

PD 1501

Table of Contents

05/26/2021 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 10
 Exhibits 12

5/26/2021

REPORTS OF COMMITTEES

19986
31229

*Reclassification Of Area Shown On Map No. 14-G:
(Application No. A-8619)
(Common Address: 1114 W. 59th St.)*

[O2021-794]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-G in the area bounded by:

the alley next north of and parallel to West 59th Street; the alley next east of and parallel to South May Street; West 59th Street; and South May Street,

to those of a C1-1 Neighborhood Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 14-G.
(As Amended)*

(Application No. 19986)

*(Common Address: 800 -- 810 And 801 -- 811 W. 61st St. And
6048 -- 6058 And 6100 -- 6136 S. Halsted St.)*

[SO2019-1390]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B2-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 14-G in the area bounded by:

West 61st Street; South Halsted Street; West 63rd Parkway; and the alley immediately west of and parallel to South Halsted Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 14-G in the area bounded by:

West 61st Street; South Halsted Street; West 63rd Parkway; and the alley immediately west of and parallel to South Halsted Street,

to those of a Residential-Business Planned Development Number 1501, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential-Business Planned Development No. 1501.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1501 ("Planned Development") consists of approximately 47,697 net square feet of property (1.09 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by Englewood Phase 1 LLC (the "Applicant").
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; Site Plan; Landscape Plan; Roof Plan; Traffic Pedestrian Plan; Traffic Parking Plan; and Building Elevations prepared by V3, Site Design Group, and RDL Architects and dated May 20, 2021, submitted herein. 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 this plan of development:
 - Household living (all, including artist live/work space located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and townhouses); office (all); medical service; retail sales, general; postal service; cultural exhibits and libraries; animal services (sales and grooming only); artist work or sales space; building maintenance; business equipment sales and service; business support services (excluding day labor and employment agencies); eating and drinking establishments (restaurants, limited and outdoor patios at-grade only); banks, savings banks, savings and loan association, currency exchange and credit union; automated teller machine facility (walk-up only; no drive-thru); undertaking; food and beverage retail sales with liquor sales as accessory use only; personal service (all); repair and laundry service, consumer (all); lodging (all); and accessory parking and related accessory uses. Accessory parking may be shared between subareas.
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 total net site area of (47,687) square feet.
9. The Site and Landscape Plan 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.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
12. The Applicant acknowledges and agrees that the rezoning of the Property to this Planned Development (P.D.) triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site. The Property is located in a low-moderate income area within the meaning of the ARO, and the project has a total of 56 units. As a result, the Applicant's affordable housing obligation is 6 ARO Units (10 percent of 56, rounded up), 1 of which are Required Units (2.5 percent of 56, rounded down). The Applicant agrees that the rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall submit an Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 P.D., or the applicable portion thereof, and will constitute a

lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 12, including any breach of any 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 P.D.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the P.D., the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the P.D.

13. 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.
14. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Subarea Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 11. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. The Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);

- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and comment. The Department of Transportation may require a traffic study for each subsequent phase of development. If, after review, the Commissioner of DPD determines that the Site Plan is not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plan does not so comply, and the Applicant shall be given the opportunity to submit a revised Site Plan.

If, after review, the Commissioner determines that the Site Plan is in substantial compliance with the P.D., the Commissioner shall issue written approval of the applicable Site Plan. Following such approval, the approved Site Plan shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

15. 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.
16. 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.
17. 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. As a project which involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the city approval process. First, 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) the applicant's 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) the applicant's M/WBE and city resident participation goals. Second, 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.

18. 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 the B2-3 Neighborhood Mixed-Use District that existed prior to such lapse.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Site Plan; Proposed Landscape Plan; Roof Plans; Floor Plans; Traffic Pedestrian Plan; Traffic Parking Plan; and South and East Elevations referred to in these Plan of Development Statements printed on pages 31239 through 31248 of this *Journal*.]

* Editor's Note: Numbering sequence error; (i) missing in original document.

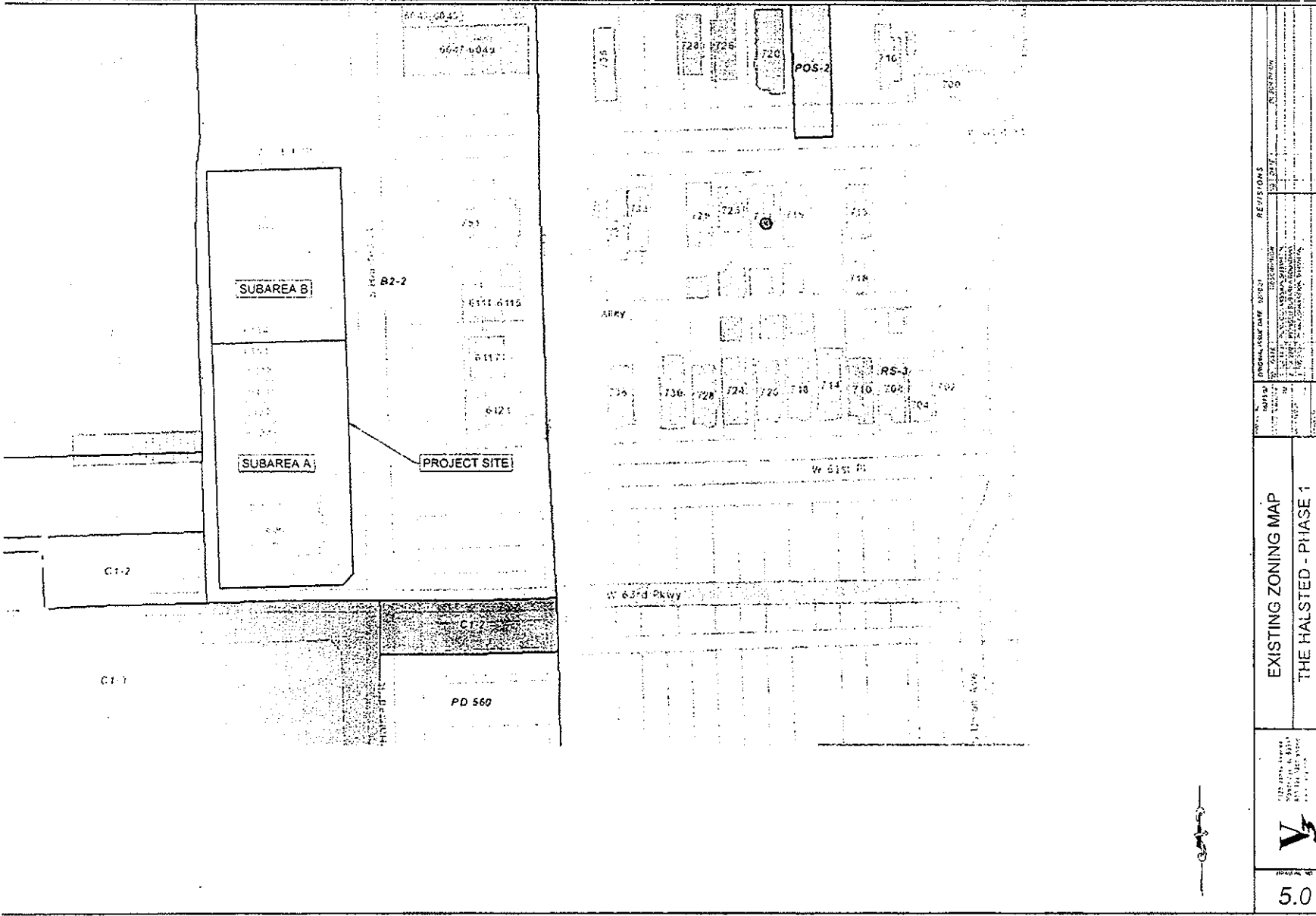
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1501.

Bulk Regulations And Data Table.

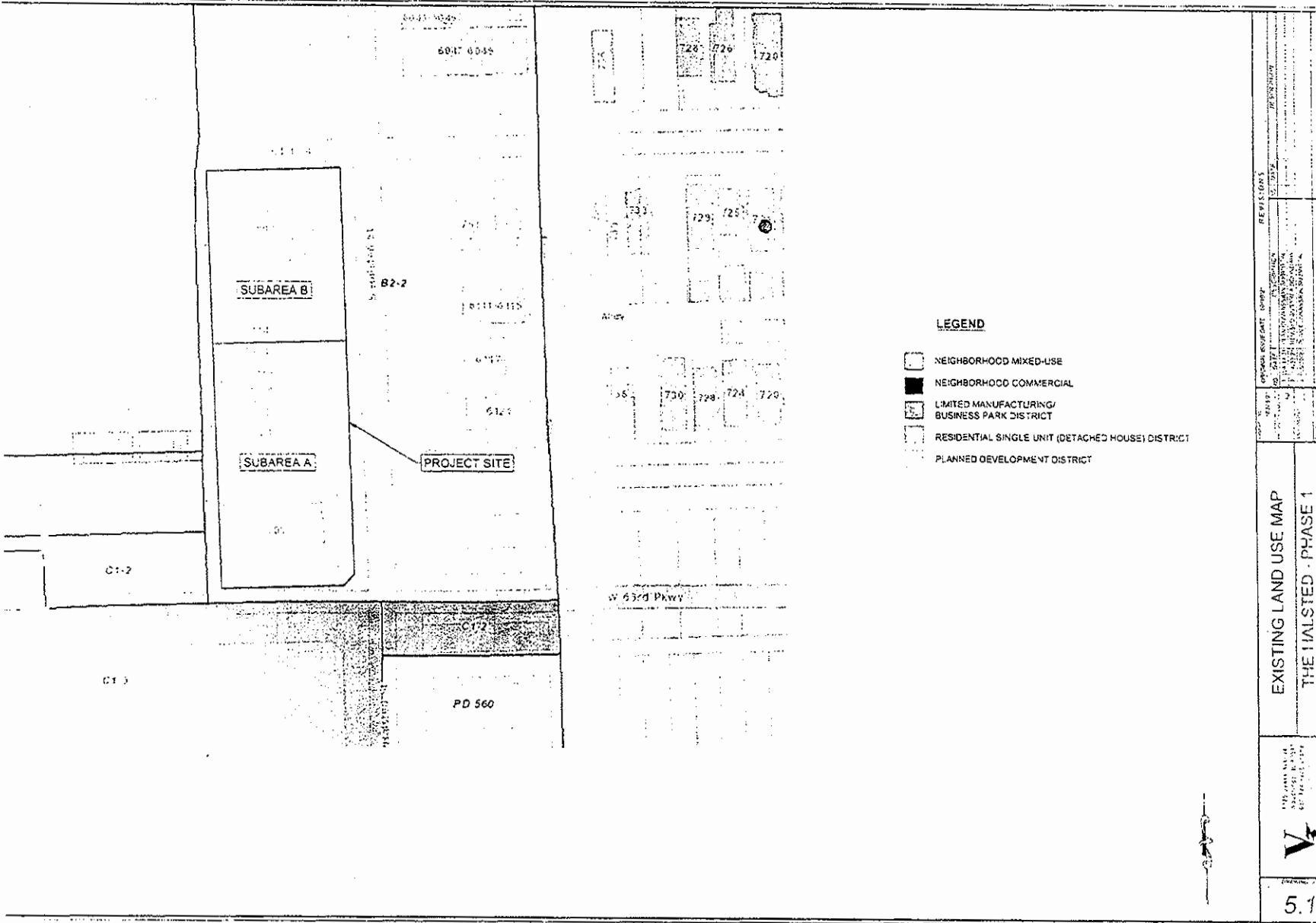
Gross Site Area:	76,139 square feet (1.75 acres)
Total Net Site Area:	47,697 square feet (1.09 acres)
Subarea A:	28,293 square feet (0.65 acre)
Subarea B:	19,424 square feet (0.45 acre)
Public Area Right-of-Way:	28,442 square feet (0.65 acre)
Maximum Total Floor Area Ratio:	3.0
Subarea A FAR:	3.0
Subarea B FAR:	3.0
Total Maximum Number of Dwelling Units:	112
Subarea A:	56
Subarea B:	56
Minimum Number of Off-Street Loading Spaces:	2
Subarea A	1
Subarea B:	1

Total Minimum Number of Off-Street Parking Spaces:	22 + an amount to be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0200 of the Chicago Zoning Ordinance, with any reductions for Transit-Served Locations to be dictated per Section 17-10-0102-B.
Subarea A:	22
Subarea B:	To be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0200 of the Chicago Zoning Ordinance, with any reductions for Transit-Served Locations to be dictated per Section 17-10-0102-B.
Minimum Number of Bicycle Parking Spaces:	44 + an amount to be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0300 of the Chicago Zoning Ordinance, subject to additional bicycle parking spaces required to account for any Transit-Served Location reductions to vehicular parking spaces, per Section 17-10-0102-B.
Subarea A:	44
Subarea B:	To be calculated during Site Plan Review for Subarea B based on the requirements of Section 17-10-0300 of the Chicago Zoning Ordinance, subject to additional bicycle parking spaces required to account for any Transit-Served Location reductions to vehicular parking spaces, per Section 17-10-0102-B.
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance).
Minimum Required Setback:	In accordance with the Site Plan



<p>5/26/2021</p>	<p>REPORTS OF COMMITTEES</p>
<p>1</p>	<p>EXISTING ZONING MAP THE HALSTED - PHASE 1</p>
<p>5.0</p>	

FINAL FOR PUBLICATION



31240

JOURNAL--CITY COUNCIL--CHICAGO

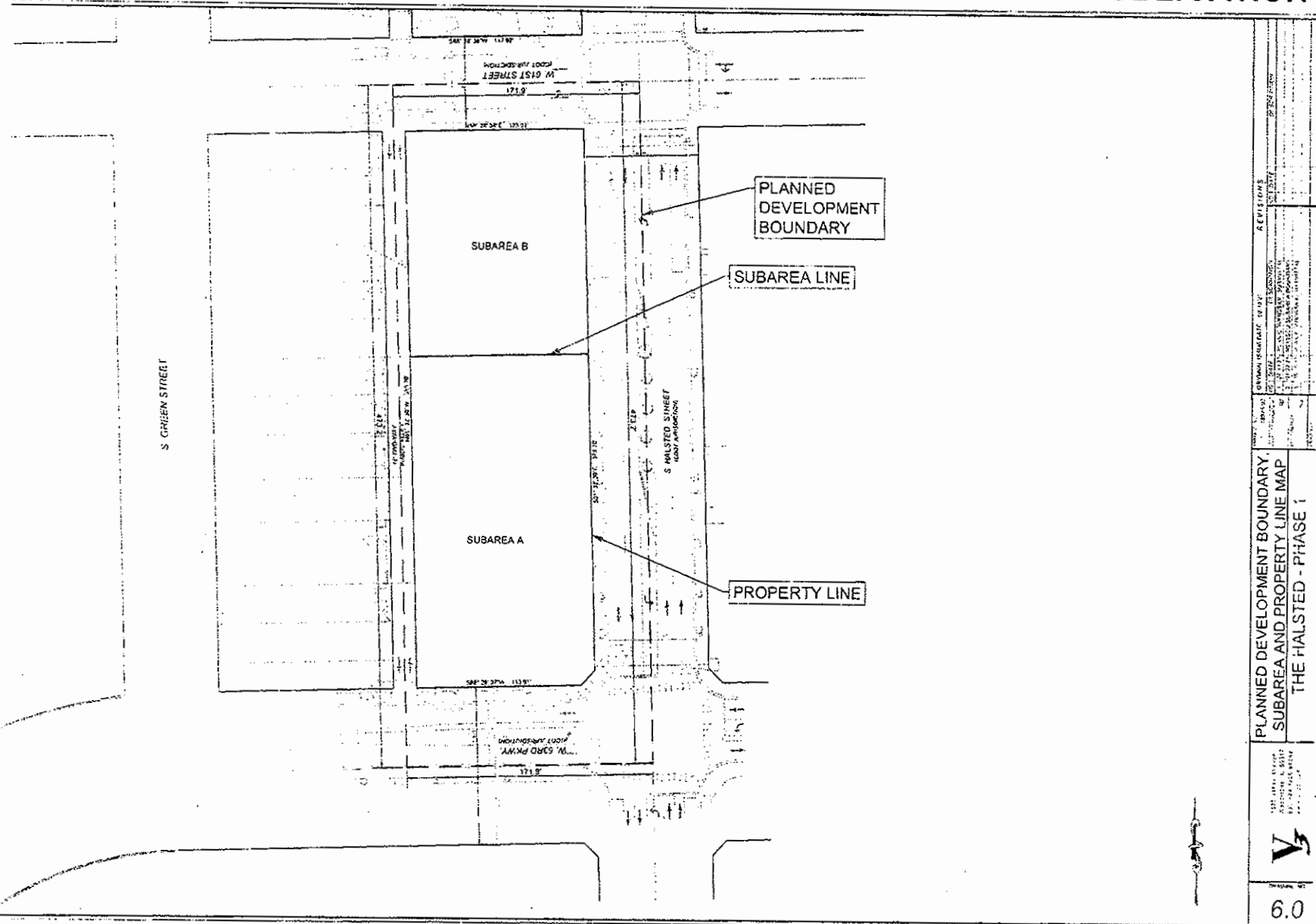
5/26/2021

<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p>EXISTING LAND USE MAP</p> <p>THE HALSTED - PHASE 1</p>		<p>5.1</p>
---	---	--	------------

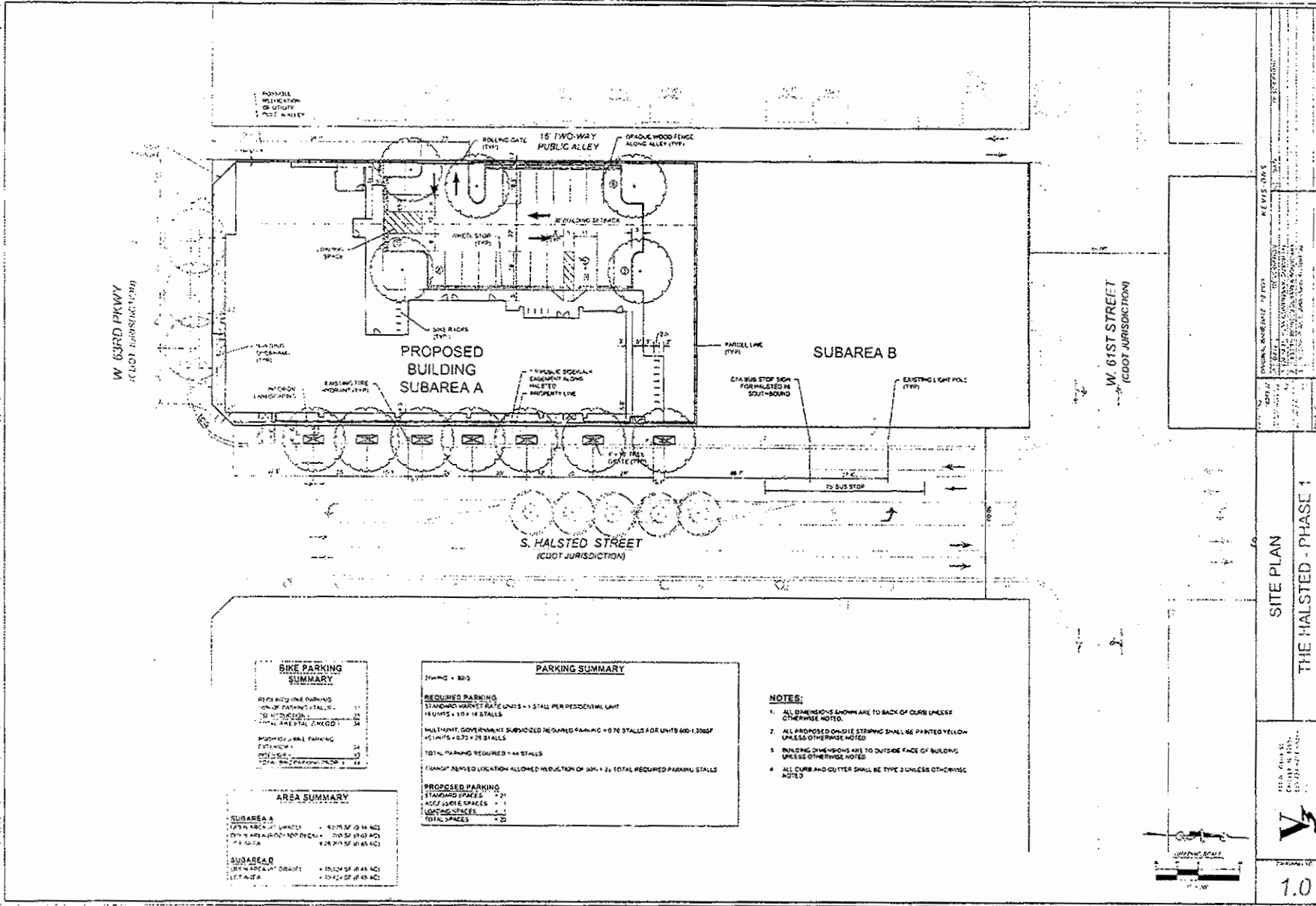
5/26/2021

REPORTS OF COMMITTEES

31241



PLANNED DEVELOPMENT BOUNDARY, SUBAREA AND PROPERTY LINE MAP THE HALSTED - PHASE 1	
6.0	



BIKE PARKING SUMMARY

REQUIRED BIKE PARKING	11
PROPOSED BIKE PARKING	24
TOTAL BIKE PARKING	35

PARKING SUMMARY

STAGING - 800

REQUIRED PARKING

STANDARD MARKET RATE UNITS = 1 STALL PER RESIDENTIAL UNIT
 40 UNITS = 40 x 14 STALLS

MULTI-UNIT GOVERNMENT SUBSIDIZED REQUIRED PARKING = 0.75 STALLS PER UNIT 800-1,200 SF
 40 UNITS = 0.75 x 28 STALLS

TOTAL PARKING REQUIRED = 44 STALLS

TRANSIT SERVED LOCATION ALLOWED REDUCTION OF 30% = 21 TOTAL REQUIRED PARKING STALLS

PROPOSED PARKING

STANDARD SPACES = 21
 ACCESSIBLE SPACES = 1
 LOADING SPACES = 1
 TOTAL SPACES = 23

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND CUTTER SHALL BE TYPE 3 UNLESS OTHERWISE NOTED.

AREA SUMMARY

SUBAREA A	AREA OF UNITS = 4075 SF (9 14 UNITS)
AREA OF COMMON AREAS = 700 SF (100 SQ FT)	
TOTAL AREA = 4775 SF (10 14 UNITS)	
SUBAREA B	AREA OF COMMON AREAS = 1500 SF (10 14 UNITS)
TOTAL AREA = 1500 SF (10 14 UNITS)	



SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

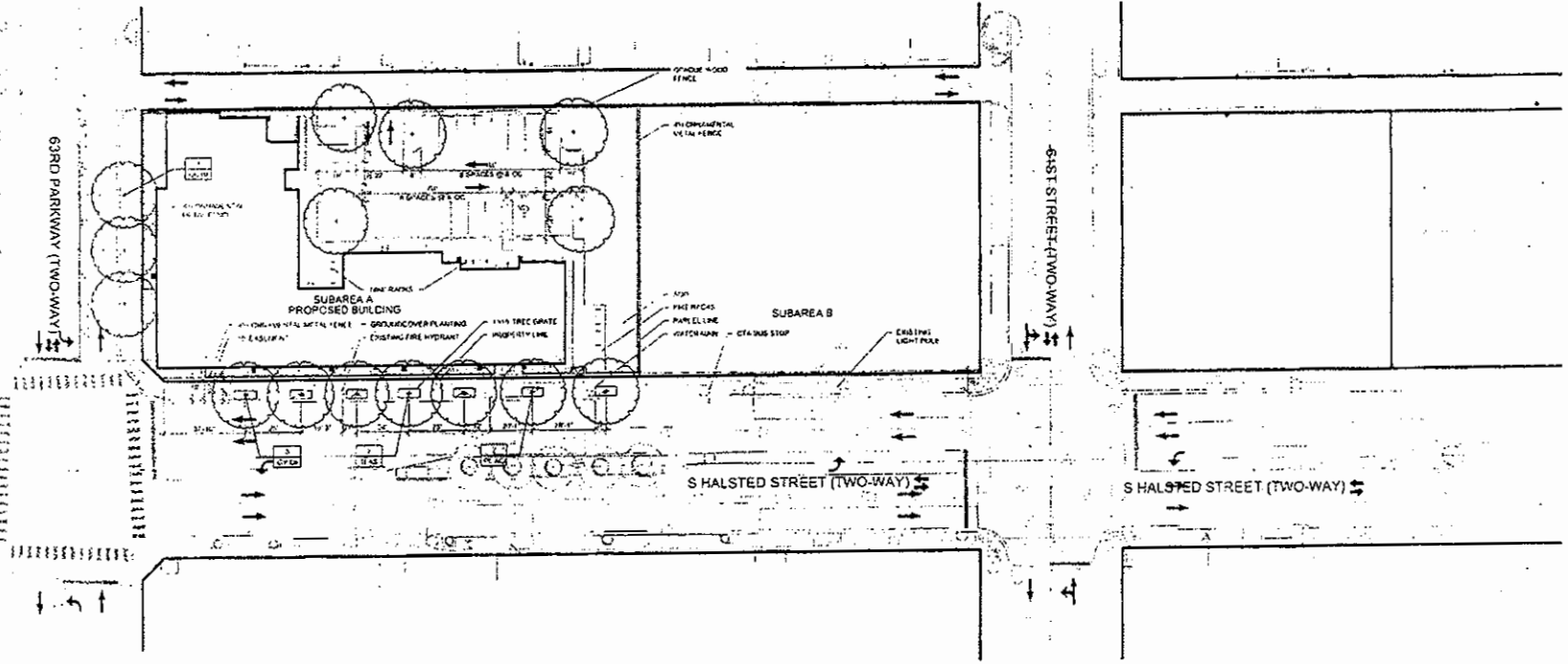
5/26/2021

REPORTS OF COMMITTEES


31243

NO.	DATE	DESCRIPTION	BY	REVISION
1	05/26/2021	FINAL FOR PUBLICATION	JT	1
2	05/26/2021	REVISIONS	JT	2
3	05/26/2021	REVISIONS	JT	3
4	05/26/2021	REVISIONS	JT	4
5	05/26/2021	REVISIONS	JT	5

DESCRIPTION	AREA
TOTAL PLANTING AREA	1,200 SF
TOTAL PLANTING SPACES	1,200
TOTAL PLANTING VOLUME	7,200 CU YD
TOTAL PLANTING COST	\$1,200,000
TOTAL PLANTING TIME	120 HOURS



1 PROPOSED LANDSCAPE PLAN
1" = 50'-0"

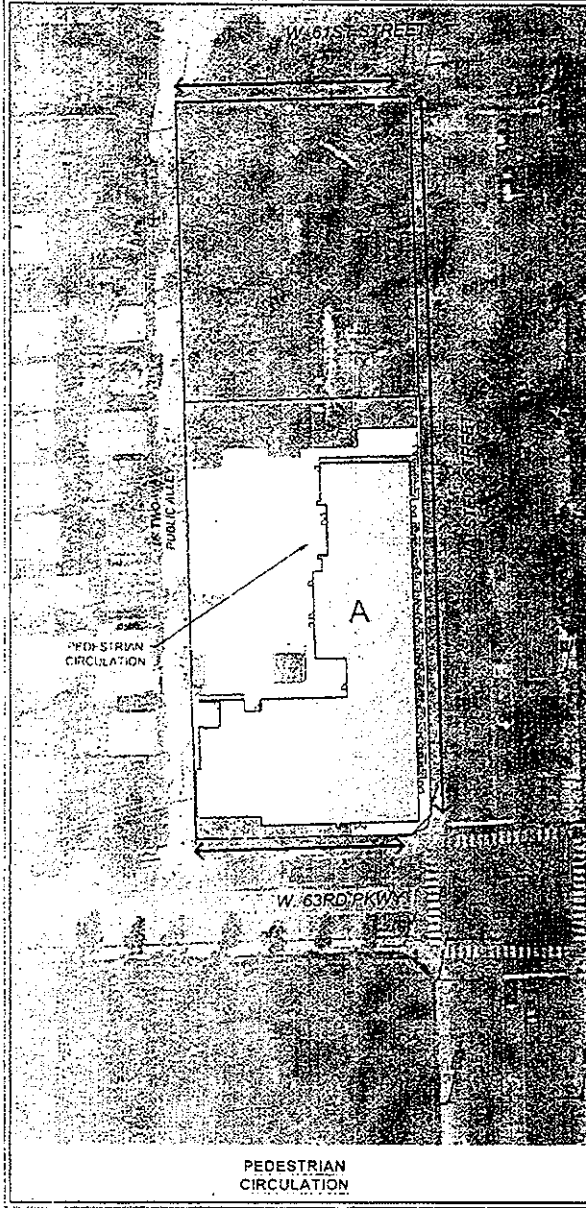
 <p>site design group, llc 888 south michigan, avenue #1020 chicago, illinois 60605 www.site-design.com</p>	Drawing Name		LANDSCAPE PLAN
	Project		CHA ENGLEWOOD - HALSTED & 61ST STREET
	Project number		8837
	Reference drawing		N/A
	Drawn by	JT	Date
Drawing No	L-101	Sheet	01 of 03

FINAL FOR PUBLICATION





5/26/2021

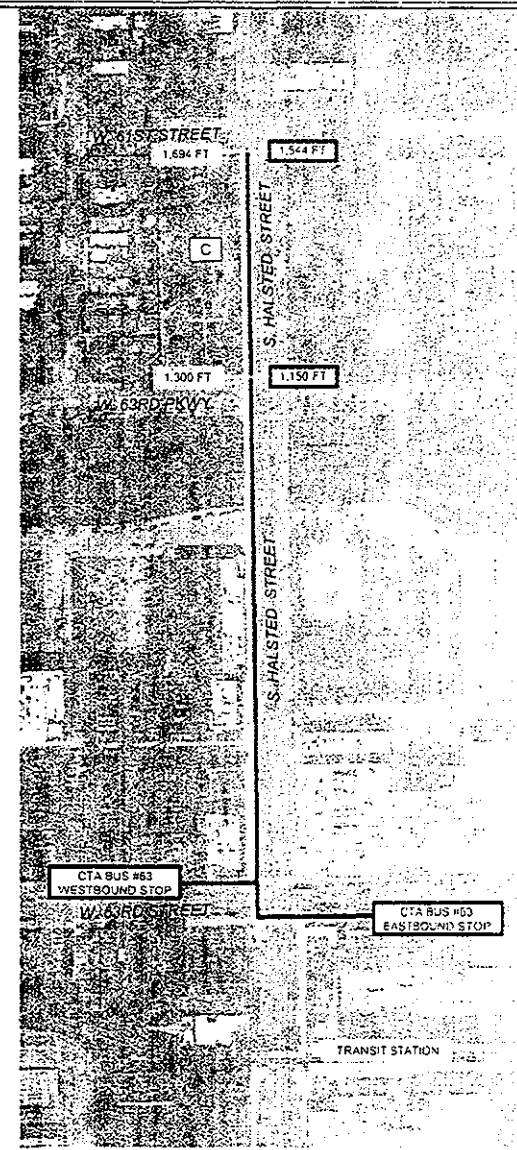
REPORTS OF COMMITTEES

31245



PEDESTRIAN CIRCULATION

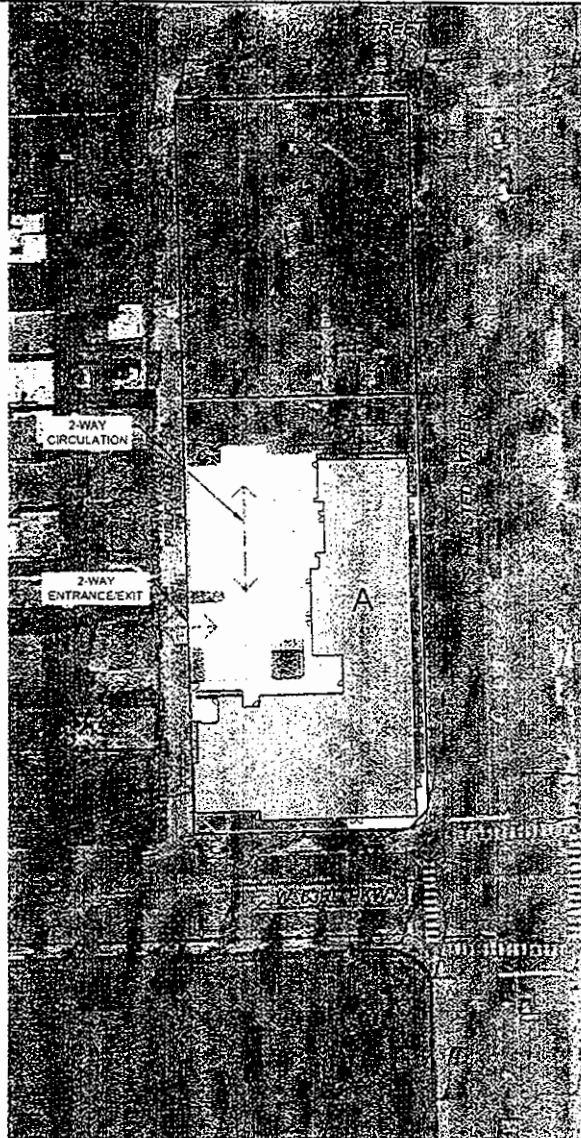
- LEGEND**
-  PUBLIC SIDEWALK, PEDESTRIAN CIRCULATION
 -  PROPOSED ON-SITE PEDESTRIAN CIRCULATION
 -  PUBLIC PEDESTRIAN ROUTE FROM TRANSIT STATION
 -  PUBLIC PEDESTRIAN ROUTE FROM CTA BUS STOP



DISTANCES FROM THE TRANSIT STATION

TRAFFIC PEDESTRIAN PLAN	
1 THE HALSTED - PHASE 1	
SCALE: 1" = 100' (SEE SHEET 1)	
DATE: 5/26/2021	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
PROJECT NO: 31245	
SHEET NO: 2.0	





VEHICULAR ACCESS

SITE: "A"
SUBAREA A PARKING
22 SPACES

TRAFFIC PARKING PLAN
THE HALSTED - PHASE 1



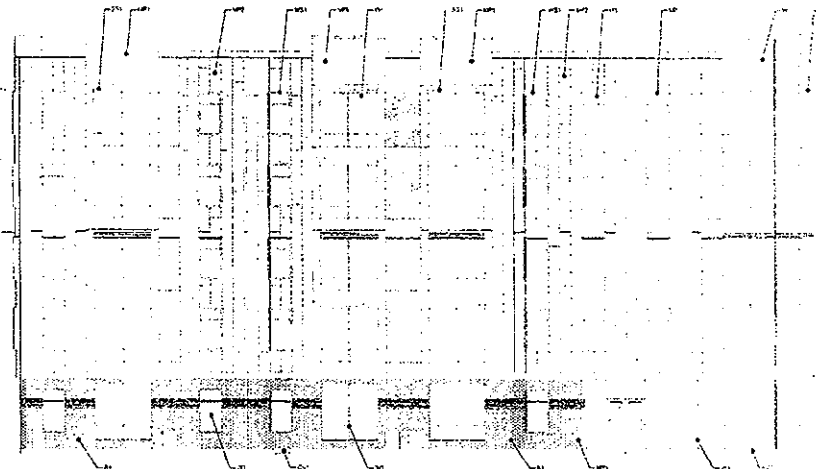
3.0

FINAL FOR PUBLICATION

5/26/2021

REPORTS OF COMMITTEES

31247



- Top of Parapet: +58'-4"
- Top of Roof: +55'-2"
- Roof Beam: +53'-0"
- 5th Floor: +24'-8"
- 4th Floor: +14'-0"
- 3rd Floor: +23'-4"
- 2nd Floor: +12'-8"
- 1st Floor: +0'-0"

2 SOUTH ELEVATION (W. 63RD PKWY.)
SCALE: 1/8" = 1'-0"

Top of 5th Wall: +70'-4"

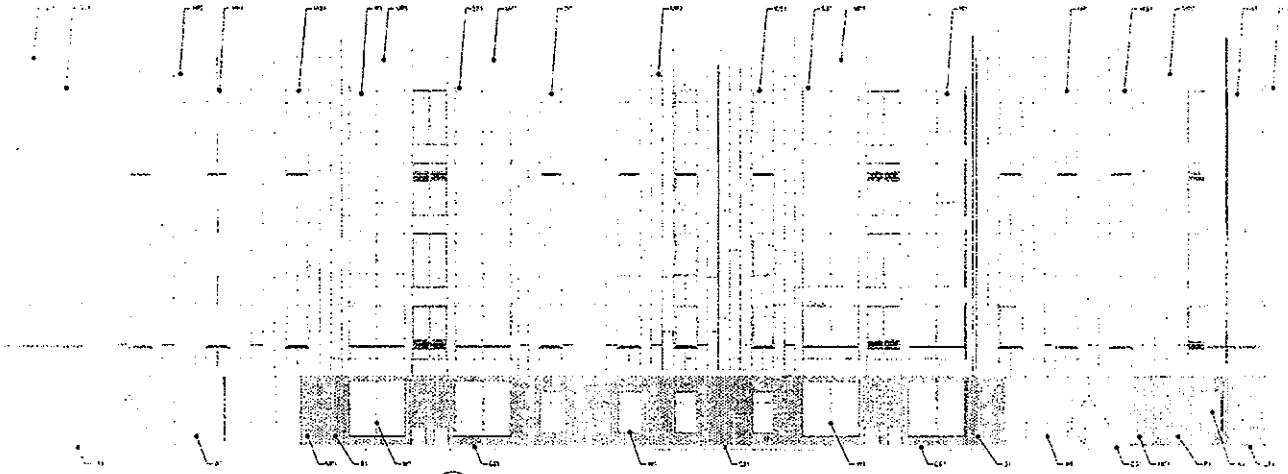
Top of Parapet: +58'-4"
Top of Roof: +55'-2"
Roof Beam: +53'-0"
5th Floor: +24'-8"

4th Floor: +14'-0"

3rd Floor: +23'-4"

2nd Floor: +12'-8"

1st Floor: +0'-0"



1 EAST ELEVATION (S. HALSTED STREET)
SCALE: 1/8" = 1'-0"

DATE: 5/26/2021
PROJECT: SINGLE-UNIT MIXED-USE
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

SINGLE-UNIT MIXED-USE | CHICAGO, ILLINOIS | ELEVATION

NOTE:
BASED ON THE NOTED MEASUREMENTS, SINCE ACCESS TO THE ROOF IS REQUIRED UNDER CHAPTER 145-11 OF THE MUNICIPAL CODE, AND NEITHER THE ELEVATOR PENTHOUSE OR STAIRWAY ENCLOSURE EXCEEDS 15 FEET IN OVERALL HEIGHT, OR ARE MORE THAN 11 FEET ABOVE THE BUILDING PARAPET, AND IN ACCORDANCE WITH THE OTHER REQUIREMENTS OF SECTION 17-17-0211-B, THE HEIGHT OF THE ELEVATOR PENTHOUSE AND STAIRWAY ENCLOSURE ARE ADMINISTRATIVELY PERMITTED TO EXCEED THE BUILDING HEIGHT UNDER SECTION 17-17-0211-B OF THE CHICAGO ZONING ORDINANCE.

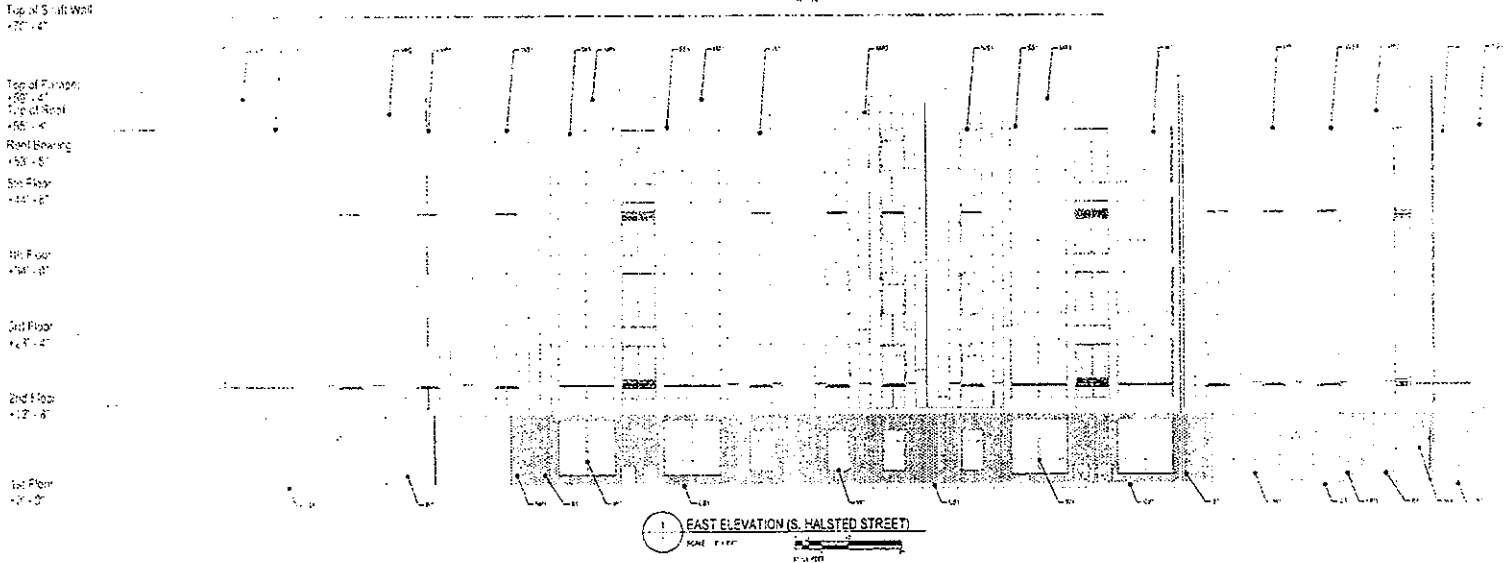
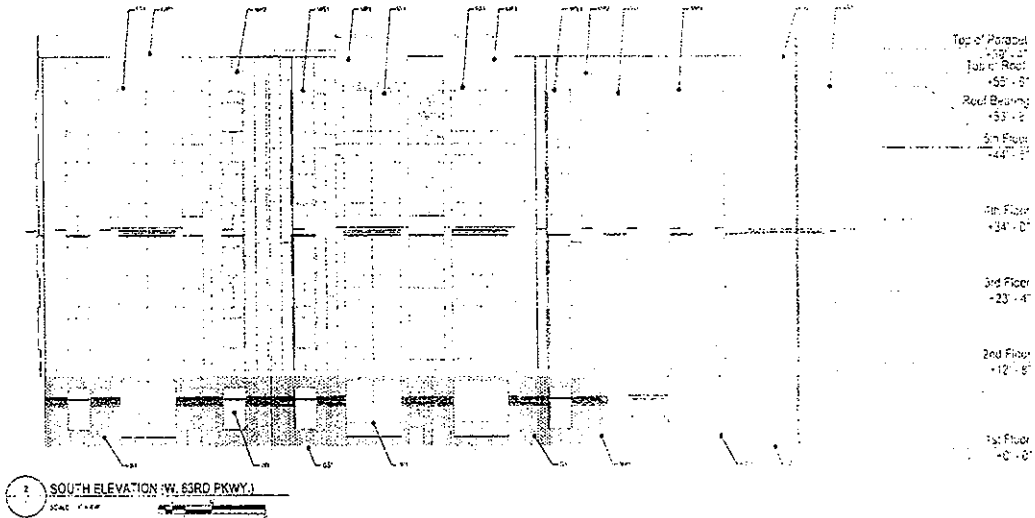


FINAL FOR PUBLICATION

31248

JOURNAL--CITY COUNCIL--CHICAGO

5/26/2021



DATE: 5/26/2021 11:27 AM
 PROJECT: 31248
 DRAWING: 31248-01-01
 SHEET: 31248-01-01-01
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NOTE
 BASED ON THE NOTED MEASUREMENTS, SINCE ACCESS TO THE ROOF IS REQUIRED UNDER CHAPTER 14B-11 OF THE MUNICIPAL CODE, AND NEITHER THE ELEVATOR PENTHOUSE OR STAIRWAY ENCLOSURE EXCEED 15 FEET IN OVERALL HEIGHT, OR ARE MORE THAN 11 FEET ABOVE THE BUILDING PARAPET, AND IN ACCORDANCE WITH THE OTHER REQUIREMENTS OF SECTION 17-17-0311-B, THE HEIGHT OF THE ELEVATOR PENTHOUSE AND STAIRWAY ENCLOSURE ARE ADMINISTRATIVELY PERMITTED TO EXCEED THE BUILDING HEIGHT UNDER SECTION 17-17-0311-B OF THE CHICAGO ZONING ORDINANCE.

