



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 7, 2025

Tyler Manic
Schain Banks
70 W. Madison St., Suite 2300
Chicago, IL 60602

**Re: PD 383, Sub area B
2002 S. Wentworth Ave. and remaining development rights**

Dear Mr. Manic:

In response to your recent request, please be advised the subject property at 2002 S. Wentworth Ave. is located within Residential-Business Planned Development Number 383 ("PD 383"), Sub area B.

We have reviewed the remaining development rights within Sub area B. According to our records, the last Part II issued for Sub area B was on February 13, 2007, for the construction of three buildings at 239 W. 18th St., 231 W. 18th St. and 1808 S. Wentworth Ave. However, the proposed building at 1808 S. Wentworth Ave. (Building No. 5C) was never constructed, as noted in the minor change approval dated July 21, 2015. Therefore, the Part II was recently revised to reflect the following:

Net site area:	349,747 SF
Total floor area used to date:	382,470.73 SF
Allowed floor area ratio:	2.0
Total floor area used to date:	1.093
Allowed dwelling units:	340
Total dwelling units to date:	234

There are no maximum site coverage requirements applicable to Sub area B. For open space information, please refer to the Bulk Regulations and Data Table ("Bulk Table"), Footnote no. 7. A maximum building height of 220 feet is allowed within Sub area B. For buffer zone information, please refer to the Bulk Table, Footnote no. 3. For parking requirements, please refer to the Bulk Table, Footnote no. 2.

In regard to uses, you are seeking confirmation that any use permitted in the B3-1 district may be established in Sub area B and a use that is permitted in the B3-1 district as a special use may be established in Sub area B as a special use. Both of these statements are incorrect.

Pursuant to Statement No. 5 of the Planned Development, Sub area B shall be devoted to mixed business, residential and institutional uses. The following uses shall be permitted: (i) all uses permitted in the B3-2 district (formerly B4-2 district) except automobile service stations, repair garages, crematories, liquor stores, currency exchanges and funeral parlors; (ii) all uses permitted in Sub area A, except ground floor dwelling units shall front on Wells St. only; and (iii) trade centers and exhibition halls, hotels and motels, karaoke bars or taverns or entertainment cabarets (excluding adult uses), recycling facilities, Class I, drive-through financial institutions or restaurants fronting on Wentworth or Tom Court only, non-accessory parking facilities.

Any proposed development of 2002 S. Wentworth Ave. must comply with PD 383 and the Chicago Zoning Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Murphey', with a stylized flourish at the end.

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, main file



March 3, 2022

Tyler Manic
Schain Banks
Three First National Plaza
70 West Madison Street
Suite 2300
Chicago, Illinois 60602

RE: 2000 South Tan Court, Site Plan Approval for Residential-Business Planned Development No. 383, Subarea A

Dear Mr. Manic,

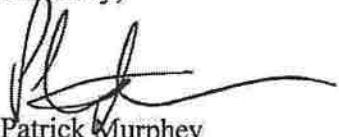
We have reviewed the Site Plan, Landscape Plan, Building Elevations, and Floor Plan submitted by you for the construction of one (1) seventy-two (72) unit residential condominium building and one (1) one-hundred and ten (110) elderly housing unit building, specifically designed and marketed to persons 62 years of age or older pursuant to Sec. 17-17-0250, within Subarea A of Planned Development 383, as amended (PD 383). These plans prepared by Fitzgerald Architects, dated February 15, 2022, and submitted in accordance with Statement 13 of PD 383.

The proposed Site Plan submittal project is summarized as follows: two residential buildings with a total of 182 total dwelling units (225 remaining allowed), 0.314 Floor Area Ratio (FAR, 0.475 FAR remaining allowed), 36% Subarea coverage (55% allowed), 79' and 89'-2" zoning building height (120' allowed); 10,900 sf open space provided (8,000 sf required); 116 total parking spaces (108 required); and 47 total bicycle spaces (45 required). The site plan identifies 12'-wide buffers between the new buildings to the east and west parcel property lines, and a publicly accessible pedestrian path from South Tan Court to a landscaped, lit, and furnished open space area at the north end of the parcel. The applicant has provided a building material palette showing three colors of face brick (charcoal, red, and gray) and two metal panel accent colors (grey and red). The applicant has also provided a Chicago Department of Transportation-stamped site plan which was reviewed in conjunction with a submitted Traffic Study.

The Department of Planning and Development (DPD) is also in receipt of an executed Declaration of Restrictive Covenants, dated February 15 2022, outlining that the City of Chicago (City) and Chicago Transit Authority (CTA) shall have no liability related to the proposed surface parking and open space improvements and uses within the easement and indemnifies the City and CTA for any claims for damage to vehicles parked beneath the CTA's Orange Line.

Upon review of the materials submitted, DPD has determined that these plans are consistent with and satisfy the requirements of PD 383. Accordingly, this Site Plan submittal is hereby approved as conforming to PD 383.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Murphey', with a long horizontal flourish extending to the right.

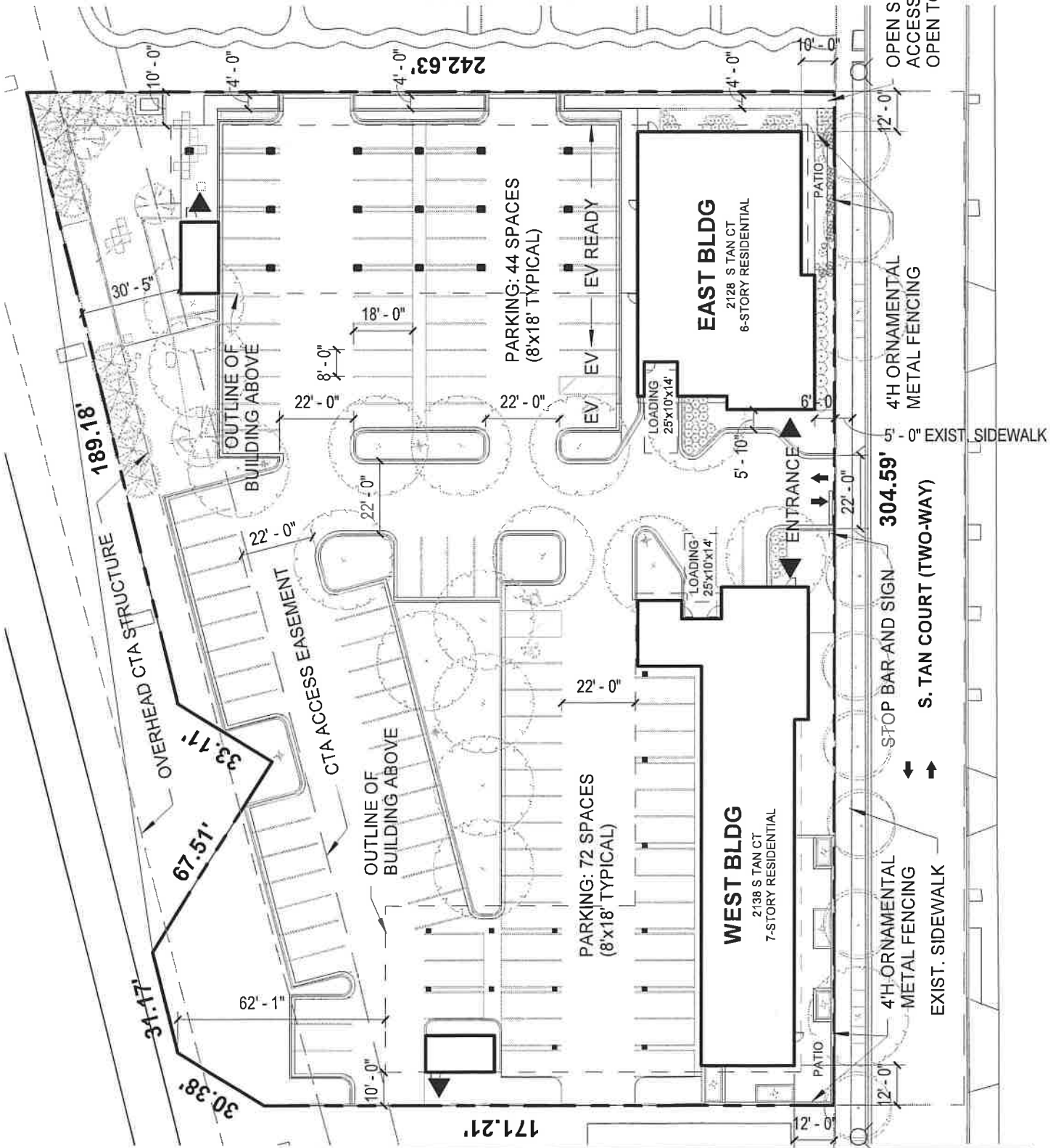
Patrick Murphey
Zoning Administrator

Originated by: Cindy Chan Roubik

Cc: Noah Szafraniec, Mike Marmo, Planned Development files

Planned Development No. 383

SITE PLAN



Applicant: TAN COURT DEVELOPMENT, LLC
 Address: 2128-38 S TAN CT
 CHICAGO, IL

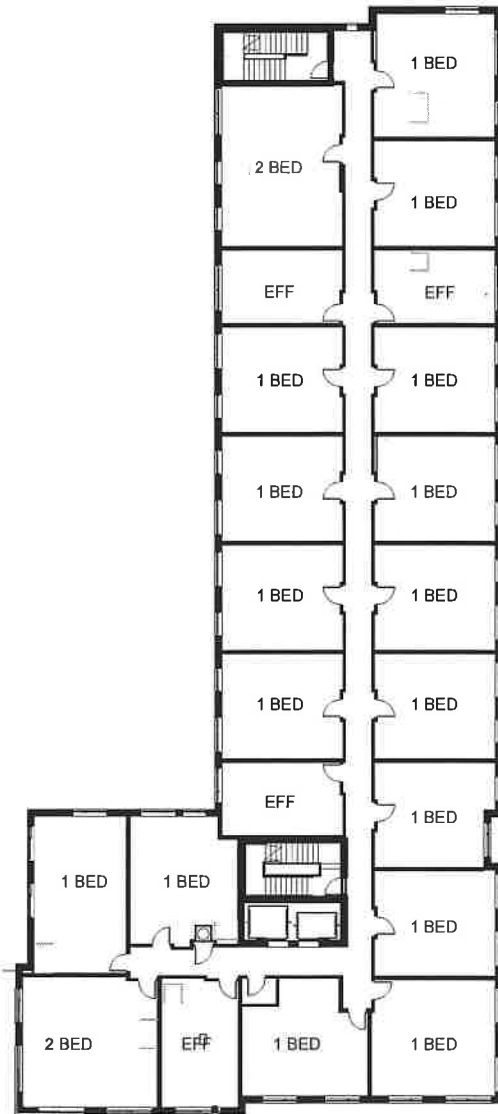
Architect: FitzGerald
 February 15, 2022



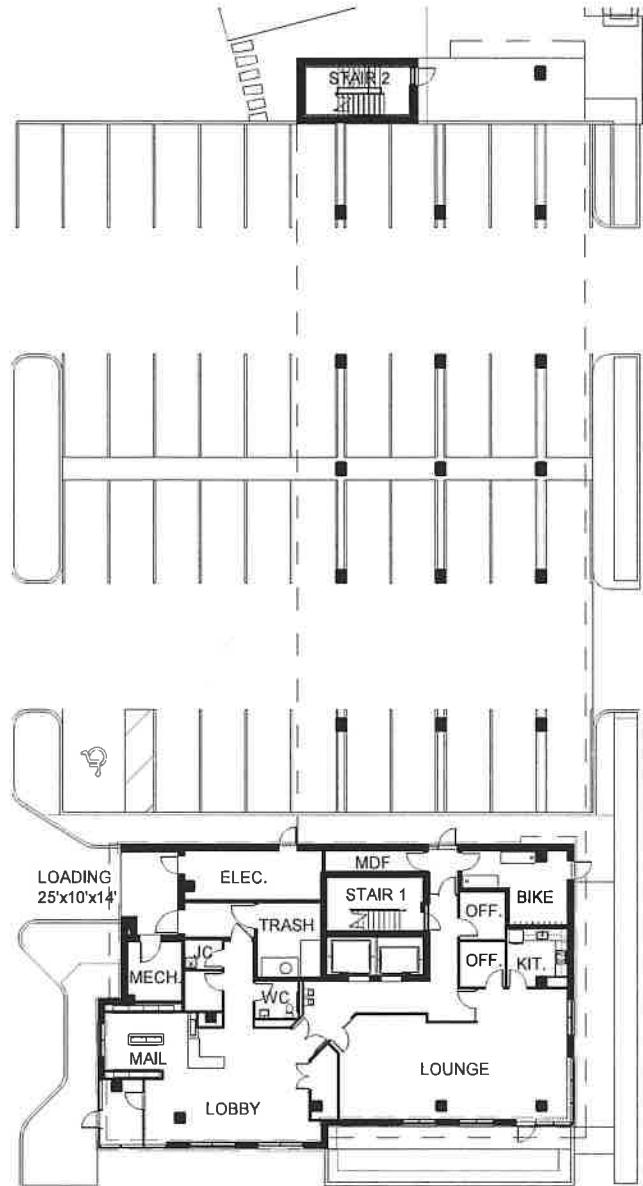
PD-01

Planned Development No. 383

EAST BUILDING PLANS



2 TYPICAL FLOOR PLAN (FLOORS 2-6)
1/32" = 1'-0"



1 GROUND FLOOR PLAN
1/32" = 1'-0"

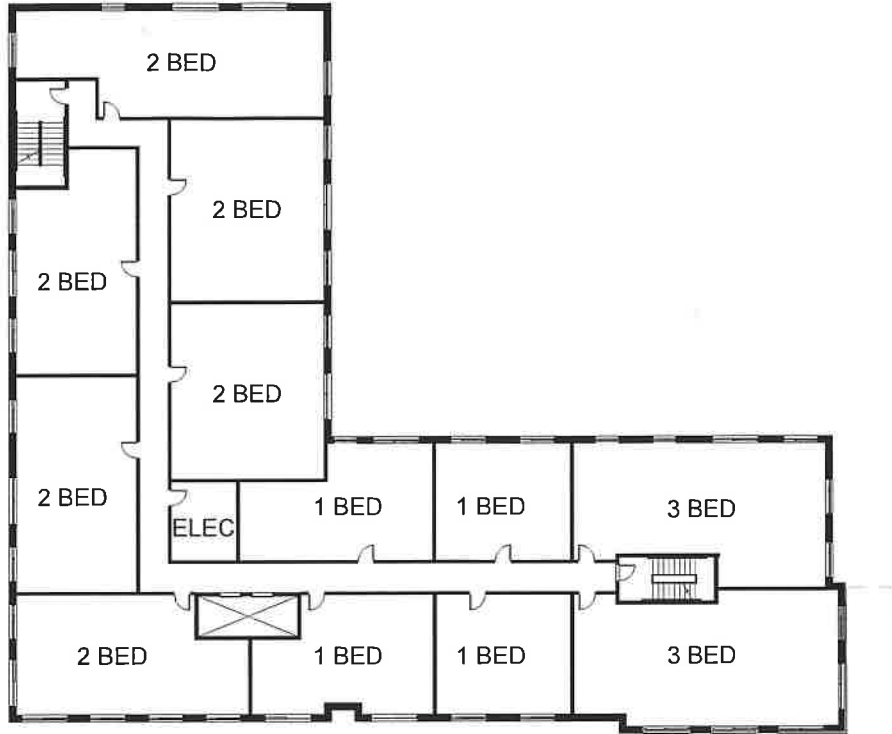
Applicant: TAN COURT DEVELOPMENT, LLC
 Address: 2128-38 S TAN CT
 CHICAGO, IL

Architect: FitzGerald
 February 15, 2022

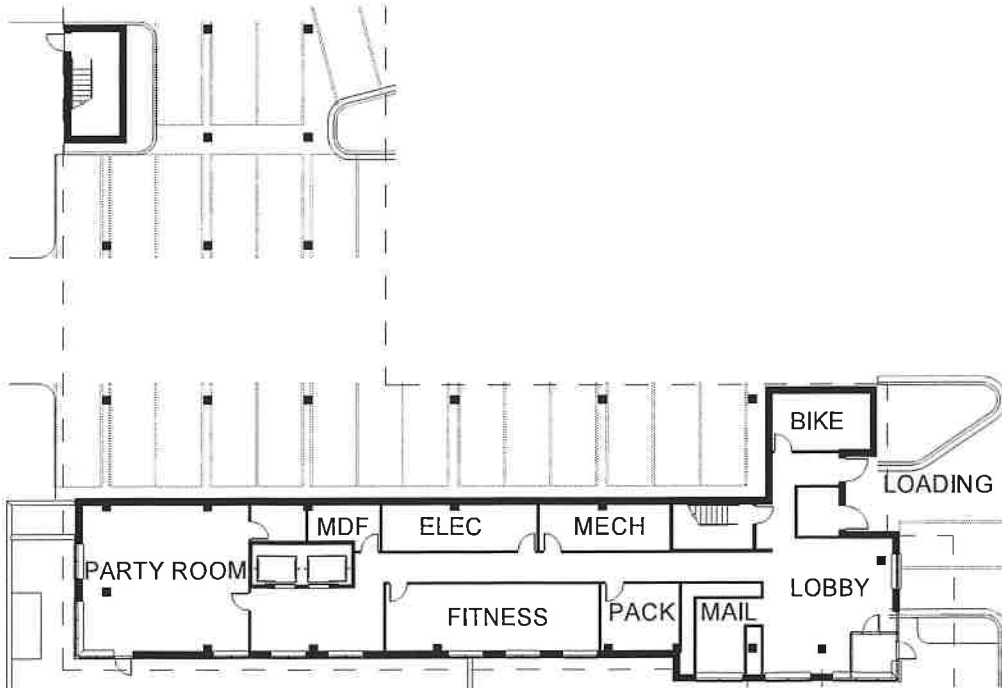


Planned Development No. 383

WEST BUILDING PLANS



2 TYPICAL FLOOR PLAN (FLOORS 2-7)
1/32" = 1'-0"



1 GROUND FLOOR PLAN
1/32" = 1'-0"

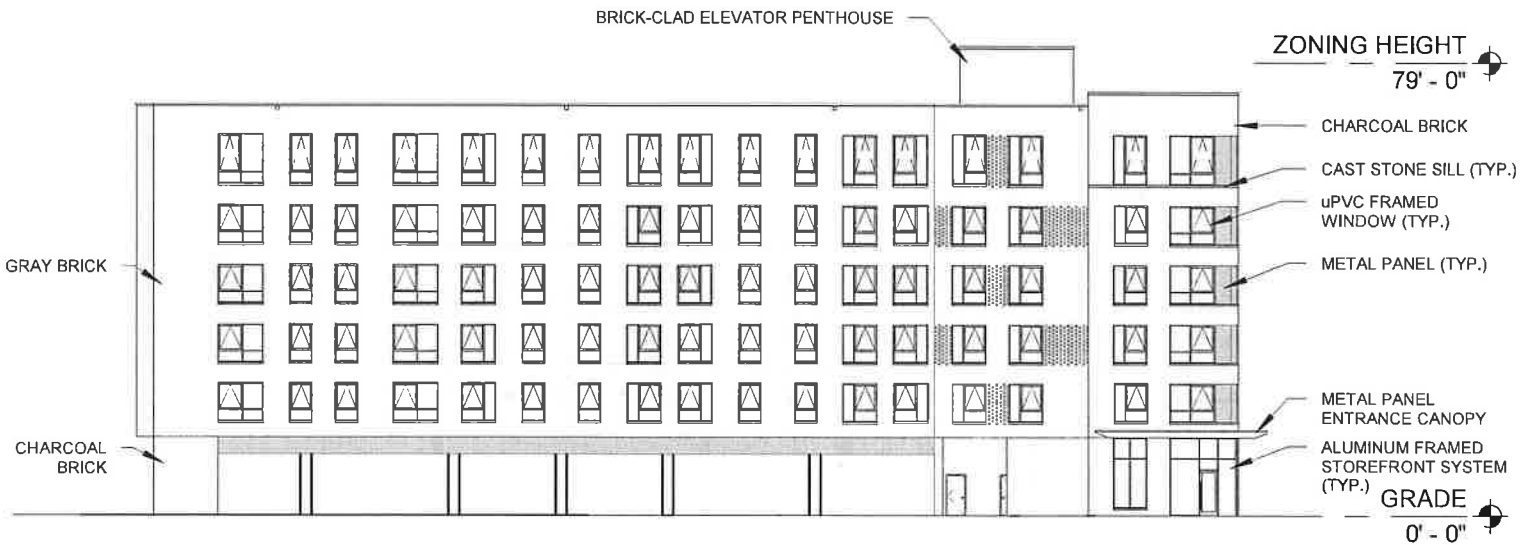
Applicant: TAN COURT DEVELOPMENT, LLC
Address: 2128-38 S TAN CT
CHICAGO, IL

Architect: FitzGerald
February 15, 2022

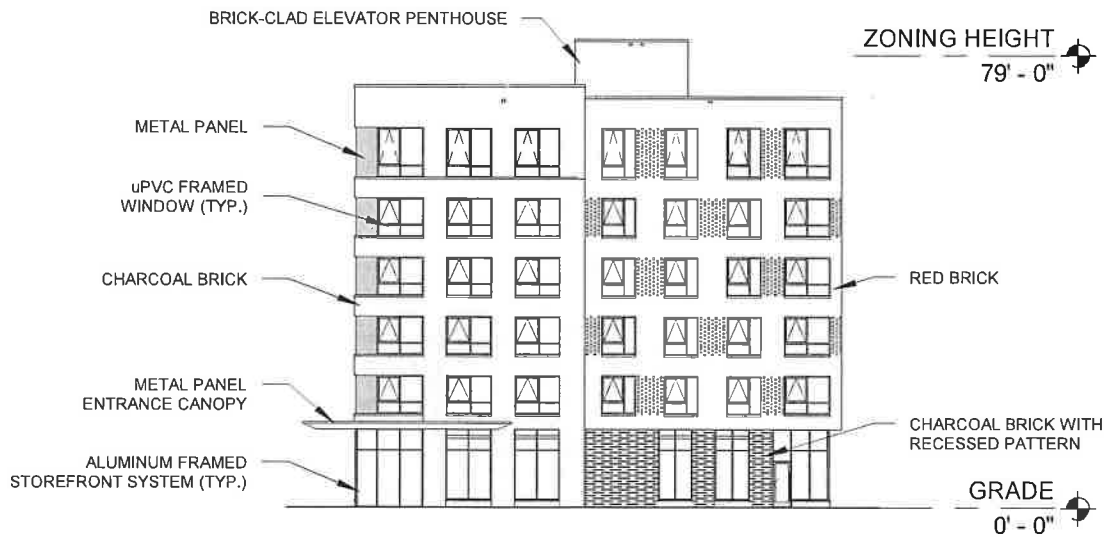


Planned Development No. 383

EAST BUILDING ELEVATIONS



2 EAST BLDG - WEST ELEVATION
1/32" = 1'-0"



1 EAST BLDG - SOUTH ELEVATION
1/32" = 1'-0"

Applicant: TAN COURT DEVELOPMENT, LLC
Address: 2128-38 S TAN CT
CHICAGO, IL

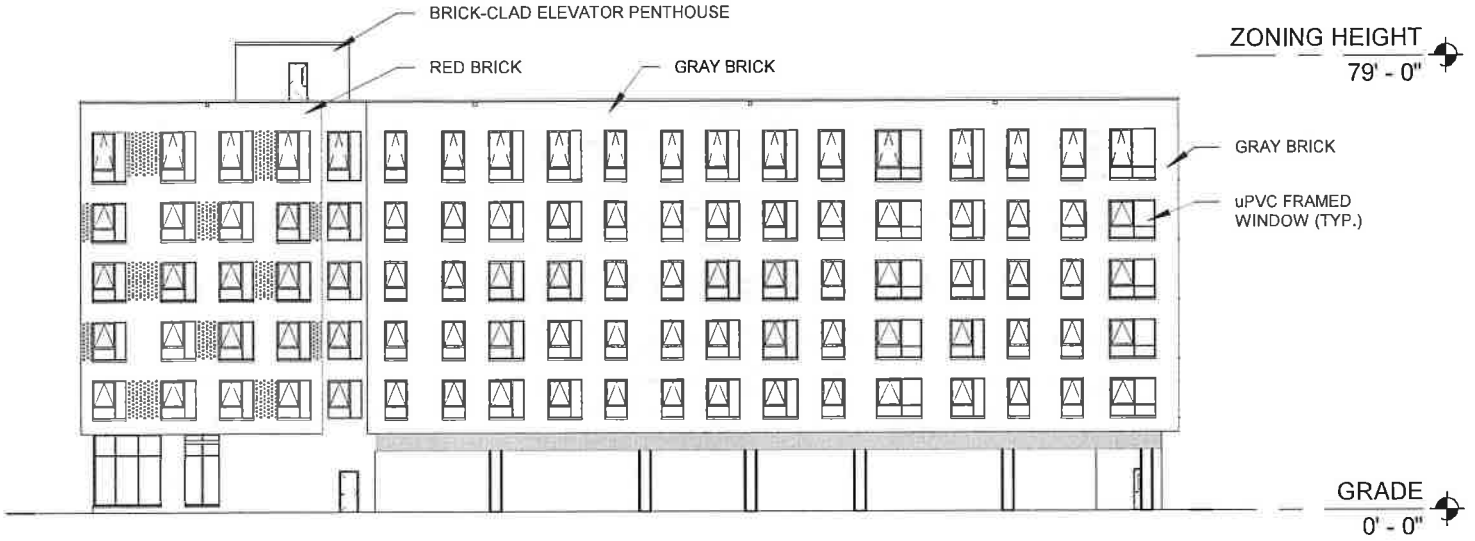


Architect: FitzGerald
February 15, 2022

PD-04

Planned Development No. 383

EAST BUILDING ELEVATIONS



2 EAST BLDG - EAST ELEVATION
1/32" = 1'-0"



1 EAST BLDG - NORTH ELEVATION
1/32" = 1'-0"

Applicant: TAN COURT DEVELOPMENT, LLC
 Address: 2128-38 S TAN CT
 CHICAGO, IL

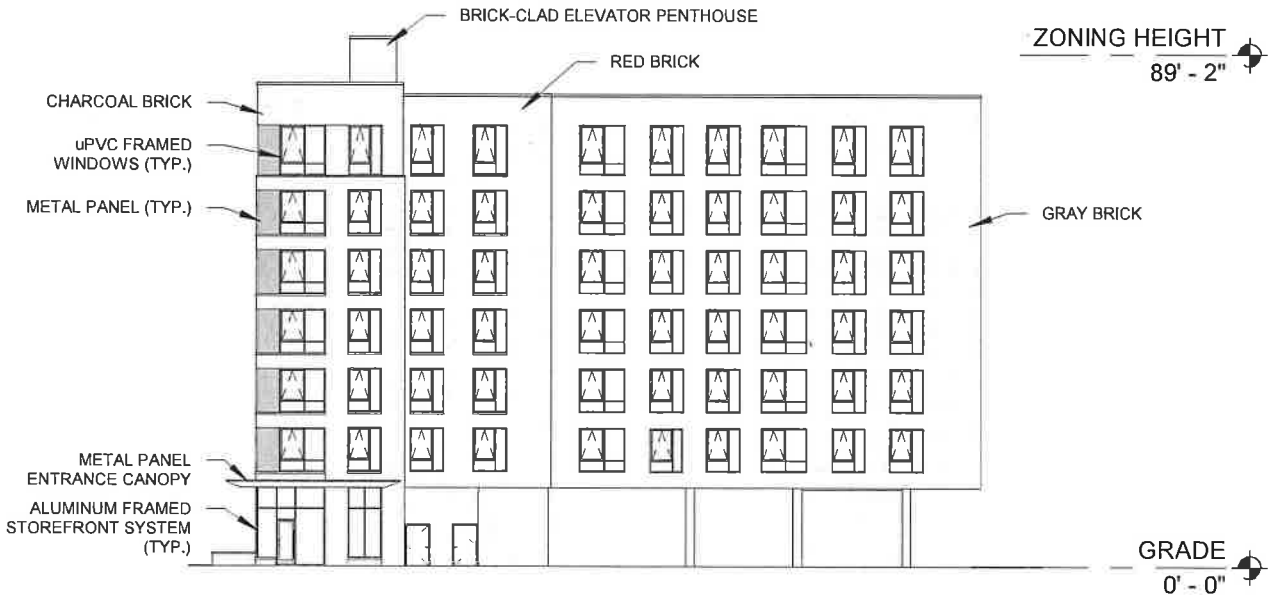


Architect: FitzGerald
 February 15, 2022

PD-05

Planned Development No. 383

WEST BUILDING ELEVATIONS



2 WEST BLDG - EAST ELEVATION
1/32" = 1'-0"



1 WEST BLDG - SOUTH ELEVATION
1/32" = 1'-0"

Applicant: TAN COURT DEVELOPMENT, LLC
Address: 2128-38 S TAN CT
CHICAGO, IL

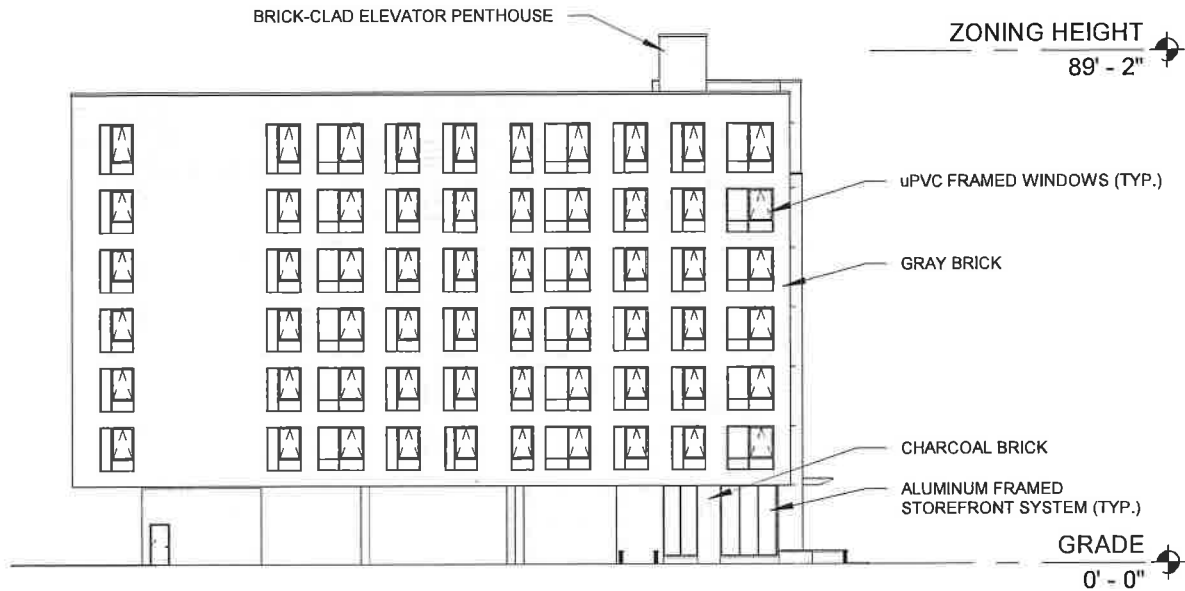


Architect: FitzGerald
February 15, 2022

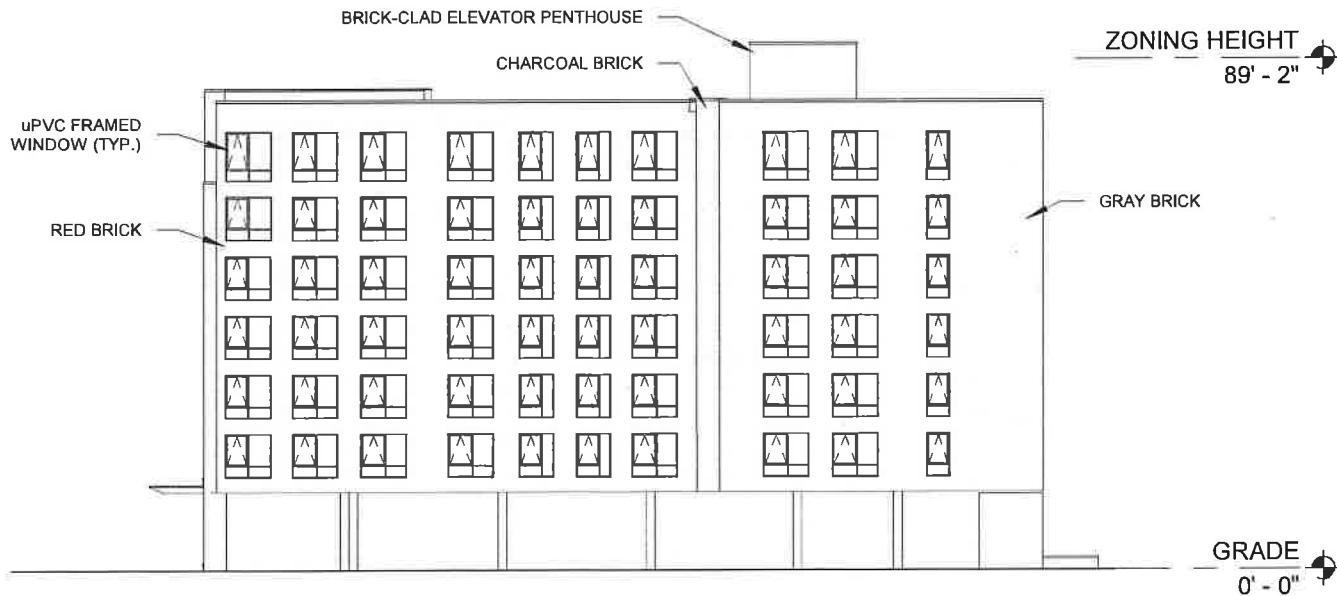
PD-06

Planned Development No. 383

WEST BUILDING ELEVATIONS



2 WEST BLDG - WEST ELEVATION
1/32" = 1'-0"



1 WEST BLDG - NORTH ELEVATION
1/32" = 1'-0"

Applicant: TAN COURT DEVELOPMENT, LLC
Address: 2128-38 S TAN CT
CHICAGO, IL

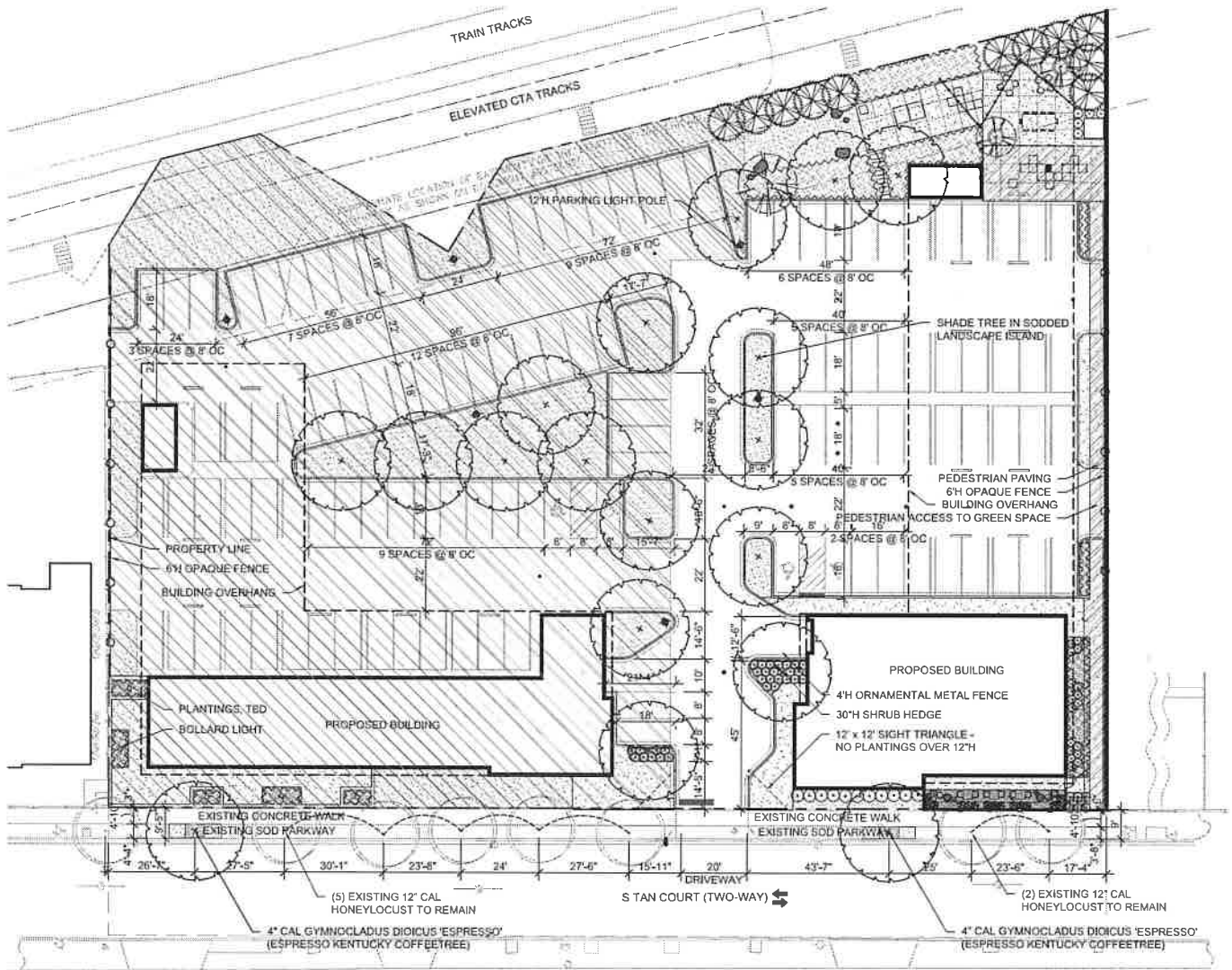
Architect: FitzGerald
February 15, 2022



PD-07

Planned Development No. 383

LANDSCAPE PLAN



GENERAL NOTES:

- TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

PARKING LOT - VEHICULAR USE AREA CALCULATIONS

116 SPACE TOTAL PARKING LOT (47 COVERED, 69 UNCOVERED)
INCLUDING 3 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA: 22,776 SF
REQUIRED INTERNAL LANDSCAPED AREA: 7.5% x 22,776 SF = 1,708 SF
ACTUAL LANDSCAPED AREA: 3,186 SF

REQUIRED INTERNAL TREE PLANTING: 1,708/125 = 14
ACTUAL TREE PLANTING: 14



LEGEND

	PROPERTY LINE		4'H ORNAMENTAL METAL FENCING
	EXISTING TREE		6'H OPAQUE WOOD FENCING
	SHADE TREE		12'H PARKING LIGHT POLE
	EVERGREEN SHRUB		BOLLARD LIGHT
	SHRUBS		CATENARY LIGHTS AND POSTS
	SOD		OUTCROPPING STONE
	PERENNIALS/GROUND COVER		FLAGSTONE STEPPERS
	PEDESTRIAN PAVING		
	COMPOSITE WOOD DECKING AT GRADE		
	AGGREGATE PAVING		

1 LANDSCAPE PLAN
1" = 30'-0"

0 25 50

Applicant: TAN COURT DEVELOPMENT, LLC
Address: 2128-38 S TAN CT
CHICAGO, IL

Architect: FitzGerald
February 15, 2022

PD-08



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 30, 2020

Richard A. Toth
Daley & Georges
20 S. Clark St., Suite 400
Chicago, IL 60603-1835

Re: PD 383, Sub area A, remaining development rights

Dear Mr. Toth :

In response to your recent request, we have reviewed the remaining development rights within Residential-Business Planned Development Number 383, Sub area A. You are seeking confirmation that based on the most recent Part IIs issued, the following are true:

Net site area: 433,674.00 sq. ft.
Total floor area used to date: 358,001.54 sq. ft.

Allowed floor area ratio: 1.3
Total floor area used to date: 0.825
Remaining floor area ratio: 0.475

Allowed land/site coverage: 55%
Total land/site coverage to date: 32.3%
Remaining land/site coverage: 22.7%

Allowed dwelling units: 450
Total dwelling units to date: 225
Remaining dwelling units: 225

In regards to your request, the numbers above are correct except for the total land/site coverage to date. Our last Part II for Sub area A dated May 30, 2002, reflects a site coverage of 140,697.37 sq. ft. to date which translates to 32.443%, rather than 32.3%. This is a difference of 620.67 sq. ft. Perhaps there was a minimal demolition accounted in your figures which we are unaware of.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Mike Marmo, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 21, 2015

Mr. Bernard I. Citron
Thompson Coburn, LLP
55 East Monroe Street; 37th Floor
Chicago, IL 60603

Re: **Minor Change to Site Plan Approval for Institutional Planned Development No. 383, Subarea B**

Proposal: Removal of Condo Building No. 5C from the Site Plan approved October 3, 2003, and revised Landscaped Plan.

Location: 1808 South Wentworth

Dear Mr. Citron:

We have reviewed the request and plans submitted by you on behalf of Steven S. Spinell, Court Appointed Receiver in Mortgage Foreclosure Case 12 CH 32524 in the Circuit Court of Cook County, Illinois. Your request sought minor changes to the Site Plan Approval, dated October 3, 2003, for property in Subarea B of Residential Business Planned Development No. 383, specifically:

- Removal of the twenty-unit condominium Building No. 5C (1808 South Wentworth Avenue) from the approved plans;
- Plan indications of the CTA's Orange Line elevated structure as originally built and currently located, rather than the then-proposed relocation; and
- Revised Landscape Plan for the designated Common Area, the areas surrounding the existing structures at 231 and 239 West 18th Street, and the adjoining South Melody Court parking lot/Vehicle Use Area;

all as indicated on the accompanying drawings by Jeffery J. Bulin and dated January 5, 2015:

- LA-1 Landscape Plan and Plant List, and
- LA-2 Landscape Sections, Details and Notes.

These plans are submitted in accordance with Statements No. 11 and 13 of Residential Business Planned Development No. 383.

The relocation of the CTA's Orange Line elevated structure, anticipated in the October 3, 2003 Site Plan Approval, never came to pass, making it impossible to construct the Building No. 5C at 1808 South Wentworth Avenue. Instead, that space will be devoted to additional common open space, partially under the existing CTA structure. The building at 239 West 18th Street has been completed and occupied. Only the exterior of the building at 231 West 18th Street has been completed. You have indicated the intention to complete the build-out of that building and occupy it.

All landscape improvements shall be completed in compliance with the Municipal Code of Chicago. We call attention to the fact that some of the landscaping associated with improvements elsewhere within the area covered by the October 3, 2003 Site Plan Approval has not been completed and/or is deficient. Further, if the Chicago Department of Transportation has not started work on the parkway improvements along the west side of South Wentworth Avenue at the time you start the landscape improvements referenced above, we request that you install a temporary stone walkway along that stretch of South Wentworth Avenue.

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, the Plan of Development. Accordingly, this Minor Change to the Site Plan for Residential Business Planned Development No. 383, Subarea B, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on October 5, 1994. This Site Plan Approval does not cover any signage, which must be covered by a separate application.

Sincerely,

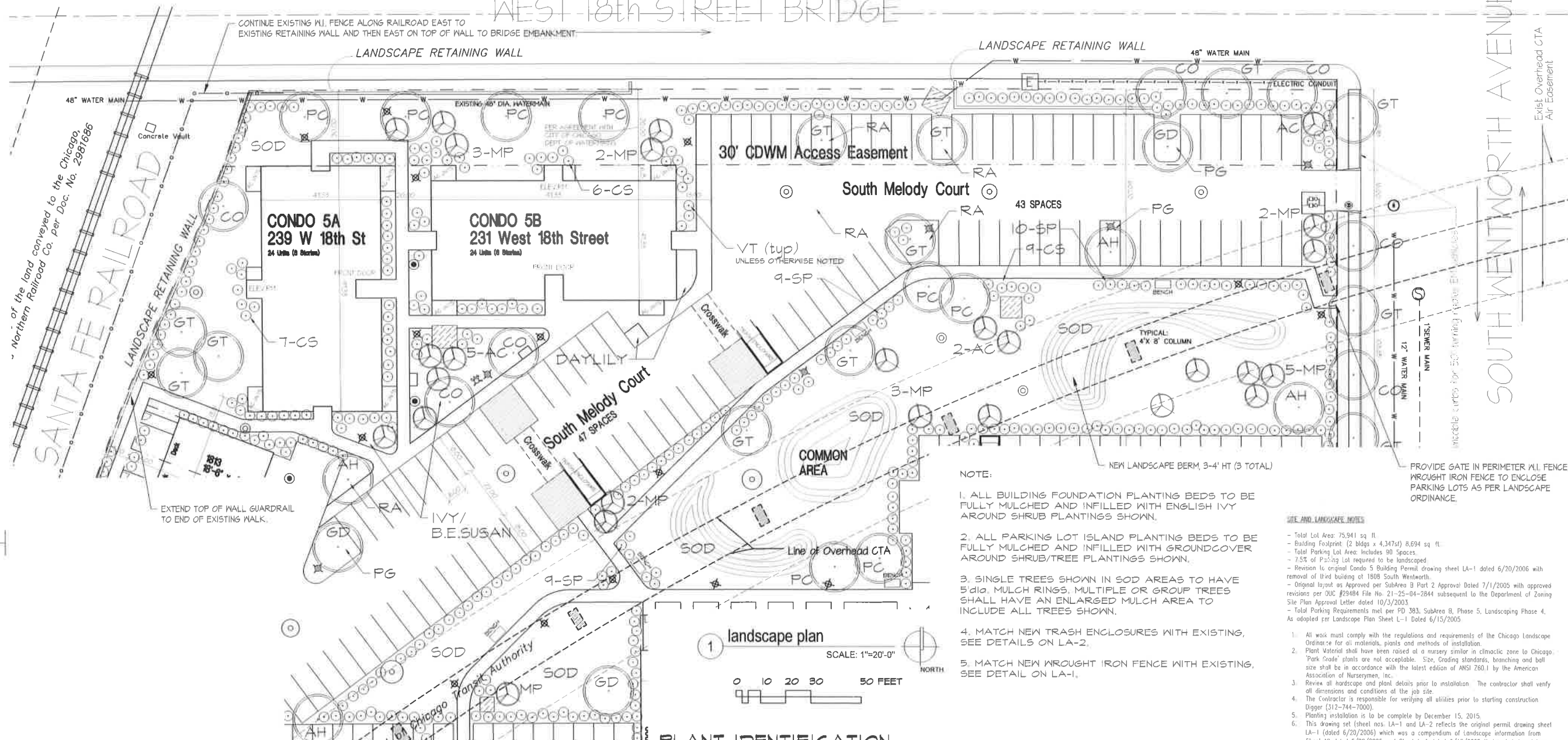


Patricia A. Scudiero,
Managing Deputy Commissioner and Zoning Administrator

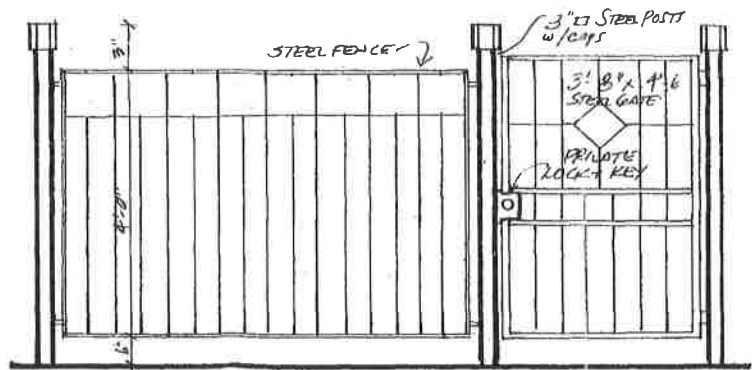
Originated by: Fred Deters

cc: Mike Marmo, Erik Glass, Ron Daye, Planned Development files

WEST 18th STREET BRIDGE



- LIGHTING AND SITE FURNISHINGS SCHEDULE**
- GARDCO GLOWTOP MPGL NO. 181 12'-0" HT (WALKWAYS)
 - GARDCO GLOWTOP MPGL NO. 181 16'-0" HT (PARKING LOT)
 - STEEL AND WOOD OUTDOOR SEATING BENCH - TBS



FENCE & GATE ELEVATION

GATE WIDTH TO BE 36" CLEAR OPEN.

PLANT IDENTIFICATION

Key	Botanical name	Common name	Qty	Size	Notes
SHADE AND PARKWAY TREES					
ST	<i>Sedibela triacanthos</i> 'Inermis'	Skyline Honeylocust	x	2-1/2" cal. B4B	-
CO	<i>Celtis occidentalis</i> 'Windy City'	Windy City Hackberry	x	2-1/2" cal. B4B	-
PC	<i>Pyrus calleryana</i> 'Autumn Blaze'	Flowering Pear	x	2-1/2" cal. B4B	-
AH	<i>Aesculus hippocastanum</i> 'baumanni'	Horsechestnut	x	2-1/2" cal. B4B	-
SD	<i>Symnolodius dioicus</i>	Kentucky Coffeetree	x	2-1/2" cal. B4B	-
ORNAMENTAL TREES					
AC	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	x	4'	B4B - clump
MR	<i>Malus</i> 'Spring Snow'	Flowering Crab Apple	x	1-1/2" cal. B4B	-
SHRUBS					
SP	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Dwarf Lilac	x	24" Ht. 5 gal - 36" oc	
VT	<i>Viburnum trilobum</i> 'Compactum'	Compact American Cranberry	x	30" Ht. 5 gal - 36" oc	
CS	<i>Cornus stolonifera</i> 'Bailey'	Red Osier Dogwood	x	36" Ht. B4B - 36" oc	
PERENNIALS AND GRASSES					
-	<i>Hemerocallis</i> 'Chicago Knockout'	Daylily, mixed varieties allowed	-	18"-32" Ht. 1 gal - 18" oc	
-	<i>Rudbeckia speciosa</i>	Black-eyed Susan, mixed varieties	-	18"-24" Ht. 1 gal - 18" oc	
GROUND COVER					
RA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	x	18" Ht. 5 gal - 36" oc	
PG	<i>Polygonum cuspidatum</i> 'compactum'	Dwarf Fleeceflower	x	4" Ht. 1 gal - 24" oc	
HH	<i>Hedra helix</i> 'Thorndale'	English Ivy	-	6" 3" tray - 12" oc	
VINES					
PT	<i>Parthenocissus tricuspidata</i>	Boston Ivy	x	18" Ht. 1 gal - 24" oc	

USE AND LANDSCAPE NOTES

- Total Lot Area: 75,941 sq ft
- Building Footprint: (2 Bldgs x 4,347sf) 8,694 sq ft
- Total Parking Lot Area: Includes 80 Spaces
- 7.5% of Parking Lot required to be landscaped.
- Revision to original Condo 5 Building Permit drawing sheet LA-1 dated 6/20/2006 with removal of third building at 1808 South Wentworth.
- Original layout as Approved per SubArea B Part 2 Approval Dated 7/1/2005 with approved revisions per DUC #29484 File No. 21-25-04-2844 subsequent to the Department of Zoning Site Plan Approval Letter dated 10/3/2003
- Total Parking Requirements met per PD 383, SubArea B, Phase 5, Landscaping Phase 4. As adopted per Landscape Plan Sheet L-1 Dated 6/15/2005

1. All work must comply with the regulations and requirements of the Chicago Landscape Ordinance for all materials, plants and methods of installation.
2. Plant Material shall have been raised at a nursery similar in climatic zone to Chicago. 'Park Grade' plants are not acceptable. Size, Grading standards, branching and ball size shall be in accordance with the latest edition of ANSI Z60.1 by the American Association of Nurserymen, Inc.
3. Review all hardscape and plant details prior to installation. The contractor shall verify all dimensions and conditions at the job site.
4. The Contractor is responsible for verifying all utilities prior to starting construction Digger (312-744-7000).
5. Planting installation is to be complete by December 15, 2015.
6. This drawing set (sheet nos. LA-1 and LA-2) reflects the original permit drawing sheet LA-1 (dated 6/20/2006) which was a compendium of Landscape information from Sheet A0 dated 6/20/2006 and Sheet L-1 dated 6/15/2005 that included updates per the Bureau of Forestry and Department of Planning.

SWORN STATEMENT BY OWNER

The undersigned acknowledges that the landscape plan shown on this landscaping plan at 231 W. 18th Street and 239 W. 18th Street, Chicago, Illinois 60616, has, to the best of the applicant's knowledge has been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

The existing pathway and on-site interior trees are to be protected while the project is under construction and will be replaced by the current and subsequent owners if damaged during construction.

The PLANTING TIME WILL BE ON OR BEFORE December 15, 2015.

Owner of record, _____ Date _____

SWORN STATEMENT BY REGISTERED LANDSCAPE ARCHITECT

The undersigned a landscape architect, registered in the State of Illinois, acknowledges that the landscape plan and construction details shown on the attached landscape plan(s) for the property at 231 W. 18th Street and 239 W. 18th Street, Chicago, Illinois 60616, has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

Jeffrey J. Bulin, Landscape Architect (IL Reg. No. 157000241) Date _____

Jeffrey J Bulin
DESIGN GUILD

ARCHITECT

REVISIONS

TITLE
landscape plan and plant list

DATE: 23 Dec 2014
DRAWN BY: [Signature]
SCALE: as noted

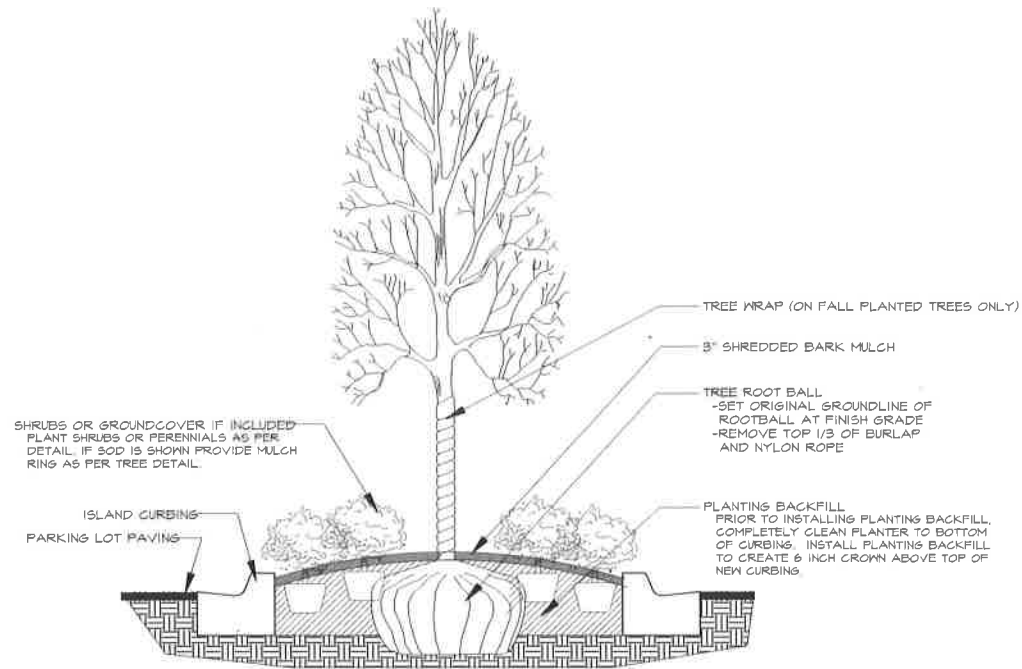
NUMBER
LA-1

PROJECT
SANTA FE - CONDO 5 BUILDING(S)
parking lot and landscape improvements
231 AND 239 WEST 18TH STREET
CHICAGO, ILLINOIS 60616

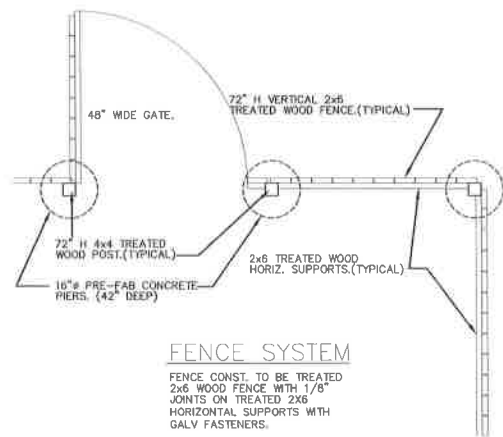
RBPD 383 - SANTA FE GARDENS PHASE 5

SITE AND LANDSCAPE NOTES

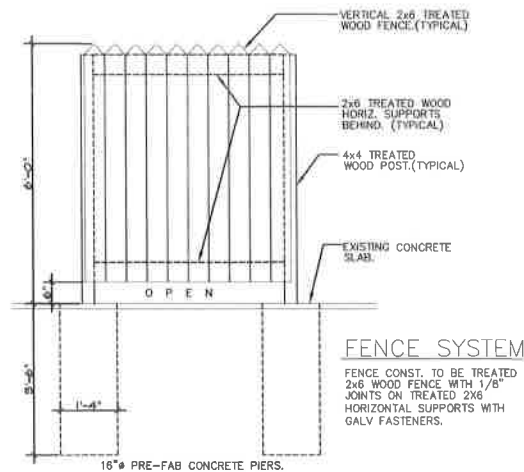
1. ALL WORK MUST COMPLY WITH LANDSCAPE INDUSTRY STANDARDS FOR THE METHODS AND MEANS OF INSTALLATION.
2. ALL SITE WORK MUST COMPLY WITH ILLINOIS ACCESSIBILITY STANDARDS, A.D.A. STANDARDS AND LOCAL BUILDING CODES, MAXIMUM CROSS SLOPE ON ALL NEW WALKS TO BE 2%.
3. PLANT MATERIAL SHALL HAVE BEEN RAISED AT A NURSERY SIMILAR IN CLIMATIC ZONE TO CHICAGO. 'PARK GRADE' PLANTS ARE NOT ACCEPTABLE. SIZE, GRADING STANDARDS, BRANCHING AND BALL SIZE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z60.1 BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANT MATERIAL SHALL BE FREE OF ANY DEFORMITIES, DISEASE OR INSECT DAMAGE. ANY MATERIAL IMPERFECTIONS INCLUDING BUT NOT LIMITED TO DAMAGED OR CROOKED, DISFIGURED BRANCHES, BARK ABRASION AND SUN-SCALD ARE NOT ACCEPTABLE AND WILL BE REJECTED.
5. TREES NOT EXHIBITING A STRONG CENTRAL SINGLE LEADER WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT SCHEDULE AS MULTI-STEM.
6. REVIEW ALL HARDSCAPE AND PLANT DETAILS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
7. PAVING CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER HARDSURFACE DRAINAGE. ESTABLISH GRADES PER EXISTING SITE CONDITIONS, PITCH AND SLOPE AS REQUIRED TO MATCH EXISTING.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.
9. COORDINATE HARDSCAPE AND PLANT INSTALLATION WITH LANDSCAPE IRRIGATION CONTRACTOR. PROVIDE SLEEVES AND EQUIPMENT LOCATIONS AS REQUIRED. ALL CONTRACTORS ARE RESPONSIBLE FOR CONDITION OF OTHERS WORK AND EXPECTED TO RESTORE ANY COMPLETED WORK THAT IS DAMAGED.
10. COORDINATE SITE LIGHTING INSTALLATION WITH ELECTRICAL CONTRACTOR, PROVIDE SLEEVES AND EQUIPMENT LOCATIONS AS REQUIRED. ALL CONTRACTORS ARE RESPONSIBLE FOR CONDITIONS OF OTHERS WORK AND EXPECTED TO RESTORE ANY COMPLETED WORK THAT IS DAMAGED.
11. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROVIDE ALL ACCESSORIES AND PREPARATION WORK FOR THE INSTALLATION OF ANY SITE FURNISHINGS.
12. VERIFY ABILITY TO REMOVE AND STOCKPILE EXISTING TURF OR TOPSOILS FOR RE-USE (IF APPLICABLE).
13. PROVIDE PROTECTION FOR ANY EXISTING TREES AND PLANT MATERIAL TO REMAIN. SEE PROTECTION FENCE DETAIL, IF APPLICABLE.
14. MULCH ALL TREES AND SHRUBS WITH MINIMUM 3" PREMIUM BARK MULCH.
15. PREPARE PERENNIAL BEDS WITH 1 C.Y. GARDEN COMPOST PER 100 S.F. BED AREA FULLY TILLED TO AN 8" DEPTH.
16. FIELD ADJUST PLANT LOCATIONS TO PROVIDE APPROPRIATE OR CODE REQUIRED SPACING FROM FIRE HYDRANTS, LIGHT AND UTILITY POLES, UTILITY STRUCTURES, DRIVES AND SIDEWALKS.
17. PLANT QUANTITIES IDENTIFIED IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. COUNTS SHALL BE VERIFIED AS PER PLAN.
18. ALL PLANT MATERIALS SHALL BE WARRANTED FOR 1-YEAR.
19. AT COMPLETION OF PROJECT REMOVE SECURITY FENCE AND SILT FENCE AND RESTORE LANDSCAPE TO ORIGINAL CONDITION.



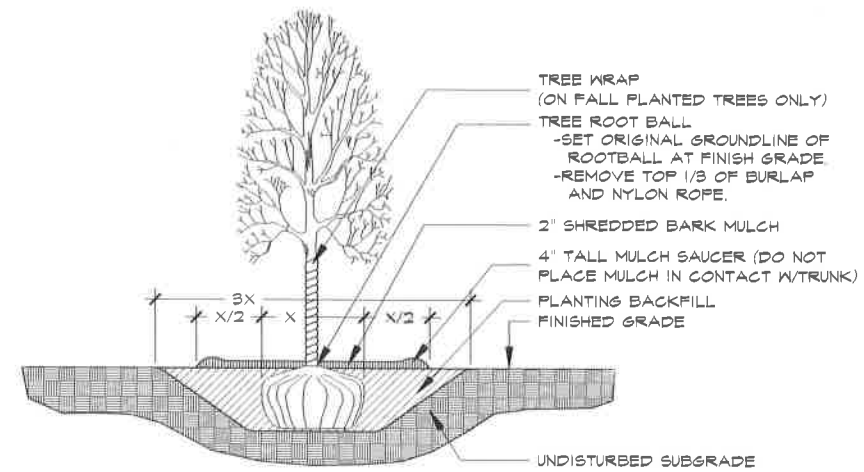
4 TREE IN ISLAND PLANTING DETAIL
No Scale



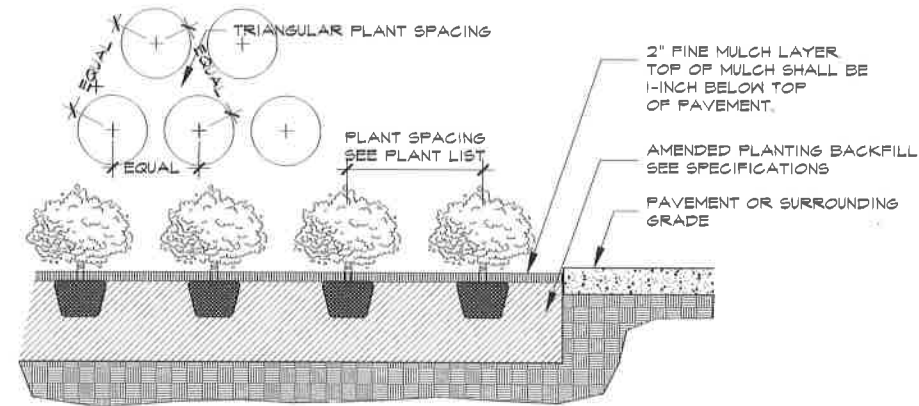
TYPICAL TRASH ENCLOSURE PLAN DETAIL
SCALE: 1/2" = 1'-0"



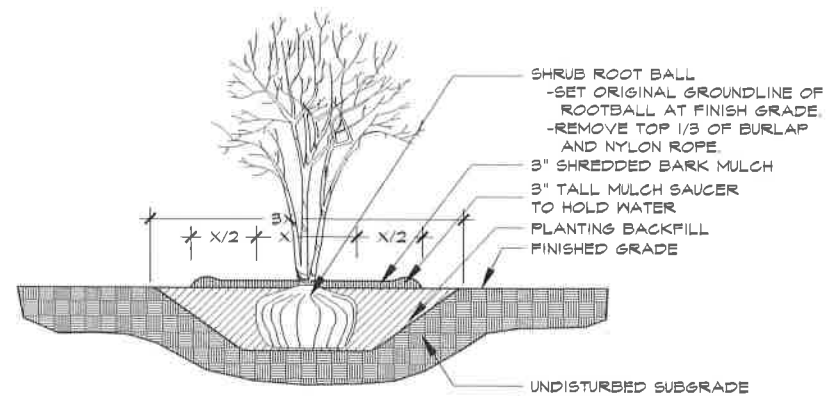
TRASH ENCLOSURE TYPICAL ELEVATION
SCALE: 1/2" = 1'-0"



1 SHADE TREE PLANTING DETAIL
No Scale



2 GROUNDCOVER / PERENNIAL PLANTING DETAIL
No Scale



3 SHRUB PLANTING DETAIL
No Scale

PROJECT
SANTA FE - CONDO 5 BUILDING(S)
RBD 383 - SANTA FE GARDENS PHASE 5
parking lot and landscape improvements
231 AND 239 WEST 18TH STREET
CHICAGO, ILLINOIS 60616

Jeffrey J Bulin
ARCHITECT
DESIGN GUILD
2325 LATHROP STREET
CHICAGO, IL 60612
Tel: 312.326.5346
Fax: 312.326.5347
mail@designguild.us

ARCHITECT

REVISIONS

TITLE
landscape sections, details and notes

DATE: 23 Dec 2014
DRAWN: JB
SCALE: as noted
NUMBER: **LA-2**



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

October 3, 2003

Mr. Andrew Wang, AIA
Richland Development Group
3016 S. Halsted Street
Chicago, IL 60608

Re: Site Plan Approval for Residential-Business Planned Development No. 383 - Subarea B
Proposal: The construction of one-hundred fifty-two (152) dwelling units and one-hundred and ninety (190) parking spaces
Location: An area bounded by West 18th Street, West 19th Street, Santa Fe Railroad and South Wentworth

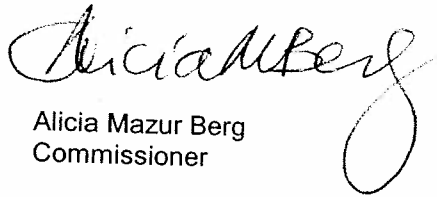
Dear Mr. Wang:

We have reviewed the Site Plan, Landscape Plan, Building Elevations, and Floor Plans submitted by you for the construction of one (1) fifty-four (54) unit condominium building, three (3) townhouse structures containing thirty (30) dwelling units, three (3) condominium buildings containing sixty-eight (68) dwelling units and one-hundred ninety (190) parking spaces (160 surface and 30 garage) within Subarea B of the Planned Development area. These plans prepared by Richland Development Group dated July 24, 2003, June 23, 2003, and June 3, 2003 are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 383, as amended.

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 the Plan of Development.

The Department is in receipt of a letter from the Chicago Transit Authority stating that the CTA has no objection to the plans referenced above providing that no construction occurs on property that could interfere with proposed Orange Line track and structure relocation depicted on plans dated June 23, 2003). Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 383, As Amended; Subarea B, for the construction of one (1) fifty-four (54) unit condominium building, three (3) townhouse structures containing thirty (30) dwelling units, three (3) condominium buildings containing sixty-eight (68) dwelling units and one-hundred ninety (190) parking spaces (160 surface and 30 garage), is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 5, 1994.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher, Terri Texley





May 28, 2002

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Ms. Kathleen O'Donnell, AIA
Studio Gang/O'Donnell
3656 N. Lincoln Ave. - Unit G
Chicago, IL 60613

Re: Site Plan Approval for Residential-Business Planned
Development No. 383 - Subarea A (Chinese
American Service League)

Proposal: The construction of one (1) new three-
story community center

Location: 2141 N. Tan Court
S.

Dear Ms. O'Donnell:

We have reviewed the Site Plan, Landscape Plan, Building Elevations, and Floor Plans submitted by you for the construction of one (1) three-story community center within Subarea A of the Planned Development area. These plans prepared by Studio Gang/O'Donnell dated February 1, 2002, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 383, as amended.

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 the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 383, As Amended; Subarea A, for the construction of one (1) three-story community center, seven (7) on-site designated surface parking spaces and nine (9) off-site designated surface parking spaces located at 2108 S. Princeton Avenue (CASL Senior Housing Building), is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 5, 1994.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc. Jack Swenson, Ed Kus, Philip Levin, Michael Marmo, Tim Bleuher





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

January 25, 2002

Mr. Andrew Wang
Richland Development Group
3016 South Halsted Street
Chicago, IL 60608

Re: Revised Site Plan Approval for Residential-Business
Planned Development No. 383, As Amended
Proposal: The construction of twenty-eight single-
family detached residences, thirty-four attached
townhouse units in six separate structures, and one 16-
unit condominium building within Chinatown Square
(Subarea B)
Location: South Tan Court and South Wells Avenue

Dear Mr. Wang:

In accordance with Statement No. 13 of RBPDP No. 383, as amended, an Open Space Plan, Site Plan, Landscape Plan, and Building Elevations dated October 11, 2001, October 8, 2001, and September 24, 2001 have been submitted by you (on behalf of the Richland Development Group) for Site Plan Review. The proposal is for the construction of seventy-eight (78) residential units on a site within Subarea B of the Chinatown Square Planned Development. The construction would consist of twenty-eight (28) single family detached residences, thirty-four (34) attached townhouse units in six (6) separate structures, and one 16-unit condominium building. Upon review of the material submitted by the Applicant, the Department has determined that these plans are consistent with and satisfy the requirements of the Planned Development.

This revised Site Plan is the result of the substitution of two (2) seven-unit townhouse structures in lieu of six (6) previously approved single-family homes within the northwest corner of this Phase 4 project site.

Please note that there is no change in the amount of common open space previously approved. The location and amount of common open space areas remain in substantial conformance with the requirements of the Open Space Plan that was approved as part of minor changes granted by the Department on April 16, 1997 and on July 17, 1998. A playlot shall be provided as well as walks, landscaping, lighting, and seating in the common areas. All common space and setback areas must be landscaped and improved prior to occupancy of the proposed dwelling units.

NEIGHBORHOODS



As per the attached drawings, the private yard area for townhouses conforms with the requirements of the Townhouse Ordinance, providing a minimum of 200 square feet of contiguous yard space per unit. The building spacing between townhouse structures also meets the requirements of the ordinance. All of the single family detached residences and townhouse units will have two-car garages, while the sixteen condominium units will have one surface parking space each.

In addition, the Fire Department has reviewed the Site Plan and has no objection to the configuration of the interior driveways or parking lots. They have requested that landscape pavers and concrete aprons be provided so that emergency vehicles may pass over a portion of the common area, and that a mountable curb be provided at both ends of the drive running from 19th Street to Cullerton Street, and the plans reflect these requests.

Accordingly, this revised Site Plan submittal for RBPB No. 383, as amended, is hereby approved as conforming with the Plan of Development as amended and passed by the City Council on October 5, 1994.

Sincerely,



Alicia Mazur Berg
Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo
Andrew Wang



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 9, 2001

Mr. Perry Lau
Managing Partner
Richland Development Group
3016 South Halsted Street
Chicago, IL 60608

Re: Site Plan Approval for Residential-Business Planned
Development No. 383, As Amended

Proposal: The construction of thirty-four single family
detached residences, nineteen attached townhouse units
in four separate structures, and one 16-unit
condominium building within Chinatown Square
(Subareas A and B)

Location: South Tan Court and South Wells Avenue

Dear Mr. Lau:

In accordance with Statement No. 13 of RBPDP No. 383, as amended, an Open Space Plan, Site Plan, Landscape Plan, and Building Elevations dated March 8 and March 9, 2001 have been submitted by Mr. Andrew Wang (on behalf of the Richland Development Group) for Site Plan Review. The proposal is for the construction of sixty-nine (69) residential units on a site within Subareas A and B of the Chinatown Square Planned Development. The construction would consist of thirty-four single family detached residences, nineteen attached townhouse units in four separate structures, and one 16-unit condominium building. Upon review of the material submitted by the Applicant, the Department has determined that these plans are consistent with and satisfy the requirements of the Planned Development.

The location and amount of common open space areas are in substantial conformance with the requirements of the Open Space Plan that was approved as part of minor changes granted by the Department on April 16, 1997 and on July 17, 1998. A playlot shall be provided as well as walks, landscaping, lighting, and seating in the common areas. All common space and setback areas must be landscaped and improved prior to occupancy of the proposed dwelling units.

As per the attached drawings, the private yard area for townhouses conforms with the requirements of the Townhouse Ordinance, providing a minimum of 200 square feet of contiguous yard space per unit. The building spacing between townhouse structures also meets the requirements of the ordinance. All of the single family detached residences and townhouse units would have

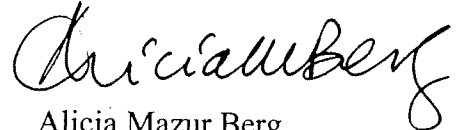


two-car garages, while the sixteen condominium units would have one surface parking space each.

In addition, the Fire Department has reviewed the Site Plan and has no objection to the configuration of the interior driveways or parking lots. They have requested that landscape pavers and concrete aprons be provided so that emergency vehicles may pass over a portion of the common area, and that a mountable curb be provided at both ends of the drive running from 19th Street to Cullerton Street, and the plans reflect these requests.

Accordingly, this Site Plan submittal for RBPD No. 383, as amended, is hereby approved as conforming with the Plan of Development as amended and passed by the City Council on October 5, 1994.

Sincerely,



Alicia Mazur Berg
Commissioner

originated by:
Mary Fishman

cc: Paul Woznicki
Philip Levin
Michael Marmo
Andrew Wang

WEST 19th STREET

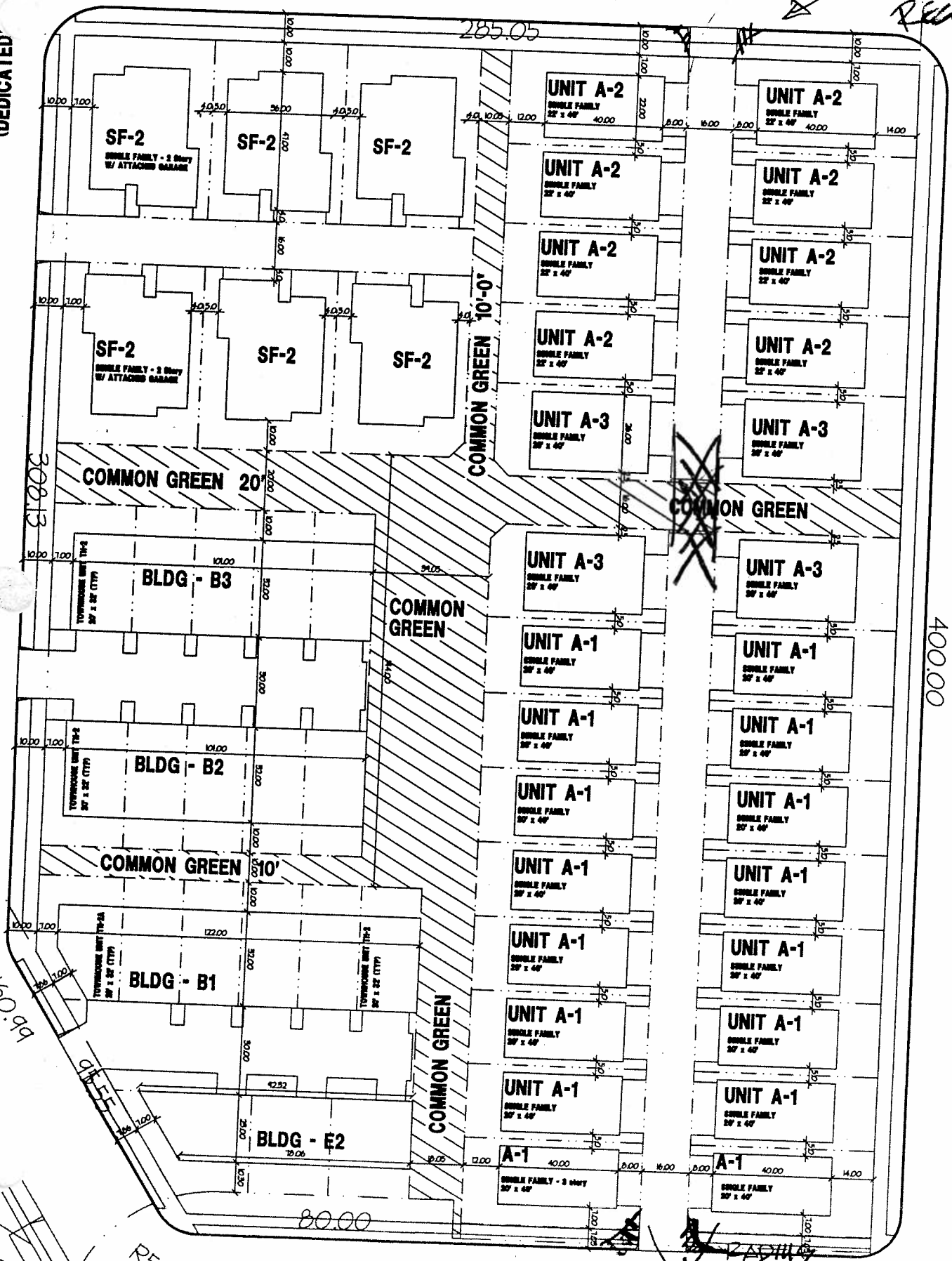
MOUNTABLE CURBS RECOMMENDED

(DEDICATED)

SOUTH WELLS

VENTURA

400.00



CULLERTON ST

R50.00

140.00

Too small

30.00

160.99

94.55

34.100

100.00

100.00

100.00

100.00

100.00



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

November 14, 2000

Mr. Edward M Yung
Yung Architects
300 South Roberts Road
Inverness, Illinois 60067

Re: Site Plan Approval for Residential-Business Planned
Development No. 383, As Amended, Subarea B;
Proposal: The construction of two, 2-story retail
building additions
Location: South Archer Avenue and South Wentworth
Avenue

Dear Mr. Yung:

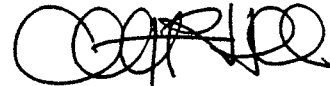
In accordance with Statement No. 13 of RBPD N0. 383, as amended, a Location Plan, a Site Plan and Buildings Elevations dated October 27, 2000, have been submitted on behalf of East Point Property, Inc. The proposal is for the construction of two, 2-story building additions to the north end of the existing retail building in Subarea B. The proposed additions would be in scale and character with the existing retail structures in the development. The revised plans reflect the relocation of trash areas and garage doors from the front of the buildings and replacement with store entrances and windows.

Upon review of the material that has been submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 383, As Amended, for the construction of two, 2-story retail building additions is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 5, 1994.



The Location Plan, the Site Plan and the Elevations all dated October 27, 2000 have been submitted in accordance with Statement No.13 of Residential-Business Planned Development No. 383, As Amended and are hereby made a part of this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER R. HILL", written over a circular stamp or mark.

Christopher R. Hill
Commissioner

cc: Paul Woznicki
Philip Levin
Jack Swenson
Michael Marmo



October 23, 1997

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

Mr. John McLinden
Centrum Properties Inc.,
225 W. Hubbard Street
Chicago, IL 60610-4416

Re: Site Plan Approval for Residential-Business Planned Development No. 383, As Amended; Subarea C

Proposal: The construction of a one-story retail store for a new "Walgreens" store.

Location: An area located at the northwest corner of West Cermak Road and South Princeton Avenue

Dear Mr. McLinden:

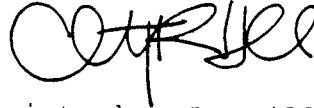
We have reviewed the Site Plan, Landscape Plan, and Elevation Plans submitted by you on behalf of the Applicant, for the construction of one-story structure for a proposed "Walgreens" store. This proposed building will be the final development within Subarea C of the Planned Development area. These plans, prepared by Hirsch Associates Architecture & Planning, dated; revised-September 24, 1997, and revised October 14, 1997, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 383. as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 383, as amended, Subarea C, for the construction of a proposed one-story Walgreens



store, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 5, 1994.

Very truly yours,



Christopher R. Hill
Commissioner

Originated by:



Philip Levin
Assistant Commissioner
Zoning Division

c.c. Paul Woznicki
Chris Slattery
Philip Levin
Michael Marmo

11282

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 September 14, 1994, pages 56716 and 56718 to 56810, recommending that the City Council pass the said proposed ordinances which amend 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, Murphy, Rugai, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

The following are said ordinances as passed:

Reclassification Of Area Shown On Map Number 1-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 M1-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by:

a line 100 feet south of West Illinois Street; North Wells Street; a line 81 feet north of West Hubbard Street; the alley next east of and parallel to North Wells Street; West Hubbard Street; North Wells Street; a line 127 feet north of West Kinzie Street; a line 60 feet west of North Wells Street; a line 107 feet north of West Kinzie Street; a line 80 feet west of North Wells Street; West Kinzie Street; North Franklin Street; West Hubbard Street; North Orleans Street; the alley next north of and parallel to West Hubbard Street; and the alley next east of and parallel to North Franklin Street,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area above described.

Reclassification Of Area Shown On Map Number 4-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial/Manufacturing District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 285 feet north of and parallel to East 14th Place; South Wabash Avenue; East 14th Place; and a line 152.59 feet west of and parallel to South Wabash Avenue (or the east line of the south side "E1" C.T.A. railroad right-of-way line)

to those of a B4-3 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 Number 4-F.
(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 Residential Business Planned Development No. 383 District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 18th Street; South Wentworth Avenue; South Archer Avenue; West Cermak Road; South Stewart Avenue; and the southeasterly right-of-way line of the Illinois Central Gulf Railroad Company (formerly the Chicago, Madison and Northern Railroad),

to the designation of Residential-Business Planned Development No. 383 (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.

PD # 383

Plan of Development referred to in this ordinance reads as follows:

Residential-Business Planned Development No. 383, As Amended.

Plan Of Development

Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately 33 acres (the "Property") which is depicted on the attached Property Line and Planned Development Boundary Map. Parcels A, B and C are owned by Chinese American Development Corporation and Chinese American Development Foundation (the "Applicant"). The owners of Parcel D have consented to the application through the Owner's Association: Chinatown Square Association.
2. The Applicant shall obtain all official reviews, approvals and permits which may be necessary to implement the development of the Property, including dedication or vacation of streets and alleys or easements.
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall through the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement related and zoning related communications from the City in relation to and on behalf of the affected Property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereof, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the

alienation, sale or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of these sixteen (16) statements, an Existing Zoning and Street Map; an Existing Land Use Map; a Property Line and Planned Development Boundary Map; a Right-of-Way Adjustment Map; a Generalized Land Use Plan; a Conceptual Open Space Plan; and a Bulk Regulations and Data Table. This Plan of Development is applicable to the area delineated herein and no other zoning controls shall apply. This Plan of Development conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance of the Municipal Code of Chicago, and requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The Property within the Planned Development is divided into lettered subareas as indicated on the Generalized Land Use Plan. Subject to the restrictions in Statement 10, the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this Plan of Development:

Subarea A.

Subarea A shall be developed primarily for residential purposes. The following uses shall be permitted: (i) all uses permitted in the R4 General Residence District (except hospitals); and (ii) only the following special uses permitted in the R4 General Residence District: privately-owned playgrounds; publicly and privately-owned recreation buildings or community centers; nursing homes; accessory off-street parking and other accessory uses. Storage and reprocessing of construction/demolition material shall be permitted only as a temporary interim use for one-year periods, subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of the Environment.

Subarea B.

Subarea B shall be devoted to mixed business, residential and institutional uses. The following uses shall be permitted: (i) all uses permitted in the B4-2 Restricted Service District (except automobile service stations, repair garages, crematories, liquor stores, currency exchanges and funeral parlors); (ii) all uses permitted in Subarea A, except ground floor dwelling units shall front on Wells Street only;

and (iii) trade centers and exhibition halls, hotels and motels, karaoke bars or taverns or entertainment cabarets (excluding adult uses), recycling facilities, Class I, drive-through financial institutions or restaurants fronting on Wentworth or Tom Court only, non-accessory parking facilities.

Subarea C.

Subarea C shall be devoted to mixed business, residential and institutional uses. The following uses shall be permitted: (i) all uses permitted in the B4-1 Restricted Service District (except automobile service stations, repair garages, crematories, liquor stores, currency exchanges and funeral parlors); (ii) all uses permitted in Subarea A defined above except reprocessing of demolition material; and (iii) hotels and motels, drive-in establishments offering goods or services directly to customers waiting in parked vehicles, accessory parking and other accessory uses. Interim outdoor parking is allowed subject to the provisions of statement 10(c).

Subarea D.

Subarea D shall be devoted primarily to neighborhood business and commercial uses. The following uses shall be permitted: (i) all uses permitted in the B4-1 Restricted Service District, excluding dwelling units; and (ii) outpatient clinics, schools, public art galleries and museums; medical and dental offices and health centers; accessory parking and other accessory uses.

6. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required in conjunction with new construction, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress associated with new construction shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
7. The height of each building located within the Planned Development and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:

- (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.

- 8. Business identification signs, name plates and temporary signs such as construction and marketing signs, shall be permitted upon the Property subject to the review and approval of the Department of Planning and Development.

- 9. For purposes of maximum floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area within any building devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be included.

- 10. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with plans and exhibits described in Statement No. 4, the site plans and supporting materials submitted pursuant to Statement No. 13 and such other documents required to or submitted by the Applicant under this Plan of Development. In addition, the development of the Property shall be subject to the following:
 - (a) Circulation. Vehicular circulation, parking and loading access, pedestrian circulation routes, parking structure operational design and the location and design of any curb cuts at public streets shall be designed and constructed to promote public safety and efficient land use.
 - (b) All private roadways shall be designed to accommodate appropriate pedestrian use thereof. Lighting at an intensity sufficient to permit safe passage shall be provided. All private roadways shall be reasonably accessible to private pedestrian use but need not be made available to the general public. Private roadways shall be designed and configured to provide pathways to public streets. In addition, private roadways shall be designed and configured for the various phases of the development taking into consideration the need to provide an integrated and unified system of vehicular and pedestrian ingress and egress and shall be designed where feasible to maximize access to any parks, transit facilities

and pedestrian corridors which may be within, adjacent or proximate to the Property.

- (c) **Parking.** Parking shall be provided upon the Property in accordance with the provisions of this statement and the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development and shall also be subject to the standards forth below:
- (i) Interim outdoor, at-grade, off-street parking may be maintained at one or more locations on the Property for a period not to exceed five (5) years from the date(s) on which such parking is placed into service; provided, however, that the Commissioner may authorize the continuation of such interim parking for additional periods where deemed appropriate upon written request of Applicant. Such interim parking shall be located, landscaped and maintained in a manner substantially in compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and associated regulations. Each interim parking location shall require the submittal of a site plan pursuant to Statement No. 13.
 - (ii) Permanent at-grade, off-street parking shall be designed, constructed and maintained in substantial compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and each site plan submitted pursuant to Statement No. 13.
 - (iii) Off-street parking facilities shall be provided in compliance with the Bulk Regulations and Data Table. Parking required for non-residential uses in any sub-area may be located in adjacent sub-areas within 300 feet of the non-residential use. Parking required for multiple uses may be combined in single parking facilities.
- (d) **Loading.** Off-street loading shall be provided upon the Property in accordance with this Statement and with the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development. All loading berths required by this Plan of Development shall be located proximate to the building or use served.

- (e) Curb-cuts. With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and to loading berths, and all other facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with through street traffic and with pedestrian circulation. All such curb-cuts shall be constructed in accordance with the provisions of Statement No. 6 herein.
- (f) Landscaping. Landscaping shall be installed and maintained substantially in accordance with the landscaping provisions of the Chicago Zoning Ordinance and any site plans submitted pursuant to Statement No. 13 herein. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped to enhance the appearance of the development from public streets. The green space required to be provided under this Plan of Development as set forth in the Bulk Regulations and Data Table shall take the form of parks, gardens, landscaped areas, tot-lots and playgrounds. Landscaping to be utilized in conjunction with such green space shall consist of grass, ground cover, shrubs, trees or other living plant materials. All landscaping shall be properly maintained by the owner thereof at all times. To the maximum extent feasible and consistent with the development plans for the various phases of development within Subarea A, the green space and associated landscaping shall be part of a consistent landscape plan for the area.
- (g) Open space areas depicted on the Conceptual Open Space Plan attached hereto shall be maintained as private common areas; provided, however, that access points to the Riveredge Park of the Chicago Park District shall be publicly accessible.
- (h) Buffer Zones. Buffer Zones shall be required in the following instances:
- In Subarea A, between buildings which are three floors or less and those which are four floors or more.
 - In Subarea B and in Subarea C, between residential and nonresidential uses.
 - To screen surface parking lots and loading docks which are adjacent to residential or park areas.

The buffer zones as required above shall consist of either public street or right-of-way or an area between the two types of uses not less than five feet in width which shall be landscaped with grass, ground cover, shrubs, trees, other living materials, fencing, walkways or any combination thereof as shall be reasonably agreed to by the Applicant and the Department of Planning and Development to effectively provide screening or space between the two types of uses. The Applicant's design for each buffer zone shall be included as part of the landscaping plan submitted in conjunction with the site plan process for each phase of development as set forth in Statement No. 13.

- (i) **Building Design and Exterior.** The exterior walls of structures which face any public right-of-way shall be treated with color, texture, fenestration, landscaping or windows to avoid large expanses of blank walls.
11. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the 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 number of dwelling units or 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.
12. Prior to the issuance of an occupancy certificate with respect to any phase of development of the Property, public improvements necessary to serve or accommodate said development or use shall be in place and available for public use. Public improvements shall be designed, constructed and installed in accordance with applicable City standards, laws and regulations subject to the approval of the appropriate City departments and agencies, as required, as well as in conformance with applicable state and federal standards, regulations and laws. Where necessary and subject to the agreement of the City and the Applicant, these public improvements and the property upon, over or within which they are located shall be properly dedicated or conveyed to the City (or other public agency designated by the City as appropriate). Public improvements necessary to serve uses or buildings on the Property shall include: (i) public roadway improvements necessary to provide access to and from the Property and including pavements, required turn lanes, curbs and gutters, traffic signals and sidewalks; (ii) public utilities

providing necessary utility service to the Property including potable water, sewer facilities, electric, gas, telephone and other private utility facilities and services; and (iii) streetscape improvements (including streetlights and street trees) within all public ways adjacent to the Property. The design, installation and scheduling of the necessary public improvements associated with the development of the Property; the party responsible for undertaking such improvements; and the party responsible for bearing the cost of such improvements are set forth in the Redevelopment Agreement between the City and the Applicant dated February 26, 1991. Compliance with the terms of the Redevelopment Agreement shall be a requirement of this Planned Development ordinance.

13. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development of the Property, a site plan for proposed development shall be submitted to the Commissioner for site plan approval. Site plan approval is intended to assure that specific development proposals substantially conform with this Plan of Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of the Property. Such site plan need only include that portion of the Property, including adjacent public rights-of-way, for which approval is being sought by the Applicant. No Part II Approval for any portion of the Property shall be granted until an applicable site plan has been approved.

If a site plan substantially conforms with the provisions of this Plan of Development, the Commissioner shall approve said plan and shall issue written approval thereof to the Applicant within sixty (60) days of submission of the site plan and all required supporting data and materials. If the Commissioner determines within said sixty (60) day period that the site plan does not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the site plan and supporting data and material do not substantially conform to the provisions of this Plan of Development, said notice to be provided to the Applicant within sixty (60) days of the Applicant's submittal of the site plan and supporting data and materials. The Commissioner shall thereafter review any subsequent resubmission within thirty (30) days of such resubmission and issue a determination in writing to the Applicant for such site plan within said thirty (30) day period. The approved site plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Plan of Development.

After approval of a site plan and supporting data and materials by the Commissioner, the approved site plan may be changed or

modified pursuant to the provisions of Statement No. 11 of this Plan of Development. In the event of any inconsistency between an approved site plan and the terms of the Plan of Development in effect at the time of approval of such site plan or of the modifications or changes thereto, the terms of the Plan of Development shall govern.

Where applicable, a site plan shall, at a minimum, provide the following information:

- (a) Boundaries of the development parcel or parcels;
- (b) Building footprint or footprints;
- (c) Dimensions of all setbacks;
- (d) Location and depiction of all parking spaces (including relevant dimensions);
- (e) Location and depiction of all loading berths (including relevant dimensions);
- (f) All drives, roadways, and vehicular routes;
- (g) All landscaping and buffer zones (including a description of all landscape materials);
- (h) All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) Location and specifications for all decorative lighting;
- (j) All site statistics and cumulative site statistics for the subarea applicable to the development parcel or parcels including:
 - (1) Floor area and floor area ratio as represented on submitted drawings;
 - (2) Floor area devoted to retail uses;
 - (3) Number of dwelling units;
 - (4) Number of parking spaces;
 - (5) Number of loading berths;
 - (6) Uses of parcels;

- (7) Percentage of subarea coverage;
 - (8) Net site area devoted to non-residential uses in Subarea A; and
 - (9) Percentage of green space provided;
- (k) Parameters of the building envelope including:
- (1) Maximum building height; and
 - (2) Setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this Plan of Development, including, without limitation, building elevations. In addition, as part of the site plan review process, a traffic and parking study may be required as reasonably determined by the Department of Transportation and the Department of Planning and Development, especially for any drive-through uses.

14. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
15. This Plan of Development for the Property shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner effective as of the date of the City Council's approval of the ordinance creating this Planned Development.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promote and maximize the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible 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.").

[Bulk Regulations and Data Table, Existing Zoning and Street Map, Existing Land Use Map, Property Line and Planned Development Boundary Map, Right-of-Way Adjustment Map, Generalized Land Use Plan Map, and Conceptual Open Space Plan Map referred to in this Plan of Development printed on pages 58183 through 58190 of this Journal.]

Reclassification Of Area Shown On Map Number 4-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 R3 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-H in the area bounded by:

West Roosevelt Road; South Wolcott Avenue; West Washburne Avenue; and South Damen Avenue,

to the designation of a C2-1 General Commercial District which 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 Number 5-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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 5-H in the area bounded by:

(Continued on page 58191)

Bulk Regulations And Data Table.
(Page 1 of 2)

Gross Site Area:	1,450,043 square feet (33.28 acres)
Net Site Area:*	1,085,814 square feet (24.90 acres)
Area of Public Right-of-Way:	364,229 square feet (8.38 acres)

* Net Site Area figures assume completion of proposed dedications of rights-of-way and as depicted on the Right-of-Way Adjustment Map.

Bulk Regulations And Data Table.
(Page 2 of 2)

CHINATOWN SQUARE

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 383 as amended

BULK REGULATIONS AND DATA TABLE

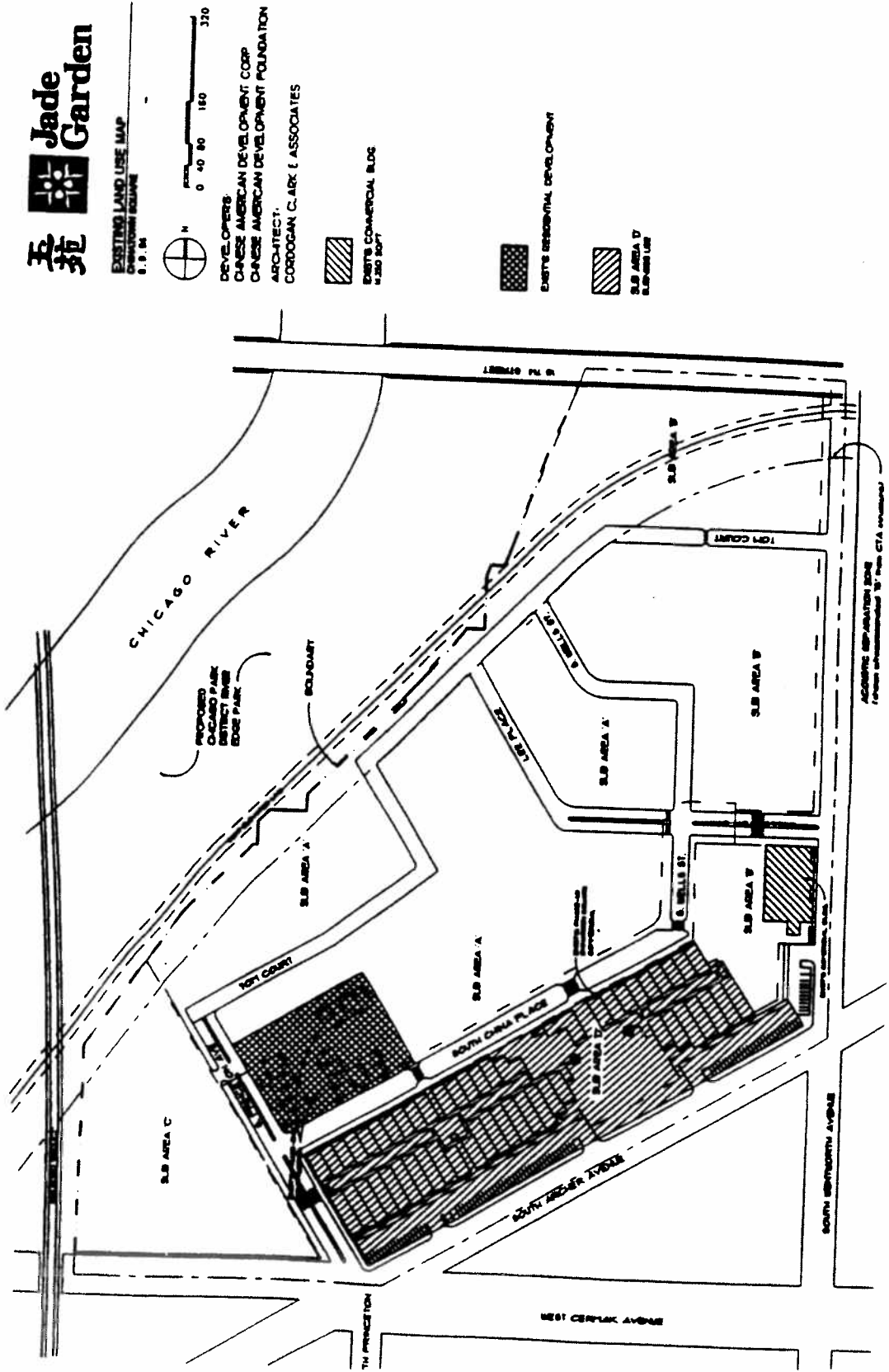
Subareas	Net Site Area	Acres	Maximum FAR	Maximum Dwelling Units	Maximum Site Coverage	Minimum Open Space	Maximum Building Height	Parking	Buffer Zones	Minimum Loading Berths
A.	433,674	9.95	1.3	450	55%	F.N.#7	120'	F.N.#1	F.N.#3	F.N.#4
B.	349,747	8.03	2.0	340	N.A.	F.N.#7	220'	F.N.#2	F.N.#3	F.N.#5
C.	145,989	3.35	1.2	150	N.A.	F.N.#7	120'	F.N.#2	F.N.#3	F.N.#5
D.	156,404	3.59	1.2	N.A.	N.A.	N.A.	120'	F.N.#2	N.A.	F.N.#5
Total	1,085,814	24.93	1.5	4				86		
ROW: A,B,C	159,993	3.67								
ROW: D	117,945	2.70								
Total	277,938	6.37								

FOOTNOTES

1. PARKING REGULATIONS:
 - RESIDENTIAL USES: ONE SPACE PER DWELLING UNIT.
 - OFFICE USES: .6 SPACES PER 1,000 SQ.FT., OF FLOOR AREA.
 - RETAIL/COMMERCIAL/INSTITUTIONAL & ALL OTHER PERMITTED USES: 4 SPACES PER 1000 SQ.FT. OF FLOOR AREA.
2. RESIDENTIAL USES: AS REQUIRED UNDER R-4 GENERAL RESIDENCE DISTRICT PROVIDED THAT FOR ELDERLY HOUSING, PARKING REQUIREMENTS SHALL BE DETERMINED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
 - OFFICE USES: .6 SPACES PER 1,000 SQ.FT. OF FLOOR AREA.
 - RETAIL / COMMERCIAL/ INSTITUTIONAL & ALL OTHER PERMITTED USES: AS SHOWN UNDER ZONING CLASSIFICATION B4-2 DISTRICT.
3. BUFFER ZONES BETWEEN DIFFERENT USES AND BETWEEN DIFFERENT DENSITIES OF USE SHALL BE MAINTAINED AS REQUIRED IN STATEMENT 1000.H
4. FOR ALL R4 GENERAL RESIDENCE DISTRICT PERMITTED USES, AS REQUIRED UNDER R4 GENERAL RESIDENCE DISTRICT.
5. FOR SUBAREA B, LOADING BERTHS SHALL BE AS REQUIRED FOR B4-2 DISTRICT.
6. FOR SUBAREA D, LOADING BERTHS SHALL BE AS REQUIRED FOR B4-1 DISTRICT.
7. REFER TO THE "CONCEPTUAL OPEN SPACE PLAN". OPEN SPACE SHALL BE PREDOMINANTLY COMPRISED OF GREEN SPACE. "GREEN SPACE" SHALL MEAN A LANDSCAPED SPACE (PUBLIC OR PRIVATE) IMPROVED PRIMARILY WITH VEGETATION & SOFT SURFACES, INCLUDING BUT NOT LIMITED TO, GRASS, GROUND COVER, WOOD CHIPS, SHRUBS, TREES AND OTHER LIVING PLANT MATERIALS, AND WITH A MINIMUM OF HARD SURFACES INCLUDING, BUT NOT LIMITED TO PEDESTRIAN WALKS & PLAYGROUNDS LOCATED WITHIN SUCH LANDSCAPED AREA. THE LANDSCAPING / GREEN SPACE REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE FOR SURFACE PARKING AREAS SHALL NOT BE INCLUDED IN THE CALCULATIONS DETERMINING THE APPLICANTS COMPLIANCE WITH GREEN SPACE COVERAGE REQUIREMENTS.

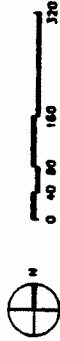
APPLICANT: CHINESE AMERICAN DEVELOPMENT CORPORATION
 CHINESE AMERICAN DEVELOPMENT FOUNDATION
 ADDRESS: 2154-A SOUTH ARCHER AVENUE, CHICAGO, IL 60616
 REVISED: JUNE 9, 1994

Existing Land Use Map.

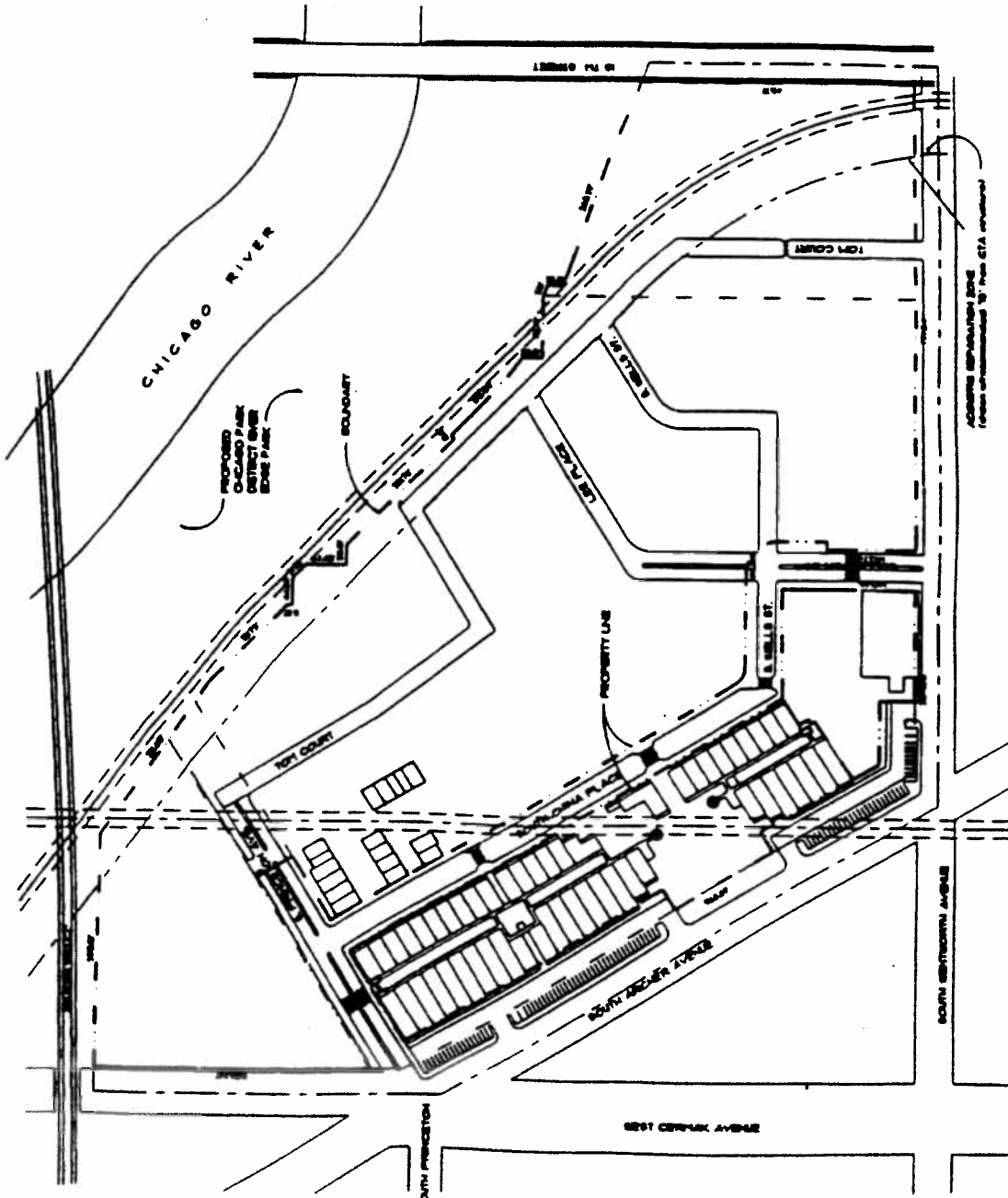


Property Line And Planned Development Boundary Map.

五 推 Jade Garden
 PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP
 CHICAGO PARK DISTRICT
 0.9.94



DEVELOPER:
 CHINESE AMERICAN DEVELOPMENT CORP.
 CHINESE AMERICAN DEVELOPMENT FOUNDATION
 ARCHITECT:
 CORDOGAN CLARK & ASSOCIATES



Generalized Land Use Plan Map.







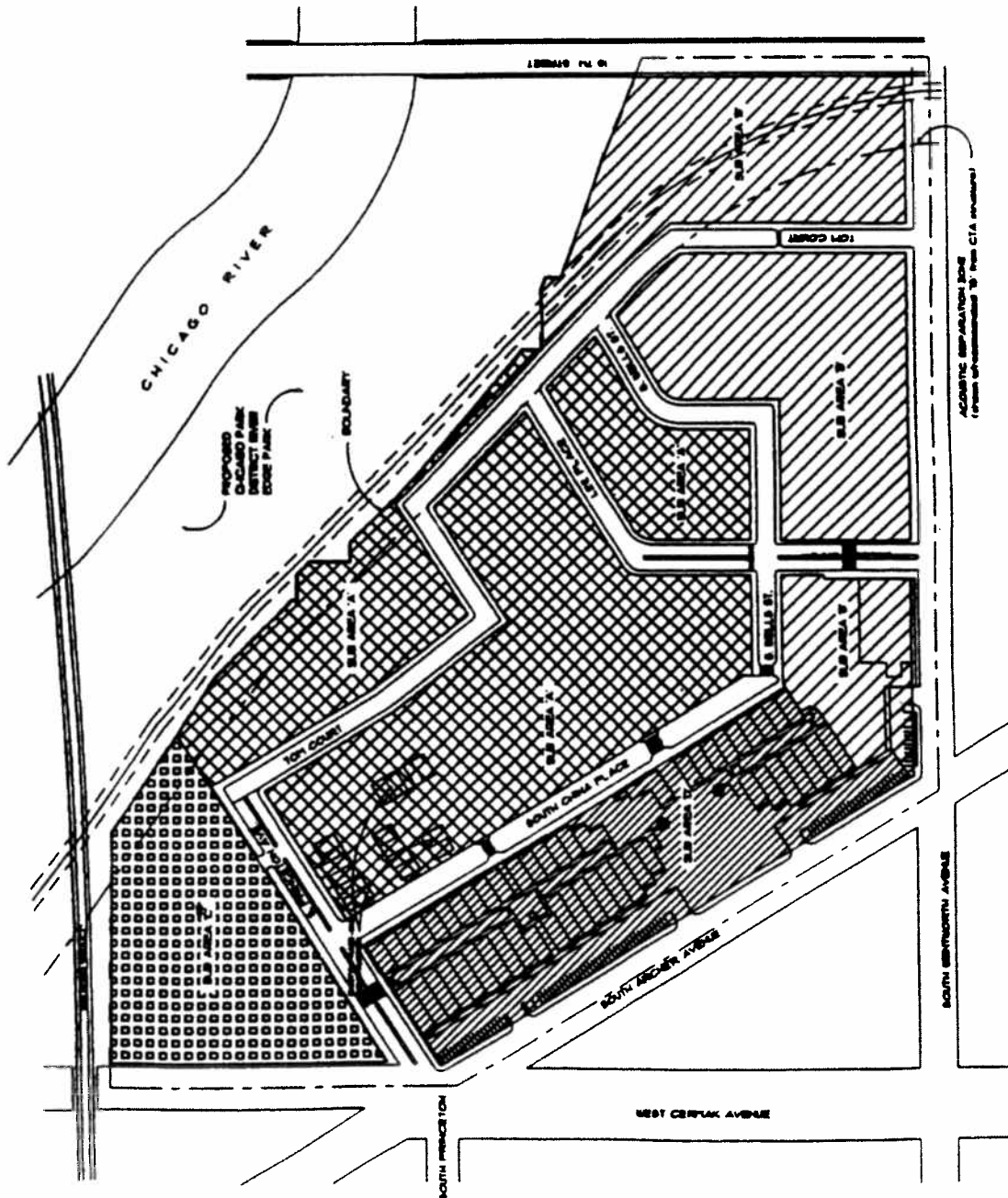
GENERALIZED LAND USE MAP
DATE: 10/5/94



0 40 80 160 320

DEVELOPERS:
CHINESE AMERICAN DEVELOPMENT CORP.
CHINESE AMERICAN DEVELOPMENT FOUNDATION
ARCHITECT:
CORROGAN, CLARK & ASSOCIATES

-  S.B. AREA A:
PARKING - INSTITUTIONAL USE
-  S.B. AREA B:
MIXED RESIDENTIAL - INSTITUTIONAL - INSTITUTIONAL
-  S.B. AREA C:
MIXED RESIDENTIAL - INSTITUTIONAL - INSTITUTIONAL
-  S.B. AREA D:
RESIDENTIAL USE



Conceptual Open Space Plan Map.



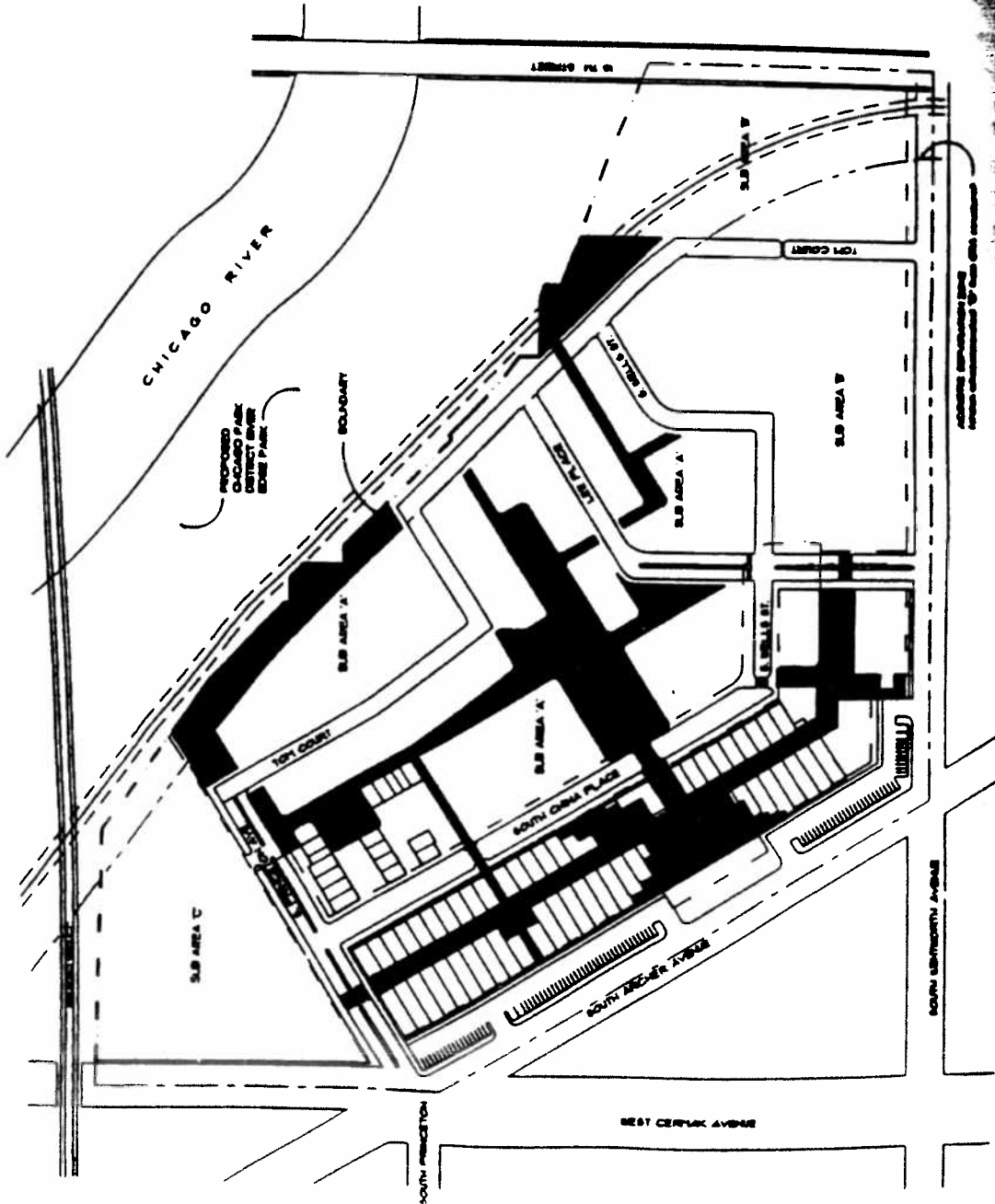
CONCEPTUAL
OPEN SPACE PLAN
CHICAGO PARK DISTRICT
S. I. M.



0 40 80 160 320

DEVELOPERS:
CHINESE AMERICAN DEVELOPMENT CORP.
CHINESE AMERICAN DEVELOPMENT FOUNDATION
ARCHITECT:
CORROGAN CLARK & ASSOCIATES

PROPOSED COMMON OPEN SPACE AREAS



CHICAGO PARK DISTRICT

various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying the particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their corrected form. They are Application Numbers A-3213 and 11282.

At this time, I, along with Alderman Ed Smith, move that this report be *Deferred* and published.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

*Reclassification Of Area Shown On Map Number 4-F.
(As Amended)*

PD 383

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 Residential Business Planned Development No. 383 District symbols and indications as shown on Map No. 4-F in the area bounded by:

West 18th Street; South Wentworth Avenue; South Archer Avenue; West Cermak Road; South Stewart Avenue; and the southeasterly right-of-way line of the Illinois Central Gulf Railroad Company (formerly the Chicago, Madison and Northern Railroad),

to the designation of Residential-Business Planned Development No. 383 (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 referred to in this ordinance reads as follows:

Residential-Business Planned Development No. 383, As Amended.

Plan of Development

Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately 33 acres (the "Property") which is depicted on the attached Property Line and Planned Development Boundary Map. Parcels A, B and C are owned by Chinese American Development Corporation and Chinese American Development Foundation (the "Applicant"). The owners of Parcel D have consented to the application through the Owner's Association: Chinatown Square Association.
2. The Applicant shall obtain all official reviews, approvals and permits which may be necessary to implement the development of the Property, including dedication or vacation of streets and alleys or easements.
3. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall through the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the property for the limited purposes of (1) receiving any and all zoning enforcement related and zoning related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the property. Nothing herein shall be construed to mean that any owner of the property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereof, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights therein.

4. This Plan of Development consists of these sixteen (16) statements, an Existing Zoning and Street Map; an Existing Land Use Map; a Property Line and Planned Development Boundary Map; a Right-of-Way Adjustment Map; a Generalized Land Use Plan; a Conceptual Open Space Plan; and a Bulk Regulations and Data Table. This Plan of Development is applicable to the area delineated herein and no other zoning controls shall apply. This Plan of Development, conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance, of the Municipal Code of Chicago, and requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The Property within the Planned Development is divided into lettered subareas as indicated on the Generalized Land Use Plan. Subject to the restrictions in Statement 10, the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this Plan of Development:

Subarea A.

Subarea A shall be developed primarily for residential purposes. The following uses shall be permitted: (i) all uses permitted in the R4 General Residence District (except hospitals); and (ii) only the following special uses permitted in the R4 General Residence District: privately-owned playgrounds; publicly and privately owned recreation buildings or community centers; nursing homes; accessory off-street parking and other accessory uses. Storage and reprocessing of construction/demolition material shall be permitted only as a temporary interim use for one-year periods, subject to the review and approval of the Commissioner of the Department of Planning and Development and the Department of the Environment.

Subarea B.

Subarea B shall be devoted to mixed business, residential and institutional uses. The following uses shall be permitted: (i) all uses permitted in the B4-2 Restricted Service District (except automobile services stations, repair garages, crematories, liquor stores, currency exchanges and funeral parlors); (ii) all uses permitted in Subarea A, except ground floor dwelling units shall front on Wells Street only; and (iii) trade centers and exhibition halls; hotels and motels;

karaoke bars or taverns or entertainment cabarets (excluding adult uses); recycling facilities, Class I; drive-through financial institutions or restaurants fronting on Wentworth or Tom Court only; non-accessory parking facilities.

Subarea C.

Subarea C shall be devoted to mixed business, residential and institutional uses. The following uses shall be permitted: (i) all uses permitted in the B4-1 Restricted Service District (except automobile service stations, repair garages, crematories, liquor stores, currency exchanges and funeral parlors); (ii) all uses permitted in Subarea A defined above except reprocessing of demolition material; and (iii) hotels and motels; drive-in establishments offering goods or services directly to customers waiting in parked vehicles; accessory parking and other accessory uses. Interim outdoor parking is allowed subject to the provisions of statement 10(c).

Subarea D.

Subarea D shall be devoted primarily to neighborhood business and commercial uses. The following uses shall be permitted: (i) all uses permitted in the B4-1 Restricted Service District, excluding dwelling units; and (ii) outpatient clinics, schools, public art galleries and museums; medical and dental offices and health centers; accessory parking and other accessory uses.

6. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required in conjunction with new construction, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress associated with new construction shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
7. The height of each building located within the Planned Development and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:

- (a) Height limitations as certified on Form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
- 8. Business identification signs, name plates and temporary signs such as construction and marketing signs, shall be permitted upon the Property subject to the review and approval of the Department of Planning and Development.
- 9. For purposes of maximum floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area within any building devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be included.
- 10. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with plans and exhibits described in Statement No. 4, the site plans and supporting materials submitted pursuant to Statement No. 13 and such other documents required to or submitted by the Applicant under this Plan of Development. In addition, the development of the Property shall be subject to the following:
 - (a) **Circulation.** Vehicular circulation, parking and loading access, pedestrian circulation routes, parking structure operational design and the location and design of any curb cuts at public streets shall be designed and constructed to promote public safety and efficient land use.
 - (b) All private roadways shall be designed to accommodate appropriate pedestrian use thereof. Lighting at an intensity sufficient to permit safe passage shall be provided. All private roadways shall be reasonably accessible to private pedestrian use but need not be made available to the general public. Private roadways shall be designed and configured to provide pathways to public streets. In addition, private roadways shall be designed and configured for the various phases of the development taking into consideration the need to provide an integrated and unified system of vehicular and pedestrian ingress and egress and shall be designed where feasible to maximize access to any parks, transit facilities

and pedestrian corridors which may be within, adjacent or proximate to the Property.

(c) **Parking.** Parking shall be provided upon the Property in accordance with the provisions of this statement and the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development and shall also be subject to the standards forth below:

(i) Interim outdoor, at-grade, off-street parking may be maintained at one or more locations on the Property for a period not to exceed five (5) years from the date(s) on which such parking is placed into service; provided, however, that the Commissioner may authorize the continuation of such interim parking for additional periods where deemed appropriate upon written request of Applicant. Such interim parking shall be located, landscaped and maintained in a manner substantially in compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and associated regulations. Each interim parking location shall require the submittal of a site plan pursuant to Statement No. 13.

(ii) Permanent at-grade, off-street parking shall be designed, constructed and maintained in substantial compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and each site plan submitted pursuant to Statement No. 13.

(iii) Off-street parking facilities shall be provided in compliance with the Bulk Regulations and Data Table. Parking required for non-residential uses in any sub-area may be located in adjacent sub-areas within 300 feet of the non-residential use. Parking required for multiple uses may be combined in single parking facilities.

(d) **Loading.** Off-street loading shall be provided upon the Property in accordance with this Statement and with the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development. All loading berths required by this Plan of Development shall be located proximate to the building or use served.

- (e) **Curb-cuts.** With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and to loading berths, and all other facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with through street traffic and with pedestrian circulation. All such curb-cuts shall be constructed in accordance with the provisions of Statement No. 6 herein.
- (f) **Landscaping.** Landscaping shall be installed and maintained substantially in accordance with the landscaping provisions of the Chicago Zoning Ordinance and any site plans submitted pursuant to Statement No. 13 herein. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped to enhance the appearance of the development from public streets. The green space required to be provided under this Plan of Development as set forth in the Bulk Regulations and Data Table shall take the form of parks, gardens, landscaped areas, tot-lots and playgrounds. Landscaping to be utilized in conjunction with such green space shall consist of grass, ground cover, shrubs, trees or other living plant materials. All landscaping shall be properly maintained by the owner thereof at all times. To the maximum extent feasible and consistent with the development plans for the various phases of development within Subarea A, the Green Space and associated landscaping shall be part of a consistent landscape plan for the area.
- (g) **Open space areas depicted on the Conceptual Open Space Plan attached hereto shall be maintained as private common areas; provided, however, that access points to The Riveredge Park of the Chicago Park District shall be publicly accessible.**
- (h) **Buffer Zones.** Buffer Zones shall be required in the following instances:
- In Subarea A, between buildings which are 3 floors or less and those which are 4 floors or more.
 - In Subarea B and in Subarea C, between residential and non-residential uses.
 - To screen surface parking lots and loading docks which are adjacent to residential or park areas.

The buffer zones as required above shall consist of either public street or right-of-way or an area between the two types of uses not less than 5 feet in width which shall be landscaped with grass, ground cover, shrubs, trees, other living materials, fencing, walkways or any combination thereof as shall be reasonably agreed to by the Applicant and the Department of Planning and Development to effectively provide screening or space between the two types of uses. The Applicant's design for each buffer zone shall be included as part of the landscaping plan submitted in conjunction site plan process for each phase of development as set forth in Statement No. 13.

- (i) Building Design and Exterior. The exterior walls of structures which face any public right-of-way shall be treated with color, texture, fenestration, landscaping or windows to avoid large expanses of blank walls.
11. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the 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 number of dwelling units or 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.
 12. Prior to the issuance of an occupancy certificate with respect to any phase of development of the Property, public improvements necessary to serve or accommodate said development or use shall be in place and available for public use. Public improvements shall be designed, constructed and installed in accordance with applicable City standards, laws and regulations subject to the approval of the appropriate City departments and agencies, as required, as well as in conformance with applicable state and federal standards, regulations and laws. Where necessary and subject to the agreement of the City and the Applicant, these public improvements and the property upon, over or within which they are located shall be properly dedicated or conveyed to the City (or other public agency designated by the City as appropriate). Public improvements necessary to serve uses or buildings on the Property shall include: (i) public roadway improvements necessary to provide access to and from the Property and including pavements, required turn lanes,

curbs and gutters, traffic signals and sidewalks; (ii) public utilities providing necessary utility service to the Property including potable water, sewer facilities, electric, gas, telephone and other private utility facilities and services; and (iii) streetscape improvements (including streetlights and street trees) within all public ways adjacent to the Property. The design, installation and scheduling of the necessary public improvements associated with the development of the Property; the party responsible for undertaking such improvements; and the party responsible for bearing the cost of such improvements are set forth in the Redevelopment Agreement between the City and the Applicant dated February 26, 1991. Compliance with the terms of the Redevelopment Agreement shall be a requirement of this Planned Development ordinance.

13. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development of the Property, a site plan for proposed development shall be submitted to the Commissioner for site plan approval. Site plan approval is intended to assure that specific development proposals substantially conform with this Plan of Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of the Property. Such site plan need only include that portion of the Property, including adjacent public rights-of-way, for which approval is being sought by the Applicant. No Part II approval for any portion of the Property shall be granted until an applicable site plan has been approved.

If a site plan substantially conforms with the provisions of this Plan of Development, the Commissioner shall approve said plan and shall issue written approval thereof to the Applicant within sixty (60) days of submission of the site plan and all required supporting data and materials. If the Commissioner determines within said sixty (60) day period that the site plan does not substantially conform with the provisions of this Plan of Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the site plan and supporting data and material do not substantially conform to the provisions of this Plan of Development, said notice to be provided the Applicant with sixty (60) days of the Applicant's submittal of the site plan and supporting data and materials. The Commissioner shall thereafter review any subsequent resubmission within thirty (30) days of such resubmission and issue a determination in writing to the Applicant for such site plan within said thirty (30) day period. The approved site plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Plan of Development.

After approval of a site plan and supporting data and materials by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement No. 11 of this Plan of Development. In the event of any inconsistency between an approved site plan and the terms of the Plan of Development in effect at the time of approval of such site plan or of the modifications or changes thereto, the terms of the Plan of Development shall govern.

Where applicable, a site plan shall, at a minimum, provide the following information:

- (a) Boundaries of the development parcel or parcels;
- (b) Building footprint or footprints;
- (c) Dimensions of all setbacks;
- (d) Location and depiction of all parking spaces (including relevant dimensions);
- (e) Location and depiction of all loading berths (including relevant dimensions);
- (f) All drives, roadways, and vehicular routes;
- (g) All landscaping and buffer zones (including a description of all landscape materials);
- (h) All pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) Location and specifications for all decorative lighting;
- (j) All site statistics and cumulative site statistics for the Subarea applicable to the development parcel or parcels including:
 - (1) Floor area and floor area ratio as represented on submitted drawings;
 - (2) Floor area devoted to retail uses;
 - (3) Number of dwelling units;
 - (4) Number of parking spaces;
 - (5) Number of loading berths;

- (6) Uses of parcels;
 - (7) Percentage of subarea coverage;
 - (8) Net site area devoted to non-residential uses in Subarea A; and
 - (9) Percentage of green space provided;
- (k) Parameters of the building envelope including:
- (1) Maximum building height; and
 - (2) Setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this Plan of Development, including, without limitation, building elevations. In addition, as part of the site plan review process, a traffic and parking study may be required as reasonably determined by the Department of Transportation and the Department of Planning and Development, especially for any drive-through uses.

14. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
15. This Plan of Development for the Property shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner effective as of the date of the City Council's approval of the ordinance creating this Planned Development.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promote and maximize the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible 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.").

[Bulk Regulations and Data Table, Existing Zoning and Street Map, Existing Land Use Map, Property Line and Planned Development Boundary Map, Right-of-Way Adjustment Map, Generalized Land Use Plan Map, and Conceptual Open Space Plan Map referred to in this Plan of Development printed on pages 56766 through 56773 of this Journal.]

Reclassification Of Area Shown On Map Number 4-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 R3 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-H in the area bounded by:

West Roosevelt Road; South Wolcott Avenue; West Washburne Avenue; and South Damen Avenue,

to the designation of a C2-1 General Commercial District which 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 Number 5-M.

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

(Continued on page 56774)

*Residential-Business Planned Development Number 383.
(As Amended)*

*Bulk Regulations And Data Table.
(Page 1 of 2)*

Gross Site Area:	1,450,043 square feet (33.28 acres)
Net Site Area:*	1,085,814 square feet (24.90 acres)
Area of Public Right-of-Way:	364,229 square feet (8.38 acres)

* Net Site Area figures assume completion of proposed dedications of rights-of-way and as depicted on the Right-of-Way Map.

Bulk Regulations And Data Table.
(Page 2 of 2)

CHINATOWN SQUARE

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 383 as amended

BULK REGULATIONS AND DATA TABLE

Subareas	Net Site Area Sq.Ft.	Acres	Maximum FAR	Maximum Dwelling Units	Maximum Site Coverage	Minimum Open Space	Maximum Building Heights	Parking	Buffer Zones	Minimum Loading Berths
A.	433,674	9.95	1.3	450	55%	F.N.#7	120'	F.N.#1	F.N.#3	F.N.#4
B.	349,747	8.03	2.0	340	N.A.	F.N.#7	220'	F.N.#2	F.N.#3	F.N.#5
C.	145,989	3.35	1.2	150	N.A.	F.N.#7	120'	F.N.#2	F.N.#3	F.N.#5
D.	156,404	3.59	1.2	N.A.	N.A.	N.A.	N.A.	86	N.A.	F.N.#6
Total	1,085,814	24.93	1.5							
ROW: A,B,C	159,993	3.67								
ROW: D	117,945	2.70								
Total	277,938	6.37								

FOOTNOTES

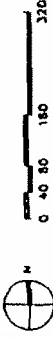
1. PARKING REGULATIONS:
 - RESIDENTIAL USES: ONE SPACE PER DWELLING UNIT.
 - OFFICE USES: .6 SPACES PER 1,000 SQ.FT., OF FLOOR AREA.
 - RETAIL/COMMERCIAL/INSTITUTIONAL & ALL OTHER PERMITTED USES: .4 SPACES PER 1000 SQ.FT. OF FLOOR AREA.
2. RESIDENTIAL USES: AS REQUIRED UNDER R-4 GENERAL RESIDENCE DISTRICT PROVIDED THAT FOR ELDERLY HOUSING, PARKING REQUIREMENTS SHALL BE DETERMINED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
 - OFFICE USES: .6 SPACES PER 1,000 SQ.FT. OF FLOOR AREA.
 - RETAIL / COMMERCIAL/ INSTITUTIONAL & ALL OTHER PERMITTED USES: AS SHOWN UNDER ZONING CLASSIFICATION B4-2 DISTRICT.
3. BUFFER ZONES BETWEEN DIFFERENT USES AND BETWEEN DIFFERENT DENSITIES OF USE SHALL BE MAINTAINED AS REQUIRED IN STATEMENT 100J.
4. FOR ALL R4 GENERAL RESIDENCE DISTRICT PERMITTED USES, AS REQUIRED UNDER R4 GENERAL RESIDENCE DISTRICT.
5. FOR SUBAREA B, LOADING BERTHS SHALL BE AS REQUIRED FOR B4-2 DISTRICT.
6. FOR SUBAREA D, LOADING BERTHS SHALL BE AS REQUIRED FOR B4-1 DISTRICT.
7. REFER TO THE "CONCEPTUAL OPEN SPACE PLAN". OPEN SPACE SHALL BE PREDOMINANTLY COMPRISED OF GREEN SPACE. "GREEN SPACE" SHALL MEAN A LANDSCAPED SPACE (PUBLIC OR PRIVATE) IMPROVED PRIMARILY WITH VEGETATION & SOFT SURFACES, INCLUDING BUT NOT LIMITED TO, GRASS, GROUND COVER, WOOD CHIPS, SHRUBS, TREES AND OTHER LIVING PLANT MATERIALS, AND WITH A MINIMUM OF HARD SURFACES INCLUDING, BUT NOT LIMITED TO PEDESTRIAN WALKS & PLAYGROUNDS LOCATED WITHIN SUCH LANDSCAPED AREA. THE LANDSCAPING / GREEN SPACE REQUIREMENTS OF THE CHICAGO LANDSCAPE ORDINANCE FOR SURFACE PARKING AREAS SHALL NOT BE INCLUDED IN THE CALCULATIONS DETERMINING THE APPLICANTS COMPLIANCE WITH GREEN SPACE COVERAGE REQUIREMENTS.

APPLICANT: CHINESE AMERICAN DEVELOPMENT CORPORATION
 CHINESE AMERICAN DEVELOPMENT FOUNDATION
 ADDRESS: 2154-A SOUTH ARCHER AVENUE, CHICAGO, IL 60616
 REVISED: JUNE 9, 1994

Existing Land Use Map.



EXISTING LAND USE MAP
CHINA TOWN SQUARE
9.1.1.14

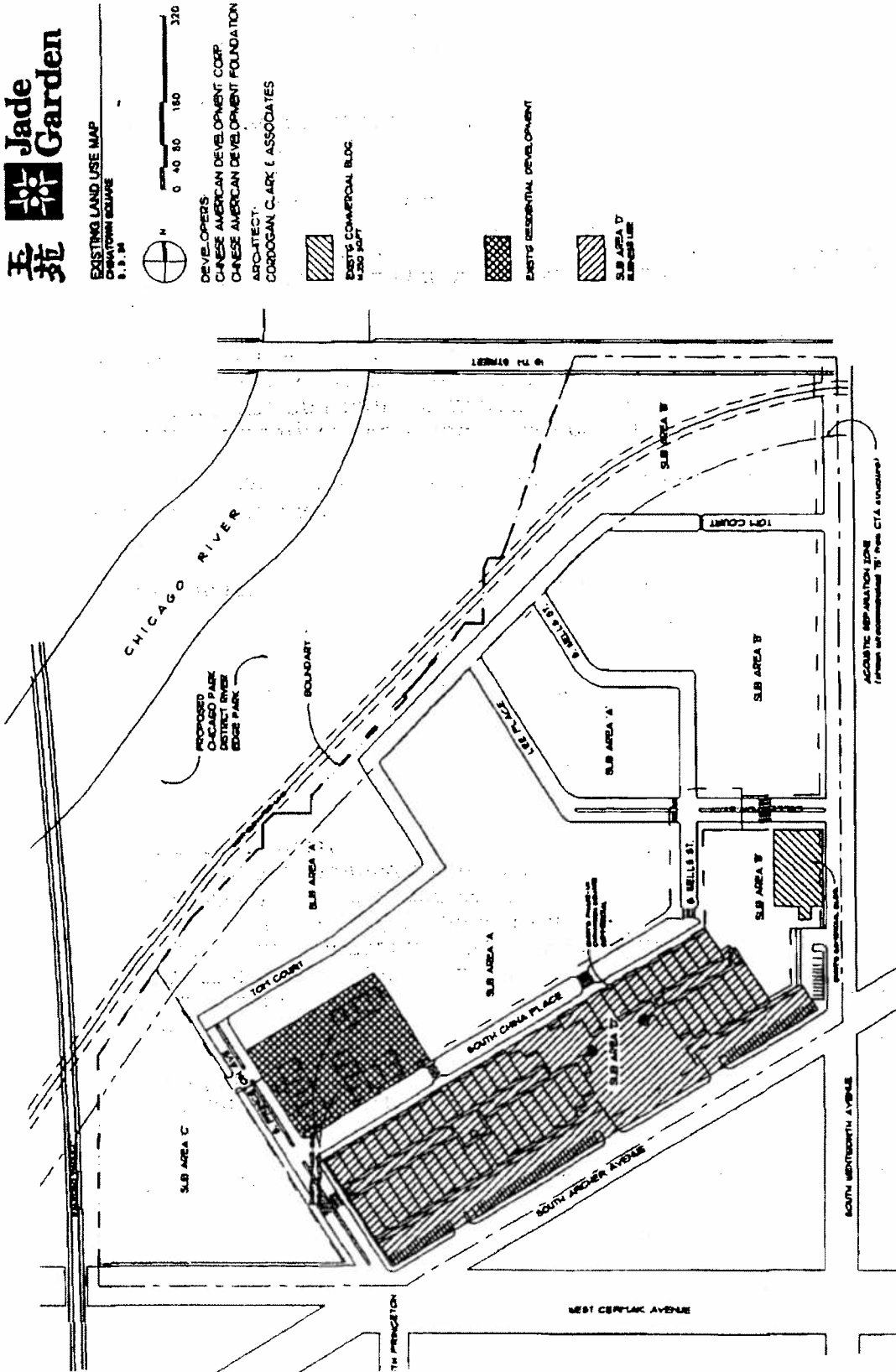


DEVELOPERS:
CHINESE AMERICAN DEVELOPMENT CORP.
CHINESE AMERICAN DEVELOPMENT FOUNDATION
ARCHITECT:
CORROGAN, CLARK & ASSOCIATES

EXISTING COMMERCIAL BLDG
4,200 SQ FT

EXISTING RESIDENTIAL DEVELOPMENT

SUB AREA D
2,000 SQ FT



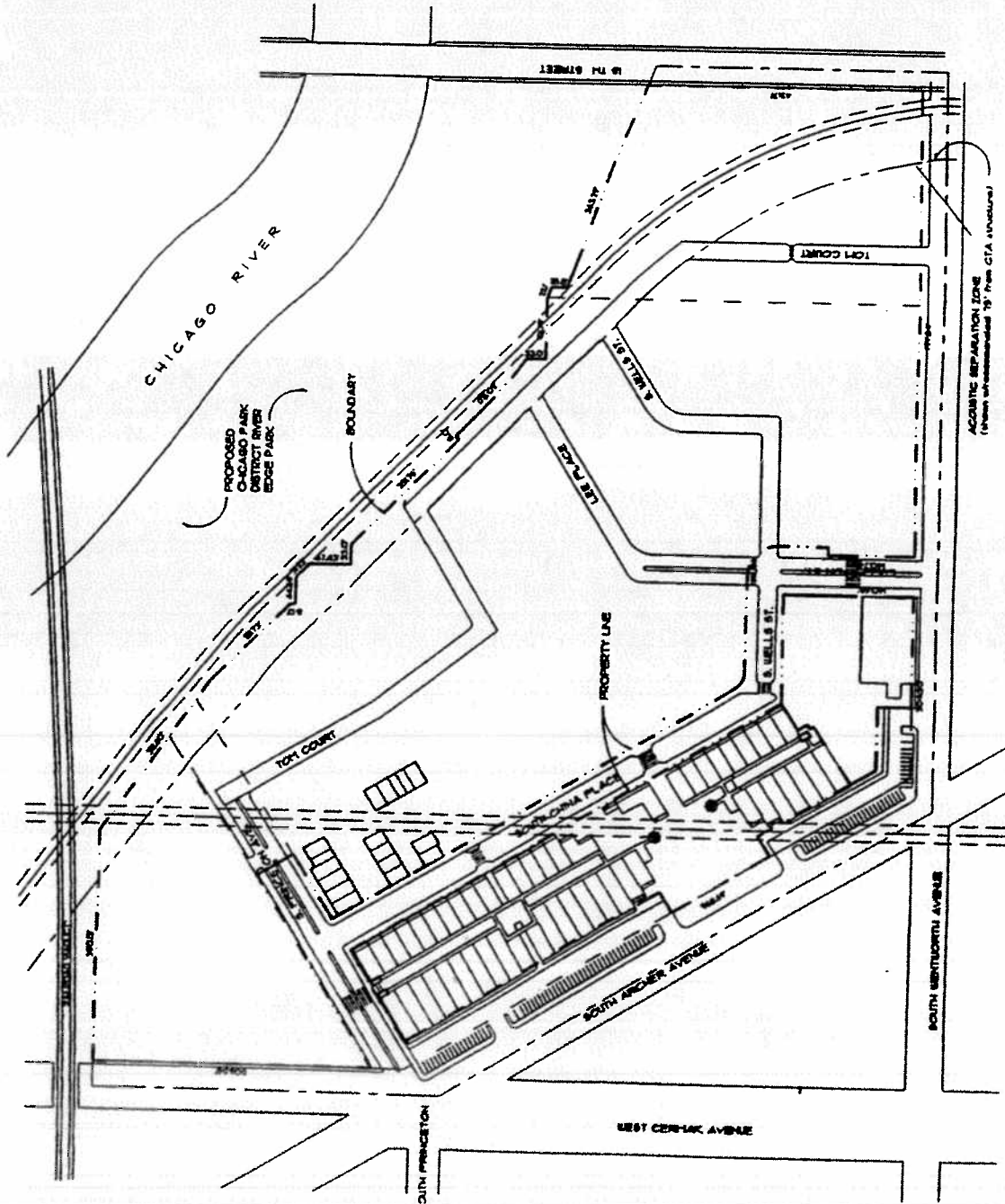
ACOUSTIC SEPARATION ZONE
1' from all surrounding 'B' (Per CTA ordinance)

Property Line And Planned Development Boundary Map.

玉苑 Jade Garden
 PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP
 CHINATOWN SQUARE
 9.9.94

DEVELOPERS:
 CHINESE AMERICAN DEVELOPMENT CORP.
 CHINESE AMERICAN DEVELOPMENT FOUNDATION

ARCHITECT:
 CORDOGAN CLARK & ASSOCIATES



Right-Of-Way Adjustment Map.



RIGHT OF WAY MAP
CREATION: BOUANE
9.13.94

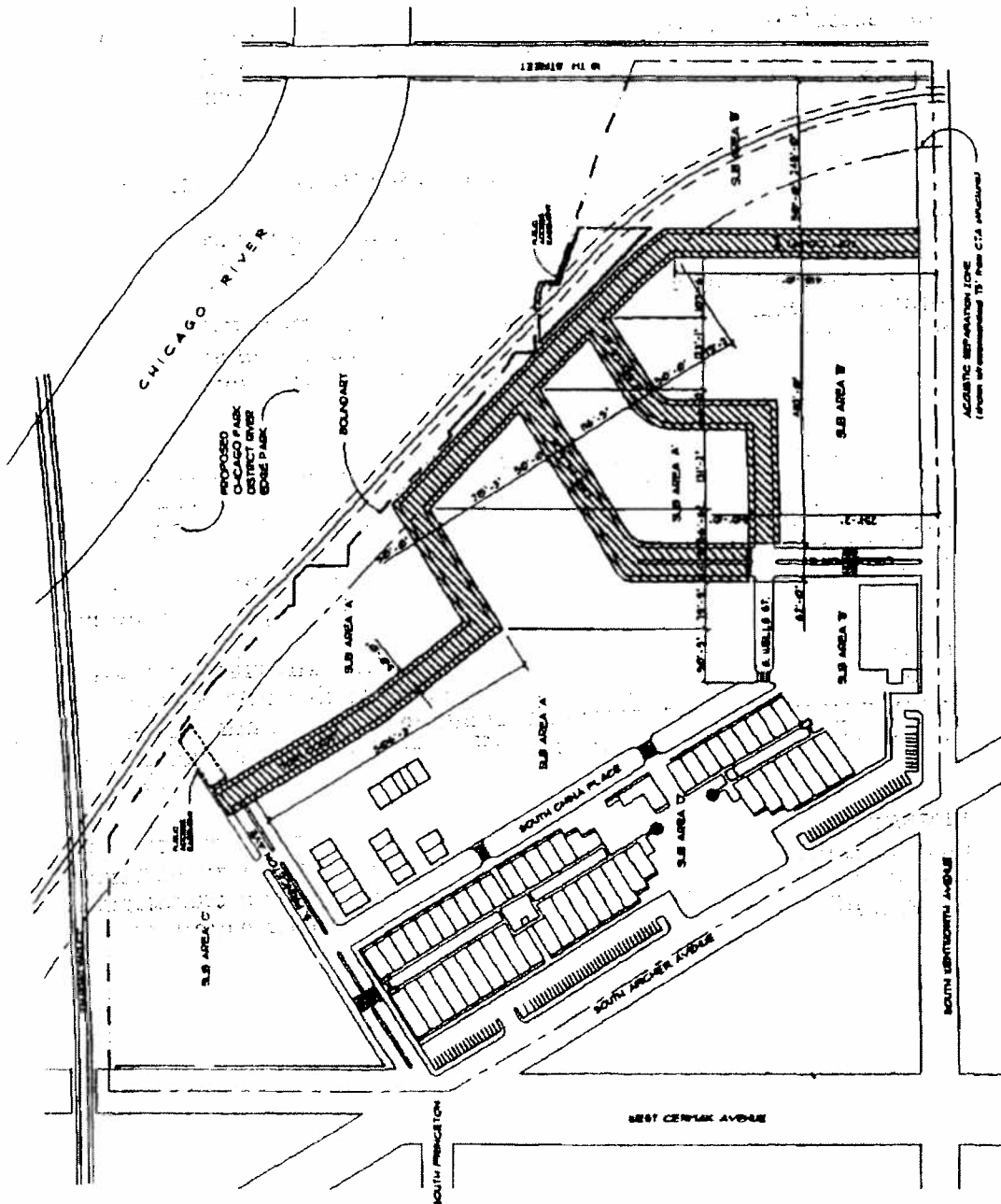


0 40 80 160 320

DEVELOPERS:
CHINESE AMERICAN DEVELOPMENT CORP.
CHINESE AMERICAN DEVELOPMENT FOUNDATION
ARCHITECT:
CORCOGAN, CLARK & ASSOCIATES



RIGHT OF WAY - PROPOSED DEDICATION
50'-0" MINIMUM WIDTH



Generalized Land Use Plan Map.



GENERALIZED LAND USE MAP
CHINATOWN SQUARE
8, 9, 14



0 40 80 160 320

DEVELOPERS:
CHINESE AMERICAN DEVELOPMENT CORP.
CHINESE AMERICAN DEVELOPMENT FOUNDATION
ARCHITECT:
CORDOGAN CLARK & ASSOCIATES



SUB AREA A
PERMANENT RESIDENTIAL USE



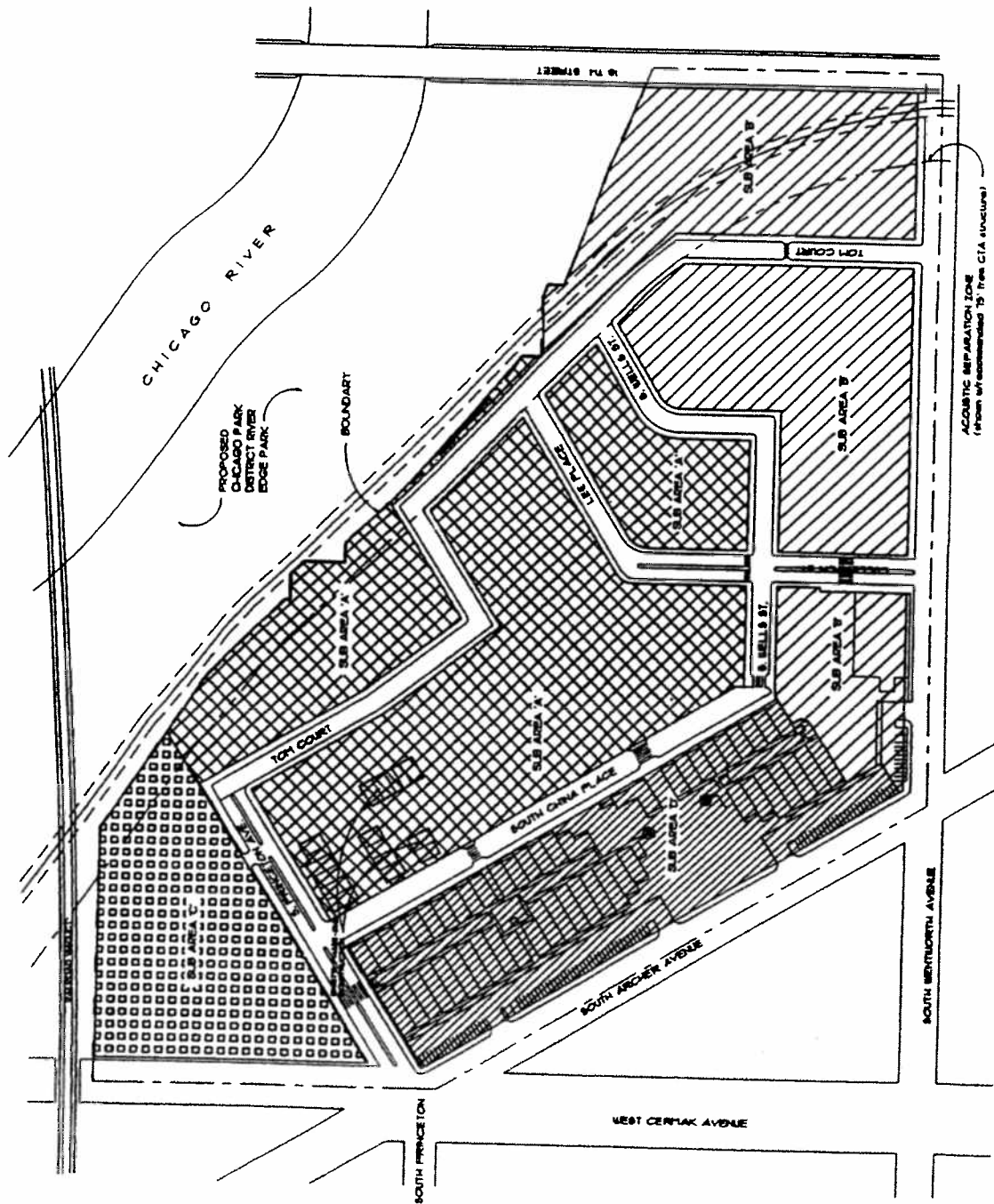
SUB AREA B
MIXED BUSINESS - RESIDENTIAL - INSTITUTIONAL



SUB AREA C
MIXED BUSINESS - RESIDENTIAL - INSTITUTIONAL



SUB AREA D
BUSINESS USE





March 15, 1993

City of Chicago
Richard M. Daley, Mayor

Mr. John D. Heimbaugh
Vice President
Chinese American Development
Corporation
2154-A S. Archer Avenue
Chicago, IL 60616-1514

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

Re: Request for minor changes to
Chinatown Square
Planned Development No. 383-Jade
Garden Residential Development at
Princeton Avenue and South China
Place

Dear Mr. Heimbaugh:

The Department of Planning and Development has considered your request for minor changes to Residential-Business Planned Development No. 383 on behalf of the Chinese American Development Corporation, and hereby approves your request. Your letter, dated February 18, 1993, indicated specific proposed modifications to this first residential phase of the Chinatown Square development, as approved by the Plan Commission. The requested modifications for phase I residential development would include reconfiguration of the roadway and open space plans and changes in the type of residential development currently authorized by the approved Plan of Development.

Phase I residential development (as depicted on the attached exhibit), would be located directly north of the existing commercial development adjacent to the South China Place roadway which has already been constructed. This first phase of residential development would be oriented towards South China Place and South Princeton Avenue, as extended. Open space would be more centrally located in the Phase I site than the locations in the current Planned Development. Finally, one elevator apartment building (up to five stories) would be included along with townhouse development to allow for a more diverse housing mix than the Planned Development would currently allow.

With regard to your request, the Department of Planning and Development has determined that these modifications, if limited to the Phase I residential area only, constitute appropriate changes which are consistent with the nature of the contemplated improvements. Approval of these minor changes is granted under Section 11.11-3(c) of the Chicago Zoning Ordinance which authorizes the Commissioner of the Department of Planning and Development to approve minor changes in a Planned Development when such changes do not change the character of the

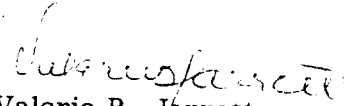


page 2

development or otherwise require changes in the Planned Development ordinance.

Please be advised that any future modifications from the requirements of the existing Plan of Development for additional residential phases will have to be made pursuant to an amended Planned Development Ordinance. We would encourage you to file for a Planned Development Amendment a minimum of four months prior to the time you wish to apply for building permits for the next residential phase.

Sincerely,


Valerie B. Jarrett
Commissioner

cc: Chris Slattery
Marcel Acosta
Philip Levin
Marla Kaiden
Jeanne Bloom



January 19, 1993

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Shirley B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312) 744-4471 (Voice)
312) 744-2578 (TDD)
312) 744-6550 (FAX)

Mr. John D. Heimbaugh
Vice President
Chinese American Development
Corporation
2131-F South Archer Avenue
Chicago, IL 60616-1513

Re: Resident/Business Planned
Development No. 383 (Chinatown
Square)

Dear Mr. Heimbaugh:

The Department of Planning and Development has considered your request for a minor change to Residential/Business Planned Development No. 383 (Chinatown Square) to operate a concrete crushing facility as an interim use for a limited period of time, for both site development and sale to off-site buyers. We hereby approve this request subject to the conditions stated below.

It is our understanding that the rock crushing operation would terminate before a substantial number of the approved residential units within the Planned Development are constructed. We note that operation of the rock crushing facility, subject to the conditions stated below, would not be inconsistent with the character of the approved development for a limited period of time prior to construction of a substantial number of the approved residential units. We further note that prior to construction of the residential structures, such a temporary use would be consistent with surrounding industrial zoning and land uses, and would not conflict with any of the conditions set forth in Section 11.11-3(c) of the Chicago Zoning Ordinance. We therefore approve this request under the authority granted in Sections 11.11-3(c) of the Chicago Zoning Ordinance, subject to the conditions identified below:

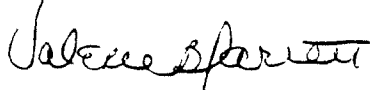
1. The concrete crushing operations shall be located at the southwest corner of 18th Street and Wentworth Avenue.
2. The concrete crushing operations shall be permitted for a period not to exceed one (1) year from the date of this letter.
3. All operations shall be in strict accordance with all required City permits and licenses including, without limitation, those conditions contained in the Department of Environment permit issued on June 5, 1992. (We note that this permit expires December 31, 1992, and will need to be renewed for operations extending beyond that date.



page 2

If you have any questions with regard to this matter, please feel free to call Mr. Philip Levin at 744-4182 of the Department of Planning and Development.

Sincerely,

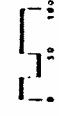


Valerie B. Jarrett
Commissioner

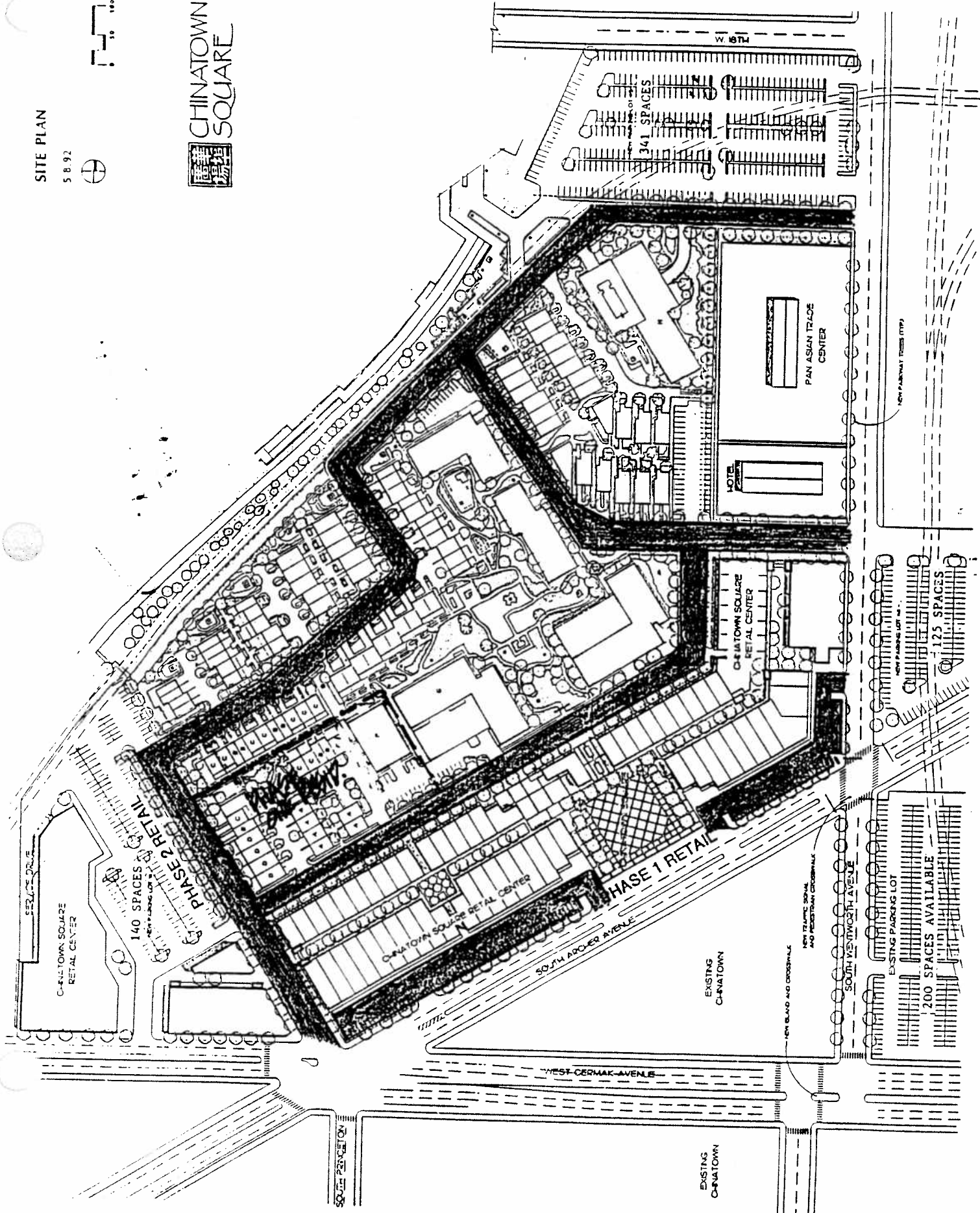
cc: Henry Henderson
Alderman Theodore Mazola
Richard Wendy
Christine Slattery
Phil Levin ✓

SITE PLAN

5.8.92



CHINATOWN SQUARE



(Continued from page 28215)

to the designation of a Business-Commercial 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-Commercial Planned Development printed on pages 28233 through 28244 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. 4-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 M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in the area bounded by

West 18th Street; South Wentworth Avenue; South Archer Avenue; West Cermak Road; South Stewart Avenue; and the southeasterly right-of-way line of the Illinois Central Gulf Railroad Company (formerly The Chicago Madison and Northern Railroad),

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

[Residential-Business Planned Development printed on pages 28245 through 28252 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. 5-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

(Continued on page 28253)

2/26/86

REPORTS OF COMMITTEES

A2354

28245

P.D. # 383

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

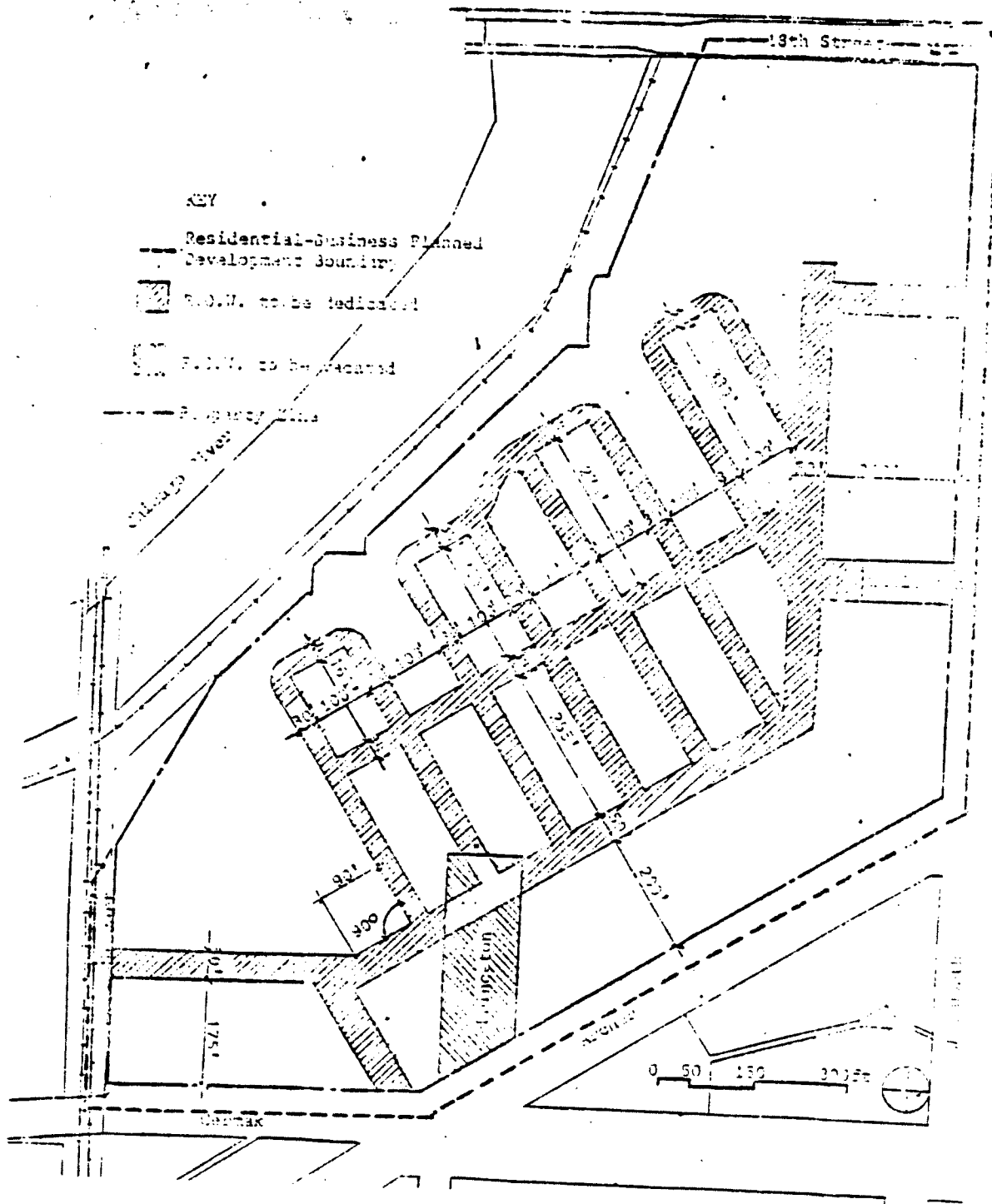
1. The area delineated herein as "Residential-Business Planned Development," is owned or controlled by The Chinese American Development Corporation.
2. All applicable reviews, approvals or permits are required to be obtained by the applicant, or his successors, assignees or grantees.
3. Uses permitted within the Planned Development boundaries shall consist of residential townhomes, off-street parking, and related uses; and in the 110 business structures, retail uses as permitted in the B4 Restricted Service District, commercial uses, residential apartments, off-street parking, and related uses, and elsewhere on the site housing for the elderly, educational uses, recreational uses, community center, off-street parking and related uses, and rapid transit rights-of-way.
4. Off-street parking facilities shall be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets or alleys or re-subdivision of parcels, shall require a separate submittal on behalf of The Chinese American Development Corporation, or their successors, assignees, or grantees, and must be approved by the Chicago City Council.
6. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be parking within such paved areas.
7. The following maps and Table of Controls, together with these statements, sets forth data concerning the property included in said development and data concerning a generalized land use plan, illustrating the development of said property in accordance with this Plan of Development.
8. Identification signs and business identification signs may be permitted within the area delineated hereon as Residential-Business Planned Development subject to the review and approval of the Commissioner of Planning and as regulated by the Chicago City Council.

- 2 -

9. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as adopted by the Commissioner of Planning.

APPLICANT: CHINESE AMERICAN DEVELOPMENT CORPORATION

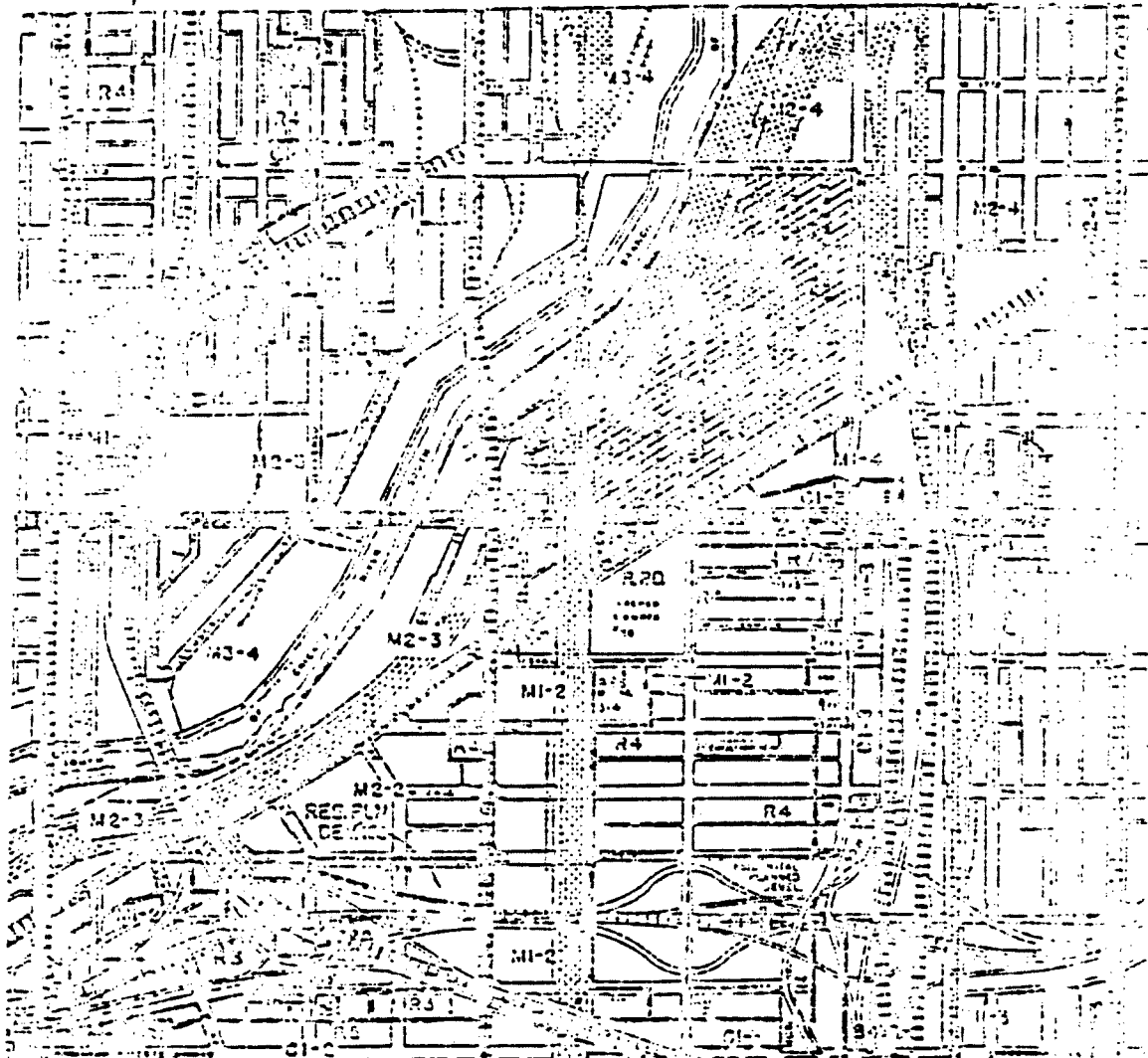
DATE: January 16, 1986







RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
 Property Line Map and Rights of Way Adjustments

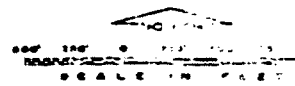
Applicant: Chinese American Development Co.
 Ping Tom, President
 2263 S. Wentworth Ave.
 Chicago, Il. 60616

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

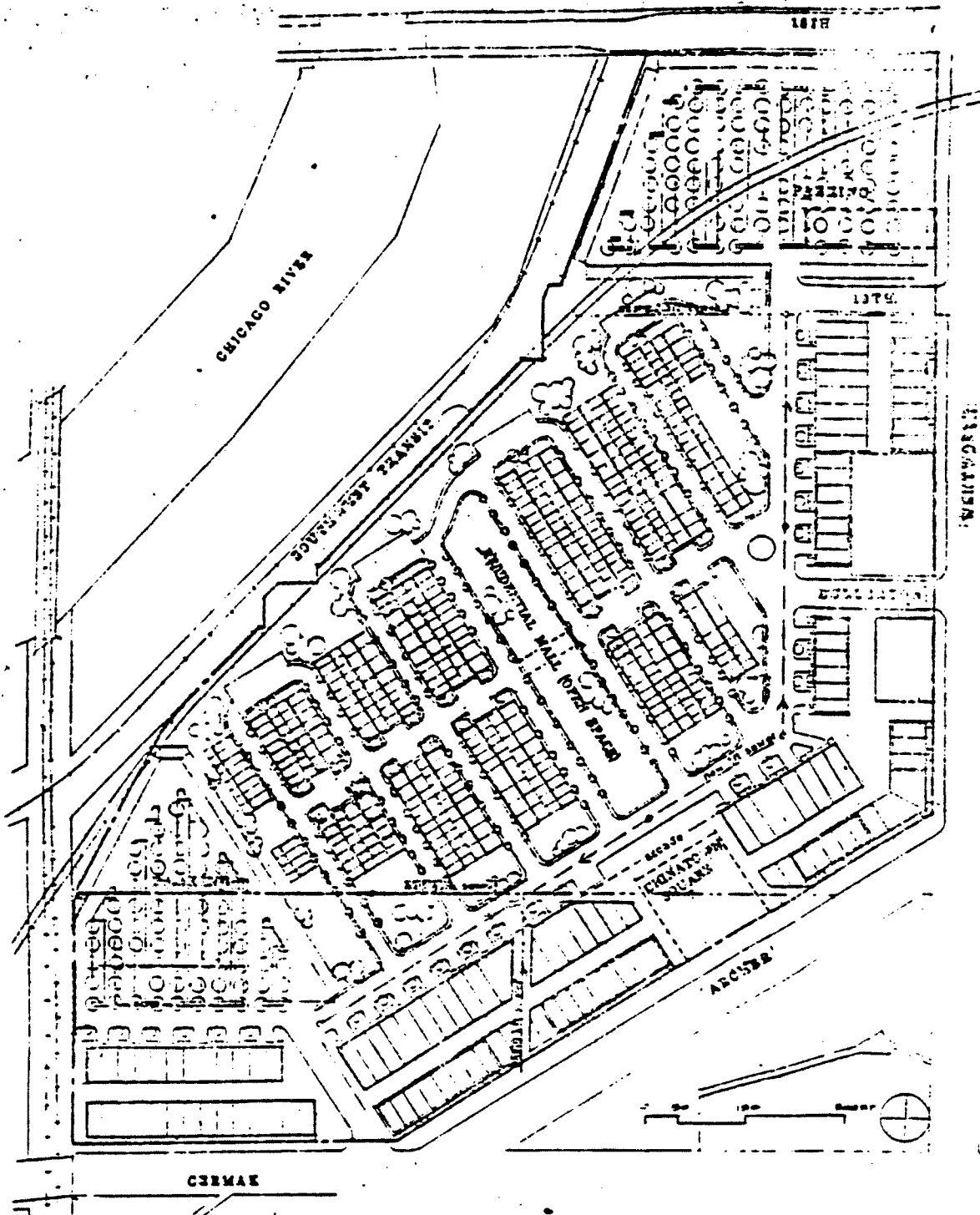


LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET & EXPRESSWAY SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES



APPLICANT: CHINESE AMERICAN DEVELOPMENT CORP.
 DATE: JANUARY 16, 1986



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1
Site Plan

Date: 1-16-85

Applicant: Chinese American Development Corp. Ping Ton, President
2263 S. Wentworth Ave.
Chicago, IL 60616

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

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
Sq. Ft.	Acres				
1,024,836	23.527	Residential, business, commercial, education or education related, off-street parking, community center, and other related uses.	456	1.0	45%

NET SITE AREA	+	AREA OF PUBLIC STREETS & ALLEYS	= GROSS SITE AREA
23.527 acres (1,024,836 sq. ft.)		9.761 acres (425,207 sq. ft.)	33.288 (1,450,043 sq. ft.)

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.0

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 1,000

USES PERMITTED IN THE BUSINESS STRUCTURES SHALL BE LIMITED TO FACILITIES AND OTHER USES AS PERMITTED IN THE B4 RESTRICTED SERVICE DISTRICT, PLUS COMMERCIAL USES, AND RESIDENTIAL USES ABOVE THE FIRST FLOOR.

MAXIMUM SQUARE FEET

RETAIL USE:	Ground floor (to be located in the 110 business/commercial/residential/structures----	171,875 Gross Sq. (162,360 Net Sq. Ft.)
COMMERCIAL/OFFICE USE:	Second floor (to be located in the 110 business/commercial/residential structures----	110,000 Gross Sq. (104,040 Net Sq. Ft.)
RESIDENTIAL USE:	Second floor (to be located in the 110 business/commercial/residential structures----	45 units---- 61,375 Sq. Ft.

MAXIMUM NUMBER OF TOWNHOMES	231	
1 family units	- 171	DWELLING UNITS
2 family units	- 60	----- 171
		----- 120

MAXIMUM NUMBER OF ELDERLY DWELLING UNITS	-----	120
MAXIMUM NUMBER OF UNITS ABOVE BUSINESS	-----	45
		456

MINIMUM PERIMETER SETBACKS: None

MAXIMUM PERCENT OF LAND COVERED: 45%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

APPLICANT: CHINESE AMERICAN DEVELOPMENT CORPORATION

DATE: January 16, 1986