

104886

JOURNAL--CITY COUNCIL--CHICAGO

3/18/2015

*Reclassification Of Area Shown On Map No. 3-F.*  
 (As Amended)  
 (Application No. 18273)  
 (Common Address: 111 W. Chestnut St., 119 W. Chestnut St.  
 And 121 W. Chestnut St.)

RBPD 313,00

[SO2015-57]

*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 Residential Business Planned Development Number 313, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

West Chestnut Street; North Clark Street; a line 101.12 feet south of and parallel to West Chestnut Street; the alley next west of and parallel to North Clark Street; a line 201.32 feet south of and parallel to West Chestnut Street (as measured along the eastern boundary of North LaSalle Street); and North LaSalle Street,

to those of Residential Business Planned Development Number 313, as amended, 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 approval.

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

*Residential-Business Planned Development No. 313, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 313, as amended (the "Planned Development") consists of a net site area of approximately 42,745 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The portion of the Property commonly known as 111 West Chestnut Street is owned by the Applicant. The portion of the Property commonly known as 121 West Chestnut Street is owned by 121 West Chestnut Associates, Inc. The portion of the Property commonly known as 119 West Chestnut Street is owned by individual condominium unit owners and is administered by and through 119 West Chestnut Condominium Association on behalf of the condominium unit owners (the "Association"). Applicant makes this application with the consent of 121 West Chestnut Associates, Inc. and the Association.

2. The requirements, obligations and conditions contained within this Planned Development pertaining to an individual subarea shall be binding upon the titleholders of such subarea, their successors and assigns. All rights granted hereunder pertaining to an individual subarea shall inure to the benefit of the titleholders of such subarea, their successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect (i.e., a diminution of development rights) on other subareas; and (b) 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. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant", "ground lessee" or "titleholder" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

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

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 Generalized Land Use Plan; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan (Subarea A); a Site Plan (Subarea B); a Site Plan (Subarea C); Building Elevations (North, South, East and West)(Subarea A); a Landscape Plan; and a Green Roof Plan (collectively, the "Plans"). 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. No changes to the improvements or the zoning on Subarea B or Subarea C are contemplated as part of this amendment.
5. The following uses are permitted in the areas delineated as Subarea A, Subarea B and Subarea C of Residential-Business Planned Development Number 313, as amended: multi-unit residential, detached single-family homes, townhouses, accessory parking, accessory uses, ground floor retail (Subarea C only), and co-located wireless communication facilities. A maximum of six non-accessory parking spaces shall be permitted in Subarea A.
6. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance, Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as planned developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees. The Department of Planning and Development may approve a credit for such on-site facilities and open space at any time prior to Part II Approval for a particular subarea provided that such facilities and/or open space meet the criteria for such credit.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department of Planning and Development, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District.

A Board issued resolution must be provided to the Department of Planning and Development prior to the issuance of any Part II Approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department of Planning and Development prior to the issuance of any Part II Approval.

7. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time for development of Subarea A, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone this Planned Development Number 313 (2015 version) to Planned Development Number 313, as amended (version published at 30658 *Council Journal of Proceedings*, September 1, 2004).
8. 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.
9. 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.
10. 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 42,745 square feet.
11. 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 and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
12. The Site and Landscape Plans for Subarea A shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines it being acknowledged that Subareas B and C are already fully improved as of the date hereof. 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.
13. The Applicant other titleholders shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

- 14. Subject to the provisions of Statement Number 2 of this Planned Development, 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.
- 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 new buildings and improvements on the Property constructed after the date hereof 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.
- 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. In furtherance of this policy, improvements within Subarea A shall include the following sustainable features: (A) 50 percent Green Roof or no less than 2,585 square feet of vegetative roof and (B) Building Certification in accordance with City of Chicago's Sustainable Development Policy.

[Existing Zoning Map; Existing Land-Use Map; Subarea Plan; Boundary and Property Line Map; Site Plan (Subareas A, B and C); Generalized Land-Use Plan; Green Roof Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 104893 through 104906 of this *Journal*.]

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

*Residential-Business Planned Development No. 313, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:

Subarea A:	28,284 square feet
Subarea B:	12,012 square feet
Subarea C:	34,906 square feet
Total:	75,202 square feet

## Area in the Public Right-of-Way:

Subarea A:	13,130 square feet
Subarea B:	5,430 square feet
Subarea C:	13,897 square feet
Total:	32,457 square feet

## Net Site Area:

Subarea A:	15,154 square feet
Subarea B:	6,582 square feet
Subarea C:	21,009 square feet
Total:	42,745 square feet

## Maximum Permitted FAR:

	7.0, based on net site area of entire planned development
Subarea A:	2.183, based on the net area of Subarea A only
Subarea B:	3.0, based on the net site area of Subarea B only
Subarea C:	11.715, based on the net site area of Subarea C only

## Maximum Number of Dwelling Units:

Subarea A:	10 units
Subarea B:	9 units
Subarea C:	230 units

**Minimum Number of Off-Street  
Parking Spaces:**

Subarea A:	12
Subarea B:	1
Subarea C:	93

**Maximum Number of Off-Street Parking  
Spaces for Subarea A:** 16

**Minimum Number of Off-Street  
Loading Berths:**

Subarea A:	0
Subarea B:	0
Subarea C:	2

**Setbacks From the Property  
Line:**

Subarea A:	In accordance with the site plan
Subarea B:	In accordance with the site plan
Subarea C:	In accordance with the site plan

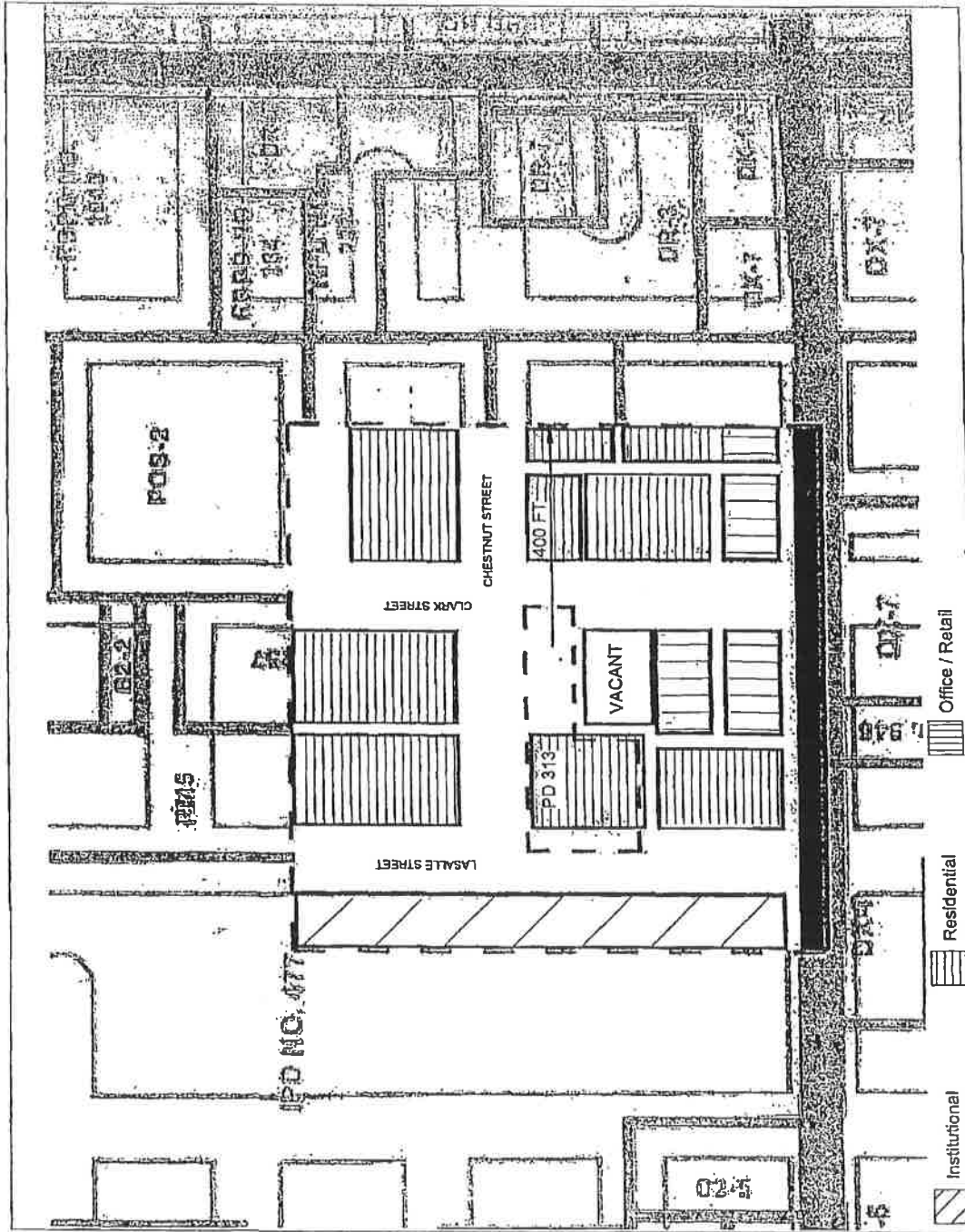
**Maximum Site Coverage:**

Subarea A:	In accordance with the site plan
Subarea B:	100 percent
Subarea C:	100 percent

**Maximum Building Height:**

Subarea A:	44 feet
Subarea B:	4 stories (existing building)
Subarea C:	37 stories (existing building)

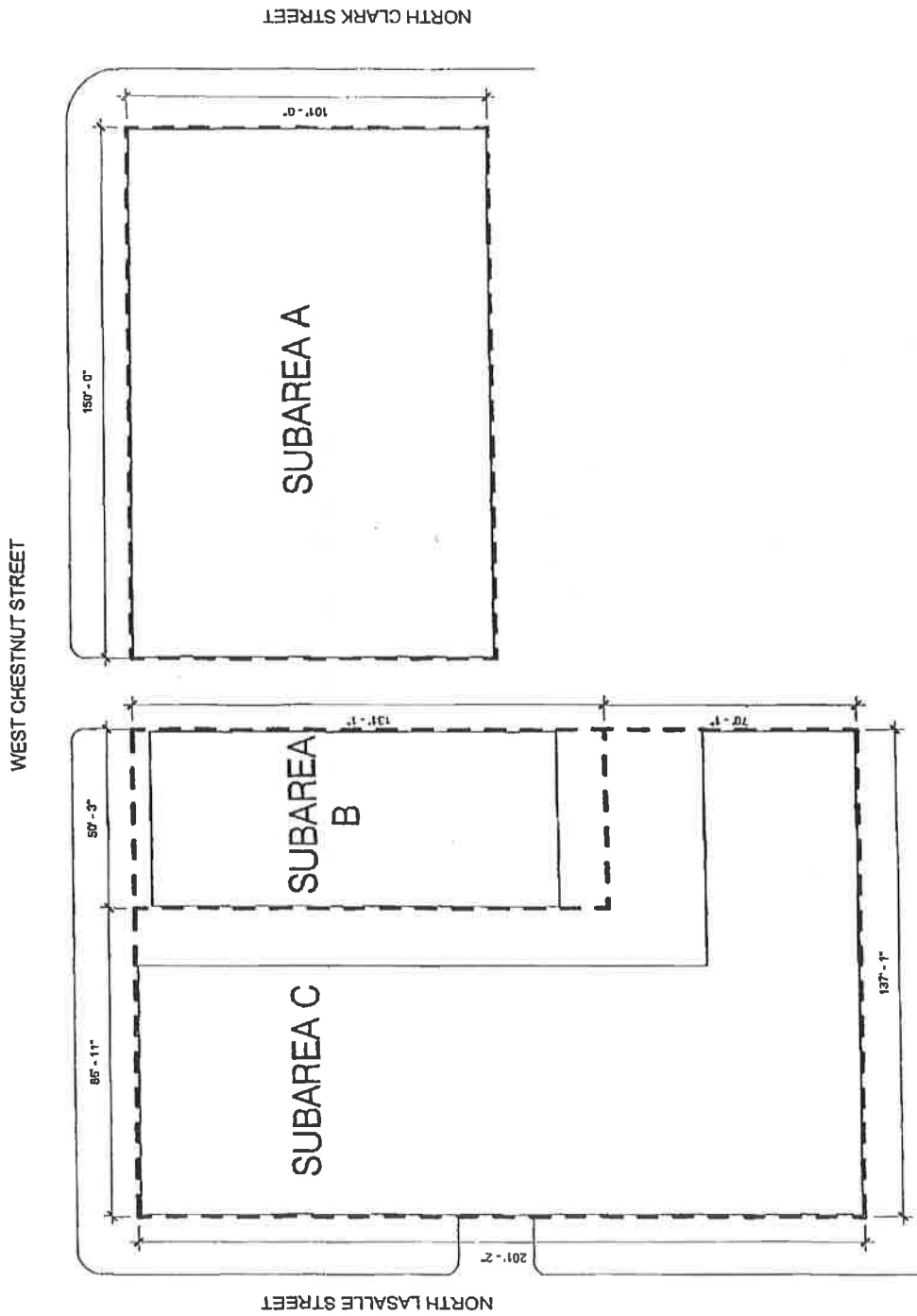




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EXISTING LAND USE MAP

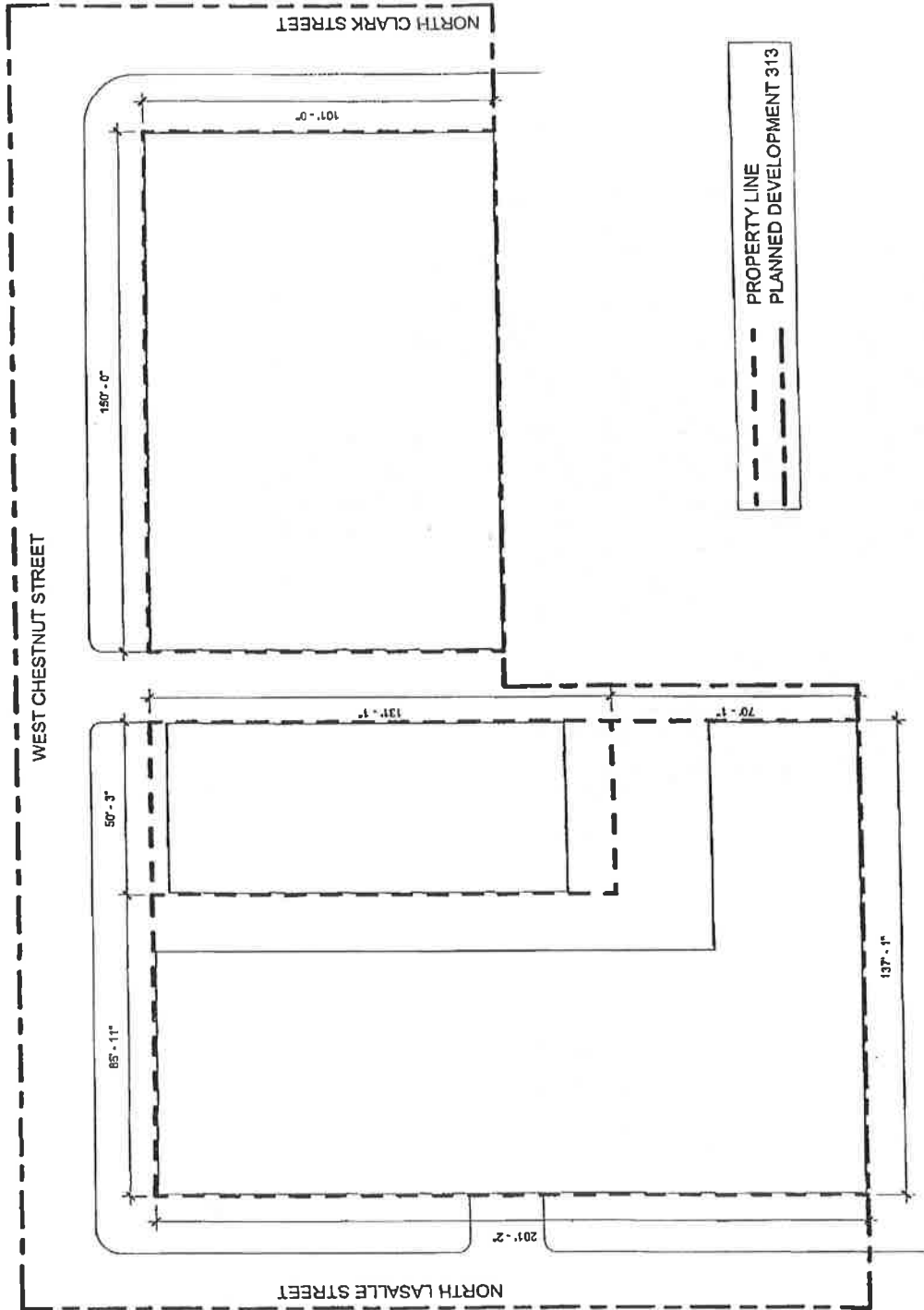
Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015



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### SUBAREA PLAN

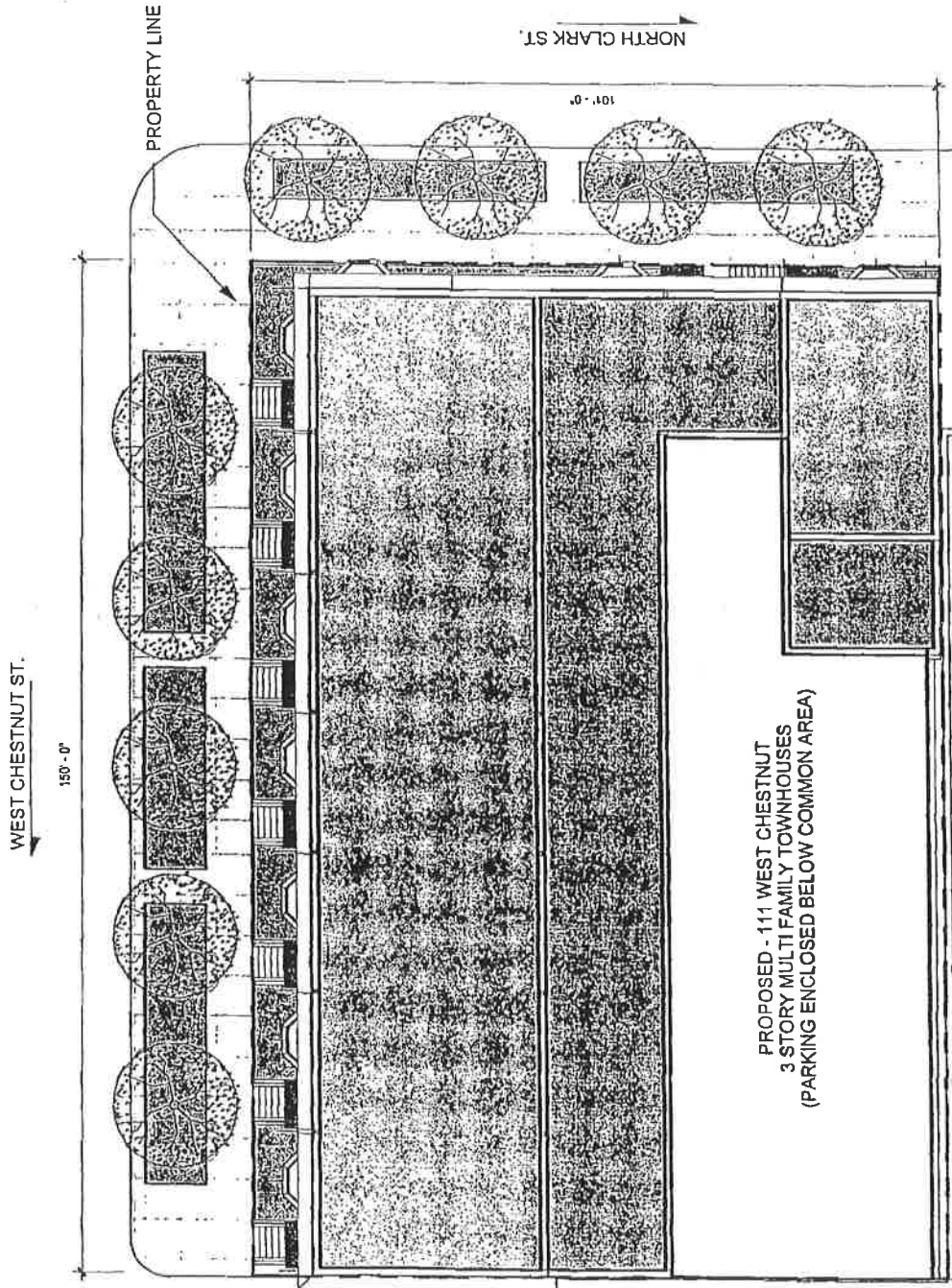
Applicant: Chestnut Row Homes LLC  
Address: 111, 119 and 121 West Chestnut St.  
Introduced: January 21, 2015  
Plan Commission: February 19, 2015



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PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015

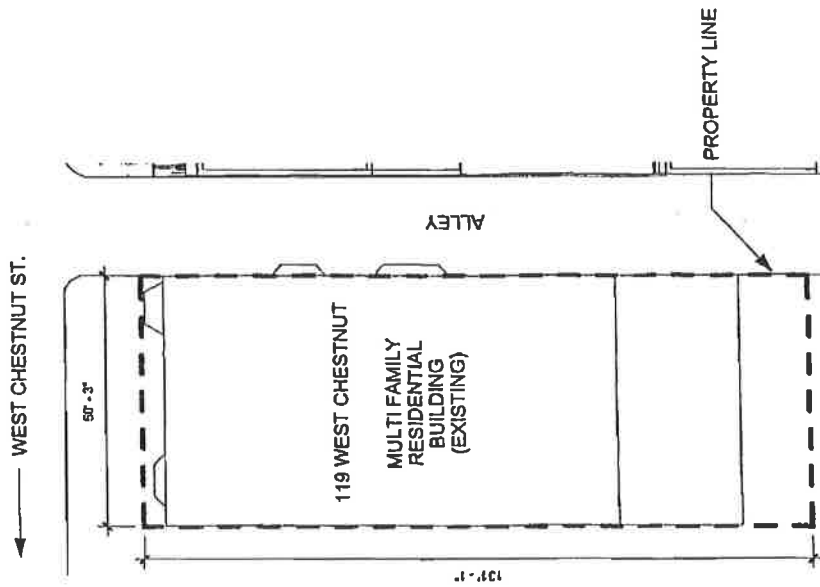


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### SITE PLAN (SUBAREA A)



Applicant: Chestnut Row Homes LLC  
 Address: 111, 118 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015

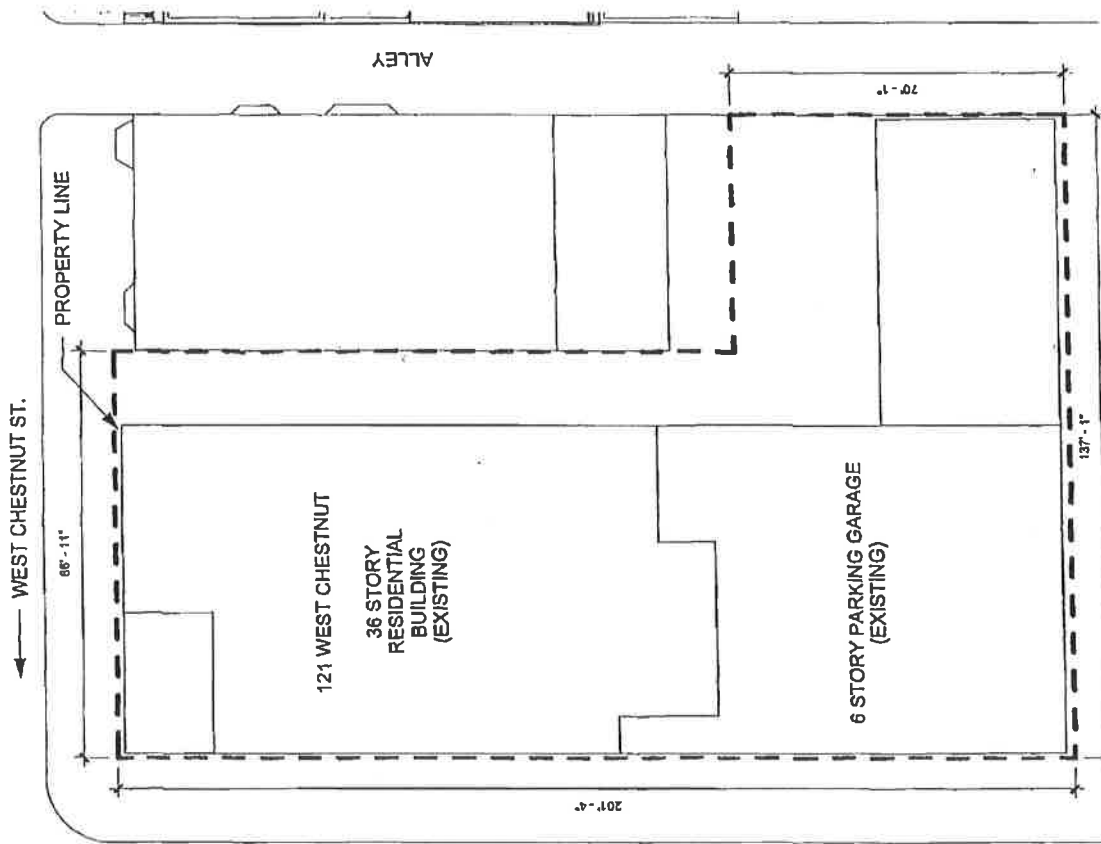


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SITE PLAN (SUBAREA B)



Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015



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### SITE PLAN (SUBAREA C)

← WEST CHESTNUT ST.

NORTH LASALLE ST.

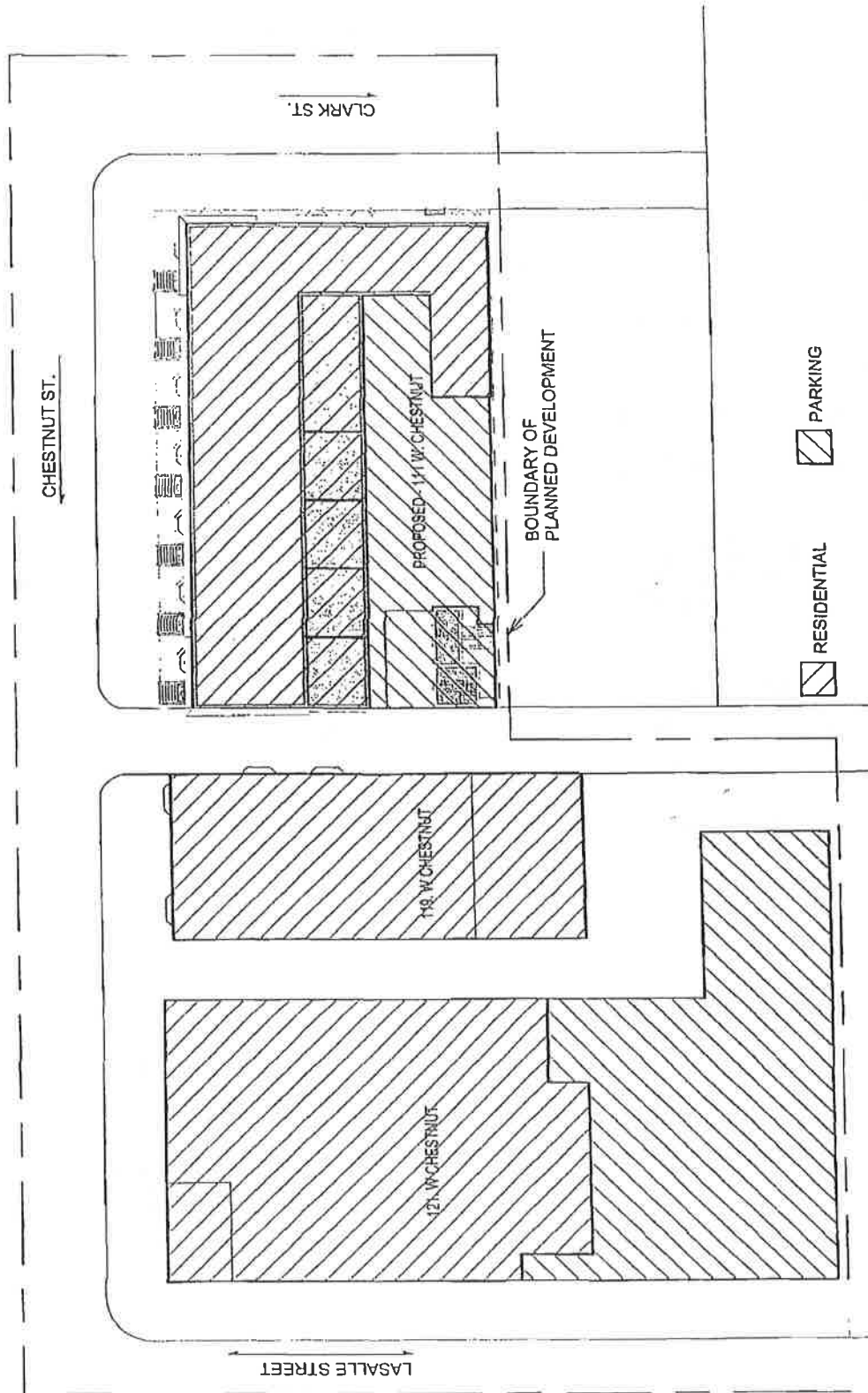


Applicant: Chestnut Row Homes LLC

Address: 111, 119 and 121 West Chestnut St.

Introduced: January 21, 2015

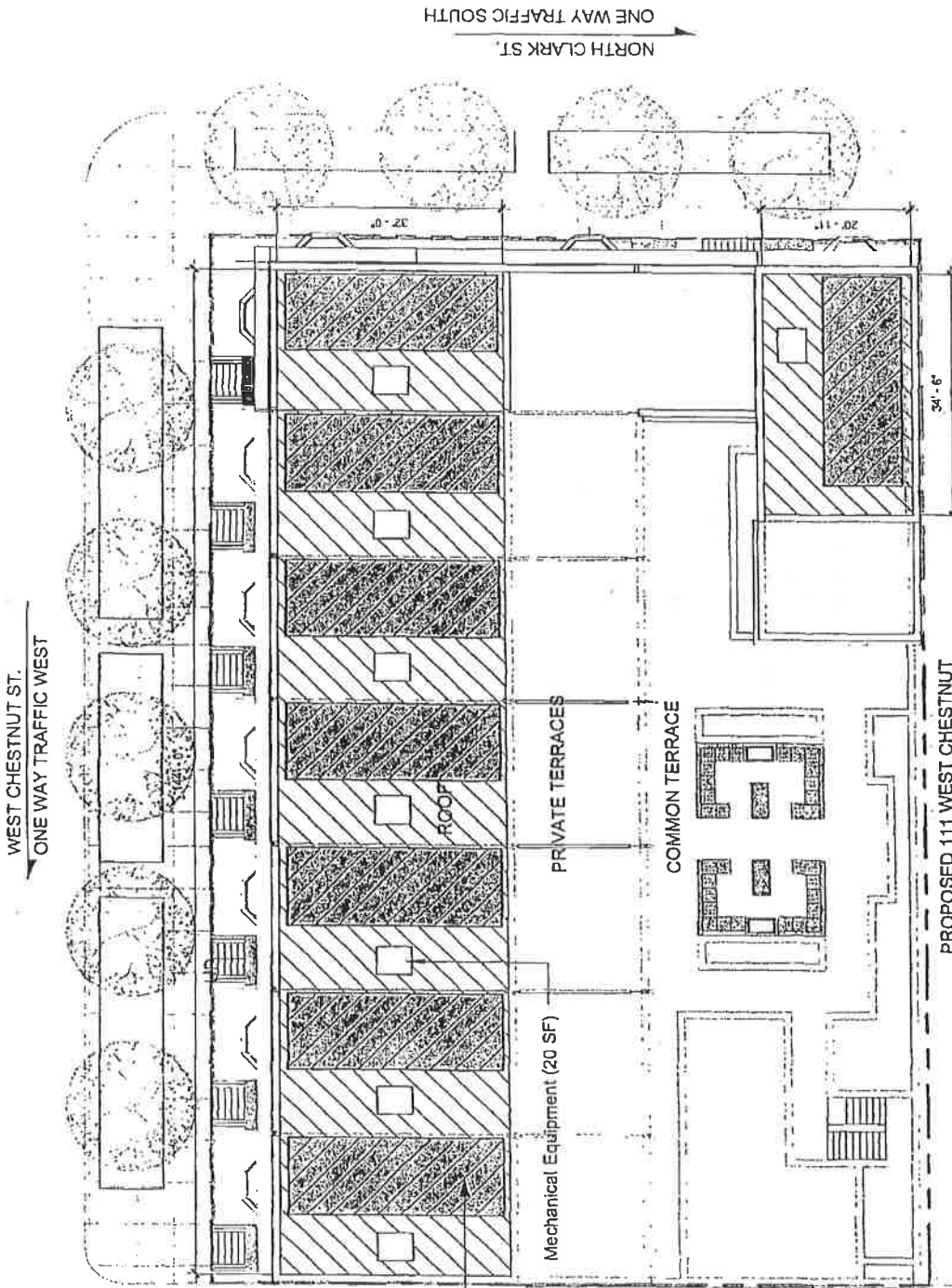
Plan Commission: February 19, 2015



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# GENERALIZED LAND USE PLAN

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015



Total Roof Area = 5330 SF  
 Total Crosshatch Area  
 Minus Mechanical = 160 SF = 5170 SF  
 Green Roof Area = 5170 SF x50% = 2585 Total SF  
 (only)



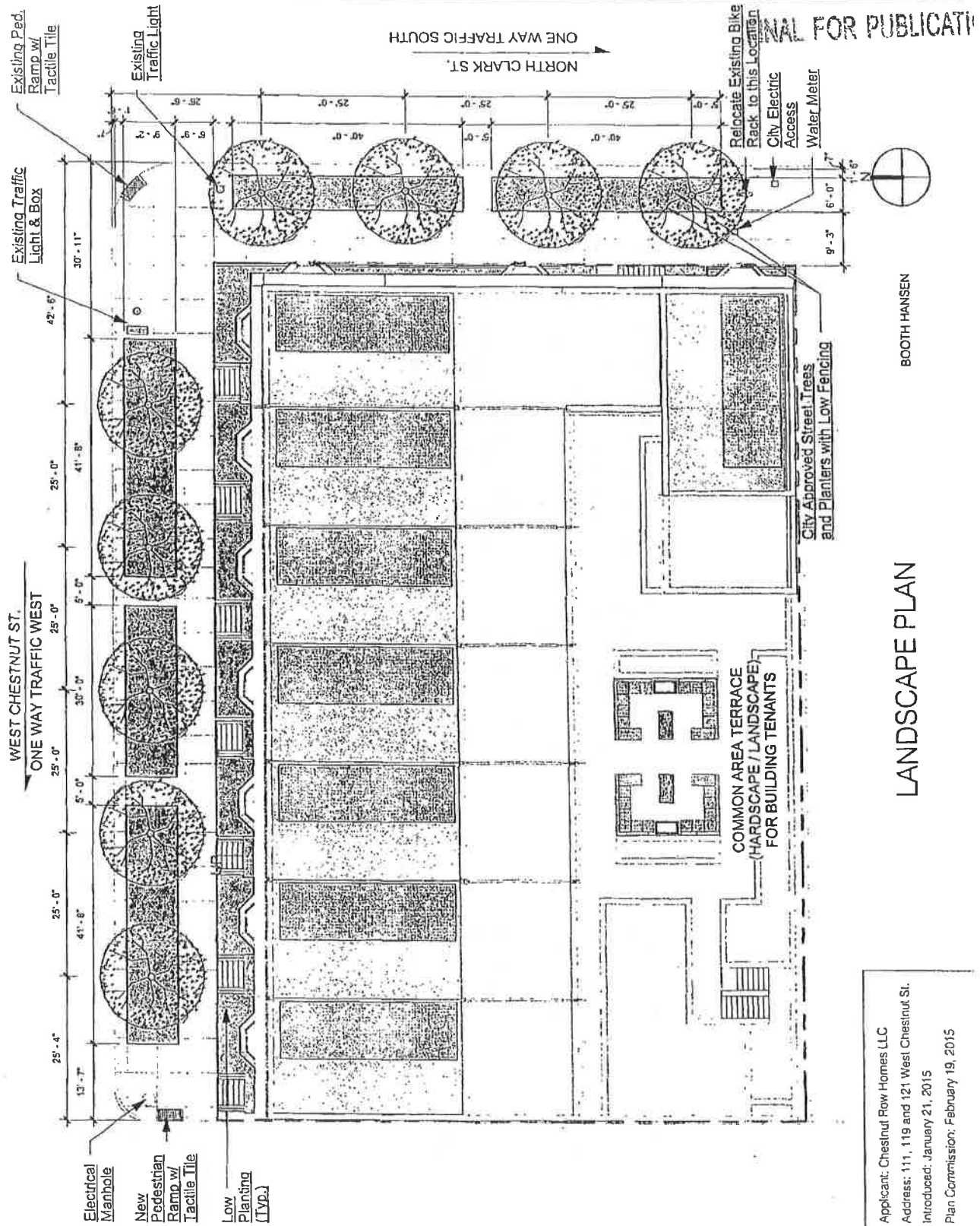
Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015

GREEN ROOF PLAN

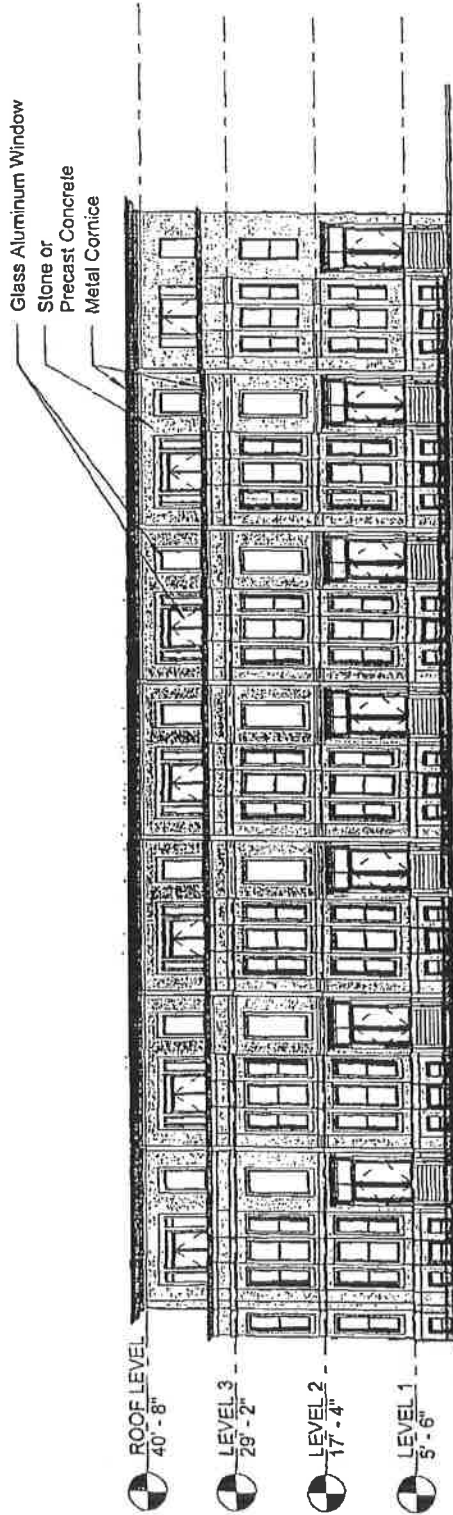
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PROPOSED 111 WEST CHESTNUT



Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015

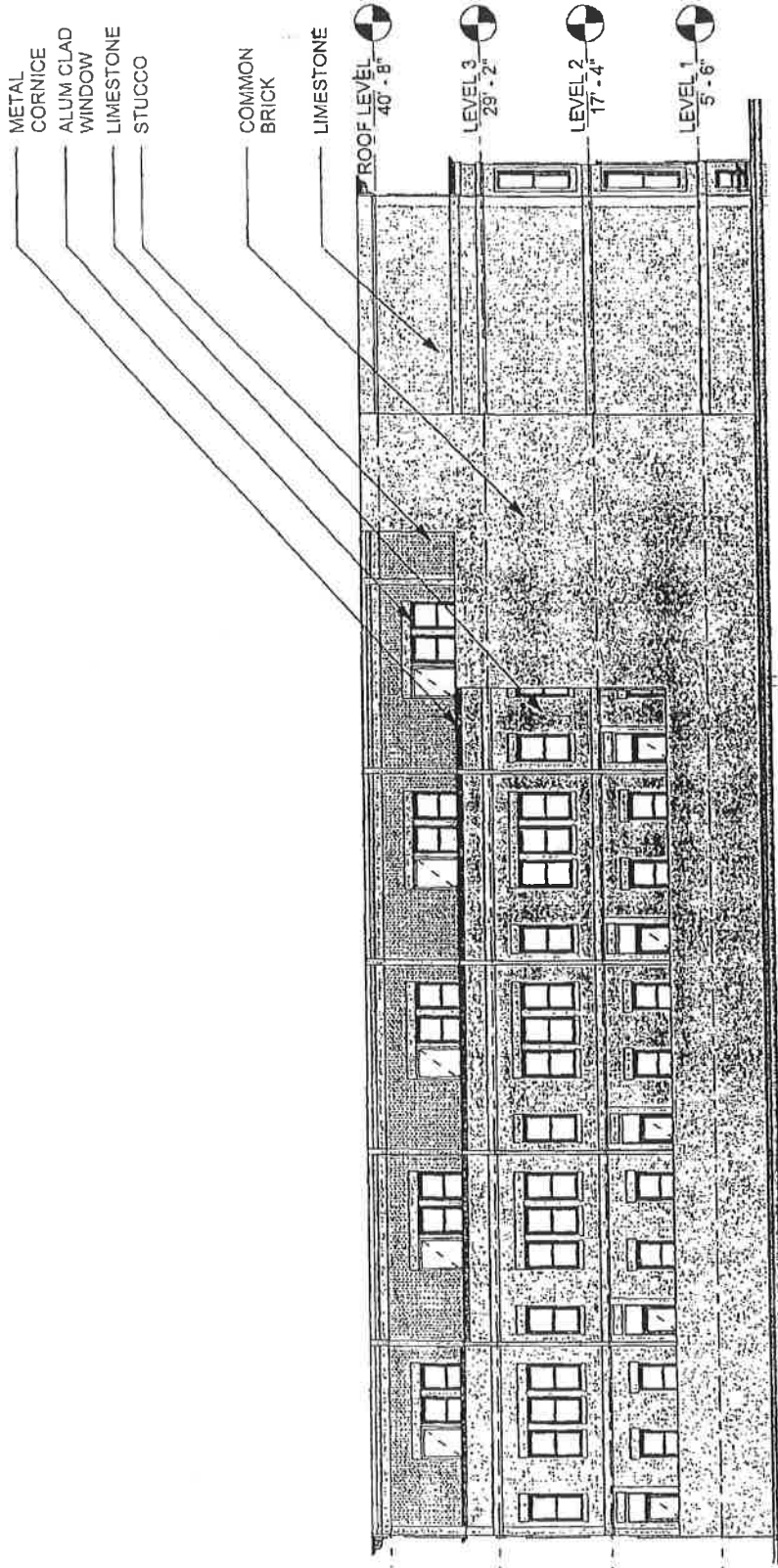


PROPOSED 111 WEST CHESTNUT



NORTH BUILDING ELEVATION (SUBAREA A) BOOTH-HANSEN

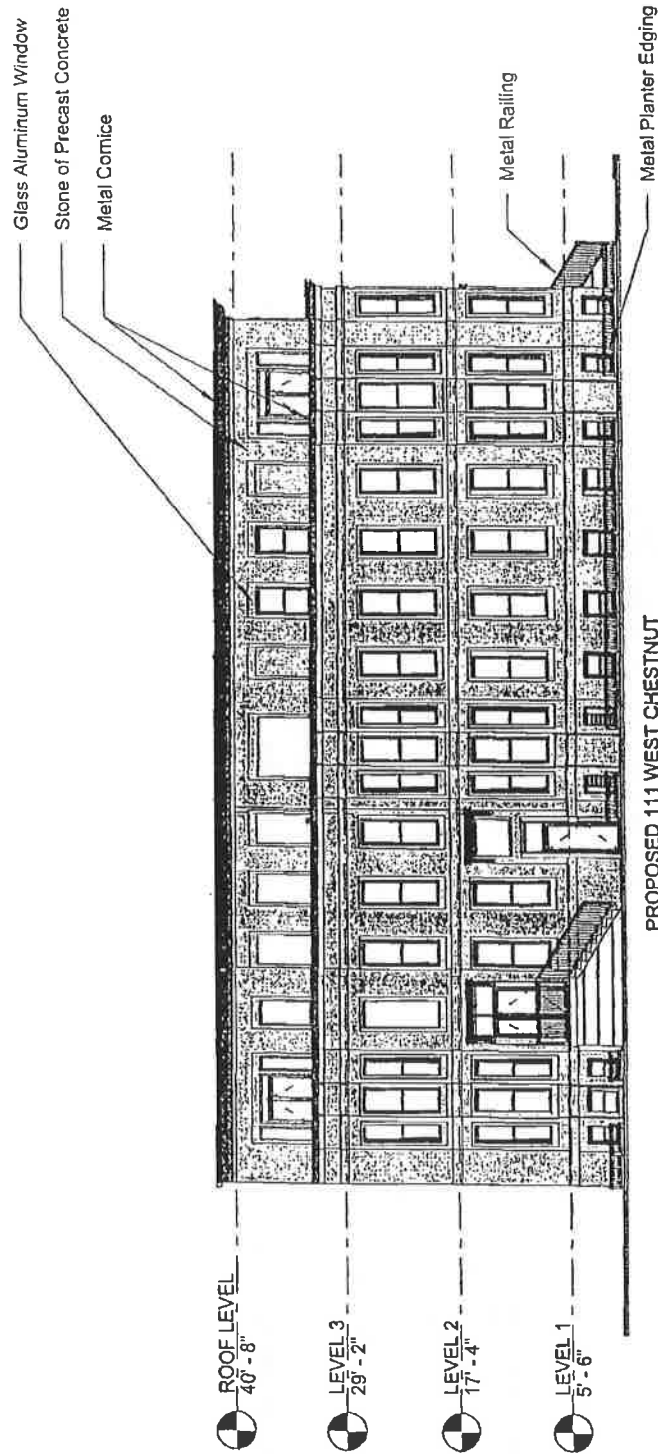
Applicant: Chestnut Row Homes LLC  
Address: 111, 119 and 121 West Chestnut St.  
Introduced: January 21, 2015  
Plan Commission: February 19, 2015



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SOUTH BUILDING ELEVATION (SUBAREA A)

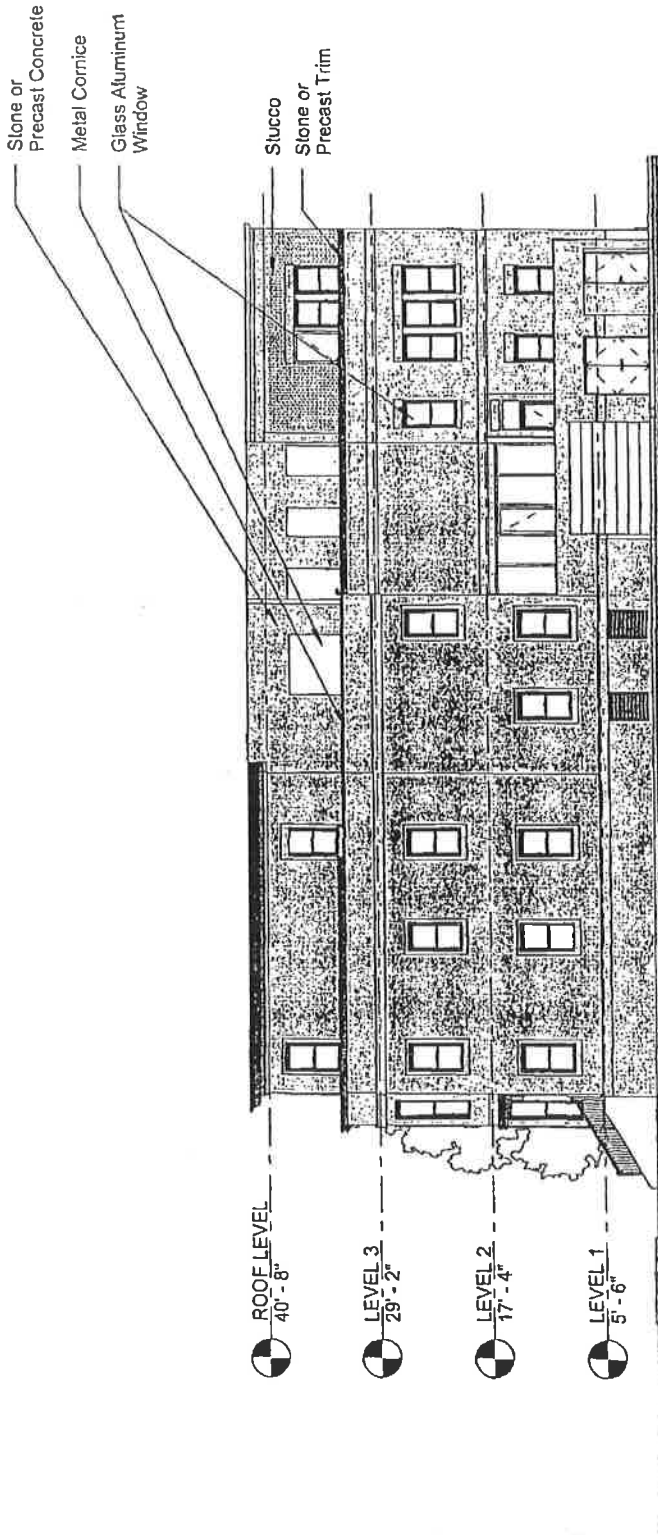
Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 18, 2015



BOOTH HANSEN

# EAST BUILDING ELEVATION (SUBAREA A)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015



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WEST BUILDING ELEVATION (SUBAREA A)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: February 19, 2015





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 3, 2014

Andrew P. Scott  
Dykema Gossett PLLC  
10 S. Wacker Drive, Suite 2300  
Chicago, IL 60606

**Re: Advisory Opinion for Residential Business Planned Development No. 313  
111 West Chestnut Street/832 North Clark Street**

Dear Mr. Scott:

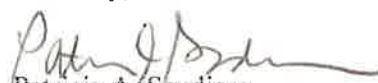
This letter is in response to your recent request regarding how much floor area is remaining with Residential Business Planned Development No. 313 ("PD 313"), as amended. As you know, there are three parcels located within PD 313: 111, 119, and 121 W. Chestnut Street.

Parcel One, 111 W. Chestnut St. /832 N. Clark St., was issued a Part II on April 19, 2005, for a 25,435 square foot building to be occupied by the Center for Jewish Life. However, this building was never constructed. Parcel Two, 119 W. Chestnut St., is improved with an existing four-story, 9-unit condominium building which was built in approximately 1901. It is our understanding that the Department of Buildings does not have any permits on file for this building. Based on the zoning map footprint, we estimate that this building contains approximately 20,000 square feet of floor area and approximately 5,000 square feet of ground coverage. Parcel Three, 121 W. Chestnut St., is improved with a 36-story, 230 unit residential apartment building. On March 12, 1999, a Part II was issued for this building which contains 246,110 square feet of floor area and 14,972.8 square feet of ground coverage.

Based on a net site area of 43,026 square feet ("SF") and a 7.0 maximum floor area ratio, PD 313 is allowed a maximum of 301,182 SF of floor area. A total of 266,110 SF (20,000 + 246,110) has been used and 35,072 SF (301,182 - 266,110) remains.

In regards to maximum site coverage, PD 313 allows 79.5% at ground level and 20.5% at 60 feet above ground level. Therefore, a total maximum of 34,205.67 SF (43,026 x .795) of buildable ground level site coverage is permitted. A total of 19,972.8 SF (5,000 + 14,972.8) has been used, and 14,232.87 SF of ground level site coverage remains. Therefore, while 35,072 SF of floor area remains, only 14,232.87 SF of ground level site coverage is permitted.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm  
C: Heather Gleason, Mike Marmo, Main file

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Baker, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Burnett, E. Smith, Car-others, Reboyras, Suarez, Matlak, Mell, Austin, Colon, Banks, Mitts, Allen, Laurino, O'Connor, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 46.

*Nays -- None.*

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 3-F.*

(As Amended)

(Application Number 14497)

RBPD 313,00

*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 RBPD Number 3 13 District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Chestnut Street; North Clark Street; a line 10 1.12 feet south of and parallel to West Chestnut Street; the alley next west of and parallel to North Clark Street; a line 202.32 feet south of and parallel to West Chestnut Street; and North LaSalle Street,

to those of a Residential-Business Planned Development Number 3 13 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.

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

*Residential-Business Planned Development Number 313, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development Number 313, as amended, consists of a net site area of approximately forty-three thousand twenty-six (43,026) square feet of real property which is controlled by Lubavitch Chabad of the Loop and Lincoln Park, a not-for-profit corporation ("Applicant") for purposes of this planned development amendment.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-I of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the owners of all

the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents.

4. This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Phase 1 Site/Landscape Plan; North/East/West Building Elevations; and Phase 1 North/South and East/West Elevations all dated August 12, 2004, prepared by Daniel P. Coffey & Associates, Ltd., which are all incorporated herein. Pull size sets of the Site/Landscape Plan, Phase 1 Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This amended plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: in the portion of the planned development located west of the north/south alley between North Clark Street and North LaSalle Drive: multi-family dwelling units and related uses; and accessory parking. In the portion of the planned development located east of the north/south alley between North Clark Street and North LaSalle Drive: synagogue and religious community center and related uses; restaurant, not to exceed one thousand five hundred (1,500) square feet; and accessory parking.
6. Identification and business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department

of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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 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 accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site/Landscape Plan attached hereto and made apart hereof. Landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated

by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. It is in the public interest to design, construct and maintain all buildings 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. It is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of energy resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The Applicant shall install and maintain a vegetative (green) roof on at least twenty-five percent (25%) of the net flat roof areas of all new buildings. Net flat roof area is defined as the area of flat roof, less those areas devoted to roof-top mechanical equipment, mechanical penthouses and any perimeter setback required by the City Code.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Phase 1 Site/Landscape Plan; North and South Building Elevations; East and West Building Elevations; and Phase 1 North/South and Phase 1 East/West Building Elevations referred to in these Plan of Development Statements printed on pages 30664 through 30672 of this Journal.]

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

9/1/2004

REPORTS OF COMMITTEES

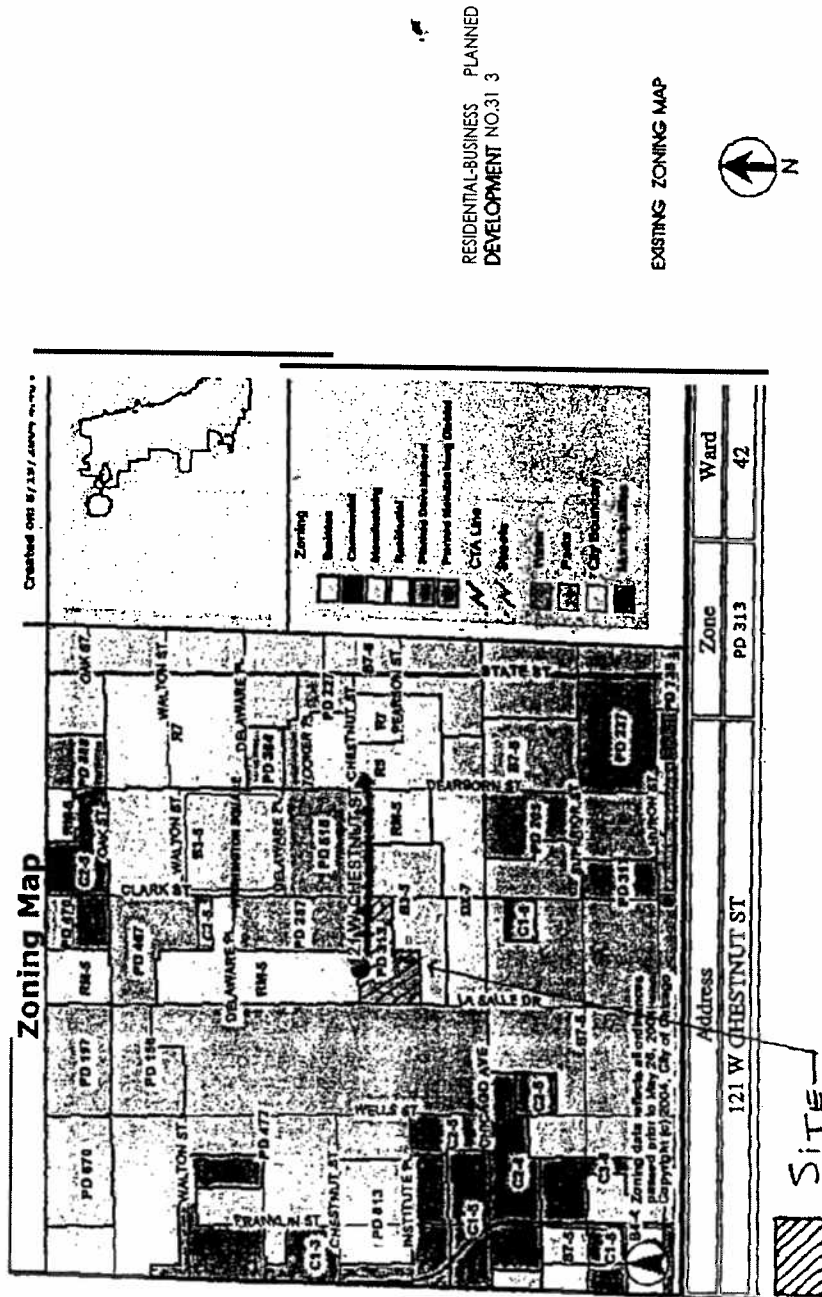
14497  
30663

*Residential-Business Planned Development  
Number 313, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	71,011 square feet (1.63 acres)
Net Site Area:	43,026 square feet (0.99 acres)
Area in Public Right-of-Way:	27,985 square feet (0.64 acres)
Maximum Floor Area Ratio:	7.00
Permitted Uses:	In accordance with Statement Number 5, above
Maximum Number of Residential Units:	240
Maximum Percent of Efficiency Units:	45.28%
Maximum Site Coverage:	79.5% at ground level 20.5% at 60 feet above ground level
Minimum Number of Accessory Off-Street Parking Spaces:	200
Minimum Number of Off- Street Loading Docks:	2
Minimum Building Setbacks:	In accordance with the Site/Landscape Plan; otherwise, as existing
Maximum Building Height:	In accordance with the Building Elevations; otherwise, as existing

Existing Zoning Map.



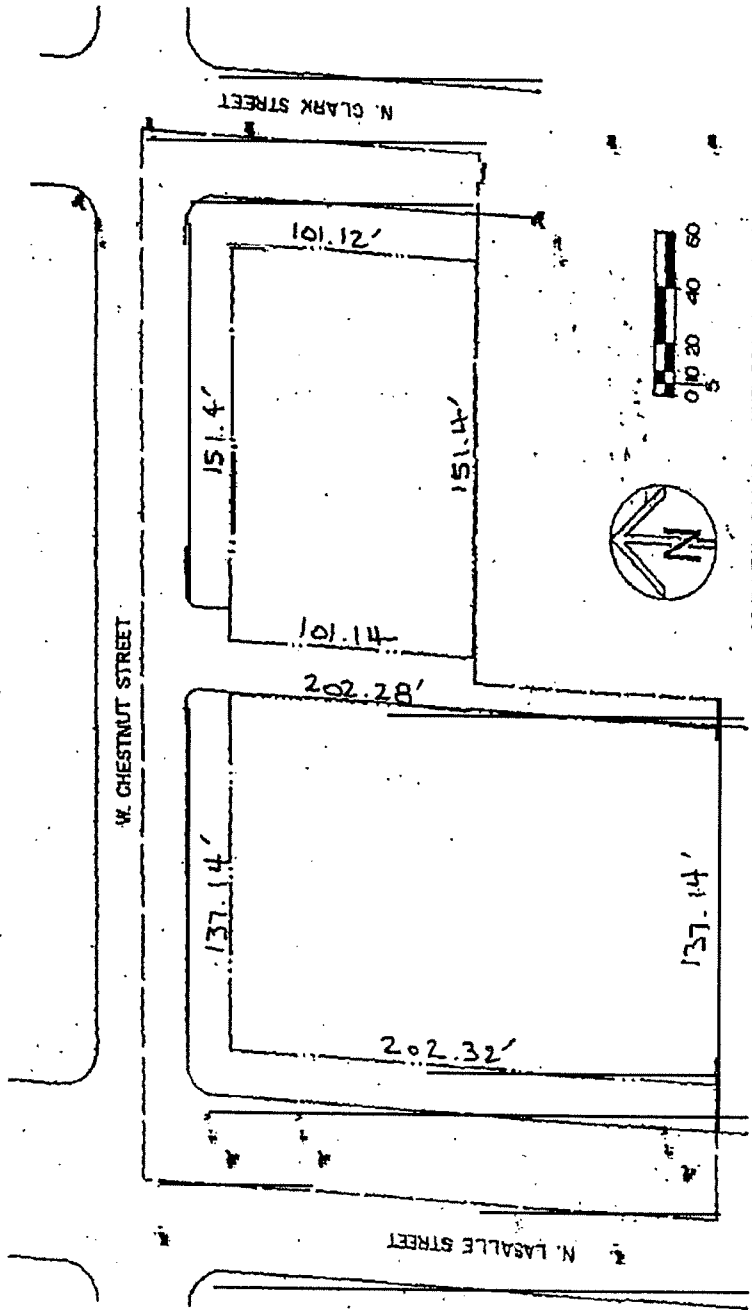
APPLICANT: LUBAVITCH CHABAD OF THE LOOP AND LINCOLN PARK  
 ADDRESS: 121 W. CHESTNUT STREET, CHICAGO ILLINOIS  
 DATE: JULY 21, 2004  
 REVISED: AUGUST 12, 2004

9/1/2004

REPORTS OF COMMITTEES

30665

Planned Development Boundary  
And Property Line Map.



RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT # 313  
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

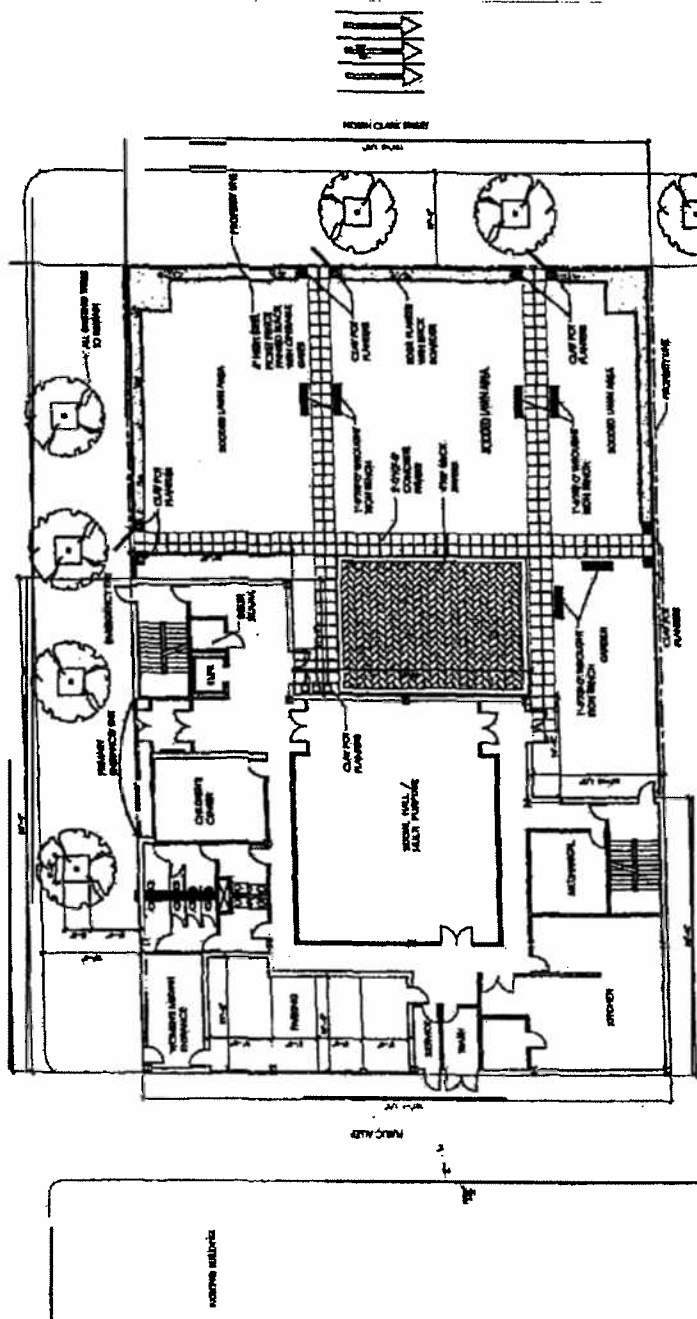
APPLICANT: LURAVITCH CHABAD OF THE LOOP AND LINCOLN PARK  
ADDRESS: 121 W. CHESTNUT STREET, CHICAGO ILLINOIS  
DATE: JULY 21, 2004  
REVISED: AUGUST 12, 2004

LEGEND

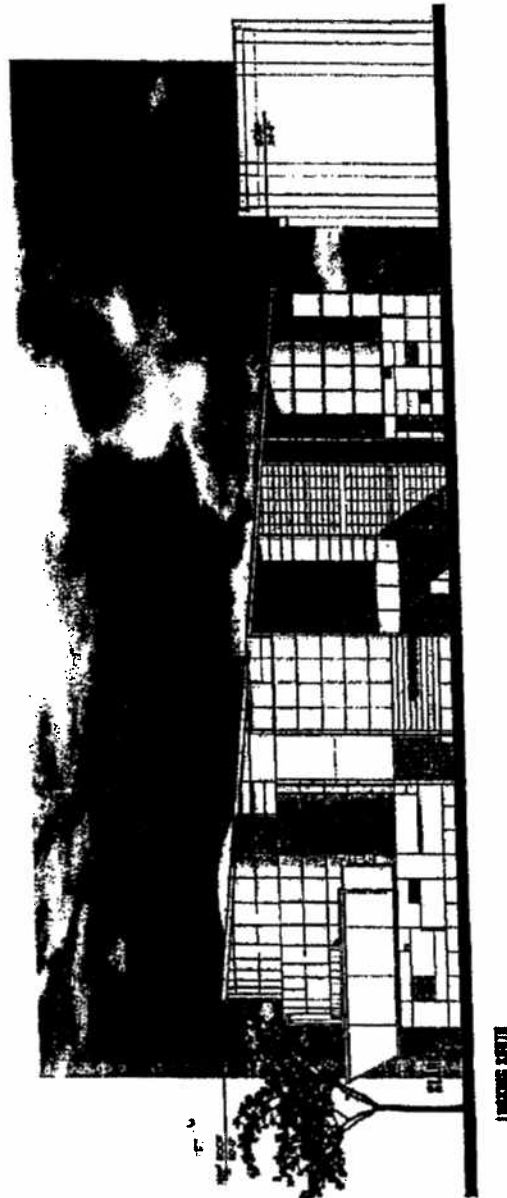
RESIDENTIAL - BUSINESS PLANNED  
DEVELOPMENT BOUNDARY  
PROPERTY LINE



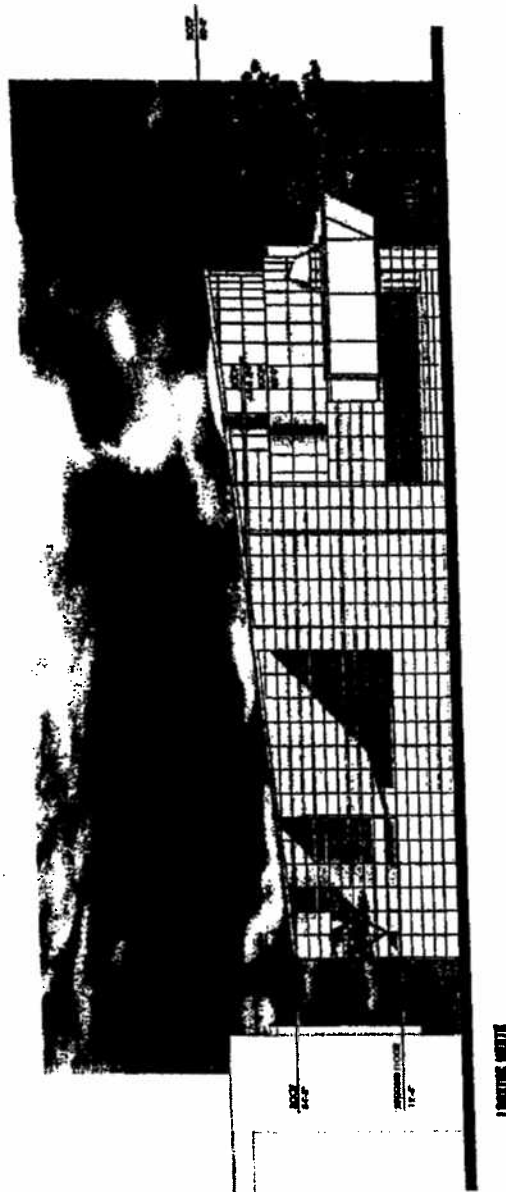
Phase 1 -- Site/Landscape Plan.



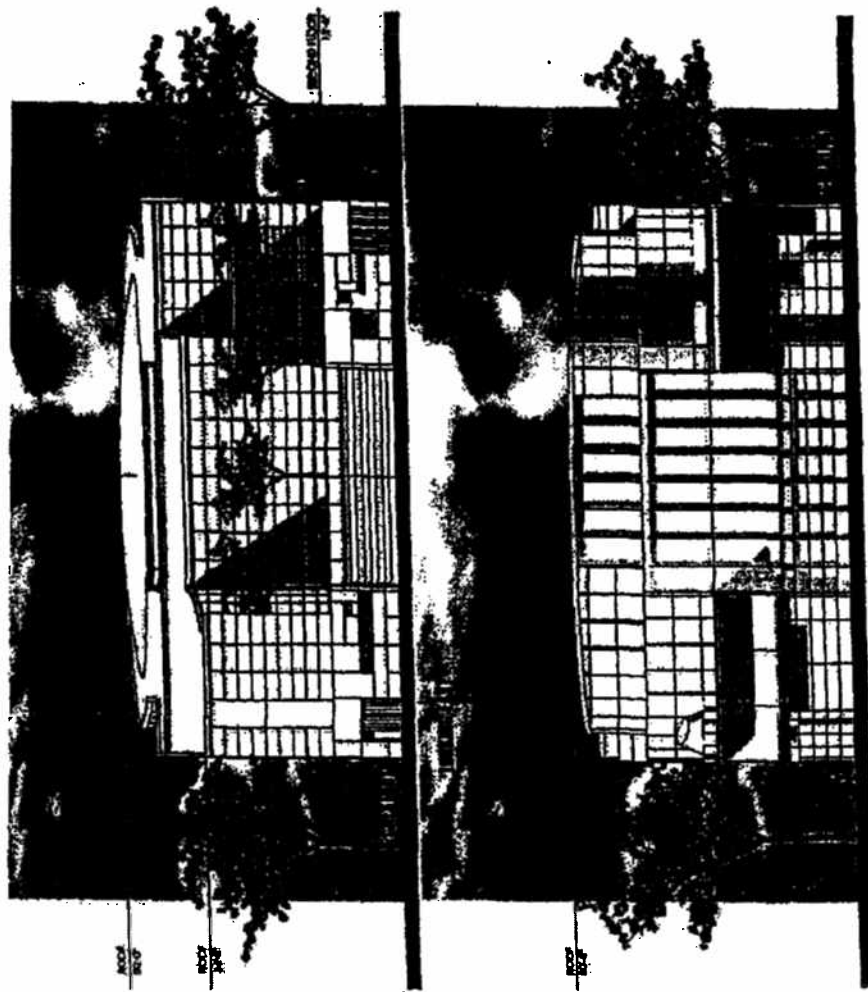
North Building Elevation.



South Building Elevation.



East/West Building Elevations.







SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map No. 1-K in the area bounded by

alley next north of and parallel to W. Madison Street; a line 75 feet east of and parallel to N. Keeler Avenue; W. Madison Street; and N. Keeler Avenue,

to those of a B5-2 General Service 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. 2-F.*

*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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

W. Van Buren Street; S. State Street; W. Congress Parkway; and a line 112 feet west of S. State Street,

to the designation of a Central Area Parking 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.

[Central Area Parking Planned Development printed on pages 5096  
through 5101 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. 3-E.*

*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 B6-6 Restricted Central Business District, and all the B7-6 General Business District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Walton Street; N. Michigan Avenue; E. Delaware Place; a line 288.10 feet west of and parallel to N. Michigan Avenue; a line 43.09 feet north of and parallel to E. Delaware Place; a line 100.05 feet east of and parallel to N. Ernst Court; a line 68.05 feet northwest of E. Delaware Place as measured along the east line of N. Ernst Court; and N. Ernst Court,

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

[Residential-Business Planned Development printed on  
pages 5102 through 5109 of this Journal.]

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

—  
*Reclassification of Area Shown on Map No. 3-F.*

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

(Continued on page 5110)

PD 313

(Continued from page 5095)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service and R6 General Residence Districts symbols and indications as shown on Map No. 3-F in area bounded by

W. Chestnut Street; N. Clark Street; a line 101.12 feet south of and parallel to W. Chestnut Street; the alley next east of and parallel to N. LaSalle Street; a line 202.28 feet south of and parallel to W. Chestnut Street; and N. LaSalle Street

to those of a B4-5 Restricted Service District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B4-5 Restricted Service District symbols and indications hereinabove established to the designation of a Residential-Business Planned Development.

[Residential-Business Planned Development printed on pages 5111 thru 5117 of this Journal.]

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

*Reclassification of Area Shown on Map No. 3-K.*

*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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 3-K in area bounded by

W. Division Street; N. Kolmar Avenue; a line 522.27 feet south of and parallel to W. Division Street; and a line 301.79 feet west of and parallel to N. Kolmar Avenue,

to those of a C3-2 Commercial Manufacturing 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. 5-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 R3 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

the alley next south of and parallel to W. Fullerton Avenue; a line 128 feet 0 inches east of and parallel of N. Greenview Avenue; a line 150 feet 0 inches south of and parallel to the alley next south of W. Fullerton Avenue; and N. Greenview Avenue,

to those of an R5 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. 5-I.*

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

(Continued on page 5118)

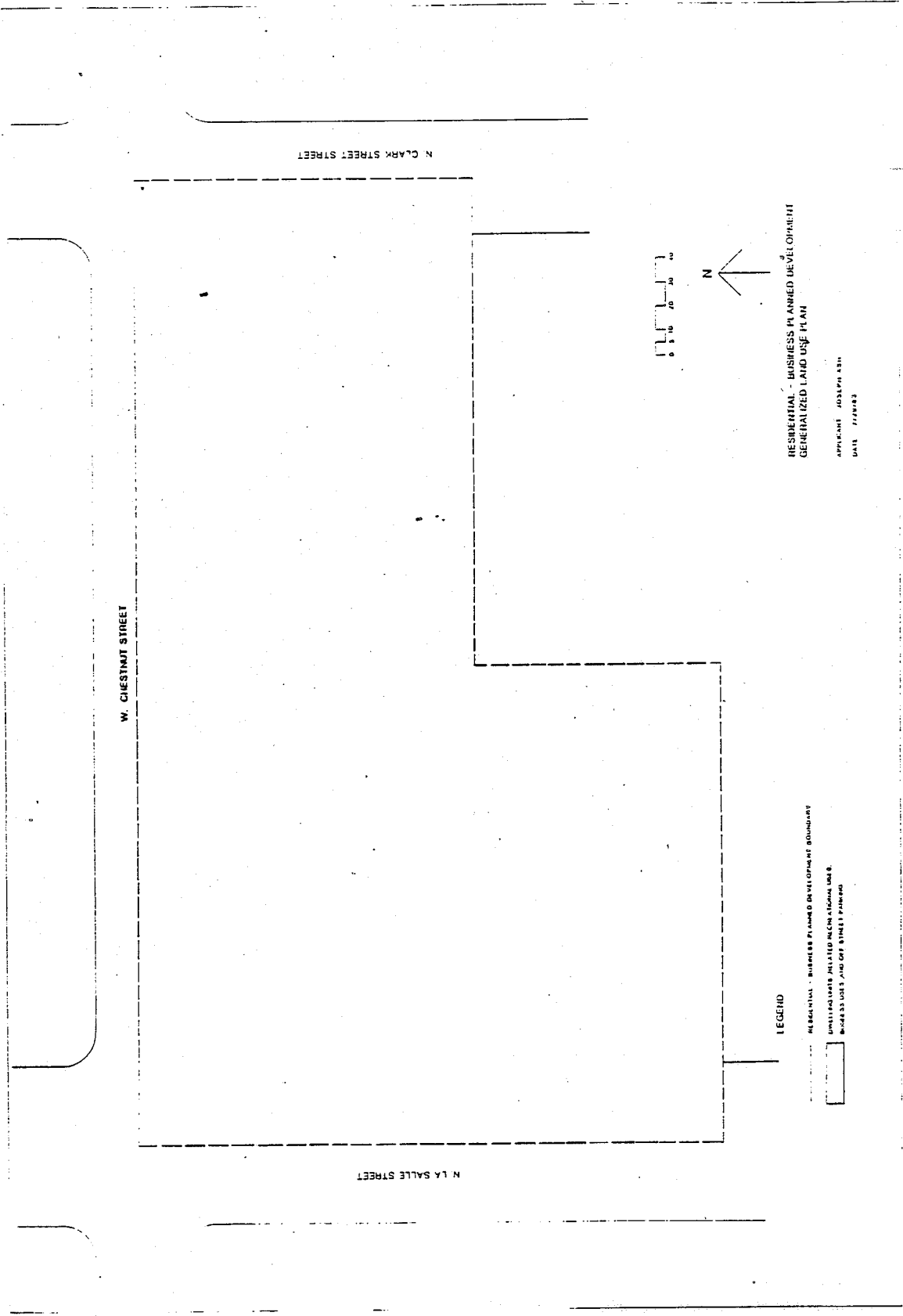
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENTSTATEMENT

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by Nicholas G. Jannes, 222 West Huron, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the Owner or his successors, assignees or grantees.
3. Use of land will consist of dwelling units, related recreational uses, including a swimming pool and health club, business uses, including five screen motion picture theatre, and off-street parking and related uses.
4. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Owner and approval by the City Council.
5. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Street 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 permitted within such paved areas.
7. Identification and business identification signs may be permitted within the area delineated herein as Residential-Business Planned Development, subject to the review and approval of the Commissioner of the Department of Planning, City and Community Development. There shall be no advertising signs permitted except in conjunction with the theatres.
8. The height restriction of any building or any appurtenance attached thereto shall be subject to:
  - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and

- b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. The following information sets forth data concerning the property included in said development and a generalized Land Use Plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of the Department of Planning.

APPLICANT: JOSEPH ASH

DATE: AUGUST \_\_\_\_\_, 1983

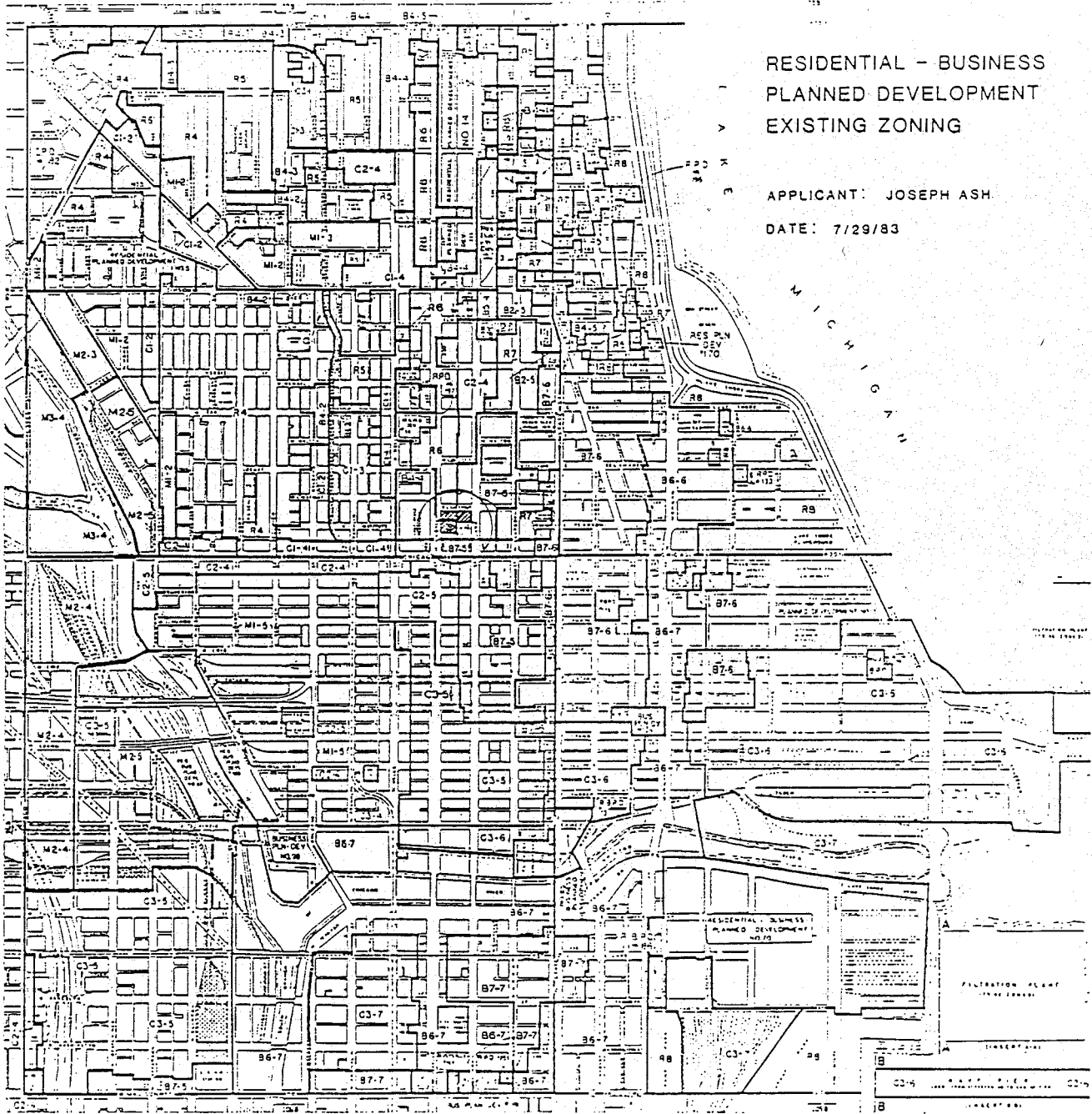


RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 GENERALIZED LAND USE PLAN

APPLICANT - JOSEPH LSH  
 DATE - 7/28/83

LEGEND

- RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT BOUNDARY
- UNDEVELOPED RELATED INFRASTRUCTURE USES
- BUSINESS USES AND OFF STREET PARKING



RESIDENTIAL - BUSINESS  
PLANNED DEVELOPMENT  
EXISTING ZONING

APPLICANT: JOSEPH ASH

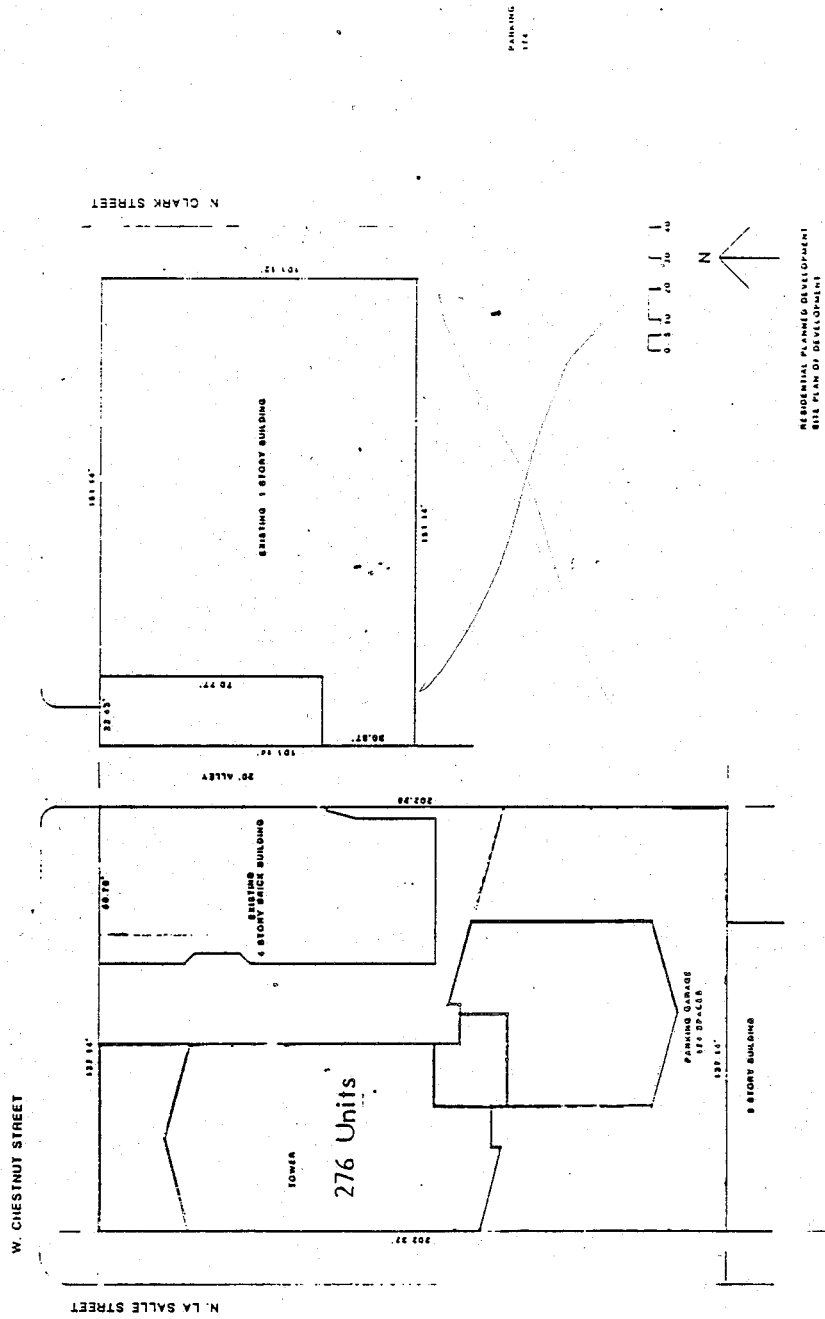
DATE: 7/29/83

M I C H I G A N

FILTRATION PLANT

DISEASE

C3-5



REGULATORY PLAN/ASIS DEVELOPMENT  
SUE PLAN OF DEVELOPMENT

APPLICANT: JOSEPH ASH  
DATE: 1/28/83

10

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

SITE AREA	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
43,026 s.f.	Dwelling units, related recreational uses, business uses, off street parking (swimming pool and health club)	276	6.5	79.5 at ground 20.5 at 50' above ground level

NET SITE AREA = 43,026.2 sq. ft.

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREET AND ALLEYS  
 71,011.64 = 43,026.2 + 27,985.44 sq. ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

Maximum number of dwelling units total = 276

Maximum percent of efficiency units 45.28%

Maximum number of square feet devoted to business uses = 13,696.43

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 158 Actual No. 174

MAXIMUM PERCENT OF LAND COVERED:

At ground level - 79.5%

At 50 ft. above ground level - 20.47%

MINIMUM NUMBER OF OFF-STREET LOADING DOCKS: 2

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

APPLICANT: JOSEPH. ASH

DATE: 7/29/83

AMENDED: December 15, 1983