



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

April 10, 2012

Jim Thormeyer
OKW Architects
600 W. Jackson Blvd.
Chicago, IL 60661

Re: Administrative Relief request for Residential Business Planned Development No. 213, proposed landscape changes to Riverview Plaza, North Western Avenue, West Roscoe Street and North Campbell Avenue

Dear Mr. Thormeyer:

Please be advised that your revised request for a minor change to Residential Business Planned Development No. 213 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

On behalf of the property owner, Regency Centers Corp., you are requesting to reduce the amount of parkway trees along West Roscoe Street and North Campbell Avenue from 40 trees to 10 trees and to substitute evergreen species along the south property line.

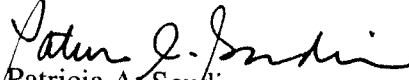
In response to your first request, and as outlined in a letter from the Department of Streets and Sanitation dated April 4, 2012, the Bureau of Forestry determined that there was insufficient parkway width to plant 40 trees. Therefore, they issued a permit to reduce the total number of parkway trees from 40 to 10. Secondly, you are requesting to substitute evergreen species along the south property line due to the discovery of an underground ComEd concrete vault. These proposed changes are shown on a revised Landscape Plan, prepared by OKW Architects and dated March 28, 2012.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these landscape modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 213, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

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

Reclassification Of Area Shown On Map No. 9-1.
(As Amended)
(Application No. 17138)
(Common Address: 3330 N. Western Ave.)

[SO2010-5177]

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 Business Planned Development Number 213 symbols and indications as shown on Map Number 9-1 in the area bounded by:

West Roscoe Street; North Western Avenue; a line 535 feet north of and parallel to West Belmont Avenue; and North Campbell Avenue,

to those of Business Planned Development Number 213, as amended, 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

RBPD 213, 99

Residential Business Planned Development No. 213, As Amended.

Plan Of Development Statements.

1. The area delineated as Business Planned Development Number 213 consists of approximately 440,008 net square feet (10.10 acres) of property bounded by West Roscoe Street; North Western Avenue; a line 535 feet north of and parallel to West Belmont Avenue; and North Campbell Avenue (the "Property"). The applicant, FW IL-Riverview Plaza, LLC (the "Applicant") is the owner of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. 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 titleholder and any ground lessees. 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 lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of 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. For so long as the Applicant owns any part of the Property, the Applicant shall be the sole designated zoning control party for the entire Property including all subareas. At which time the Applicant no longer owns any part of the Property, any changes or modifications to this planned development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.

4. This plan development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan and Building Elevations, all prepared by OKW Architects, last revised January 20, 2011. Full size copies of these plans are on file with the Department of Zoning and Land Use Planning (with its successors, the "Department"). These and no other zoning controls shall apply to the Property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.
5. The uses of the Property permitted pursuant to this planned development are uses permitted in the C1-2 Neighborhood Commercial District. In addition, drive-throughs are expressly permitted.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. All other on-premises signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premises signs shall not be permitted in the planned development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The maximum height of improvements on the Property shall be as designated on the Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.

9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in statement Number 4 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.
11. The City of Chicago established a Part II Review Fee for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes conservation of natural resources. The Applicant shall design, construct and maintain all new buildings located within the Property in accordance with the City of Chicago's Building Green/Green Roof Matrix in effect as of the date of approval of this planned development. The Applicant will provide a green roof of approximately 7,000 square feet, which exceeds the requirements of such Matrix.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department _____. Off-street parking and loading facilities shall be provided in compliance with this planned development.

16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction or renovation has commenced within six years of the effective date of this planned development, this amended planned development shall expire upon the sixth anniversary of the effective date hereof. If this amended planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the Business Planned Development Number 213 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be nonconforming. The six year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Plan Map; Site Plan; Landscape Plan; Elevations -- Building "A"; Elevations -- Building "B"; and Chicago Builds Green form referred to in these Plan of Development Statements printed on pages 112512 through 112523 of this *Journal*.]

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

Business Planned Development No. 213, As Amended.

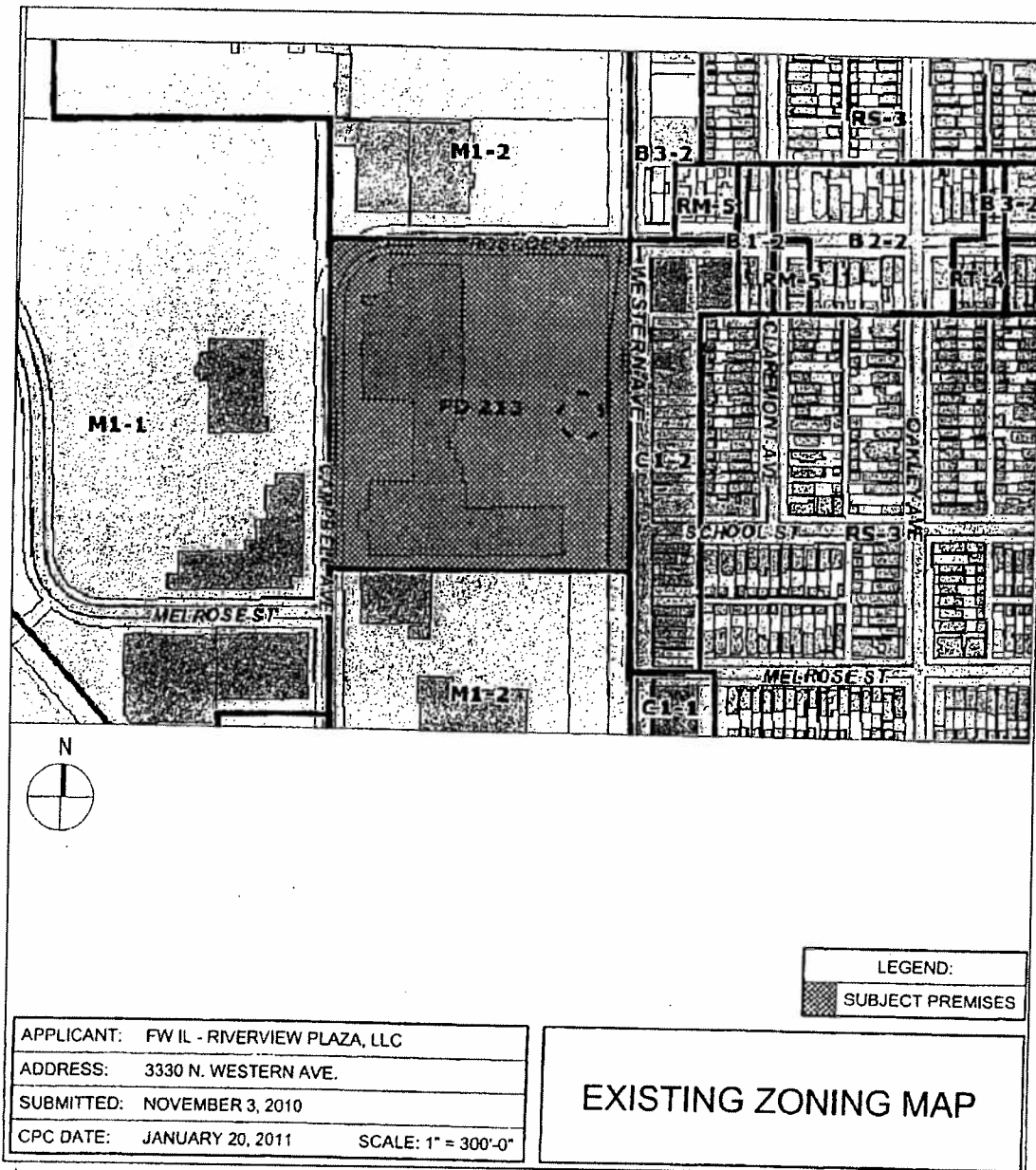
Plan Of Development.

Bulk Regulations And Data Table.

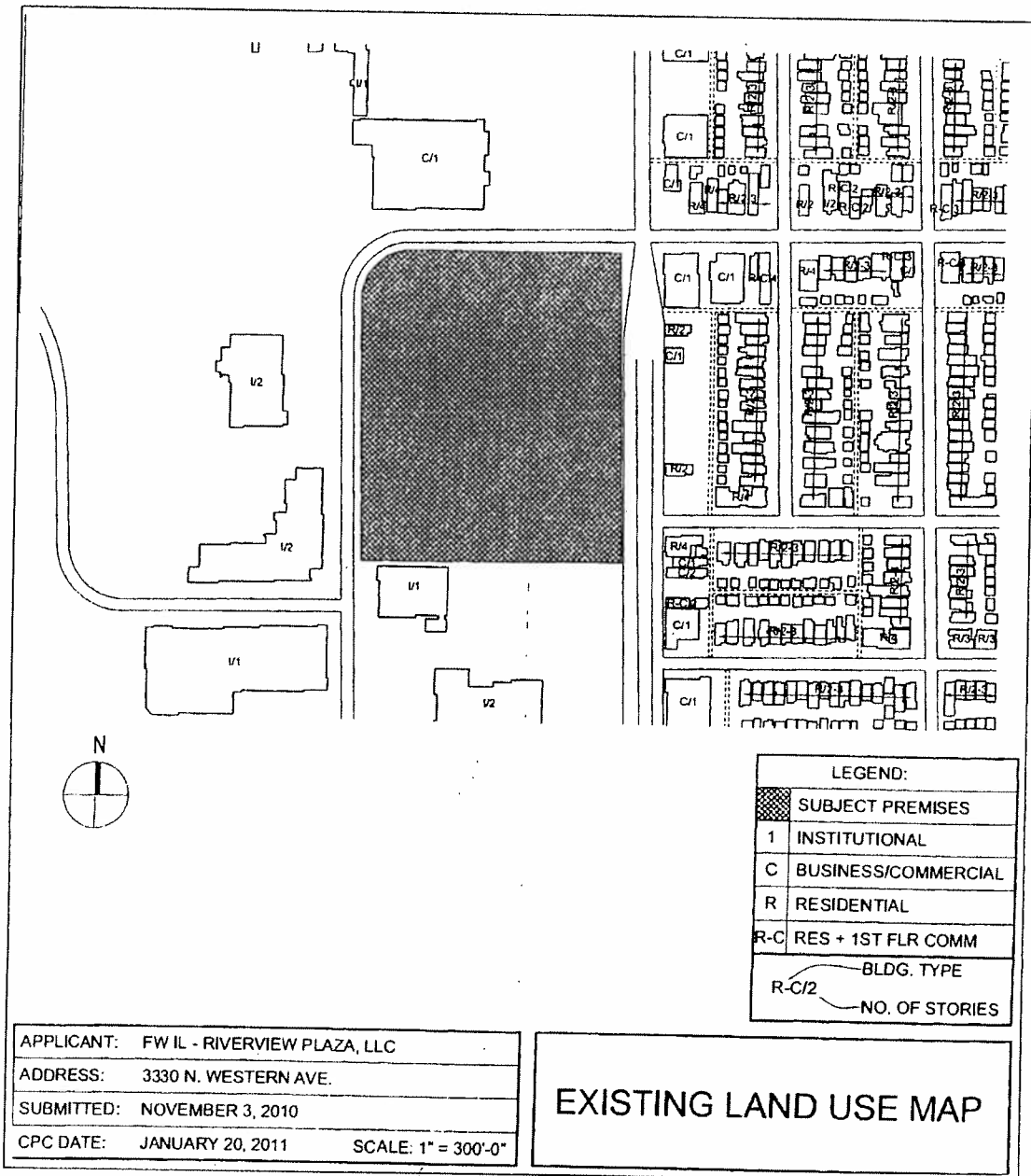
Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: ± 521,215 gross square feet (11.97 acres) = ± 440,008 net square feet (10.10 acres) + ± 81,207 square feet (1.86 acres) in public right-of-way.

Maximum Floor Area Ratio:	0.40
Minimum Number of Parking Spaces:	547
Setbacks:	Per Site Plan
Maximum Building Height:	Per Building Elevations

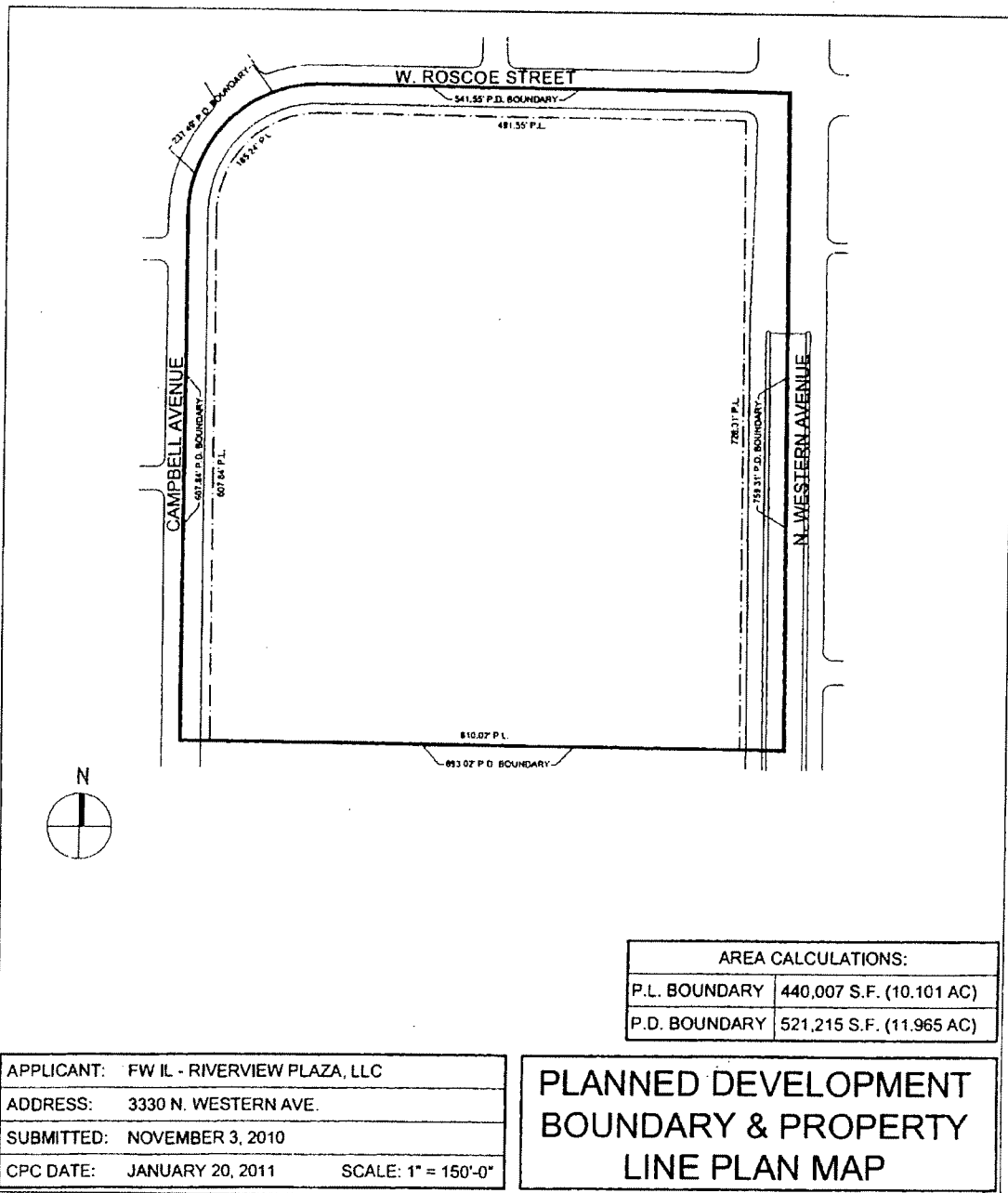
Existing Zoning Map.



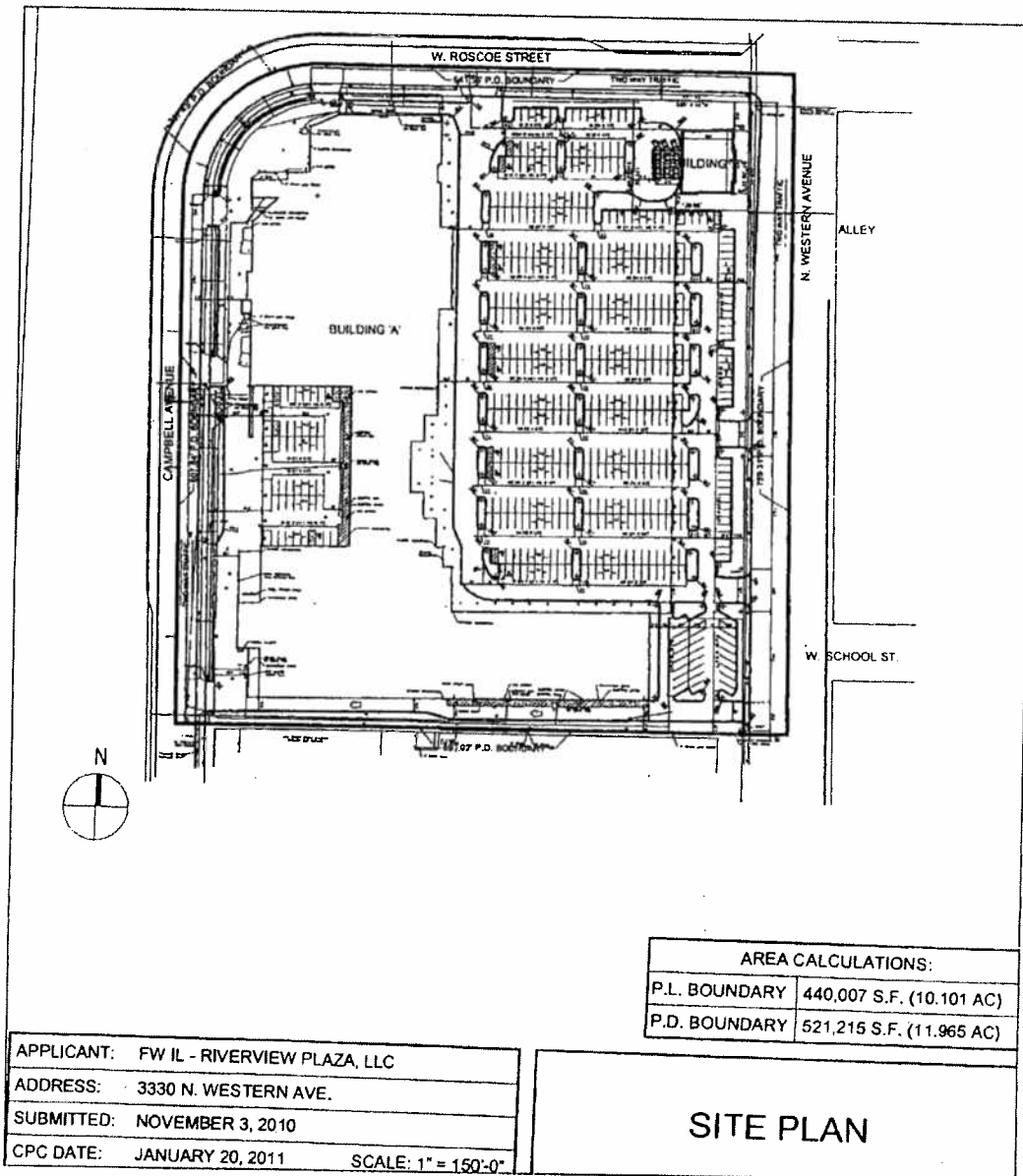
Existing Land-Use Map.



Planned Development Boundary
And Property Line Plan Map.



Site Plan.

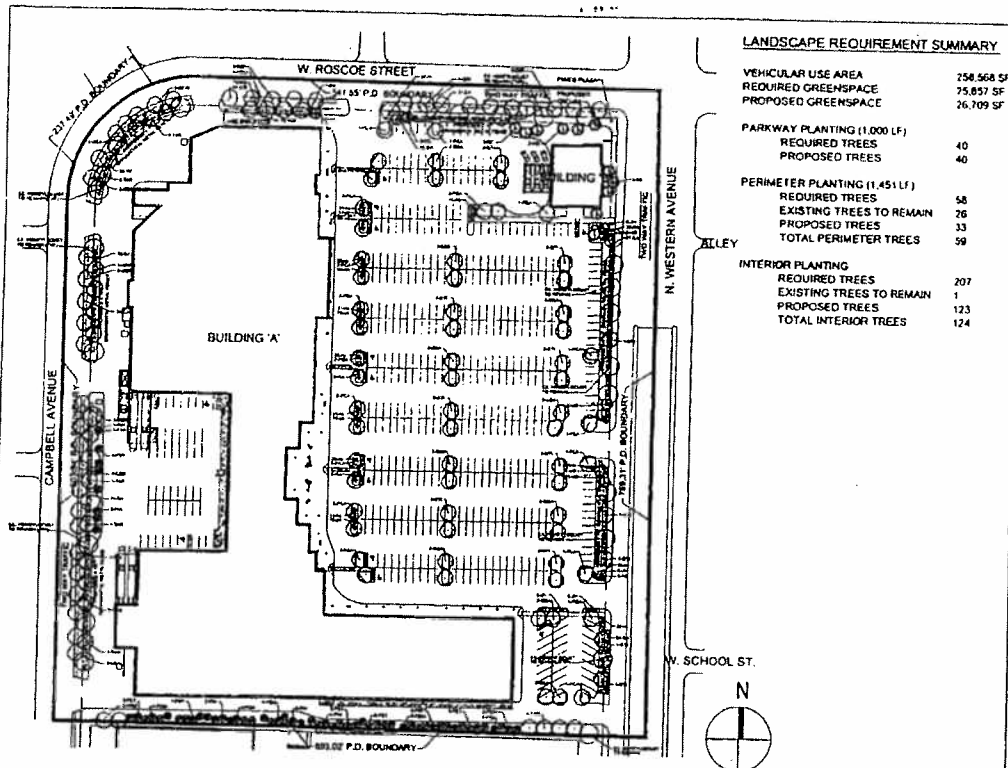


AREA CALCULATIONS:	
P.L. BOUNDARY	440,007 S.F. (10.101 AC)
P.D. BOUNDARY	521,215 S.F. (11.965 AC)

APPLICANT:	FW IL - RIVERVIEW PLAZA, LLC
ADDRESS:	3330 N. WESTERN AVE.
SUBMITTED:	NOVEMBER 3, 2010
CPC DATE:	JANUARY 20, 2011
SCALE:	1" = 150'-0"

SITE PLAN

Landscape Plan.



LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA	258,568 SF
REQUIRED GREENSPACE	75,857 SF
PROPOSED GREENSPACE	26,709 SF
PARKWAY PLANTING (1,000 LF)	
REQUIRED TREES	40
PROPOSED TREES	40
PERIMETER PLANTING (1,451 LF)	
REQUIRED TREES	58
EXISTING TREES TO REMAIN	26
PROPOSED TREES	33
TOTAL PERIMETER TREES	59
INTERIOR PLANTING	
REQUIRED TREES	207
EXISTING TREES TO REMAIN	1
PROPOSED TREES	123
TOTAL INTERIOR TREES	124

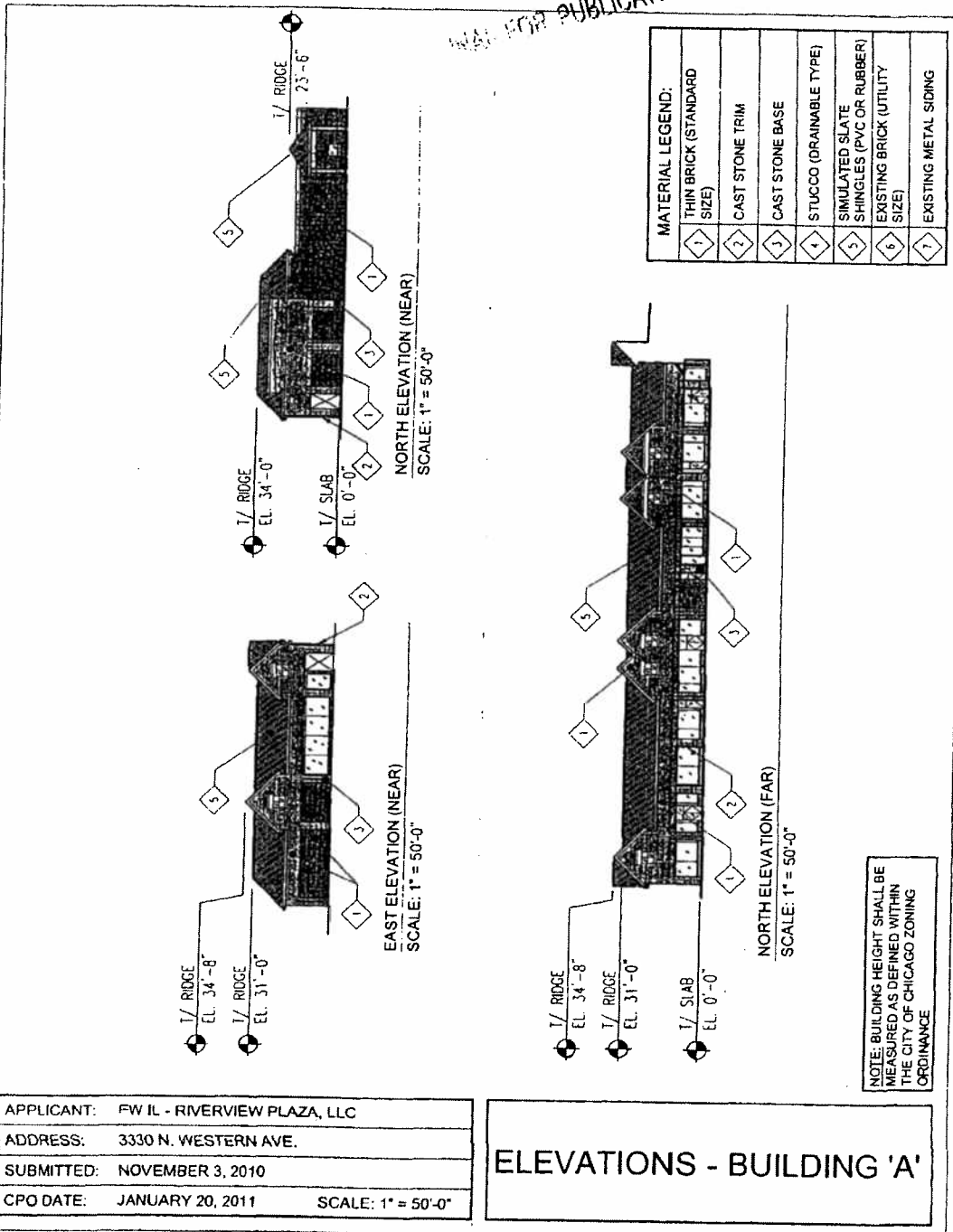
MASTER PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES									
13	ARU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3'0" DB	123	EA	EUONYMUS ALATA 'COMPACTA'	DIARF BURNING BUSH	20" DB
14	CEO	CELTIS OCCIDENTALIS 'PRINCE PRIDE'	PRINCE PRIDE HICKORY	3'0" DB	14	FB	FORSYTHIA VIREOSSIMA 'BTONKENSE'	BROOK FORSYTHIA	24" DB
20	GSA	GINKGO BILOBA 'AUTUMN GOLD (MULE OWL)'	AUTUMN GOLD GINKGO	3'0" DB	64	RA	RIBES ANONATICA 'GRO LOW'	GRO LOW SLIMAC	5' GAL
21	GII	GLEDITSIA TRIACANTHOS 'S. REGINA' 'SKYLARK'	SKYLARK HONEYLOCUST	3'0" DB	12	RM	ROSA MEDIANA	RED SHIRAZ ROSE	2" DB
28	PCA	PIRUS CALLERYANA 'ARISTOCRA'	ARISTOCRA PEAR	3'0" DB	18	SJ	SPirea JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" DB
08	QUR	QUERCUS BICOLO	SWAMP WHITE OAK	3'0" DB	40	SM	SYRINGA MEYERI 'PALMER'	SHAWINGOLD SPIREA	24" DB
13	TAR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3'0" DB	7	VC	VIBURNUM CARLEBEN	DWARF KOREAN ILLAC	26" DB
11	UCA	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE SMOOTHLEAF ELM	3'0" DB	88	VO	VIBURNUM OPULOUS 'COMPACTUM'	KOREANSPICE VIBURNUM	26" DB
EVERGREEN TREES									
18	POM	PICEA OMORICA	SERBIAN SPRUCE	6" HT. DB					
23	PRN	PRINUS NODOSA	AUSTRIAN PINE	6" HT. DB					
18	POT	PIRUS BIRIODUS	EASTERN WHITE PINE	6" HT. DB					
ORNAMENTAL TREES									
8	CC	CORNYFOLIA CRASSAGALLI 'THERMIS'	COCKSPUR HAWTHORN	6" HT. DB					
10	MD	MAHONIA TONGAENSIS 'WYMAN'	DONALD WYMAN DOGAPPLE	6" HT. DB					
EVERGREEN SHRUBS									
11	JR	JANPERUS HORIZONTALIS 'YOUNGSTOWN'	Y. ANDORA JUNPER	24" DB					
5	TD	TAXUS X MEDIA 'DENSE'	DENSE YEW	24" DB					
13	TH	TAXUS MEDIA 'HICKSE'	HICKS YEW	24" DB					
DECIDUOUS SHRUBS									
123	EA	EUONYMUS ALATA 'COMPACTA'	DIARF BURNING BUSH	20" DB					
14	FB	FORSYTHIA VIREOSSIMA 'BTONKENSE'	BROOK FORSYTHIA	24" DB					
64	RA	RIBES ANONATICA 'GRO LOW'	GRO LOW SLIMAC	5' GAL					
12	RM	ROSA MEDIANA	RED SHIRAZ ROSE	2" DB					
18	SJ	SPirea JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" DB					
40	SM	SYRINGA MEYERI 'PALMER'	SHAWINGOLD SPIREA	24" DB					
7	VC	VIBURNUM CARLEBEN	DWARF KOREAN ILLAC	26" DB					
88	VO	VIBURNUM OPULOUS 'COMPACTUM'	KOREANSPICE VIBURNUM	26" DB					
GROUNDCOVER									
EP	EP	EUONYMUS PURPUREA 'COLORATUS'	PURPLELEAF WINTERGREEN	3" POTS					
GRASSES & PERENNIALS									
90	AB	ASTILBE YAMAI	FANAL FALSE SPIREA	18" x 1' 0"					
CV	CV	COROPHIS VERTICILLATA 'ZADREB'	ZADREB COROPHIS	18" x 1' 0"					
99	99	BOHNACIA PURPUREA 'MAGNUS'	PURPLE CORNFLOWER	18" x 1' 0"					
174	74	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" x 1' 0"					
IC	IC	LIAIRIS CYLINDRICA	GAYFEATHER	18" x 1' 0"					
IC	IC	LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS'	DWARF SHABETA OASIS	18" x 1' 0"					
121	121	HEPETA SUBSERIUS	CATMINT	2" DB					
87	87	PERNETTUM A. HAKELIN	HAKELIN FOUNT. GRASS	2" DB					
89	89	PEROVSKIA ATRIPLEXICOLA	RUBENAN BACE	18" x 1' 0"					
48	48	RUBROCKIA GOLDSTURM	BLACK EYED SUSAN	18" x 1' 0"					

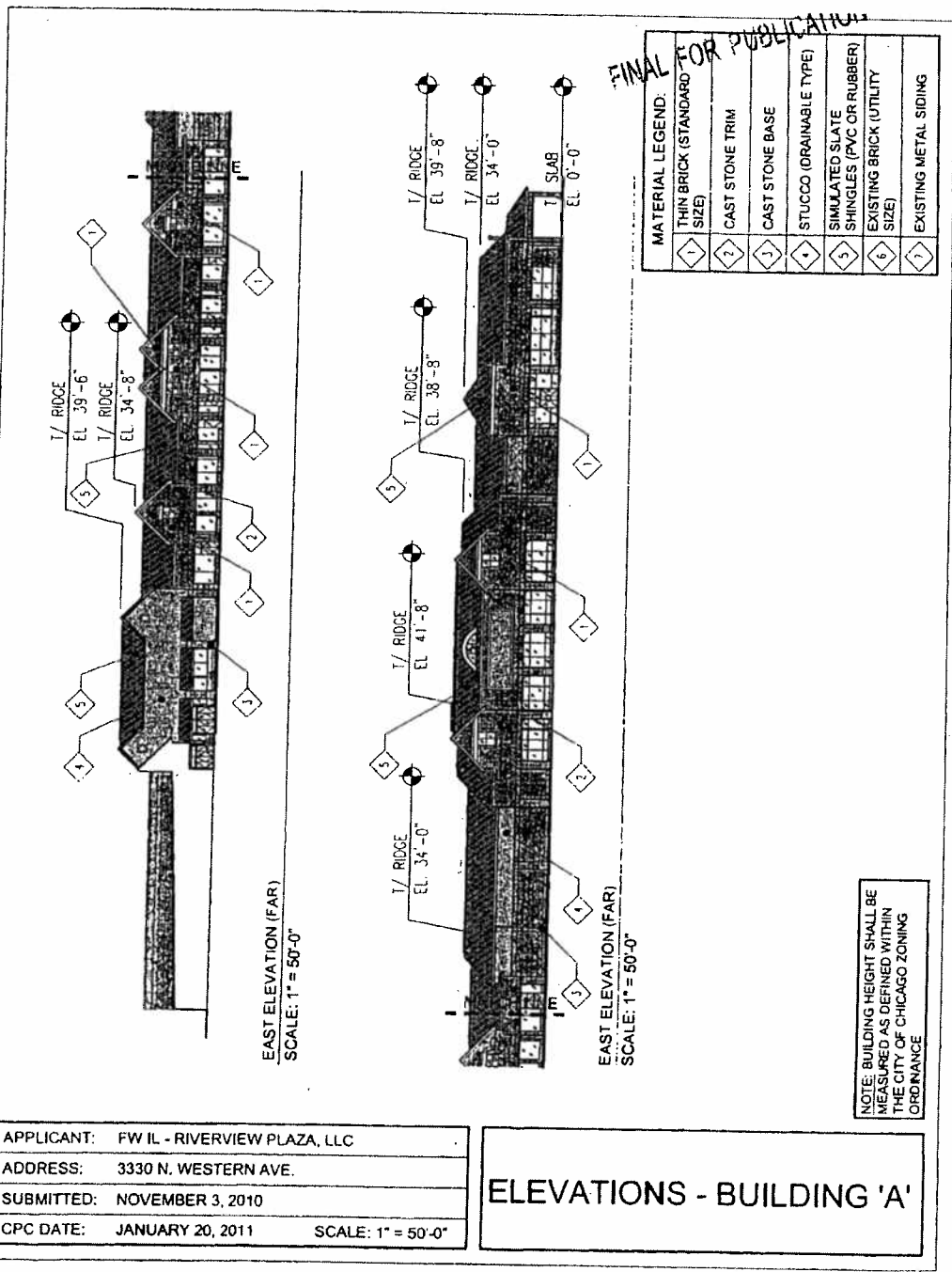
APPLICANT: FW IL - RIVERVIEW PLAZA, LLC
 ADDRESS: 3330 N. WESTERN AVE.
 SUBMITTED: NOVEMBER 3, 2010
 CPC DATE: JANUARY 20, 2011 SCALE: 1" = 150'-0"

LANDSCAPE PLAN

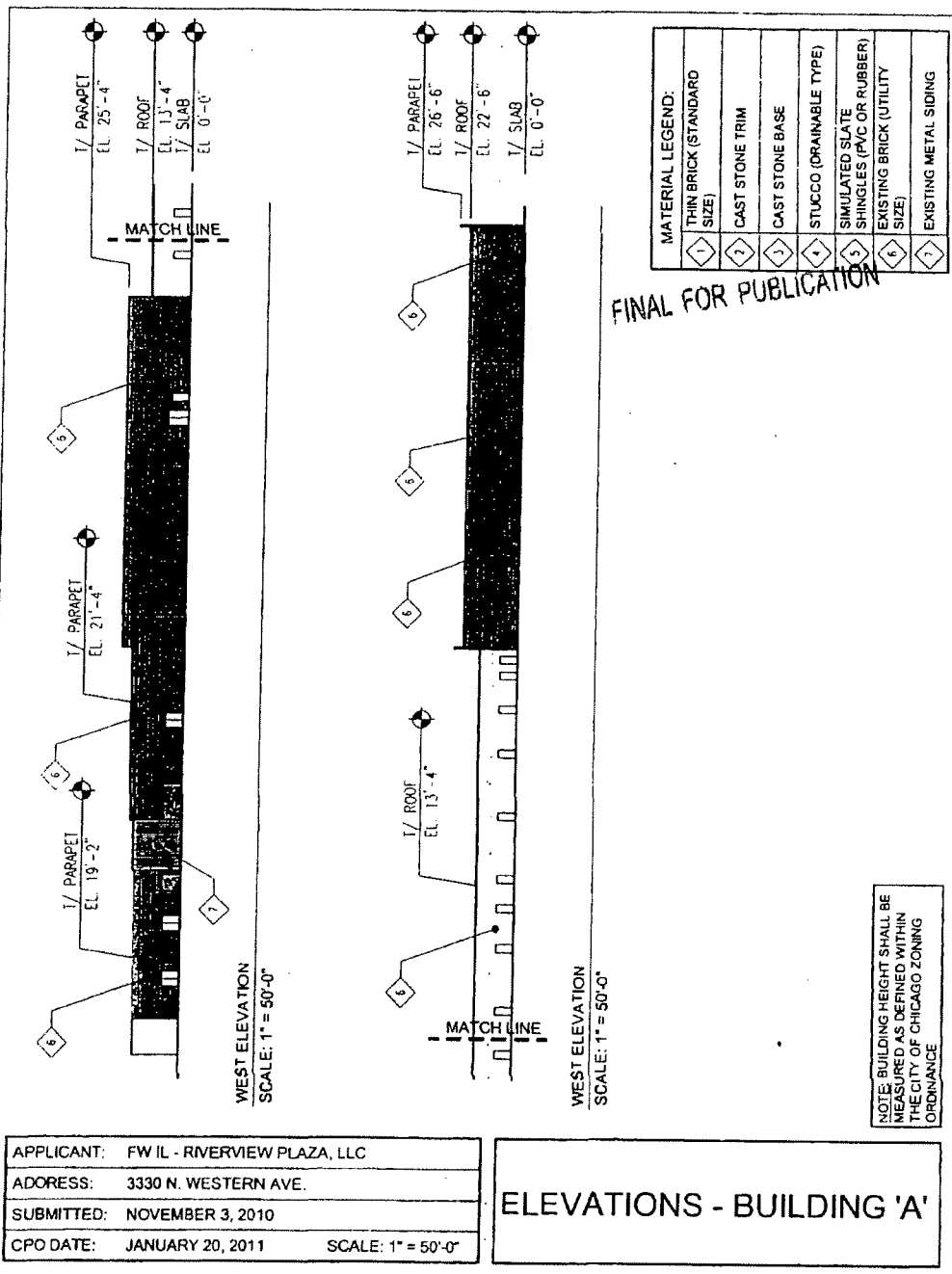
Elevations -- Building "A".
(Page 1 of 3)



Elevations -- Building "A".
(Page 2 of 3)

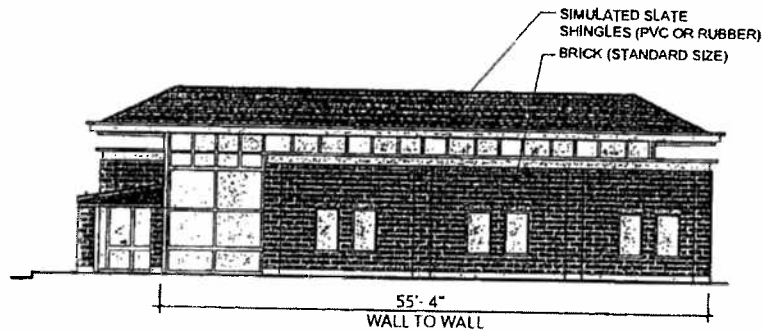


Elevations -- Building "A".
(Page 3 of 3)

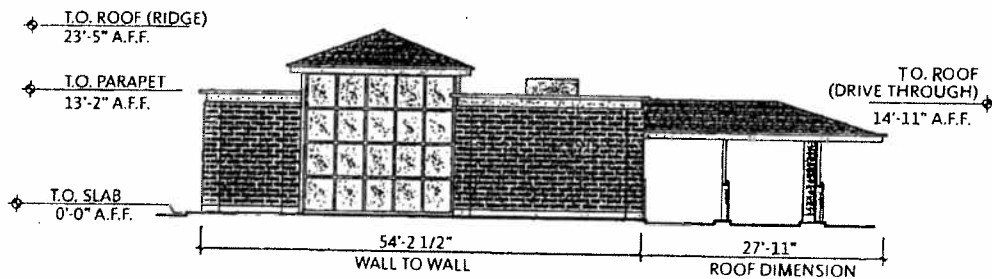


FINAL FOR PUBLICATION

Elevations -- Building "B".



EAST ELEVATION (N. WESTERN AVE.)



NORTH ELEVATION (W. ROSCOE ST)

*ALL HEIGHTS AS GOVERNED BY CHICAGO ZONING ORDINANCE

APPLICANT:	FW IL - RIVERVIEW PLAZA, LLC
ADDRESS:	3330 N. WESTERN AVE.
SUBMITTED:	JANUARY 4, 2011
CPC DATE:	JANUARY 20, 2011
SCALE:	1/16" = 1'-0"

ELEVATIONS - BUILDING 'B'

Chicago Builds Green.

(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name: RIVERVIEW PLAZA

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From"):
From: 3330 To: [] Direction: N Street Name: WESTERN Select Street Type: Ave

Ward No: 47 Community Area No: 5

Project Type: Planned Development Redevelopment Agreement Zoning Change
PD No: 213 RDA No: [] From: [] To: []

Public project Landmark

Project Size: Total land area in sq. ft.: 440,007 Total building(s) footprint in sq. ft.: 145,901 Total vehicular use area in sq. ft.: 258,568

DPD Project Manager: Enter First Name Last Name []

BG/GR Matrix: Select project category: Com. retail > 10,000 sf

Financial Incentives: Check applicable: TiF Empowerment Zone Grant Class L
 GRIF ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus: Check applicable: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.

(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix
To be Provided by the development:
Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	11,230	11,230
Square footage:	25,857	25,857
	207	124
	40	40

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistern/barrel
- Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	7,000	7,000
Square footage:	0	0
Square footage:	0	0

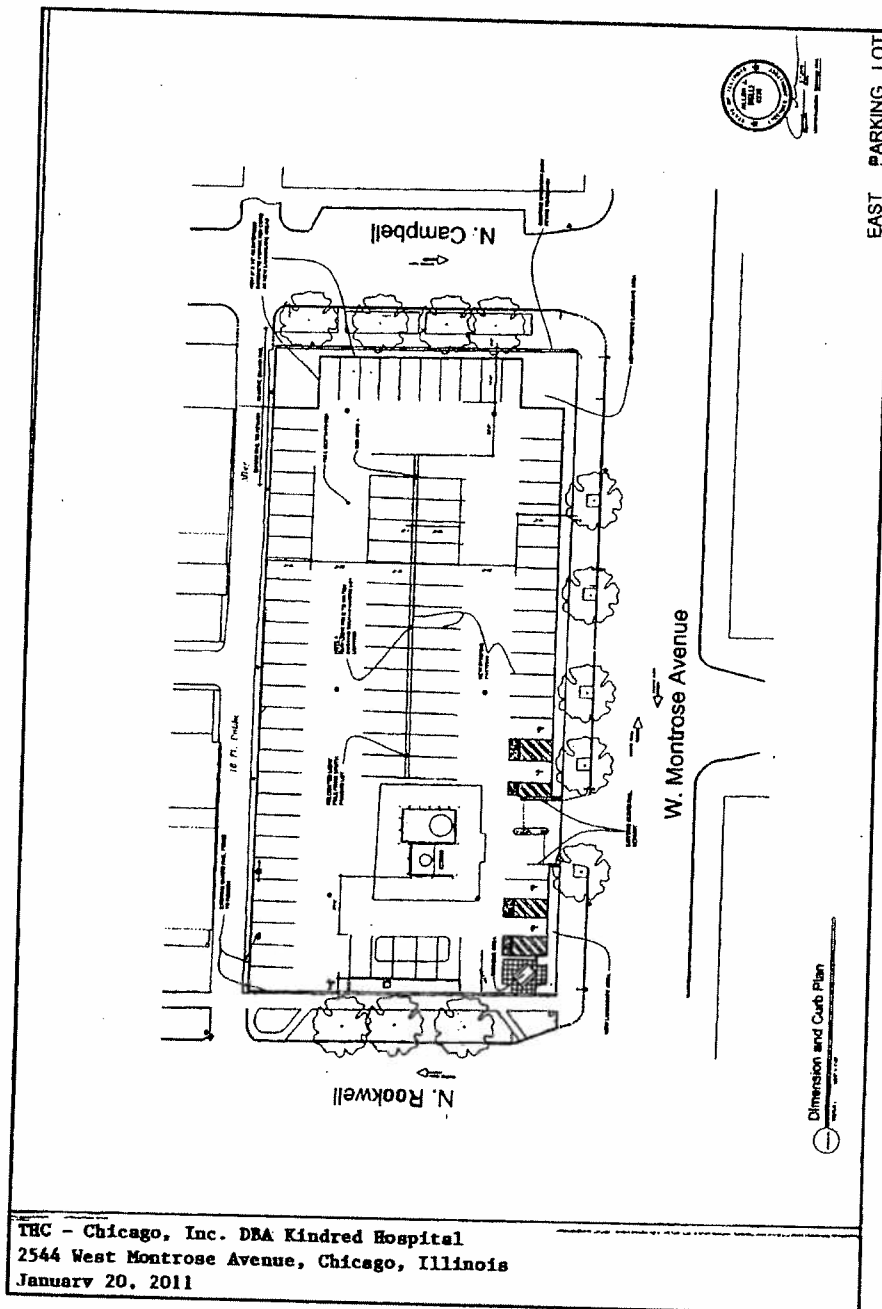
Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non-Acc.)
- No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

	547	547
		547
	0	0
	50	50
Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.

(Page 3 of 3)



THC - Chicago, Inc. DBA Kindred Hospital
2544 West Montrose Avenue, Chicago, Illinois
January 20, 2011

July 30, 1980

DISPATCHED

JUL 31 1980

Mr. Harry L. Manley
Zoning Administrator
Room 800 - City Hall
Chicago, Illinois 60602

DEPT. OF PLANNING

Re: Revised Interim Stage Part II Submitta
Business Planned Development No. 213
Riverview Plaza
Location: Southwest Side N. Western
Avenue and W. Roscoe Street

Dear Mr. Manley:

The attached Part II Submittal reviewed by the Department of Planning in accordance with the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," proposes a revision to the previous Submittal, dated March 28, 1980. The present Submittal proposes the construction of a one-story shopping center structure which will house a Dominick's Food Store, a Walgreen Drug Store, a Toys-R-Us Store, plus approximately twelve (12) small retail stores.

As revised the structures will have 131,397 square feet of ground area and contain a total of 146,873 square feet (Dominick's and Toys-R-Us will have mezzanine areas) which results in a Floor Area Ratio of 0.33 with a 30% of ground covered. A total of five hundred and twenty-seven (527) parking spaces are being provided at this Interim Stage to serve the customers and employees of the various stores. Eleven of this total are being provided for the handicapped.

This Interim Stage Part II Submittal for Business Planned Development No. 213 for the construction of a one-story shopping center structure, as described herein, is hereby approved as conforming to the Plan of Development, (Part I) as approved by the Chicago City Council on September 26, 1979.

It is recommended that this Submittal be attached to your file for Business Planned Development No. 213 (Amendment No. 9038).

Very truly yours,

Martin R. Murphy

MARTIN R. MURPHY
Acting Commissioner

^{PL}
MRM/JJJ/HE/s11

Attachment

cc: Murphy
Jacobsen
✓Lamb
Central
Reader's

Richard A. Devine
30-N. LaSalle

368-8330

City of Chicago
Jane M. Byrne, Mayor

Department of Planning
Martin R. Murphy
Acting Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4160

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AND
KRAMER**

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established 1893

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TWX 910-221-1265

July 7, 1980

Mr. Richard Devine
Foran, Wiss & Schultz
30 North La Salle Street
Suite 3010
Chicago, IL 60602

RE: Riverview Plaza Shopping Center
Roscoe and Western
Chicago, Illinois

Dear Richard:

It has been necessary to revise Site Plan L-1 dated 6/13/80 originally sent to you with my letter of 6/19/80. Enclosed is the revised plan with the date of last revision now shown as 7/8/80. Please submit to Jerry Jacobsen for his immediate review and approval and dispose of any old site plans you or he might have.

Site Plan L-1 shows the gross floor area to be 153,696 square feet exclusive of Parcels #1 and #2. Using either "Option 1 or Option 2" (as explained at the left-hand margin of the Plan), we can add as much as 8,000 square feet of out parcel buildings and/or additional stores thereby bringing the Gross Floor Area to 161,696 square feet. This is 7,725 square feet larger than the area permitted under the approved Ordinance which increases the Floor Area Ratio to .37 instead of .35.

The approved number of parking spaces determined by prior agreement (letter from you to Jerry Jacobsen dated 4/30/80) is 561. The revised site plan shows parking of not less than 525 spaces, and a ratio of not less than 4.0 parking spaces per 1,000 square feet of Gross Leaseable Area (refer to "Parking Available" note on left-hand side of site plan). The 525 space minimum would occur if no additional parking or buildings were constructed on both Parcels 1 and 2; this could happen only if an extremely unfavorable economic climate prevailed and construction on these two parcel areas were temporarily postponed.

ATLANTA
MILWAUKEE

COLUMBUS
MINNEAPOLIS-ST. PAUL

FT. LAUDERDALE
ST. LOUIS

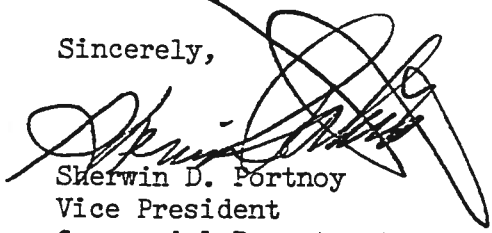
LOS ANGELES
WASHINGTON, D.C.

It is important we convey to Mr. Jacobsen that we intend to develop Parcels 1 and/or 2 in accordance with the conditions and uses as defined in Option 1 and 2; that when completed, our development will contain more than 525 parking spaces shown at present, with the actual final number of spaces determined at that time.

I am also enclosing the sign prepared by Whiteway Sign Company. The location of the sign is shown at the lower right-hand side of Plan L-1 and is near the corner of Western Avenue and Roscoe Street. The location and design of the sign must also be approved by Mr. Jacobsen prior to our obtaining a sign permit. Please see what can be done to expedite this matter.

If you require additional data, please call.

Sincerely,



Sherwin D. Portnoy
Vice President
Commercial Department

khn

Enclosure

cc J. Jacobsen
E. Kelly
E. Schulter
D. Kramer

**DRAPER
AND
KRAMER**
incorporated

established 1893

REAL ESTATE MANAGEMENT • SALES • MORTGAGES
30 west monroe street • chicago, illinois 60603 • (312) 346-8600
TWX 910-221-1265

March 26, 1980

Mr. Martin R. Murphy, Acting Commissioner
Department of Planning
City Hall - Room 1000
121 North La Salle Street
Chicago, IL 60602

file

Re: Business Planned Development No. 213
Riverview Plaza

Dear Commissioner Murphy:

Attached are two copies of a Part II for Business Planned Development No. 213 herewith submitted to you for your review in accordance with the "Rules, Regulations, and Procedures in Relation to Planned Developments."

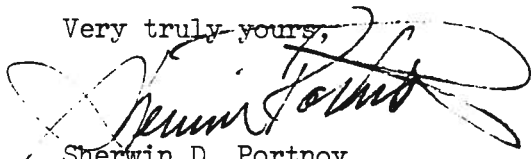
These plans relate to detailed plans and data for the construction of a Shopping Center located at the southwest corner of Western Avenue and Roscoe Street, Part I of which was approved by the City Council on September 26, 1979.

A Dominick's Finer Food Store, Walgreen Drug Store and 20 to 30 small retail stores are to be constructed in one (1) structure with a total floor area of 125,737 square feet. This results in a gross floor area ratio of .28 with a 28% of ground coverage for the entire site. A total of 561 off-street parking spaces are to be provided in accordance with the Plan of Development.

Attached are two sets each of the site plan with parking layout for the area, typical floor plans and elevations for the structures.

I hereby request your review and approval for submission to the Building Department in order that the necessary permits may be obtained.

Very truly yours,



Sherwin D. Portnoy
Vice President
Commercial Department

khn

Attachment

cc R. Lamb



MINNEAPOLIS

ST. LOUIS

ATLANTA

MILWAUKEE

LOS ANGELES

COLUMBUS

BOCA RATON

Reclassification of Area Shown on Map No. 2-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing from C2-2 General Commercial; R4 General Residential and B5-3 General Service Districts symbols and indications as shown on Map No. 2-I to Residential Planned Development designation the area bounded by

W. Fillmore St.; S. Troy St.; W. Roosevelt Rd.; and S. Kedzie Ave.,

subject to such restrictions of use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 1011-1015 of this Journal]

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. 9-I.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing M2-2 General Manufacturing District, and all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by

W. Roscoe St.; N. Western Ave.; a line 535 feet north of and parallel to W. Belmont Ave.; and N. Campbell Ave.

to the designation of a 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 thereof and to no others.

[Plan of Development printed on pages 1016-1020 of this Journal]

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. 10-G.

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 M3-3 Manufacturing District symbols and indications as shown on Map No. 10-G in the area bounded by

W. 43rd St.; a line 669 feet east of and parallel to S. Ashland Ave.; a line 401 feet north of and parallel to W. 43rd St.; and S. Ashland Ave.

to the designation of Heliport 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 thereof and to no others.

[Plan of Development printed on pages 1021-1025 of this Journal]

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. 13-I.

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 R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

a line 210 feet north of W. Argyle St.; N. Troy St.; W. Argyle St.; the alley next east of N. Troy St.; a line 150 feet north of W. Argyle St.; N. Albany Ave.; W. Argyle St.; the alley next east of N. Whipple St.; W. Ainslie St.; N. Sacramento Ave.; the alley next north of W. Lawrence Ave.; the alley next west of N. Troy St.; a line 138 feet north of W. Ainslie St.; N. Troy St.; a line 88 feet north of W. Ainslie St.; the alley next east of N. Troy St.; a line 208 feet north of W. Ainslie St.; N. Albany Ave.; a line 88 feet north of W. Ainslie St.; N. Whipple St.; a line 88 feet south of W. Argyle St.; the alley next west of N. Whipple St.; a line 178 feet south of W. Argyle St.; N. Albany Ave.; a line 88 feet south of W. Argyle St.; N. Troy St.; a line 148 feet south of W. Argyle St.; and the alley next west of N. Troy St.

to those of an R3 General Residence 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. 13-I.

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 R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Foster Ave.; N. Albany Ave.; the South line of the North Branch of the Chicago River; a line 200 feet west of N. Albany Ave.; W. Carmen Ave.; the alley next east of N. Troy St.; a line 210 feet south of W. Carmen Ave.; N. Troy St.; a line 60 feet south of W. Carmen Ave.; the alley next west of N. Troy St.; W. Carmen Ave.; a line 188 feet east of N. Kedzie Ave.; the North line of the North Branch of the Chicago River; the alley next west of N. Troy St.; the alley next south of W. Foster Ave.; and N. Troy St.

to those of an R3 General Residence 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. 14-D.

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 R6 General Residence District symbols and indications as shown on Map No. 14-D in the area bounded by

a line 447 feet south of E. 57th St.; S. Stony Island Ave.; a line 950.09 feet south of E. 57th St.; and the east right-of-way line of the Illinois Central Gulf Railroad

(continued on page 1026)

PD 213

BUSINESS PLANNED DEVELOPMENT

#213

STATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned or controlled by Draper and Kramer, Inc. pursuant to options to purchase between Brookind Corp. and Draper and Kramer, Inc. executed on December 15, 1977, and February 16, 1979.
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 Planning, City and Community Development. Ingress and egress to such off-street facilities shall be from North Western Avenue and West Roscoe Street.
3. All applicant official reviews, approvals or permits are required to be obtained by Draper and Kramer, Inc., or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Draper and Kramer, Inc., or its successors, assignees or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord 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, if required, 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.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, retail drug stores, food stores, department stores, restaurants and service type business uses, parking and related uses (exclusive of any principal activity of permanent outdoor storage and auto service station uses).
7. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning, City and Community Development.
8. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area shall be in general compliance with the District classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning, City and Community Development.

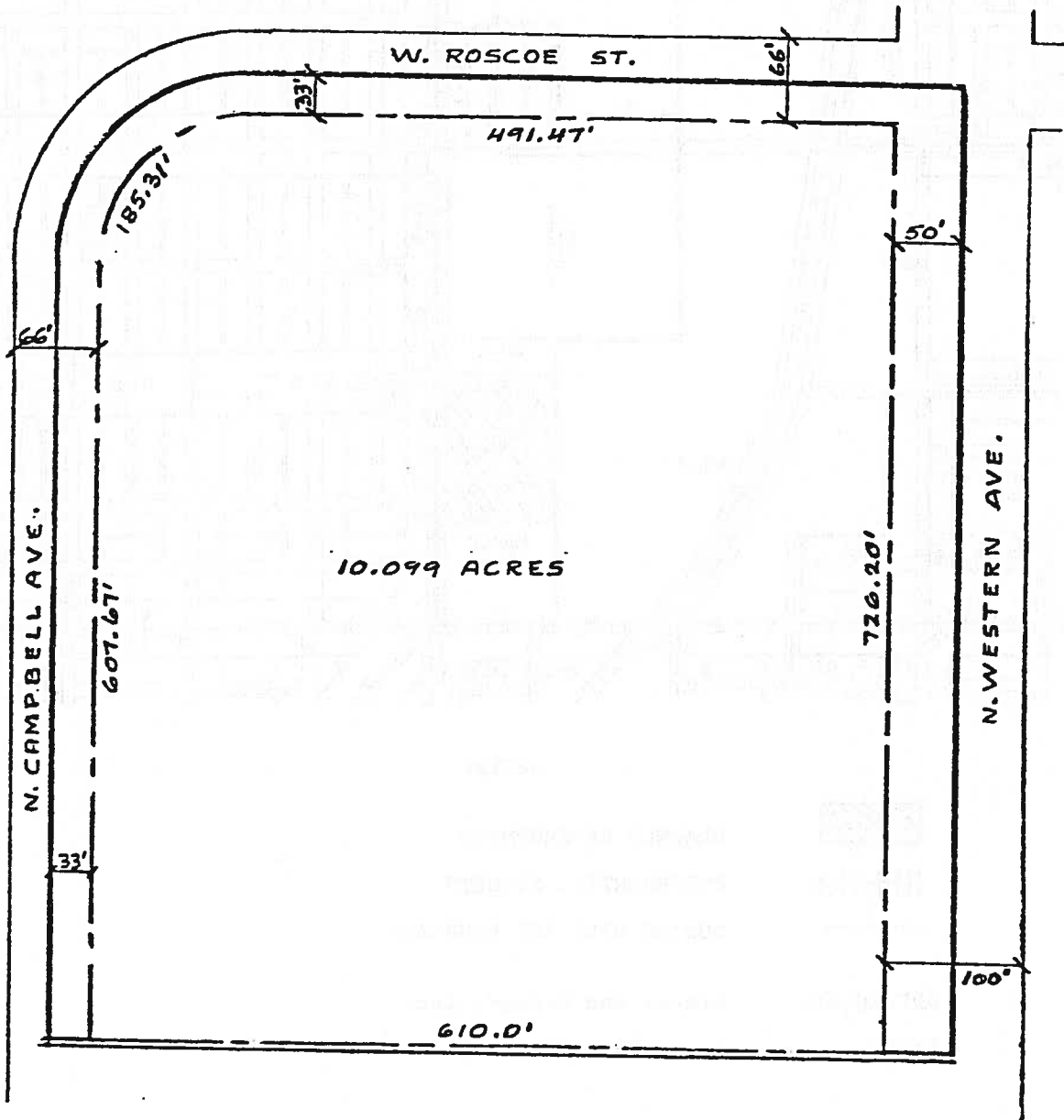
APPLICANT: Draper and Kramer, Inc.

DATE: April 26, 1979



BUSINESS PLANNED DEVELOPMENT PROPERTY LINE. & PLANNED DEVELOPMENT BOUNDARY LINE MAP

LEGEND:
 — — — — — PROPERTY LINE
 — — — — — PLANNED DEVELOPMENT BOUNDARY LINE

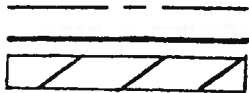


APPLICANT: DRAPER AND KRAMER, INC.
 DATE: APRIL 23, 1979

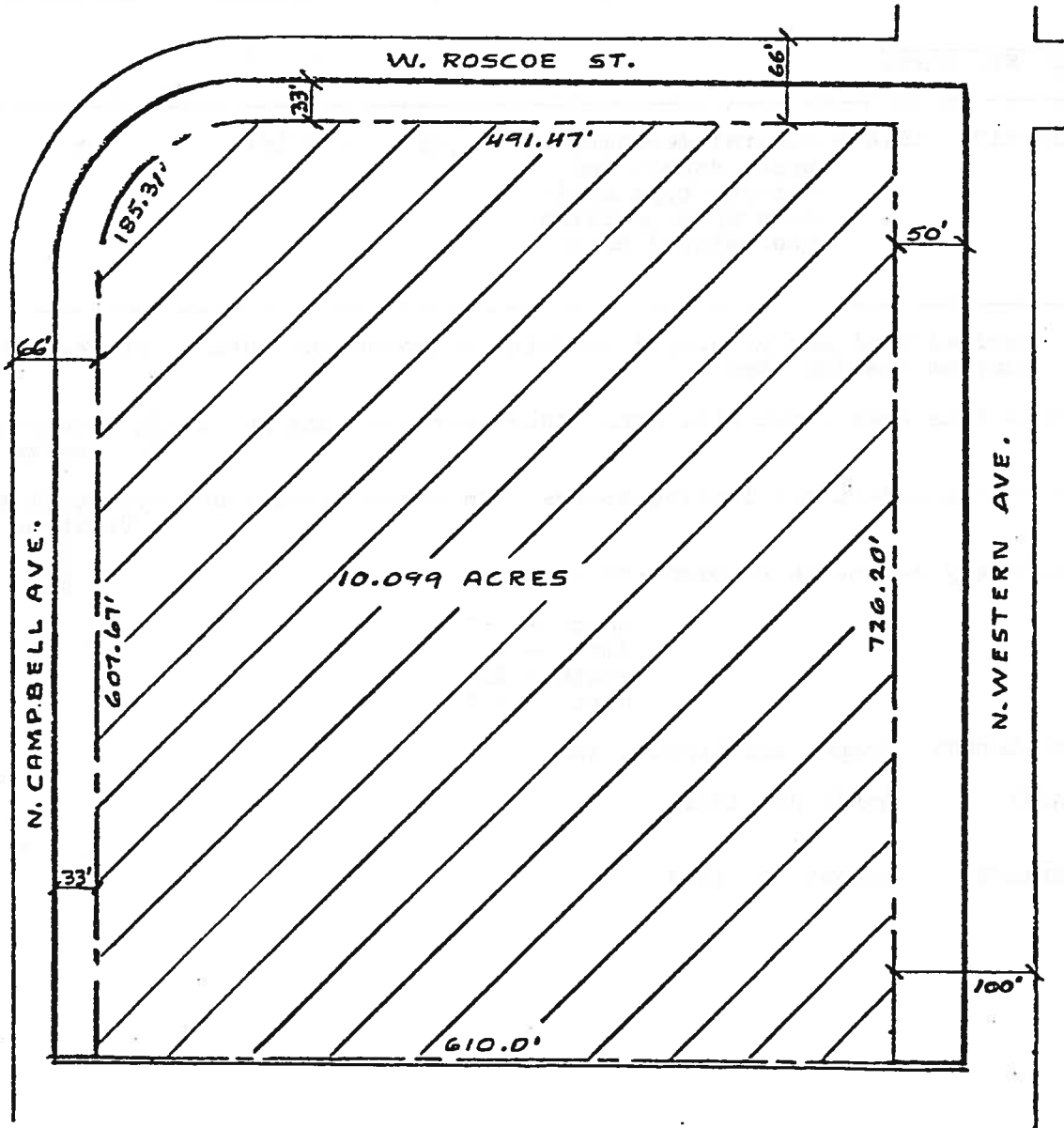


BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

LEGEND:



PROPERTY LINE
PLANNED DEVELOPMENT BOUNDARY LINE
GENERAL MERCHANDISE USES; RETAIL AND SERVICE TYPE USES; PARKING AND RELATED USES.



APPLICANT: DRAPER AND KRAMER INC.
DATE: APRIL 23, 1979

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area Sq. Ft. Acres	General Description of Land Use	F.A.R.	% of Land Coverage	Minimum No. of Parking Spaces
439,912 10.099	General merchandise uses, retail and service type busi- ness uses, parking and related uses*	.35	35%	570

* (Exclusive of any principal activity of permanent outdoor storage and service station uses.)

Gross Site Area = Net Site Area: 10.99 acres + Area in Public Right-of-Way
1.67 acres

Number of off-street loading spaces: In accord with a B-3 zoning classi-
fication

Periphery set backs at property lines:

north - 15'
east - 40'
south - 25'
west - 15'

APPLICANT: Draper and Kramer, Inc.

DATE: April 26, 1979

REVISED: August 15, 1979