



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 16, 2020

Edward J. Kus
Taft Stettinius & Hollister LLP
111 E. Wacker Dr., Suite 2800
Chicago, IL 60601

Re: Minor change for PD 447, Subarea A-1A, 808 N. Cleveland/460 W. Chicago

Dear Mr. Kus:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), Subarea A-1A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of PD 447.

Your client, RH Chicago LLC, is the sole owner of Subarea A-1A, the property located at 808 N. Cleveland Ave. and 460 W. Chicago Ave. In 2016, a PD amendment was passed which allowed the property to be improved with a 24-story, 200-unit residential building, which was never built. On July 18, 2019, a minor change was denied for the replacement of the residential building with a hotel. You are now seeking a minor change to the approved residential building. The proposed 22-story building will still contain a maximum of 200 residential units, however, you are seeking approval for: modifications to the building elevations, the addition of approximately 18,944 square feet of office space on the 4th and 5th floors, and a reduction in the minimum number of parking spaces from 170 to 99 spaces.

In regards to building design, the approved building consisted of aluminum and glass window systems, with metal and masonry cladding. The proposed building consists of an aluminum and glass window system, architectural concrete, and metal cladding. Office space is a permitted use, pursuant to Statement No. 4 of the PD. The office space will be occupied by the real estate development company that will manage the building.

Of the proposed 99 parking spaces, 80 will serve the 200 residential units (0.4 spaces per unit) and 19 will serve the office space (one space per 1,000 sq. ft. of office space per the requirements of PD 447). The CTA Brown and Purple Lines are located approximately 1,450 feet to the east of the site. The previously approved building plans and elevations,

published March 16, 2016, on Journal Council pages 21253-21260, shall be replaced by the attached, revised exhibits: Site/Landscape Plan, Ground Floor Plan, 2nd Floor Plan, 3rd Floor Plan, 4th Floor Plan, 5th Floor Plan, 6th Floor Plan, Typical Floor Plan, Green Roof Plan, North Elevation, South Elevation, East Elevation, and West Elevation.

With regard to your request, the Department of Planning and Development has determined that allowing the modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, CDOT, Fire and MOPD have approved the revised site plan.

Pursuant to Statement No. 16 of PD 447, in order to develop the improvements in Subarea A-1A, the applicant has contracted to acquire a portion of the unused floor area (for FAR purposes) and dwelling units from Subarea B-2 (the "Development Rights"). The applicant shall establish those Development Rights (i) prior to the issuance of a Part II approval for Subarea A-1A and (ii) by delivery to DPD of an executed and recorded Agreement.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 447, Subarea A-1A, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



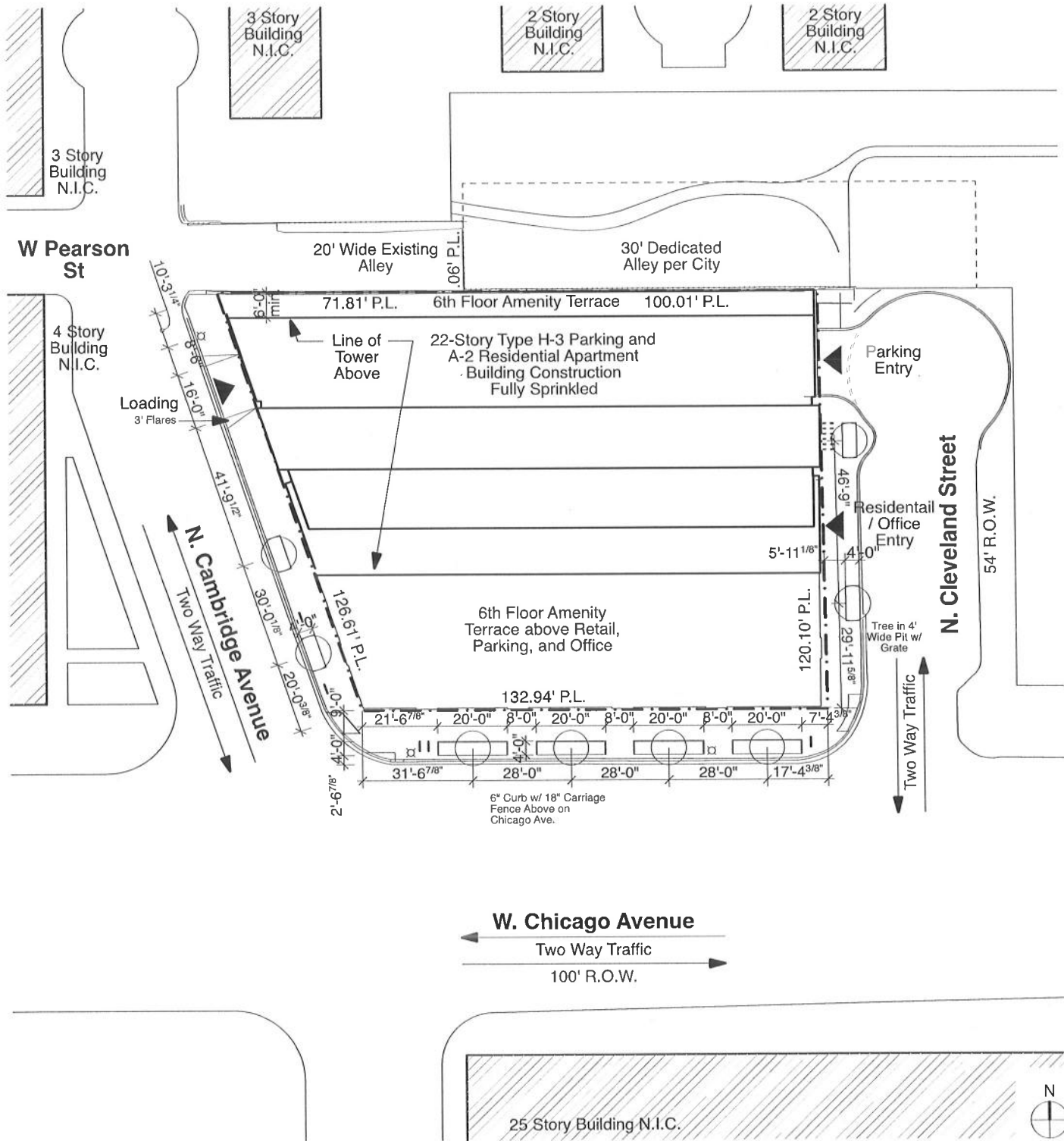
Steven Valenziano

Assistant Zoning Administrator

SV:tm

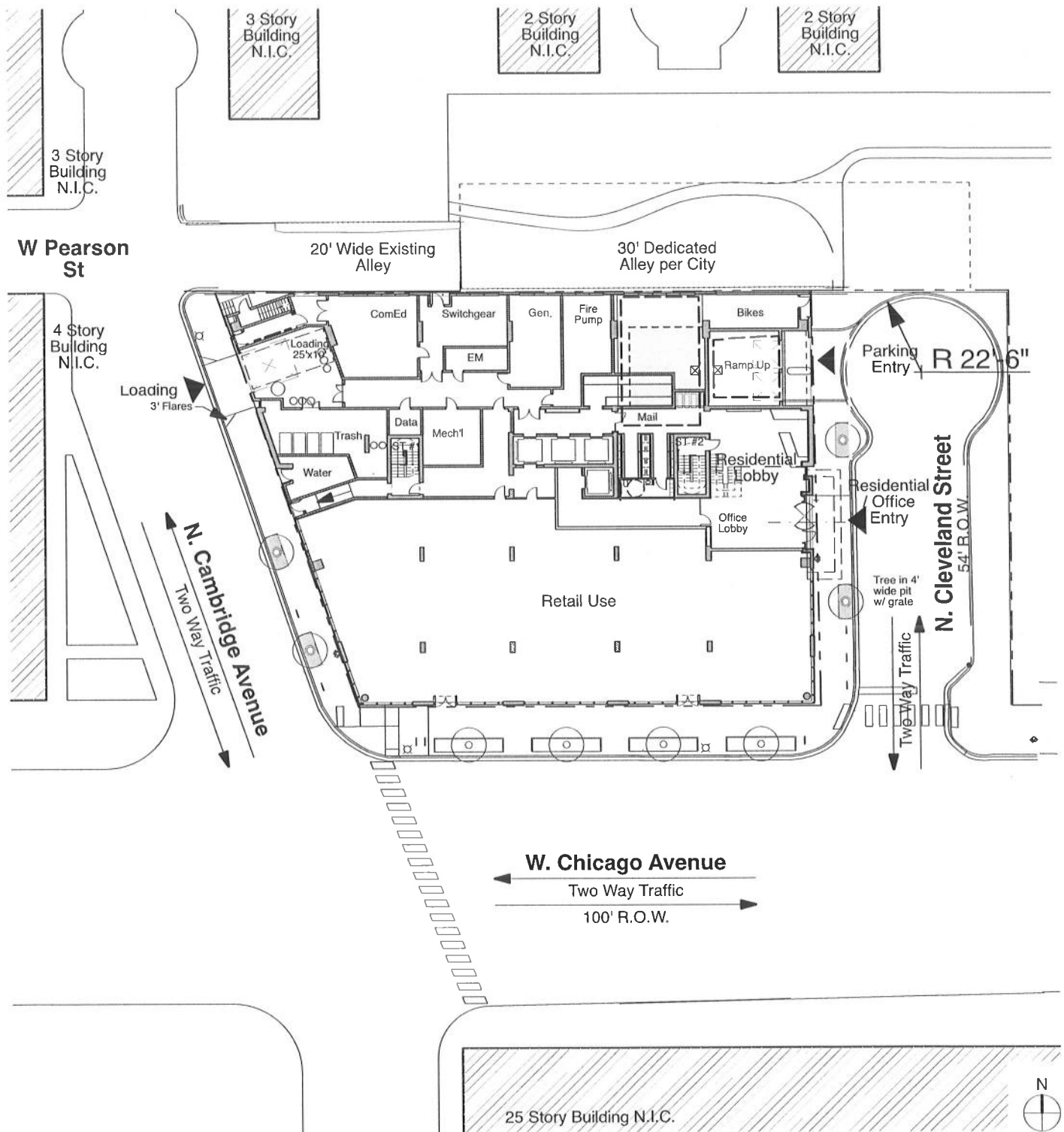
C: Heidi Sperry, Justin Root, Mike Marmo, Erik Glass, Main file

Legend	
---	Property Boundary

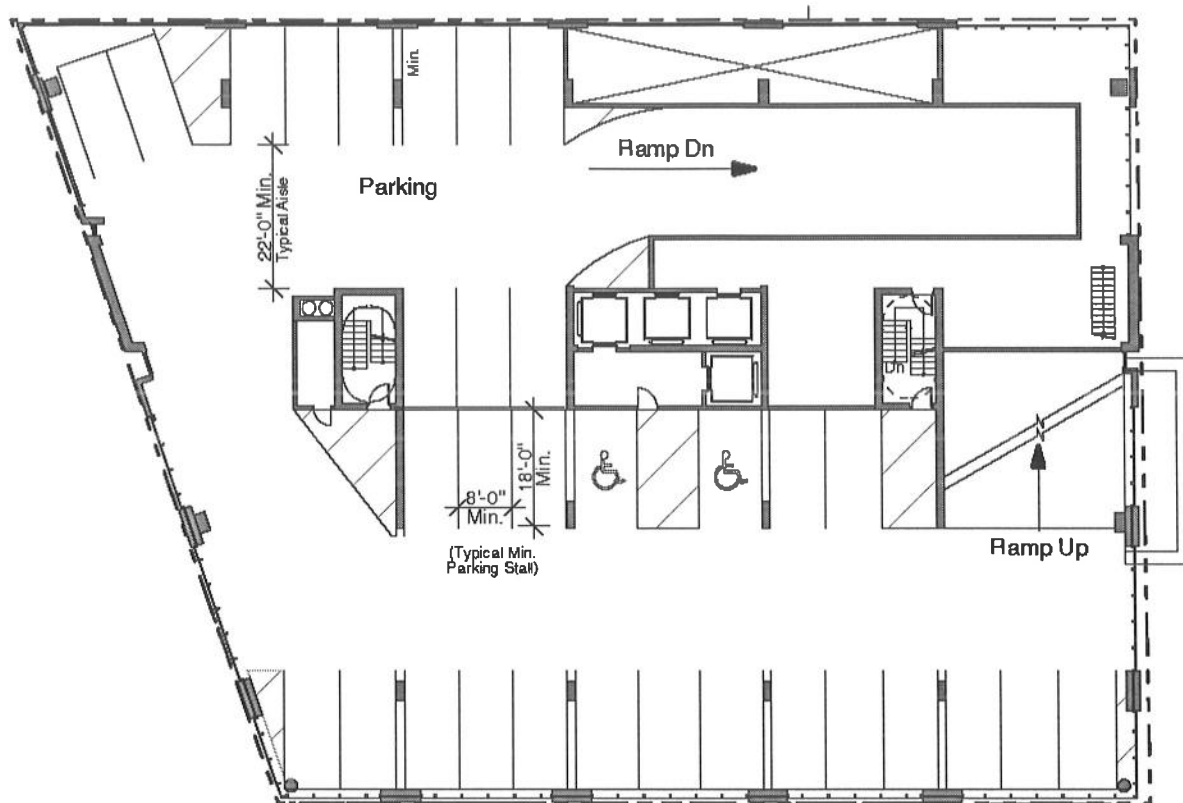


Applicant:	DAC Developments, LLC		Site/ Landscape Plan
Address:	808 North Cleveland		
Date:	July 14, 2020		
		Scale: 1"=40'	

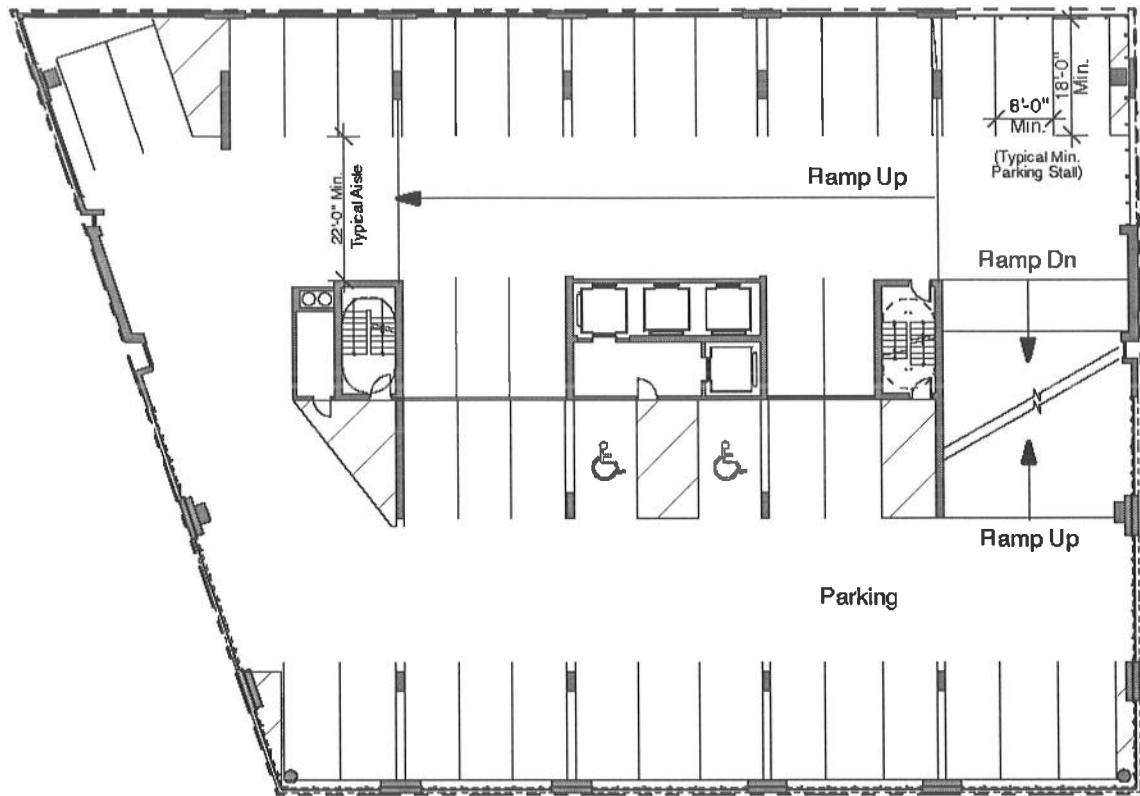
Legend	
	Property Boundary



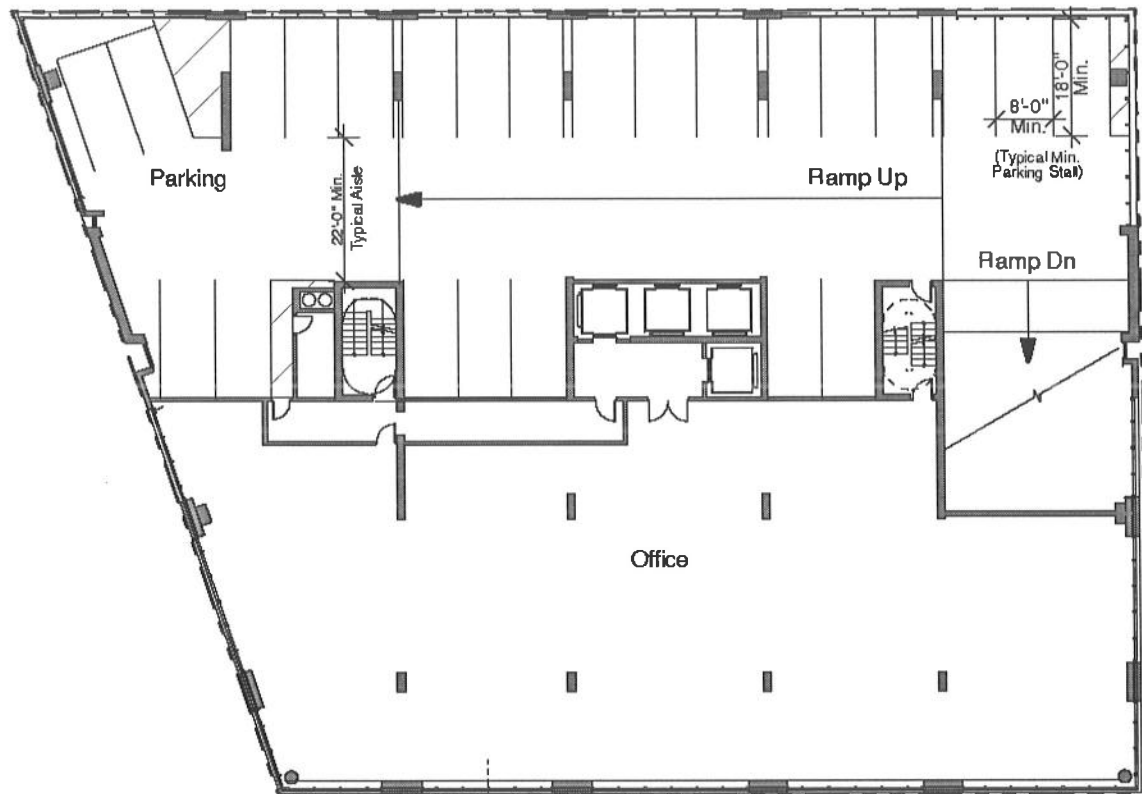
Applicant:	DAC Developments, LLC		Ground Floor Plan
Address:	808 North Cleveland		
Date:	July 14, 2020		
		Scale: 1"=40'	



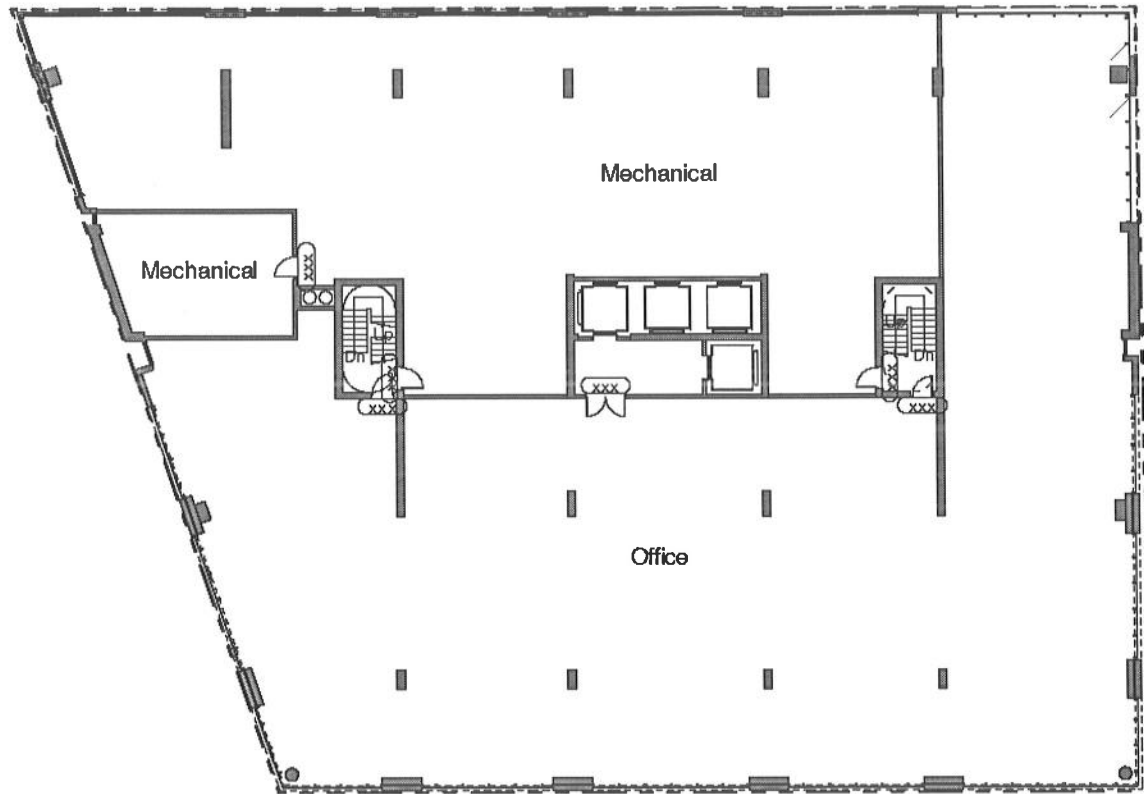
Applicant:	DAC Developments, LLC		2nd Floor Plan
Address:	808 North Cleveland		
Date:	April 23, 2020		
		Scale: 1"=30'	



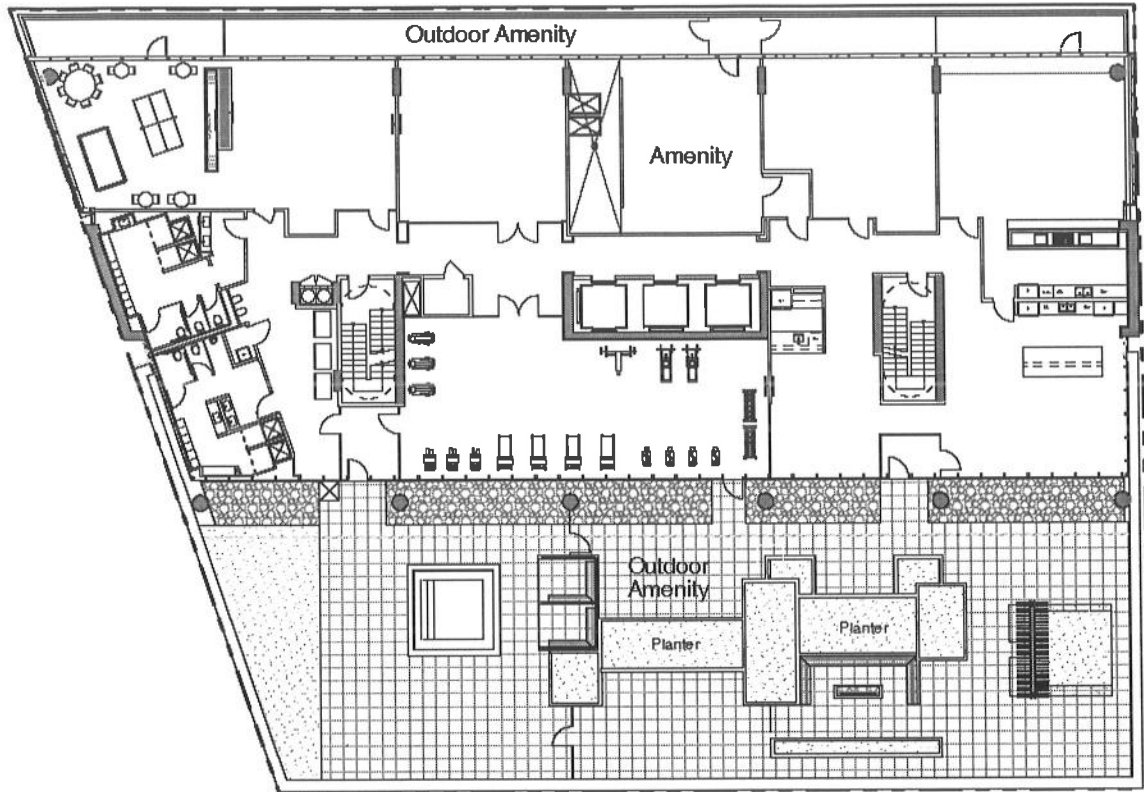
Applicant:	DAC Developments, LLC		3rd Floor Plan
Address:	808 North Cleveland		
Date:	April 23, 2020		
		Scale: 1"=30'	



Applicant:	DAC Developments, LLC		4th Floor Plan
Address:	808 North Cleveland		
Date:	April 23, 2020		
		Scale: 1"=30'	

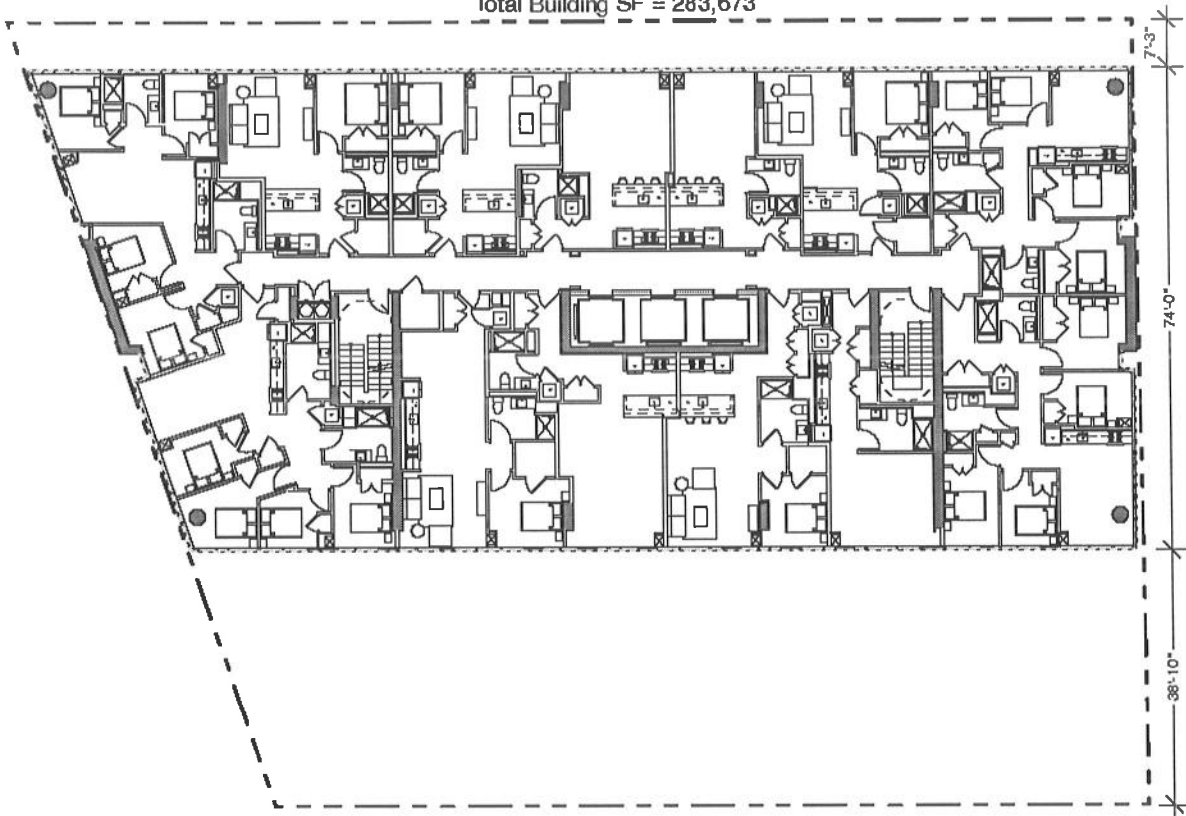


Applicant:	DAC Developments, LLC		5th Floor Plan
Address:	808 North Cleveland		
Date:	April 23, 2020		
		Scale: 1"=30'	



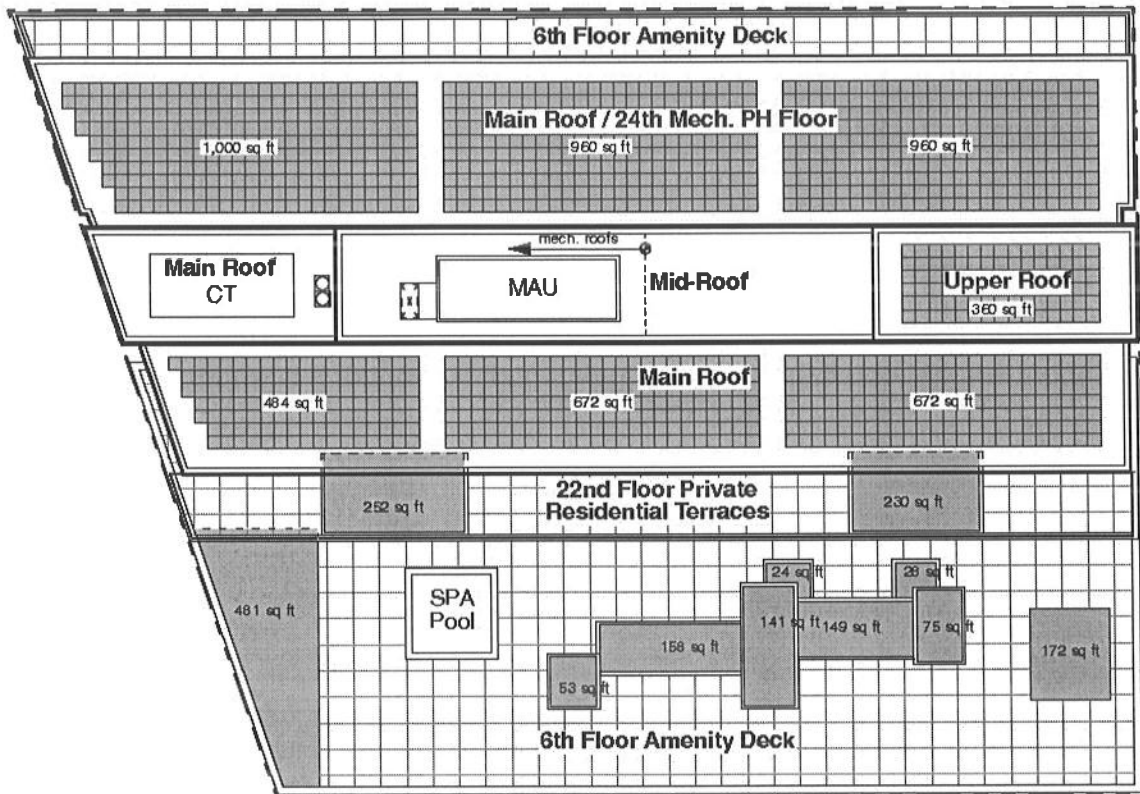
Applicant:	DAC Developments, LLC	6th Floor Plan
Address:	808 North Cleveland	
Date:	April 23, 2020	
	Scale: 1"=30'	

Apartment Units Total: 200
Apartment Units SF = 163,305
Total Building SF = 283,673



Applicant:	DAC Developments, LLC	Typical Floor Plan
Address:	808 North Cleveland	
Date:	April 23, 2020	
	Scale: 1"=30'	

Green Roof Calcs				
	Roof Area - Gross	Roof Area - Net	Green Roof Area	Green Roof/ Net Area Ratio
6th Floor Amenity Terraces	7,703 sq ft	1,281 sq ft	1,281 sq ft	100%
23rd Floor Private Terrace	1,569 sq ft	482 sq ft	482 sq ft	100%
Main, Mid, and Upper Roofs	10,003 sq ft	8,541 sq ft	5,108 sq ft	59.81%
Total	19,275 sq ft	10,304 sq ft	6,871 sq ft	66.68% (50% Min.)



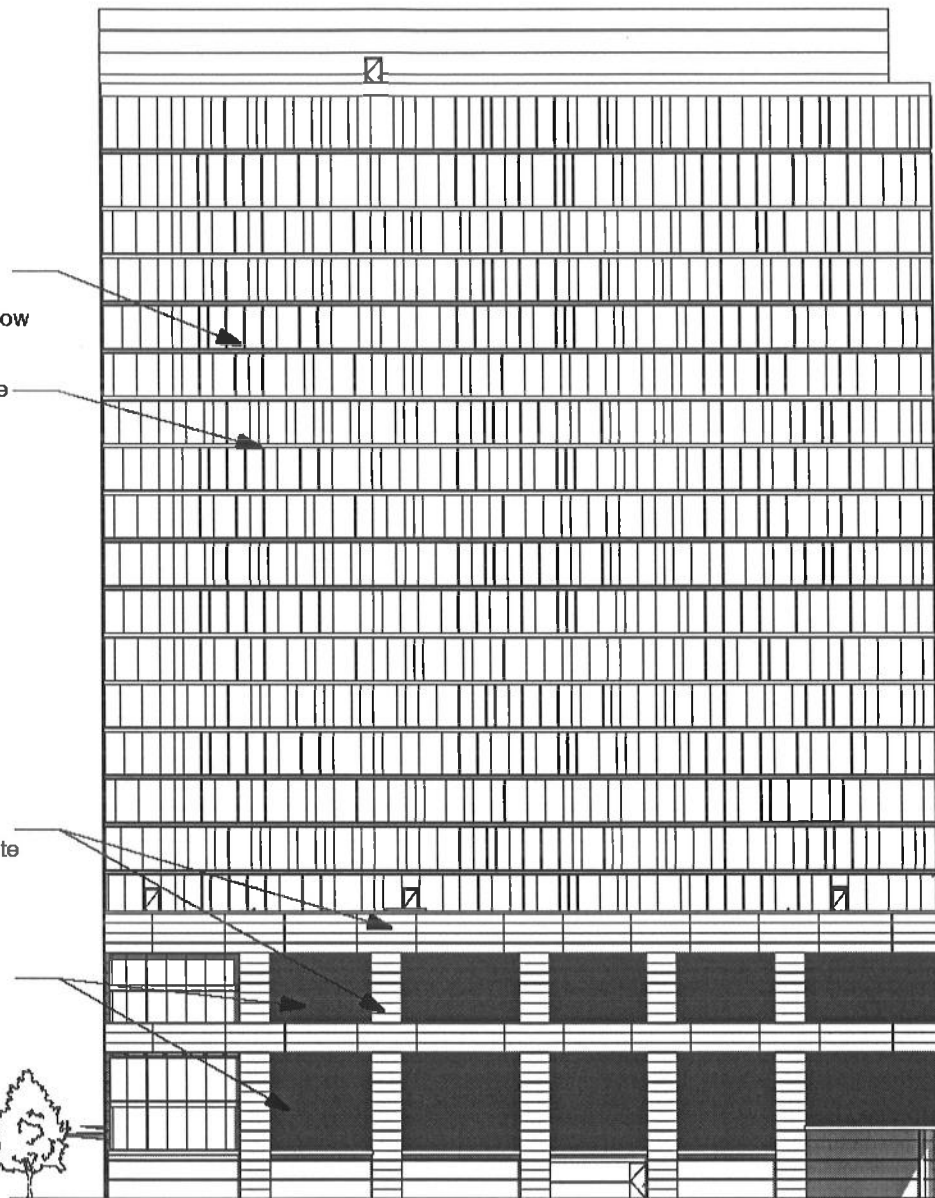
Applicant:	DAC Developments, LLC		Green Roof Plan
Address:	808 North Cleveland		
Date:	April 23, 2020		
		Scale: 1"=30'	

Random Width
Glass and
Aluminum Window
Wall System

Metal Slab Edge
Cover

Architectural
Precast Concrete

Pre-finished
Metal Screen



- Top of Screen
+242'-9"
- Upper Roof
+235'-4"
- 23rd Floor - Mechanical
+225'-8"
- 22nd Floor - PH Units
+214'-0"
- 21st Floor
+202'-4"
- 20th Floor
+192'-8"
- 19th Floor
+183'-0"
- 18th Floor
+173'-4"
- 17th Floor
+163'-8"
- 16th Floor
+154'-0"
- 15th Floor
+144'-4"
- 14th Floor
+134'-8"
- 13th Floor
+125'-0"
- 12th Floor
+115'-4"
- 11th Floor
+105'-8"
- 10th Floor
+96'-0"
- 9th Floor
+86'-4"
- 8th Floor
+76'-8"
- 7th Floor
+67'-0"
- 6th Floor - Amenity
+55'-4"
- 5th Floor - Office
+43'-8"
- 4th Floor - Office / Parking
+34'-0"
- 3rd Floor Parking
+24'-8"
- 2nd Floor
+15'-0"
- 1st Floor
±0"

Applicant: DAC Developments, LLC

Address: 808 North Cleveland

Date: April 23, 2020

Scale: 1"=40'-0"

North Elevation

Painted
Architectural
Concrete w/
Reveals

Glass Railing

Random Width
Glass and
Aluminum Window
Wall System

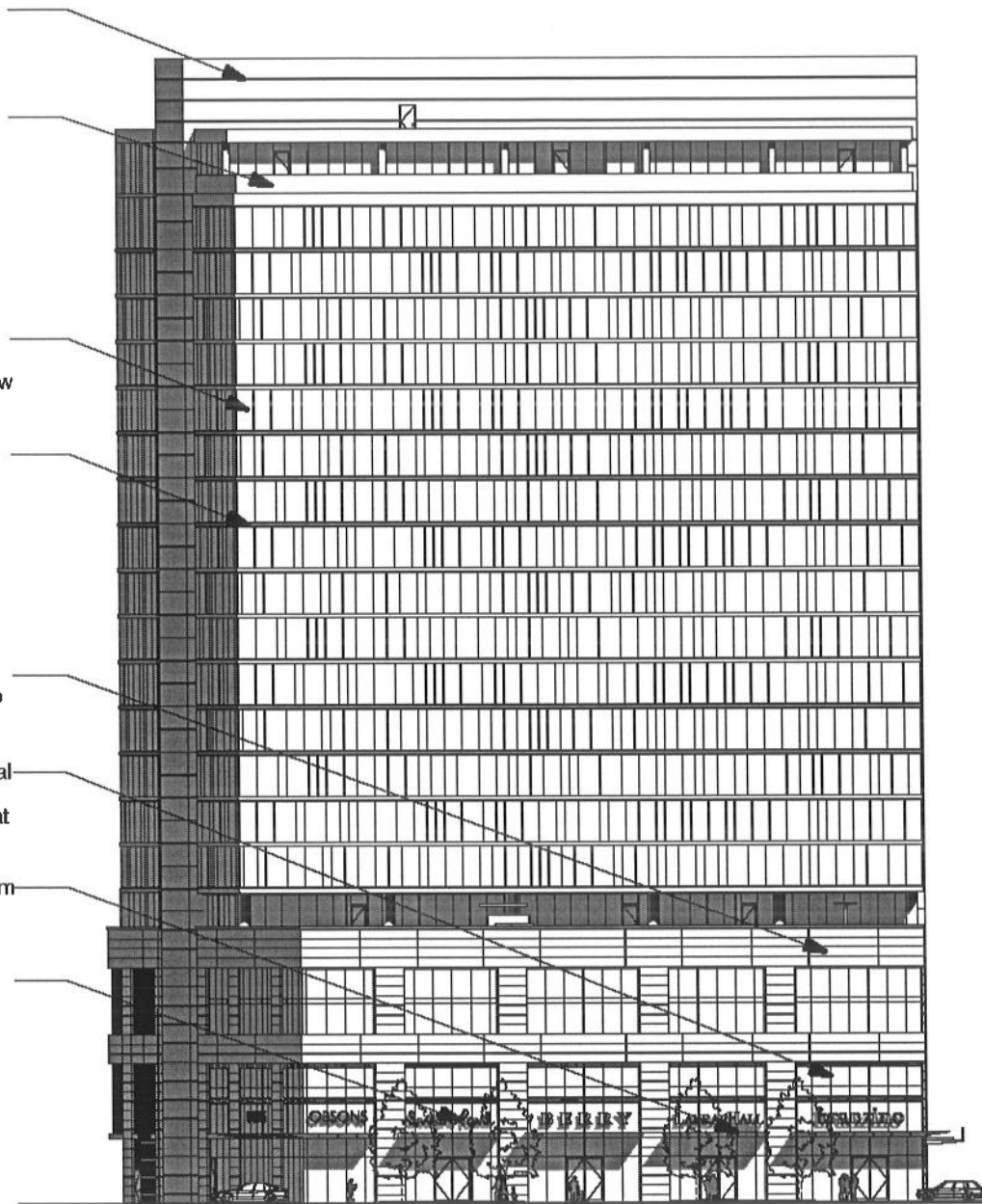
Metal Slab Edge
Cover

Architectural
Precast Concrete

Pre-finished Metal
Screen and
Spandrel Glass at
Parking Garage

Glass & Aluminum
Canopy

Glass and
Aluminum
Curtainwall w/
Signage Band
Above



- Top of Screen
+242'-9"
- Upper Roof
+235'-4"
- 23rd Floor - Mechanical
+225'-8"
- 22nd Floor - PH Units
+214'-0"
- 21st Floor
+202'-4"
- 20th Floor
+192'-8"
- 19th Floor
+183'-0"
- 18th Floor
+173'-4"
- 17th Floor
+163'-8"
- 16th Floor
+154'-0"
- 15th Floor
+144'-4"
- 14th Floor
+134'-8"
- 13th Floor
+125'-0"
- 12th Floor
+115'-4"
- 11th Floor
+105'-8"
- 10th Floor
+96'-0"
- 9th Floor
+86'-4"
- 8th Floor
+76'-8"
- 7th Floor
+67'-0"
- 6th Floor - Amenity
+55'-4"
- 5th Floor - Office
+43'-8"
- 4th Floor - Office / Parking
+34'-0"
- 3rd Floor Parking
+24'-8"
- 2nd Floor
+15'-0"
- 1st Floor
±0"

Applicant: DAC Developments, LLC

Address: 808 North Cleveland

Date: April 23, 2020

Scale: 1"=40'-0"

South Elevation

Painted
Architectural
Concrete w/
Reveals

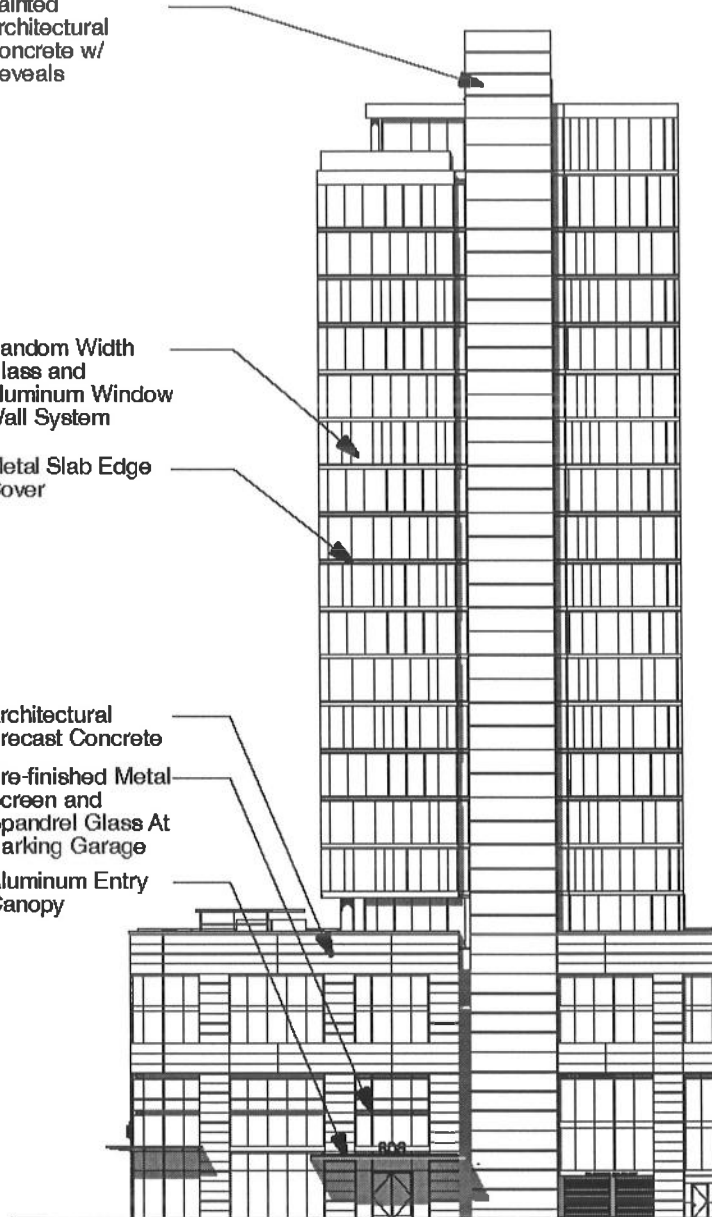
Random Width
Glass and
Aluminum Window
Wall System

Metal Slab Edge
Cover

Architectural
Precast Concrete

Pre-finished Metal
Screen and
Spandrel Glass At
Parking Garage

Aluminum Entry
Canopy



- Top of Screen
+242'-9"
- Upper Roof
+235'-4"
- 23rd Floor - Mechanical
+225'-8"
- 22nd Floor - PH Units
+214'-0"
- 21st Floor
+202'-4"
- 20th Floor
+192'-8"
- 19th Floor
+183'-0"
- 18th Floor
+173'-4"
- 17th Floor
+163'-8"
- 16th Floor
+154'-0"
- 15th Floor
+144'-4"
- 14th Floor
+134'-8"
- 13th Floor
+125'-0"
- 12th Floor
+115'-4"
- 11th Floor
+105'-8"
- 10th Floor
+96'-0"
- 9th Floor
+86'-4"
- 8th Floor
+76'-8"
- 7th Floor
+67'-0"
- 6th Floor - Amenity
+55'-4"
- 5th Floor - Office
+43'-8"
- 4th Floor - Office / Parking
+34'-0"
- 3rd Floor Parking
+24'-8"
- 2nd Floor
+15'-0"
- 1st Floor
±0"

Applicant: DAC Developments, LLC

Address: 808 North Cleveland

Date: April 23, 2020

Scale: 1"=40'-0"

East Elevation

Painted
Architectural
w/ Reveals

Random Width
Glass and
Aluminum Window
Wall System

Metal Slab Edge
Cover

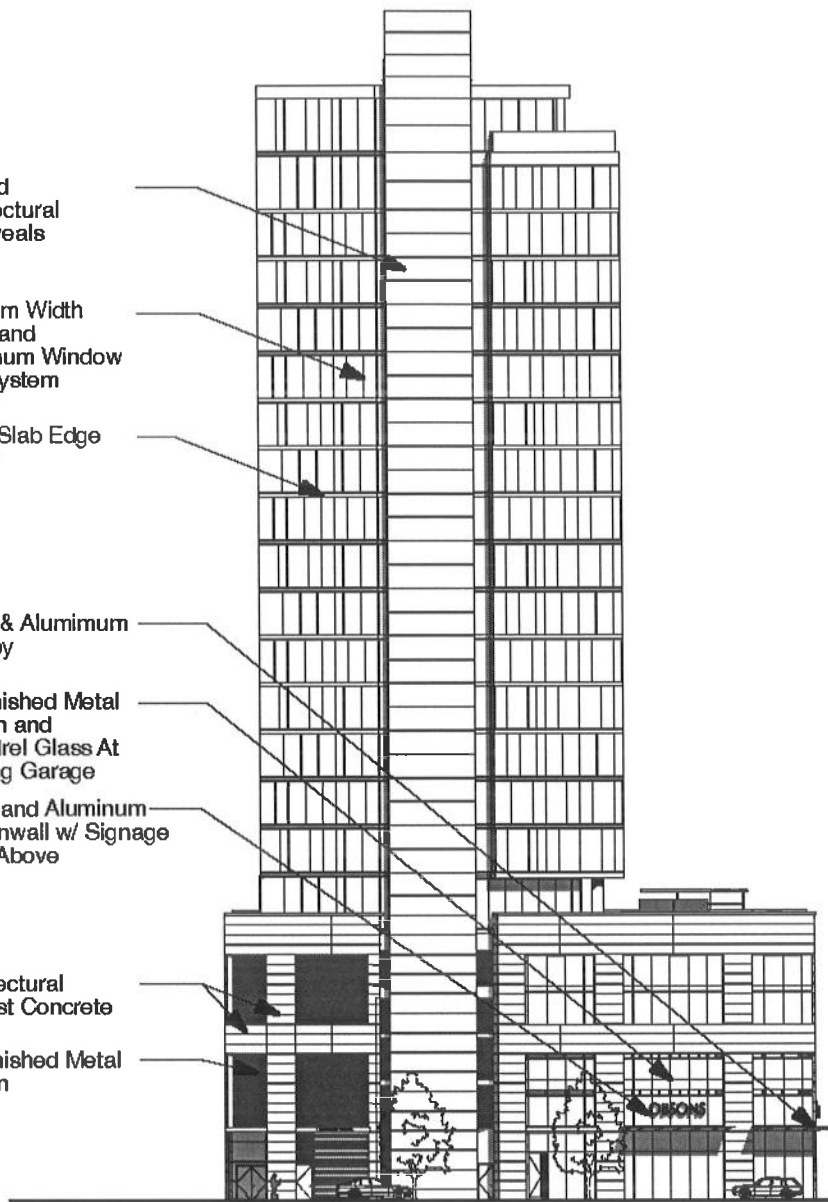
Glass & Aluminum
Canopy

Pre-finished Metal
Screen and
Spandrel Glass At
Parking Garage

Glass and Aluminum
Curtainwall w/ Signage
Band Above

Architectural
Precast Concrete

Pre-finished Metal
Screen



Top of Screen
+242'-9"
Upper Roof
+235'-4"
23rd Floor - Mechanical
+225'-8"
22nd Floor - PH Units
+214'-0"
21st Floor
+202'-4"
20th Floor
+192'-8"
19th Floor
+183'-0"
18th Floor
+173'-4"
17th Floor
+163'-8"
16th Floor
+154'-0"
15th Floor
+144'-4"
14th Floor
+134'-8"
13th Floor
+125'-0"
12th Floor
+115'-4"
11th Floor
+105'-8"
10th Floor
+96'-0"
9th Floor
+86'-4"
8th Floor
+76'-8"
7th Floor
+67'-0"
6th Floor - Amenity
+55'-4"
5th Floor - Office
+43'-8"
4th Floor - Office / Parking
+34'-0"
3rd Floor Parking
+24'-8"
2nd Floor
+15'-0"
1st Floor
±0"

Applicant: DAC Developments, LLC

Address: 808 North Cleveland

Date: April 23, 2020

Scale: 1"=40'-0"

West Elevation



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 18, 2019

Karl D. Camillucci
Taft Stettinius & Hollister LLP
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601

Re: Minor change denial for PD 447, Sub area A-1A, 460 W. Chicago Ave.

Dear Mr. Camillucci:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), Sub area A-1A, has been considered by the Department of Planning and Development, pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of PD 447.

Your client, RH Chicago, LLC, is the sole owner of Sub area A-1A, the property at 460 W. Chicago Ave. They are seeking a minor change to allow: (1) a change in use from multi-family residential with retail on the ground floor to hotel with retail on the ground floor and office on the second floor; (2) a decrease in parking spaces from 174 spaces to 89 spaces (80 for hotel use and 9 for office use); and (3) a change in floor plans and elevations.

On March 16, 2016, PD 447 was amended to allow for the subdivision of Sub area A1 into Sub area A-1A and A-1B, the transfer of 115,656 square feet of floor area and 75 dwelling units from Sub area B-2 to Sub area A1, and an increase in height within Sub area A-1A to 242 feet. As a result, a 23-story, masonry clad building was approved, with ground floor commercial space, 174 parking spaces on floors one thru five, 6th floor amenity space, and 200 dwelling units above. Your client is proposing a 24-story building clad in glass, and containing ground floor commercial space, second floor office space, 89 parking spaces on floors two thru four, 5th floor amenity space, and 200 hotel units above. The hotel units would contain between one and four bedrooms.

Due to the proposed use and design changes, the Department of Planning and Development has determined that their approval would result in a change in the character of the development, and therefore, would not constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 447, I hereby deny this request. A planned development amendment is required in order to move forward with this proposal.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 11, 2019

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

Re: Administrative Relief request for PD 447, Sub area E-2, 600 W. Chicago Avenue

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), as amended, has been considered by the Department of Planning and Development, pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of PD 447.

Your client, Chicago Kingsbury LLC, is the sole owner of the former Montgomery Ward & Co. Catalog House located at 600 West Chicago Ave., and which encompasses all of Subarea E-2 of the PD. They are seeking administrative relief to allow for the renovation of the lobby, including a new storefront system and updated plaza features. The property is a Chicago Landmark and the proposed changes as shown on the attached plans have been approved by the Historic Preservation Division.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 447, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Dijana Cuvalo, Main file



Sterling Bay
Lobby and Plaza Renovation
100 W. Chicago Ave.



Kimley-Horn
Civil Engineer
100 W. Chicago Ave.
Chicago, IL 60604
Tel: 312.774.1000
Fax: 312.774.1001

The Lamar Johnson COLLABORATIVE
200 N. Dearborn St., Suite 200
Chicago, IL 60610
Tel: 312.467.1000
Fax: 312.467.1001

Rev	Date	Description
1	10.1.10	SCHEMATIC DESIGN
2	11.1.10	DESIGN DEVELOPMENT
3	12.1.10	ISSUE FOR BID

Project: Sterling Bay
Location: 100 W. Chicago Ave.
Scale: AS SHOWN

Drawn by: [Signature]
Check by: [Signature]

Project Number: 10000
Scale: AS SHOWN

KEY PLAN

A1-000

10/11/2017

REPORTS OF COMMITTEES

57909

Please let the record reflect that Alderman James Cappleman voted "no" on Application Number A-8221.

Also, please let the record reflect that Alderman Napolitano and Alderman Sposato would like to abstain from voting on Application Number A-8221 pursuant to Rule 14.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

RBPD 447,99

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

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

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

Reclassification Of Area Shown On Map Nos. 1-F And 3-F.

(As Amended)

(Application No. 19289)

(Common Address: 701 -- 721 N. Kingsbury St.; 441 -- 473 W. Superior St.;
700 -- 720 N. Hudson Ave.; And 440 -- 472 W. Huron St.)

[SO2017-4853]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Residential-Business Planned Development Number 447 District symbols and indications as shown on Map Numbers 1-F and 3-F in the area bounded by:

a line 17 feet south of the centerline of West Hobbie Street extended west where no street exists; North Kingsbury Street; West Hobbie Street; North Crosby Street;

North Larrabee Street; a line 458 feet north of and parallel to West Chicago Avenue; the alley next east of North Larrabee Street; the alley next north of West Chicago Avenue and the alley extended east where no alley exists; North Hudson Avenue; West Chicago Avenue; North Hudson Avenue; West Huron Street; North Kingsbury Street; West Superior Street; North Larrabee Street; West Erie Street; the east bank of the north branch of the Chicago River; West Chicago Avenue; a line 321.03 feet west of the west bank of the Chicago River as measured on the north line of West Chicago Avenue; a line 380.01 feet north of and parallel to the north line of West Chicago Avenue; and the east bank of the north branch of the Chicago River,

to those of Residential-Business Planned Development Number 447, 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 hereof and to no others.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

*Residential-Business Planned Development No. 447,
As Amended.*

Planned Development Statements.

1. The net site area delineated herein as Residential-Business Planned Development Number 447, as amended, consists of approximately one million two hundred fifty thousand one hundred eighty-six (1,250,186) square feet, or twenty-eight and seventy-one hundredths (28.71) acres (exclusive of public rights-of-way) of property which is depicted on the attached Boundary and Subarea Map (the "Property"). The applicant for this planned development amendment is The Kingsbury Street Revocable Trust, with authorization from the owner of the property located at 701 -- 721 North Kingsbury Street; 441 -- 473 West Superior Street; 700 -- 720 North Hudson Avenue; and 440 -- 472 West Huron Street ("Subarea A-3").
2. The person or entity as may then own or control the area delineated herein shall obtain all required views, approvals, licenses and permits which are necessary to implement this plan development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way or consideration or resubdivision of parcels shall require a separate submittal on behalf of the Property owner or its successors, assignees or grantees and approval by the City Council. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way require the approval of the Commissioner of Planning and Development, who shall then adjust the net site area calculations with the table of controls accordingly. The

requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholder and ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns unless control of a specific parcel is transferred in writing to another entity.

3. This planned development amendment consists of nineteen (19) statements and the attached:

- Bulk Regulations and Data Table
- Existing Zoning Map
- Site Plan -- Subarea A-3, Parcel 701 North Kingsbury Avenue
- North/South Elevation -- Subarea A-3, Parcel 701 North Kingsbury Avenue
- West Elevation -- Subarea A-3, Parcel 701 North Kingsbury Avenue
- Design Exhibits set forth in the City Council *Journal of Proceedings* for March 16, 2016, pages 21249 to 21260 (inclusive);
- Design Exhibits set forth in the City Council *Journal of Proceedings* for April 10, 2013, pages 51767 to 51772 (inclusive);
- Design Exhibits set forth in the City Council *Journal of Proceedings* for October 3, 2001, pages 68768 to 68796 (inclusive); and
- Also incorporated herein by reference are all site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto.

Full-sized copies of the above exhibits are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This

Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

4. The following uses shall be permitted in this planned development subject to the restrictions contained in Statement 9 and the Bulk Regulations and Data Table:

Subareas A-1A And A-1B:

Multi-family residential; housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor) and taverns; urban farm (outdoor and indoor) and its accessory uses, including greenhouses and hoop houses; offices (both business and professional); hotel; community centers; medical uses; health club; day care; storage; district cooling facilities; wireless communications facilities; including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-2:

Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-3:

Residential, including townhomes, condominiums and single-family dwellings; retail uses including restaurant uses (with or without the sale of liquor) and taverns; accessory parking; and accessory uses.

Subarea B-1:

Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses; health club; day care; parks and recreation uses; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea B-2:

Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; financial institutions; drive through facilities, for the sole purpose of serving a financial institution; accessory and non-accessory parking; and accessory uses.

Subarea C-1:

Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor); offices (both business and professional); health club; day care; wireless and communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea C-2:

Park and recreational uses; accessory uses.

Subarea D:

Multi-family residential; day care centers; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-1:

Multi-family residential; retail uses including restaurant uses with or without the sale of liquor, live entertainment and dancing and taverns (including unenclosed or partially enclosed restaurants and taverns; offices (both business and professional); hotel; health club; day care centers; amusement establishments; art galleries; arcades; marinas; telecommunications; high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-2:

All uses permitted within a C3-5 Commercial-Manufacturing District (excluding animal hospitals; animal pounds; battery and tire service stations; Class I and II tire facilities; building materials sales; fuel and ice sales; house trailer sales; linen, towel, diaper and other similar supply services; machinery sales; monument sales; motor vehicle sales and rental; motorcycle sales; packing and crating; slaughtering and retail sale of live poultry; trailer sales and rental; community homes; automobile service stations; exterminating shops; feed stores; plumbing showrooms and shops; taxidermists; typewriter and adding machine sales and services; casket and casket supplies; undertaking establishments and funeral parlors); telecommunications, high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

In addition, the following uses shall be excluded from the retail area adjacent to the public riverwalk at the basement level and the retail area at street level; astrology, card reading, palm reading or fortune telling in any form; auto accessory stores; currency exchanges; employment agencies; inter-track wagering facilities; laundry/laundrettes; loan offices; non-accessory office (business and professional), except for commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for purchase and removal from the premises by the purchaser; pawn shops; pay day loan stores; second hand stores and rummage shops; and tattoo parlors.

Subarea F:

Intentionally deleted from the planned development.

Subarea G:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communication facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea H:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale

of liquor, live entertainment and dancing) and taverns, marinas, boat house, and boat storage; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea I:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail use including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Additional Permitted Use Regulations:

- a. Residential dwelling units, except for residential lobbies, shall not be permitted below the second floor in Subareas A-1, B-1, B-2 (northern one hundred twenty (120) feet and E-2 (southern one hundred twenty (120) feet).
 - b. Residential uses shall be permitted below the second floor in Subareas A-2, C-1, D, E-1, G, H and I.
 - c. Existing interim surface parking lots may remain until such time as such property is developed. Any proposed new interim surface parking lots are subject to approval of the Commissioner of Planning and Development.
 - d. Hotel may be located within one hundred twenty-five (125) feet of a residential district.
5. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration, and airport regulations as established by the Department of Planning and Development, the Department of Aviation and Department of Law and approved by the City Council.
 6. For purposes of maximum floor area ratio ("FAR") calculations, the definition contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area in an office building dedicated to mechanical equipment which exceeds five thousand (5,000) square feet in any single location shall not be included, and (ii)

floor area devoted to accessory off-street parking related to any use within this planned development shall not be included. Transfer of floor area and dwelling units from one subarea to another may be permitted by the Commissioner of Planning and Development if it meets the criteria for minor changes set forth in Statement 8 hereof.

7. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted until the Director of MOPD has approved detailed construction drawings for each proposed building or improvement.
8. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of Planning and Development upon the request of the owner and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance
9. Parking and loading improvement on the property shall be designed, constructed and maintained subject to the following development parameters:
 - a. Off-Street Parking: Off-street parking shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development. New off-street parking areas must be carefully located and designed to be functional, compatible with immediately surrounding uses, and architecturally compatible with the surrounding neighborhood.
 - b. To the extent required by the Illinois Accessibility Code, a minimum of two percent (2%) of all public parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. Any parking for residential uses within existing structures in Subareas D, E-1 and E-2 shall be exempted from this requirement.
 - c. Shared Parking: The parking facilities may be used, on a shared basis, to satisfy the accessory parking requirements for uses within this planned development. Accessory parking lots and structures may serve to provide the required parking for multiple uses, irrespective of location, within this planned development, subject to the approval of the Department of Planning and Development.

- d. Size: All required parking spaces shall meet the minimum size requirements as established by the Zoning Ordinance, except in existing buildings within Subareas D, E-1 and E-2 where because of column locations the size of the spaces may be reduced to compact car size.
 - e. Within the existing building in Subarea E-1, tandem stalls, where one (1) car parks in front of another shall be permitted for spaces assigned to a single household or user.
 - f. Lots: Interim surface parking lot shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance by the third (3rd) anniversary of the effective date of this planned development.
 - g. Off-Site Parking: Permitted uses may be served by parking facilities located on any land within this planned development, including land other than the zoning lot on which the building or use to be served is located. Off-site parking on land outside this planned development will only be permitted as a special use.
 - h. Off-Street Loading: Loading docks and related facilities shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development.
10. Vehicular and pedestrian circulation improvements shall be designed, constructed and maintained subject to the following development parameters:
- a. Public Roadways And Sidewalks: See Statement 13, Public Improvements.
 - b. Curb Cuts: Private roadways, driveways, entrances to off-street parking and loading docks, openings for vehicular drop-offs and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulations. All curb cuts shall be constructed in accordance with the standards of the City of Chicago. No curb cuts will be permitted on Chicago Avenue.
 - c. Private Roadways:
 - (i) Property owners are encouraged to minimize the use of private roadways and to construct and dedicate public roadways for the purpose of providing ingress, including emergency vehicle and service access, to residential units.
 - (ii) Private roadway shall mean any drive or way designed and intended for use as vehicular access to or within any subarea.

- (iii) Private roadways may be constructed in any of the subareas for the purpose of providing ingress and egress, including emergency vehicle and service access, to residential units.
 - (iv) Each private roadway must be shown on an approved Site Plan, and each segment of private roadway shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
 - (v) Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such fire lane.
 - (vi) All private roadways shall be designed and configured to provide pathways to public street.
11. Design Guidelines: The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits attached hereto. In addition, the following guidelines shall apply:
- A. Open Space:
- (i) Publicly Accessible Open Space: The property owner(s) shall provide open space that is accessible to the public during normal Chicago Park District hours and that is substantially similar to that which is shown on the Open Space Plan attached hereto
 - (ii) Open space shall be provided at a ratio of eighty-seven (87) square feet of open space per dwelling unit, provided, however that an overall minimum of one hundred forty-one thousand (141,000) square feet of open space (sixty-six thousand (66,000) square feet riverwalk, thirty-five thousand (35,000) square feet Subarea H and forty thousand (40,000) square feet Subarea C-2) as indicated on the Open Space Plan shall be provided. The amount of open space required for Subareas B-1 and B-2, as determined by the eighty-seven (87) square feet per unit ratio, shall be located on either or both subareas. The open shall be a minimum size of four thousand (4,000) contiguous square feet and shall have a minimum width of twenty-five (25) feet.
 - (iii) Private and common open space shall be provided for the residential units in the form of private yards and landscaped common areas at grade, terraces, rooftop gardens, balconies with integral planter's boxes, landscaped setbacks or other spaces as appropriate. All townhouses shall comply with the Open Space requirements of the Townhouse Ordinance.

- (iv) The Property owners shall comply with the applicable provisions of the City's Open Space Impact Fee Ordinance. The open space areas developed in accordance with the Open Space Plan and that meet the criteria described in these statements shall entitle the Property owner to a credit of Three and 60/100 Dollars (\$3.60), or the current rate, per square foot of open space against the impact fees due. Additional open space areas that meet the standards for on-site open space shall be established by the current Open Space Impact Fee. Administrative Regulations and Procedures may also entitle the owner to a credit.
- (v) The public open spaces identified on the Open Space Plan (see 11.A(v) for the riverwalk within existing buildings in Subareas D, E-1 and E-2), shall include the following improvements as appropriate: internal pathways, planting beds, trees, benches, drinking fountains, bike racks, light fixtures, bollards, play equipment for tots and other children, fountains or other water features, or public art. At least one (1) of the public open spaces shall contain play equipment. Public streets: walkways or the riverwalk shall abut at least one (1) side of every public park. All open spaces identified on the Open Space Plan shall contain plaques at entrances to such open spaces stating that the park or open space is open to the public during normal Chicago Park District hours.
- (vi) In order to achieve the City's goal of increasing the continuity and accessibility of the riverwalk, space adjacent to and at the level of the river and within the existing buildings in Subareas D, E-1 and E-2 and areas leading to such spaces, shall be developed and maintained as publicly accessible riverwalk, as follows:
 - a. Subarea D:

The area within the first structural bay adjacent to the Chicago River at the basement level for the entire length of the existing building shall be dedicated to public riverwalk use. This area shall be adequately lit and finished per the exhibits attached. The Riverwalk shall connect to an existing tunnel under the Chicago Avenue bridge at the north end, where one (1) stair and one (1) elevator shall also provide access to Chicago Avenue. At the south end, the riverwalk shall open directly to the open-air walk in Subarea C-1.
 - b. Subarea E-2:

The area adjacent to the Chicago River for the entire length of the building (see Basement Floor Plan and Riverwalk Level for details) shall be dedicated to public riverwalk uses.

Two (2) story space shall be provided in the area between column lines 2 and 22, 29 and 35, and 38 to 41. The riverwalk shall be open-air riverwalk on its west facade. At a minimum, exposed concrete walls, columns and beams shall be sandblasted. Floors shall be stained concrete. Two (2) connections to the main building entrances on Larrabee Street shall occur from the riverwalk. An elevator and grand staircase shall provide access to the riverwalk from the street level of the building. Public toilets and drinking fountains shall be provided. Retail, restaurant, health club and other uses shall line the riverwalk and connections as per Statement 4. The riverwalk shall connect to Chicago Avenue via a staircase at the south end, and to an existing tunnel under the Chicago Avenue bridge. The north end of the riverwalk shall connect to the riverwalk in Subarea E-1.

c. Subarea E-1:

The area adjacent to the Chicago River (see Ground Level Site Plan for details) for the entire length of the building shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 41 and 44, and 47 and 57. The riverwalk shall be an open-air riverwalk on its west facade. Finishes shall match the riverwalk in Subarea E-2. A grand staircase and elevator shall provide a connection to the first (1st) floor entrance on Kingsbury Street. The riverwalk shall open directly to the open-air riverwalk north of the existing building.

- (vii) All open areas of this planned development which are not otherwise devoted to permitted buildings, parking areas or pedestrian/vehicular circulation areas shall be maintained with the following: landscaping, which shall consist of grass, ground cover, shrubs, trees or other living plant materials; approximately designed public plazas; riverwalk; or with a harbor or docks.

In addition to the requirements of this planned development, any development within this planned development shall incorporate landscaping to the extent feasible to enhance the appearance of the development from the public street, to screen unsightly uses from the street and to provide compatible buffers between adjacent uses. All private property landscaping shall be properly and adequately maintained at all times. Parkway trees shall be provided and maintained in accord with the applicable provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

- (viii) The public open space to be provided within Subarea H shall be a minimum of thirty-five thousand (35,000) square feet and shall be open to existing or proposed public rights-of-way or to the riverwalk. The final design and configuration of this open space shall be subject to the review and approval of the Department of Planning and Development.
- (ix) A pedestrian way/view corridor shall connect the open space area in Subarea H with Hobbie Street to the north and Kingsbury Street to the south. The pedestrian way shall be a minimum of twenty-five (25) feet wide and will align with Kingsbury Street. The pedestrian way shall be improved with decorative sidewalks, landscaping, lighting, and other amenities as appropriate and shall be open to the public during normal Chicago Park District hours. If the pedestrian way contains a service drive, it shall be decoratively paved.

B. Streetscape:

- (i) A minimum of fifty percent (50%) of the linear frontage on Chicago Avenue of new structures shall be provided with retail or commercial uses or lobbies at the first (1st) floor level to provide for a lively pedestrian experience. New or existing developments facing other streets are encouraged to have retail, commercial, and office uses as well as residential uses, where permitted, at the first (1st) floor. It is acknowledged, however, that parking is a permitted use at the first (1st) floor level.
- (ii) In general, new structures, except for the new structures to be built within Subarea C-1, shall have setbacks which match the predominant setback of adjacent structures on the street. Increased setbacks may be allowed or required for residential structures to provide adequate common landscaped areas or private yards, or in other circumstances where a larger setback area would permit additional landscaping, outdoor sidewalk cafe seating, or other amenities. Notwithstanding the above, setbacks shall not be required on Chicago Avenue.
- (iii) The owner shall install new street trees, sidewalks, decorative lighting, parkway planting, benches, garbage containers, sculpture, or other elements as appropriate concurrent with the development of each site within any subarea and in general accordance with the Right-of-Way and Street Width Table.

C. Urban Design:

- (i) **Building Entrances:** For each building adjacent to a public right-of-way, a primary building entrance must be oriented to, accessible from and visible from the public right-of-way.

- (ii) **Garage Door:** No single-family home or townhome shall have a garage door facing the public street.
- (iii) **Building Materials:** The primary material for the facades of structures located within this planned development which are generally visible from the public right-of-way but are not otherwise devoted to windows or other openings shall be masonry (i.e., brickwork, stonework, terra cotta, et al.), metal (i.e., copper, tin, stainless steel, iron, et al.) or materials (such as concrete) which are articulated and colored to give the appearance of, and which are compatible with, masonry. For business or commercial uses, aluminum and glass curtain wall system shall be permitted. Windows or courses of windows are to be provided on all sides of each building above its base. The colors and textures of materials used within any subarea are to be complementary and compatible. Mechanical equipment on rooftops shall be screened with quality materials and made a feature of the building design, where appropriate.
- (iv) **Parking Structures:** Any new parking structures shall be constructed in accordance with the Parking Garage Ordinance and the Landscape Ordinance. In addition, any new structure adjacent to the Chicago River or to the Catalogue Building must be fronted with active-use spaces or predominantly enclosed with glazing with the minimal use of louvers, as necessary for ventilation. Any new parking structures adjacent to Chicago Avenue shall be fronted with active-use spaces or predominantly enclosed with glazing or other high-quality screening materials on the facade facing Chicago Avenue and wrapping the corner for the first twenty (20) feet. Garage facades which are enclosed with glazing shall be exempt from any requirements for landscaping in planters or baskets attached to the facade.
- (v) **Streetfront Fences:** Fencing on private property adjacent to a public right-of-way shall be substantially open and shall not take the form of a wall which prevents views from the public right-of-way into the private property lying between the fence and the facade of the structure. Fencing adjacent to the public right-of-way shall not be of chain link or wood construction. Closed fences may be allowed if adjacent to noxious, unsightly uses (such as generators or loading docks), subject to the approval of the Department of Planning and Development.
- (vi) **Lighting:** Lighting along private pedestrian ways shall be compatible with the lighting in the public right-of-way. Lighting in the public rights-of-way shall be subject to the future approval of the Department Planning and Development. The level or intensity of lighting shall be sufficient to permit reasonable safety in walking.

- (vii) Signage: Except as delineated below, permitted signage within the planned development area shall include signs for buildings identified and information, business identification and information, and parking identification and information; however, all signage shall be subject to the approval of the Department of Planning and Development. The Department of Planning and Development shall review the design, materials, size, illumination level, and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II Approval for said signs.

The Department of Planning and Development encourages signs with individually lit or backlit letters, logos or other three-dimensional effects and strongly discourages box signs and painted or applied murals. Electronic message boards are prohibited. It is preferred that tenant identification signs on the facade of new buildings should be located in a sign bank area within the first (1st) floor level near the tenant's space and/or entrance; however, the location of such signage shall be determined during the site plan approval process and alternate sign locations may be agreed upon during that process.

No posters or other two-dimensional images should be affixed directly to the glass. Any permitted posters (i.e., not affixed directly to the glass) should occupy no more than twenty percent (20%) of the window area.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is permitted in all subareas, subject to the approval of the Department of Planning and Development.

Any proposed moving signs, rooftop signs or projecting signs will be reviewed on a case-by-case basis. Signage for the west side of the existing building within Subarea E-2 shall be allowed to contain individual illuminated letters similar in size and details to the historic Montgomery Ward's sign, subject to review by the Commission on Chicago Landmarks.

- (viii) Facade Design: The wall of any new structure facing a public street (the "streetwall") shall be given texture and detail through the use of projections, recesses, offsets, variations to the parapet wall, variations in the type or color materials or other devices which contribute to an architectural character. A minimum of fifty percent (50%) of the streetwall at the ground level of any new structure containing retail, commercial or office uses at the ground level shall be finished with clear glass opening onto active internal uses. The remainder of that streetwall shall be architecturally compatible with adjacent structures.

- D. Satellite dishes or other electronic receiving devices must be placed in an area minimally visible from the adjacent street; provided, however, that these provisions shall not apply to the existing equipment located on the existing building in Subarea B-2. Propane tanks, garbage receptacles, et cetera, must be within the building area and screened from view. Boats and other recreational equipment must also be stored inside and screened from view other than those allowed in the marina area.
- E. Riverwalk (at non-existing buildings): To further the goals of the Chicago Zoning Ordinance (Section 17-01-0500) and the "Chicago River Urban Design Guidelines" for the downtown corridor, the owner shall set back all new buildings and parking areas from the existing river edge as depicted on the Riverwalk Plan and Details. The publicly accessible portion of this setback area shall be improved with decorative paving and landscaping, special lighting, railings and seating. Prior to the issuance of any Part of II Approval, more specific plans for the public riverwalk shall be reviewed by the Department of Planning and Development with input from the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for physically disable persons.

12. Existing Montgomery Ward Riverfront Structure.

A. Subarea E-2.

The existing structure located in Subarea E-2 has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance.

B. Subareas E-1 And D.

Along with the building in Subarea E-2, the existing structures in Subareas E-1 and D form the Montgomery Ward and Company Complex and are a National Historic Landmark. In order to protect the historic and architectural character of the buildings in Subareas E-1 and D, any exterior alterations and changes shall be consistent with the applicable Building Plans, Elevations and Riverwalk Sections, as set forth in Statement 3 of this planned development. In particular:

- (i) Projecting and recessed balconies shall be allowed in the locations shown on the Elevations, although recessed balconies may be substituted for projecting balconies as shown; provided, however, that

as long as the total number of balconies and the basic patterns remain the same, the Applicant may change the location of the balconies as necessary by interior requirements and subject to the approval of the Department of Planning and Development. No additional balconies will be allowed. After the existing building's facades have been painted in either Subarea D or E-1, two (2) or more balconies shall be test painted in order for the Department of Planning and Development to review and approve the color selection in place.

- (ii) Habitable and non-habitable roof-top additions shall be limited to the locations and dimensions shown on the Elevations. No additional rooftop additions will be allowed.
- (iii) Window openings shall not be added, enlarged or closed up except as shown on the Elevations. On the second (2nd) level and above, the size of all window openings and the spandrels below the windows shall be maintained, except that the spandrels may be modified to accommodate two standard-width doors per each projecting balcony for access on the existing building in Subarea E-1 and one (1) standard-width door per each projecting balcony for, access on the existing building in Subarea D.
- (iv) The tower and statue of the "Spirit of Progress" on the building in Subarea D shall be preserved. The top of the tower and the statue shall have architectural accent lighting.
- (v) In addition to the design parameter set forth in Statement 11.A, signs and canopies on the buildings in Subareas D and E-1 shall be consistent with those approved by the Commission on Chicago Landmarks for the building in Subarea E-2.

13. Public Improvements:

- A. Prior, to the occupancy of any buildings, except as provided in Statement 13(B), improvements necessary to serve or accommodate the building for use shall be in place and available for use. The 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. Improvements necessary to serve uses of buildings on the property are the following: (i) the public roadway improvements depicted on the Proposed Right-of-Way Vacation Map, Right-of-Way Vacation Map, Right-of-Way Dedication Map, Right-of-Way and Street Width Table, and Street Cross Sections (including pavement, required turn lanes, curbs and gutters, and traffic signals); (ii) the utilities necessary to provide potable water, sewer facilities, electric, gas,

telephone, cable and other private utility facilities and services to the Property; (iii) the streetscape improvements (including sidewalks, streetlights, street trees, and planters) depicted generally on the Street Cross Sections; and (iv) the publicly accessible parks or open spaces depicted on the Open Space Plan.

*B. The following specific improvements shall be completed by the owner within the time periods described below. A "Development Parcel" means that portion of the Property located within a single subarea which is the subject of an application for Site Plan approval as described in Statement 15 of this planned development:

- (i) The new construction of widening, narrowing, or other improvements to, Kingsbury Street, Larrabee Street, Superior Street, Chicago Avenue, Oak Street, Hudson Avenue, Huron Street, Cambridge Street, and Hobbie Street, shall be constructed and completed by the owner per Right-of-Way and Street Width Table and Street Cross Sections. The alignment of Cambridge Street with Kingsbury at the Chicago Avenue intersection and provision of a new traffic light shall be completed no later than initial occupancy of the first (1st) principal structure constructed within Subareas A-1 or B-1.
- (ii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than, six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.

The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.

- (iii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than, six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.

* Editor's note: 13.B(ii) language identical to 13.B(iii) and paragraph below 13.B(ii) language identical to 13.B(iv).

- (iv) The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy the first (1st) principal structure constructed within Subarea H.
 - (v) Conveyance of the park within Subarea C-2 to the Chicago Park District, free and clear of all encumbrances inconsistent with public use, shall also occur prior to issuance of a Certificate of Occupancy for any structure in Subarea C-1. An easement to the City for the use of approximately two hundred eighty-six (286) square feet of space at the south end of Subarea C-2 to build an accessible ramp for a water taxi dock at the end of Erie Street shall be conveyed to the City within three (3) months of passage of this planned development amendment.
 - (vi) Improvements to the riverwalk depicted on the Open Space Plan, shall be completed as follows: In Subareas C-1 and H, the riverwalk shall be completed and available for public use no later than six (6) months following initial occupancy of the first principal structure constructed within such subarea. In Subarea E-1, the external riverwalk north of the Catalogue Building shall be completed at the time of occupancy of any new structure adjacent and to the east, or at the time of completion of the riverwalk in Subarea H, whichever comes first. The riverwalk internal to the existing building in Subarea D shall be completed and available for public use within six (6) months following initial occupancy of the building. The riverwalk internal to the existing buildings in Subareas E-1 and E-2 shall be completed and available for public use within one (1) year following fifty percent (50%) occupancy of the building.
14. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The owner shall use reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineers Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
15. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property included within this planned development, other than interior-only alterations to existing buildings, a site plan for proposed development, including parking areas (a "Site Plan") shall be submitted by the owner or with the owner's written approval to the Commissioner for approval; provided, however, that individual lot owners for properties located within Subarea A-3 may submit a Site Plan for approval pursuant to the requirements of this statement.

Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this planned 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 right-of-ways, for which approval is being sought by the owner. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan has been approved. Provided, however, that prior to the Commissioner's approval of a Site Plan for development of Subareas C-1, C-2 and H or for the development of the riverwalk through the improvements in Subareas E-1 and E-2, the Commissioner shall seek the review by the Chicago Plan Commission of the Site Plan with respect to Subareas C-1, C-2 and H and the riverwalk plans with respect to Subareas E-1 and E-2.

If a Site Plan substantially conforms to the provisions of this planned development, the Commissioner shall approve said Site Plan in writing within thirty (30) days of submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site shall be deemed approved by the Commissioner.

If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this planned development, the Commissioner shall advise the owner in writing of the specific reasons for such adverse determination and specific areas in which the Site Plan and supporting data and material do not substantially conform to the provisions of this planned development not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination of any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make final written determination of any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner. Provided, however, that this paragraph shall not apply to the Site Plan review described in the previous paragraph for Subareas C-1, C-2 and H and the review of the riverwalk plans with respect to Subareas E-1 and E-2 until reviewed by the Chicago Plan Commission, which review shall occur at the next scheduled Plan Commission hearing available after submittal of the applicable Site Plan or riverwalk plan to the Commissioner.

Following approval of a Site Plan by the Commissioner, 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 planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 8 hereof. In the event of any inconsistency between an approved Site Plan and the terms of this planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- a. the boundaries of the site;
- b. the footprint of the proposed improvements;
- c. all proposed landscaping, including species and size;
- d. all pedestrian circulation routes;
- e. elevations of the improvements;
- f. location and depiction of all parking spaces (including relevant dimensions);
- g. locations and depiction of all loading berths (including relevant dimensions);
- h. all drives, roadways and vehicular routes;
- i. all landscaping and buffer zones (including a description of all landscape materials);
- j. statistical information application to the Property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels.
- k. parameters of building envelopes including:
 - (i) maximum building height; and
 - (ii) setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

16. In order to develop the proposed improvements in Subarea A-3, the Applicant has acquired additional floor area through the Neighborhood Opportunity Bonus. Said Development Rights shall be applicable solely to Subarea A-3 in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded.

In order to develop the proposed improvements in Subarea A-1A, a prior applicant contracted to acquire a portion of the unused floor area (for FAR purposes) and dwelling units from Subarea B-2 (the "Development Rights"). The prior applicant shall establish those Development Rights (i) prior to issuance of Part II approval for Subarea A-1A and (ii) by delivery to DPD of an executed and recorded Agreement ("Agreement"). Said Agreement shall confirm the amount of Development Rights acquired for the benefit of Subarea A-1A. Said Development Rights shall be applicable solely to Subarea A-1A in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded. Delivery of the Agreement shall authorize DPD to issue Part II approval for Subarea A-1A pursuant to the parameters set forth in the Bulk Regulations and Data Table of this Planned Development.

17. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant will work with the Department of Planning and Development on outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews, the Applicant will provide DPD, and upon request, the full Plan Commission, with all responses to any outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy, the Applicant will upon request provide DPD with the actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
18. Sunset the Property is intended to be developed in phases extending over periods of time. This statement describes the schedule for commencement of development over those phases.

A. Initial Period. Unless substantial construction or renovation has commenced upon a minimum of one million (1,000,000) square feet of floor area within six (6) years of the effective date of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the C3-5 Commercial-Manufacturing District classification. Such reversion shall not render any building existing at the time to be nonconforming.

B. Subsequent Periods. Unless substantial construction or renovation has commenced and been diligently pursued after the initial period on two million (2,000,000) square feet of floor area (cumulative) within ten (10) years of the effective date hereof, and three million (3,000,000) square feet of floor area (cumulative) within twenty (20) years of the effective date hereof (the "Subsequent Periods"), the department may decide to review and recommend modification of the provisions of this planned development in whole or in part; provided, however, that any such modification may not render any building existing at the time to be nonconforming. The department's determination that the planned development ordinance must be reviewed shall be reflected in an application filed by the City for a planned development amendment, with City being deemed the applicant and providing, such notice as may be required by law. If any subarea has been improved per the terms of this planned development and the planned development is amended pursuant to this Statement 17, the amended planned development shall preserve the provisions applicable to the improved subarea. As of April 10, 2013, 3,082,324 square feet of development have been completed within the entire planned development and this section of the planned development is satisfied.

C. Unless substantial construction has commenced for the three thousand (3,000) square foot bank building and ATM facility within six (6) years of the effective date of the April 10, 2013 amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 447, last amended June 27, 2012. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming. As of July 16, 2015, the three thousand (3,000) square foot bank building and ATM facility have been completed within the entire planned development and this section of the planned development is satisfied.

D. Unless substantial construction has commenced within Subarea A-1A for the mixed-use building within six (6) years of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 447, last amended April 10, 2013. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming.

19. Severability. It is hereby declared to be the intention of the City Council of the City of Chicago that the provisions of this planned development ordinance are severable. If any provision, clause, paragraph, or statement of this planned development shall for any reason be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, that judgment shall not affect, impair, or invalidate the remainder of this planned development.

[Existing Zoning Map; Existing and Proposed Site Plans; West Elevation -- Subarea A-3 Parcel 701 North Kingsbury Street; and North/South Elevation -- Subarea A-3 Parcel 701 North Kingsbury Street referred to in these Plan of Development Statements printed on pages 57936 through 57939 of this *Journal*.]

Parking and Loading Requirements and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Parking And Loading Requirements.

Parking.

1. Residential:

- Multi-family -- 1.0 parking space per dwelling unit; Except for Subarea A-1A, which shall have a minimum accessory parking requirement of 0.85 parking spaces per dwelling unit.
- Townhouse -- 1.5 parking spaces per dwelling unit.
- Single-family -- 2.0 parking spaces per dwelling unit.

2. Commercial:

- Telecommunications, high technology, data centers and new media -- 0.25 parking spaces per 1,000 usable square feet.
- Office -- 1.5 parking spaces per 1,000 usable square feet.
- Retail -- 0.75 parking spaces per 1,000 usable square feet in excess of 10,000 square feet.

- An 80 percent occupancy factor may be applied to the above requirements if they are all present in the same zoning lot and shared parking is allowed.

3. Other uses -- per C3-5 zoning requirements.

Loading.

1. Telecommunications, high technology, data centers and new media -- 1 loading dock for every 500,000 square feet of usable floor area.
2. Office -- 1 loading dock for every 250,000 square feet of usable floor area up to 750,000 square feet after which 1 loading dock for every 500,000 square feet will be required.
3. Multi-family Residential -- 1 loading dock for every 200,000 square feet of floor area.
4. Retail.
 - 0 to 10,000 square feet of usable area, no loading dock required provided that the retail is accessory to another use within the same zoning lot.
 - 10,000 to 25,000 square feet of usable area, 1 loading dock required.
 - 25,000 to 50,000 square feet of usable area, 2 loading docks required.
 - 50,000 to 75,000 square feet of usable area, 3 loading docks required.
 - 75,000 to 125,000 square feet of usable area, 4 loading docks required.
 - 125,000 to 250,000 square feet of usable area, 5 loading docks required.
 - 1 additional loading dock will be required for every 250,000 square feet thereafter.
5. Loading dock requirement may be reduced through sharing arrangements by 15 percent for each of the above uses included within a zoning lot (e.g., if 10 loading docks would be required by the above calculations for a building that included retail, telecommunications and office, the required number of docks would be reduced by 30 percent to 7 docks; $15 \text{ percent} + 15 \text{ percent} = 30 \text{ percent}$ multiplied by 10 loading docks = 7 docks required).
6. Townhouses and Single-family Homes -- no loading docks required.

Other uses -- per C3-5 zoning requirements.

FINAL

Planned Development 447, As Amended
Bulk Regulations and Data Table

Sub-Area	Net Site Area Sq. Ft. (1)	Net Site Area (acres) (1)	Maximum F.A.R. (1)	Maximum Dwelling Units	Maximum Efficiency Units (%) (2)	Maximum Building Height (ft) (3)
A-1A	18,300	0.42	13.32	200	20	242
A-1B	40,890	0.94	7	100	20	140
A-2	94,062	2.16	7	282	20	240 on northern half 140 on southern half
A-3	74,376	1.71	2.225 (5)	20	0	55
B-1	71,739	1.65	7	175	20	140
B-2	96,647	2.22	6.8	325	0	Existing
C-1	72,203	1.66	8.5	350	20	140 on northern 70 feet 350 on remaining
C-1	40,000	0.92	0	0	0	0
D	71,527	1.64	6.5	241	20	Existing
E-1	135,317	3.11	8	290	20	160
E-2	169,488	3.89	8	0	0	160
F	Deleted from Planned Development					
G	27,760	0.64	6	96	20	104
H	214,422	4.92	3	256	20	80 / 140 (4)
I	123,455	2.83	4	225	20	140
Total	1,250,186	28.71	5.5	2,560	N/A	N/A

(1) Net Site Area is based on the Boundary and Sub-Area Map and may change based on actual vacations and dedications. If Net Site Area is adjusted, the permitted floor area shall be adjusted accordingly.

(2) An "Efficiency Unit" shall have the definition provided in 3.2 of the Chicago Zoning Ordinance; provided, in addition, an "Efficiency Unit" shall mean any unit containing less than 600 square feet.

(3) "Building Height" excludes mechanical penthouses and other appurtenances above the level of the highest habitable floor.

(4) West of Kingsbury: 80 feet; (excluding the parking structure and any units attached thereto, which shall be subject to the 140 foot height limit) the remaining height on the property east of Kingsbury Street shall be 140 feet.

(5) Property owner at 701 North Kingsbury Street was granted an additional 1,853.5 square feet of floor area (representing a 0.5 F.A.R. increase for the 701 North Kingsbury Street site), which increased the overall maximum F.A.R. for Sub-Area A-3 by 0.025 - from 2.20 to 2.225. Property owner at 701 North Kingsbury Street is allowed to transfer floor area to other parcels in Sub-Area A-3 subject to the administrative authority of the Zoning Administrator.

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

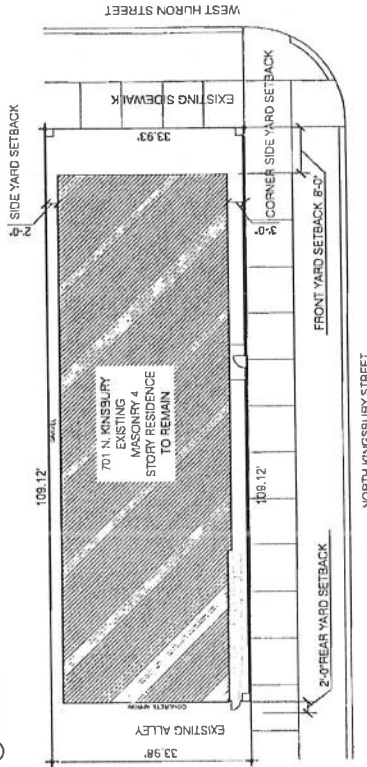
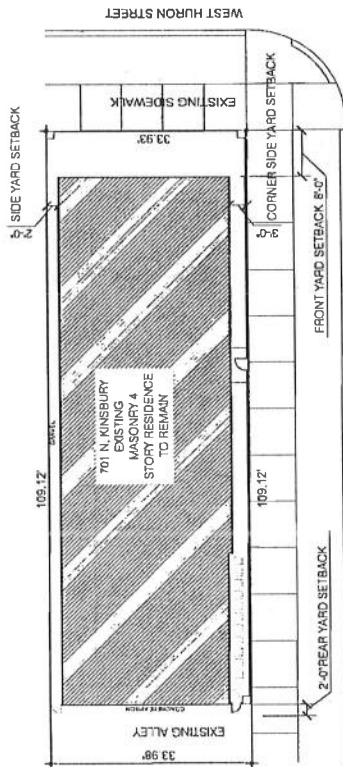
FINAL

**Planned Development 447, As Amended
Bulk Regulations and Data Table**

Sub-Area	Net Site Area Sq. Ft. (1)	Net Site Area (acres) (1)	Maximum F.A.R. (1)	Maximum Dwelling Units	Maximum Efficiency Units (%) (2)	Maximum Building Height (ft) (3)
A-1A	18,300	0.42	13.32	200	20	242
A-1B	40,890	0.94	7	100	20	140
A-2	94,062	2.16	7	282	20	240 on northern half 140 on southern half
A-3	74,376	1.71	2.225 (5)	20	0	55
B-1	71,739	1.65	7	175	20	140
B-2	96,647	2.22	6.8	325	0	Existing
C-1	72,203	1.66	8.5	350	20	140 on northern 70 feet 350 on remaining
C-1	40,000	0.92	0	0	0	0
D	71,527	1.64	6.5	241	20	Existing
E-1	135,317	3.11	8	290	20	160
E-2	169,488	3.89	8	0	0	160
F	Deleted from Planned Development					
G	27,760	0.64	6	96	20	104
H	214,422	4.92	3	256	20	80 / 140 (4)
I	123,455	2.83	4	225	20	140
Total	1,250,186	28.71	5.5	2,560	N/A	N/A

- (1) Net Site Area is based on the Boundary and Sub-Area Map and may change based on actual vacations and dedications. If Net Site Area is adjusted, the permitted floor area shall be adjusted accordingly.
- (2) An "Efficiency Unit" shall have the definition provided in 3.2 of the Chicago Zoning Ordinance; provided, in addition, an "Efficiency Unit" shall mean any unit containing less than 600 square feet.
- (3) "Building Height" excludes mechanical penthouses and other appurtenances above the level of the highest habitable floor.
- (4) West of Kingsbury: 80 feet (excluding the parking structure and any units attached thereto, which shall be subject to the 140 foot height limit) the remaining height on the property east of Kingsbury Street shall be 140 feet.
- (5) Property owner at 701 North Kingsbury Street was granted an additional 1,853.5 square feet of floor area (representing a 0.5 F.A.R. increase for the 701 North Kingsbury Street site), which increased the overall maximum F.A.R. for Sub-Area A-3 by 0.025 - from 2.20 to 2.225. Property owner at 701 North Kingsbury Street is allowed to transfer floor area to other parcels in Sub-Area A-3 subject to the administrative authority of the Zoning Administrator.

FINAL FOR PUBLICATION



NOTE: NO CHANGE TO SITE PLAN OR EXISTING SETBACKS.
INFORMATION OBTAINED FROM ORIGINAL DRAWINGS

SITE PLAN - SUBAREA A-3, PARCEL 701 N. KINGSBURY

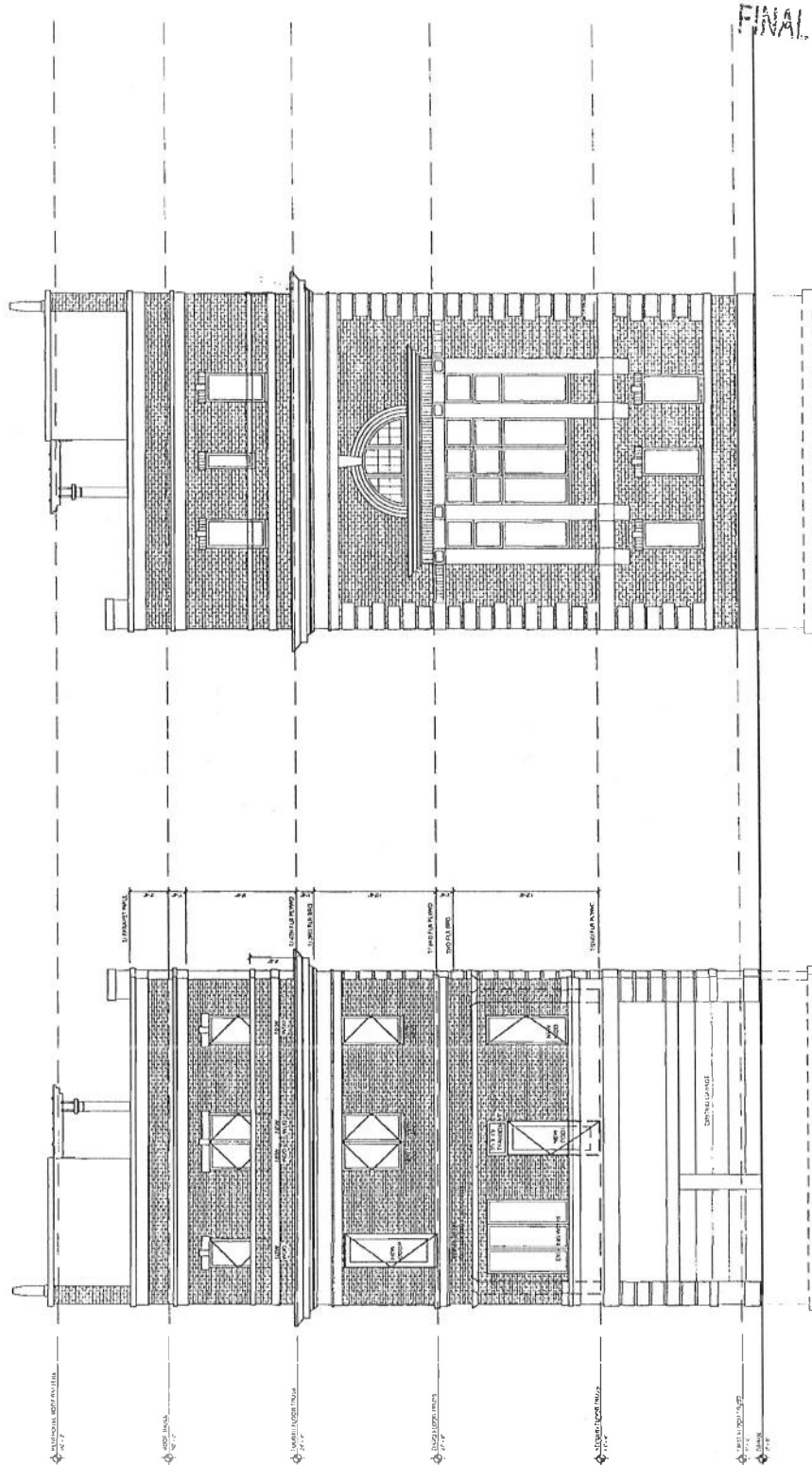
PRIVATE RESIDENCE

701 North Kingsbury
Chicago, Illinois 60611

SCALE: 1/8" = 1'-0"
04.14.2017



922 Monroe Avenue
Wauconda, Illinois 60084
T 847.485.1703



FINAL FOR PUBLICATION



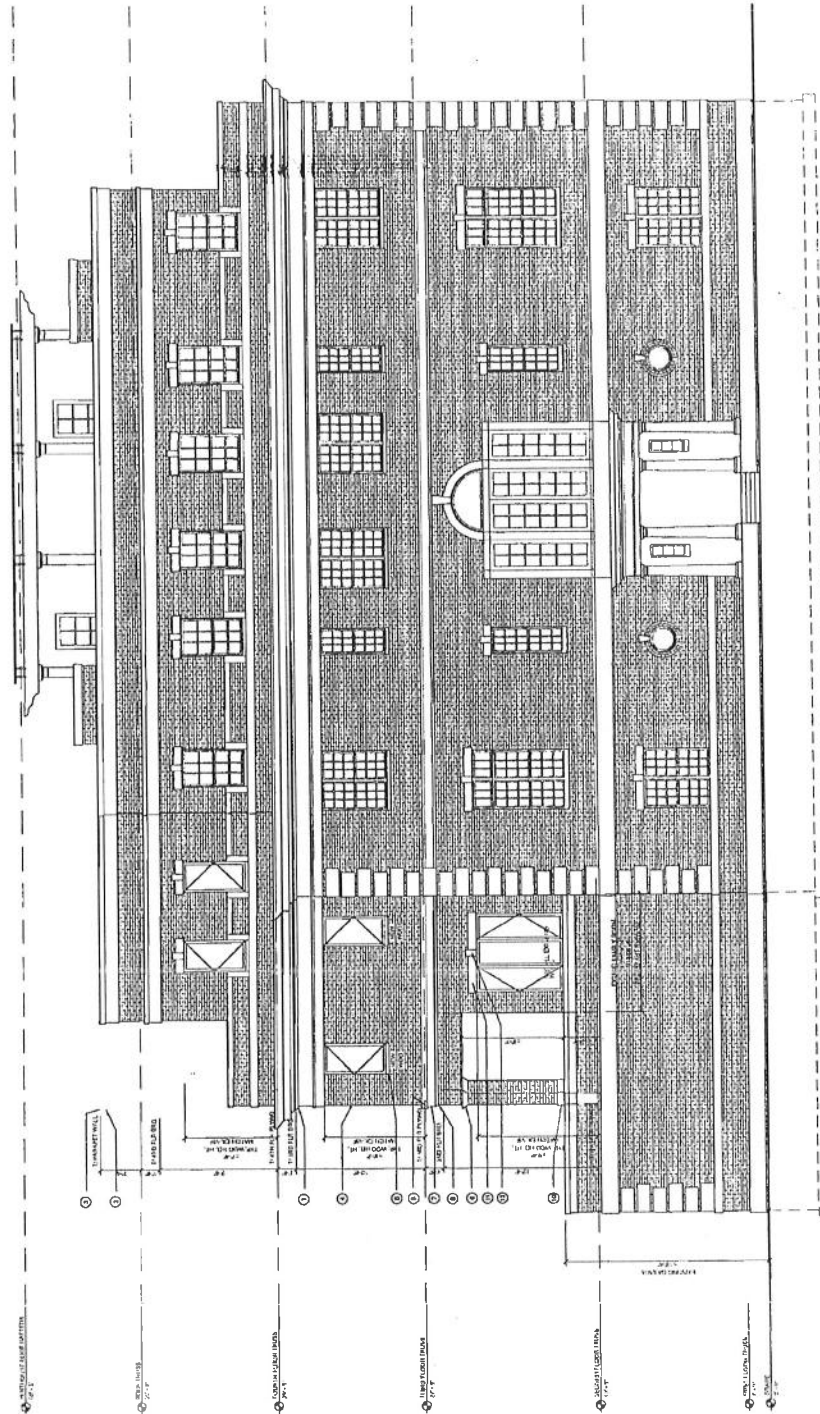
922 Monroe Avenue
Wauconda, Illinois 60181
T: 847.489.1703

PRIVATE RESIDENCE
701 North Kingsbury
Chicago, Illinois 60611

SCALE: 1/8" = 1'-0"
04.14.2017

PRIVATE RESIDENCE
701 North Kingsbury
Chicago, Illinois 60611

FINAL FOR PUBLICATION



922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703

Design
ARCHITECT

WEST ELEVATION - SUBAREA A-3, PARCEL 701 N. KINGSBURY

SCALE: 1/8" = 1'-0"

04.14.2017

PRIVATE RESIDENCE

701 North Kingsbury
Chicago, Illinois 60611



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 14, 2016

Paul W. Shadle
DLA Piper LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601-1293

**Re: Administrative Relief for Planned Development No. 447, Sub area E-1
900 N. Kingsbury Street, Conversion of 5th floor parking space into office space**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), as amended, has been considered by the Department of Planning and Development, pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 8 of PD 447.

Your client, EQC 600 West Chicago Property LLC (the "Applicant"), is seeking administrative relief to convert a portion of the fifth floor parking garage at 900 N. Kingsbury St. into office space. To accommodate the growth of existing high technology office tenants at the property, the Applicant is proposing to eliminate 224 accessory parking spaces and convert the space into approximately 63,918 square feet of office space. All modifications will be to the interior of the building and within the exiting footprint of the fifth floor, as shown on the attached 5FL Expansion Area Floor Plan.

The Applicant is the owner of the property located at 900 N. Kingsbury (the "Property") which is within Sub area E-1 of PD 447. They are authorized to file a minor change request under the provisions of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement, dated October 9, 2002 and recorded October 15, 2002 as Document No. 0021128849 (the "CCR"). The CCR governs zoning control between property owners within Subareas E-1 and E-2 of the PD. The Property is composed of the Owner A Garage Parcel and the Owner C Garage Parcel (collectively, the "Garage Building" and individually the "Garage Parcels"). The Applicant is the owner of the Owner A Garage Parcel. Under Section 10.4 (b)(ii) of the CCR, Owner A shall be the single designated controlling entity for the zoning lot. Further, under Section 10.4 (b)(iii), each owner within the Garage Building is authorized to make applications for modifications to the zoning applicable to the Garage Building which do not change the permitted use or materially adversely affect the use of the other Garage Parcel. Such application may be filed and processed solely by the Owner of the


Garage Parcel affected by such application and shall not require joinders of the other Garage Parcel Owner.

The proposed conversion will comply with all bulk, use and parking requirements of the PD. Further, according to your request letter, the number of parking spaces exceeds market demand for parking. The current utilization of the parking garage is 62%, based on average daily peak occupancy data. Weeknight and weekend occupancy is much lower than 62%. Even with the reduction of 224 parking spaces, the facility will continue to meet demand. Additionally, the Applicant provides a shuttle bus to connect commuters with nearby transit service.

With regard to your request, the Department of Planning and Development has determined that allowing a conversion of 224 parking spaces into approximately 63,918 square feet of office space will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

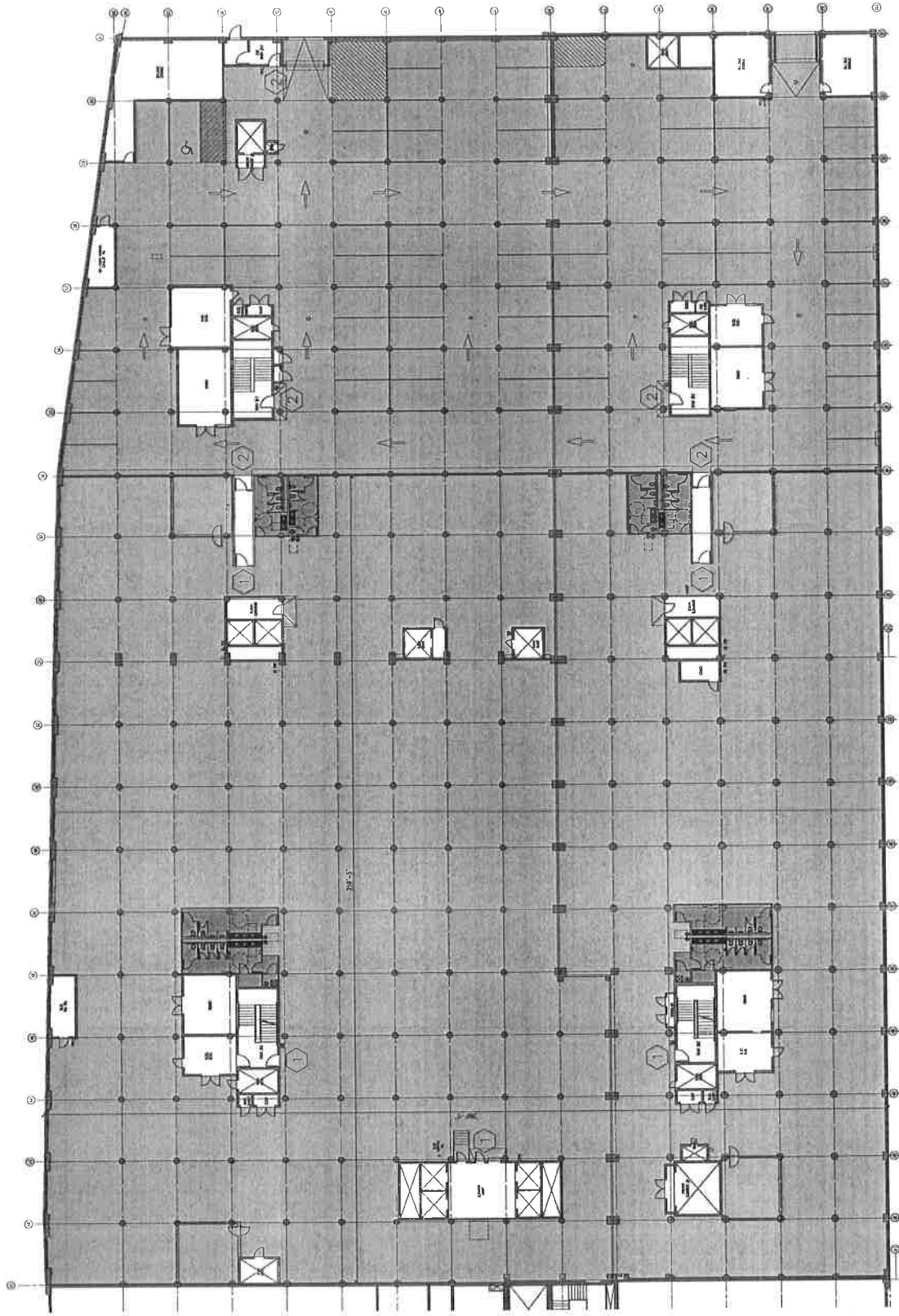
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Sean Glowacz, Main file



KEYNOTES:

- ① OFFICE AREA INGRESS/EGRESS
- ② PARKING GARAGE INGRESS/EGRESS

LEGEND:

PROPOSED 5TH FLOOR EXPANSION AREA	63,918 SQ' EST. ADDITIONAL FLOOR AREA
5TH FLOOR PARKING AREA TO REMAIN	68 SPACES TO REMAIN*
TOILET ROOMS	
NEW HVAC ENCLOSURES	

* TYPICAL PARKING SPACE DIMENSIONS: 17'-4" X 9'-8"



BOOK
 STUDIO
 P 312.943.9630

DATE 12.05.2016
 PROJECT 5TH FLOOR EXPANSION AREA
 PROJECT NO. 16-007-008
 SCALE AS NOTED
 SKETCH NO. 5TH FL. EXPANSION AREA FLOOR PLAN

5TH FLOOR EXPANSION AREA
 FLOOR PLAN
 600/900 N. KINGSBURY, 5TH FLOOR
 CHICAGO IL 60610



3/16/2016

REPORTS OF COMMITTEES

21223

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NOS. 1-F AND 3-F.

(As Amended)

(Application No. 18224)

(Common Address: 460 -- 476 W. Chicago Ave., 801 -- 811 N. Cambridge Ave.

And 800 -- 810 N. Cleveland Ave.)

[SO2014-8812]

(Committee Meeting Held October 27, 2015)

RBPD 447,99

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, March 16, 2016.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 27, 2015, the following ordinance was passed by a majority of the members present:

Page 1 contains one map amendment regarding land use.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

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

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Business Planned Development Number 447 District symbols and indications as shown on Map Numbers 1-F and 3-F in the area bounded by:

a line 17 feet south of the centerline of West Hobbie Street extended west where no street exists; North Kingsbury Street; West Hobbie Street; North Crosby Street; North Larrabee Street; a line 458 feet north of and parallel to West Chicago Avenue; the alley next east of North Larrabee Street; the alley next north of West Chicago Avenue and the alley extended east where no alley exists; North Hudson Avenue; West Chicago Avenue; North Hudson Avenue; West Huron Street; North Kingsbury Street; West Superior Street; North Larrabee Street; West Erie Street; the east bank of the north branch of the Chicago River; West Chicago Avenue; a line 321.03 feet west of the west bank of the Chicago River as measured on the north line of West Chicago Avenue; a line 380.01 feet north of and parallel to the north line of West Chicago Avenue; and the east bank of the north branch of the Chicago River,

to those of Residential-Business Planned Development Number 447, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Residential-Business Planned, Development No. 447,
As Amended.*

Plan Of Development Statements.

1. The net site area delineated herein as Residential-Business Planned Development Number 447, as amended, consists of approximately one million two hundred fifty thousand one hundred eighty-six (1,250,186) square feet, or twenty-eight and seventy-one hundredths (28.71) acres (exclusive of public rights-of-way) of property which is depicted on the attached Boundary and Subarea Map (the "Property"). The

applicant for this Planned Development Amendment is Davis Lakefront LLC, with authorization from the owner of the property located at 460 -- 476 West Chicago Avenue, 801 -- 811 North Cambridge Avenue and 800 -- 810 North Cleveland Avenue ("Subarea A-1A").

2. The person or entity as may then own or control the area delineated herein shall obtain all required views, approvals, licenses and permits which are necessary to implement this plan development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way or consideration or resubdivision of parcels shall require a separate submittal on behalf of the Property owner or its successors, assignees or grantees and approval by the City Council. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way require the approval of the Commissioner of Planning and Development, who shall then adjust the net site area calculations with the table of controls accordingly. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholder and ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns unless control of a specific parcel is transferred in writing to another entity.
3. This planned development amendment consists of seventeen (17) Statements; a Bulk Regulations and Data Table with Parking Loading Requirements; a Boundary and Subarea Map, an Existing Zoning Map, a Proposed Right-of-Way Vacation Map, a Proposed Right-of-Way Dedication Map, an Existing Land-Use Map, a Generalized Land-Use Map, and an Open Space Plan, all prepared by Lohan Associates (the "Lohan Exhibits"); a Right-of-Way and Street Width Table, and Street Landscape Cross Sections Numbers 1 through 9, all prepared by Wolff Clements Associates Ltd. (the "Wolff Clements Exhibits"); Building Elevations and Riverwalk Level and Street Level Riverwalk Access Plan and Riverwalk Level Plans, and Roof Level Plan of the Catalog Building (Subarea E-1) prepared by Pappageorge Haymes (the "Pappageorge Maymes Exhibits"); Building Elevations, Street Level Plan and Riverwalk Access Plan and Riverwalk Level Plan, and Roof Plan (Subarea E-2) prepared by Gensler (the "Gensler Exhibits"); and Riverwalk Plans and Details of the Merchandise Building (Subarea D) prepared by Fitzgerald Associates Architects, all dated February 22, 2001 (the "Fitzgerald Exhibits"). The Lohan Exhibits, the Wolff Clements Exhibits, the Pappageorge Haymes Exhibits, the Gensler Exhibits and the Fitzgerald Exhibits are

incorporated herein by reference and referred to collectively as the "Original Exhibits". Also incorporated herein by reference are all site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto (collectively, the "Administrative Approvals"), the revised site plan, open space plan, landscape plans and elevations for Subarea B-2 prepared by The Architects Partnership and dated March 21, 2013 (the "Architects Partnership Exhibits") and the Existing Zoning Map, Existing Planned Development Boundary, Planned Development Subarea Boundary and Existing Land Usage Map, Planned Development Subarea Boundary and Property Line Map, Site/Landscape Plan, Amenity Level/6th Floor, Roof Plan, and Elevations prepared by VOA Associates Inc. and date July 16, 2015 (the "PD Amendment Exhibits").

To the extent there is a conflict between the original exhibits and the administrative approvals, the administrative approvals shall control. Similarly, to the extent there is a conflict between either the original exhibits or the administrative approvals and the architects partnership exhibits or PD Amendment Exhibits, the architects partnership exhibits and PD Amendment Exhibits shall control.

Full size copies of the Original Exhibits and the Administrative Relief Exhibits are on file with the Department. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

4. The following uses shall be permitted in this planned development subject to the restrictions contained in statement 9 and the Bulk Regulations and Data Table:

Subarea A-1A And A-1B:

Multi-family residential; housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor) and taverns; urban farm (outdoor and indoor) and its accessory uses, including greenhouses and hoop houses; offices (both business and professional); hotel; community centers; medical uses; health club; day care; storage; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-2:

Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including

parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-3:

Residential, including townhomes, condominiums and single-family dwellings; retail uses including restaurant uses (with or without the sale of liquor) and taverns; accessory parking; and accessory uses.

Subarea B-1:

Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses: health club; day care; parks and recreation uses; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea B-2:

Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; financial institutions; drive through facilities, for the sole purpose of serving a financial institution; accessory and non-accessory parking; and accessory uses.

Subarea C-1:

Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor); offices (both business and professional); health club; daycare; wireless and communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea C-2:

Park and recreational uses; accessory uses.

Subarea D:

Multi-family residential; day care centers; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-1:

Multi-family residential; retail uses including restaurant uses with or without the sale of liquor; live entertainment and dancing and taverns, including unenclosed or partially enclosed restaurants and taverns; offices (both business and professional); hotel; health club; day care centers; amusement establishments; art galleries; arcades; marinas; telecommunications; high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-2:

All uses permitted within a C3-5 Commercial-Manufacturing District (excluding animal hospitals; animal pounds; battery and tire service stations; Class I and II tire facilities; building materials sales; fuel and ice sales; house trailer sales; linen, towel, diaper and other similar supply services; machinery sales, monument sales; motor vehicle sales and rental; motorcycle sales; packing and crating; slaughtering and retail sale of live poultry; trailer sales and rental; community homes; automobile service stations; exterminating shops; feed stores; plumbing showrooms and shops; taxidermists; typewriter and adding machine sales and services; casket and casket supplies; undertaking establishments and funeral parlors) telecommunications, high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

In addition, the following uses shall be excluded from the retail area adjacent to the public riverwalk at the basement level and the retail area at street level: astrology, card reading, palm reading or fortune telling in any form; auto accessory stores; currency exchanges; employment agencies; inter-track wagering facilities; laundry/laundrettes; loan offices; non-accessory office (business and professional), except for commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for purchase and removal from the premises by the purchaser; pawn shops; pay day loan stores; second hand stores and rummage shops; and tattoo parlors.

Subarea F:

Intentionally deleted from the planned development.

Subarea G:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communication facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea H:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns, marinas, boat house, and boat storage; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea I:

Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail use including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Additional Permitted Use Regulations:

- a. Residential dwelling units, except for residential lobbies, shall not be permitted below the second floor in Subareas A-1, B-1, B-2 (northern one hundred twenty (120) feet and E-2 (southern one hundred twenty (120) feet).

- b. Residential uses shall be permitted below the second floor in Subareas A-2, C-1, D, E-1, G, H and I.
 - c. Existing interim surface parking lots may remain until such time as such property is developed. Any proposed new interim surface parking lots are subject to approval of the Commissioner of Planning and Development.
 - d. Hotel may be located within one hundred twenty-five (125) feet of a residential district.
5. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration, and airport regulations as established by the Department of Planning and Development, the Department of Aviation and the Department of Law and approved by the City Council.
6. For purposes of maximum floor area ratio ("FAR") calculations, the definition contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area in an office building dedicated to mechanical equipment which exceeds five thousand (5,000) square feet in any single location shall not be included, and (ii) floor area devoted to accessory off-street parking related to any use within this planned development shall not be included. Transfer of floor area and dwelling units from one subarea to another may be permitted by the Commissioner of Planning and Development if it meets the criteria for minor changes set forth in Statement 8 hereof.
7. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted until the Director of MOPD has approved detailed construction drawings for each proposed building or improvement.
8. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of Planning and Development upon the request of the owner and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
9. Parking and loading improvement on the Property shall be designed, constructed and maintained subject to the following development parameters:

a. Off-Street Parking:

Off-street parking shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development. New off-street parking areas must be carefully located and designed to be functional, compatible with immediately surrounding uses, and architecturally compatible with the surrounding neighborhood.

- b. To the extent required by the Illinois Accessibility Code, a minimum of two percent (2%) of all public parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. Any parking for residential uses within existing structures in Subareas D, E-1 and E-2 shall be exempted from this requirement.

c. Shared Parking:

The parking facilities may be used, on a shared basis, to satisfy the accessory parking requirements for uses within this planned development. Accessory parking lots and structures may serve to provide the required parking for multiple uses, irrespective of location, within this planned development, subject to the approval of the Department of Planning and Development.

d. Size:

All required parking spaces shall meet the minimum size requirements as established by the zoning ordinance, except in existing buildings within Subareas D, E-1 and E-2 where because of column locations the size of the spaces may be reduced to compact car size.

- e. Within the existing building in Subarea E-1, tandem stalls, where one (1) car parks in front of another shall be permitted for spaces assigned to a single household or user.

f. Lots:

Interim surface parking lot shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance by the third (3rd) anniversary of the effective date of this planned development.

g. Off-Site Parking:

Permitted uses may be served by parking facilities located on any land within this planned development, including land other than the zoning lot on which the building or use to be served is located. Off-site parking on land outside this planned development will only be permitted as a special use.

h. Off-Street Loading:

Loading docks and related facilities shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development.

10. Vehicular and pedestrian circulation improvements shall be designed, constructed and maintained subject to the following development parameters:

a. Public Roadways And Sidewalks:

See Statement 13, Public Improvements.

b. Curb Cuts:

Private roadways, driveways, entrances to off-street parking and loading docks, openings for vehicular drop-offs and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulations. All curb cuts shall be constructed in accordance with the standards of the City of Chicago. No curb cuts will be permitted on Chicago Avenue.

c. Private Roadways:

- (i) Property owners are encouraged to minimize the use of private roadways and to construct and dedicate public roadways for the purpose of providing ingress, including emergency vehicle and service access, to residential units.
- (ii) Private roadway shall mean any drive or way designed and intended for use as vehicular access to or within any subarea.
- (iii) Private roadways may be constructed in any of the subareas for the purpose of providing ingress and egress, including emergency vehicle and service access, to residential units.

- (iv) Each private roadway must be shown on an approved Site Plan, and each segment of private roadway shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
 - (v) Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such fire lane.
 - (vi) All private roadways shall be designed and configured to provide pathways to public street.
11. Design Guidelines: The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits attached hereto. In addition, the following guidelines shall apply:
- A. Open Space:
- (i) Publicly Accessible Open Space: The property owner(s) shall provide open space that is accessible to the public during normal Chicago Park District hours and that is substantially similar to that which is shown on the Open Space Plan attached hereto.
 - (ii) Open space shall be provided at a ratio of eighty-seven (87) square feet of open space per dwelling unit, provided, however that an overall minimum of one hundred forty-one thousand (141,000) square feet of open space (sixty-six thousand (66,000) square feet riverwalk, thirty-five thousand (35,000) square feet Subarea H and forty thousand (40,000) square feet Subarea C-2) as indicated on the Open Space Plan shall be provided. The amount of open space required for Subareas B-1 and B-2, as determined by the eighty-seven (87) square feet per unit ratio, shall be located on either or both subareas. The open space shall be a minimum size of four thousand (4,000) contiguous square feet and shall have a minimum width of twenty-five (25) feet.
 - (iii) Private and common open space shall be provided for the residential units in the form of private yards and landscaped common areas at grade, terraces, rooftop gardens, balconies with integral planter's boxes, landscaped setbacks or other spaces as appropriate. All townhouses shall comply with the Open Space requirements of the Townhouse Ordinance.
 - (iv) The Property owners shall comply with the applicable provisions of the City's Open Space Impact Fee Ordinance. The open space areas developed in accordance with the Open Space Plan and that meet the criteria described in these statements shall entitle the Property owner to a

credit of Three and 60/100 Dollars (\$3.60), or the current rate, per square foot of open space against the impact fees due. Additional open space areas that meet the standards for on-site open space shall be established by the current Open Space Impact Fee. Administrative regulations and procedures may also entitle the owner to a credit.

- (v) The public open spaces identified on the Open Space Plan (see 11. A(v) for the riverwalk within existing buildings in Subareas D, E-1 and E-2), shall include the following improvements as appropriate: internal pathways, planting beds, trees, benches, drinking fountains, bike racks, light fixtures, bollards, play equipment for tots and other children, fountains or other water features, or public art. At least one (1) of the public open spaces shall contain play equipment. Public streets, walkways or the riverwalk shall abut at least one (1) side of every public park. All open spaces identified on the Open Space Plan shall contain plaques at entrances to such open spaces stating that the park or open space is open to the public during normal Chicago Park District hours.
- (vi) In order to achieve the City's goal of increasing the continuity and accessibility of the riverwalk, space adjacent to and at the level of the river and within the existing buildings in Subareas D, E-1 and E-2 and areas leading to such spaces, shall be developed and maintained as publicly accessible riverwalk, as follows:
 - a. Subarea D: The area within the first structural bay adjacent to the Chicago River at the basement level for the entire length of the existing building shall be dedicated to public riverwalk use. This area shall be adequately lit and finished per the exhibits attached. The Riverwalk shall connect to an existing tunnel under the Chicago Avenue bridge at the north end where one (1) stair and one (1) elevator shall also provide access to Chicago Avenue. At the south end, the riverwalk shall open directly to the open-air walk in Subarea C-1.
 - b. Subarea E-2: The area adjacent to the Chicago River for the entire length of the building (see Basement Floor Plan and Riverwalk Level for details) shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 2 and 22, 29 and 35, and 38 to 41. The riverwalk shall be open-air riverwalk on its west facade. At a minimum, exposed concrete walls, columns and beams shall be sandblasted. Floors shall be stained concrete. Two (2) connections to the main building entrances on Larrabee Street shall occur from the riverwalk. An elevator and grand staircase shall provide access to the riverwalk from the street level of the building. Public toilets and drinking fountains shall be provided. Retail, restaurant, health club and other uses shall line the riverwalk and connections as per Statement 4. The riverwalk shall connect to

Chicago Avenue via a staircase at the south end, and to an existing tunnel under the Chicago Avenue bridge. The north end of the riverwalk shall connect to the riverwalk in Subarea E-1.

- c. Subarea E-1: The area adjacent to the Chicago River (see Ground Level Site Plan for details) for the entire length of the building shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 41 and 44 and 47 and 57. The riverwalk shall be an open-air riverwalk on its west facade. Finishes shall match the riverwalk in Subarea E-2. A grand staircase and elevator shall provide a connection to the first (1st) floor entrance on Kingsbury Street. The riverwalk shall open directly to the open-air riverwalk north of the existing building.
- (vii) All open areas of this planned development which are not otherwise devoted to permitted buildings, parking areas or pedestrian/vehicular circulation areas shall be maintained with the following: landscaping, which shall consist of grass, ground cover, shrubs, trees or other living plant materials; approximately designed public plazas; riverwalk; or with a harbor or docks.

In addition to the requirements of this planned development, any development within this planned development shall incorporate landscaping to the extent feasible to enhance the appearance of the development from the public street, to screen unsightly uses from the street and to provide compatible buffers between adjacent uses. All private property landscaping shall be properly and adequately maintained at all times. Parkway trees shall be provided and maintained in accord with the applicable provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
- (viii) The public open space to be provided within Subarea H shall be a minimum of thirty-five thousand (35,000) square feet and shall be open to existing or proposed public rights-of-way or to the riverwalk. The final design and configuration of this open space shall be subject to the review and approval of the Department of Planning and Development.
- (ix) A pedestrian way/view corridor shall connect the open space area in Subarea H with Hobbie Street to the north and Kingsbury Street to the south. The pedestrian way shall be a minimum of twenty-five (25) feet wide and will align with Kingsbury Street. The pedestrian way shall be improved with decorative sidewalks, landscaping, lighting, and other amenities as appropriate and shall be open to the public during normal Chicago Park District hours. If the pedestrian way contains a service drive, it shall be decoratively paved.

B. Streetscape:

- (i) A minimum of fifty percent (50 percent) of the linear frontage on Chicago Avenue of new structures shall be provided with retail or commercial uses or lobbies at the first (1st) floor level to provide for a lively pedestrian experience. New or existing developments facing other streets are encouraged to have retail, commercial, and office uses as well as residential uses, where permitted, at the first (1st) floor. It is acknowledged, however, that parking is a permitted use at the first (1st) floor level.
- (ii) In general, new structures, except for the new structures to be built within Subarea C-1, shall have setbacks which match the predominant setback of adjacent structures on the street. Increased setbacks may be allowed or required for residential structures to provide adequate common landscaped areas or private yards, or in other circumstances where a larger setback area would permit additional landscaping, outdoor sidewalk cafe seating, or other amenities. Notwithstanding the above, setbacks shall not be required on Chicago Avenue.
- (iii) The owner shall install new street trees, sidewalks, decorative lighting, parkway planting, benches, garbage containers, sculpture, or other elements as appropriate concurrent with the development of each site within any subarea and in general accordance with the Right-of-Way and Street Width Table.

C. Urban Design:

- (i) Building Entrances: For each building adjacent to a public right-of-way, a primary building entrance must be oriented to, accessible from and visible from the public right-of-way.
- (ii) Garage Door: No single-family home or townhome shall have a garage door facing the public street.
- (iii) Building Materials: The primary material for the facades of structures located within this planned development which are generally visible from the public right-of-way but are not otherwise devoted to windows or other openings shall be masonry (i.e., brickwork, stonework, terra cotta, et al.), metal (i.e., copper, tin, stainless steel, iron, et al.) or materials (such as concrete) which are articulated and colored to give the appearance of, and which are compatible with, masonry. For business or commercial uses, aluminum and glass curtain wall system shall be permitted. Windows or courses of windows are to be provided on all sides of each building above its base. The colors and textures of materials used within any subarea are to be complementary and compatible. Mechanical equipment on rooftops shall be screened with quality materials and made a feature of the building design, where appropriate.

- (iv) **Parking Structures:** Any new parking structures shall be constructed in accordance with the Parking Garage Ordinance and the Landscape Ordinance. In addition, any new structure adjacent to the Chicago River or to the Catalogue Building must be fronted with active-use spaces or predominantly enclosed with glazing with the minimal use of louvers, as necessary for ventilation. Any new parking structures adjacent to Chicago Avenue shall be fronted with active-use spaces or predominantly enclosed with glazing or other high-quality screening materials on the facade facing Chicago Avenue and wrapping the corner for the first twenty (20) feet. Garage facades which are enclosed with glazing shall be exempt from any requirements for landscaping in planters or baskets attached to the facade.
- (v) **Streetfront Fences:** Fencing on private property adjacent to a public right-of-way shall be substantially open and shall not take the form of a wall which prevents views from the public right-of-way into the private property lying between the fence and the facade of the structure. Fencing adjacent to the public right-of-way shall not be of chain link or wood construction. Closed fences may be allowed if adjacent to noxious, unsightly uses (such as generators or loading docks), subject to the approval of the Department of Planning and Development.
- (vi) **Lighting:** Lighting along private pedestrian ways shall be compatible with the lighting in the public right-of-way. Lighting in the public rights-of-way shall be subject to the future approval of the Department of Planning and Development. The level or intensity of lighting shall be sufficient to permit reasonable safety in walking.
- (vii) **Signage:** Except as delineated below, permitted signage within the planned development area shall include signs for buildings identified and information, business identification and information, and parking identification and information; however, all signage shall be subject to the approval of the Department of Planning and Development. The Department of Planning and Development shall review the design, materials, size, illumination level, and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II Approval for said signs.

The Department of Planning and Development encourages signs with individually lit or backlit letters, logos or other three-dimensional effects and strongly discourages box signs and painted or applied murals. Electronic message boards are prohibited. It is preferred that tenant identification signs on the facade of new buildings should be located in a sign bank area within the first (1st floor level near the tenant's space and/or entrance; however, the location of such signage shall be determined during the site plan approval process and alternate sign locations may be agreed upon during that process.

No posters or other two-dimensional images should be affixed directly to the glass. Any permitted posters (i.e., not affixed directly to the glass) should occupy no more than twenty percent (20%) of the window area.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is permitted in all subareas, subject to the approval of the Department of Planning and Development.

Any proposed moving signs, rooftop signs or projecting signs will be reviewed on a case-by-case basis. Signage for the west side of the existing building within Subarea E-2 shall be allowed to contain individual illuminated letters similar in size and details to the historic Montgomery Ward's sign, subject to review by the Commission on Chicago Landmarks.

- (viii) Facade Design: The wall of any new structure facing a public street (the "streetwall") shall be given texture and detail through the use of projections, recesses, offsets, variations to the parapet wall, variations in the type or color materials or other devices which contribute to an architectural character. A minimum of fifty percent (50%) of the streetwall at the ground level of any new structure containing retail, commercial or office uses at the ground level shall be finished with clear glass opening onto active internal uses. The remainder of that streetwall shall be architecturally compatible with adjacent structures.
- D. Satellite dishes or other electronic receiving devices must be placed in an area minimally visible from the adjacent street; provided, however, that these provisions shall not apply to the existing equipment located on the existing building in Subarea B-2. Propane tanks, garbage receptacles, et cetera, must be within the building area and screened from view. Boats and other recreational equipment must also be stored inside and screened from view other than those allowed in the marina area.
- E. Riverwalk (at non-existing buildings): To further the goals of the Chicago Zoning Ordinance (Section 17-01-0500) and the "Chicago River Urban Design Guidelines" for the downtown corridor, the owner shall set back all new buildings and parking areas from the existing river edge as depicted on the Riverwalk Plan and Details. The publicly accessible portion of this setback area shall be improved with decorative paving and landscaping, special lighting, railings and seating. Prior to the issuance of any Part of II Approval, more specific plans for the public riverwalk shall be reviewed by the Department of Planning and Development with input from the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for physically disable persons.

12. Existing Montgomery Ward Riverfront Structure.

- A. Subarea E-2. The existing structure located in Subarea E-2 has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance.
- B. Subareas E-1 And D. Along with the building in Subarea E-2, the existing structures in Subareas E-1 and D form the Montgomery Ward and Company Complex and are a National Historic Landmark. In order to protect the historic and architectural character of the buildings in Subareas E-1 and D, any exterior alterations and changes shall be consistent with the applicable Building Plans, Elevations and Riverwalk Sections, as set forth in Statement 3 of this planned development. In particular:
 - (i) Projecting and recessed balconies shall be allowed in the locations shown on the elevations, although recessed balconies may be substituted for projecting balconies as shown; provided, however, that as long as the total number of balconies and the basic patterns remain the same, the applicant may change the location of the balconies as necessary by interior requirements and subject to the approval of the Department of Planning and Development. No additional balconies will be allowed. After the existing building's facades have been painted in either Subarea D or E-1, two (2) or more balconies shall be test painted in order for the Department of Planning and Development to review and approve the color selection in place.
 - (ii) Habitable and non-habitable roof-top additions shall be limited to the locations and dimensions shown on the elevations. No additional rooftop additions will be allowed.
 - (iii) Window openings shall not be added, enlarged or closed up except as shown on the elevations. On the second (2nd) level and above, the size of all window openings and the spandrels below the windows shall be maintained, except that the spandrels may be modified to accommodate two standard-width doors per each projecting balcony for access on the existing building in Subarea E-1 and one (1) standard-width door per each projecting balcony for access on the existing building in Subarea D.
 - (iv) The tower and statue of the "Spirit of Progress" on the building in Subarea D shall be preserved. The top of the tower and the statue shall have architectural accent lighting.

- (v) In addition to the design parameter set forth in Statement 11.A, signs and canopies on the buildings in Subareas D and E-1 shall be consistent with those approved by the Commission on Chicago Landmarks for the building in Subarea E-2.

13. Public Improvements:

- A. Prior to the occupancy of any buildings, except as provided in Statement 13(B), improvements necessary to serve or accommodate the building for use shall be in place and available for use. The 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. Improvements necessary to serve uses of buildings on the Property are the following: (i) the public roadway improvements depicted on the Proposed Right-of-Way Vacation Map, Right-of-Way Vacation Map, Right-of-Way Dedication Map, Right-of-Way and Street Width Table, and Street Cross Sections (including pavement, required turn lanes, curbs and gutters, and traffic signals); (ii) the utilities necessary to provide potable water, sewer facilities, electric, gas, telephone, cable and other private utility facilities and services to the Property; (iii) the streetscape improvements (including sidewalks, streetlights, street trees, and planters) depicted generally on the Street Cross Sections; and (iv) the publicly accessible parks or open spaces depicted on the Open Space Plan.
- B. The following specific improvements shall be completed by the owner within the time periods described below. A "Development Parcel" means that portion of the Property located within a single subarea which is the subject of an application for Site Plan approval as described in Statement 15 of this planned development:
 - (i) The new construction of, widening, narrowing, or other improvements to, Kingsbury Street, Larrabee Street, Superior Street, Chicago Avenue, Oak Street, Hudson Avenue, Huron Street, Cambridge Street, and Hobbie Street, shall be constructed and completed by the owner per Right-of-Way and Street Width Table and Street Cross Sections. The alignment of Cambridge Street with Kingsbury at the Chicago Avenue intersection and provision of a new traffic light shall be completed no later than initial occupancy of the first (1st) principal structure constructed within Subareas A-1 or B-1.
 - (ii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than six (6)

months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.

The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.

- (iii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.
- (iv) The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.
- (v) Conveyance of the park within Subarea C-2 to the Chicago Park District, free and clear of all encumbrances inconsistent with public use, shall also occur prior to issuance of a Certificate of Occupancy for any structure in Subarea C-1. An easement to the City for the use of approximately two hundred eighty-six (286) square feet of space at the south end of Subarea C-2 to build an accessible ramp for a water taxi dock at the end of Erie Street shall be conveyed to the City within three (3) months of passage of this planned development amendment.
- (vi) Improvements to the riverwalk depicted on the Open Space Plan shall be completed as follows: in Subareas C-1 and H, the riverwalk shall be completed and available for public use no later than six (6) months following initial occupancy of the first principal structure constructed within such subarea. In Subarea E-1, the external riverwalk north of the Catalogue Building shall be completed at the time of occupancy of any new structure adjacent and to the east, or at the time of completion of the riverwalk in Subarea H, whichever comes first. The riverwalk internal to the existing building in Subarea D shall be completed and available for public use within six (6) months following initial occupancy of the building. The riverwalk internal to the existing buildings in Subareas E-1 and E-2 shall be completed and available for public use within one (1) year following fifty percent (50%) occupancy of the building.

14. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The owner shall

use reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineers Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.

15. 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 development or redevelopment of any property included within this planned development, other than interior-only alterations to existing buildings, a site plan for proposed development, including parking areas (a "Site Plan") shall be submitted by the owner or with the owner's written approval to the Commissioner for approval; provided, however, that individual lot owners for properties located within Subarea A-3 may submit a Site Plan for approval pursuant to the requirements of this statement. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this planned 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 right-of-ways, for which approval is being sought by the owner. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan has been approved. Provided, however, that prior to the Commissioner's approval of a Site Plan for development of Subareas C1, C2 and H or for the development of the riverwalk through the improvements in Subareas E-1 and E-2, the Commissioner shall seek the review by the Chicago Plan Commission of the Site Plan with respect to Subareas C-1, C-2 and H and the riverwalk plans with respect to Subareas E-1 and E-2.

If a Site Plan substantially conforms to the provisions of this planned development, the Commissioner shall approve said Site Plan in writing within thirty (30) days of submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site shall be deemed approved by the Commissioner.

If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this planned development, the Commissioner shall advise the owner in writing of the specific reasons for such adverse determination and specific areas in which the Site Plan and supporting data and material do not substantially conform to the provisions of this planned development not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination of any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make final

written determination of any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner. Provided, however, that this paragraph shall not apply to the Site Plan review described in the previous paragraph for Subareas C1, C2 and H and the review of the riverwalk plans with respect to Subareas E-1 and E-2 until reviewed by the Chicago Plan Commission, which review shall occur at the next scheduled Plan Commission hearing available after submittal of the applicable Site Plan or riverwalk plan to the Commissioner.

Following approval of a Site Plan by the Commissioner, 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 planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 8 hereof. In the event of any inconsistency between an approved Site Plan and the terms of this planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- a. the boundaries of the site;
- b. the footprint of the proposed improvements;
- c. all proposed landscaping, including species and size;
- d. all pedestrian circulation routes;
- e. elevations of the improvements;
- f. location and depiction of all parking spaces (including relevant dimensions);
- g. locations and depiction of all loading berths (including relevant dimensions);
- h. all drives, roadways and vehicular routes;
- i. all landscaping and buffer zones (including a description of all landscape materials);
- j. statistical information application to the Property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;

(v) number of loading berths; and

(vi) uses of parcels.

k. parameters of building envelopes including:

(i) maximum building height; and

(ii) setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

16. In order to develop the proposed improvements in Subarea A-1A, the applicant has contracted to acquire a portion of the unused floor area (for FAR purposes) and dwelling units from Subarea B-2 (the "Development Rights"). The applicant shall establish those Development Rights (i) prior to issuance of Part II Approval for Subarea A-1A and (ii) by delivery to DPD of an executed and recorded Agreement ("Agreement"). Said Agreement shall confirm the amount of Development Rights acquired for the benefit of Subarea A-1A. Said Development Rights shall be applicable solely to Subarea A-1A in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded. Delivery of the Agreement shall authorize DPD to issue Part II Approval for Subarea A-1A pursuant to the parameters set forth in the Bulk Regulations and Data Table of this planned development.
17. Sunset the Property is intended to be developed in phases extending over periods of time. This statement describes the schedule for commencement of development over those phases.
 - A. Initial Period. Unless substantial construction or renovation has commenced upon a minimum of one million (1,000,000) square feet of floor area within six (6) years of the effective date of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the C3-5 Commercial-Manufacturing District classification. Such reversion shall not render any building existing at the time to be nonconforming.
 - B. Subsequent Periods. Unless substantial construction or renovation has commenced and been diligently pursued after the initial period on two million (2,000,000) square feet of floor area (cumulative) within ten (10) years of the effective date hereof, and three million (3,000,000) square feet of floor area (cumulative) within twenty (20) years of the effective date hereof (the "Subsequent Periods"), the department may decide to review and recommend modification of the provisions of this planned development in whole or in part;

provided, however, that any such modification may not render any building existing at the time to be nonconforming. The department's determination that the planned development ordinance must be reviewed shall be reflected in an application filed by the City for a planned development amendment, with City being deemed the applicant and providing, such notice as may be required by law. If any subarea has been improved per the terms of this planned development and the planned development is amended pursuant to this Statement 17, the amended planned development shall preserve the provisions applicable to the improved subarea. As of April 10, 2013, 3,082,324 square feet of development have been completed within the entire planned development and this section of the planned development is satisfied.

- C. Unless substantial construction has commenced for the three thousand (3,000) square foot bank building and ATM facility within six (6) years of the effective date of the April 10, 2013 amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 447, last amended June 27, 2012. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming. As of July 16, 2015 the three thousand (3,000) square foot bank building and ATM facility have been completed within the entire planned development and this section of the planned development is satisfied.
- D. Unless substantial construction has commenced within Subarea A-1A for the mixed-use building within six (6) years of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 447, last amended April 10, 2013. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming.

- 18. Severability. It is hereby declared to be the intention of the City Council of the City of Chicago that the provisions of this planned development ordinance are severable. If any provision, clause, paragraph, or statement of this planned development shall for any reason be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, that judgment shall not affect, impair, or invalidate the remainder of this planned development.

Parking and Loading Requirements referred to in these Plan of Development Statements read as follows:

Parking And Loading Requirements.

Parking.

1. Residential:

- Multi-family -- 1.0 parking space per dwelling unit; except for Subarea A-1A, which shall have a minimum accessory parking requirement of 0.85 parking spaces per dwelling unit.
- Townhouse -- 1.5 parking spaces per dwelling unit.
- Single-family -- 2.0 parking spaces per dwelling unit.

2. Commercial:

- Telecommunications, high technology, data centers and new media -- 0.25 parking spaces per 1,000 usable square feet.
- Office -- 1.5 parking spaces per 1,000 usable square feet.
- Retail -- 0.75 parking spaces per 1,000 usable square feet in excess of 10,000 square feet.
- An 80 percent occupancy factor may be applied to the above requirements if they are all present in the same zoning lot and shared parking is allowed.

3. Other Uses -- Per C3-5 Zoning Requirements.

Loading.

1. Telecommunications, high technology, data centers and new media -- 1 loading dock for every 500,000 square feet of usable floor area.
2. Office -- 1 loading dock for every 250,000 square feet of usable floor area up to 750,000 square feet after which 1 loading dock for every 500,000 square feet will be required.
3. Multi-family Residential -- 1 loading dock for every 200,000 square feet of floor area.

4. Retail.

- 0 to 10,000 square feet of usable area, no loading dock required provided that the retail is accessory to another use within the same zoning lot.
- 10,000 to 25,000 square feet of usable area, 1 loading dock required.
- 25,000 to 50,000 square feet of usable area, 2 loading docks required.
- 50,000 to 75,000 square feet of usable area, 3 loading docks required.
- 75,000 to 125,000 square feet of usable area, 4 loading docks required.
- 125,000 to 250,000 square feet of usable area, 5 loading docks required.
- 1 additional loading dock will be required for every 250,000 square feet thereafter.

5. Loading dock requirement may be reduced through sharing arrangements by 15 percent for each of the above uses included within a zoning lot (e.g., if 10 loading docks would be required by the above calculations for a building that included retail, telecommunications and office, the required number of docks would be reduced by 30 percent to 7 docks; $15 \text{ percent} + 15 \text{ percent} = 30 \text{ percent}$ multiplied by 10 loading docks = 7 docks required).

6. Townhouses and single-family homes -- no loading docks required.

7. Other uses -- per C3-5 zoning requirements.

[Existing Zoning Map; Existing Boundary Map; Subarea and Boundary and Existing Land Usage Map; Subarea Boundary and Property Line Map; Site/Landscape Plan; Typical Parking Plan; Amenity Level/Sixth Floor Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 21249 through 21260 of this *Journal*.]

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

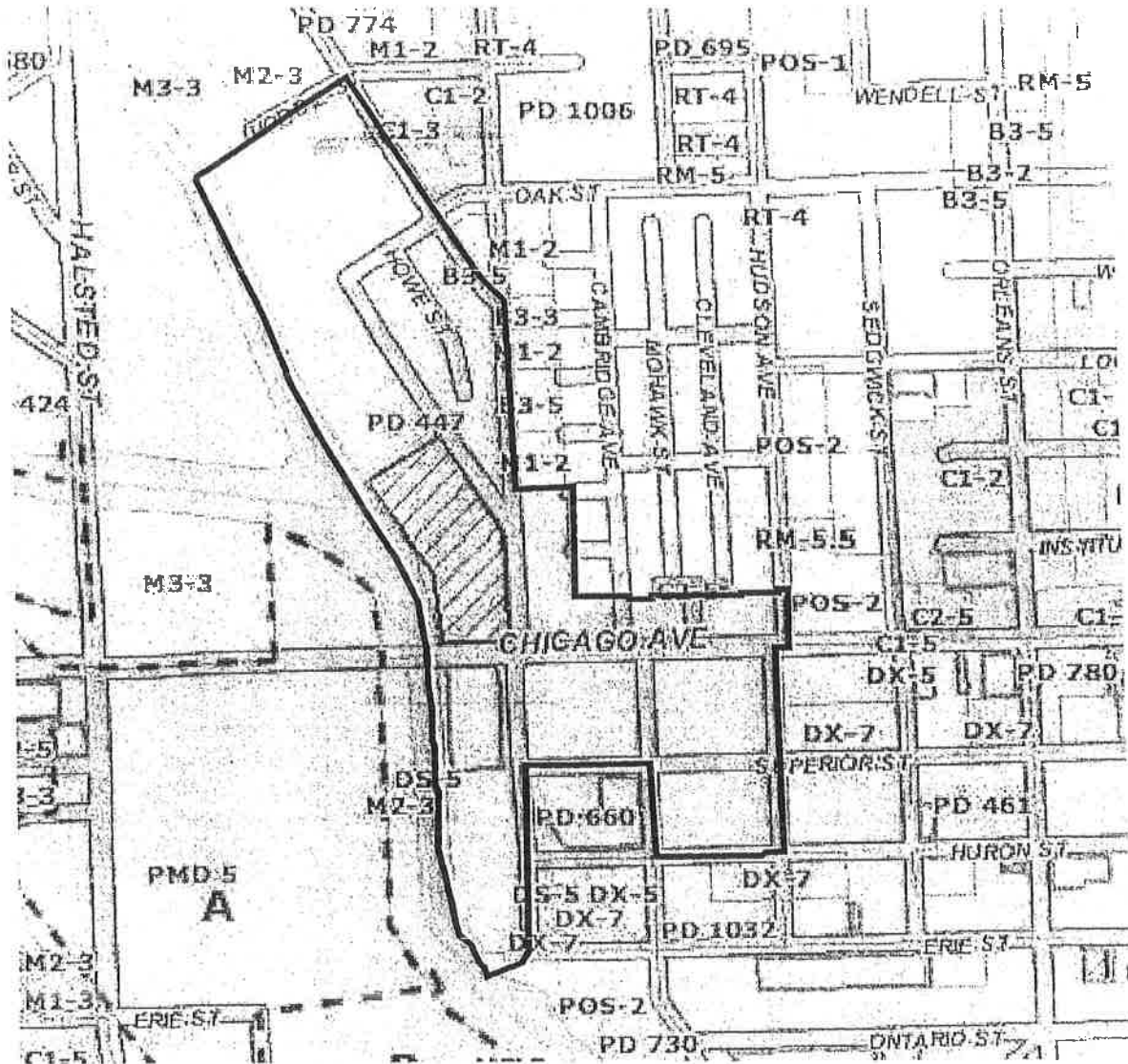
FINAL

**Planned Development 447, As Amended
Bulk Regulations and Data Table**

Sub-Area	Net Site Area Sq. Ft. (1)	Net Site Area (acres) (1)	Maximum F.A.R. (1)	Maximum Dwelling Units	Maximum Efficiency Units (%) (2)	Maximum Building Height (ft) (3)
A-1A	18,300	0.42	13.32	200	20	242
A-1B	40,890	0.94	7	100	20	140
A-2	94,062	2.16	7	282	20	240 on northern half 140 on southern half
A-3	74,376	1.71	2.2	20	0	55
B-1	71,739	1.65	7	175	20	140
B-2	96,647	2.22	6.8	325	0	Existing
C-1	72,203	1.66	8.5	350	20	140 on northern 70 feet 350 on remaining
C-1	40,000	0.92	0	0	0	0
D	71,527	1.64	6.5	241	20	Existing
E-1	135,317	3.11	8	290	20	160
E-2	169,488	3.89	8	0	0	160
F	Deleted from Planned Development					
G	27,760	0.64	6	96	20	104
H	214,422	4.92	3	256	20	80 / 140 (4)
I	123,455	2.83	4	225	20	140
Total	1,250,186	28.71	5.5	2,560	N/A	N/A

FINAL FOR PUBLICATION

- (1) Net Site Area is based on the Boundary and Sub-Area Map and may change based on actual vacations and dedications. If Net Site Area is adjusted, the permitted floor area shall be adjusted accordingly.
- (2) An "Efficiency Unit" shall have the definition provided in 3.2 of the Chicago Zoning Ordinance; provided, in addition, an "Efficiency Unit" shall mean any unit containing less than 600 square feet.
- (3) "Building Height" excludes mechanical penthouses and other appurtenances above the level of the highest habitable floor.
- (4) West of Kingsbury: 80 feet (excluding the parking structure and any units attached thereto, which shall be subject to the 140 foot height limit) the remaining height on the property east of Kingsbury Street shall be 140 feet.

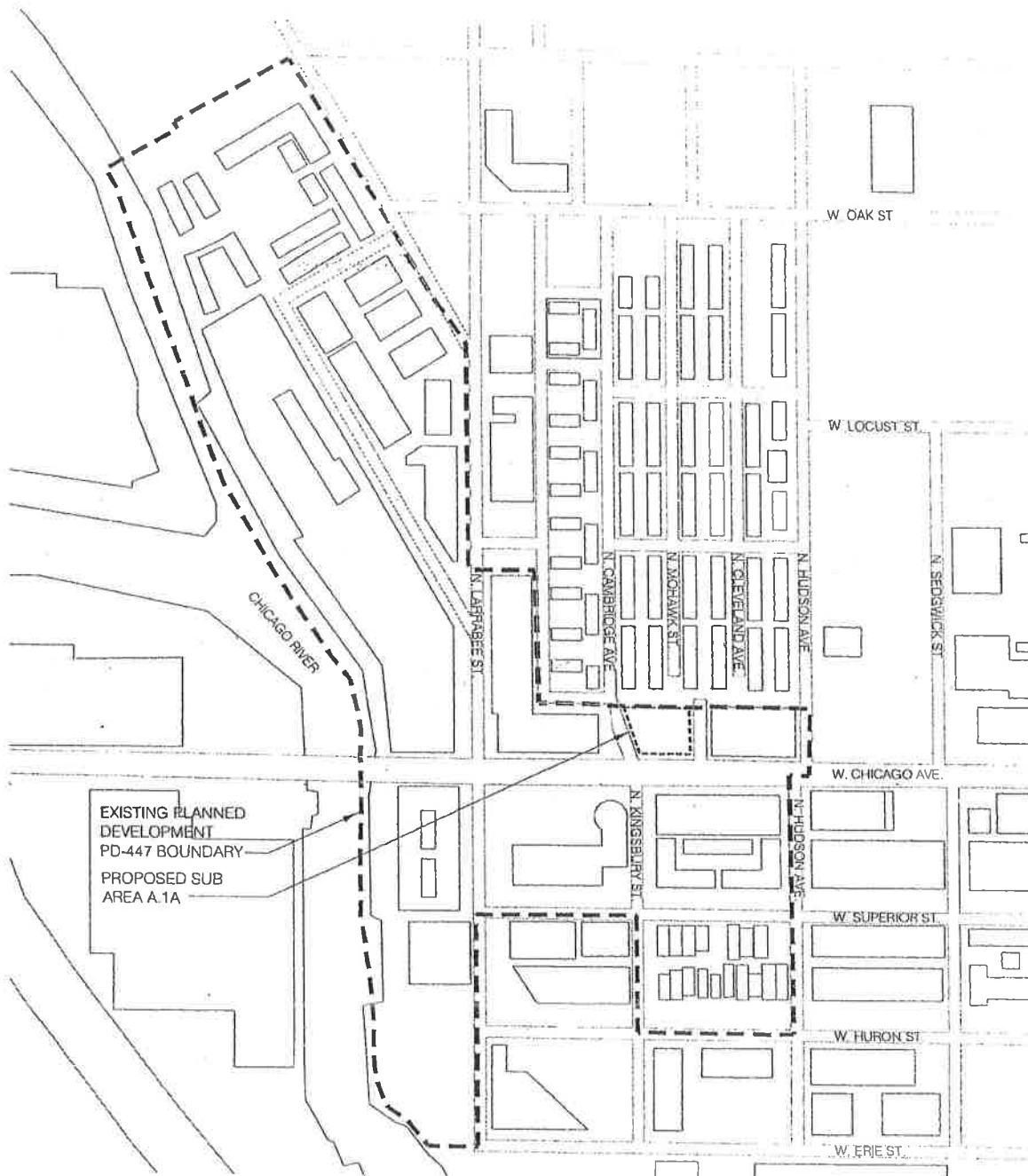


EXISTING ZONING MAP

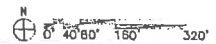
APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE, 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015



©2015 VOA ASSOCIATES, INC.



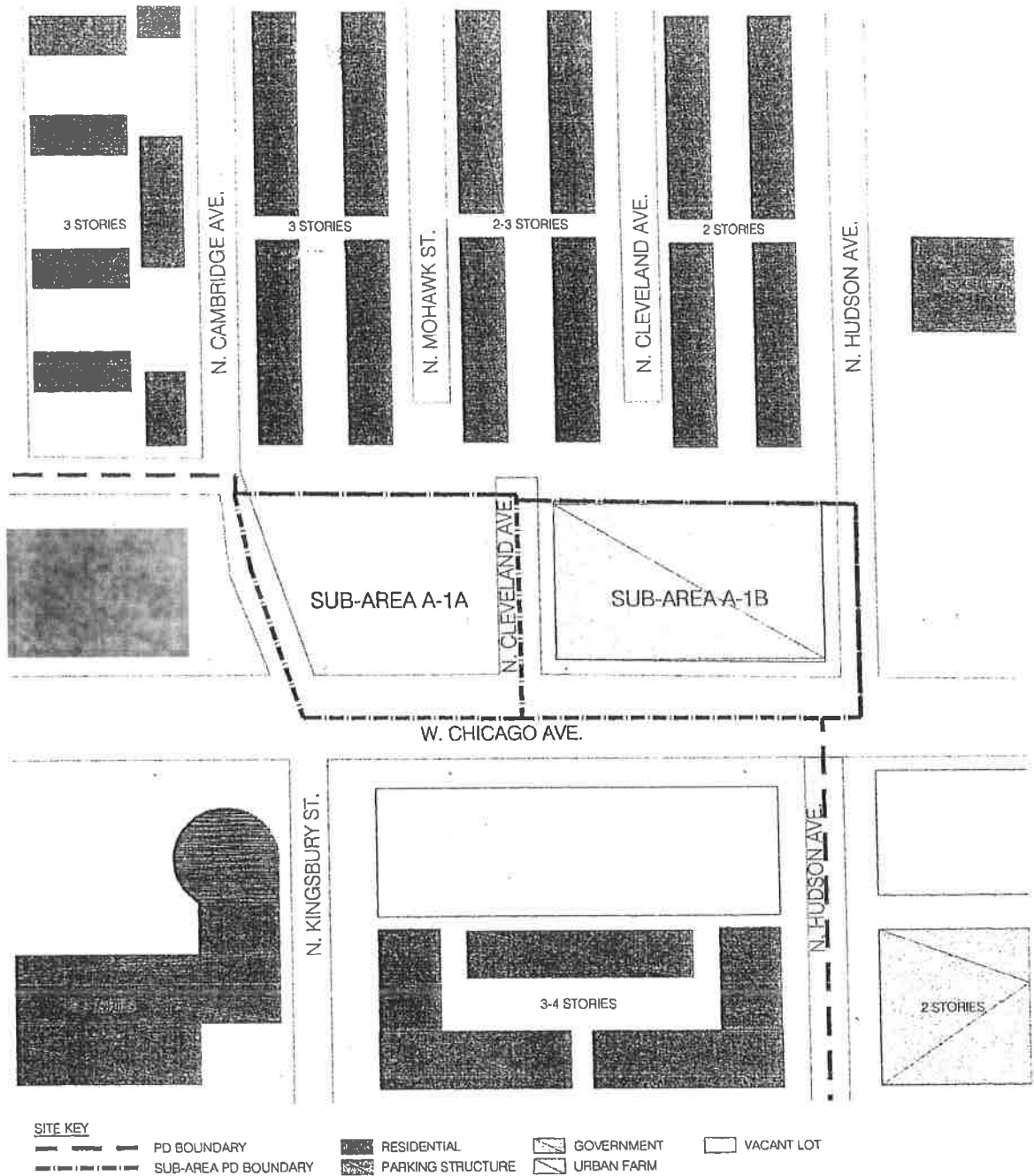
EXISTING PLANNED DEVELOPMENT BOUNDARY



APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015

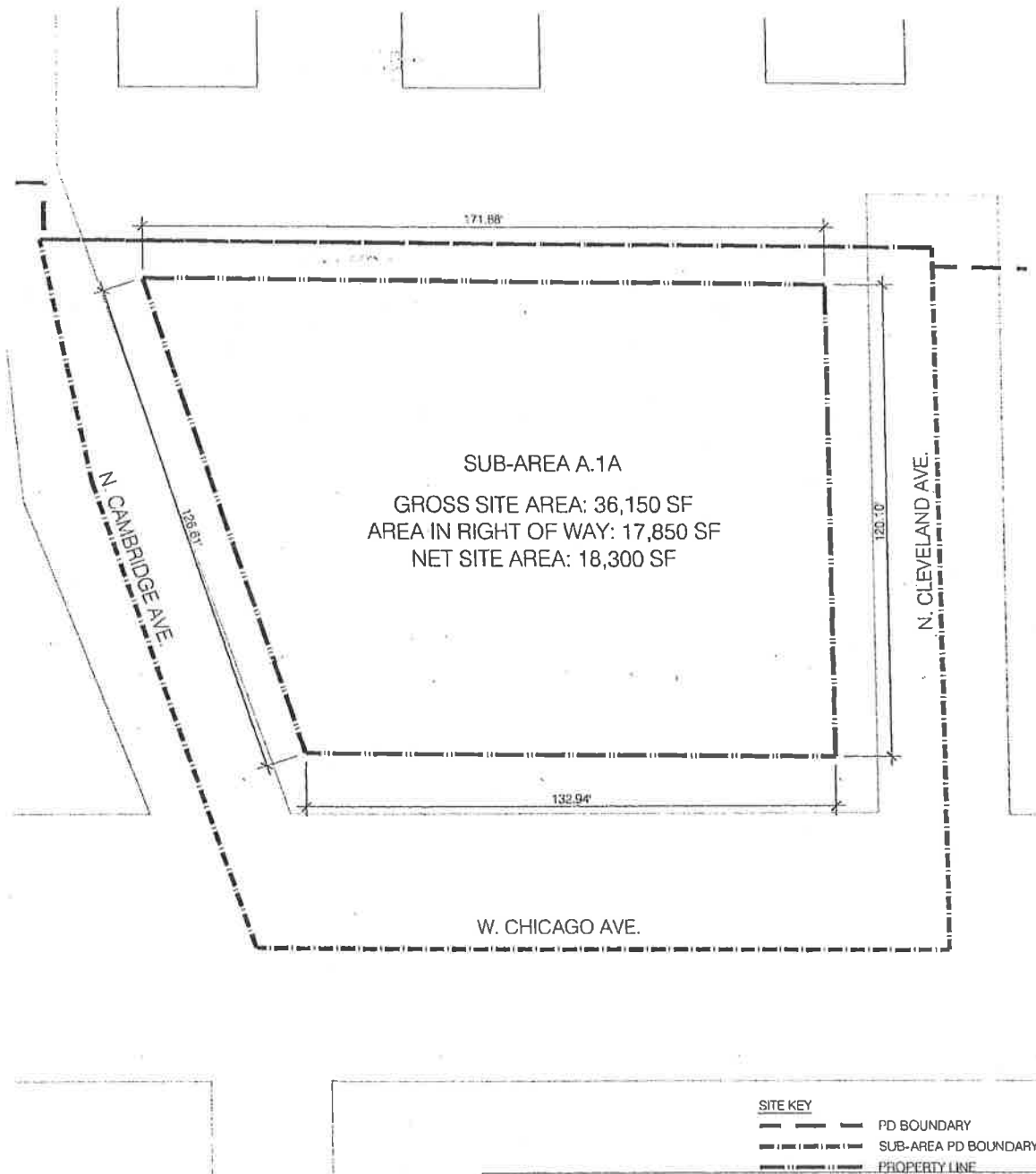


©2015 VOA ASSOCIATES, INC.



PLANNED DEVELOPMENT SUB-AREA BOUNDARY AND EXISTING LAND USAGE MAP

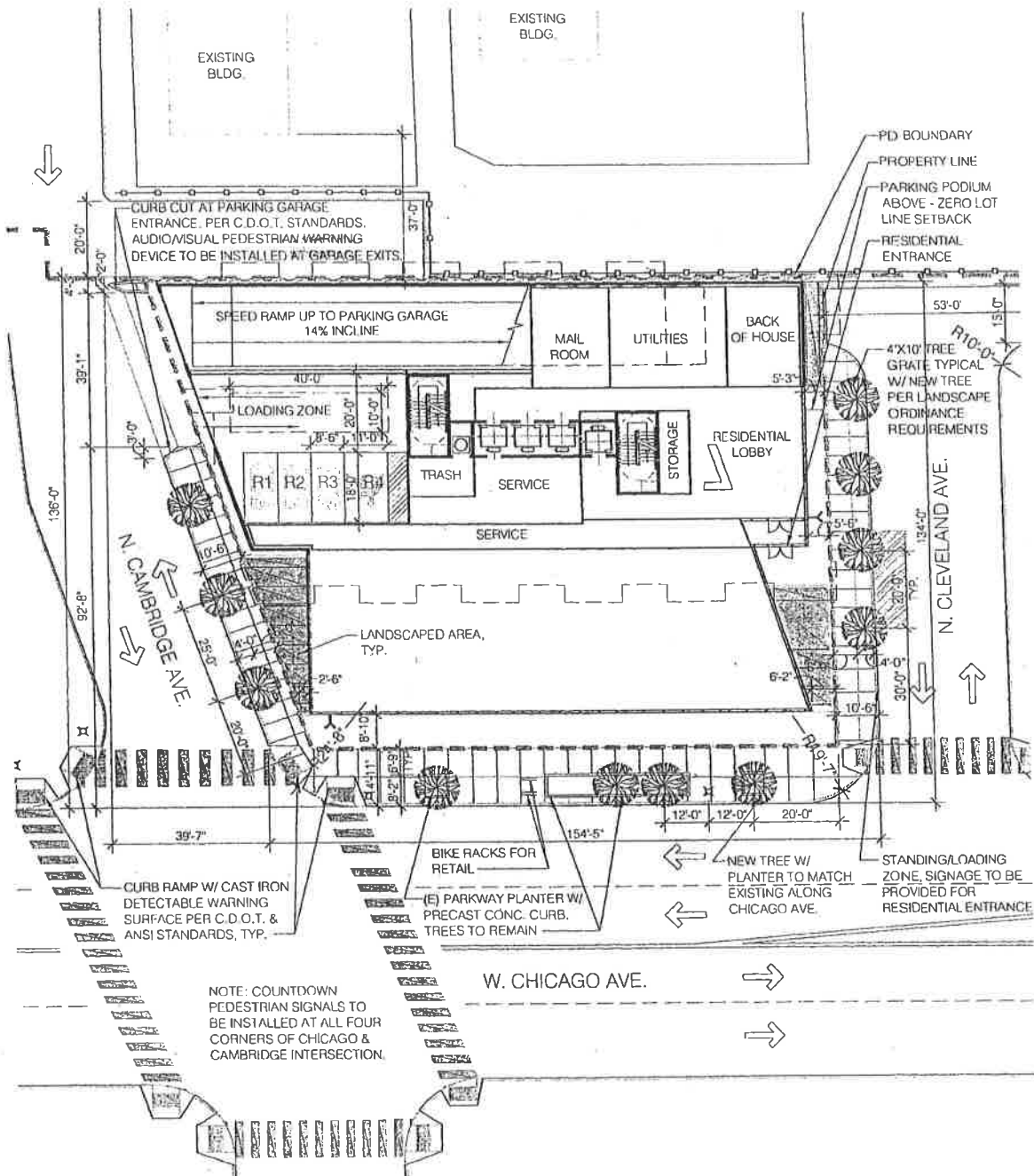
APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015



PLANNED DEVELOPMENT-SUB-AREA BOUNDARY AND PROPERTY LINE MAP

APPLICANT: CHICAGO CAMBRIDGE, L.P.
ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
INTRODUCTION DATE: NOVEMBER 5, 2014
PLAN COMMISSION: JULY 16, 2015

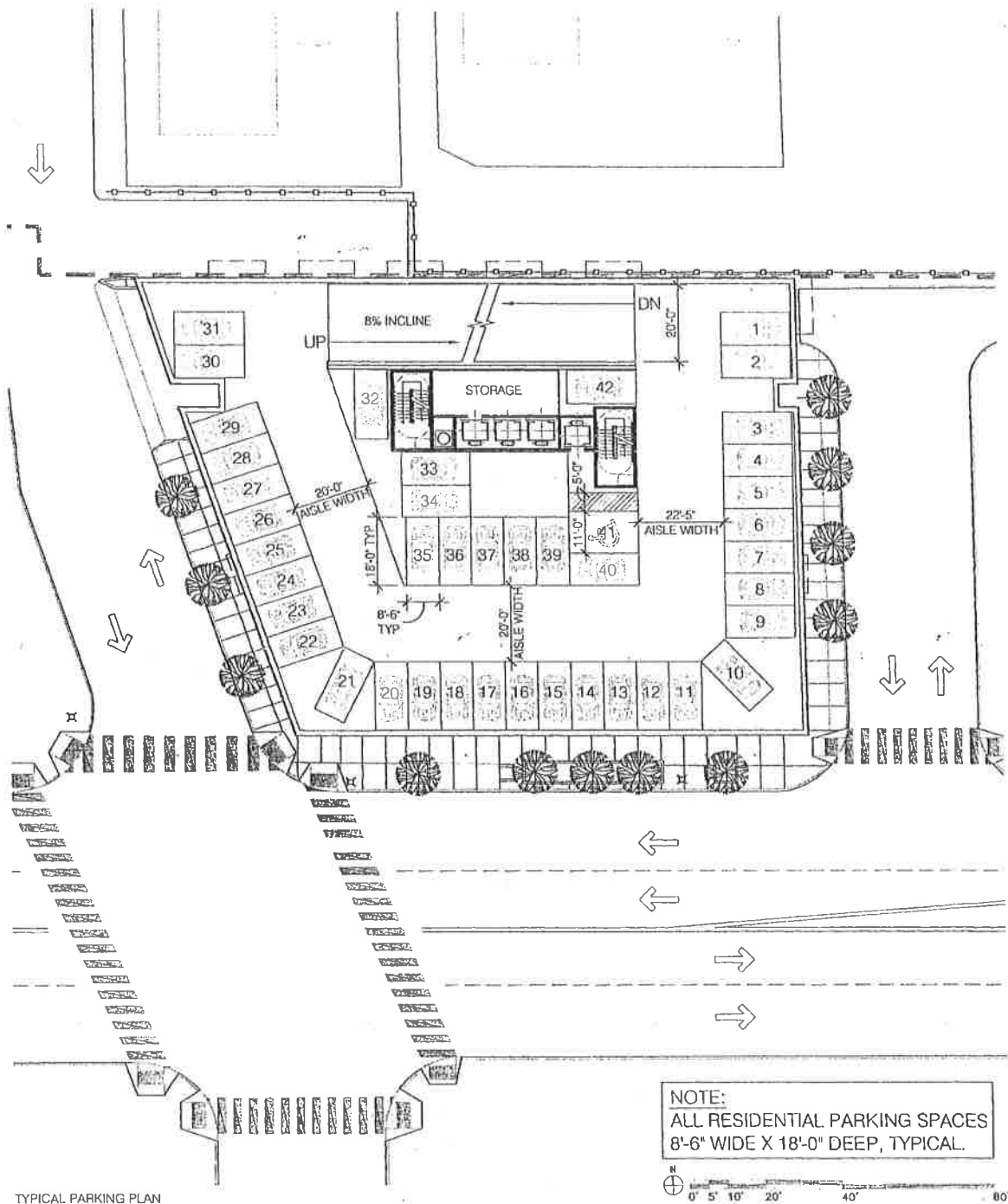
VOA
©2015 VOA ASSOCIATES, INC.



SITE /LANDSCAPE PLAN

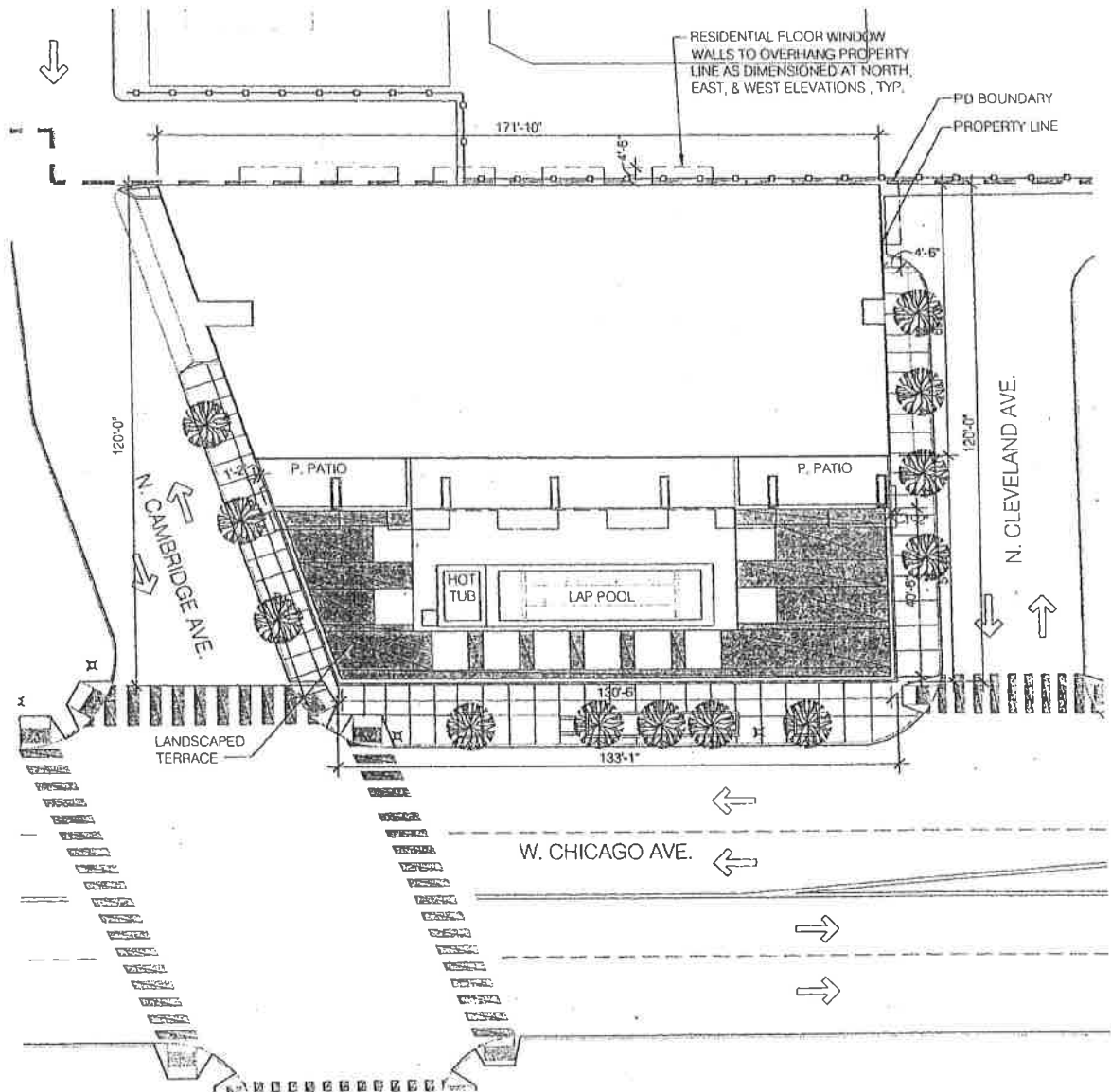
APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015





TYPICAL PARKING PLAN

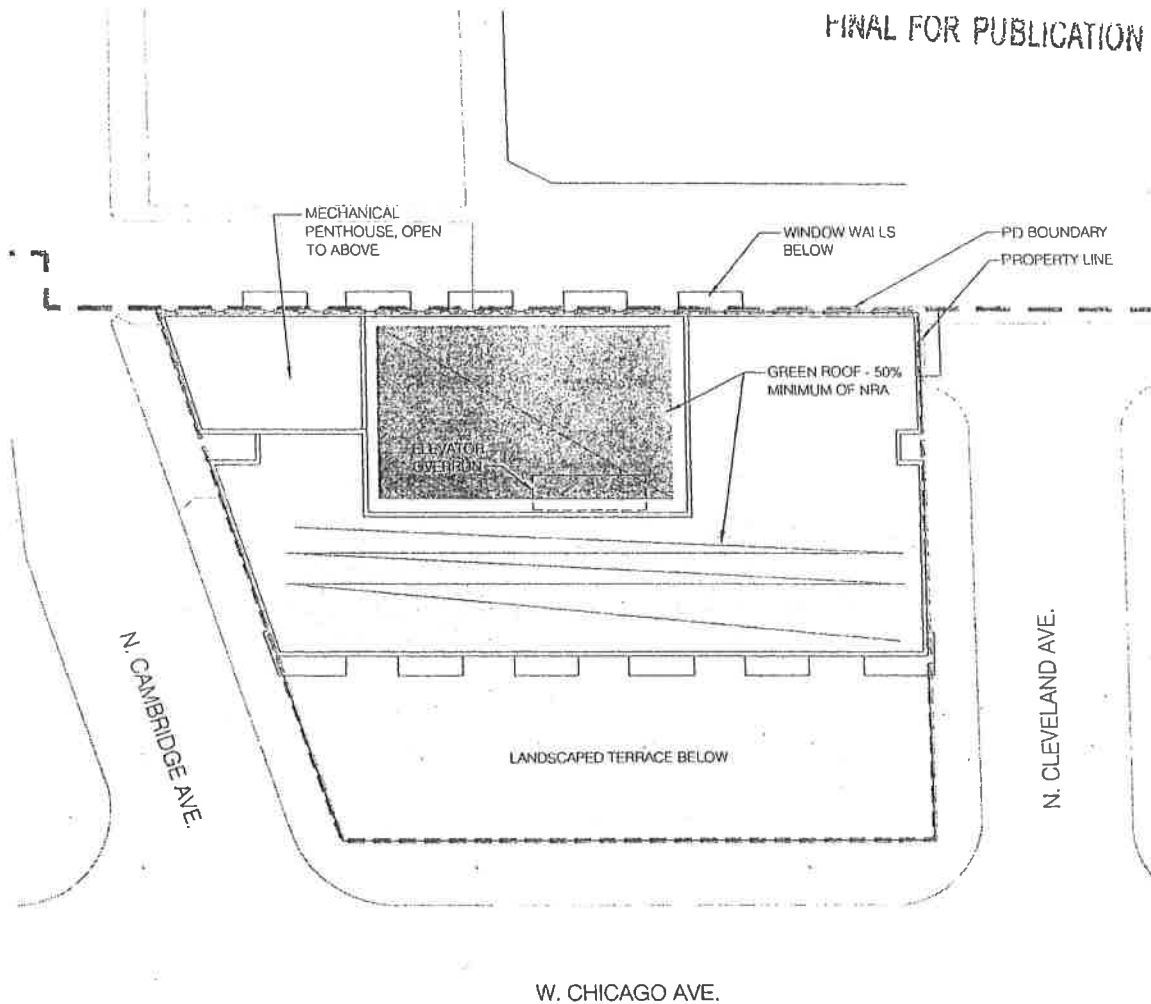
APPLICANT: CHICAGO CAMBRIDGE, I.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015



AMENITY LEVEL/6TH FLOOR

APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE, 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: TBD

VOA
 ©2015 VOA ASSOCIATES, INC.



GREEN ROOF CALCS				
	ROOF AREA - GROSS	ROOF AREA - NET	GREEN ROOF AREA	GREEN ROOF/NET AREA RATIO
AMENITY FLOOR	5,870 SQ FT	5,760 SQ FT	2,508 SQ FT	44%
RESIDENTIAL TOWER	7,780 SQ FT	7,420 SQ FT	3,613 SQ FT	49%
MECH. PENTHOUSE	4,550 SQ FT	4,230 SQ FT ¹	2,594 SQ FT	62%
TOTAL	18,200 SQ FT	17,410 SQ FT	8,715 SQ FT	50%

1. LESS THAN 1/3 OF TOTAL ROOF AREA (CBC 7(15-8-530(b)))

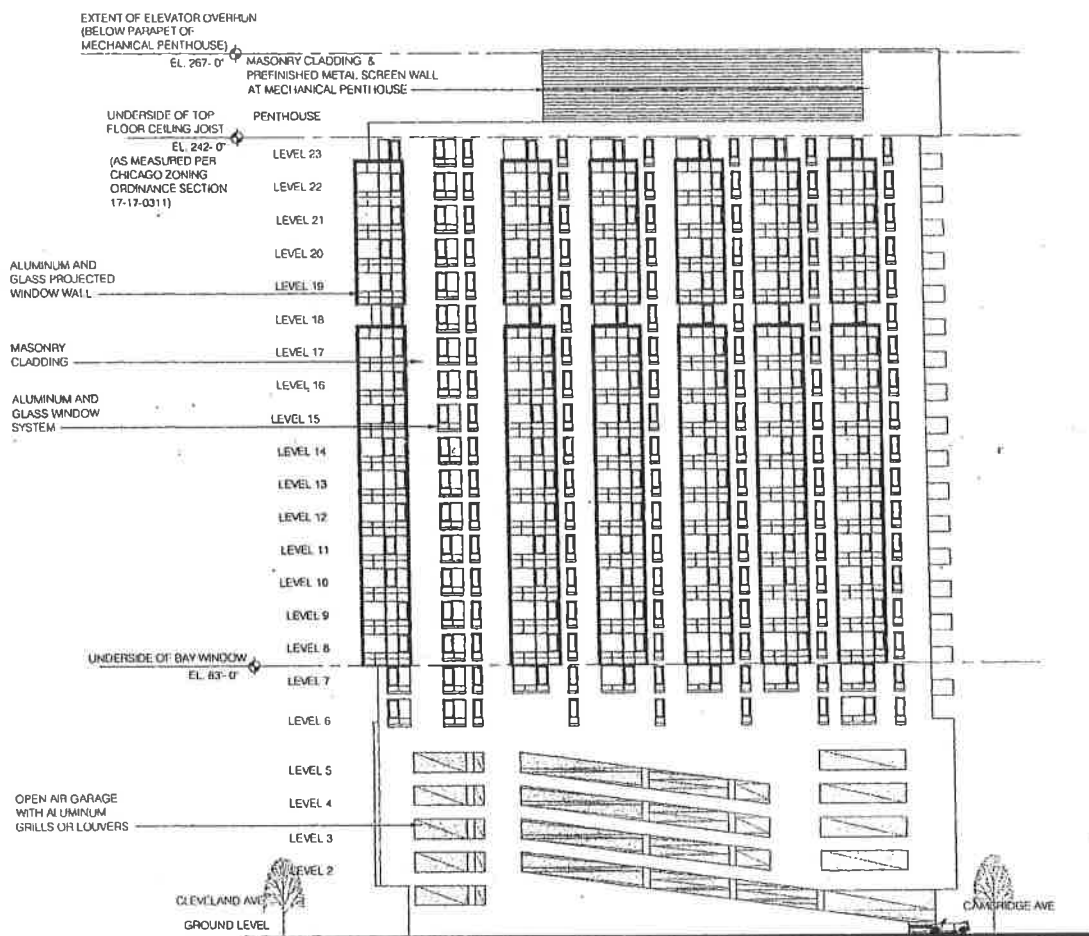
ROOF PLAN



APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015

VOA
 ©2015 VOA ASSOCIATES, INC.

FINAL FOR PUBLICATION



NORTH ELEVATION

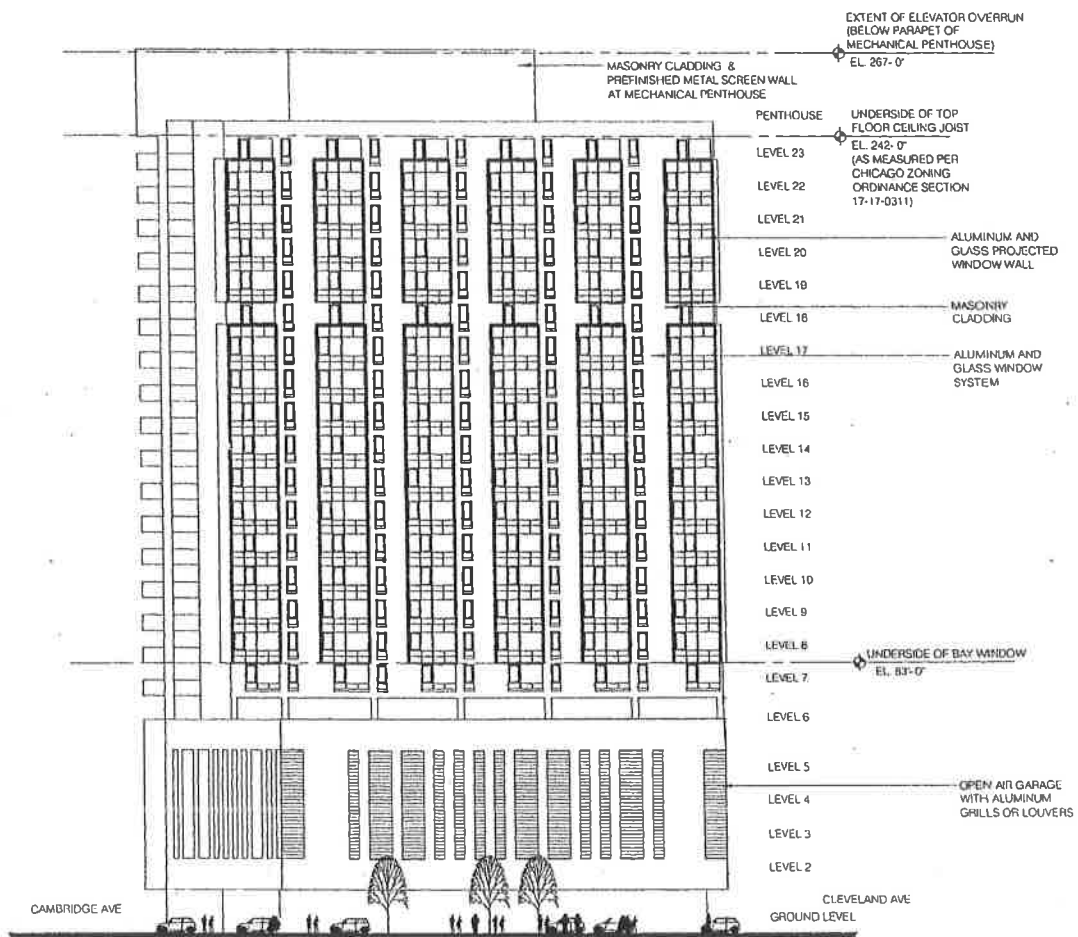
0' 5' 10' 20' 40' 80'

APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015



©2015 VOA ASSOCIATES, INC.

FINAL FOR PUBLICATION

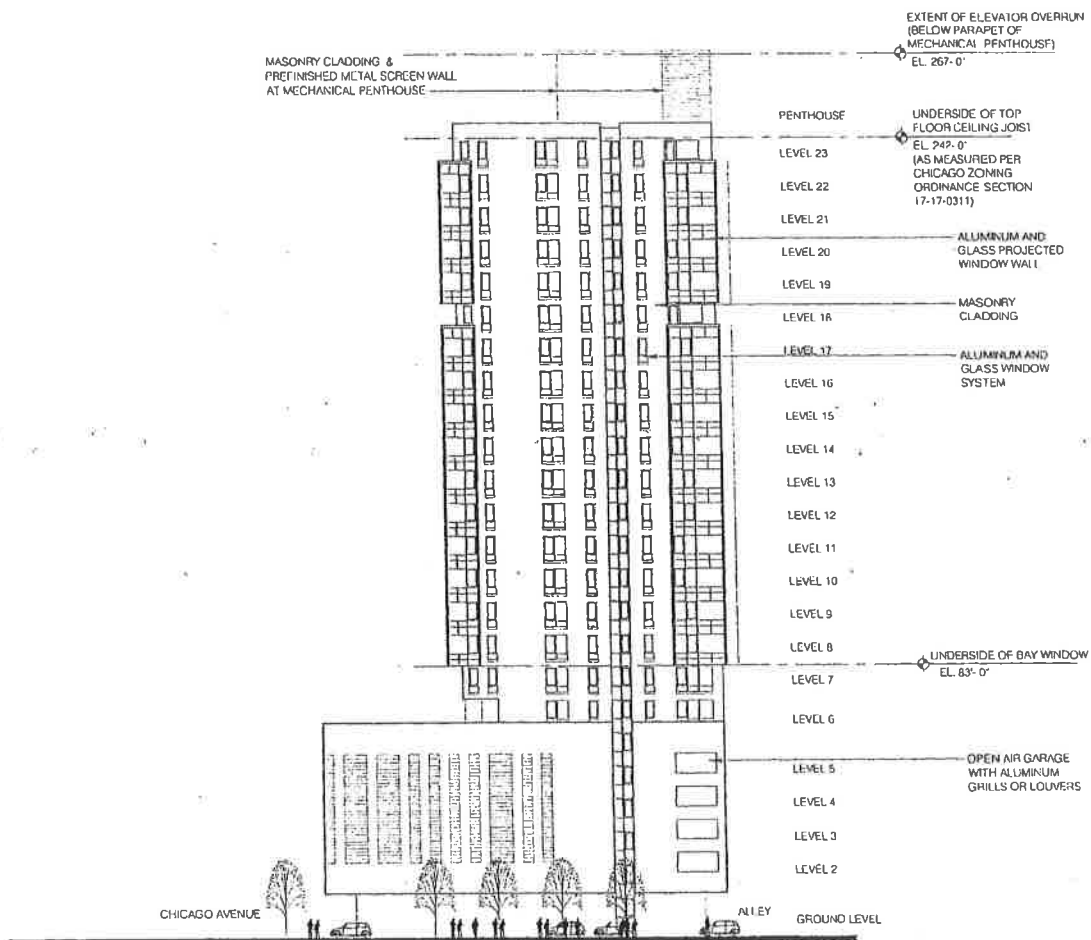


SOUTH ELEVATION

APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015

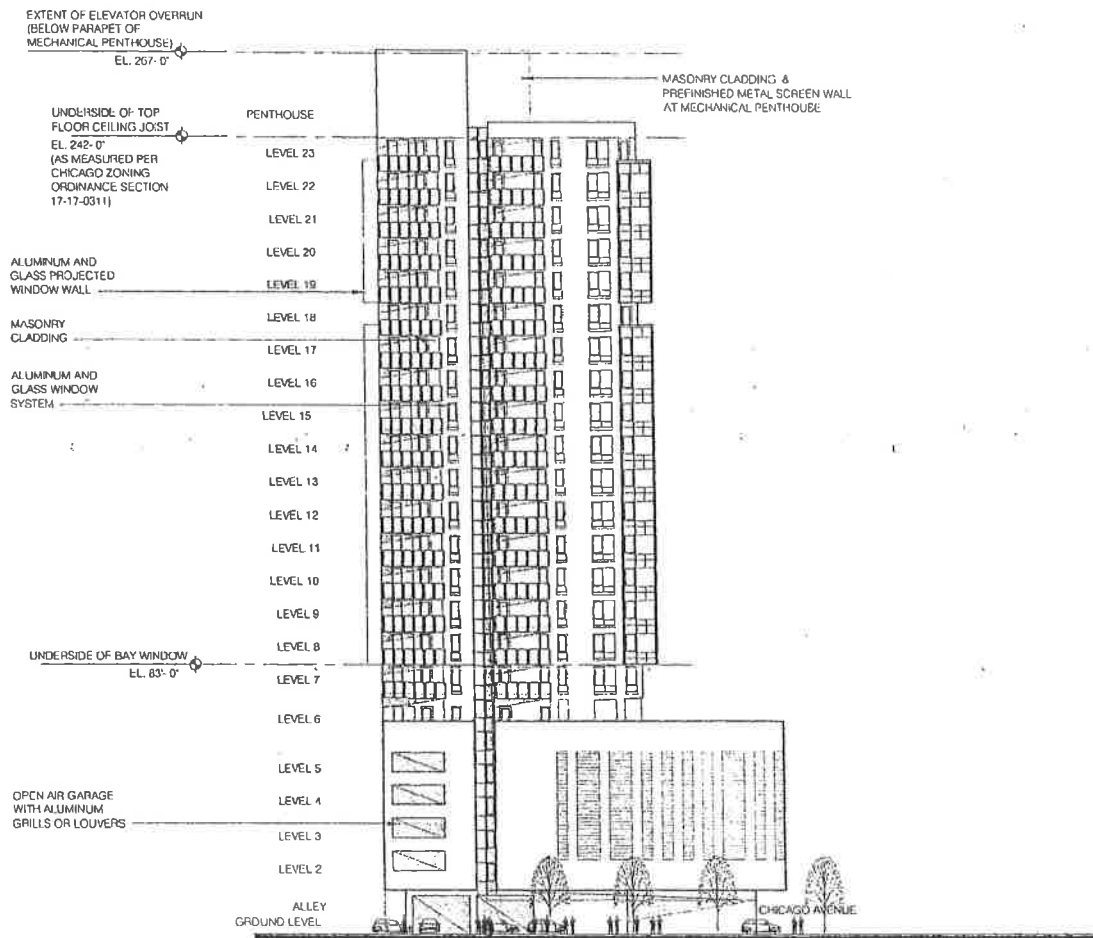
VOA
 ©2015 VOA ASSOCIATES, INC.

FINAL FOR PUBLICATION



EAST ELEVATION

APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015



WEST ELEVATION

0' 5' 10' 20' 40' 80'

APPLICANT: CHICAGO CAMBRIDGE, L.P.
 ADDRESS: 460-476 WEST CHICAGO AVE; 801-811 NORTH CAMBRIDGE; 800-810 NORTH CLEVELAND
 INTRODUCTION DATE: NOVEMBER 5, 2014
 PLAN COMMISSION: JULY 16, 2015

VOA
 ©2015 VOA ASSOCIATES, INC.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 10, 2016

Joseph P. Gattuso
Taft Stettinius & Hollister LLP
11 East Wacker Drive
Suite 2800
Chicago, IL 60601

Re: Administrative Relief and Site Plan approval for Residential Business Planned Development No. 447, Sub area A-3, proposed single family residence at 455 West Superior Street

Dear Mr. Gattuso:

Please be advised that your requests for minor change and site plan approval to Residential Business Planned Development No. 447 ("PD 447"), as amended, has been considered by the Department of Planning and Development, pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 8 and 15 of PD 447.

Your client, Sterling Fox LLC, is the owner of the property at 455 W. Superior St., within Sub area A-3 of PD 447 and is seeking administrative relief to increase the height of the proposed single family residence from 55 feet to 57 feet, 10 inches. All of the properties within Sub area A-3 are collectively known as the Kingsbury Estates and the Kingsbury Estates Homeowners Association has approved the proposed height increase and the plans of the proposed residence.

With regard to your first request, the Department of Planning and Development has determined that allowing a height increase from 55 feet to 57 feet, 10 inches, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. On January 20, 2010, administrative relief was granted for a similar height increase for the single family home at 446 W. Huron St., located behind 455 W. Superior St. It was noted in both the 2010 administrative relief letter and in the Kingsbury Estates consent letter that the proposed height of 58 feet and the home's massing and scale are consistent with the majority of the neighboring single family homes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within

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

In regards to your second request, pursuant to Statement Number 15 of PD 447, site plan review and approval is required for the single family home. Upon review of the following attached drawings prepared by Wheeler Kearns Architects: Site Plan, Survey, Easement Access, and Fifth Floor Plan, both dated September 8, 2015, and Exterior Elevations (4), dated August 7, 2015, the Department of Planning and Development has determined that the drawings are consistent with and satisfy the requirements of the Plan of Development. Accordingly, your Site Plan submittal for a proposed single-family home at 445 W. Superior St., within Residential Business Planned Development No. 447, Sub area A-3, is hereby approved as conforming to the Plan of Development passed by the City of Chicago on April 10, 2013.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

[illegible]

ISSUED FOR PERMIT
ISSUED FOR PRICING

FIFTH FLOOR PLAN

Scale	1/4" = 1' 0"	Drawing No.	A150
App. No.	1000000		



17. 100%

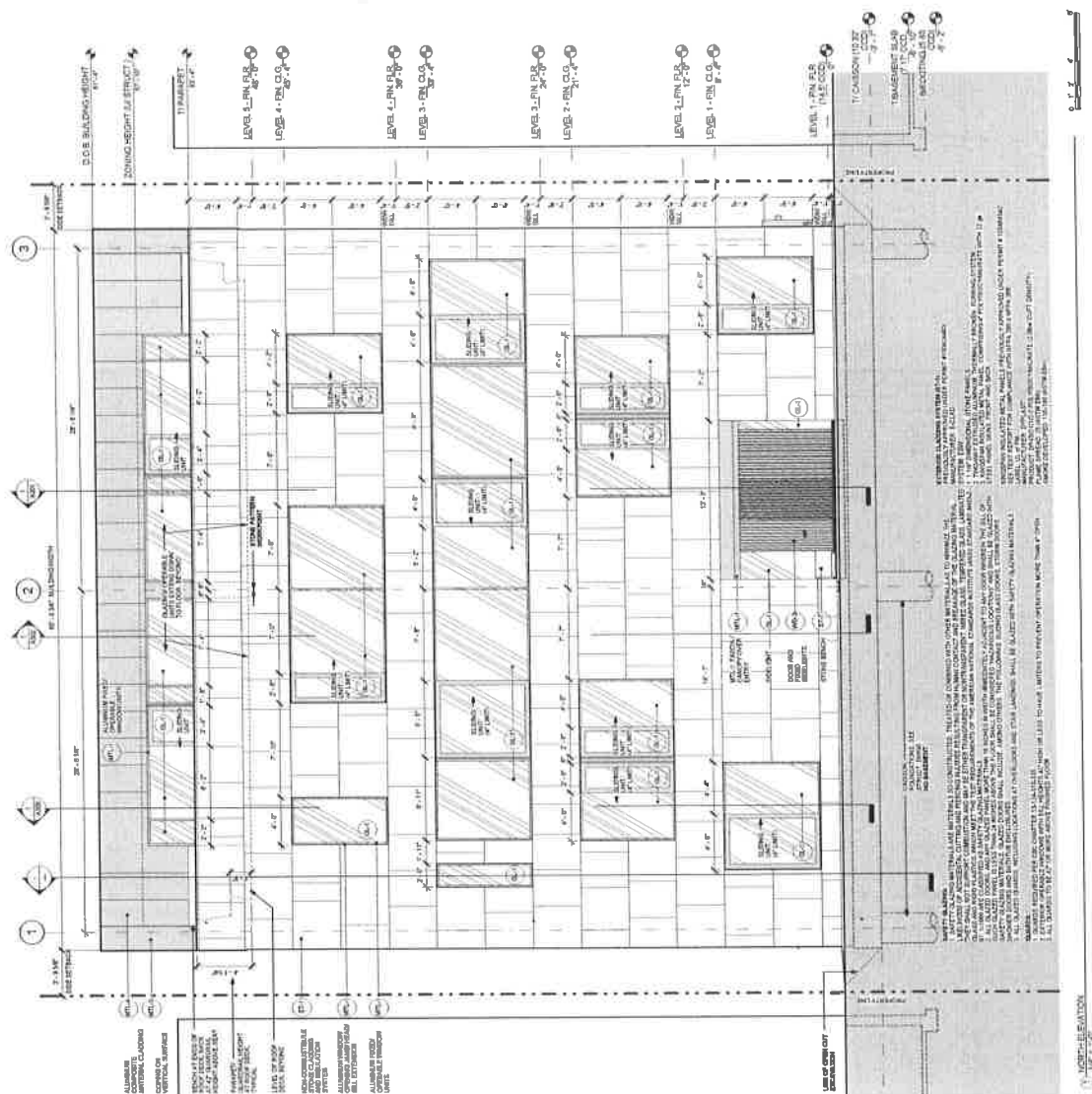
[illegible]

1558 ENR PERMIT

**SUPERIOR ST
RESIDENCE
455 W SUPERIOR ST
CHICAGO IL 60654**

EXTERIOR ELEVATIONS

Scale	1/4" = 1'-0"	Drawing No	A200
Job No	PS021		



MATERIAL RECEIVED

1. 1000 lbs. of 100% cotton
2. 1000 lbs. of 100% wool
3. 1000 lbs. of 100% silk
4. 1000 lbs. of 100% linen
5. 1000 lbs. of 100% rayon
6. 1000 lbs. of 100% polyester
7. 1000 lbs. of 100% nylon
8. 1000 lbs. of 100% acrylic
9. 1000 lbs. of 100% spandex
10. 1000 lbs. of 100% leather
11. 1000 lbs. of 100% fur
12. 1000 lbs. of 100% feathers
13. 1000 lbs. of 100% bone
14. 1000 lbs. of 100% shell
15. 1000 lbs. of 100% stone
16. 1000 lbs. of 100% wood
17. 1000 lbs. of 100% metal
18. 1000 lbs. of 100% plastic
19. 1000 lbs. of 100% glass
20. 1000 lbs. of 100% paper



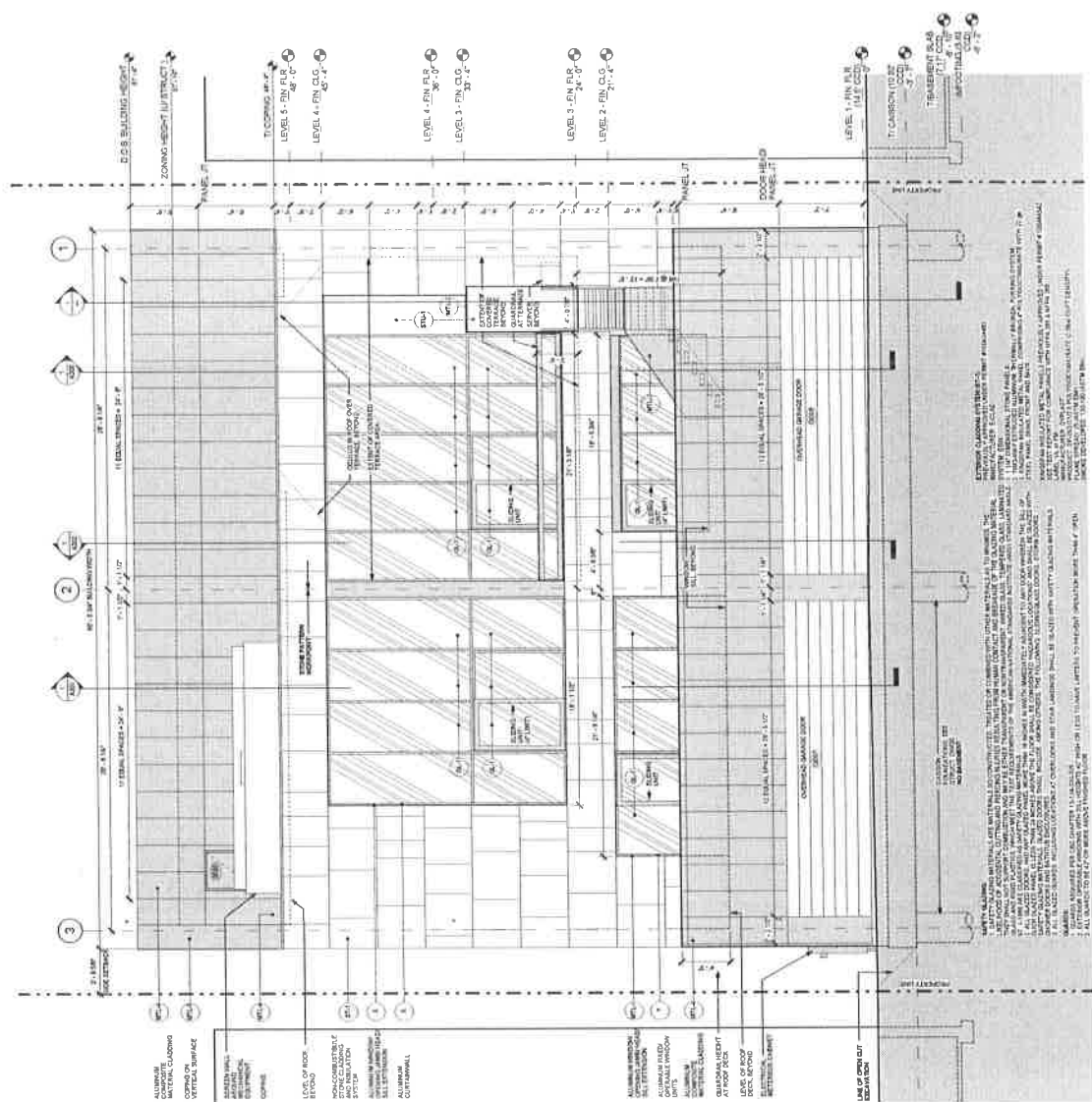
ARCHITECTURAL ELEVATION
0'-0" = 14.50 CCD DATUM

ISSUED FOR PERMIT

SUPERIOR ST
RESIDENCE
455 W SUPERIOR ST
CHICAGO IL 60654

EXTERIOR ELEVATIONS

scale	1/4" = 1'-0"	Drawing No	A201
Doc No	P5021		



Wheeler Kearns Architects

343 S Dearborn St Ste 200
Chicago Illinois 60604
312.939.7787

WheelerKearns.com

MATERIAL LEGEND

1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS SHALL BE PAINTED WITH A QUALITY EXTERIOR PAINT.
4. ALL EXTERIOR WALLS SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-15 MINIMUM INSULATION.
6. ALL EXTERIOR WALLS SHALL BE DRAINAGED AND VENTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH VEHICLES AND OTHER OBJECTS.
8. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH TREES AND OTHER OBJECTS.
9. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH POWER LINES AND OTHER OBJECTS.
10. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH ADJACENT PROPERTIES.
11. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH PUBLIC UTILITIES.
12. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH OTHER STRUCTURES.
13. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH OTHER OBSTACLES.
14. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH OTHER HAZARDS.
15. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM COLLISION WITH OTHER DANGERS.



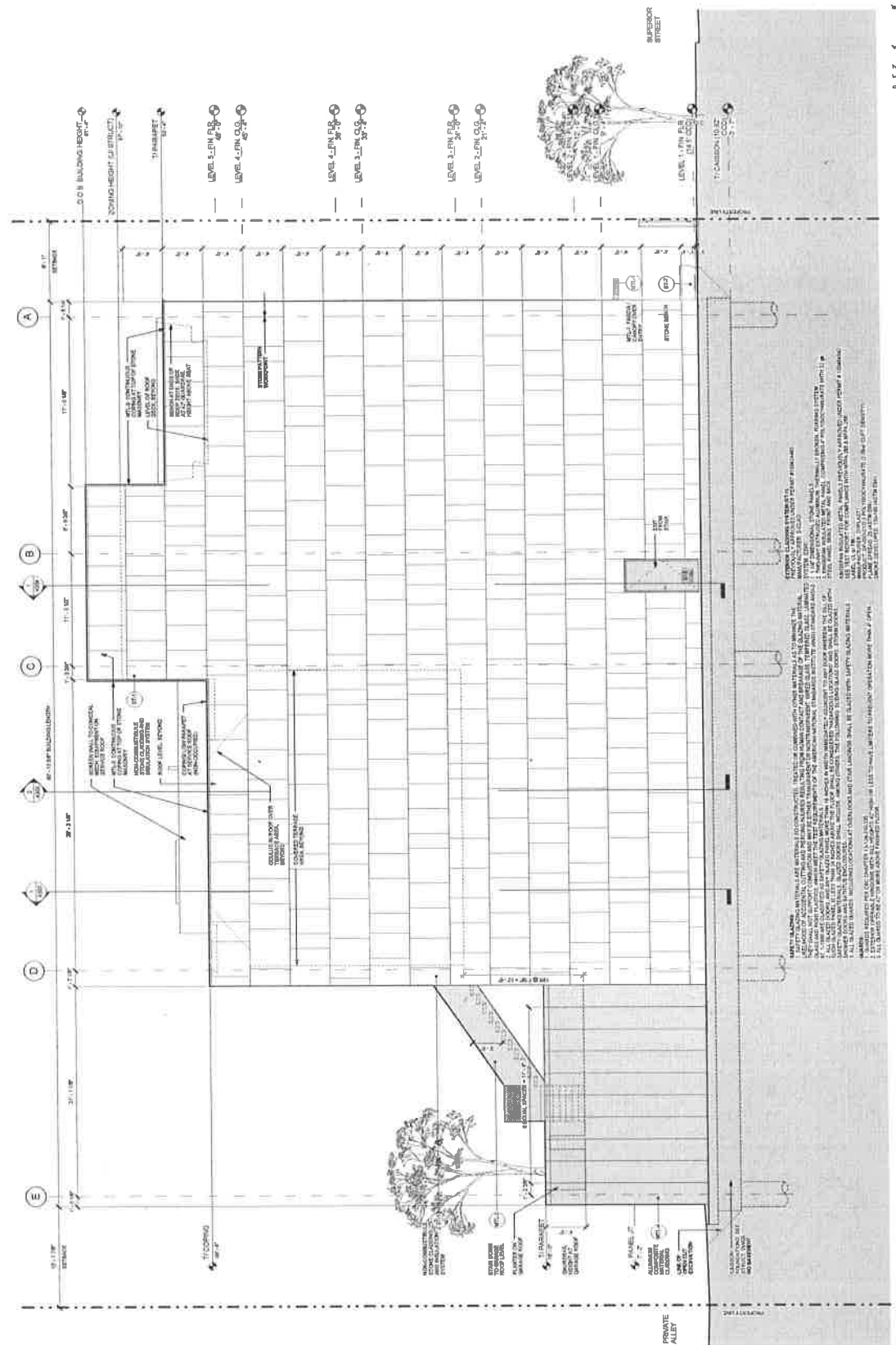
ARCHITECTURAL ELEVATION
0.00' = 1/8" = 0.000000000000000000

Revisions
2015.06.01
REVISION FOR PERMIT

SUPERIOR ST
RESIDENCE
485 W SUPERIOR ST
CHICAGO IL 60654

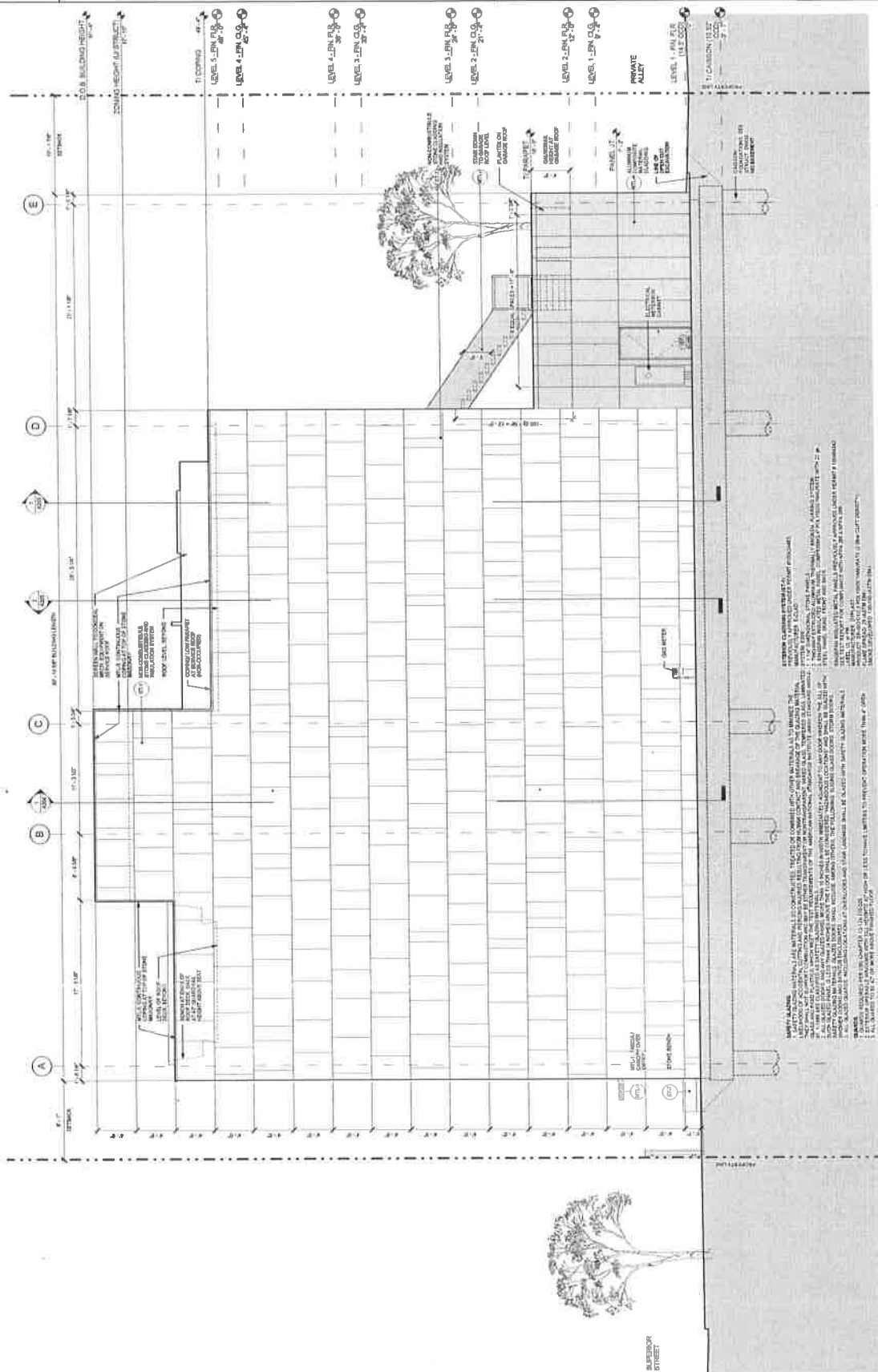
EXTERIOR
ELEVATIONS

Scale 1/8" = 1'-0"
Job No PERM
Drawing No A202



1/8" = 1'-0"

ELEVATION





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 5, 2015

Paul W. Shadle
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential Business Planned Development No. 447, as amended, Sub area E-2, 600 W. Chicago Avenue

Dear Mr. Shadle:

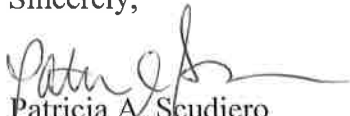
Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), as amended, has been considered by the Department of Planning and Development, pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of PD 447.

Your client, CW 600 West Chicago LLC, is the owner of the former Montgomery Ward & Co. Catalog House located at 600 West Chicago Ave., and which encompasses all of Subarea E-2 of the PD. They are seeking administrative relief to allow for the construction of a roof enclosure and deck atop the existing mechanical penthouse structure for use by the building's office tenant. The proposed rooftop addition will add approximately 910 square feet of floor area and its height will not exceed the maximum of 160 feet permitted. The property is a Chicago Landmark and the proposed roof deck was reviewed by the Commission on Chicago Landmarks' Permit Review Committee on July 9, 2015 and approved on July 17, 2015. The revised, attached Site Plan, Penthouse Roof Deck Plan, West and East Key Elevations, West and East Elevations at Roof Deck, and South and North Elevations shall be inserted into the main file.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Dijana Cuvalo, Main file



VON WISE ASSOCIATES
ARCHITECTS
1100 N. LAKE STREET, SUITE 100
CHICAGO, IL 60610
TEL: 312.467.1100
WWW.VONWISE.COM

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]



DATE: 09/15/15
PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

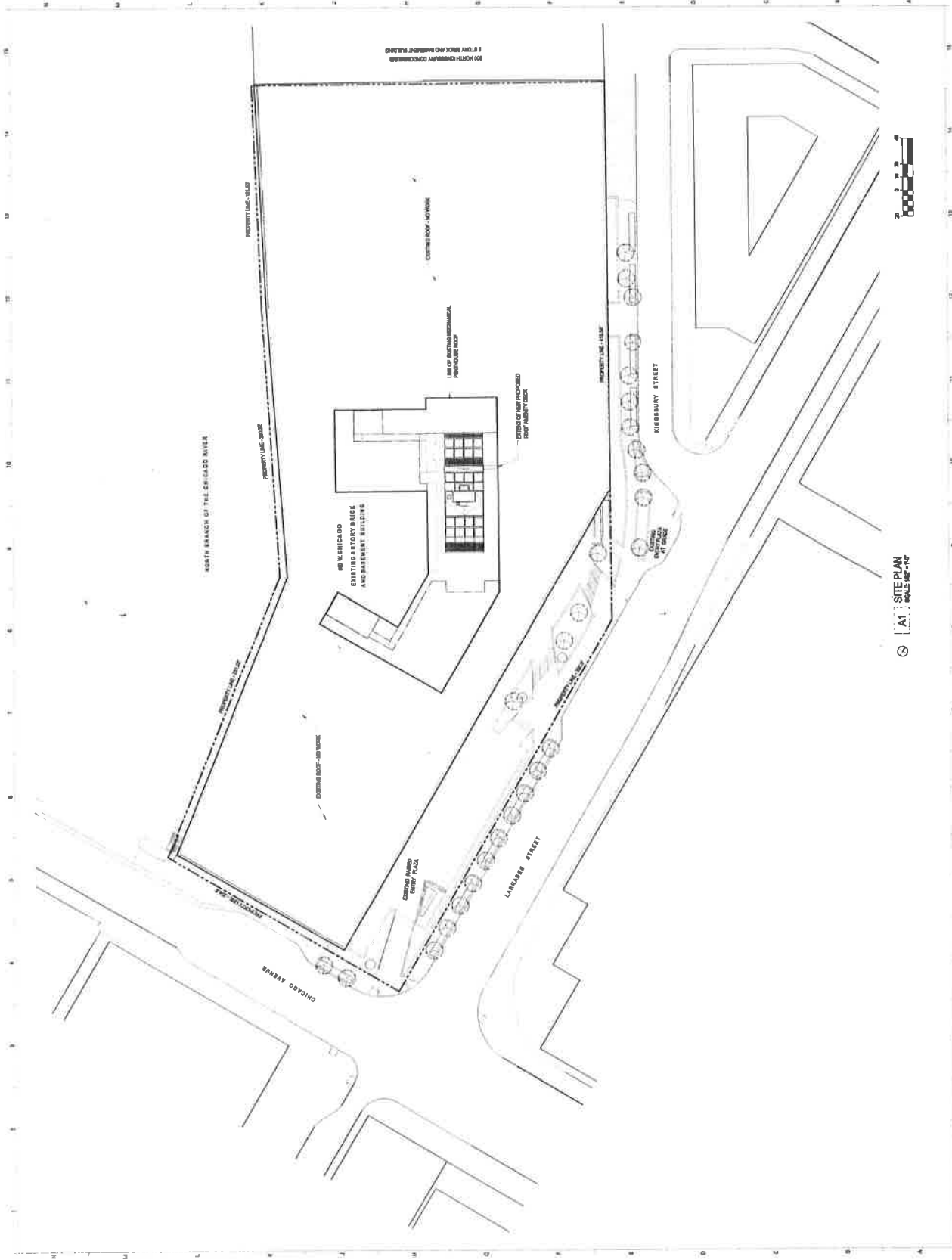
PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]

PROJECT: 600 W CHICAGO
SHEET: A000
DATE: SEPTEMBER 15, 2015
DRAWN BY: [Signature]



1" = 10' SITE PLAN
SCALE: 1/8" = 1'-0"





van Winkle associates
architects
600 W. Chicago Ave.
Chicago, IL 60654
www.vanwinkle.com

ARCHITECTURAL LEGEND

- NOT IN CONTRACT
- EXISTING WALL
- NEW WALL
- NEW DOOR
- EXISTING DOOR



Project Name
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

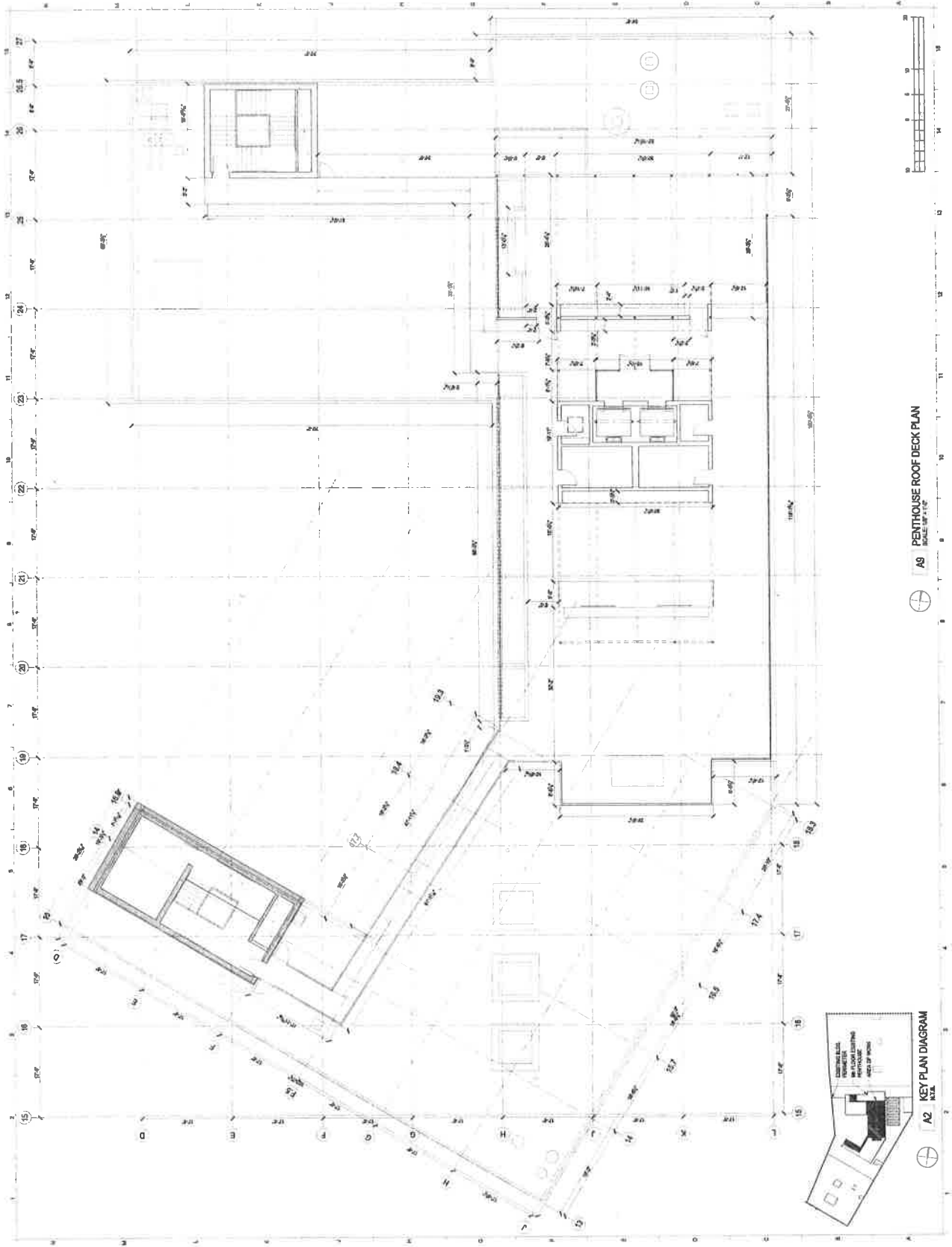
Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

Project Address
600 W. Chicago Ave.
Chicago, Illinois 60654
VWA 141.00

A101

PENTHOUSE ROOF DECK PLAN



A9 PENTHOUSE ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



A2 KEY PLAN DIAGRAM
SCALE: 1/8" = 1'-0"





Von Walde Associates
311 West Superior Street, Suite 215
Chicago, IL 60654
Phone: 312.337.5511
Fax: 312.337.5512
www.vonwalde.com



Project Name:
600 W CHICAGO
ROOF AMENITY DECK

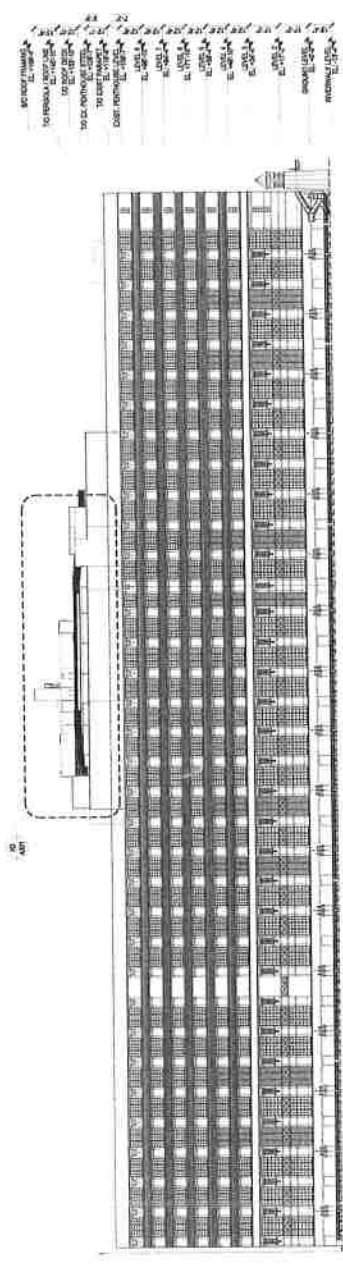
Project Address:
600 W Chicago Ave
Chicago, Illinois 60654

Project Number:
WVA 141.000

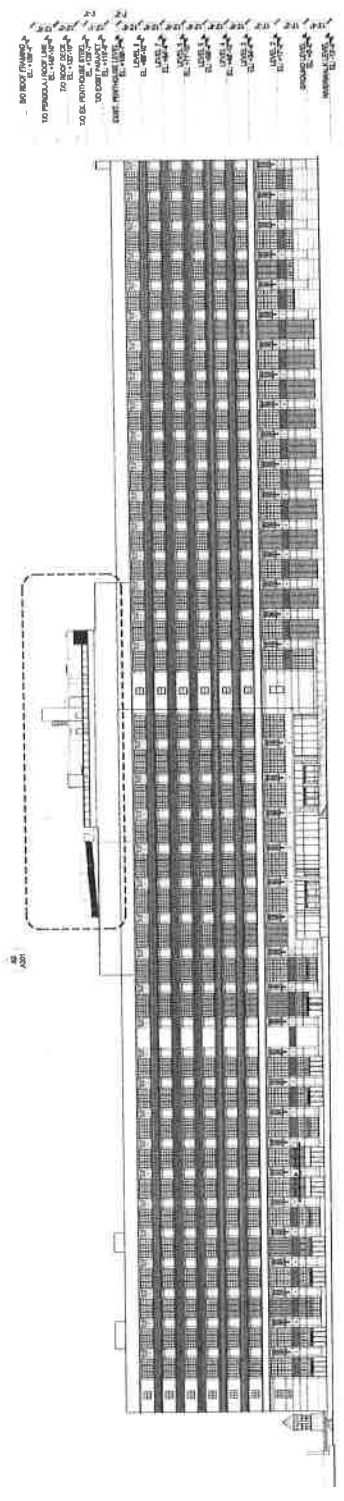
Issue Date:
SEPTEMBER 15, 2015

Sheet Name:
ROOF ELEVATIONS

Page Number:
A300



F4 WEST KEY ELEVATION
SCALE: 1/8" = 1'-0"



A4 EAST KEY ELEVATION
SCALE: 1/8" = 1'-0"



SEPTEMBER 15, 2015

Sheet Name: _____
ROOF DECK ELEVATIONS





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 12, 2014

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential Business Planned Development No. 447, as amended, Sub area A1, Parcel A1 West, NW corner of W. Chicago and N. Cleveland Avenues

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 ("PD 447"), as amended, has been considered by the Department of Planning and Development (the "Department"), pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of PD 447.

Your client, Chicago Cambridge, L.P., is seeking administrative relief to allow for the construction of a residential apartment building containing up to 214 dwelling units on Parcel A1 West. Specifically, you requested a minor change to allow:

- The transfer of dwelling units and floor area from Parcel B2 to Parcel A1 West as necessary to allow construction of the proposed project.
- Approval of revised site plans which would supersede the minor change granted on March 11, 2005.
- Acknowledgement from the Department that the proposed project is in compliance with Housing Sub-Project 203 set forth on Exhibit B-4 of the Redevelopment Agreement dated December 29, 2003 by and between the City of Chicago and Eport 600, L.L.C., Eport 600 Riverwalk Owner, L.L.C. and Eport Property Owner, L.L.C.

Your request letter did not reference a height increase however, as you are aware, the maximum height allowed in Sub area A1 is 140 feet and the elevations submitted identify a building height of 301'-2" or an increase of 115%.

PD 447 was passed on June 22, 1988, and amended on October 3, 2001, and April 10, 2013. On December 9, 2004, a previous administration granted relief to allow a height increase within Sub area C1 from 140 to 246 feet or 75%. The majority of Sub area C1 has a height restriction of 350 feet, however, the northern 70 foot parcel has a height restriction of 140 feet. While the


northern parcel was granted a height increase to 246 feet, it was still more than 100 feet less than the height allowed in most of the Sub area. On May 12, 2005, also under a previous administration, relief was granted to allow a height increase within Sub area A2 from 240 to 350 feet or 46%. Again, within this Sub area, there are two different heights allowed, 240 feet on the northern half and 140 feet on the southern half. There are 13 Sub areas within PD 447, and only Sub areas C1 and A2 have been granted building height increases and these are the two Sub areas which permit the tallest building heights, 350 feet and 240 feet, respectively.

Further, Sub areas C1 and A2 total 3.8 acres, and Sub areas B2 and D, whose maximum building heights are based on existing buildings, total 3.8 acres. The remaining 21 acres located within 9 other Sub areas have maximum building heights between 0 feet (a park) and 160 feet.

Therefore, the Department of Planning and Development has determined that allowing the proposed project, including a height increase from 140 feet to 301 feet within Sub area A1, would change the character of the development, and therefore, would not constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, I hereby deny this minor change request. In order to proceed with the project, an amendment to PD 447 is required.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Heather Gleason, Fernando Espinozo, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 8, 2013

Mara S. Georges
Daley and Georges, Ltd.
20 South Clark Street, Suite 400
Chicago, IL 60603-1835

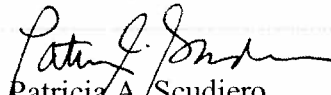
Re: Advisory Opinion for Residential-Business Planned Development No. 447, as amended, Subarea A-2, 750 North Hudson Avenue

Dear Ms. Georges:

In response to your recent request, we have reviewed the remaining allowable floor area and dwelling units in the northern 120 feet of Subarea A-2 of Residential-Business Planned Development No. 447, as amended ("PD 447"). Your firm represents The Onni Group, the owner of the property within the northern 120 feet of Subarea A-2 (750 N. Hudson Ave.). They are proposing a building containing 301,477.22 square feet of floor area and 240 dwelling units.

On May 12, 2005, a minor change was granted to allow for a proposed 31-story, 300 dwelling unit residential building within the northern portion of Subarea A-2. Included in the approved changes was an increase from 248 dwelling units to 326 units. Twenty-six (26) units have been constructed within Subarea A-2, therefore, there is an allowable balance of 300 units. In a letter to you dated June 6, 2012, we identified a balance of 581,866.56 square feet of floor area available within Subarea A-2. PD 447 was amended on April 10, 2013, to allow for development within Subarea B-2. Since then, there have been no changes to the remaining allowable floor area (581,866.56 SF) or remaining allowable dwelling units (300). Therefore, the Onni Group's proposed building's square footage and number of units does not exceed the remaining allowable floor area and dwelling units. Please be advised that pursuant to Statement No. 15 of PD 447, prior to Part II approval, a Site Plan shall be submitted for our review and approval.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Vicki Lozano, Fernando Espinoza, Main file

17671

51746

JOURNAL--CITY COUNCIL--CHICAGO

4/10/2013

Pages one through eight contain numerous ordinances for zoning map amendments.

Page nine contains orders for advertising and business identification signs.

At this time, I move for passage of the proposed ordinance and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thomas, Lane, O'Shea, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Waguespack, Mell, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappelman, Pawar, Osterman, Moore, Silverstein -- 44.

Nays -- None.

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

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

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

Reclassification Of Area Shown On Map Nos. 1-F And 3-F.

(As Amended)

(Application No. 17671)

(Common Address: 729 -- 755 N. Larrabee St.

And 529 -- 535 W. Chicago Ave.)

RBPD 447,99

[SO2013-789]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Business Planned Development Number 447 District symbols and indications as shown on Map Numbers 1-F and 3-F in the area bounded by:

a line 17 feet south of the centerline of West Hobbie Street extended west where no street exists; North Kingsbury Street; West Hobbie Street; North Crosby Street; North Larrabee Street; a line 458 feet north of and parallel to West Chicago Avenue; the alley next east of North Larrabee Street; the alley next north of West Chicago Avenue and the alley extended east where no alley exists; North Hudson Avenue; West Chicago Avenue; North Hudson Avenue; West Huron Street; North Kingsbury Street; West Superior Street; North Larrabee Street; West Erie Street; the east bank of the north branch of the Chicago River; West Chicago Avenue; a line 321.03 feet west of the west bank of the Chicago River as measured on the north line of West Chicago Avenue; a line 380.01 feet north of and parallel to the north line of West Chicago Avenue; and the east bank of the north branch of the Chicago River,

to those of Residential-Business Planned Development Number 447, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Residential-Business Planned, Development No. 447,
As Amended.*

Plan Of Development Statements.

1. The net site area delineated herein as Residential-Business Planned Development Number 447, as amended, consists of approximately one million two hundred fifty thousand one hundred eighty-six (1,250,186) square feet, or twenty-eight and seventy-one hundredths (28.71) acres (exclusive of public rights-of-way) of property which is depicted on the attached Boundary and Subarea Map (the "Property"). The applicant for this Planned Development Amendment is JPMorgan Chase Bank, N.A., the contract purchaser of the property located at 737 -- 755 North Larrabee Street, 529 -- 535 West Chicago Avenue.
2. The person or entity as may then own or control the area delineated herein shall obtain all required views, approvals, licenses and permits which are necessary to implement this plan development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way or consideration or resubdivision of parcels shall require a separate submittal on behalf of the Property owner or its successors, assignees or

grantees and approval by the City Council. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way require the approval of the Commissioner of Housing and Economic Development, who shall then adjust the net site area calculations with the table of controls accordingly. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners association which is formed) and, if different than the applicant, the legal titleholder and ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns unless control of a specific parcel is transferred in writing to another entity.

3. This planned development amendment consists of seventeen (17) statements; a Bulk Regulations and Data Table with Parking Loading Requirements; a Boundary and Subarea Map, an Existing Zoning Map, a Proposed Right-of-Way Vacation Map, a Proposed Right-of-Way Dedication Map, an Existing Land-Use Map, a Generalized Land-Use Map, and an Open Space Plan, all prepared by Lohan Associates (the "Lohan Exhibits"); a Right-of-Way and Street Width Table, and Street Landscape Cross Sections Numbers 1 through 9, all prepared by Wolff Clements Associates Ltd. (the "Wolff Clements Exhibits"); Building Elevations and Riverwalk Level and Street Level Riverwalk Access Plan and Riverwalk Level Plans, and Roof Level Plan of the Catalog Building (Subarea E-1) prepared by Pappageorge Haymes (the "Pappageorge Haymes Exhibits"); Building Elevations, Street Level Plan and Riverwalk Access Plan and Riverwalk Level Plan, and Roof Plan (Subarea E-2) prepared by Gensler (the "Gensler Exhibits"); and Riverwalk Plans and Details of the Merchandise Building (Subarea D) prepared by Fitzgerald Associates Architects, all dated February 22, 2001 (the "Fitzgerald Exhibits"). The Lohan Exhibits, the Wolff Clements Exhibits, the Pappageorge Haymes Exhibits, the Gensler Exhibits and the Fitzgerald Exhibits are incorporated herein by reference and referred to collectively as the "Original Exhibits". Also incorporated herein by reference are all site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto (collectively, the "Administrative Approvals"), and the revised site plan, open space plan, landscape plans and elevations for Subarea B-2 prepared by The Architects Partnership and dated March 21, 2013 (the "PD Amendment Exhibits"). To the extent there is a conflict between the Original Exhibits and the Administrative Approvals, the Administrative Approvals shall control. Similarly, to the extent there is a conflict between

either the Original Exhibits or the Administrative Approvals and the PD Amendment Exhibits, the PD Amendment Exhibits shall control. Full size copies of the Original Exhibits and the Administrative Relief Exhibits are on file with the Department. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

4. The following uses shall be permitted in this planned development subject to the restrictions contained in statement 9 and the Bulk Regulations and Data Table:

Subarea A-1: Multi-family residential; housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor) and taverns; urban farm (outdoor and indoor) and its accessory uses, including greenhouses and hoop houses; offices (both business and professional); hotel; community centers; medical uses; health club; day care; storage; district cooling facilities; wireless communications facilities; including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-2: Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-3: Residential, including townhomes, condominiums and single-family dwellings; retail uses including restaurant uses (with or without the sale of liquor) and taverns; accessory parking; and accessory uses.

Subarea B-1: Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; office (both business and professional); medical uses; health club; day care; parks and recreation uses; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea B-2: Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic

transmitting and receiving antennae; financial institutions; drive through facilities, for the sole purpose of serving a financial institution; accessory and non-accessory parking; and accessory uses.

Subarea C-1: Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor); offices (both business and professional); health club; day care; wireless and communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea C-2: Park and recreational uses; accessory uses.

Subarea D: Multi-family residential; day care centers; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-1: Multi-family residential; retail uses including restaurant uses with or without the sale of liquor, live entertainment and dancing and taverns (including unenclosed or partially enclosed restaurants and taverns; offices (both business and professional); hotel; health club; day care centers; amusement establishments; art galleries; arcades; marinas; telecommunications; high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-2: All uses permitted within a C3-5 Commercial-Manufacturing District (excluding animal hospitals; animal pounds; battery and tire service stations; Class I and II tire facilities; building materials sales; fuel and ice sales; house trailer sales; linen, towel, diaper and other similar supply services; machinery sales, monument sales, motor vehicle sales and rental; motorcycle sales; packing and crating; slaughtering and retail sale of live poultry; trailer sales and rental; community homes; automobile service stations; exterminating shops; feed stores; plumbing showrooms and shops; taxidermists; typewriter and adding machine sales and services; casket and casket supplies; undertaking establishments and funeral parlors); telecommunications, high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

In addition, the following uses shall be excluded from the retail area adjacent to the public riverwalk at the basement level and the retail area at street level; astrology, card reading, palm reading or fortune telling in any form; auto accessory stores; currency exchanges; employment agencies; inter-track wagering facilities;

laundry/laundrettes; loan offices; non-accessory office (business and professional), except for commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for purchase and removal from the premises by the purchaser; pawn shops; pay day loan stores; second hand stores and rummage shops; and tattoo parlors.

Subarea F: Intentionally deleted from the planned development.

Subarea G: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communication facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea H: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns, marinas, boat house, and boat storage; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea I: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail use including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Additional Permitted Use Regulations:

- a. Residential dwelling units, except for residential lobbies, shall not be permitted below the second floor in Subareas A-1, B-1, B-2 (northern one hundred twenty (120) feet and E-2 (southern one hundred twenty (120) feet).
- b. Residential uses shall be permitted below the second floor in Subareas A-2, C-1, D, E-1, G, H and I.
- c. Existing interim surface parking lots may remain until such time as such property is developed. Any proposed new interim surface parking lots are subject to approval of the Commissioner of Housing and Economic Development.

- d. Hotel may be located within one hundred twenty-five (125) feet of a residential district.
5. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration, and airport regulations as established by the Department of Housing and Economic Development, the Department of Aviation and Department of Law and approved by the City Council.
6. For purposes of maximum floor area ratio ("FAR") calculations, the definition contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area in an office building dedicated to mechanical equipment which exceeds five thousand (5,000) square feet in any single location shall not be included, and (ii) floor area devoted to accessory off-street parking related to any use within this planned development shall not be included. Transfer of floor area and dwelling units from one subarea to another may be permitted by the Commissioner of Housing and Economic Development if it meets the criteria for minor changes set forth in statement 8 hereof.
7. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each proposed building or improvement.
8. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of Housing and Economic Development upon the request of the owner and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
9. Parking and loading improvement on the property shall be designed, constructed and maintained subject to the following development parameters:
 - a. Off-Street Parking: Off-street parking shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development. New off-street parking areas must be carefully located and designed to be functional, compatible with immediately surrounding uses, and architecturally compatible with the surrounding neighborhood.

- b. To the extent required by the Illinois Accessibility Code, a minimum of two percent (2%) of all public parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. Any parking for residential uses within existing structures in Subareas D, E-1 and E-2 shall be exempted from this requirement.
 - c. Shared Parking: The parking facilities may be used, on a shared basis, to satisfy the accessory parking requirements for uses within this planned development. Accessory parking lots and structures may serve to provide the required parking for multiple uses, irrespective of location, within this planned development, subject to the approval of the Department of Housing and Economic Development.
 - d. Size: All required parking spaces shall meet the minimum size requirements as established by the Zoning Ordinance, except in existing buildings within Subareas D, E-1 and E-2 where because of column locations the size of the spaces may be reduced to compact car size.
 - e. Within the existing building in Subarea E-1, tandem stalls, where one (1) car parks in front of another shall be permitted for spaces assigned to a single household or user.
 - f. Lots: Interim surface parking lot shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance by the third (3rd) anniversary of the effective date of this planned development.
 - g. Off-Site Parking: Permitted uses may be served by parking facilities located on any land within this planned development, including land other than the zoning lot on which the building or use to be served is located. Off-site parking on land outside this planned development will only be permitted as a special use.
 - h. Off-Street Loading: Loading docks and related facilities shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development.
10. Vehicular and pedestrian circulation improvements shall be designed, constructed and maintained subject to the following development parameters:
- a. Public Roadways and Sidewalks: See statement 13, Public Improvements.
 - b. Curb Cuts: Private roadways, driveways, entrances to off-street parking and loading docks, openings for vehicular drop-offs and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with

pedestrian circulations. All curb cuts shall be constructed in accordance with the standards of the City of Chicago. No curb cuts will be permitted on Chicago Avenue.

c. Private Roadways:

- (i) Property owners are encouraged to minimize the use of private roadways and to construct and dedicate public roadways for the purpose of providing ingress, including emergency vehicle and service access, to residential units.
- (ii) Private roadway shall mean any drive or way designed and intended for use as vehicular access to or within any subarea.
- (iii) Private roadways may be constructed in any of the subareas for the purpose of providing ingress and egress, including emergency vehicle and service access, to residential units.
- (iv) Each private roadway must be shown on an approved Site Plan, and each segment of private roadway shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
- (v) Fire Lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such fire lane.
- (vi) All private roadways shall be designed and configured to provide pathways to public street.

11. Design Guidelines: The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits attached hereto. In addition, the following guidelines shall apply:

A. Open Space:

- (i) Publicly Accessible Open Space: The property owner(s) shall provide open space that is accessible to the public during normal Chicago Park District hours and that is substantially similar to that which is shown on the Open Space Plan attached hereto.
- (ii) Open space shall be provided at a ratio of eighty-seven (87) square feet of open space per dwelling unit, provided, however that an overall minimum of one hundred forty-one thousand (141,000) square feet of

open space (sixty-six thousand (66,000) square feet riverwalk, thirty-five thousand (35,000) square feet Subarea H and forty thousand (40,000) square feet Subarea C-2) as indicated on the Open Space Plan shall be provided. The amount of open space required for Subareas B-1 and B-2, as determined by the eighty-seven (87) square feet per unit ratio, shall be located on either or both subareas. The open shall be a minimum size of four thousand (4,000) contiguous square feet and shall have a minimum width of twenty-five (25) feet.

- (iii) Private and common open space shall be provided for the residential units in the form of private yards and landscaped common areas at grade, terraces, rooftop gardens, balconies with integral planter's boxes, landscaped setbacks or other spaces as appropriate. All townhouses shall comply with the Open Space requirements of the Townhouse Ordinance.
- (iv) The Property owners shall comply with the applicable provisions of the City's Open Space Impact Fee Ordinance. The open space areas developed in accordance with the Open Space Plan and that meet the criteria described in these statements shall entitle the Property owner to a credit of Three and 60/100 Dollars (\$3.60), or the current rate, per square foot of open space against the impact fees due. Additional open space areas that meet the standards for on-site open space shall be established by the current Open Space Impact Fee. Administrative Regulations and Procedures may also entitle the owner to a credit.
- (v) The public open spaces identified on the Open Space Plan (see 11.A(v) for the riverwalk within existing buildings in Subareas D, E-1 and E-2), shall include the following improvements as appropriate: internal pathways, planting beds, trees, benches, drinking fountains, bike racks, light fixtures, bollards, play equipment for tots and other children, fountains or other water features, or public art. At least one (1) of the public open spaces shall contain play equipment. Public streets: walkways or the riverwalk shall abut at least one (1) side of every public park. All open spaces identified on the Open Space Plan shall contain plaques at entrances to such open spaces stating that the park or open space is open to the public during normal Chicago Park District hours.
- (vi) In order to achieve the City's goal of increasing the continuity and accessibility of the riverwalk, space adjacent to and at the level of the river and within the existing buildings in Subareas D, E-1 and E-2 and areas leading to such spaces, shall be developed and maintained as publicly accessible riverwalk, as follows:

- a. Subarea D: The area within the first structural bay adjacent to the Chicago River at the basement level for the entire length of the existing building shall be dedicated to public riverwalk use. This area shall be adequately lit and finished per the exhibits attached. The Riverwalk shall connect to an existing tunnel under the Chicago Avenue bridge at the north end, where one (1) stair and one (1) elevator shall also provide access to Chicago Avenue. At the south end, the riverwalk shall open directly to the open-air walk in Subarea C-1.
 - b. Subarea E-2: The area adjacent to the Chicago River for the entire length of the building (see Basement Floor Plan and Riverwalk Level for details) shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 2 and 22, 29 and 35, and 38 to 41. The riverwalk shall be open-air riverwalk on its west facade. At a minimum, exposed concrete walls, columns and beams shall be sandblasted. Floors shall be stained concrete. Two (2) connections to the main building entrances on Larrabee Street shall occur from the riverwalk. An elevator and grand staircase shall provide access to the riverwalk from the street level of the building. Public toilets and drinking fountains shall be provided. Retail, restaurant, health club and other uses shall line the riverwalk and connections as per statement 4. The riverwalk shall connect to Chicago Avenue via a staircase at the south end, and to an existing tunnel under the Chicago Avenue bridge. The north end of the riverwalk shall connect to the riverwalk in Subarea E-1.
 - c. Subarea E-1: The area adjacent to the Chicago River (see Ground Level Site Plan for details) for the entire length of the building shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 41 and 44, and 47 and 57. The riverwalk shall be an open-air riverwalk on its west facade. Finishes shall match the riverwalk in Subarea E-2. A grand staircase and elevator shall provide a connection to the first (1st) floor entrance on Kingsbury Street. The riverwaik shall open directly to the open-air riverwalk north of the existing building.
- (vii) All open areas of this planned development which are not otherwise devoted to permitted buildings, parking areas or pedestrian/vehicular circulation areas shall be maintained with the following: landscaping, which shall consist of grass, ground cover, shrubs, trees or other living plant materials; approximately designed public plazas; riverwalk; or with a harbor or docks.

In addition to the requirements of this planned development, any development within this planned development shall incorporate landscaping

to the extent feasible to enhance the appearance of the development from the public street, to screen unsightly uses from the street and to provide compatible buffers between adjacent uses. All private property landscaping shall be properly and adequately maintained at all times. Parkway trees shall be provided and maintained in accord with the applicable provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

- (viii) The public open space to be provided within Subarea H shall be a minimum of thirty-five thousand (35,000) square feet and shall be open to existing or proposed public rights-of-way or to the riverwalk. The final design and configuration of this open space shall be subject to the review and approval of the Department of Housing and Economic Development.
- (ix) A pedestrian way/view corridor shall connect the open space area in Subarea H with Hobbie Street to the north and Kingsbury Street to the south. The pedestrian way shall be a minimum of twenty-five (25) feet wide and will align with Kingsbury Street. The pedestrian way shall be improved with decorative sidewalks, landscaping, lighting, and other amenities as appropriate and shall be open to the public during normal Chicago Park District hours. If the pedestrian way contains a service drive, it shall be decoratively paved.

B. Streetscape:

- (i) A minimum of fifty percent (50%) of the linear frontage on Chicago Avenue of new structures shall be provided with retail or commercial uses or lobbies at the first (1st) floor level to provide for a lively pedestrian experience. New or existing developments facing other streets are encouraged to have retail, commercial, and office uses as well as residential uses, where permitted, at the first (1st) floor. It is acknowledged, however, that parking is a permitted use at the first (1st) floor level.
- (ii) In general, new structures, except for the new structures to be built within Subarea C-1, shall have setbacks which match the predominant setback of adjacent structures on the street. Increased setbacks may be allowed or required for residential structures to provide adequate common landscaped areas or private yards, or in other circumstances where a larger setback area would permit additional landscaping, outdoor sidewalk cafe seating, or other amenities. Notwithstanding the above, setbacks shall not be required on Chicago Avenue.
- (iii) The owner shall install new street trees, sidewalks, decorative lighting, parkway planting, benches, garbage containers, sculpture, or other elements as appropriate concurrent with the development of each site within any subarea and in general accordance with the Right-of-Way and Street Width Table.

C. Urban Design:

- (i) **Building Entrances:** For each building adjacent to a public right-of-way, a primary building entrance must be oriented to, accessible from and visible from the public right-of-way.
- (ii) **Garage Door:** No single-family home or townhome shall have a garage door facing the public street.
- (iii) **Building Materials:** The primary material for the facades of structures located within this planned development which are generally visible from the public right-of-way but are not otherwise devoted to windows or other openings shall be masonry (i.e., brickwork, stonework, terra cotta, et al.), metal (i.e., copper, tin, stainless steel, iron, et al.) or materials (such as concrete) which are articulated and colored to give the appearance of, and which are compatible with, masonry. For business or commercial uses, aluminum and glass curtain wall system shall be permitted. Windows or courses of windows are to be provided on all sides of each building above its base. The colors and textures of materials used within any subarea are to be complementary and compatible. Mechanical equipment on rooftops shall be screened with quality materials and made a feature of the building design, where appropriate.
- (iv) **Parking Structures:** Any new parking structures shall be constructed in accordance with the Parking Garage Ordinance and the Landscape Ordinance. In addition, any new structure adjacent to the Chicago River or to the Catalogue Building must be fronted with active-use spaces or predominantly enclosed with glazing with the minimal use of louvers, as necessary for ventilation. Any new parking structures adjacent to Chicago Avenue shall be fronted with active-use spaces or predominantly enclosed with glazing or other high-quality screening materials on the facade facing Chicago Avenue and wrapping the corner for the first twenty (20) feet. Garage facades which are enclosed with glazing shall be exempt from any requirements for landscaping in planters or baskets attached to the facade.
- (v) **Streetfront Fences:** Fencing on private property adjacent to a public right-of-way shall be substantially open and shall not take the form of a wall which prevents views from the public right-of-way into the private property lying between the fence and the facade of the structure. Fencing adjacent to the public right-of-way shall not be of chain link or wood construction. Closed fences may be allowed if adjacent to noxious, unsightly uses (such as generators or loading docks), subject to the approval of the Department of Housing and Economic Development.

- (vi) Lighting: Lighting along private pedestrian ways shall be compatible with the lighting in the public right-of-way. Lighting in the public rights-of-way shall be subject to the future approval of the Department Housing and Economic Development. The level or intensity of lighting shall be sufficient to permit reasonable safety in walking.
- (vii) Signage: Except as delineated below, permitted signage within the planned development area shall include signs for buildings identified and information, business identification and information, and parking identification and information; however, all signage shall be subject to the approval of the Department of Housing and Economic Development. The Department of Housing and Economic shall review the design, materials, size, illumination level, and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II Approval for said signs.

The Department of Housing and Economic Development encourages signs with individually lit or backlit letters, logos or other three-dimensional effects and strongly discourages box signs and painted or applied murals. Electronic message boards are prohibited. It is preferred that tenant identification signs on the facade of new buildings should be located in a sign bank area within the first (1st) floor level near the tenant's space and/or entrance; however, the location of such signage shall be determined during the site plan approval process and alternate sign locations may be agreed upon during that process.

No posters or other two-dimensional images should be affixed directly to the glass. Any permitted posters (i.e., not affixed directly to the glass) should occupy no more than twenty percent (20%) of the window area.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is permitted in all subareas, subject to the approval of the Department of Housing and Economic Development.

Any proposed moving signs, rooftop signs or projecting signs will be reviewed on a case-by-case basis. Signage for the west side of the existing building within Subarea E-2 shall be allowed to contain individual illuminated letters similar in size and details to the historic Montgomery Ward's sign, subject to review by the Commission on Chicago Landmarks.

- (viii) Facade Design: The wall of any new structure facing a public street (the "streetwall") shall be given texture and detail through the use of projections, recesses, offsets, variations to the parapet wall, variations in the type or color materials or other devices which contribute to an architectural character. A minimum of fifty percent (50%) of the streetwall

at the ground level of any new structure containing retail, commercial or office uses at the ground level shall be finished with clear glass opening onto active internal uses. The remainder of that streetwall shall be architecturally compatible with adjacent structures.

- D. Satellite dishes or other electronic receiving devices must be placed in an area minimally visible from the adjacent street; provided, however, that these provisions shall not apply to the existing equipment located on the existing building in Subarea B-2. Propane tanks, garbage receptacles, et cetera, must be within the building area and screened from view. Boats and other recreational equipment must also be stored inside and screened from view other than those allowed in the marina area.
- E. Riverwalk (at non-existing buildings): To further the goals of the Chicago Zoning Ordinance (Section 11.11-3(1)) and the "Chicago River Urban Design Guidelines" for the downtown corridor, the owner shall set back all new buildings and parking areas from the existing river edge as depicted on the Riverwalk Plan and Details. The publicly accessible portion of this setback area shall be improved with decorative paving and landscaping, special lighting, railings and seating. Prior to the issuance of any Part of II Approval, more specific plans for the public riverwalk shall be reviewed by the Department of Housing and Economic Development with input from the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for physically disable persons.

12. Existing Montgomery Ward Riverfront Structure.

- A. Subarea E-2. The existing structure located in Subarea E-2 has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance.
- B. Subareas E-1 And D. Along with the building in Subarea E-2, the existing structures in Subareas E-1 and D form the Montgomery Ward and Company Complex and are a National Historic Landmark. In order to protect the historic and architectural character of the buildings in Subareas E-1 and D, any exterior alterations and changes shall be consistent with the applicable Building Plans, Elevations and Riverwalk Sections, as set forth in statement 3 of this planned development. In particular:
 - (i) Projecting and recessed balconies shall be allowed in the locations shown on the Elevations, although recessed balconies may be substituted for

projecting balconies as shown; provided, however, that as long as the total number of balconies and the basic patterns remain the same, the Applicant may change the location of the balconies as necessary by interior requirements and subject to the approval of the Department of Housing and Economic Development. No additional balconies will be allowed. After the existing building's facades have been painted in either Subarea D or E-1, two (2) or more balconies shall be test painted in order for the Department of Housing and Economic Development to review and approve the color selection in place.

- (ii) Habitable and non-habitable roof-top additions shall be limited to the locations and dimensions shown on the Elevations. No additional rooftop additions will be allowed.
- (iii) Window openings shall not be added, enlarged or closed up except as shown on the Elevations. On the second (2nd) level and above, the size of all window openings and the spandrels below the windows shall be maintained, except that the spandrels may be modified to accommodate two standard-width doors per each projecting balcony for access on the existing building in Subarea E-1 and one (1) standard-width door per each projecting balcony for access on the existing building in Subarea D.
- (iv) The tower and statute of the "Spirit of Progress" on the building in Subarea D shall be preserved. The top of the tower and the statue shall have architectural accent lighting.
- (v) In addition to the design parameter set forth in statement 11.A, signs and canopies on the buildings in Subareas D and E-1 shall be consistent with those approved by the Commission on Chicago Landmarks for the building in Subarea E-2.

13. Public Improvements:

- A. Prior to the occupancy of any buildings, except as provided in statement 13(B), improvements necessary to serve or accommodate the building for use shall be in place and available for use. The 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. Improvements necessary to serve uses of buildings on the property are the following: (i) the public roadway improvements depicted on the Proposed Right-of-Way Vacation Map, Right-of-Way Vacation Map, Right-of-Way Dedication Map, Right-of-Way and Street Width Table, and Street Cross Sections (including pavement, required turn lanes, curbs and gutters, and traffic signals); (ii) the utilities necessary to provide potable water, sewer facilities, electric, gas, telephone, cable and other private utility facilities and services to the Property; (iii) the streetscape improvements (including sidewalks, streetlights, street trees, and

planters) depicted generally on the Street Cross Sections; and (iv) the publicly accessible parks or open spaces depicted on the Open Space Plan.

B. The following specific improvements shall be completed by the owner within the time periods described below. A "Development Parcel" means that portion of the Property located within a single subarea which is the subject of an application for Site Plan approval as described in statement 15 of this planned development:

- (i) The new construction of, widening, narrowing, or other improvements to, Kingsbury Street, Larrabee Street, Superior Street, Chicago Avenue, Oak Street, Hudson Avenue, Huron Street, Cambridge Street, and Hobbie Street, shall be constructed and completed by the owner per Right-of-Way and Street Width Table and Street Cross Sections. The alignment of Cambridge Street with Kingsbury at the Chicago Avenue intersection and provision of a new traffic light shall be completed no later than initial occupancy of the first (1st) principal structure constructed within Subareas A-1 or B-1.
- (ii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.

The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.

- (iii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than, six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.
- (iv) The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.
- (v) Conveyance of the park within Subarea C-2 to the Chicago Park District, free and clear of all encumbrances inconsistent with public use, shall also occur prior to issuance of a Certificate of Occupancy for any structure in Subarea C-1. An easement to the City for the use of approximately two hundred eighty-six (286) square feet of space at the south end of Subarea C-2 to build an accessible ramp for a water taxi dock at the end of Erie Street shall be conveyed to the City within three (3) months of passage of this planned development amendment.

- (vi) Improvements to the riverwalk depicted on the Open Space Plan, shall be completed as follows: In Subareas C-1 and H, the riverwalk shall be completed and available for public use no later than six (6) months following initial occupancy of the first principal structure constructed within such subarea. In Subarea E-1, the external riverwalk north of the Catalogue Building shall be completed at the time of occupancy of any new structure adjacent and to the east, or at the time of completion of the riverwalk in Subarea H, whichever comes first. The riverwalk internal to the existing building in Subarea D shall be completed and available for public use within six (6) months following initial occupancy of the building. The riverwalk internal to the existing buildings in Subareas E-1 and E-2 shall be completed and available for public use within one (1) year following fifty percent (50%) occupancy of the building.
14. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The owner shall use reasonable efforts to design, construct and maintain all buildings located within the Property in an energy efficient manner, generally consistent with the most energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineers Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development.
15. Prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property included within this planned development, other than interior-only alterations to existing buildings, a site plan for proposed development, including parking areas (a "Site Plan") shall be submitted by the owner or with the owner's written approval to the Commissioner for approval; provided, however, that individual lot owners for properties located within Subarea A-3 may submit a Site Plan for approval pursuant to the requirements of this statement. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this planned 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 right-of-ways, for which approval is being sought by the owner. No Part II Approval for any portion of the Property shall be granted until an applicable Site Plan has been approved. Provided, however, that prior to the Commissioner's approval of a Site Plan for development of Subareas C1, C2 and H or for the development of the riverwalk through the improvements in Subareas E-1 and E-2, the Commissioner shall seek the review by the Chicago Plan Commission of the Site Plan with respect to Subareas C-1, C-2 and H and the riverwalk plans with respect to Subareas E-1 and E-2.

If a Site Plan substantially conforms to the provisions of this planned development, the Commissioner shall approve said Site Plan in writing within thirty (30) days of submission of a complete application for approval thereof. If the Commissioner fails to

make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site shall be deemed approved by the Commissioner.

If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this planned development, the Commissioner shall advise the owner in writing of the specific reasons for such adverse determination and specific areas in which the Site Plan and supporting data and material do not substantially conform to the provisions of this planned development not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination of any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make final written determination of any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner. Provided, however, that this paragraph shall not apply to the Site Plan review described in the previous paragraph for Subareas C1, C2 and H and the review of the riverwalk plans with respect to Subareas E-1 and E-2 until reviewed by the Chicago Plan Commission, which review shall occur at the next scheduled Plan Commission hearing available after submittal of the applicable Site Plan or riverwalk plan to the Commissioner.

Following approval of a Site Plan by the Commissioner, 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 planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of statement 8 hereof. In the event of any inconsistency between an approved Site Plan and the terms of this planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;
- (d) all pedestrian circulation routes;
- (e) elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);
- (g) locations and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;

- (i) all landscaping and buffer zones (including a description of all landscape materials);
- (j) statistical information application to the Property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels.
- (k) parameters of building envelopes including:
 - (i) maximum building height; and
 - (ii) setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

16. Sunset the Property is intended to be developed in phases extending over periods of time. This statement describes the schedule for commencement of development over those phases.
- A. Initial Period. Unless substantial construction or renovation has commenced upon a minimum of one million (1,000,000) square feet of floor area within six (6) years of the effective date of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the C3-5 Commercial-Manufacturing District classification. Such reversion shall not render any building existing at the time to be nonconforming.
 - B. Subsequent Periods. Unless substantial construction or renovation has commenced and been diligently pursued after the initial period on two million (2,000,000) square feet of floor area (cumulative) within ten (10) years of the effective date hereof, and three million (3,000,000) square feet of floor area (cumulative) within twenty (20) years of the effective date hereof (the "Subsequent Periods"), the department may decide to review and recommend modification of the provisions of this planned development in whole or in part; provided, however, that any such modification may not render any building

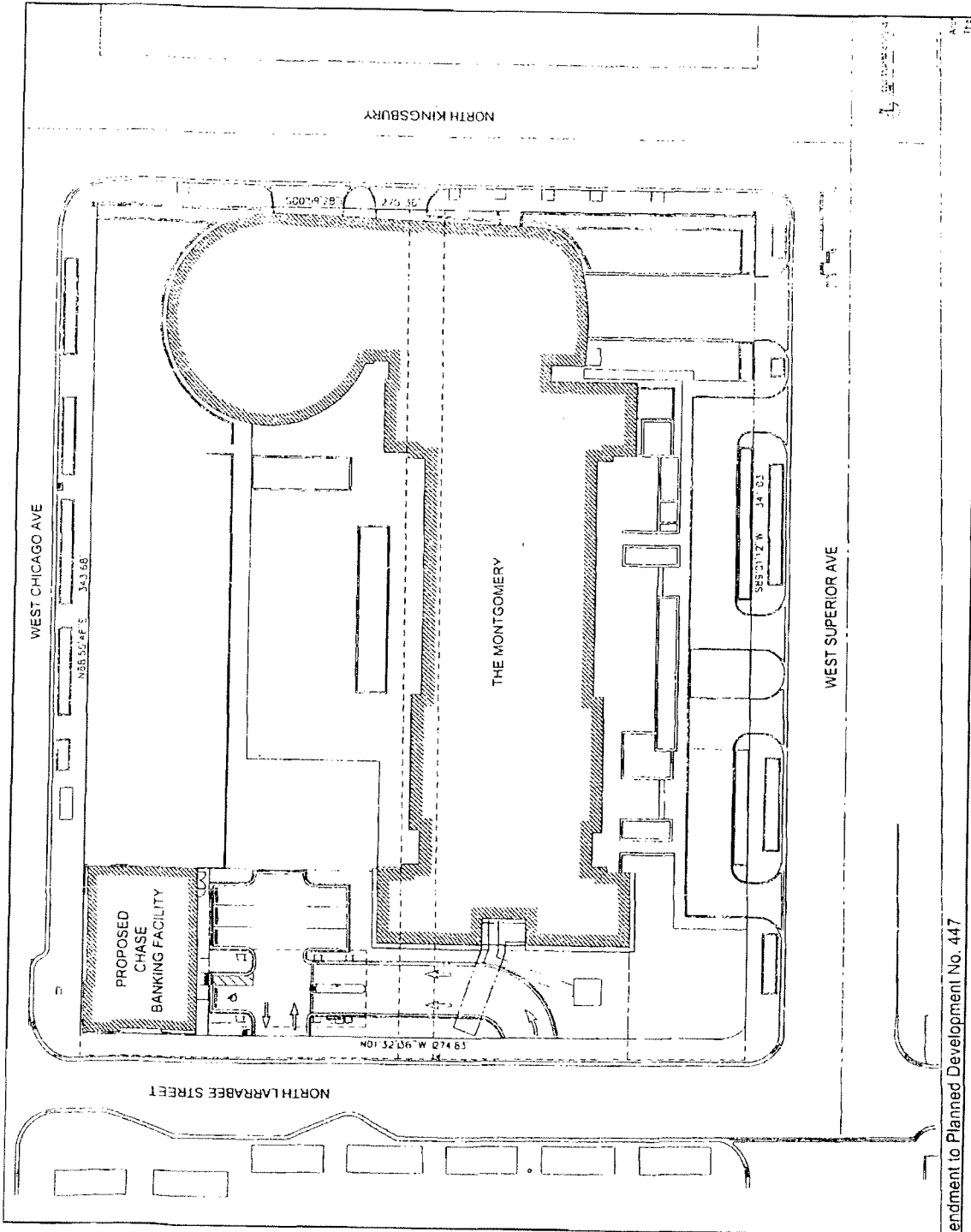
existing at the time to be nonconforming. The department's determination that the planned development ordinance must be reviewed shall be reflected in an application filed by the City for a planned development amendment, with City being deemed the applicant and providing, such notice as may be required by law. If any subarea has been improved per the terms of this planned development and the planned development is amended pursuant to this statement 17, the amended planned development shall preserve the provisions applicable to the improved subarea. As of March 21, 2013, the date of this amendment, 3,082,324 square feet of development have been completed within the entire planned development and this section of the planned development is satisfied.

- C. Unless substantial construction has commenced for the three thousand (3,000) square foot bank building and ATM facility within six (6) years of the effective date of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 447, last amended June 27, 2012. Should this planned development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming.
17. Severability. It is hereby declared to be the intention of the City Council of the City of Chicago that the provisions of this planned development ordinance are severable. If any provision, clause, paragraph, or statement of this planned development shall for any reason be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, that judgment shall not affect, impair, or invalidate the remainder of this planned development.

[Subarea B2 Site Plan; Subarea B2 Total Open Space Exhibit; Total Green Roof Calculations; Architectural Site Plan with Landscaping; Building Elevations; Total Green Roof Calculations referred to in these Plan of Development Statements printed on pages 51767 through 51772 of this *Journal*.]

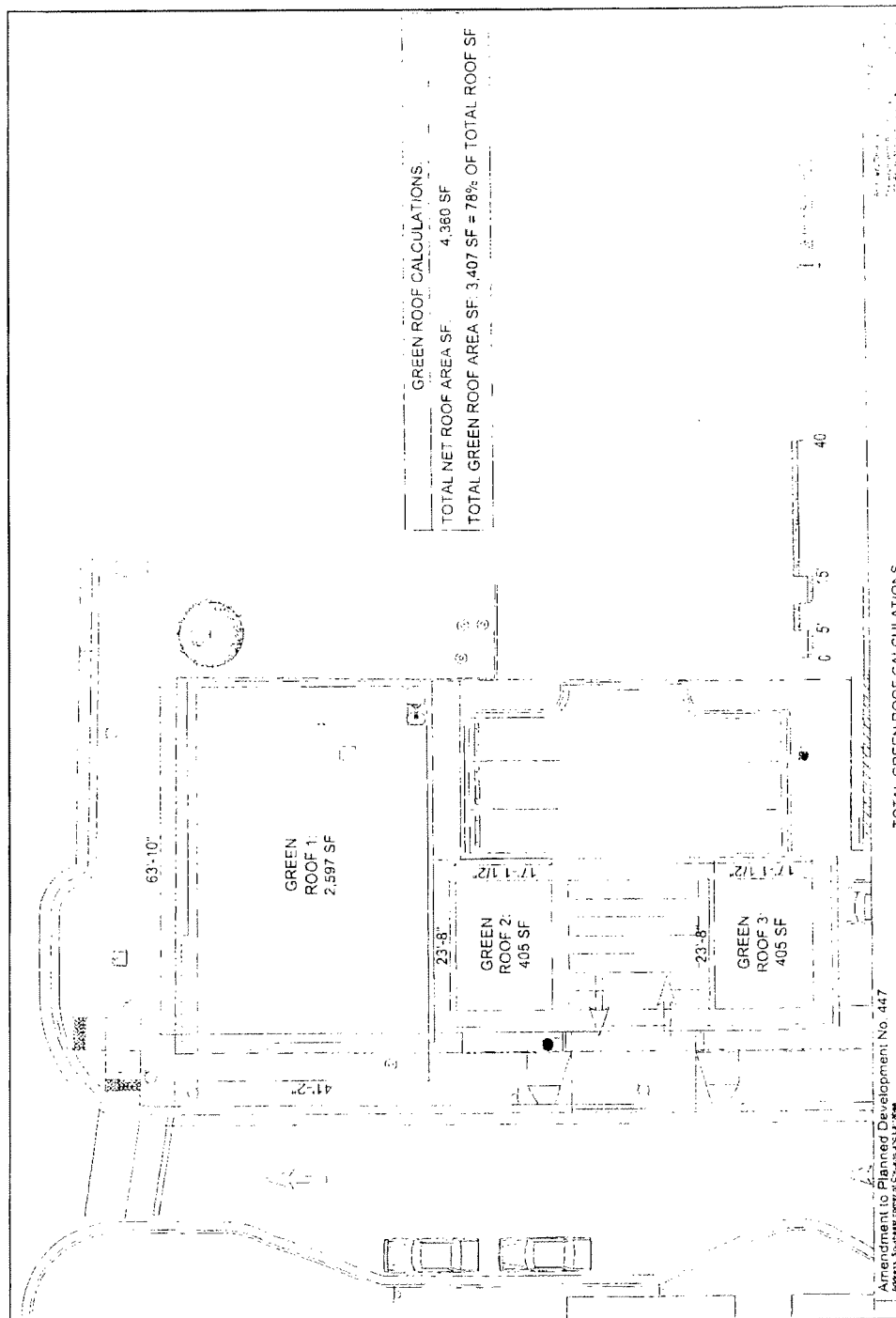
[Bulk Regulations and Data Table with Parking Loading Requirements; Existing Zoning Map; Proposal Right-of-Way Vacation Map; Proposed Right-of-Way Dedication Map; Existing Land-Use Map; Generalized Land-Use Map; Right-of-Way and Street Width Table and Street Landscape Cross Sections 1 through 9; Riverwalk Level and Street Level Riverwalk Access Plan; Riverwalk Level Plans; Roof Level Plans of Catalog Building; Street Level Plan and Riverwalk Access Plan; Riverwalk Level Plan; and Roof Plan unavailable at time of printing.]

Subarea B2 Site Plan.

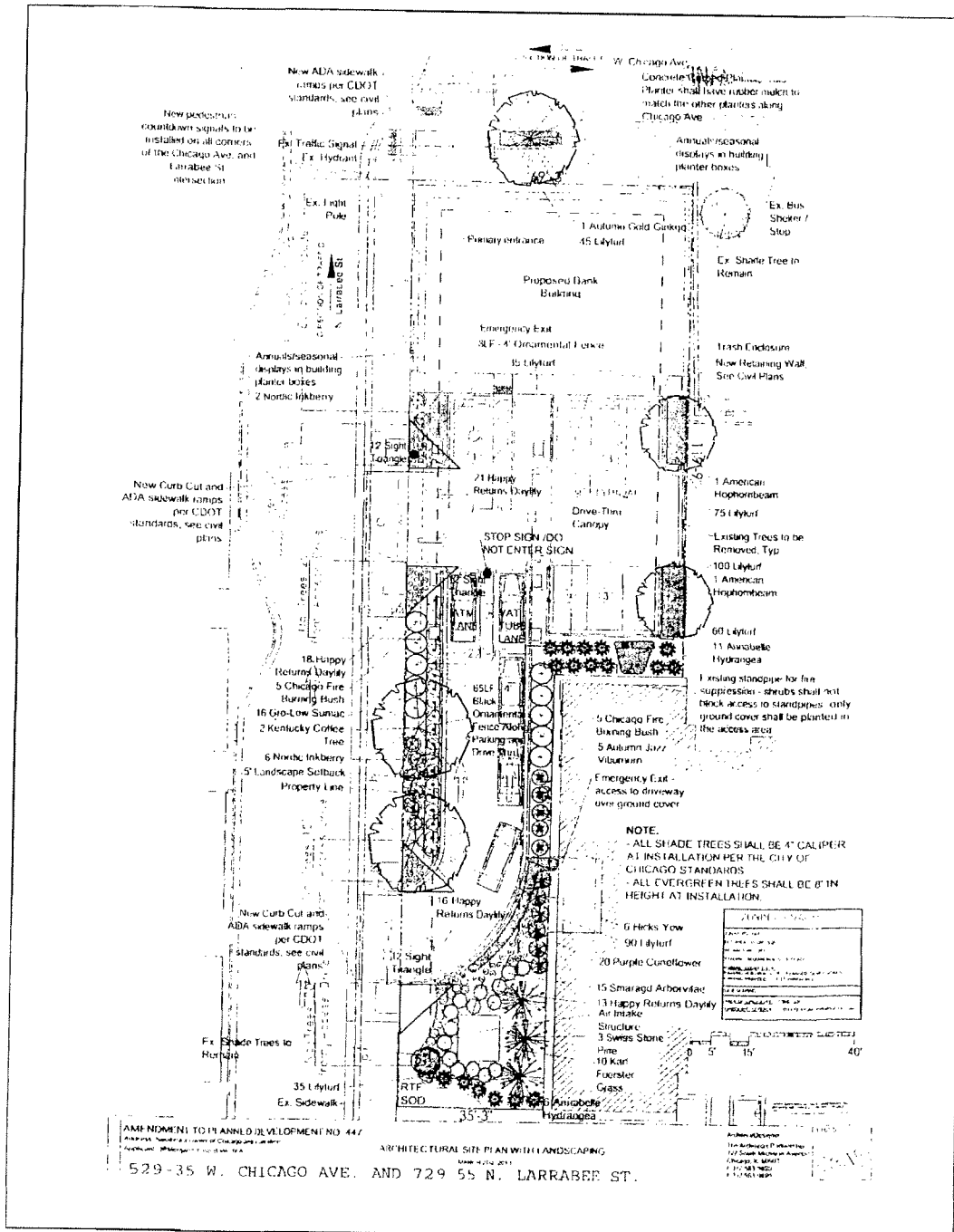


endment to Planned Development No. 447

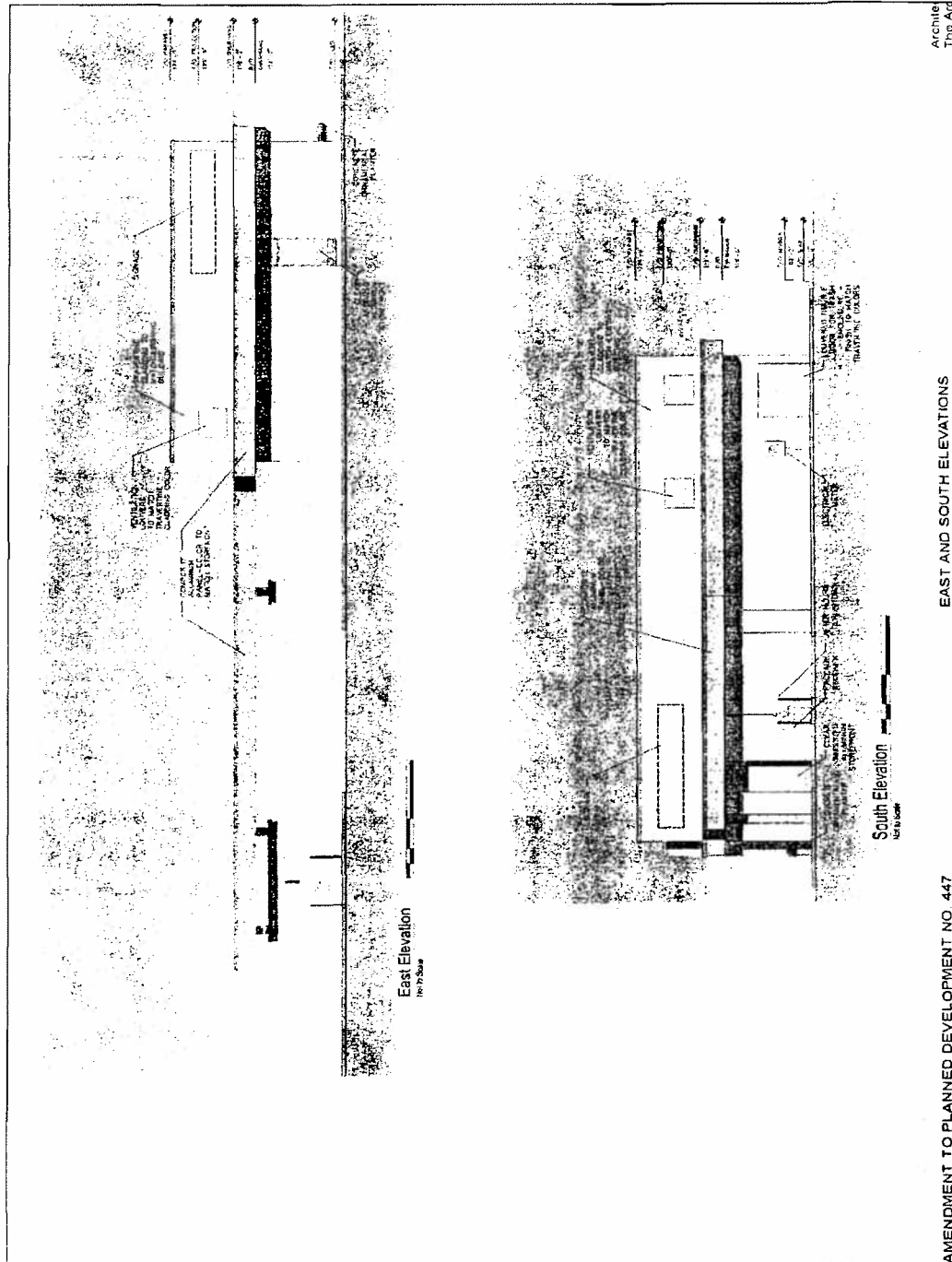
Total Green Roof Calculations.



Architectural Site Plan With Landscaping.



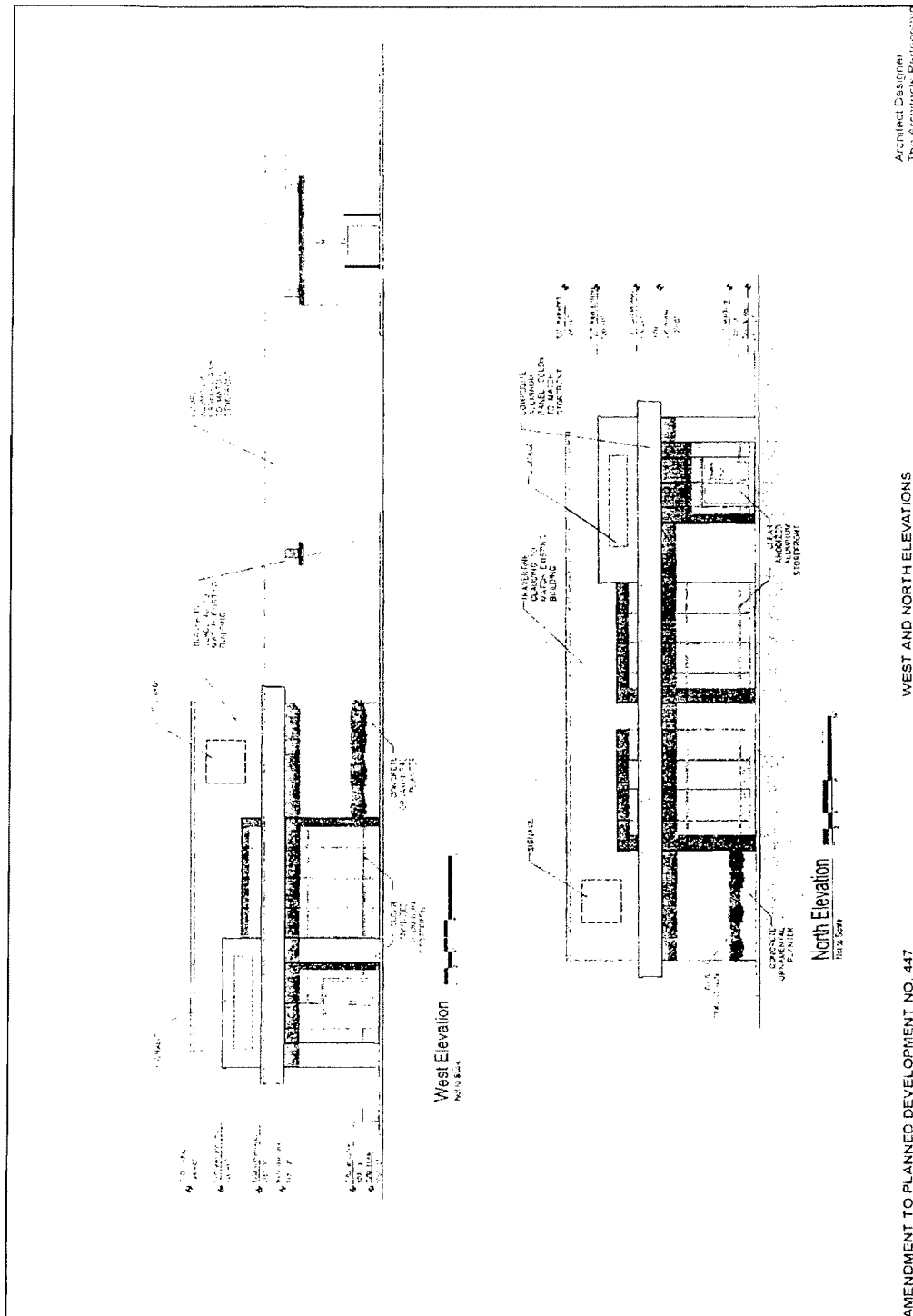
East And South Elevations.

Architect
The Architect

EAST AND SOUTH ELEVATIONS

AMENDMENT TO PLANNED DEVELOPMENT NO. 447

West And North Elevations.





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

April 12, 2010

Mr. Mark Jesse
Sullivan, Goulette & Wilson
350 W. Hubbard Street #350
Chicago, IL 60654


Re: Site Plan Approval within RBPB #447 portion of Sub Area A-3:
465 West Superior Street
Proposal: The renovation of an existing single family home
Location: A mid-block lot on the south side of Superior Street
between Kingsbury Street and Hudson Avenue

Dear Mr. Jesse:

We have reviewed the drawings prepared by your architectural firm. The drawings (which we have labeled drawing 1: site plan, drawing 2: first and second floor plan, and drawing 3: third and fourth floor plan) indicate a plan to enclose an open terrace at the rear of the building on the second floor which would be nearly invisible from any public street. We have reviewed the permit set from February 19, 2003 and confirm that 7,474 square feet of floor area had been previously permitted. This proposed enclosure will increase the floor area of this home by 577 square feet to 8,051 square feet, under the 8,117 square feet of floor area allowed for lots within this Sub area. The height of the building will not change. These plans are submitted in accordance with Statement No. 15 of Residential-Business Planned Development No. 447, as amended.

Upon review of the material submitted, the Department of Zoning and Land Use Planning has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for a portion of site A-3 within Residential-Business Planned Development No. 447, as amended, is hereby approved as conforming to the Plan of Development and passed by the Chicago City Council on October 3, 2001.

Sincerely,


Patricia A. Scudiero,
Commissioner

Originated by: Benet Haller
cc: Mike Marmo, Paul Zalmezak





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

January 20, 2010

Joseph P. Gattuso
Shefsky & Froelich
111 East Wacker Drive
Suite 2800
Chicago, Illinois 60601-3713

**Re: Administrative Relief request for Residential Business Planned
Development No. 447, Subarea A-3, 446 West Huron Street**

Dear Mr. Gattuso:

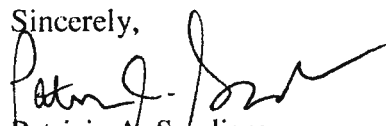
Please be advised that your request for a minor change to Residential Business Planned Development No. 447 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of the Planned Development.

You are requesting to increase the height for the proposed single-family residence at 446 West Huron Street from 55 feet to 58 feet. As designed, the building height to the underside of the ceiling joists of the partial fifth floor measures 57 feet, 11-5/8 inches. The proposed fifth floor has been set back approximately 28 feet from the front building wall so that it will not be visible from the street. Also, the height of the proposed building will be consistent with the scale and massing of neighboring homes. The following drawings, prepared by Harley Ellis Devereaux Architects, and dated December 14, 2009, shall be inserted into the main file: Site Plan and Roof Plan, Fourth Floor and Penthouse Plans, North and South Elevations, East Elevation and West Elevation.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a height increase from 55 feet to 58 feet for the proposed single-family residence at 446 West Huron Street will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Commissioner

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

June 13, 2007

Mr. John Birazzi
BOOTH HANSEN Architecture
333 South Des Plaines Street
Chicago, IL 60661

Re: **Site Plan Approval for Residential Business Planned Development No. 447,
As Amended, Subarea A-3**

Proposal: The construction of a four-story single family residence on the
southwest corner of W. Superior St. and N. Hudson Ave.

Location: 441 W. Superior St.

Dear Mr. Birazzi:

We have reviewed the drawings for the construction of a four-story single-family residence
at 441 W. Superior St. The building includes a three car garage on the ground floor.
These plans are submitted in accordance with Statement No. 15 of Residential Business
Planned Development No. 447, as amended.

The following drawings, prepared by Booth Hanson Architecture, and dated May 24, 2007,
were reviewed and will be added to the main file within The Department of Planning and
Development in anticipation of Part II:

- A0-1 Zoning Data and Site Information
- A1-00 Foundation Plan
- A1-0 Basement Floor Plan
- A1-1 First Floor Plan
- A1-2 Second Floor Plan
- A1-3 Third Floor Plan
- A1-4 Fourth Floor Plan
- A1-5 Roof Plan
- A2-1 Exterior Elevations
- A2-2 Exterior Elevations
- A2-3 Exterior Elevations
- A3-0 Longitudinal Section
- A3-1 Transverse Section
- A305 Transverse Section
- A3-5 Wall Section

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. Any minor change to the above-mentioned plans must be submitted for
approval by the Commissioner of the Department of Planning and Development.
Accordingly, this Site Plan submittal for Residential Business Planned Development No.
447, as amended, is hereby approved as conforming to the Plan of Development as
amended and passed by the Chicago City Council.

Sincerely,

Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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

<http://www.cityofchicago.org>

March 7, 2007

Mr. Jared A. Davis
Chicago Cambridge L.P.
54 W. Hubbard
Suite 205
Chicago, IL 60610

Re: **Site Plan Approval for Residential Business Planned Development
No. 447, As Amended, Subarea A-1**
Proposal: The construction of Cleveland Tower, a thirteen (13) story, 107
dwelling unit building.
Location: 464 W. Chicago Avenue

Dear Mr. Davis:

We have reviewed the plans and building elevations for the construction of Cleveland Tower at 464 W. Chicago Avenue. These plans are submitted in accordance with Statement No. 15 of Residential Business Planned Development No. 447.

Cleveland Tower is a proposed 13-story, 166,000 square foot masonry building. It will contain ground floor retail space and 107 one-bedroom and two-bedroom dwelling units. An adjacent three-level parking structure will contain 57 parking spaces.

The following drawings, prepared by Loewenberg Architects LLC, and dated December 6, 2006 and February 28, 2007, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- G-000 Cover Sheet
- G-001 Code Matrix
- G-002 Accessibility Data and Details
- G-006 Perspectives
- L-100 Landscape Plan
- L-101 Green Roof Plan
- L-102 Landscape Details
- AD-100 Demolition Site Plan
- A-100 Site Plan
- A-101 First Floor Plan
- A-101A Enlarged First Floor Plan
- A-101B Enlarged First Floor Plan
- A-102 Second Floor Plan
- A-102A Enlarged Second Floor Plan



- A-102B Enlarged Second Floor Plan
- A-103 Third Floor Plan
- A-103A Enlarged Third Floor Plan
- A-103B Enlarged Third Floor Plan
- A-104 Fourth Thru Thirteenth Floor Plan
- A-104A Enlarged Fourth Thru Thirteenth Floor Plan
- A-104B Enlarged Fourth Thru Thirteenth Floor Plan
- A-105 Roof Deck Plan
- A-106 Roof Plan
- A-300 West Elevation
- A-301 South Elevation
- A-302 East Elevation
- A-303 North Elevation
- A-400 Sections
- A-401 Sections
- A-402 Sections
- A-415 Wall Sections
- A-416 Wall Sections

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. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 447, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council.

Sincerely,



Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

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

<http://www.cityofchicago.org>

March 30, 2006

Mr. Richard Klawiter
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street, Suite 1900
Chicago, IL 60601-1293

RE: Site Plan Approval for Residential-Business Planned Development No. 447,
As Amended, Subarea B-1 South

Proposal: The renovation of the existing south portion of the old Montgomery
Wards parking garage into an auto dealership with a small addition on the
west side of the garage.

Location: 530 West Chicago Avenue - the southern 122 feet of Subarea B-1

Dear Mr. Klawiter,

The Department of Planning and Development has reviewed the Site Plan, Landscape Plans and Elevation Plans submitted by you for the renovation of the southern portion of the old Montgomery Wards parking garage with storage for 249 automobiles on floors 2 thru 5 (totaling 97,933 square feet of auto storage) and 25,079 square feet of sales and service on ground floor within the southern portion of Subarea B-1. This project includes the construction of a 2,175 square foot, 44 feet tall addition on the west side of the existing building which will serve as the main entry for the auto dealership. The Site Plan, Landscape Plan and Building Elevations, prepared by Hirsch Associates LLC, date December 19, 2005 are in accordance with the provisions of Statement No. 15 of the Residential-Business Planned Development No. 447, as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that the Site Plan, Landscape Plan and Building Elevation Plans are consistent with and satisfy the requirements of the Plan of Development.

Accordingly, the Site Plan submittal for the renovation of the southern portion of the Montgomery Wards parking garage and the construction of a 2,175 square foot addition on the west side of the building within the southern 122 feet of Subarea B-1 of Residential-Business Planned Development Number 447, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council.

Sincerely,

Lori T. Healey
Commissioner

cc: Madeleine Doering
Patti Scudiero
Michael Marmo





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 31, 2005

Mr. Richard Klawiter
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle, Suite 1900
Chicago, Illinois 60601-1293

Re: Request for minor change - Residential Business Planned
Development No. 447, as amended, Subarea B-1, Parcel B-1 South

Dear Mr. Klawiter:

Please be advised that the Department of Planning and Development has considered your request for a minor change on behalf of your client, MW-CPAG Holdings, L.L.C, pursuant to Statement No. 8 of Residential Business Planned Development No. 447, as amended.

Specifically, you requested a modification to Statement No. 4 of the Planned Development permitting "Light Equipment Sales/Rentals" and "Motor Vehicle Repair Shops" in Subarea B-1 in order to have a luxury auto dealership construct and operate on Parcel B-1 South (approximately southern most 115 feet).

With regard to your request, the Department of Planning and Development has determined that the proposed minor change would be appropriate. Accordingly, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Business Planned Development No. 447, Subarea B-1, Parcel B-1 South, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC: SRP: pas

CC: DPD Files, Mike Marmo





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 12, 2005

Mr. Richard F. Klawiter
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601 - 1293

Re: Request for minor changes to Residential-Business
Planned Development No. 447, as Amended - Subarea
A-2, Parcel A-2 North

Dear Mr. Klawiter:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 447, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of Residential-Business Planned Development No. 447, as amended.

The following changes are necessitated by the future development plans to construct a 31-story, 300-dwelling unit, residential building which will include ground-level retail uses within the northern portion of Subarea A-2.

The Department recognizes the following:

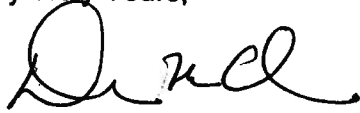
1. That the Developer proposes to increase the maximum number of dwelling units allowed for Subarea A-2 from 248-dwelling units to a proposed 326-dwelling units. These additional 44-dwelling units would be transferred from Subarea H (originally approved for a maximum of 256-dwelling units). This would result in a maximum of 326-dwelling units allowed for Subarea A-2, and a maximum of 212-dwelling units allowed for Subarea H.
2. That the Developer proposes to decrease the required number of proposed loading spaces for the proposed future building from 3-spaces to 2-spaces. The Planned Development currently requires one (1) loading berth for every 200,000 square feet of residential floor area and one (1) loading berth for 10,000 - 25,000 square feet of retail floor area.
3. That the Developer proposes to increase the maximum allowable building height for Parcel A-2 North from 240 feet to a proposed 350 feet.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would



constitute minor changes pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 447, as amended, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 447, as amended.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Denise", written in a cursive style.

Denise M. Casalino, P.E.
Commissioner

Handwritten initials in black ink, possibly "DMC".

DMC:SRP:mm

cc: DPD Files, Mike Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

March 11, 2005

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark
Chicago, Illinois 60603

RE: Request for minor change to Residential Business Planned Development
No. 447, Sub Area A.1 Parcel A-1 West

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447, Sub Area A.1, Parcel A-1 West, on behalf of Chicago Cambridge, L.P., has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 9 of the Planned Development.

Specifically, you proposed to provide 20 on site parking spaces and up to an additional 32 off site parking spaces for the elderly housing development containing 100 dwelling units on the northeast corner of West Chicago Avenue and North Cambridge Street.

The Department has reviewed the request and has determined that the proposal would be appropriate. Pursuant to Section 17-10-0207-D of the Chicago Zoning Ordinance, 33 parking spaces would be required for the project. Although you are proposing only 20 spaces on site, the additional 32 off site will be sufficient in satisfying the needs of the residents, most of whom historically will not have automobiles. The 10 year lease for the off site parking is located in Sub Area B-1 which permitted uses includes parking facilities and is directly adjacent to Sub Area A.1, Parcel A-1 West.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Business Planned Development No. 447, Sub Area A.1, Parcel A-1 West, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:pas

cc: DPD Files, Mike Marmo



JOHN J. GEORGE
ATTORNEY AT LAW
TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1903
(312) 726-8797



March 9, 2005

HAND DELIVERED

Ms. Denise M. Casalino
Commissioner
Dept. of Planning and Development
City of Chicago
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

Re: Request For Parking Approval
Residential Business Planned Development NO. 447
Sub Area A.1, Parcel A-1 West
Applicant Chicago Cambridge, L.P.

Dear Commissioner Casalino:

On behalf of my clients Allison Davis and Chicago Cambridge, L.P. and pursuant to Statement 9. g of the Residential Business Planned Development No. 447, I respectfully request your approval of the accessory parking requirements for the proposed elderly housing development to be constructed on the above captioned site.

The Applicant proposes to construct an elderly housing development on a parcel located at the North East corner of West Chicago Avenue and North Cambridge Street, known as Parcel A-1 West. Said site is located within Sub Area A.1 of Residential Business Planned Development No. 447, which has been further divided as Parcel A-1 West and A-1 East. This request concerns the proposed development of Parcel A-1 West. Housing for the elderly is a permitted use within Sub Area A.1.

The proposed elderly housing development contains 100 dwelling units consisting of 75 low and very income affordable units and 25 market rate units. 50 of the 75 low and very low income affordable housing are CHA replacement housing units. Pursuant to Section 17-10-0207-D of the Chicago Zoning Ordinance 33 parking spaces are required for the project. The Applicant proposes to provide 20 on site parking spaces and up to an additional 32 off site parking spaces pursuant to a 10 year lease at a parking facility located at 950 North Kingsbury Street, Chicago, Illinois, which is located within Sub Area B-1 of the Residential Business Planned Development No. 447.

Ms. Denise M. Casalino

March 9, 2005

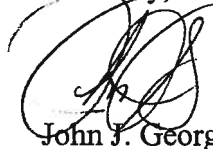
Page Two

Statement 9. g of the Residential Business Planned Development No. 447 provides that "[p]ermitted uses may be served by parking facilities located on any land within this Planned Development, including land other than the zoning lot on which the building or use to be served is located." Since the proposed off site parking facility is located within the Planned Development, I respectfully ask for your approval that the providing of an additional 32 parking spaces pursuant to a 10 year lease satisfies the zoning parking requirements for the proposed development. This request is being made to satisfy the Applicant's Illinois Department of Housing application.

For your reference I am enclosing herein a copy of the Residential Business Planned Development No. 447, a copy of the proposed Parking Lease Agreement and a copy of the project Site Plan.

If you have any questions regarding this matter or desire any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. George", is written over a circular stamp or seal.

John J. George



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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

<http://www.cityofchicago.org>

January 13, 2005

Mr. James J. Banks
Law Offices of Samuel V.P. Banks
221 North LaSalle Street, 38th Floor
Chicago, IL 60601

Re: Request for Determination of existing development rights for
Residential-Business Planned Development No. 447, as Amended -
SubArea B-1

Dear Mr. Banks:

In response to your letter of December 30, 2004, our records do confirm the availability of development to a maximum of one hundred and sixty-five (165) dwelling units, a maximum FAR of 7.0 and a maximum building height of one hundred and forty (140) feet within SubArea B-1 of Residential-Business Planned Development No. 447, as Amended. The permitted uses allowed within SubArea B-1 include multi-family residential uses. In addition, up to a maximum of twenty (20) percent of the one hundred and sixty-five (165) dwelling units may be developed as efficiency units.

Your letter indicated your client's interest in pursuing a project that will fully comply with the provisions of the Planned Development Ordinance and with the aforementioned Administrative Relief approvals. As such, the Department of Planning and Development will be looking forward to this future proposal.

Sincerely,

Denise M. Casalino, P.E.
Commissioner

DMC/SRP/md

cc: Mike Marmo
PD Files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

October 12, 2004

Mr. John J. George
Daley & George
Two First National Plaza, Suite 400
Chicago, Illinois 60603-1903

Re: Request for a minor change to Residential Business Planned
Development No. 447, as amended – Subarea C-1 (“Three River
Place”) – 700 North Larrabee Street

Dear Mr. George:

Your request for a minor change to Residential Business Planned
Development No. 447 as amended (“PD 447”) was been considered by the
Department of Planning and Development pursuant to Section 11.11-3(c) of
the Chicago Zoning Ordinance and Statement No. 11 of PD 447. On
February 13, 2004 Commissioner Alicia Mazur Berg issued a minor change
approval letter in respect of your request to increase the density of the Three
River Place Project from 180 dwelling units to 220 dwelling units (“Minor
Change Approval Letter”).

In addition to the matters set forth in the Minor Change Approval Letter, the
Department recognizes and acknowledges the following:

1. The Open Space Diagram prepared by Pappageorge/Haymes Ltd.,
Architect, dated June 24, 2004 P/H #011125, a copy of which is
attached hereto and incorporated herein as Exhibit A (“Open Space
Plan”), depicts 11,389.70 square feet of open space (“C-1 South Open
Space”). The Department has determined that the C-1 South Open
Space satisfies the definition and requirements of Publicly Accessible
Open Space set forth in Section 11(A) of PD 447.
2. The Department credits the C-1 South Open Space toward the total
amount of Publicly Accessible Open Space provided within PD 447.
3. The Department also credits this additional Publicly Accessible Open
Space toward additional open space required to be provided pursuant
to Open Space Sub-Project 208 in that certain Eport 600, L.L.C.,
Eport 600 Riverwalk Owner, L.L.C., and Eport 600 Property Owner,
L.L.C. Redevelopment Agreement dated as of December 29, 2003, as
amended (“Redevelopment Agreement”), between the City of
Chicago, through its Department of Planning and Development and
Eport 600, L.L.C., a Delaware limited liability company, Eport 600
Riverwalk Owner, L.L.C., a Delaware limited liability company and



Eport 600 Property Owner, L.L.C., a Delaware limited liability company (collectively, "Developer").

This letter amends the Minor Change Approval Letter. From and after the date hereof, the Minor Change Approval Letter means the Minor Change Approval letter as amended hereby. This Applicant under PD 447 and the Developer shall be entitled to rely upon the Minor Change Approval Letter and the terms thereof inure to their benefit.

Very truly yours,



Denise M. Casalino, P.E.

DCM:SRP:srp

cc: Terry Haymaker
Benet Haller
Mike Marmo
PD Files

Attachment: Open Space Diagram prepared by Pappageorge/Haymes Ltd.,
Architect dated June 24, 2004 P/H #011125



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

October 5, 2004

Mr. Thomas J. McCarthy
Silvermoon Properties, Inc.
225 West Hubbard, Suite 600
Chicago, Illinois 60610

Re: Minor Change to Planned Development No. 447, Subarea A-2

Dear Mr. McCarthy:

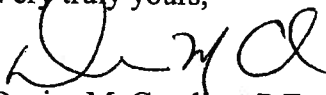
Please be advised that your request for a minor change to Planned Development No. 447, Subarea A-2 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 8 of Planned Development No. 447.

Specifically, you have requested a minor modification to the Part II approval granted by DPD on September 25, 2001. The Part II approval called for a reduction in the width of Superior Street from its current width of 46' 6" to a width of 38'. The minor modification to the Part II approval calls for the retention of the current Superior Street width of 46' 6".

With regard to your current request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 447, I hereby approve the foregoing minor changes, but no other changes, to Planned Development No. 861.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner

DMC:SRP:srp

CC: Alderman Burton Natarus
Terri Haymaker
Mike Marmo
PD Files





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>

August 27, 2002

Mr. John J. George
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, IL 60603-1903

Re: Administrative Relief - Residential Business
Planned Development No. 447 as amended -
Sub-area A-2, 750 North Hudson, 747-755
North Kingsbury

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Residential Business Planned Development No. 447.

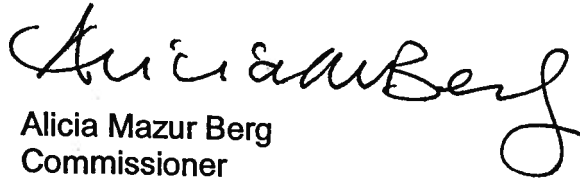
Specifically, you requested the following modifications:

- Increase in the number of dwelling units within Sub-area A-2 from 240 to 244 dwelling units. The additional units are proposed to be located on Level 5 and will increase the number of units on this level from 6 to 10. The master developer has agreed to reduce the number of dwelling units within Sub-area I by four (4) units in order to transfer the units to Sub-area A-2.
- Increase the total off-street parking spaces from 251 to 260 spaces. These additional spaces will be achieved by creating a partial Mezzanine level at the southwest corner of the residential tower and do not affect the exterior volume of the building.



With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, as amended, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 447, as amended.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large loop at the end of the last name.

Alicia Mazur Berg
Commissioner

cc: Philip Levin
Jack Swenson
Mike Marmo
Tim Bleuher
Ed Kus



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>

August 17, 2002

Mr. David L. Reifman
Piper Rudnick
203 North LaSalle Street, Suite 1800
Chicago, IL. 60601-1293

Re: Site Plan Approval for Residential-Business
Planned Development No. 447, As
Amended; Subarea B-2; Wards Tower - 535
W. Chicago Ave.

Proposal: The construction of two-hundred
and fifteen (215) dwelling units within an
existing 27-story high-rise building and three-
hundred and twenty-eight (328) off-street
parking spaces.

Location: The property bounded by West
Chicago Avenue on the north, Kingsbury
Street on the east, Superior Street on the
south, and Larabee Street on the west.

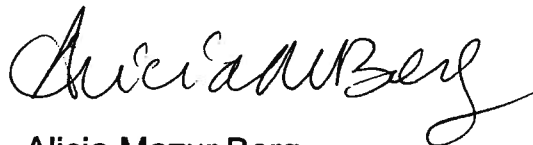
Dear Mr. Reifman:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of two-hundred and fifteen (215) dwelling units within an existing 27-story high-rise building and three-hundred and twenty-eight (328) off-street parking spaces within Subarea B-2 of the Planned Development area. These parking spaces would be allocated within a new 5-story parking structure and within the basement of the existing building. These plans prepared by Skidmore, Owings & Merrill LLP, dated July 19, 2002, are submitted in accordance with Statement No. 15 of Residential-Business Planned Development No. 447, as amended. Additionally, as agreed to in the September 12, 2002 letter from Centrum Properties Inc. to Tim Bleuher the property designated on the attached site plan would not be built on now or in the future.



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. 447, As Amended; Subarea B-2, for the construction of two-hundred and fifteen (215) dwelling units within an existing 27-story high-rise building and three-hundred and twenty-eight (328) off-street parking spaces, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 3, 2001.

Very truly yours,

A handwritten signature in cursive script, reading "Alicia Mazur Berg".

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

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

August 9, 2004

Mr. John J. George
Daley & George
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Request for Administrative Relief to
Residential-Business Planned Development
No. 447, as amended - Subarea G

Dear Mr. George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 447, as amended has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 8 of the Residential-Business Planned Development No. 447, as amended.

As part of your request for a minor change, you submitted plans dated August 2, 2004 and prepared by Hirsch Associates, LLC. which depict a seven-story condominium building containing a total of one-hundred and two (102) dwelling units. A total of twelve (12) units would be reserved for Chicago Housing Authority replacement units and eleven (11) units would be designated as affordable units. The current zoning allows for ninety-six (96) dwelling units on this site. Your client is proposing to transfer six (6) unused dwelling units from Parcel I to Parcel G in order to increase the total dwelling unit count to 102 dwelling units. The current zoning requires one (1) parking space for each dwelling unit. The Chicago Housing Authority and The Habitat Company have indicated no desire to utilize twelve (12) parking spaces and, therefore, the development plan provides a total of ninety-two (92) indoor parking spaces.

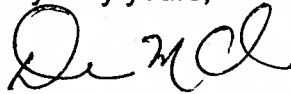


Specifically, you requested the following modification:

- An increase in the total number of dwelling units from ninety-six (96) to one-hundred and two (102) dwelling units and reduce the total number of parking spaces from one-hundred and two (102) to ninety-two (92).

The Department of Planning and Development has determined that the above requested item constitutes a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise M. Casalino".

Denise M. Casalino, P.E.
Commissioner

cc: Terri Haymaker
C. Benet Haller
Mike Marmo



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>

February 13, 2004

Mr. John J. George
Daley & George
Two First National Plaza, Suite 400
Chicago, IL 60603-1903

Re: Request for a minor change to Residential-Business Planned Development No. 447, as amended - Subarea C-1 ("Three River Place") -700 North Larrabee Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 447 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Residential-Business Planned Development No. 447, as amended.

The Department recognizes the following:

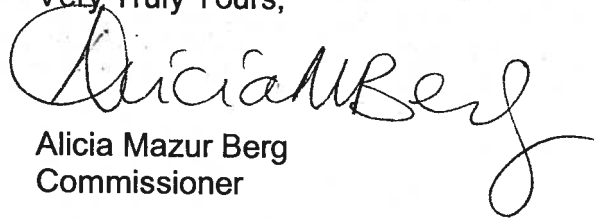
1. That the Developer proposes to increase the density of the project from 180 dwelling units to 220 dwelling units. These additional 38-dwelling units would be taken from Subarea I (originally approved for 225 dwelling units) and transferred to Subarea C-1. Subarea C-1 was originally approved for 350 dwelling units. This transition would increase the number of dwelling units within Subarea C-1 to 388. It should also be noted that the revised plans reflect an increase in residential units fronting the neighborhood park as depicted on the plans dated December 18, 2003 and prepared by PappaGeorge/Haymes.
2. That the Developer proposes to increase the number of parking spaces from 182 to 221 parking spaces proposed. This increase is reflected on drawings prepared by PappaGeorge/Haymes and dated December 18, 2003.



3. That the Developer proposes to increase the building height from 202-feet and 8-inches to 225-feet and 3-inches. This increase is reflected on drawings prepared by PappaGeorge/Haymes and dated December 18, 2003.
4. That the Developer proposes to increase the Floor Area Ratio for the entire Subarea C-1 from 6.8 to 7.15. The originally approved maximum allowable Floor Area Ratio for Subarea C-1 is 8.5.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 447, as amended, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 447, as amended.

Very Truly Yours,



Alicia Mazur Berg
Commissioner

cc: Ed Kus
Jack Swenson
Philip Levin
Tim Bleuher
Nelson Chueng
Mike Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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

<http://www.cityofchicago.org>

December 9, 2004

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, Illinois 60603

Re: Request for Administrative Relief - Residential Planned
Development No. 447, as amended - Subarea C-1

Dear Mr. George,

Please be advised that your request for minor changes to Residential Planned Development No. 447, as amended - Subarea C-1, has been considered by the Department of Planning and Development pursuant to Section 13-0611 of the Chicago Zoning Ordinance and Statement No. 8 of the Planned Development.

Specifically, you requested to establish the height of the proposed building in Subarea C-1 at 246 feet.

The Department has reviewed the request and has determined that the revision to the Planned Development would constitute a minor change since the approved Bulk Regulations and Data Table permits the construction of a building not to exceed 350 feet in height within the south half of Sub-Area C-1. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, as amended, I hereby approve the foregoing minor changes, but no other changes to Residential Business Planned Development No. 447, as amended.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:pas

cc: Mike Marmo, DPD files





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>

April 1, 2003

Mr. John J. George
Daley & George
Two First National Plaza, Suite 400
Chicago, IL 60603-1903

Re: Request for a minor change to Residential-Business Planned Development No. 447, as amended - Subarea I (The property bounded by West Oak Street on the north, North Crosby Street and North Larrabee Street on the east, and North Kingsbury Street on the west).

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 447 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Residential-Business Planned Development No. 447, as amended.

The Department recognizes the following:

1. That the Developer proposes to construct 119 dwelling units consisting of 92 townhome units and 27 condominium units. The Developer would provide 121 parking spaces for the development. The provisions of RBPd No. 447, as amended, would require 165 spaces ($92 \times 1.5 + 27$).
2. The Developer has reduced the density of the project from 335 dwelling units to 119 dwelling units proposed.
3. The Developer has reduced the buildable floor area from 4.0 permitted to 1.27 FAR proposed.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance



and Residential-Business Planned Development No. 447, as amended, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 447, as amended.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" being more prominent and the last name "Berg" ending in a long, sweeping tail.

Alicia Mazur Berg
Commissioner

cc: Philip Levin
Jack Swenson
Mike Marmo
Tim Bleuher
Ed Kus



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>

May 17, 2002

Mr. John J. George
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Site Plan Approval for Residential-Business
Planned Development No. 447, As Amended;
Subarea H (River Village)

Proposal: The construction of one-hundred and
seventy-nine (179) dwelling units, a fifty-six
thousand one-hundred and ninety-four (56,194)
square foot common open space and a fifteen
thousand four-hundred and seventy-four
(15,474) square foot common river walk.

Location: The property bounded by West
Hobbie Street on the north, North Crosby Street
on the east, West Oak Street on the south, and
the Chicago River on the west.

Dear Mr. George:

We have reviewed the Site Plan, Landscape Plan, and Building
Elevation Plans submitted by you for the construction of one-hundred
and seventy-nine (179) dwelling units consisting of sixty-three (63)
mid-rise units and one-hundred and sixteen (116) townhouse units.
The proposal also includes a fifty-six thousand one-hundred and
ninety-four (56,194) square foot common open space and a fifteen
thousand four-hundred and seventy-four (15,474) square foot
common river walk within Subarea H of the Planned Development
area. These plans prepared by Fitzgerald Associates Architects,
dated May 9, 2002, are submitted in accordance with Statement No.
15 of Residential-Business Planned Development No. 447, as
amended.

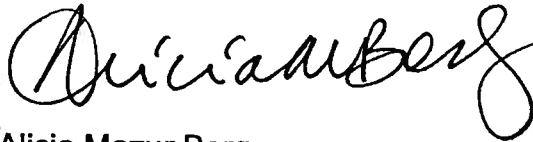
Please note that the Friends of the Chicago River has reviewed this
proposal in relation to the Riverwalk design and has found it in
general conformance with the overall development plans and
guidelines for the Chicago River.

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. 447, As Amended; Subarea C-1, for the construction of one-hundred and seventy-nine (179) townhouse units, a fifty-six thousand one-hundred and ninety-four (56,194) square foot common open space and a fifteen thousand four-hundred and seventy-four (15,474) square foot common river walk, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on October 3, 2001.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" being more prominent than the last name "Mazur Berg".

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>

May 16, 2002

Mr. Scott Saef
Sidley Austin Brown & Wood
10 South Dearborn Street
Chicago, Illinois 60603

Re: Minor Changes and Clarifications -- Residential Business
Planned Development No. 447, as amended (Sub-Area A-1)

Dear Mr. Saef:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447, as amended (the "Planned Development"), has been considered by the Department of Planning & Development (the "Department") pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement 8 of the Planned Development.

Specifically, you requested the following modifications:

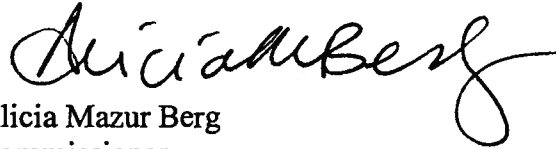
1. The addition of "churches" to the list of uses permitted in Sub-Area A-1 by Statement 4 and the Generalized Land Use Plan of the Planned Development.
2. A revision to Statement 10(b) of the Planned Development (which currently states that no curb cuts shall be located on Chicago Avenue) to allow for use of soon-to-be vacated Cleveland Street as an ingress and egress to Sub-Area A-1.
3. A revision to the approved Bulk Regulations and Data Table to allow a maximum of 225 dwelling units for Sub-Area A-1 and a maximum of 165 dwelling units for Sub-Area B-1 (Shifting 25 units from B-1 to A-1).

With regard to your requests, the Department has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement 8 of the Planned Development. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, as amended, I hereby approve the foregoing minor changes.



Please also be advised in response to your previous inquiries that the 7.0 maximum floor area ratio which applies to Sub-Area A as a whole in the Planned Development would apply to that portion of Sub-Area A lying east of the centerline of Cleveland Street once it is owned separately from the western portion.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large, sweeping "A" and a long, horizontal stroke at the end.

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Philip Levin
Mike Marmo
Tim Bleuher
David Reifman



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>

November 27, 2001

Mr. David L. Reifman
203 North LaSalle Street, Suite 1800
Chicago, IL 60601-1293

Re: Administrative Relief - Residential Business
Planned Development No. 447 as amended -
Centrum/E-port

Dear Mr. Reifman:

Please be advised that your request for a minor change to Residential Business Planned Development No. 447 as amended, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Residential Business Planned Development No. 447.

Specifically, you requested the following modifications:

Revise the approved Bulk Regulations and Data Table to allow a maximum of 300 dwelling units for Parcel E-1 (increase from 290) and a maximum of 190 dwelling units for Parcel B-1 (decrease from 200).

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 447, as amended, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 447, as amended.

Very Truly Yours,

Alicia Mazur Berg
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus



10/3/2001

REPORTS OF COMMITTEES

68741

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Shiller, M. Smith, Moore -- 44.

Nays -- None.

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

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

Reclassification Of Area Shown On Map Numbers 1-F And 3-F.

(As Amended)

(Application Number 12817)

Be It Ordained by the City Council of the City of Chicago: RBD 447 AA

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Oak Street; North Crosby Street; North Larrabee Street; a line 25.4 feet north of and parallel to the alley next south of West Oak Street; the alley next east of North Kingsbury Street; the alley next south of and parallel to West Oak Street; and North Kingsbury Street,

to those of a C3-5 Commercial-Manufacturing District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-5 Commercial-Manufacturing District and Commercial-Manufacturing Planned Development Number 447 symbols and indications as shown on Map Numbers 1-F and 3-F in the areas bounded by:

a line 17 feet south of the centerline of West Hobbie Street extended west where no street exists; North Kingsbury Street; West Hobbie Street; North Crosby Street; North Larrabee Street; a line 458 feet north of parallel to West Chicago

Avenue; the alley next east of North Larrabee Street; the alley next north of West Chicago Avenue and that alley extended east where no alley exists; North Hudson Avenue; West Chicago Avenue; North Hudson Avenue; West Huron Street; North Kingsbury Street; West Superior Street; North Larrabee Street; West Erie Street; the east bank of the north branch of the Chicago River; West Chicago Avenue; a line 321.03 feet west of the west bank of the Chicago River measured on the north line of West Chicago Avenue; a line 380.01 feet north of and parallel to the north line of West Chicago Avenue; and the east bank of the north branch of the Chicago River and the east bank of the north branch canal of the Chicago River,

to those of a Residential-Business Planned Development subject to such use and bulk regulations set forth in the plan of development herewith attached and made a part thereof and to no others..

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

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

*Residential-Business Planned Development Number 447,
As Amended*

Plan Of Development Statements.

1. The net site area delineated herein as "Residential-Business Planned Development Number 447, as amended" consists of approximately one ~~million two hundred fifty thousand one hundred eighty-six (1,250,186)~~ square feet, or twenty-eight and seventy-one hundredths (28.71) acres (exclusive of public rights-of-way) of property which is depicted on the attached Boundary and Subarea Map (the "Property") and is owned or controlled by the applicant, MW-CPAG Holdings, L.L.C. (the "Applicant") subject to the last sentence in statement 2 below.
2. The person or entity as may then own or control the area delineated herein shall obtain all required reviews, approvals, licenses and permits which are necessary to implement this plan development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the property owner or its successors, assignees or grantees and approval by the City Council. Any dedication or vacation of

streets and alleys, or easements, or adjustments of rights-of-way require the approval of the Commissioner of Planning and Development, who shall then adjust the net site area calculations within the table of controls accordingly. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns (including any condominium or homeowners association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or homeowners association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant, its successors and assigns unless control of a specific parcel is transferred in writing to another entity.

3. This planned development consists of seventeen (17) statements; a Bulk Regulations and Data Table with Parking and Loading Requirements; a Boundary and Subarea Map, an Existing Zoning Map, a Proposed Right-of-Way Vacation Map, a Proposed Right-of-Way Dedication Map, an Existing Land-Use Map, a Generalized Land-Use Plan, and an Open Space Plan all prepared by Lohan Associates; a Right-of-Way and Street Width Table, and Street Landscape Cross Sections Numbers 1 through 9 all prepared by Wolff Clements Associates, Ltd.; Building Elevations and Riverwalk Level and Street Level Riverwalk Access Plans and Roof Level Plan of the Catalog Building (Subarea E-1) prepared by Pappageorge Haymes; Building Elevations, Street Level Plan and Riverwalk Access Plan and Riverwalk Level Plan, and Roof Plan (Subarea E-2) prepared by Gensler; and Riverwalk Plans and Details of the Merchandise Building (Subarea D) prepared by FitzGerald Associates Architects, all dated February 22, 2001. Full size copies of plans, elevations and sections are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as planned development.

4. The following uses shall be permitted in this planned development subject to the restrictions contained in statement 9 and in the Bulk Regulations and Data Table:

Subarea A-1: Multi-family residential; housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor) and taverns; offices (both business and professional); hotel; community centers; medical uses; health club; day care; storage; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-2: Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea A-3: Residential, including townhomes, condominiums and single-family dwellings: retail uses including restaurant uses (with or without the sale of liquor) and taverns: accessory parking; and accessory uses.

Subarea B-1: Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care; parks and recreation uses; district cooling facilities; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea B-2: Multi-family residential; housing for the elderly; hotel; theaters; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; offices (both business and professional); medical uses; health club; day care: wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea C-1: Residential (including townhomes and multi-family residential); housing for the elderly; retail uses including restaurant uses (with or without the sale of liquor); (both business and professional); health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea C-2: Park and recreational uses; accessory uses.

Subarea D: Multi-family residential; day care centers; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-1: Multi-family residential; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns (including unenclosed or partially enclosed restaurants and taverns); offices (both business and professional); hotel; health club; day care centers; amusement establishments; art galleries; arcades; marinas; telecommunications; high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea E-2: All uses permitted within a C3-5 Commercial-Manufacturing District (excluding animal hospitals; animal pounds; battery and tire service stations; Class I and II tire facilities; building materials sales; fuel and ice sales; house trailer sales; linen, towel, diaper and other similar supply services; machinery sales, monument sales, motor vehicle sales and rental; motorcycle sales; packing and crating; slaughtering and retail sale of live poultry; trailer sales and rental; community homes; automobile service stations; exterminating shops; feed stores; plumbing showrooms and shops; taxidermists; typewriter and adding machine sales and services; casket and casket supplies; undertaking establishments and funeral parlors); telecommunications, high technology and new media uses; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

In addition, the following uses shall be excluded from the retail area adjacent to the public riverwalk at the basement level and the retail area at street level: astrology, card reading, palm reading or fortune telling in any form; auto accessory stores; currency exchanges; employment agencies; inter-track wagering facilities; laundry/laundrettes; loan offices; non-accessory offices (business and professional), except for: commercial enterprises that provide goods and/or services directly to the consumer, where such goods are available for purchase and removal from the premises by the purchaser; pawn shops; pay day loan stores; second hand stores and rummage shops; and tattoo parlors.

Subarea F: Intentionally deleted from the planned development.

Subarea G: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea H: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; marinas, boat house, and boat storage; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Subarea I: Residential (including townhomes and multi-family residential); housing for the elderly; hotel uses; retail uses including restaurant uses (with or without the sale of liquor, live entertainment and dancing) and taverns; park and recreational uses; offices (both business and professional); medical uses; health club; day care; wireless communications facilities, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae; accessory and non-accessory parking; and accessory uses.

Additional Permitted Use Regulations:

- a) Residential dwelling units, except for residential lobbies, shall not be permitted below the second floor in Subarea A-1, B-1, B-2 (northern one hundred twenty (120) feet) and E-2 (southern one hundred twenty (120) feet).
 - b) Residential uses shall be permitted below the second-floor in Subareas A-2, A-3, C-1, D, E-1, G, H and I.
 - c) Existing interim surface parking lots may remain until such time as such property is developed. Any proposed new interim surface parking lots are subject to approval of the Commissioner of Planning and Development.
 - d) Hotels may be located within one hundred twenty-five (125) feet of a residential district.
5. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration, and airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by City Council.
6. For purposes of maximum floor area ratio (F.A.R.) calculations, the definition contained in the Chicago Zoning Ordinance shall apply; provided, however, that (i) floor area in an office building dedicated to mechanical equipment which exceeds five thousand (5,000) square feet in any single location shall not be included, and (ii) floor area devoted to accessory off-street parking related to any use within this planned development shall not be included. Transfer of floor area and dwelling units from one Subarea to another may be permitted by the Commissioner of Planning and Development if it meets the criteria for minor changes set forth in statement 8 hereof.
7. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be

granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each proposed building or improvement.

8. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of Planning and Development upon the request of the owner and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
9. Parking and loading improvement on the property shall be designed, constructed and maintained subject to the following development parameters:
 - a. Off-Street Parking: Off-Street parking shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development. New off-street parking areas must be carefully located and designed to be functional, compatible with immediately surrounding uses, and architecturally compatible with the surrounding neighborhood.
 - b. To the extent required by the Illinois Accessibility Code, a minimum of two percent (2%) of all public parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped. Any parking for residential uses within existing structures in Subareas D, E-1 and E-2 shall be exempt from this requirement.
 - c. Shared Parking: The parking facilities may be used, on a shared basis, to satisfy the accessory parking requirements for uses within this planned development. Accessory parking lots and structures may serve to provide the required parking for multiple uses, irrespective of location, within this planned development, subject to the approval of the Department of Planning and Development.
 - d. Size: All required parking spaces shall meet the minimum size requirements as established by the Zoning Ordinance, except in existing buildings within Subareas D, E-1 and E-2 where because of column locations the size of the spaces may be reduced to compact car size.

- e. Within the existing building in Subarea E-1, tandem stalls, where one (1) car parks in front of another, shall be permitted for spaces assigned to a single household or user.
 - f. Lots: Interim surface parking lot shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance by the third (3rd) anniversary of the effective date of this planned development.
 - g. Off-Site Parking: Permitted uses may be served by parking facilities located on any land within this Planned Development, including land other than the zoning lot on which the building or use to be served is located. Off-site parking on land outside this planned development will only be permitted as a special use.
 - h. Off-Street Loading: Loading docks and related facilities shall be provided in accordance with the Bulk Regulations and Data Table attached to this planned development.
10. Vehicular and pedestrian circulation improvements shall be designed, constructed and maintained subject to the following development parameters:
- a. Public Roadways and Sidewalks: see statement 13, Public Improvements.
 - b. Curb Cuts. Private roadways, driveways, entrances to off-street parking and loading docks, openings for vehicular drop-offs and all other facilities requiring curb cuts shall be located to minimize conflicts with on-street traffic and with pedestrian circulations. All curb cuts shall be constructed in accordance with the standards of the City of Chicago. No curb cuts will be permitted on Chicago Avenue.
 - c. Private Roadways:
 - (i) Property owners are encouraged to minimize the use of private roadways and to construct and dedicate public roadways for the purpose of providing ingress and egress, including emergency vehicle and service access, to residential units.

- (ii) Private roadway shall mean any drive or way designed and intended for use as vehicular access to or within any subarea.
 - (iii) Private roadways may be constructed in any of the subareas for the purpose of providing ingress and egress, including emergency vehicle and service access, to residential units.
 - (iv) Each private roadway must be shown on an approved Site Plan, and each segment of private roadway shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
 - (v) Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such fire lane.
 - (vi) All private roadways shall be designed and configured to provide pathways to public streets.
11. Design Guidelines: The improvements on the property shall be designed, constructed and maintained in general conformance with the plans and exhibits attached hereto. In addition, the following guidelines shall apply:
- A. Open Space:
 - (i) Publicly Accessible Open Space: The property owner(s) shall provide open space that is accessible to the public during normal Chicago Park District hours and that is substantially similar to that which is shown on the Open Space Plan attached hereto.
 - (ii) Open space shall be provided at a ratio of eighty-seven (87) square feet of open space per dwelling unit, provided, however that an overall minimum of one hundred forty-one thousand (141,000) square feet of open space (sixty-six thousand (66,000) square feet riverwalk, thirty-five thousand (35,000) square feet Subarea H and forty thousand (40,000) square feet Subarea C-2) as indicated on the Open Space Plan shall be provided. The amount of open space required for Subareas B-1 and B-2, as determined by the eighty-seven (87) square feet per unit ratio, shall be located on either or both subareas. The open

space shall be of a minimum size of four thousand (4,000) contiguous square feet and shall have a minimum width of twenty-five (25) feet.

- (iii) Private and common open space shall be provided for the residential units in the form of private yards and landscaped common areas at grade, terraces, rooftop gardens, balconies with integral planter boxes, landscaped setbacks or other spaces as appropriate. All townhouses shall comply with the Open Space requirements of the Townhouse Ordinance.
- (iv) The property owners shall comply with the applicable provisions of the City's Open Space Impact Fee Ordinance. The open space areas developed in accordance with the Open Space Plan and that meet the criteria described in these statements shall entitle the property owner to a credit of Three and 60/100 Dollars (\$3.60), or the current rate, per square foot of open space against the impact fees due. Additional open space areas that meet the standards for on-site open space established by the current Open Space Impact Fee Administrative Regulations and Procedures may also entitle the owner to a credit.
- (v) The public open spaces identified on the Open Space Plan (see 11.A(v) for the riverwalk within existing buildings in Subareas D, E-1 and E-2), shall include the following improvements as appropriate: internal pathways, planting beds, trees, benches, drinking fountains, bike racks, light fixtures, bollards, play equipment for tots and other children, fountains or other water features, or public art. At least one (1) of the public open spaces shall contain play equipment. Public streets: walkways or the riverwalk shall abut at least one (1) side of every public park. All open spaces identified on the Open Space Plan shall contain plaques at entrances to such open spaces stating that the park or open space is open to the public during normal Chicago Park District hours.
- (vi) In order to achieve the City's goal of increasing the continuity and accessibility of the riverwalk, space adjacent to and at the level of the river and within the existing buildings in Subareas D, E-1 and E-2, and areas leading to such spaces, shall be developed and maintained as publicly accessible riverwalk, as follows:

- a. Subarea D: The area within the first structural bay adjacent to the Chicago River at the basement level for the entire length of the existing building shall be dedicated to public riverwalk use. This area shall be adequately lit and finished per the exhibits attached. The riverwalk shall connect to an existing tunnel under the Chicago Avenue bridge at the north end, where one (1) stair and one (1) elevator shall also provide access to Chicago Avenue. At the south end, the riverwalk shall open directly to the open-air river walk in Subarea C-1.
- b. Subarea E-2. The area adjacent to the Chicago River for the entire length of the building (see Basement Floor Plan and Riverwalk Level for details) shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 2 and 22, 29 and 35 and 38 to 41. The riverwalk shall be an open-air riverwalk on its west facade. At a minimum, exposed concrete walls, columns and beams shall be sandblasted. Floors shall be stained concrete. Two (2) connections to the main building entrances on Larrabee Street shall occur from the riverwalk. An elevator and grand staircase shall provide access to the riverwalk from the street level of the building. Public toilets and drinking fountains shall be provided. Retail, restaurant, health club and other uses shall line the riverwalk and connections as per statement 4. The riverwalk shall connect to Chicago Avenue via a staircase at the south end, and to an existing tunnel under the Chicago Avenue bridge. The north end of the riverwalk shall connect to the riverwalk in Subarea E-1.
- c. Subarea E-1. The area adjacent to the Chicago River (see Ground Level Site Plan for details) for the entire length of the building shall be dedicated to public riverwalk uses. Two (2) story space shall be provided in the area between column lines 41 and 44 and 47 and 57. The riverwalk shall be an open-air riverwalk on its west facade. Finishes shall match the riverwalk in Subarea E-2. A grand staircase and elevator shall provide a connection to the first (1st) floor entrance on Kingsbury Street.

The riverwalk shall open directly to the open-air riverwalk north of the existing building.

- (vii) All open areas of this planned development which are not otherwise devoted to permitted buildings, parking areas or pedestrian/vehicular circulation areas shall be maintained with the following: landscaping, which shall consist of grass, ground cover, shrubs, trees or other living plant materials; appropriately designed public plazas; riverwalk; or with a harbor or docks.

In addition to the requirements of this planned development, any development within this planned development shall incorporate landscaping to the extent feasible to enhance the appearance of the development from the public street, to screen unsightly uses from the street and to provide compatible buffers between adjacent uses. All private property landscaping shall be properly and adequately maintained at all times. Parkway trees shall be provided and maintained in accord with the applicable provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

- (viii) The public open space to be provided within Subarea H shall be a minimum of thirty-five thousand (35,000) square feet and shall be open to existing or proposed public rights-of-way or to the riverwalk. The final design and configuration of this open space shall be subject to the review and approval of the Department of Planning and Development.
- (ix) A pedestrian way/view corridor shall connect the open space area in Subarea H with Hobbie Street to the north and Kingsbury Street to the south. The pedestrian way shall be a minimum of twenty-five (25) feet wide and will align with Kingsbury Street. The pedestrian way shall be improved with decorative sidewalks, landscaping, lighting, and other amenities as appropriate and shall be open to the public during normal Chicago Park District hours. If the pedestrian way contains a service drive, it shall be decoratively paved.

B. Streetscape:

- (i) A minimum of fifty percent (50%) of the linear frontage on Chicago Avenue of new structures shall be provided with retail or commercial uses or lobbies at the first (1st) floor level to provide for a lively pedestrian experience. New or existing developments facing other streets are encouraged to have retail, commercial, and office uses as well as residential uses, where permitted, at the first (1st) floor. It is acknowledged, however, that parking is a permitted use at the first (1st) floor level.
- (ii) In general, new structures, except for the new structures to be built within Subarea C-1, shall have setbacks which match the predominant setback of adjacent structures on the street. Increased setbacks may be allowed or required for residential structures to provide adequate common landscaped areas or private yards, or in other circumstances where a larger setback area would permit additional landscaping, outdoor sidewalk cafe seating, or other amenities. Notwithstanding the above, setbacks shall not be required on Chicago Avenue.
- (iii) The Owner shall install new street trees, sidewalks, decorative lighting, parkway planting, benches, garbage containers, sculpture, or other elements as appropriate concurrent with the development of each site within any Subarea and in general accordance with the Right-of-Way and Street Width Table.

C. Urban Design:

- (i) **Building Entrances.** For each building adjacent to a public right-of-way a primary building entrance must be oriented to, accessible from and visible from the public right-of-way.
- (ii) **Garage Door.** No single-family home or townhome shall have a garage door facing the public street.
- (iii) **Building Materials.** The primary material for the facades of structures located within this planned development which are generally visible from the public right-of-way but are not otherwise devoted to windows or other openings shall be masonry (i.e., brickwork, stonework, terra cotta, et al.),

metal (i.e., copper, tin, stainless steel, iron, et al.), or materials (such as concrete) which are articulated and colored to give the appearance of, and which are compatible with masonry. For business or commercial uses, aluminum and glass curtain wall system shall be permitted. Windows or courses of windows are to be provided on all sides of each building above its base. The colors and textures of materials used within any Sub-Area are to be complementary and compatible. Mechanical equipment on rooftops shall be screened with quality materials and made a feature of the building design, where appropriate.

- (iv) **Parking Structures.** Any new parking structures shall be constructed in accordance with the Parking Garage Ordinance and the Landscape Ordinance. In addition, any new structure adjacent to the Chicago River or to the Catalogue Building must be fronted with active-use spaces or predominantly enclosed with glazing with minimal use of louvers, as necessary for ventilation. Any new parking structures adjacent to Chicago Avenue shall be fronted with active-use spaces, or predominantly enclosed with glazing or other high-quality screening materials on the facade facing Chicago Avenue and wrapping the corner for the first twenty (20) feet. Garage facades which are enclosed with glazing shall be exempt from any requirements for landscaping in planters or baskets attached to the facade.
- (v) **Streetfront Fences.** Fencing on private property adjacent to a public right-of-way shall be substantially open and shall not take the form of a wall which prevents views from the public right-of-way into the private property lying between the fence and the facade of the structure. Fencing adjacent to the public right-of way shall not be of chain link or wood construction. Closed fences may be allowed if adjacent to noxious, unsightly or intense uses (such as generators or loading docks), subject to the approval of the Department of Planning and Development.
- (vi) **Lighting.** Lighting along private pedestrian ways shall be compatible with the lighting in the public right-of-way. Lighting in the public rights-of-way shall be subject to the future approval of the Department of Planning and Development. The level or intensity of lighting shall be sufficient to permit reasonable safety in walking.

- (vii) Signage. Except as delineated below, permitted signage within the planned development area shall include signs for building identification and information, business identification and information, and parking identification and information; however, all signage shall be subject to the approval of the Department of Planning and Development. The Department of Planning and Development shall review the design, materials, size, illumination level, and location of proposed signs to ensure their compatibility with the building design and with the neighborhood character prior to the issuance of Part II approval for said signs.

The Department of Planning and Development encourages signs with individually lit or backlit letters, logos or other three-dimensional effects and strongly discourages box signs and painted or applied murals. Electronic message boards are prohibited. It is preferred that tenant identification signs on the facade of new buildings should be located in a sign band area within the first (1st) floor level near the tenant's space and/or entrance; however, the location of such signage shall be determined during the site plan approval process and alternate sign locations may be agreed upon during that process.

No posters or other two-dimensional images should be affixed directly to the glass. Any permitted posters (i.e., not affixed directly to the glass) should occupy no more than twenty percent (20%) of the window area.

Temporary signage for site identification and information purposes or for marketing (sales, rental, leasing) and directional purposes is permitted in all Subareas, subject to the approval of the Department of Planning and Development.

Any proposed moving signs, rooftop signs or projecting signs will be reviewed on a case-by-case basis. Signage for the west side of the existing building within Subarea E-2 shall be allowed to contain individual illuminated letters similar in size and details to the historic Montgomery Ward's sign, subject to review by the Commission on Chicago Landmarks.

(viii) Facade Design. The wall of any new structure facing a public Street (the "streetwall") shall be given texture and detail through the use of projections, recesses, offsets, variations to the parapet wall, variations in the type or color of materials or other devices which contribute to an architectural character. A minimum of fifty percent (50%) of the streetwall at the ground level of any new structure containing retail, commercial or office uses at the ground level shall be finished with clear glass opening onto active internal uses. The remainder of that streetwall shall be architecturally compatible with adjacent structures.

- D. Satellite dishes or other electronic receiving devices must be placed in an area minimally visible from the adjacent street; provided, however, that these provisions shall not apply to the existing equipment located on the existing building in Subarea B-2. Propane tanks, garbage receptacles, etc. must be within the building area and screened from view. Boats and other recreational equipment must also be stored inside and screened from view other than those allowed in the marina area.
- E. Riverwalk (at nonexisting buildings). To further the goals of the Chicago Zoning Ordinance (Section 11.11-3(l)) and the "Chicago River Urban Design Guidelines" for the downtown corridor, the owner shall set back all new buildings and parking areas from the existing river edge as depicted on the Riverwalk Plan and Details. The publicly accessible portion of this setback area shall be improved with decorative paving and landscaping, special lighting, railings and seating. Prior to the issuance of any "Part II" approval, more specific plans for the public riverwalk shall be reviewed by the Department of Planning and Development with input from the Mayor's Office of People with Disabilities to ensure compliance with all applicable laws and regulations related to access for physically disabled persons.

12. Existing Montgomery Ward Riverfront Structure.

- A. Subarea E-2. The existing structure located in Subarea E-2 has been designated a Chicago landmark by the City Council. In order to protect the historic and architectural character of this building, any proposed work on the building is subject to the review of the Commission on Chicago Landmarks, in accordance with the Chicago Landmarks Ordinance.

- B. Subareas E-1 And D. Along with the building in Subarea E-2, the existing structures in Subarea E-1 and D form the Montgomery Ward and Company Complex and are a National Historic Landmark. In order to protect the historic and architectural character of the buildings in Subareas E-1 and D, any exterior alterations and changes shall be consistent with the applicable Building Plans, Elevations and Riverwalk Sections, as set forth in statement 3 of this planned development. In particular:
- (i) Projecting and recessed balconies shall be allowed in the locations shown on the Elevations, although recessed balconies may be substituted for projecting balconies in any location where projecting balconies are shown; provided, however, that as long as the total number of balconies and the basic pattern remain the same, the Applicant may change the location of the balconies as necessary by interior requirements and subject to the approval of the Department of Planning and Development. No additional balconies will be allowed. After the existing buildings' facades have been painted in either Subarea D or E-1, two (2) or more balconies shall be test painted in order for the Department of Planning and Development to review and approve the color selection in place.
 - (ii) Habitable and non-habitable roof-top additions shall be limited to the locations and dimensions shown on the Elevations. No additional roof-top additions will be allowed.
 - (iii) Window openings shall not be added, enlarged or closed up except as shown on the Elevations. On the second (2nd) level and above, the size of all window openings and the spandrels below the windows shall be maintained, except that the spandrels may be modified to accommodate two standard-width doors per each projecting balcony for access on the existing building in Subarea E-1 and one (1) standard-width door per each projecting balcony for access on the existing building in Subarea D.
 - (iv) The tower and statue of the "Spirit of Progress" on the building in Subarea D Shall be preserved. The top of the tower and the statue shall have architectural accent lighting.

- (v) In addition to the design parameters set forth in Statement 11.A, signs and canopies on the buildings in Subareas D and E-1 shall be consistent with those approved by the Commission on Chicago Landmarks for the building in Subarea E-2.

13. Public Improvements:

- A. Prior to the occupancy of any building, except as provided in statement 13(B), improvements necessary to serve or accommodate the building or use shall be in place and available for use. The 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. Improvements necessary to serve uses or buildings on the property are the following: (i) the public roadway improvements depicted on the Proposed Right-of-Way Vacation Map, Right-of-Way Dedication Map, Right-of-Way and Street Width Table, and Street Cross Sections (including pavement, required turn lanes, curbs and gutters, and traffic signals); (ii) the utilities necessary to provide potable water, sewer facilities, electric, gas, telephone, cable and other private utility facilities and services to the Property; (iii) the streetscape improvements (including sidewalks, streetlights, street trees, and planters) depicted generally on the Street Cross Sections; and (iv) the publicly accessible parks or open spaces depicted on the Open Space Plan.
- B. The following specific improvements shall be completed by the owner within the time periods described below. A "Development Parcel" means that portion of the Property located within a single Subarea which is the subject of an application for Site Plan approval as described in statement 15 of this planned development:
 - (i) The new construction of, widening, narrowing, or other improvements to, Kingsbury Street, Larrabee Street, Superior Street, Chicago Avenue, Oak Street, Hudson Avenue, Huron Street, Cambridge Street, and Hobbie Street, shall all be constructed and completed by the owner per the Right-of-Way and Street Width Table and Street Cross Sections. The alignment of Cambridge Street with Kingsbury at the Chicago Avenue intersection and

provision of a new traffic light shall be completed no later than initial occupancy of the first (1st) principal structure constructed within Subareas A-1 or B-1.

- (ii) The roadway improvements (curb-to-curb) depicted generally on the Street Cross Sections and on the Larrabee/Kingsbury Catalogue Building Streetscape Plan shall, for and to the extent such improvements are contiguous to a Development Parcel, be completed no later than six (6) months following initial occupancy of the first principal structure constructed or renovated upon said Development Parcel.
- (iii) The improvements to the public open space within Subarea H shall be completed and available for public use, and a conservation easement dedicated, no later than six (6) months following initial occupancy of the first (1st) principal structure constructed within Subarea H.
- (iv) Conveyance of the park within Subarea C-2 to the Chicago Park District, free and clear of all encumbrances inconsistent with public use, shall also occur prior to issuance of a Certificate of Occupancy for any structure in Subarea C-1. An easement to the City for the use of approximately two hundred eighty-six (286) square feet of space at the south end of Subarea C-2 to build an accessible ramp for a water taxi dock at the end of Erie Street shall be conveyed to the City within three (3) months of passage of this Planned Development amendment.
- (v) Improvements to the riverwalk depicted on the Open Space Plan, shall be completed as follows: In Subareas C-1 and H, the riverwalk shall be completed and available for public use no later than six (6) months following initial occupancy of the first principal structure constructed within such subarea. In Subarea E-1, the external riverwalk north of the Catalogue Building shall be completed at the time of occupancy of any new structure adjacent and to the east, or at the time of completion of the riverwalk in Subarea H, whichever comes first. The riverwalk internal to the existing building in Subarea D shall be completed and available for public use within six (6) months following initial occupancy of the building. The riverwalk internal to the existing buildings in Subareas E-1 and E-2 shall be completed and available for public use within one (1) year following fifty percent (50%) occupancy of the building.

Dedication and conveyance of a permanent conservation easement to the City shall occur within three (3) months of completion of each riverwalk section.

14. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The owner shall t and reasonable efforts to design, construct and maintain all buildings located the property in an energy efficient manner, generally consistent with the most energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineers Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. 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 development or redevelopment of any property included within this planned development, other than interior - only alterations to existing buildings, a site plan for proposed development, including parking areas (a "Site Plan") shall be submitted by the owner or with the owner's written approval to the Commissioner for approval; provided, however, that individual lot owners for properties located within Subarea A-3 may submit a Site Plan for approval pursuant to the requirements of this Statement. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform with this planned 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-ways, for which approval is being sought by the owner. No Part II Approval for any portion of the property shall be granted until an applicable Site Plan has been approved. Provided, however, that prior to the Commissioner's approval of a Site Plan for development of Subareas C1, C2 and H or for the development of the riverwalk through the improvements in Subareas E-1 and E-2, the Commissioner shall seek the review by the Chicago Plan Commission of the Site Plan with respect to Subareas C-1, C-2 and H and the riverwalk plans with respect to Subareas E-1 and E-2.

If a Site Plan substantially conforms with the provisions of this planned development, the Commissioner shall approve said Site Plan in writing within thirty (30) days of submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a Site Plan within thirty (30) days after the submission of a complete application, then the Site shall be deemed approved by the Commissioner.

If the Commissioner determines within said thirty (30) day period that the Site Plan does not substantially conform with the provisions of this planned development, the Commissioner shall advise the owner in writing of the specific reasons for such adverse determination and specific areas in which the Site Plan and supporting data and material do not substantially conform to the provisions of this Planned Development not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination of any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make final written determination of any resubmission within fourteen (14) days of its filing shall be deemed an approval of the Site Plan by the Commissioner. Provided, however, that this paragraph shall not apply to the Site Plan review described in the previous paragraph for Subareas C1, C2 and H and the review of the riverwalk plans with respect to Subareas E-1 and E-2 until reviewed by the Chicago Plan Commission, which review shall occur at the next scheduled Plan Commission hearing available after submittal of the applicable Site Plan or riverwalk plan to the Commissioner.

Following approval of a Site Plan by the Commissioner, 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 planned development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of statement 8 hereof. In the event of any inconsistency between an approved Site Plan and the terms of this planned development in effect at the time of approval of such Site Plan or of the modifications or changes thereto, the terms of this planned development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;
- (d) all pedestrian circulation routes;
- (e) elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);

- (g) locations and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;
- (i) all landscaping and buffer zones (including a description of all landscape materials);
- (j) statistical information application to the Property limited to the following:
 - (i) floor area and floor area ratio;
 - (ii) floor area devoted to retail uses;
 - (iii) number of dwelling units;
 - (iv) number of parking spaces;
 - (v) number of loading berths; and
 - (vi) uses of parcels.
- (k) parameters of building envelopes including:
 - (i) maximum building height; and
 - (ii) setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

6. Sunset. The property is intended to be developed in phases extending over periods of time. This statement describes the schedule for commencement of development over those phases.

- A. Initial Period. Unless substantial construction or renovation has commenced upon a minimum of one million (1,000,000) square feet of floor area within six (6) years of the effective date of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the property shall automatically revert to the C3-5 Commercial-Manufacturing District classification. Such reversion shall not render any

building existing at the time to be non-conforming.

- B. Subsequent Periods. Unless substantial construction or renovation has commenced and been diligently pursued after the initial period on two million (2,000,000) square feet of floor area (cumulative) within ten (10) years of the effective date hereof, and three million (3,000,000) square feet of floor area (cumulative) within twenty (20) years of the effective date hereof (the "Subsequent Periods"), the department may decide to review and recommend modification of the provisions of this planned development in whole or in part; provided, however, that any such modification may not render any building existing at the time to be non-conforming. The department's determination that the planned development ordinance must be reviewed shall be reflected in an application filed by the City for a planned development amendment, with City being deemed the Applicant and providing such notice as may be required by law. If any Subarea has been improved per the terms of this planned development and the planned development is amended pursuant to this statement 17, the amended planned development shall preserve the provisions applicable to the improved Subarea.

17. Severability. It is hereby declared to be the intention of the City Council of the City of Chicago that the provisions of this planned development ordinance are severable. If any provision, clause, paragraph, or statement of this planned development shall for any reason be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, that judgement shall not affect, impair, or invalidate the remainder of this planned development.

[Bulk Regulations and Data Table Boundary and Subarea Map; Existing Zoning Map; Proposed Right-of-Way Vacation Map; Proposed Right-of-Way Dedication Map; Existing Land-Use Plan; Generalized Land-Use; Open Space Plan; Right-of-Way and Street Width Table; Landscape Sections; Street Level and Riverwalk Access Plan; Riverwalk Level Plan; Building Elevation Drawings; Roof Level Plan; Street Level Plan Subarea E-2; Riverwalk Level Plan Subarea E-2; Roof Level Subarea E-2; and Building Elevations and Riverwalk Access Merchandise Building Subarea D referred to in these Plan of Development Statements printed on pages 68767 through 68796 of this Journal.]

Parking and Loading Requirements referred to in these Plan of Development Statements read as follows:

Parking And Loading Requirements.

Parking.

1. Residential:

- Multi-family -- 1.0 parking space per dwelling unit.
- Townhouse -- 1.5 parking spaces per dwelling unit.
- Single-family -- 2.0 parking spaces per dwelling unit.

2. Commercial:

- Telecommunications, high technology, data centers and new media -- 0.25 parking spaces per 1,000 usable square feet.
- Office -- 1.5 parking spaces per 1,000 usable square feet.
- Retail -- 0.75 parking spaces per 1,000 usable square feet in excess of 10,000 square feet.
- An 80% occupancy factor may be applied to the above requirements if they are all present in the same zoning lot and shared parking is allowed.

3. Other uses -- per C3-5 zoning requirements.

Loading.

1. Telecommunications, high technology, data centers and new media -- 1 loading dock for every 500,000 square feet of usable floor area.
2. Office -- 1 loading dock for every 250,000 square feet of usable floor area up to 750,000 square feet after which 1 loading dock for every 500,000 square feet will be required.

3. Multi-family Residential -- 1 loading dock for every 200,000 square feet of floor area.
4. Retail.
 - 0 to 10,000 square feet of usable area, no loading dock required provided that the retail is accessory to another use within the same zoning lot.
 - 10,000 to 25,000 square feet of usable area, 1 loading dock required.
 - 25,000 to 50,000 square feet of usable area, 2 loading docks required.
 - 50,000 to 75,000 square feet of usable area, 3 loading docks required.
 - 75,000 to 125,000 square feet of usable area, 4 loading docks required.
 - 125,000 to 250,000 square feet of usable area, 5 loading docks required.
 - 1 additional loading dock will be required for every 250,000 square feet thereafter.
5. Loading dock requirement may be reduced through sharing arrangements by 15% for each of the above uses included within a zoning lot (e.g., if 10 loading docks would be required by the above calculations for a building that included retail, telecommunications and office, the required number of docks would be reduced by 30% to 7 docks; $15\% + 15\% = 30\%$ multiplied by 10 loading docks = 7 docks required).
6. Townhouses and Single-family Homes -- no loading docks required.
7. Other uses -- per C3-5 zoning requirements.

10/3/2001

REPORTS OF COMMITTEES

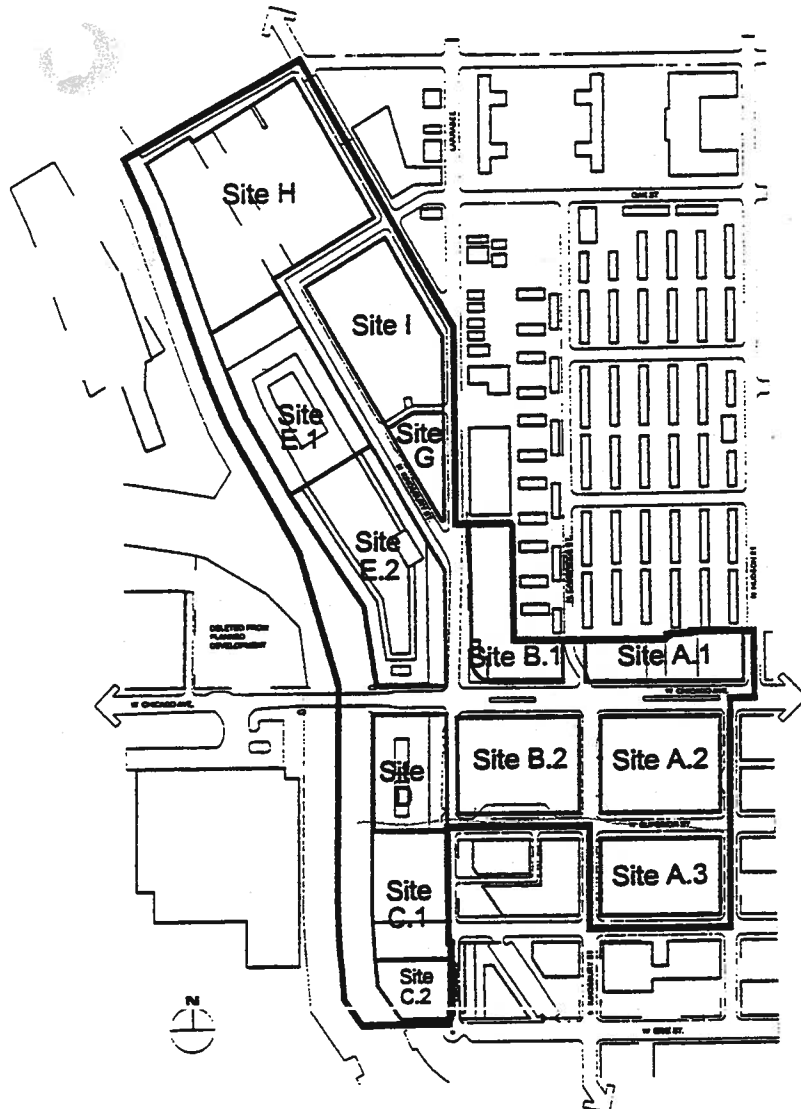
68767

Residential-Business Planned Development Number 447, As Amended
Plan Of Development Bulk Regulations And Data Table.

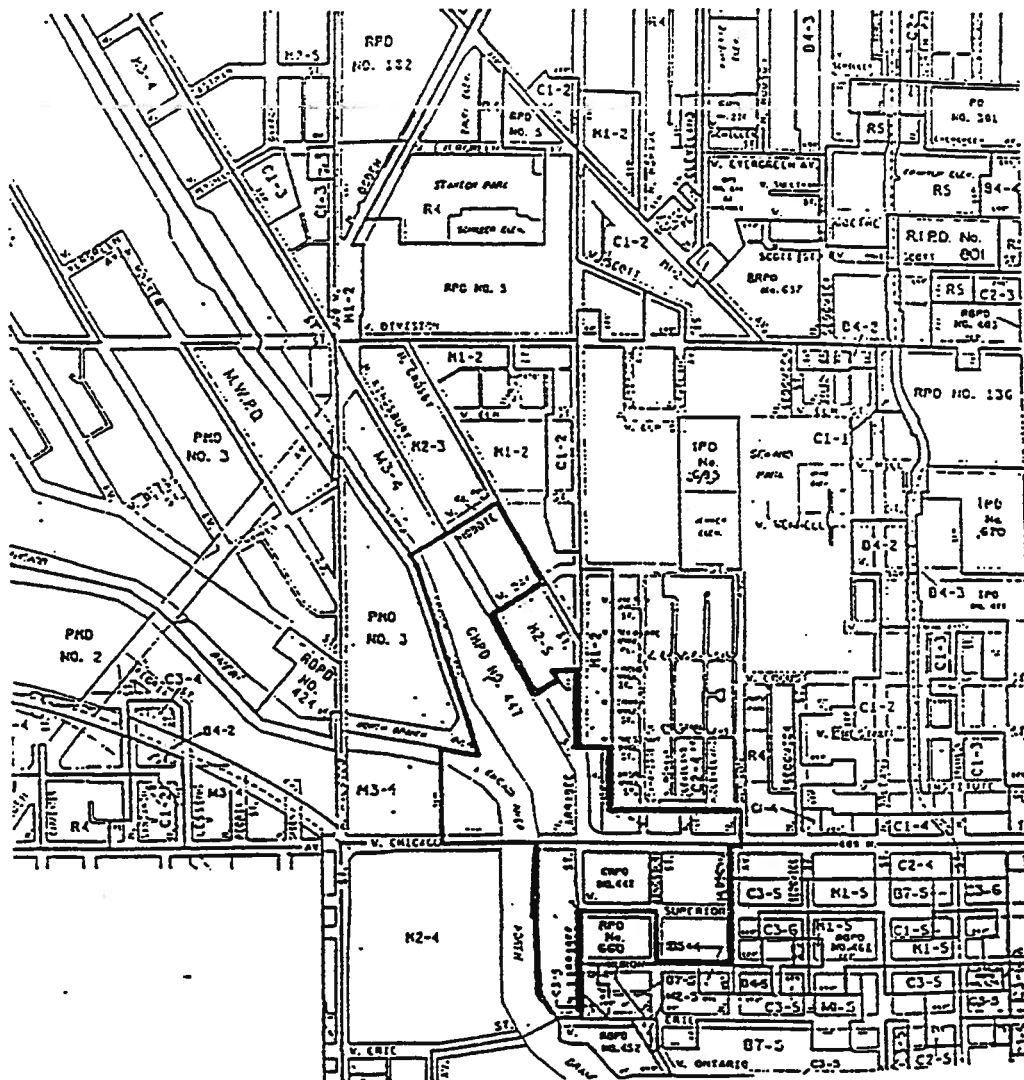
Sub-Area	Net Site Area Sq. Ft. (1)	Net Site Area (acres) (1)	Maximum F.A.R. (1)	Maximum Dwelling Units	Maximum Efficiency Units (%) (2)	Maximum Building Height (ft.) (3)
A-1	59,190	1.36	7	200	20	140
A-2	94,062	2.16	7	282	20	240 on northern half 140 on southern half
A-3	74,376	1.71	2.2	20	0	55
B-1	71,719	1.65	7	200	20	140
B-2	96,647	2.22	8	400	0	Existing
C-1	72,203	1.66	8.5	350	20	140 on northern 70 feet 350 on remaining
C-2	40,000	0.92	0	0	0	0
D	71,527	1.64	6.5	241	20	Existing
E-1	135,317	3.11	8	290	20	160
E-2	169,488	3.89	8	0	0	160
Deleted from Planned Development						
G	27,760	0.64	6	96	20	101
H	214,422	4.92	3	256	20	80 140 (4)
I	123,455	2.83	4	225	20	140
Total	1,250,186	28.71	5.5	2,500	N/A	N/A

- (1) Net Site Area is based on the Boundary and Sub-Area Map and may change based on actual vacations and dedications. If Net Site Area is adjusted, the permitted floor area shall be adjusted accordingly.
- (2) An "Efficiency Unit" shall have the definition provided in 3.2 of the Chicago Zoning Ordinance; provided, in addition, an "Efficiency Unit" shall mean any unit containing less than 600 square feet.
- (3) "Building Height" excludes mechanical penthouses and other appendances above the level of the highest habitable floor.
- (4) West of Kingsbury: 80 feet (excluding the parking structure and any units attached thereto, which shall be subject to the 140 foot height limit) the remaining height limit for the property east of Kingsbury Street shall be 140 feet.

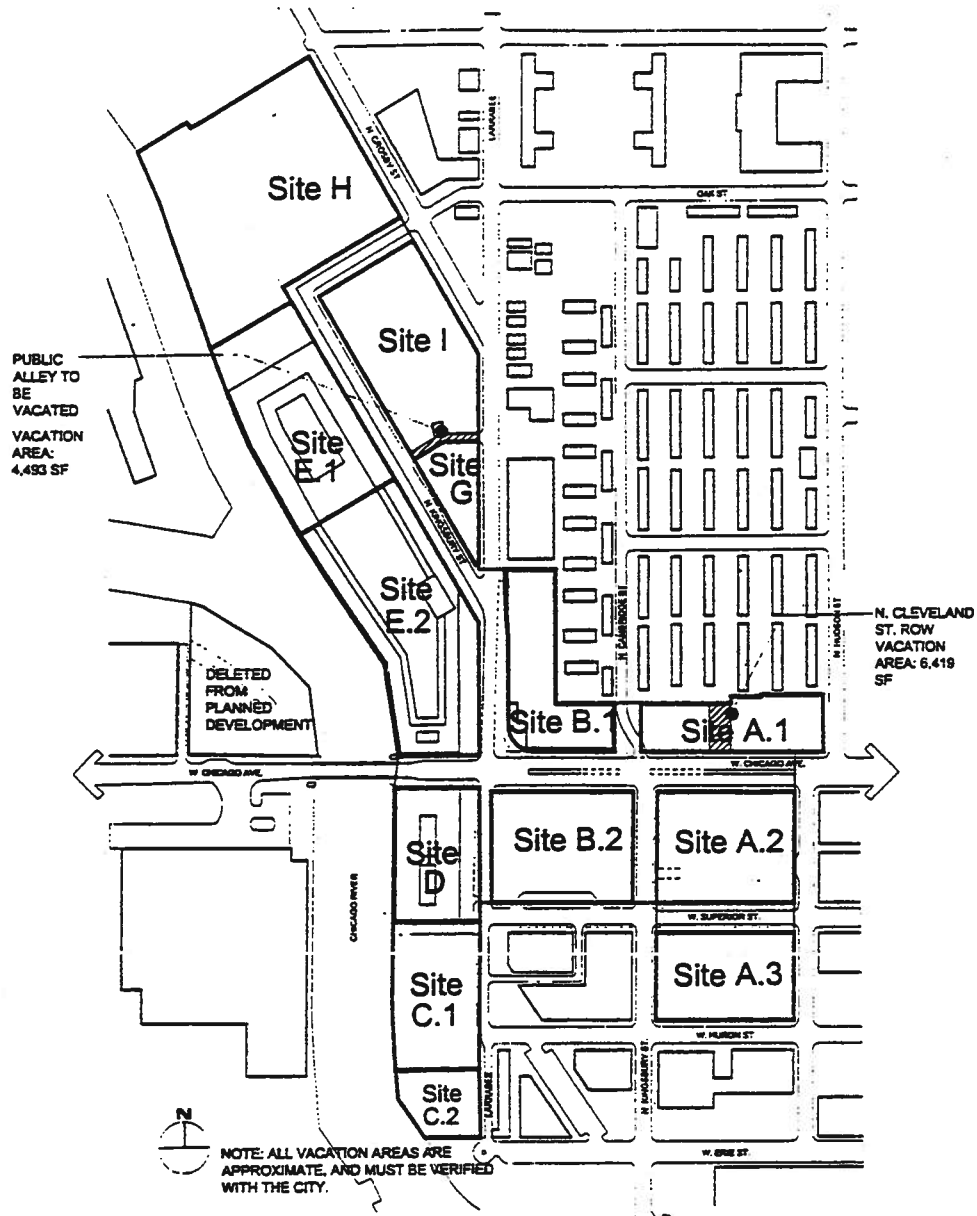
Boundary And Subarea Map.



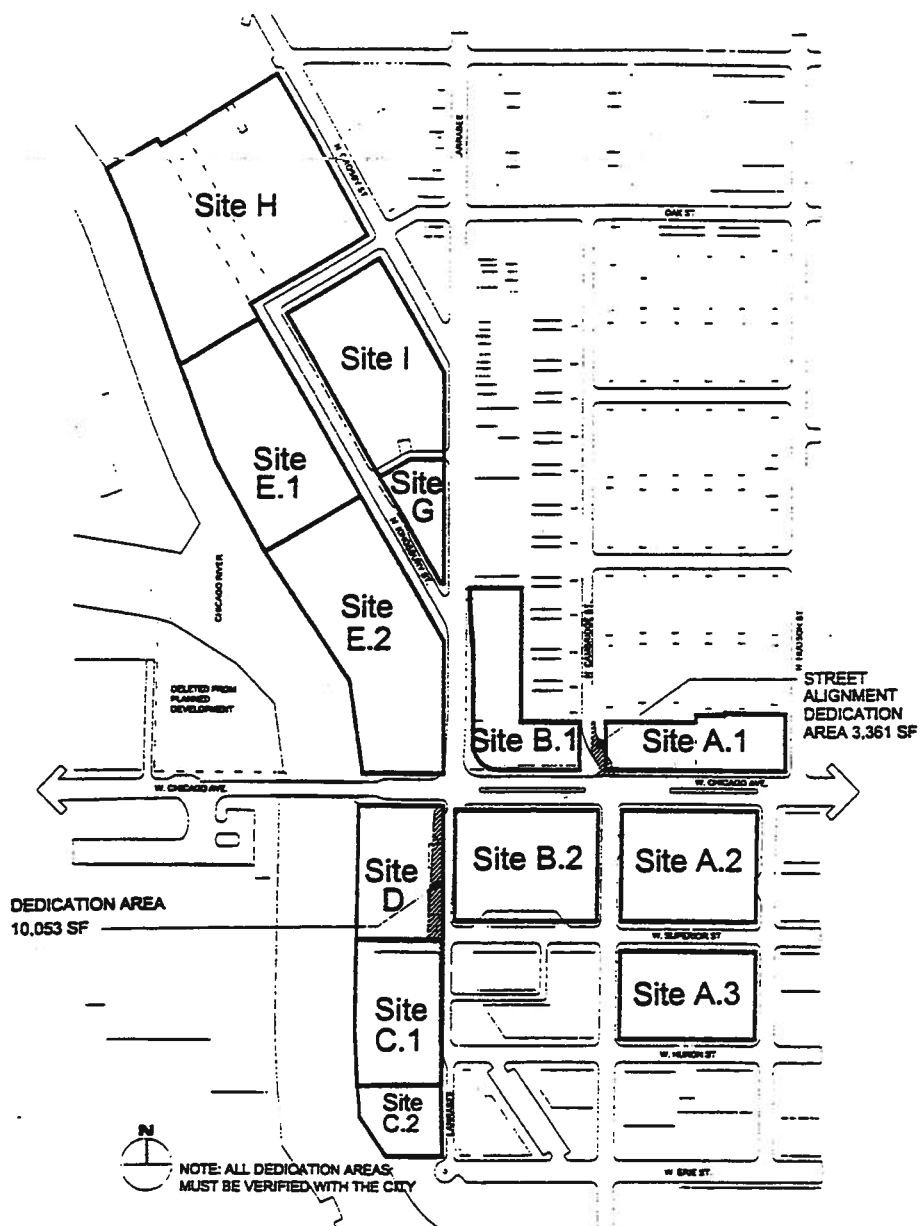
Existing Zoning Map.



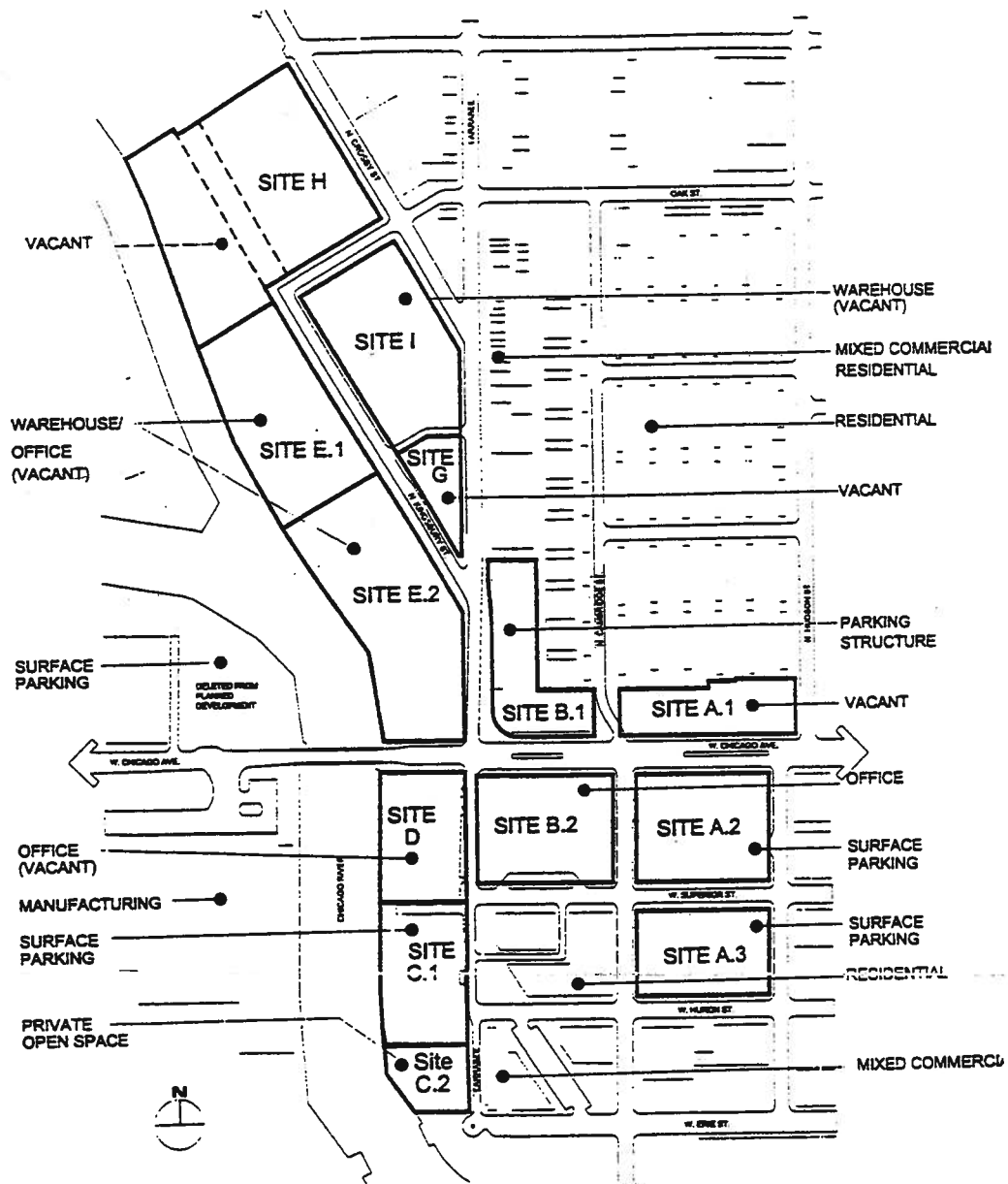
Proposed Right-Of-Way Vacation Map.



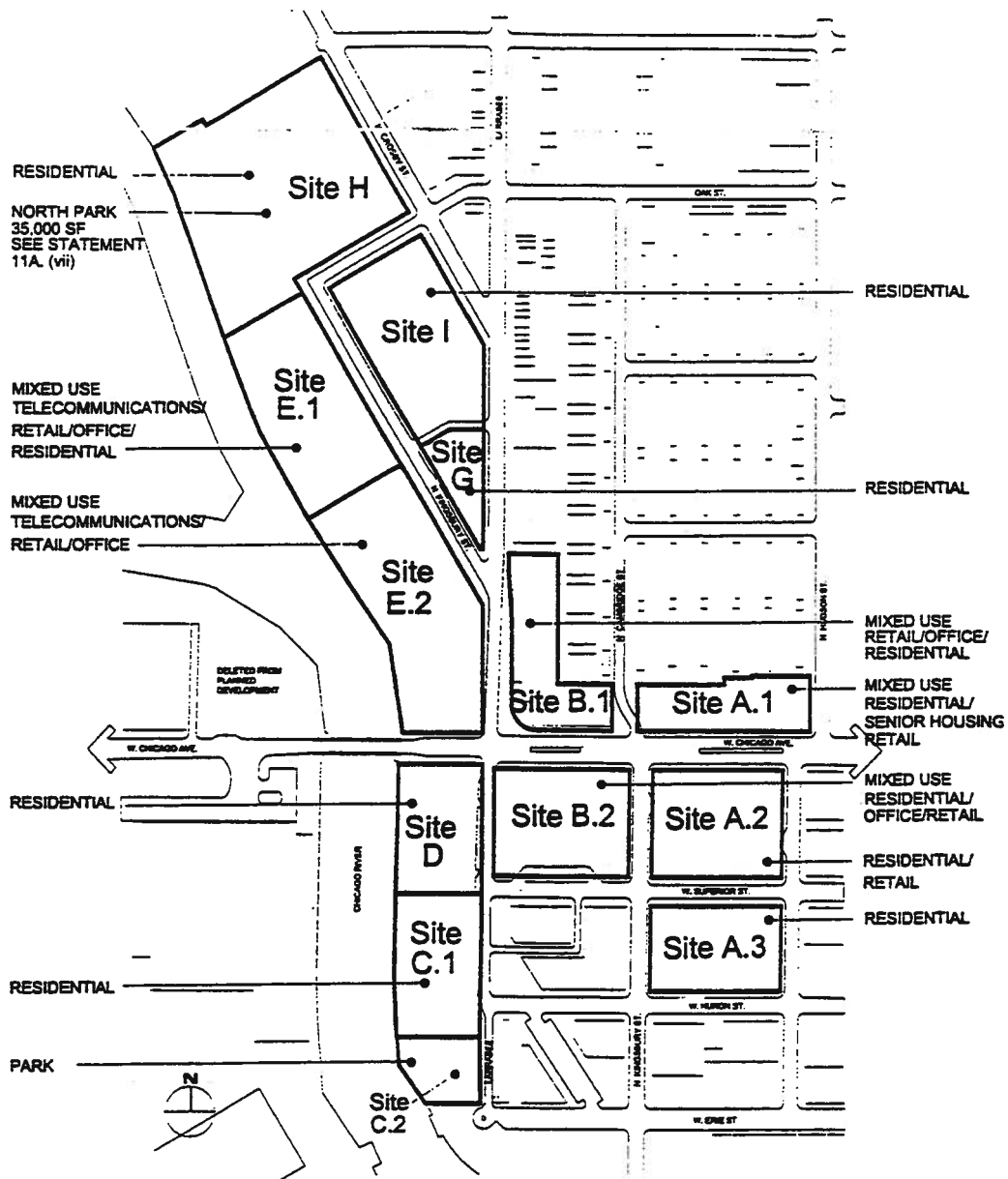
Proposed Right-Of-Way Dedication Map.



Existing Land-Use Plan.



Generalized Land-Use Plan.



PEDESTRIAN VIEW CORRIDOR W/ 25' MIN. WIDTH

**NORTH PARK
35,000 SF
SEE STATEMENT 11A. (vii)**

**RIVERWALK
66,000 S.F.**

**SOUTH PARK:
40,000 SF**

SITE F INTENTIONALLY DELETED

OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC

Sites: Site H, Site I, Site E.1, Site G, Site E.2, Site B.1, Site A.1, Site B.2, Site A.2, Site A.3, Site D, Site C1, Site C2.

Streets: W. CHICAGO AVE., W. SUPERIOR ST., W. MADISON ST., W. ERIE ST., CHICAGO RIVER.

Legend: OPEN SPACE AREAS ACCESSIBLE TO THE PUBLIC

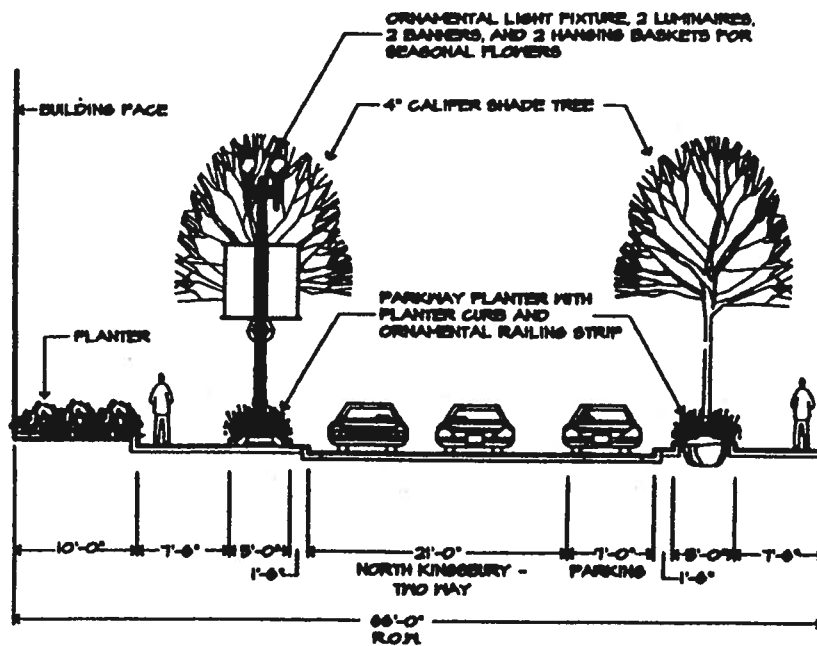
Right-Of-Way And Street Width Table.

Street Section	Existing Street Width	Existing ROW Width	Proposed Street Width *	Proposed ROW Width	Min. Parkway Width each side	Min. Sidewalk Width each side	Roadway Improvements (curb to curb) Responsible Party
Section One: Catalog Building on Kingsbury; Site E-1	N/A	66'	28'	No change	5' (additional 10' on west)	7'-6"	E-1
Section Two: Catalog Building on Kingsbury; Site E-2	N/A	66'	28'	No change	5' (additional 10' on west)	7'-6"	E-2
Section Three: Larrabee Street: North of Kingsbury	38'	66'	36'	No change	5'	7'-6"	
Section Four: Catalog Building on Larrabee; Site E-2	45'	75'	48'	No change	5'	7'-6"	E-2
Section Five: Chicago Avenue: Hudson to Larrabee	70'	100'	70' (including 10' center median)	No change	6' plus a 1'-6" carriage walk	7'-6"	A-1, A-2, B-1 & B-2
Section Six: Chicago Avenue: Larrabee to River	49'-6"	80'	49'-6"	No change	6' North 6'-6" South	7'-6"	
Section Seven: Oak Street Kingsbury to Crosby	N/A	68'	36'	No change	6'	7'-6"	H or I
Section Eight: Hobbie Street: Kingsbury to Crosby	N/A	66'	38'	No change	6'	7'-6"	H
Section Nine: Al Merchandise Building on Larrabee Street: Site D	30'	30'	31' (including parking area)	63'	5' east 15' west on both sides of sidewalk	7'-6" east 10' west	D
Superior Street: Hudson to Kingsbury	46'	74'	36' (back to back)	No change	12'	6'	A-2 or A-3
Kingsbury south of Chicago Avenue	40'	60'	No change	82'	6'	6'	A-2, A-3, B-2
Hudson south of Chicago	36'	60'	No change	No change	6'	6'	
Larrabee: Superior to Huron	N/A	30'	TBD	TBD	TBD	TBD	C-1

* Unless noted, street width is calculated from face of curb to face of curb

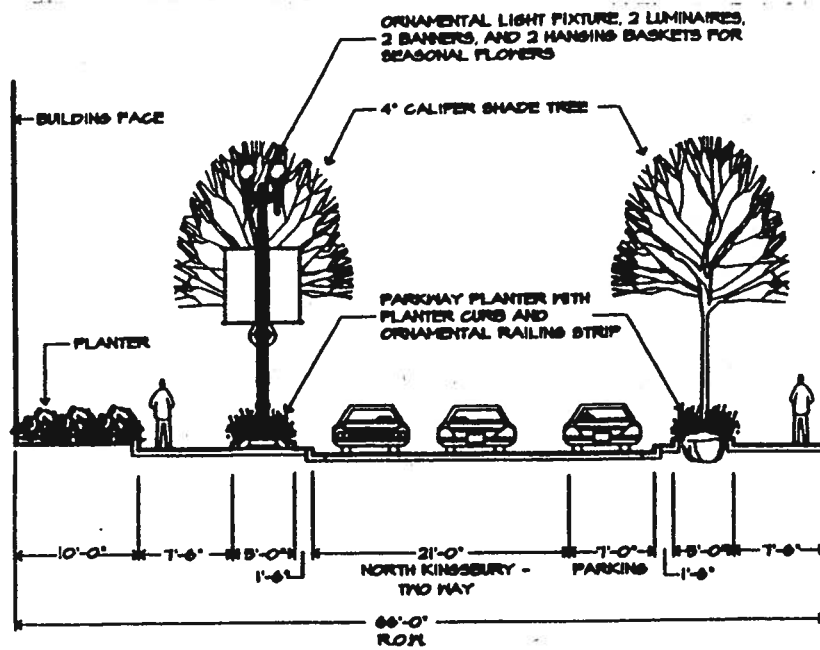
Landscape Sections.

(Page 1 of 9)



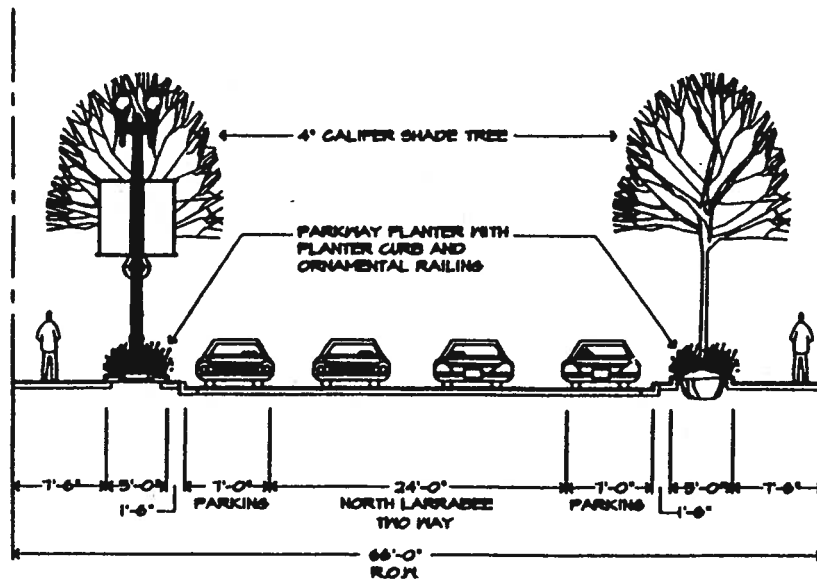
1. SECTION THRU KINGSBURY STREET AT 900 BUILDINGS - LOOKING NORTH
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 2 of 9)



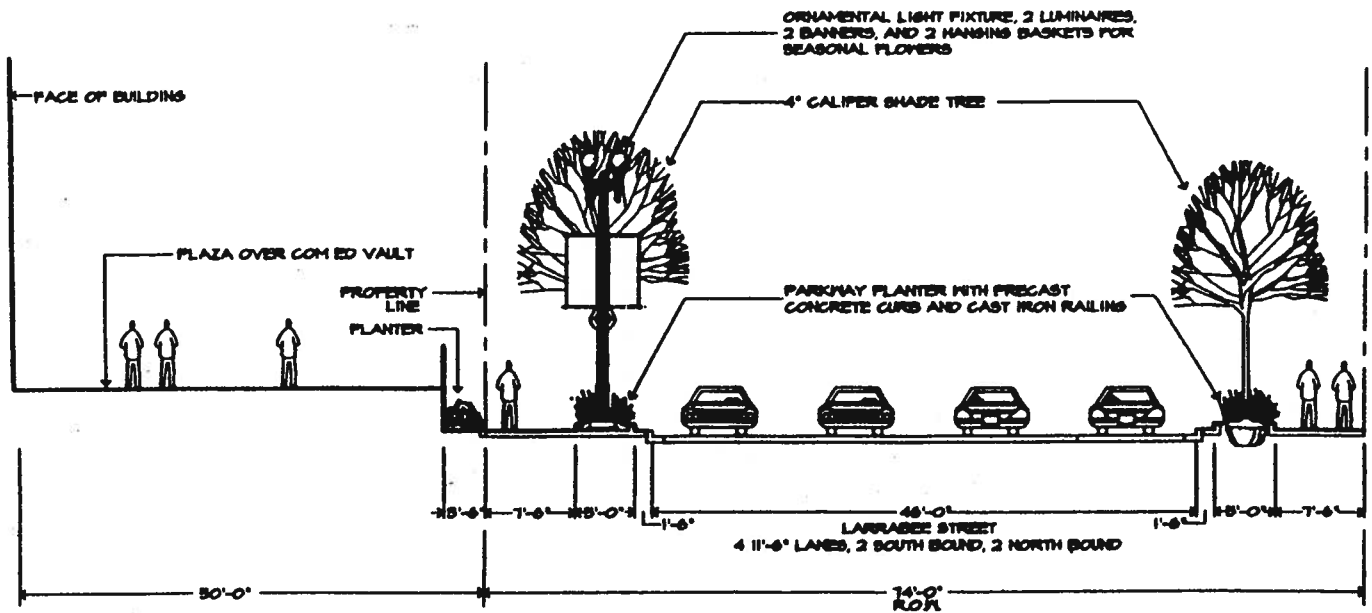
2. SECTION THRU KINGSBURY STREET AT 600 BUILDING - LOOKING NORTH
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 3 of 9)



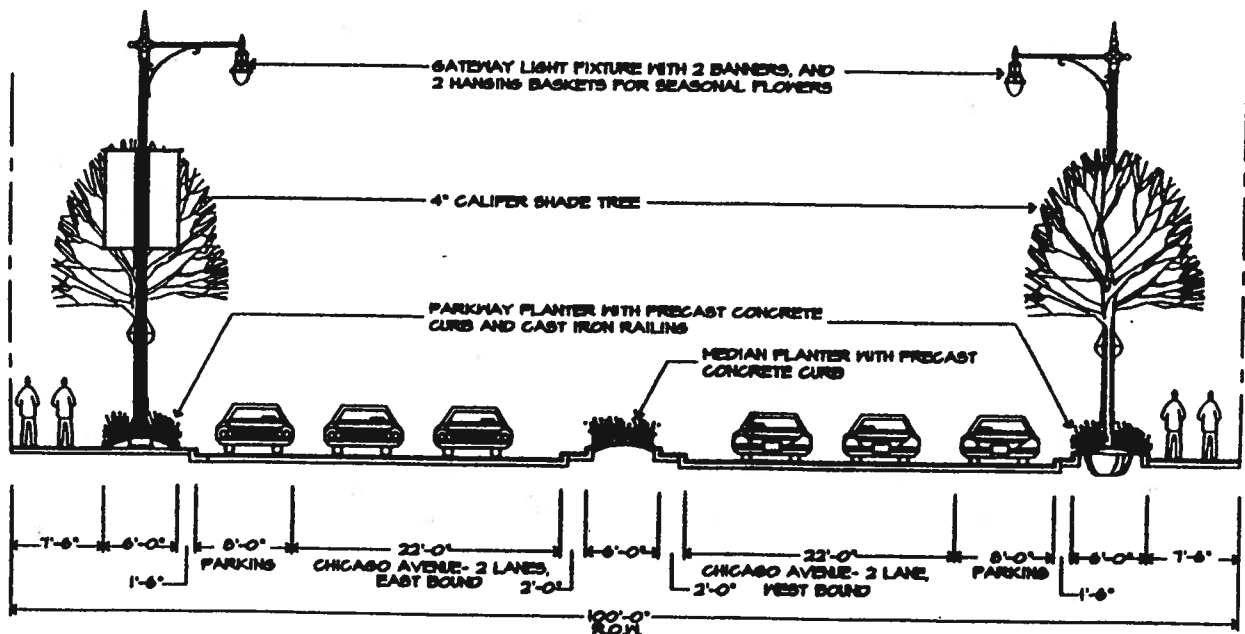
3. SECTION THRU LARRABEE STREET NORTH OF KINGSBURY - LOOKING NORTH
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 4 of 9)



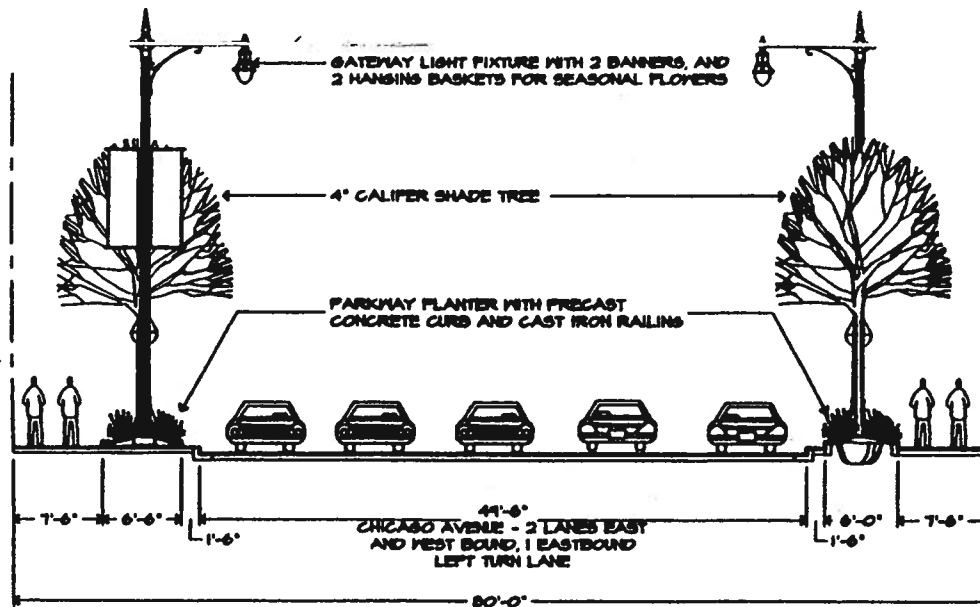
4. SECTION THRU LARRABEE STREET AT 600 BUILDING - LOOKING NORTH
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 5 of 9)



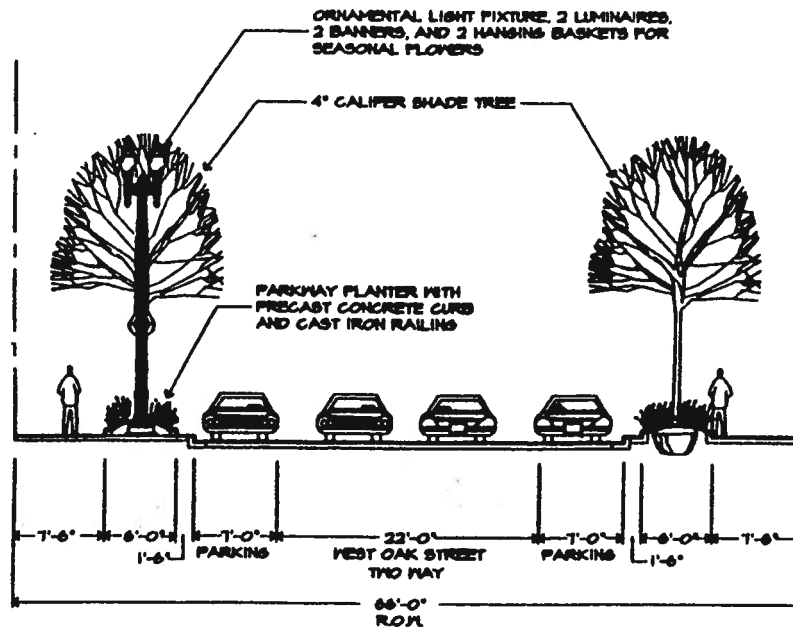
5. SECTION THRU CHICAGO AVENUE- EAST OF LARRABEE - LOOKING WEST
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 6 of 9)



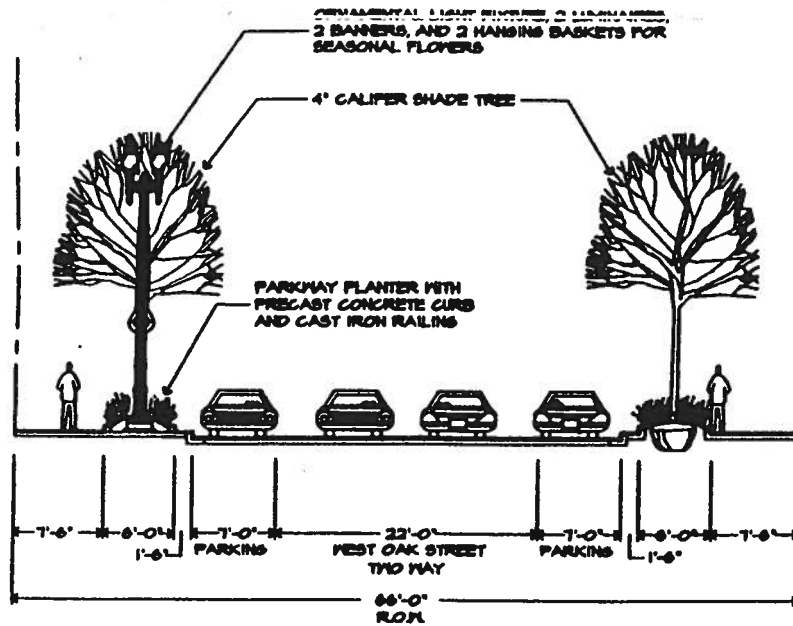
6. SECTION THRU CHICAGO AVENUE- WEST OF LARRABEE - LOOKING WEST
SCALE: 1/8"=1'-0"

Landscape Sections.
(Page 7 of 9)



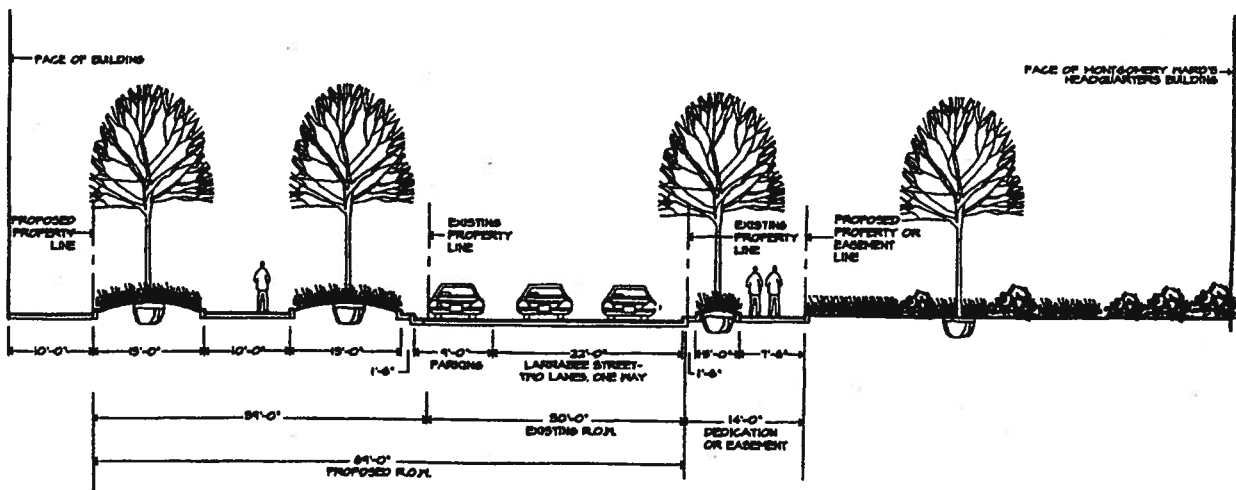
7. SECTION THRU OAK STREET LOOKING WEST
SCALE: 1/8"=1'-0"

Landscape Sections.
(Page 8 of 9)



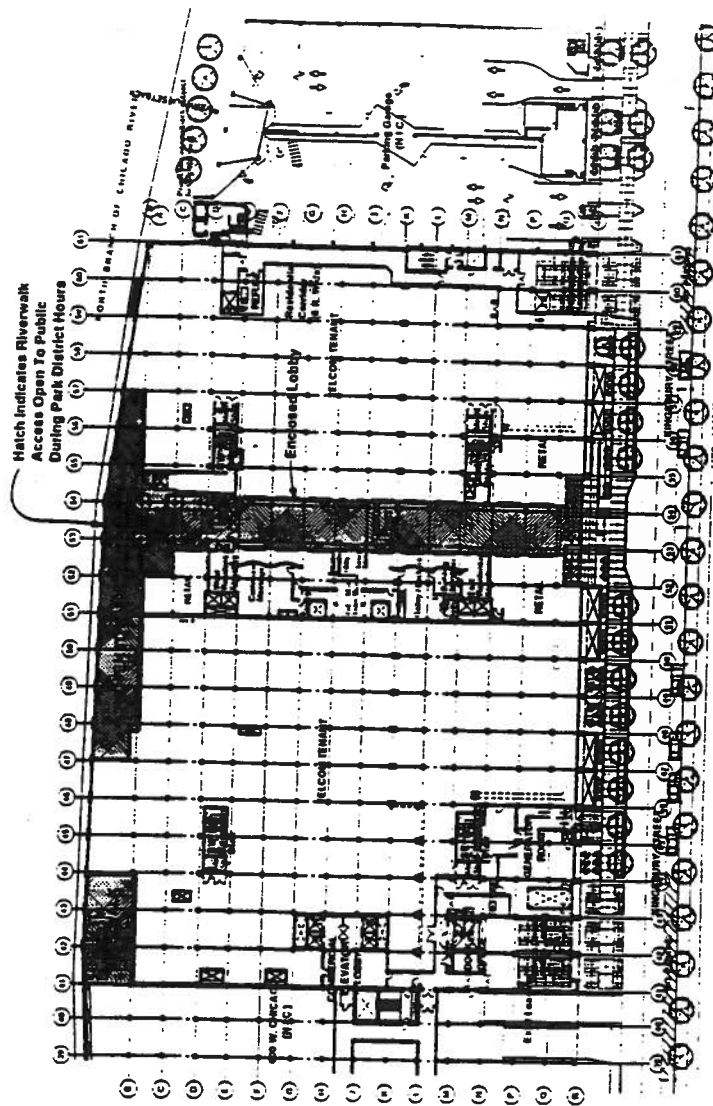
B. SECTION THRU HOBBIE STREET LOOKING WEST
SCALE: 1/16"=1'-0"

Landscape Sections.
(Page 9 of 9)

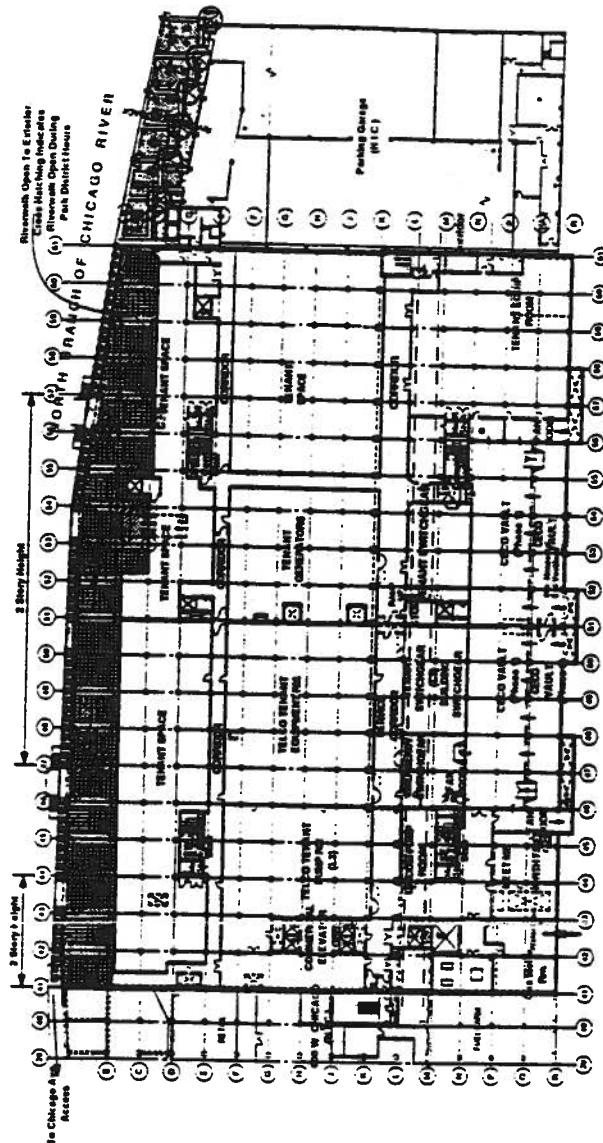


9. SECTION THRU LARRABEE STREET AT MERCHANDISE BUILDING - LOOKING NORTH
SCALE: 1/8"=1'-0"

Street Level And Riverwalk Access Plan.



Riverwalk Level Plan.

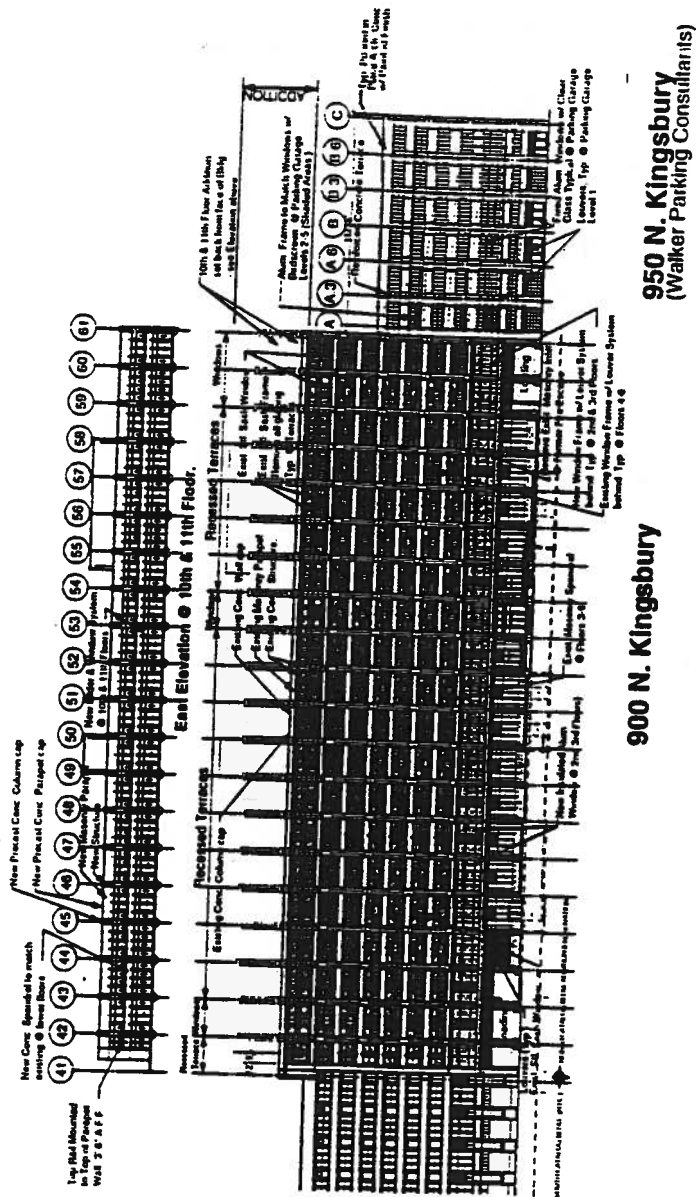


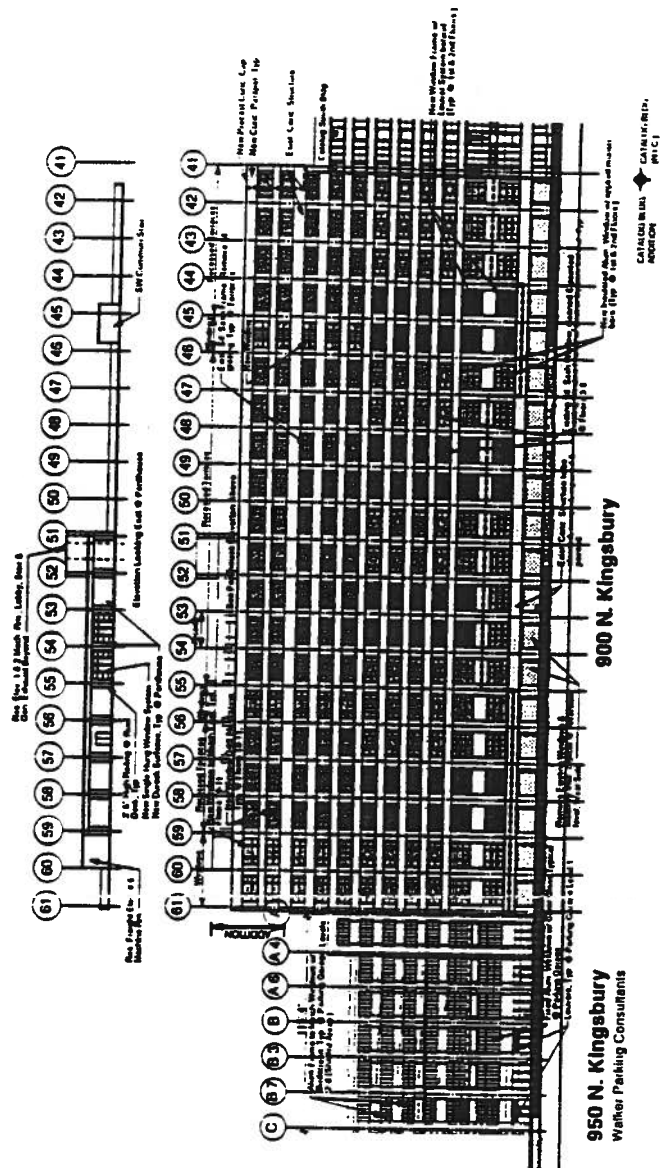
10/3/2001

REPORTS OF COMMITTEES

68787

East Building Elevation.



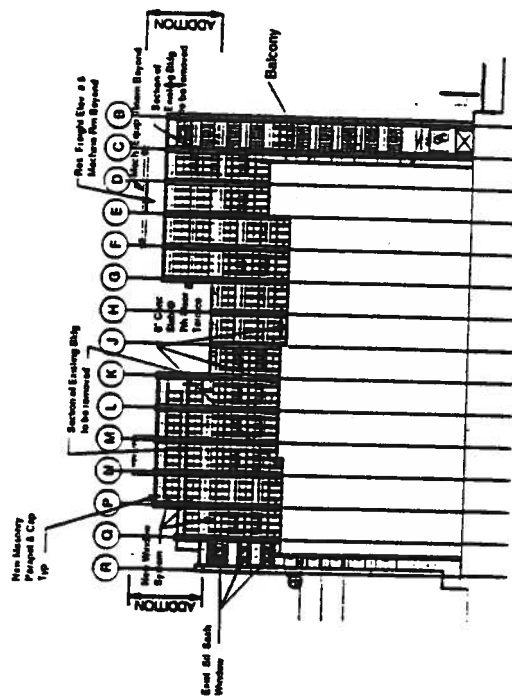


10/3/2001

REPORTS OF COMMITTEES

68789

Northwest Building Section/ Elevation At Line 61.



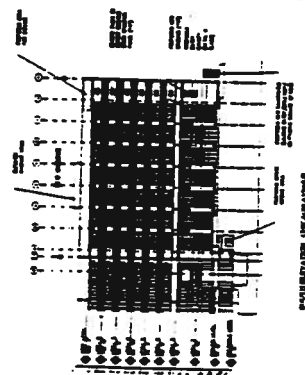
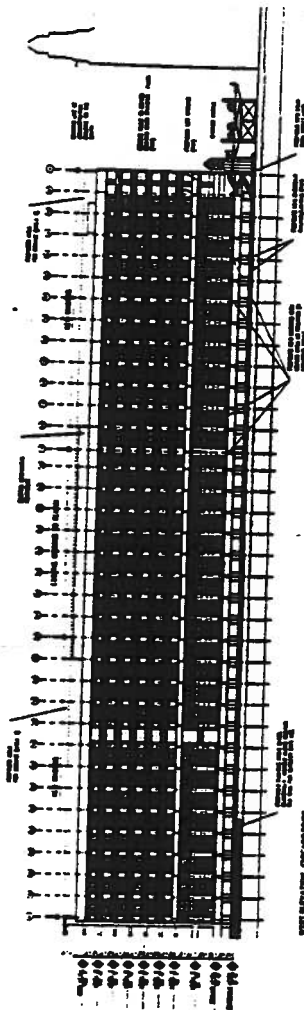
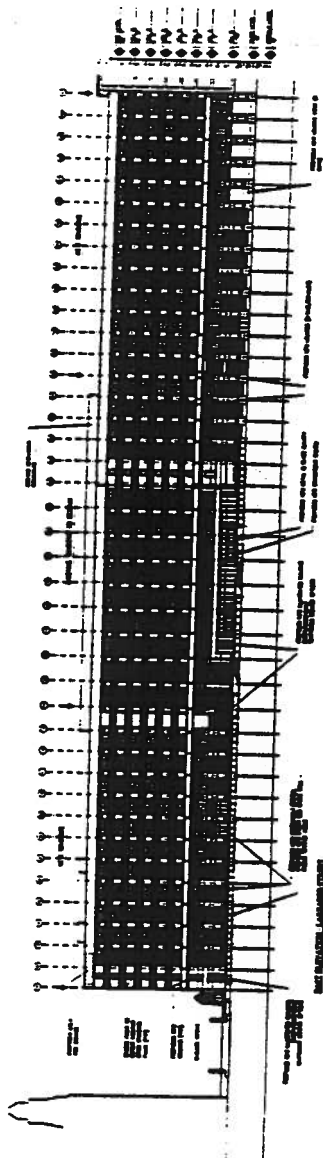
[illegible]

10/3/2001

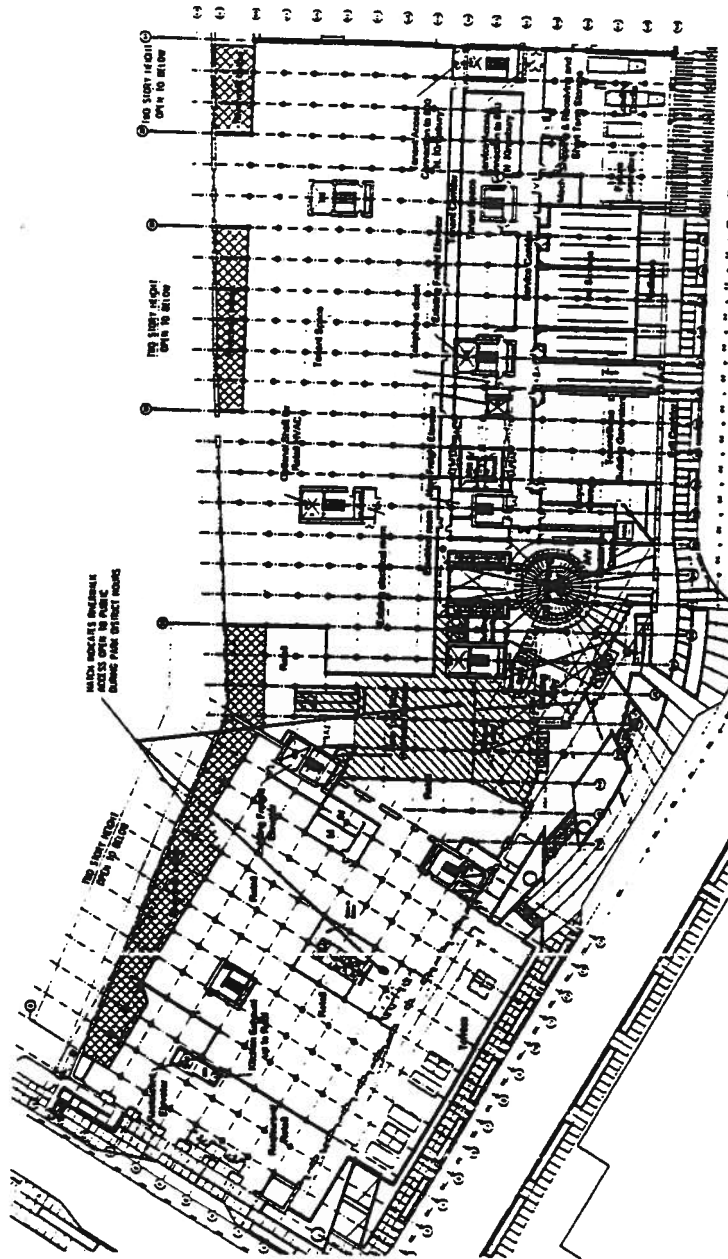
REPORTS OF COMMITTEES

68791

Building Elevations
Subarea E-2.



Street Level Plan Subarea E-2.

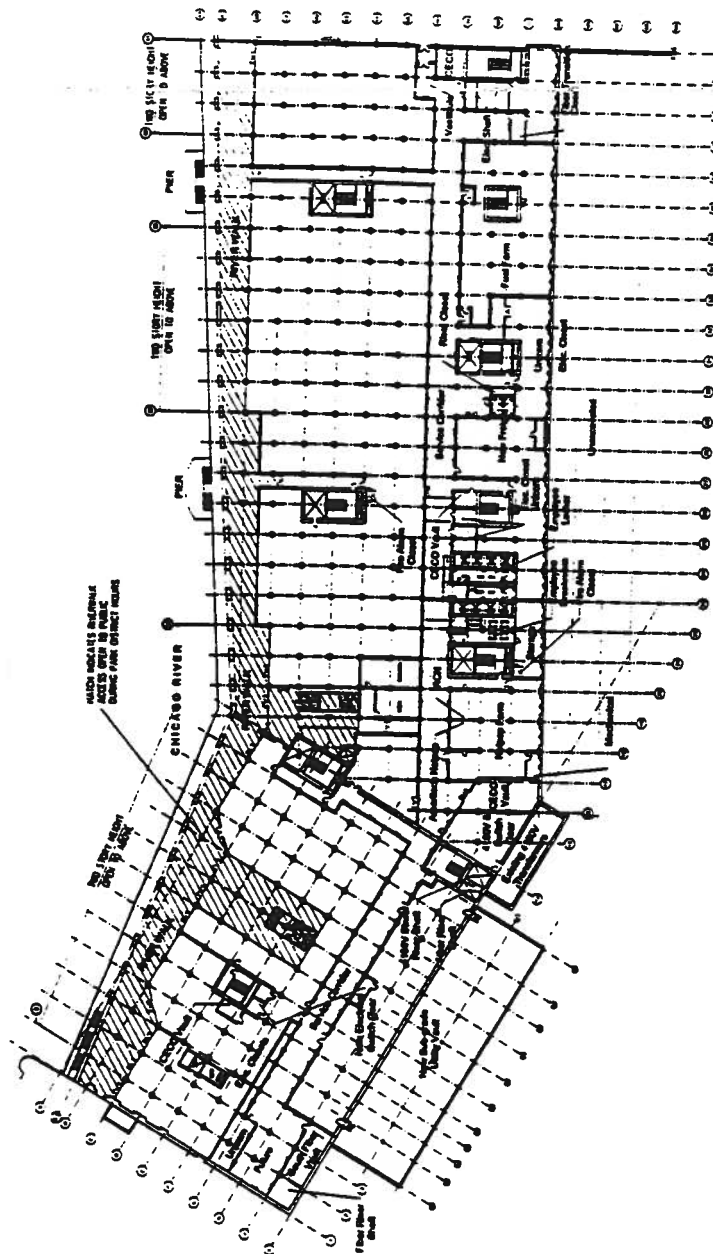


10/3/2001

REPORTS OF COMMITTEES

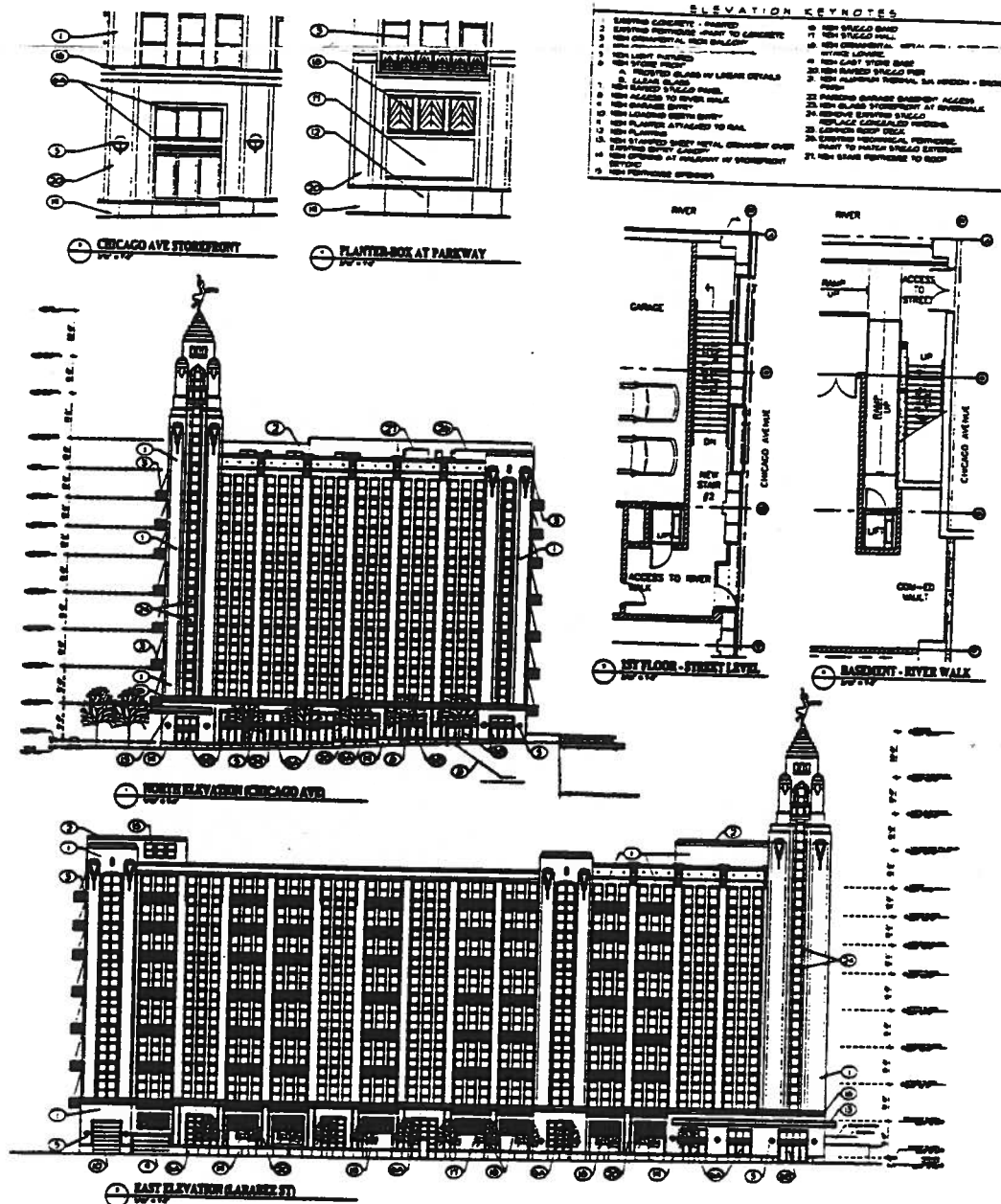
68793

Riverwalk Level Plan Subarea E-2.

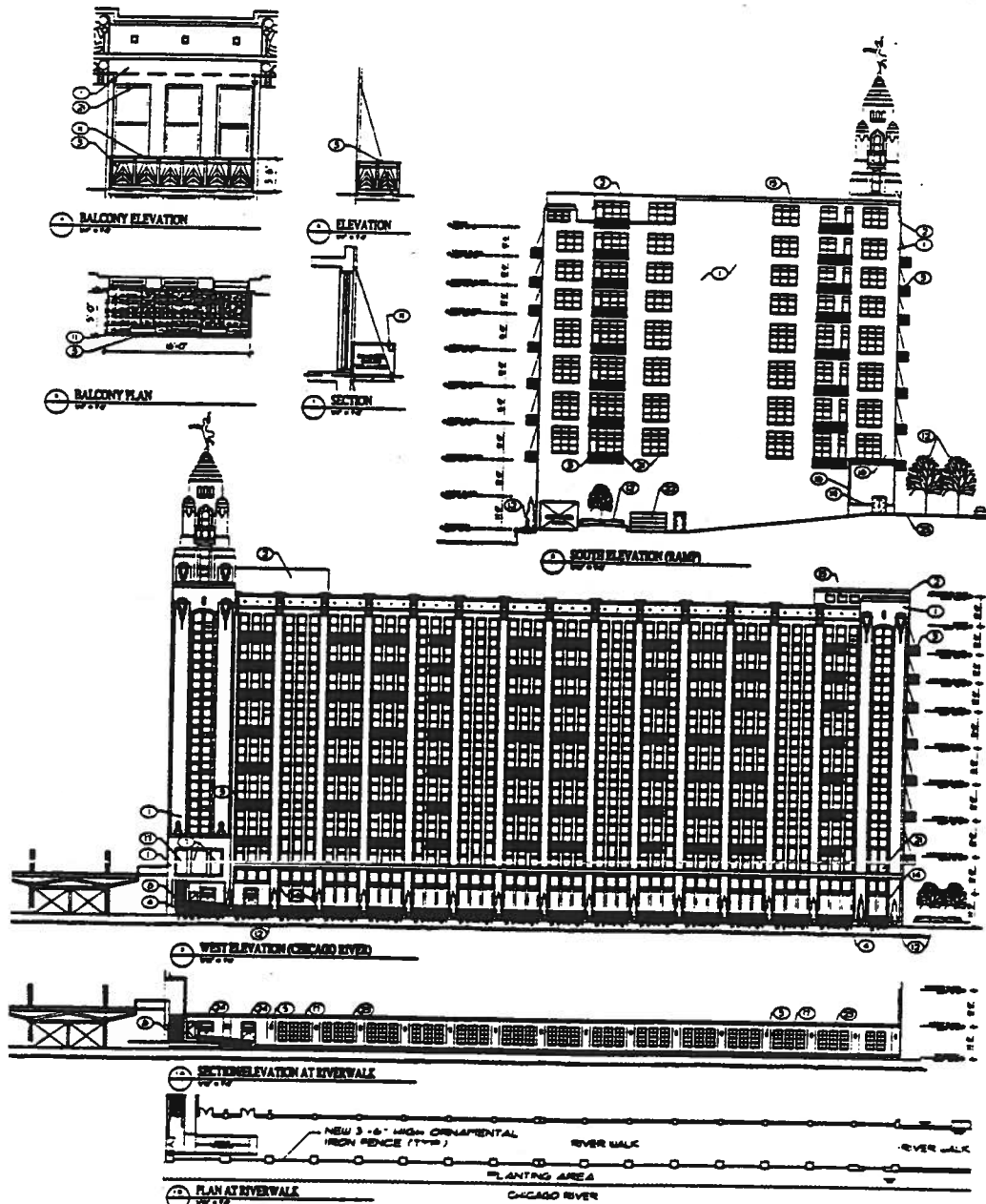


[illegible]

Building Elevations And Riverwalk Access
Merchandise Building Subarea D.
(Page 1 of 2)



Building Elevations And Riverwalk Access
Merchandise Building Subarea D.
(Page 2 of 2)





September 17, 2001

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>

Mr. James J Banks
Law Office of Samuel V.P. Banks
221 N. LaSalle Street, 38th floor
Chicago, IL 60601

Re: Site Plan Approval for Residential-Business Planned Development No. 447, As Amended; Subarea A-2
Proposal: The construction of a new four-story townhouse structure containing eight (8) dwelling units, and a four-story townhouse structure containing eighteen (18) dwelling units for a total of twenty-six (26) dwelling units. (City Club at Kingsbury Park)
Location: 460 West Superior Street - the southern 156 feet portion of Subarea A-2; (735-743 N. Kingsbury, 440-472 W. Superior, 734-740 N. Hudson and Units 1-N to 8-N)

Dear Mr. Banks:

The Department of Planning and Development has reviewed the Site Plan, Landscape Plans, and Elevation Plans submitted by you for the construction of two new four-story residential townhouse structures, one containing eight (8) dwelling units and the other containing eighteen (18) dwelling units for a total of twenty-six (26) dwelling units within the southern portion of Subarea A-2. The Site Plan and Building Elevations, prepared by Harthorne & Plunkard Architecture, dated August 10, 2001, as well as the Landscape Plan (sheet L-1) prepared by Hayden Bulin Larson Design Group Ltd., dated August 20, 2001, are in accordance with the provisions of Statement No. 15 of Residential-Business Planned Development No. 447, as amended.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that the Site Plan, Landscape Plan and Building Elevation Plans are consistent with and satisfy the requirements of the Plan of Development.



Accordingly, this Site Plan submittal for the construction of two (2) new residential townhouse structures containing a combined total of twenty-six (26) dwelling units within the southern 156 foot portion of Subarea A-2 of Residential-Business Planned Development No. 447, as amended, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" being more prominent and the last name "Berg" ending in a long, sweeping tail.

Alicia Mazur Berg
Commissioner

cc. Jack Swenson
Philip Levin
Ed Kus
Mike Marmo



August 7, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for minor changes to Residential-Business Planned
Development No. 447, as amended (Wards - Site C-1)

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 447, as amended, on behalf of Two River Place LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3t(c) of Chicago Zoning Ordinance and Statement No. 8 of the Planned Development.

Specifically, you requested modifications to the upper-level setback between Site C-1 and Site D in order to construct two condominium buildings on Site C-1 which would be shorter than the maximum building height as permitted by the Planned Development. As permitted by the Planned Development on Site C-1, the maximum height of a building at the northern 70' of the parcel could be 140' and the remainder of the structure could extend up to 350'. You requested that this setback, which was intended to move a potential tower on Site C-1 away from the existing building on Site D, be eliminated and that the maximum height of the northern building on Site C-1 be limited to 192 feet and the height of the southern building on Site C-1 be limited to 203 feet.

The Department has reviewed the proposed modification to the Planned Development and has determined that the proposed building on Site C-1 would be compatible with the remainder of the Planned Development and with other buildings in the surrounding area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Jocelyn Mazur Berg
Commissioner

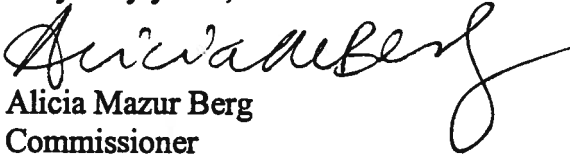
111 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>



changes to this Planned Development. In accordance with the Planned Development, please be advised that Site Plan approval will be required for any development on Site C-1 prior to Part II approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo



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>

February 7, 2001

Mr. John J. George
Attorney at Law
20 South Clark Street, Suite 400
Chicago, IL 60603

Re: Request for a minor change to CMPD No. 447 (Montgomery
Ward)

Location: Sub-Area A-2, northern 120 feet (Chicago and Hudson
Avenues)

Dear Mr. George:

Your request on behalf of Rezmar Corporation for a minor change to Commercial-Manufacturing Planned Development No. 447 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. You have requested that ground floor residential use be permitted within the northern 120 feet portion of Sub-Area A-2 of the planned development to allow for the construction of 12 townhouse units. The townhouse units, grouped around a courtyard, would occupy the western half of the site, while a residential high-rise with retail, a lobby, and various support functions at the first floor would occupy the eastern half.

After review of preliminary plans for the proposed development, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change and that residential use at the ground floor would be consistent with the uses both within and in the vicinity of the planned development. The proposed amendment to the planned development, which was submitted to the City Council on November 8, 2000 by Alderman Burton Natarus and Alderman Walter Burnett, Jr., would require that new structures have retail use at a minimum of fifty percent of their linear frontage facing Chicago Avenue. The proposed development would conform with this requirement.

The Applicant has stated that the market would not support retail or other non-residential use along the remainder of the frontage of Chicago Avenue, and that the only viable alternative to townhouses would be enclosed parking. The Department believes that townhouses are preferable to parking along Chicago Avenue, and that their design would be compatible with the character of Chicago Avenue and with the proposed high-rise adjacent to them to the east. In particular, these compatible design elements include at-grade, recessed



entries, planters, windows, and quality materials at the first floor, and a horizontal ledge at the top of the townhouses that would tie-in with the parking base of the proposed adjacent high-rise tower. Therefore, the Department approves of the minor change, subject to the following conditions, which will ensure that the development of Sub-Area A-2 is compatible with the planned development:

1. The Floor Area Ratio for the northern portion of Sub-Area A-2 shall not exceed 7.75, and the maximum number of dwelling units shall be 240. (Per the pending amendment to the planned development, the total combined FAR of both the southern and northern portions of Sub-Area A-2 shall not exceed 7.0, and the combined number of units shall not exceed 350.)
2. The maximum height of any structure on the northern portion of A-2 shall be 240 feet.
3. All roadway modifications detailed below (i.e., repaving and relocation of curbs, lightpoles and utilities as required, and construction and planting of medians) and parkway construction (landscaped parkways and sidewalks) shall be constructed by the developer per the following standards:
 - a) On Chicago Avenue, the existing right-of-way width shall remain at 100'-0", and the existing roadway width shall remain at 70'-0". A new centered median that is 10'-0" wide shall be constructed per CDOT standards. The sidewalk shall be 7'-6" wide, and the raised planter shall be 6'-0", with a 1'-6" carriage walk.
 - b) On Kingsbury, the right-of-way width shall be increased from 60'-0" to 62'-0", by reducing the east-west dimension of Sub-Area A-2 by 2 feet. The existing roadway width shall remain at 40'-0". The parkway adjoining Sub-Area A-2 shall be a minimum of 6'-0" wide and the sidewalk a minimum of 5 feet, with a 1 foot offset from the property line which shall be an extension of the planted setback area.
 - c) On Hudson, the existing right-of-way width shall remain at 60'-0" and the existing roadway width shall remain at 35'-9". The parkway adjoining Sub-Area A-2 shall be a minimum of 6'-0" wide and the sidewalk a minimum of 6 feet.

All afore-mentioned improvements and parkway planting (as required by the Chicago Landscape Ordinance) shall be completed by the developer before the issuance of a certificate of occupancy for any new structure within the northern 120 feet of Sub-Area A-2, or by a specified date to be determined at the time of Part II approval. The developer shall post a line of credit, prior to Part II approval, to ensure that such improvements will be completed by the date of occupancy or by the specified date.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change (subject to the conditions as stated), but no other changes to CMPD No. 447. The attached Site Plan and Elevations, dated 1-29-01, prepared by De Stefano + Partners, is made a part of this approval.

Sincerely,



Alicia Mazur Berg
Commissioner

originated by: Mary Fishman

cc: Paul Woznicki
Jack Swenson
Philip Levin
Tom Kaeser, CDOT
Robert Bistry, AIA

West Maple Street; a line 112 feet west of and parallel to North State Street as measured from the west line of North State Street,

to those of a B7-6 General Central Business 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.

PD 447

Reclassification Of Areas Shown On Map Nos. 3-F And 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 M1-2 and M1-5, Restricted Manufacturing District; M2-5 General Manufacturing District; M3-4, Heavy Manufacturing District; C2-4 and C2-5 General Commercial District symbols and indications as shown on Map Nos. 3-F and 1-F in the area bounded by

a line 17 feet south of the center line of West Hobbie Street extended west where no street exists; North Kingsbury Street; West Hobbie Street; North Crosby Street; West Oak Street; North Kingsbury Street; the alley next south of West Oak Street; the alley next east of North Kingsbury Street; a line 25.4 feet north of and parallel to the alley next south of West Oak Street; North Larrabee Street; a line 458 feet north of and parallel to West Chicago Avenue; the alley next east of North Larrabee Street; the alley next north of West Chicago Avenue and that alley extended east where no alley exists; North Hudson Street; West Chicago Avenue; North Hudson Street; West Huron Street; North Kingsbury Street; West Superior Street; North Larrabee Street; West Erie Street; the East Bank of the North Branch of the Chicago River; West Chicago Avenue; a line 321.03 feet west of the West Bank of the Chicago River measured on the north line of West Chicago Avenue; a line 380.01 feet north of and parallel to the north line of West Chicago Avenue; and the East Bank of the North Branch of the Chicago River and the East Bank of the North Branch Canal of the Chicago River,

to those of a C3-5 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the C3-5 Commercial-Manufacturing District above described and established be changed to the designation of a Commercial-Manufacturing Planned Development which is hereby established 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.

10292

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

Plan of Development attached to this ordinance reads as follows:

Commercial-Manufacturing Planned Development No. 447

Plan Of Development

Statements.

1. Ownership and/or zoning control of the area herein delineated as Commercial-Manufacturing Planned Development No. ____ and consisting of approximately 1,206,274 square feet, or 27.69 acres (exclusive of public rights of way) of real property (all as shown on the attached Property Line Map) is held by Montgomery Ward & Co., Incorporated, an Illinois corporation.
2. This Plan of Development, consisting of these statements and the following component elements: Map of Zoning and Preferential Street System; Property Line Map and Right of Way Adjustment; Planned Development Sub-Areas and Generalized Land Use Plan; and a Table of Use and Bulk Regulations and Data and notes thereto, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The Applicant or its successors, assignees or grantees, or such other person or entity as may then own or control the area delineated herein shall obtain all required reviews, approvals, licenses and permits in connection with this Plan of Development.
4. Any dedication or vacation of streets and alleys or easements, or adjustments to rights of way, as shown on the maps attached hereto and made a part hereof, shall require a separate submittal on behalf of the Applicant or its successors, assignees, grantees, or devisees, and approval by the City Council. Any dedication or vacation of streets and alleys or easements, or adjustments of rights of way other than as described herein shall in addition require the approval of the Commissioner of Planning who shall then adjust the Net Site Area Calculations within the table of contents accordingly.

5. Service drives or any other ingress and egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Several Sub-Areas are hereinafter delineated for the purposes of establishing use and density controls in connection with this Plan of Development. Notes to the Table of Use and Bulk Regulations and Data are integral to this Plan of Development.
7. The Planned Development Use and Bulk Regulations and Data and Notes thereto, and the generalized Land Use Plan (Site Plan) here incorporated, illustrate the development of the subject property in accordance with the intent and purpose of the Chicago Zoning Ordinance as follows: uses shall be in general conformity with the permitted and special uses of the C3-5 Commercial-Manufacturing District classification. No floor area ratio shall be counted for parking facilities or space devoted to parking. No parking requirement shall be applied to the existing structures and uses in Sub-Areas D and E unless the structures in those areas are removed or the use therein changed to any non-commercial-manufacturing use, in which case the provisions of the C3-5 Commercial-Manufacturing District shall apply. Earth station receiving dishes shall be permitted. All other controls and regulations set forth herein are made applicable within the general application of this statement.
8. Off-street parking facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and approval by the Department of Planning. Existing parking will be permitted to continue. New interim accessory and non-accessory parking facilities will be permitted on grade subject to the review and approval of the Departments of Planning and Zoning for conformity to the minimum requirements of the Chicago Zoning Ordinance.
9. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and approval by the Department of Planning.
10. When development of vacant areas or removal of any existing structures occurs along the river edge, a set-back of not less than twenty (20) feet shall be provided for the purpose of a publicly accessible river walk. Marina or other water-oriented recreational uses, active or passive shall be permitted in any part of the area included within this Planned Development. Facilities and uses which may be accessory, related or ancillary thereto shall be permitted subject to the review and approval of the Commissioner of Planning.

11. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
12. This Planned Development shall be subject to all applicable federal and state laws and regulations regarding environmental quality.
13. The height restriction of the Development and any appurtenance attached thereto shall be subject to:
 - (1) height Limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;
 - (2) airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
 - (3) height Limitations approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.
14. The Plan of Development attached shall be subject to the now existing "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

[Table of Use and Bulk Regulations and Data, Property Line Map and Right of Way Adjustments; Generalized Land Use Plan and Zoning and Preferential Street Maps printed on pages 14828 through 14831 of this Journal.]

Reclassification Of Area Shown On Map No. 3-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-5 General Central Business and B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

(Continued on page 14832)

**COMMERCIAL-MANUFACTURING
PLANNED DEVELOPMENT NO. _____
TABLE OF USE AND BULK REGULATIONS AND DATA**

Sub- Area	Net Site Area Acres	Proposed Sq. Ft. of Development	Maximum FAR (2)(4)	Maximum Site Coverage of Acre	Maximum Percentage of Street Parking Spaces	Minimum Required	Maximum Permitted	Existing
A.	216,998	4.98	1,382,000	6.8	88	C3-5	1,000	532
B.	168,386	3.37	1,810,000	6.0	88	327	1,000	815
C.	113,571	2.61	832,000	7.3	98	C3-5	500	55
D.	70,608	1.62	459,000	6.3	100	(2)	(1)	0
E.	382,368	6.94	2,419,000	8.8	100	(2)	(1)	0
F.	88,797	2.04	577,000	6.3	98	C3-5	750	244
G.	32,843	0.69	120,000	4.0	100	C3-5	100	0
H.	213,310	4.93	1,408,000	6.3	98	C3-5	800	0
TOTAL	1,226,274	27.69	8,139,000	6.75	98	N.A.	N.A.	1,446

Gross Site Area = Net Site Area, 27.69 acres, plus area in Public Right-of-Way, 9.64 acres, plus area in Chicago River, 1.97 acres, = 39.30 acres.

Maximum Permitted F.A.R. for total Net Site Area: 6.75

Off-Street Loading: Per C3-5 Requirements

Minimum Perimeter Setbacks: None except at river in Sub-areas C, H, and F = 20 feet; and as further set forth in Statement No. 10
Note (1) See Statement No. 8.

Note (2) For Permitted Uses and Minimum Required Parking see Statement No. 7

Note (3) All parking spaces required to serve buildings or uses shall be located within 1200 feet walking distance of the building or use served.

Note (4) F.A.R. may be transferred within any Sub-Area without limitation and between Sub-Areas subject to approval of the Commissioner of Planning.

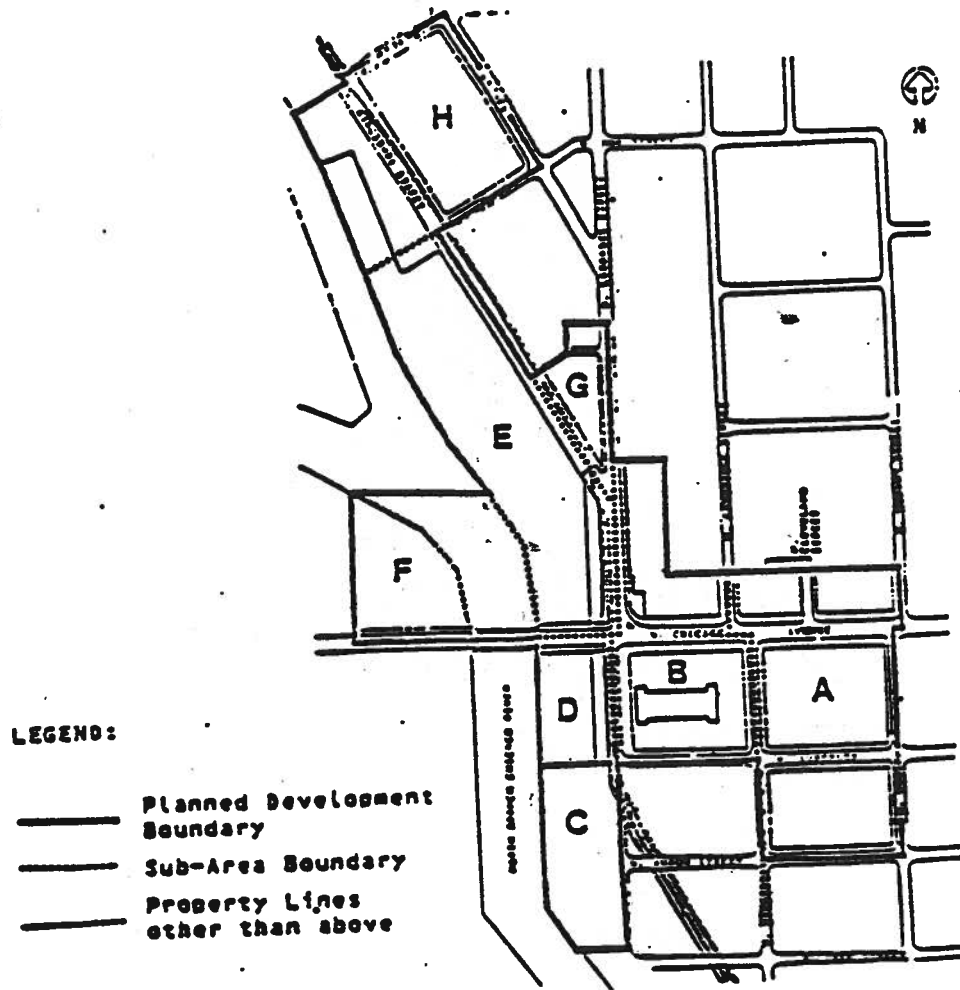
APPLICANT: Montgomery Ward & Co., Incorporated
ADDRESS: Montgomery Ward Plaza, Chicago, Illinois 60671
DATE: March 30, 1988
REVISED: May 12, 1988

6/22/88

UNFINISHED BUSINESS

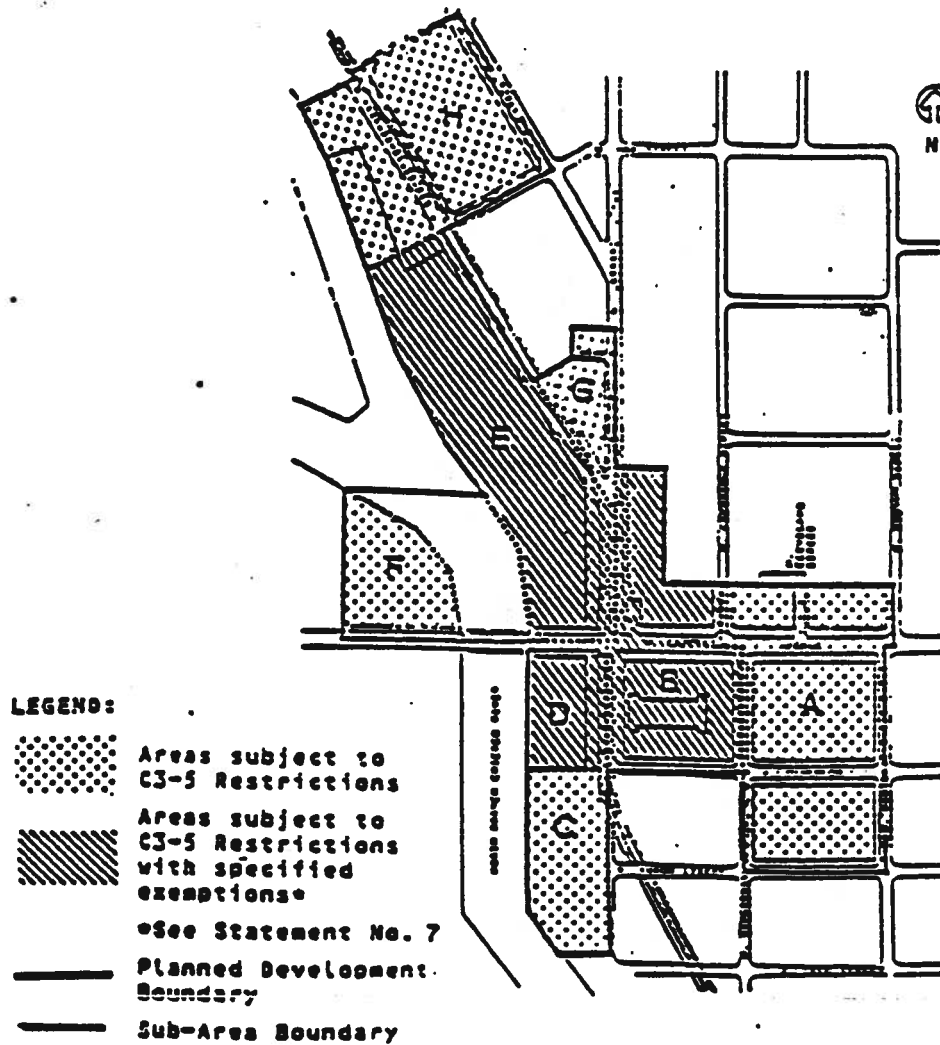
14829

COMMERCIAL-MANUFACTURING
PLANNED DEVELOPMENT NO. _____
PROPERTY, LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



APPLICANT: Montgomery Ward & Co., Incorporated
ADDRESS: Montgomery Ward Plaza, Chicago, Illinois 60671
DATE: March 30, 1988

COMMERCIAL-MANUFACTURING
PLANNED DEVELOPMENT NO
GENERALIZED LAND USE PLAN



APPLICANT: Montgomery Ward & Co., Incorporated

ADDRESS: Montgomery Ward Plaza, Chicago, Illinois 60671

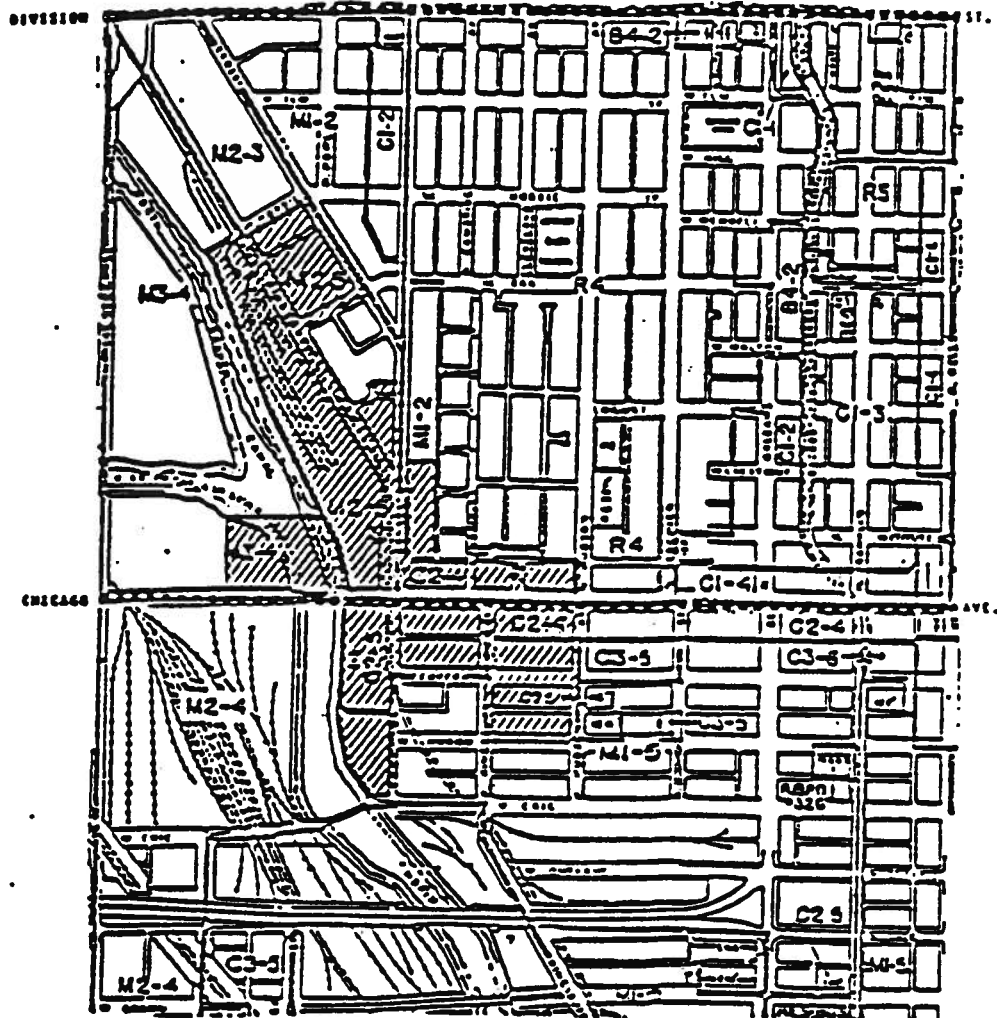
DATE: March 30, 1988



6/22/88

UNFINISHED BUSINESS

14831

COMMERCIAL-MANUFACTURING
PLANNED DEVELOPMENT NO. _____
ZONING AND PREFERENTIAL STREET MAP



PREFERENTIAL STREETS 
PLANNED DEVELOPMENT 

APPLICANT: Montgomery Ward & Co., Incorporated
ADDRESS: Montgomery Ward Plaza, Chicago, Illinois 60671
DATE: March 30, 1988

(Continued from page 14827)

West Chestnut Street; a line 95 feet east of and parallel to North Clark Street; a line 54.50 feet south of and parallel to West Chestnut Street; the alley next east of and parallel to North Clark Street; West Chicago Avenue; North Clark Street; a line 279.17 feet south of and parallel to West Chestnut Street; the alley next west of and parallel to North Clark Street; a line 101.0 feet south of and parallel to West Chestnut Street; North Clark Street; a line 364.5 feet north of and parallel to West Chicago Avenue; a line 70.0 feet east of and parallel to North Clark Street,

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

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

Plan of Development attached to this ordinance reads as follows:

Business-Residential Planned Development

Plan Of Development

Statements.

1. The area delineated herein as "Business-Residential Planned Development" is presently owned or controlled by applicant Cosmopolitan Towers Limited Partnership.
2. This Plan of Development, consisting of eleven (11) statements, an "Existing Zoning Map", a "Boundary and Property Line Map", a "Generalized Land Use Plan", a "Preferential Street Map", and a "Plan of Development Use, Bulk Regulations and Data" table, stipulates the controls applicable to the area delineated in this Plan as the "Business-Residential Planned Development", and no others shall apply. This Plan demonstrates that the proposed use and development of the delineated area is in accordance with the intent and purpose of the Chicago Zoning Ordinance and satisfies the criteria for approval as a Planned Development.