

Reclassification Of Area Shown On Map No. 13-P.

BPD 347, C19

(As Amended)

(Application No. A-8333)

(Common Address: 8601 -- 8659 W. Bryn Mawr Ave., 8600 -- 8658 W. Gregory St., 8601 -- 8659 W. Gregory St., 8600 -- 8658 W. Catalpa Ave., 5500 -- 5558 N. Delphia Ave. And 5501 -- 5559 N. Oakview Ave.)

[SO2017-5622]

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, be amended by changing all the Residential Business Planned Development Number 347, symbols and indications as shown on Map Number 13-P in the area bounded by:

West Bryn Mawr Avenue; North Delphia Avenue; West Catalpa Avenue; and North Oakview Avenue,

to those of Business Planned Development Number 347, as amended, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Business Planned Development No. 347.

Planned Development Statements.

1. The area delineated herein as "Business Planned Development" is owned or controlled by Chicago Title and Trust Company A.T.U.T. 1075695, dated August 17, 1979.
2. Off-street parking and loading facilities will be provided in accordance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.

3. No dedication of streets or alleys or consolidation or re-subdivision of parcels shall be required, however, the designation of the east side of North Oakview Avenue and west side of North Delphia Avenue, between West Catalpa Avenue and West Bryn Mawr Avenue and both sides of West Gregory Street, between North Delphia Avenue and North Oakview Avenue, for perpendicular parking will be sought.
4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Title and Trust Company A.T.U.T. 1075695, dated August 17, 1979 or its successors, assignees, or grantees.
5. 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

6. Use of land will consist of office units, and off-street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning 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.
8. Identification signs will be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as adopted by the Commissioner of Planning.

[Zoning Map of Surrounding Area; Property Line and Right-of-Way Adjustment Map; and Generalized Land-Use Plan referred to in these Plan of Development Statements printed on pages 59928 through 59930 of this *Journal*.]

11/8/2017

REPORTS OF COMMITTEES

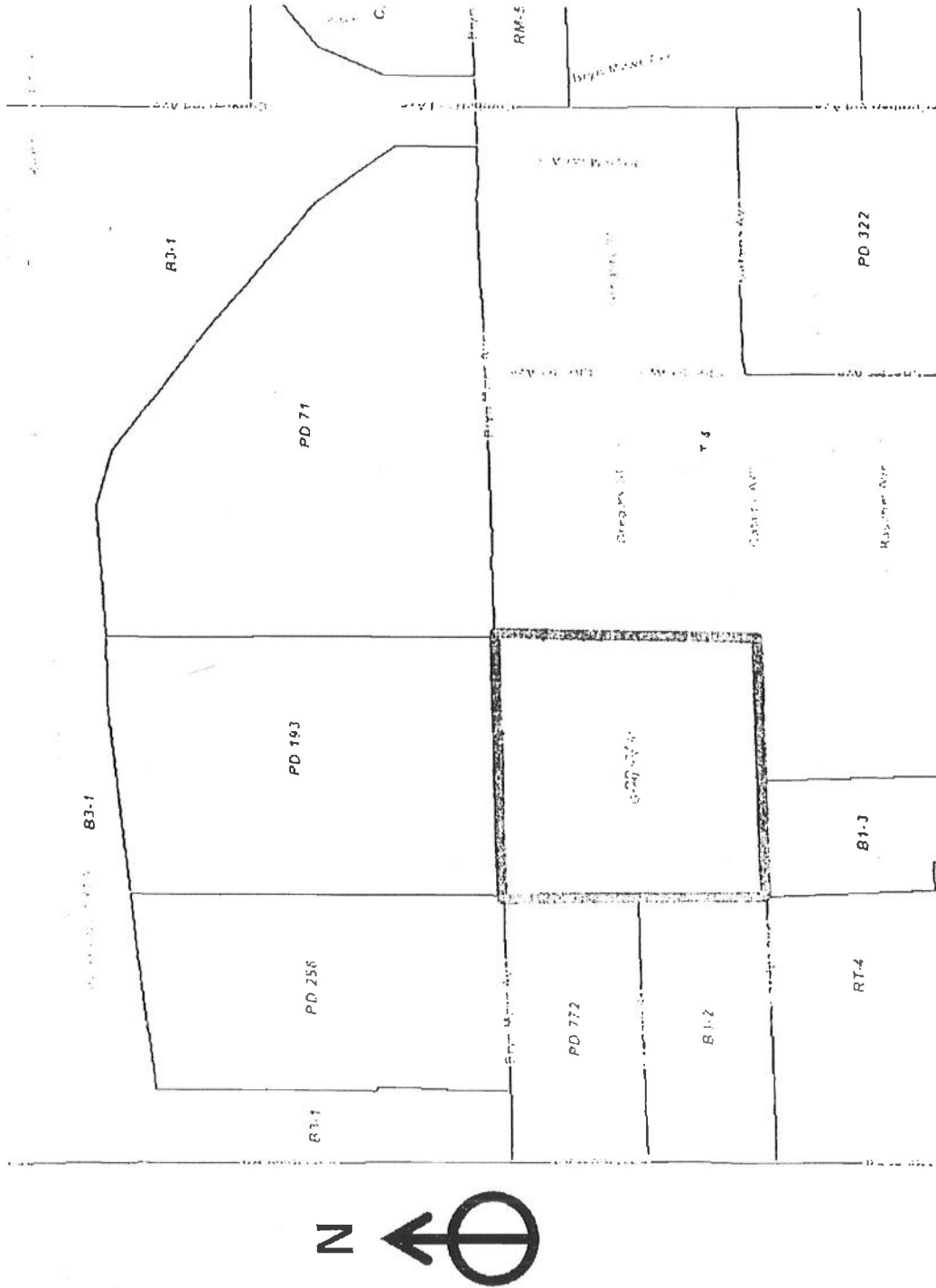
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Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 347.

Bulk Regulations And Data Table.

Net Site Area:	305,000 square feet
General Description of Land Use:	Business offices and related uses 321 on-site auto parking spaces
Maximum Floor Area Ratio:	0.54
Maximum Percent of Land Covered:	0.54
Minimum Off-Street Parking Spaces:	321
Minimum Off-Street Loading Spaces:	0
Minimum Periphery Setbacks:	
North Property Line:	4 feet
South Property Line:	4 feet
West Property Line:	0 feet
East Property Line:	0 feet

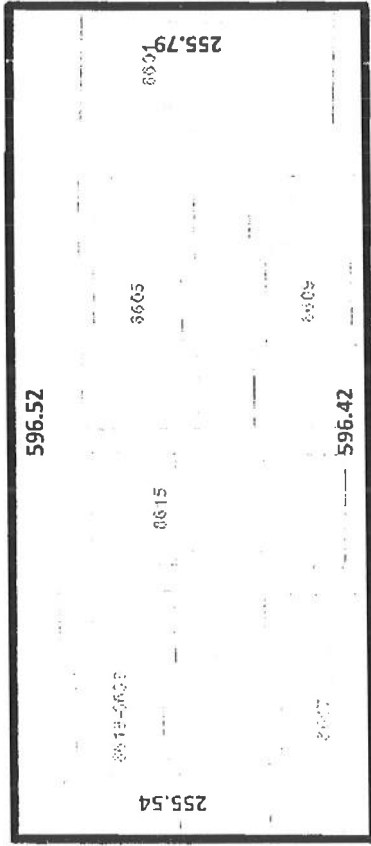


Zoning Map of Surrounding Area

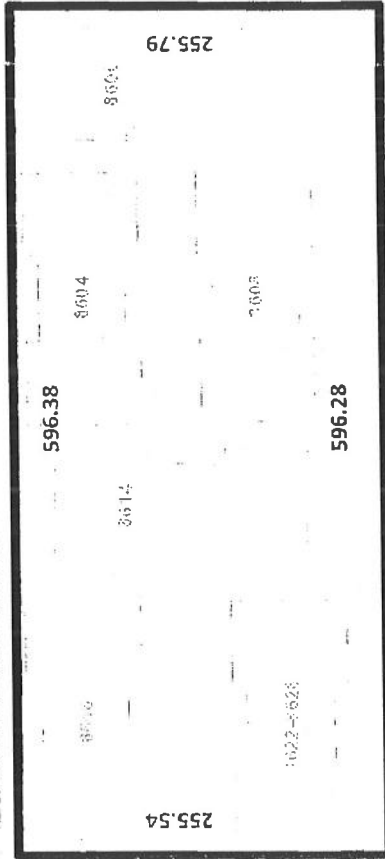
MAP FOR PREPARATION

Applicant: Alderman Anthony Napolitano
 Address: 8601 W. Bryn Mawr
 Introduction Date: July 26, 2017
 Plan Commission Date: October 19, 2017

Bryn Mawr



Delphia



Catalpa

PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

Applicant: Alderman Anthony Napolitano

Address: 8601 W. Bryn Mawr

Introduction Date: July 26, 2017

Plan Commission Date: October 19, 2017



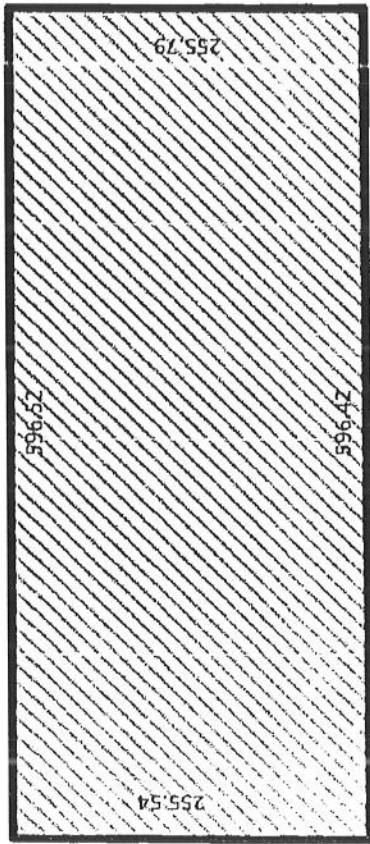
Oakview

FINAL FOR PUBLICATION

FINAL FOR PRESENTATION



Bryn Mawr

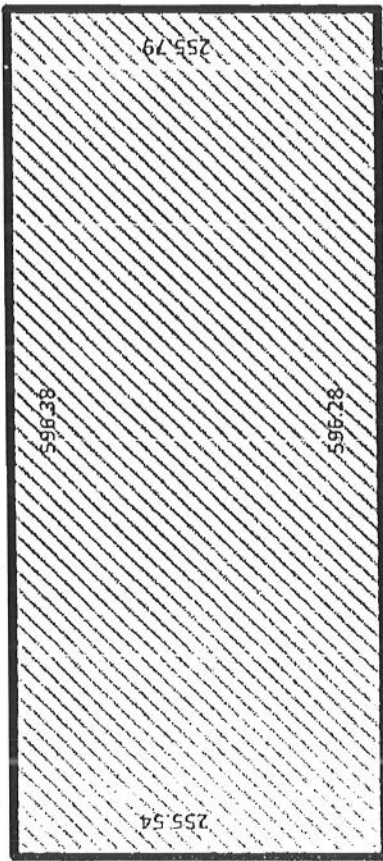


Oakview

Delphia

Gregory St

Gregory St



Catalpa



Business Offices and Off-Street Parking

Generalized Land Use Plan

Applicant: Alderman Anthony Napolitano
 Address: 8601 W. Bryn Mawr
 Introduction Date: July 26, 2017
 Plan Commission Date: October 19, 2017

17503

49248

JOURNAL--CITY COUNCIL--CHICAGO

3/13/2013

to those of an RM4.5 Residential Multi-Unit 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-P.
(As Amended)
(Application No. 17503)

RBPD347,00

(Common Address: 8601 W. Bryn Mawr Ave., 5500 -- 5556 N. Delphia Ave.,
8600 -- 8662 W. Catalpa Ave. And 5501 -- 5557 N. Oakview Ave.)

[SO2012-3735]

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 Business Planned Development Number 347 symbols and designations as shown on Map Number 13-P in the area bounded by:

West Bryn Mawr Avenue; North Delphia Avenue; West Catalpa Avenue; and North Oakview Avenue,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-3 Community Shopping District symbols and designations as shown on Map Number 13-P in the area bounded by:

West Bryn Mawr Avenue; North Delphia Avenue; West Catalpa Avenue; and North Oakview Avenue,

to the designation of Residential Business Planned Development Number 347, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. 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:

Residential Business Planned Development No. 347, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 347, as amended ("Planned Development") consists of approximately 304,898 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Interpark Investors LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined 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, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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.

No dedication of streets or alleys or consolidation or resubdivision of parcels shall be required, however, the designation of the east side of North Oakview Avenue, between West Gregory Street and West Catalpa Avenue and the south side of West Gregory Street, between North Oakview and North Delphia Avenues for perpendicular parking will be sought.

4. This Plan of Development consists of sixteen (16) statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Site Plan; Landscape Plans; a Green Roof Plan; Floor Plans; Roof Plan; Building Elevations (North, South, East and West); and, Chicago Builds Green form prepared by BSB Design, Inc. and dated February 21, 2013, and the Affordable Housing Profile form submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. In each of the following subareas, the following uses shall be permitted in this Planned Development:
 - Subarea A: multi-unit residential, retail sales, restaurant (general), accessory parking and accessory and related uses and services.
 - Subarea B: office and off-street parking, as authorized by this Plan of Development, and accessory and related uses and services.
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 Housing and Economic 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 established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 152,479 square feet for Subarea A and 152,419 square feet for Subarea B.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all proposed new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. Subarea A will include a green roof 50 percent of Net Roof Area with a square footage of 47,500 square feet.
15. The applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 347 to Business Planned Development Number 347, as amended, for the construction of dwelling units within Subarea A of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential

housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile form attached hereto as an exhibit, the applicant has agreed to make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile form to the Department of Housing and Economic Development ("HED") for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this statement 15 (i.e., amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment in accordance with Section 2-45-110.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to Business Planned Development Number 347, as amended, passed on November 24, 1986.

[Chicago Builds Green form referred to in these Plan of Development Statements unavailable at time of printing.]

[Subject Site; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Dimensioned Site Plan; Dimensioned Landscape Plan; Landscape Plan (street level); Landscape Plan (second level roof); Landscape Plan (seventh level roof); Green Roof Area Plan; Basement Building Plan; 1st Floor Building Plan; 2nd Floor Building Plan; 3rd Floor Plan; 4th -- 6th Floor Typical Building Plan; 7th Floor Building Plan; Roof Plan; Building Elevations and Affordable Housing Profile form referred to in these Plan of Development Statements printed on pages 49255 through 49276 of this *Journal*.]

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

*Planned Development No. 347, As Amended.**Bulk Regulations And Data Table.*

Site Area:

Gross Site Area: 437,371 square feet (10.0407 acres)

Net Site Area: 304,898 square feet (6.9995 acres)

Subarea A: 152,479 square feet

Subarea B: 152,419 square feet

Public Right-of-Way Area: 132,473 square feet (3.0412 acres)

Floor Area Ratio and Buildable Area:

Overall Maximum FAR: 1.761

Overall Maximum Buildable Area: 536,981 square feet

Subarea A:

Maximum FAR: 2.982

Maximum Buildable Area: 454,675 square feet

Subarea B:

Maximum FAR: 0.54

Maximum Buildable Area: 82,306 square feet

Maximum Height:

Subarea A: 80 feet -- highest residential floor (7th), 97 feet
-- highest point of elevator penthouse and
rooftop open air canopy

Subarea B: 20 feet

Maximum Number of Residential Units:

Subarea A: 394 feet

Subarea B: 0

Setbacks:

Subarea A: north (19 feet), south (20 feet), east (14 feet) and west (20 feet)

Subarea B: north (4 feet), south (4 feet), east (0 feet) and west (0 feet)

Minimum Accessory Parking:

Subarea A: 327

Surface: 4

Garage First Floor: 178

Garage Basement Level: 145

Subarea B: 145

Loading Berths:

Subarea A: 3

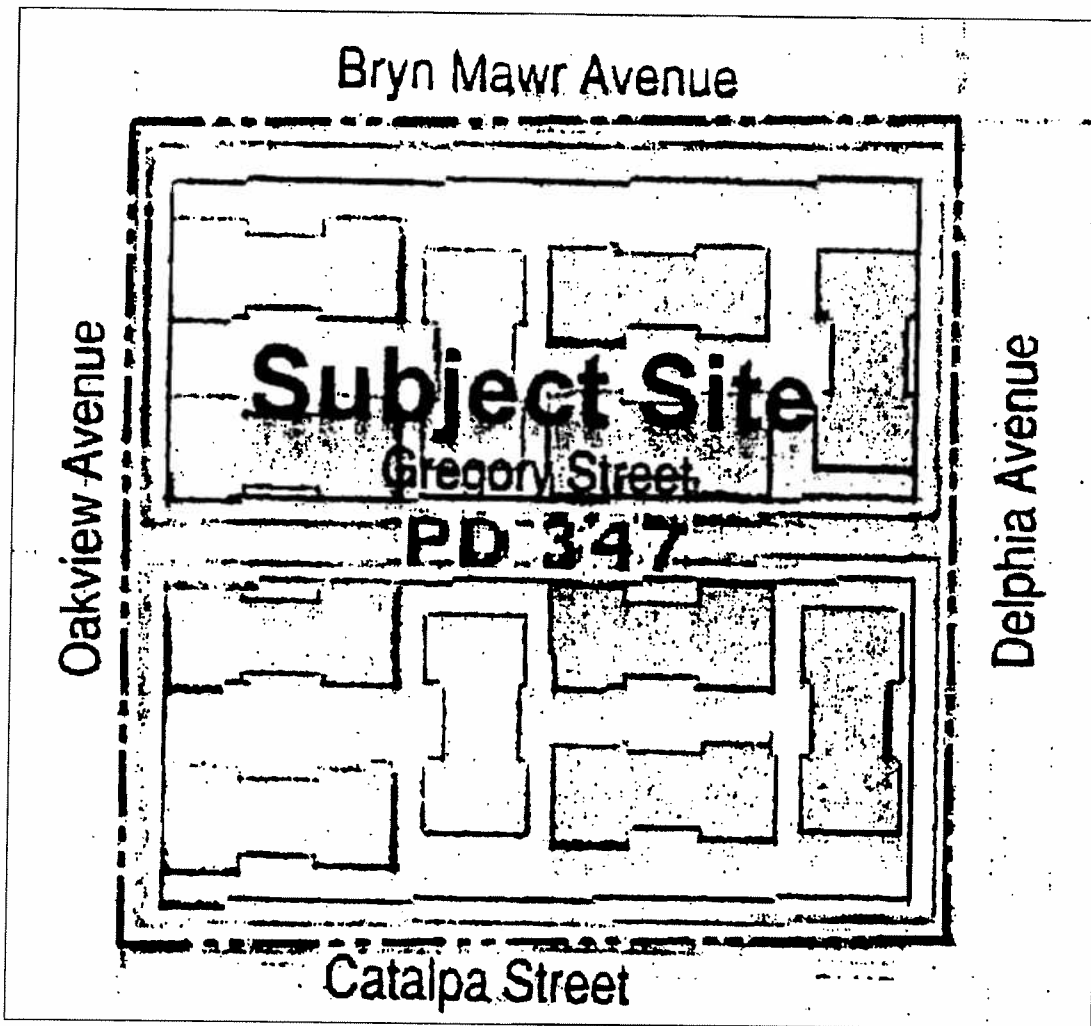
Subarea B: 0

Minimum Bicycle Parking:

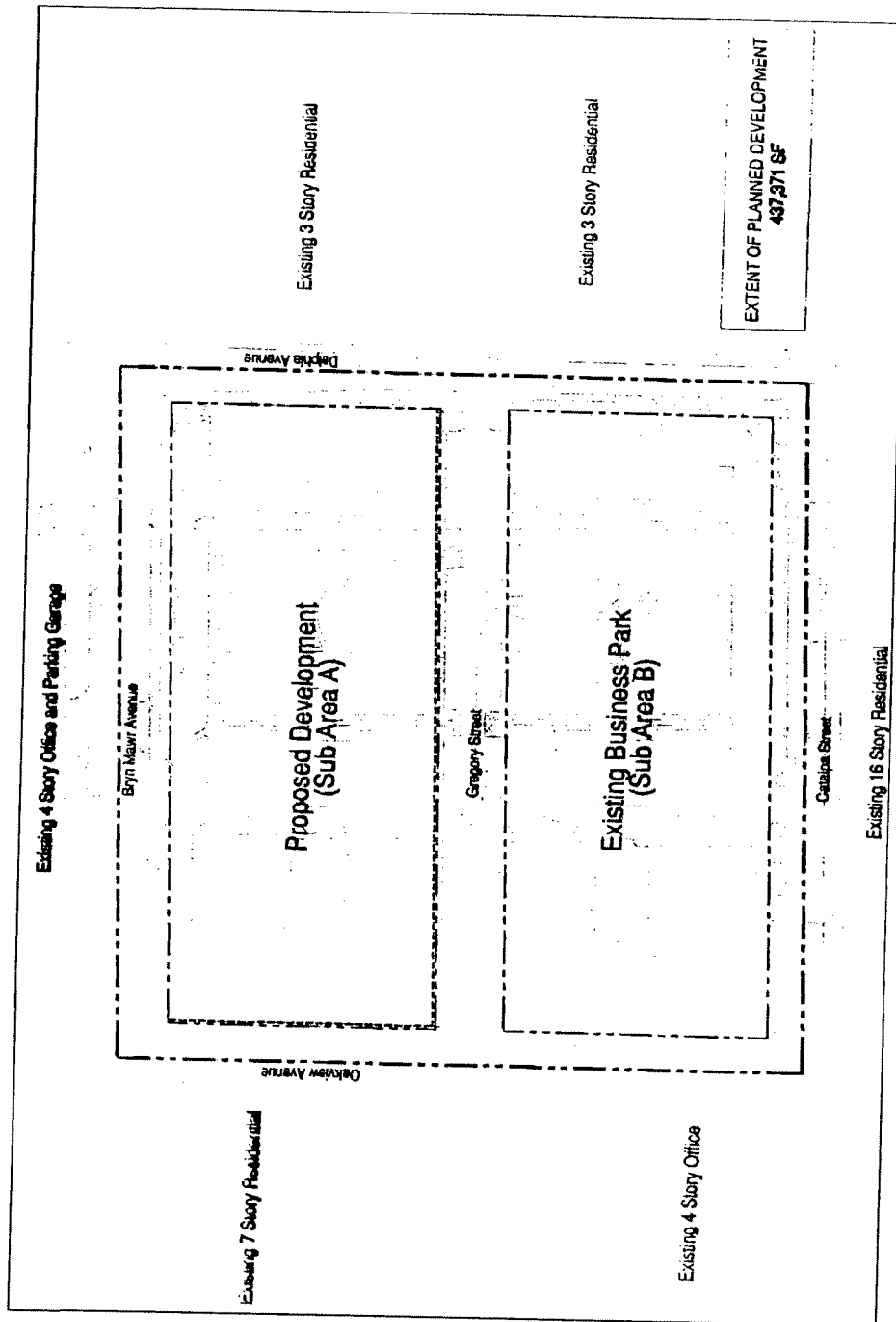
Subarea A: 50

Subarea B: 0

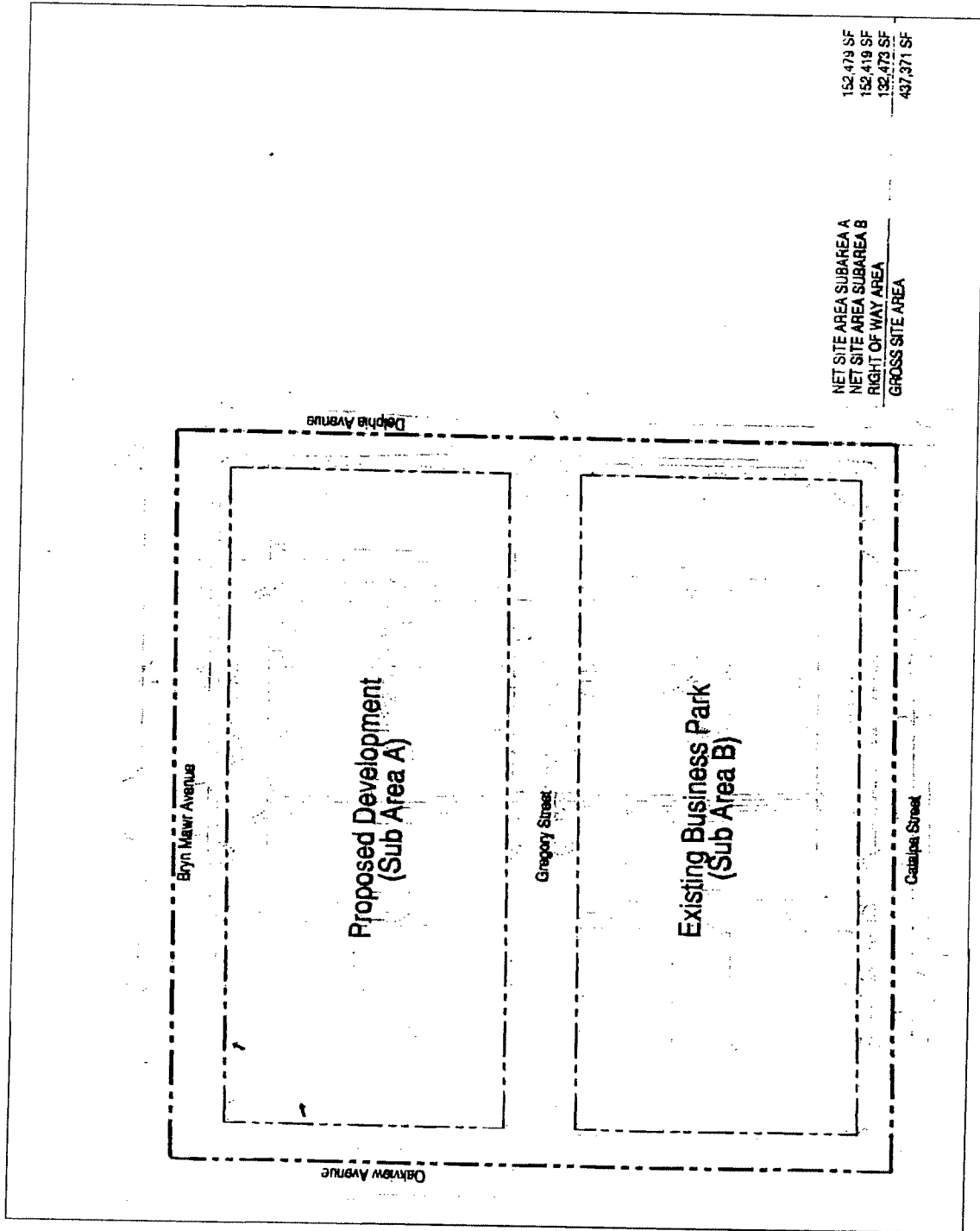
Subject Site.



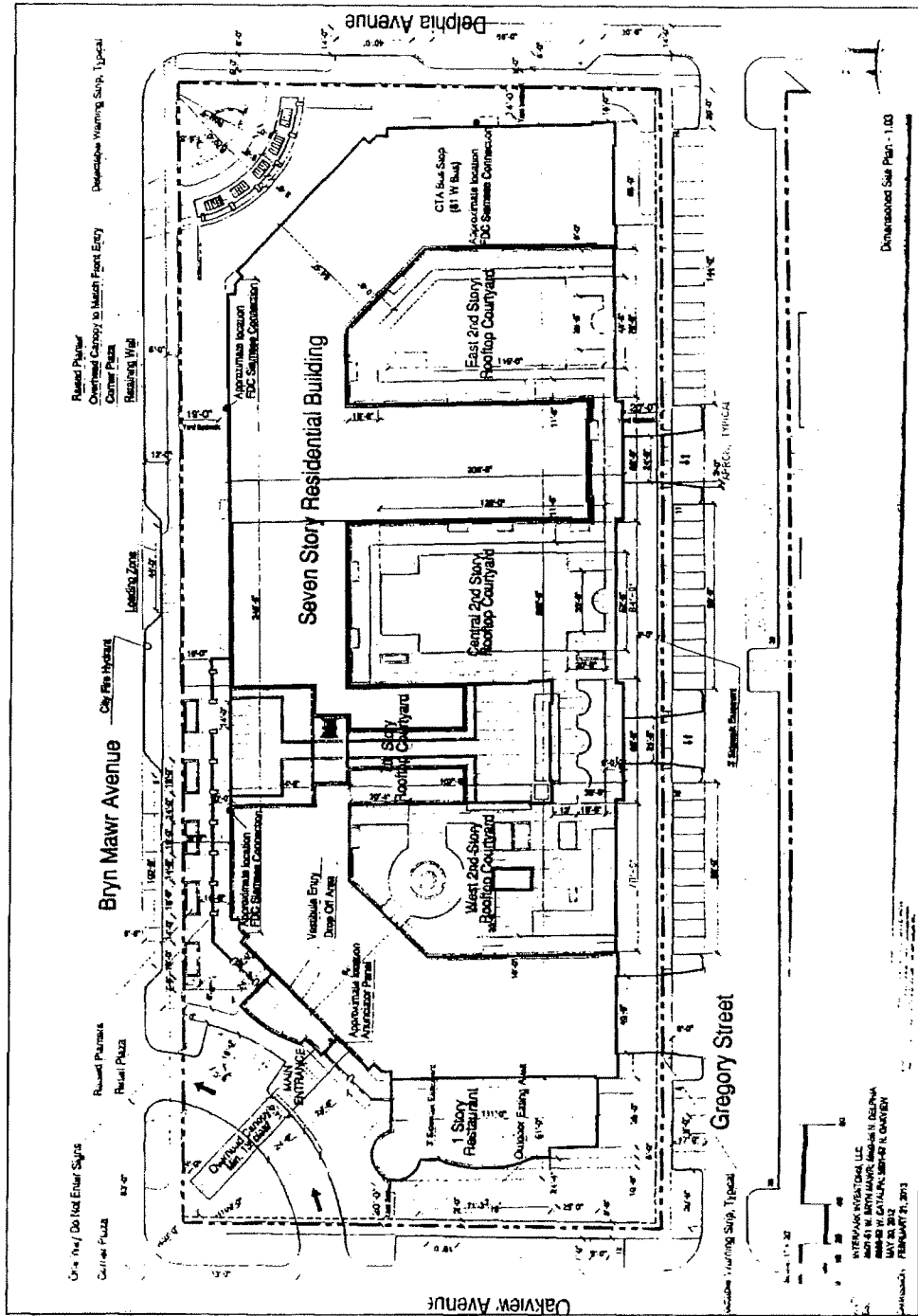
Existing Land-Use Map.



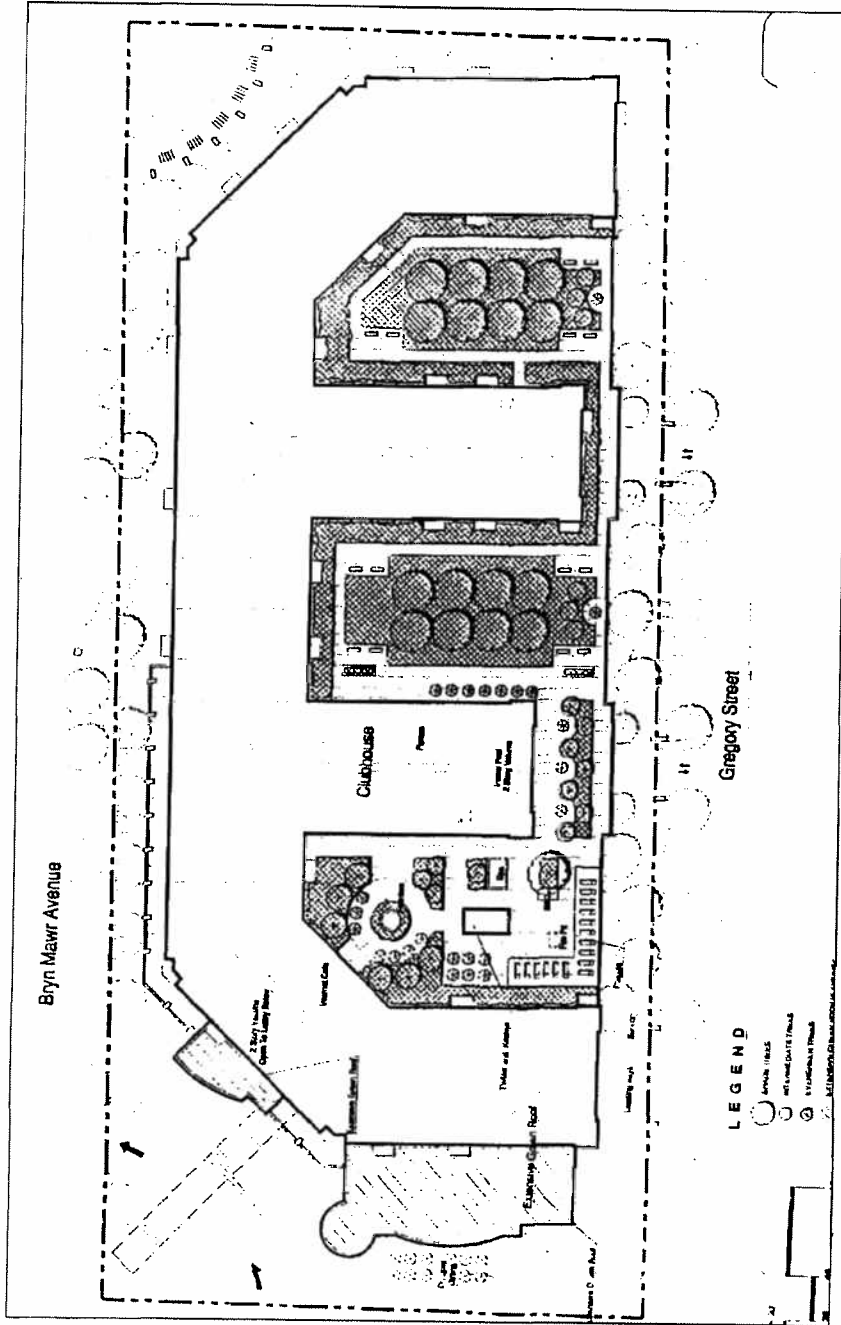
Planned Development Boundary, Property Line
And Subarea Map.



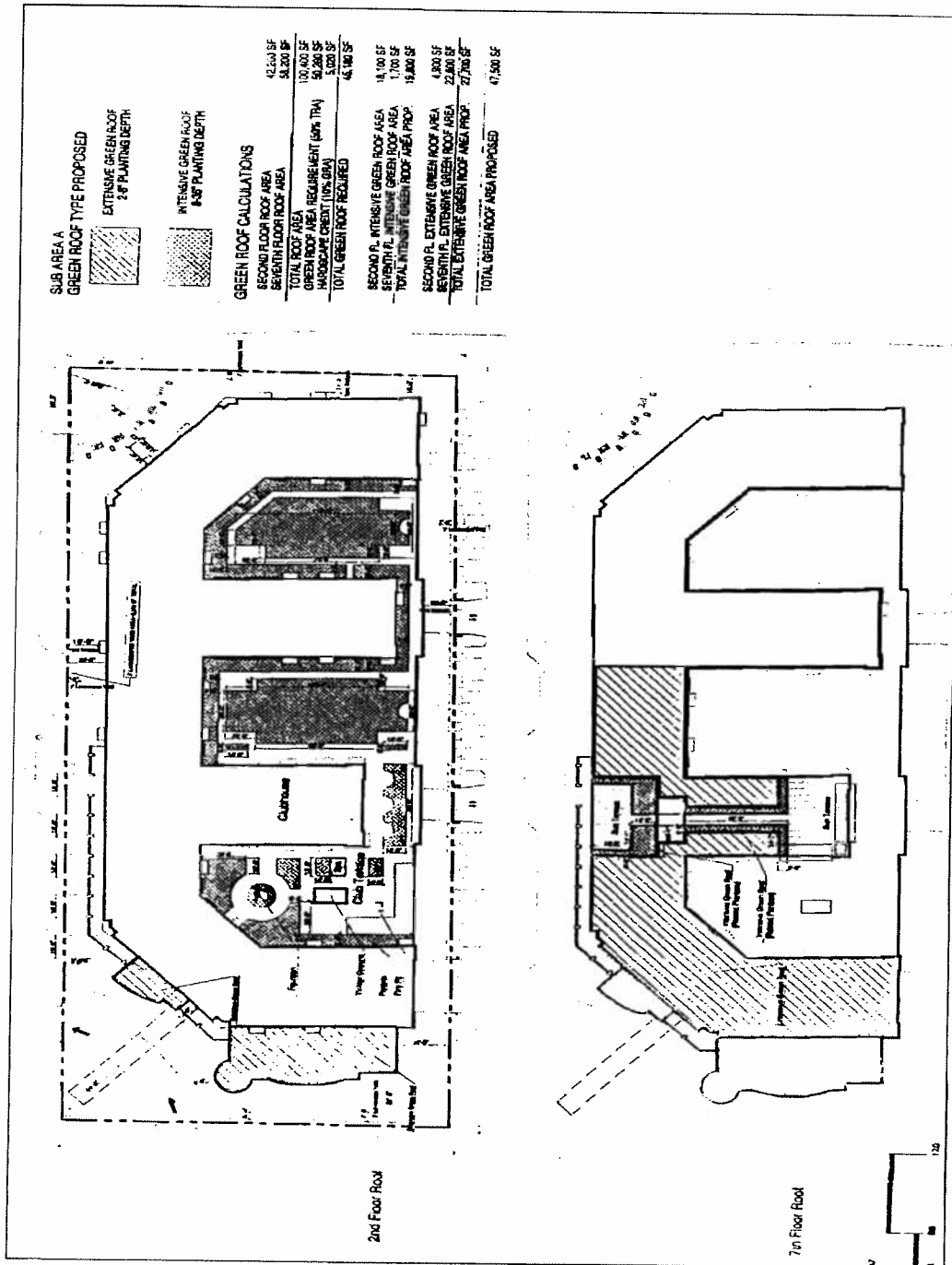
Dimensioned Site Plan.



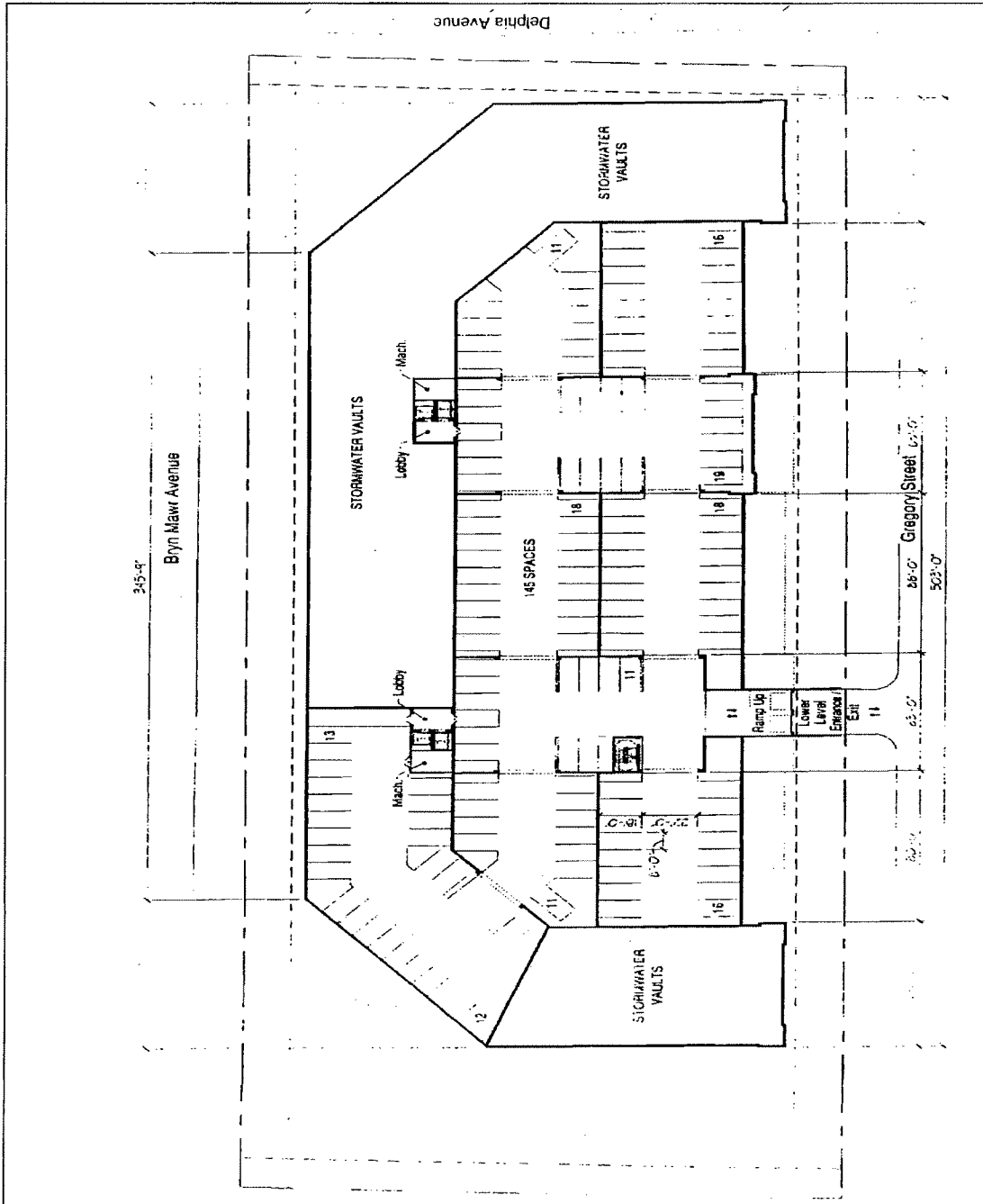
Landscape Plan -- Second Level Roof.



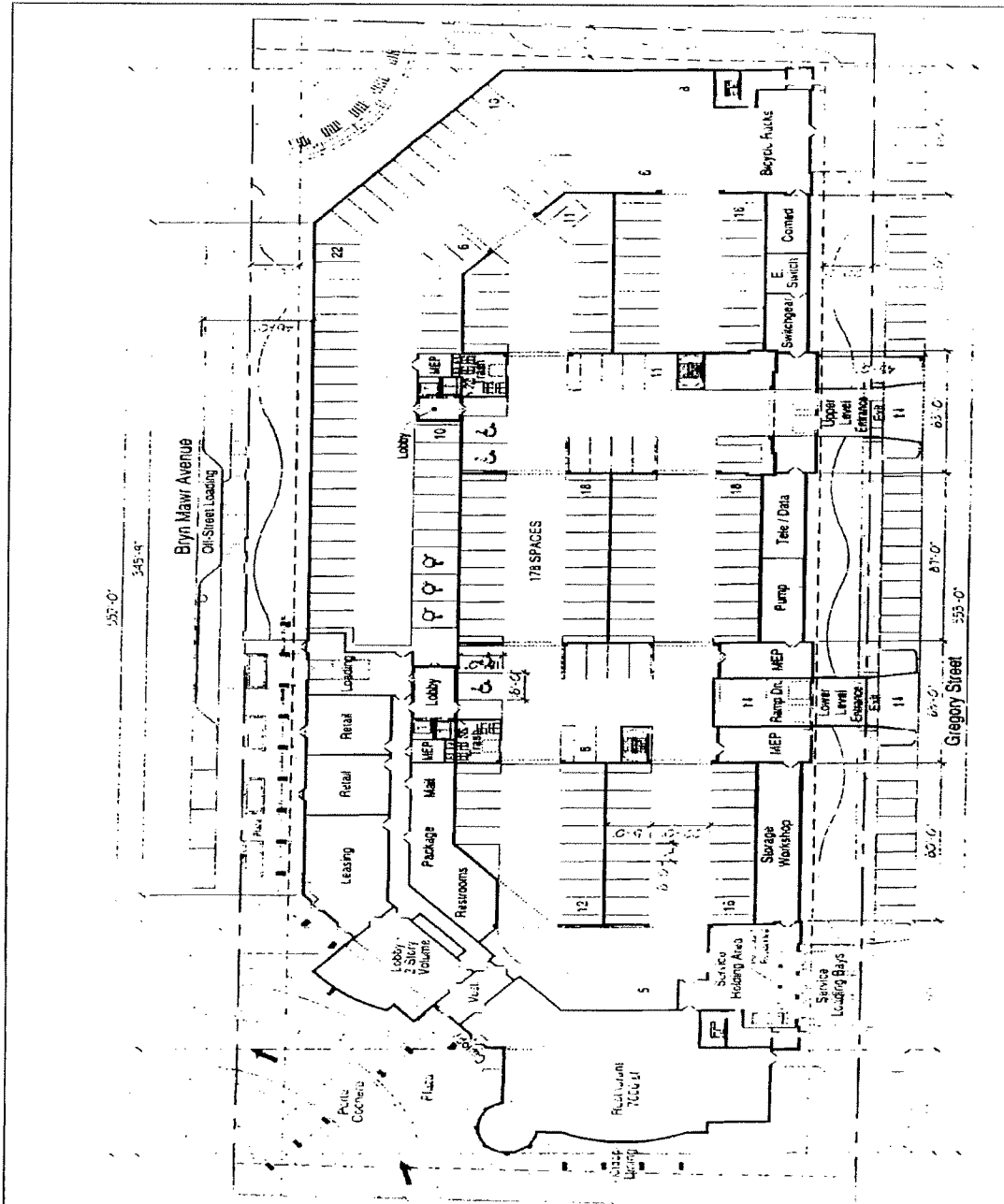
Green Roof Area Plan.



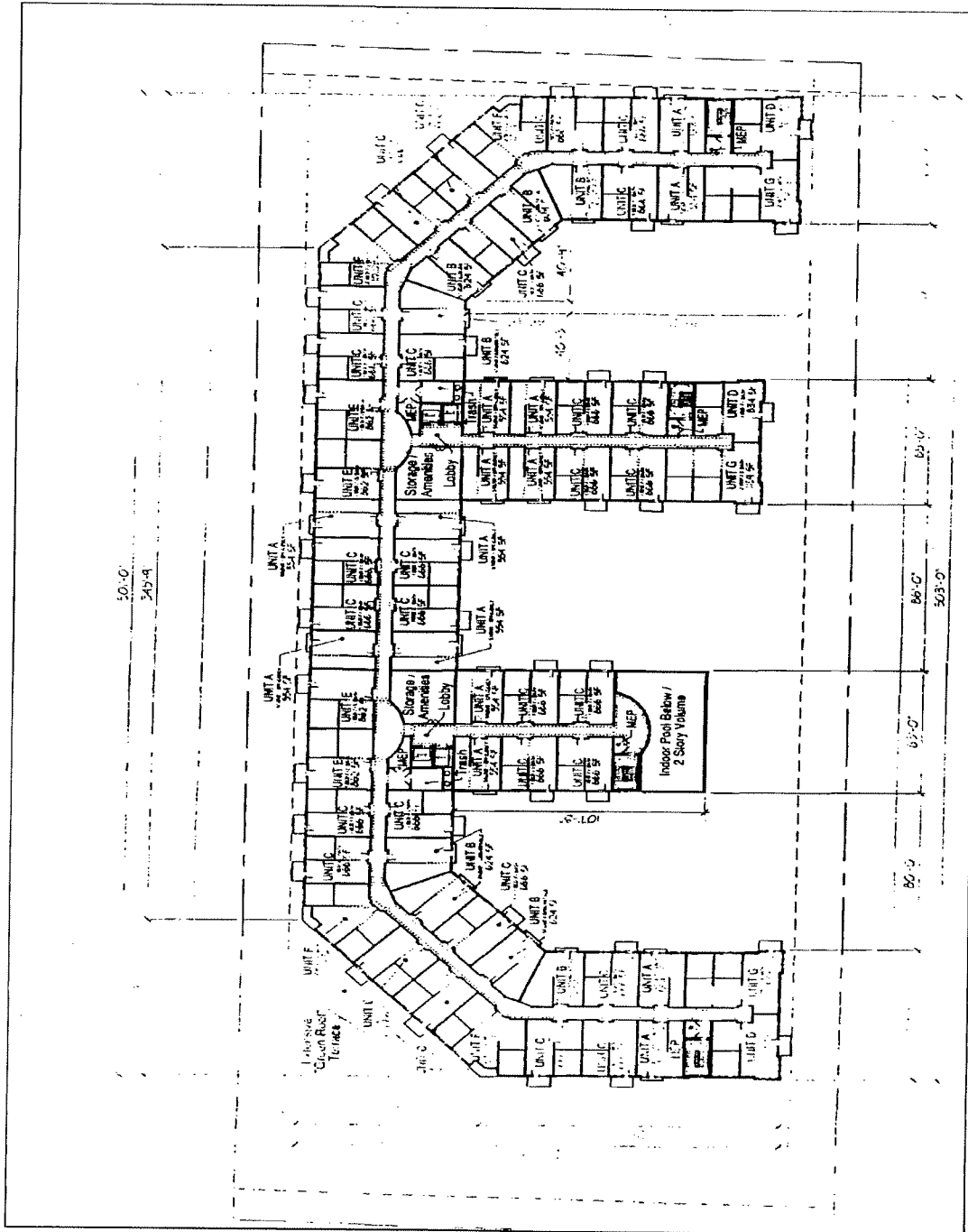
Basement Building Plan.



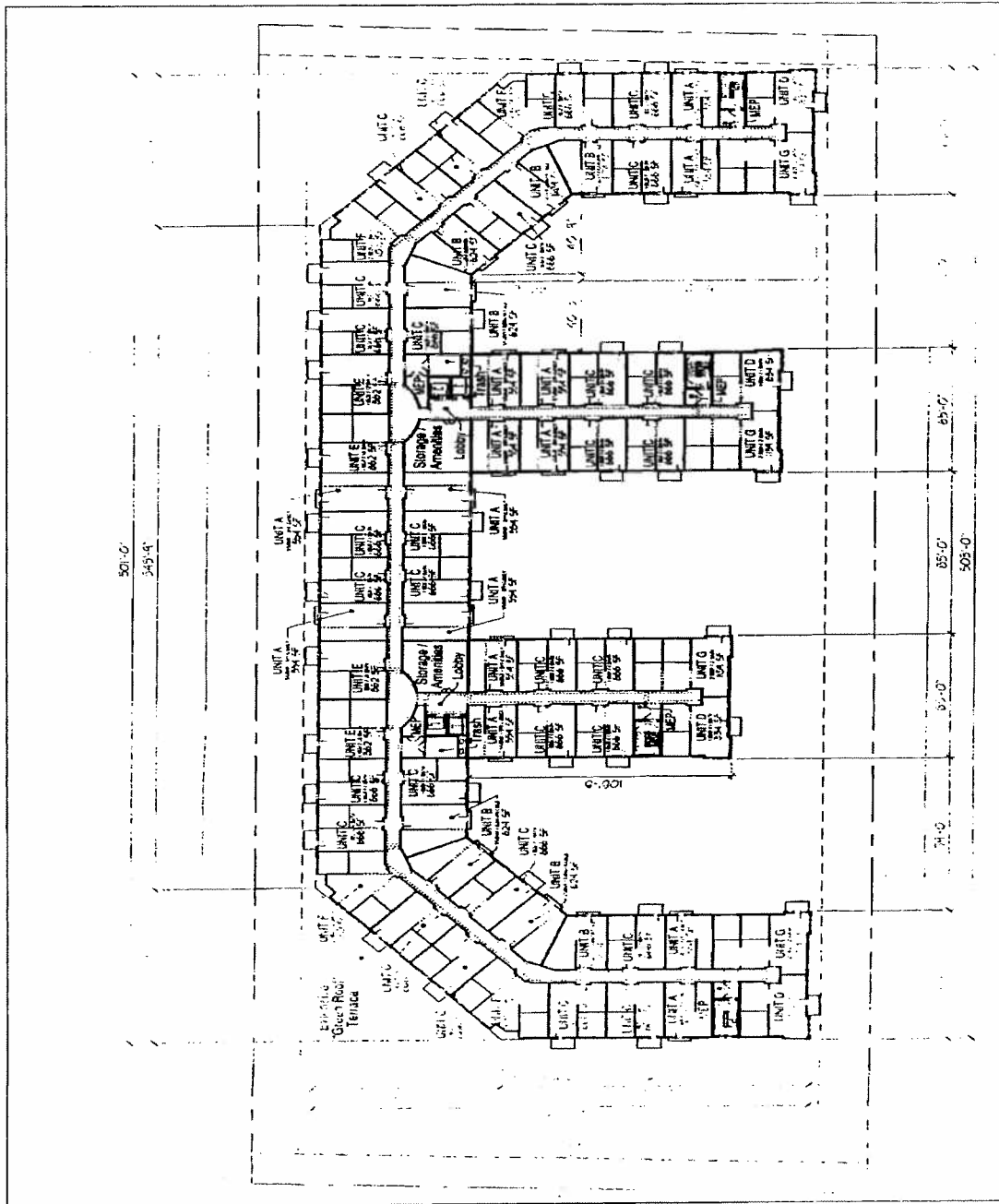
1st Floor Building Plan.



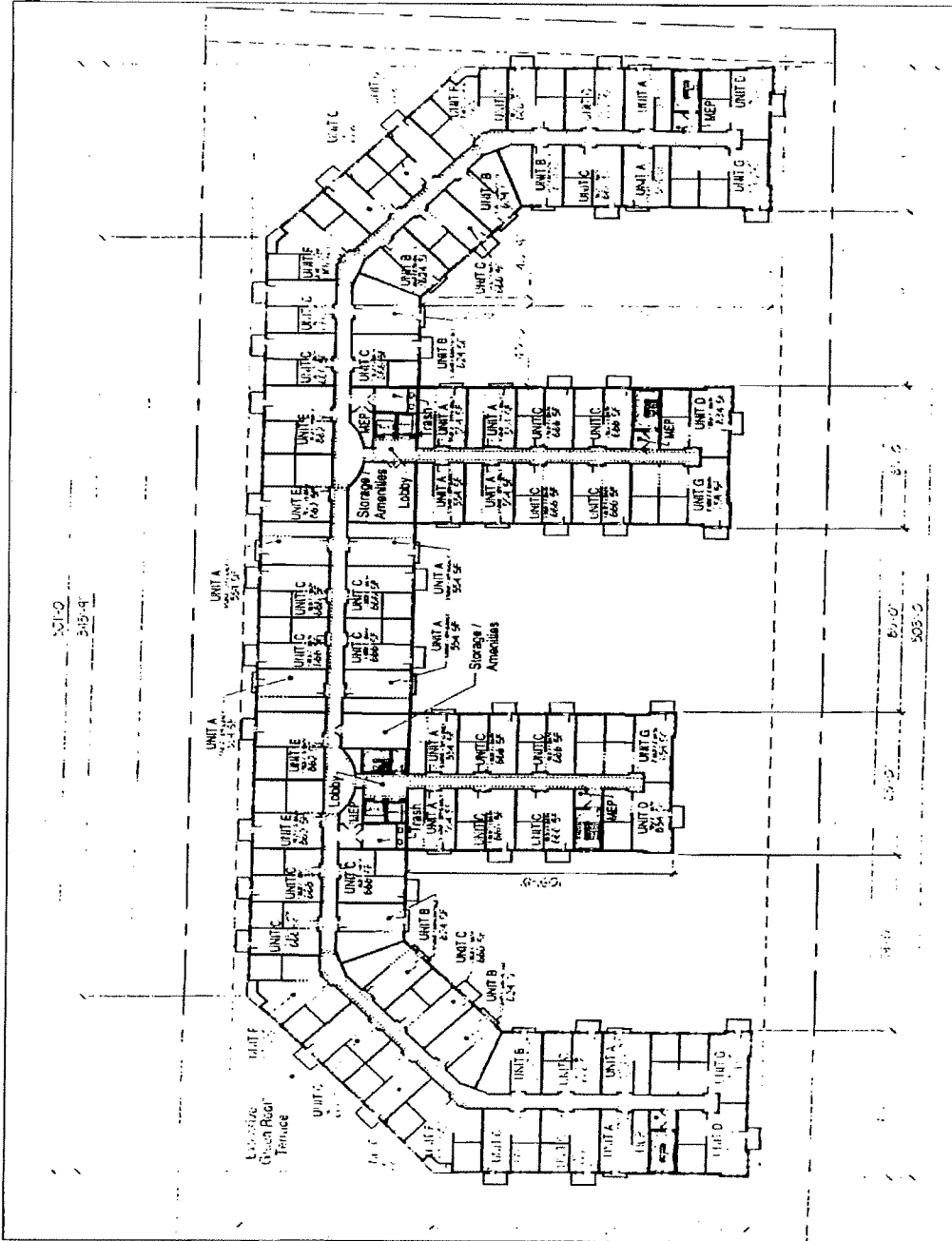
3rd Floor Plan.



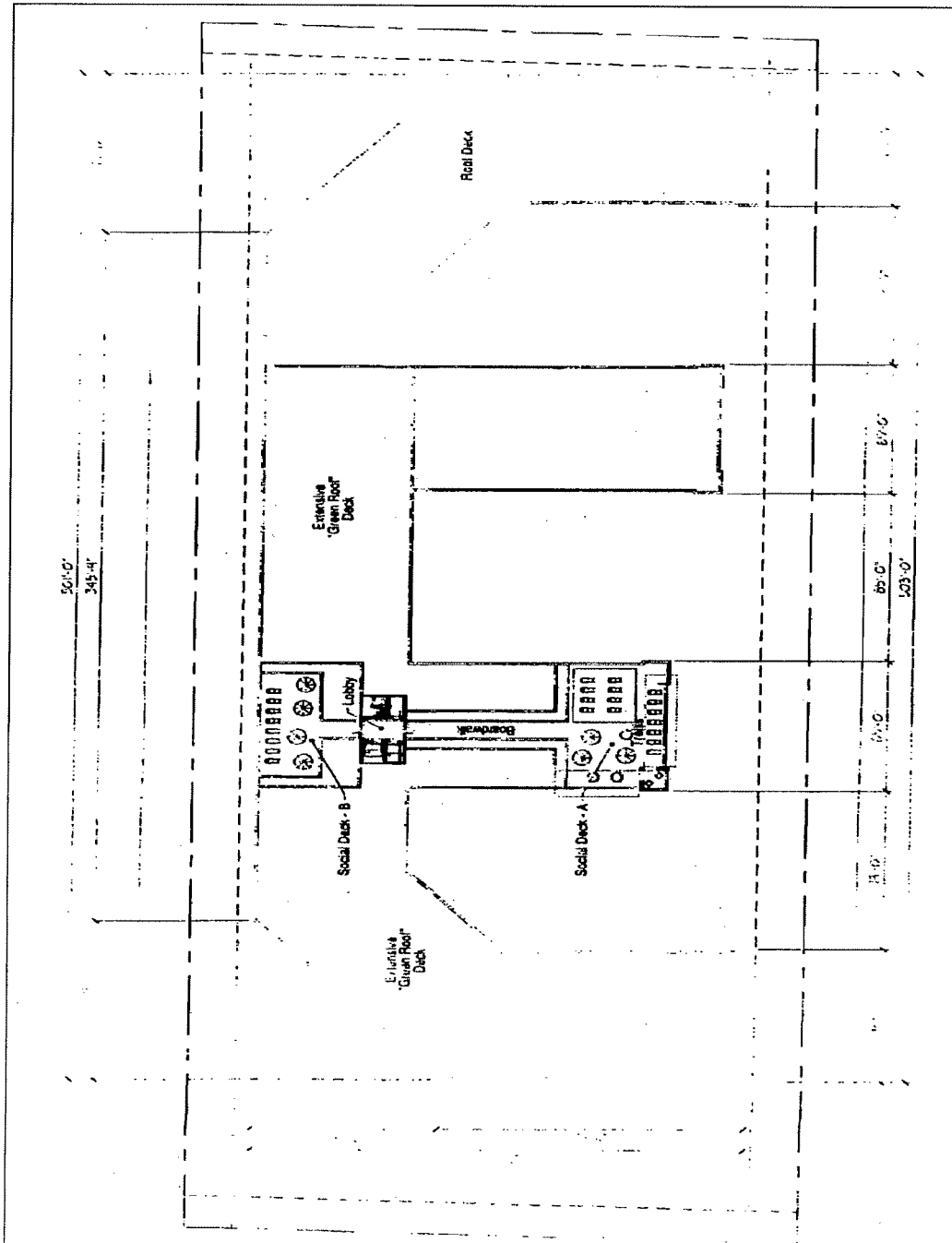
4th -- 6th Floor Typical Building Floor Plan.

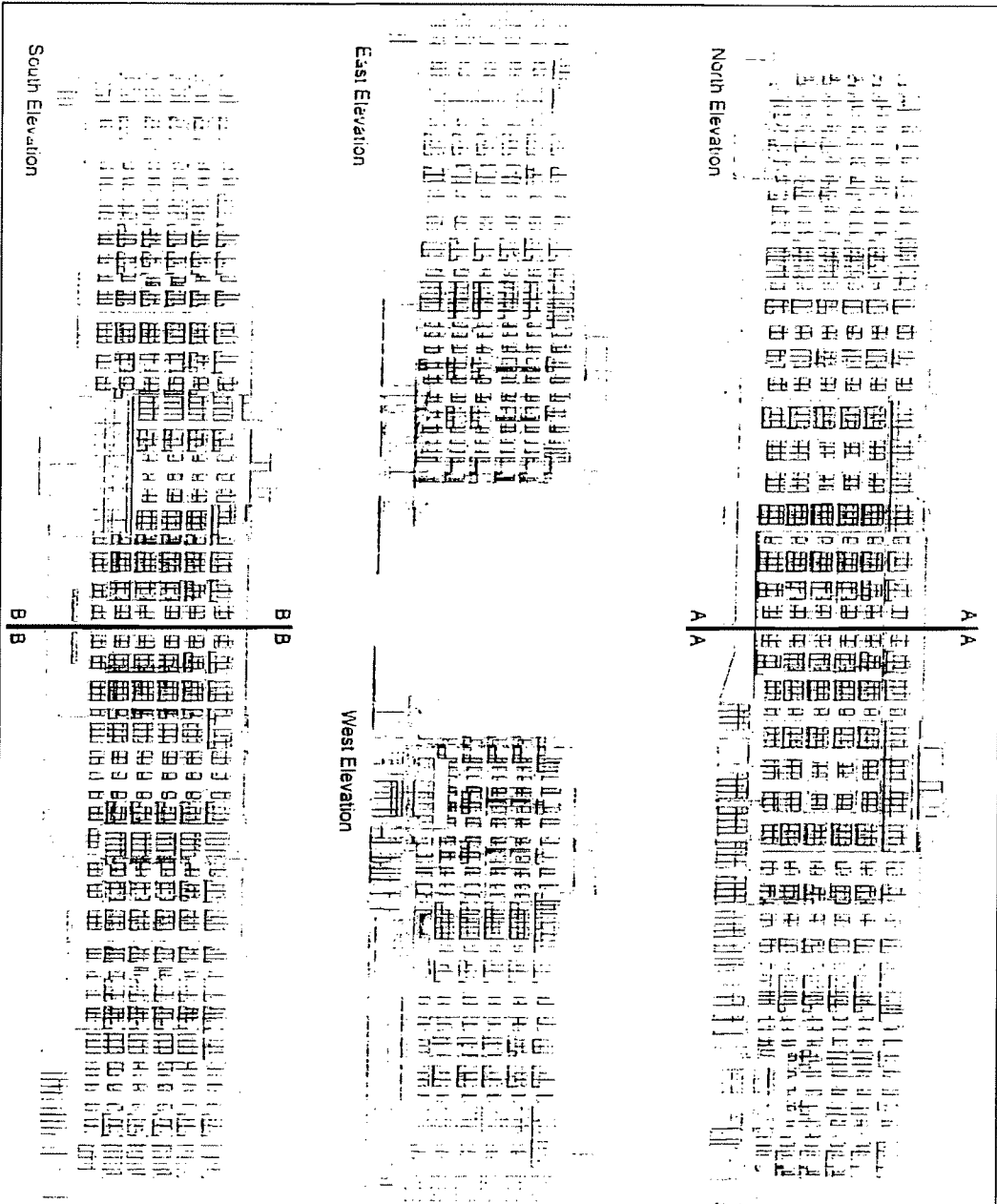


7th Floor Building Plan.



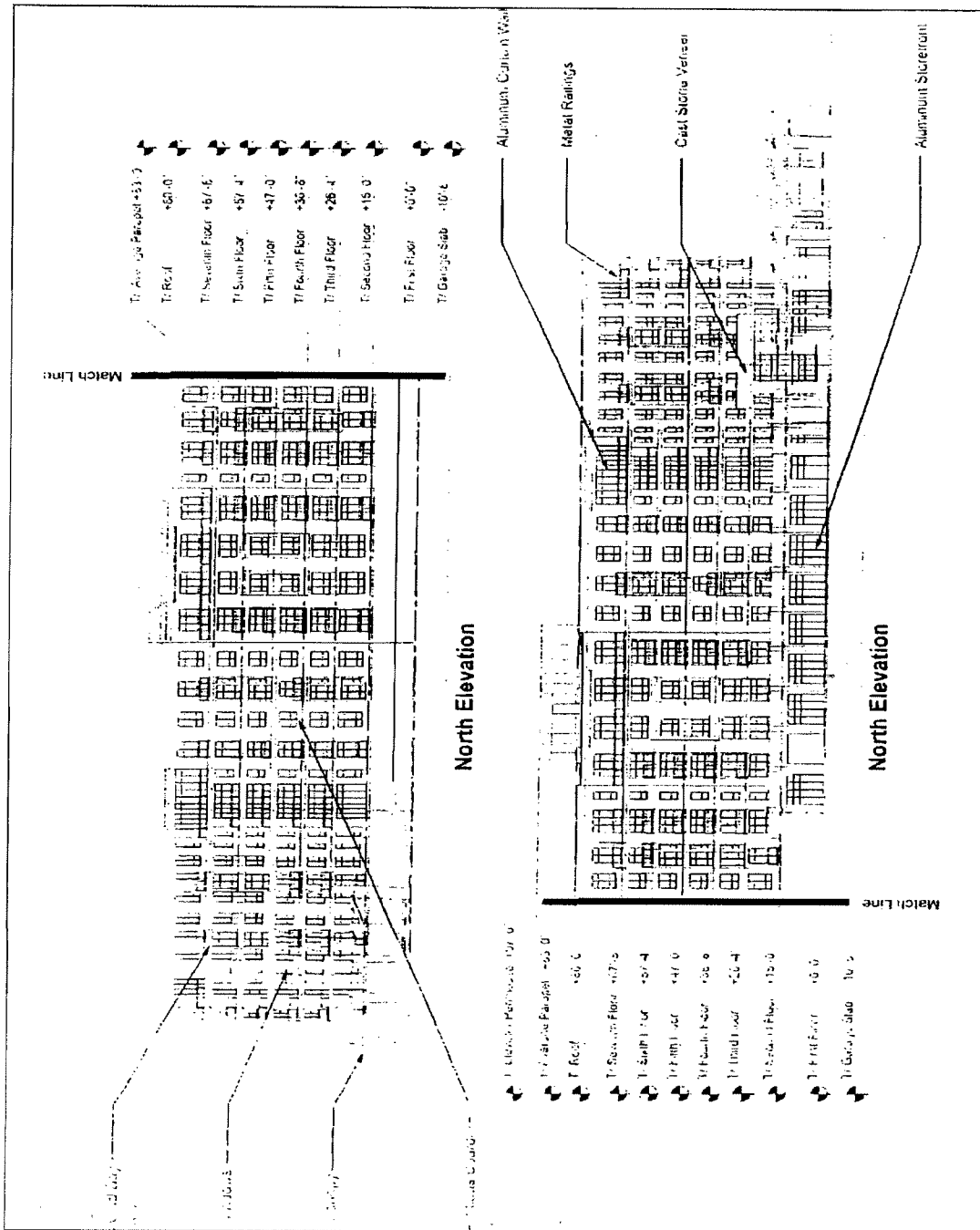
Roof Plan.



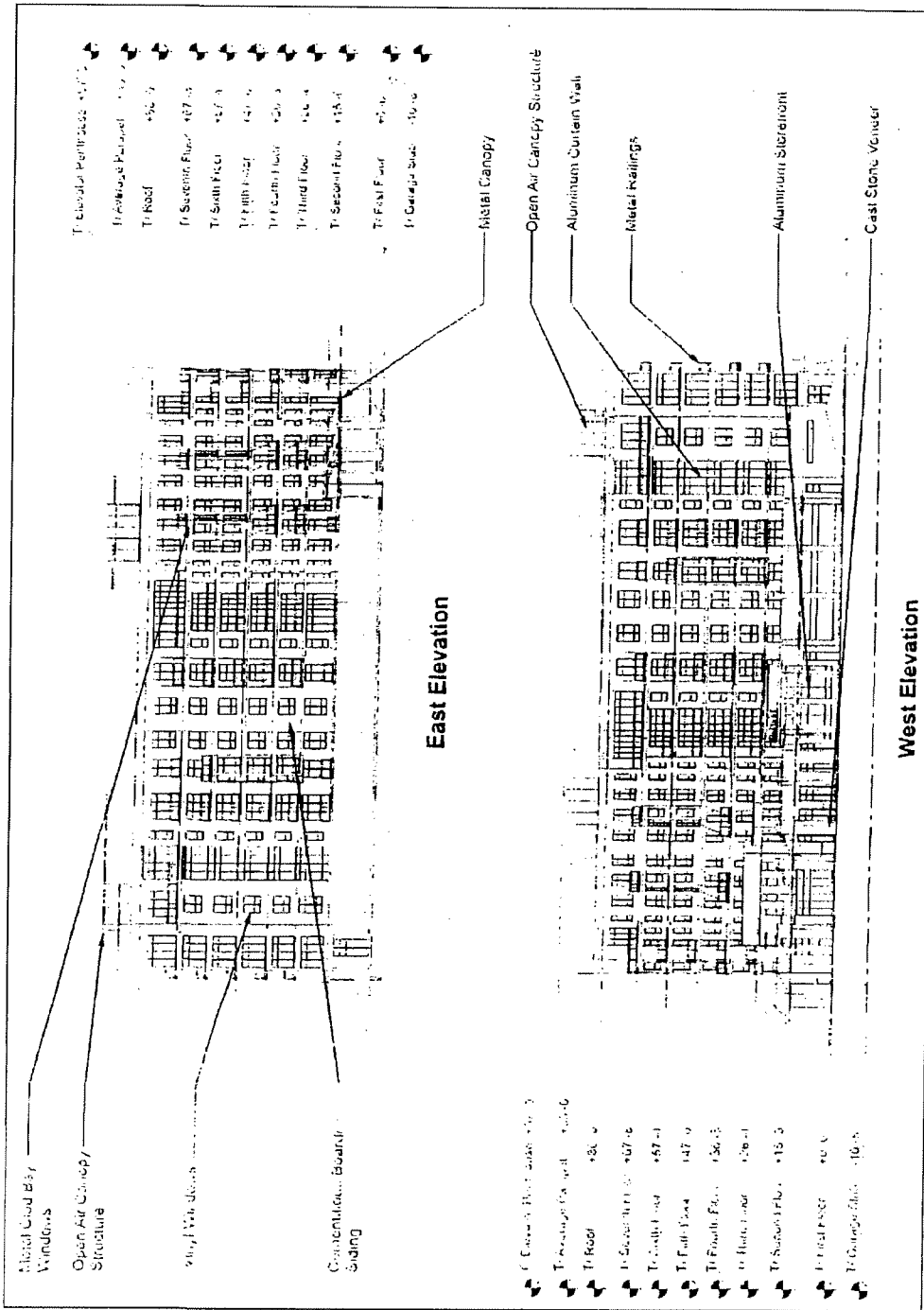


Building Elevations
(Page 1 of 4)

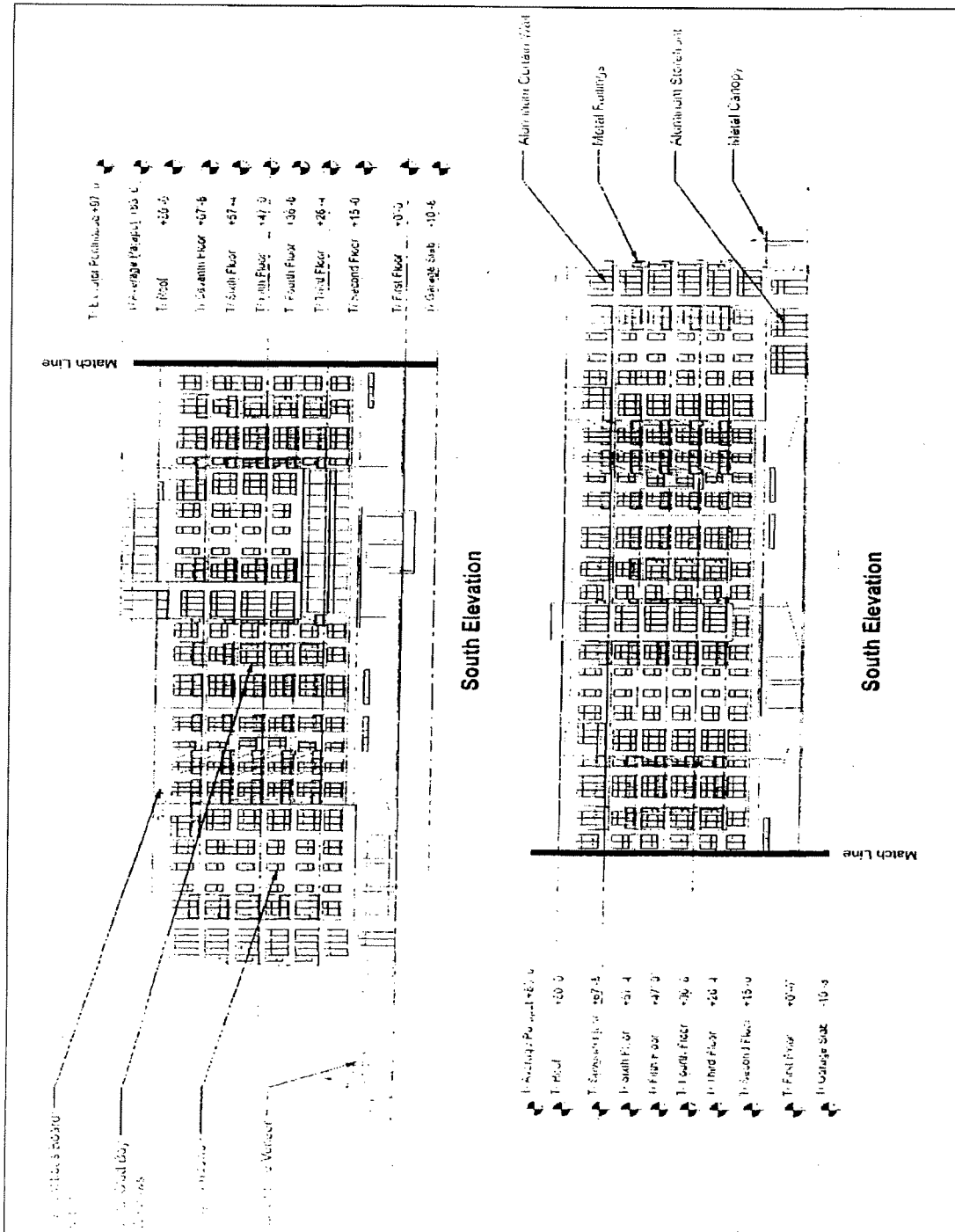
Building Elevations.
(Page 2 of 4)



Building Elevations.
(Page 3 of 4)



Building Elevations.
(Page 4 of 4)



Affordable Housing Profile Form (Rental).
(Page 1 of 2)

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Housing & Economic Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/hed

Date: 01/18/2013

SECTION 1: DEVELOPMENT INFORMATION

Development Name: O'Hare Luxury Apartments
 Development Address: 8601-8661 West Bryn Mawr
 Ward: 41st
 If you are working with a Planner at the City, what is his/her name? Patrick Murphey
 Type of City involvement: Land write-down
 (check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)
 Zoning increase, PD, or City Land purchase
 *if yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: Interpark Investors, LLC
 Developer Contact (Project Coordinator): Paul Robertson
 Developer Address: 8608 West Catalpa, Suite 806, 60656
 Email address: p-robertson@jcfre.com May we use email to contact you? Yes No
 Telephone Number: 773-444-0900 x21

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: <u>394</u> x 10%* = <u>40</u> (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
 If parking is not included, what is the monthly cost per space? \$95-\$125 per month
 Estimated date for the commencement of marketing: First quarter 2015

Estimated date for completion of construction of the affordable units: Second quarter 2015

For each unit configuration, fill out a separate row, as applicable (see example).

Unit Type*	Number of Units	Number of	Total Square Footage/Unit	Expected Market	Proposed Affordable	Proposed Level of
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Affordable Housing Profile Form (Rental).
(Page 2 of 2)

			Bedrooms/Unit		Rent	Rent*	Affordability (60% or less of AMI)
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units							
Market Rate Units	Eff	30	1	554	\$1379	N/A	N/A
	1 bed/1 bath	48	1	620	\$1488	N/A	N/A
	1 bed/1 bath	173	1	666	\$1558	N/A	N/A
	1 bed/1 bath	22	1	834	\$1826	N/A	N/A
	1 bed/1.5 bath	24	1	862	\$1845	N/A	N/A
	2 bed/2 bath	24	2	1010	\$2161	N/A	N/A
	2 bed/2 bath	1	2	1108	\$2227	N/A	N/A
	2 bed/2 bath	22	2	1161	\$2337	N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

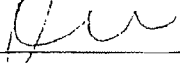
When do you expect to make the payment -in-lieu? 09/2013
(typically corresponds with payment/issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{394}{\text{Number of total units in development}} \times 10\% = \frac{40}{\text{(round up to nearest whole number)}} \times \$100,000 = \$4,000,000 \text{ Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)


Kara Breems, 2-6-13
Department of Housing & Economic Development date

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

The following is said ordinance as passed (the italic heading not being a part of the ordinance):

Reclassification of Area Shown on Map No. 13-P

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 Business Planned Development Number 347 District symbols and indications as shown on Map No. 13-P in the area bounded by

West Bryn Mawr Avenue; North Delphia Avenue; West Catalpa Avenue; and North Oakview Avenue,

to the designation of a Business Planned Development District 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 attached to this ordinance reads as follows:

BUSINESS PLANNED DEVELOPMENT No. 347

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Chicago Title and Trust Company A.T.U.T.1075695, dated August 17, 1979.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or consolidation or resubdivision of parcels shall be required, however, the designation of the East side of North Oakview Avenue and West side of North Delphia Avenue between West Catalpa Avenue and West Bryn Mawr and both sides of West Gregory Street between North Delphia Avenue and North Oakview Avenue for perpendicular parking will be sought.
4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Title and Trust Company A.T.U.T. 1075695, dated August 17, 1979, or its successors, assignees or grantees.
5. 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles. there shall be no parking within such paved areas.

6. Use of land will consist of office units, and off-street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning 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.
8. Identification signs will be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.

APPLICANT: R. Donald Johnson

DATE: August 18, 1986

Business Planned Development

Planned Development Use And Bulk Regulations & Data

Net Site Area	General Description of Land Use	Maximum F.A.R.	Maximum % of Land Covered
305,000 sq. ft. 305,000 sq. ft.	Business Offices and related use 321 autos on-site parking spaces	.54	54%

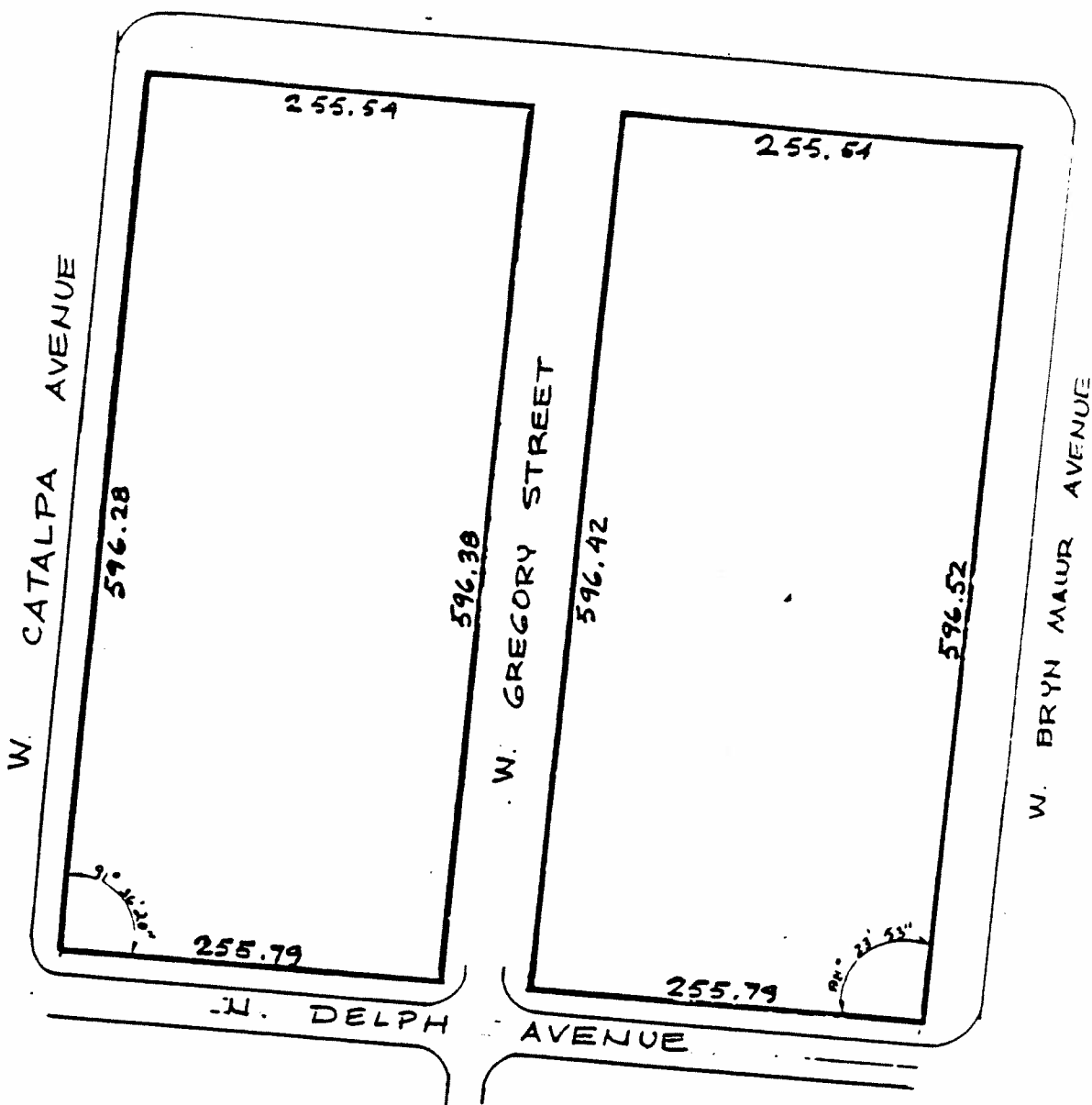
Maximum Permitted F.A.R. For Total Net Site Area = .54

Minimum Number Of Parking Spaces Required = 321

Minimum Number Of Off-Street Loading Spaces Required = 0

Minimum Periphery Setbacks --

- North Property Line = 4'
- South Property Line = 4'
- West Property Line = 0'
- East Property Line = 0'



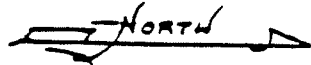
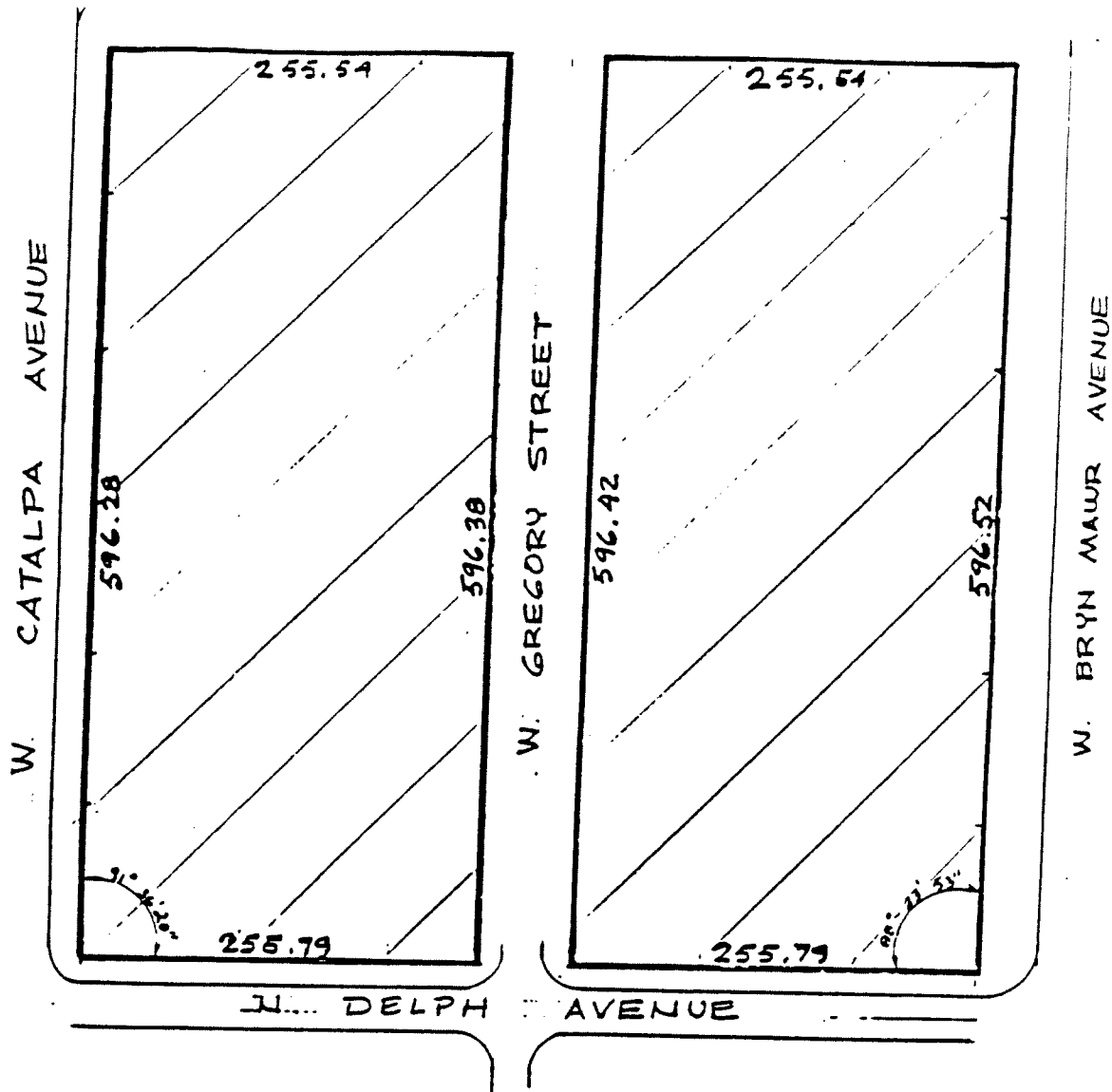
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS MAP



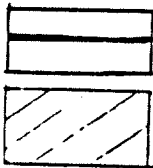
PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY

APPLICANT: R. Donald Johnson

August 18, 1986



BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE MAP



PROPERTY LINE AND PLANNED
DEVELOPMENT BOUNDRY

BUSINESS AND OFF-STREET
PARKING

APPLICANT: R. Donald Johnson

August 18, 1986

Reclassification of Area Shown on Map No. 13-H.

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 M1-2 Restricted Service District symbols and indications as shown on Map No. 13-H in area bounded by

a line 40 feet south of West Winona Avenue; North Ravenswood Avenue; a line 144.66 feet north of West Winnemac Avenue; and the alley next west of North Ravenswood Avenue,

to those of an R4 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.

A-2423

Reclassification of Area Shown on Map No. 13-P.

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 Business Planned Development No. 347 District symbols and indications as shown on Map No. 13-P in area bounded by

West Bryn Mawr Avenue; North Oakview Avenue; West Catalpa Avenue; and North East River Road,

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.

180081

Reclassification of Area Shown on Map No. 19-H.

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. 19-H in area bounded by

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. 12-J.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 12-J in the area bounded by

S. Archer Avenue; S. Lawndale Avenue; a line from a point 98 feet - 0 1/2 inches south of the intersection of S. Archer Avenue and S. Lawndale Avenue (running along S. Lawndale Avenue) to a point 60 feet - 8 1/2 inches southwest of the intersection of S. Archer Avenue and S. Lawndale Avenue (running along S. Archer Avenue),

to those of a C1-2 Restricted Commercial 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-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 13-K in the area bounded by

a line 125 feet north of and parallel to W. Lawrence Avenue; N. Karlov Avenue; W. Lawrence Avenue; and a line 134.5 feet west of and parallel to N. Karlov Avenue,

to those of a B5-1 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. 13-P.

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

PD 347

FD 347

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-P in the area bounded by

W. Bryn Mawr Avenue; N. Delphia Avenue; W. Catalpa Avenue; and N. East River Road,

to those of a B5-2 General Service District and then to those of a Business Planned Development District, and a corresponding use district 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.

[Business Planned Development printed on pages 14669 thru 14674 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. 14-N.

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. 14-N in the area bounded by

a line 190 feet north of and parallel to W. 56th Street; a line 125.5 feet east of and parallel to S. Neenah Avenue; a line 110 feet north of and parallel to W. 56th Street; and S. Neenah Avenue,

to those of an R2 Single-Family 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. 15-J.

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 B3-2 General Retail symbols and indications as shown on Map No. 15-J in the area bounded by

N. McCormick Road; the westerly line of the right-of-way of the Sanitary District of Chicago; a line from a point on the westerly line of the right-of-way of the Sanitary

(Continued on page 14675)

No. 347

BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

STATEMENTS

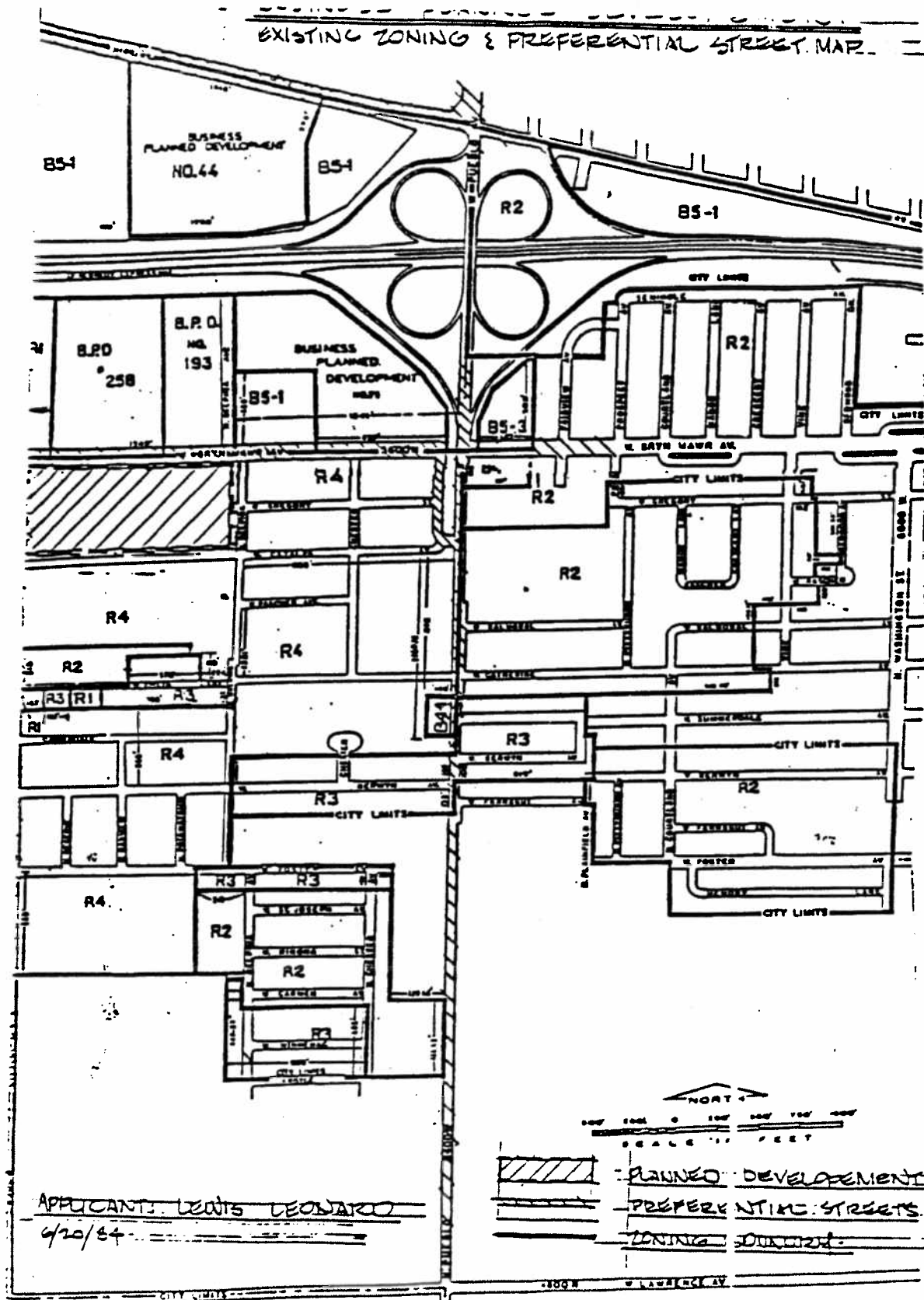
1. The area delineated hereon as a "Business Planned Development" is owned or controlled by Chicago Title and Trust Company ATUT 1075695, dated August 17, 1979.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. No dedication of streets or alleys or consolidation or resubdivision of parcels shall be required, however, the vacation of N. Oakview Avenue between W. Bryn Mawr Avenue and W. Catalpa Avenue will be sought as well as the vacation of W. Gregory Street between N. Delphia Avenue and N. East River Road.
4. All applicable official reviews, approvals or permits are required to be obtained by Chicago Title and Trust Company ATUT 1075695, dated August 17, 1979, or its successors, assignees or grantees.
5. 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of rental office units, a hotel and off-street parking, as authorized by this Plan of Development.
7. The following information sets forth data concerning the property included in said development and data concerning 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.
8. Identification signs may be permitted with the approval of the Commissioner of Planning.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Planning.

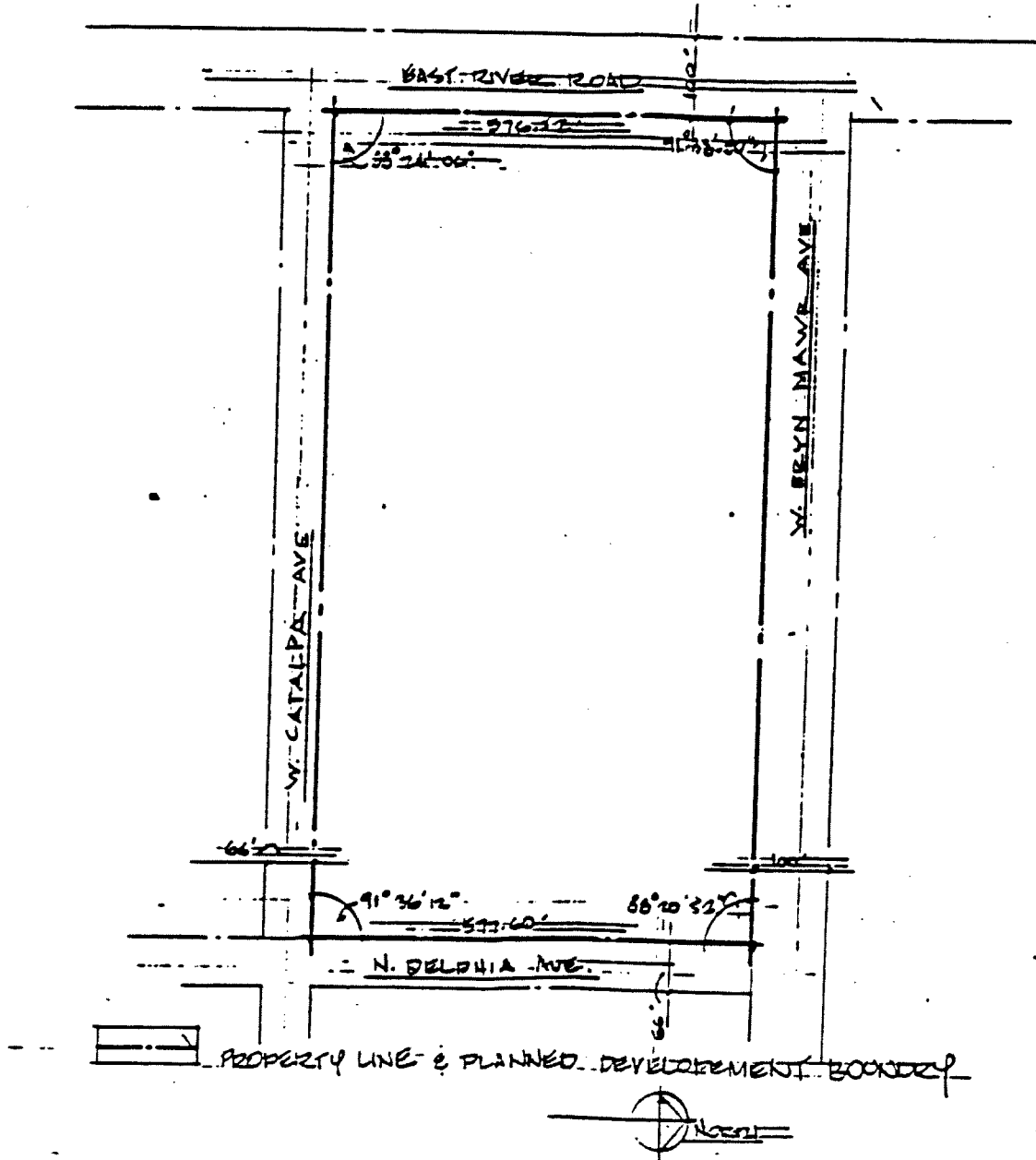
APPLICANT: Lewis Leonard

DATE: June 20, 1984

AMENDED: March 19, 1985



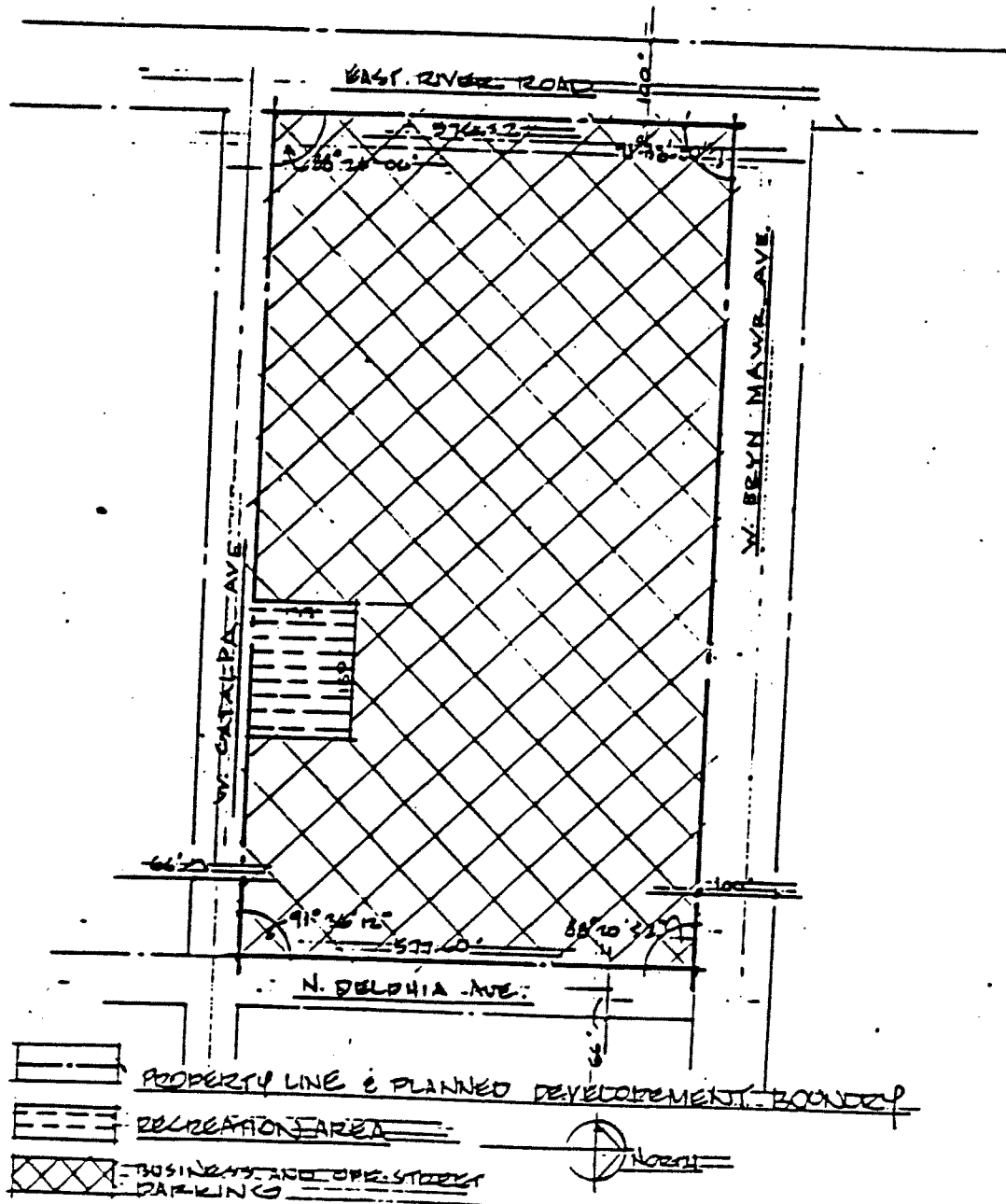
PROPERTY LINE & RIGHT-OF-WAY ADJUSTMENTS MAP



APPLICANT: LEVIE LEONARD
6/20/84

AMENDED: March 19, 1985

GENERALIZED LAND USE MAP



APPLICANT: LEWIS LEONARD
4/20/84

AMENDED: March 19, 1985

BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

<u>NET SITE AREA</u>	<u>GENERAL DESCRIPTION OF LAND USE</u>	<u>MAXIMUM F.A.R.</u>	<u>MAXIMUM % OF LAND COVERED</u>
727,000 sq. ft. 16.68 acres	Hotel & Business Offices 3,137 autos on-site parking spaces and recreation area.	1.493	58% 57.87 Buildings, dock and garages.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 1.493

MINIMUM NUMBER OF PARKING SPACES REQUIRED = 3,137

MINIMUM NUMBER OF OFF-STREET LOADING SPACES REQUIRED = 6

MINIMUM PERIPHERY SETBACKS - NORTH PROPERTY LINE = 15'
SOUTH PROPERTY LINE = 15'
WEST PROPERTY LINE = 15'
EAST PROPERTY LINE = 15'

MAXIMUM PERCENTAGE OF LAND COVERED = 58%

1. The Applicant shall develop the site in two phases. The first phase to include one office building and the hotel and half of the parking. At such time as the Applicant is prepared to undertake the second phase of the other two office structures and the remainder of the parking, he be required to submit a new traffic study which would reflect the conditions existing at that time, provided there is sufficient occupancy in the two buildings built under Phase I to serve as a basis for such a revised traffic study. This report will be subject to the review of the Commissioner of Planning, the Bureau of Traffic Engineering, and the community through a public hearing to be held in the community, prior to consideration being given to any building permit applications submitted for the structures proposed in Phase II;
2. The Applicant shall make 200 parking spaces available for the exclusive use of the community on a 24 hour a day 7 day a week basis at no expense to the community. Allocation of these spaces is to be made in accordance with the rules promulgated by the community;

- 2 -

3. The Applicant shall provide a shuttle service to the rapid transit station at Cumberland and the Kennedy Expressway similar to that which was agreed upon by other developers in the area;
4. The Applicant shall advertise the development on a citywide basis, encouraging the use of rapid transit, and affirmatively advertise the employment opportunities for minorities and Chicagoans;
5. The Applicant shall commence Phase I of the project within a two year period after passage of the Planned Development. It shall consist of the hotel structure on the west, the east tower of the office complex, and the east parking structure;
6. The Applicant shall construct two tennis courts on the site which are to be made available to residents of the community;
7. Construction vehicles shall be directed to use East River Road and Catalpa Avenue for access to the site during the construction period.

APPLICANT: Lewis Leonard

DATE: June 20, 1984

Amended by City Council Committee
on Zoning March 19, 1985