

*Residential Planned Development*

PD 513

*Statements.*

1. The area delineated herein as Residential Planned Development consists of approximately 67,490 square feet (1.55 acres) is owned or controlled by the Applicant, the Park Newberry Limited Partnership, an Illinois limited partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
4. This Plan of Development consists of sixteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan, a Building Massing/Setback Diagram, a Landscape Plan and Elevation Plans all prepared by The Lowenberg/Fitch Partnership dated April 11, 1991. Full size sets of the Site Plan, the

Landscape Plan and the building elevations are on file with the Department of Planning. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Multi-family housing in an elevator tower and stacked townhouse configuration completely surrounding an accessory parking garage (but for off-street loading and parking access and egress drives); and related uses including a swimming pool, health facilities and other amenities clearly related to the principal use. Day care is a permitted use. Interim uses which may be permitted are non-accessory parking or other temporary uses subject to the approval of the Commissioner of the Department of Planning and any reasonable conditions thereon. Any new interim surface parking areas shall be paved, landscaped, designed and constructed in accordance with the requirements of all applicable City of Chicago Departments, including the Department of Planning, the Department of Public Works, Bureau of Street Traffic and the Department of Streets and Sanitation. Any existing parking areas shall be landscaped and screened at the time of commencement of operation of any new interim parking areas. Following demolition of any of the currently existing improvements on the Property, any resulting open areas not otherwise devoted to a permitted interim use shall either be cleared, leveled and maintained in landscaping or shall be effectively screened from visibility from the public way by opaque fencing or by other enclosures maintained in a clean and attractive condition.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Commissioner of the Department of Planning. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
8. Off-street parking and loading facilities will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Traffic Engineering and Operations.

9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - a. Height limitations as certified on form F.A.A.-117, or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b. Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.
13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan, and to assure compatibility with the adjacent historic district, with the Elevation Plans. The landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscape Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. One (1) two and one-half (2½) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall for a period of five (5) years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include

periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification 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.

14. Unless substantial construction of the proposed structure has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an R7 General Residence District.
15. Subject to the approvals of the Department of Public Works, Bureau of Electricity and the Department of Planning, the Applicant shall replace and maintain the existing streetlight standards adjacent to the property with decorative light standards of a design compatible with the Historic District character of the area.
16. This Planned Development contemplates the construction of an elevator apartment building, parking garage and townhouses described on the Site Plan. In order to accommodate the necessities of staging construction phases, however, the following requirements shall apply. The Department of Planning shall not issue any determination of approval pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance ("Part II Approval") for any development of the elevator apartment building contemplated by this Planned Development unless the Department is also prepared to issue Part II Approval for development of all of the proposed townhouses or associated parking garage. Provided, however, such Part II Approval can be issued for the garage and development of townhouses irrespective of application for Part II Approval of the elevator building. Furthermore, at the time a Certificate of Occupancy for the parking garage is issued (1) construction of fifty percent (50%) of the lower three (3) levels of the townhouses along Delaware Place shall have been commenced and (2) the remaining facades of the parking garage shall be enclosed with construction

fencing. Provided, however, that in the event that substantial construction of the lower three (3) levels of any or all of the remaining townhouses is not commenced within six (6) months from the date that a Certificate of Occupancy is issued for the parking garage, then the remaining facades of the parking garage shall be substantially, attractively and effectively screened with non-permanent densely planted and mature landscaping or with other enclosures provided that such screening and enclosures shall be subject to the review and approval of the Department of Planning. This landscaping requirement shall not apply to areas reasonably necessary for construction staging so long as construction has commenced and is underway, and upon removal of the construction staging the foregoing landscaping/enclosure requirement shall apply. Prior to issuance of any Certificate of Occupancy for the elevator apartment building, construction of the lower three (3) levels of the exteriors of the townhouses along Clark Street, Dearborn Street, Chestnut Street and the remaining fifty percent (50%) along Delaware Place shall have been substantially commenced and shall be thereafter pursued to completion with reasonable diligence.

[Existing Zoning Map, Existing Land Use Map, Generalized Land Use Plan, Property Line and Right-of-Way Adjustment Map, Site Plan, Landscape Plan, North Elevation Drawing and A-A Section Drawing attached to this Plan of Development printed on pages 2371 through 2378 of this Journal.]

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

*Planned Development Use And Bulk Regulations  
And Data.*

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio
Square Feet	Acres		
67,490	1.55	In accordance with Statement No. 5 of this Planned Development	8.75

Gross Site Area = Net Site Area: 67,490 s.f. (1.55 acres)  
+ Public R.O.W.: 40,609 s.f. (0.93 acres)  
TOTAL: 108,099 s.f. (2.48 acres)

**Maximum Number of Dwelling Units:**

Elevator Apartments 129

Townhouses 56

TOTAL: 185

Minimum Off-Street Loading Spaces: 2 at 10 feet x 25 feet

Minimum Off-Street Parking Spaces: 185

Maximum Off-Street Parking Spaces 269

A minimum of two percent of all parking spaces shall be devoted to parking for the handicapped.

**Minimum Required Setbacks:**

In accordance with Building Massing/Setback Diagram.

Maximum Building Height: 398 feet.

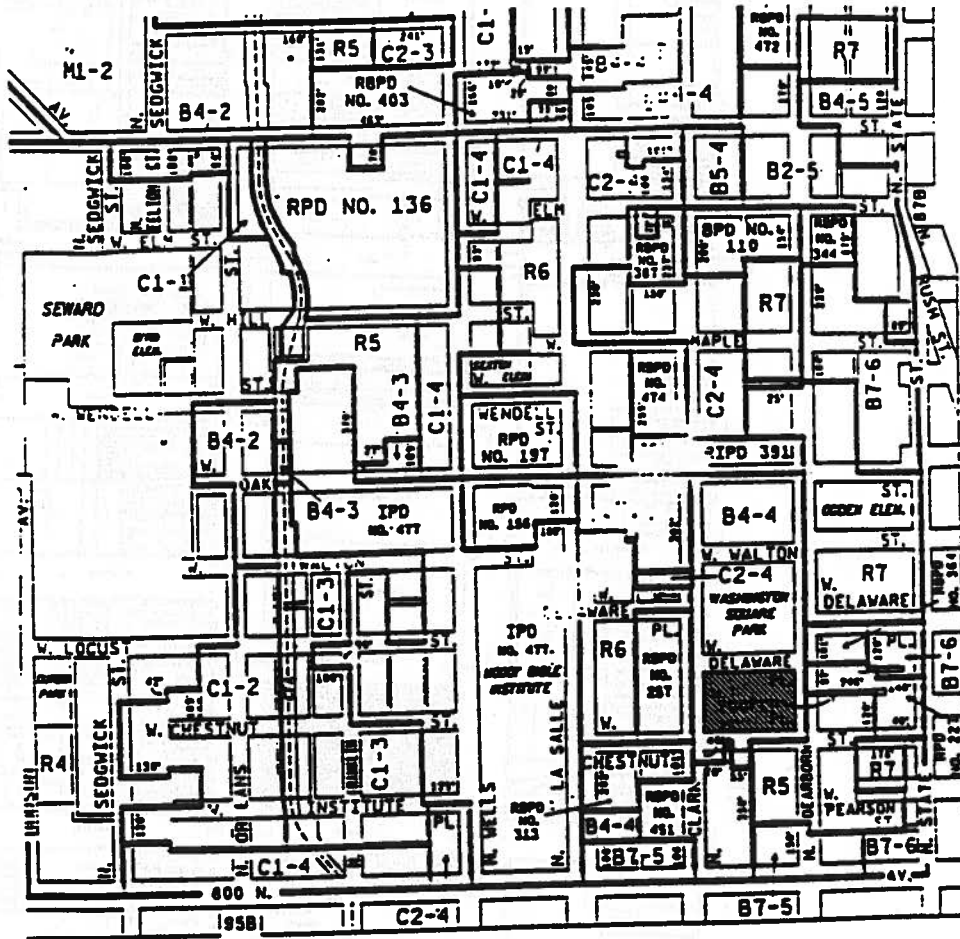
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*Reclassification Of Area Shown On Map Number 3-H.*

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

(Continued on page 2379)

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING MAP



LEGEND:

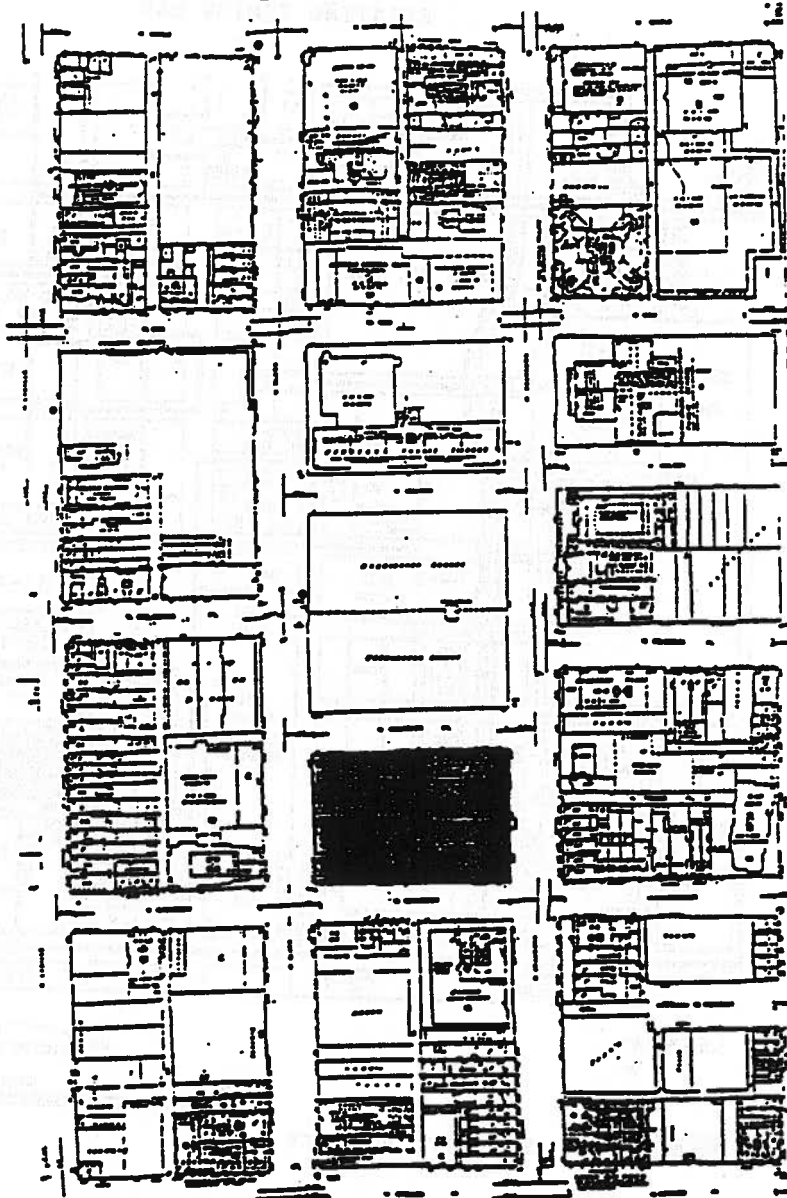


SUBJECT PROPERTY



APPLICANT: Park Newberry Limited Partnership  
 ADDRESS: 860 North Dearborn Street  
 DATE: November 14, 1990  
 Revised: April 11, 1991

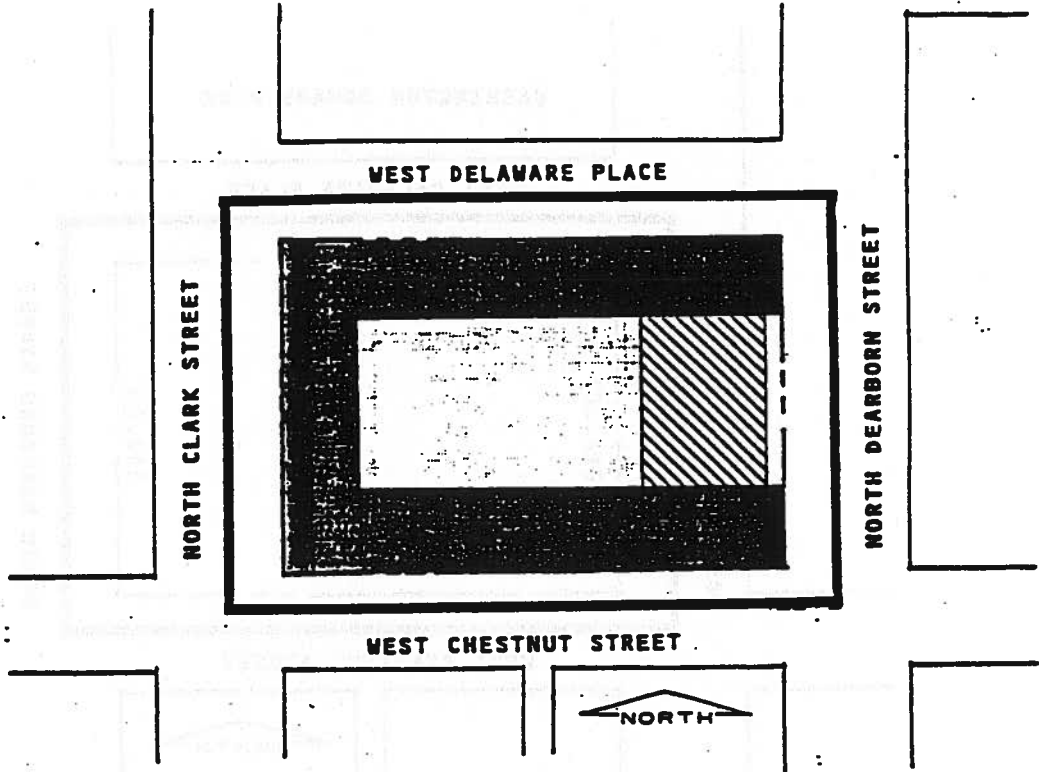
RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING LAND USE MAP







**SUBJECT PROPERTY**

**APPLICANT:** Park Newberry Limited Partnership  
**ADDRESS:** 860 North Dearborn Street  
**DATE:** November 14, 1990  
**Revised:** April 11, 1991

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND USE PLAN



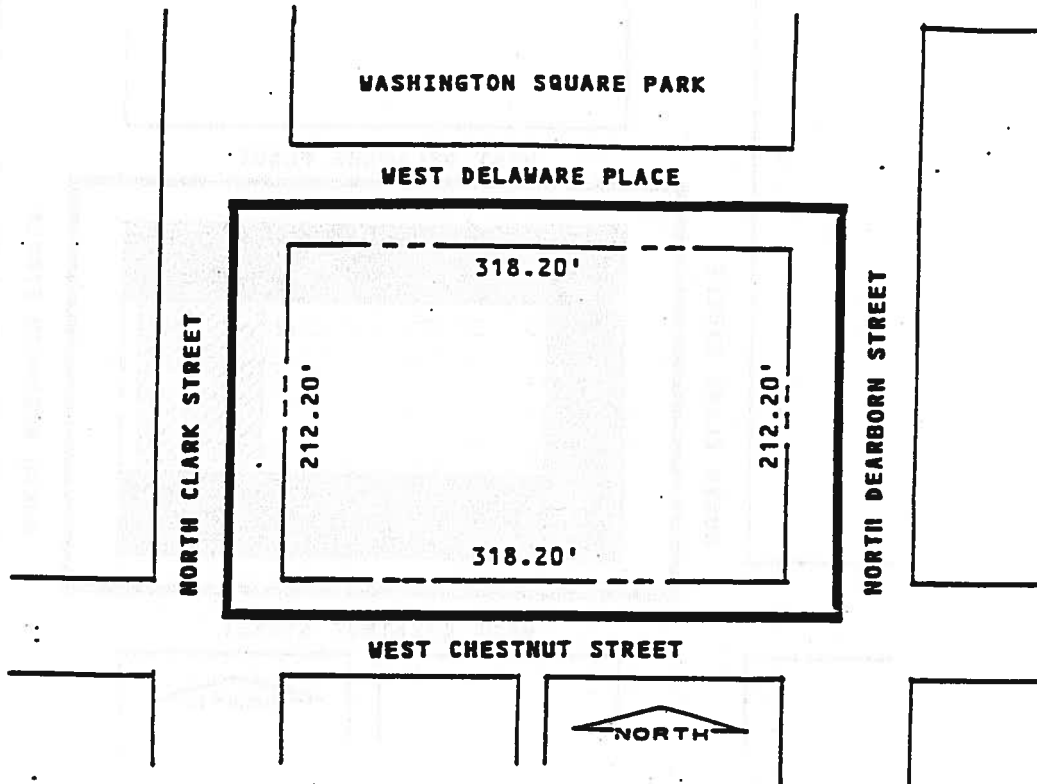
**LEGEND:**

-  PLANNED DEVELOPMENT BOUNDARY
-  RESIDENTIAL TOWER LOCATION
-  TOWNHOUSE LOCATION
-  PARKING BELOW PRIVATE PARK DECK

**NOTE:** FOR DETAIL SEE SITE AND LANDSCAPE PLANS ON FILE IN THE PLANNING DEPARTMENT.

**APPLICANT:** Park Newberry Limited Partnership  
**ADDRESS:** 860 North Dearborn Street  
**DATE:** November 14, 1990  
**REVISED:** April 11, 1991

RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT MAP



**LEGEND:**

- PLANNED DEVELOPMENT BOUNDARY
- DIMENSIONED PROPERTY LINE

**NOTE:** NO R.O.W. ADJUSTMENTS PLANNED.

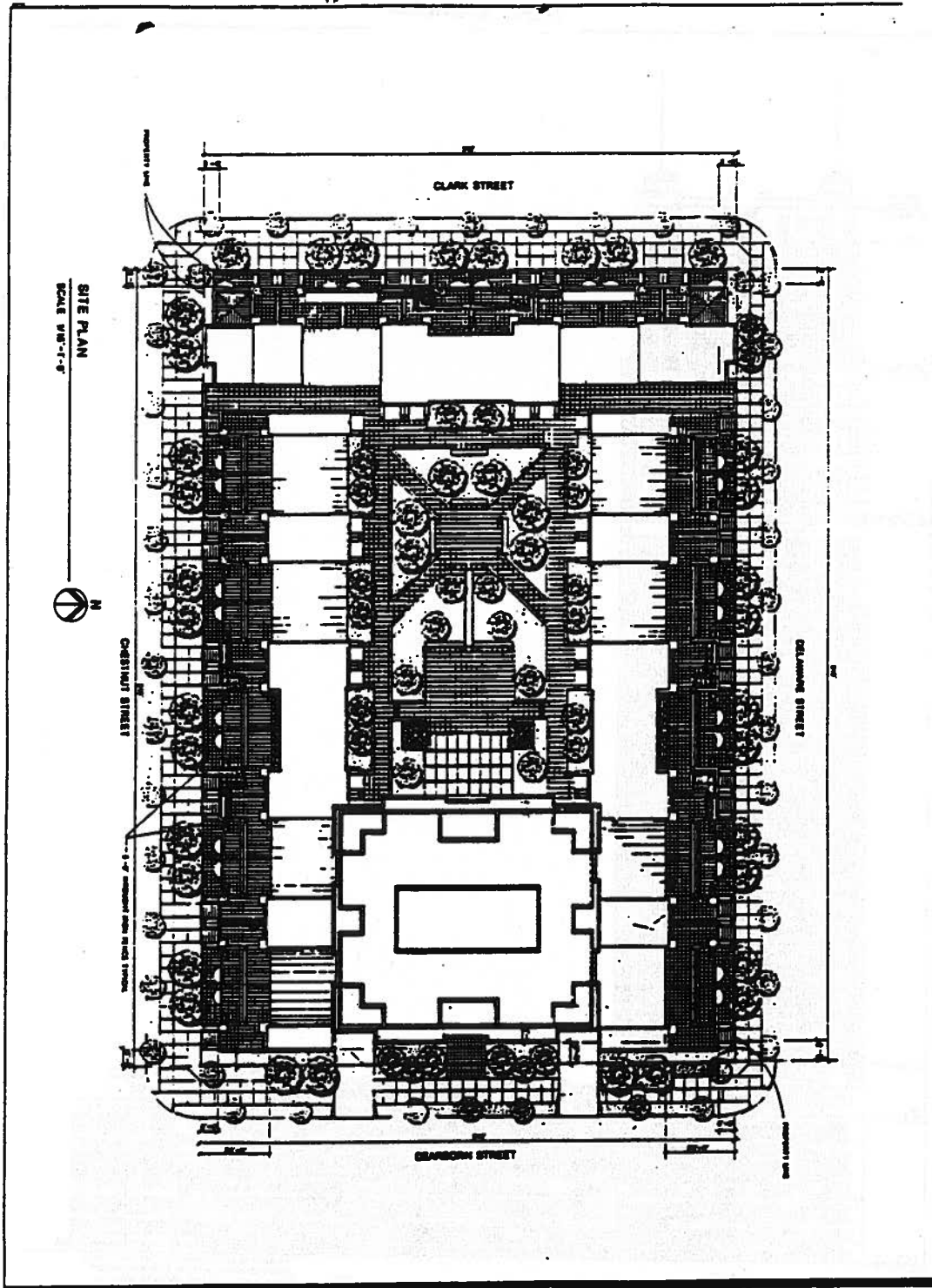
**APPLICANT:** Park Newberry Limited Partnership

**ADDRESS:** 860 North Dearborn Street

**DATE:** November 14, 1990

**Revised:** April 11, 1991

Site Plan



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



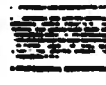
THE PARK NEWBERRY

LOEWENBERG-FITCH

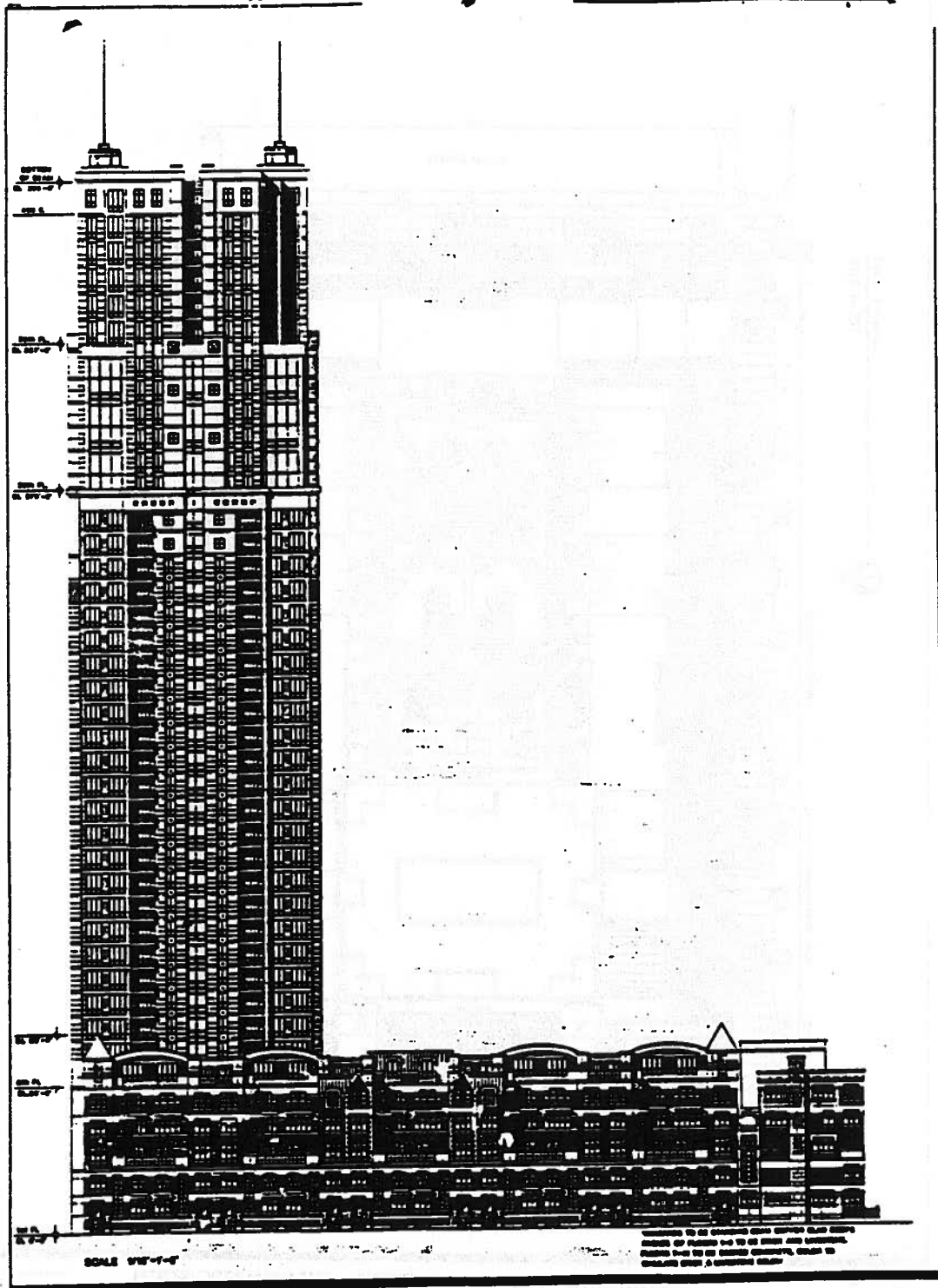
CHICAGO

ILLINOIS

ARCHITECTS PLANNERS



North Elevation



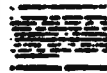
SCALE 1/8" = 1'-0"

RENDERED TO BE SHOWN FROM OFFICE AND NOT TO BE USED FOR CONSTRUCTION. DRAWING IS TO BE USED ONLY FOR THE PURPOSES OF A CONCEPT PLAN.

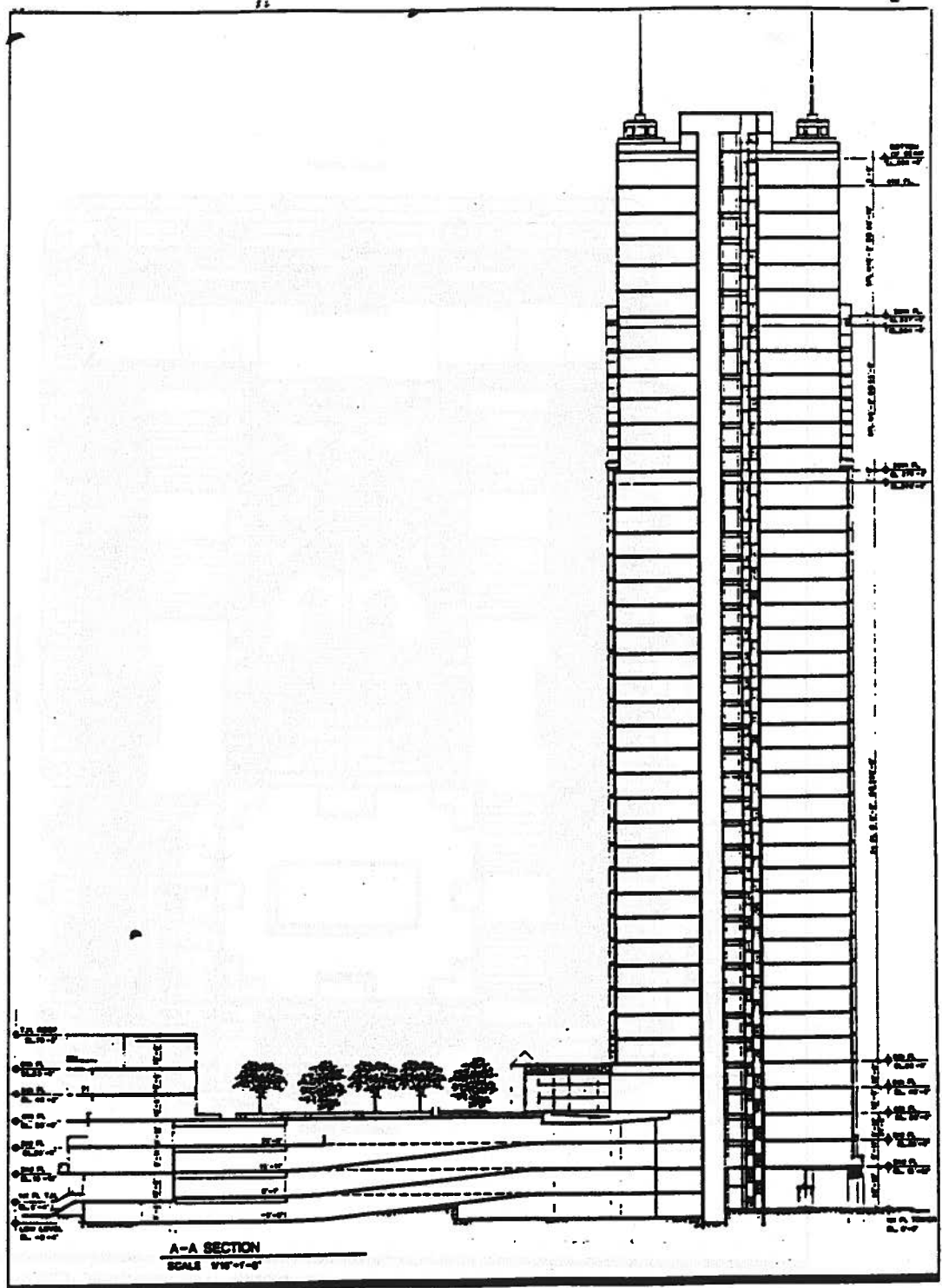
**THE PARK NEWBERRY** **LOEWENBERG-FITCH**  
ARCHITECTS PLANNERS

CHICAGO

ILLINOIS



A-A Section



A-A SECTION  
SCALE 1/8"=1'-0"

THE PARK NEWBERRY LOEWENBERG-FITCH  
ARCHITECTS PLANNERS  
CHICAGO ILLINOIS

