



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 26, 2016

John J. George  
Schuyler, Roche & Crisham, P.C.  
180 N. Stetson Ave.  
Suite 3700  
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 132, Subarea A  
Pensacola Place, 901-957 W. Montrose Ave., 4314-4346 N. Hazel St.**

Dear Mr. George:


Please be advised that your request for a minor change to Residential Business Planned Development No. 132, ("PD 132"), 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 132.

Your client and the owner of all of the property within PD 132, WRPV XII Pensacola Chicago, L.L.C., is seeking administrative relief to allow for a structural design change on the building's North Elevation. As the design of the building's addition progressed, it was determined that additional structural work was required for the proposed addition on the roof deck of the building. As a result, three "fins" have been added along the Montrose Avenue setback to brace the new structure. The attached, revised, Site Plan, and Montrose (North) Elevation, dated August 18, 2016, shall be inserted into the main file.

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

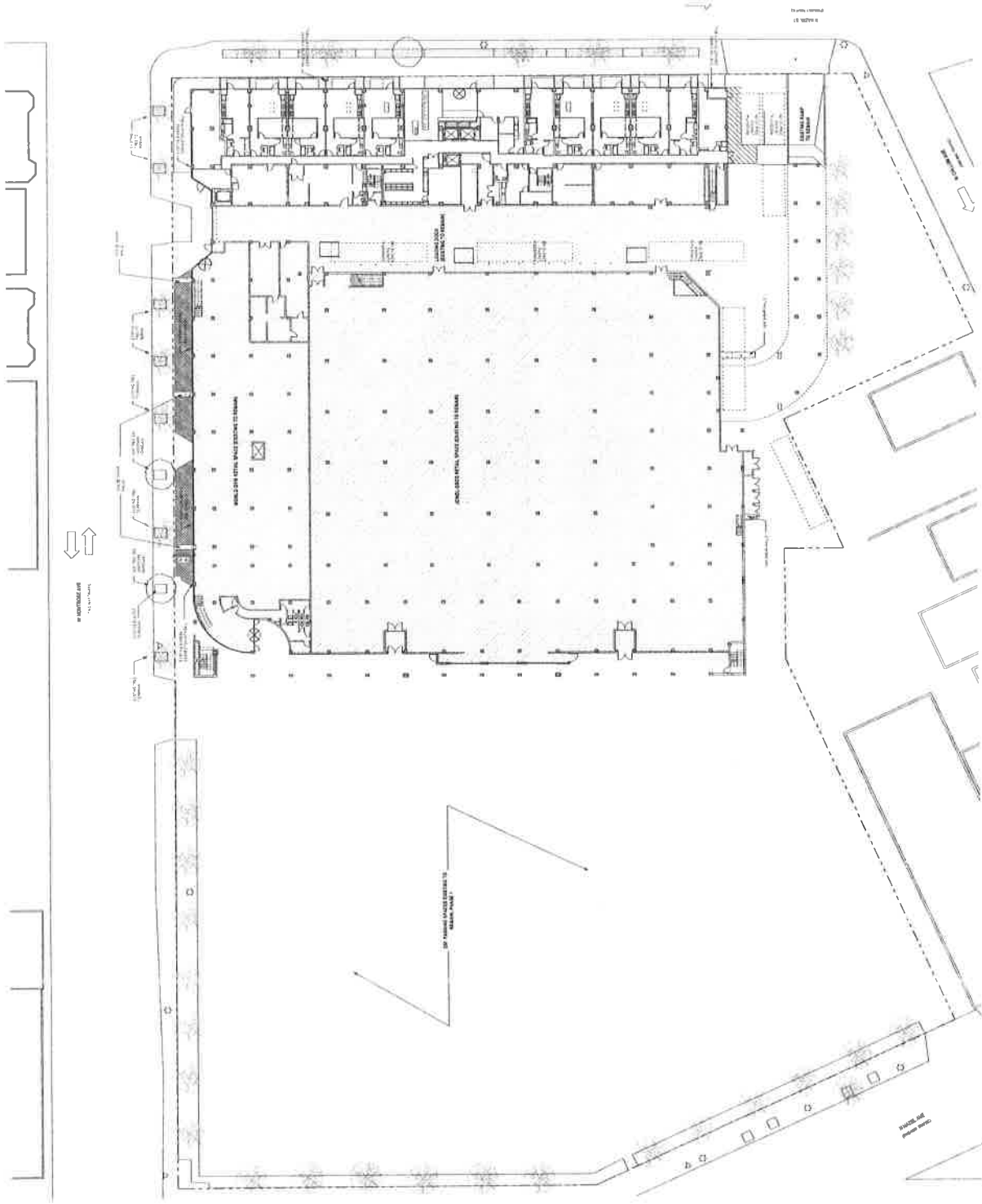
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 132, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

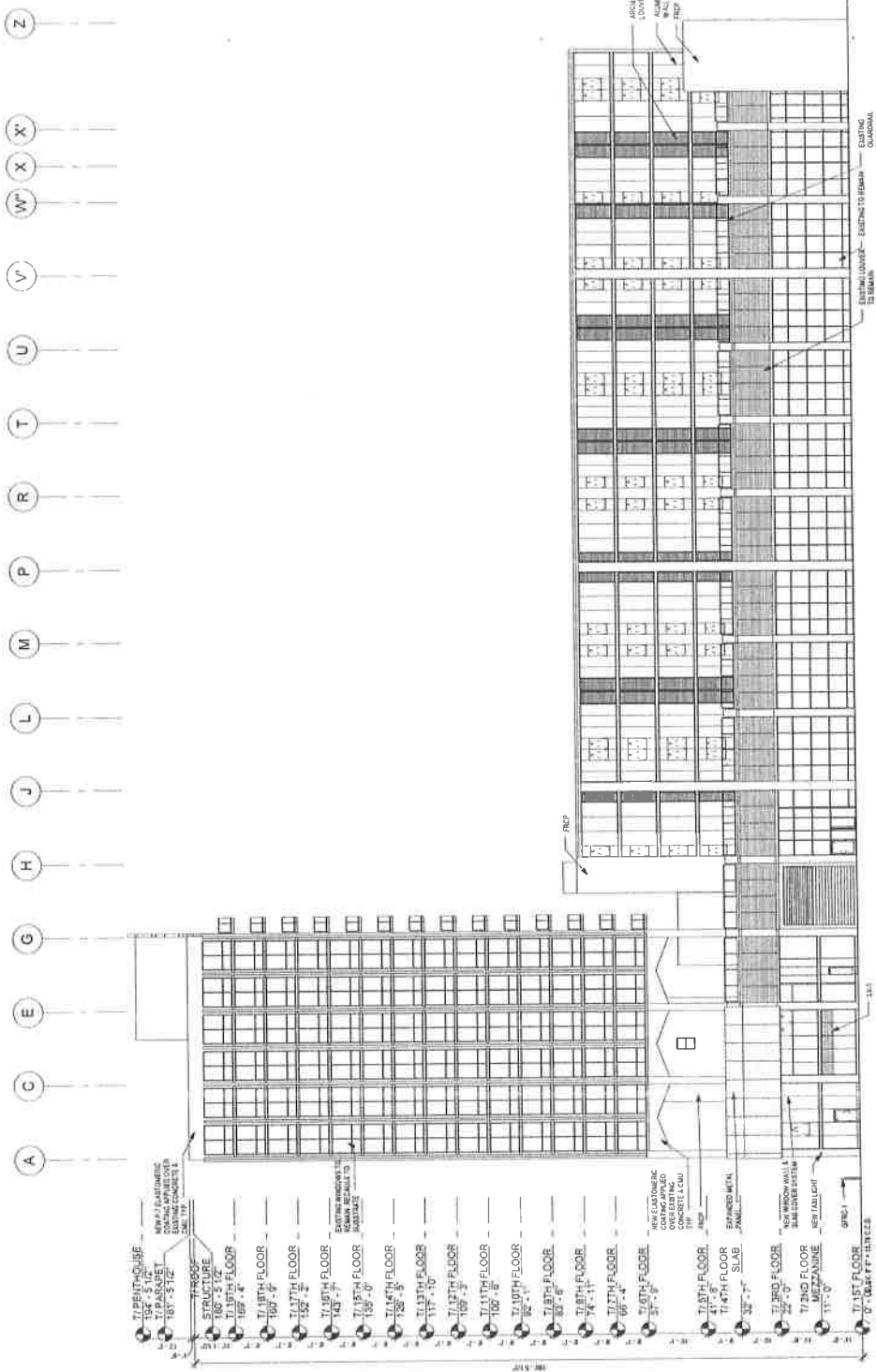
C: Mike Marmo, Erik Glass, Noah Szafranec, Main file



# SITE PLAN



N.T.S.



1/32" = 1'-0"



# MONTROSE ELEVATION

18457

16022

JOURNAL--CITY COUNCIL--CHICAGO

12/9/2015

*Reclassification Of Area Shown On Map No. 9-J*  
 (Application No. 18552)  
 (Common Address: 3400 N. Lawndale Ave./3706 W. Roscoe St.)  
 [O2015-7350]

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-J in the area bounded by:

a line 28.72 feet north of and parallel to West Roscoe Street; North Lawndale Avenue; West Roscoe Street, and the public alley next west of and parallel to North Lawndale Avenue,

to those of a B1-2 Neighborhood Shopping District.

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

*Reclassification Of Area Shown On Map No. 11-G.*  
 (As Amended)  
 (Application No. 18457)

RBPD132,99

(Common Address: 901 -- 957 W. Montrose Ave., 4314 -- 4346 N. Hazel St.,  
 900 -- 910 W. Cullom Ave., 4319 -- 4335 N. Broadway  
 And 4347 -- 4365 N. Sheridan Rd.)

[SO2015-5352]

*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 132 symbols and indications as shown on Map Number 11-G in an area bounded by:

West Montrose Avenue; North Hazel Street; West Cullom Avenue; a line 325 feet east of North Broadway; a line 110 feet northwest of West Cullom Avenue; a line 249.85 feet west of North Hazel Street, from a point on a line 249.85 feet west of North Hazel Street to a point on a line 162.70 feet northwesterly of West Cullom Avenue and 209.63 feet easterly of North Broadway; a line 162.70 feet northwesterly of West Cullom Avenue; North Broadway; and North Sheridan Road,

to the designation of Residential-Business Planned Development Number 132, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 132, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 132, as amended, consists of approximately 207,616 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, WRPV XII Pensacola 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control 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 adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, 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 these sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Phase I Site Plan/Landscape Plan; and Phase I Building Elevations; and Phase II Building Massing Drawings, prepared by architect Brininstool + Lynch dated November 19, 2015. 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.
5. The following uses shall be allowed within the area herein delineated as Residential Business Planned Development:

Subarea A:

residential dwelling units on and above the ground floor; artist live/work space above the ground floor; detached house; elderly housing; townhouse; two-flat; assisted living (elderly custodial care); animal services including sales and grooming and veterinary and excluding shelter/boarding kennel and stables; artist work or sales space; building maintenance services; business support services (excluding day labor employment agency and employment agencies); eating and drinking establishments including restaurant limited, restaurant general, tavern, outdoor patio if located on a rooftop or located at grade; financial services including bank, savings bank, savings and loan association, currency exchange and credit union, automated teller machine facility; food and beverage retail sales including liquor store package goods, liquor sales as accessory use; medical service; office including high technology office and electronic data storage center; personal service including hair salon, nail salon or barbershop and massage establishment; repair or laundry service, consumer including dry cleaning drop-off or pick-up (no on-premises plant) and coin-operated laundromat; retail sales general; sports and recreation, participant, indoor, entertainment cabaret, children's play center; co-located wireless communication facilities; accessory parking, and accessory uses.

## Subarea B:

accessory parking.

## Subarea C:

residential dwelling units on and above the ground floor, townhouses, accessory parking.

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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 207,616 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department 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. 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.
11. 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.
12. Prior to the Department of Planning and Development issuing a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance (a "Part II Approval") for development of Phase II, a site plan for the proposed development of such shall be submitted to the Department of Planning and Development for Site Plan Approval. Site Plan Approval is intended to assure that the specific development proposals substantially conform with this planned development and to assist the City in monitoring

ongoing development. A site plan may be submitted for all or part of Phase II. Such site plan need only include the area within the Property for which approval is being sought by the applicant. No Part II Approval for such area shall be granted until an applicable Site Plan has been approved.

Requests for Site Plan Approval shall be submitted to the Commissioner of the Department of Planning and Development ("DPD"). Applicant shall also submit an updated Traffic Study at that time to the Department of Transportation and DPD. Following approval of a Site Plan by the Zoning Administrator, the Site Plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this planned development.

After approval of a Site Plan Approval or Part II Approval by DPD concerning the Property or a portion thereof, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this planned development. In the event of any inconsistency between an approved Site Plan and the terms of this planned development (including any amendments hereto that may be in effect at the time of such approval), the terms of this planned development (as the same may be so amended) shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements within the boundaries of the area to be developed:

- (a) building elevations and sections;
- (b) footprint of the improvements;
- (c) preliminary landscaping plan;
- (d) pedestrian circulation; updated traffic study
- (e) preliminary cross-sections of the improvements; and
- (f) statistical information applicable to the area, including floor area and floor area ratio, numbers of dwelling units, uses to be established, building heights and setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this planned Development and any City Ordinances or policies in effect at the time of submission of the Site Plan.

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.

- 14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable 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 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. Applicant has agreed to provide a 50 percent green roof for the new net roof area in Subarea A. Applicant has also agreed to achieve Building Certification for the new building areas in Subarea A to comply with the City of Chicago's Sustainable Development Policy.
- 16. Unless construction of the new improvements contemplated in this planned development has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the prior approved Residential Business Planned Development Number 132.

[Aerial Map; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Landscape and Green Roof Map; Site Plan (Subarea A); North, South, East and West Building Elevations (Subarea A); Site Plan (Subarea B); and Site Plan (Subarea C) referred to in these Plan of Development Statements printed on pages 16030 through 16041 of this *Journal*.]

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

*Residential-Business Planned Development No. 132.*

*Bulk Regulations Table.*

|                                  |                     |
|----------------------------------|---------------------|
| Net Site Area:                   | 207,616 square feet |
| Subarea A:                       | 101,551 square feet |
| Subarea B:                       | 94,324 square feet  |
| Subarea C:                       | 11,741 square feet  |
| Area in the Public Right-of-Way: | 52,626 square feet  |
| Subarea A:                       | 21,555 square feet  |

|                                   |                              |
|-----------------------------------|------------------------------|
| Subarea B:                        | 25,744 square feet           |
| Subarea C:                        | 5,327 square feet            |
| Gross Site Area:                  | 260,242 square feet          |
| Subarea A:                        | 123,106 square feet          |
| Subarea B:                        | 120,068 square feet          |
| Subarea C:                        | 17,068 square feet           |
| Maximum Floor Area Ratio:         | 6.47                         |
| Subarea A:                        | 11.6                         |
| Subarea B:                        | 1.752                        |
| Subarea C:                        | 0                            |
| Maximum Number of Dwelling Units: |                              |
| Subarea A:                        | 1,258                        |
| Subarea B:                        | None                         |
| Subarea C:                        | None                         |
| Maximum Building Height:          | 420 feet (allowable)         |
| Subarea A:                        | 194 feet, 5½ inches (actual) |
| Subarea B:                        | None                         |
| Subarea C:                        | None                         |
| Minimum Number of Parking Spaces: | 470 (existing)*              |
| Subarea A:                        | 197                          |

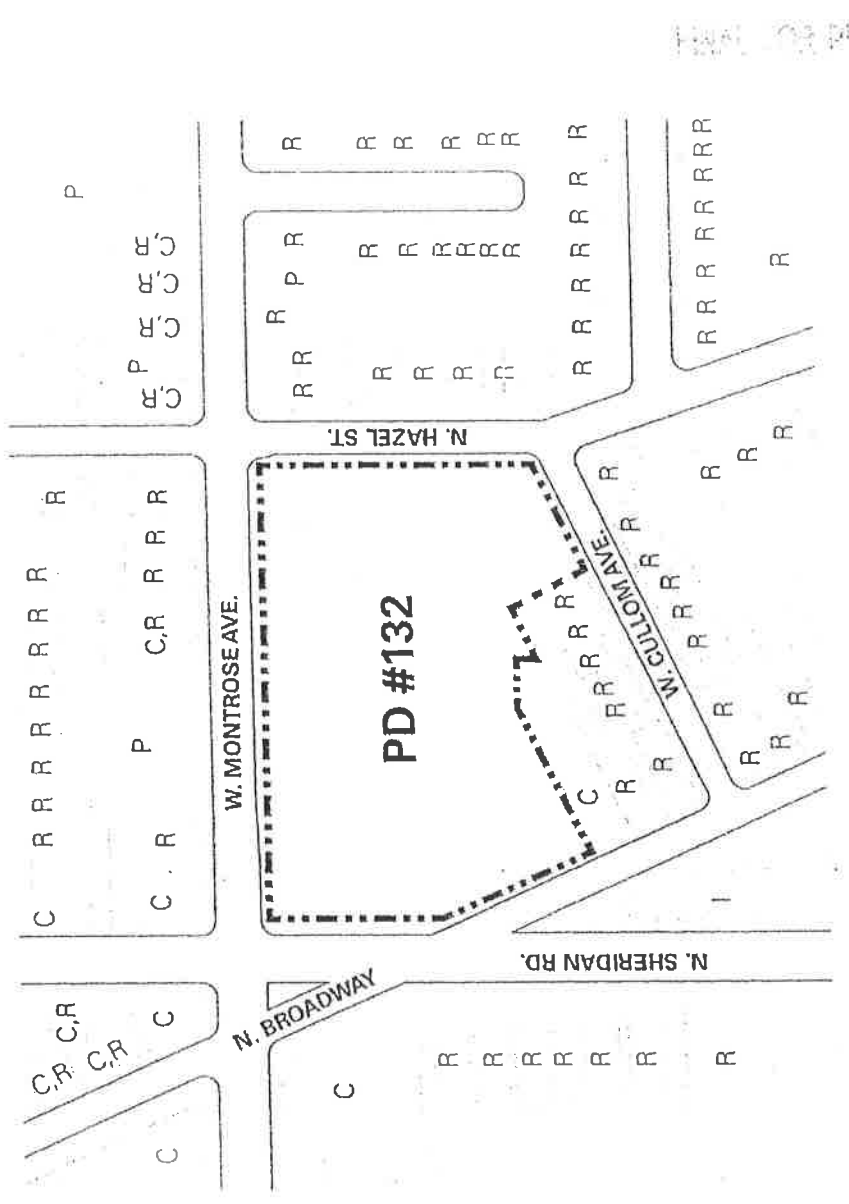
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\* Future parking to be provided pursuant to B3-5 Zoning designation.

|  |  |
|--|--|
| Subarea B:   | 245  |
| Subarea C:   | 10   |
| Minimum Number of Loading Berths:                    |  |
| Subarea A:   | 10   |
| Subarea B:   | 0  |
| Subarea C:   | 0  |
| Minimum Number of Bicycle Parking:                   |  |
| Subarea A:   | 81   |
| Subarea B:   | 0  |
| Subarea C:   | 0  |
| Minimum Setbacks:                                    | In accordance with the Site Plan                                 |
| Broadway:  | 6 feet   |
| Sheridan:  | 6 feet   |
| Montrose:  | 15 feet  |
| Hazel:   | 10 feet  |
| Cullom:  | 0 feet   |
| Maximum Allowable Distance<br>between Towers:        | 140 feet   |
| Minimum Allowable Percentage of<br>Efficiency Units: | 40 percent   |
| Maximum Area of Retail/<br>Commercial:               | 285,000 square feet  |
| Highest Parking Floor Permitted:                     | + 45 feet, 0 inches CCD (allowable)<br>+ 32.79 feet CCD (actual) |







- R RESIDENTIAL
- I INSTITUTIONAL
- C COMMERCIAL
- P PARKING
- O OFFICE
- H HOTEL

EXISTING LAND USE MAP  
SCALE: NTS

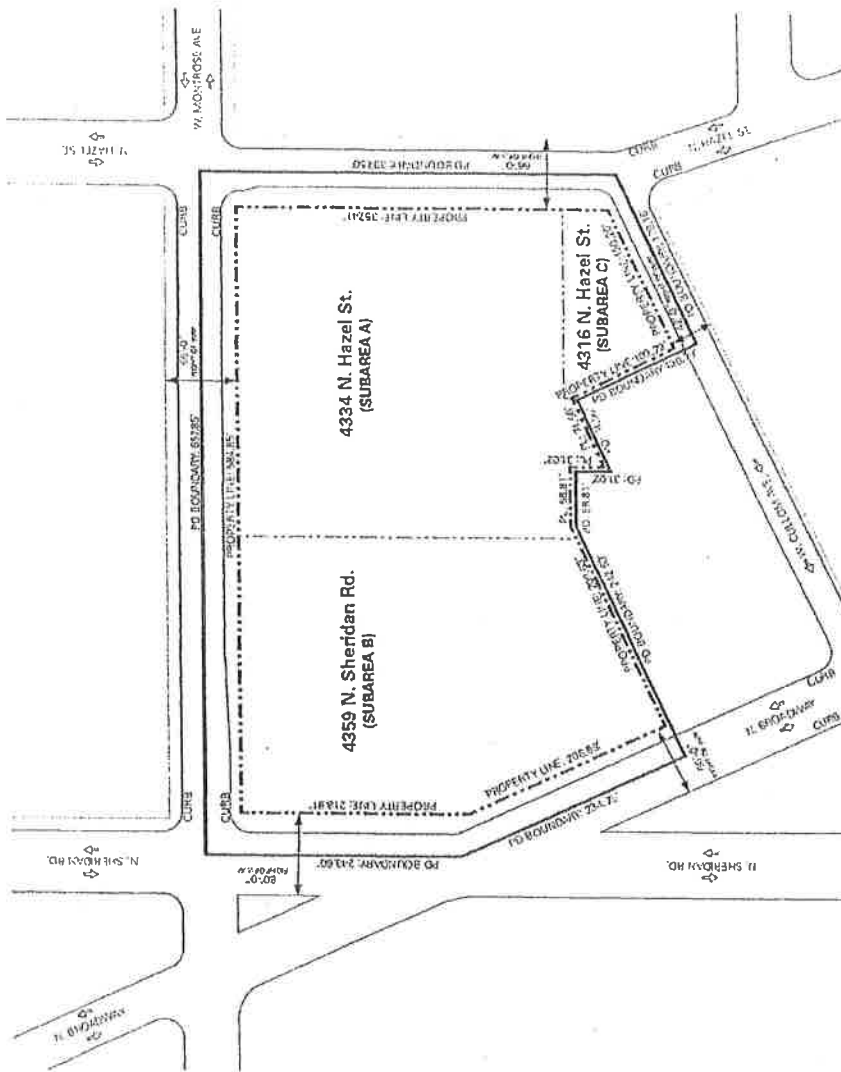


LEGEND  
- - - - - PROPERTY LINE

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+ LYNCH**  
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PENSACOLA PLACE APARTMENTS

Applicant: Pensacola Place Apartments  
Address: 801 W. Montrose  
Chicago IL 60613  
Introduced: July 17, 2015  
Plan Commission: November 19th, 2015



PLANNED DEVELOPMENT  
 BOUNDARY AND PROPERTY  
 LINE MAP  
 SCALE: NTS



LEGEND

- — — — — PROPERTY LINE
- PD BOUNDARY

Applicant: Pensacola Place Apartments  
 Address: 901 W. Montross  
 Chicago IL 60613  
 Introduced: July 17, 2015  
 Plan Commission: November 19th, 2015

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 + LYNCH**  
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PENSACOLA PLACE APARTMENTS

GREEN ROOF CALCULATION

SUBAREA A

TOTAL ROOF AREA 0 = NEW CONSTRUCTION

27012 SF

GREEN ROOF AREA (50%)

GREEN ROOF CALCULATION

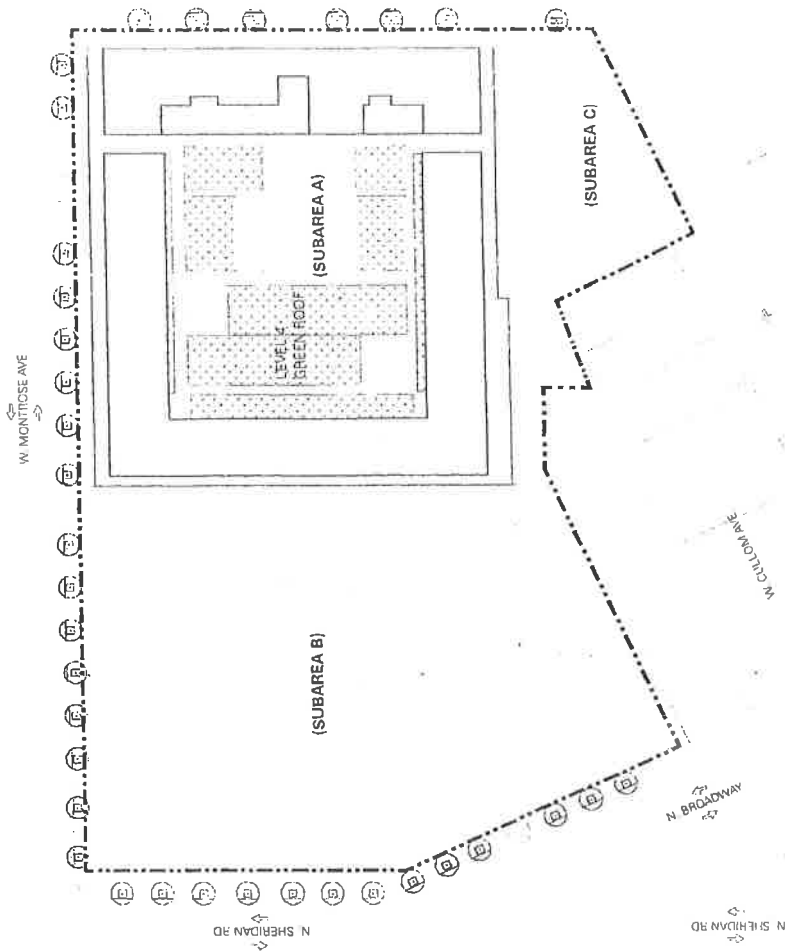
SUBAREA B

N/A

GREEN ROOF CALCULATION

SUBAREA C

N/A



LANDSCAPE AND GREEN ROOF

SCALE: NTS



LEGEND

 PROPERTY LINE

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PENSACOLA PLACE APARTMENTS

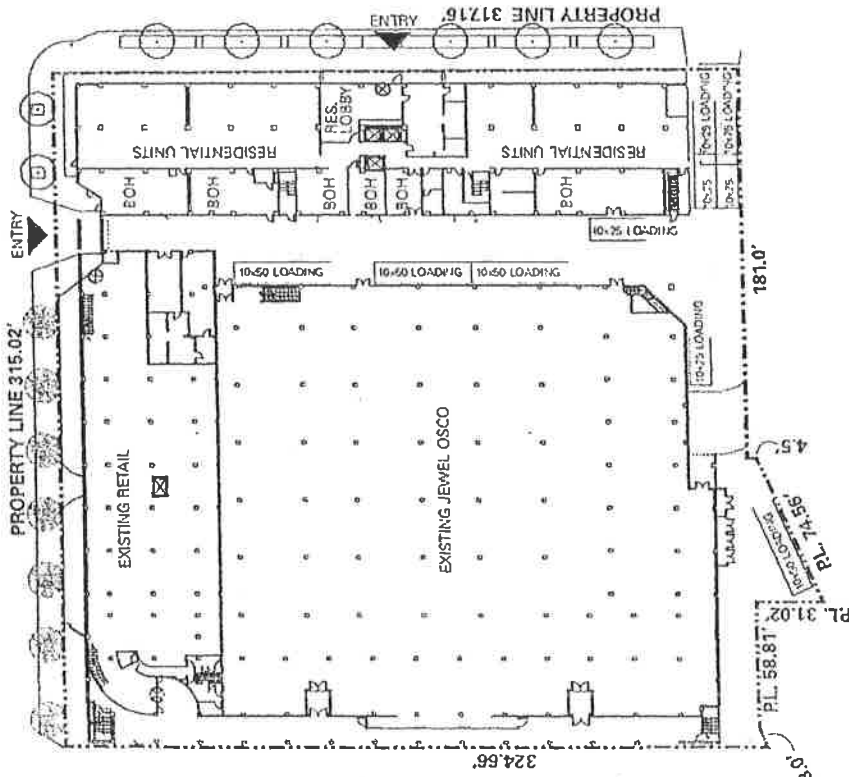
Applicant: Pensacola Place Apartments

Address: 901 W. Montrose

Chicago IL 60613

Introduced: July 17, 2015

Plan Commission: November 19th, 2015



SITE PLAN (SUBAREA A)  
 SCALE: 1/64" = 1'-0"



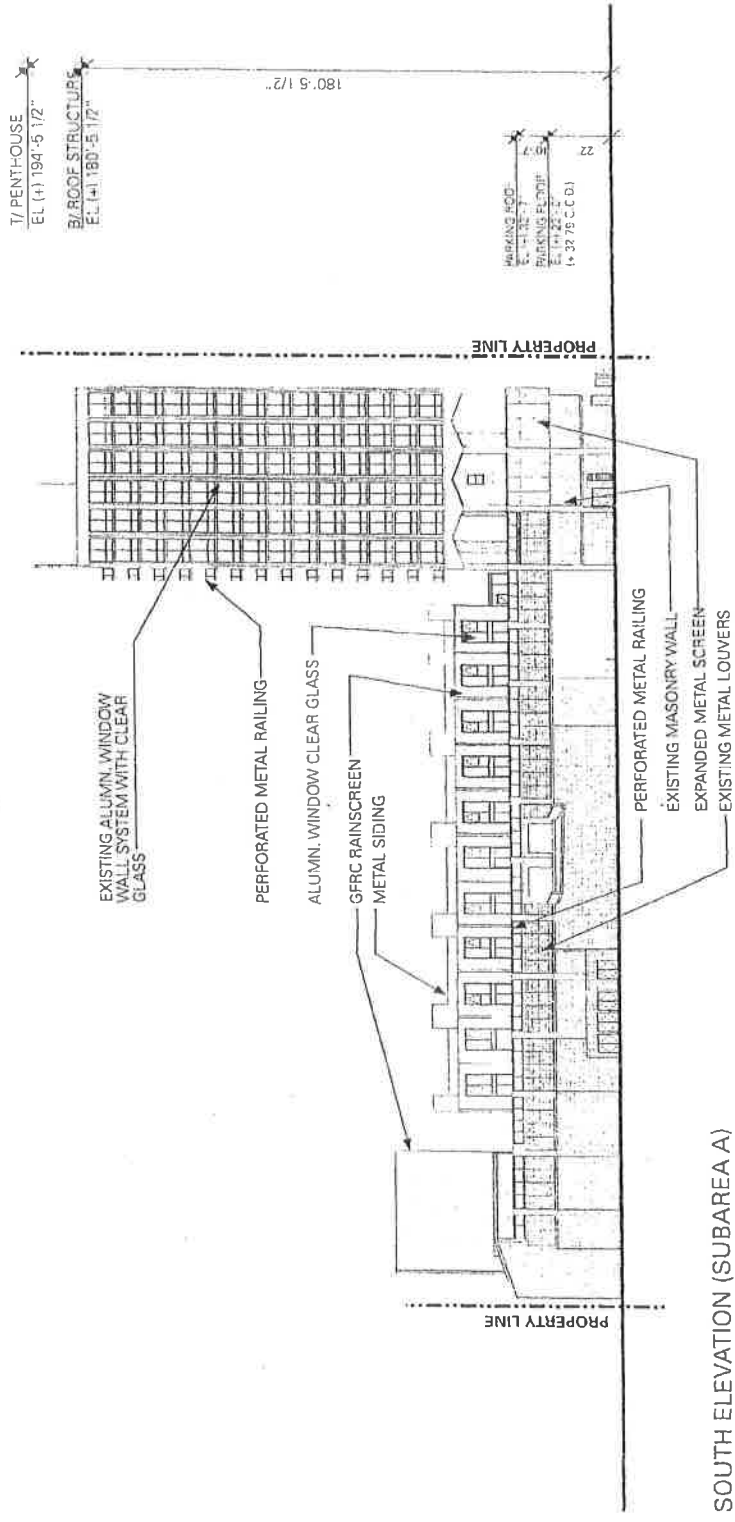
LEGEND  
 ■■■■■■■■■■ PROPERTY LINE

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PENSACOLA PLACE APARTMENTS

Applicant: Pensacola Place Apartments  
 Address: 901 W. Montrose  
 Chicago IL 60613  
 Introduced July 17, 2015  
 Plan Commission: November 19th, 2015



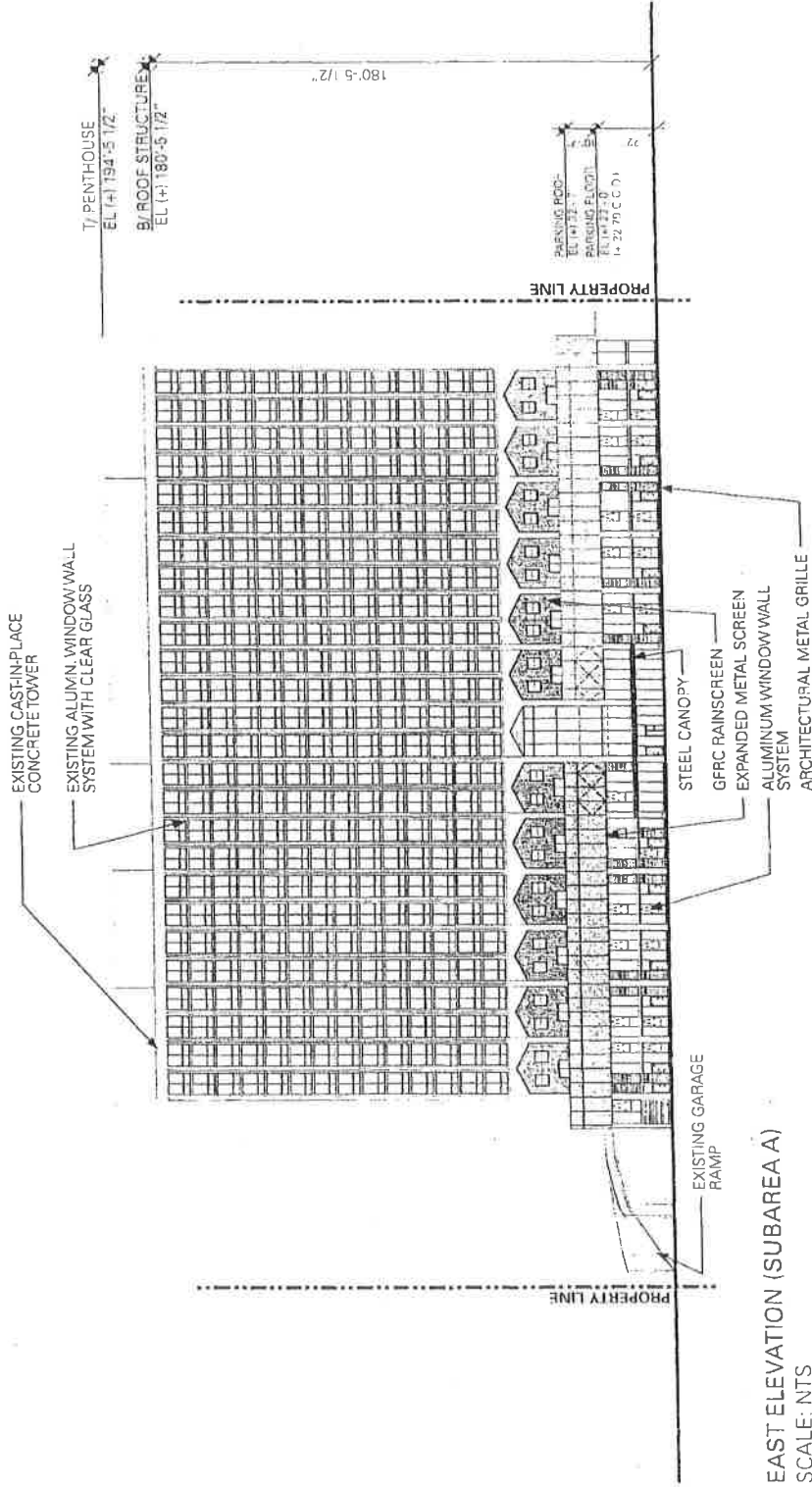


**SOUTH ELEVATION (SUBAREA A)**  
 SCALE: NTS

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 + LYNCH**  
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**PENSACOLA PLACE APARTMENTS**

Applicant: Pensacola Place Apartments  
 Address: 901 W. Montrose  
 Chicago IL 60613  
 Introduced: July 17, 2015  
 Plan Commission: November 19th, 2015

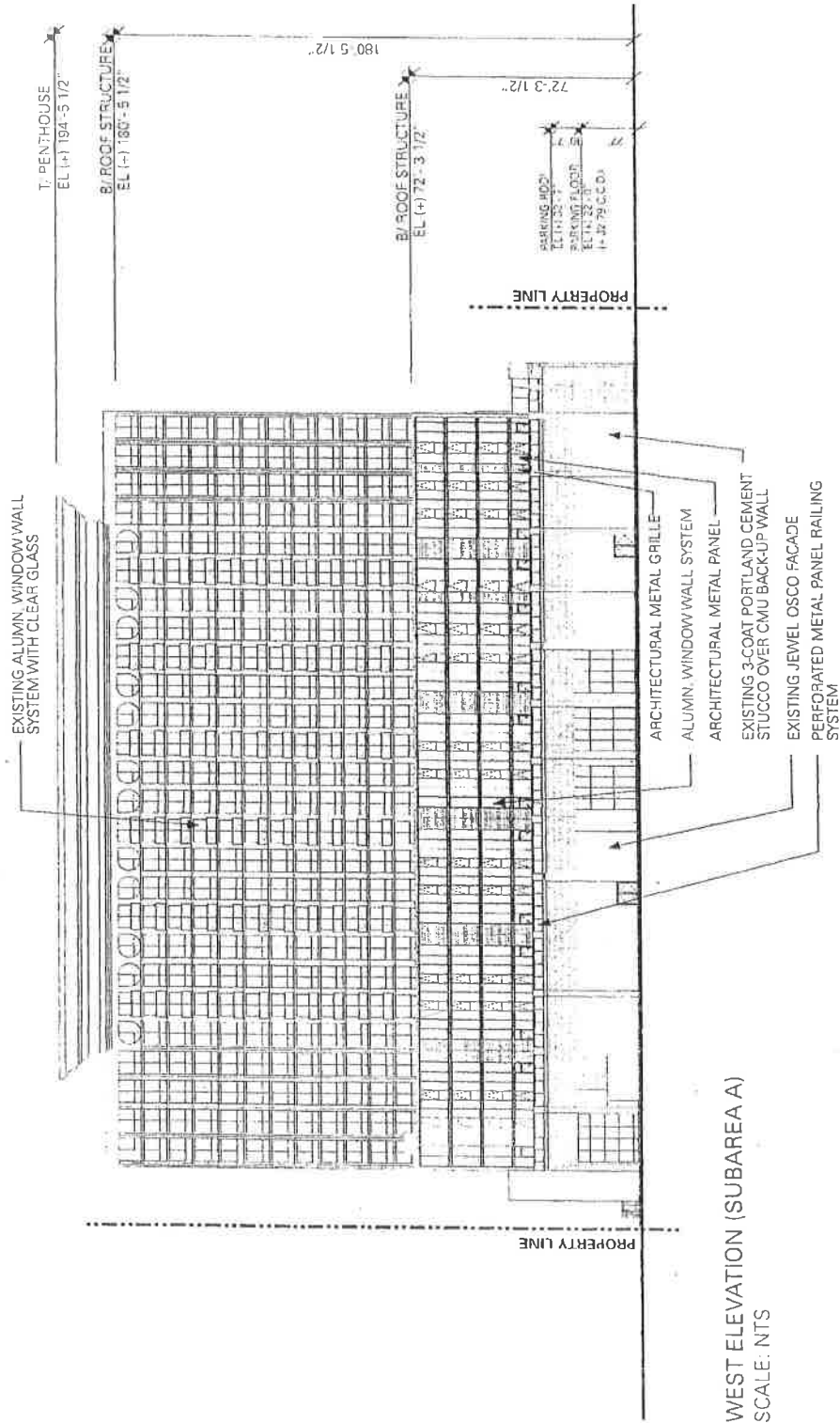


**EAST ELEVATION (SUBAREA A)**  
 SCALE: NTS

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**PENSACOLA PLACE APARTMENTS**

Applicant: Pensacola Place Apartments  
 Address: 901 W. Montrose  
 Chicago IL 60613  
 Introduced: July 17, 2015  
 Plan Commission: November 19th, 2015



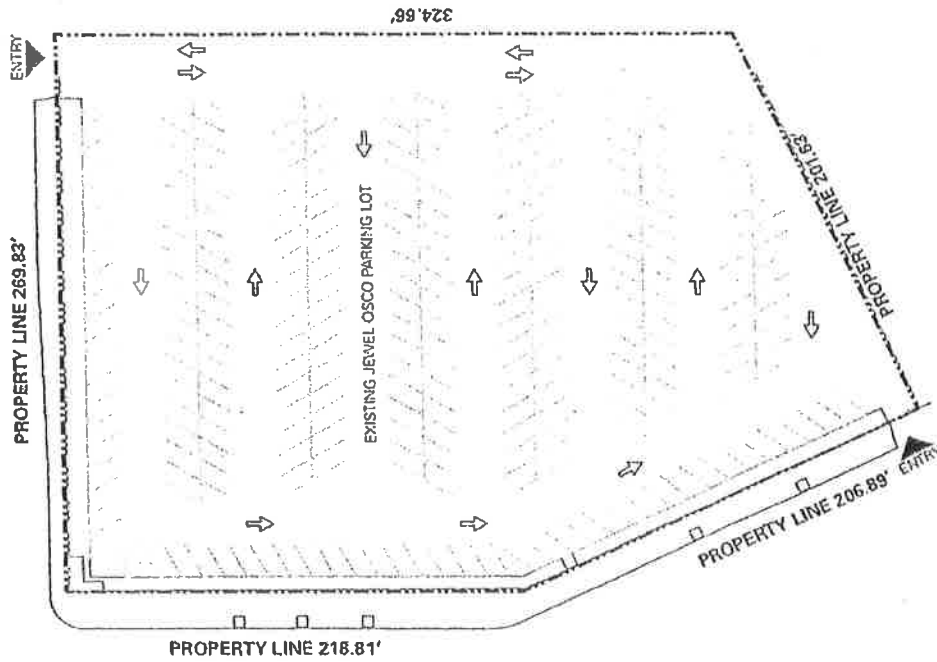
WEST ELEVATION (SUBAREA A)  
 SCALE: NTS

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PENSACOLA PLACE APARTMENTS

Applicant: Pensacola Place Apartments  
 Address: 301 W. Montrose  
 Chicago IL 60613  
 Introduced July 17, 2015  
 Plan Commission: November 19th, 2015

FINAL PLAN



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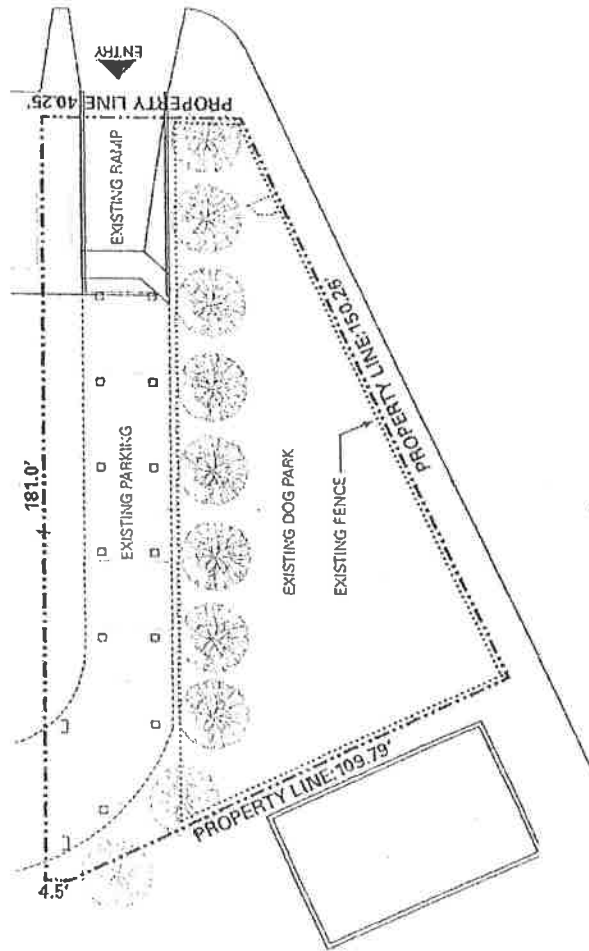
PENSACOLA PLACE APARTMENTS

SITE PLAN (SUBAREA B)  
SCALE: 1/64" = 1'-0"



LEGEND  
 ■■■■■■■■■■ PROPERTY LINE

Applicant: Pensacola Place Apartments  
 Address: 501 W. Montrose  
 Chicago IL 60613  
 Introduced: July 17, 2015  
 Plan Commission: November 19th, 2015



SITE PLAN (SUBAREA C)  
 SCALE: 1/32" = 1'-0"



LEGEND  
 ■■■■■■■■■■ PROPERTY LINE

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**PENSACOLA PLACE APARTMENTS**

Applicant: Pensacola Place Apartments  
 Address: 901 W. Montrose  
 Chicago IL 60613  
 Introduced: July 17, 2015  
 Plan Commission: November 19th, 2015

11.9-3.1. Application Requirements. Each applicant subject to the provisions hereof shall, not more than thirty (30) days before filing an application, serve written notice, either in person or by registered or certified mail, return receipt requested, *on the owners of all property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, said owners being such persons or entities which appear from the authentic tax records of Cook County; provided, that the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement; provided further that in no event shall this requirement exceed 400 feet, including public streets, alleys and other public ways.* Said notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and the statement that the applicant intends to file said application on an approximate date. If, after a bonafide effort to determine such address by the applicant, the owner of the property on which notice is served cannot be found at his or its last known address, or the mailed notice is returned because the owner cannot be found at the last known address, the notice requirements of this provision shall be deemed satisfied.

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

#### Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 11-G.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of Proceedings of July 16, 1975, pages 898-899, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Jaksy, Shannon, Hines, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Cohen, Schullter, Block, Saperstein, Stone—41.

*Nays*—Aldermen Oberman, Simpson—2.

The following is said ordinance as passed:

*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 B4-4 and B4-5 Restricted Service District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Montrose Avenue; N. Hazel Street; W. Cullom Avenue; a line 325 feet east of N. Broadway; a line 110 feet northwest of W. Cullom Avenue; a line from a point 110 feet northwest

of W. Cullom Avenue and 250 feet east of N. Broadway, to a point 225 feet northwest of W. Cullom Avenue and 274 feet east of N. Broadway; a line 225 feet northwest of W. Cullom Avenue; N. Broadway; and N. Sheridan Road,

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

[Plan of Development printed on pages 1025 to 1029 of this Journal]

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

#### Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 16, 1975, page 898, recommending that the City Council pass three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and *each* of the three proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Jaksy, Shannon, Hines, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Cohen, Schullter, Block, Saperstein, Stone—43.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the *Italic heading* in each case not being a part of the ordinance):

#### *Reclassification of Area Shown on Map No. 1-M.*

*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 B4-2 Restricted Service District symbols and indications as shown on Map No. 1-M in the area bounded by

W. Race Avenue; N. Parkside Avenue; W. Lake Street; N. Waller Avenue; the alley next north of W. Lake Street; and the alley next west of and parallel to N. Parkside Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 1030 to 1034 of this Journal]

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

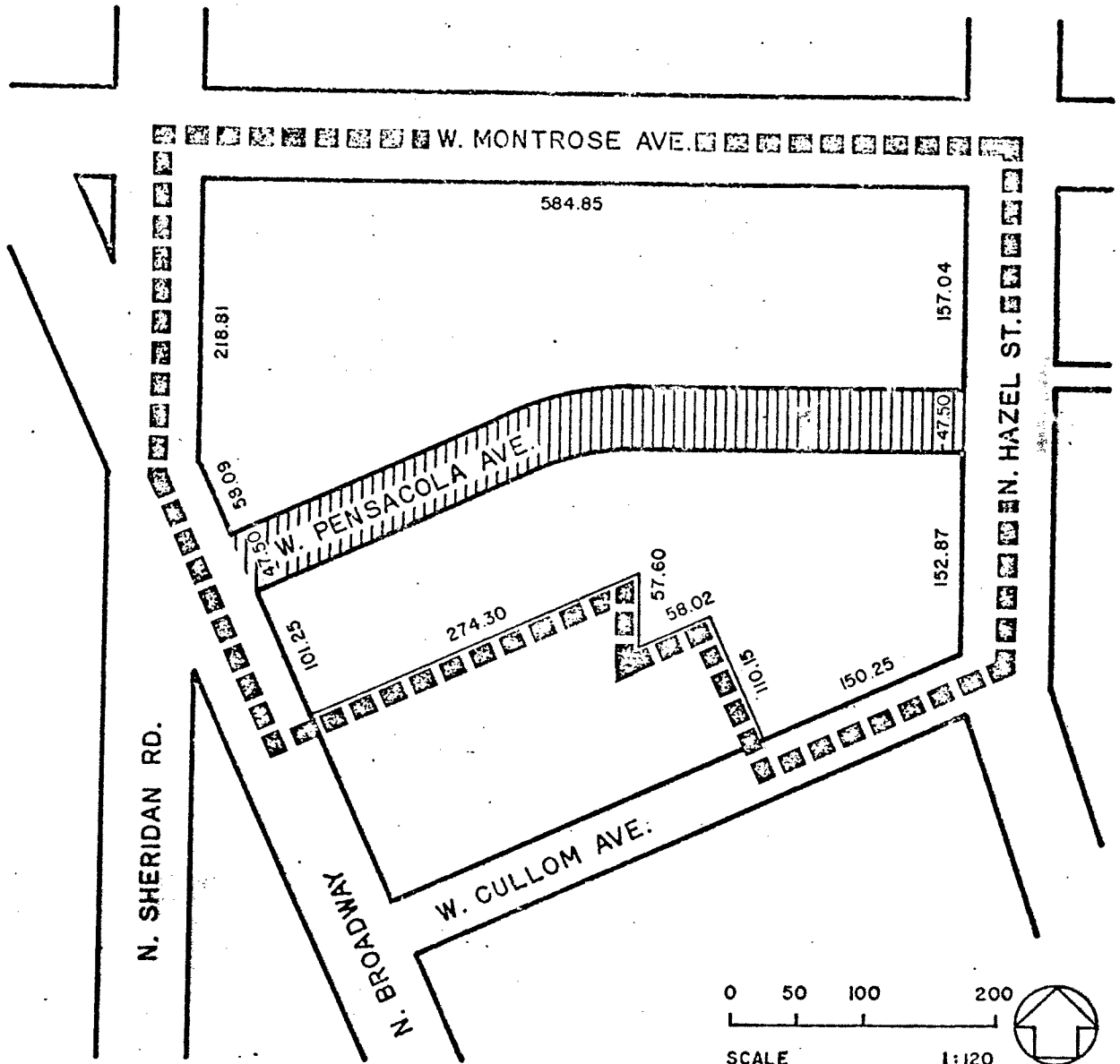
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT#  
132PLAN OF DEVELOPMENTSTATEMENTS


1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is owned by American National Bank & Trust Company of Chicago, as Trustee under Trust No. 32587. The Applicant, Pensacola Associates, an Illinois limited partnership is the sole beneficiary of said Trust No. 32587.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": Elevator apartment structures, retail and service type business uses, professional and business offices, health and recreational uses and related parking.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 24 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenance attached thereto shall be subject to:
  - (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
  - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

RESIDENTIAL · BUSINESS PLANNED DEVELOPMENT  
PROPERTY LINE MAP & RIGHTS · OF · WAY ADJUSTMENTS

APPLICANT : PENSACOLA ASSOCIATES  
DATE : MAY 7, 1975

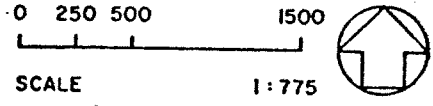
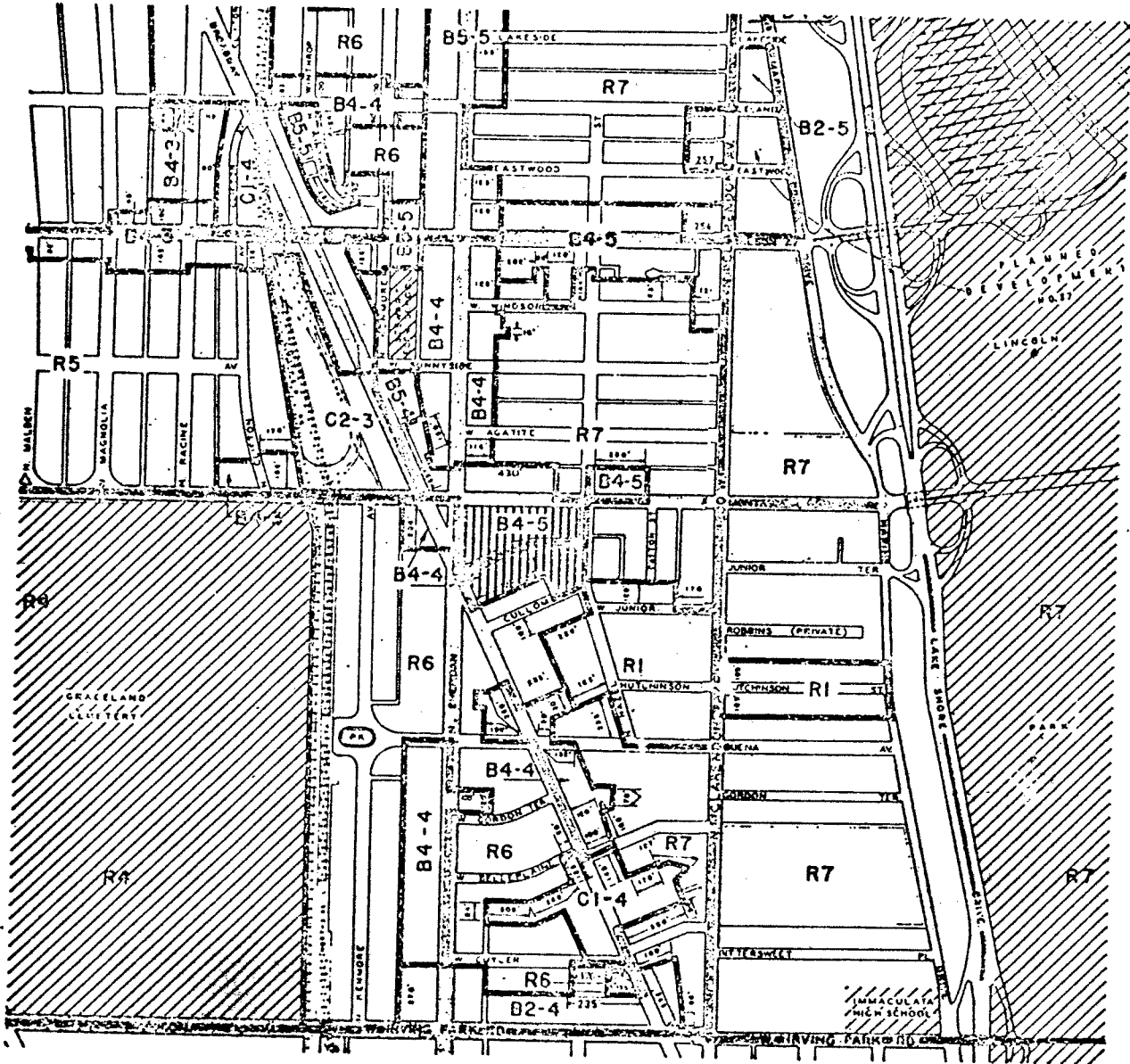



PLANNED DEVELOPMENT BOUNDARY 


STREET RIGHT · OF · WAY  
PROPOSED TO BE VACATED 


RESIDENTIAL · BUSINESS PLANNED DEVELOPMENT  
EXISTING ZONING MAP & PREFERENTIAL STREET SYSTEM

APPLICANT : PENSACOLA ASSOCIATES  
DATE : MAY 7, 1975



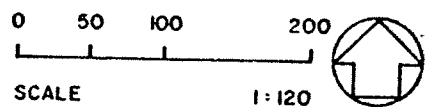
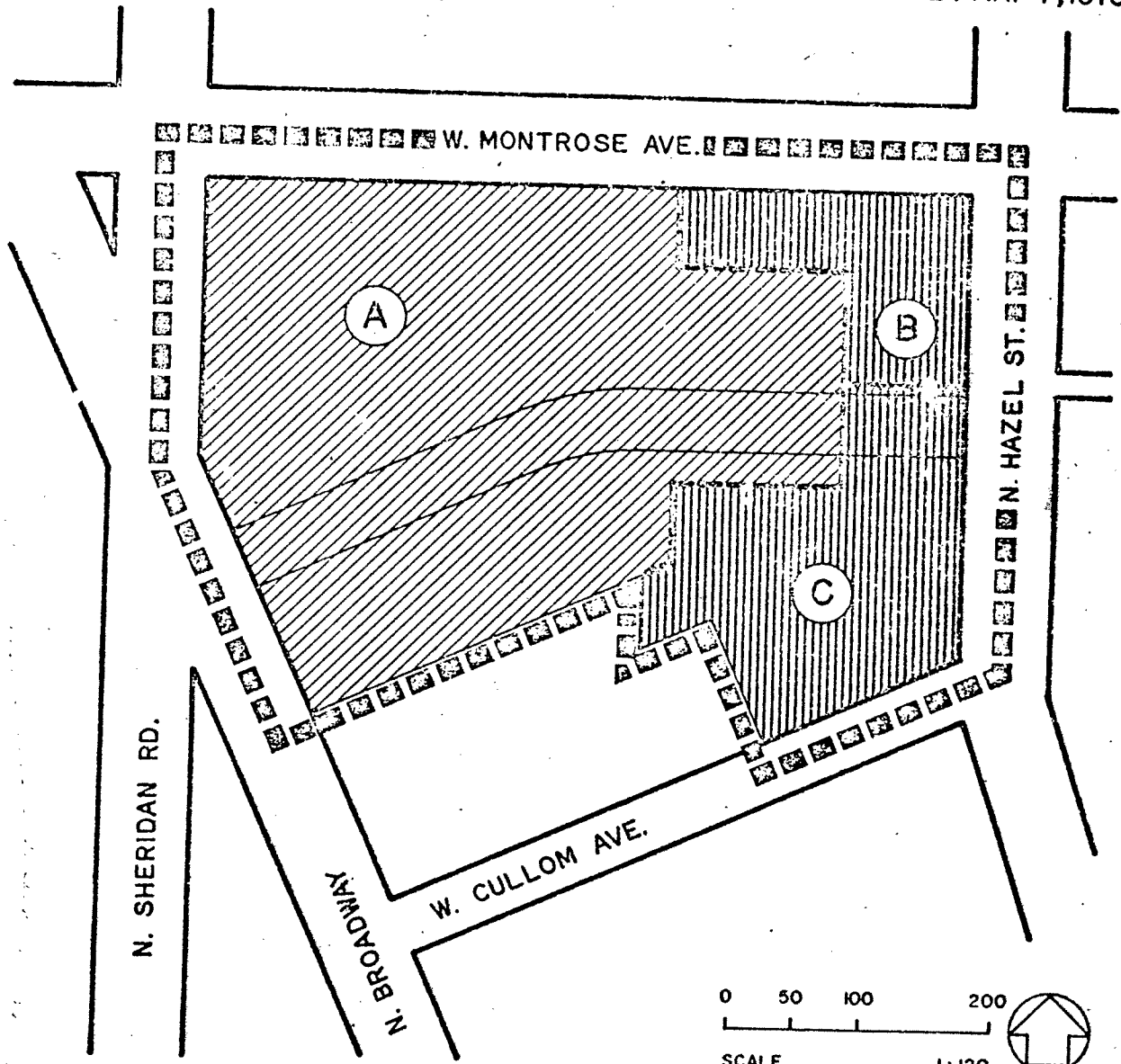
PREFERENTIAL STREETS 

PROPOSED PLANNED DEVELOPMENT 

PUBLIC & QUASI-PUBLIC FACILITIES 


RESIDENTIAL · BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE MAP


APPLICANT : PENSACOLA ASSOCIATES  
DATE : MAY 7, 1975



PLANNED DEVELOPMENT BOUNDARY 

SUB AREAS 

ELEVATOR APARTMENT STRUCTURES, RETAIL & SERVICE TYPE BUSINESS USES, PROFESSIONAL BUSINESS OFFICES, HEALTH & RECREATIONAL USES & RELATED PARKING 

RETAIL & SERVICE TYPE BUSINESS USES, PROFESSIONAL BUSINESS OFFICES, HEALTH & RECREATIONAL USES & RELATED PARKING 

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA**

| Sub Area     | Net Site S.F.  | Area Acres  | General Description of Land Use  | Max. F.A.R. | Max. # D.U.'s | Max. % Coverage at Grade Level |
|--------------|----------------|-------------|--|-------------|---------------|--------------------------------|
| A            | 143,530        | 3.29        | Retail and service type business uses, professional business offices, health and recreational uses including swimming pool and related parking.    | 1.81        | -0-           | 94                             |
| B            | 36,080         | 0.83        | Elevator apartment structure, retail and service type business uses, professional business offices, related recreational uses and related parking. | 15.00       | 629           | 97                             |
| C            | 27,200         | 0.63        | Elevator apartment structure, retail and service type business uses, professional business offices, related recreational uses and related parking. | 19.71       | 629           | 83                             |
| <b>Total</b> | <b>206,810</b> | <b>4.75</b> |  | <b>6.47</b> | <b>1258</b>   |                                |

Gross Site Area = Net Site Area = 206,810 S.F. (179,556 S.F. + 27,254 S.F. in Pensacola Ave. to be vacated) + areas of public rights of way = 52,892 = 259,702 S.F.

Maximum allowable floor area ratio for total net site area: = 6.47 F.A.R.

(Maximum allowable number of dwelling units for the total net site area, including efficiency units = 1258

(Maximum allowable % of efficiency units = 40%

(Maximum allowable % of site coverage at plaza level = 15%

(Maximum allowable % of site coverage at and above a plane 50 feet above plaza level = 15%

Minimum required off-street parking spaces = 1400

Off-street parking will be provided for the uses commensurate with the staging of the planned development.

Maximum allowable business or commercial space (includes mall areas) (without size limitation on any individual business or commercial space) = 285,000

Minimum required off-street loading berths = 10

Minimum required perimeter setbacks for each street:

|              |   |        |
|--------------|---|--------|
| Broadway     | = | 6'-0"  |
| Sheridan Rd. | = | 6'-0"  |
| Montrose     | = | 15'-0" |
| Hazel        | = | 6'-0"  |
| Cullom       | = | 0'-0"  |

Minimum allowable distance between tower faces = 140'-0"

Maximum allowable residential building height = 420'-0"

Parking - Highest point permitted = + 45'-0" C.C.D.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to approval of Dept. of Development & Planning.

APPLICANT: Pensacola Associates

REVISED DATE: June 12, 1975