



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

June 30, 2025

VIA EMAIL

Kate Duncan
Quarles & Brady LLP
155 North Wacker Drive, Suite 3200
Chicago, IL 60606

**Re: Site Plan Review and Minor Change Request for Planned Development No. 38, Sub-Area B,
at 5200 S Lake Park Avenue**

Dear Ms. Duncan:

Please be advised that your request for site plan approval and minor change request for Business-Residential Planned Development No. 38 ("PD #38"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.10 of PD #38.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan review and minor change request submitted for the project identified above. The applicant proposes to add a drive-through lane to the existing McDonald's restaurant, located at 5200 S. Lake Park Avenue in Sub-Area B of PD #38. The proposed development will not change the Floor Area Ratio (FAR) or building height. The addition of the drive-through lane will result in 21 parking spaces, and a new trash enclosure will be constructed.

With regard to the minor change request, the Department of Planning and Development has determined that the addition of a drive-through lane to the existing McDonald's in Sub-Area B will not create an adverse impact on the Planned Development or the surrounding neighborhood, will not result in an increase in the maximum permitted floor area ratio of Sub-Area B, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD #38, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

This request for a site plan approval for Sub-Area B includes nine (9) exhibits:

- C-2 Site Plan
- C-3 Grading and Utility Plan
- L-1 Landscape Plan
- DT-1 Drive Thru Pavement Plan
- DT-2 Drive Thru Equipment Plan
- SSD-1-4 Site Structural Drawings (4)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD #38. Additionally, the Site Plan has been approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Mayor's Office for People with Disabilities (MOPD), and Stormwater. Accordingly, this Site Plan submittal for Sub-area B within Planned Development No.38 is hereby approved.

If you have any questions or concerns, please contact Yangdi Wang at yangdi.wang@cityofchicago.org.

Sincerely,



Noah Szafraniec
Assistant Commissioner

cc: Yangdi Wang
Mike Marmo
Janice Hill
Stephen Nutt
Main File

DATE	
REVISION	

Prepared for:
McDonald's
 110 N. Carpenter St
 Chicago, IL 60609
McDonald's - Chicago
 5200 Lake Park Ave
 Chicago, Illinois

PROJECT NO: 24040
 SCALE: 1" = 5'-0"
 DATE: JANUARY 24, 2022
 DRAWN BY: JOSH MILLER
 DESIGN BY: R. RUFFOLO
 CHECKED BY: J. MILLER
 LC #12-2158

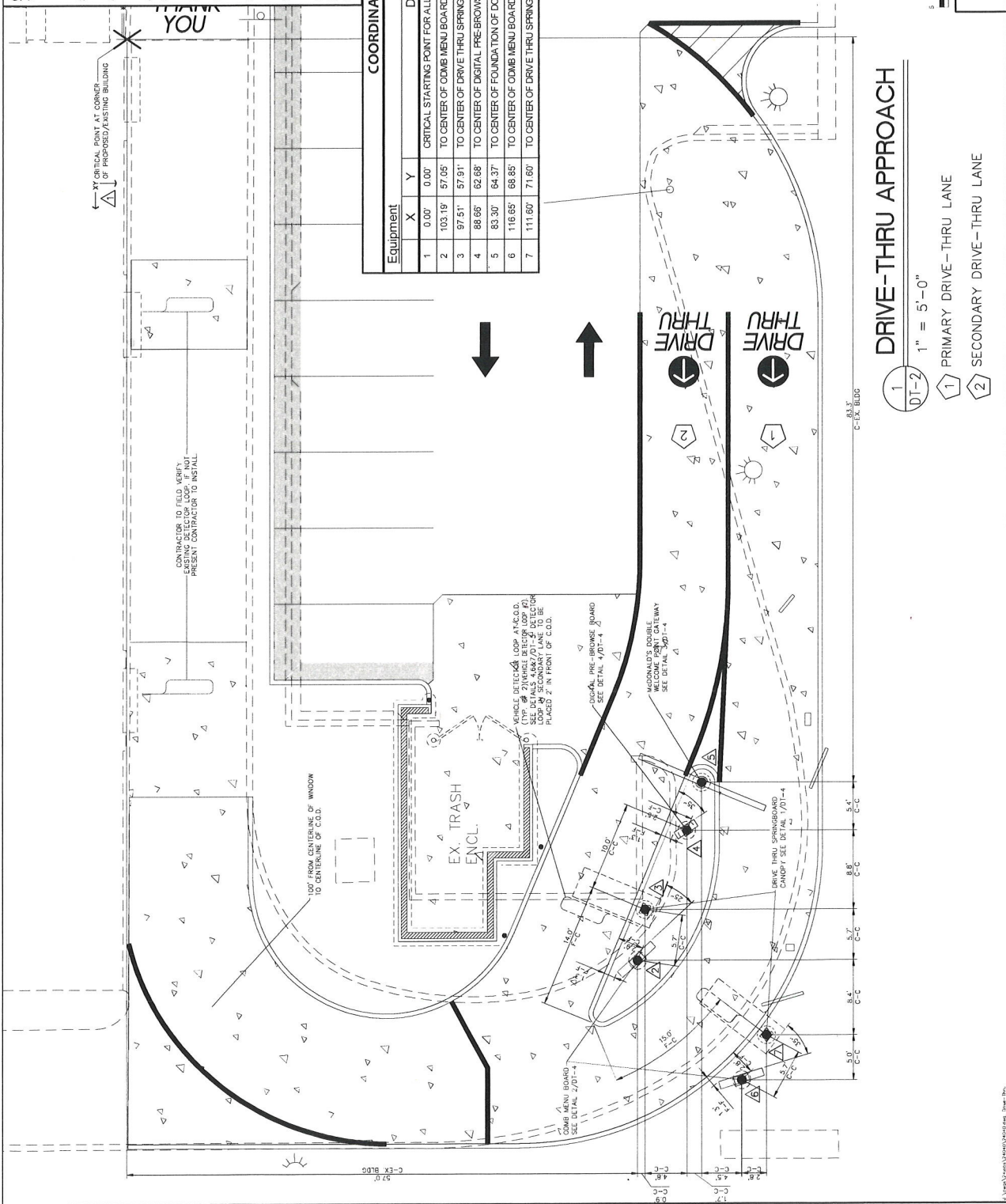
W&B Engineering Resources
 Watermark-engineering.com | 2631 Ogden Woods Plaza | Aurora, IL 60002 | (630) 375-1808

Recorded By: _____

GENERAL NOTES:

- THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE LOCATION OF THE MENU BOARD OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED ON THE LOCATION OF THE MENU BOARD. THE MEASUREMENT TAKEN FROM THE CENTER OF THE SPRINGBOARD CANOPY TO THE CENTER OF THE MENU BOARD IS INDICATED BY A DIMENSION LINE. THE FACE OF THE BOARD IS TO BE CENTERED TO THE CENTER OF THE BOARD. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH CONDUIT TRAYS INSIDE BUILDING. REFER TO THE LOCATION OF THE BOARD FOR THE LOCATION OF THE BOARD. REFER TO THE LOCATION OF THE BOARD FOR THE LOCATION OF THE BOARD.
- VERIFY THE LOCATION OF THE MENU BOARD FROM THE BLOCK THE VENDING OF THE MENU BOARD FROM THE VENDING NOTE. VERIFY ALL DRIVE-THRU EQUIPMENT WITH MCDONALD'S PROJECT MANAGER AND OPERATIONS THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW CHANGES ARE TO BE MADE AFTER THIS POINT. THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS TO BE REVIEWED BY THE PROJECT MANAGER AND OPERATIONS MANAGER. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES			
Equipment	Description		
X	Y		
1	0.00	0.00	CRITICAL STARTING POINT FOR ALL COORDINATES
2	103.19	57.05	TO CENTER OF ODMB MENU BOARD
3	97.51	57.91	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
4	88.66	62.68	TO CENTER OF DIGITAL PRE-BROWSE BOARD
5	83.30	64.37	TO CENTER OF FOUNDATION OF DOUBLE WELCOME POINT GATEWAY
6	116.65	68.85	TO CENTER OF ODMB MENU BOARD
7	111.60	71.60	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY



DRIVE-THRU APPROACH
 EQUIPMENT PLAN

1" = 5'-0"
 1 PRIMARY DRIVE-THRU LANE
 2 SECONDARY DRIVE-THRU LANE

McDonald's
 110 N. Carpenter St
 Chicago, IL 60609
McDonald's - Chicago
 5200 Lake Park Ave
 Chicago, Illinois

PROJECT NO: 24040
 SCALE: 1" = 5'-0"
 DATE: JANUARY 24, 2022
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 CHECKED BY: J. MILLER
 LC #12-2158

Recorded By: _____

STRUCTURAL NOTES:

DESIGN CODE:
 • CHICAGO BUILDING CODE, LATEST EDITION

MATERIAL SPECIFICATIONS:

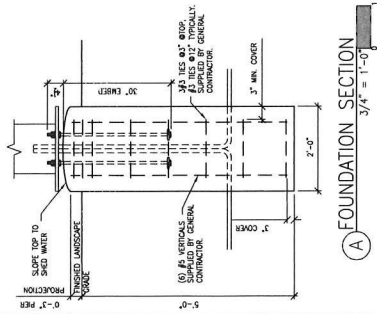
1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 35 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2239
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
5. PLATE SHALL BE ASTM A36, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

FOUNDATION DESIGN PARAMETERS:

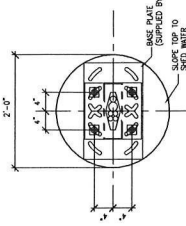
1. MINIMUM REQUIRED SOIL PARAMETERS:
 - COHESIVE SOILS:
 - SHEAR STRENGTH = 750 lbs/ft²
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
 - COHESIONLESS SOILS:
 - ANGLE OF INTERNAL FRICTION = 27 DEGREES
 - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
2. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3,000 lbs/ft²
3. PRIOR TO FABRICATION OF MATERIALS TO BE USED AT THIS SITE, THE GENERAL CONTRACTOR SHALL EMPLOY A SOILS TESTING AGENCY TO PREPARE A SITE SPECIFIC SOIL REPORT TO ESTABLISH THE SOIL PARAMETERS NOTED ABOVE. IF THE MINIMUM PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
4. ALL SOILS TESTS SHALL BE PERFORMED BY A SOILS TESTING AGENCY TO VERIFY THE SITE SOIL CONDITIONS MEET OR EXCEED THE PARAMETERS LISTED ABOVE BEFORE THIS DESIGN IS USED.
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6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8" FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

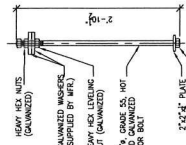
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2. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
3. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS. (EMBEDMENT DEPTHS SHOWN ARE FORM GRADE).
4. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING BARS, UNLESS NOTED OTHERWISE.
5. ALL REINFORCING BY GENERAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.



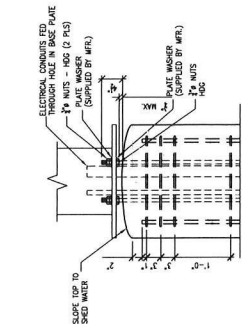
A FOUNDATION SECTION
 3/4" = 1'-0"



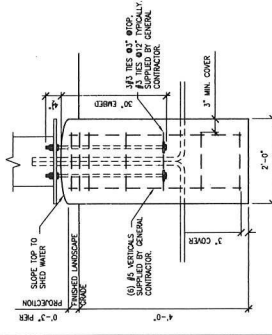
B ANCHOR BOLT DETAILS
 1" = 1'-0"



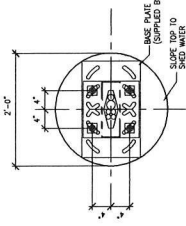
C ANCHOR BOLT DETAIL
 1" = 1'-0"



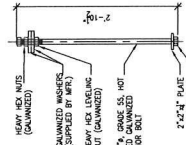
C CONNECTION DETAIL
 1" = 1'-0"



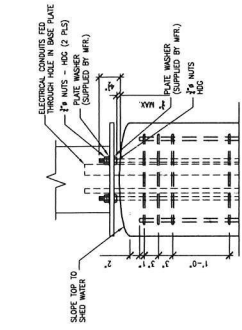
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B ANCHOR BOLT DETAILS
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C ANCHOR BOLT DETAIL
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C CONNECTION DETAIL
 1" = 1'-0"

ODMB OUTDOOR MENU BOARD FOUNDATION

DIGITAL PRE-BROWSE BOARD FOUNDATION

NO.	REVISIONS	DATE
01		

Prepared By: **McDonald's - CHICAGO**
 110 N. Carpenter Street
 Chicago, IL 60607
 5200 South Lake Park Avenue
 Chicago, Illinois
 312.808.8088

SMARTYNO AND COMPANY
 STRUCTURAL ENGINEERS
 1798 WEST CALHOUN STREET
 CHICAGO, ILLINOIS 60612
 312.808.8088
 EXPIRES 11/30/26

SSD-1
 LC #12-2658
 CHECKED BY: S.M.
 DESIGN BY: C.M.
 DRAWN BY: C.M.
 DATE: JANUARY 22, 2025
 SCALE: NOTED
 PROJECT NO: 24-040

STRUCTURAL NOTES:

DESIGN CODE:
 • CHICAGO BUILDING CODE, LATEST EDITION

MATERIAL SPECIFICATIONS:

1. CONCRETE COMPRESSIVE STRENGTH (f'_c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2329
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6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

NO.	REVISIONS	DATE

Prepared For:	

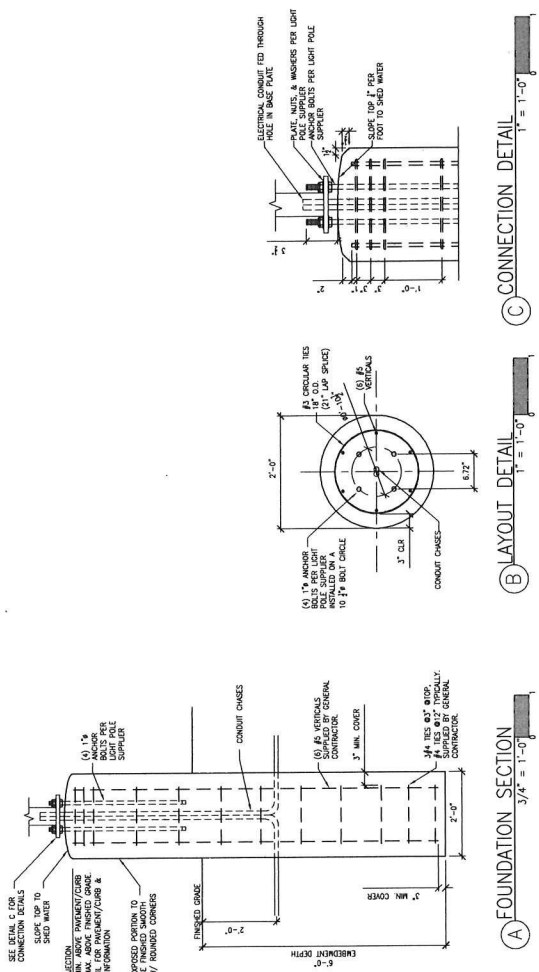
McDONALD'S - CHICAGO
 5200 South Lake Park Avenue
 Chicago, IL 60607
 110 N. Carpenter Street
 Chicago, IL 60607

Prepared By:
 MARTINO AND COMPANY
 STRUCTURAL ENGINEERS
 1700 WEST CRAWFORD STREET
 CHICAGO ILLINOIS 60622
 312.332.1304

Expires: 11/30/26

PROJECT NO.: 24-040
 SCALE: NOTED
 DATE: JANUARY 22, 2025
 DRAWN BY: G.M.
 DESIGN BY: S.N.
 CHECKED BY: S.N.

SSD-3
 LC #12-2158



(A) FOUNDATION SECTION
 3/4" = 1'-0"

(B) LAYOUT DETAIL
 1" = 1'-0"

(C) CONNECTION DETAIL
 1" = 1'-0"

LIGHT POLE FOUNDATION



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 15, 2022

Scott R. Borstein Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

RE: PD No. 38 - Request for Site Plan Review and Minor Change by BCAL-TC Lessee LLC (Trammel Crow) for the development referred to as Hyde Park Labs [This letter supersedes letter issued December 13, 2022]

Dear Mr. Borstein

Please be advised that your request for a Site Plan Review and a Minor change to Phase II to Planned Development No. 38 ("PD38") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 10 and 16 of PD 38.

On May 17, 2019, Wexford Science & Technology, LLC ("Wexford") was issued a minor change for a parking reduction within Sub areas A and C, and site plan approval for a proposed 14-story building which will sit upon the existing 3-story, Phase I podium within Sub area A at 5235 S. Harper Court and 5220-5228 S. Lake Park Avenue. The Minor Change portion of that approval, which reduced the required parking at the site from 600 to 515 spaces, lapsed, but was subsequently approved again on April 29, 2021. That April 29, 2021, Minor Change approval has now also lapsed, reverting the parking requirement back to 600 spaces. The Site Plan approval remains in effect. Since action to implement the minor change did not occur within 12 months of issuance of the minor change, the 2021 minor change expired. The site plan approval has no such expiration date and is still valid.

A new entity BCAL-TC Lessee LLC (Trammel Crow) is ready to proceed with construction and is seeking an approval of the minor change to reduce the minimum number of off-street parking spaces within Subareas A and C from 600 to 580 spaces. The property is located within 1,320 feet of the 53rd Street Metra rail station and qualifies for a parking reduction of up to 100% parking reduction, pursuant to Section 17-10-0102-B of the Zoning Ordinance. On October 16, 2022, the property owner of both subareas, Lake Park Associates, Inc., provided their consent to this request. The new building is approximately 216 feet tall and will add 125 new parking spaces, bringing the current total number of parking spaces between Phases 1 and 2 to 580. The Phase 2 building will replace the existing loading spaces on S. Harper Avenue with 2 new loading bays and a dedicated trash room located on 52nd Street and provide 66 bike spaces.

Regarding your request, the Department of Planning and Development has determined that allowing the parking reduction along with the proposed change to statement 13 will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 38, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such

time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

The Department of Planning and Development has reviewed the site plan request for approval submitted for the project identified. The proposed new 14-story glass and steel structure, which will be constructed within Subarea A of BRPD No. 38, will sit upon the existing 3-story Phase 1 podium and provide much needed high-tech laboratory, research, and office space for the regional and global marketplace. Located at the northwest corner of Subarea A, the proposed building has been situated to create open vistas and a landscaped amenity deck between it and the existing office building on S. Lake Park Avenue and E. 53rd Street. The new building will contain an additional 262,365 square feet of floor area. Combined with the 242,710 SF Phase 1 commercial building and the 83,850 SF hotel, the total square feet of development in Subarea A equals 588,925square feet and an FAR of 4.6. The maximum allowable FAR for Sub area A is 5.0. Accordingly, this site plan submitted for PD #38, Sub area A is hereby approved as conforming to PD#38.

This approval includes the following attached documents as prepared by Elkus | Manfredi Architects are made part of this response letter:

- Site Plan
- Ground / Level 1 Plan
- Level 5 Terrace Plan
- L500 – Streetscape Planting Plan
- South Elevation
- East Elevation
- North Elevation
- West Elevation
- Revised Bulk Table
- Revised Statement 13

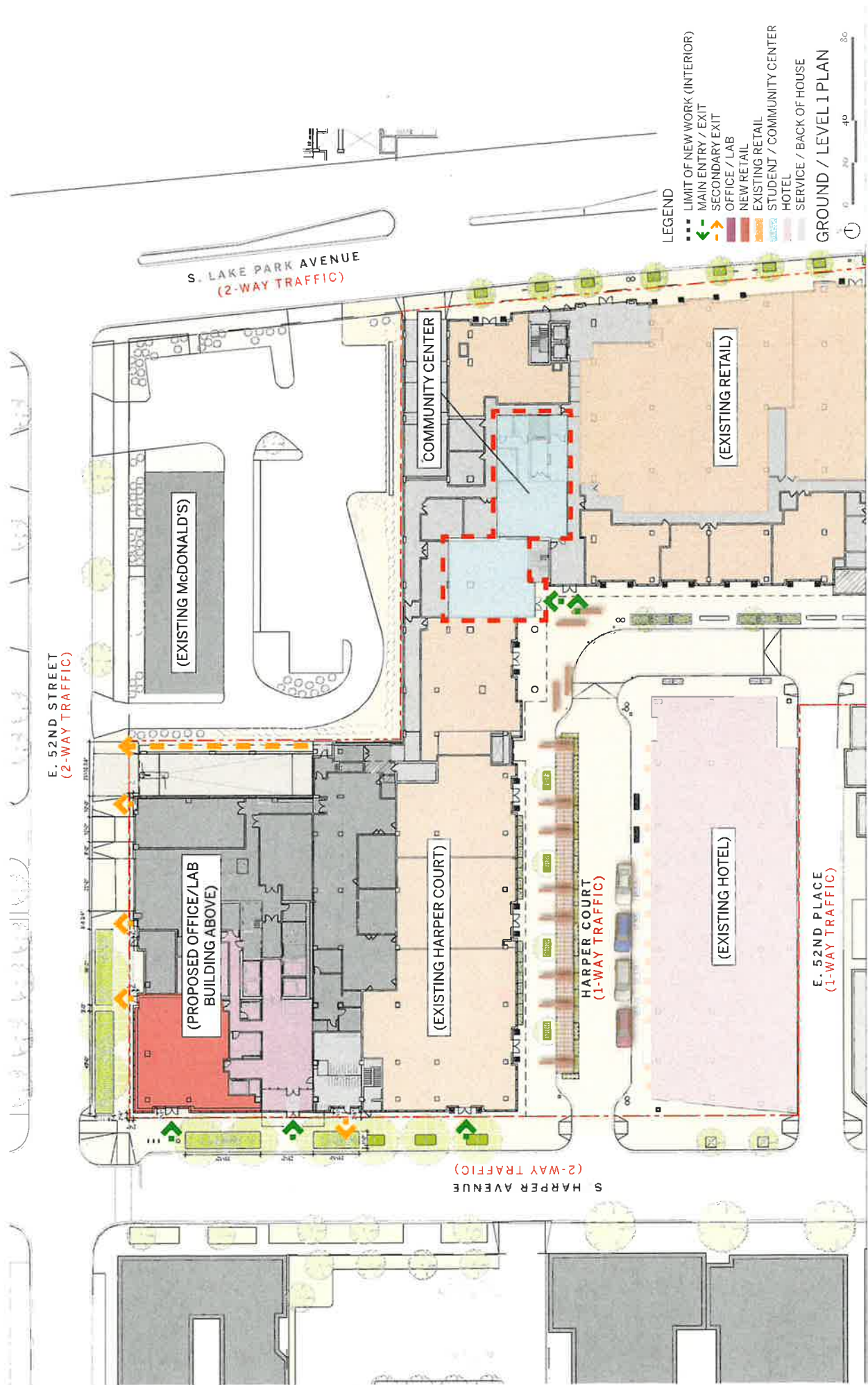
Sincerely,



Noah Szafraniec
Assistant Commissioner

Site Plan







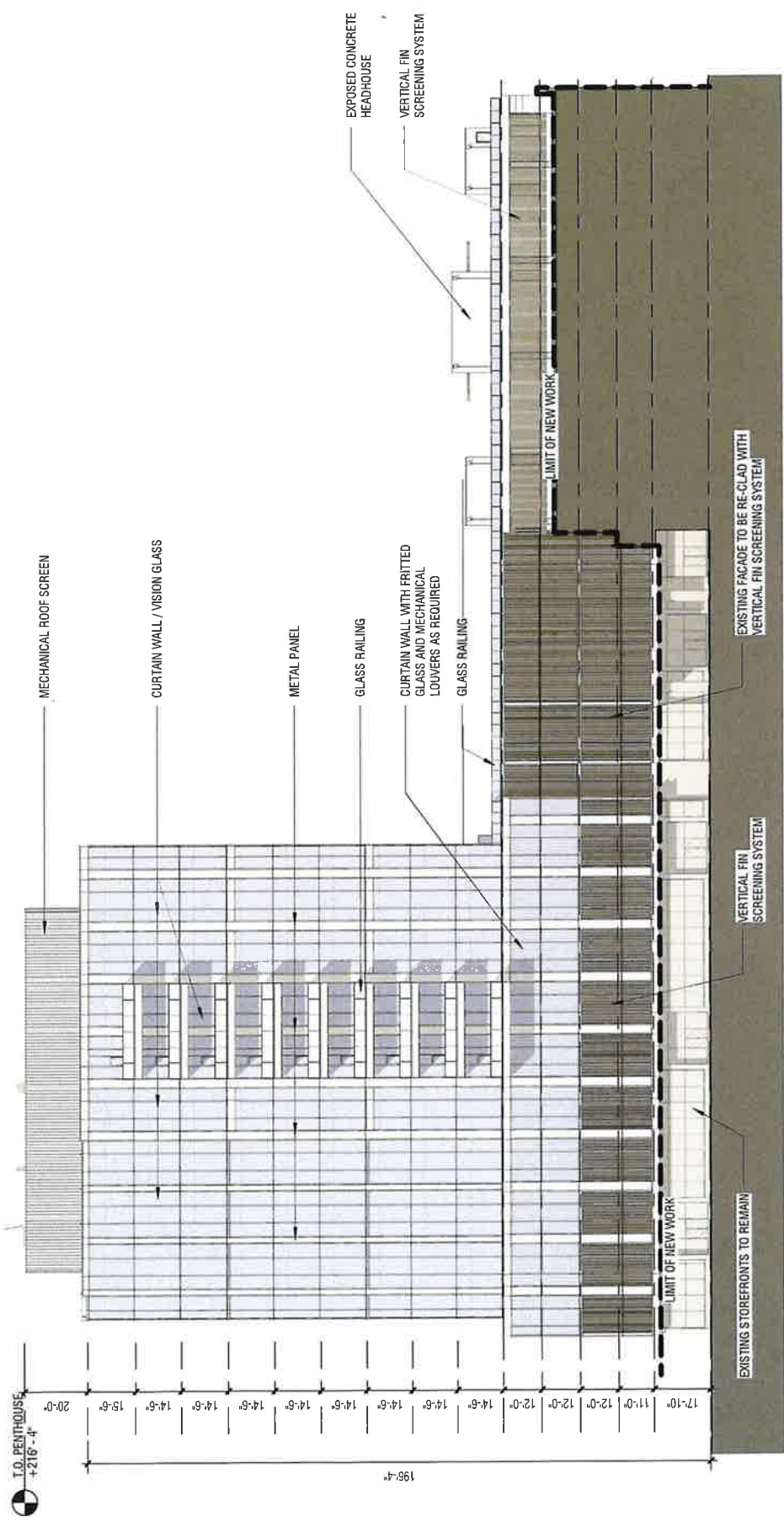
S LAKE PARK AVE
(2-WAY TRAFFIC)

HARPER COURT
(1-WAY TRAFFIC)

- LEGEND
- INTERIOR AMENITY
 - LANDSCAPE
 - HARDSCAPE
 - SERVICE / BACK OF HOUSE
- LEVEL 5 TERRACE PLAN

NOVEMBER 17, 2022 | 6

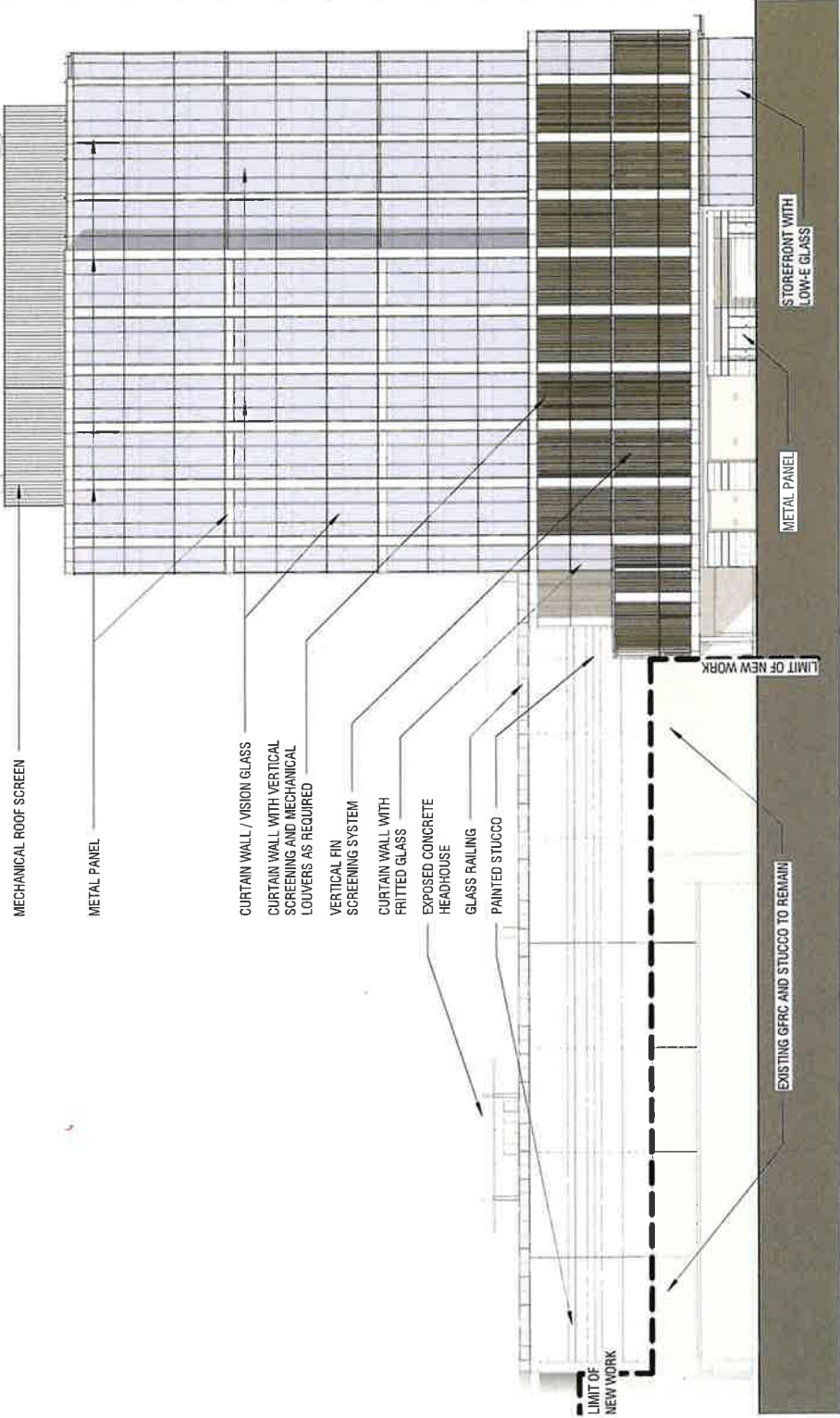
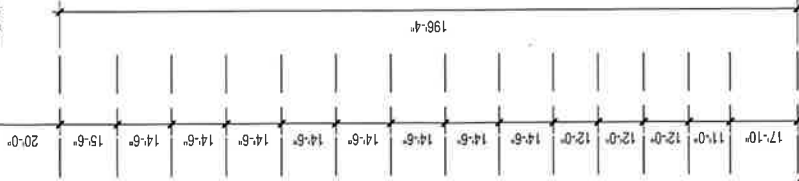
HYDE PARK LABS



SOUTH ELEVATION



T.O. PENTHOUSE
+216'-4"

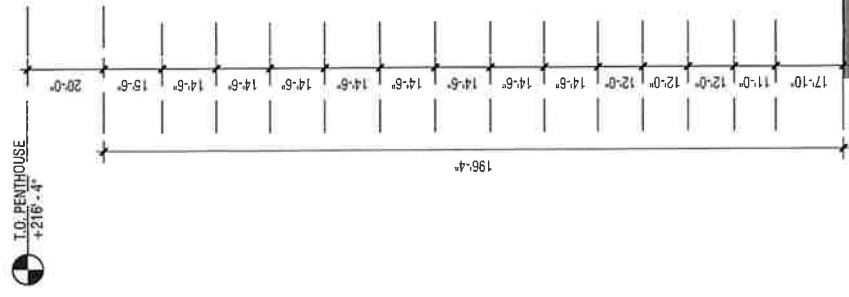


NORTH ELEVATION



NOVEMBER 17, 2022 | 11

HYDE PARK LABS



T.O. PENTHOUSE
+216'-4"

196'-4"

20'-0"

17-10"

11-0"

12-0"

12-0"

12-0"

14-6"

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WEST ELEVATION



NOVEMBER 17, 2022 | 12

HYDE PARK LABS

*Business Residential Planned Development No. 38
Bulk Regulations And Data Table.*

Gross Site Area (Total):	235,702 square feet
Subarea A:	173,262 square feet
Subarea B:	39,907 square feet
Subarea C:	22,533 square feet
Area in Public Right-of-Way (Total):	63,039.9 square feet
Subarea A:	45,370 square feet
Subarea B:	14,024 square feet
Subarea C:	3,646 square feet
Net Site Area (Total):	172,662.1 square feet
Subarea A:	127,892 square feet
Subarea B:	25,883.1 square feet
Subarea C:	18,887 square feet
Maximum Floor Area Ratio:	
Subarea A:	5.0**
Subarea B:	1.2
Subarea C:	5.0**

Note Subarea B contains an existing one-story commercial building with a drive-through facility and parking. No changes are being made to Subarea Bat this time.

**Floor area may be transferred between Subareas A and C with the approval of the Commissioner of Zoning and Land Use Planning.

Maximum Number of Dwelling Units:

Subareas A and C:	425
Subarea B:	0

Minimum Number of Off-Street
Parking Spaces:

Subareas A and C:	580***
Subarea B: Shopping District	As required for the B3-3 Community

Minimum Number of Loading Berths:

Subareas A and C:	2
Subarea B: Shopping District	As required for the B3-3 Community

Maximum Building Height:

Subarea A:	400 feet
Subarea B:	65 feet
Subarea C:	80 feet

Minimum Number of Bicycle Spaces:

Subareas A and C:	50
Subarea B:	As required for the B3-3 Community Shopping District

Note Subarea B contains an existing one-story commercial building with a drive-through facility and parking. No changes are being made to Subarea B at this time.

***The minimum parking requirement for the Phase I development of Subareas A and C is 400 spaces.

13. 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. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD. In addition, the Applicant agrees that the buildings constructed within Subarea A, except the hotel, shall have a total green roof area of approximately 29,205 sf. Phase 1 development shall have a total green roof of approximately 14,743 sf within three (3) years of the first issuance of a Part II for Phase 1 and Phase 2 shall have a total green roof of approximately 14,462 sf within three (3) years of the first issuance of a Part II for Phase 2, all of which is reflected on the green roof exhibit dated December 14, 2022 and included herein.

April 29, 2021

Scott R. Borstein
Neal & Leroy LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

**Re: Minor change to PD No. 38, Subareas A and C
Harper Court Phase 2
5235 S. Harper Court and 5220-5228 S. Lake Park Avenue**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Planned Development No. 38 (“PD 38”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 10 of PD 38.

On May 17, 2019 Wexford Science & Technology, LLC (“Wexford”) was issued a minor change for a parking reduction within Sub areas A and C, and site plan approval for a proposed 14-story building which will sit upon the existing 3-story, Phase I podium within Sub area A at 5235 S. Harper Court and 5220-5228 S. Lake Park Avenue. Since action to implement the minor change did not occur within 12 months of issuance of the minor change, the 2019 minor change expired. The site plan approval has no such expiration date and is still valid.

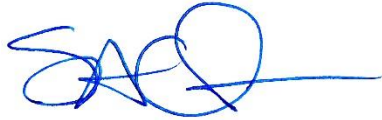
Wexford is now ready to proceed with construction and is seeking a new approval of the minor change to reduce the minimum number of off-street parking spaces within Subareas A and C from 600 to 515 spaces. The property is located within 1,320 feet of the 53rd Street Metra rail station and qualifies for a parking reduction, pursuant to Section 17-10-0102-B of the Zoning Ordinance. On April 15, 2021, the property owner of both subareas, Lake Park Associates, Inc., provided their consent to this request. Also, like the 2019 approval, the proposed building will include 70 parking spaces, which will result in a total of 515 parking spaces being provided for in Phase 1 and 2 of Subarea A. Subarea C is currently comprised of a surface parking lot. However, it is approved for a multi-family development, which will be developed as such in a future phase.

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

Minor Change
PD 38 – Subareas A & C
April 29, 2021
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 38, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SAC', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 17, 2019

Langdon D. Neal
Neal & Leroy, LLC
20 S. Clark Street
Suite 2050
Chicago, IL 60603

**Re: Minor change and site plan approval for PD No. 38, Sub areas A and C,
Harper Court, Phase 2, 5235 S. Harper Ct. and 5220-5228 S. Lake Park Ave.**

Dear Mr. Neal:

Please be advised that your request for a minor change and site plan approval to Planned Development No. 38 ("PD 38"), Sub areas A and C, has been considered by the Department of Planning and Development pursuant to Statements 10 and 16 of the Planned Development Ordinance. You are seeking a parking reduction and site plan approval for a proposed 14-story building which will sit upon the existing 3-story Phase I podium within Sub area A at 5235 S. Harper Ct. and 5220-5228 S. Lake Park Ave. The building will contain research, laboratory, and office space along with 70 parking spaces, and was the subject of a courtesy presentation to the Chicago Plan Commission on May 16, 2019.

You are seeking a minor change, on behalf of your client, Wexford Science & Technology, LLC, to reduce the minimum number of off street parking spaces within Sub area A and C from 600 to 515 spaces. Lake Park Associates, Inc., the sole owner of Subareas A and C, have provided their consent for this request. The addition of 70 new parking spaces will result in a total of 515 parking spaces being provided for in Phase 1 and 2 of Sub area A. While Sub area C currently contains a surface parking lot, it is approved for a multi-family development, and will be developed as such at a future phase. Therefore, the Sub area C existing parking spaces are not included in the total number of parking spaces. The site is located within 1,320 feet of the 53rd St. Metra rail station and qualifies for a parking reduction, pursuant to Section 17-10-0102-B of the Zoning Ordinance.

The Department of Planning and Development has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 38, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

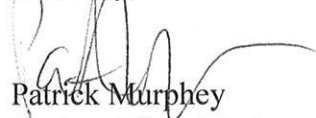
Secondly, you are seeking site plan approval for the proposed building. The Department of Planning and Development has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of structure with an overall height of 265' at 5235 S. Harper Court in Sub area A of Planned Development #38. The proposed project will contain 312,900 gross square feet of space and when combined with the existing Phase I building and hotel the floor area ratio (FAR) of Sub area A will equal 5.0 FAR which is the maximum allowable FAR for Sub area A.

This approval includes the following attached documents prepared by HKS Inc.:

- Site Plan (4.26.19)
- East Elevation (4.15.19)
- North Elevation (4.15.19)
- South Elevation (4.15.19)
- West Elevation (4.15.19)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of Business Residential Planned Development No. 38, as amended. Accordingly, this site plan submittal for PD #38, Sub area A is hereby approved as conforming to PD #38.

Sincerely,



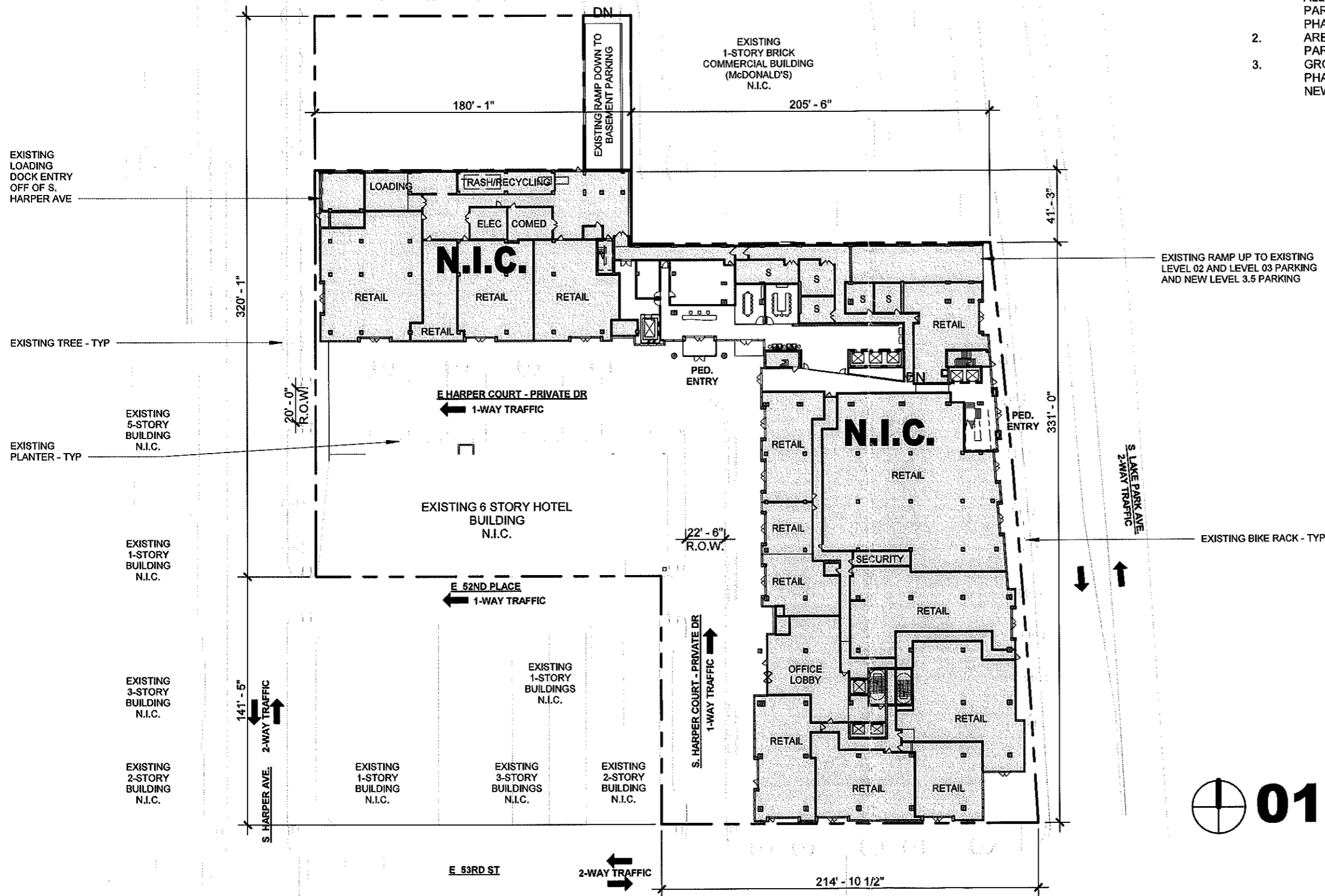
Patrick Murphey
Zoning Administrator

cc: Prentice Butler, 4th Ward
Mike Marmo, DPD
Erik Glass, DPD
Teresa McLaughlin, DPD
Heidi Sperry, DPD
Planned Development file

E 52ND ST

NOTES:

1. PHASE II WORK DOES NOT CHANGE EXISTING DRIVEWAYS, ALLEYS, STREETS, PLANTERS, BUS STOPS/SHELTERS, OR STREET PARKING THAT WERE PREVIOUSLY PERMITTED AS PART OF PHASE I WORK AND ANY SUBSEQUENT WORK
2. AREA SHADED IN GRAY AND NOTED AS N.I.C. IS EXISTING AND PART OF PHASE I WORK. NO CHANGES TO THIS AREA.
3. GROUND FLOOR ENCLOSURE WAS PART OF PHASE I WORK. PHASE II ENCLOSURE WORK IS LIMITED TO ENTRY VESTIBULE TO NEW LOBBY SPACE.



01 SITE PLAN
1" = 60'-0"

HARPER COURT PHASE II
APRIL 26, 2019
PROJECT NUMBER: 20548.000

HKS
125 S CLARK ST
SUITE 1100
CHICAGO, IL 60603

HKS

HKS, INC.
125 S CLARK ST
SUITE 1100
CHICAGO, IL 60603

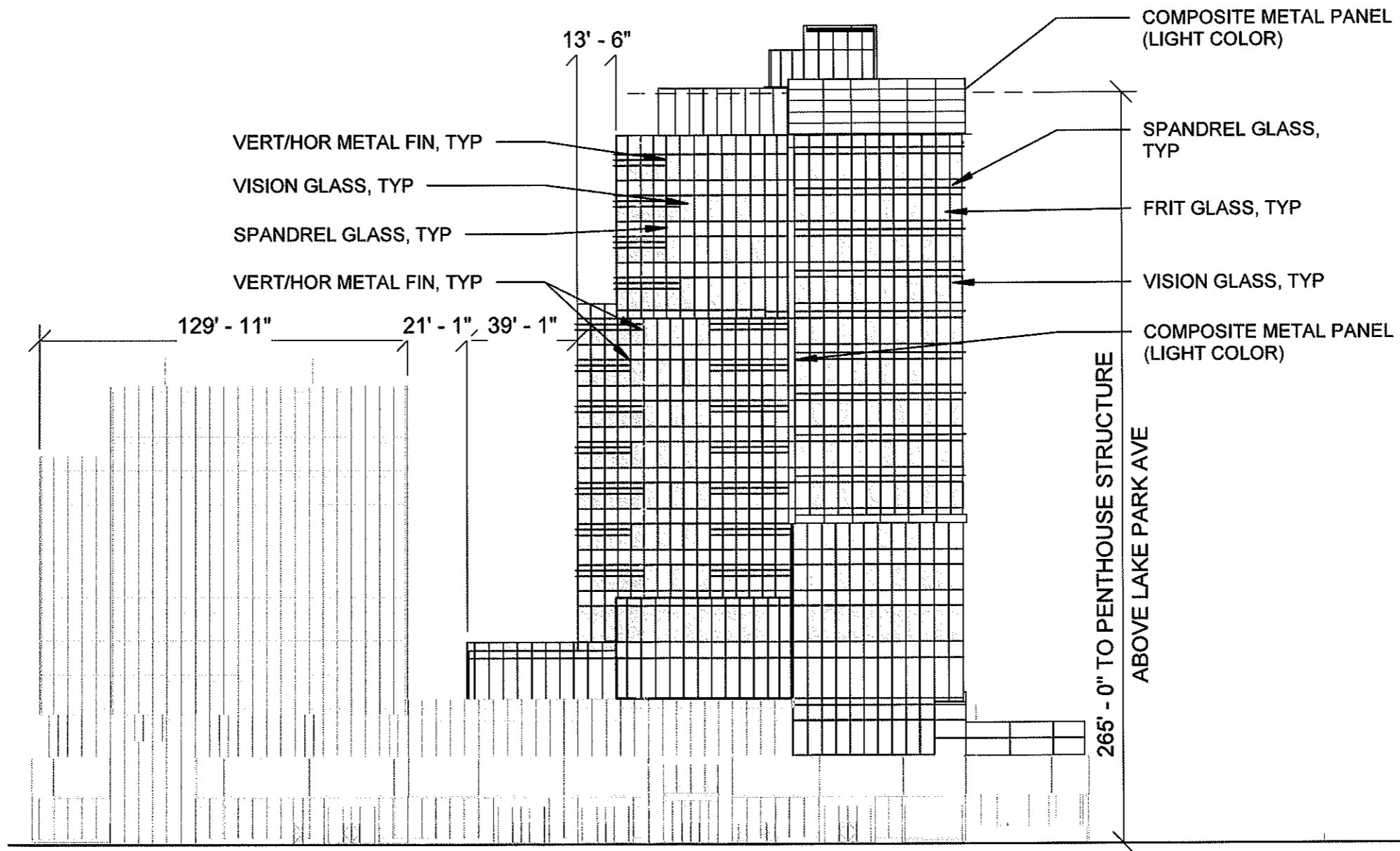
HARPER COURT PHASE II

HKS PROJECT #20548.000

DATE:
04.15.2019

PD.02

© 2019 HKS, INC.



1 EAST ELEVATION

1" = 60'-0"

HKS

HKS, INC.
125 S CLARK ST
SUITE 1100
CHICAGO, IL 60603

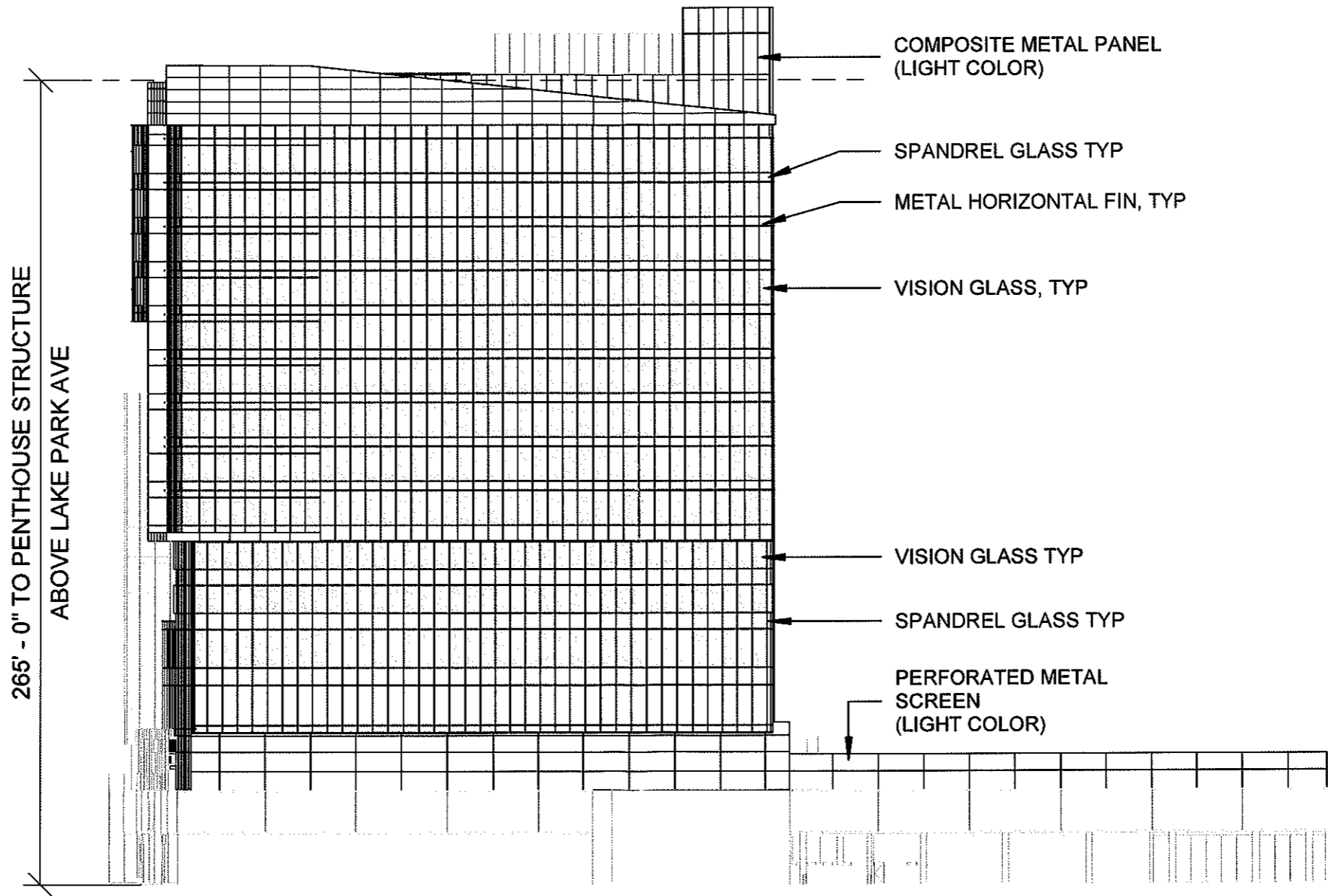
HARPER COURT PHASE II

HKS PROJECT #20548.000

DATE:
04.15.2019

PD.03

© 2019 HKS, INC.



1 NORTH ELEVATION

1" = 60'-0"

HKS

HKS, INC.
125 S CLARK ST
SUITE 1100
CHICAGO, IL 60603

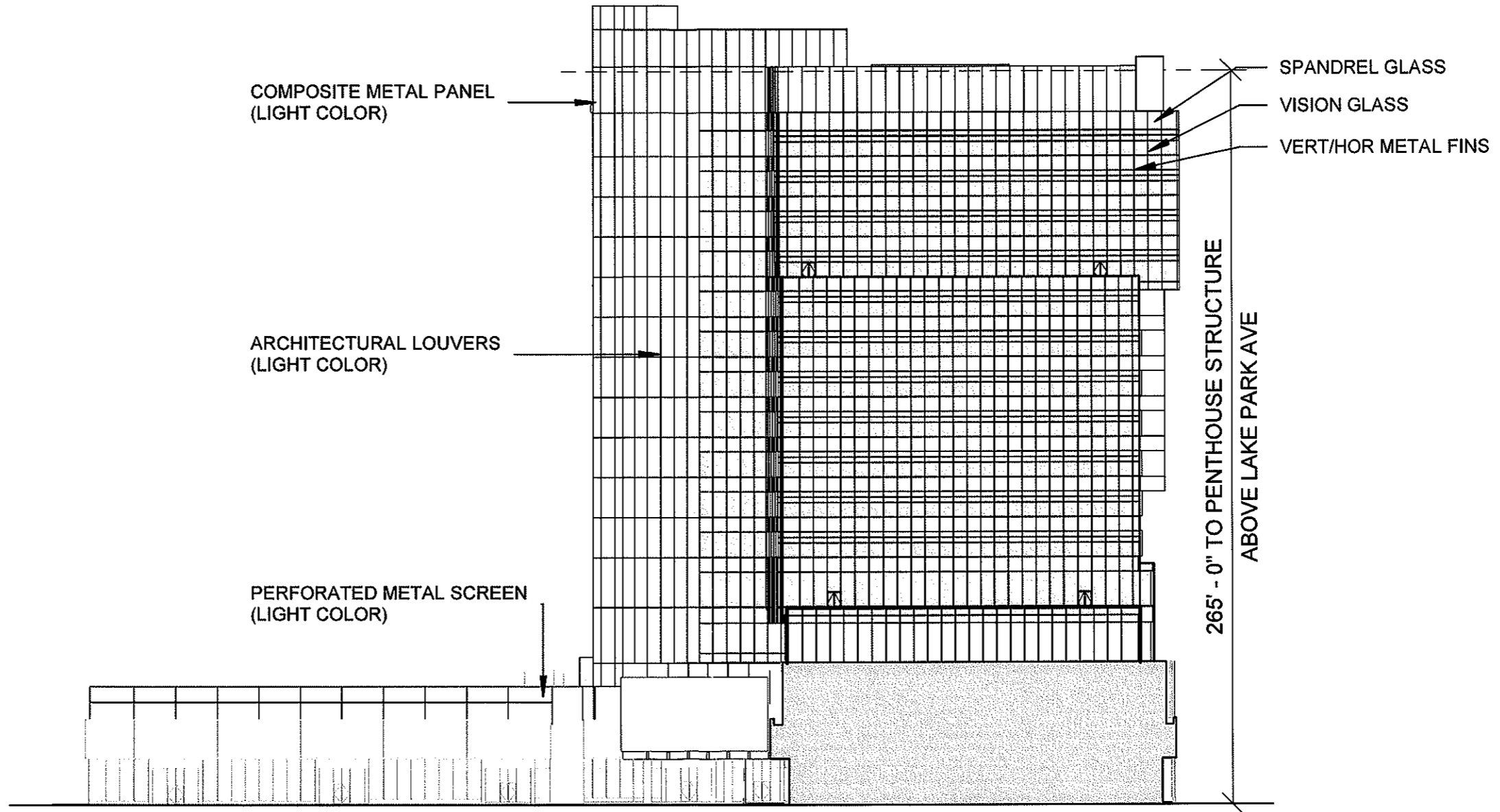
HARPER COURT PHASE II

HKS PROJECT #20648.000

DATE:
04.15.2019

PD.04

© 2019 HKS, INC.



1 SOUTH ELEVATION

1" = 60'-0"

HKS

HKS, INC.
125 S CLARK ST
SUITE 1100
CHICAGO, IL 60603

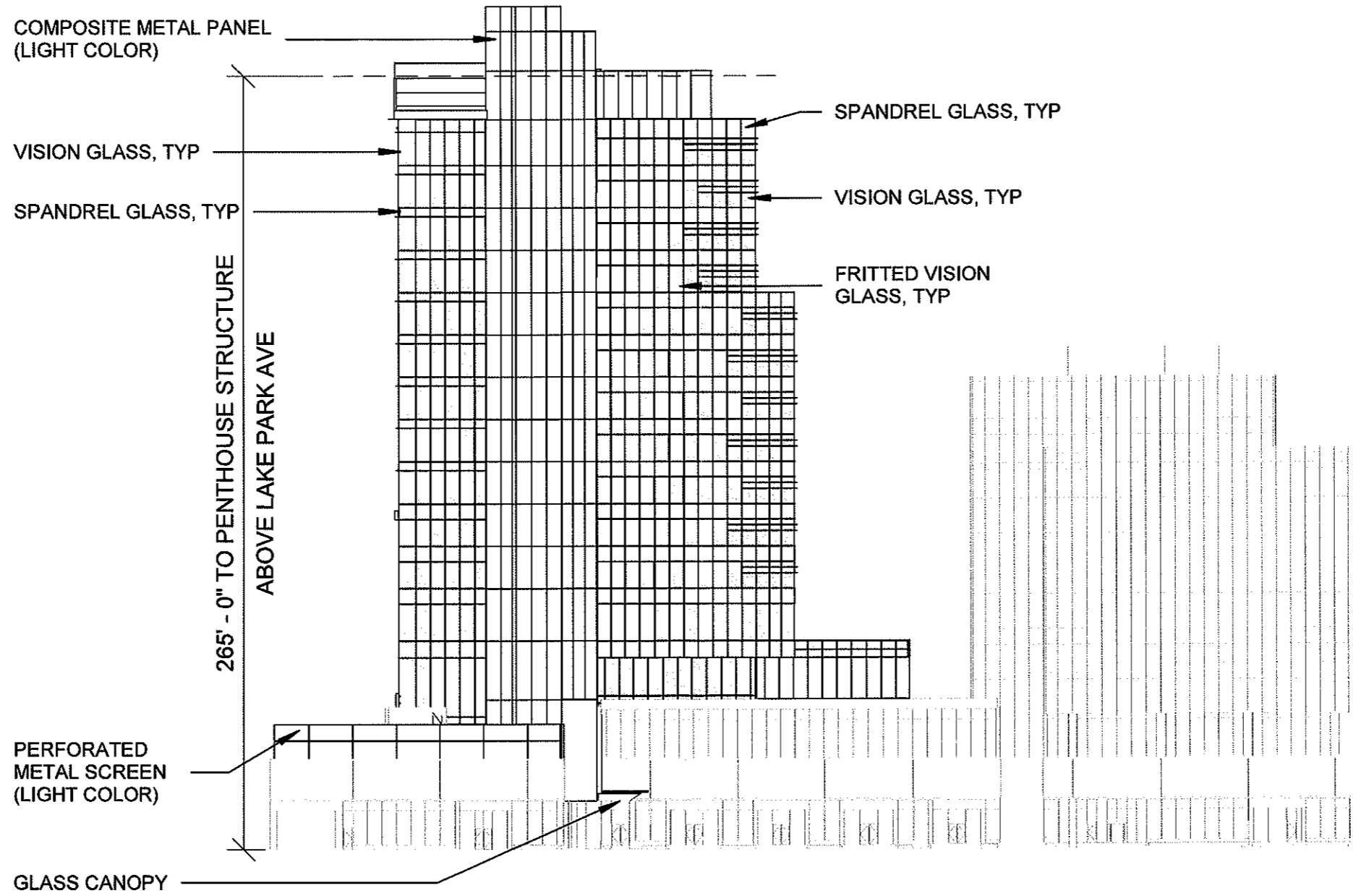
HARPER COURT PHASE II

HKS PROJECT #20548.000

DATE:
04.15.2019

PD.05

© 2019 HKS, INC.



1 WEST ELEVATION

1" = 60'-0"



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 12, 2011

Mr. Edward J. Kus
Shefsky & Froelich Ltd.
111 East Wacker Drive; Suite 2800
Chicago, IL 60601-3713

Re: **Site Plan Approval for Business-Residential Planned Development No. 38, as amended (Harper Court):** Subarea A
Proposal: The construction of a new, six (6) story, one hundred thirty-three (133) room hotel with approximately 83,850 square feet of floor area.
Location: 5225 South Harper Avenue

Dear Mr. Kus:

We have reviewed the following plans, submitted by you and prepared by Legat Architects, dated June 30, 2011:

- Hotel Ground Floor Plan;
- Hotel Typical Floor Plan;
- Hotel North Elevation;
- Hotel South Elevation;
- Hotel West and East Elevations; and
- Hotel Green Roof;

and prepared by Wolf Landscape Architecture and dated May 20, 2011:

- L 1.0 Landscape Plan.

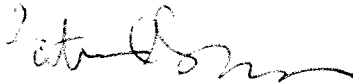
These plans are for the construction of a six (6) story hotel containing approximately eighty-three thousand eight hundred fifty (83,850) square feet of FAR floor area and one hundred thirty-three (133) hotel rooms, hotel amenity space, accessory uses, and ground floor retail space. The hotel would be constructed on top of an underground parking garage as part of Phase 1 of the Harper Court development. Fifty (50) parking spaces in the underground garage would be dedicated to hotel users, as would five (5) bicycle parking spaces. Loading for the hotel would be located along E. 52nd Place on the south side of the building. The hotel building would be LEED Silver-

certified and have a green roof (approximately 11,840 square feet) over 100% of the net roof area.

These plans are submitted in accordance with Statement No. 16 of Business-Residential Planned Development No. 38, as amended. They have also been presented to the Chicago Plan Commission on August 18, 2011, for the information and review of the members of Plan Commission.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a hotel in Business-Residential Planned Development No. 38, Subarea A is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on December 8, 2010.

Sincerely,



Patricia A. Scudiero,
Zoning Administrator and
Managing Deputy Commissioner

Originated by: Fred Deters

cc: Mike Marmo, Eric Glass, Planned Development files

Reclassification Of Area Shown On Map No. 12-D.
(Application No. 17125)
(Common Address: 5401 -- 5499 S. Lake Park Blvd.
And 1500 -- 1570 E. 55th St.)

[O2010-7395]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 12-D in the area bounded by:

East 54th Street; South Lake Park Avenue; East 55th Street; a line approximately 330.3 feet west of and parallel with South Lake Park Avenue (or the easterly boundary line of South Harper Avenue, if extended); South Harper Avenue; East 54th Place; a line 80.35 feet east of and parallel with South Harper Avenue; a line 123.05 feet north of and parallel with East 54th Place; a line 150.67 feet east of and parallel with South Harper Avenue; a line 125.21 feet south of and parallel with East 54th Street; and a line 221.11 feet east of and parallel with South Harper Avenue,

to those of a B3-3 Community Shopping District which is hereby established in the area described above.

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

Reclassification Of Area Shown On Map No. 12-D.
(As Amended)

(Application No. A-7633)
(Common Address: 5225 S. Harper Ave.)

BRPD 38, aa

[SO2010-7393]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 38 symbols and the B1-3 symbols as shown on Map Number 12-D for the property located in the area generally bounded by:

East 52nd Street; South Lake Park Avenue; East 53rd Street; the west line of the alley next west of and parallel to South Lake Park Avenue; East 52nd Place; South Harper Avenue; a line 200.79 feet south of and parallel to East 52nd Street extended in a westerly direction for 150.45 feet from the west line of the South Harper Avenue right-of-way; a line extended in a northerly direction for 125.52 feet; a line extended in an easterly direction for 150.45 feet to South Harper Avenue; and South Harper Avenue.

to the designation of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 symbols as shown on Map Number 12-D in the area described above in Section 1 of this ordinance, to the designation of Planned Development Number 38, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

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

*Business-Residential Planned Development No. 38,
As Amended:*

Plan Of Development Statements.

1. The area delineated herein as Business-Residential Planned Development Number 38, as amended (the "Planned Development"), consists of approximately 172,662.1 square feet (3.96 acres) of property (the "Property"). It is the intent of this ordinance to amend existing Subarea A and Subarea C only. These subareas will be combined and redivided to establish a new Subarea A and a new Subarea C. Existing Subarea A and Subarea C are under the single-designated control of Harper Court Partners, LLC.
2. All applicable official reviews, approvals or permits are required to be obtained by the owner(s) of the individual subareas or their successors, assignees or grantees. Any dedication or vacation of streets, alleys, easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the owner(s) of the individual subareas or their 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 owner(s) of the individual subareas, their successors and assigns and the legal titleholders and any ground lessors. All rights granted hereunder to the owner(s) of the individual subareas shall inure to the benefit of the owner(s) successors and assigns, 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 any application for an amendment, modification or change (legislative, administrative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. "Single designated control" is defined in Section 17-8-044 of the Chicago Zoning Ordinance. The subareas herein shall be deemed specifically delineated subareas and subparcels for purposes of Section 17-8-0400.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein by the owner(s) of the individual subareas and their successors, assigns and grantees, nor interfere with, abrogate or annul any zoning rights agreement, deed restriction or covenant, or other written agreement among owners (or owners' successors, assigns or grantees). Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "owner" shall be deemed amended to apply to the transferee thereof.

Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and the applicable portion of the Property, and not to the individual unit owners therein. An agreement among the different owners of the Property, or a covenant binding upon owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This Planned Development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; and the following exhibits prepared by Hartshorne Plunkard Architecture dated October 21, 2010: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Property Line and Subarea Map; a Right-of-Way Adjustment Plan; Site Plan; a Landscape Plan; a Subareas A and C Green Roof Plan; Subarea A Phase I Elevations (East, South -- West 53rd Street; South -- Harper Court; West -- Harper Court; West Harper Avenue; North -- Office Tower) and Site Sections (Harper Court, Lake Park Avenue and 53rd Street; and Harper Avenue).

Full-size copies of the exhibits are on file with the Department of Zoning and Land Use Planning. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control, except as to measurement of height.

5. The following uses shall be permitted within Subarea A as delineated in Business-Residential Planned Development Number 38, as amended: all permitted uses in the B3 Community Shopping District; hotels; outdoor patios; taverns; financial services (excluding payday loan stores and pawn shops); personal services (excluding body art services); and accessory uses.

The following uses shall be permitted within Subarea B as delineated in Business-Residential Planned Development Number 38, as amended: all permitted uses in the Commercial Use Group in the B3 Community Shopping District; drive-through facilities; and accessory uses.

The following uses shall be permitted within Subarea C as delineated in Business-Residential Planned Development Number 38, as amended: all permitted uses in the B3-5, Community Shopping District; outdoor patios; financial services (excluding payday loan stores and pawn shops); personal services (excluding body art services); and accessory uses.

6. On-premise signs and temporary signs are permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning. Off-premise signs shall be prohibited.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed as accessible parking for people with disabilities.

The owner(s) of Subarea A has committed to certain improvements to the public way in accord with recommendations of the Traffic Impact Study conducted by KLOA, Inc. dated October 19, 2010. A copy of the Traffic Impact Study is on file with the Chicago Department of Transportation and Department of Zoning and Land Use Planning. The owner(s) of Subarea A shall provide an easement to the public on that certain segment of Harper Court extending south from 52nd Place to 53rd Street.

8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area and floor area ratio calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date of approval of this Planned Development shall apply. The Commissioner of the Department of Zoning and Land Use Planning shall have the administrative authority to transfer floor area and adjust the FAR between Subareas A and C.
9. The height of any building and any appurtenance thereto shall not exceed the height established within the Bulk Regulations and Data Table and shall also be subject to height limitations approved by the Federal Aviation Administration. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.
10. The requirements of this Planned Development as they apply to a specific subarea may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon written application by the owner(s) of the subarea and a determination by the Commissioner of the Department of Zoning and Land Use Planning that the requested modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements

of this Planned Development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

11. The Improvements on the Property shall be designed, constructed and maintained in substantial conformance with the exhibits attached hereto and with the landscaping and screening provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

The Green Roof in Phase I, approximately 14,743 square feet, shall be installed no later than three (3) years from the date of issuance of the initial Part II approval for Phase I.

12. Pursuant to Section 2-45-110 of the Municipal Code, the "Affordable Requirements Ordinance" (the "ARO"), an amendment to a Planned Development which grants additional floor area for the development of 10 or more housing units and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the ARO. As a result of this amendment to Planned Development Number 38, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%) -- or twenty percent (20%), if financial assistance is provided by the City -- of any housing units developed as part of the Planned Development are required to be built as affordable housing, as that term is defined by the ARO. As part of the approval process for any application proposing the construction of residential dwelling units, the applicant shall also provide, for the review and approval of the Department of Community Development (or any successor department thereto), such information, documents and agreements as may be required under the ARO to assure that such required affordable housing units are provided and maintained.
13. It is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All buildings constructed within Subareas A and C shall be Certified under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System and shall install a green roof over 100% of each building's net roof area. Upon completion, the buildings constructed in Subarea A, except the hotel, shall have a total green roof of approximately 60,690 square feet. Phase I development shall have a total green roof of approximately 14,743 square feet within three (3) years of the issuance of the first Part II for Phase I. All buildings constructed pursuant to this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix (the "Matrix") in effect on the date of approval of this Planned Development.
14. It is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all newly constructed 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.

15. 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 Part II applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
16. It is contemplated that the improvements within Subarea A and Subarea C of this Planned Development will be constructed in phases and that all proposed buildings will not be fully designed at the time of the Planned Development's passage and approval. Accordingly, for the improvements in Subareas A and C not reviewed and approved by the Chicago Plan Commission, and for any new improvements in Subarea B, Site Plan Review shall be required for each proposed improvement. Review and approval of the Site Plan by the Department of Zoning and Land Use Planning is intended to ensure that specific development proposals conform to this Planned Development and are compatible with the character of the improvements of this Planned Development.

A Site Plan submitted to the Department of Zoning and Land Use Planning for review and approval shall, at a minimum, illustrate the following information:

- Elevations of the proposed building facades;
- Building orientation and setbacks;
- Building bulk and scale in relation to nearby buildings;
- Sidewalks and curb cuts;
- Parking and loading areas;
- Landscaping, lighting and signs;
- Conformance with the City of Chicago's Sustainable Development Policy;
- Information regarding the proposed building including floor area, FAR, proposed uses and building height; and
- Building materials.

The Commissioner of the Department of Zoning and Land Use Planning must review the Site Plan and submit it to the Chicago Plan Commission for its information and review. The Commissioner must make a decision within thirty (30) days of receipt of

the Chicago Plan Commission's review whether the proposed plans conform to the character and requirements of this Planned Development.

In the event of an inconsistency between the approved Site Plan and the Plan of Development Statements or the Bulk Regulations and Data Table of this Planned Development, the Plan of Development Statements and Bulk Regulations and Data Table shall govern.

17. Each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.
18. This Planned Development ordinance will lapse and be null and void unless construction within Subarea A of the Subarea A Phase I Improvements as set forth in the attached exhibits and as authorized by a building permit, has commenced within six years of the date of City Council approval. The six year period may be extended by up to one additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning receives a written request from the owner(s) of Subarea A and determines that good cause for an extension is shown. If this Planned Development amendment shall lapse as provided in this section, then the Commissioner of the Department of Zoning and Land Use Planning must initiate a Zoning Ordinance Map Amendment to rezone the Property to the zoning classification that applied to the Property before approval of this amendment.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary; Property Line Boundary and Subarea Map; Right-of-Way Adjustment Plan; Site Plan; Site Plan/Landscape Plan; Subareas A and C -- Green Roof Plan; North, South, East and West Elevations; Subareas A and C -- Phase I Site Plan; Subareas A and C -- Phase I Landscape Plan; Subareas A and C -- Phase I Green Roof Plan; Subarea A -- Phase I North Elevation; Subarea A -- Phase I South Elevation; Subarea A -- Phase I East Elevation; Subarea A -- Phase I West Elevation; Lake Park Avenue and 53rd Street -- Site Sections; Harper Court -- Site Section; Harper Avenue -- Site Section; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 109893 through 109923 of this *Journal*.]

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

Business-Residential Planned Development No. 38, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (Total):	235,702 square feet
Subarea A:	173,262 square feet
Subarea B:	39,907 square feet
Subarea C:	22,533 square feet
Area in Public Right-of-Way (Total):	63,039.9 square feet
Subarea A:	45,370 square feet
Subarea B:	14,024 square feet
Subarea C:	3,646 square feet
Net Site Area (Total):	172,662.1 square feet
Subarea A:	127,892 square feet
Subarea B:	25,883.1 square feet
Subarea C:	18,887 square feet
Maximum Floor Area Ratio:	
Subarea A:	5.0**
Subarea B:	1.2
Subarea C:	5.0**

Note: Subarea B contains an existing one-story commercial building with a drive-through facility and parking. No changes are being made to Subarea B at this time.

** Floor area may be transferred between Subareas A and C with the approval of the Commissioner of Zoning and Land Use Planning.

Maximum Number of Dwelling Units:

Subareas A and C:	425
Subarea B:	0

Minimum Number of Off-Street
Parking Spaces:

Subareas A and C:	600***
Subarea B: Shopping District	As required for the B3-3 Community

Minimum Number of Loading Berths:

Subareas A and C:	2
Subarea B: Shopping District	As required for the B3-3 Community

Maximum Building Height:

Subarea A:	400 feet
Subarea B:	65 feet
Subarea C:	80 feet

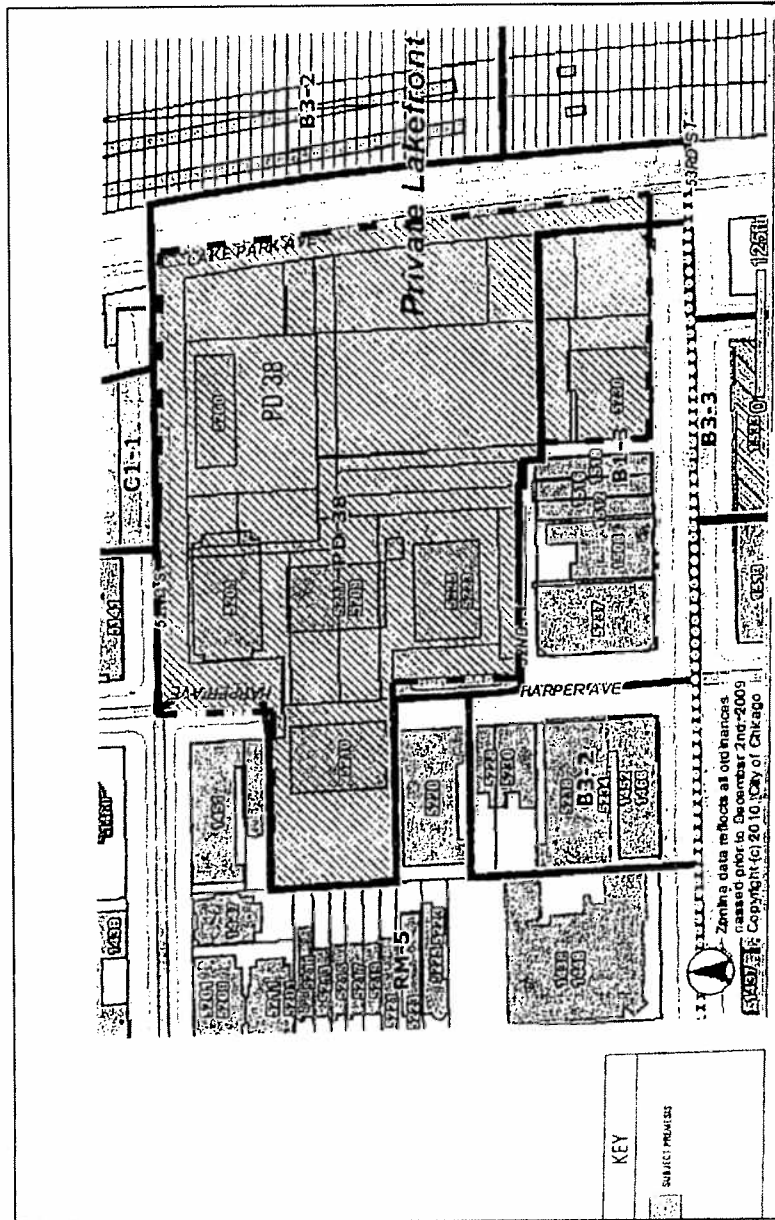
Minimum Number of Bicycle Spaces:

Subareas A and C:	50
Subarea B:	As required for the B3-3 Community Shopping District

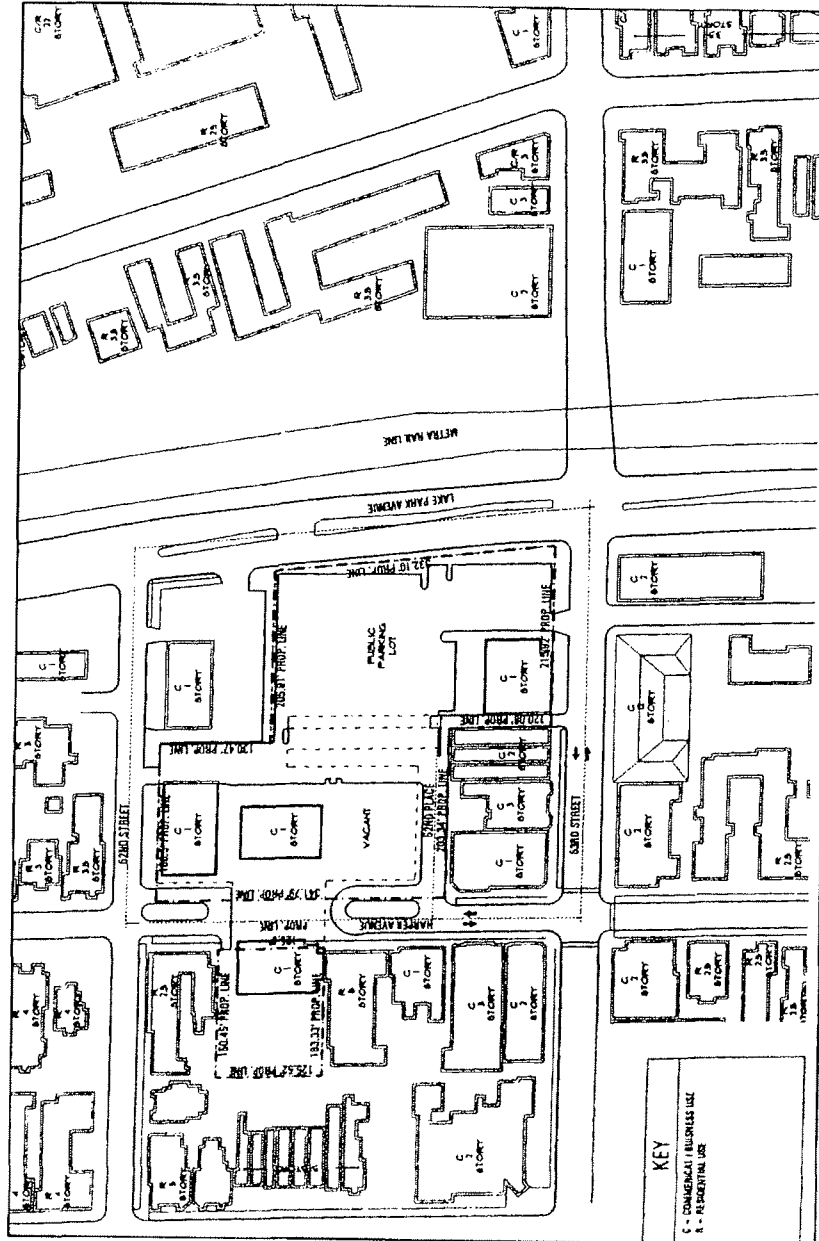
Note: Subarea B contains an existing one-story commercial building with a drive-through facility and parking. No changes are being made to Subarea B at this time.

*** The minimum parking requirement for the Phase I development of Subareas A and C is 400 spaces.

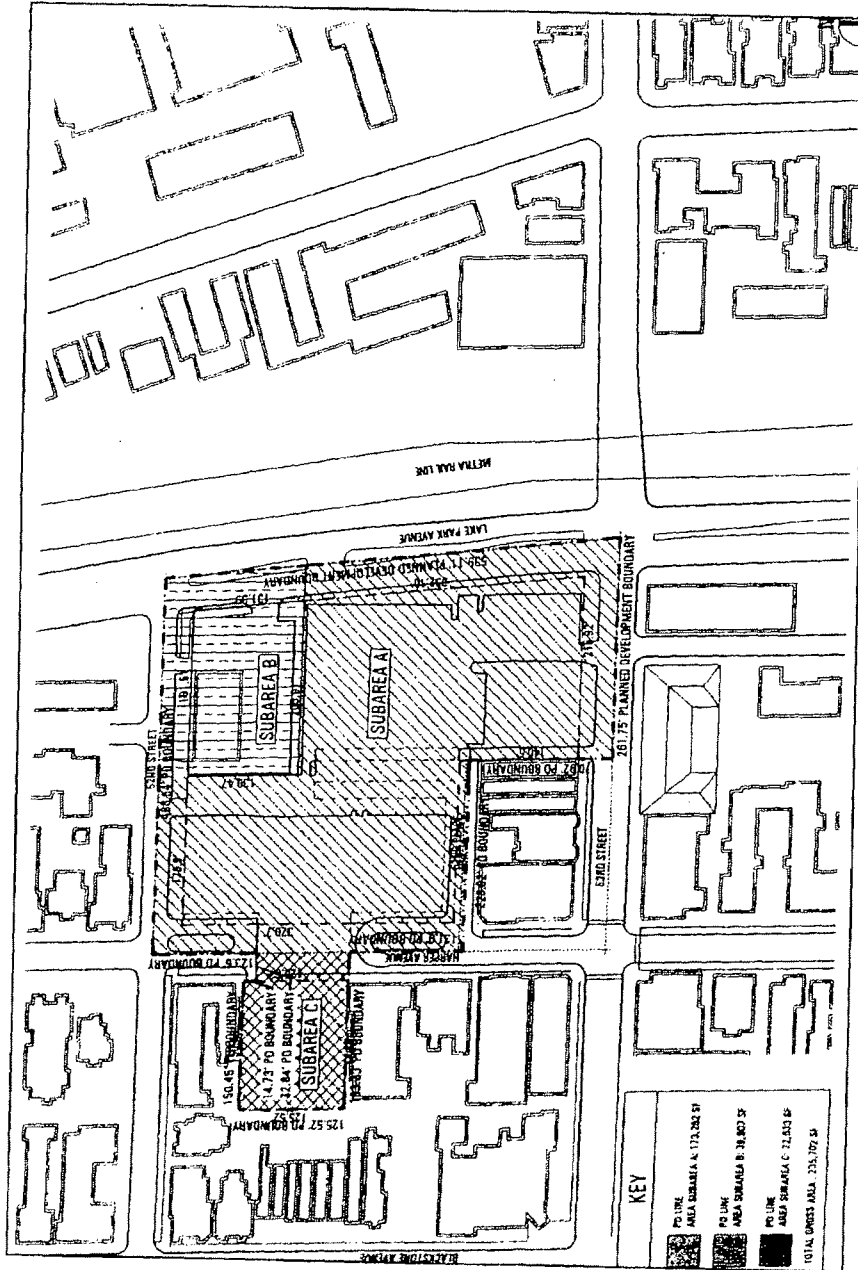
Existing Zoning Map.



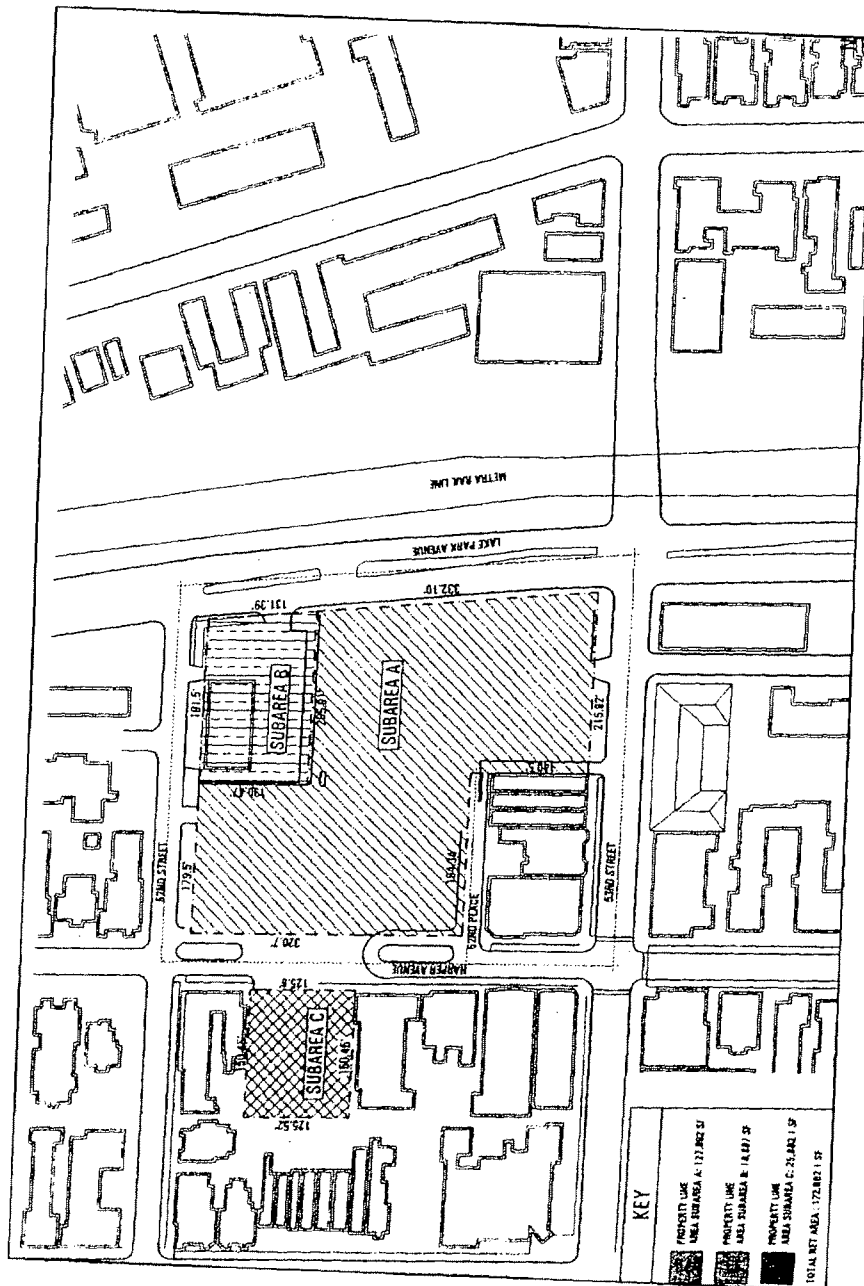
Existing Land-Use Map.



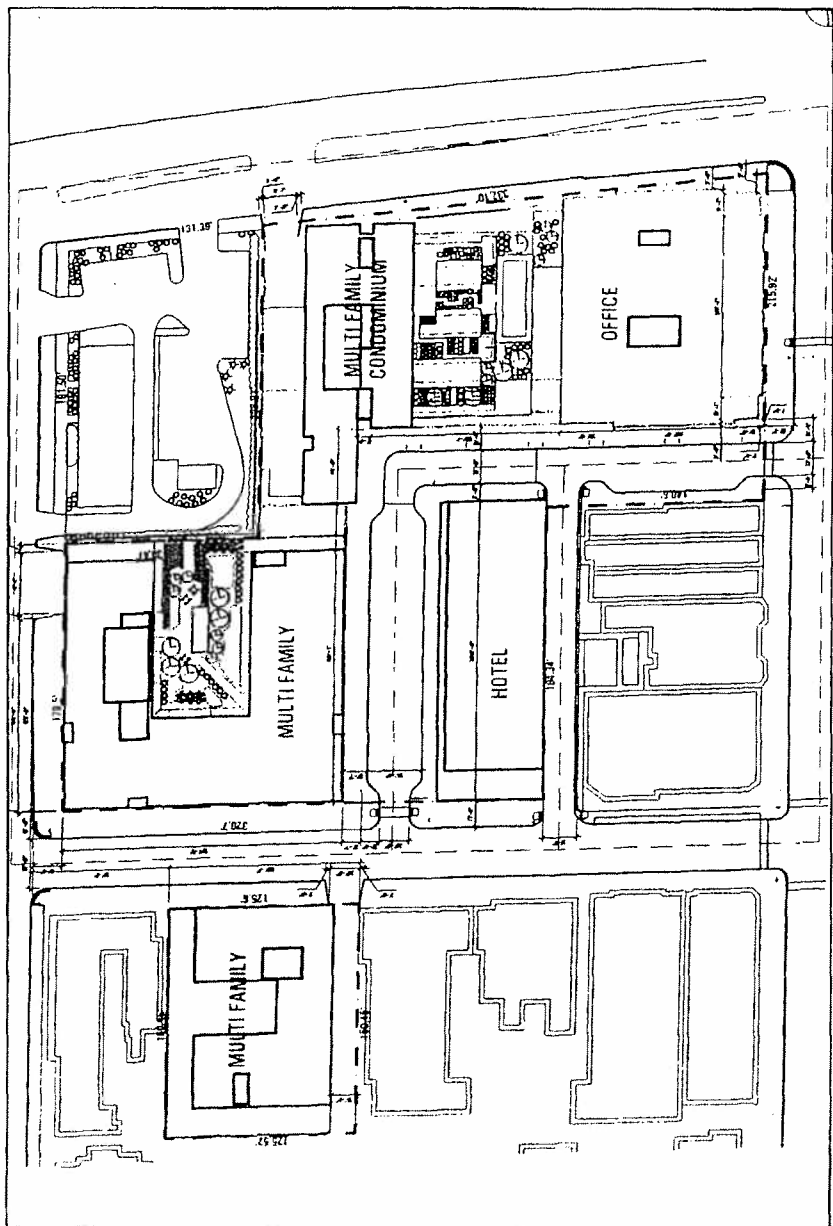
Planned Development Boundary.



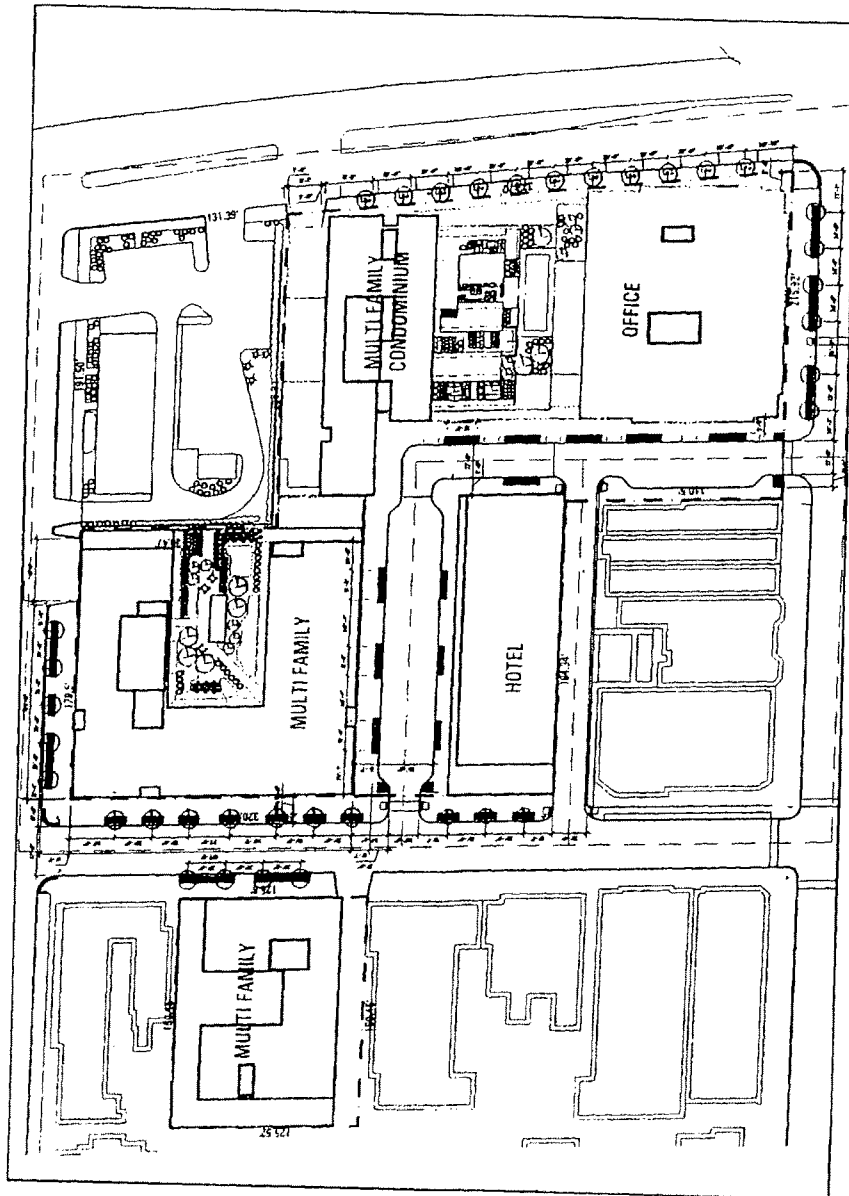
Property Line Boundary And Subarea Map.



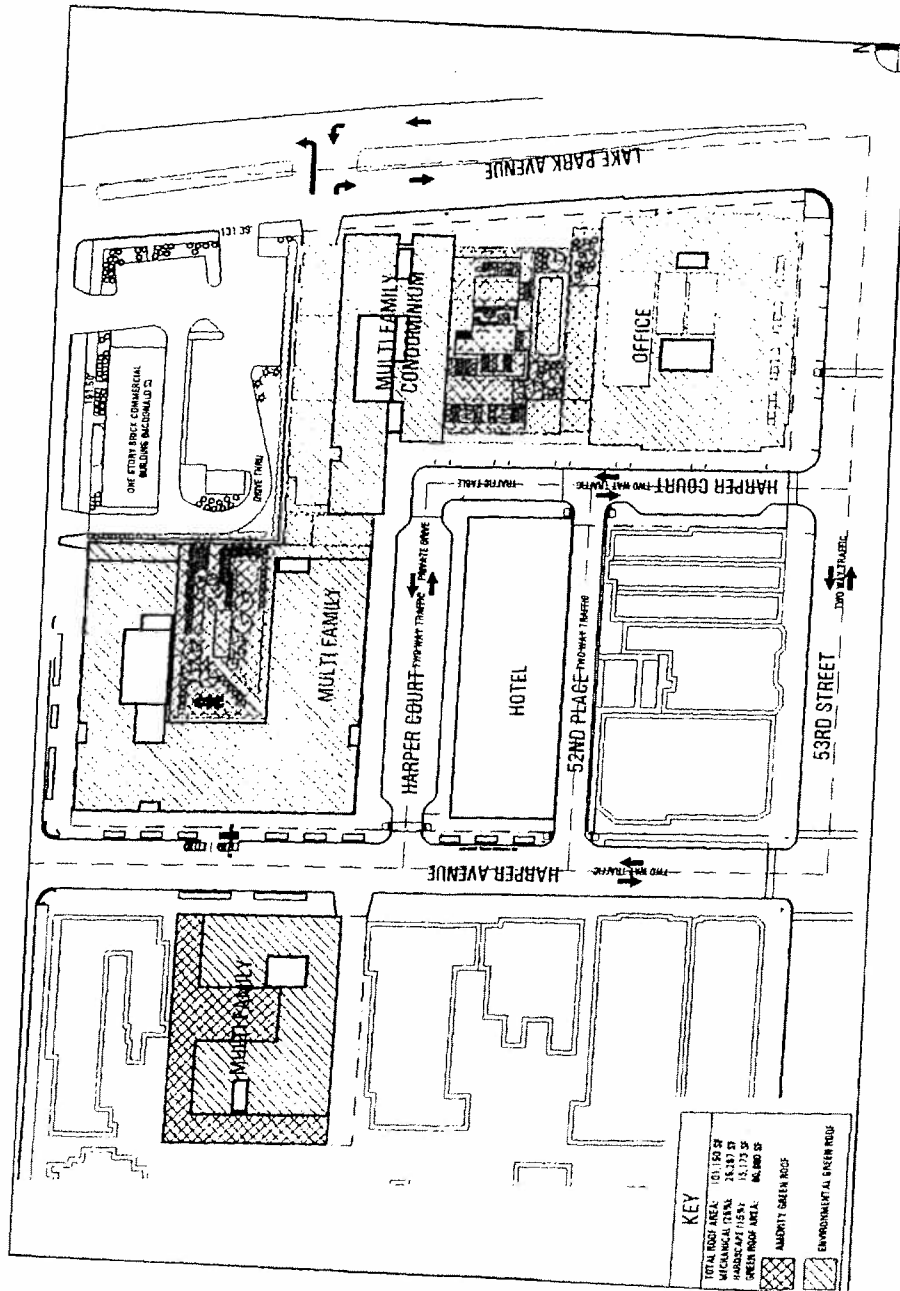
Site Plan.



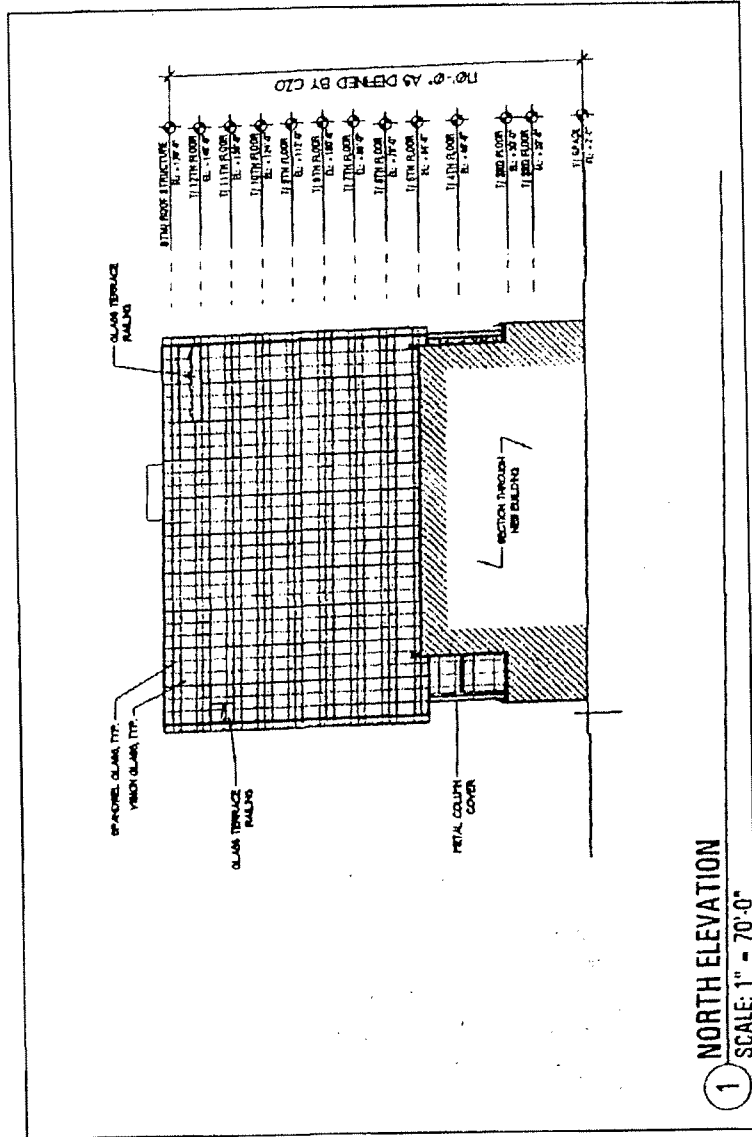
Site Plan/Landscape Plan.



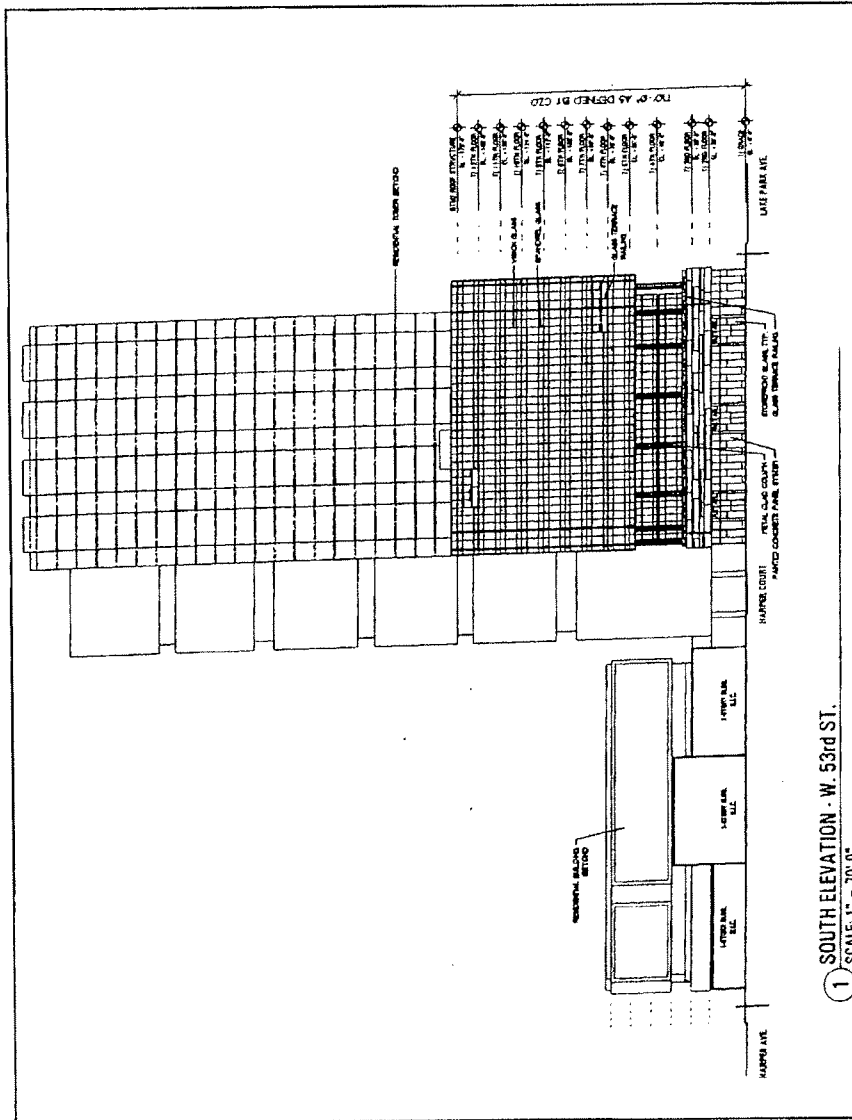
Subareas A And C Green Roof Plan.



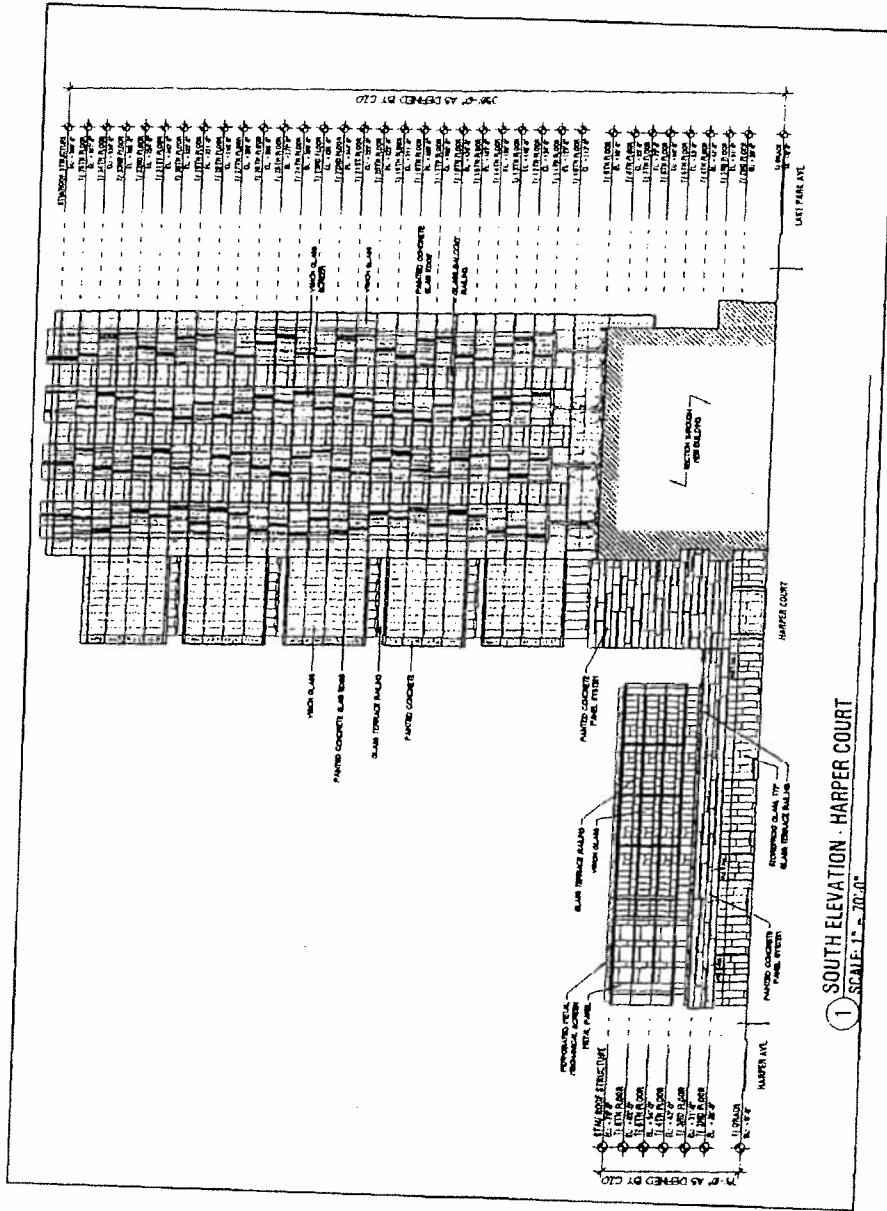
North Elevation.
(Page 1 of 2)



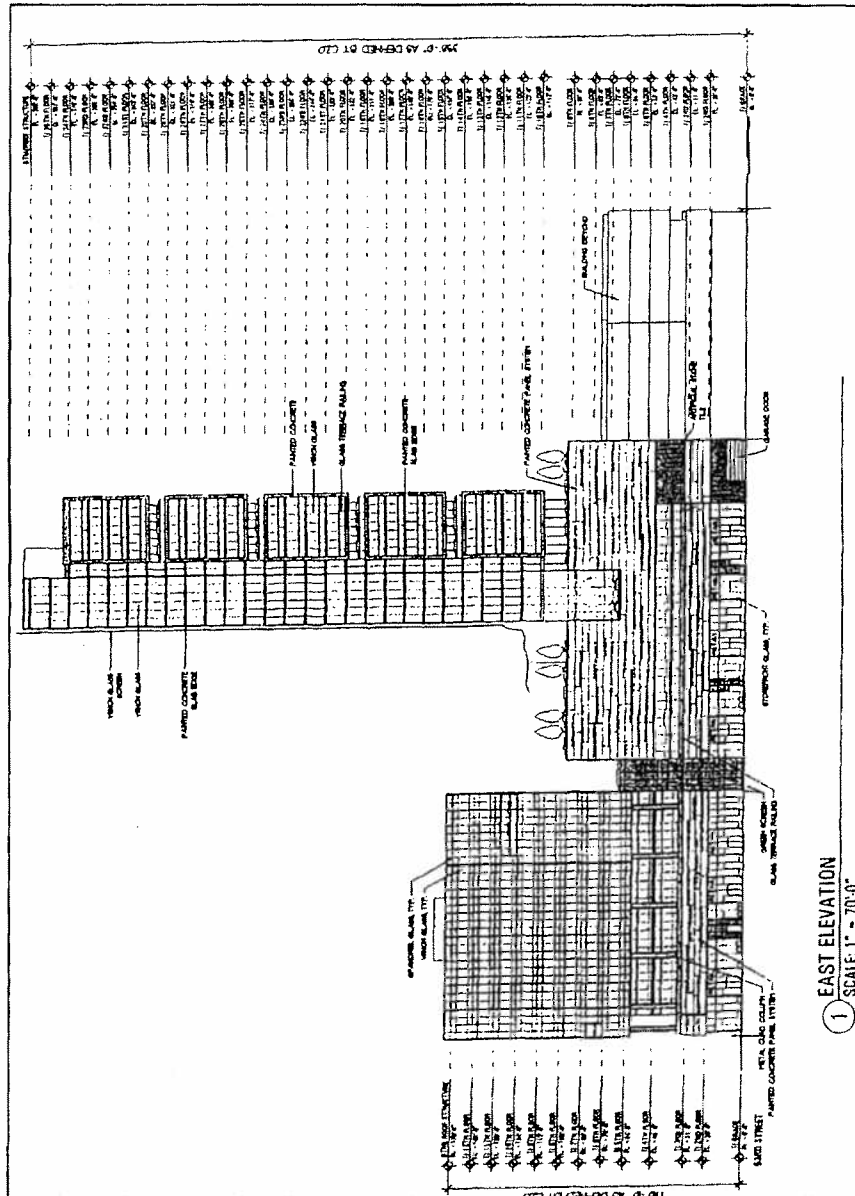
South Elevation.
(Page 1 of 2)



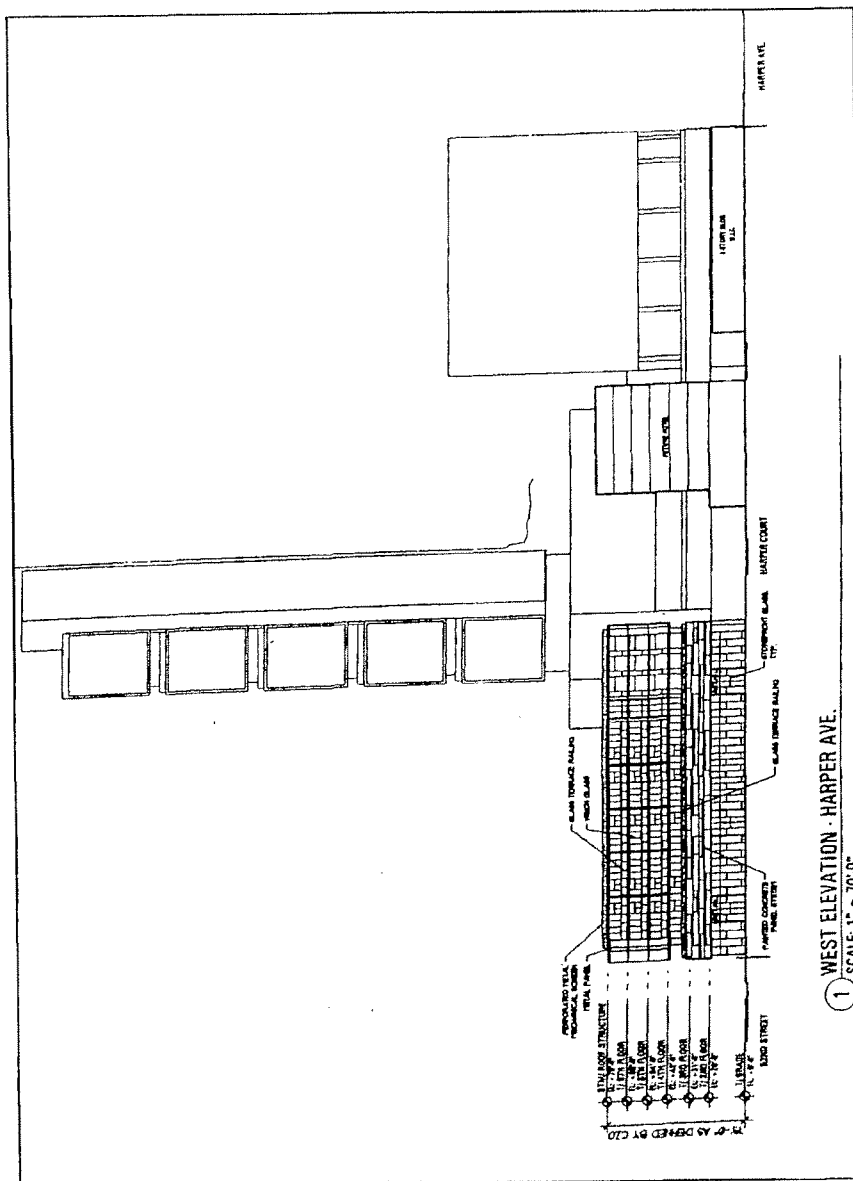
South Elevation.
(Page 2 of 2)



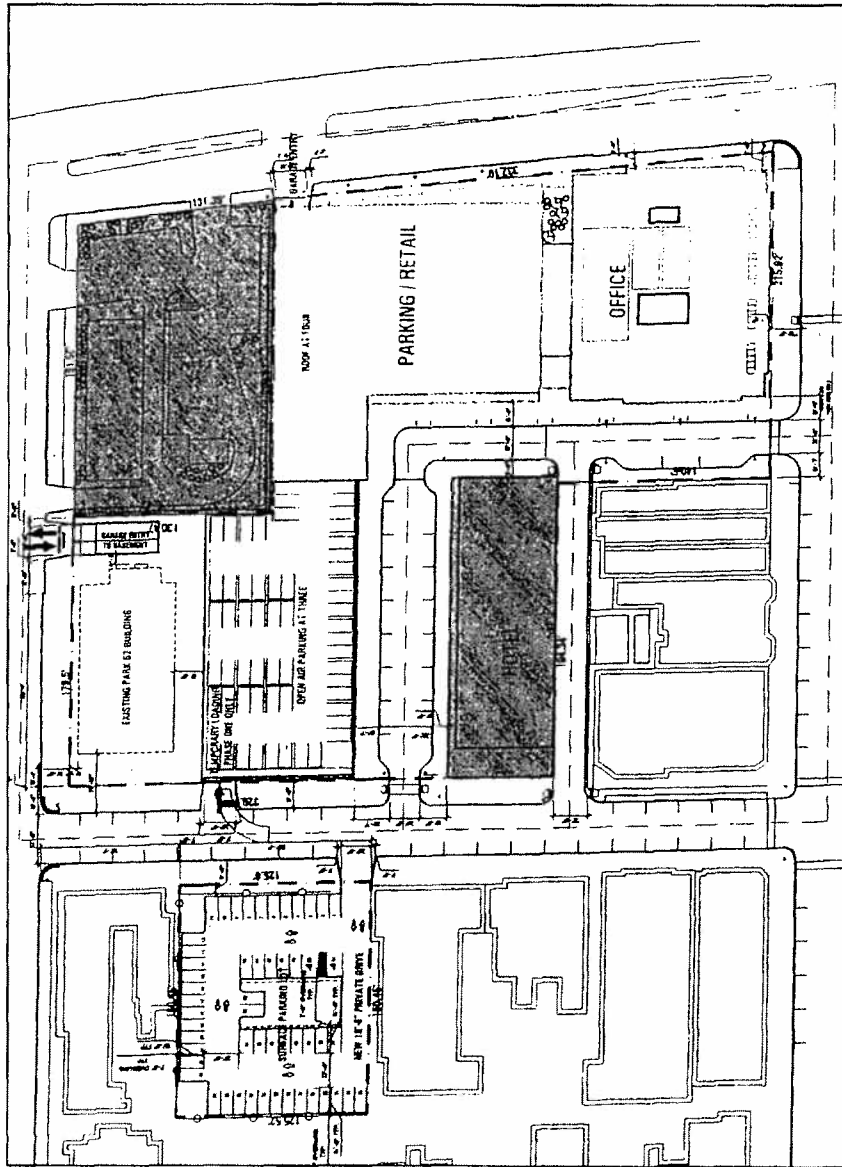
East Elevation.



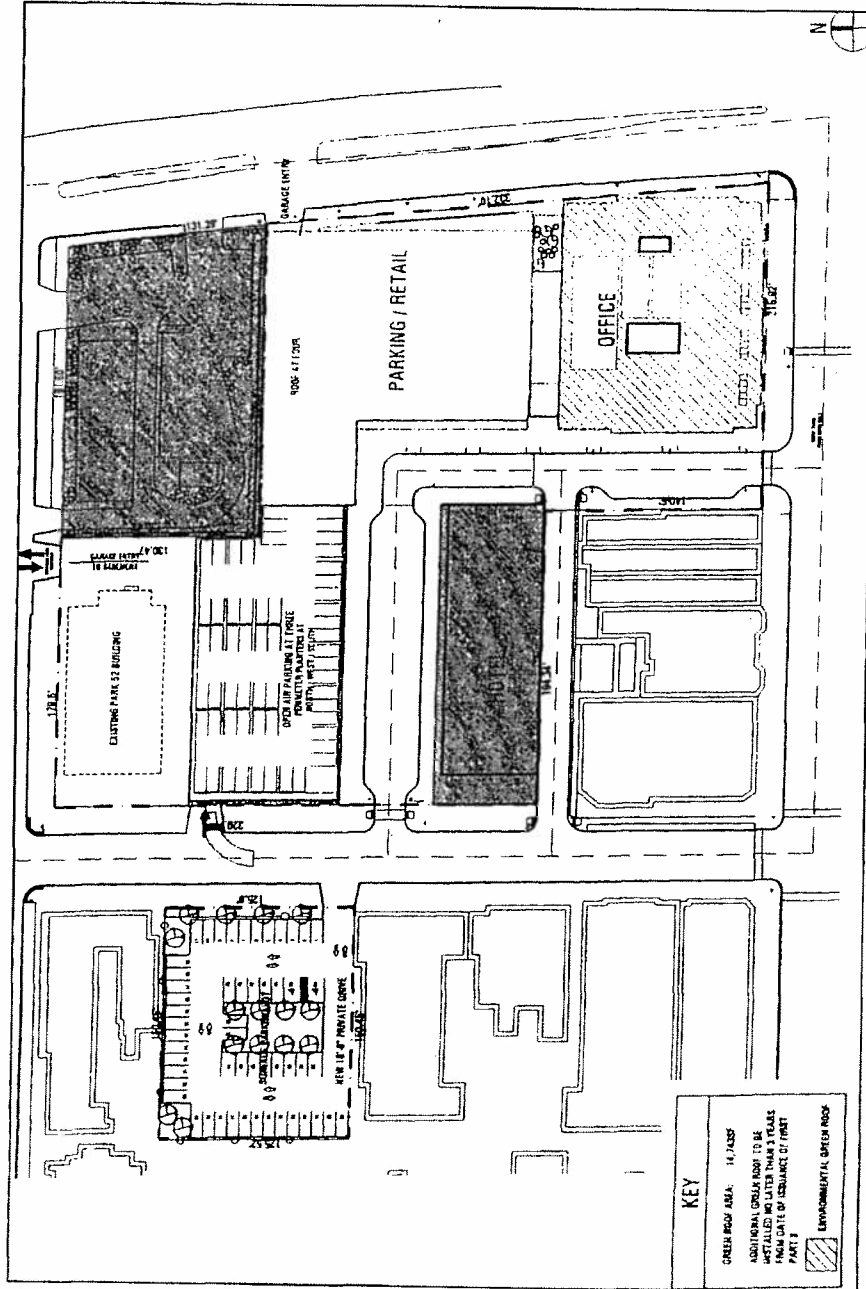
West Elevation.
(Page 2 of 2)



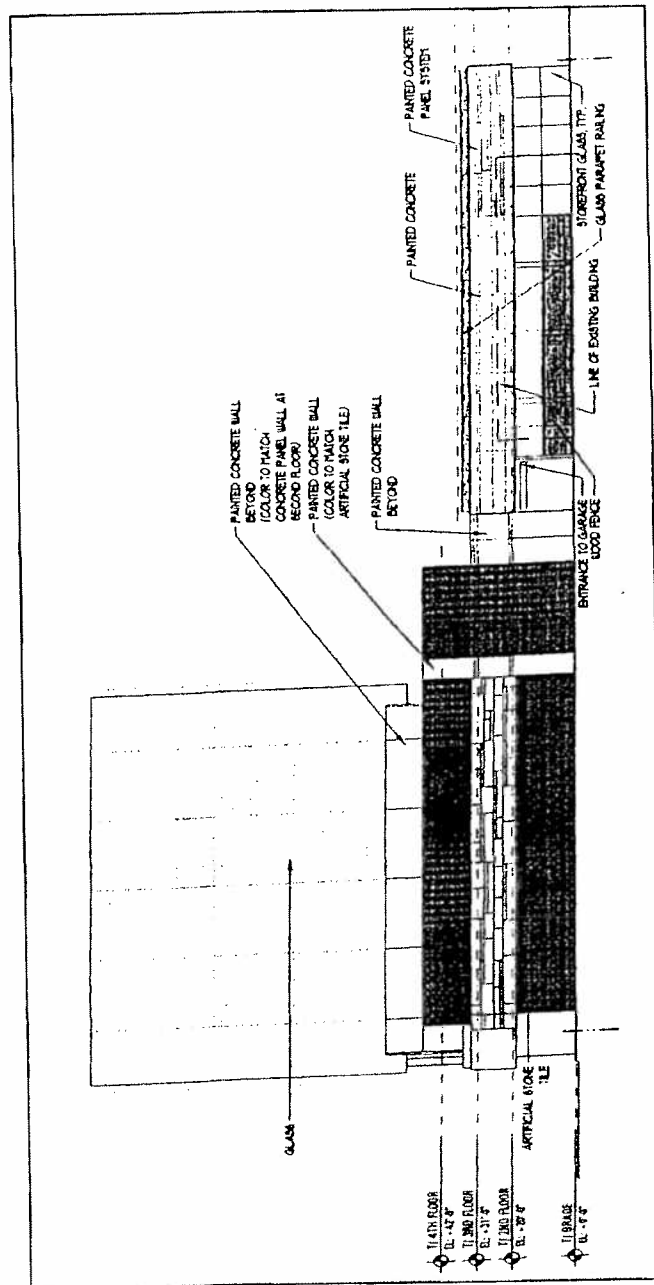
Subareas A And C -- Phase I Site Plan.



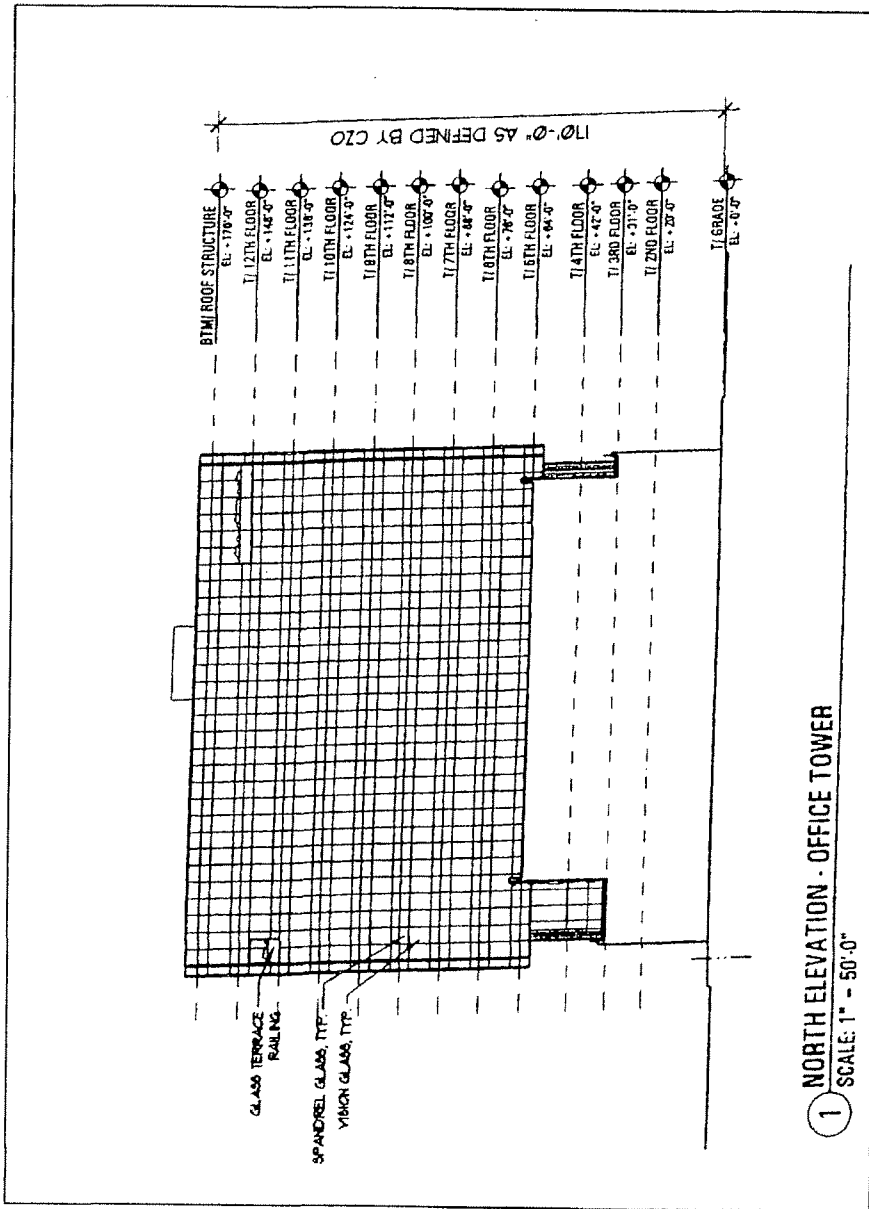
Subareas A And C -- Phase I Green Roof Plan.



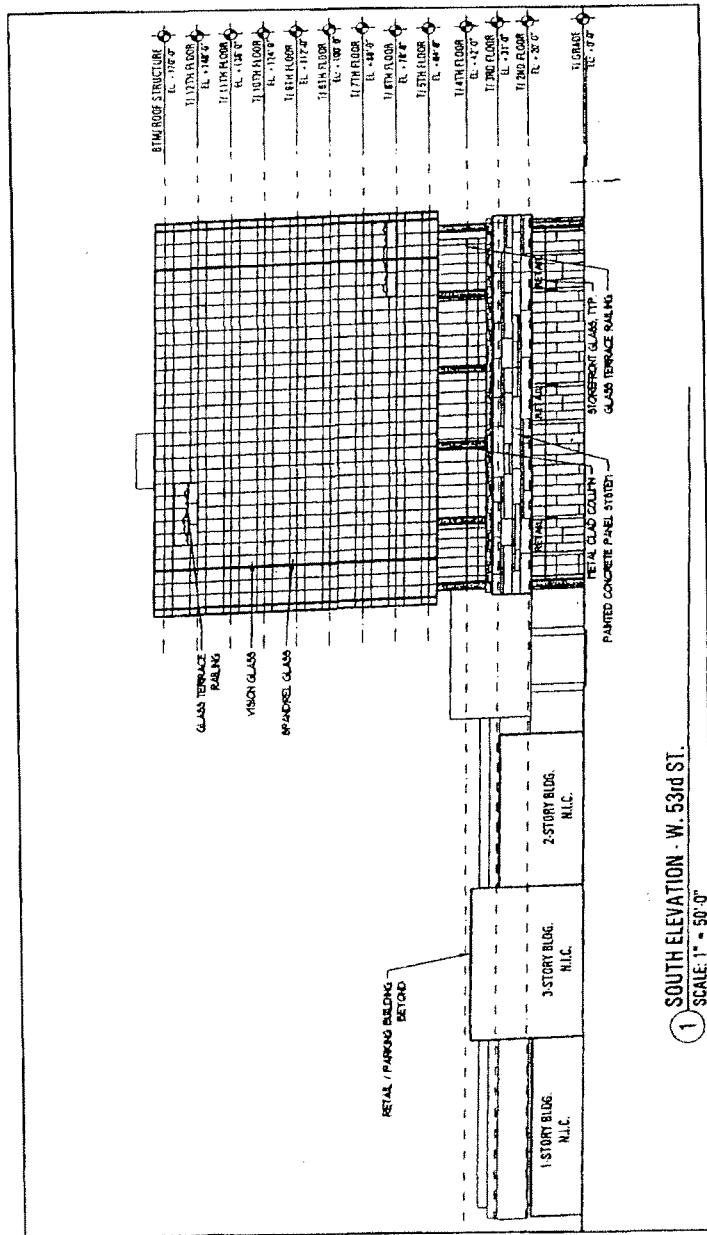
Subarea A -- Phase I North Elevation.
(Page 1 of 2)



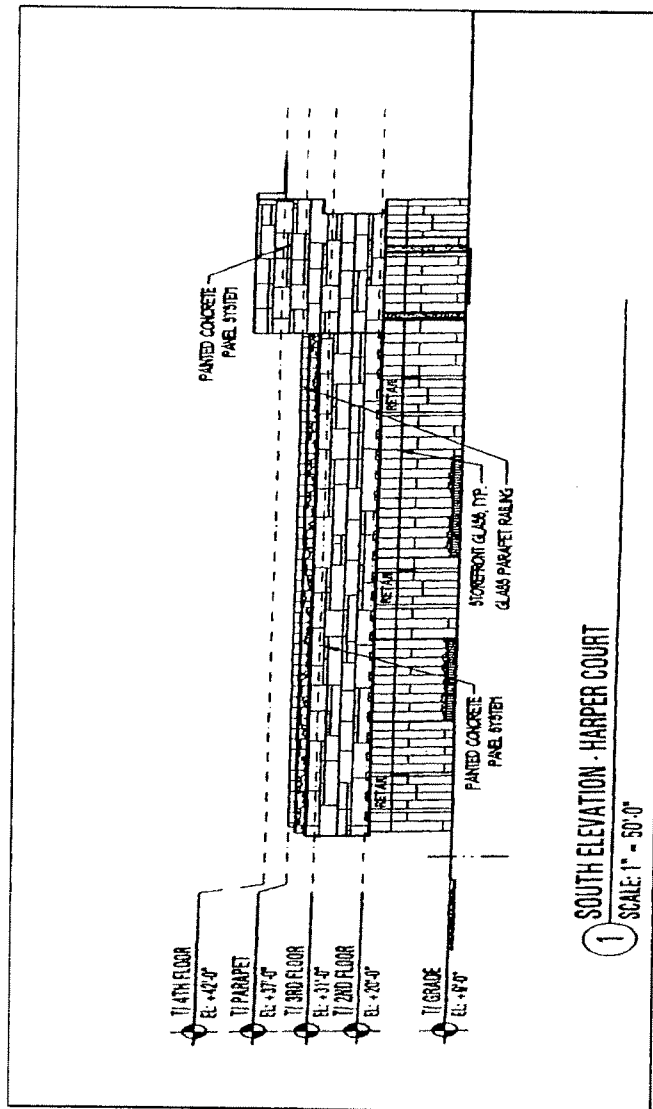
Subarea A -- Phase I North Elevation.
(Page 2 of 2)



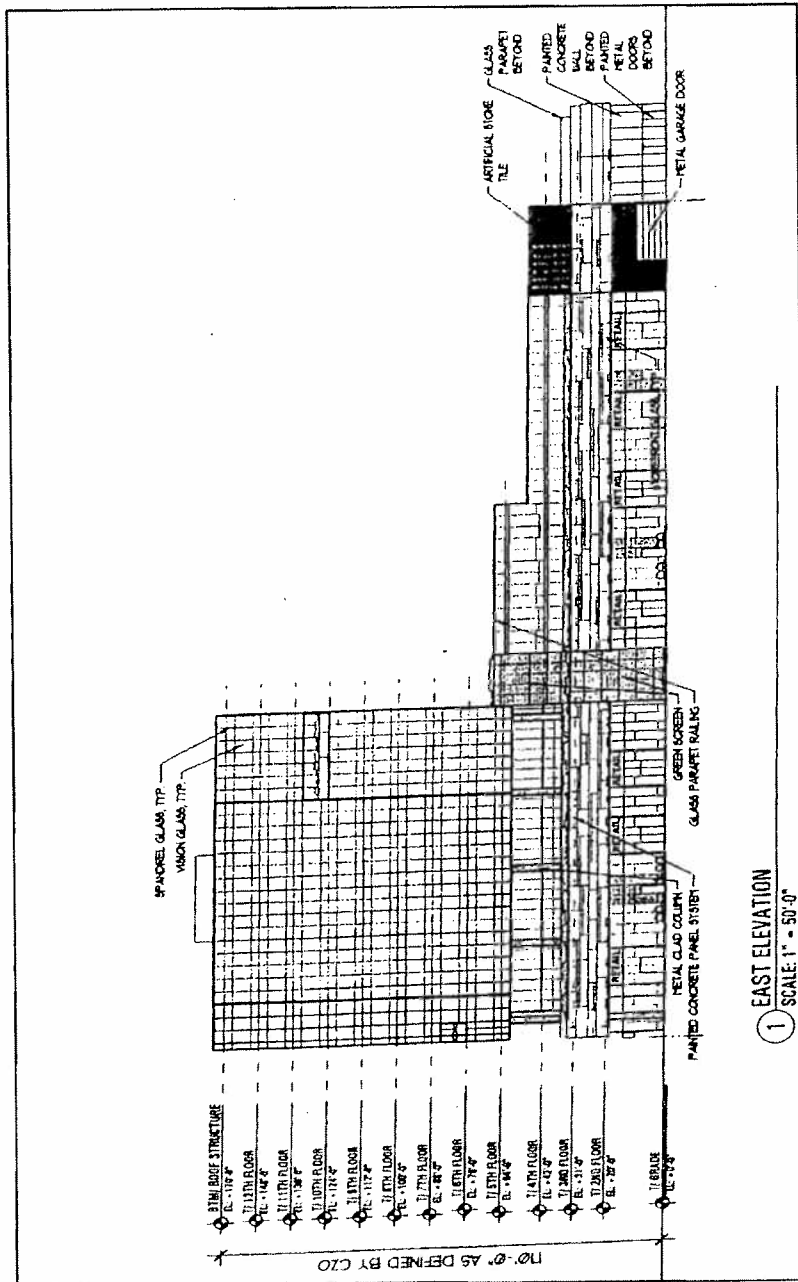
Subarea A – Phase I South Elevation.
(Page 1 of 2)



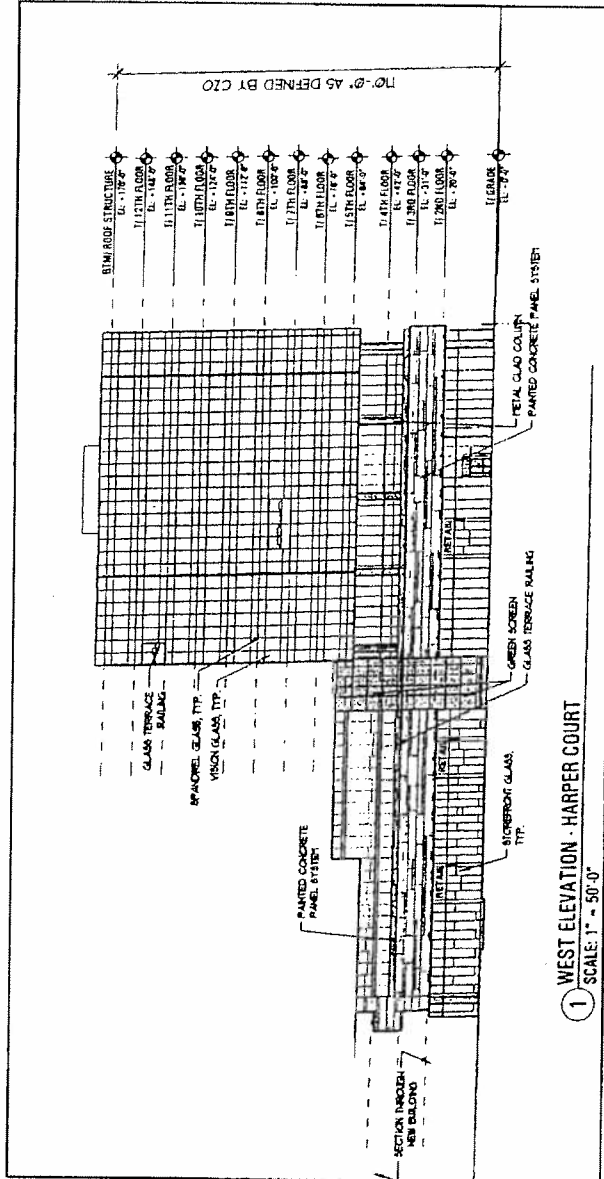
Subarea A -- Phase I South Elevation.
(Page 2 of 2)



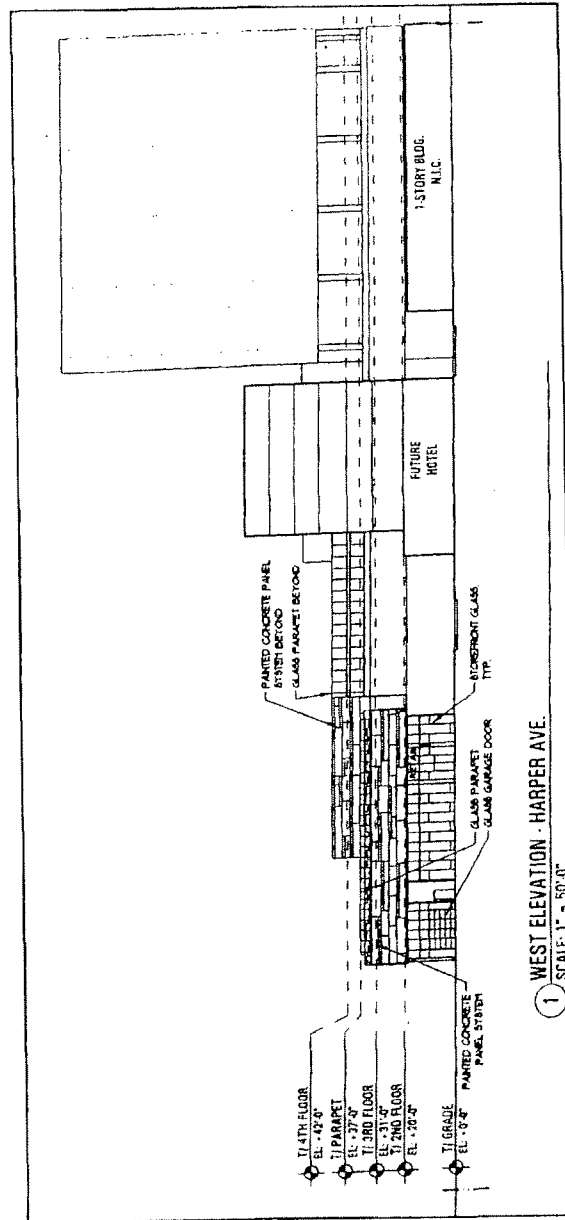
Subarea A -- Phase I East Elevation.



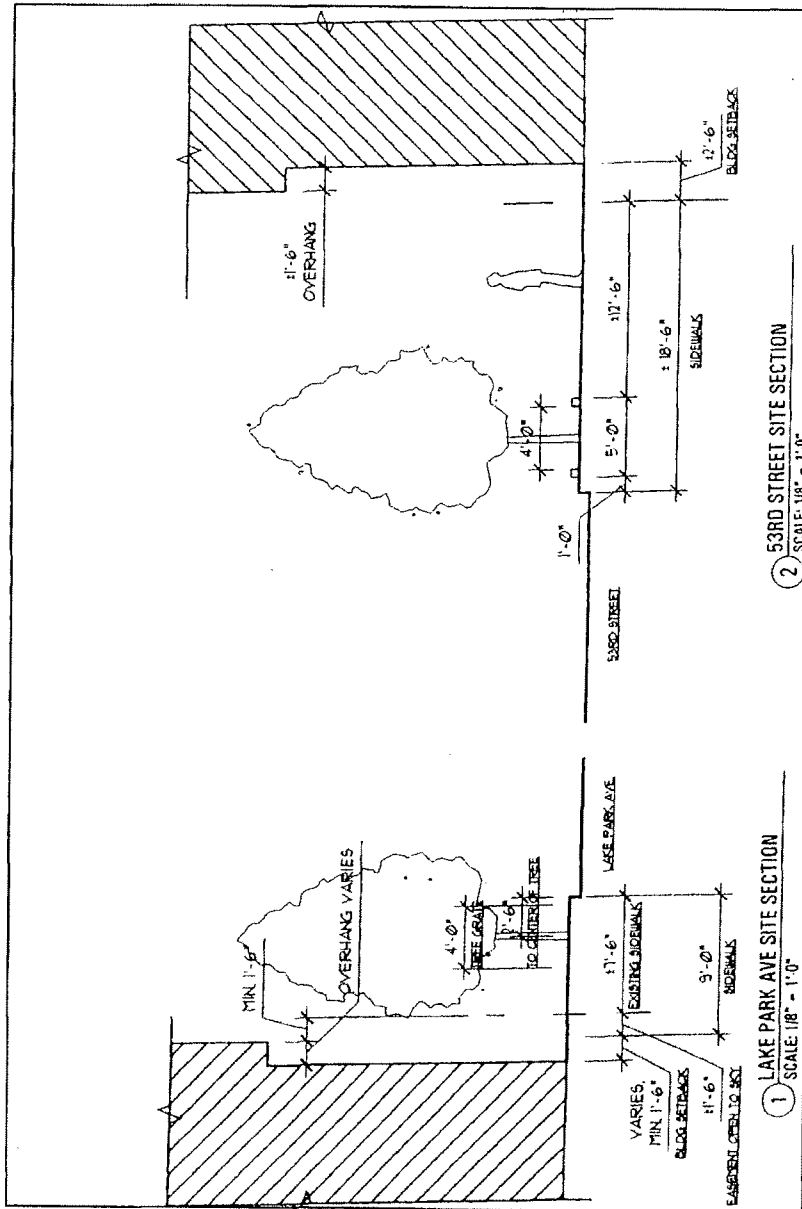
Subarea A -- Phase I West Elevation.
(Page 1 of 2)



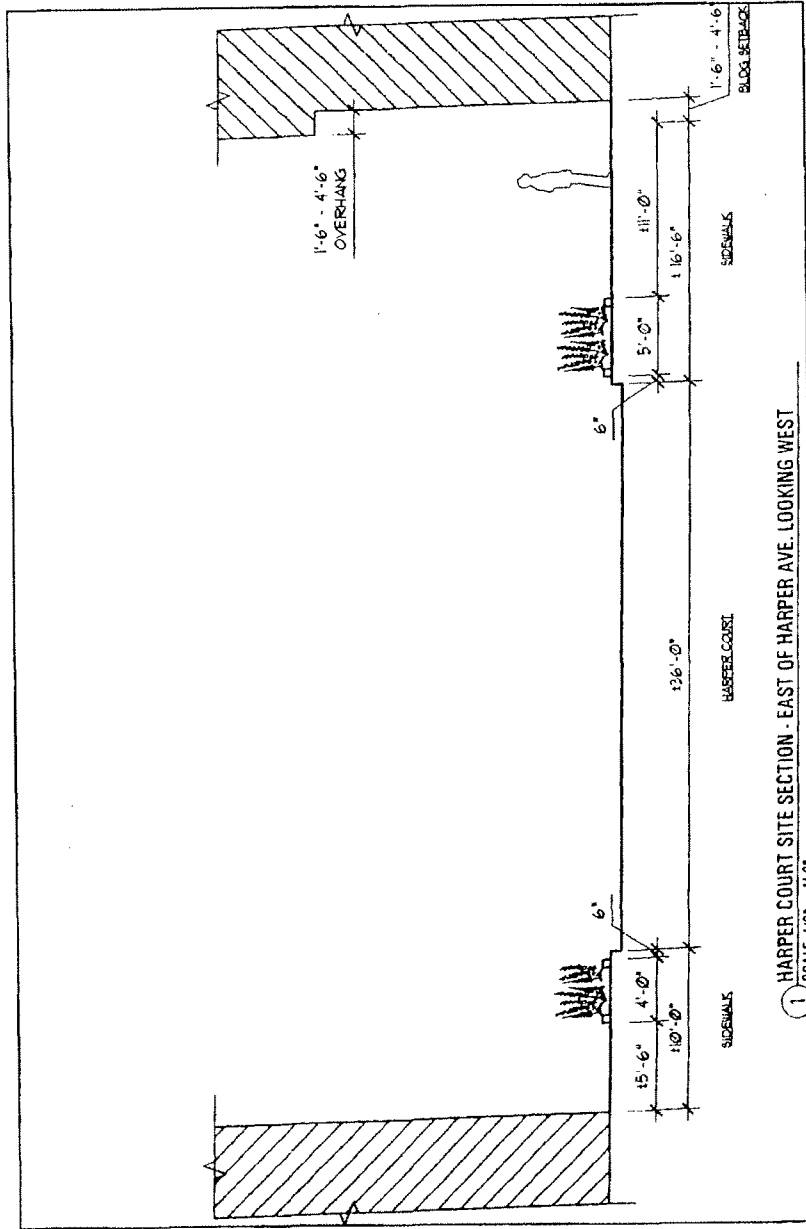
Subarea A -- Phase I West Elevation.
(Page 2 of 2)



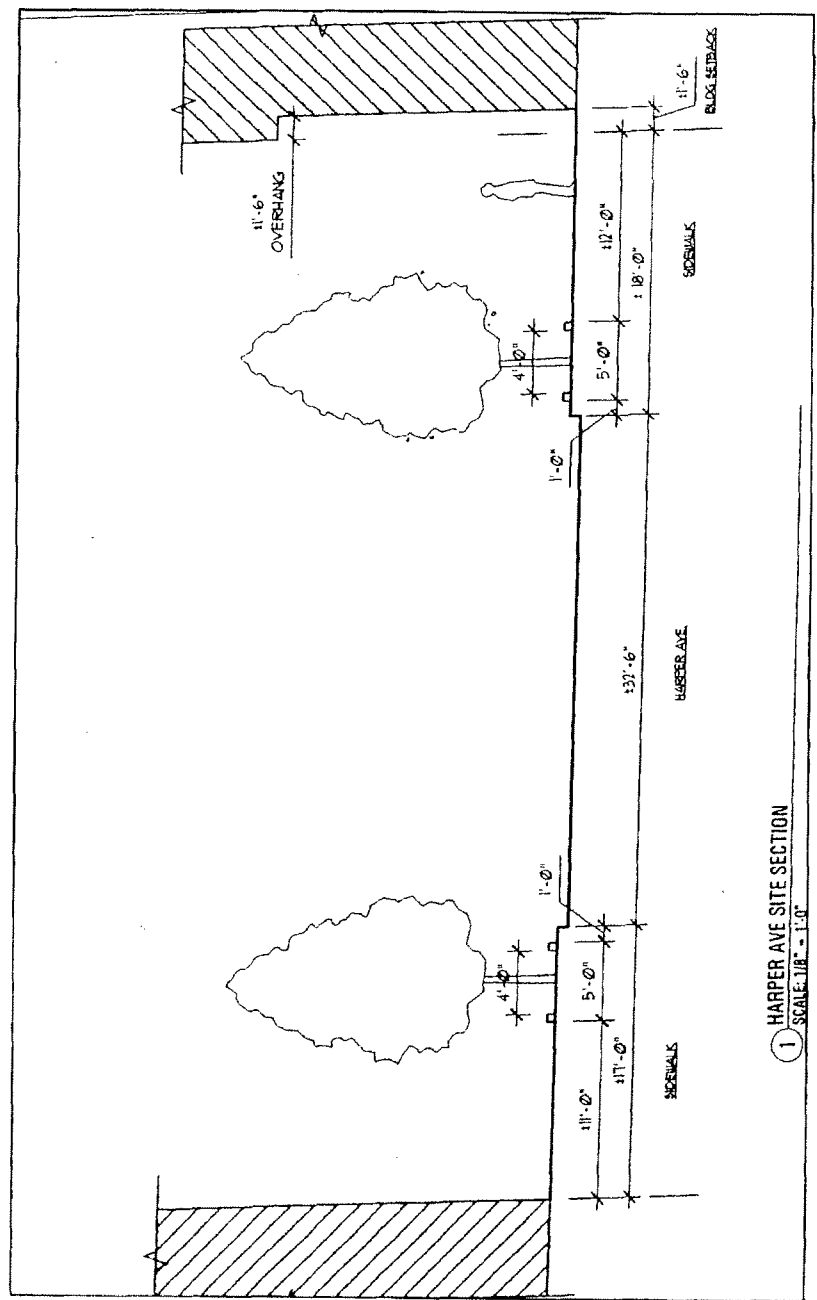
Lake Park Ave. And 53rd St. -- Site Sections.



Harper Court -- Site Section.



Harper Ave. -- Site Section.



① HARPER AVE SITE SECTION
SCALE: 1/8" = 1'-0"

Chicago Builds Green.
(Page 1 of 3)

Project Name: Harper Court

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From")
From: 5200 To: 5300 Direction: S Street Name: Harper Select Street Type: Ave
Ward No: 4 Community Area No:

Project Type: Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
PD No: 38 RDA No: From: To:
 Public project Landmark

Project Size: Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:

DPD Project Manager: Enter First Name Last Name: Fred Deters

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

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

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

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

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

Please fill if applicable

Square footage	0	0
Square footage	0	0
No. of Interior Trees	0	0
No. of Parkway Trees	25	36

Open Space:

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

Square footage	0	0
Square footage	0	0
Square footage	0	19,785

Stormwater Management (At-grade volume control):

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

Square footage	0
Check applicable	<input checked="" type="checkbox"/>
Square footage	0
Gallons	15,500
Square footage	0

Other sustainable surface treatments:

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

Square footage	60,690	60,690
Square footage	0	0
Square footage	0	0

Transportation:

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

0	0
0	0
0	0
207	600
Check if applicable	<input checked="" type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input checked="" type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes (one-star)		<input type="checkbox"/>
Chicago Green Homes (two-star)		<input type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

Energy efficiency strategies not captured above:
-E: Other than Energy Star Roof - or Energy Star Building Certification.

Energy Efficient Strategies

- rooftop solar thermal panels
- building envelope with R-24 spandrels
- exterior glass with southern shading devices
- mechanical system which exceeds ASHRAE 90.1 (2007)
- BAS system - measurement of energy use

Other sustainable strategies and/or Project Notes:

Other sustainable strategies:

- LEED ND certification for the project (anticipate Gold level)
- bicycle storage & shower facilities
- light pollution reduction
- high sr paving materials
- materials that are low VOC and high recycled content
- purchase Green Power
- water efficient plumbing fixtures
- rainwater for toilet flushing
- low water native landscaping

NOTE: Green Roof on office building to be installed in Phase I and Green Roof on remainder will be installed no later than 3 years from date of first Part II.

The future hotel is not accounted for in the green roof numbers.

*Reclassification of Area Shown on Map No. 1-K.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 1-K in the area bounded by the alley next north of and parallel to W. Ferdinand Street; the west line of the right-of-way of the C. & W. I. R.R.; W. Ferdinand Street; and N. Kilpatrick Avenue,

to those of an M1-4 Restricted Manufacturing District, and a corresponding bulk 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. 1-L.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 1-L in the area bounded by

a line 102 feet south of W. Chicago Avenue; the alley next east of and parallel to N. Laramie Avenue; a line 286.75 feet south of W. Chicago Avenue; and N. Laramie Avenue.

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 2-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 R4 General Residence District symbols and indications as shown on Map No. 2-K in the area bounded by

a line 132 $\frac{1}{2}$ feet north of W. Congress Parkway; S. Kostner Avenue; W. Congress Parkway; and the alley next west of and parallel to S. Kostner 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. 2-L.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 2-L in the area bounded by

W. Lexington Street; the alley next east of and parallel to S. Laramie Avenue; a line 132 feet south of W. Lexington Street; and S. Laramie Avenue,

to those of an M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 3-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. 3-H in the area bounded by

a line 290 feet north of W. Augusta Boulevard; the alley next east of and parallel to N. Damen Avenue; a line 25 feet north of W. Augusta Boulevard; and N. Damen Avenue,

to those of a B4-2 Restricted 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-I.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 13-I in the area bounded by

the alley next north of and parallel to W. Lawrence Avenue; N. Troy Street; W. Lawrence Avenue; and a line 83 feet east of N. Kedzie 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. 9-O.**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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-O in the area bounded by

W. Byron Street; N. Harlem Avenue; a line 359.9 feet south of W. Byron Street; and the alley next west of and parallel to N. Harlem Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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. 12-D.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Restricted Retail District and all the B4-3 Restricted Service District symbols and indications as shown on Map No. 12-D in the area bounded by

E 52nd Street, or the line thereof if extended where no street exists; the west line of the right of way of the Illinois Central Railroad; E. 53rd Street; the west line of S. Lake Park Avenue; a line 110.36 feet north of E. 53rd Street; the alley next west of and parallel to S. Lake Park Avenue; the alley next north of and parallel to E. 53rd Street; a line 53.05 feet west of the alley

PD 38

next west of and parallel to S. Lake Park Avenue; a line 122.86 feet north of E. 53rd Street; S. Harper Avenue; a line 252.79 feet north of E. 53rd Street; a line 150.68 feet west of S. Harper Avenue; a line 74.25 feet south of E. 52nd Street; the west line of S. Harper Avenue; a line 90 feet south of E. 52nd Street; and S. Harper Avenue,

to those of a Business Planned Development, 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.

[Plans of Development attached to the ordinances are shown at pages 6222-6227].

*Reclassification of Area Shown on Map No. 13-G.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 13-G in the area bounded by

a line 600 feet south of W. Bryn Mawr Avenue; the west line of Lincoln Park; a line 938 feet south of W. Bryn Mawr Avenue; and N. Sheridan Road,

to those of an R7 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 13-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 R3 General Residence District and all the B4-1 Restricted Service District symbols and indications as shown on Map No. 13-K in the area bounded by

W. Gunnison Street; N. Kenneth Avenue; W. Lawrence Avenue; and N. Elston Avenue,

to those of a B5-5 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. 14-I.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 14-I in the area bounded by

W. 59th Street; S. Whipple Street; the alley next south of and parallel to W. 59th Street; and S. Albany Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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-M.

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

be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 15-M in the area bounded by

a line 125 feet southwest of N. Milwaukee Avenue; W. Peterson Avenue; and N. Melvina Avenue,

to those of a B4-1 Restricted 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. 17-I.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 17-I in the area bounded by

W. Coyle Avenue; N. Western Avenue; W. Morse Avenue; and the alley next west of and parallel to N. Western Avenue,

to those of a C2-2 General 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. 17-I.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 17-I in the area bounded by

W. Morse Avenue; N. Western Avenue; a line 244 feet north of W. North Shore Avenue; and the alley next west of and parallel to N. Western Avenue,

to those of a C2-2 General 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.

Alderman Metcalfe moved to pass seven proposed ordinances transmitted with the committee's report, as amended by the committee, as is noted on pages 6144-6145 of the Journal of the Proceedings of December 20, 1965. The motion *Prevailed* and each of the seven proposed ordinances as so amended was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Parrillo, Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Marzullo, Zydlo, Sain, Provenzano, T. F. Burke, McMahon, Keane, Sulski, Brandt, Sande, Aiello, Casey, Cullerton, Laurino, Kaplan, Scholl, Goldberg, Bauler, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda—45.

Nays—None.

A778

PASSED 12-30-65
JCC PP 6221-6228

PLAN OF DEVELOPMENT #38
BUSINESS PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Business Planned Development" is controlled by the City of Chicago as follows:

Sub-Area "A" Hyde Park-Kenwood Urban Renewal Disposition Parcel C-12 conveyed to Harper Court Foundation, Inc. on May 20, 1965, for which Harper Court Foundation, Inc. has by agreement designated the Department of Urban Renewal of the City of Chicago to be the sole applicant on and in behalf of said Harper Court Foundation, Inc., its assigns and successors, for the purpose of obtaining and establishing a Planned Development, said agreement having been recorded as Document No. 19643164 in the Office of the Recorder of Deeds of Cook County on November 8, 1965.

Sub-Area "B" Hyde Park-Kenwood Urban Renewal Disposition Parcel C-9 owned by the Department of Urban Renewal of the City of Chicago.

Sub-Area "C" Hyde Park-Kenwood Urban Renewal Disposition Parcel I-9 owned by the Department of Urban Renewal of the City of Chicago and by Municipal Parking Facility No. 44 of the City of Chicago.

2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the following:

Sub-Area A Harper Court Foundation, Inc.

Sub-Area B Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal Disposition Parcel C-9.

Sub-Area C

Department of Urban Renewal or its successor upon conveyance of Hyde Park-Kenwood Urban Renewal Disposition Parcel 1-9 to Municipal Parking Facility No. 44 of the City of Chicago.










5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of business and related auxiliary uses in Sub-Areas A and B, and a grade level municipal parking facility in Sub-Area C.
7. The following information sets forth data concerning the property included in said Planned 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 as related to a B4 Restricted Service District classification and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments."

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: November 15, 1965

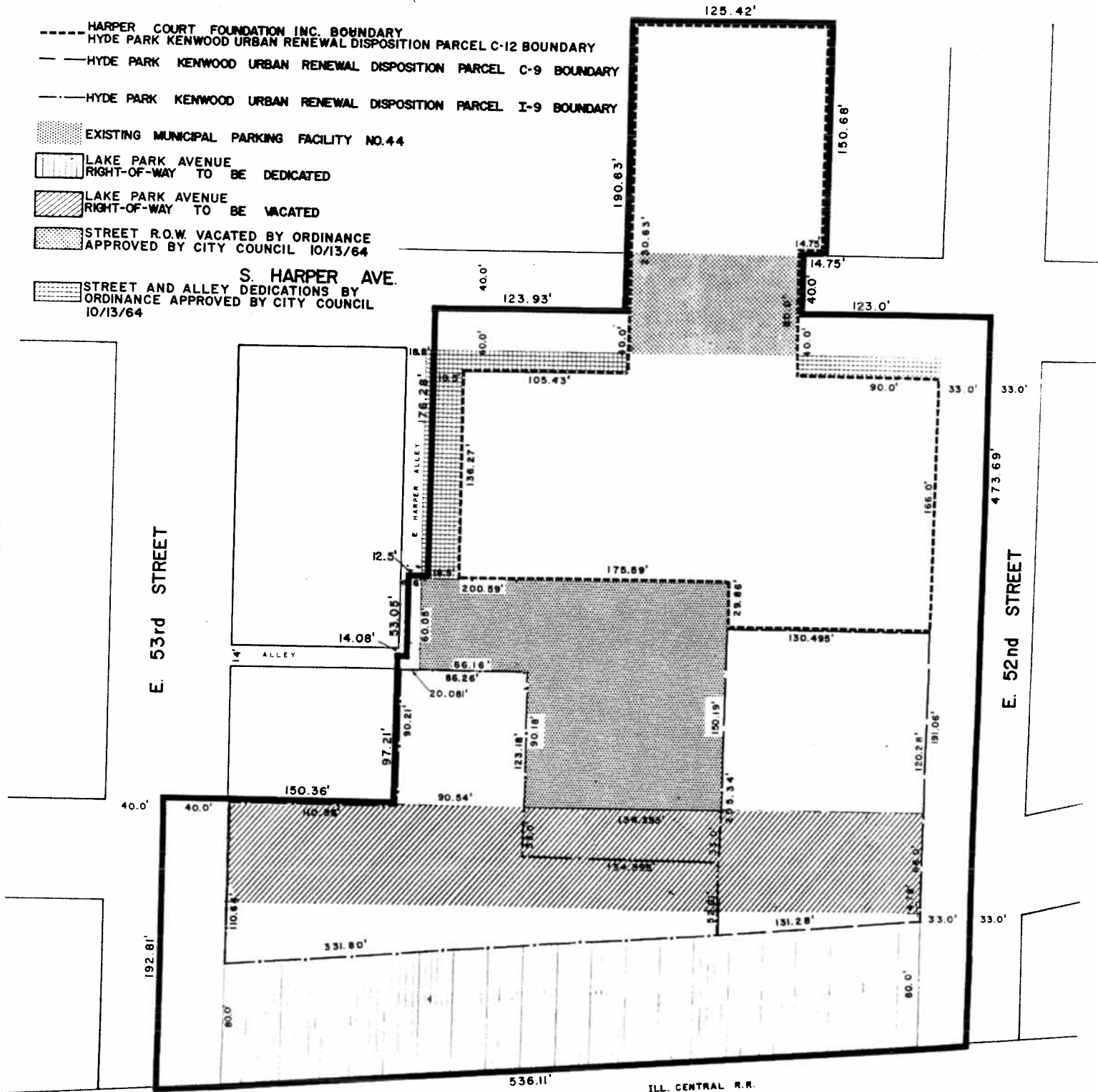
BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

LEGEND

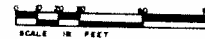
-  PLANNED DEVELOPMENT BOUNDARY
-  HARPER COURT FOUNDATION INC. BOUNDARY
HYDE PARK KENWOOD URBAN RENEWAL DISPOSITION PARCEL C-12 BOUNDARY
-  HYDE PARK KENWOOD URBAN RENEWAL DISPOSITION PARCEL C-9 BOUNDARY
-  HYDE PARK KENWOOD URBAN RENEWAL DISPOSITION PARCEL I-9 BOUNDARY
-  EXISTING MUNICIPAL PARKING FACILITY NO.44
-  LAKE PARK AVENUE
RIGHT-OF-WAY TO BE DEDICATED
-  LAKE PARK AVENUE
RIGHT-OF-WAY TO BE VACATED
-  STREET R.O.W. VACATED BY ORDINANCE
APPROVED BY CITY COUNCIL 10/13/64
-  STREET AND ALLEY DEDICATIONS BY
ORDINANCE APPROVED BY CITY COUNCIL
10/13/64

S. HARPER AVE.

STREET AND ALLEY DEDICATIONS BY
ORDINANCE APPROVED BY CITY COUNCIL
10/13/64

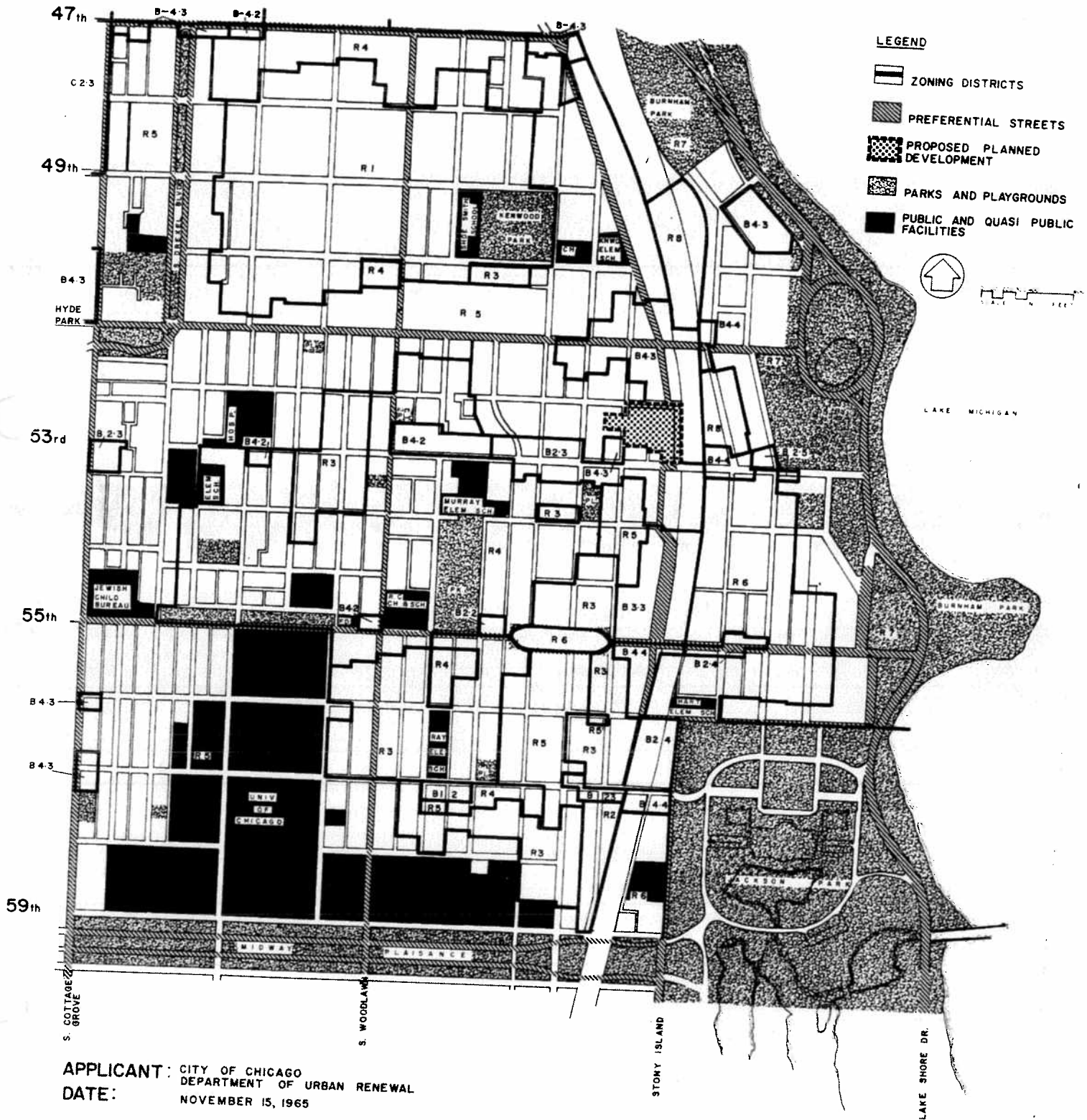


APPLICANT: CITY OF CHICAGO
DEPARTMENT OF URBAN RENEWAL
DATE: NOVEMBER 15, 1965








BUSINESS PLANNED DEVELOPMENT

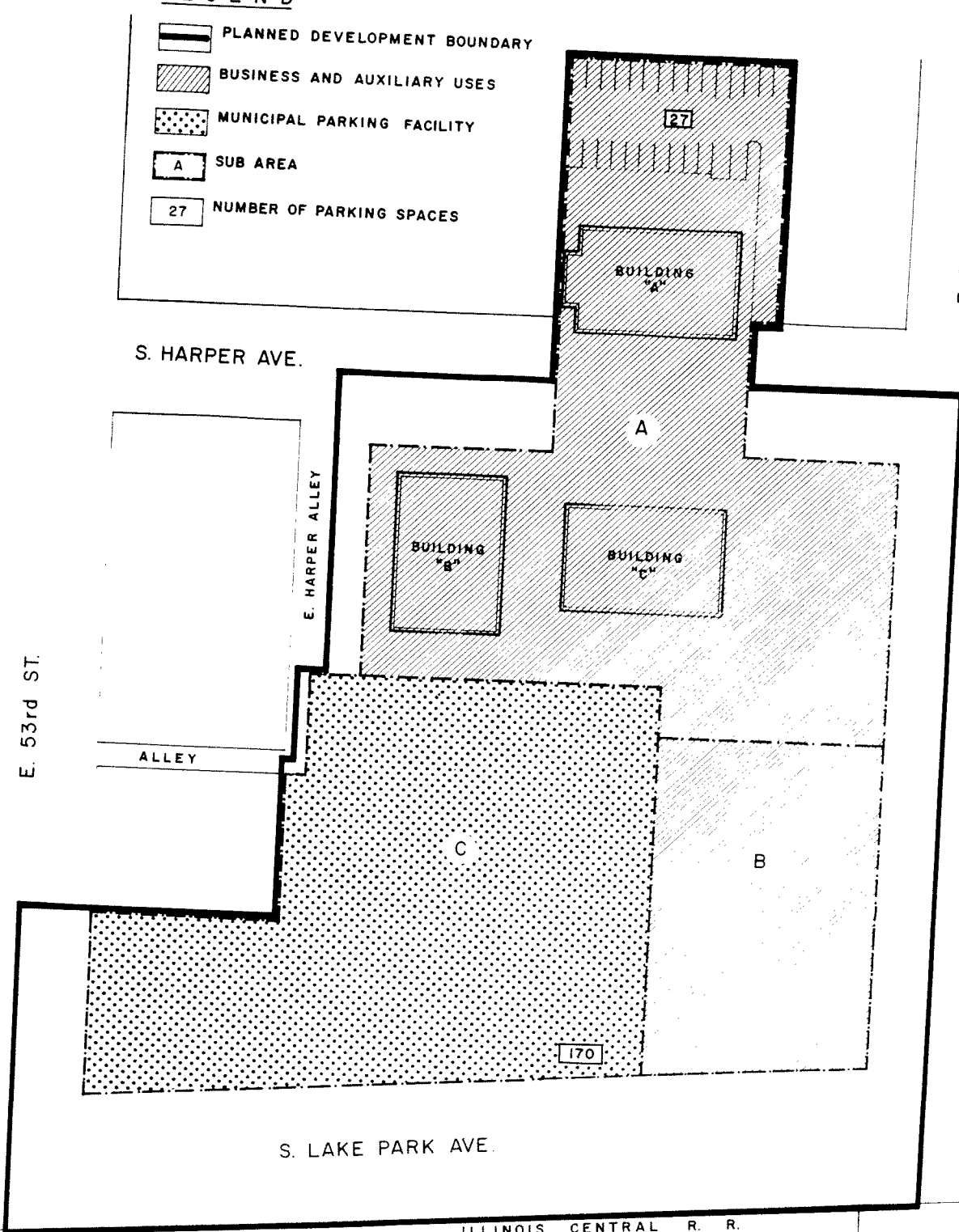
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



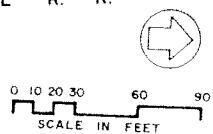
BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  BUSINESS AND AUXILIARY USES
-  MUNICIPAL PARKING FACILITY
-  SUB AREA
-  NUMBER OF PARKING SPACES



APPLICANT: CITY OF CHICAGO
DEPARTMENT OF URBAN RENEWAL
DATE: NOVEMBER 15, 1965



BUSINESS PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE AND BULK REGULATIONS

Sub-Area	Net Site Area		General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
	Square Feet	Acres			
A	73,336.5	1.683	Convenience-type, service, and auxiliary business uses.	1.2	30
B	25,883.1	0.594	Service and auxiliary business uses.	1.2	35
C	64,698.2	1.485	Grade level parking facility.	0.5	10
	163,917.8	3.762			

Gross Site Area = Net Site Area (3.762 acres) + area of public streets or alleys (1.65 acres)
= 5.412 acres

Maximum F.A.R. (for total net site area): 1.2

imum number of off-street parking spaces provided: 197

if-street loading spaces shall be provided as authorized by the Chicago Zoning Ordinance.

Minimum Periphery Setbacks

- A. Boundary and Front Yard Setbacks 15 feet
- B. Boundary and Side Yard Setbacks 8 feet

Minimum distances between buildings: 20 feet

Maximum per cent of land covered (for total net site area): 35%

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE
CITY OF CHICAGO

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