



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2012

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

Re: REVISED Administrative Relief request for Residential Business Institutional Planned Development No. 490, as amended, Subarea D, 850 North Lake Shore Drive

Dear Mr. Gattuso:

Please be advised that your revised request for a minor change to Residential Business Institutional Planned Development No. 490, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development ("PD").

On June 4, 2012, your administrative relief request to allow several off-street parking and loading sections of the Chicago Zoning Ordinance ("Ordinance"), including the use of automobile lifts, was denied pursuant to Section 17-10-1010 of the Ordinance. Since the PD does not expressly approve automobile lifts, we could not allow their use administratively.

You are now amending your request, on behalf of the property owner, 850 Investors, LLC. You are still seeking to redevelop the existing building with 200 non-age restricted dwelling units. The off-street parking and loading facilities will be established in the building's basement and ground floor, and additional parking will be provided on the second and fourth floors. You are seeking to have the following sections of the Ordinance deemed not applicable: Off-Street Parking Facilities, 17-10-0900 Accessible Parking, 17-10-1001 Dimensions, 17-10-1003 Vertical Clearance, 17-10-1004 Access, and Off-Street Loading Facilities, 17-10-1106 Design. Automobile lifts are no longer included in your revised request. Therefore you are seeking the same relief as granted in the minor change approvals of June 11, 2008, and May 14, 2010 for the then-proposed senior housing development but for the relief relating to the provisions of Section 17-10-1010 of the Ordinance concerning automobile lifts.

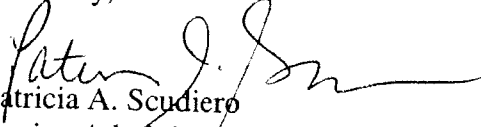
While the PD allows 200 units, existing site constraints make it impossible to provide 200 legal parking spaces within this architecturally significant building, which was constructed in 1927. Also, a restricted private covenant running in favor of several adjoining condominium buildings requires a 1:1 parking ratio, therefore, a parking reduction is not possible. However, it should also be noted, that if a new 200 unit residential building were built here, with an underlying zoning of DR-10, only 0.55 spaces per dwelling unit (or 110) would be required, pursuant to Section 17-10-0208 of the Ordinance.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these parking and loading 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Institutional Planned Development No. 490, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 4, 2012

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

Re: Administrative Relief request for Residential Business Institutional Planned Development No. 490, as amended, Subarea D, 850 North Lake Shore Drive

Dear Mr. Gattuso:


Please be advised that your request for a minor change to Residential Business Institutional Planned Development No. 490, as amended, has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting, on behalf of the property owner, 850 Investors, LLC, to redevelop the existing building with 200 non-age restricted dwelling units. The off-street parking and loading facilities would be established in the building's ground floor and basement and would require the following sections of the Chicago Zoning Ordinance ("Ordinance") to be deemed not applicable: Off-Street Parking Facilities, 17-10-0900 Accessible Parking, 17-10-1001 Dimensions, 17-10-1003 Vertical Clearance, 17-10-1004 Access, 17-10-1010 Automotive Lifts and Off-Street Loading Facilities, 17-10-1106 Design.

Pursuant to Section 17-10-1010 of the Ordinance, automotive lifts shall only be used as expressly provided in this Section 17-10-1010 or as expressly approved as part of a Planned Development. If an automotive lift(s) is expressly approved as part of a Planned Development, the automotive lift(s) shall be exempt from the standards of this Section 17-10-1010. Since Residential Business Institutional Planned Development No. 490 does not expressly approve automotive lifts, we cannot approve this administrative relief request. An amendment to the Planned Development is required in order to proceed with this project.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Institutional Planned Development No. 490, I hereby deny this administrative relief request.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

June 4, 2012

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

Re: Lake Michigan and Chicago Lakefront Protection Ordinance Waiver for Residential Business Institutional Planned Development No. 490, Subarea D, 850 North Lake Shore Drive

Dear Mr. Gattuso:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") waiver has been considered by the Department of Housing and Economic Development. The building at 850 North Lake Shore Drive is located within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District and within Residential Business Institutional Planned Development No. 490.

Your firm represents the owner of the property, 850 Investors, LLC, who is proposing to redevelop the existing six and eighteen story building with 200 non-age restricted dwelling units.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. Based on the calculations outlined in your request letter dated April 26, 2012, the estimated cost of the proposed work is approximately \$67 million or approximately 44% of the estimated total cost of replacement (\$151 million).

Therefore, I hereby approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the above-referenced redevelopment of 850 N. Lake Shore Drive.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
c: Mike Marmo. main file



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>

May 14, 2010

Mr. Chad Hanley
Booth Hansen
333 South Des Plaines Street
Chicago, IL 60661

**Re: Administrative Relief request for Residential Business Institutional
Planned Development No. 490, as amended, Sub area D, 850 North
Lake Shore Drive**

Dear Mr. Hanley:


Please be advised that your request for a minor change to Residential Business Institutional Planned Development No. 490, as amended, 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. 15 of the Planned Development.

You are requesting to add an additional driveway next to the existing driveway along E. Chestnut St. to allow for better traffic flow. A revised Site Plan, prepared by Booth Hansen, dated November 11, 2009, and approved by the Department of Transportation on March 2, 2010, along with revised Building Elevation, dated October 29, 2009, shall be inserted into the main file

With regard to your request, the Department of Zoning and Land Use Planning has determined that this additional driveway 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 Institutional Planned Development No. 490, as amended, 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

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4100
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

June 11, 2008

Mr. Jack Guthman
Shefsky & Froelich
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

**Re: Administrative Relief request for Residential Business Institutional
Planned Development No. 490, as amended, Subarea D, 850 North
Lake Shore Drive**

Dear Mr. Guthman:

Please be advised that your request for a minor change to Residential Business Institutional Planned Development No. 490, 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. 15 of the Planned Development.

The owner of the property proposes to renovate the existing six- and eighteen-story masonry building for use as a 139 unit residential building for the elderly. Off-street parking and loading facilities are proposed to be established on portions of the basement and ground floor of the existing building. Specifically, you are requesting to:

- Use automobile elevators and tandem parking in order to accommodate 139 parking spaces. Three accessible parking spaces required by the Chicago Zoning Ordinance will be eliminated. There will be no self parking; attendants will park all automobiles. The proposed parking is shown on a revised Basement Floor Plan, Figure 4-1 and Ground Floor Plan, Figure 4-2, dated June 19, 2008.

As a result, you are requesting the following off-street parking sections of the Chicago Zoning Ordinance be deemed not applicable to the proposed development: Section 17-10-0900 Accessible Parking, Section 17-10-1001 Dimensions, Section 17-10-1003 Vertical Clearance, Section 17-10-1004 Access and Section 17-10-1010 Automotive Lifts.

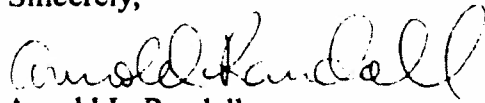
- Reduce the required loading dock length from 25'-0" to 18' 6" and reduce the height of the North Elevation garage door entry from 14'-0" to 10'-5" as shown on a revised North Elevation, Figure 5-3, dated June 19, 2008.

As a result, you are requesting the following off-street loading section of the Chicago Zoning Ordinance be deemed not applicable to the proposed development: Section 17-10-1106 Design.

With regard to your request, the Department of Planning and Development has determined that these parking and loading revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do 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 Institutional Planned Development No. 490, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Bob McKenna, Mike Marmo, Pat Haynes, Erik Glass, Sarah Sheehan, DPD files

At this time, I move that this report be immediately passed.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers 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 this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 Institutional Business Planned Development Number 490 and Institutional Business Planned Development Number 588 District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Chestnut Street; North Lake Shore Drive; East Pearson Street; and a line 100 feet east of and parallel to North Dewitt Place,

to those of an Institutional Residential Business Planned Development 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, and is passed notwithstanding the Municipal Code of the City of Chicago to the contrary.

Plan of Development Statements attached to this ordinance read as follows:

Residential Business Institutional Planned Development

Number 490, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Institutional Planned Development Number 490, as amended (the "Planned Development"), consists of approximately ninety-eight thousand five hundred nineteen (98,519) net square feet (approximately two and twenty-six hundredths (2.26) acres) of property located in the area bounded by East Chestnut Street, North Lake Shore Drive, East Pearson Street and a line one hundred (100) feet east of and parallel to North Dewitt Place, commonly known as 840 -- 850 North Lake Shore Drive and two hundred seventy-five (275) East Chestnut Street (the "Property") and is owned or controlled by the Applicants, Northwestern University, an Illinois corporation ("Northwestern") and Lake Shore, L.L.C., an Illinois limited liability company ("Lake Shore"). The Property consists of five (5) subareas (hereinafter a "Subarea" or the "Subareas") as shown on Subarea Site Plan (as hereinafter defined).
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicants. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicants, their respective successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, their respective successors and assigns and, if different than the Applicants, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants'

successors and assigns and, if different than the Applicants, the legal titleholder 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 all the owners of the Property and any ground lessors; provided, however, that any minor changes to this Planned Development as set forth in statement number 14 below need only be made or authorized by the owners of the Subarea affected by such minor change and any ground lessors thereof. For purposes of this Planned Development, where improvements located on a Subarea have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.

4. This Plan of Development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; Subarea Site Plans consisting of six (6) pages prepared by DeStefano & Partners dated July 15, 1999 (the "Subarea Site Plans"); Building Elevations and Building Sections consisting of ten (10) pages prepared by DeStefano & Partners and Lucien LaGrange and Associates dated July 15, 1999 (the "Building Elevations"); and Landscape Plan and Sections prepared by Wolff Clements & Associates, Ltd. dated July 15, 1999 (the "Landscape Plan"). Full-sized copies of the Subarea Site Plans, the Building Elevations and the Landscape Plan 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 a Planned Development.
5. The uses permitted in the area delineated herein as Planned Development Number 490, as amended, shall be as follows:

Subareas A,
B and C:

Dwelling units, accessory parking and other accessory uses. A maximum of three hundred-thirty (330) dwelling units shall be permitted within the totality of the improvements in Subareas A, B and C. Applicant Lake Shore (developer of Subareas A, B and C) shall have the right to allocate the number of dwelling units between and among Subareas A, B and C as said Applicant shall determine, provided that the total number of dwelling units in all of Subareas A, B and C shall not exceed three hundred thirty (330) and any such allocation shall be subject to the other terms and conditions of this Planned Development, including applicable information shown on the Subarea Site Plans, the Building Elevations, the Landscape Plan and the Bulk Regulations and Data Table.

Subarea D:

Institutional housing, recreation and related institutional service uses (not to exceed four hundred ninety (490) residences with or without kitchens). Rehabilitation or redevelopment of Subarea D by Northwestern University shall be allowed for a maximum four hundred ninety (490) institutional housing residences, recreation and related institutional and educational uses. The improvements on Subarea D may also be rehabbed or redeveloped partially or in their entirety by an entity other than Northwestern University for use as a residential building containing dwelling units (which are unrelated to university housing) at a density up to but not to exceed two hundred (200) dwelling units, subject to the other terms and conditions of this Planned Development, including applicable information shown on the Subarea Site Plans and Statements 9 and 10.

Subarea E:

Accessory and non-accessory public and/or private parking and loading in an eight (8) level

above grade self park parking structure and two (2) loading berths.

6. Business identification signs (in Subarea E only), project identification signs (in all subareas) and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. The parking facility located in Subarea E shall be used for the parking of passenger cars and light vans. No trucks shall be parked in the facility at any time. Adequate, non-intrusive lighting shall be maintained at the parking facility. Adequate drainage shall be provided so as to permit runoff to flow to an established City of Chicago sewer. The parking facility shall be accessible at all times. Rooftop landscaping on the parking facility and visible from street level shall be maintained by the Applicant (owner of Subarea E).
9. The maximum height of improvements on the Property shall be as follows:
 - (a.) The maximum height of improvements to be located on Subareas A, B and C shall be as set forth on the Building Elevations.
 - (b.) The maximum height in Subarea D of any additions to the improvements existing as of the date hereof or any new improvements shall be two hundred seventeen (217) feet, being the height of the northeast parapet of the existing improvements on Subarea D as of the date hereof. Elevator shafts and mechanical penthouses and enclosures shall be included in calculating such height limitation for any new improvements, but shall be excluded in calculating such height limitation in connection with the re-hab of the existing improvements. Any new improvements in Subarea D, other

than institutional housing residences, recreational and related institutional and educational uses by Northwestern University, shall require an application and approval pursuant to the Lake Michigan and Chicago Lakefront Protection Ordinance unless otherwise exempt thereunder.

- (c) The maximum height in Subarea E of any additions to the improvements existing as of the date hereof or any new improvements shall be eighty-six (86) feet, being the height of the existing improvements on Subarea E as of the date hereof.

The definition of "Building Height" contained in the Chicago Building Code as of the date hereof shall apply to the foregoing calculations for Subareas A, B, C and E.

- 10. Notwithstanding the maximum floor area ratio designated on the Bulk Regulations and Data Table, (i) the above-grade gross square footage of the existing improvements on Subarea D including any additions shall be limited to the maximum floor area allowed as set forth on the Bulk Regulations and Data Table, and (ii) the above-grade gross square footage of any new improvements on Subarea D shall be limited to three hundred fifty-four thousand (354,000) square feet, being the above-grade gross square footage of the improvements existing as of the date hereof. Notwithstanding the information therefor contained on the Bulk Regulations and Data Table, the maximum permitted floor area of improvements on Subarea E shall be the greater of (i) the floor area of the improvements existing thereon as of the date hereof and (ii) the floor area obtained with a floor area ratio of 7.6. The maximum floor area ratio in Subareas A, B and C shall be 16.6 and Applicant Lake Shore (developer of Subareas A, B and C) shall have the right to allocate floor area between and among Subareas A, B and C as Applicant Lake Shore (developer of Subarea A, B and C) shall determine, provided that no such allocation shall cause the total permitted floor area ratio for Subareas A, B and C to exceed the maximum combined floor area ratio for all three (3) such subareas and any such allocation shall be subject to the other applicable terms and conditions of this Planned Development, including applicable information contained on the Subarea Site Plans and the Building Elevations.
- 11. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to

height limitations as approved by the Federal Aviation Administration.

12. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Subarea Site Plans, the Building Elevations and the Landscape Plan. Further, the homeowners' declarations of condominium recorded in connection with the use and development of any of the improvements on the Property shall provide that the storage of bicycles on exterior balconies is strictly prohibited. Decorative lighting fixtures in the parkways adjacent to the Property shall be installed, subject to the review and approval of the Department of Planning and Development. The rooftop of the improvements to be located in Subarea B shall be appropriately landscaped in connection with the customization of the Dwelling Units having access thereto.
13. The Applicants agree to expend Two Hundred Fifty Thousand Dollars (\$250,000) for improvements to Lake Shore Park located immediately to the south of the Property. The Applicants shall seek input from interested parties and community groups, including the Chicago Park District. Such funds shall be made available by not later than the date on which the project architect issues its certificate of substantial completion for the first of the buildings to be located in any of Subareas A, B or C.
14. For purposes of Floor Area Ratio calculations, the definitions of the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location regardless of placement in the building, and all rooftop mechanical equipment irrespective of square footage, shall be excluded.
15. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the affected Applicant (as set forth in Statement Number 3) and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned

Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. An owner of any portion of the Property seeking a minor change pursuant hereto shall give written notice of such request to the other owners in the Property.

16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy-efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
17. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all new buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("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 new building or improvement.
18. Unless substantial construction of at least one (1) of the new buildings contemplated by this Planned Development to be located on Subarea A, B or C has commenced within six (6) years following adoption of this Planned Development, and unless completion of such building is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classification of, respectively and as applicable, Institutional Business Planned Development Number 490 and Institutional Business Planned Development Number 588.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Subarea Site Plans; Building Elevations and Building Sections; Landscape Plan; and Landscape Sections referred to in these Plan of Development Statements printed on pages 10758 through 10778 of this Journal.]

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

Bulk Regulations And Data Table. RBIPD 490 As Amend.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way (\pm 143,020 square feet = 98,519 square feet + 44,501 square feet in public right-of-way).

- Subarea A Net Site Area: \pm 18,200 square feet.
- Subarea B Net Site Area: \pm 14,355 square feet.
- Subarea C Net Site Area: \pm 14,512 square feet.
- Total Subareas A, B and C: \pm 47,067 square feet.
- Subarea D Net Site Area: \pm 31,593 square feet.
- Subarea E Net Site Area: \pm 19,859 square feet.

Maximum Permitted Floor Area Ratio:

- Subareas A, B and C: 16.6.
- Subarea D: 11.2.
- Subarea E: 7.6.

Entire Site: 13.1.

Maximum Number of Dwelling Units:

Subareas A, B and C: 330 total¹.

Subarea D: 200².

Subarea E: NA.

Minimum Number of Off-Street Parking Spaces:

Subareas A, B, and C: 1.4 spaces/dwelling units (average).

Subarea D: 1.0 space/dwelling unit².

Subarea E: N/A.

Maximum Number of Parking Spaces in Subarea E:

460.

-
1. Combined maximum number of Dwelling Units for Subareas A, B and C is 330. The number of Dwelling Units within each of Subareas A, B and C may be allocated as the Applicant (developer of Subareas A, B and C shall determine. See Statement Number 5.
 2. Subarea D is currently improved with institutional housing recreation and related service uses, not to exceed 490 student/university residences with or without kitchens. Subarea D may be rehabbed or redeveloped by Northwestern University for those same uses for up to a maximum of 490 residences. Subarea D may be redeveloped with Dwelling Units (unrelated to university housing) not to exceed 200. No additional parking shall be required for existing uses in Subarea D; additional parking shall only be required in connection with the rehab or redevelopment or improvements on Subarea D for new Dwelling Units (unrelated to university housing).

Minimum Number of Off-Street Loading Berths:

- Subareas A, B and C: 4 total.
- Subareas D and E: 2 total.

Maximum Percentage of Land Covered:

Per Site Plan.

Minimum Setbacks from Property Line:

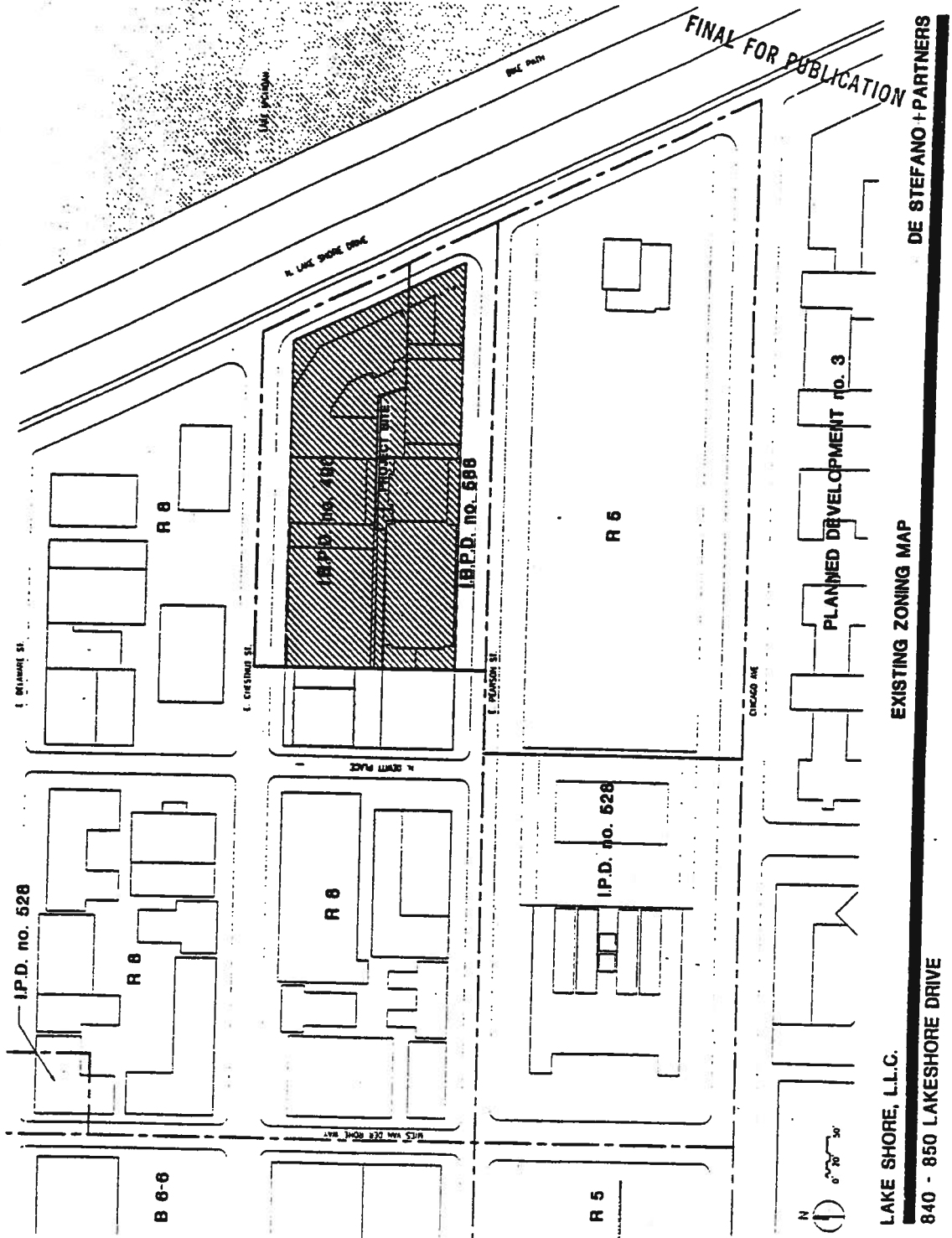
- Subarea A: 0 feet.
- Subarea B: 0 feet.
- Subarea C: ± 20 feet -- front yard (Lake Shore Drive) only.
- Subarea D: ± 20 feet -- front yard (Lake Shore Drive) only.
- Subarea E: 0 feet.

Maximum Building Height:³

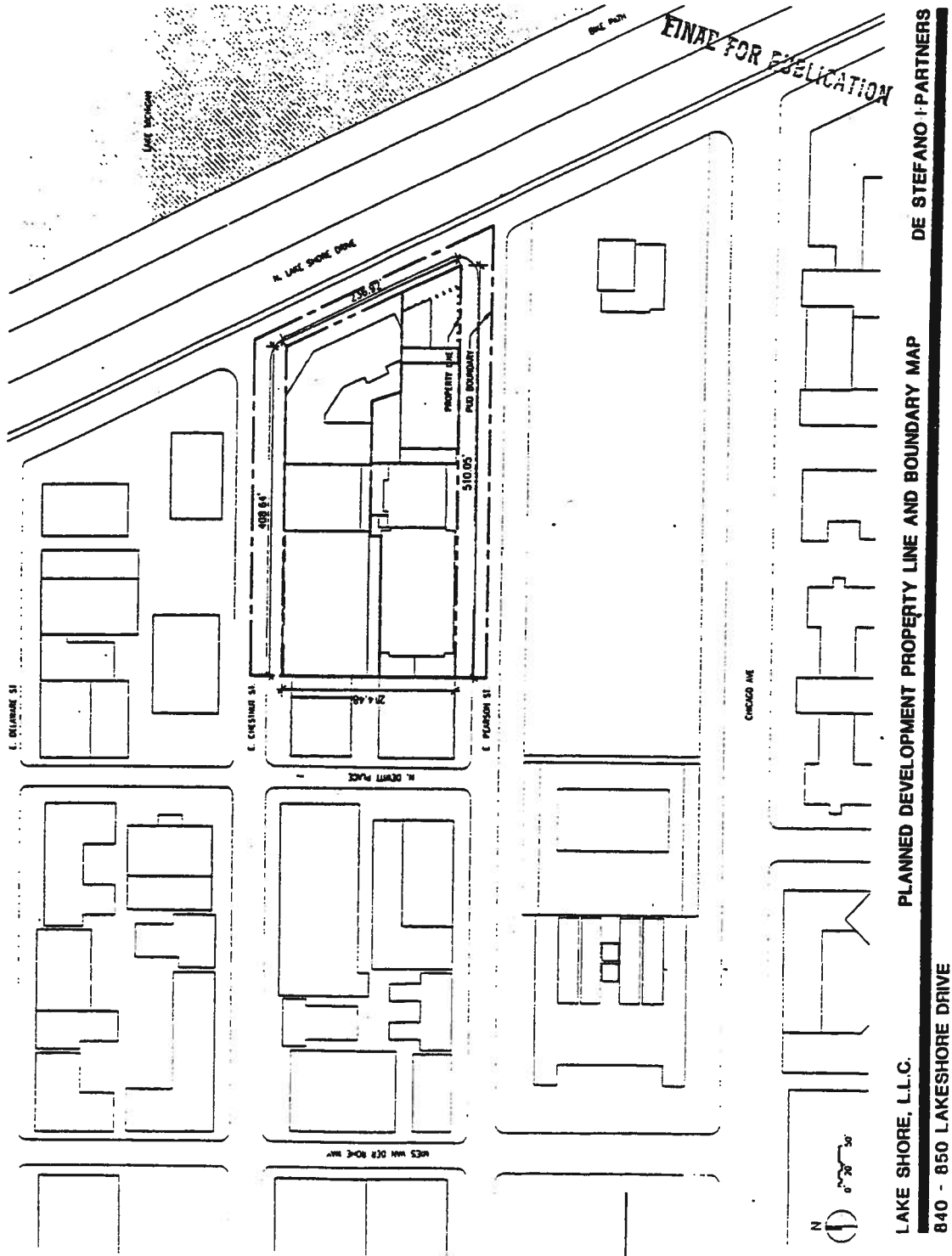
- Subarea A: 365 feet.
- Subarea B: 181 feet.
- Subarea C: 288 feet.
- Subarea D: 217 feet.
- Subarea E: 86 feet.

3. See terms of Statement Number 9.

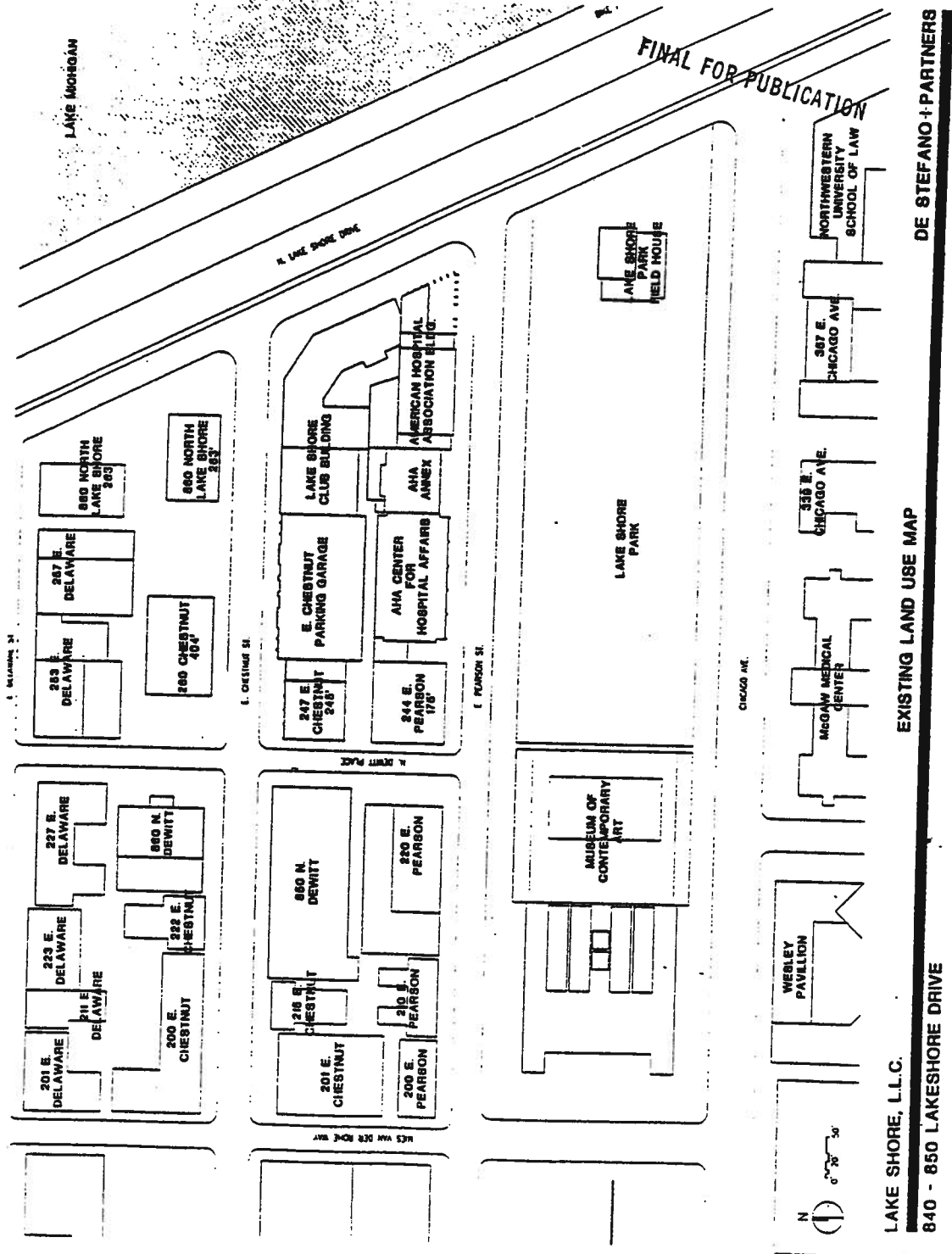
Existing Zoning Map.



Planned Development Property Line
And Boundary Map.

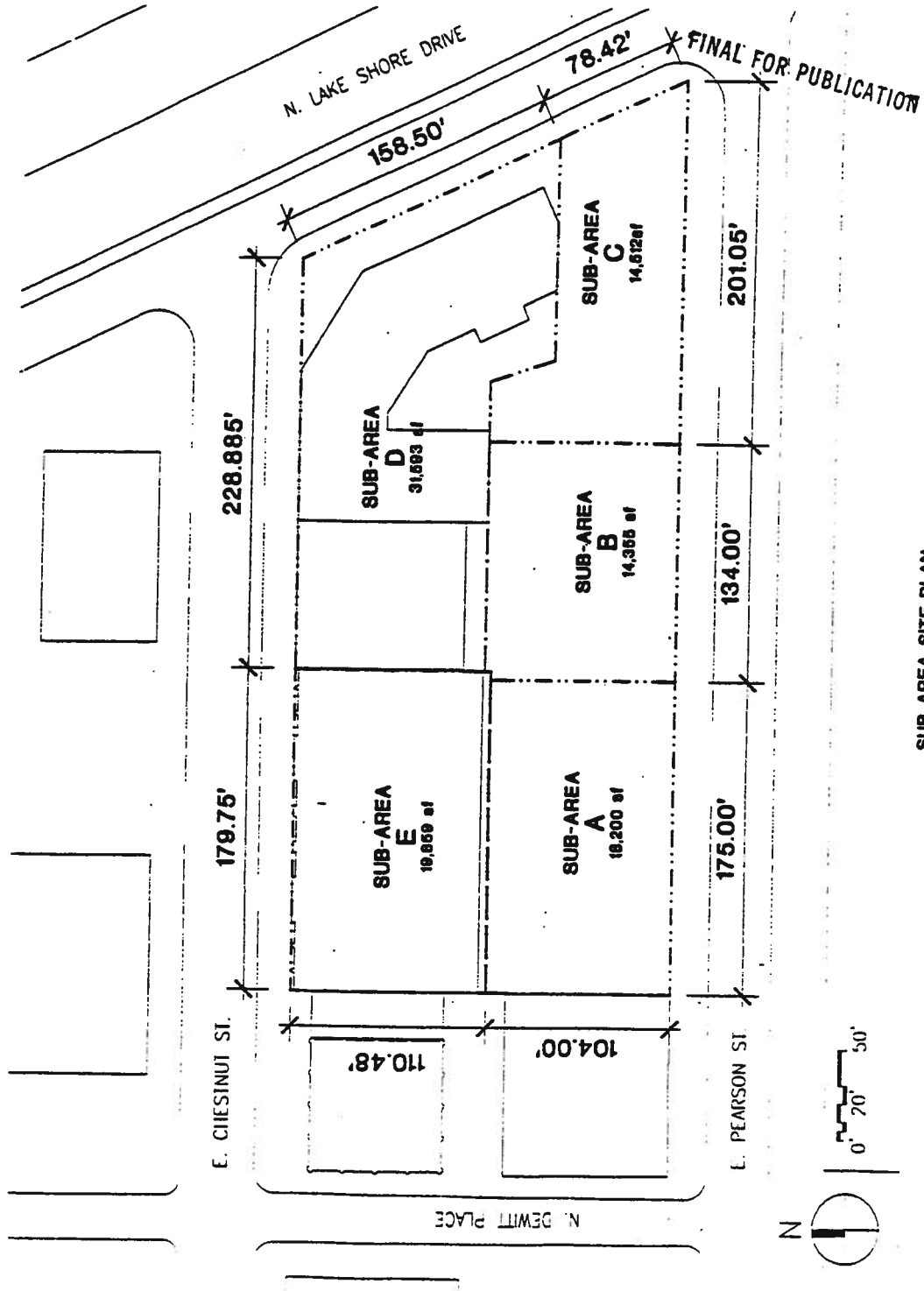


Existing Land-Use Map.



Subarea Site Plan.

Overall Property.



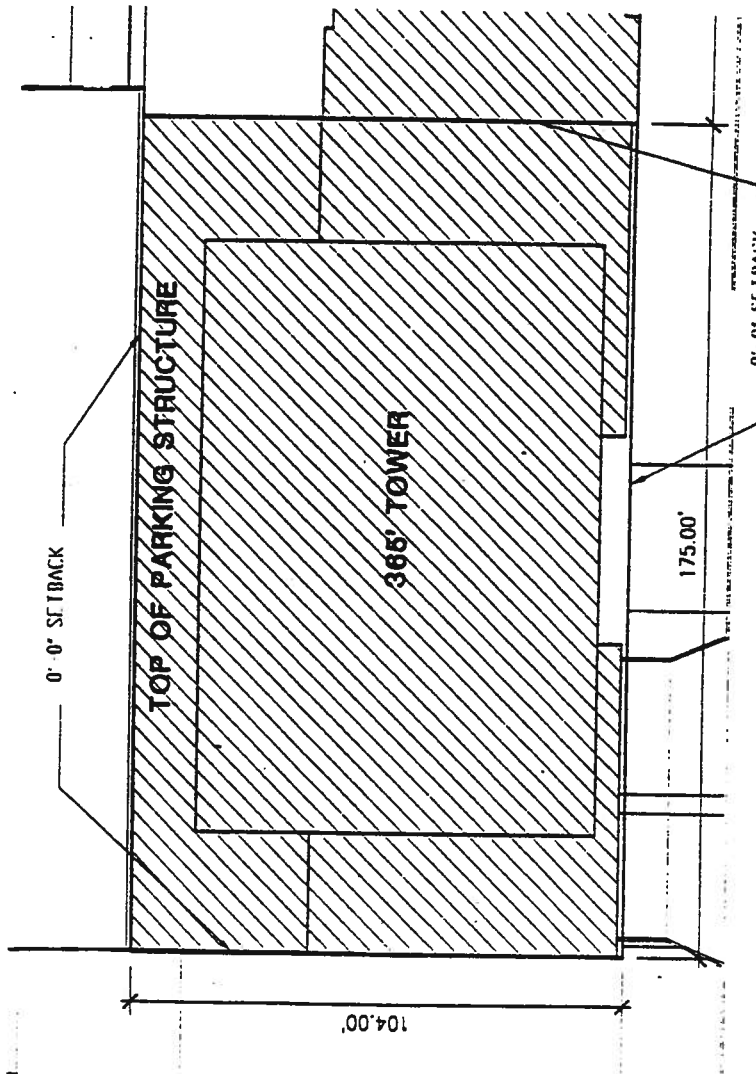
SUB AREA SITE PLAN
OVERALL PROPERTY

LAKE SHORE, L.L.C.
840 - 850 LAKESHORE DRIVE

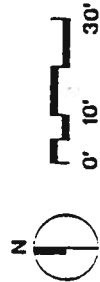
DE STEFANO + PARTNERS

Subarea Site Plan.

Subarea A.



E. PEARSON ST.



SUB-AREA SITE PLAN
SUB-AREA A

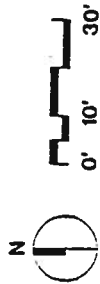
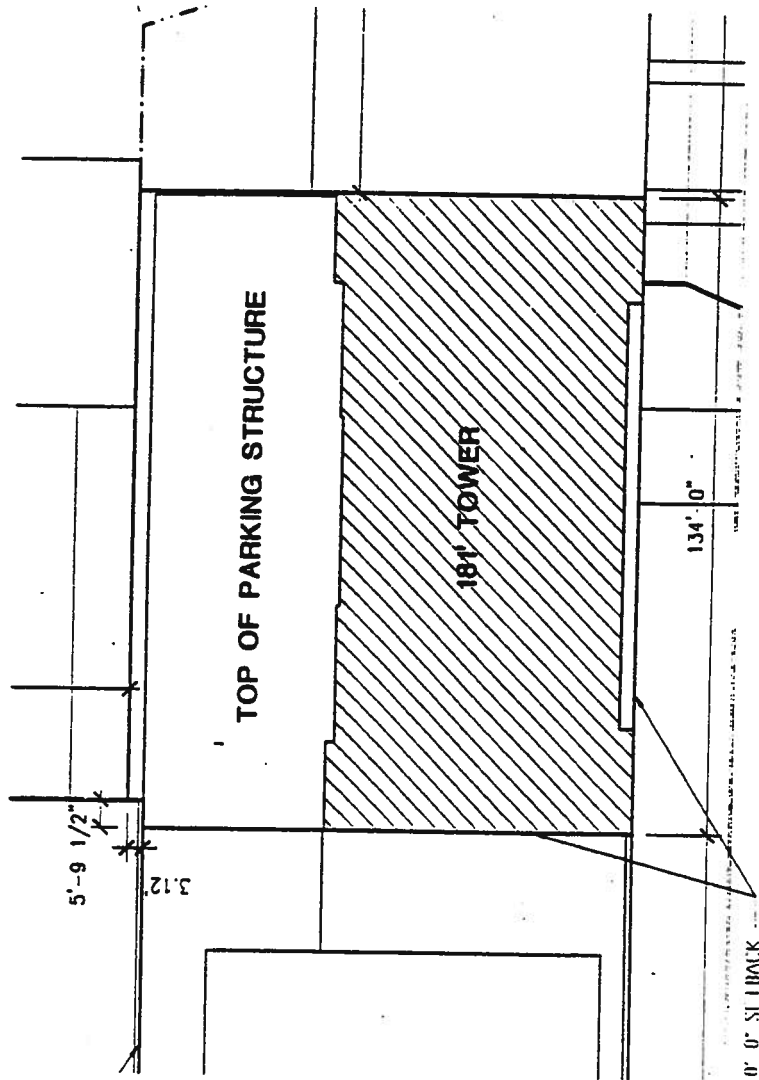
LAKE SHORE, L.L.C.

840 - 850 LAKESHORE DRIVE

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Subarea Site Plan.

Subarea B.



SUB-AREA SITE PLAN
SUB-AREA B

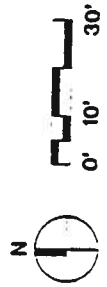
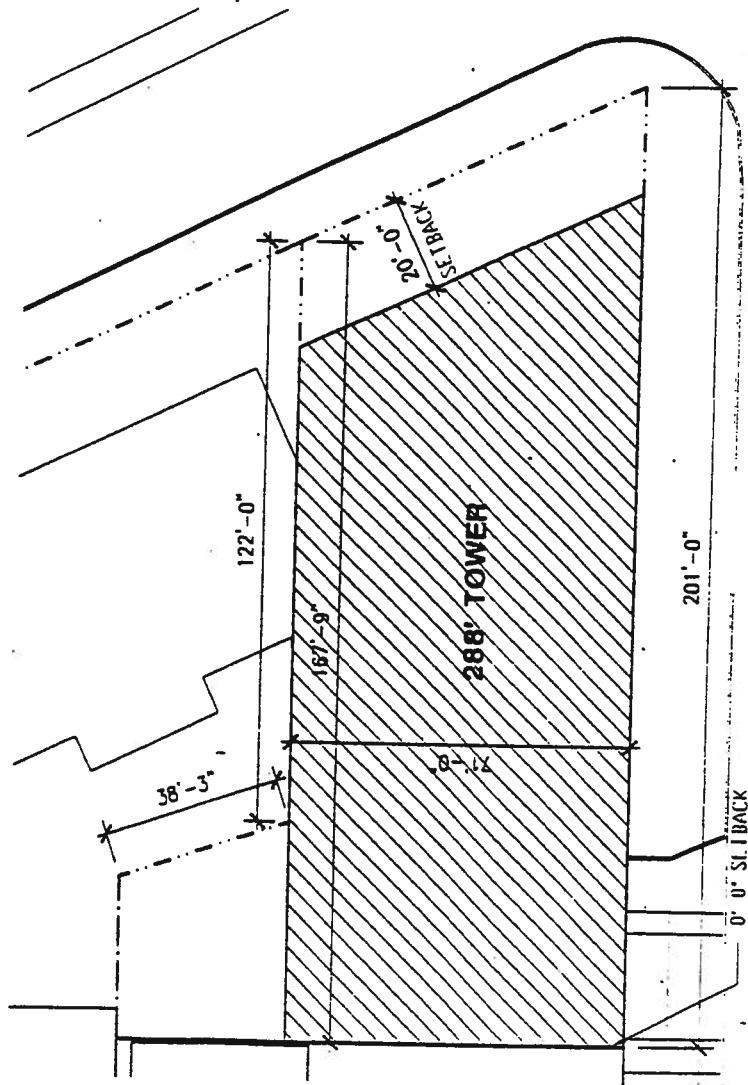
LAKE SHORE, L.L.C.

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Subarea Site Plan.

Subarea C.



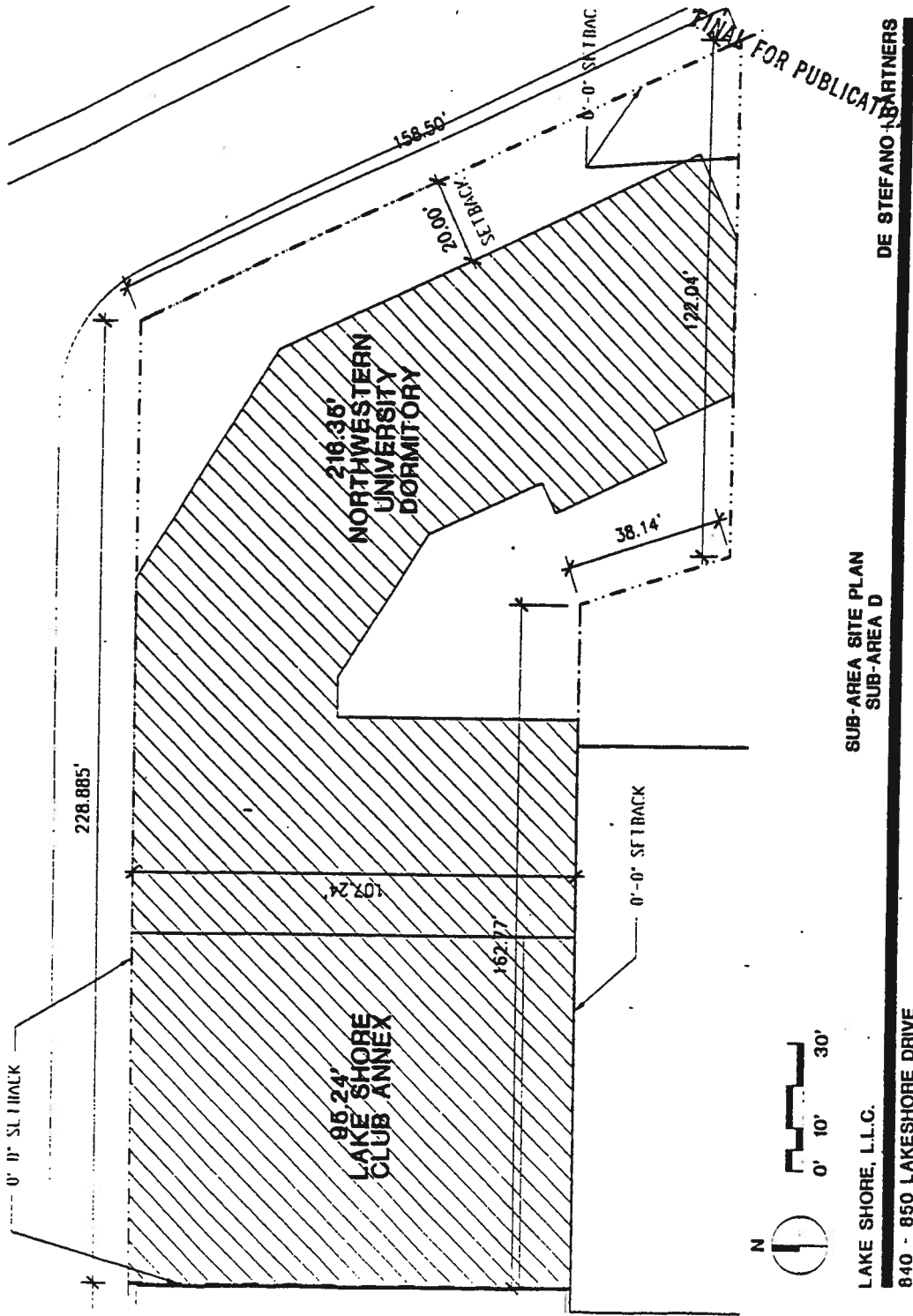
SUB-AREA SITE PLAN
SUB-AREA C

DE STEFANO + PARTNERS

LAKE SHORE, L.L.C.
840 - 850 LAKESHORE DRIVE

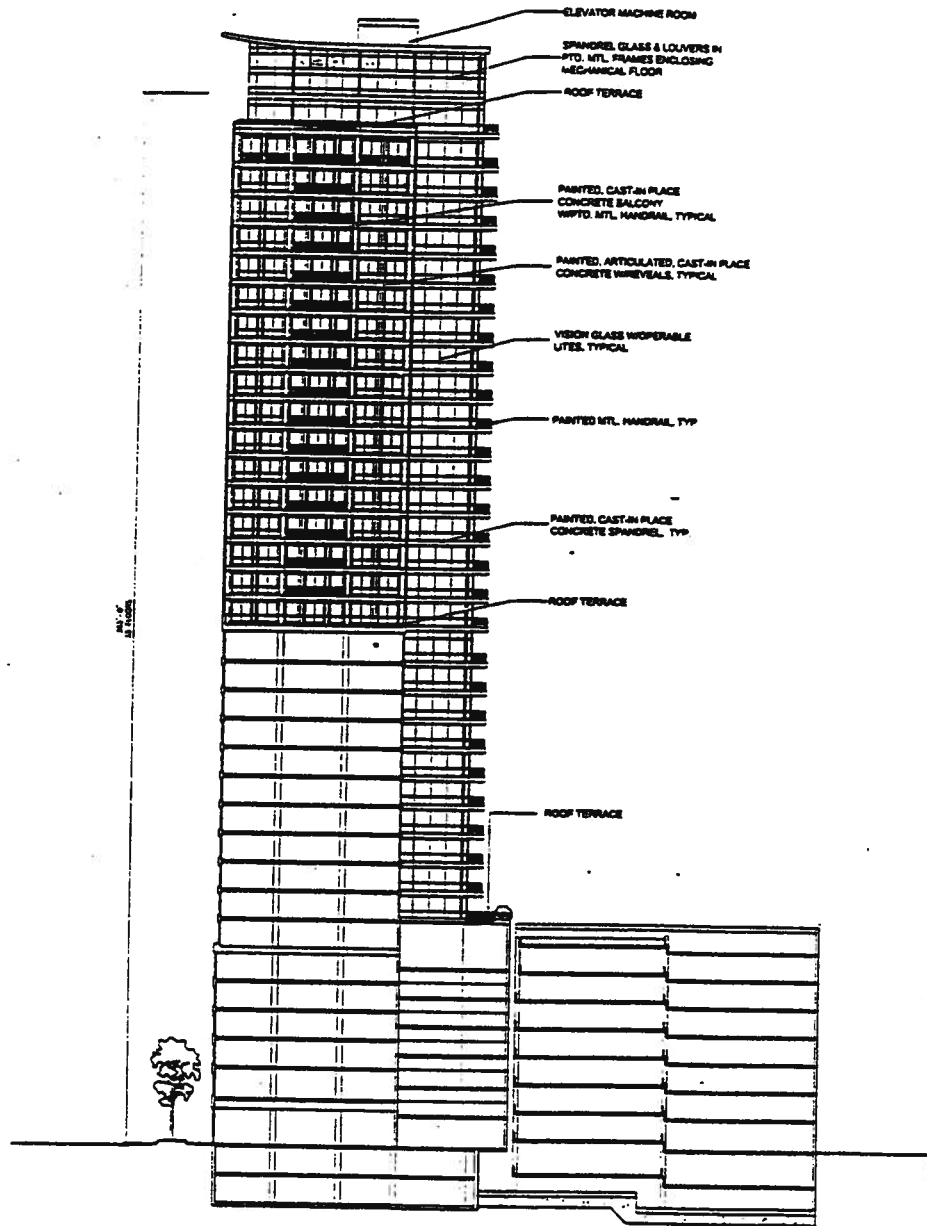
Subarea Site Plan.

Subarea D.



Building Elevations And Building Sections.

East Elevation.
(Tower One)



840 - 850 LAKESHORE DRIVE
TOWER ONE

EAST ELEVATION

0 25 50
15 JULY, 1999

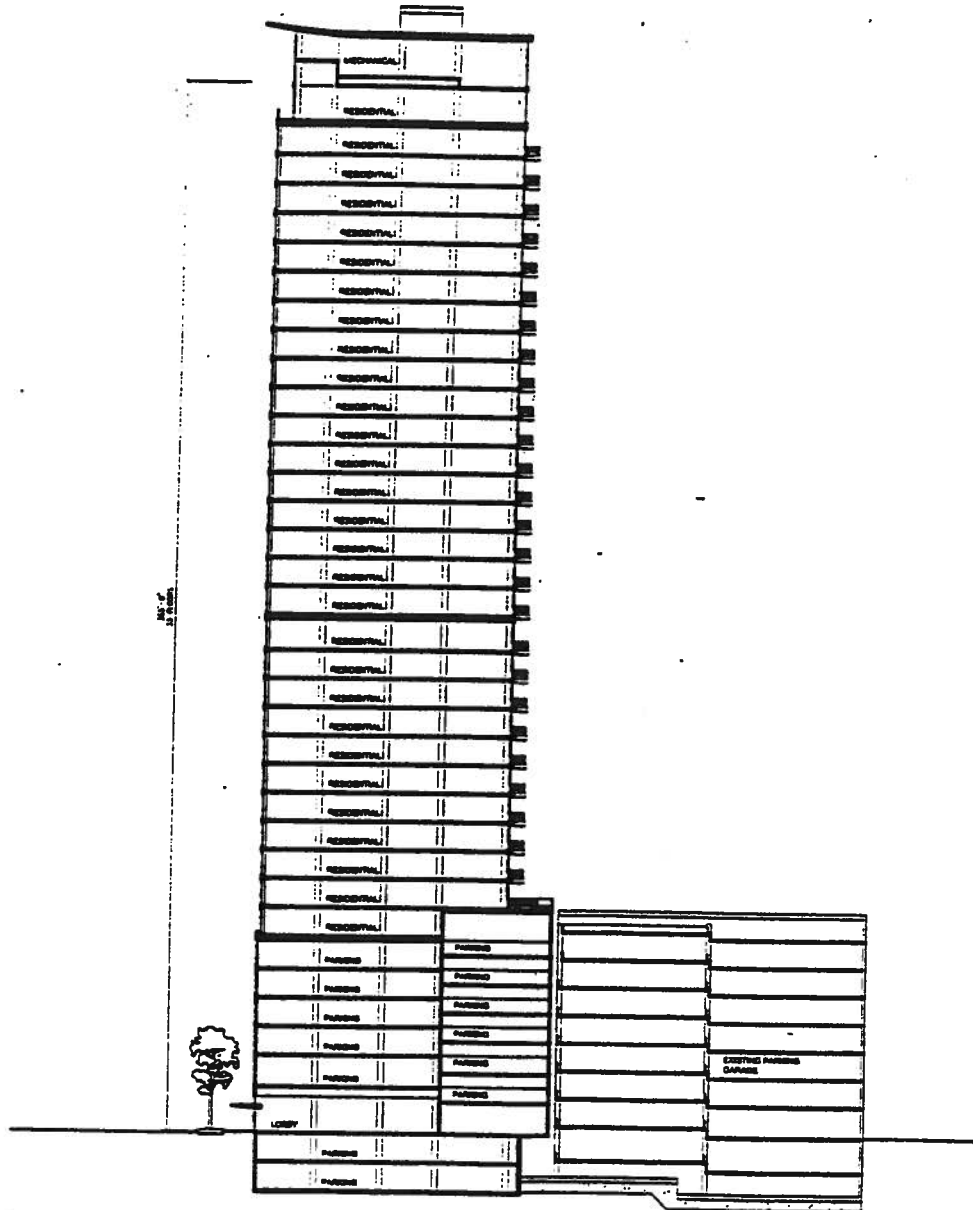
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Building Elevations And Sections.

N/S Section.
(Tower One)



840 - 850 LAKESHORE DRIVE
TOWER ONE

LAKE SHORE, LLC

N/S SECTION

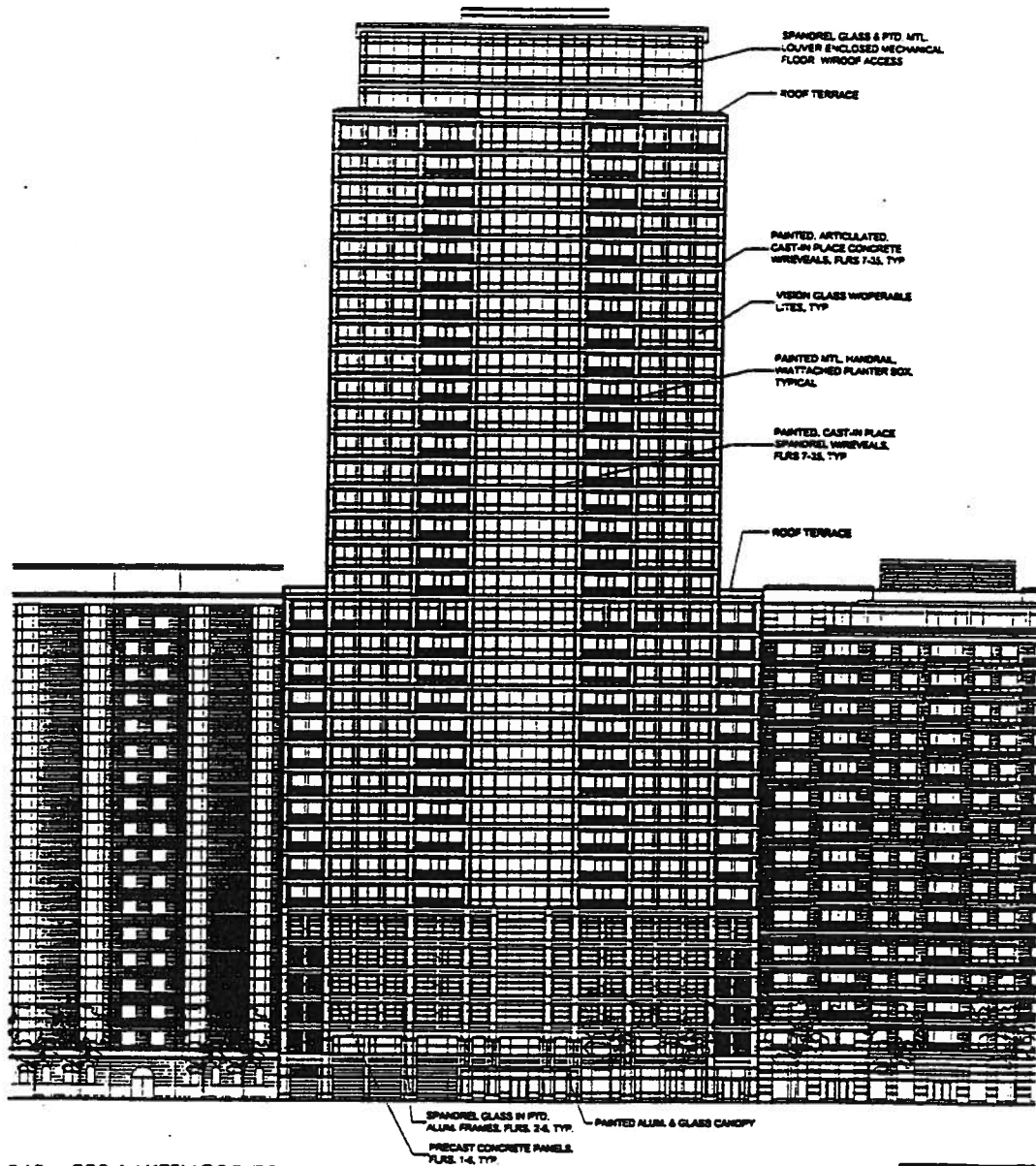
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 'S JULY, '99

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Building Elevations And Building Sections.

South Elevation.
(Tower One)



840 - 850 LAKESHORE DRIVE
TOWER ONE

SOUTH ELEVATION

LAKE SHORE, LLC

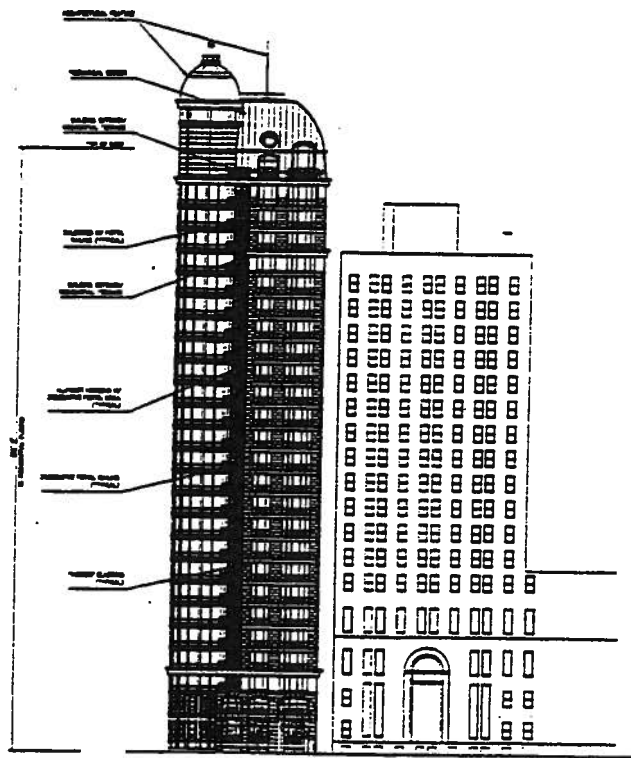
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Building Elevations And Building Sections.

East Elevation.

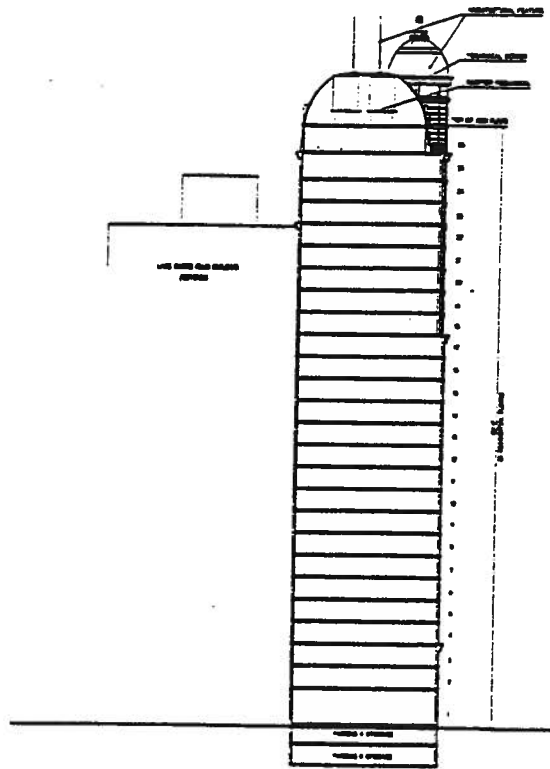


840 N. LAKE SHORE DRIVE
EAST ELEVATION
AT NORTH LAKE SHORE DRIVE

 Scale: 1/8" = 1'-0" Date: 9/1/99	<p>840-850 NORTH LAKE SHORE DRIVE CHICAGO, ILLINOIS LAKE SHORE, L.L.C.</p>	 Date: 9/1/99
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Building Elevations And Building Sections.

Building Section Looking East.

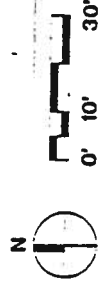
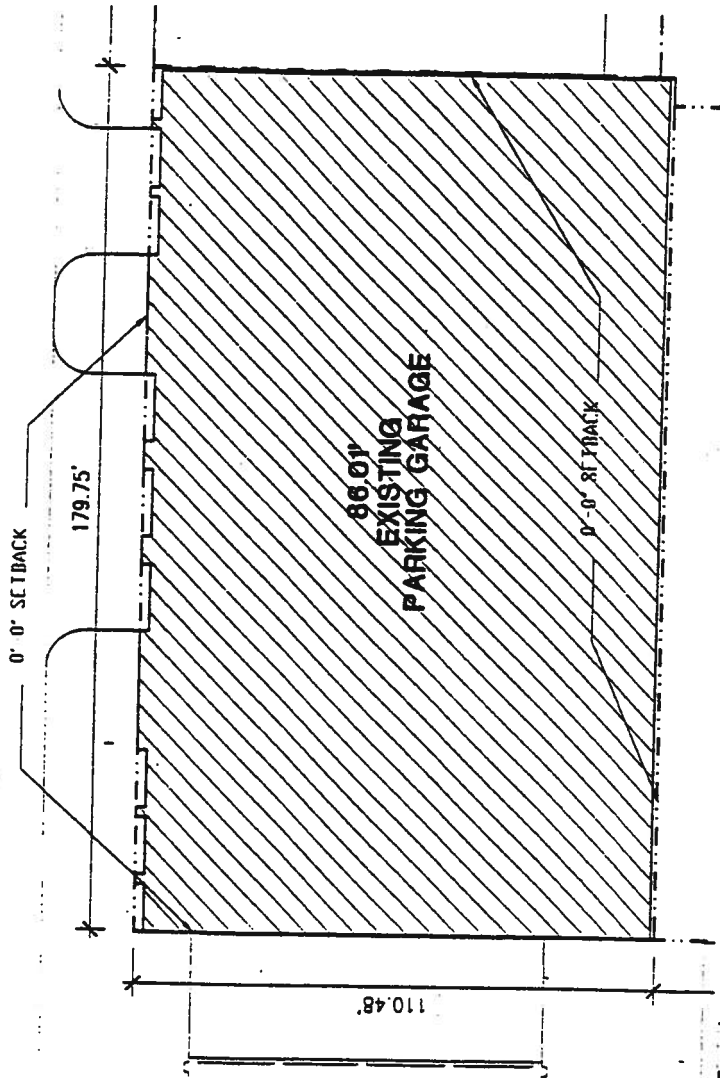


840-850 NORTH LAKE SHORE DRIVE
BUILDING SECTION
LOOKING EAST

<p>DATE: 9/1/99 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>840-850 NORTH LAKE SHORE DRIVE CHICAGO, ILLINOIS LAKE SHORE, L.L.C.</p>	<p>SCALE: 1/8" = 1'-0" DATE: 9/1/99</p>
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Subarea Site Plan.

Subarea E.



SUB AREA SITE PLAN
SUB AREA E

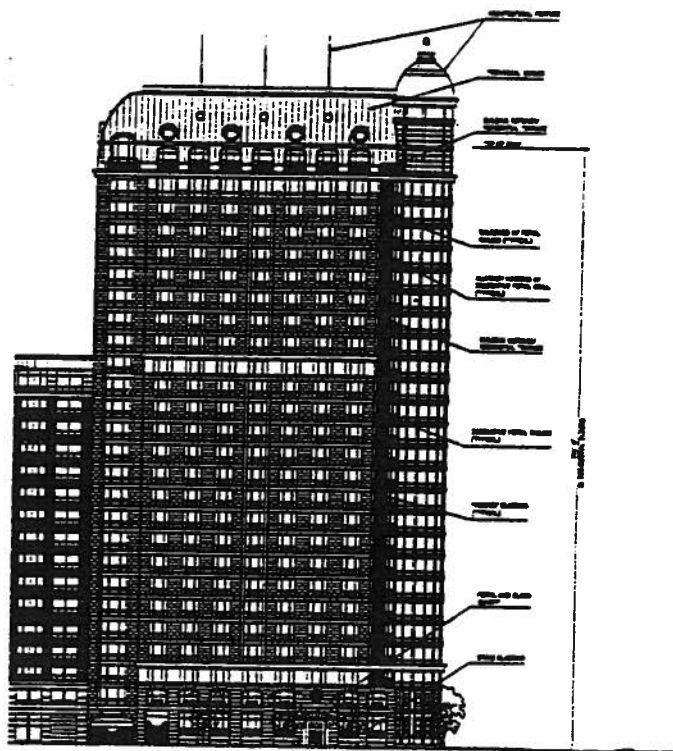
LAKE SHORE, L.L.C.

840 - 850 LAKESHORE DRIVE

DE STEFANO + PARTNERS

Building Elevations And Building Sections.

South Elevation.

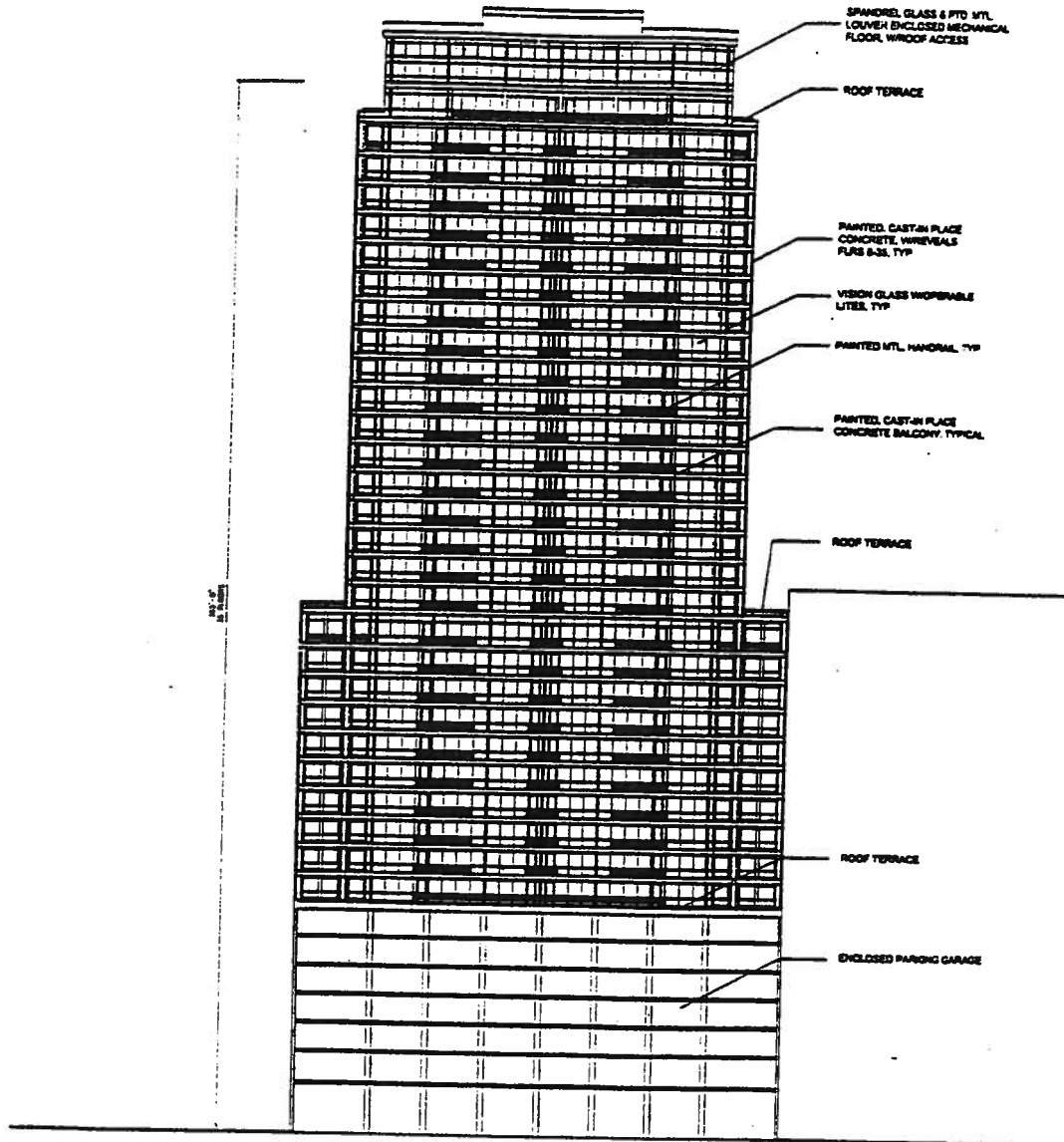


840 & LAKE SHORE DRIVE
SOUTH ELEVATION
AT EAST PEARSON STREET

	<p>840-850 NORTH LAKE SHORE DRIVE CHICAGO, ILLINOIS LAKE SHORE, L.L.C.</p>	<p>SCALE 1/8" = 1'-0" DATE 10 JAN 1999</p>
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Building Elevations And Building Sections.

North Elevation.
(Tower One)



840 - 850 LAKESHORE DRIVE
TOWER ONE

NORTH ELEVATION

LAKE SHORE, LLC

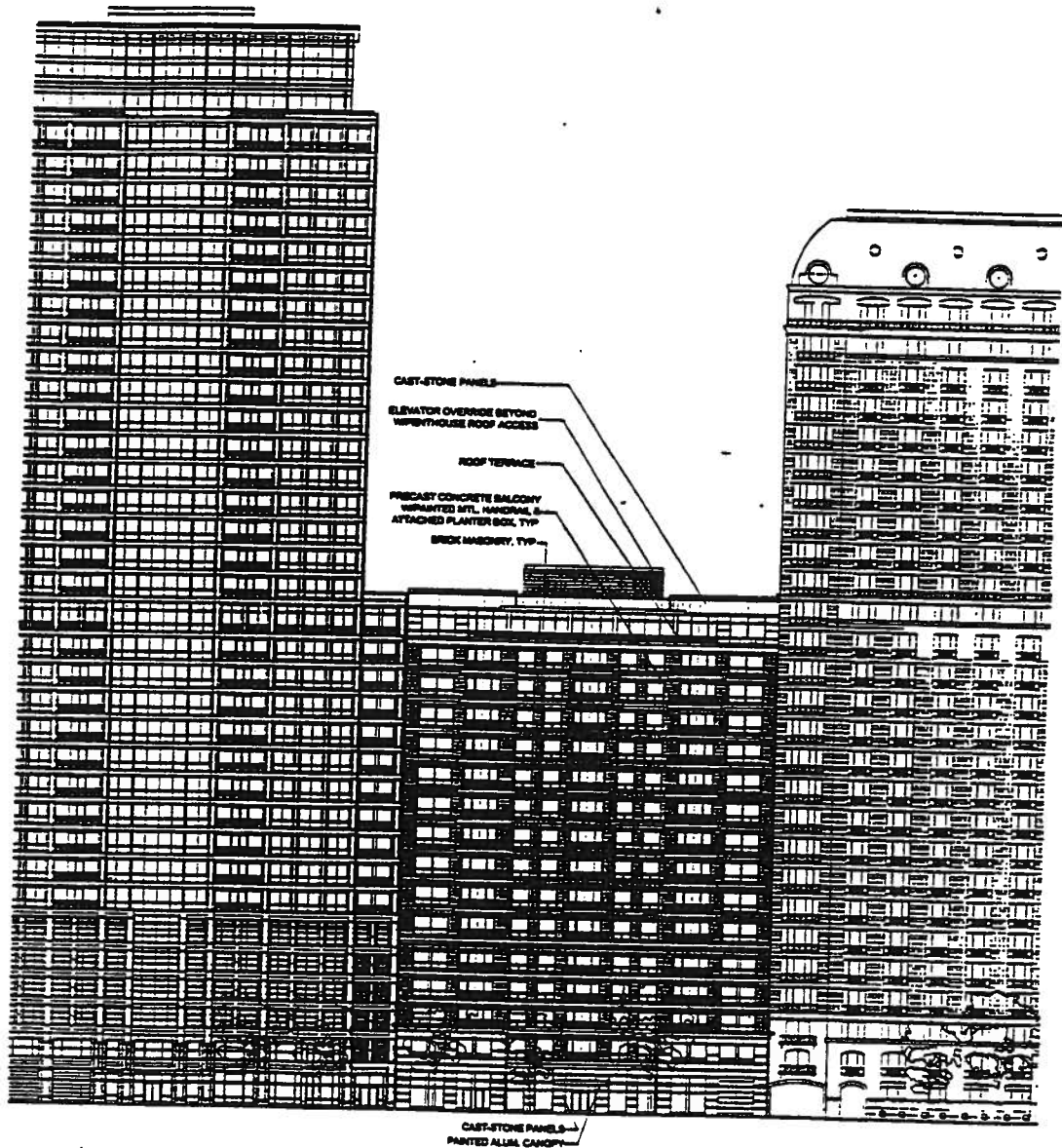
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15 JULY, 1999

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Building Elevations And Building Sections.

South Elevation.
(Tower Two)



840 - 850 LAKESHORE DRIVE
TOWER TWO

SOUTH ELEVATION

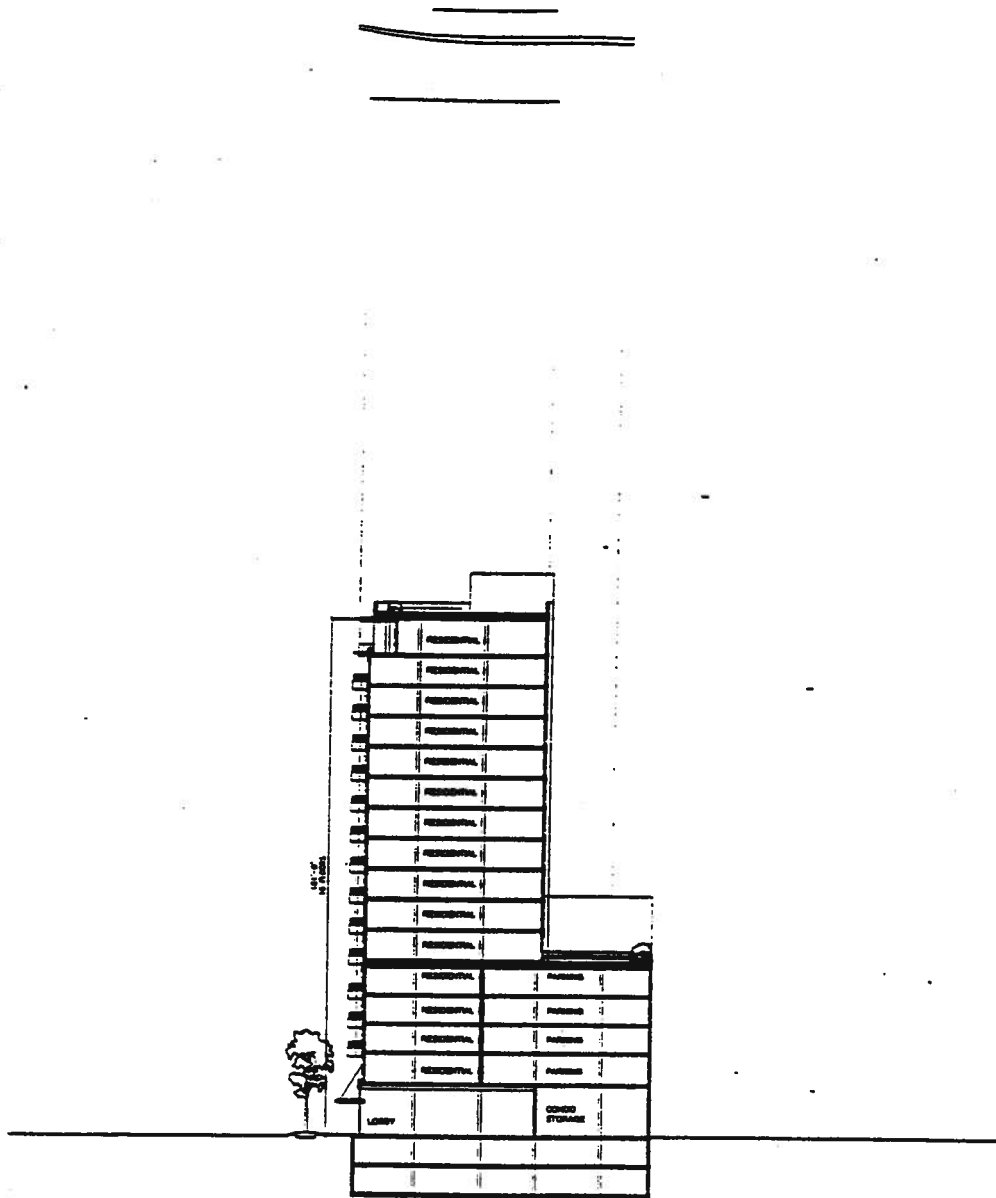
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Building Elevations And Building Sections.

N/S Section.
(Tower Two)



840 - 850 LAKESHORE DRIVE
TOWER TWO

N/S SECTION

0	25	50
15 JULY, 1999		

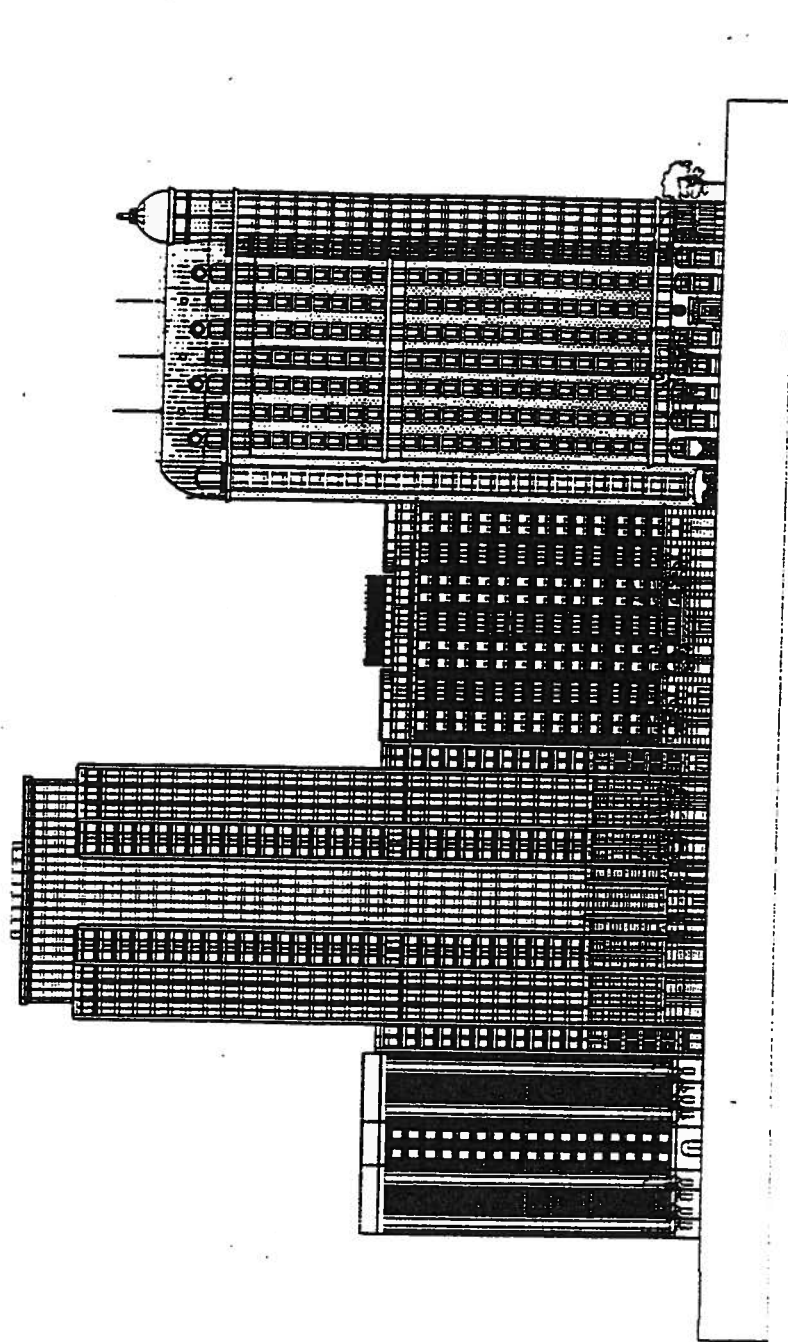
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Building Elevations And Building Sections.

Pearson Street Elevation.
(Towers One, Two And Three)



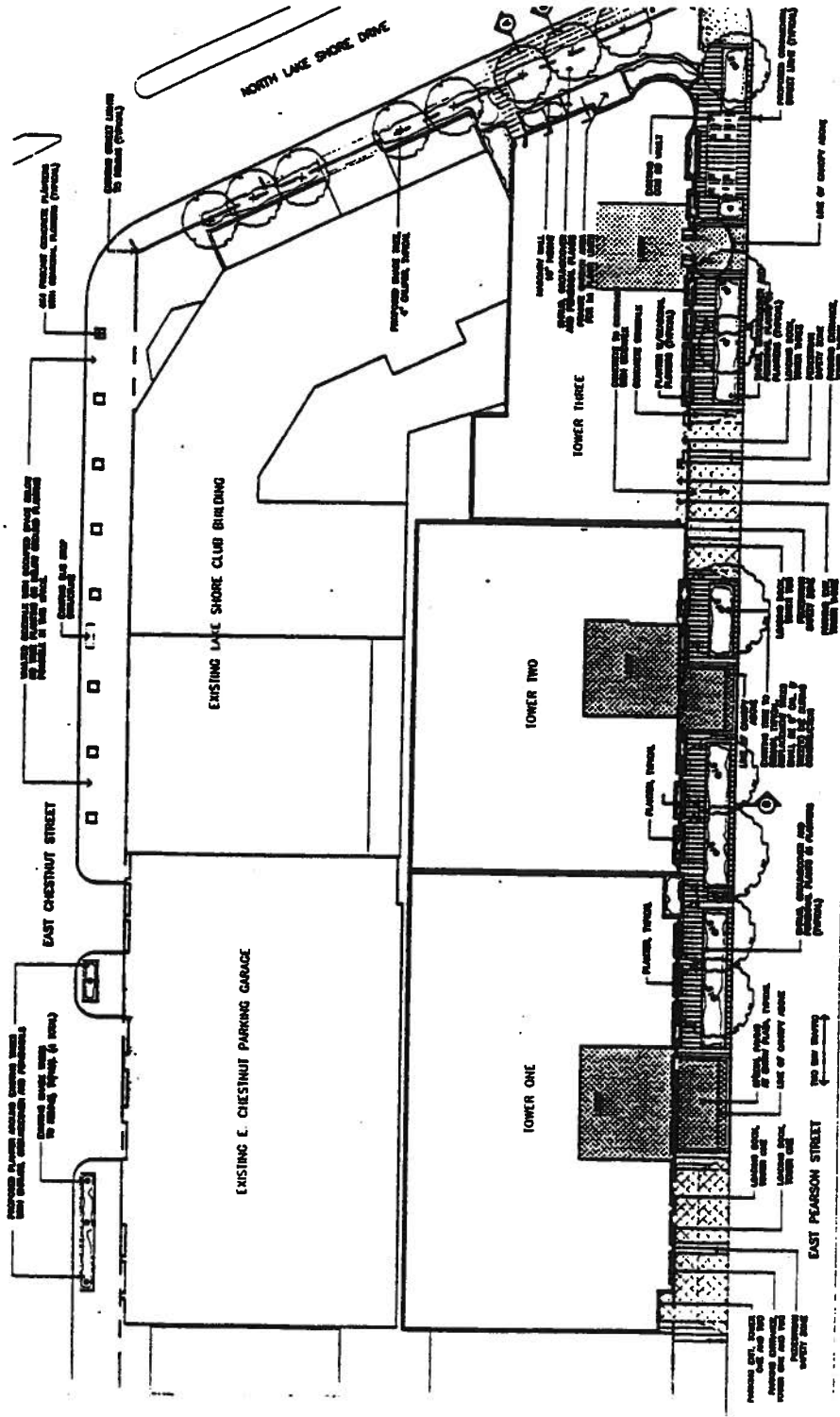
840 - 850 LAKESHORE DRIVE
TOWERS ONE, TWO & THREE
LAKE SHORE, I.L.C.

PEARSON STREET ELEVATION



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Landscape Plan.



610 850 NORTH LAKE SHORE DRIVE
 OWNERS ARE TWO & THREE
 LAKE SHORE, LLC

LANDSCAPE PLAN

B. WOLFF CLEM

