



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 21, 2015

Mr. Nicholas Ftikas  
Law Offices of Samuel V.P. Banks  
221 North LaSalle Street  
Thirty-Eighth Floor  
Chicago, Illinois 60601

Re: 684-686 North Peoria Street

Dear Mr. Ftikas:

The subject site is located within Sub-Area 'B' of Residential Business Planned Development Number 356. The previously reviewed and approved planned development allowed for 24 residential dwelling units to be constructed within Sub Area 'B', to date city records indicate that only 22 residential dwelling units have been constructed within that Sub Area. The reviewed and approved planned development was also limited to a maximum FAR of 3.29 for the entire site including both Sub-Area 'A' and Sub-Area "B". According to department records the planned development has exhausted all available FAR. Therefore, at this time there is no floor area available within the planned development for any construction to occur upon the subject parcels located at 684-686 N. Peoria Street.

Sincerely,

Patricia Soudiero  
Zoning Administrator  
Bureau of Land Use and Planning

17350

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

*Yeas* -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 50.

*Nays* -- None.

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

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 No. 1-G.*  
(As Amended)  
(Application No. 17350)  
(Common Address: 910 W. Huron St.)

RBPD 356,99

[SO2011-7049]

*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 356 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 215.94 feet south of West Huron Street; North Peoria Street; a line 265.94 feet south of West Huron Street; North Peoria Street; West Ancona Street; North Sangamon Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next southwesterly of West Huron Street; a line 151.5 feet west of North Sangamon Street; West Huron Street; and North Sangamon Street,

to those of a B2-5 Neighborhood Mixed-Use 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 B2-5 Neighborhood Mixed-Use District symbols and indications within the area herein above described to the designation of Residential-Business Planned Development Number 356, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part 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. 356, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Business Planned Development Number 356, as amended, consists of approximately 147,018 square feet (3.38 acres) which is depicted on the attached Planned Development Property Line, and Subarea Delineation Map (the "Property"). The Property is divided into two Subareas A and B. Subarea A is owned or controlled by the applicant, Mondial Condominium Association.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a 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 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 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 is defined within Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Subarea Delineation Map; a Vicinity Area Map; Site Plan for a

Portion of Subarea A; Landscape Plan for a Portion of Subarea A; and Building Elevations prepared by Berger Architects September 1, 2011. Full size sets 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 Chicago Zoning Ordinance, Title 17-8 of the Municipal Code of Chicago, 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 shall control.

5. The following uses shall be allowed within the area delineated herein as "Residential-Business Planned Development, as amended": Subarea A: commercial, residential and related uses and off-street parking and loading; Subarea B: residential (single-family and row-house units).
6. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. 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.
7. Identification signs and temporary signs, including 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.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and of the Department of Housing and Economic Development. Closure of all or part of any public streets or alleys 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.
9. Height restrictions of any building or any appurtenance attached thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations established by the Federal Aviation Administration.

10. The maximum permitted floor area ratio ("FAR") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, Landscape Plan and Building Elevations attached hereto. The landscaping shall be designed, installed and maintained in accordance with the attached Landscape Plans.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the provisions hereof by the Commissioner of the Department of Housing and Economic Development 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 which promotes and maximizes the conservation of energy resources. The applicant shall use best efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE").
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") 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 building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction of the improvements contemplated in this planned development has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this

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planned development shall expire and the zoning of the property shall automatically revert to the previously approved Residential-Business Planned Development Number 356.

[Existing Zoning and Street Map; Property Line and Subarea Delineation Map; Vicinity Area Map; 910 West Huron Street -- Permitted First Floor; Proposed Site Plan for a Portion of Subarea A; Landscape Plan for a Portion of Subarea A; and Building Elevations referred to in these Plan of Development Statements printed on pages 17076 through 17084 of this *Journal*.]

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

*Residential-Business Planned Development No. 356  
(As Amended).*

*Use And Bulk Regulations And Data.*

Subarea A.

(See Attached Property Line And Subarea Delineation Map)

General Description of  
Land-Use:

364 Residential Units and Related  
Commercial, Business with Off-Street  
Parking and Loading

Percentage of Land coverage:

82.5% per Site Plan

Number of Off-Street Loading  
Spaces:

2 spaces (10 feet by 25 feet) for new  
construction

Maximum Commercial Space:

38,000 square feet

Minimum Number of Parking Spaces:	262
Periphery Setbacks at Property Lines:	
Existing Buildings:	0 feet
Proposed Buildings:	0 feet

## Subarea B.

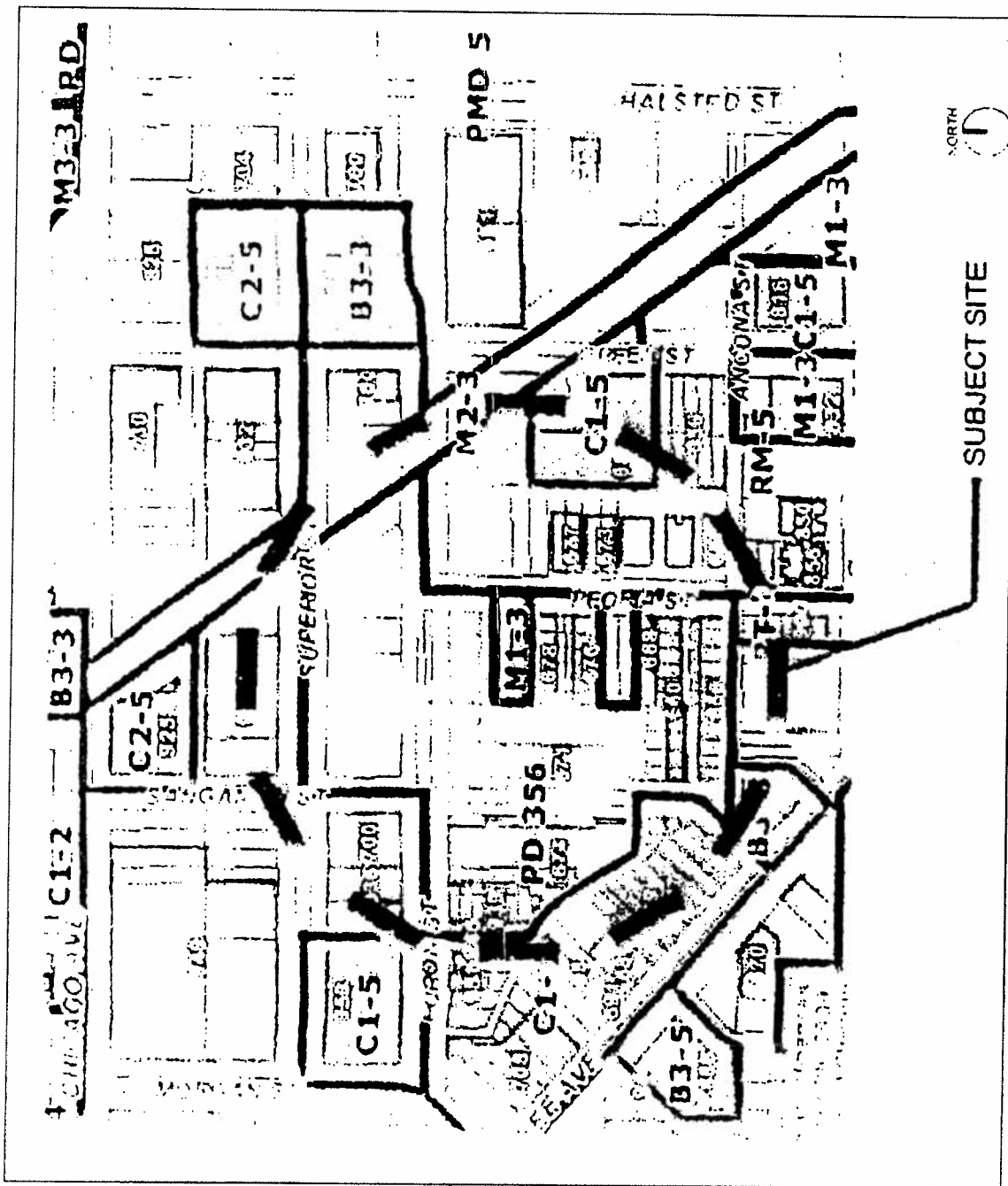
(See Attached Property Line And Subarea Delineation Map)

General Description Of Land-Use:	24 Residential Units
Percentage of Land coverage:	In accordance with Site Plan
Number of Off-Street Loading Spaces:	1 space per unit
Minimum Number of Parking Spaces:	24
Periphery Setbacks at Property Lines:	As per Site Plan
Maximum Building Height: (including possible roof deck access -- building height 35 feet)	40 feet

## Total.

Gross Site Area:	154,858 square feet (3.56 acres)
Net Site Area:	147,018 square feet (3.38 acres)
Floor Area Ratio:	3.29

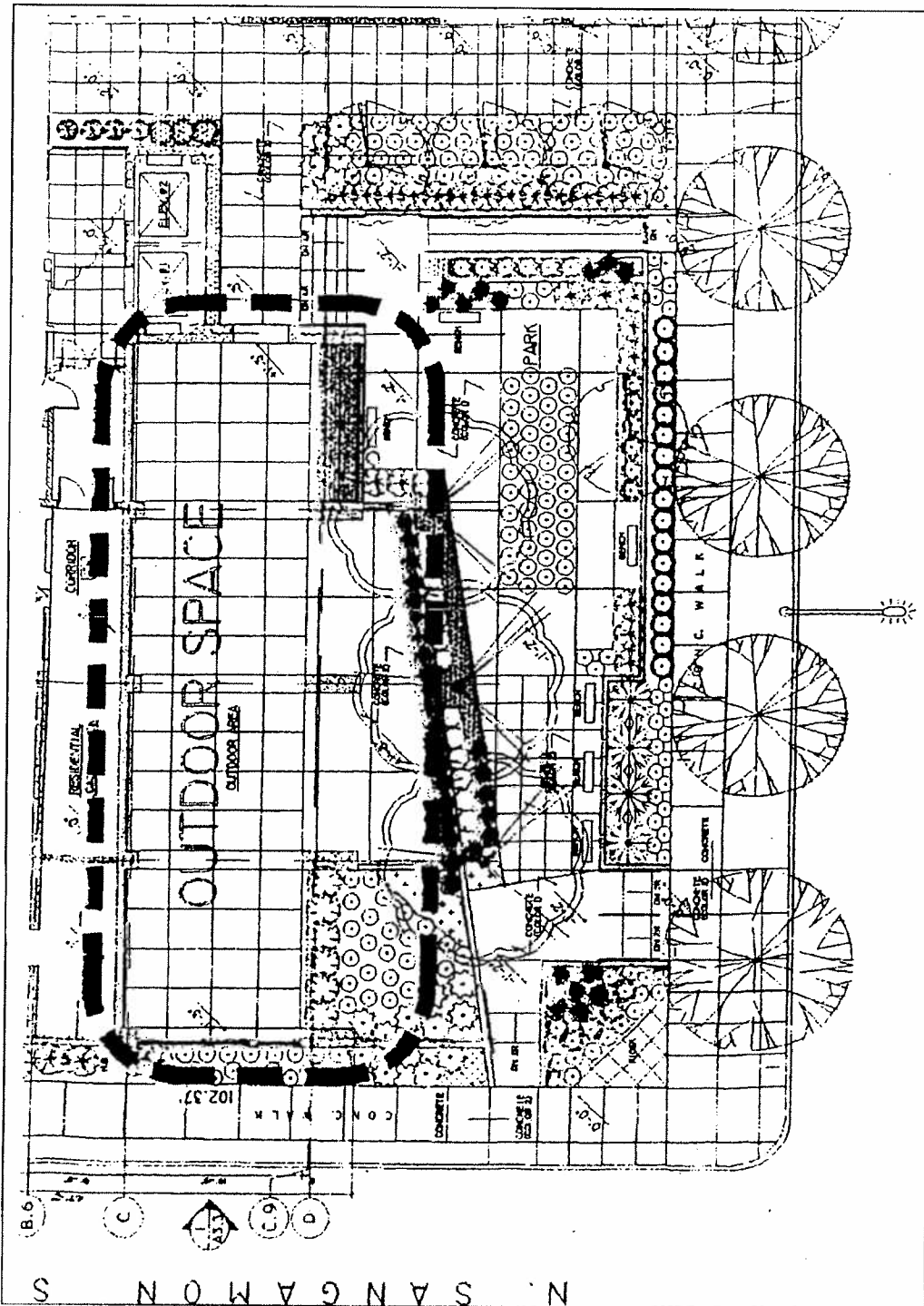
Existing Zoning And Street Map.



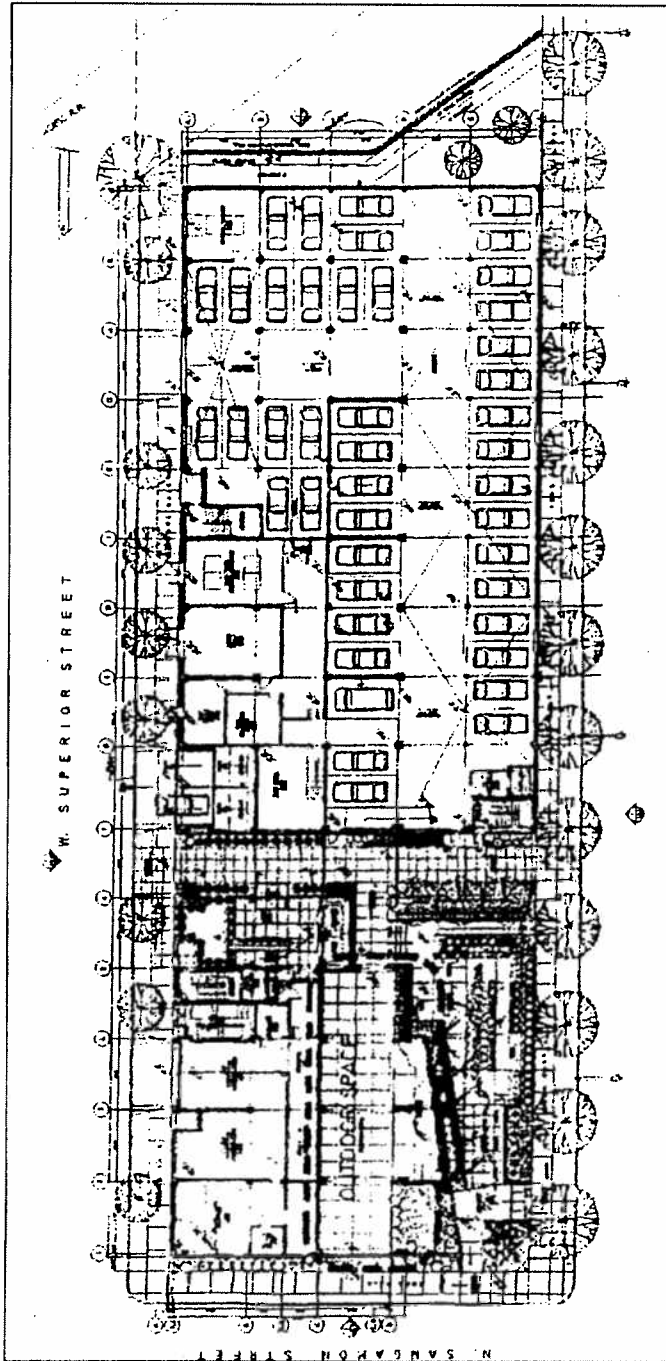




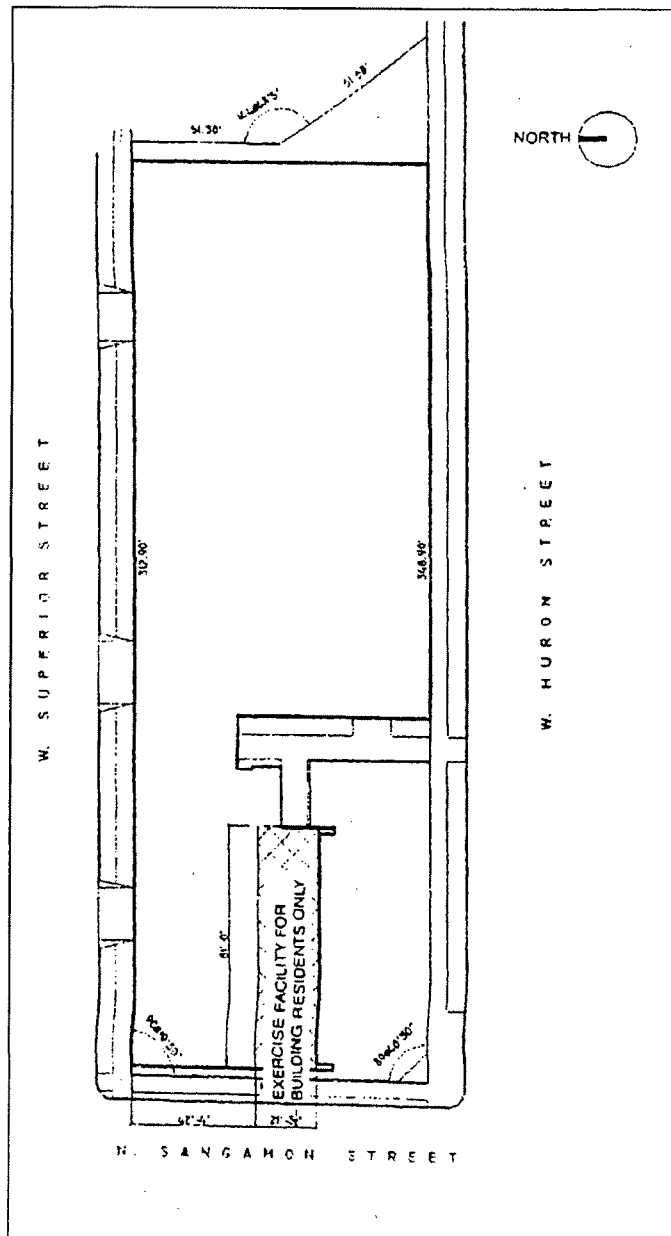
910 West Huron Street -- Permitted First Floor  
(Page 1 of 2)



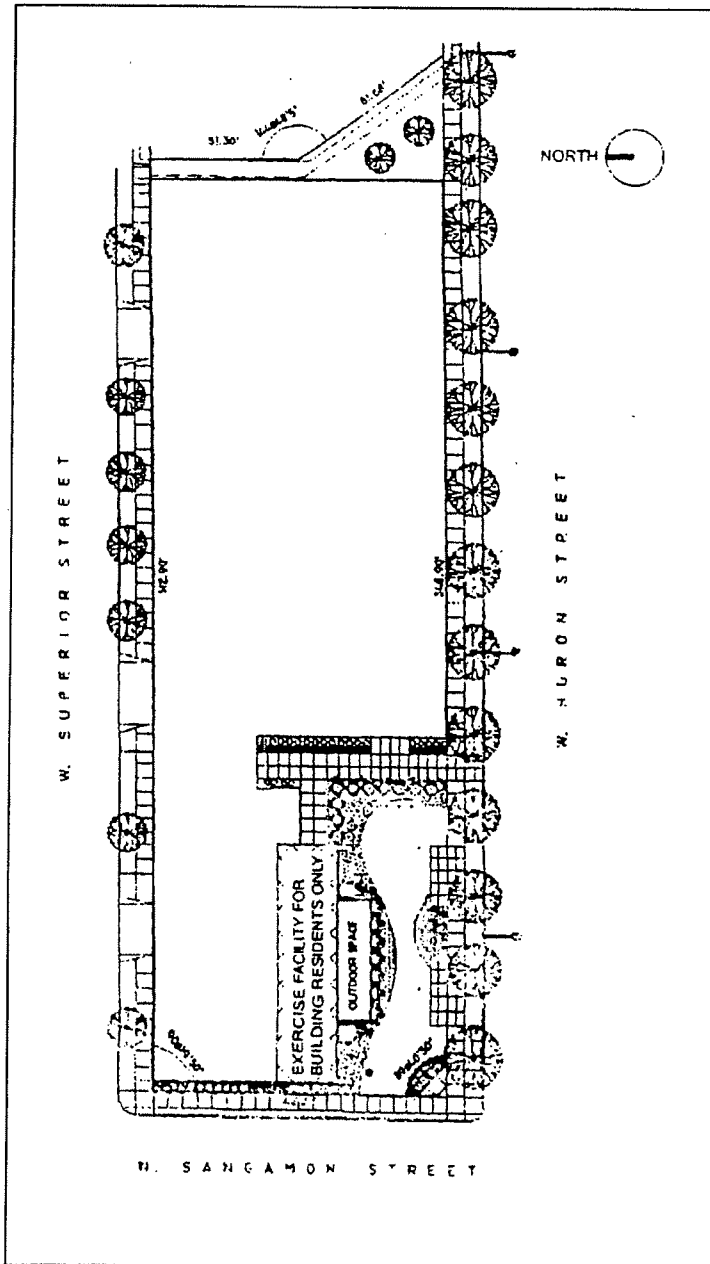
910 West Huron Street -- Permitted First Floor  
(Page 2 of 2)



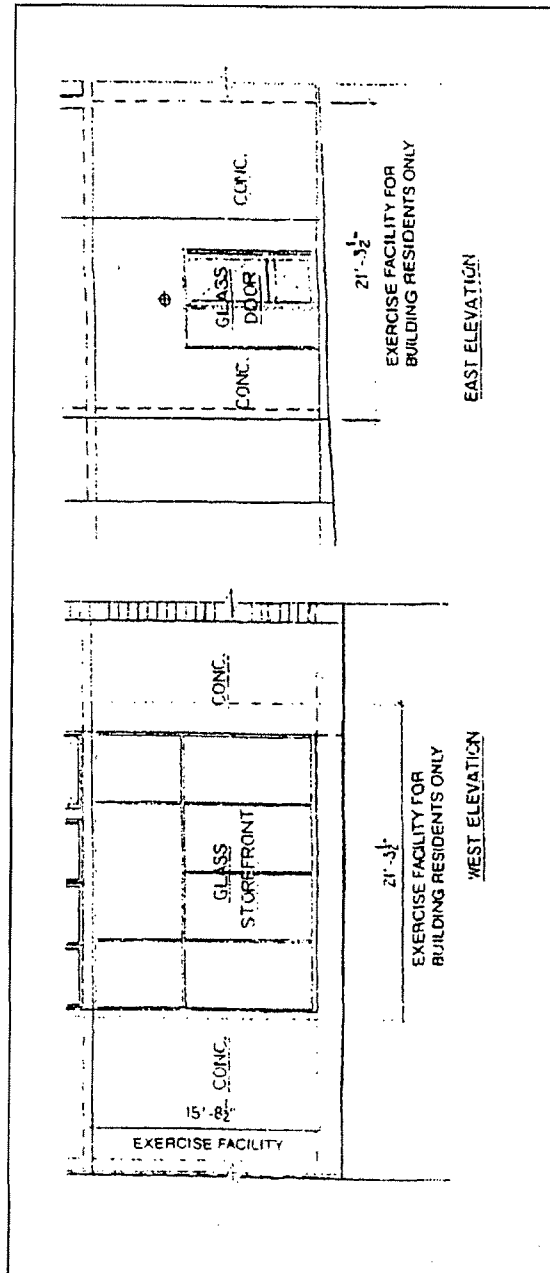
Proposed Site Plan For Portion Of Subarea A.



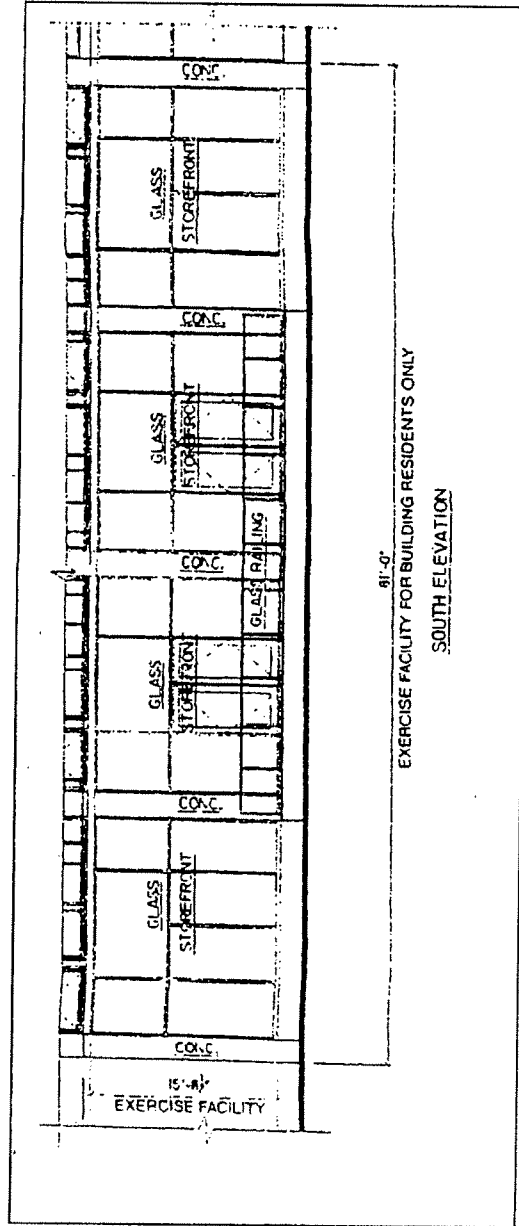
Landscape Plan For Portion Of Subarea A.



Exercise Facility For Building Residents Only --  
East/West Elevation.



Exercise Facility For Building Residents Only --  
South Elevation.



FINAL FOR PUBLICATION

**ORDINANCE**

**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 No. 356 symbols and indications as shown on Map No. 1-G in the area bounded by

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 215.94 feet south of West Huron Street; North Peoria Street; a line 265.94 feet south of West Huron Street; North Peoria Street; West Ancona Street; North Sangamon Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next southwesterly of West Huron Street; a line 151.5 feet west of North Sangamon Street; West Huron Street; and North Sangamon Street,

to those of a B2-5 Neighborhood Mixed-Use 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 B2-5 Neighborhood Mixed-Use District symbols and indications within the area herein above described to the designation of a Residential-Business Planned Development No. 356, As Amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

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



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

June 29, 2006

Mr. Jack H. Berger  
President  
B.D.S. Architects, Inc.  
901 W. Huron  
Chicago, IL 60622

Re: **Administrative Relief request for Residential Business Planned Development No. 356**

Dear Mr. Berger:

Please be advised that your request for a minor change to Residential Business Planned Development No. 356 as amended on August 4, 1993, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you requested the following change:

**Elimination of the Gross Site Area, Net Site Area and Floor Area Ratio (FAR) for Subarea A and Subarea B on the Use and Bulk Regulations and Data Table**

There is no change to the total gross site area, total net site area or total FAR proposed. The elimination of the individual subarea's gross and net site area and FAR will allow for the borrowing of floor area from one subarea to another. Combining Subareas A and B will not result in a change to the total gross site area (154,858 square feet), total net site area (147,018 square feet) or total floor area ratio (3.27). The resulting maximum allowable floor area for the entire site (480,749 square feet) is necessary for the development of the Mondial River West project at 900 W. Huron Street. Therefore, the attached 'combined' Table shall replace the amended Table dated August 4, 1993.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 356, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 356.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Danita Childers, Mike Marmo, DPD files



Residential-Business Planned Development No. 356  
(As Amended)

Use And Bulk Regulations And Data

Subarea "A"  
(See Attached Property Line And Subarea Delineation Map)

General Description Of Land Use: 364 Residential Units and Related Commercial,  
Business with Off-Street Parking and Loading  
Percentage of Land coverage: 82.5% per Site Plan  
Number of Off-Street Loading Spaces: 2 spaces (10 feet x 25 feet) for new construction.  
Maximum Commercial Space: 38,000 square feet.  
Minimum Number of Parking Spaces: 262.  
Periphery Setbacks at Property Lines: Existing Buildings.....0 feet.  
Proposed Buildings.....0 feet.

Subarea "B"  
(See Attached Property Line And Subarea Delineation Map)

General Description Of Land Use: 24 Residential Units  
Percentage of Land coverage: In accordance with Site Plan  
Number of Off-Street Loading Spaces: 1 space per unit.  
Minimum Number of Parking Spaces: 24.  
Periphery Setbacks at Property Lines: As per Site Plan.  
Maximum Building Height:  
(including possible roof deck access –  
building height 35 feet) 40 feet.

	Total
Gross Site Area	154,858 square feet 3.56 acres
Net Site Area	147,018 square feet 3.38 acres
Floor Area Ratio	3.27

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8/4/93

UNFINISHED BUSINESS

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- 18. *Roof projecting of garage over open patio not to exceed eight (8) feet* R
- 19. *Wheelchair lifts and ramps that meet federal, state and local accessibility standards for persons with disabilities* F S R
- 20. *Accessory sheds; tool rooms; and similar buildings or structures for domestic or agricultural storage* R

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

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CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY PARTICULAR AREAS.

On motion of Alderman Banks, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of July 14, 1993, pages 35691 through 35754, recommending that the City Council pass various proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

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

*Yeas* -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Murphy, Rugai, Troutman, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, M. Smith, Stone -- 47.

*Nays* -- None.

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

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

PD 356

*Reclassification Of Area Shown On Map Number 1-G.  
(As Amended)*

*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 M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by:

a line 98.94 feet south of West Huron Street; a line 126.34 feet east of North Peoria Street; a line 148.94 feet south of West Huron Street; and North Peoria Street, and

a line 248.94 feet south of West Huron Street; a line 124.36 feet west of North Peoria Street; thence 100.58 feet west to North Sangamon Street; thence south 86.0 feet to the alley north of West Erie Street; the alley north of West Erie Street; and North Peoria Street,

to the designation of an R5 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Business Planned Development No. 356 and the R5 General Residence District symbols and indications as shown on Map No. 1-G in the area bounded by:

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 215.94 feet south of West Huron Street; North Peoria Street; a line 265.94 feet south of West Huron Street; North Peoria Street; West Ancona Street; North Sangamon Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next southwesterly of West Huron Street; a line 151.5 feet west of North Sangamon Street; West Huron Street; and North Sangamon Street,

to the designation of a Residential-Business Planned Development No. 356, as amended, which is hereby established in the area above described, subject

to the regulations set forth in the Plan of Development herewith attached and made 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 attached to this ordinance reads as follows:

*Residential Business Planned Development No. 356.  
(As Amended)*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Business Planned Development No. 356, as amended (the "Amended Planned Development") consists of approximately 147,018 square feet (or 3.38 acres) of real property ("Planned Development Area"). The Planned Development Area is controlled by the Applicant.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees.
3. The requirements, obligations and conditions contained within this Amended Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. 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 title holder. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Planned Development Area, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Amended 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 Amended 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.

Nothing herein shall be construed to mean that any individual owner of the Planned Development Area or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Amended Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any

portion of the Planned Development Area or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Planned Development Area or the rights therein, except any 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 Planned Development Area so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligation or liability hereunder.

4. This Plan of Development consists of Sixteen Statements, an Existing Zoning and Peripheral Street System Map, a Property Line and Subarea Delineation Map, a Site/Landscape Plan and Elevation Plans prepared by Berger and Associates dated June 10, 1993, and a Table of Use and Bulk Regulations and Data. Full size sets of plans are on file with the Department of Planning and Development. The Plan of Development is applicable to the Planned Development Area delineated herein and these and no other controls shall apply to the Planned Development Area. This Plan of Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted with the Planned Development Area: (Subarea A) -- commercial, residential and related uses and off-street parking; (Subarea B) -- residential (single-family and row-house units).
6. Identification signs, including construction and marketing signs, shall be permitted subject to the review and approval of the Commissioner of the Department of Planning and Development.
7. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
8. Off-street parking will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of Transportation, Bureau of Traffic Engineering and Operations.
9. Any service drives, private streets or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of

- construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. No parking shall be permitted within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning and Development.
10. Height restrictions of any building or any appurtenance attached thereto shall, in addition to the Table of Use and Bulk Regulations and Data, be subject to:
    - a. Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration.
    - b. Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
    - c. In addition, Subarea B height limitations are restricted by those indicated on the attached Elevation exhibits.
  11. For purpose of Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
  12. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development.
  13. The improvements located within Subarea B on the Property, including all entrances and exits to the development, shall be designed and constructed in general conformance with the Site/Landscape Plan and with the Elevation Plans dated June 10, 1993. In addition, street trees in the adjacent right-of-way shall be installed and maintained in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
  14. 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 request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance and will not result in increasing the

maximum floor area ratio for the total Property Net Site Area established by this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

15. The Applicant acknowledges that 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 best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
16. Unless substantial construction of the dwelling units within Subarea B has commenced within ten (10) years following adoption of this Amended Planned Development, and unless completion is thereafter diligently pursued, then the portion of this Amended Planned Development designated as Subarea B shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then the Subarea B portion of this Amended Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Amended Planned Development shall be the effective date of the Amendatory Ordinance). If the portion of this Amended Planned Development designated as Subarea B expires under the provisions of this section, then the zoning of the property designated as Subarea B shall automatically revert to that of an R5 General Residence District.

[Existing Zoning and Peripheral Street System Map,  
Property Line and Subarea Delineation Map,  
Site/Landscape Plans and Elevation Plans  
attached to this Plan of Development  
printed on pages 37170 through  
37174 of this Journal.]

8/4/93

UNFINISHED BUSINESS

37167

Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

*Residential-Business Planned Development Number 356.  
(As Amended)*

*Use And Bulk Regulations And Data.*

*Subarea "A".*

*(See Attached Property Line And  
Subarea Delineation Map)*

Net Site Area		General Description Of Land Use	Floor Area Ratio	Percentage Of Land Coverage
Square Feet	Acres			
115,619	2.65	364 Residential Units and Related Commercial, Business, with Off-Street Parking and Loading	3.6	82.5% per Site Plan

- Gross Site Area -- Net Site Area: 2.47 acres + area in public right-of-way 0.18 acres = 2.65 acres.
- Number of Off-Street Loading Spaces: 2 spaces (10 feet x 25 inches) for new construction.
- Maximum Commercial Space: 38,000 square feet.
- Minimum Number of Parking Spaces: 262.

Periphery Setbacks at Property Lines: Existing Buildings . . . . . 0 feet.  
 Proposed Buildings . . . . . 0 feet.

*Subarea "B".*

(See Attached Property Line And Subarea Delineation Map)

Net Site Area		General Description Of Land Use	Floor Area Ratio	Percentage Of Land Coverage
Square Feet	Acres			
31,399	0.73	24 Residential Units	1.94	In accordance with Site Plan

Gross Site Area -- Net Site Area: 0.73 acres.  
 Number of Off-Street Loading Spaces: 1 space per unit.  
 Minimum Number of Parking Spaces: 24.  
 Periphery Setbacks at Property Lines: As per Site Plan.  
 Maximum Building Height: 40 feet.  
 (including possible roof deck access -- building height 35 feet)

	(Subarea A)	(Subarea B)	Total
Gross Site Area	123, 459 square feet 2.83 acres	31,399 square feet .73 acres	154,858 square feet 3.56 acres

	(Subarea A)	(Subarea B)	Total
Net Site Area	115,619 square feet 2.56 acres	31,399 square feet .73 acres	147,018 square feet 3.38 acres
Floor Area Ratio	3.6	1.94	3.27

[Property Line and Subarea Delineation Map attached to these Use and Bulk Regulations and Data printed on page 37171 of this Journal.]

*Reclassification Of Area Shown On Map Number 2-H.*

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

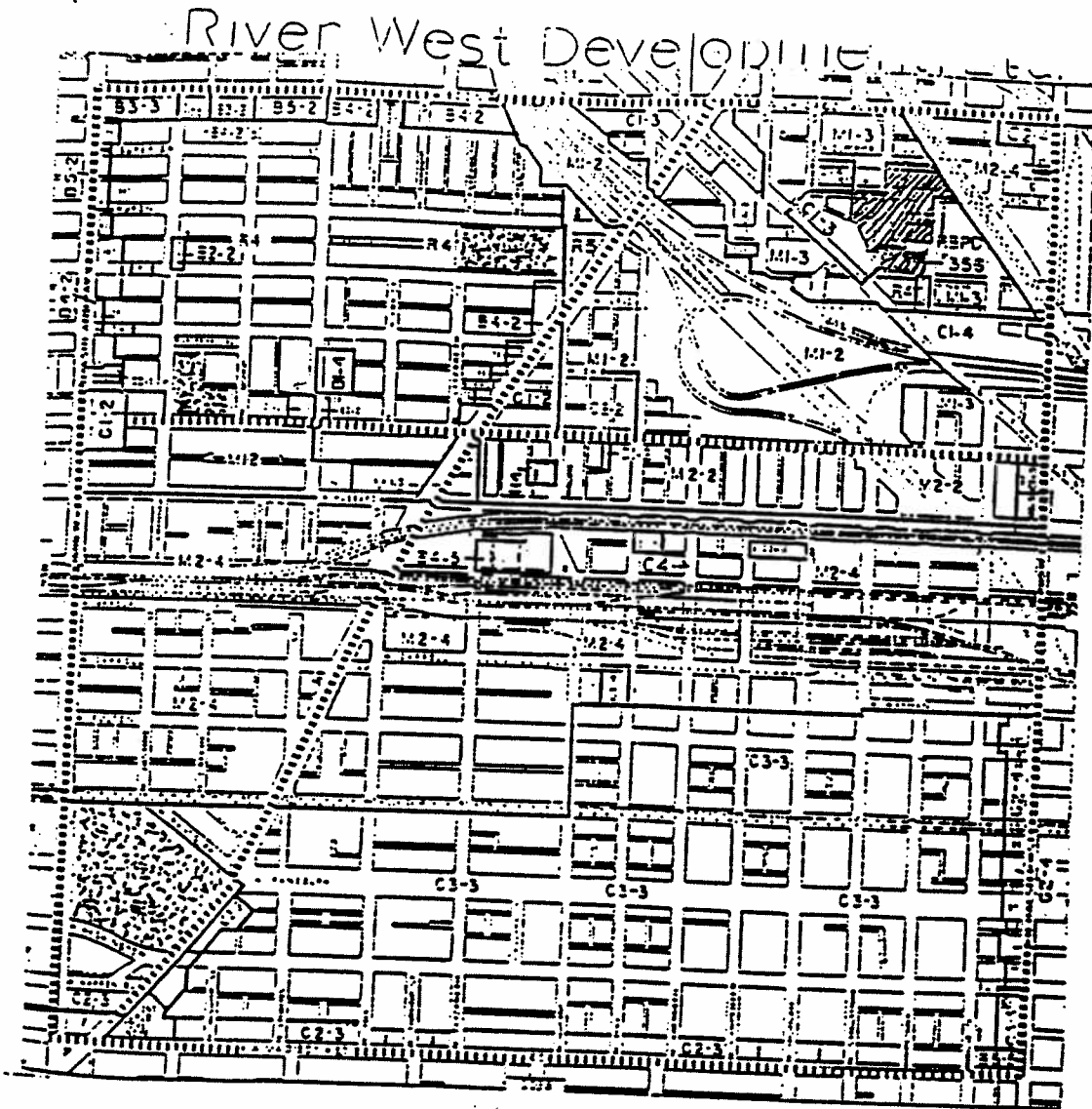
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 2-H in the area bounded by:

a line 200 feet north of West Van Buren Street; the alley next east of and parallel to South Leavitt Street; West Van Buren Street; and South Leavitt Street,

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.

Existing Zoning And Peripheral Street System Map.



PREFERENTIAL STREETS



PROPOSED PLANNED DEVELOPMENT  
As Amended



PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: River West Development, Ltd.  
 901 West Huron Street  
 Chicago, Illinois 60622  
 DATE: June 3, 1992  
 REVISED: June 10, 1993

8/4/93

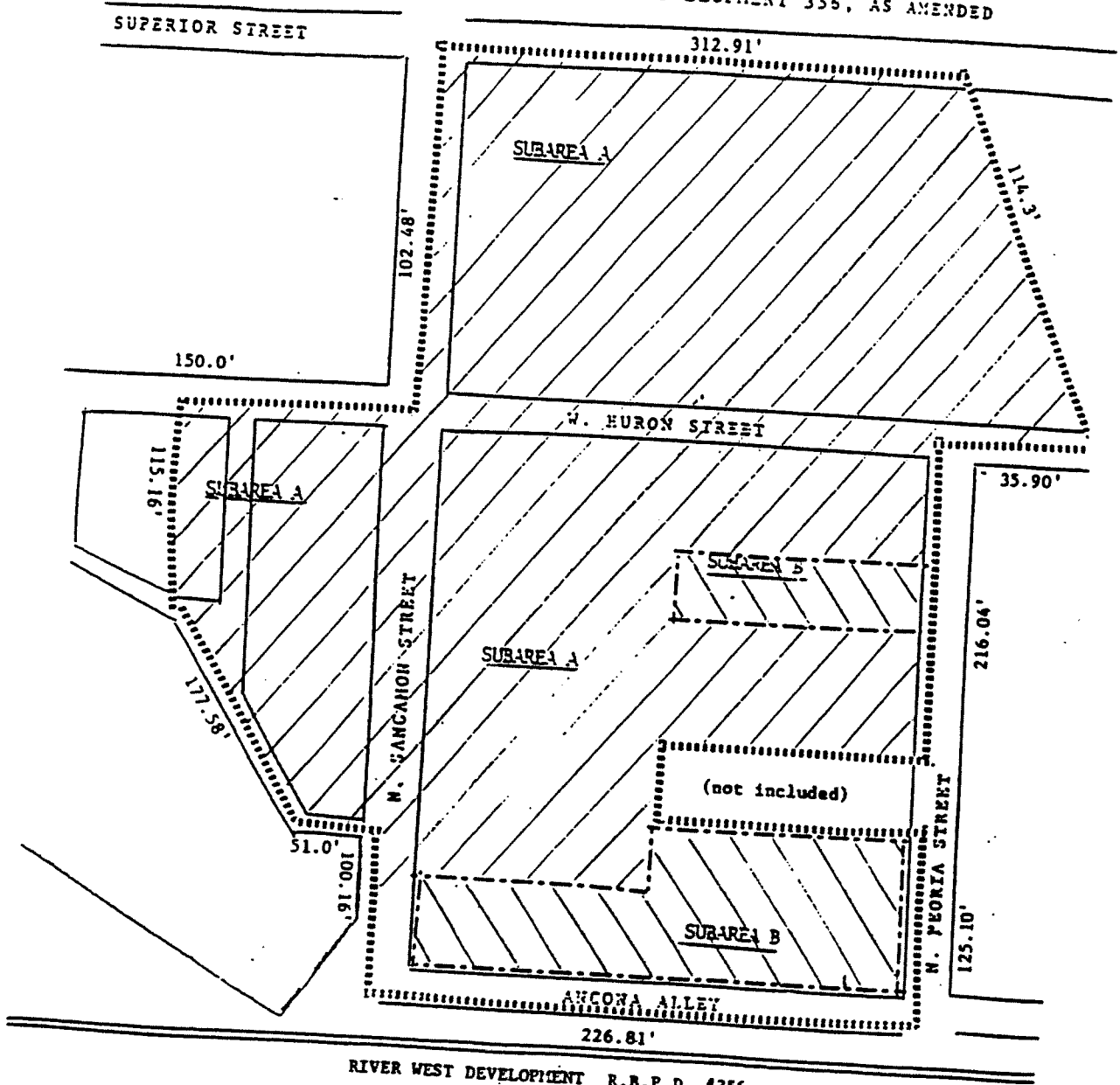
# UNFINISHED BUSINESS

37171

## Property Line And Subarea Delineation Map.

### River West Development, Ltd.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT 356, AS AMENDED

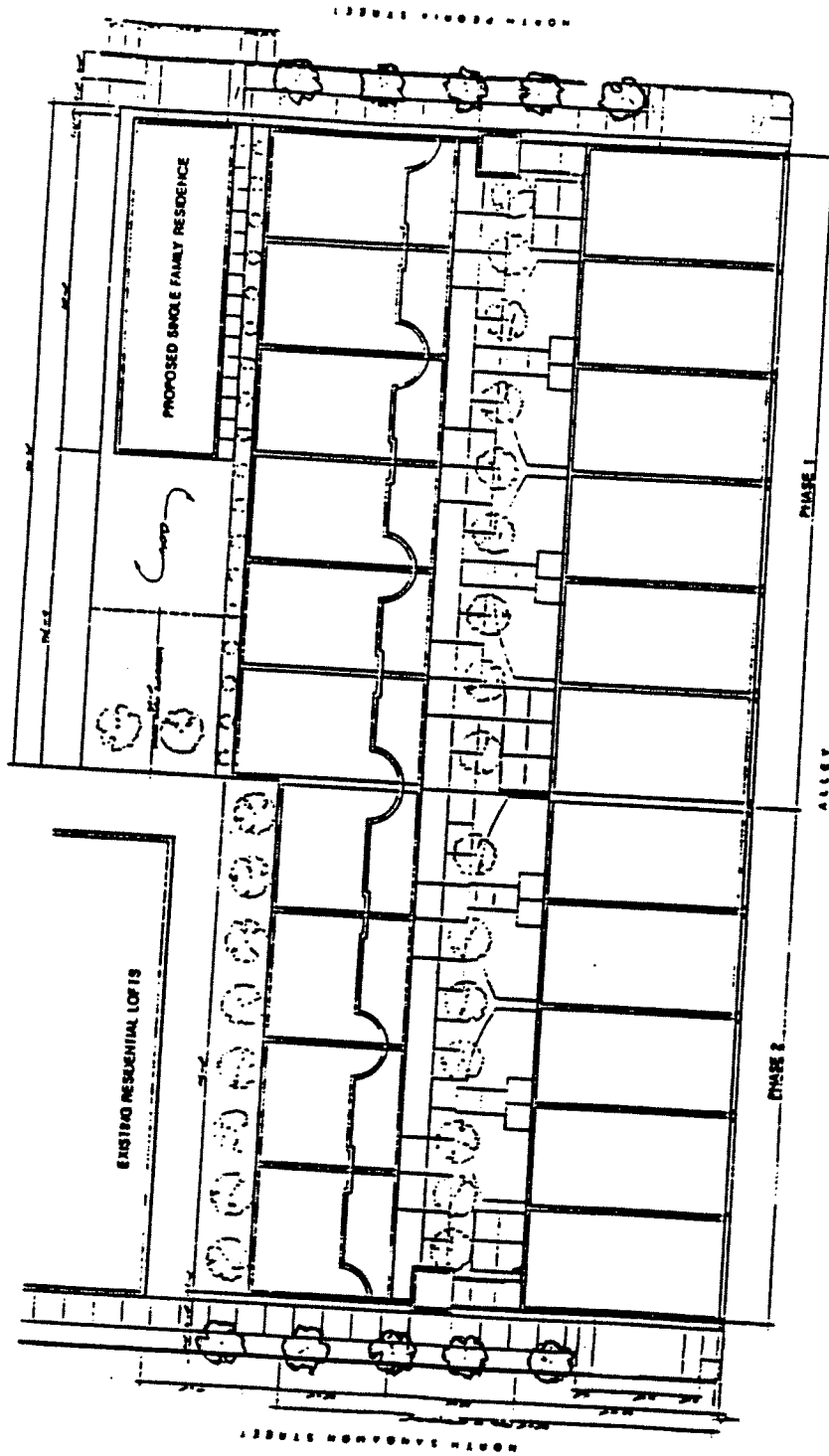


RIVER WEST DEVELOPMENT R.B.P.D. #356

PROPOSED DEVELOPMENT BOUNDARY = .....  
 PROPOSED SUBAREA B = - - - - -

June 10, 1993

Site/Landscape Plans.  
(Page 1 of 2)



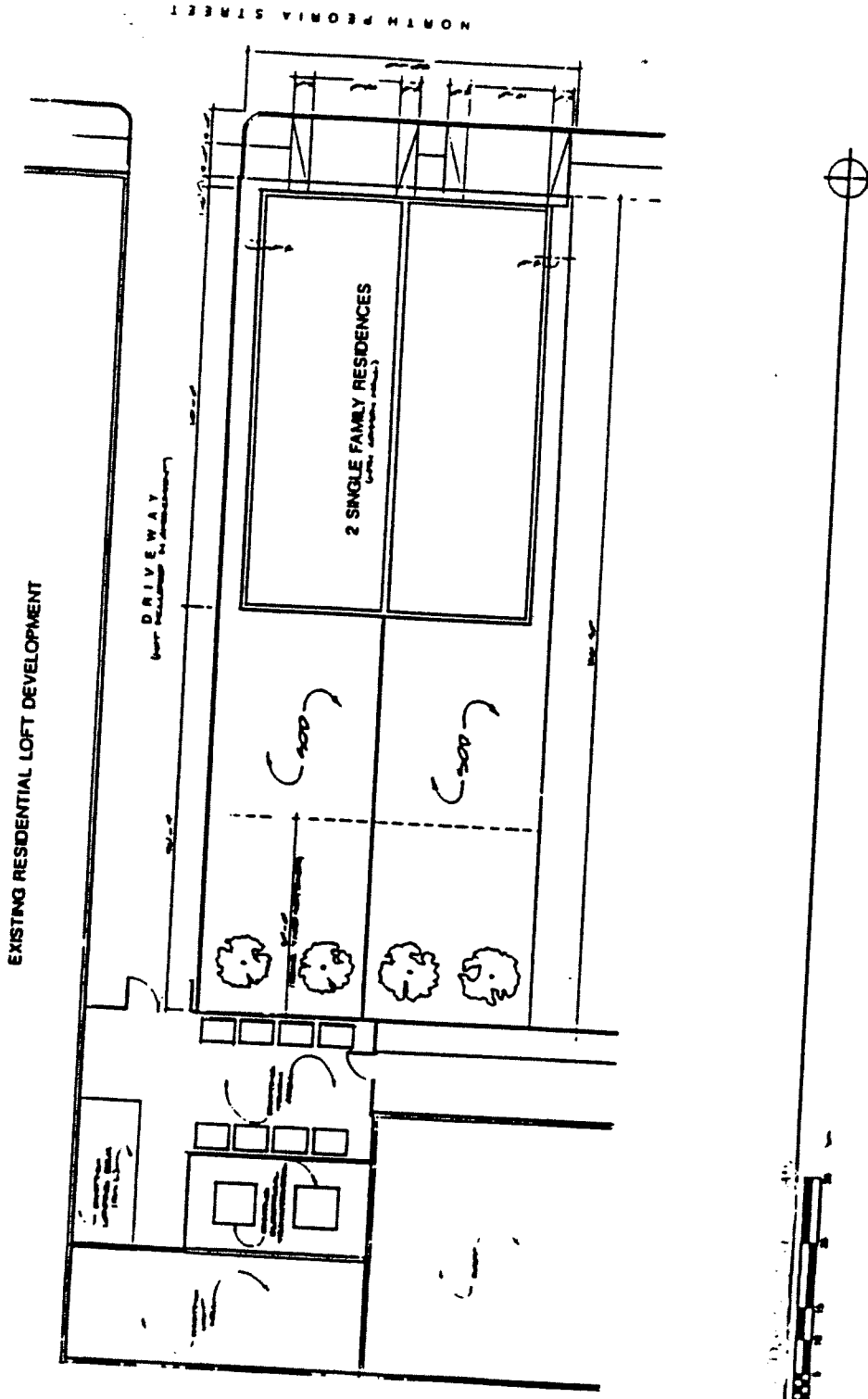
RIVER WEST DEVELOPMENT, LTD.  
AMENDMENT TO R.B.P.D. #356  
JUNE 10, 1993

8/4/93

# UNFINISHED BUSINESS

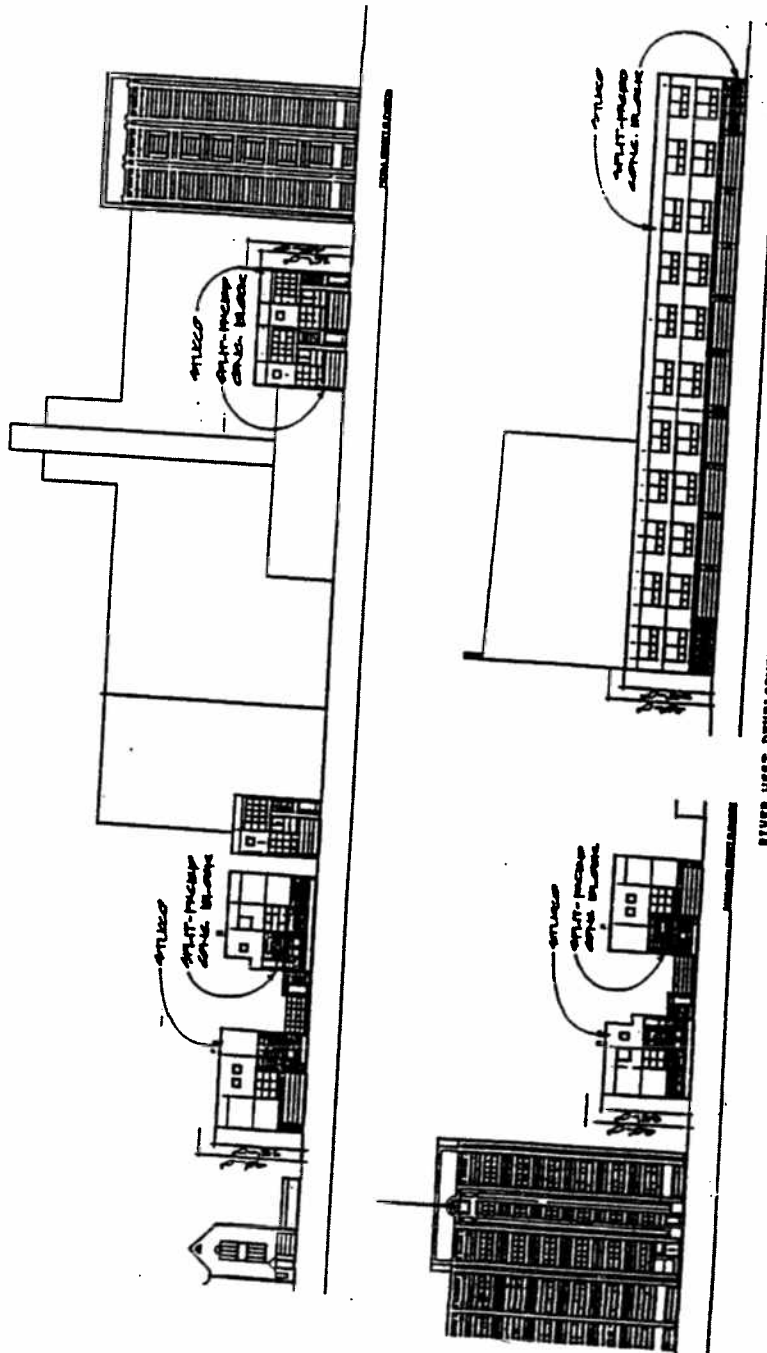
37173

## Site/Landscape Plans. (Page 2 of 2)



RIVER WEST DEVELOPMENT, LTD.  
AMENDMENT TO R.B.P.D. #356  
JUNE 10, 1993

Elevation Plans.



(Continued from page 2238)

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 65.94 feet south of West Huron Street; a line 126.34 feet west of North Peoria Street; a line 115.94 feet south of West Huron Street; North Peoria Street; a line 215.94 feet south of West Huron Street; a line 126.34 feet west of North Peoria Street; a line 245.04 feet south of West Huron Street; North Sangamon Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next southwesterly of West Huron Street; a line 151.5 feet west of North Sangamon Street; West Huron Street; and North Sangamon Street,

to the designation of Residential-Business Planned Development No. 356, 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 attached to this ordinance reads as follows:

*Residential-Business Planned Development No. 356, As Amended.*

*Plan Of Development*

*Statements.*

1. The area delineated herein as a Residential and Business Planned Development is owned by the American National Bank as Trustee under Trust No. 58181. It is to be developed by River West Development, Limited.
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. Ingress and egress to such off-street facilities shall be from North Sangamon Street, West Huron Street and North Peoria Street.

3. All applicant official reviews, approvals or permits are required to be obtained by the purchasers or their 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 purchasers or their successors, assignees or grantees. It is contemplated that the north/south alley parallel and west of North Sangamon Street will be vacated. It is also anticipated that North Sangamon Street within the area of the Planned Development will be closed to street traffic (except for emergency vehicles) and the area be developed as a public square.
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 the City 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 the City of Chicago and shall have a minimum width of 20 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 Residential and Business Planned Development: General merchandise and retail uses as related to a B-4 Restricted Service District (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 Residential and Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning. There shall be no advertising signs.
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 Residential and Business Planned Development, and illustrates that the development of such area shall be in general compliance with the business district classifications and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Drawing attached to this Plan of Development printed on  
page 2246 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Residential-Business Planned Development No. 356, As Amended,**Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	F.A.R.	Percent Of Land Coverage
Sq. Ft.	Acres			
115,619*	2.65	364 residential units and related commercial, business, with off-street parking and loading	3.6	82.5%

Gross Site Area -- Net Site Area: 2.65 Acres + Area in Public  
Right-of-Way (0.18 Acres) =  
2.83 Acres

Number of Off-Street Loading  
Spaces: 2 spaces (10 feet x 25 inches) for new  
construction

Maximum Commercial Space: 38,000 square feet

Minimum Number of Parking Spaces: 262

Periphery Setbacks at Property Lines:

Existing Building 0 feet

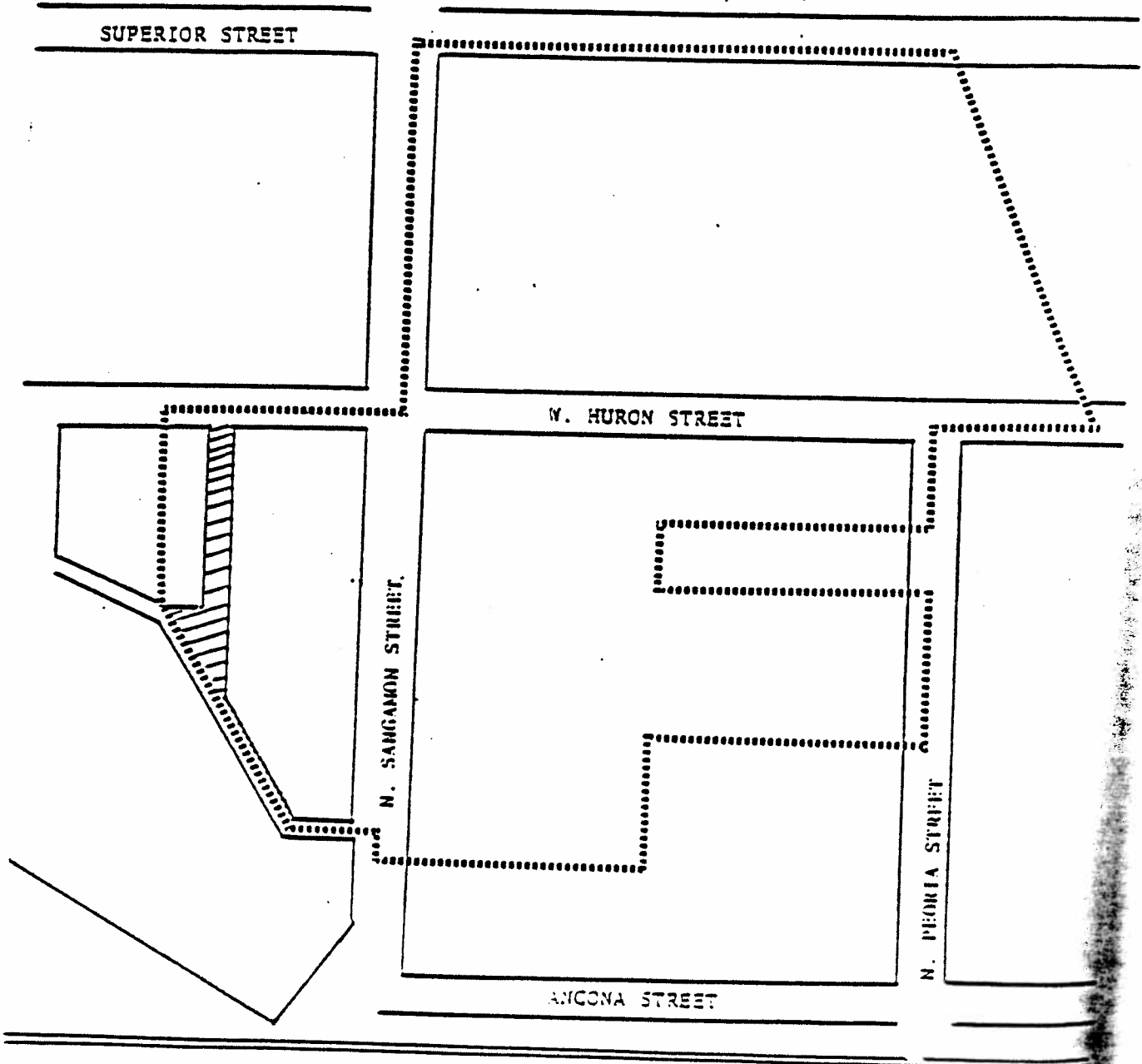
Proposed Building 0 feet

\* includes 2,450 feet of public alley to be vacated.

(Plan of Development associated with this drawing  
printed on pages 2242 through 2243)

# River West Development, Ltd.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT 356, AS AMENDED



PROPOSED DEVELOPMENT BOUNDARY = .....

ALLEY PROPOSED TO BE VACATED = [Hatched Box]

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-4 General Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 1-F in the area bounded by

West Ohio Street; a line 143.20 feet east of the center line of North Halsted Street; a line 119.76 feet south of the center line of West Ohio Street; a line 187.27 feet east of the center line of North Halsted Street; West Ohio Street; the alley next east of and parallel to North Halsted Street; a line 192.56 feet south of the center line of West Ohio Street; and North Halsted Street,

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

[Business-Residential Planned Development printed on pages 18383 through 18390 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. 1-G.*

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

*Handwritten signature/initials*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 General Manufacturing District symbols and indications as shown on Map No. 1-G in the area bounded by

West Superior Street; a line 312.91 feet east of North Sangamon Street; a line from a point 312.91 feet east of North Sangamon Street and 51.18 feet north of West Huron Street, to a point 348.81 feet east of North Sangamon Street along the north line of West Huron Street; West Huron Street; North Peoria Street; a line 65.94 feet south of West Huron Street; a line 126.34 feet west of North Peoria Street; a line 283.20 feet south of West Huron Street; West Huron Street; the alley next south of and parallel to West Huron Street; the alley next southwesterly of North Sangamon Street; the alley next west of and parallel to North Sangamon Street; West Huron Street; and North Sangamon Street,

to the designation of a Residential and 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.

[Residential and Business Planned Development printed on pages 18392 through 18395 of this Journal.]

No. 356

RESIDENTIAL AND BUSINESS PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as a Residential and Business Planned Development is owned by the American National Bank as Trustee under Trust No. 58181. It is to be developed by River West Development, Ltd.
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. Ingress and egress to such off-street facilities shall be from North Sangamon Street, West Huron Street and North Peoria Street.
3. All applicant official reviews, approvals or permits are required to be obtained by the purchasers or their 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 purchasers or their successors, assignees or grantees. None are contemplated.
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 the City 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 the City of Chicago and shall have a minimum width of 20 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 Residential and Business Planned Development: General merchandise uses, retail drug stores, grocery stores, residential units, restaurants and service type business uses, including medical and banking services, 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 Residential and Business Planned Development, subject to the review and approval of the Department of Buildings and the Department of Planning.
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 Residential and Business Planned Development, and illustrates that the development of such area shall be in general compliance with the business district classifications and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

APPLICANT: River West Development, Ltd.  
 DATE: April 26, 1985

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

—  
*Reclassification of Area Shown on Map No. 1-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 R5 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-J in the area bounded by

West Franklin Boulevard; a line 97.13 feet east of North Spaulding Avenue; the alley next south of and parallel to West Franklin Boulevard; North Spaulding Avenue; a line 316 feet south of West Franklin Boulevard; North Sawyer Avenue; the alley next north of the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); the alley next east of North Sawyer Avenue or the line thereof if extended where no alley exists; the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); and North Homan Avenue,

to the designation of an Institutional 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.

[Institutional Planned Development printed on pages  
18396 through 18400 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. 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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

the alley next east of and parallel to South Dearborn Street; West Madison Street; the alley next west of and parallel to South State Street; and the alley next south of and parallel to West Madison Street,

(Continued on page on page 18401)

# River West Development, Ltd.



SUPERIOR STREET

W. HURON STREET

N. SANGAMON STREET

N. PEORIA STREET

PLANNED DEVELOPMENT BOUNDARY

RESIDENTIAL & BUSINESS  
PLANNED DEVELOPMENT



APPLICANT: RIVER WEST DEVELOPMEN  
LTD.

DATE:

6/26/85

REPORTS OF COMMITTEES

18393

RESIDENTIAL AND BUSINESS PLANNED DEVELOPMENT  
USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	F.A.R.	% of Land Coverage
Sq. Ft.	Acres			
94,969	2.18	Three hundred <del>and five</del> (314) residential units for a total of 304,127 sq. ft. and 37,761 sq. ft. of commercial space to be developed in three phases.	3.6	63.67%

(Existing loft building to be rehabbed covers  
approximately 90% of its site.)

Gross Site Area - Net Site Area: 2.18 Acres + Area in Public  
Right-of-Way 0.18 Acres = 3.8 Acres

Number of off-street loading spaces: Per requirements of B4 Restricted  
Services District

Minimum Number of Parking Spaces: 228

Periphery Setbacks at Property Lines:

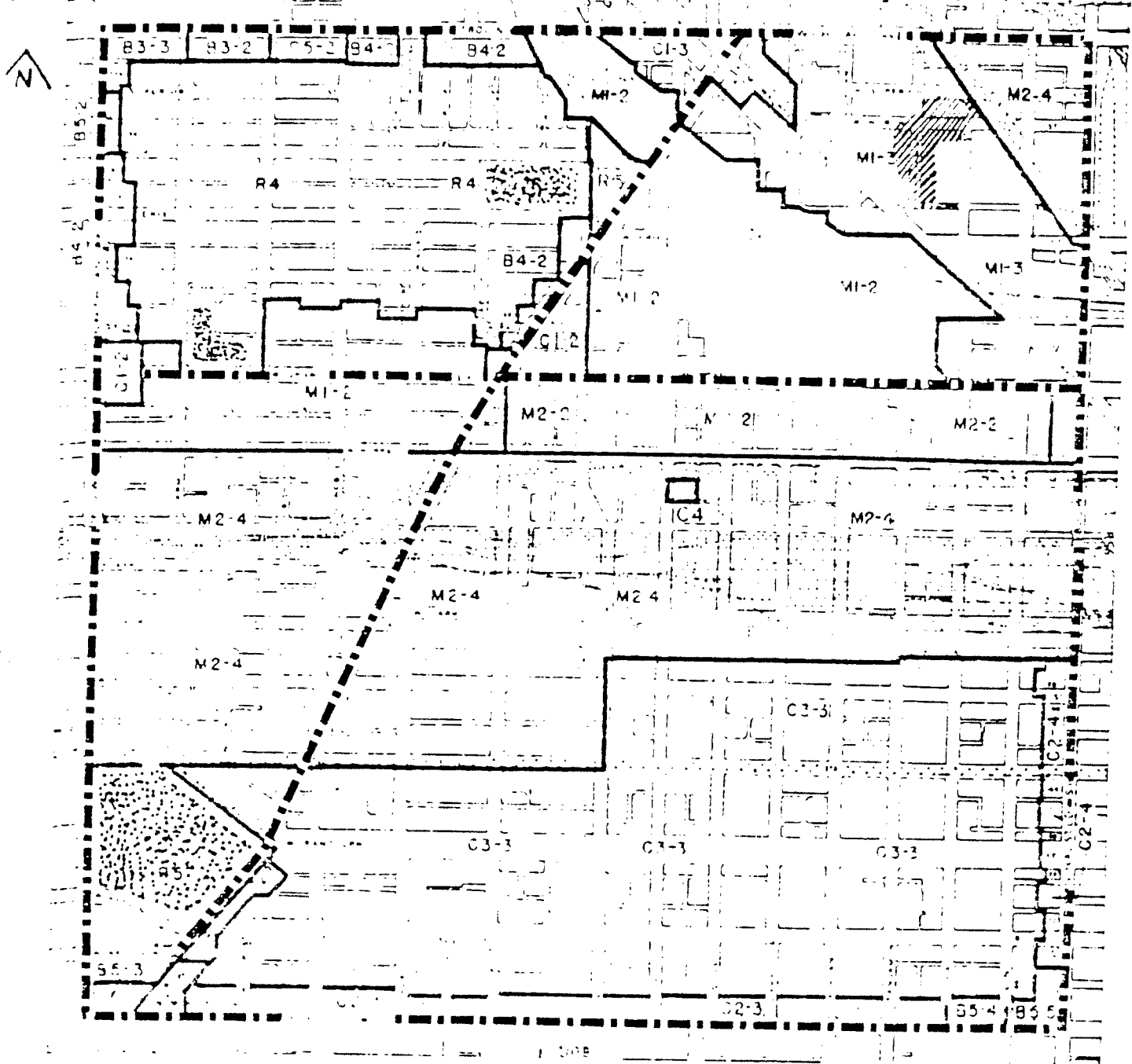
Existing Building.....	0'
Proposed Buildings.....	15'

Applicant: River West Development, Ltd.

Date: April 29, 1985

Revised: June 13, 1985

RIVER WEST DEVELOPMENT, LTD.



EXISTING ZONING AND PREFERRED STREET SYSTEM MAP

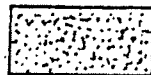
PREFERRED STREETS



PROPOSED PLANNED DEVELOPMENT



PUBLIC AND QUASI-PUBLIC FACILITIES



Applicant:

RIVER WEST DEVELOPMENT,  
LTD.

Date:

INSTITUTIONAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Board of Education of the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Board of Education of the City of Chicago.
3. Use of land will consist of academic and related uses including recreational uses, a swimming pool, and off-street parking and loading facilities.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Board of Education and approved by the City Council.
6. 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.
7. Identification signs may be permitted within the area delineated as "Institutional Planned Development," subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance 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 Development Amendments," as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Chicago Board of Education

DATE: September 15, 1982