

PD 1335

Table of Contents

09/09/2020 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	7
Exhibits	8
06/22/2016 PD Adoption	21
Ordinance	21
Statements	22
Bulk Table	26
Exhibits	27

20436

20742

JOURNAL--CITY COUNCIL--CHICAGO

9/9/2020

Reclassification Of Area Shown On Map No. 3-F.

RBPD 1335.99

(As Amended)

(Application No. 20436)

(Common Address: 1520 -- 1532 N. Wells St./1513 -- 1525 N. Wieland St.)

[SO2020-3754]

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 RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 313.23 feet south of and parallel to West North Avenue; a line 102.2 feet east of and parallel to North Wieland Street; a line 337.98 feet south of and parallel to West North Avenue; and North Weiland Street,

to those of a B3-5 Community Shopping District.

SECTION 2. Changing all the Planned Development Number 1335 and B3-5 Community Shopping District symbols and indications shown on Map Number 3-F in the area bounded by:

a line 313.23 feet south of and parallel to West North Avenue; North Wells Street; a line 462.78 feet south of and parallel to West North Avenue; and North Wieland Street,

to Residential-Business Planned Development Number 1335, as amended, and a corresponding use district, which is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1335, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1335, as amended ("Planned Development"), consists of approximately 30,604 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, Wellstel 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, 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.

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 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Subarea Map; Subarea A -- Parking Level -- 1st Floor; Subarea A -- Parking Level -- Parking Level 2; Subarea A -- Parking Level 3; Site Plan; Subarea A -- Roof Plan; Subarea A -- Elevations (East, West, North, Landscape/Green Roof Plan); Building Elevations (North, South, East and West) prepared by Pappageorge Haymes Partners and dated August 20, 2020 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.
5. The following uses are permitted in the area delineated herein as a Planned Development:
 - Subarea A: hotel, retail, restaurant, office, commercial and accessory uses; accessory and non-accessory parking;
 - Subarea B: single-family homes, accessory uses and accessory parking;
 - Subarea C: retail and residential uses (above the ground floor) 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of TBD square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of 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, Fleet and Facility Management and Buildings, under 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, 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.
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. 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 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 phase 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.
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 Neighborhood Mixed-Use District.

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Boundary and Subarea Map; Subarea A -- Parking Level -- 1st Floor; Subarea A -- Parking Level -- Levels 2 and 3; Site Plan; Subarea A -- Roof Plan; Subarea A -- North, South, East and West Building Elevations; and Subarea B -- West Building Elevation referred to in these Plan of Development Statements printed on pages 20747 through 20760 of this *Journal*.]

9/9/2020

REPORTS OF COMMITTEES

20747

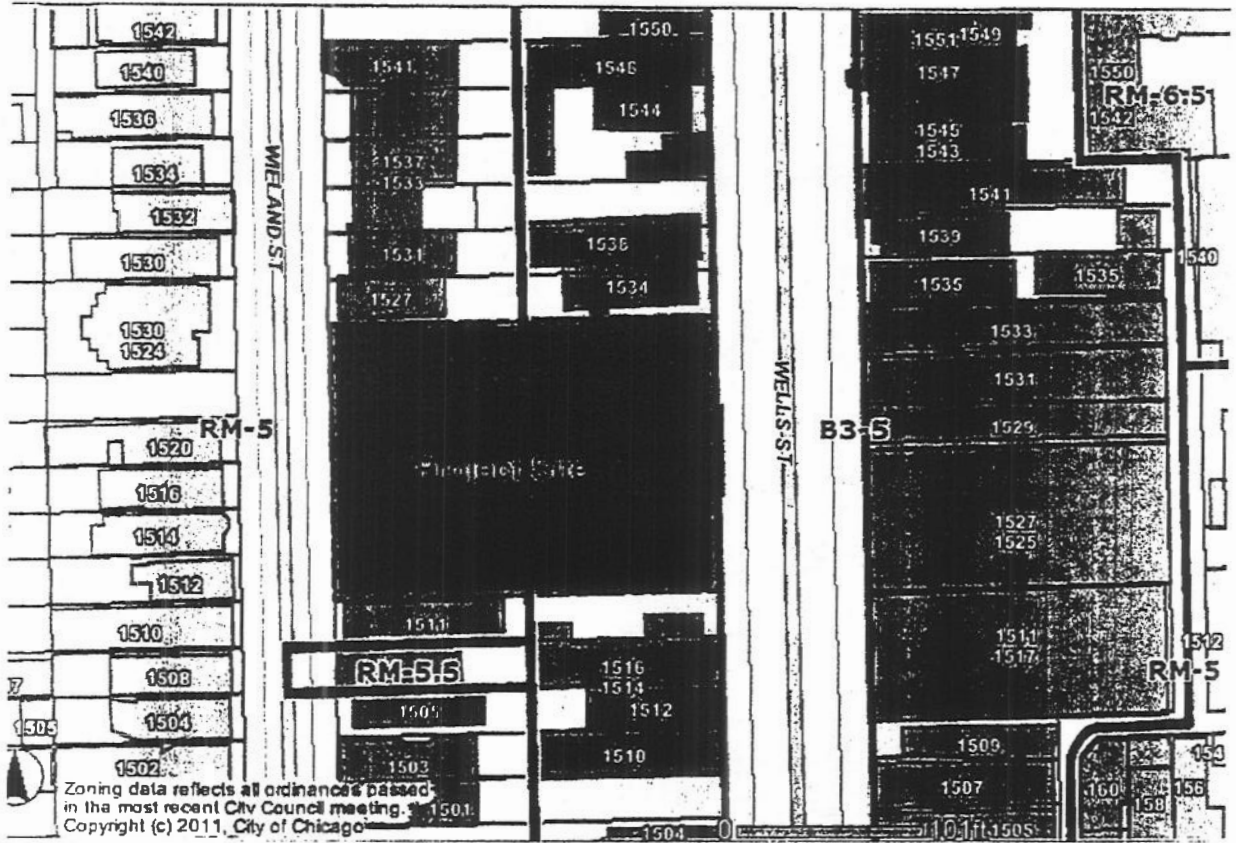
20436

RBPD #1335, As Amended Bulk Regulations and Data Table

	Sub-Area A	Sub-Area B	Sub-Area C	Total
Zoning Bulk Data Table				
Net Site Area (SF):	21,934	6,119	2,530	30,583
Net Site Area (Acre):	0.50	0.14	0.06	0.70
Area in Adjoining ROW (SF):	4,992	3,739	990	9,721
Gross Site Area (SF):	26,926	9,858	3,520	40,304
Gross Site Area (Acre):	0.62	0.23	0.08	0.93
Maximum Permitted FAR Ratio:	6.22	1.89	2.0	5.0
Maximum Number of Hotel Keys:	203	0	0	203
Maximum Number of Dwelling Units:	0	3	1	4
Maximum Permitted FAR:				152,915
Existing used FAR (SF):	0	0	4,998	4,998
Proposed New Construction FAR (BF):	136,365	11,552	0	147,917
Maximum Number of Off-Street Parking Spaces:	47	6	0	53
Minimum Number of Off-Street Loading Berths:	1	0	0	1
Maximum Permitted Building Height:	151'-4"	47'-0"	50'-0"	
Minimum Periphery Setbacks:	Per Approved Site Plan	Per Approved Site Plan	Existing	Per Approved Site Plan
Minimum Number of Bicycle Spaces:	50	0	Existing	50

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



Applicant: Wellabel, LLC
 Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street
 Chicago, IL 60610
 Introduction Date: July 22, 2020
 Plan Commission Date: August 20, 2020

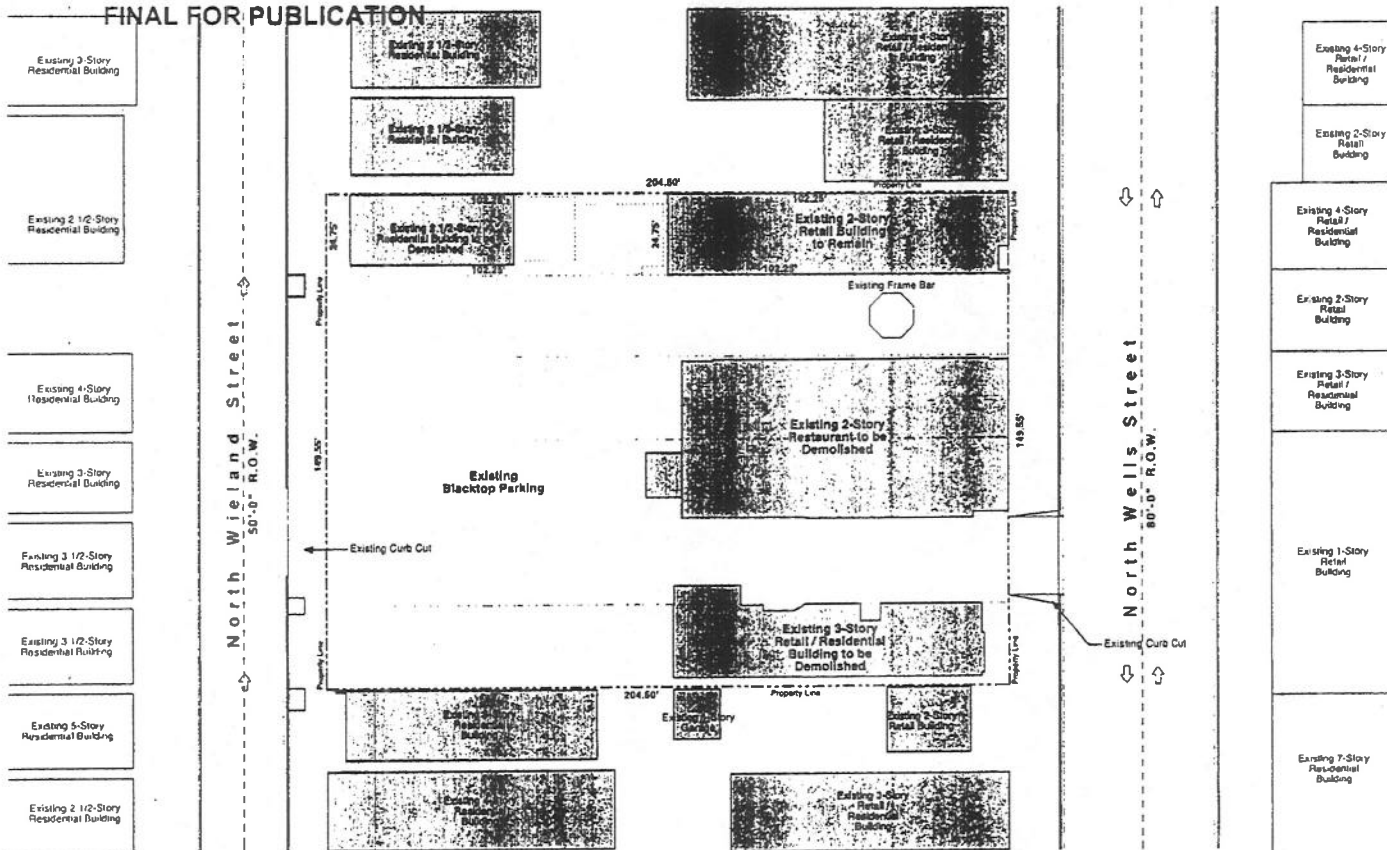
PAPPAGEORGE
 HAYMES
 PARTNERS

Pappageorge Haymes Partners
 845 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.3344 F 204.8988
 www.pappageorgehaymes.com

Existing Zoning Map
 Scale



FINAL FOR PUBLICATION

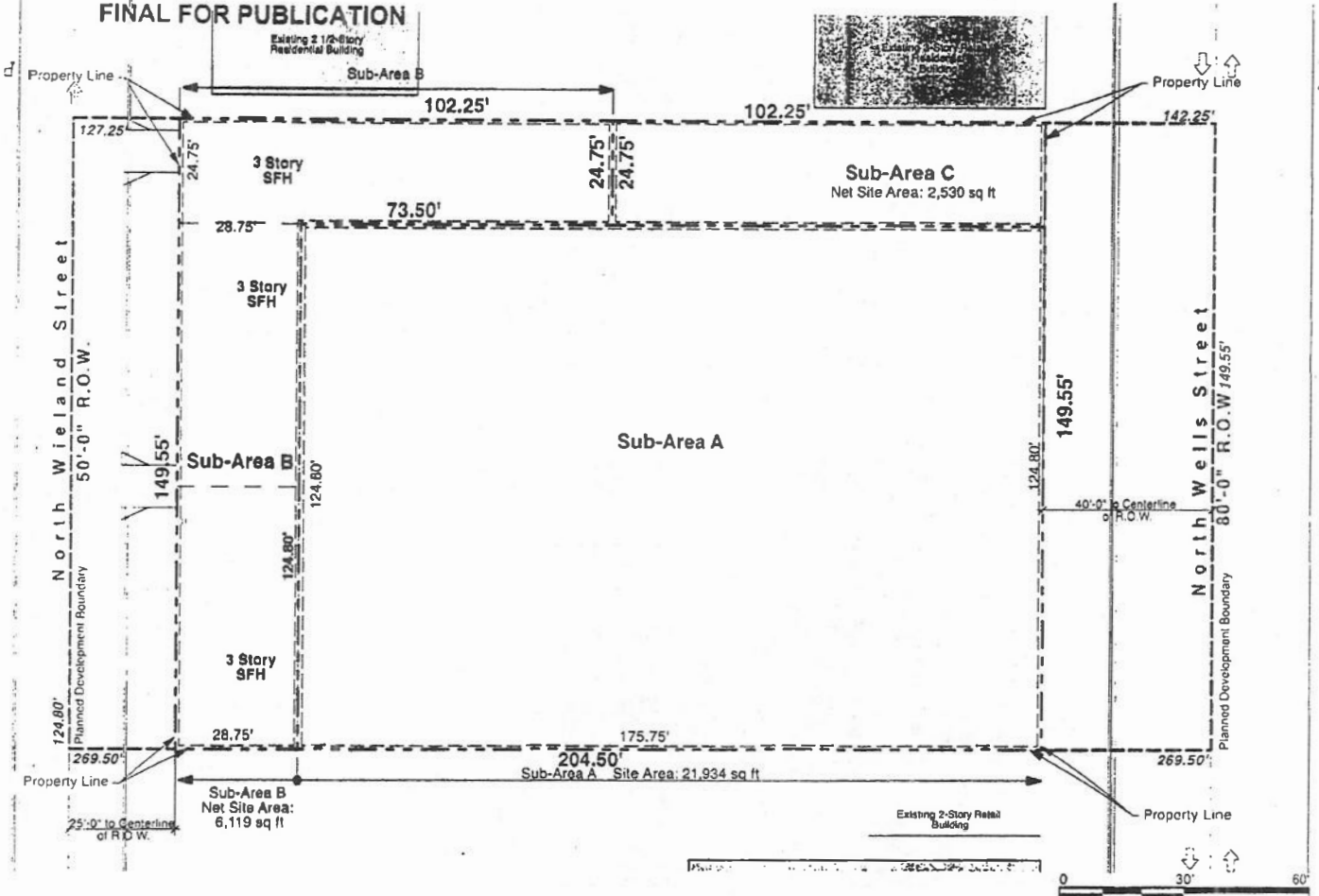


<p>Applicant Address</p> <p>Introduction Date</p> <p>Fan Commission Date</p>	<p>Wellstel, LLC 1520-1532 Wells Street / 1511-1525 N. Wieland Street Chicago, IL 60610</p> <p>July 28, 2020</p> <p>August 20, 2020</p>	<p>Pappageorge Haymes Partners</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Existing Land Use Map</p> <p>Scale</p> <p>N</p>
--	--	--	--

9/9/2020

REPORTS OF COMMITTEES

20749



FINAL FOR PUBLICATION

Applicant: **Wellstel, LLC**
 Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street
 Chicago, IL 60610
 Introduction Date: July 22, 2020
 Plan Commission Date: August 30, 2020

PAPPAGEORGE HAYMES PARTNERS
 840 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.3344 F 204.8988
 www.pappageorgehaymes.com

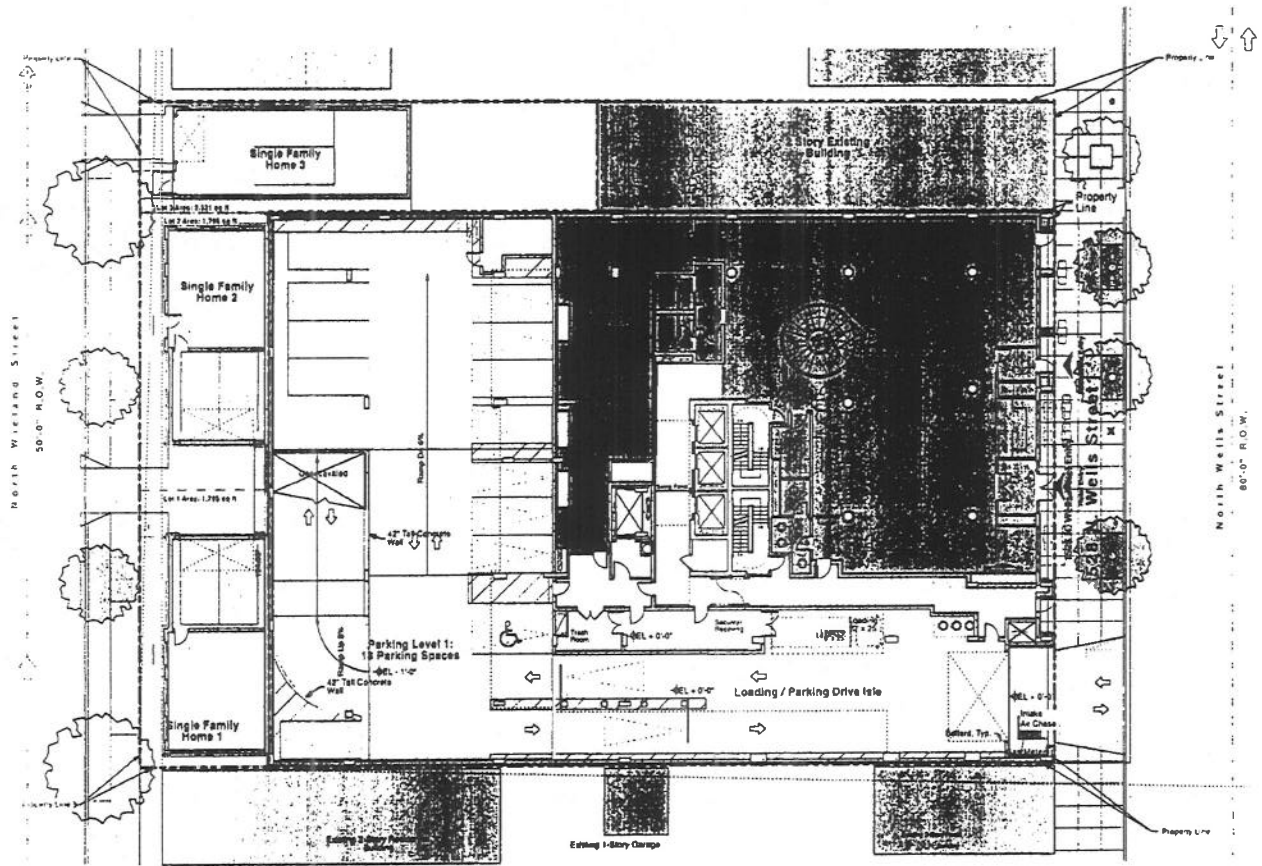
PD Boundary & Sub Area Map
 Scale: 1" = 30'

20750

JOURNAL--CITY COUNCIL--CHICAGO

9/9/2020

FINAL FOR PUBLICATION



Applicant: **Wellstel, LLC**
 Address: 1520-1532 Wells Street / 1513-1525 N. Wisland Street
 Chicago, IL 60600
 Introduction Date: **July 28, 2020**
 Plan Commission Date: **August 20, 2020**



Pappageorge Haymes Partners
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.2344 F 204.8988
 www.pappageorgehaymes.com

Sub Area A - Parking Level - 1st Floor
 Scale: 1" = 30'

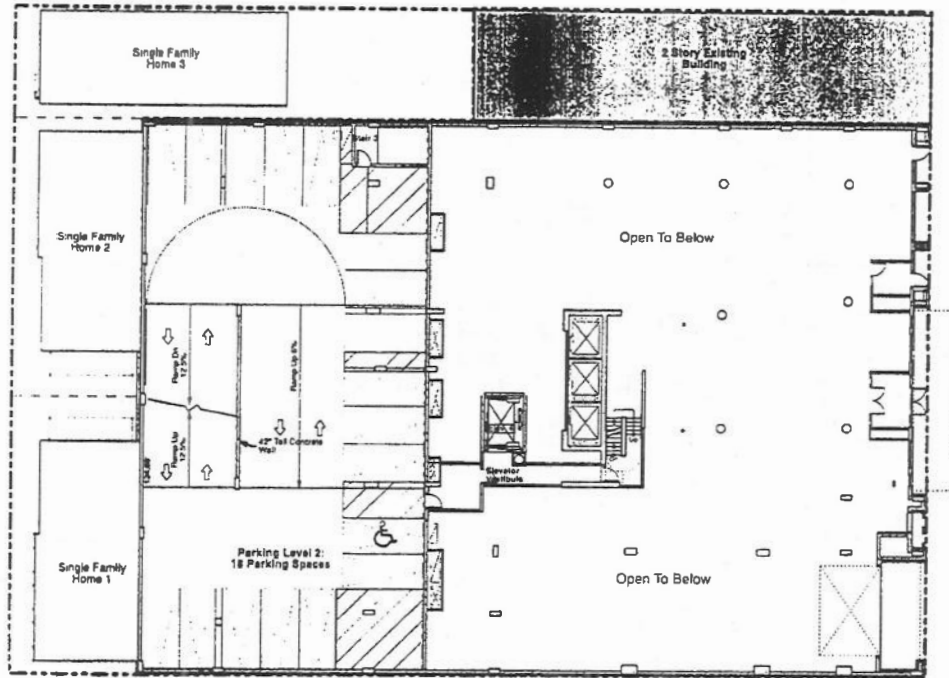


9/9/2020

REPORTS OF COMMITTEES

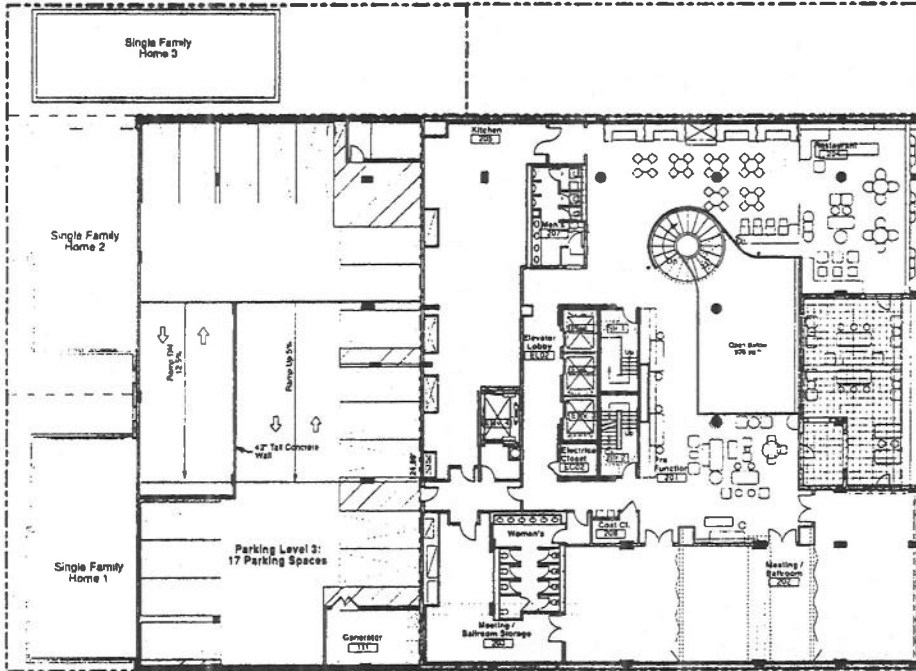
20751

FINAL FOR PUBLICATION



<p>Applicant Address Production Date Plan Commission Date</p>	<p>Wellstel, LLC 1520-1532 Wells Street / 1512-1526 N. Wieland Street Chicago, IL 60610 July 22, 2020 August 20, 2020</p>	<p>POPAGEORGE HAYMES PARTNERS</p>	<p>Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.2968 www.pappageorgehaymes.com</p>	<p>Sub Area A - Parking Level - Parking Level 2 Scale: 1" = 30' N </p>
---	--	---	---	--

FINAL FOR PUBLICATION



Applicant: **Weissel, LLC**
 Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street
 Chicago, IL 60610
 Introduction Date: **July 22, 2020**
 Plan Commission Date: **August 20, 2020**

PAPPAGEORGE
 HAYMES PARTNERS

Pappageorge Haymes Partners

640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O: 312.377.2344 F: 204.3988
 www.pappageorgehaymes.com

Sub Area A - Parking Level 3

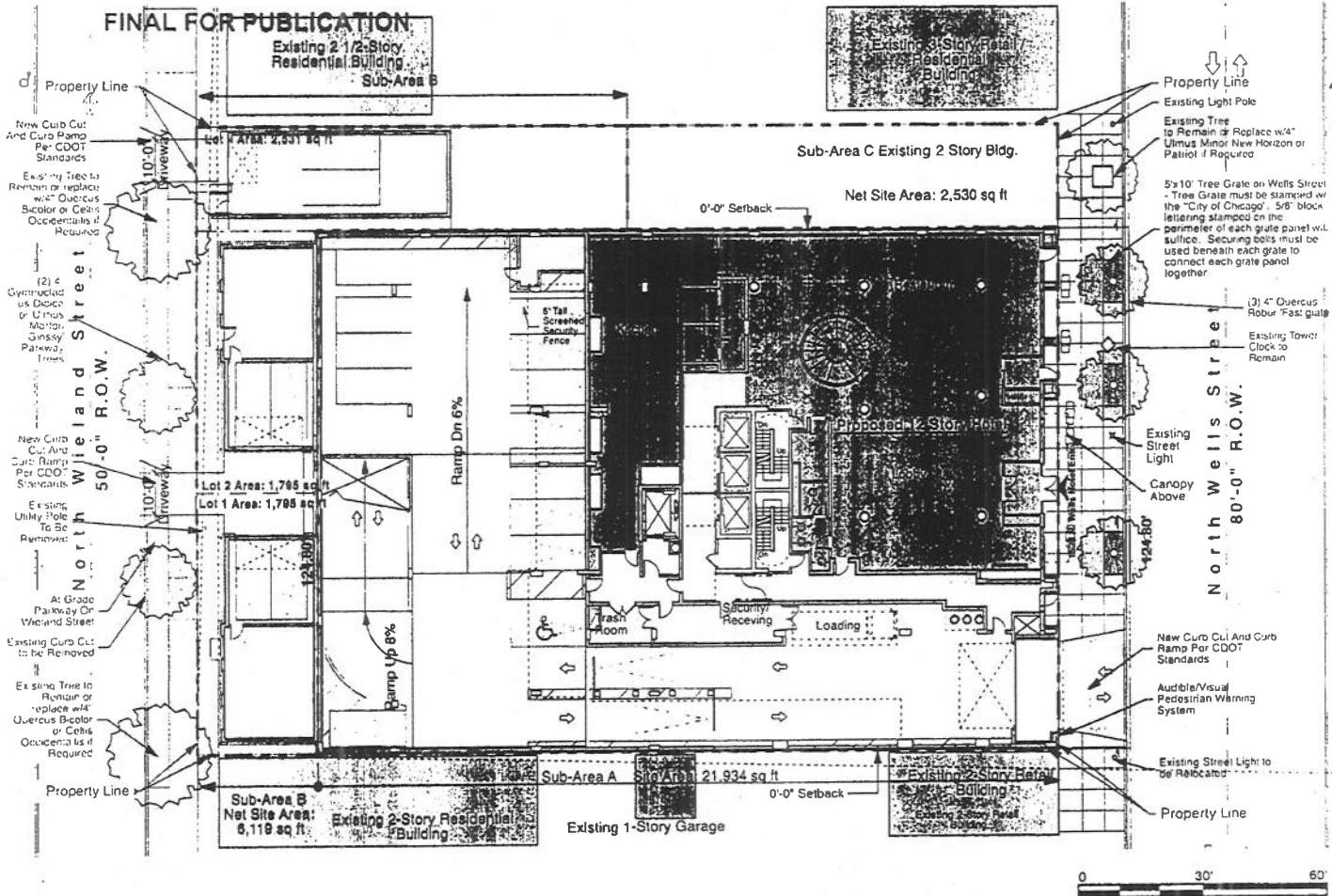


Scale: 1" = 30'

9/9/2020

REPORTS OF COMMITTEES

20753



FINAL FOR PUBLICATION

Property Line

New Curb Cut And Curb Ramp Per CDOT Standards

Existing Tree to Remain or Replace w/4\"/>

(2) 4\"/>

110'-0\"/>

110'-0\"/>

At Grade Parkway Or Walkway Street

Existing Curb Cut to Be Removed

Existing Tree to Remain or Replace w/4\"/>

Property Line

Property Line

Existing Light Pole

Existing Tree to Remain or Replace w/4\"/>

5x10' Tree Grate on Wells Street - Tree Grate must be stamped w/ the "City of Chicago" 5/8" block lettering stamped on the perimeter of each grate panel w/ sufficient. Securing bolts must be used beneath each grate to connect each grate panel together.

(3) 4\"/>

Existing Tower Clock to Remain

Existing Street Light

Canopy Above

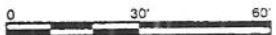
124'-80"

New Curb Cut And Curb Ramp Per CDOT Standards

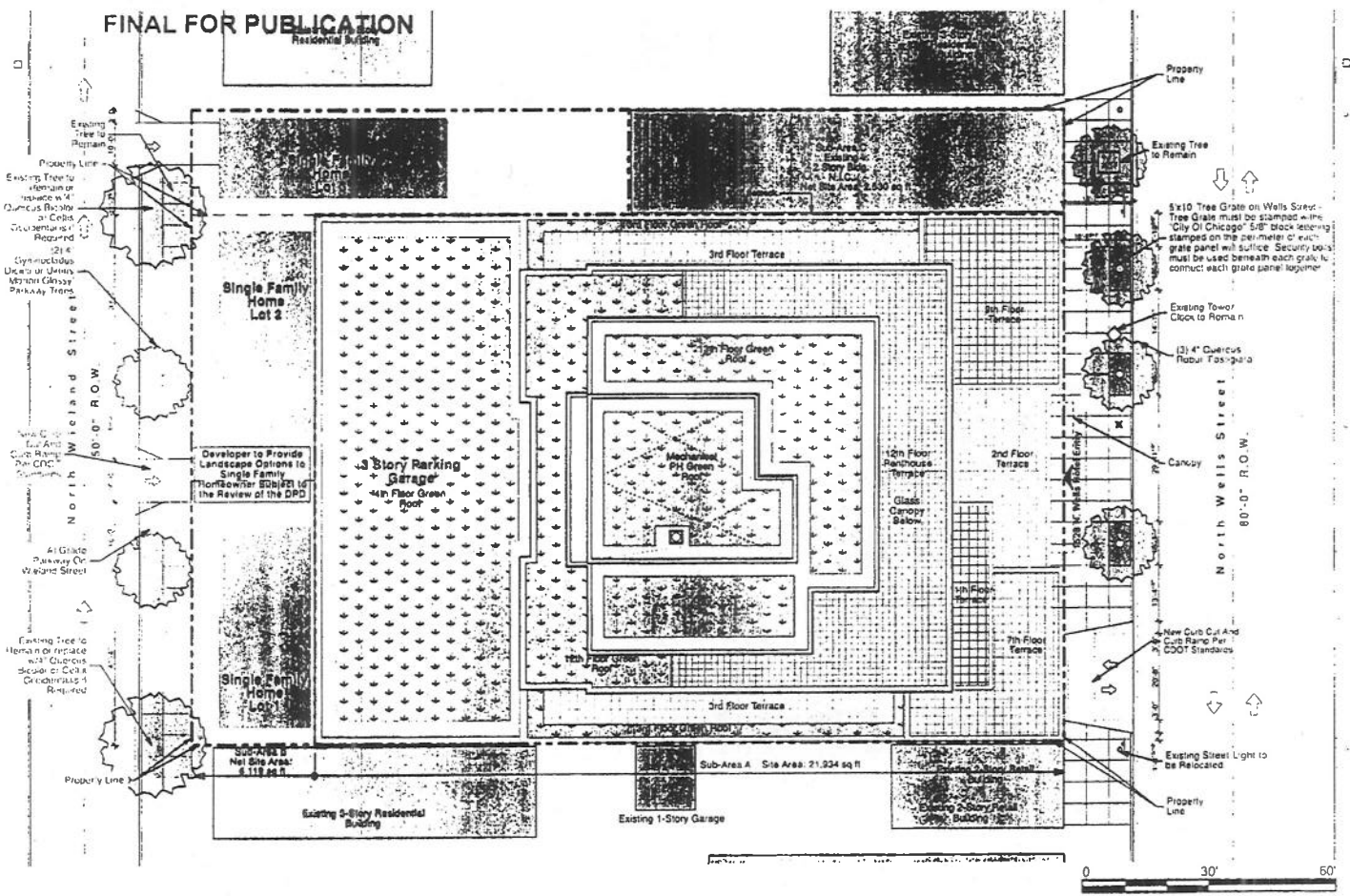
Audible/Visual Pedestrian Warning System

Existing Street Light to Be Relocated

Property Line



Applicant Wellabel, LLC 1520-1525 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610	Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60661 O 312.337.3344 F 204.8968 www.pappageorgehaymes.com	Site Plan Scale 1" = 30'
Production Date July 22, 2020		
Plan Commission Date August 20, 2020		



FINAL FOR PUBLICATION

Applicant: **Wellstel, LLC**
 Address: 1520-1532 Walle Street / 1513-1525 N. Wieland Street
 Chicago, IL 60680

Production Date: **July 22, 2020**

Plan Commission Date: **August 20, 2020**



Pappageorge Haymes Partners

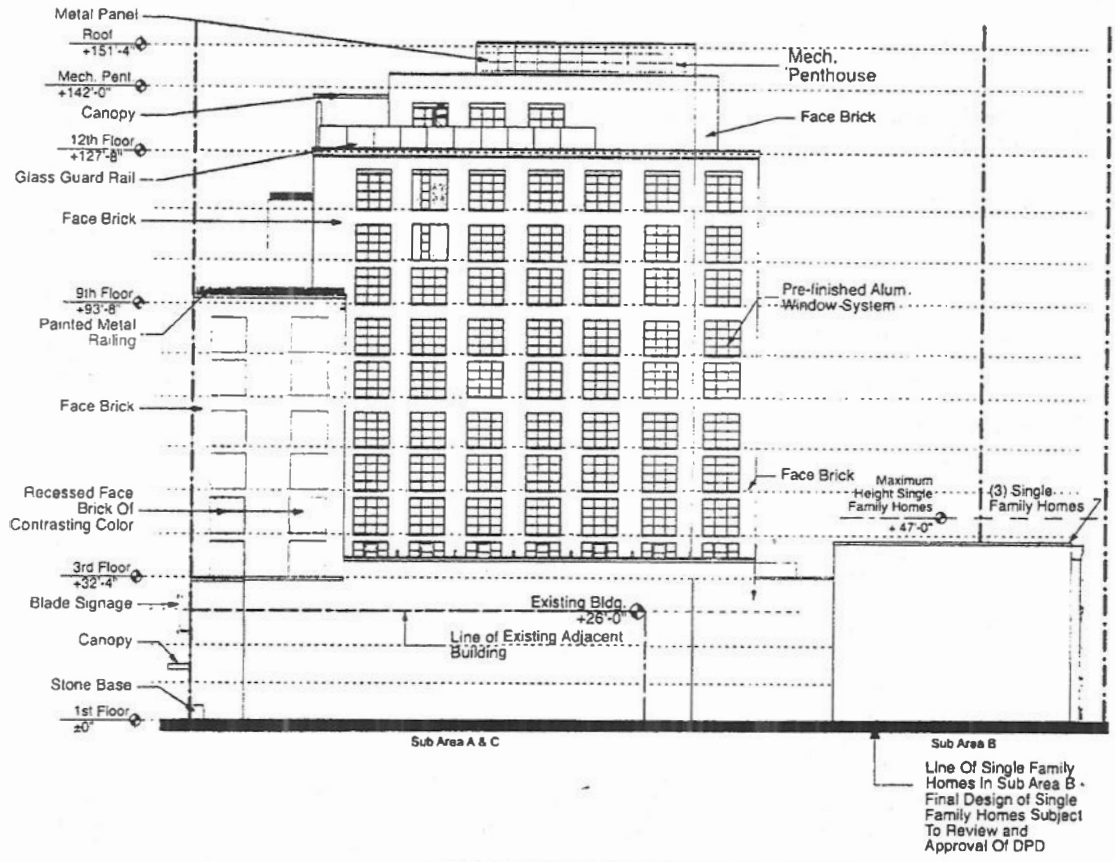
640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.327.3344 F 204.8988
 www.pappageorgehaymes.com

Sub Area A - Roof Plan

Scale: 1" = 30' 1" x 20'

N

FINAL FOR PUBLICATION



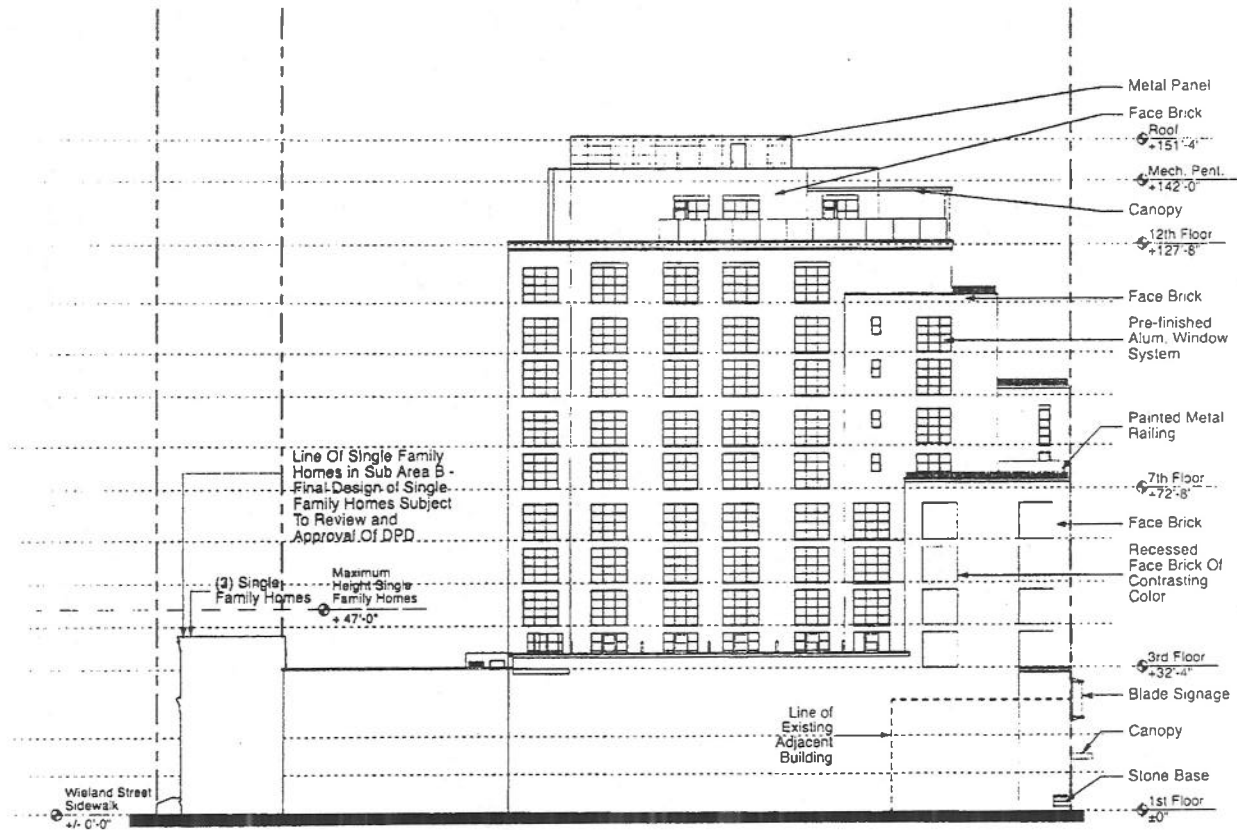
20756

JOURNAL--CITY COUNCIL--CHICAGO

9/9/2020

<p>Applicant: Wallbet, LLC Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>Preparation Date: July 22, 2020</p> <p>DPD Commission Date: August 20, 2020</p>	<p>Pappageorge Haymes Partners</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Sub Area A - North Elevation</p> <p>Scale 1" = 30.1' @ 0</p>
--	---	--

FINAL FOR PUBLICATION



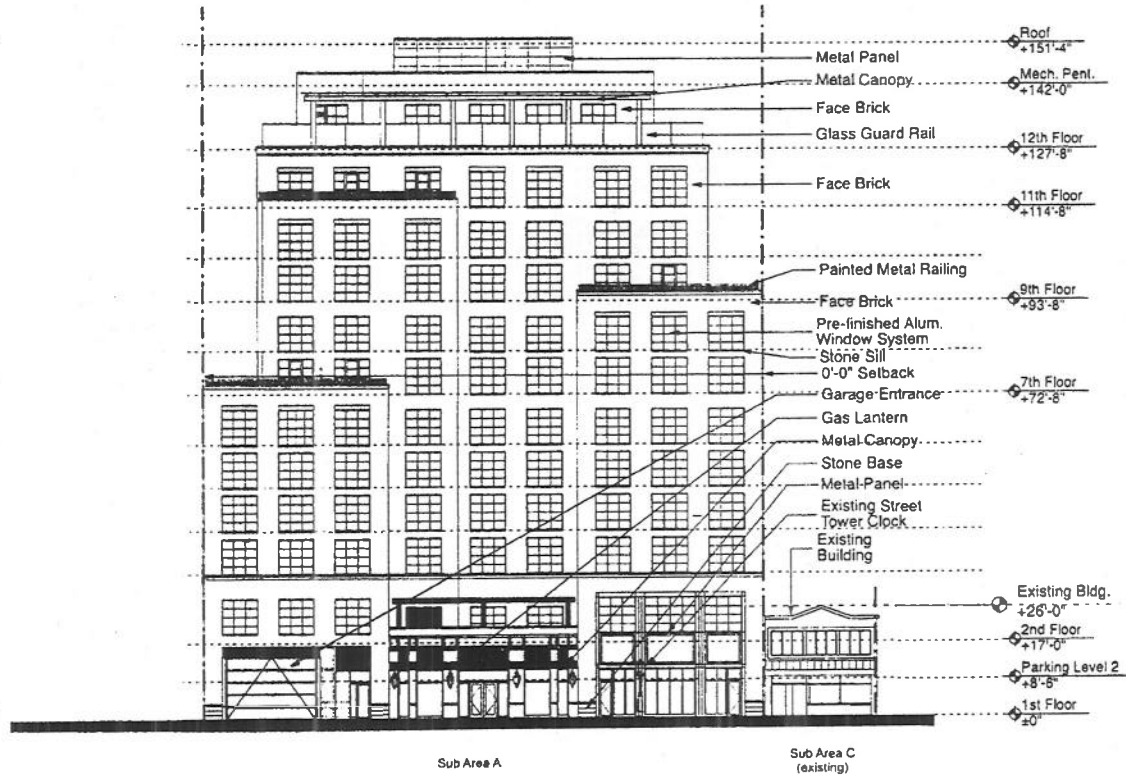
9/9/2020

REPORTS OF COMMITTEES

20757

<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wallabi, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610 July 28, 2020 August 20, 2020</p>	<p>PAPPAGEORGE HAYMES</p>	<p>Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 773.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Sub Area A - South Elevation Scale 1" = 30' 1/160 0 30' 60'</p>
---	---	-------------------------------	---	---

FINAL FOR PUBLICATION



20758

JOURNAL--CITY COUNCIL--CHICAGO

9/9/2020

Applicant: **Wellabel, LLC**
 Address: 1520-1532 Wells Street / 1513-1525 N. Weland Street
 Chicago, IL 60610

Production Date: **July 28, 2020**

Plan Commission Date: **August 20, 2020**

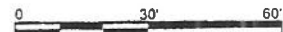
CHICAGO OFFICE
 PLANNING
 DIVISION

Pappogeorge Haymes Partners

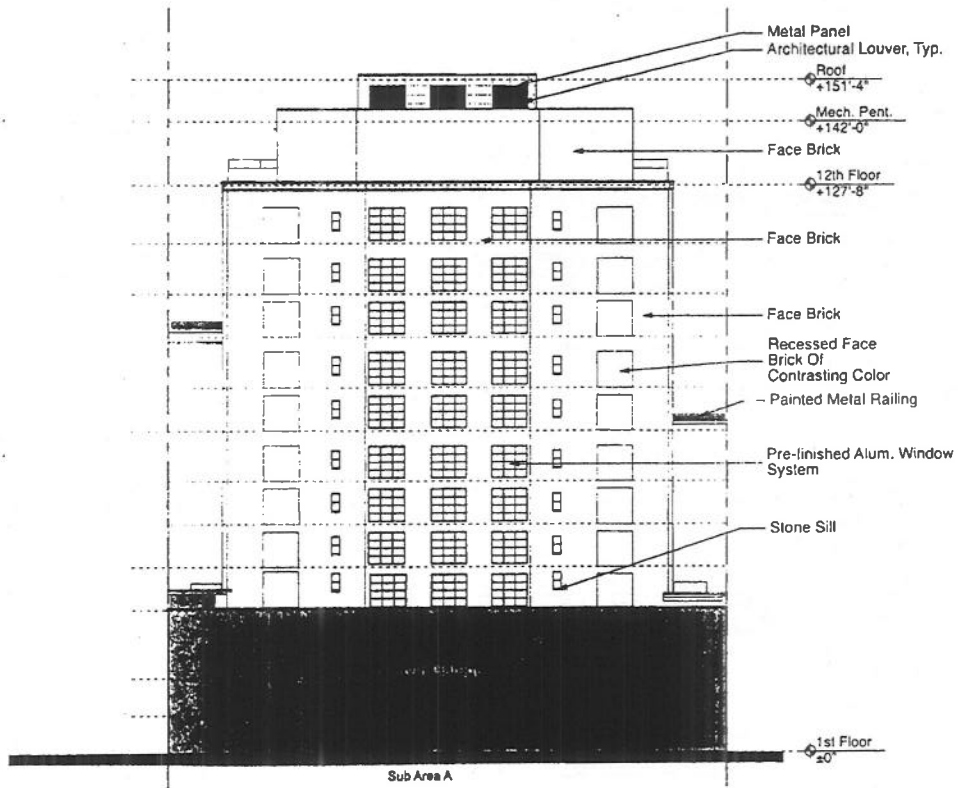
640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.1344 F 204.8988
 www.pappogeorgehaymes.com

Sub Area A - East Elevation

Scale: 1" = 30', 1/8"



FINAL FOR PUBLICATION



9/9/2020

REPORTS OF COMMITTEES

20759

Applicant: **Wellstel, LLC**
 Address: 1520-1532 Wells Street / 1513-1525 N. Wieland Street
 Chicago, IL 60610
 Production Date: **July 22, 2020**
 Plan Commission Date: **August 20, 2020**

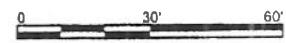
ARCHITECTURE
 PLANNING

Pappageorge Haymes Partners

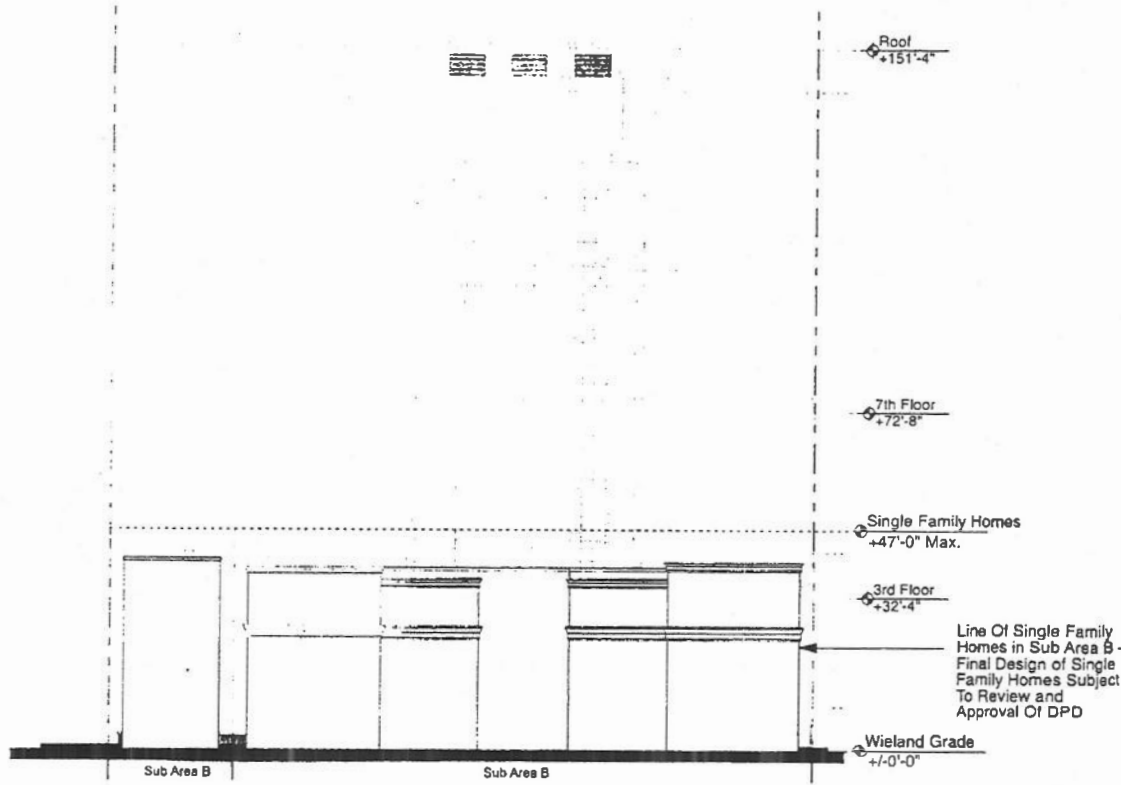
640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.3344 F 204.8988
 www.pappageorgehaymes.com

Sub Area A - West Elevation

Scale 1" = 30'



FINAL FOR PUBLICATION



<p>Applicant Wellabel, LLC 1520-1532 Wells Street / 1513-1525 N. Wieland Street Chicago, IL 60610</p> <p>Introduction Date July 28, 2020</p> <p>Plan Commission Date August 20, 2020</p>	<p>PAPPAGEORGE HAYMES PARTNERS</p>	<p>Pappageorge Haymes Partners</p> <p>540 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.537.3344 F 204.89988 www.pappageorgehaymes.com</p>	<p>Sub Area B - West Elevation</p> <p>Scale 1" = 30'</p>
--	--	--	--

Reclassification Of Area Shown On Map No. 2-G.
(Application No. 18765)
(Common Address: 1418 W. Fillmore St.)

[O2016-3886]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 2-G in the area bounded by:

the alley next north of and parallel to West Fillmore Street; a line 179.75 feet west of and parallel to South Loomis Street; West Fillmore Street; and a line 229.75 feet west of and parallel to South Loomis Street,

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

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

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 18708)
(Common Address: 1520 -- 1532 N. Wells St./1513 -- 1523 N. Wieland St.)

RBPID 1335

[SO2016-1633]

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 B3-5 Community Shopping District and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 337.98 feet south of and parallel to West North Avenue; a line 102.25 feet west of and parallel to North Wells Street; a line 312.23 feet south of and parallel to West North Avenue; North Wells Street; a line 461.98 feet south of and parallel to West North Avenue; and North Wieland Street,

to those of a B3-5 Community Shopping District.

SECTION 2. Changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 337.98 feet south of and parallel to West North Avenue; a line 102.25 feet west of and parallel to North Wells Street; a line 312.23 feet south of and parallel to West North Avenue; North Wells Street; a line 461.98 feet south of and parallel to West North Avenue; and North Wieland Street,

to those of a Residential Business Planned Development and a corresponding use district which is hereby established in the area above described.

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

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

Residential-Business Planned Development No. 1335

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1335 ("Planned Development") consists of approximately 28,072 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, Wellstel 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, 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.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map, Subarea and Property Line Map; Site Plan Landscape/Green Roof Plan; Building Elevations (North, South, East and West) prepared by Pappageorge Haymes. Partners and dated June 16, 2016, 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.

5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A:

hotel, retail, eating and drinking establishments, outdoor patios (rooftop); banquet and meeting rooms, commercial, office and accessory uses.

Subarea B:

single-family detached homes and accessory uses (at grade); Prior to the issuance of any Part II Approval for this subarea, final design elevations for the single-family homes must be reviewed and approved by the Department of Planning and Development.

Subarea C:

retail and residential uses (above the ground floor) and accessory uses.

Subarea D:

accessory parking for Subareas A and B; loading areas; parking and loading ramps; and accessory uses. In accordance with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on a daily, weekly or monthly basis up to 25 percent of the minimum required parking spaces.

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 FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 28,072 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of 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, Fleet and Facility Management and Buildings, under 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, 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.

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, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. In Subarea A, the applicant shall provide a green roof for a minimum of 50 percent of the net roof area, or 3,927 square feet. In addition, the building in Subarea A shall achieve building certification consistent with the City of Chicago Sustainable Development Policy.
15. Applicant and the Department of Planning and Development, at either party's request, may continue to evolve the design of the building elevations in Subarea A and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department of Planning and Development administratively as a Minor Change as set forth in Section 17-13-0611 of the Chicago Zoning Ordinance.
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 B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Subarea Map; Subarea D -- Parking Level; Site Plan; Landscape/Green Roof Plan; and North, South, East and Subareas A and B West Building Elevations referred to in these Plan of Development Statements printed on pages 27304 through 27314 of this *Journal*.]

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

6/22/2016

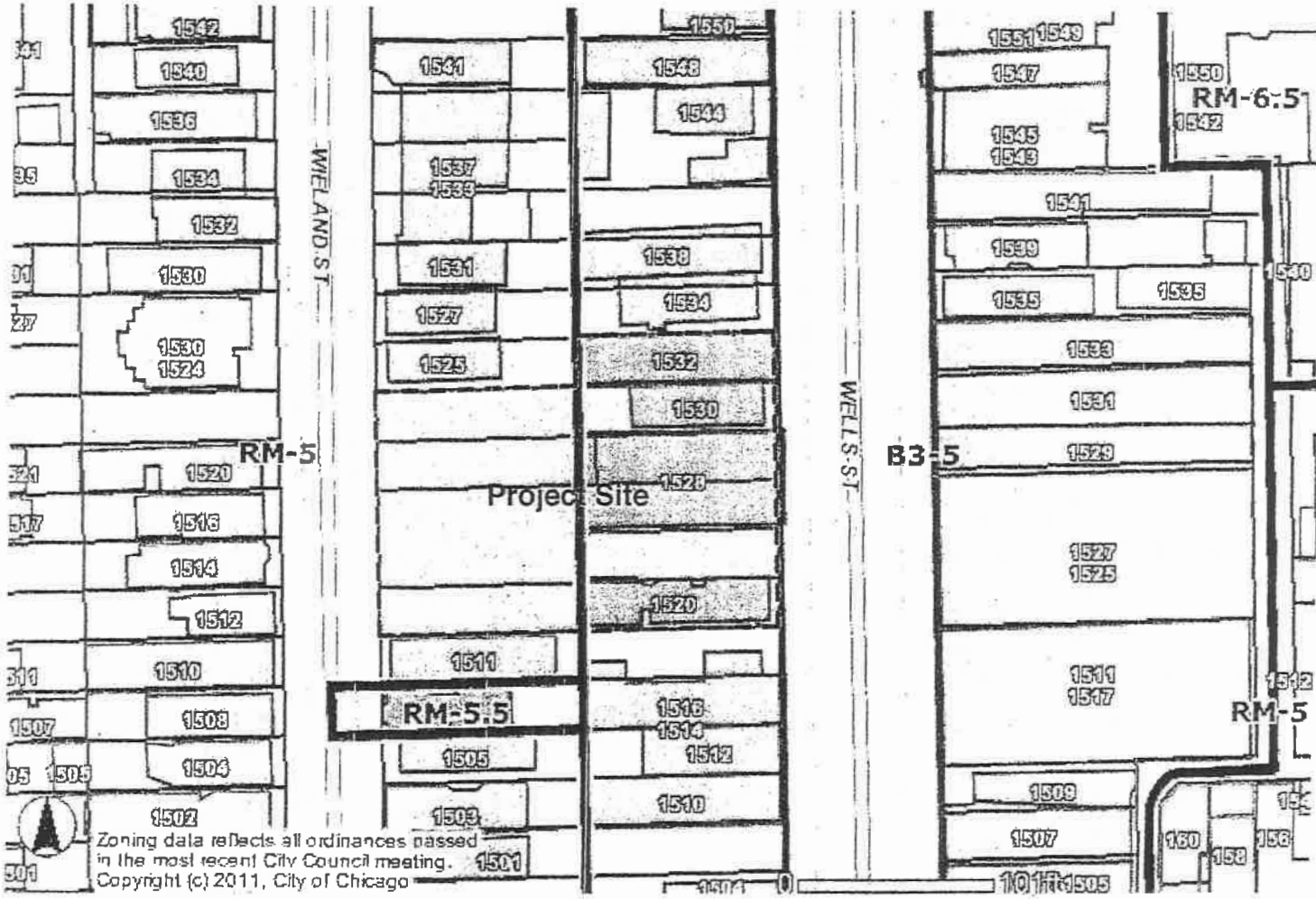
REPORTS OF COMMITTEES

27303

Residential-Business Planned Development No. 1335

Zoning Bulk Data Table.

	Subarea A	Subarea B	Subarea C	Subarea D	Totals
Net Site Area (square feet):	14,040	11,481	2,551	NA	28,072
Area in ROW (square feet):	4,992	3,120	998	NA	9,110
Gross Site Area (square feet):	19,032	14,601	3,549	NA	37,182
Maximum Permitted FAR:	8.44	1.45	2.0	NA	5.0
Maximum Number of Keys:	190	0	0	NA	190
Maximum Number of Dwelling Units:	0	4	1	NA	5
Minimum Number of Accessory Parking Spaces:	0	0	0	53	53
Minimum Number of Off-Street Loading Berths:	1	0	0	NA	1
Maximum Permitted Building Height:	151 feet, 4 inches	47 feet, 0 inches	existing	NA	
Minimum Periphery Setbacks:	Per Site Plan	Per Site Plan	existing	Per Site Plan	
Minimum Number of Bicycle Spaces:	50	0	existing	0	50

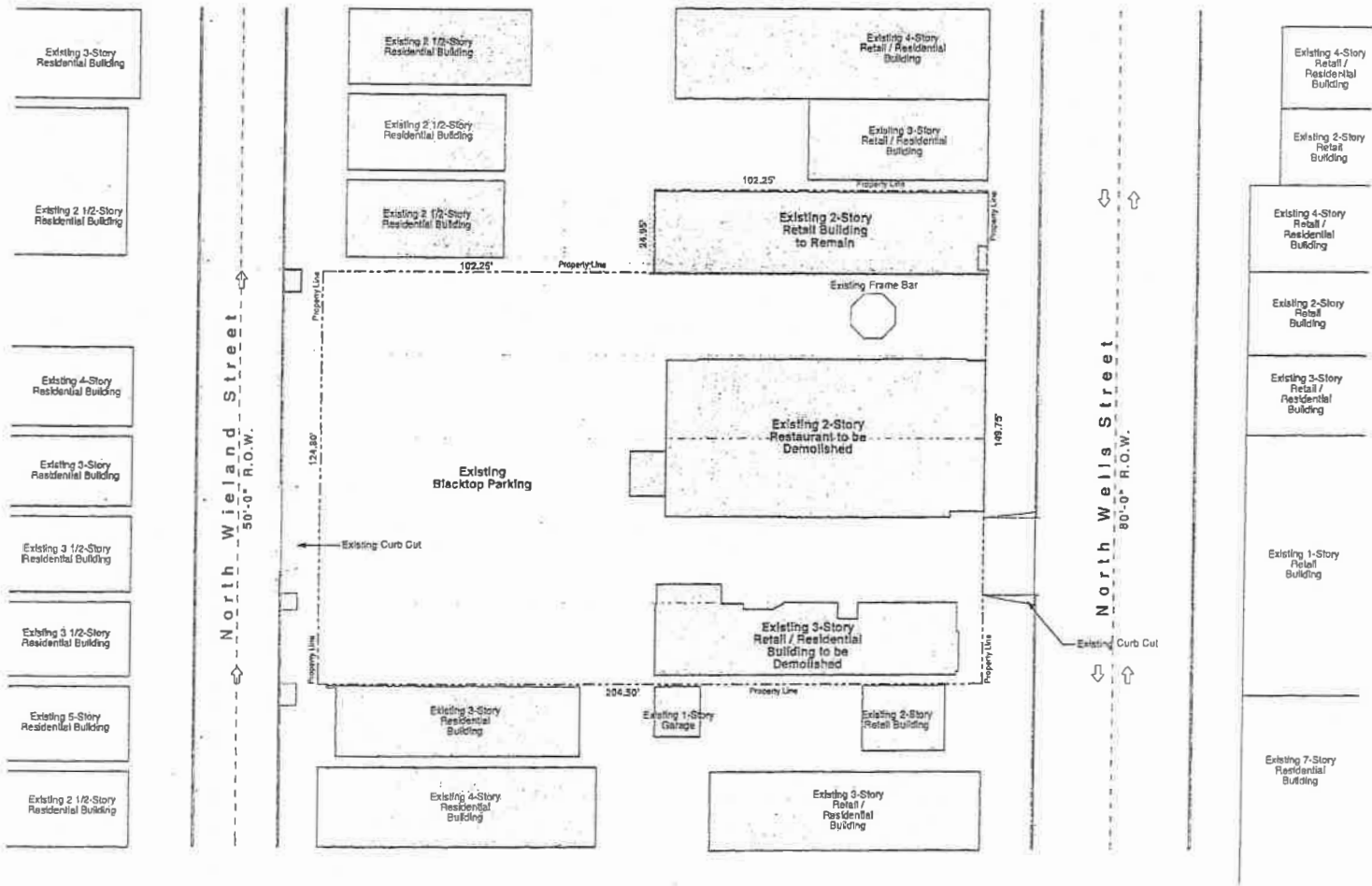


Applicant: Address: Introduction Date: Plan Commission Date:	Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610 March 16th, 2016 June, 16th, 2016	PAPPAGEORGE HAYMES	pappageorgehaymes partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8286 www.pappageorgehaymes.com	Existing Zoning Map Scale: N.T.S. N
---	---	-----------------------	--	---

6/22/2016

REPORTS OF COMMITTEES

27305

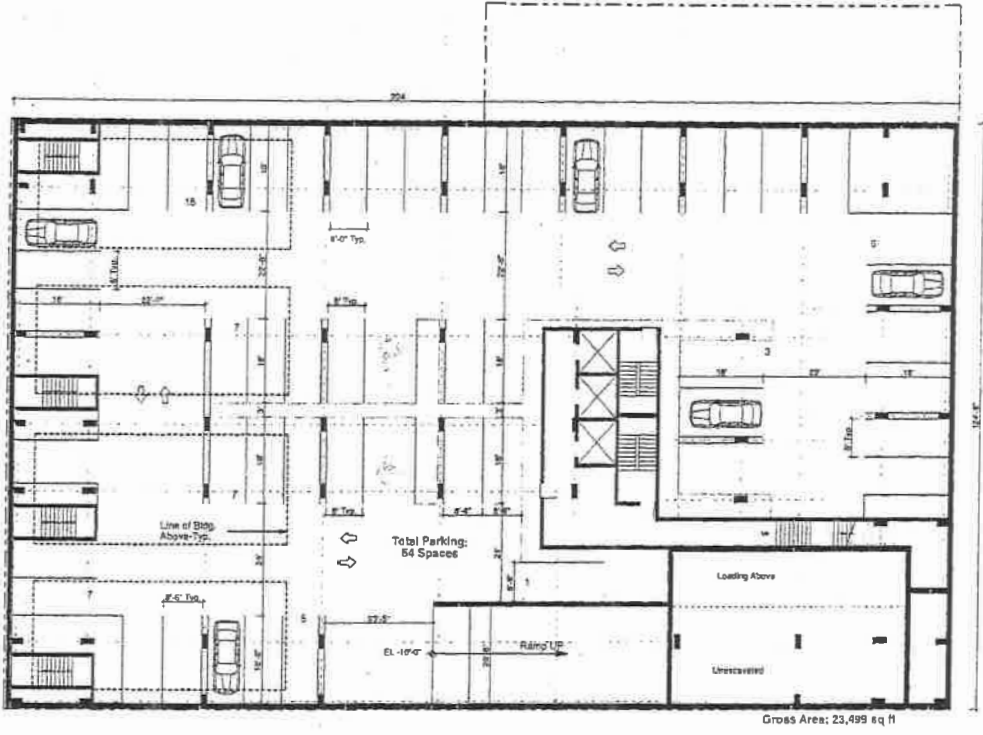


<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610</p> <p>March 16th, 2016 June, 16th, 2016</p>	<p>pappageorgehaymes partners</p> <p>PAPPAGEORGE HAYMES</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8968 www.pappageorgehaymes.com</p>	<p>Existing Land Use Map</p> <p>N I</p> <p>Scale: 1" = 40'-0"</p>
---	--	---	---

6/22/2016

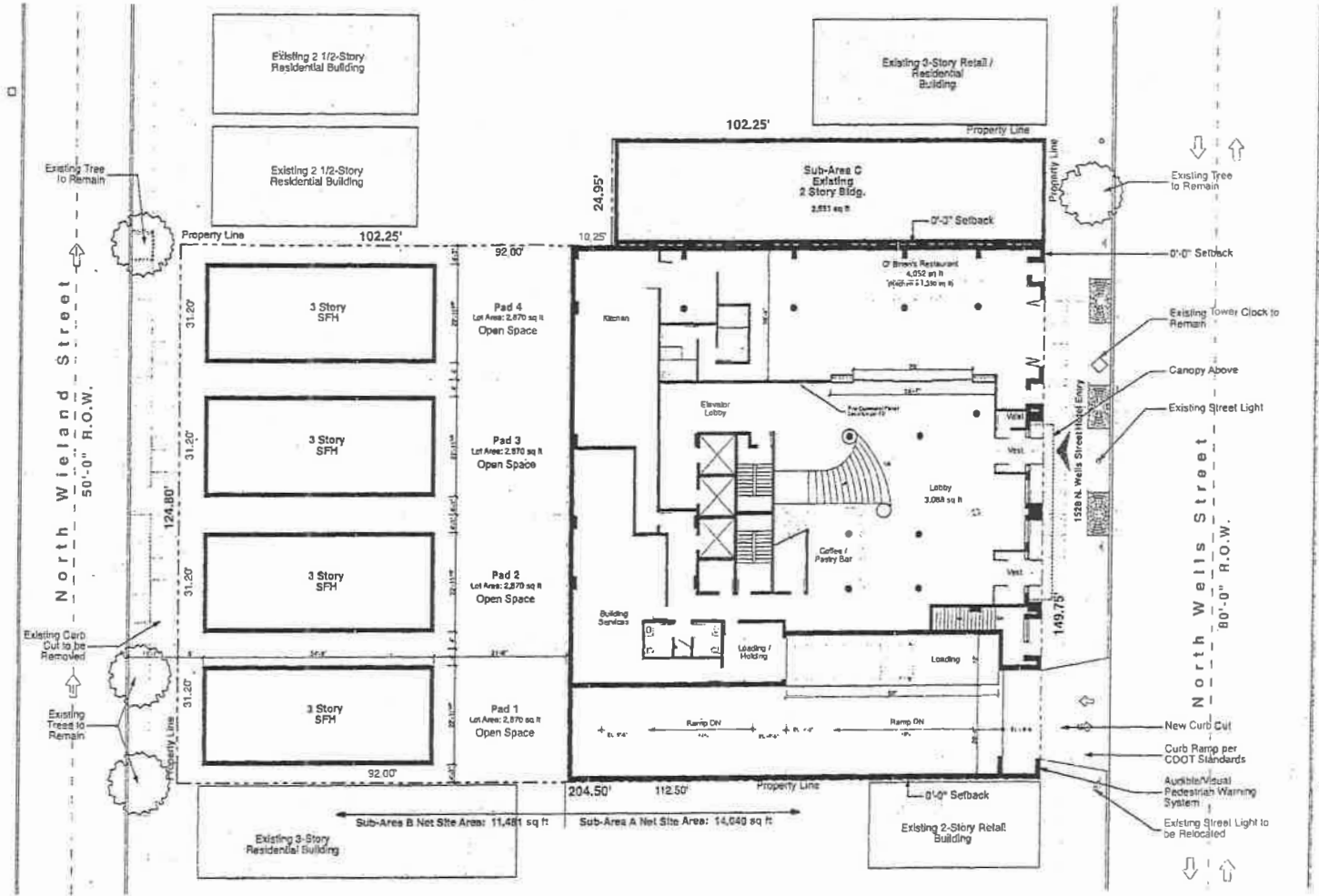
REPORTS OF COMMITTEES

27307

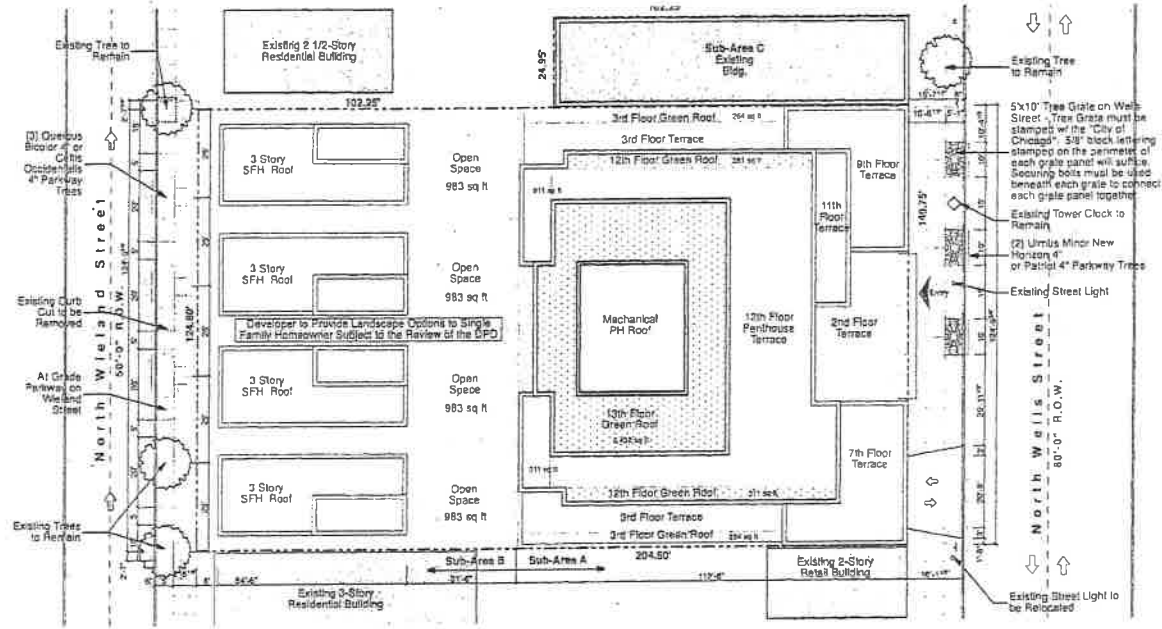


Gross Area: 23,499 sq ft

<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610 March 18th, 2016 June, 18th, 2016</p>	<p>PAPPAGEORGE HAYMES</p>	<p>pappageorgehaymes partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.2344 F 204.8988 www.pappageorgehaymes.com</p>	<p style="text-align: right;">Sub Area D - Parking Level</p> <p style="text-align: center;">N I</p> <p style="text-align: right;">Scale: 1" = 30' 0"</p>
--	--	--------------------------------------	---	--

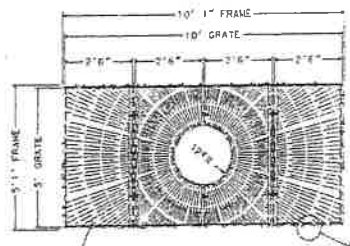


<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610 March 18th, 2016 June, 16th, 2016</p>	<p>pappageorgehaymes partners PAPPAGEORGE HAYMES 540 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p>Site Plan Scale: 1" = 30'-0" N UPR 10/1/2010</p>
---	---	---	---



Plant List

BOTANICAL NAME	COMMON NAME	SIZE
<i>Delonix and Evergreen shrubs</i>		
<i>Jurinea chinensis 'Kobayashi Compact'</i>	Kobayashi Juniper	24" Sp
<i>Jurinea saligna 'Turkii'</i>	Turkii Juniper	24" Sp
<i>Buxus microcarpa 'Makara Wintergreen'</i>	Wintergreen Boxwood	18" H/Sp
<i>Erigeron annuus 'Compact'</i>	Compact Burning Bush	3' Gal
<i>Campanula medium</i>	Signal Whitecampanula	2 1/4 H/Sp
<i>Saxifraga hypnoides 'Saxifraga'</i>	Saxifraga	2 1/4 H/Sp
<i>Wisteria floribunda 'Blue Moon'</i>	Blue Moon Wisteria	30" H/Sp
<i>Platanus and Quercus</i>		
<i>Cytisus scoparius 'Karl Foerster'</i>	Karl Foerster Cytisus	1 Gal
<i>Veronica filiformis 'Winters Low'</i>	Winters Low Veronica	1 Gal
<i>Rudbeckia fulgida 'Goldstrahl'</i>	Goldstrahl Rudbeckia	1 Gal
<i>Hieracium</i>	French Hellebore	1 Gal
<i>Erigeron annuus 'Compact'</i>	Compact Burning Bush	3' Gal
<i>Saxifraga hypnoides 'Saxifraga'</i>	Saxifraga	1 Gal
<i>Saxifraga hypnoides 'Saxifraga'</i>	Saxifraga	1 Gal
<i>Vincetoxicum</i>	Henbane	3" Gal
<i>Delonix and Ornamental Trees</i>		
<i>Cercis canadensis</i>	Common Hackberry	4" Cal
<i>Gymnocladia dioica</i>	Kanawha Coffee	4" Cal



NOTE: 5/8" TEXT "CITY OF CHICAGO" STAMPED ON TOP AND BOTTOM OF EACH GRID FACING OUTWARD

① 5 X 10 TREE GRATE - PLAN VIEW N. S.

Green Roof Calculations

Floor	Gross Roof Area (sf)	Net Roof Area (sf)	Proposed Green Roof Area	Remarks
1st	0	0	0	
2nd	806	806	0	
3rd	1,712	0	528	
4th-6th	0	0	0	
7th	876	0	0	
8th	0	0	0	
9th	801	0	0	
10th	0	0	0	
11th	374	374	0	
12th	4,215	4,215	1,014	
13th	2,432	2,432	2,432	
Roof	1,073	0	0	
Total	12,289	7,927	3,974	

Green Roof Area Requirement: 3,914 (Based on 50% of Net Roof Area for Sloped Roof)

Notes: Net Area excludes areas dedicated to Private Roof Decks, Mechanical Equipment, and Service Walkways/Clearance

Applicant: **Wellstel, LLC**
 Address: 1520-1532 N. Wells Street / 1513-1523 N. Wisland Street
 Chicago, IL 60654

Introduction Date: **March 18th, 2016**

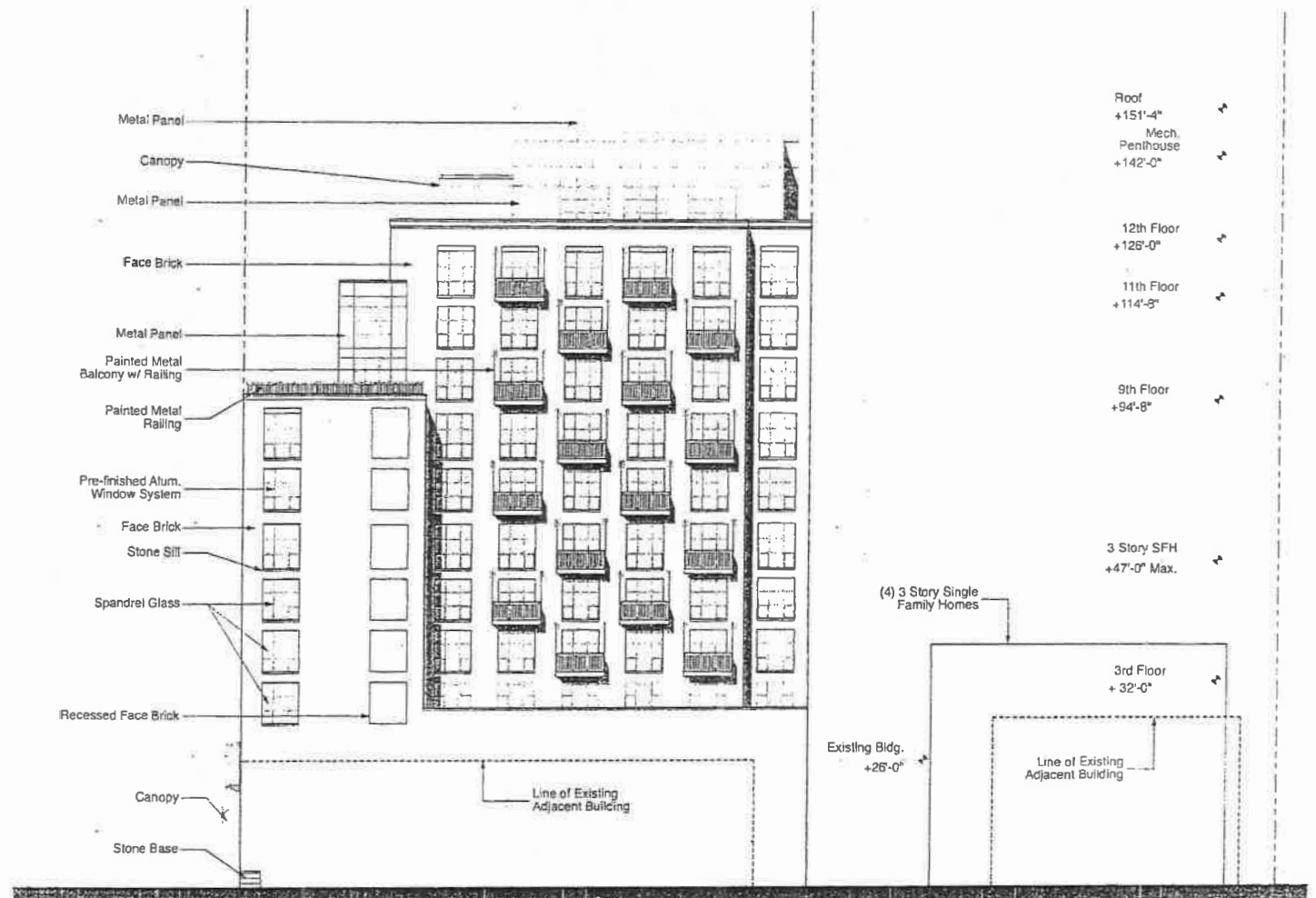
Plan Commission Date: **June 16th, 2016**

pappageorgehaymes partners

640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O 312.337.3344 F 204.8988
 www.pappageorgehaymes.com

Landscape / Green Roof Plan

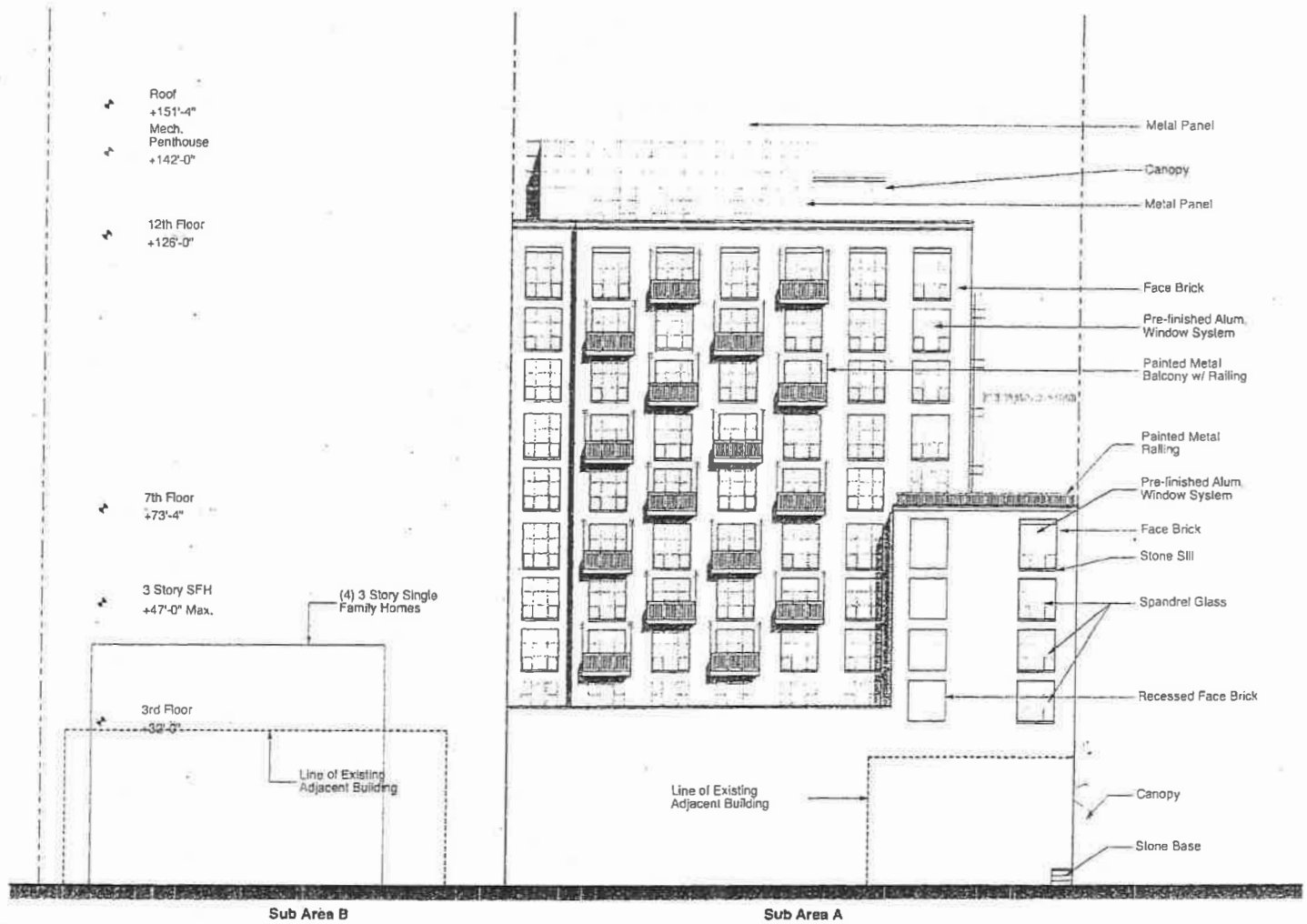
Scale: 1" = 20'-0"



<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610</p>	<p>PAPPAGEORGE HAYMES</p>	<p>pappageorgehaymes partners 640 N. LaSalle, Suite 403 Chicago, IL 60654 O 312.337.3344 F 204.8988 www.pappageorgehaymes.com</p>	<p style="text-align: right;">North Elevation Scale: 1" = 25'-0"</p>
---	---	--------------------------------------	--	--

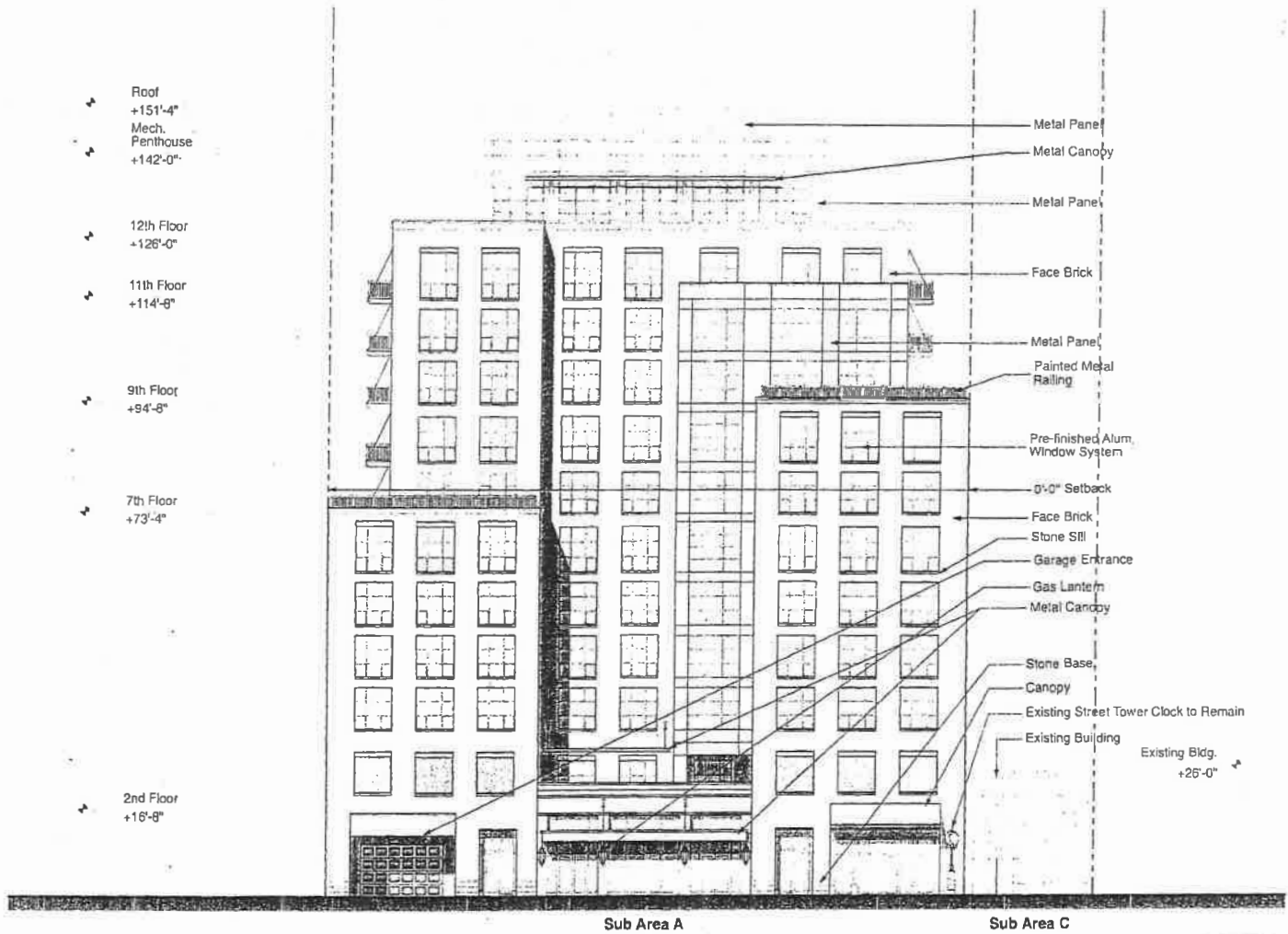
6/22/2016

REPORTS OF COMMITTEES



<p>Applicant: Weilstei, LLC Address: 1520-1532 N. Wells Street / 1513-1523 N. Waband Street Chicago, IL 60610 Introduction Date: March 16th, 2016 Plan Commission Date: June, 16th, 2016</p>	<p>pappageorgehaymes partners</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204 6888 www.pappageorgehaymes.com</p>	<p>PAPPAGEORGE HAYMES</p>	<p>South Elevation Scale: 1" = 25'-0"</p>
--	--	----------------------------------	--

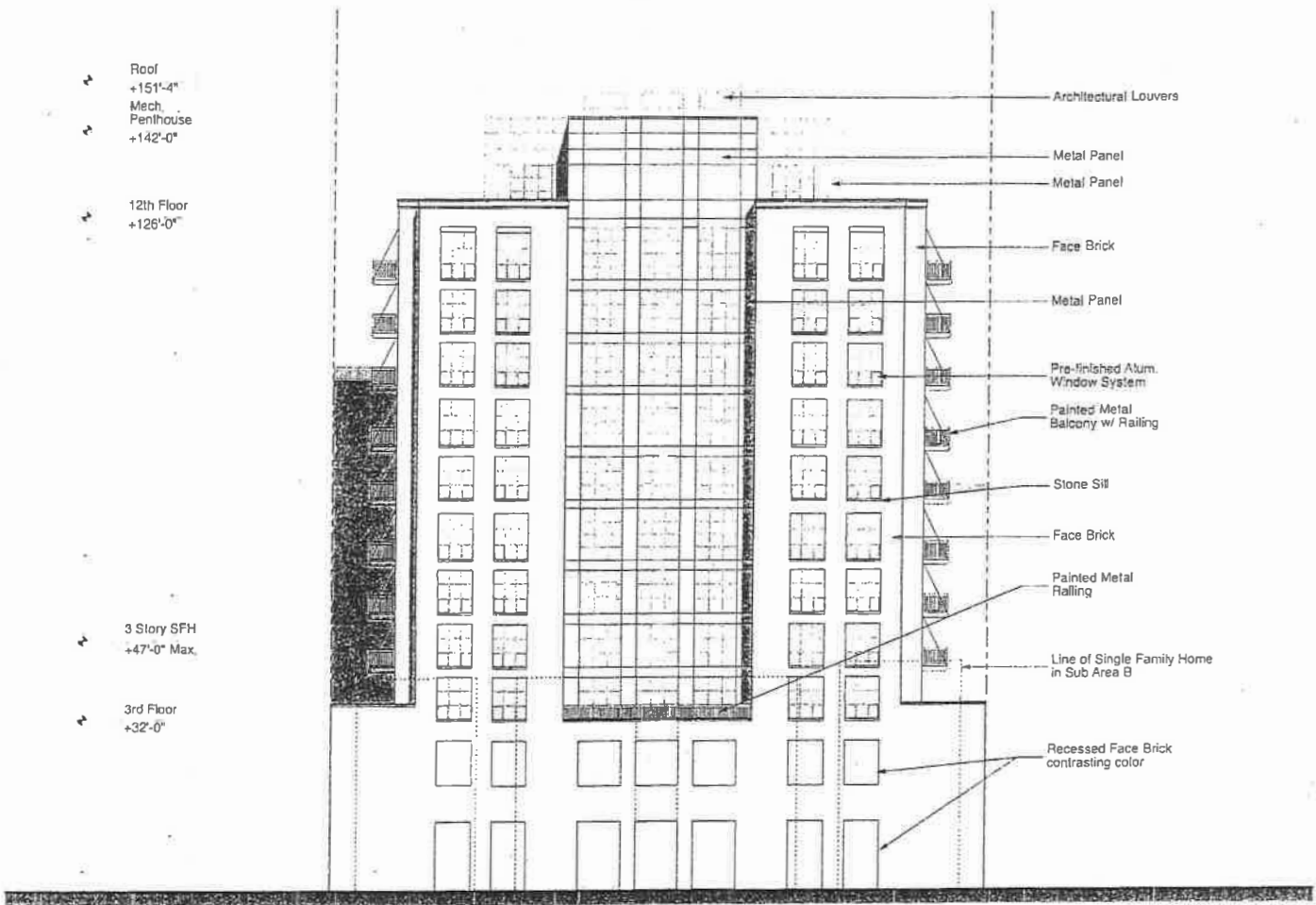
27311



<p>Applicant: Address: Introduction Date: Plan Commission Date:</p>	<p>Wellstel, LLC 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610 March 16th, 2016 June, 15th, 2016</p>	<p>pappageorgehaymes partners 840 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8858 www.pappageorgehaymes.com</p>	<p>East Elevation Scale: 1" = 25'-0"</p>
---	---	--	--

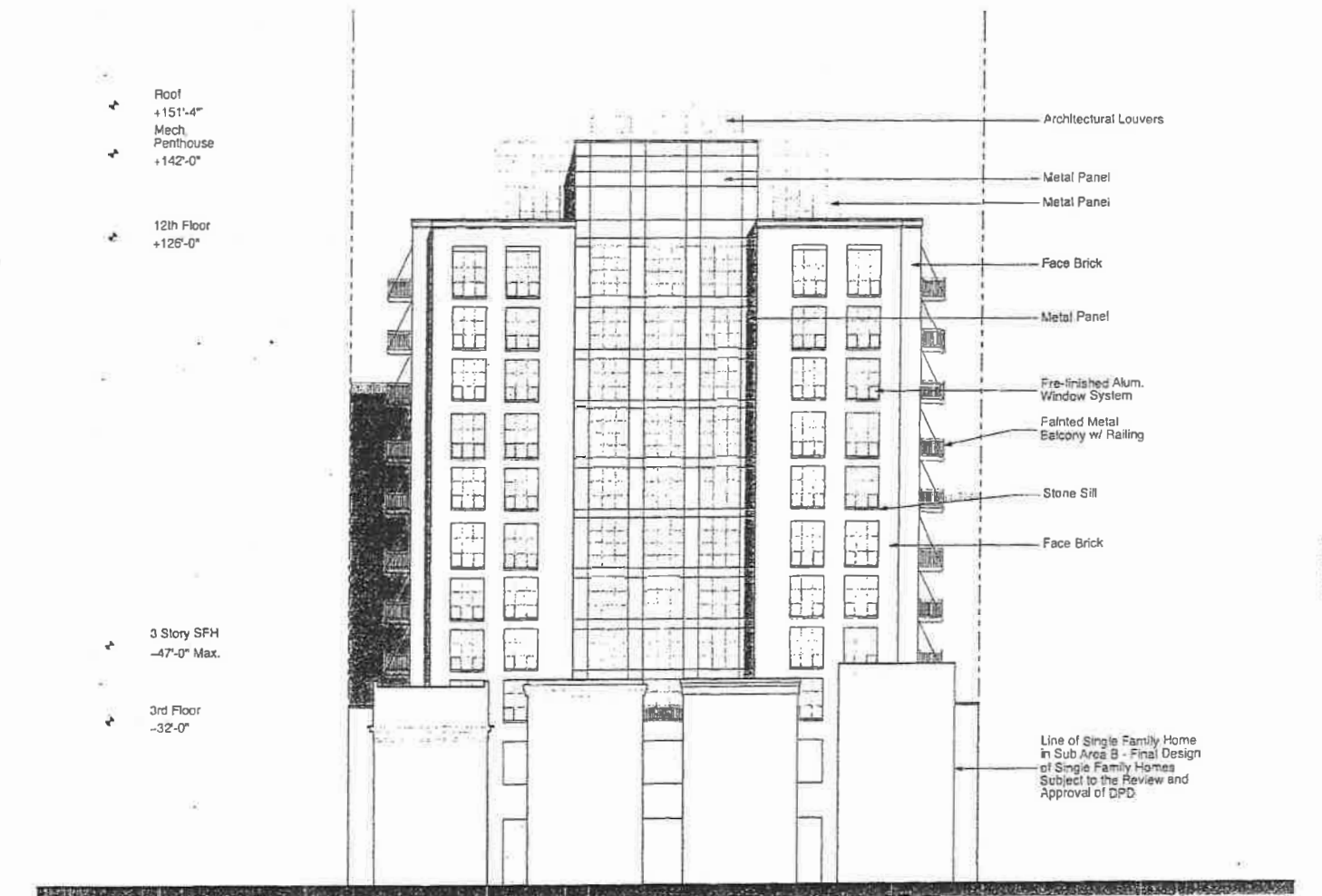
6/22/2016

REPORTS OF COMMITTEES



<p>Applicant: Wellstel, LLC Address: 1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610</p>		<p>PAPPAGEORGE HAYMES</p>	<p>pappageorgehaymes partners</p>		<p>West Elevation - Sub Area A</p>
<p>Introduction Date: March 16th, 2016</p>			<p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O 312.337.3344 F 204.8966 www.pappageorgehaymes.com</p>		<p>Scale: 1" = 25'-0"</p>
<p>Plan Commission Date: June, 16th, 2016</p>					

27313



Sub Area B		West Elevation - Sub Area B	
Applicant:	Wellstel, LLC	CAPRACEORGE HAMMER	Scale: 1" = 25'-0"
Address:	1520-1532 N. Wells Street / 1513-1523 N. Wieland Street Chicago, IL 60610	640 N. LaSalle, Suite 400 Chicago, IL 60654 O. 312.237.3344 F. 204.8988 www.papageorgehaymes.com	
Introduction Date:	March 16th, 2016		
Plan Commission Date:	June, 16th, 2016		