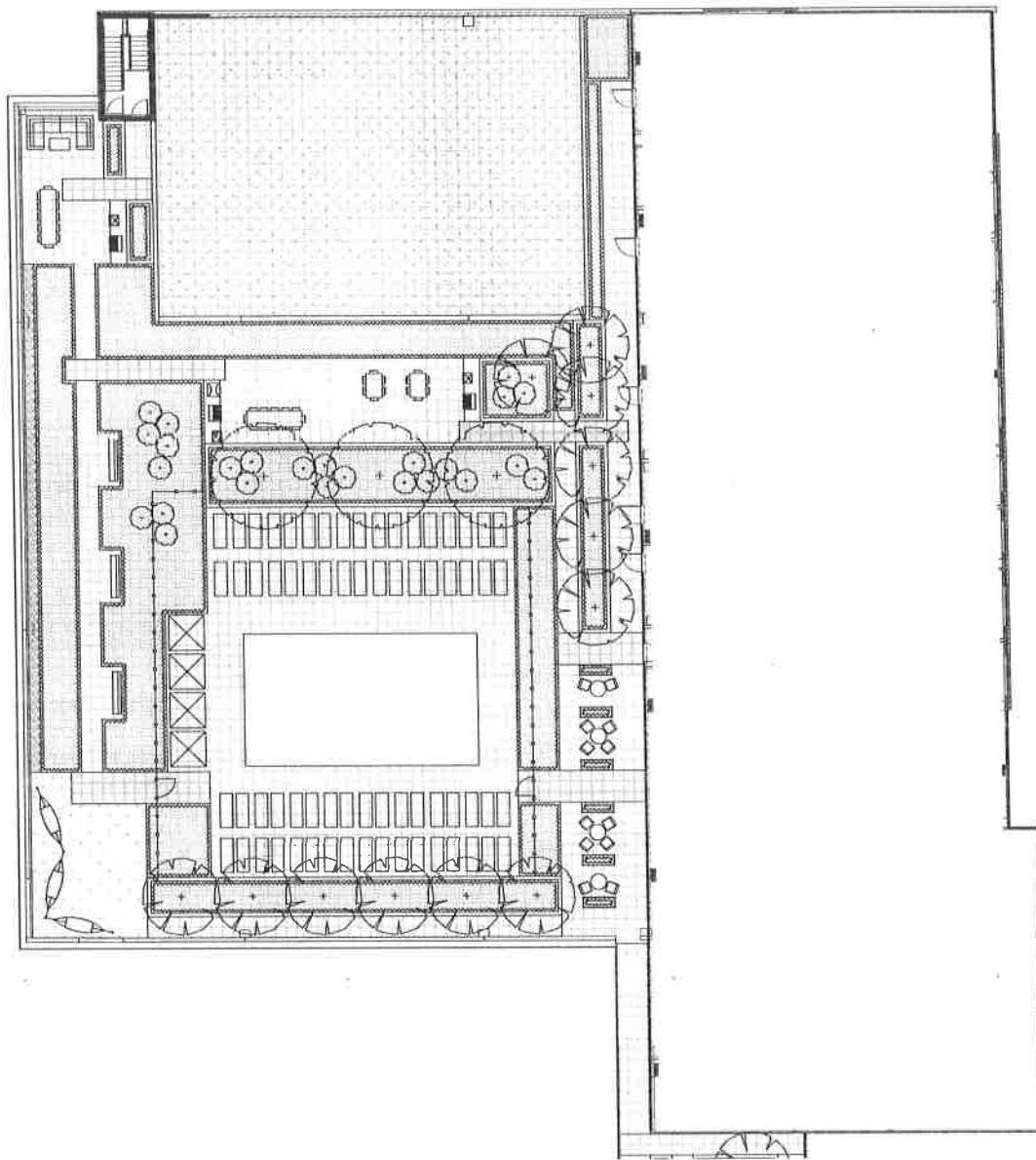


GREEN ROOF SUMMARY

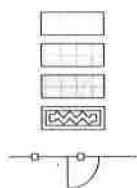
1001 W Chicago Green Roof Area	
Gross Roof Area	65,710
Mechanical Area Deduction	11,680
Net Roof Area	54,030
Green Roof Requirement (50%)	27,015
Hardscape Deduction (10%)	-2,702
Total Green Roof Requirements	24,314
4th Floor	22,288
13th Floor North Tower	1,274
North Tower Mechanical Penthouse Roof	1,182
Total	24,744
Green Roof Requirement	24,314
Surplus	431

Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: March 31, 2016

Planned Development No. Amenity Deck Plan of North Building - 4 th. Floor



LEGEND:



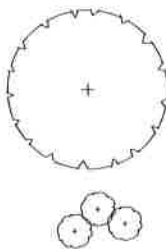
PEDESTAL PAVERS TYPE 1

PEDESTAL PAVERS TYPE 2

PEDESTAL PAVERS TYPE 3

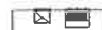
PLANTING BED

POOL ENCLOSURE FENCE AND GATE



ORNAMENTAL TREE

SHRUBS



COOKING STATION WITH
NATURAL GAS GRILL AND SINK



BENCH



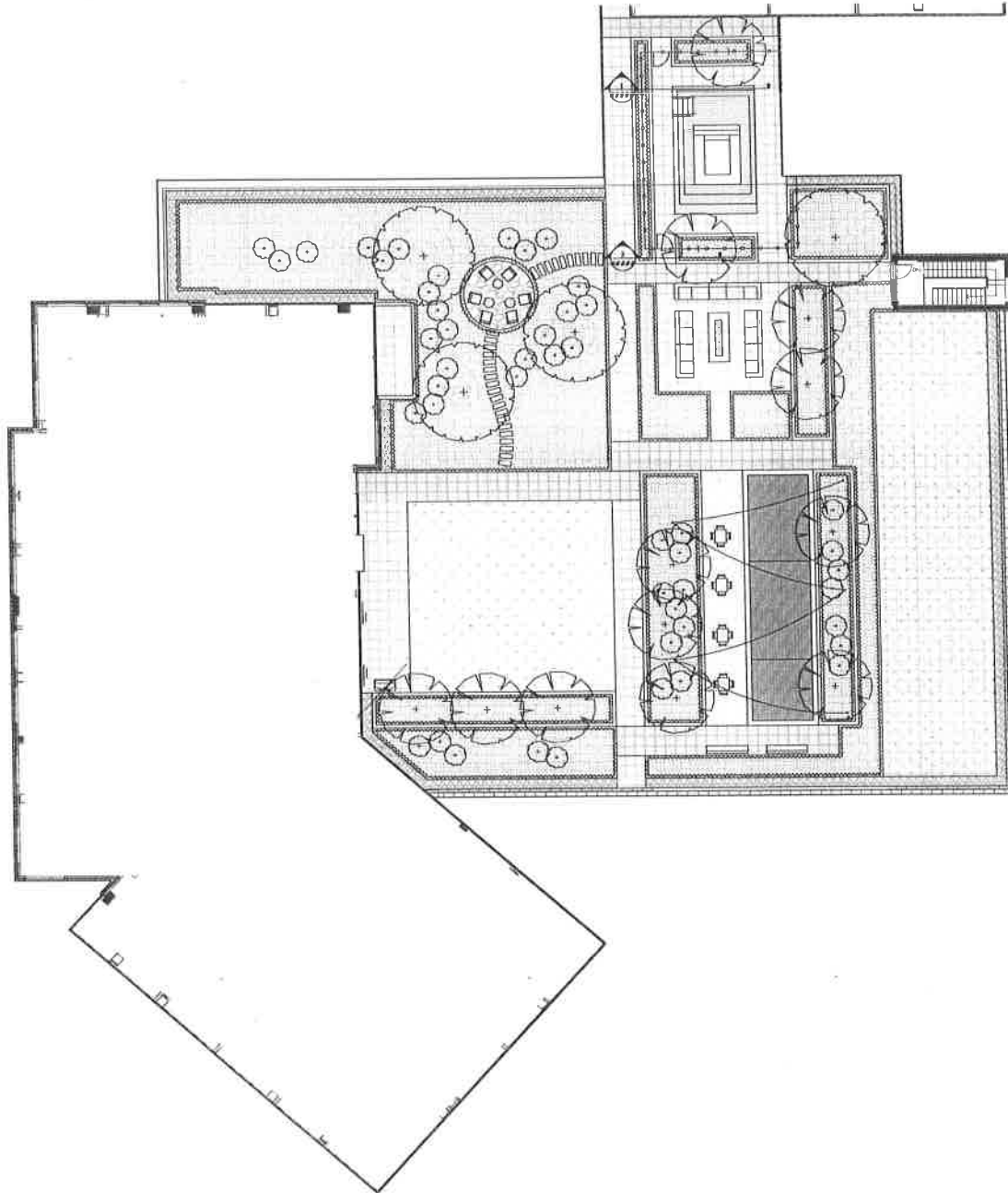
FREESTANDING HAMMOCK

Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014
March 31, 2016



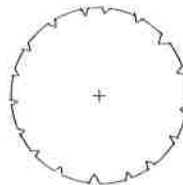
Planned Development No. Amenity Deck Plan of South Building - 4 th. Floor



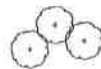
LEGEND:



- PEDESTAL PAVERS TYPE 1
- PEDESTAL PAVERS TYPE 2
- STABILIZED DECOMPOSED AGGREGATE PAVING, TYP.
- FLAGSTONE PAVING
- PLANTING BED



ORNAMENTAL TREE



SHRUBS



BENCH

Applicant:
Address:

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL

Date:

May 28, 2014

Plan Commission Date:

October 16, 2014

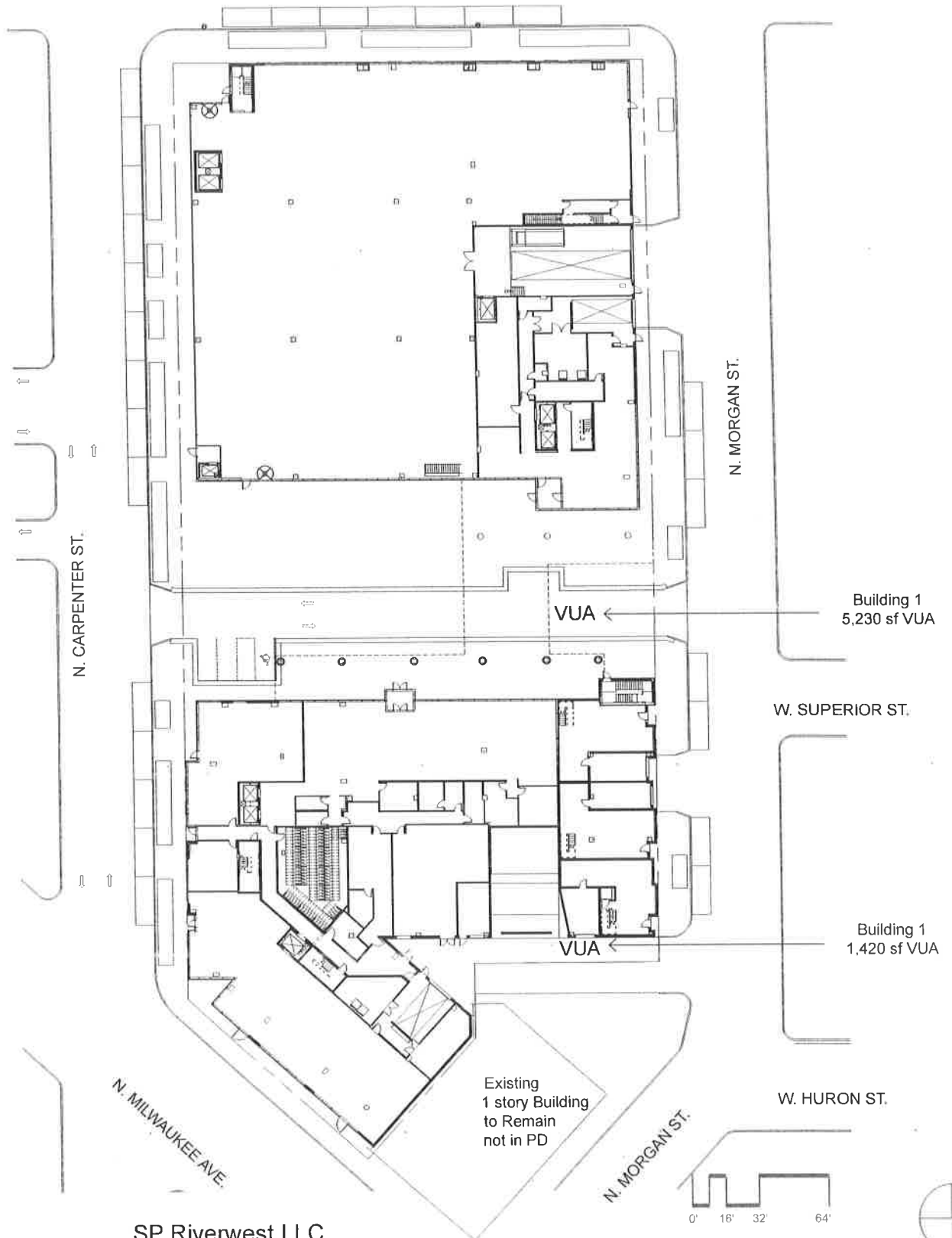
Date Revised

March 31, 2016



Planned Development No. Vehicular Use Area Plan

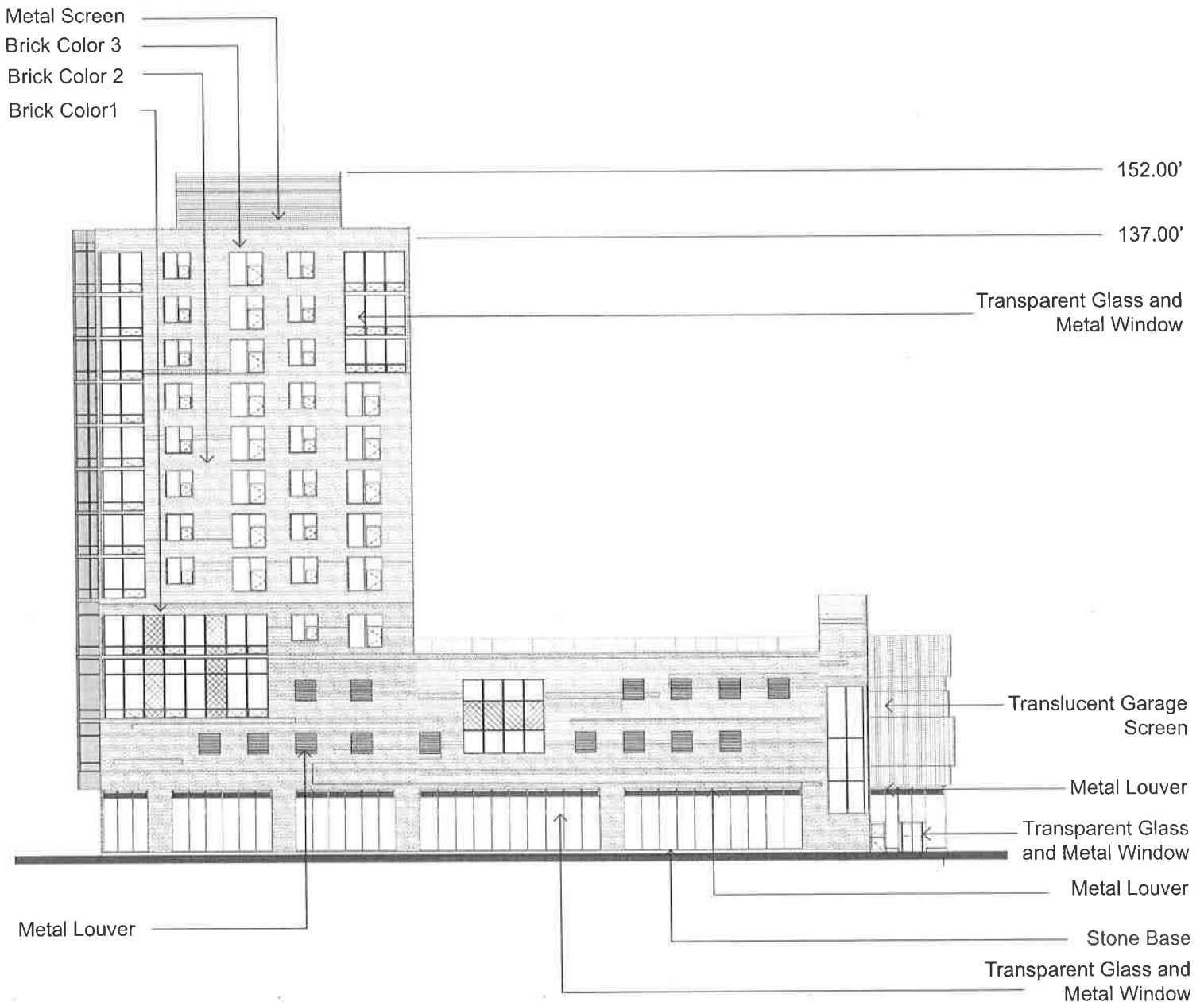
W. CHICAGO AVE.



Applicant:
Address:
Date:
Plan Commission Date:
Date Revised

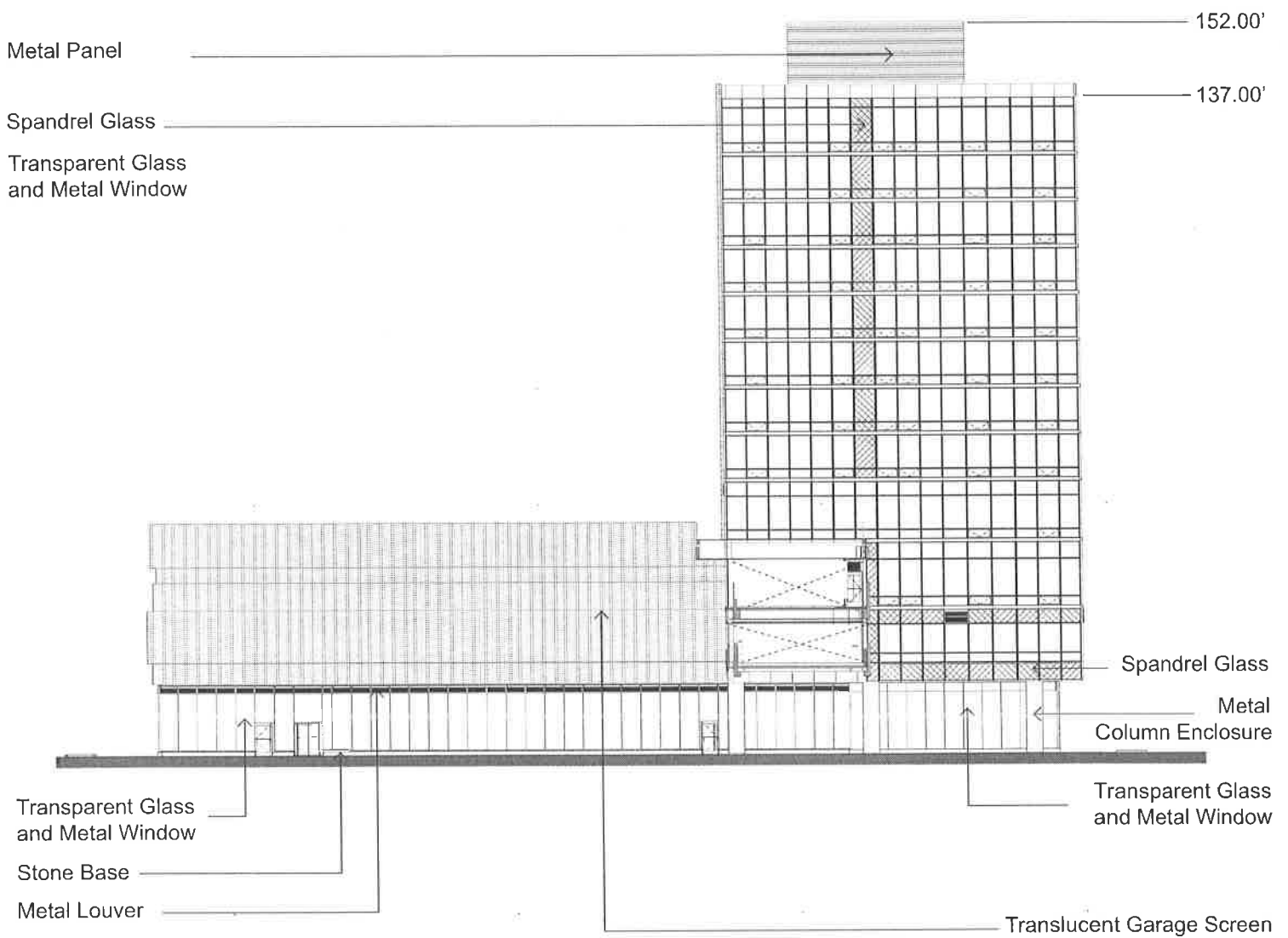
SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014
March 31, 2016

Planned Development No.1263 North Elevation of North Building



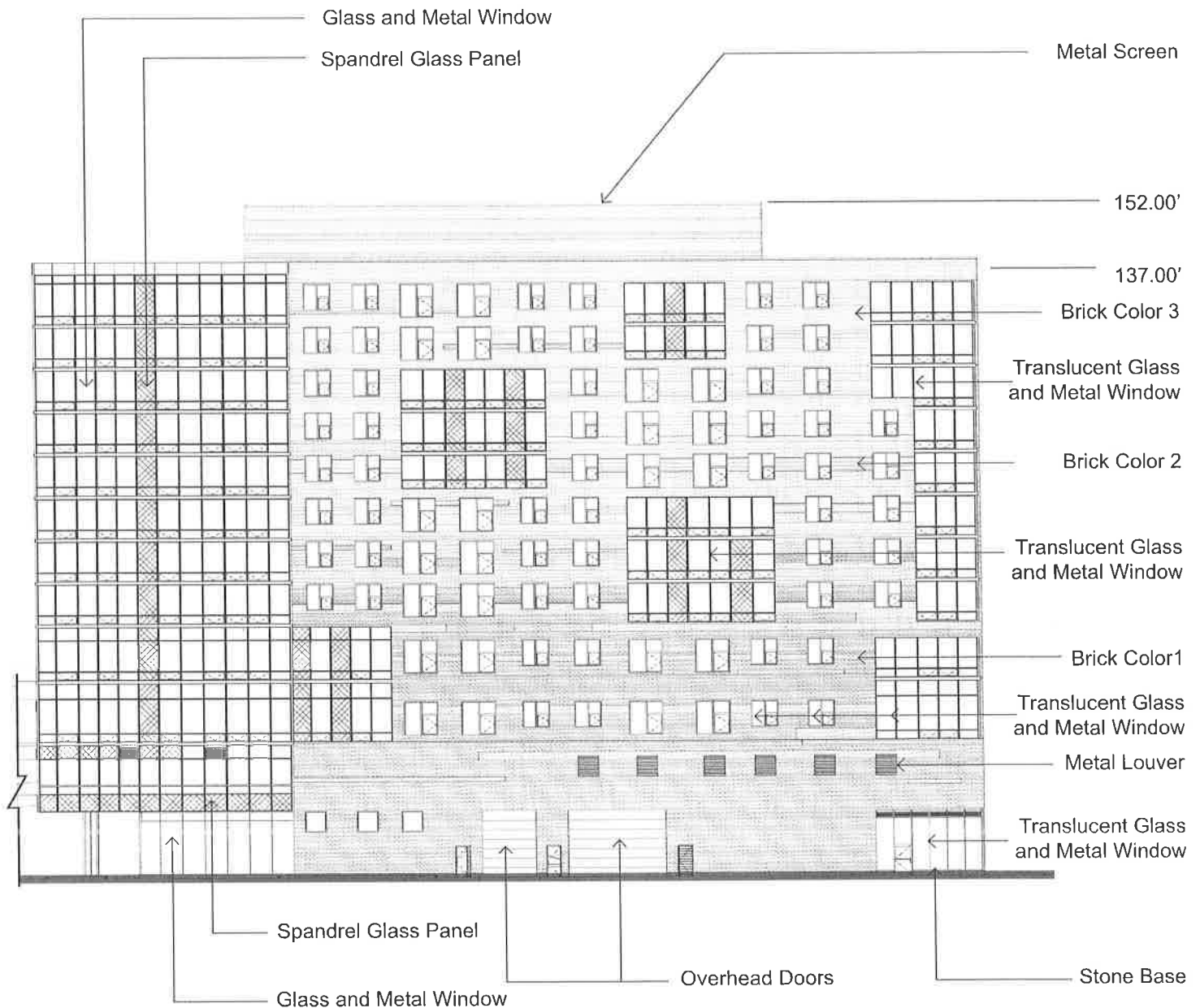
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: May 12, 2016

Planned Development No.1263 South Elevation of North Building



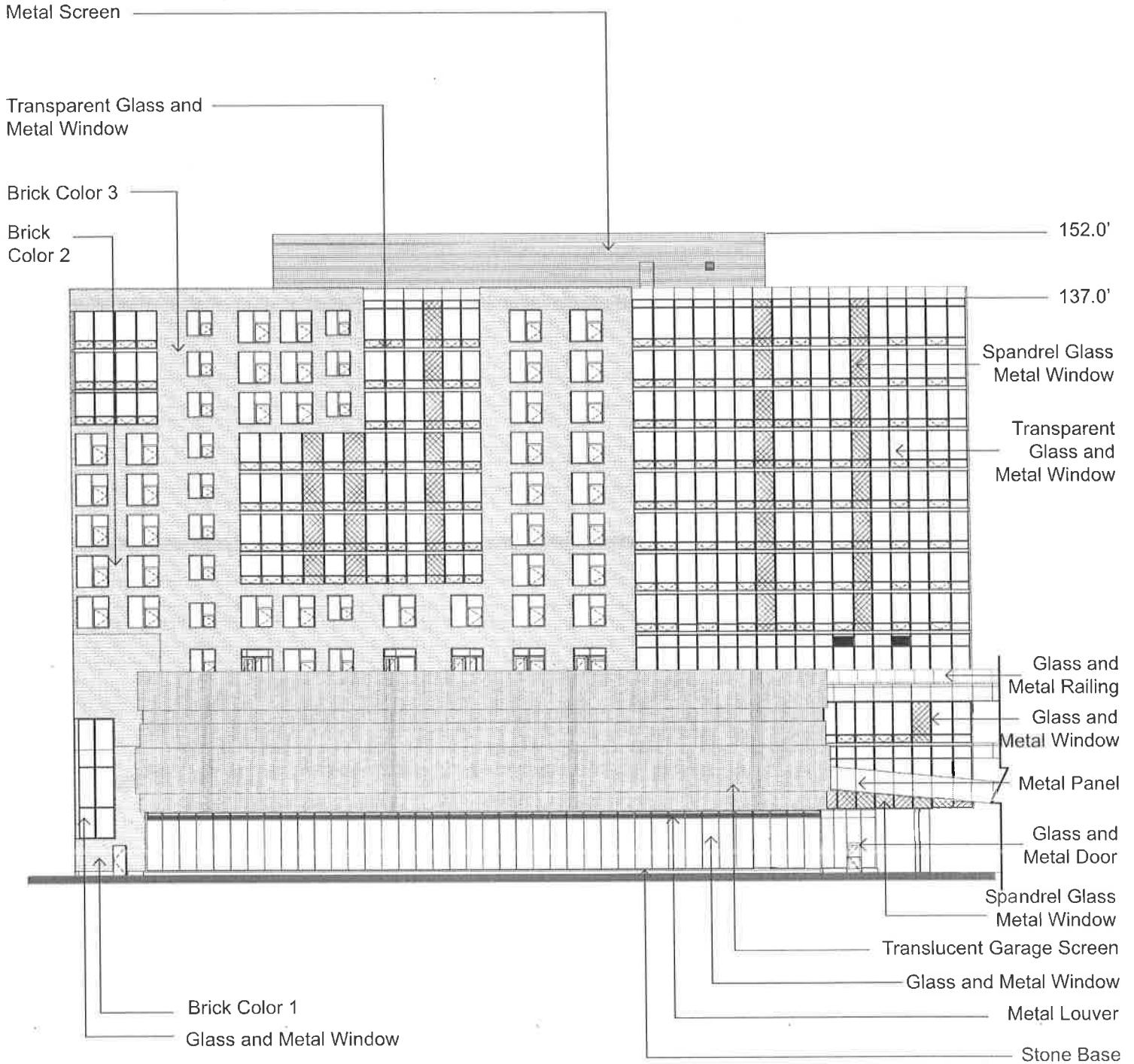
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28 , 2014
 Plan Commission Date: October 16 , 2014
 Date Revised : May 12,2016

Planned Development No.1263 East Elevation of North Building



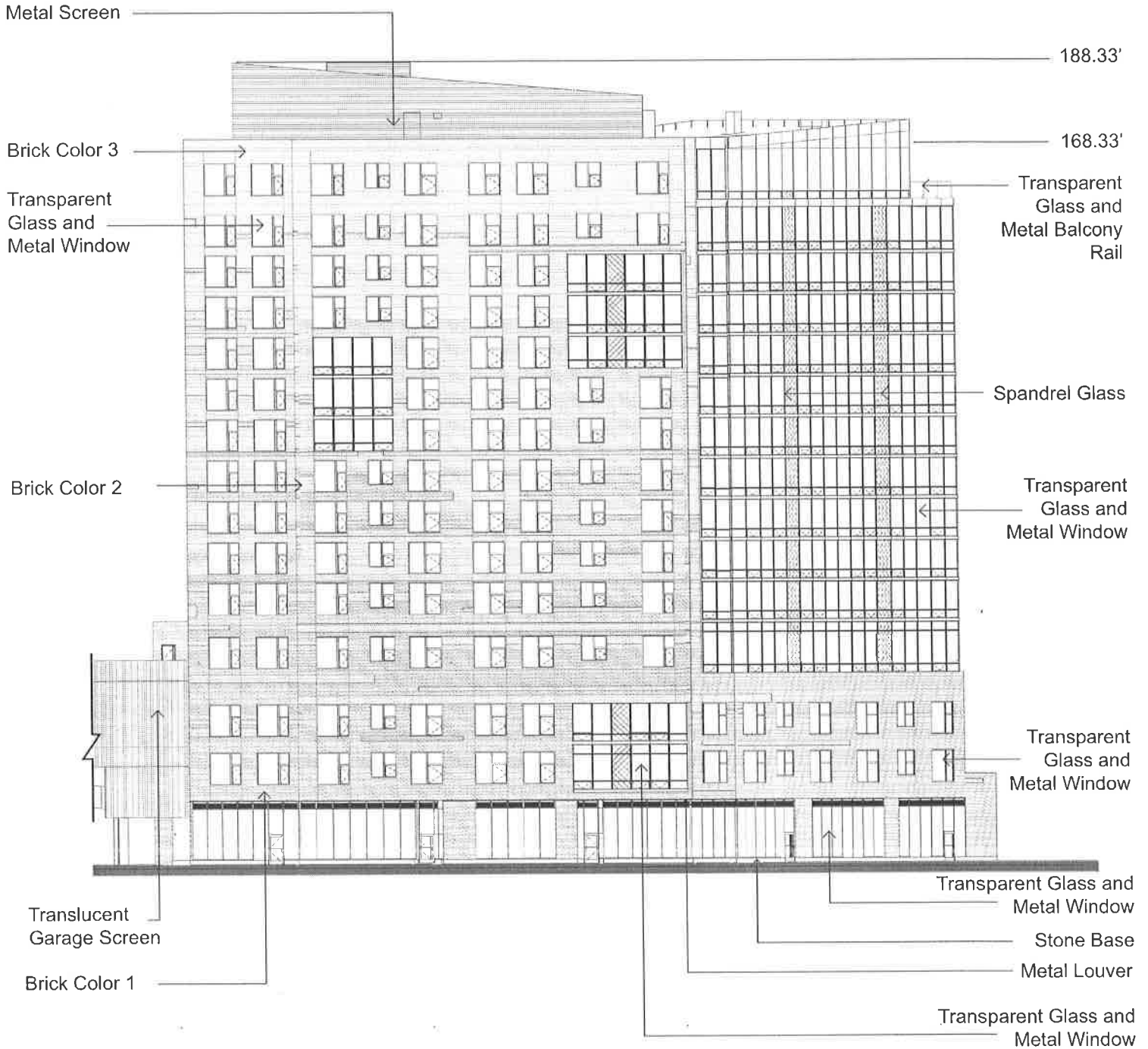
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: May 12, 2016

Planned Development No.1263 West Elevation of North Building



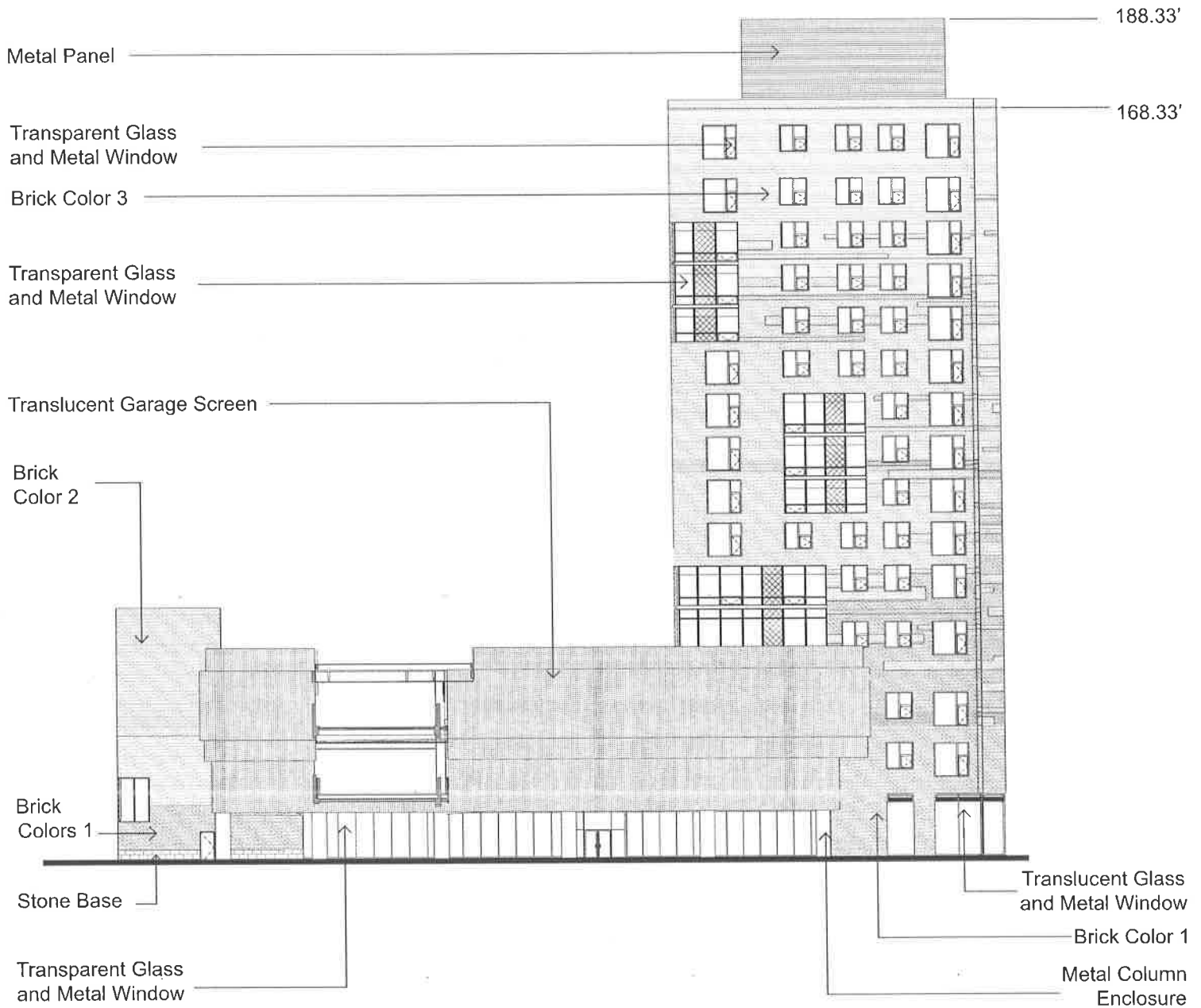
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: May 12, 2016

Planned Development No.1263 West Elevation of South Building



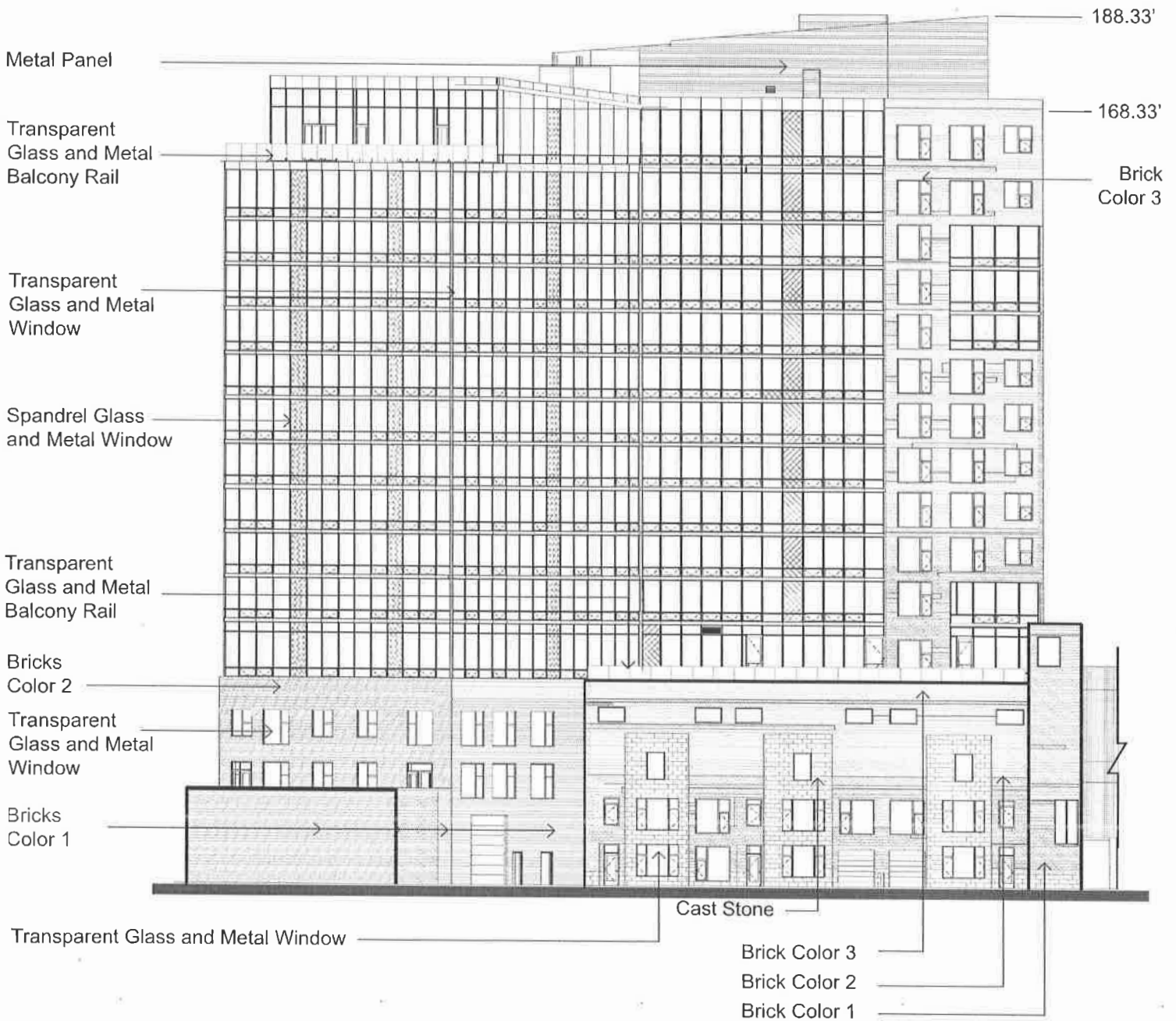
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014
 Date Revised: May 12, 2016

Planned Development No.1263 North Elevation of South Building



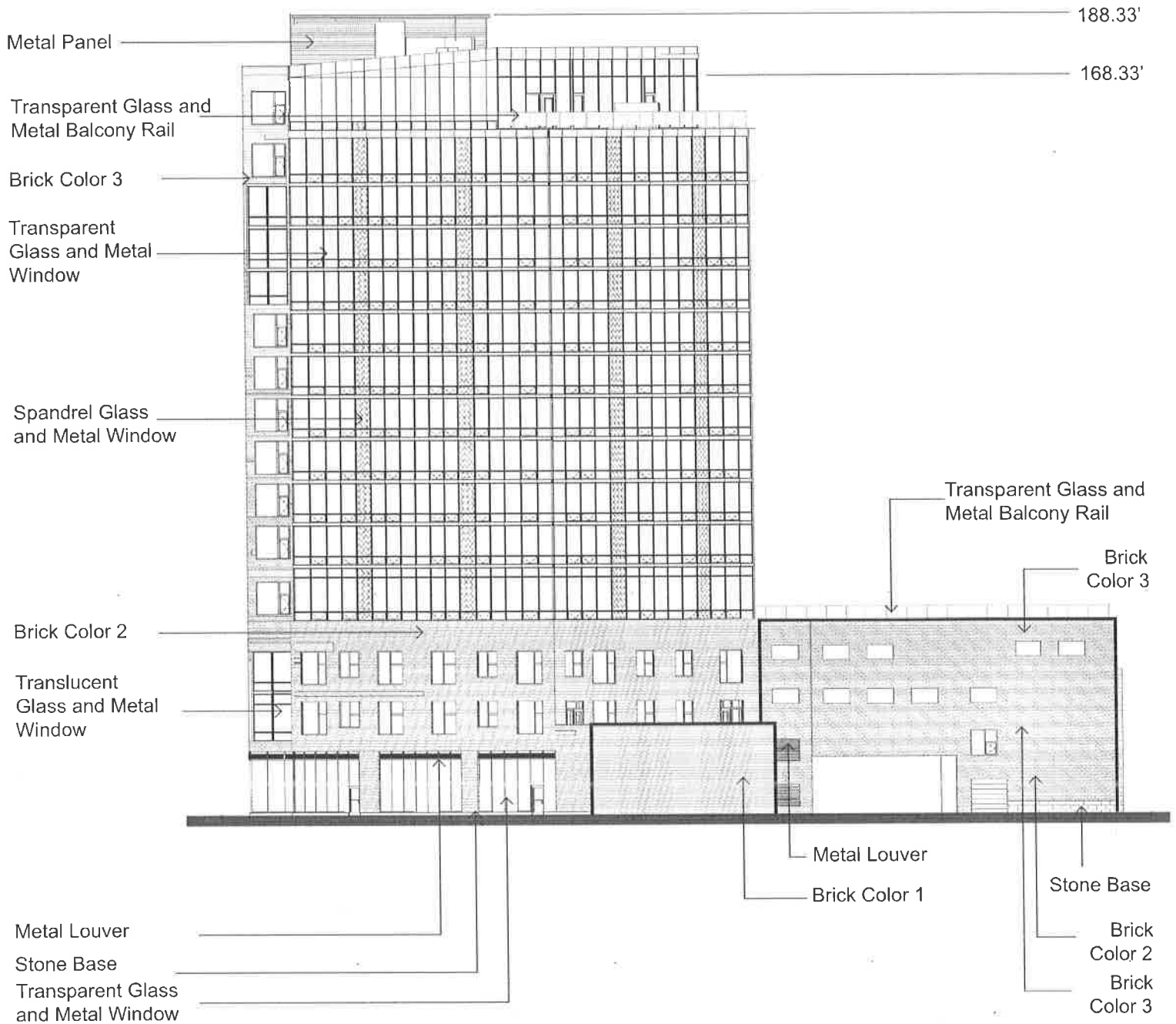
Applicant: SP Riverwest LLC
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Planned Development No.1263 East Elevation of South Building



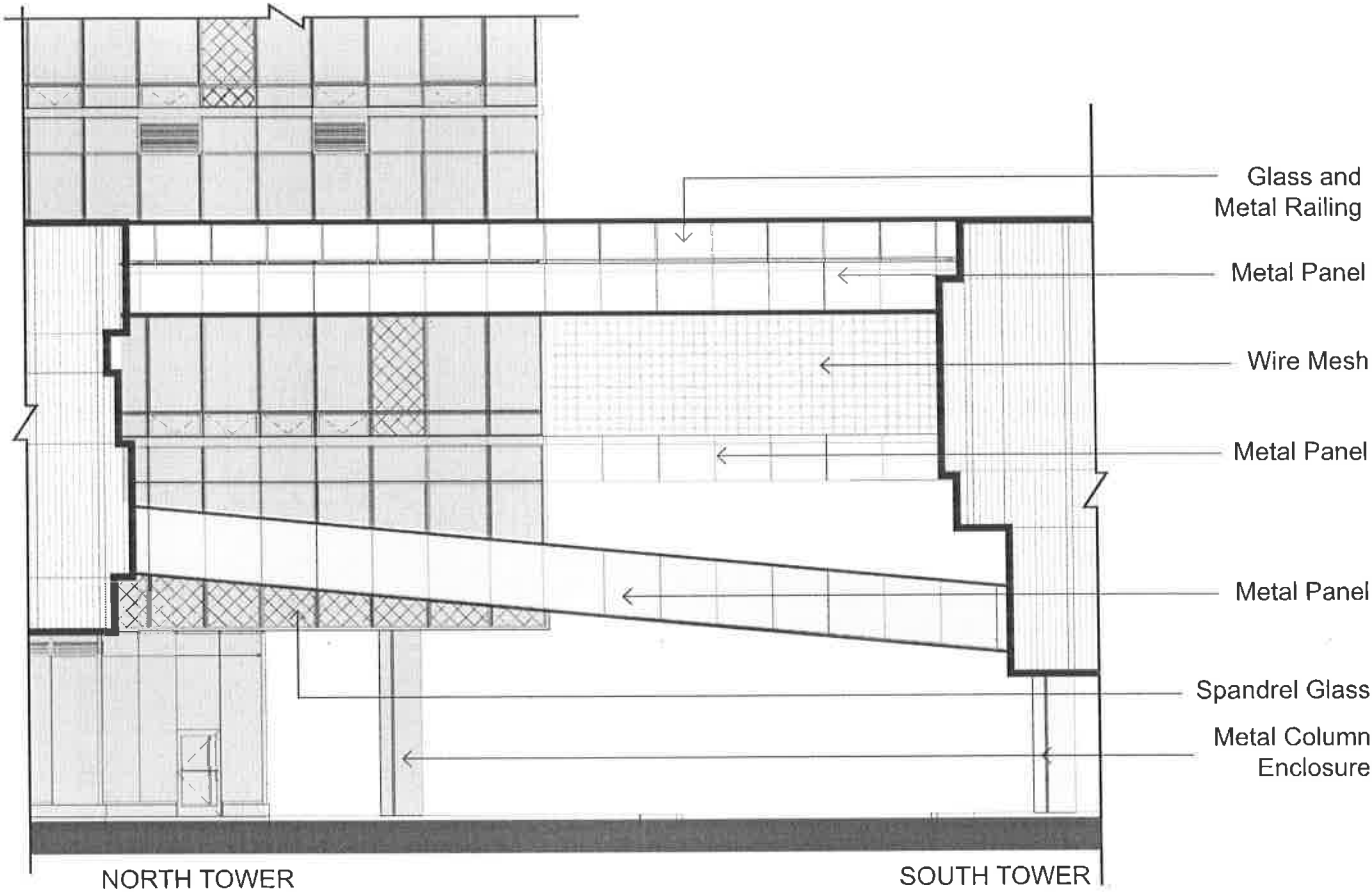
Applicant: SP Riverwest LLC
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Planned Development No.1263 South Elevation of South Building



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No.1263 Auto Bridge - East Elevation



Note: West Elevation of Auto Bridge is the mirror image of the East Elevation.

Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28 , 2014
 Plan Commission Date: October 16 , 2014
 Date Revised : May 12,2016

18040

96234

JOURNAL--CITY COUNCIL--CHICAGO

11/5/2014

The following are said ordinances as passed (the italic heading in each case not be a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18040)
(Common Address: 1001 W. Chicago Ave.)

RBPD 1263

[SO2014-4171]

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 M1-3 Limited Manufacturing/Business Park District symbols shown on Map Number 1-G in the area generally bounded by:

West Chicago Avenue; North Morgan Street; the public alley next south of and parallel to West Chicago Avenue; a line 77.12 feet west of and parallel to North Morgan Street; a line 61.69 feet west of and parallel to North Morgan Street running in a southwesterly direction to North Milwaukee Avenue; North Milwaukee Avenue; and North Carpenter Street,

~~to the designation 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 shown on Map Number 1-G in the area described in Section 1 above, to those of a Residential-Business 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 approval.

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

Residential-Business Plan Development No. 1263.

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development No. 1263 ("Planned Development"), consists of approximately 81,821 square feet (1.87 acres) of property located 1001 West Chicago Avenue (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, SP Riverwest, 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 title holders 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 title holder 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 Planning and 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.

The south building shall be set back from the property line along North Milwaukee Avenue, as depicted on the Site Plan, to provide an expanded pedestrian path

- the street. The setback along North Milwaukee Avenue shall measure approximately 5'-3". This pedestrian setback shall remain free and clear of obstruction and it shall be open to the public at all times after completion of construction for purposes of pedestrian access.
4. This Plan of Development consists of Sixteen Statements; a Bulk Regulations and Data Table; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; Existing Zoning Map; Site Plan; Typical Floor Plans; Landscape Plans; a Green Roof Plan; Amenity Deck Plans' Vehicular Use Area Plan; and Building Elevations prepared by Fitzgerald Associates Architects dated October 16, 2014..
 5. The following uses as permitted in the B3-5 Community Shopping District are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Unit residential; townhomes; financial services; office, except electronic data storage; retail sales, general; food and beverage retail sales; accessory parking; and accessory uses. Non-accessory parking is permitted, but only in the underground garage of the north building.
 6. On-Premise 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 Planning and Development. Off-Premise 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 Property shall be 4.65 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 81,821 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 Planning and 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. The improvements on the property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the

Site Plan, the Landscape Plan, and the Building Elevations. Final landscape plan review and approval will be by the Department of Planning and 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 title holders 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. A green roof of not less than 50% of the net roof area shall be provided on each building (approximately 29,100 total square feet). The Applicant shall achieve at least basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System for all new construction within the Planned Development.
15. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to B3-5 and then to a Planned Development for construction of the Residential Project 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 must: (i) develop affordable housing units as part of the residential housing project; or (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 37 affordable housing units in the Residential Project for households earning up to 100% 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 shall update and

resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (*i.e.*, number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in substantially the form attached hereto as an Exhibit in accordance with Section 2-45-110(i)(2). The terms of any Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference.

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 B3-5 Community Shopping District.

[Existing Land-Use Map; Boundary and Property Line Map; Existing Zoning Map; Site Plan; Basement, Second, Third and Fourth Floor Plans; Typical Floor Plan; Penthouse Floor Plan; Landscape Plan; Landscape Plan and Plaza Detail; Green Roof Plan; Amenity Deck Plans of North and South Fourth Floor; Vehicular Use Area Plan; North, South, East and West Building Elevations of North and South Buildings and Auto Bridge East Elevation referred to in these Plan of Development Statements printed on pages 96240 through 96264 of this *Journal*.]

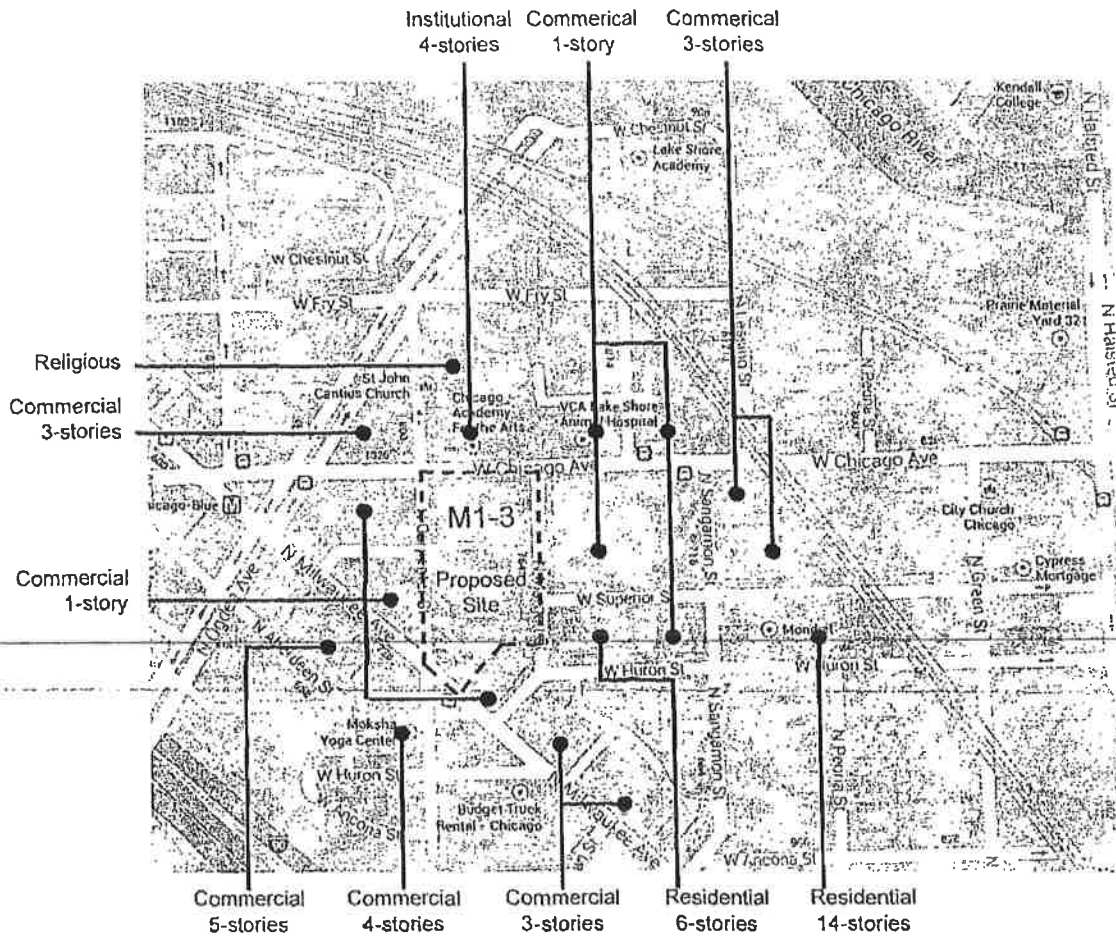
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1263.**Bulk Regulations And Data Table.*

Gross Site Area:	122,743 square feet
Area in Public Way:	40,922 square feet
Net Site Area:	81,821 square feet
Maximum Floor Area Ratio:	4.70
Maximum Building Height:	
North Building	175 feet
South Building	205 feet
Maximum Number of Dwelling Units:	363
<hr/>	
Minimum Number of Parking Spaces*:	318
Minimum Number of Loading Berths:	4
Minimum Number of Bicycle Parking:	50
Minimum Setbacks:	In accordance with the Site Plan

* Non-accessory parking is permitted only in the underground garage of the north building.

Planned Development No. 1 Existing Land-Use Map

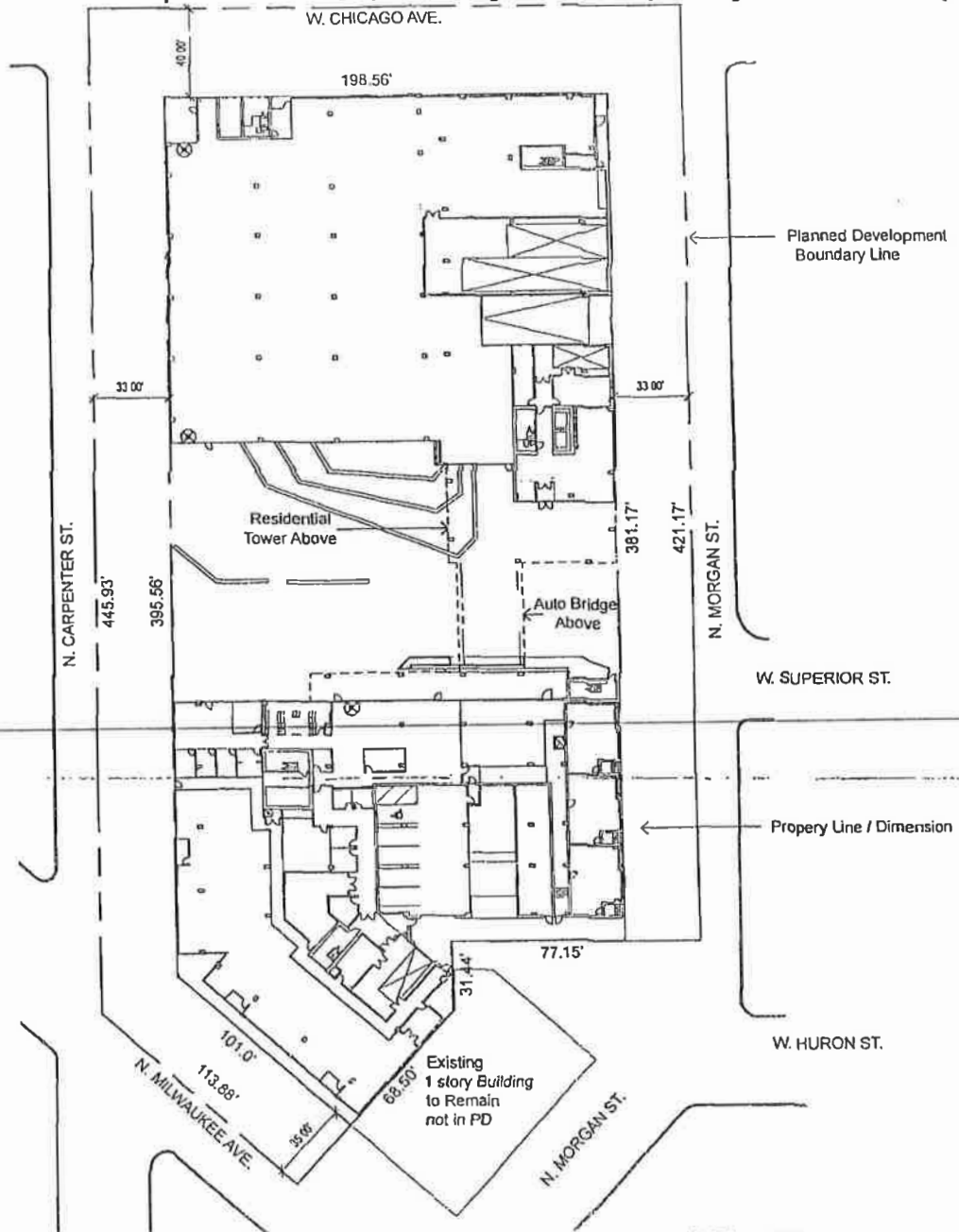


----- Proposed Planned Development Boundary

Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

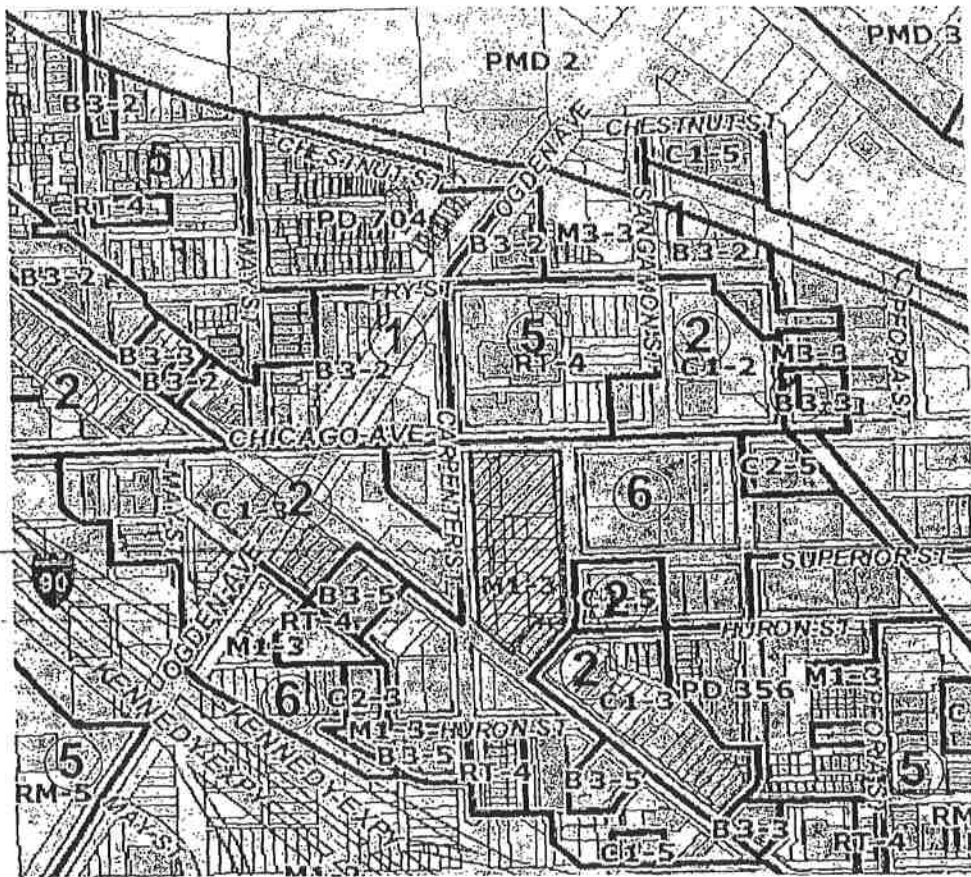


Planned Development No. 204 50 Planned Development Boundary & Property Line Map



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. Existing Zoning Map



Indicates Area of Planned Development



Zoning District Boundaries

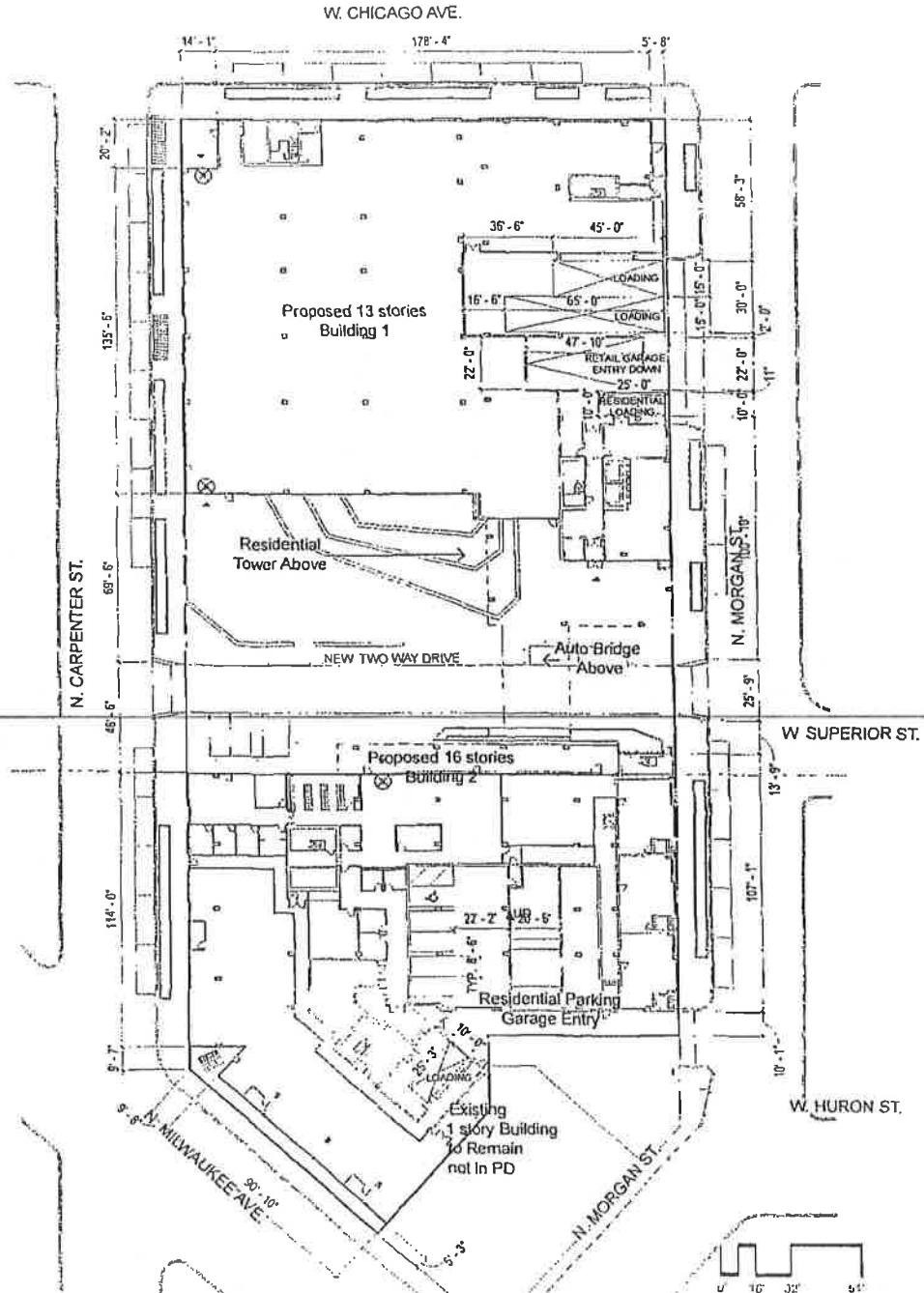
Key

- 1 Business District
- 2 Commercial District
- PD Planned Development
- 4 Parks and Open Space
- 5 Residential
- 6 Industrial



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

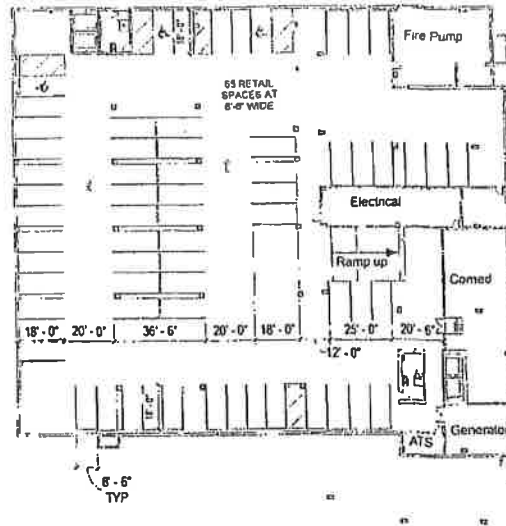
Planned Development No. Site Plan



Applicant:	SP Riverwest LLC
Address:	1001 West Chicago Avenue, Chicago, IL
Date:	May 28 , 2014
Plan Commission Date:	October 16 , 2014

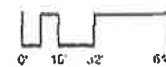
Planned Development No. Basement Plan

W. CHICAGO AVE.



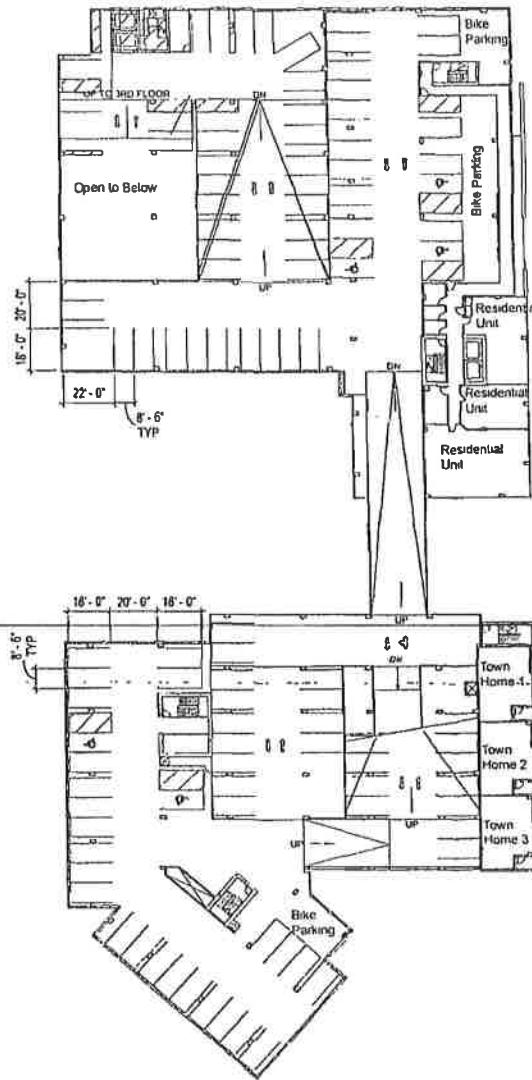
Applicant:
Address:
Date:
Plan Commission Date:

SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28 , 2014
October 16 , 2014



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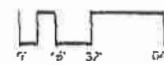
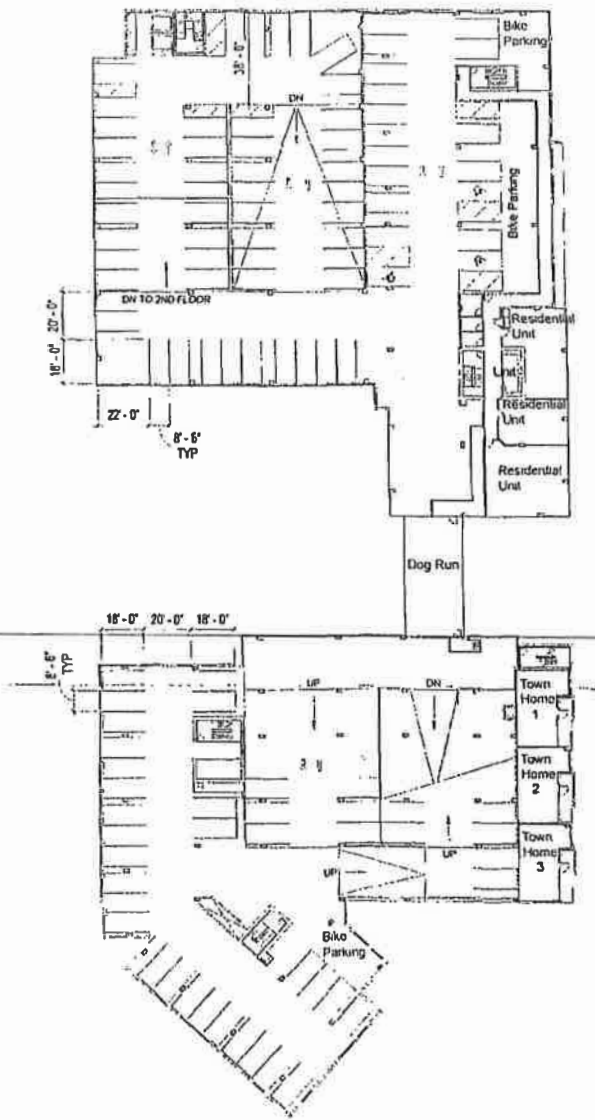
Planned Development No. 2nd Floor Plan



Applicant:
Address:
Date:
Plan Commission Date:

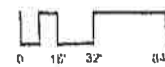
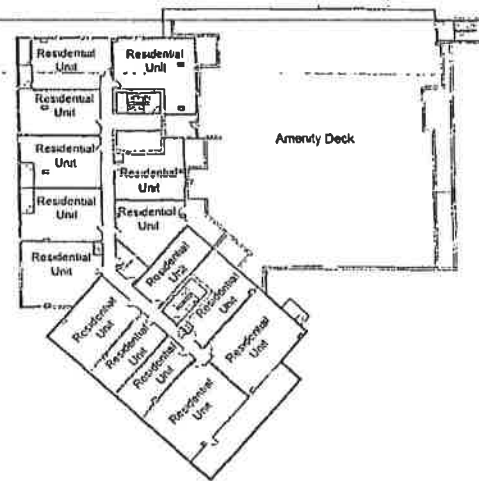
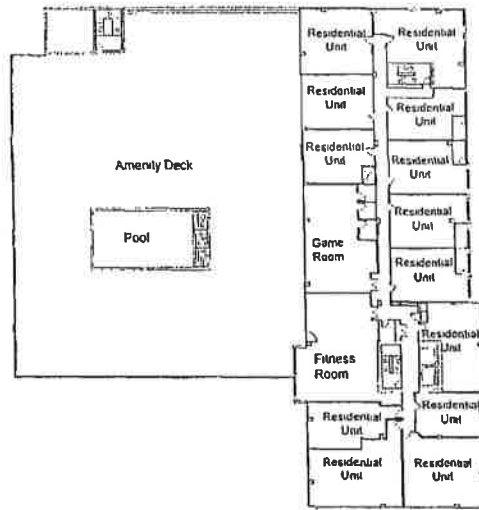
SP Riverwest LLC
1001 West Chicago Avenue, Chicago, IL
May 28, 2014
October 16, 2014

Planned Development No. 3rd Floor Plan



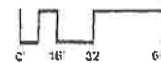
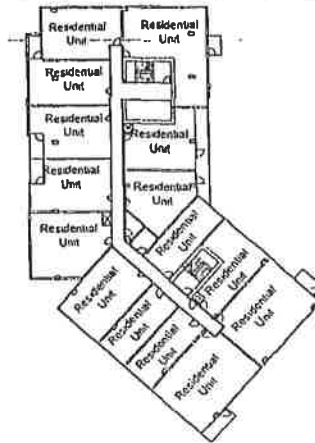
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No 4th Floor Plan



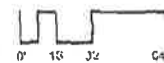
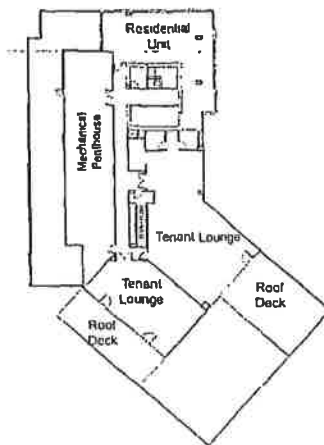
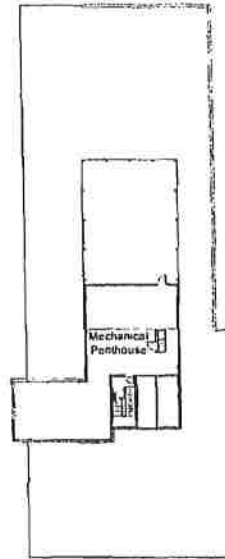
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. Typical Floor Plan



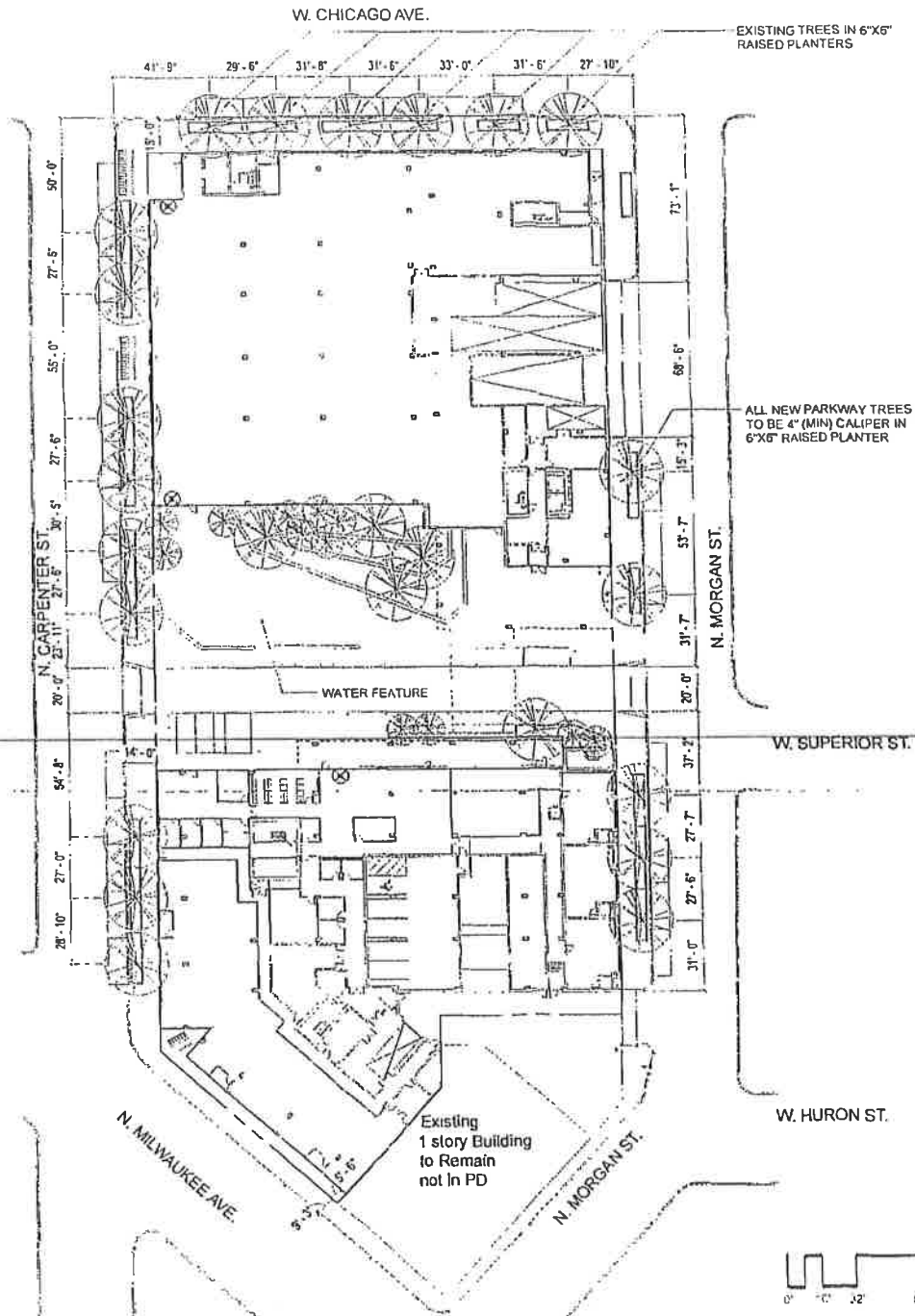
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. Penthouse Floor Plan



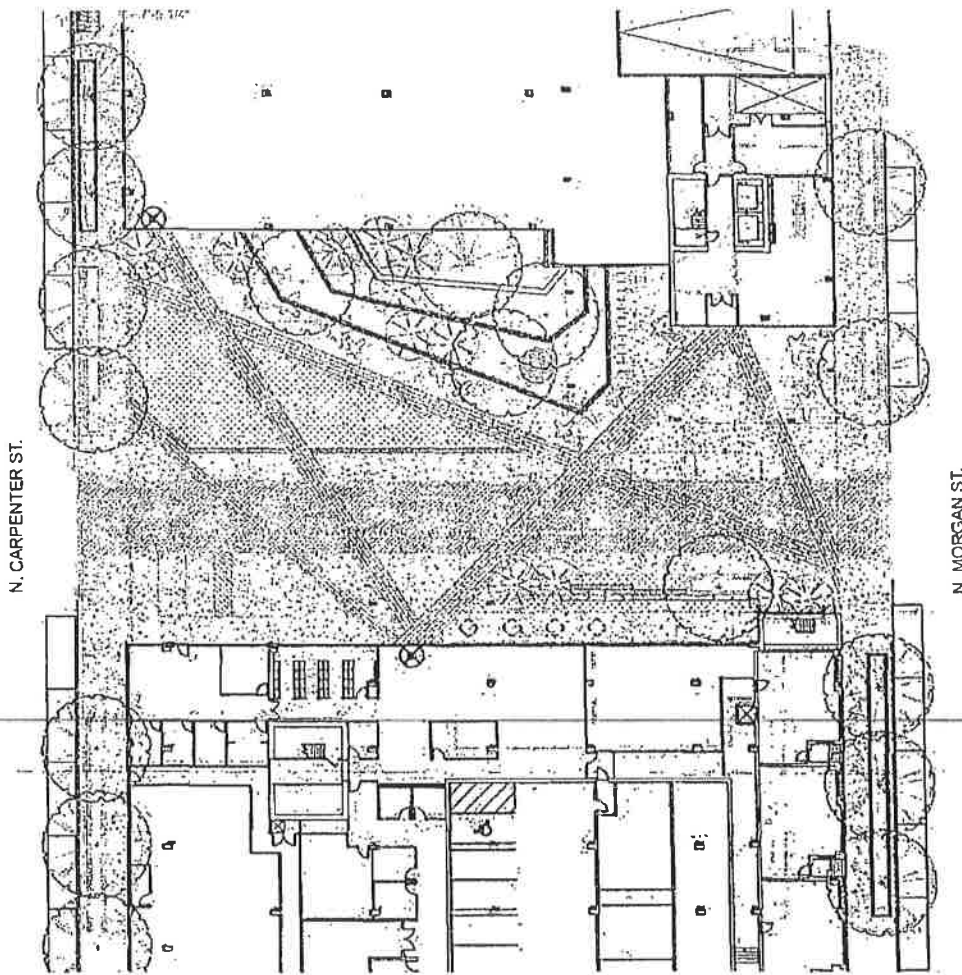
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. Landscape Plan



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. Landscape Plan - Plaza Detail

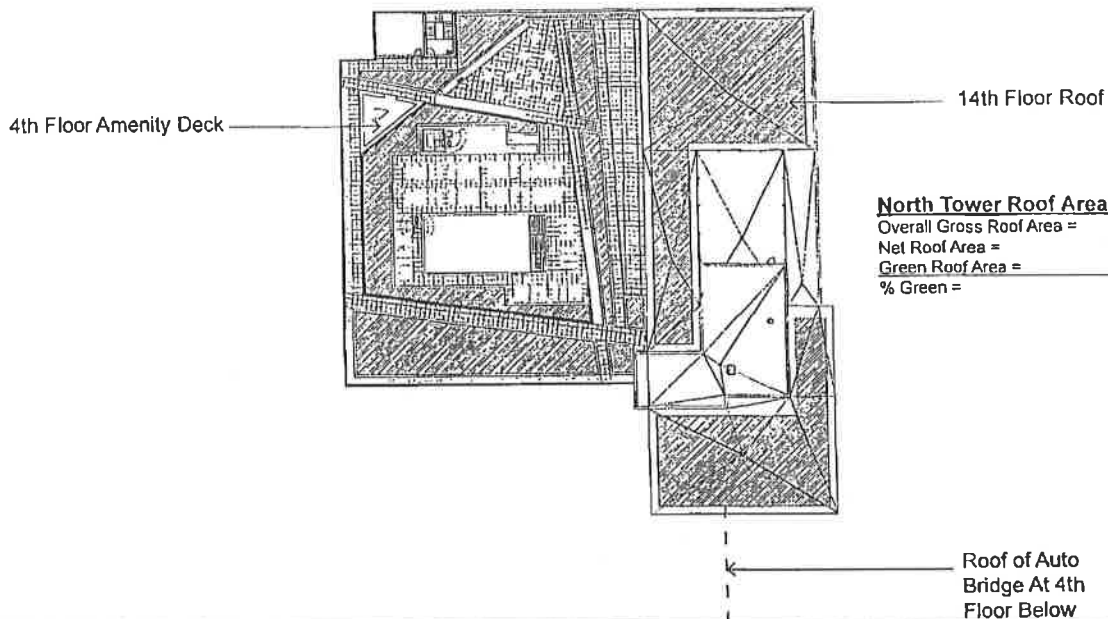


- | | | | |
|--|---------------------------------|--|---|
| | 6" THICK CONCRETE | | CAST-IN PLACE CONCRETE BENCHES WITH SIGNAGE OPPORTUNITIES |
| | STABILIZED DECOMPOSED AGGREGATE | | GRATE PAVEMENT |
| | LINEAR PERMEABLE PAVERS | | 6" FLUSH CONCRETE CURB |
| | PERENNIALS | | 3/4" TREE GRATE |
| | ORNAMENTAL TREE | | IN-GROUND FOUNTAIN NOZZLES |
| | SHADE TREE | | BIKE RACKS |
| | EXISTING TREE | | |
| | CONCRETE BENCHES | | |



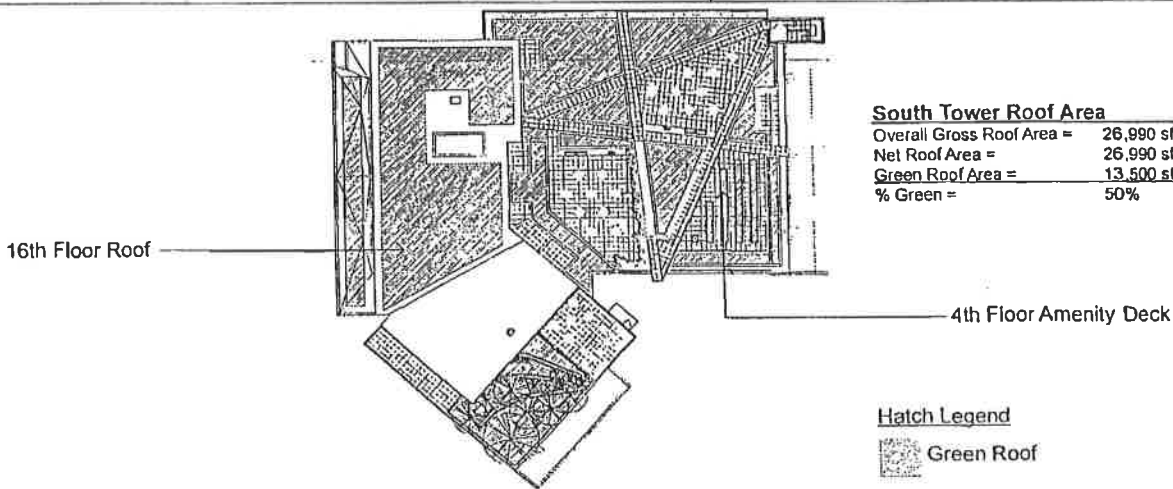
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. Green Roof Plan



North Tower Roof Area

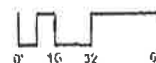
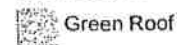
Overall Gross Roof Area =	34,155 sf
Net Roof Area =	30,654 sf
Green Roof Area =	15,600 sf
% Green =	50.8%



South Tower Roof Area

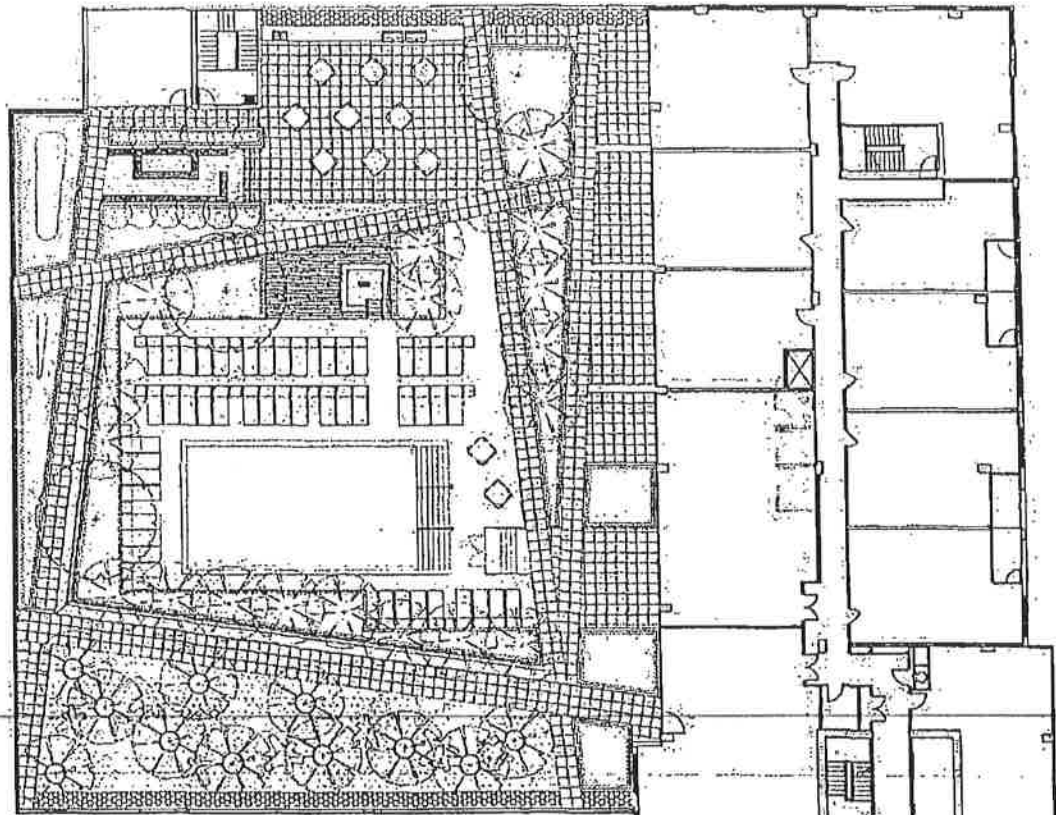
Overall Gross Roof Area =	26,990 sf
Net Roof Area =	26,990 sf
Green Roof Area =	13,500 sf
% Green =	50%

Hatch Legend



Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. Amenity Deck Plan of North Building - 4 th. Floor

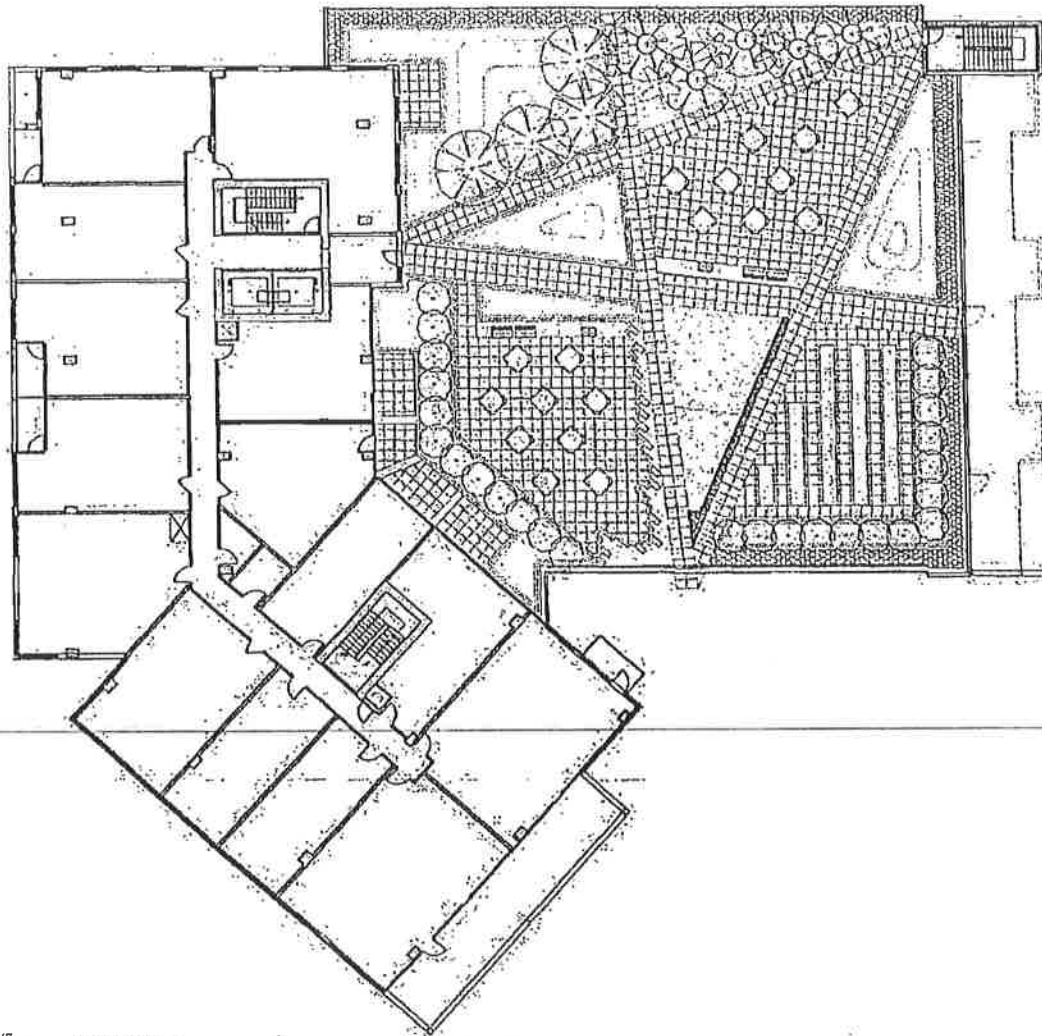


- | | | | |
|--|-----------------------------------|--|-------------------------|
| | 5" THICK CONCRETE | | CONCRETE SEATWALLS |
| | STABILIZED DECOMPOSED AGGREGATE | | OUTDOOR GRILL WITH SINK |
| | 7" x 7" PAVERS ON PEDESTAL SYSTEM | | 6" PLANTER WALLS |
| | RAISED WOOD COMPOSITE DECK | | FURNISHINGS |
| | SEDUM MAT | | FENCE WITH GATE |
| | SOD | | GUARDRAIL |
| | MEXICAN BEACH PEBBLES | | STEEL AND WOOD TRELLIS |
| | PERENNIALS | | |
| | ORNAMENTAL TREE | | |
| | CONCRETE BENCHES | | |

Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014



Planned Development No. Amenity Deck Plan of South Building - 4 th. Floor

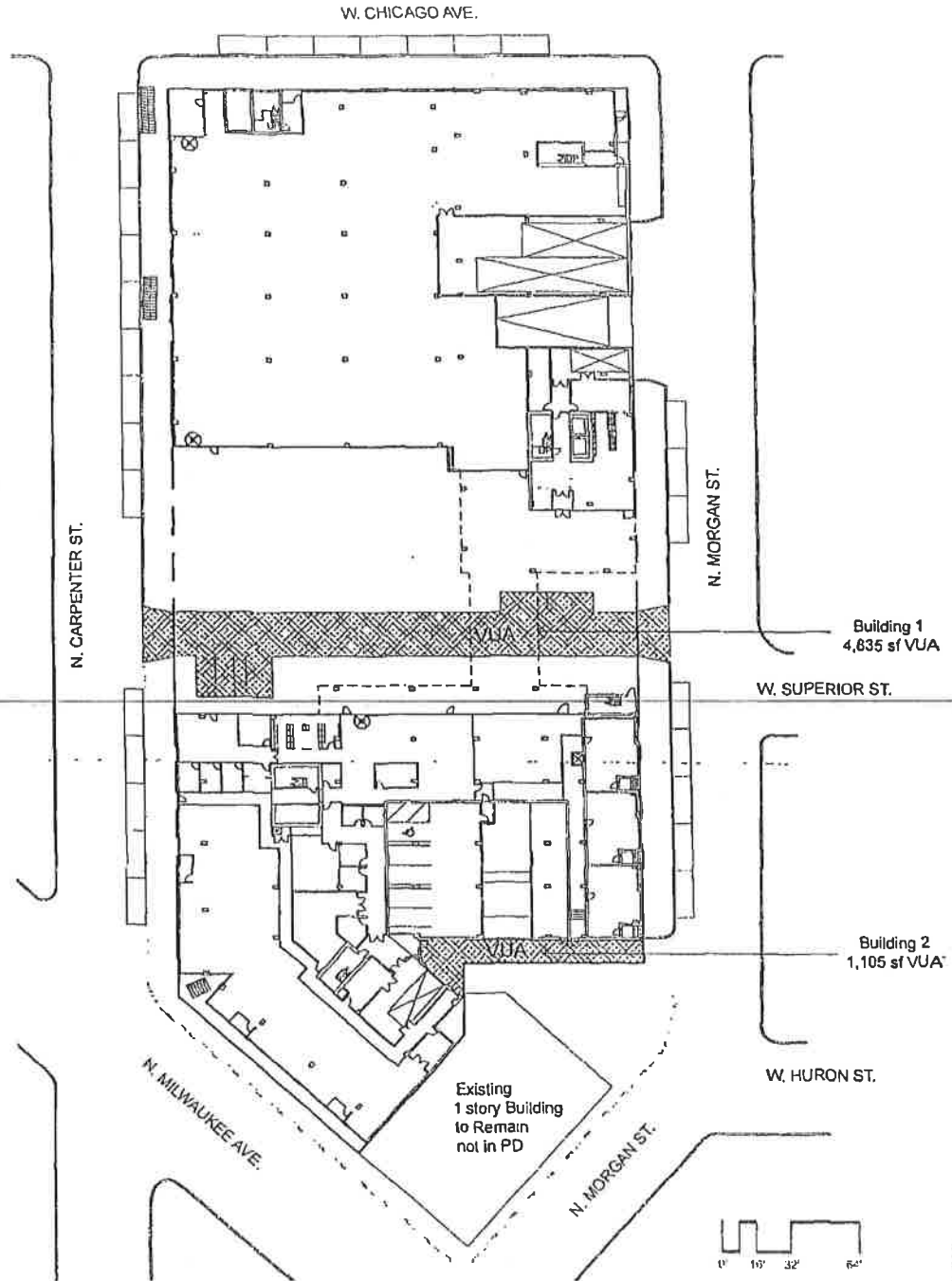


- | | | | |
|--|-----------------------------------|--|------------------------|
| | 6" THICK CONCRETE | | CONCRETE SEATWALLS |
| | STABILIZED DECOMPOSED AGGREGATE | | OUTDOOR GRILL W/ SINK |
| | 2" x 2" PAVERS ON PEDESTAL SYSTEM | | ETL PLANTER WALLS |
| | RAISED WOOD COMPOSITE DECK | | FURNISHINGS |
| | SEDUM MAT | | FENCE W/ SW GATE |
| | SCD | | GUARDRAIL |
| | MILK CANE DECK PEBBLES | | STEEL AND WOOD TRELLIS |
| | P14 ANNUALS | | |
| | ORNAMENTAL TREE | | |
| | CONCRETE BENCHES | | |



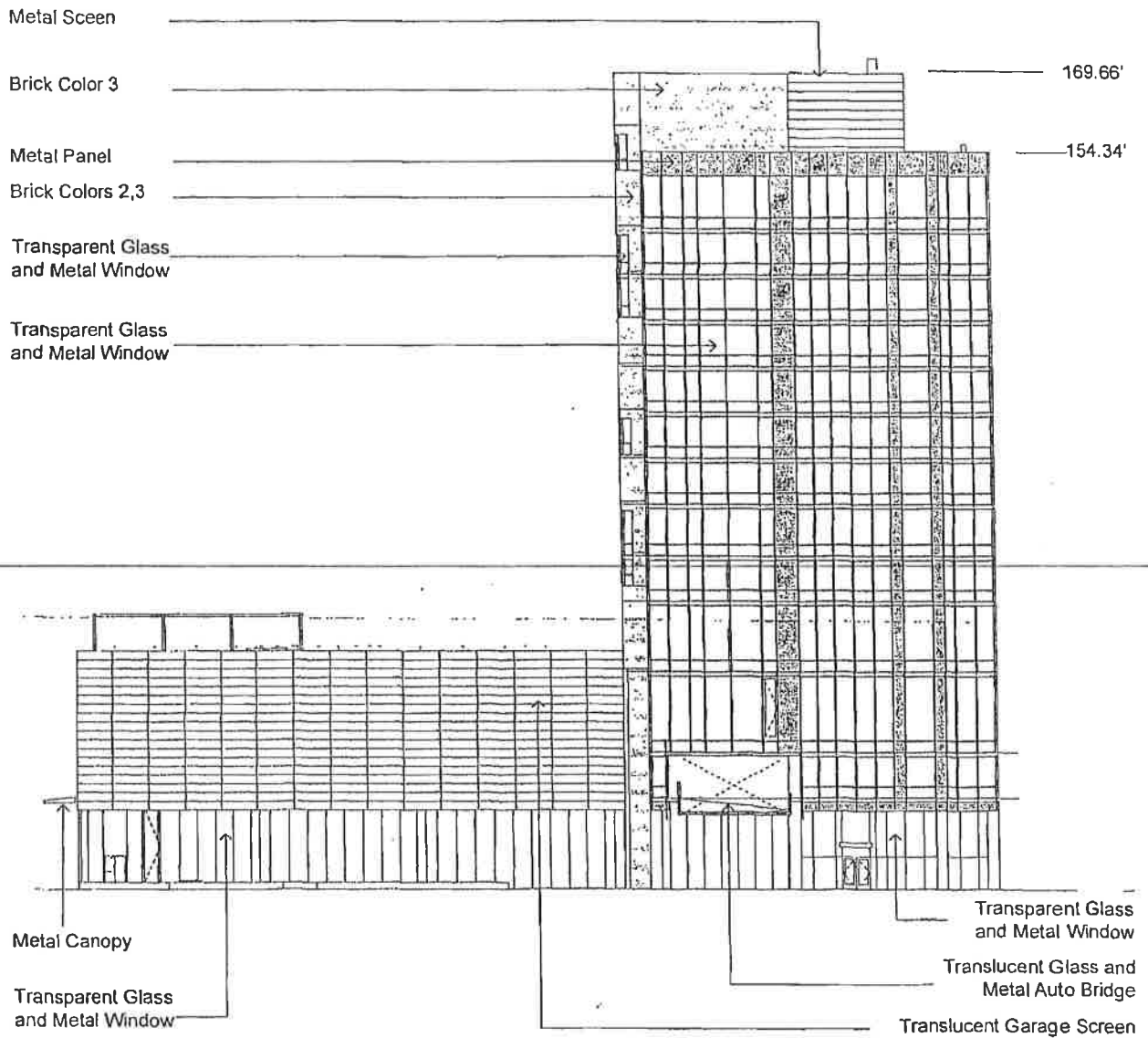
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. Vehicular Use Area Plan



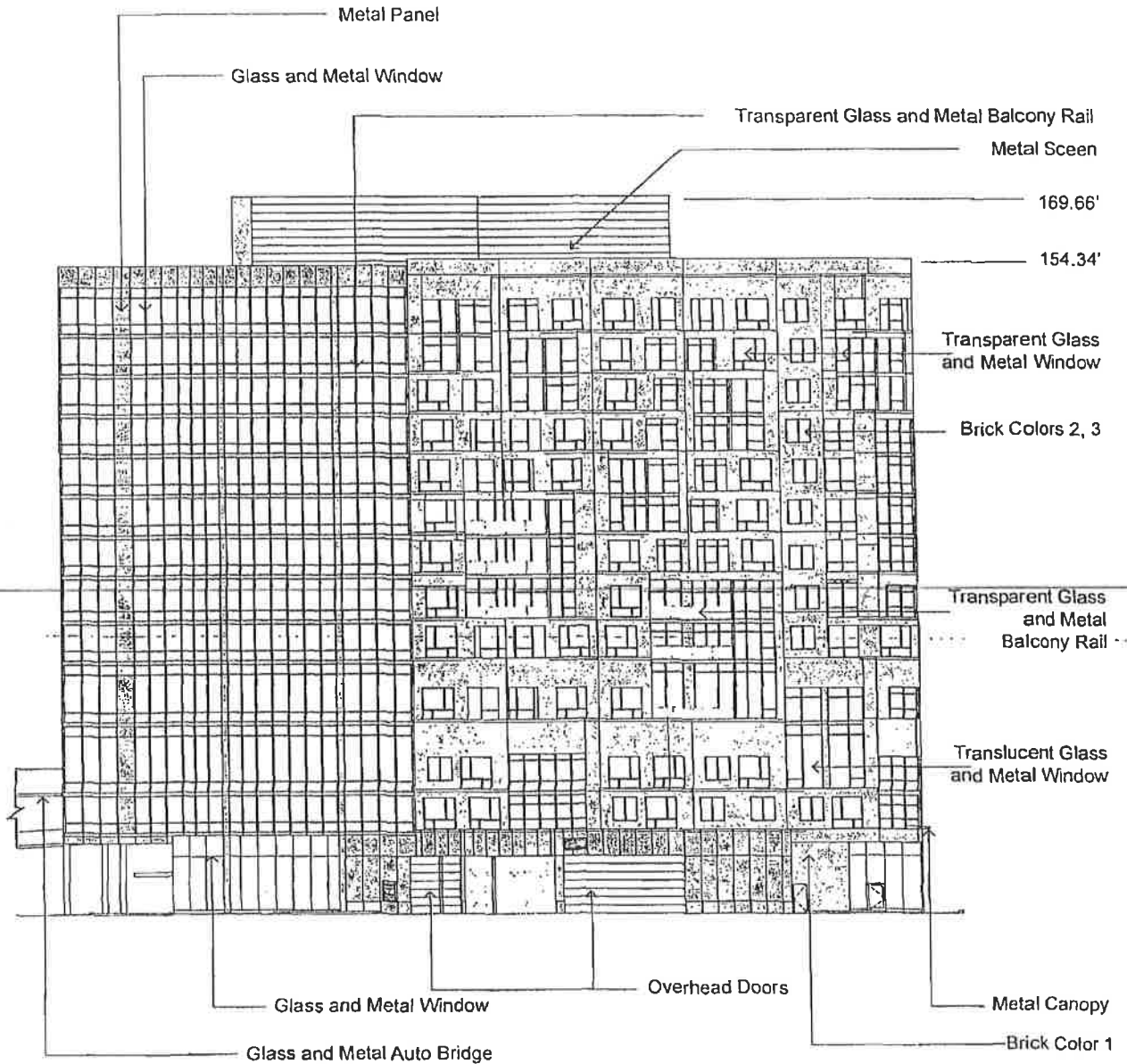
Applicant:	SP Riverwest LLC
Address:	1001 West Chicago Avenue, Chicago, IL
Date:	May 28 , 2014
Plan Commission Date:	October 16 , 2014

Planned Development No. South Elevation of North Building



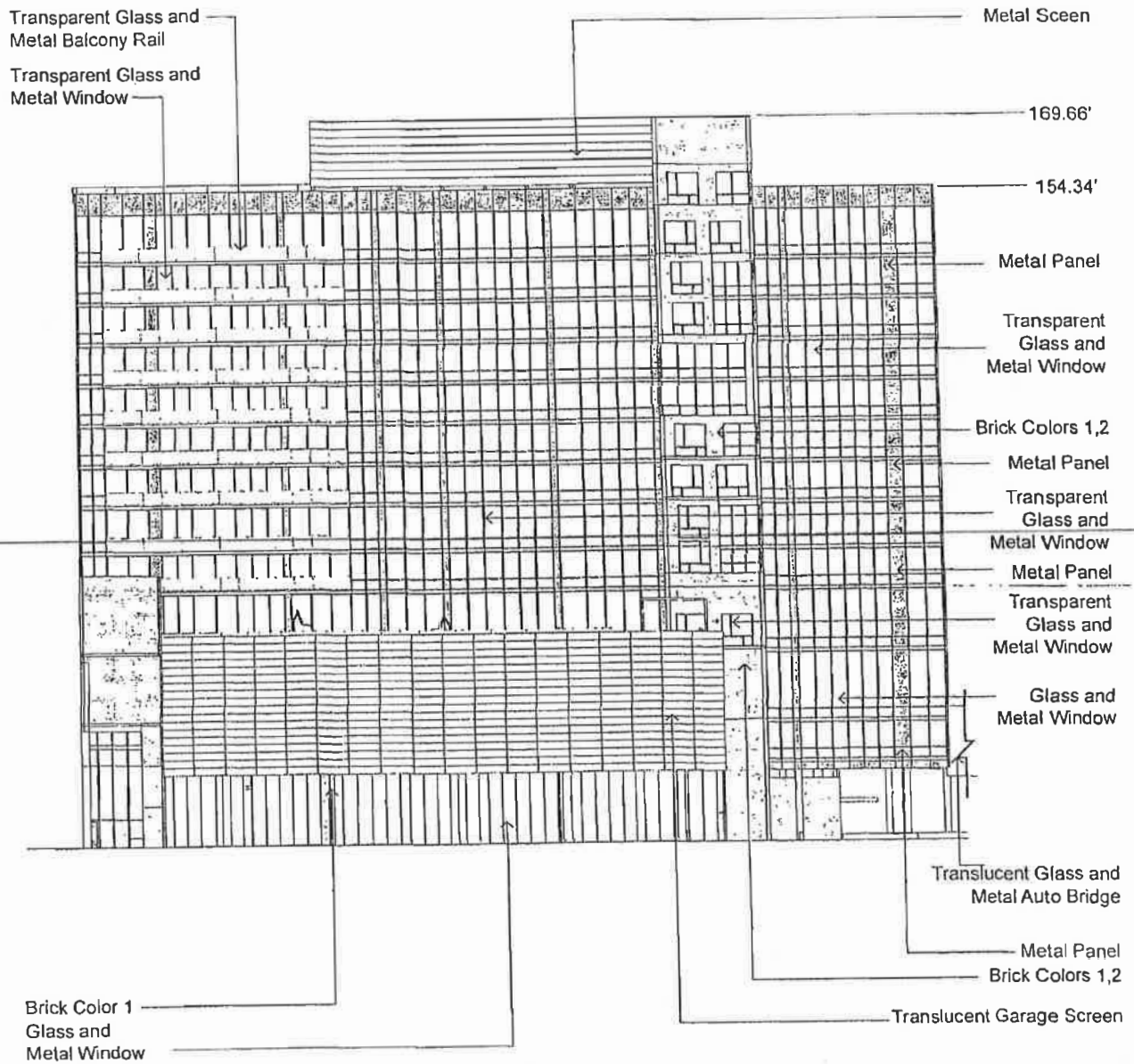
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014

Planned Development No. East Elevation of North Building



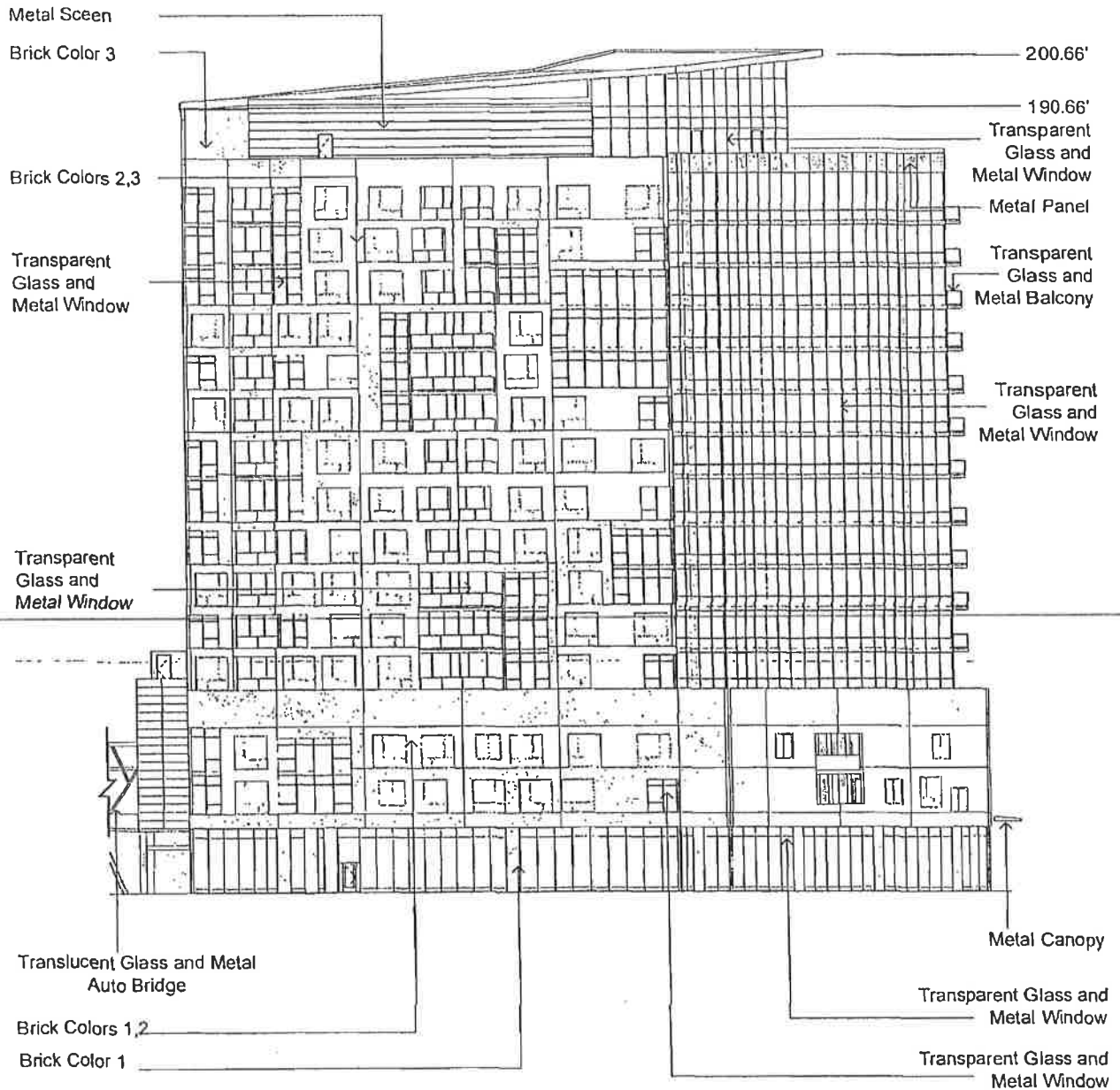
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. West Elevation of North Building



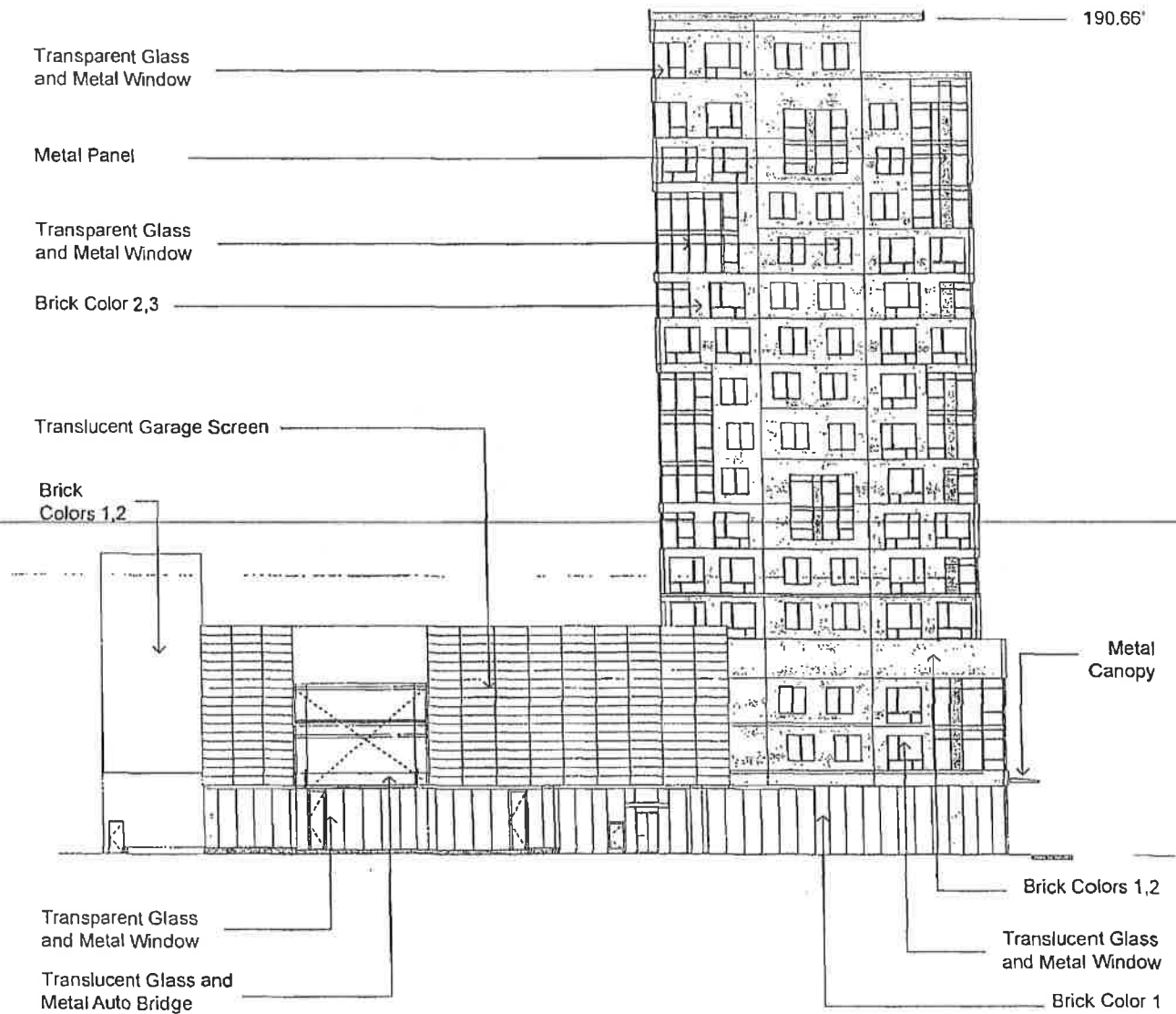
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28, 2014
Plan Commission Date: October 16, 2014

Planned Development No. West Elevation of South Building



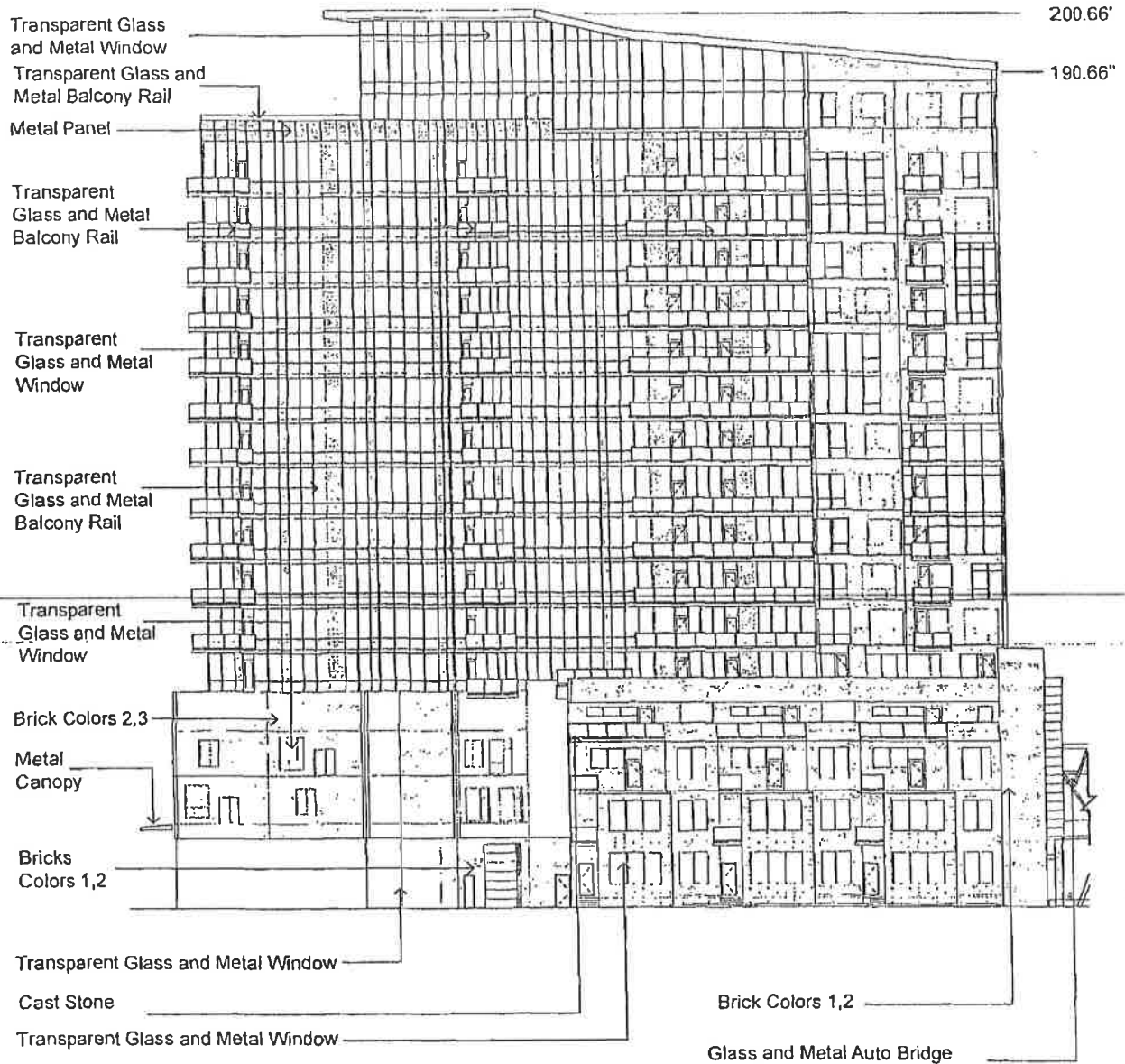
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28, 2014
 Plan Commission Date: October 16, 2014

Planned Development No. North Elevation of South Building



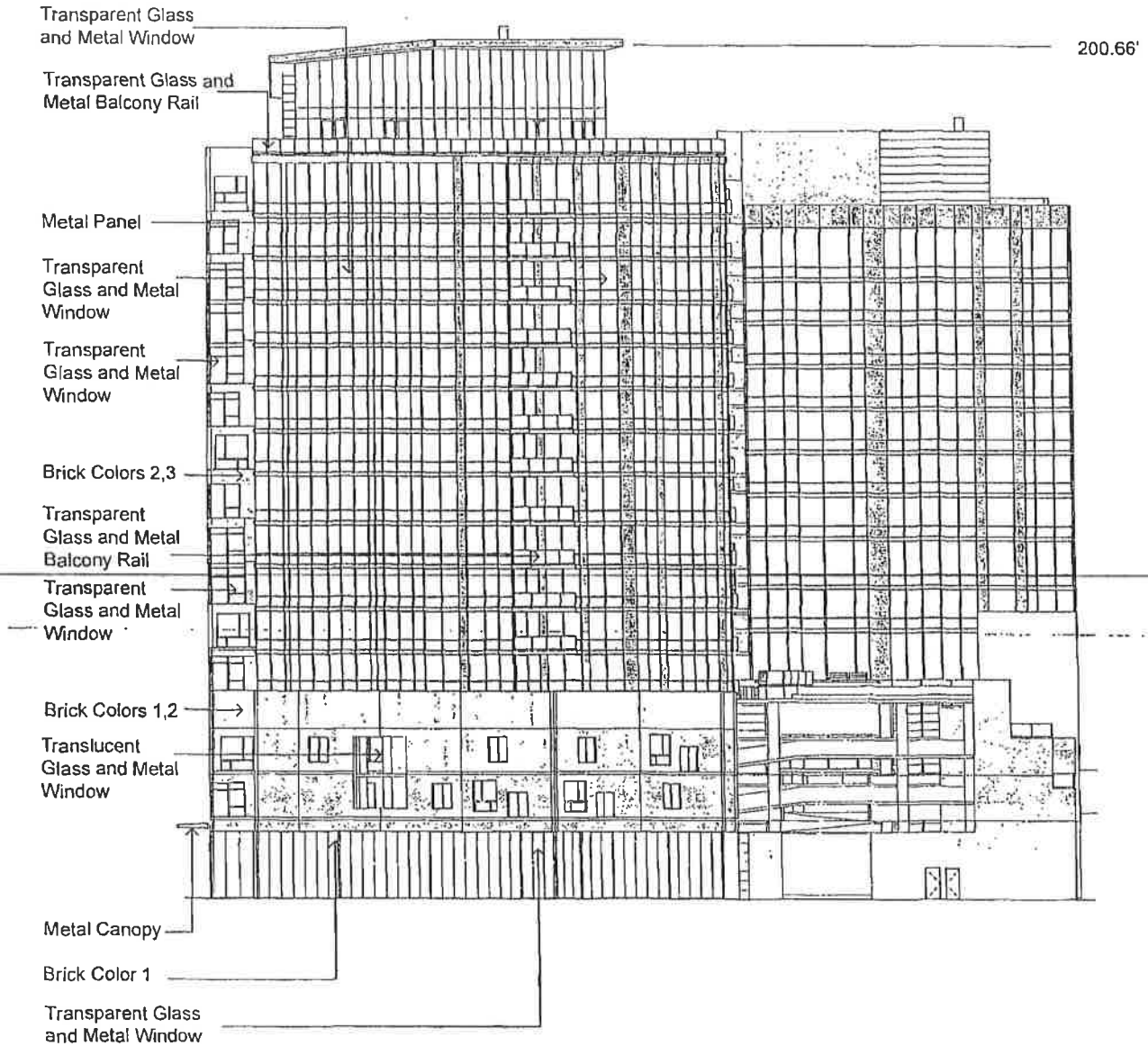
Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
Date: May 28 , 2014
Plan Commission Date: October 16 , 2014

Planned Development No. East Elevation of South Building



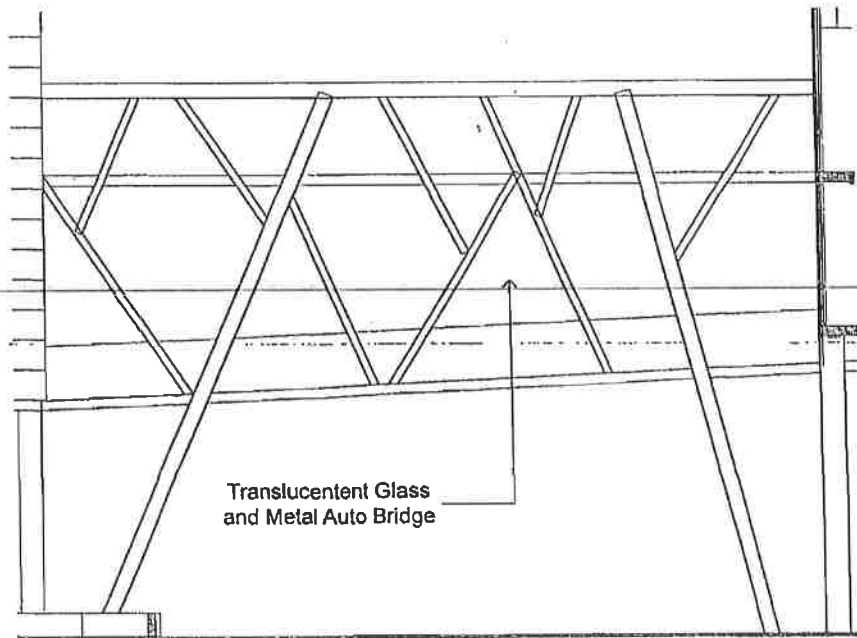
Applicant: SP Riverwest LLC
 Address: 1001 West Chicago Avenue, Chicago, IL
 Date: May 28 , 2014
 Plan Commission Date: October 16 , 2014

Planned Development No. South Elevation of South Building



Applicant: SP Riverwest LLC
Address: 1001 West Chicago Avenue, Chicago, IL
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Planned Development No. Auto Bridge - East Elevation



Note: West Elevation of Auto Bridge is the mirror image of the East Elevation.

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Address: 1001 West Chicago Avenue, Chicago, IL
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