

PD 1279

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 29, 2016

Rolando R. Acosta
Acosta Ezgur, LLC
1030 W. Chicago Ave.
3rd Floor
Chicago, IL 60642

Re: Administrative Relief request for Residential-Business Planned Development No. 1279, Proposed plaza at 2255-93 N. Milwaukee Avenue

Dear Mr. Acosta:

Please be advised that your request for a minor change to Residential- Business Planned Development No. 1279 ("PD 1279"), 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. 13 of PD 1279.


On August 31, 2015, administrative relief was granted for design revisions, including a parking reduction, a setback reduction, and landscape modifications for the proposed mixed-use buildings to be located at 2293 N. Milwaukee Ave. Also, a one-story ground floor retail connector was approved in place of the previously approved parking garage between the two mixed-use buildings.

You are now requesting, on behalf of the sole owner of PD 1279, 2293 NMALLC, to replace the retail connector between the two buildings with a landscaped plaza. Construction of the mixed-use buildings is almost complete and there is a lack of demand for additional retail space at this location. The attached, revised Landscape Plan-1st Floor, Floor Plan & RCP Ground Floor, and Landscape Planting Details & Notes, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed landscaped plaza 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 -Business Planned Development No. 1279, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

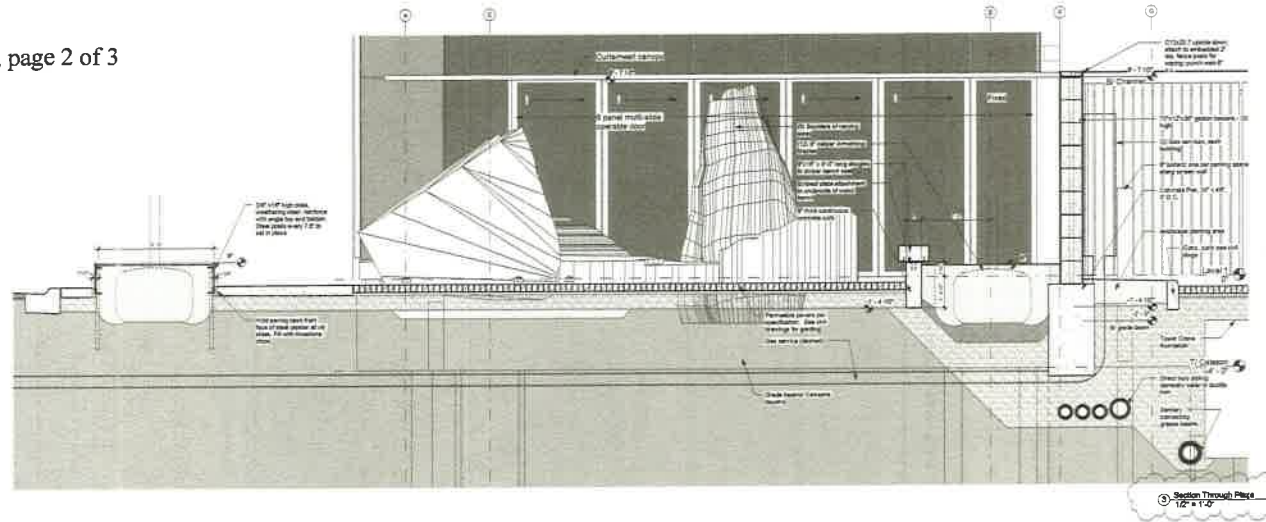


Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Main file

EXHIBIT B, page 2 of 3

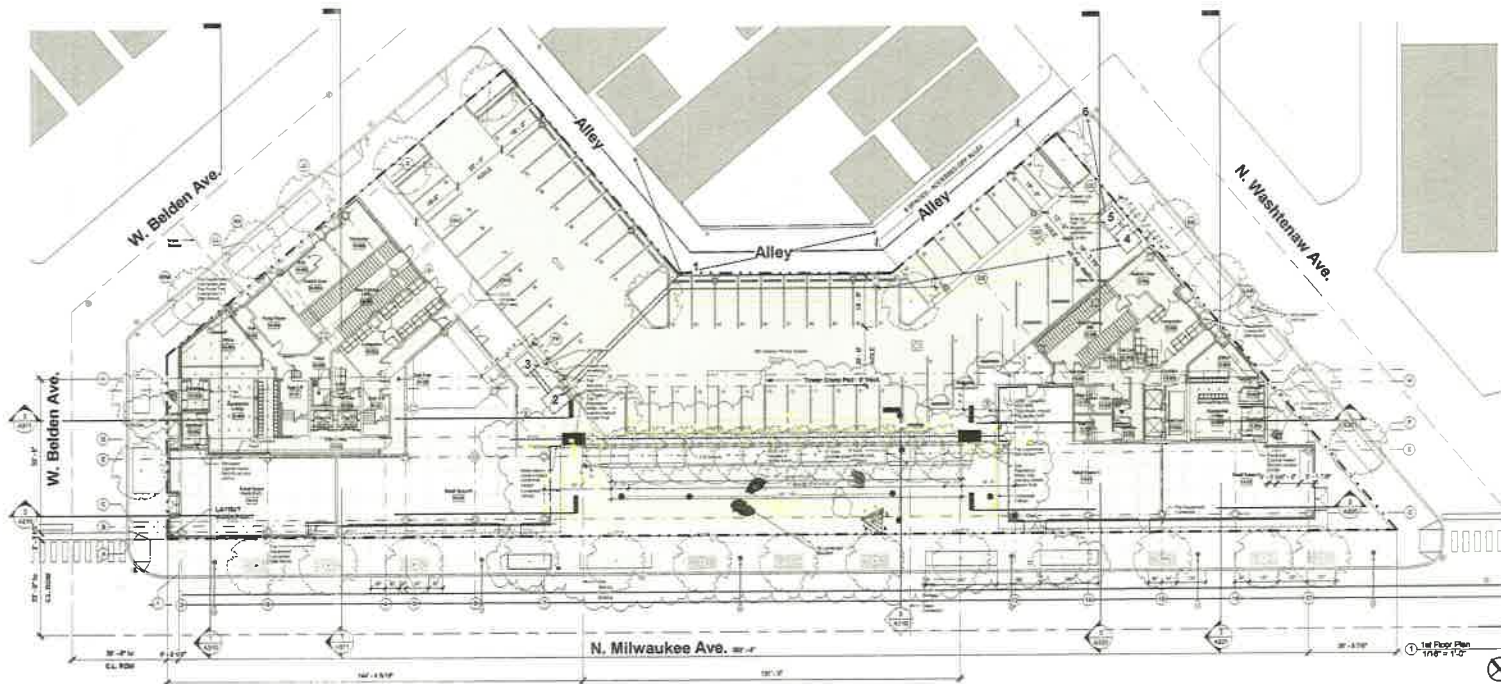


Wheeler Kearns Architects

343 S Dearborn St Ste 200
Chicago Illinois 60604
312 939 7787

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SYMBOL	DESCRIPTION
CM-1	Concrete Slab on Grade
CM-2	Concrete Slab on Grade
CM-3	Concrete Slab on Grade
CM-4	Concrete Slab on Grade
CM-5	Concrete Slab on Grade
CM-6	Concrete Slab on Grade
CM-7	Concrete Slab on Grade
CM-8	Concrete Slab on Grade
CM-9	Concrete Slab on Grade
CM-10	Concrete Slab on Grade
CM-11	Concrete Slab on Grade
CM-12	Concrete Slab on Grade
CM-13	Concrete Slab on Grade
CM-14	Concrete Slab on Grade
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CM-99	Concrete Slab on Grade
CM-100	Concrete Slab on Grade



ARCHITECTURAL ELEVATION 1/8" = 1'-0" C&G DATUM

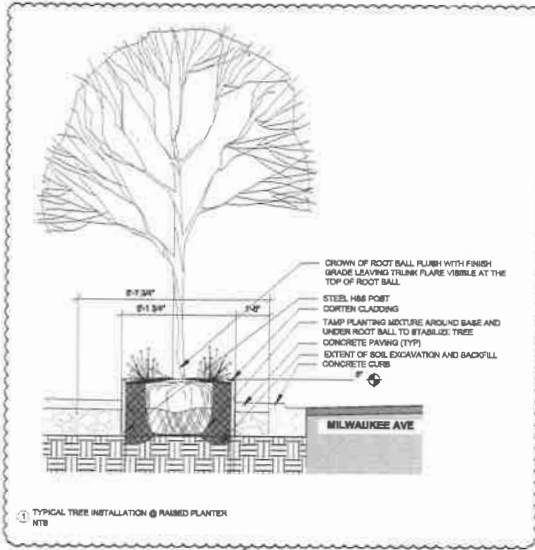
NO.	ISSUE FOR CONCEPT PRICING	DATE
1	ISSUE FOR CONCEPT PRICING	08/17/2014
2	OCV REVIEW	07/17/2015
3	SOB DD	07/20/2015
4	CASBON & FOUNDATION PERMIT	08/12/2015
5	BUILDING PERMIT	08/24/2015
6	WINDOW WALL CONSTRUCTION	10/20/2015
7	POB CONSTRUCTION SET	11/16/2015
8	PLAZA DEVELOPMENT	02/02/16

Project
2733 W Belden Ave +
2210 N Washenaw Ave
Chicago, IL 60647

Floor Plan & RCP
Ground Floor

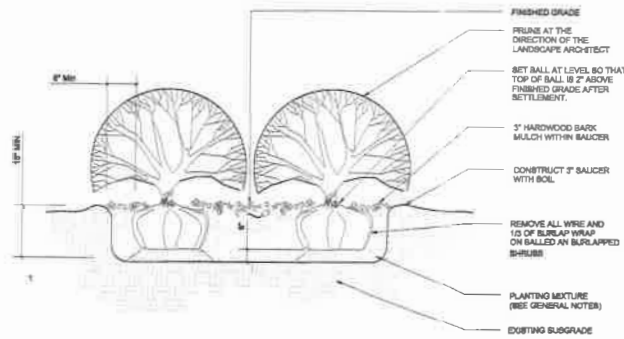
Scale: As indicated
Job No: **A110**
PAGE

EXHIBIT B, page 3 of 3

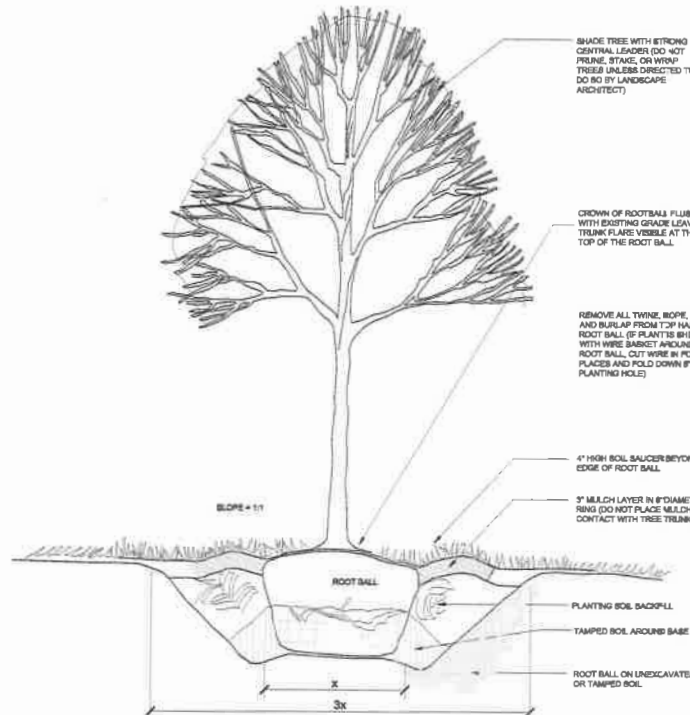


1 TYPICAL TREE INSTALLATION @ RAISED PLANTER NTS

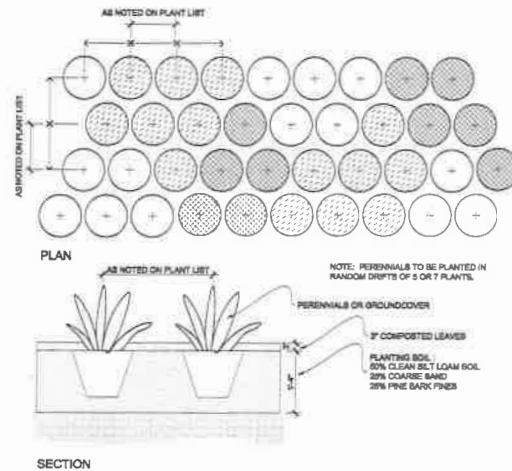
MM 2010-08-11



2 TYPICAL PERENNIAL INSTALLATION DETAIL NTS



3 TYPICAL TREE INSTALLATION @ PARSONS LOT NTS



4 TYPICAL PERENNIAL INSTALLATION DETAIL

GENERAL NOTES:

- Existing underground utilities are plotted from original site drawings and site topographic survey. Every effort has been made to show all utility lines across the site. Contractor shall use every precaution in digging since some underground utilities may not be as shown. Contractor shall become thoroughly familiar with all environmental utility locations prior to any digging and verify locations and depths of all utilities. Contractor shall report any conflicts to ACR prior to beginning work.
- Site Information for these plans was taken from available information site survey. Contractor shall verify all dimensions and locations of existing and proposed features, including existing vegetation, and landscape improvements with any information concerning the installation of this project and reports submitted to ACR.
- All surface drainage shall be directed away from structures and related activities in all areas on or near the job and/or parking areas. Where poor subsurface drainage conditions occur in the field, contractor shall notify Landscape Architect immediately and make recommendations for solutions to drainage issues before proceeding with work.
- Contractor to provide a placement plan. Contractor to provide material specifications, as required to meet soil permeability rate less than 0.25 in. Where possible, and if equipment approved and per local, all under drainage shall be hot tar-sealing or proposed storm structures.

PLANTING NOTES:

- General condition
- Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to ACR or Landscape Architect in writing prior to landscape work commencement.
 - All existing, protected vegetation shall be marked as a minimum of the grade step line or an easement with local ordinance.
 - The landscape contractor shall keep all areas clear and orderly at all times.
 - The landscape contractor shall keep all roadways and sidewalks clear of mud and debris that result from landscape operations.

Plant Life Plan

- Plant quantities shown on drawings are for contractor's convenience in scheduling only. Contractor is responsible for providing plant materials sufficient to cover areas shown on plans at the quantity indicated.

Site grading

- Grades at planting areas away from building at 2' min. grade.
- Finish grade shall be 4" min. below building finish floor elevation (adjacent to building walls).
- Finish grade shall be 1" below finish parking surface in bare areas and 2" in planting areas not adjacent to building.
- All grading, drainage, and utilities shall be installed in the field for certified plans by landscape architect. Landscape Architect shall review and approve prior to final grading. Finalized plans and drawings shall be as Landscape Architect's direction.

Soil & planting soil

- All soil planting sites for landscape or lawn, whether from on-site available or new imported soil, shall be tested for approval of pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations on amending and re-vegetation for use in planting.
- All planting soils shall be amended to meet the following requirements:

- For Tree and shrub beds:
 - 70% coarse sand
 - 15% organic matter
 - 15% pine bark fines
- For Perennial and Groundcover beds:
 - 70% clean fill basin topsoil
 - 15% coarse sand
 - 15% pine bark fines

One step soil conditioner can be substituted if soils are comparable.

- It is understood that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-14" depth.
- Topsail shall be free of rocks, stones, and other material not more than one (1) diameter in size.
- All weeds, thistles and other plants resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

Planting Standards

- All plants shall be protected against frost, sun wind and frost during transportation to the site and while being held at the site. Do not store plants in bare containers more than one (1) day.
- Contractor shall notify the ACR at the time of delivery of any plant material that is damaged or in poor condition to determine acceptability.
- All trees shall be single trunk specimens unless otherwise noted.
- Landscape Architect shall approve all plant materials for quality, condition and specified sizes. Trees and shrubs shall be approved at nursery location, during digging or before transport to job site. Notify Landscape Architect 1 week prior to tentative date of digging. Tagging should occur at least 1 week prior to the tentative date of transporting the plant material.
- Perennials and groundcovers shall be approved at job site prior to installation. At least one plant of each species delivered to the site will have an identification tag from the supplying nursery showing cultivar and botanical plant name.
- Landscape Architect shall field verify and approve all final plant stock, sizes, and seasonal bed layouts and all perennial layouts prior to installation. Notify Landscape Architect 1 week prior to the tentative date of planting.
- ACR reserves the right to inspect all plant materials before planting. Material may be rejected at any time due to condition, form or damage before or after planting.
- Provide one bag and spade of 3-cubic, washed, black plastic mulch per site, not lighter than 12-gauge with puncture resistance provided not less than 1/2" diameter cocoon or puncture hole, set to required height and of uniform size, material and size to prevent tree trunks from damage by wires.
- All temporary plant (ping material and marking tapes shall be removed at the time of planting.

Mulching

- For tree and shrub-mulch organic double shredded hardwood bark mulch at a depth of 3".
- For perennial and groundcover beds: rigid organic composted leaf mulch at a depth of 2".

Maintenance & Watering

- All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction and thereafter to be watered. Contractor shall water all plants immediately after planting. Plant plants base during the hot heat-hour (OH) hours after planting.
- Landscape Contractor shall maintain all trees, shrubs, perennials, and ornamental grasses under this contract against drought and disease resulting immediately growth, except for effects resulting from neglect by owner. Contractor shall water all plants immediately after planting. Plant plants base during the hot heat-hour (OH) hours after planting.
- All newly installed or installed areas shall be maintained, watered, and mowed throughout their growing season during construction and shall be maintained by owner.
- Protect second stems and stems against animal and insect damage due to birds and other wildlife by applying steel term insecticide emulsion control diseases, mold and or feeding the application of feeding prevention. Adhere to the manufacturer's application for required placement or timing.
- Contractor shall report to the original condition any area or item damaged as a result of their work. Any existing landscape indicated on the approved plans that is damaged or removed during construction or construction shall be repaired and/or replaced in kind and equipment use per the approved plans. Contractor shall repair and seal in kind all turf areas damaged as a result of project construction.

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 wkaarch.com



Revisions	
ISSUED FOR PERMIT	09/04/2016
ISSUED FOR CONSTRUCTION PERMIT AMENDMENT 1	11/16/2016 08/11/2016

Project
 2733 W Belmont Ave. & 2210 N Westlawn Ave. Chicago, IL 60625

LANDSCAPE PLANTING DETAILS & NOTES

Scale	AS NOTED	Drawing No	L220
Job No	P3006		



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 31, 2015

Robert Buono
2293 North Milwaukee LLC
1611 W. Division Street
Suite 201
Chicago, IL 60622

Re: Administrative Relief request for Residential-Business Planned Development No. 1279, 2293 N. Milwaukee Avenue

Dear Mr. Buono:

Please be advised that your request for a minor change to Residential- Business Planned Development No. 1279 ("PD 1279"), 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. 13 of PD 1279.

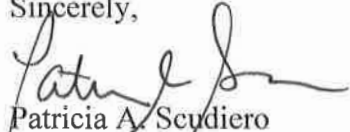
You are requesting on behalf of the sole property owner, 2293 North Milwaukee LLC, administrative relief for design revisions, including a parking reduction, a setback reduction, and landscape modifications for the proposed mixed-use buildings to be located at 2293 N. Milwaukee Ave. Based on concerns from the community and Alderman Moreno, you are proposing to incorporate additional ground floor retail space in place of the previously approved parking garage between the two mixed-use building's at Belden/Milwaukee and Washtenaw/Milwaukee. As a result, the parking has been reconfigured and the minimum number of off-street parking spaces has been reduced from 67 spaces to 59 spaces. The attached, revised, Ground Floor Plan (dated August 25, 2015), 2nd Floor Plan, North, Southwest and East Elevations, all dated August 31, 2015, shall be inserted in the main file.

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 -Business Planned Development No. 1279, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within

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

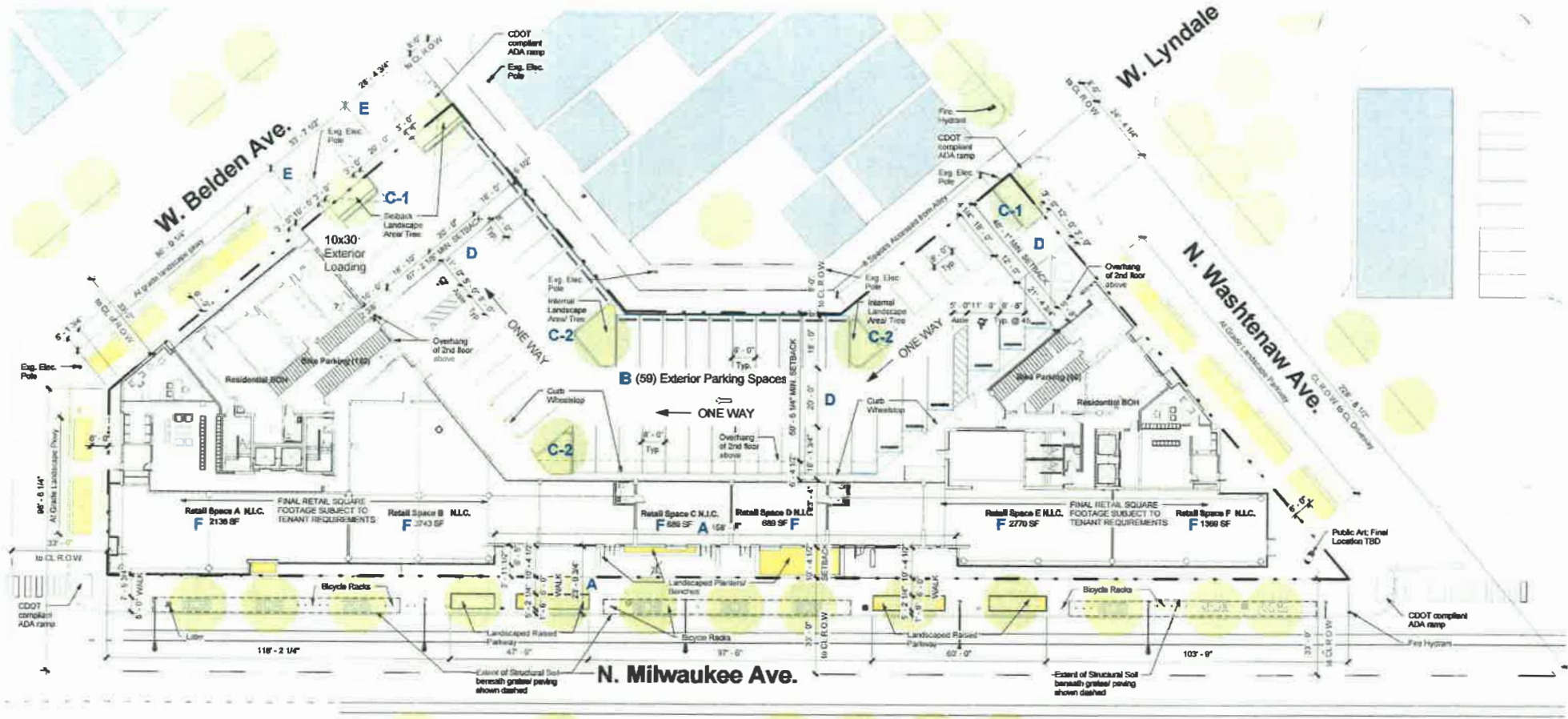
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Main file



CITY OF CHICAGO
 Department of Transportation
 Public Review Committee
APPROVED *W. H. [Signature]*
 Date of Review: 8/25/15
 Project Name: 2733 W Belden Ave
 15' minimum setbacks required for all drawings and require CDOT permits.

Remove all watering bags from tree planting details. Watering should be conducted using a watering root probe feeder once every 10-14 days at a rate of 10 gallons per caliper inch. The watering probe should be placed in multiple locations around the tree 18" away from the outside edge of the root ball. Additionally, the top of the root ball should be watered.

P.110
 Ground Floor Plan
 2733 W Belden Avenue &
 2210 N Washenaw
 8/25/2015

1 Planning Intake - Ground Floor Plan
 1/32" = 1'-0"



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P.120
 2nd Floor Plan
 2733 W Belden Avenue &
 2210 N Washtenaw
 8/31/2015

1 Planning Intake - 2nd Floor Plan
 1/32" = 1'-0"

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PROPERTY LINE

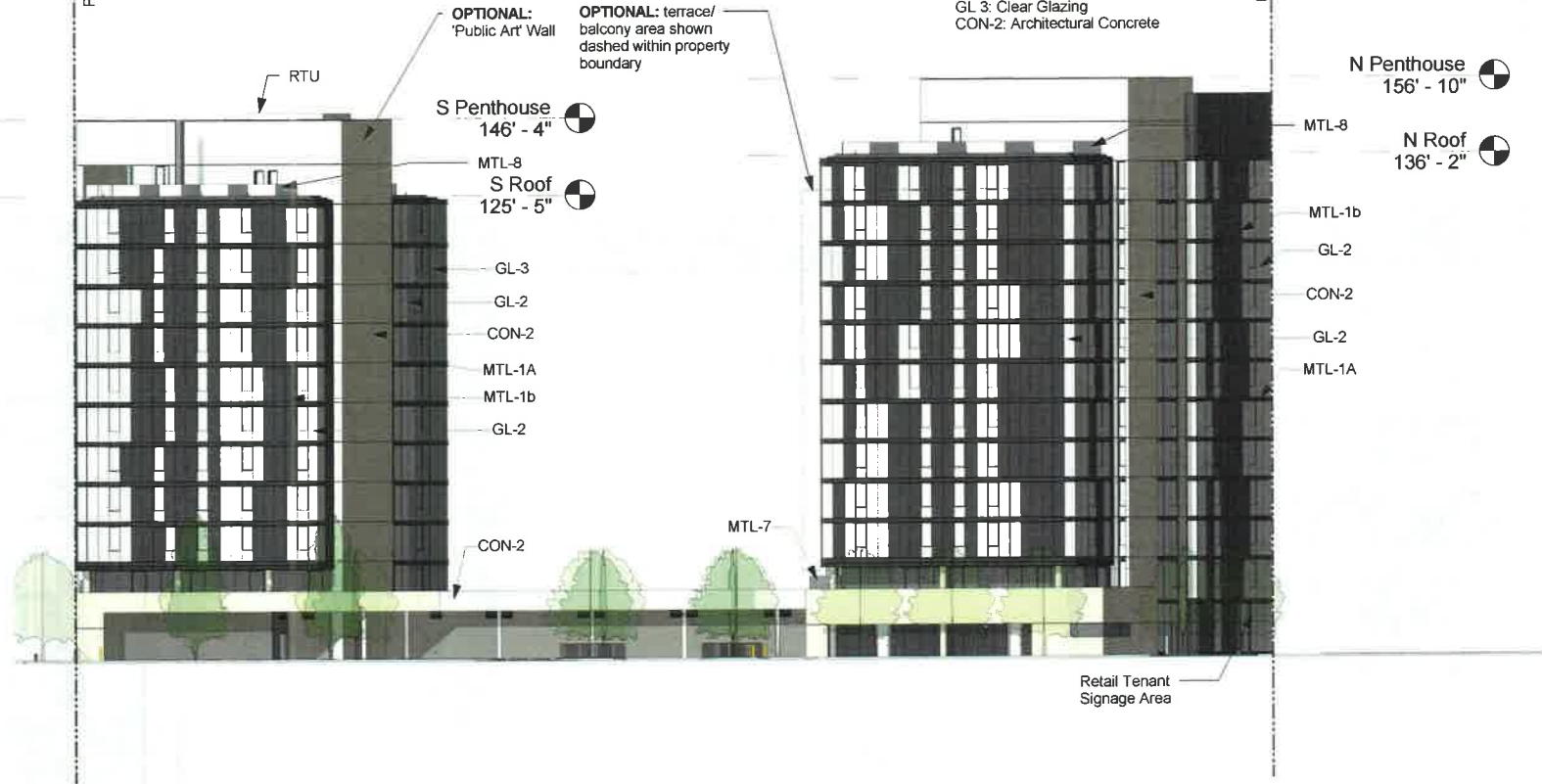
NOTES:

- 1. Parapet height subject to adjustment to allow for retention of stormwater to occur on roof.
- 2. Exterior Enclosure/ Window Wall system subject to adjustment to conform to unit layouts

MATERIAL LEGEND:

- MTL 1A: Metal Panels, slab edge cover
- MTL 1b: Metal Panels, painted
- MTL-7: Metal Screen Wall
- MTL-8: Metal Guardrail
- GL-1: Clear Glazing, Low-E Coated
- GL 2: Tinted Glazing, Low -E Coated
- GL 3: Clear Glazing
- CON-2: Architectural Concrete

PROPERTY LINE



P.201
 North Elevation
 2733 W Belden Avenue &
 2210 N Washtenaw
 8/31/2015

1 Planning Intake - North Elevation
 1/32" = 1'-0"

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PROPERTY LINE

NOTES:

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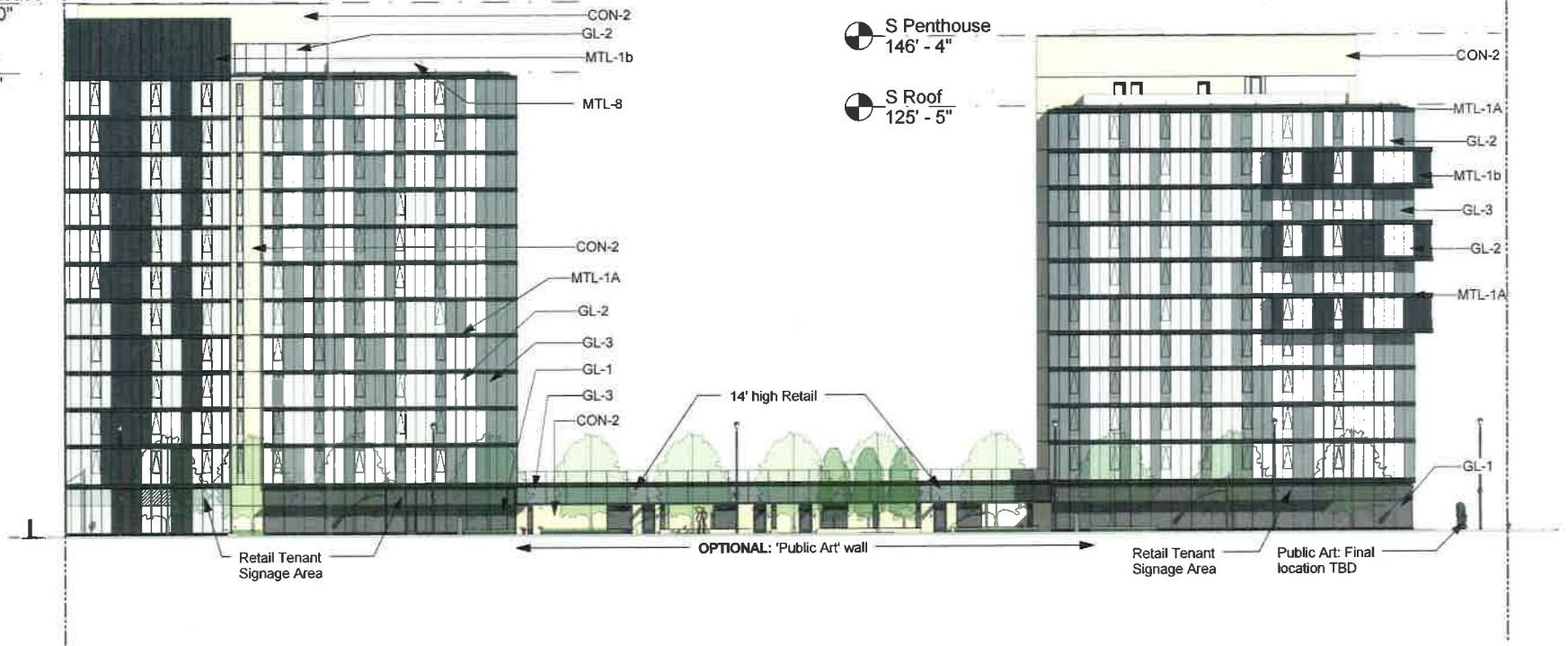
PROPERTY LINE

N Penthouse
156' - 10"

N Roof
136' - 2"

S Penthouse
146' - 4"

S Roof
125' - 5"

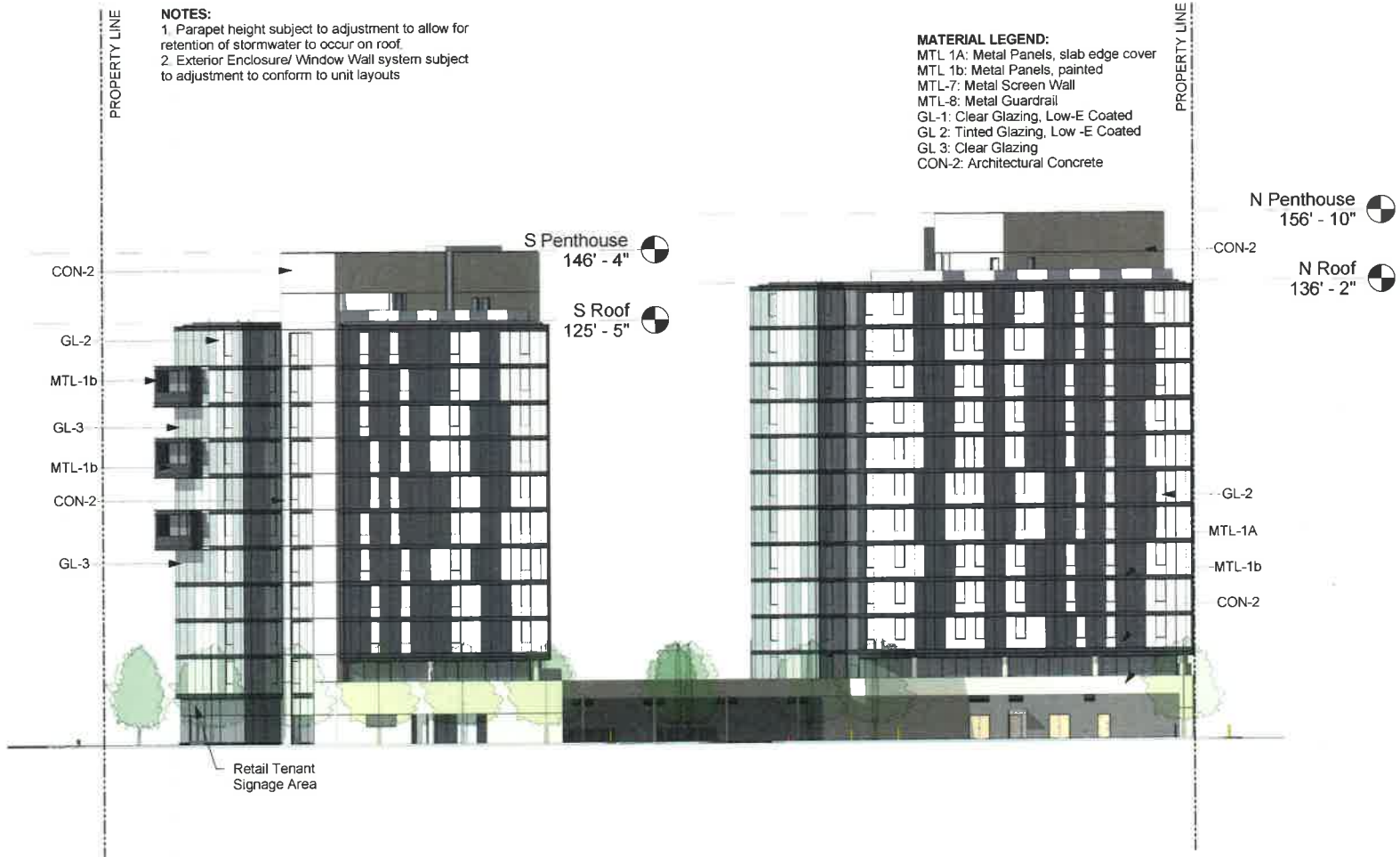


P.200
 Southwest Elevation
 2733 W Belden Avenue &
 2210 N Washtenaw
 8/31/2015

① Planning Intake - Southwest Elevation
 1/32" = 1'-0"

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NOTES:
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 GL 2: Tinted Glazing, Low -E Coated
 GL 3: Clear Glazing
 CON-2: Architectural Concrete

P.202
 East Elevation
 2733 W Belden Avenue &
 2210 N Washtenaw
 8/31/2015

1 Planning Intake - East Elevation
 1/32" = 1'-0"

**Wheeler
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 Chicago Illinois 60604
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18166

5/6/2015

REPORTS OF COMMITTEES

109175

Reclassification Of Area Shown On Map No. 5-1.
(As Amended)
(Application No. 18166)

RBPD 1279

(Common Address: 2255 -- 2293 N. Milwaukee Ave., 2208 -- 2226 N. Washtenaw Ave.
And 2715 -- 2735 W. Belden Ave.)

[SO2014-6810]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 5-1 in the area bounded by:

West Belden Avenue; the public alley next west of and parallel to North Washtenaw Avenue; the public alley next northeast of and parallel to North Milwaukee Avenue; the public alley next south of and parallel to West Belden Avenue; North Washtenaw Avenue; North Milwaukee Avenue; and West Belden Avenue,

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B3-5 Community Shopping District symbols and indications as shown on Map Number 5-1 in the area bounded by:

West Belden Avenue; the public alley next west of and parallel to North Washtenaw Avenue; the public alley next northeast of and parallel to North Milwaukee Avenue; the public alley next south of and parallel to West Belden Avenue; North Washtenaw Avenue; North Milwaukee Avenue; and West Belden Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above.

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

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

Substitute Statements.

Residential-Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1279 ("Planned Development") consists of approximately 42,331 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 2293 North Milwaukee 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 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

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

4. This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations submitted herein. Full-sized 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control. Should the commencement of construction of the second of the two mixed-use buildings contemplated by this Planned Development not commence within two years of the completion of the first building, then the applicant shall landscape the area to be occupied by such second building until such time as its construction commences.
5. The following uses are allowed/permitted in the area delineated herein as a Residential-Business Planned Development:

residential units, include dwelling units above the ground floor and efficiencies; day care; business equipment sale and service; business support services; communication service establishments; eating and drinking establishments; indoor special event space; banks and other financial institutions and services; ATM facilities; food and beverage retail sales; medical service office; personal service; repair or laundry service, consumer; retail sales, general; outdoor and indoor participant sports and recreation; restaurant; tavern; office; children's activity facility; wireless communications facilities; and accessory uses, excluding pawn shops and adult uses provided further, however, that the establishment of day care, bank and other financial institutions and services, and a children's activity facility shall be limited to ground floor and to a maximum size of 3,000 square feet in the southern building and 5,000 square feet in the northern building.

Any use that requires curb-side pickup and drop-off areas shall require review and approval by the Department of Transportation and the Department of Planning and Development.
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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 42,331 square feet and a base FAR of 5.0.
9. The applicant acknowledges and agrees that the rezoning of the Property from C1-1 to a 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; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit _____, the applicant has agreed to provide 10 percent affordable housing units in the Residential Project (the "Affordable Units"), if rental for households earning up to 60 percent of the Chicago Median Income, or, if the units are to be owner-occupied (e.g., condominium), then the applicant shall either provide the Affordable Units on-site or off-site in accordance with the income-eligibility and off-site unit requirements in the Affordable Housing Ordinance as amended on April 15, 2015.

At the time of each Part II Review for the Residential Project, applicant shall update and resubmit the Affordable Housing Profile Form to 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 _____ accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must either make the required cash payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Property and will constitute a lien against each Affordable Unit. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development ordinance.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of 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.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors, among such authorized administrative modifications are revisions to the Site Plan and Elevations as required.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The 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 has agreed to provide a 50 percent green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Matrix.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B3-5 Community Shopping.
17. In addition to the Affordable Units, the applicant voluntarily agrees to provide an additional 3.78 percent affordable workforce housing units in the Residential Project consisting of three-bedroom and two-bedroom units for households earning up to 100 percent of the Chicago Median Income.

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

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Second Floor Plan; Enlarged Plan; Green Roof Plan; and North, Southwest and East Building Elevations referred to in these Plan of Development Statements printed on pages 109181 through 109189 of this *Journal*.]

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

Planned Development No. 1279

Bulk Regulations Table.

Net Site Area:	42,331.00 square feet
Area in the Public Right-of-Way:	29,192.43 square feet
Gross Site Area:	71,523.43 square feet
Maximum Floor Area Ratio:	5.00
Maximum Number of Units:	220
Maximum Building Height:	
North Building:	156 feet, 10 inches
South Building:	146 feet, 4 inches
Minimum Number of Parking Spaces:	67 spaces
Minimum Number of Loading Berths:	One berth (10 feet by 25 feet)
Minimum Number of Bicycle Parking:	One per unit
Minimum Setbacks:	In accordance with the Site Plan

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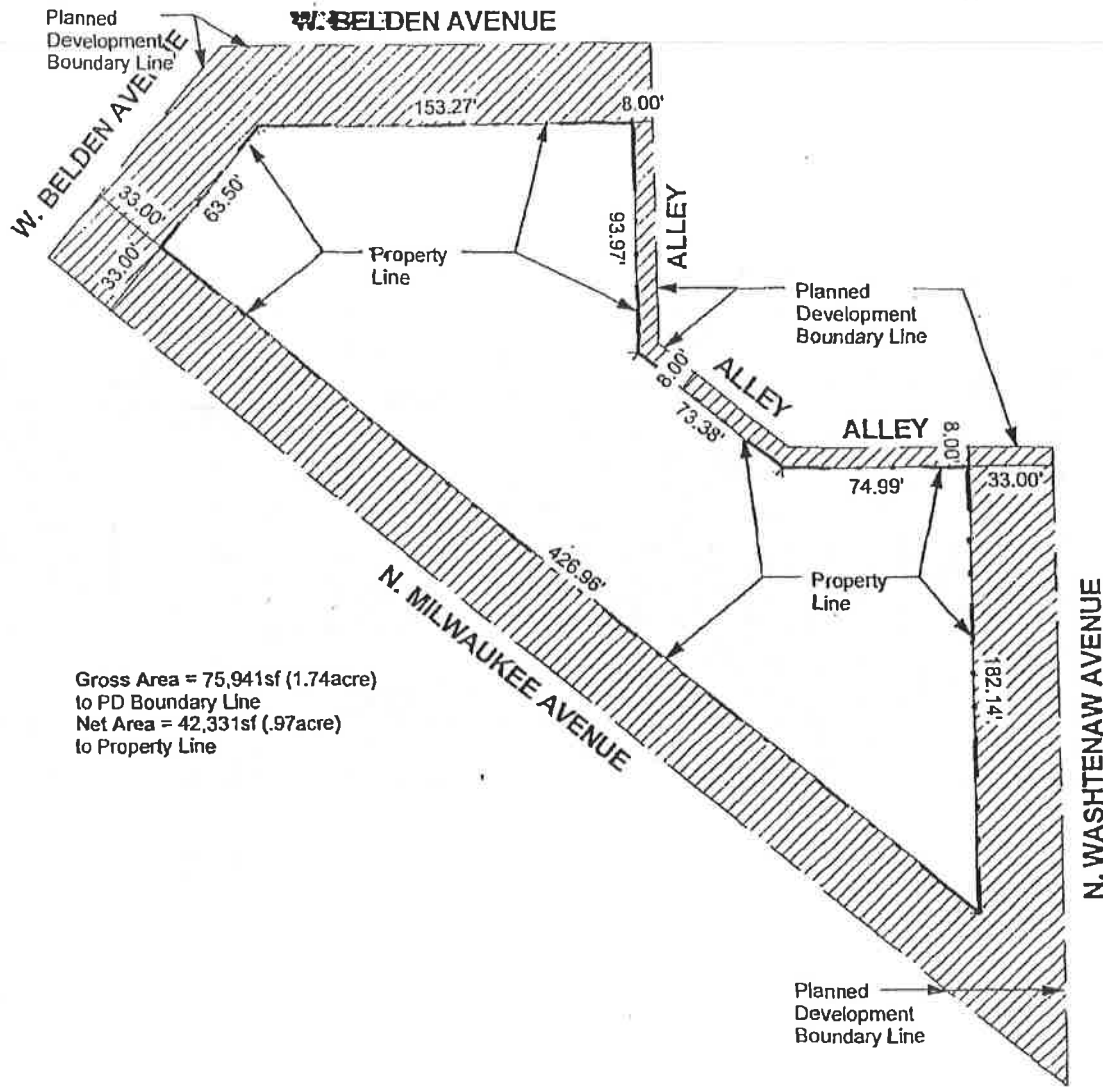
Zoning data reflects all ordinances passed
 in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

2255-93 N Milwaukee Ave/
 2208-26 N. Washtenaw Ave/
 2715-35 W Belden St

Applicant: 2293 North Milwaukee LLC
 Address: 2255-93 N Milwaukee Ave/
 2208-26 N. Washtenaw Ave/ 2715 - 35 W Belden St
 Introduction Date: September 10th, 2014
 Plan Commission Date: April 16th, 2015

PD 1
 Existing Zoning Map

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Gross Area = 75,941sf (1.74acre)
 to PD Boundary Line
 Net Area = 42,331sf (.97acre)
 to Property Line

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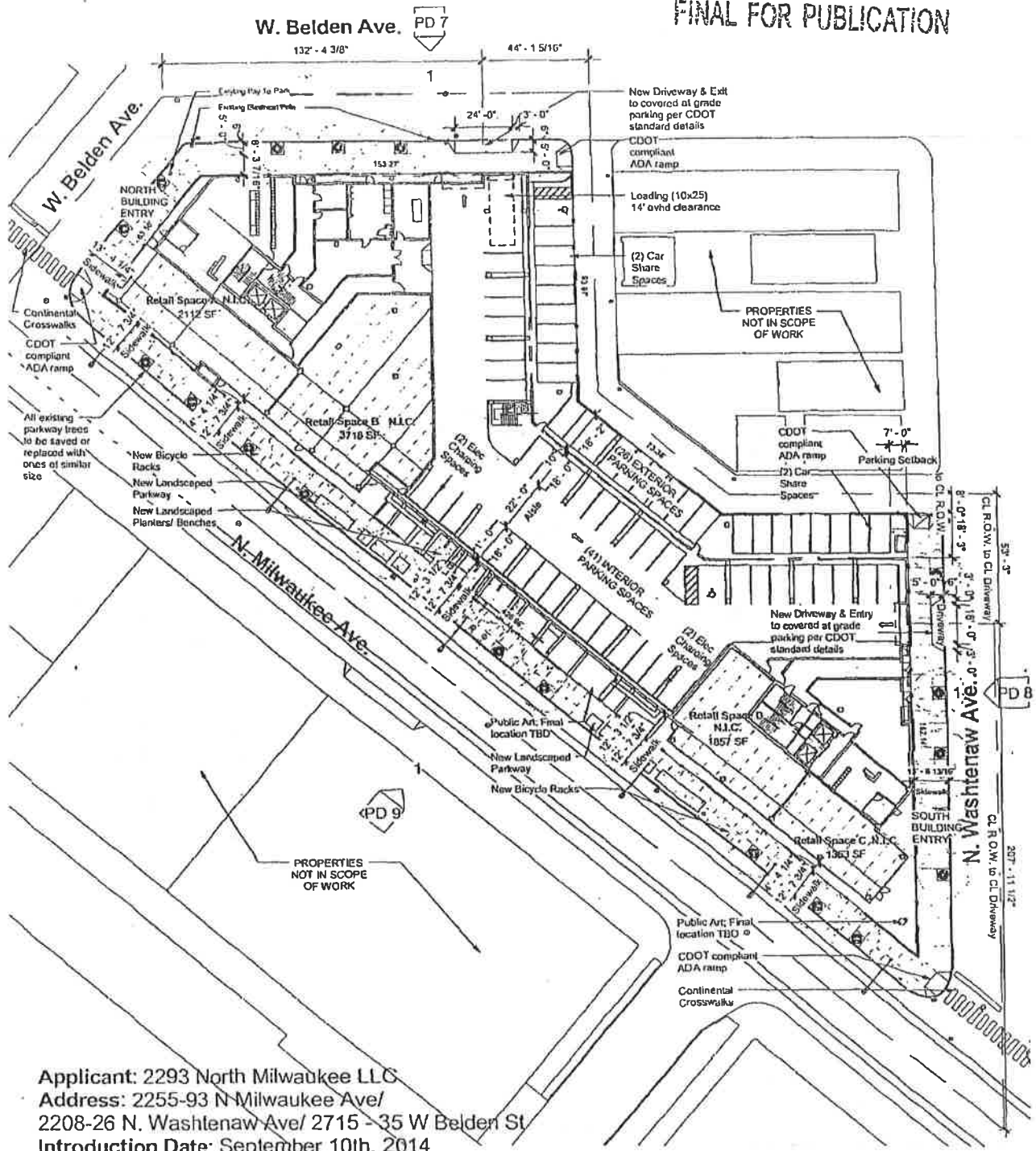
PD 2

Boundary and Property Line Map

① PD - Boundary and Property Line Map
 1/64" = 1'-0"



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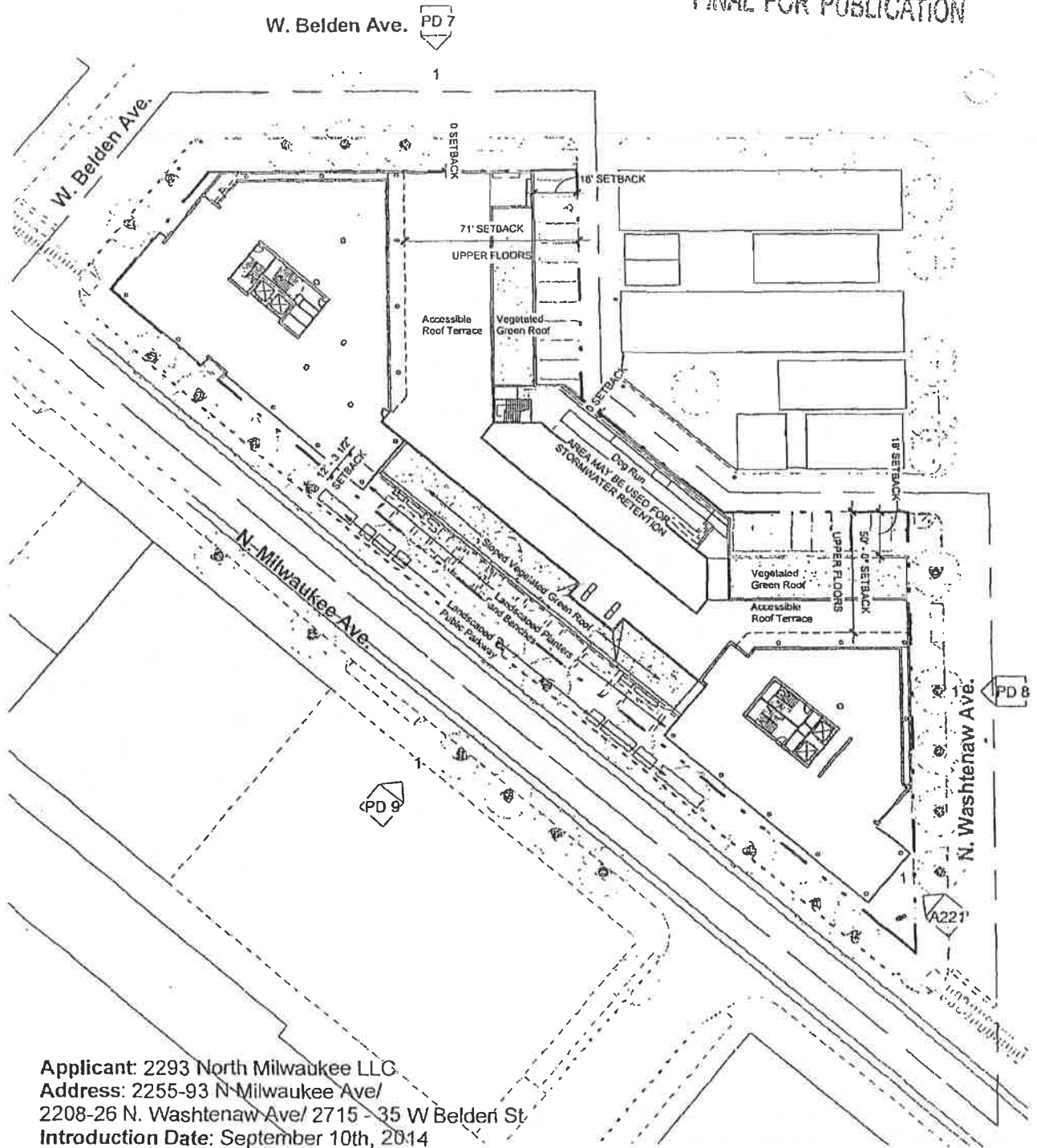


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PD 3
 Site Plan



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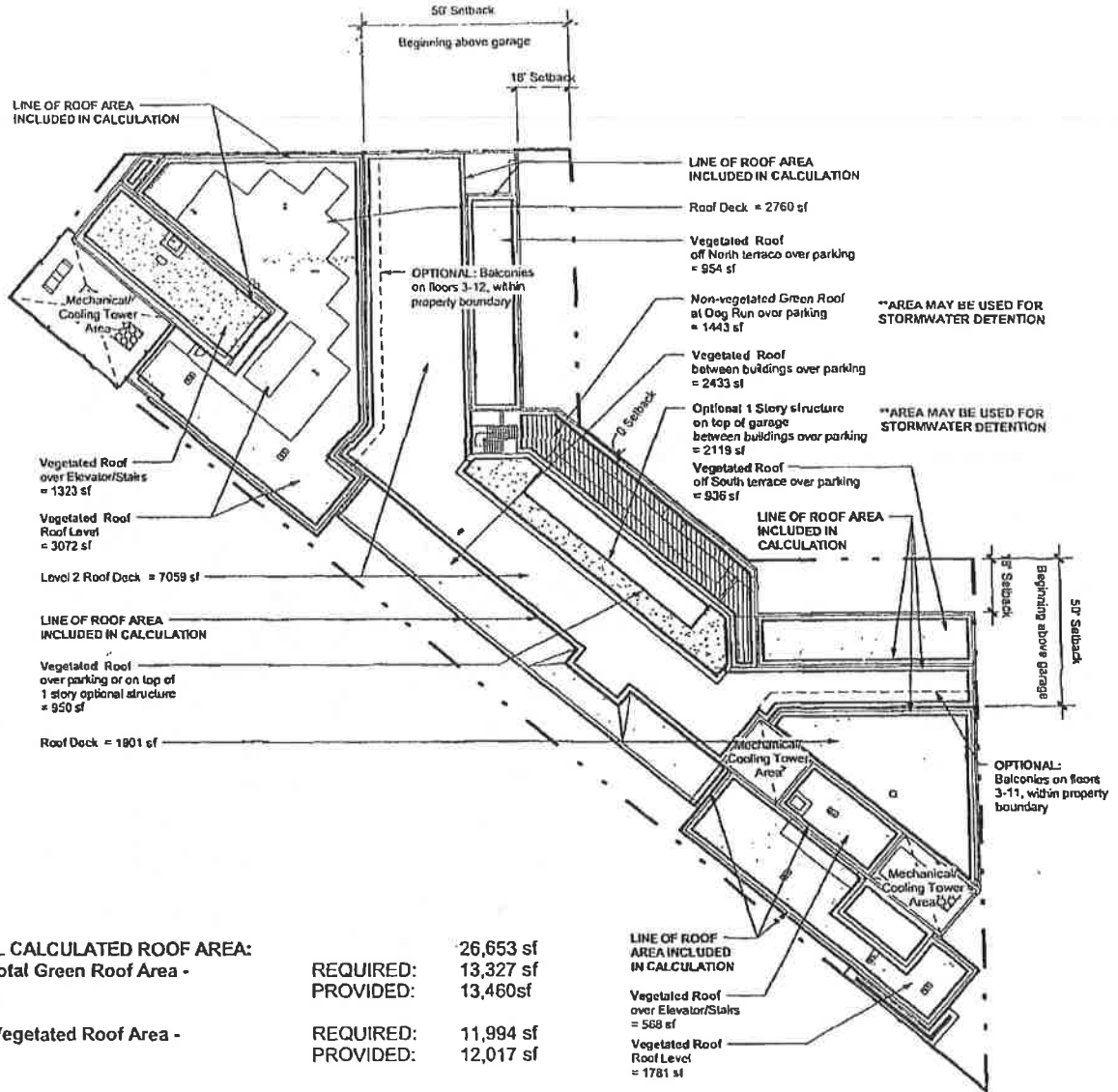


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PD 4
 Second Floor Plan

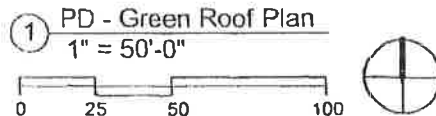


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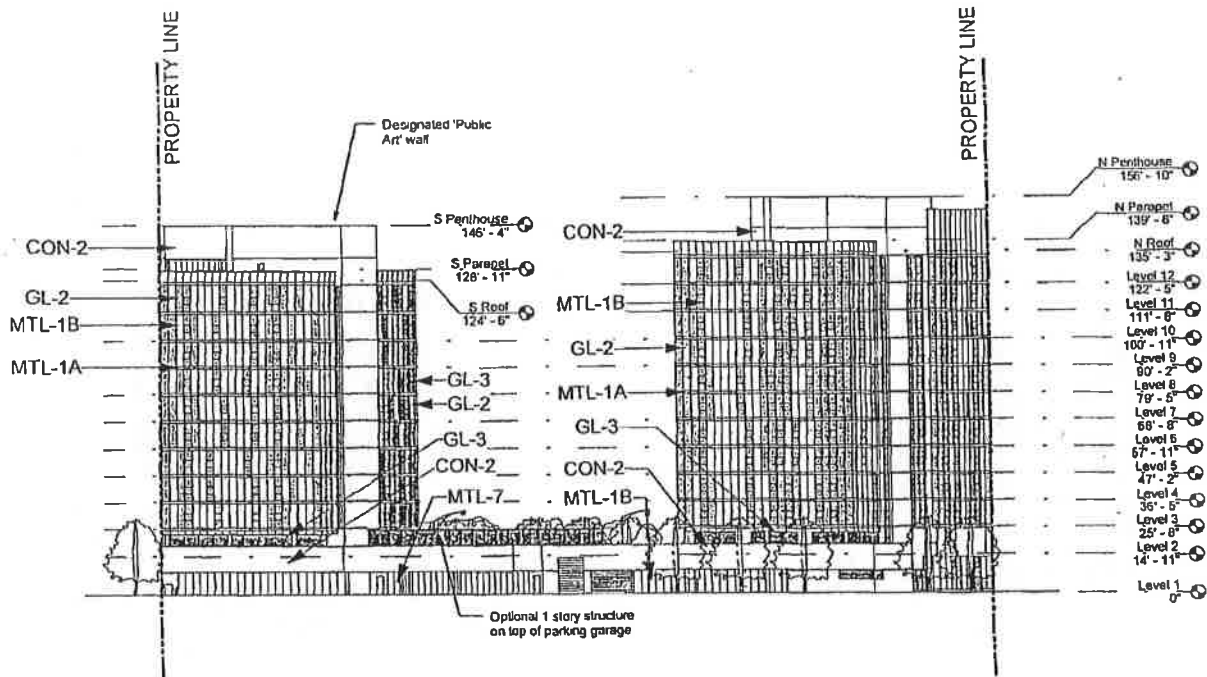
PD 6
 Green Roof Plan



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NOTES:

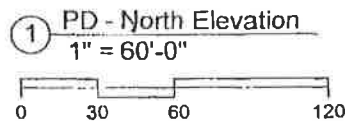
1. Parapet height subject to adjustment to allow for retention of stormwater to occur on roof.
2. Exterior Enclosure/ Window Wall system subject to adjustment to conform to unit layouts



MATERIAL LEGEND:
 MTL 1A: Metal Panels, slab edge cover
 MTL 1B: Metal Panels, painted
 MTL-7: Metal Screen Wall
 GL-1: Clear Glazing, Low-E Coated
 GL 2: Tinted Glazing, Low -E Coated
 GL 3: Clear Glazing
 CON-2: Architectural Concrete

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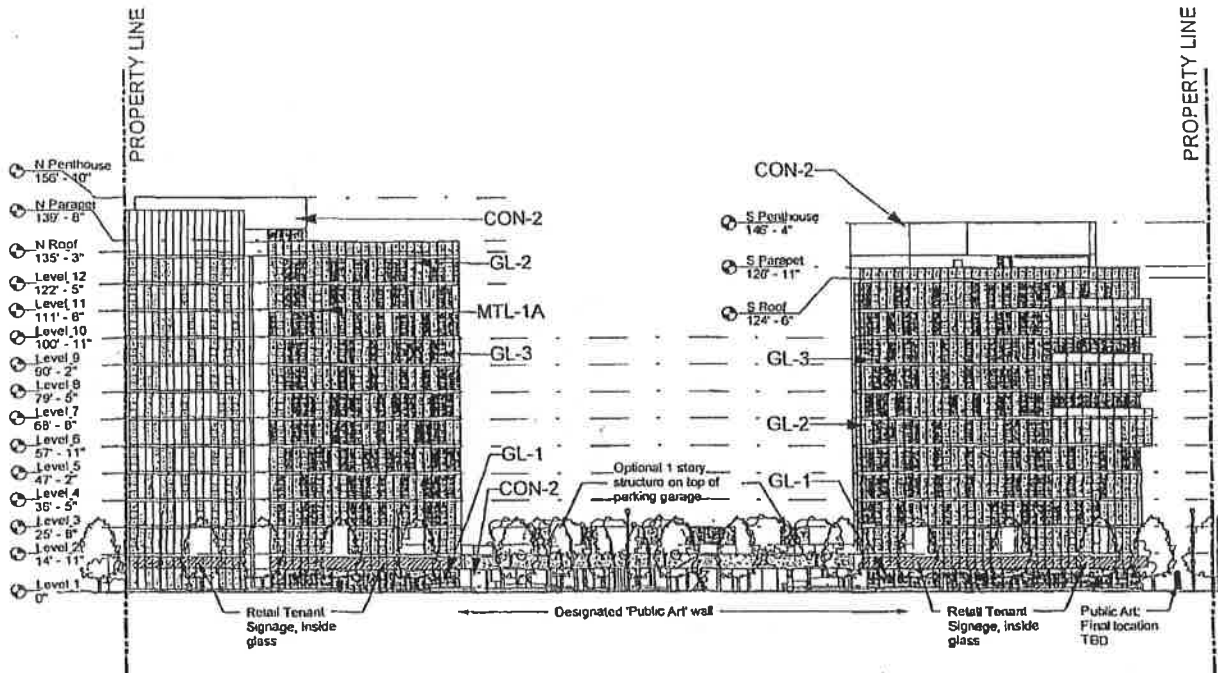
PD 7
 North Elevation



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NOTES:

1. Parapet height subject to adjustment to allow for retention of stormwater to occur on roof.
2. Exterior Enclosure/ Window Wall system subject to adjustment to conform to unit layouts



MATERIAL LEGEND:

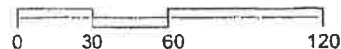
- MTL 1A: Metal Panels, slab edge cover
- MTL 1B: Metal Panels, painted
- MTL-7: Metal Screen Wall
- GL-1: Clear Glazing, Low-E Coated
- GL 2: Tinted Glazing, Low-E Coated
- GL 3: Clear Glazing
- CON-2: Architectural Concrete

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PD 9

Southwest Elevation

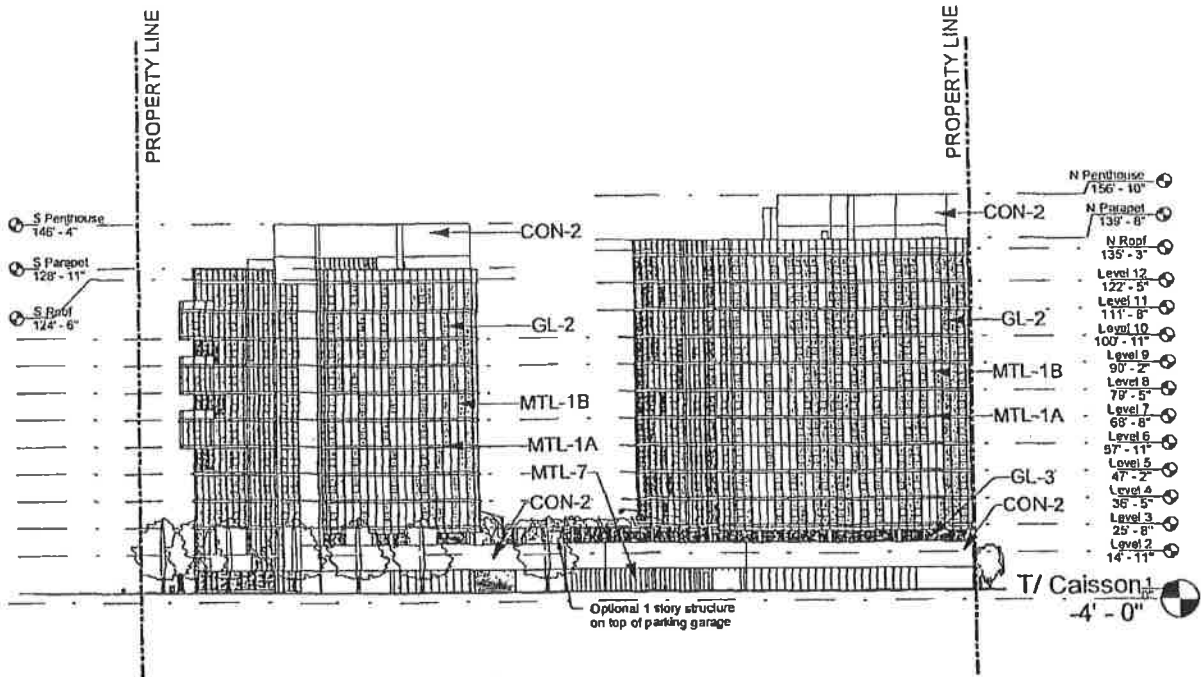
① PD - Southwest Elevation
 1" = 60'-0"



FINAL FOR PUBLICATION

NOTES:

- 1. Parapet height subject to adjustment to allow for retention of stormwater to occur on roof.
- 2. Exterior Enclosure/ Window Wall system subject to adjustment to conform to unit layouts



MATERIAL LEGEND:

- MTL 1A: Metal Panels, slab edge cover
- MTL 1B: Metal Panels, painted
- MTL-7: Metal Screen Wall
- GL-1: Clear Glazing, Low-E Coated
- GL 2: Tinted Glazing, Low -E Coated
- GL 3: Clear Glazing
- CON-2: Architectural Concrete

Applicant: 2293 North Milwaukee LLC
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PD 8

East Elevation

① PD - East Elevation
 1" = 60'-0"

