



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 10, 2024

Ms. Eden Hurd-Smith
Vice President of Community Dev. Solutions, IFF
333 S. Wabash Ave., Suite 2800
Chicago, IL 60604

Re: **PD 535, Subarea A, Blocks 5 and 7, Homan Square Apts. Phase IV
3607, 3621, and 3645 W. Polk St., 906 and 908 S. Central Park Ave., and
921 S. Lawndale Ave.**

Dear Ms. Hurd-Smith:

In response to your recent request, please be advised that the subject properties are zoned Residential Business Planned Development 535 ("PD 535"), and located within Subarea A, Blocks 5 and 7.

We understand that IFF is seeking a 2024 Affordable Housing Program application with the Federal Home Loan Bank of Chicago in order to rehab the six existing residential buildings at the above locations. In 1998, building permits were issued for the construction of the subject buildings, with each containing 18 dwelling units. According to your request, one of the 18 units within the building at 3607 W. Polk St. is currently being used as a leasing office.

The proposed scope of work involves the replacement of existing mechanical equipment, plumbing fixtures, select cabinetry and countertops, appliances, floor/wall/ceiling finishes, roofing, masonry repairs and other exterior improvements. There is no change in occupancy type, number of units or building additions proposed. Any rehabilitation, additions or new construction must comply with the requirements of PD 535 and all required permits must be obtained prior to the start of construction.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 8, 2020

Steven D. Friedland
Applegate & Thorne Thomsen
425 S. Financial Place, Suite 1900
Chicago, IL 60605

Re: Minor change for PD No. 535, Subarea A/1
740 and 750 S. Homan Avenue

Dear Mr. Friedland:

Please be advised that your request for a minor change to Planned Development No. 535, ("PD "535") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 16 of PD 535.

Your client is seeking a minor change for the recladding of two buildings located within Subarea A/1 at 740 and 750 S. Homan Avenue. The buildings are currently clad in EIFS on the 2nd and 3rd floors, and need repair due to water penetration. Your client is seeking to replace the EIFS with fiber cement siding, as shown on the attached elevations. The owners, Foundation for Homan Square and the Homan Square Resident Association, have consented to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed replacement of EIFS with fiber cement siding 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.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 535, 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,

Steve Valenziano
Assistant Zoning Administrator

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 16, 2015

Carol D. Stubblefield
Neal and Leroy, LLC
120 North LaSalle Street
Suite 2600
Chicago, IL 60601

Re: Administrative Relief request for Residential-Business Planned Development No. 535, Subarea A9, Uhlich Children's Advantage Network Program Services HQ Building at 3640 W. Fillmore Street

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 535 ("PD 535"), 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. 16 of PD 535.

You are requesting, on behalf of the property owner of Subarea A9, Uhlich Children's Advantage Network ("UCAN"), an increase in the height of the fence along the public alley, Fillmore Street and Independence Boulevard, and the elimination of several planters in the entry plaza for the proposed UCAN Program Services Headquarters Building ("PSH") at 3640 W. Fillmore St.

On October 5, 2011, the City of Chicago approved UCAN's amendment to PD 535 to permit the construction of a Therapeutic Youth Home ("TYH"), the PSH, a "Phase II" building and a small garage. On October 11, 2013, administrative relief was granted for design modifications to the TYH, the PSH, and the small garage. The Phase II building was eliminated and several landscape changes were made, including a height increase to several fences surrounding the site. The Youth Home has been completed and you are now seeking the following modifications to the proposed PSH site:

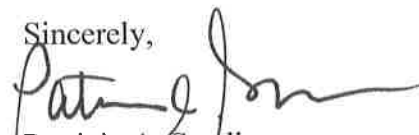
- Increase the height of the wood fence along the public alleys from 6'-0" to 7'-0", and increase the height of the ornamental fence along Independence Blvd. and Fillmore Street from 4'-0" to 6'-0" as shown on the revised Landscape Site Plan, dated April 21, 2015.
- Eliminate the proposed concrete planters in the entry plaza of the PSH, as shown on the attached, revised Landscape Site Plan, dated April 21, 2015.

With regard to your request, the Department of Planning and Development has determined that allowing these 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 Planned Development No. 535, as amended, 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: Fernando Espinoza, Mike Marmo, Erik Glass, Ron Daye, Main file

Owner



UCAN CITY CAMPUS
500 WEST FULLER STREET
CHICAGO, IL 60610

CENTER FOR HEALING TRAUMA

Architect

Johnson & Lee, Ltd.

633 South Wabash Ave.
Chicago, IL 60605
Phone: (312) 467-2200
Fax: (312) 467-2201
www.johnsonlee.com

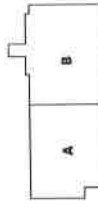
MOODY NOLAN

RESPONSIVE ARCHITECTURE
The Modern Building
Chicago, IL 60604
Phone: (312) 525-2100
Fax: (312) 525-2101
www.moodynolan.com

Consultants

- SEARL LAWMASTER HOWE
ARCHITECT
FIRE ARCHITECT
- PRISM ENGINEERING, INC.
CHICAGO, IL
CIVIL ENGINEER
- SITE DESIGN GROUP
CHICAGO, IL
LANDSCAPE ARCHITECT
- CCM ENGINEERS
CHICAGO, IL
MEP ENGINEER
- MAVRO ENGINEERING CORP.
CHICAGO, IL
STRUCTURAL ENGINEER

Key Plan



#	Date	Change Description
1	04/27/15	ISSUE FOR IP

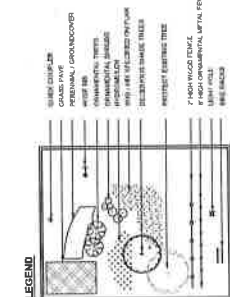
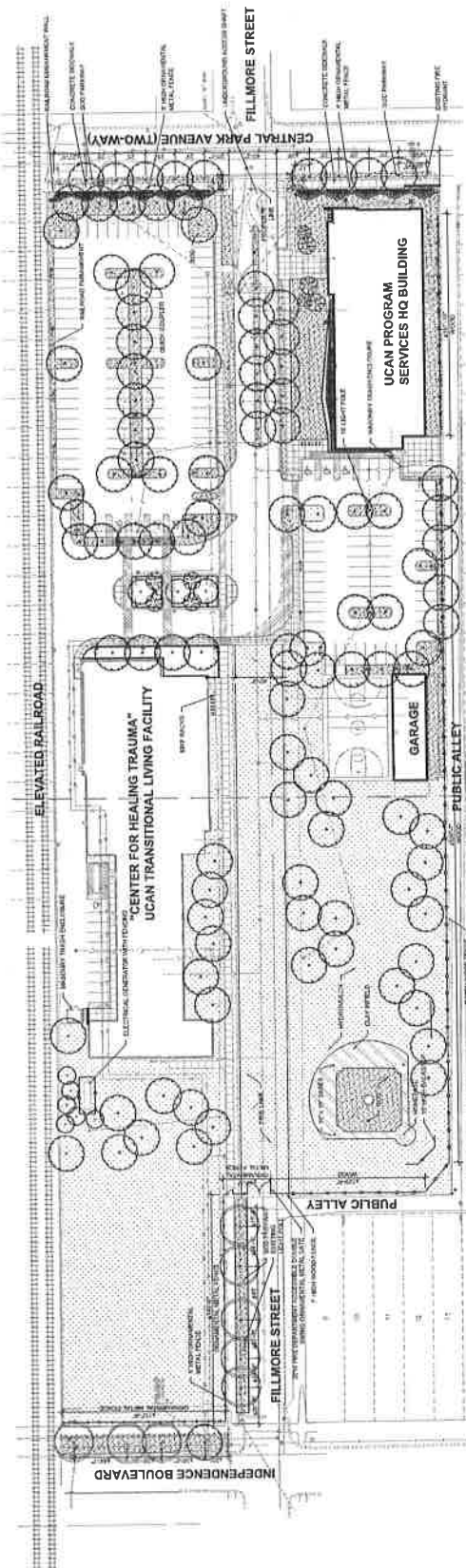
UCAN CITY CAMPUS
500 WEST FULLER STREET
CHICAGO, IL 60610
CENTER FOR HEALING
TRAUMA

DATE: 04/27/15

LANDSCAPE SITE PLAN

L-100

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



1 BASE LANDSCAPE SITE PLAN

1/8" = 1'-0"



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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 28, 2015

Mr. Kevin Kenniff, P.E.
Bollinger, Lach, & Associates, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143

Re: Site Plan Approval to construct an at grade surface parking lot at the southwest corner of South Homan Avenue and West Arthington Street.

Proposal: To construct an at grade surface parking lot within Residential Business Planned Development #535, Sub-Area B.

Location: 906 South Homan Avenue

Dear Mr. Kenniff:

We have reviewed the site plan and landscape plan for the proposed surface parking lot as prepared by Bollinger, Lach, and Associates, Inc. dated May 07, 2015. The proposed plans call for the construction of an at grade surface parking lot to be located within Planned Development #535, Sub-Area B1. The parking lot will be situated at the southwest corner of South Homan Avenue and West Arthington Street, this property is commonly referred to as 906 S. Homan Avenue. The surface parking lot is intended to serve the existing building located on the subject site; the current planned development did not require any parking to be provided for that building. The surface parking lot will contain 22,339 square feet of Vehicular Use Area and will be in full compliance with the landscape regulation contained in the Chicago Zoning Ordinance. The surface parking lot will contain 64 parking stalls, 3 of which will be designated as accessible parking stalls. The proposed site plan has also been submitted, reviewed, and approved by MOPD, CDOT and FIRE. These plans are submitted in accordance with Statement No. 12 of Residential Business Planned Development No. 535, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, these plans plan, prepared by Bollinger, Lach & Associates, Inc. and dated 05/07/2015, which you have proposed for Residential Business Planned Development

No. 535, as amended, are hereby approved as conforming to the Plan of Development and passed by the Chicago City Council and subsequently published in the City Council Journal on October 05, 2011.

If you have any questions or need further clarification on these comments please contact Noah Szafraniec at (312) 744-5798 or at noah.szafraniec@cityofchicago.org.

Sincerely,



Patricia Scudiero

Zoning Administrator

Department of Planning and Development

Cc: Hon. Michael Scott Jr., 24th Ward
Noah Szafraniec



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

October 11, 2013

Carol D. Stubblefield
Neal and Leroy, LLC
203 North LaSalle Street
Suite 2300
Chicago, IL 60601

Re: Administrative Relief request for Residential-Business Planned Development No. 535, as amended, Subarea A9, Uhlich Children's Advantage Network

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 535 ("PD 535"), 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. 16 of PD 535.

You are requesting, on behalf of the property owner of Subarea A9, Uhlich Children's Advantage Network ("UCAN"), design modifications to their proposed site plan, landscape plan and elevations. On October 5, 2011, the City of Chicago approved UCAN's amendment to PD 535 to permit the construction of a three-story, Therapeutic Youth Home ("TYH"), a three-story, Program Services Headquarters ("PSH"), a "Phase II" building and a small garage. UCAN proposes the following changes to their plans:

- The TYH has been redesigned and setback from vacated W. Fillmore St. As a result, the building height has increased from 39'-10" to 42'-0" and the square footage has increased from 54,000 to 58,100 square feet. While the predominate cladding material remains masonry, multi-color bricks will be incorporated and the gym will be clad in metal panels. Also, the green roof and ventilation louvers above the windows have been eliminated.
- The PSH has been redesigned and reduced from a three-story, 55-foot tall building to a two-story, 28-foot tall building. The square footage will be reduced from 39,000 square feet to 31,500 square feet and the ventilation louvers have been eliminated.
- The 10,000 square foot Phase II building has been eliminated.
- The 2,520 gross square foot garage has been reoriented from a N/S to an E/W direction.
- The landscaping changes include the removal of the detention pond, the addition of permeable pavers and more trees in the parking lots, and additional green space along both the Central Park Ave. right-of-way and the main parking lot median. There will be a zig zag metal framed perforated screen, 6' high fence along Central Park Ave., a 6' high


wood fence along the south property line and the softball field and a 6' high ornamental iron fence along Independence Blvd.

The following drawings, prepared by Johnson & Lee, Ltd., and dated August 19, 2013, shall be inserted into the main file: Overall Site Plan, Therapeutic Youth Home First, Second and Third Floor Plans and Elevations, Program Services HQ First and Second Floor Plans and Elevations, Garage Floor Plan and Elevations, Rendered Site View, View from Central Park, View of Therapeutic Youth Home and an Architectural Site Plan and Fencing and Furnishing Details, both dated September 27, 2013.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these design 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. However, please be advised that the proposed custom graphics applied to the metal screen fence are not included in this approval. If the graphics contain any commercial message then they are signage and would require a sign permit.

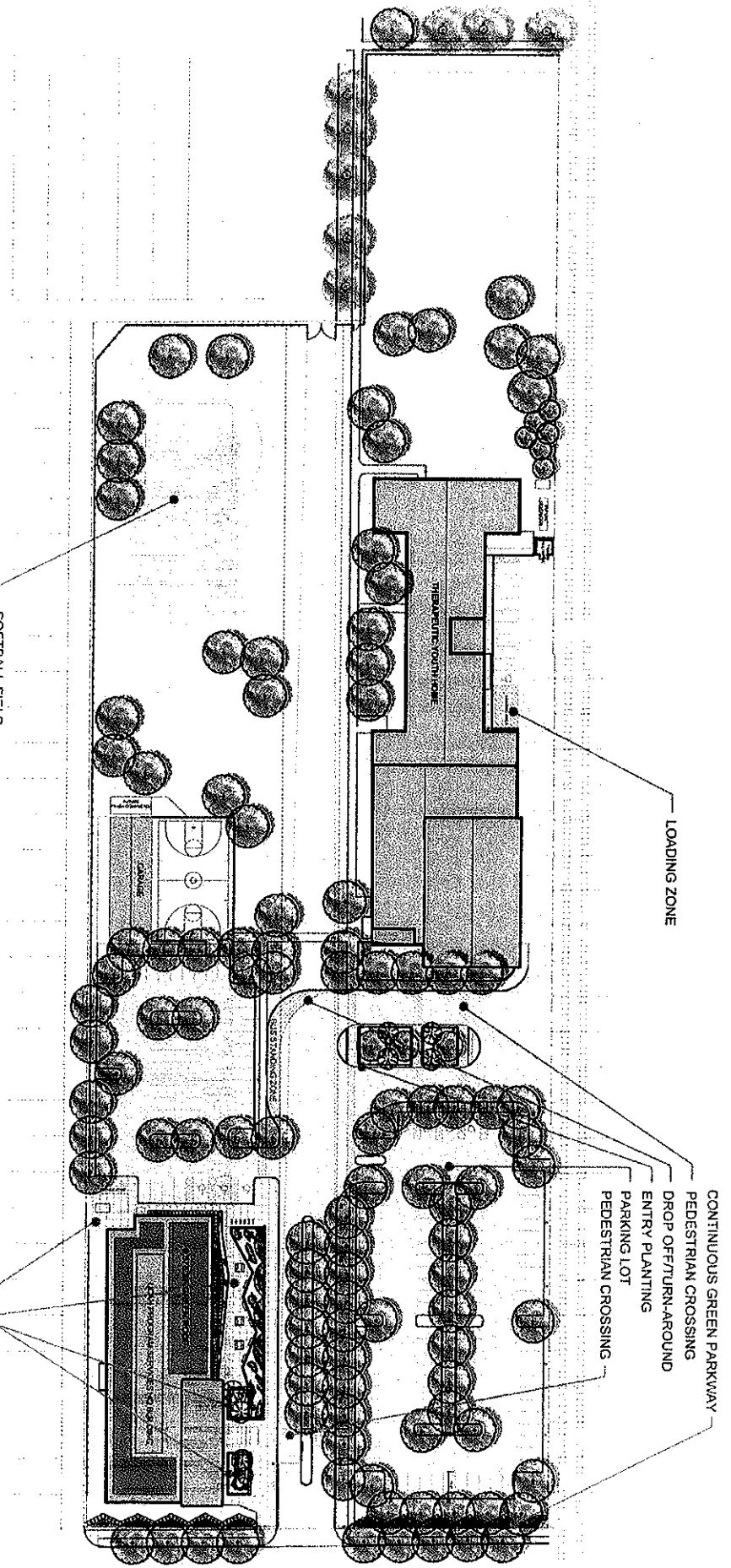
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 535, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date 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: Fernando Espinoza, Mike Marmo, Erik Glass, Ron Daye, Main file



LANDSCAPE PLAN
 0 10 20 40 80

- LEGEND**
- BUILDING
 - LANDSCAPE
 - GREEN ROOF LANDSCAPE
 - PEDESTRIAN ORIENTATED HARDSCAPE
 - VEHICULAR ORIENTATED HARDSCAPE
 - ORNAMENTAL TREE
 - SHADE TREE

VEHICULAR USE CALCULATIONS

Vehicular Use Area – 100,797 SF
 Required Internal Landscape – 10,080 SF
 Actual Internal Landscape – 15,000 SF
 Required Trees – 80
 Actual Trees – 80

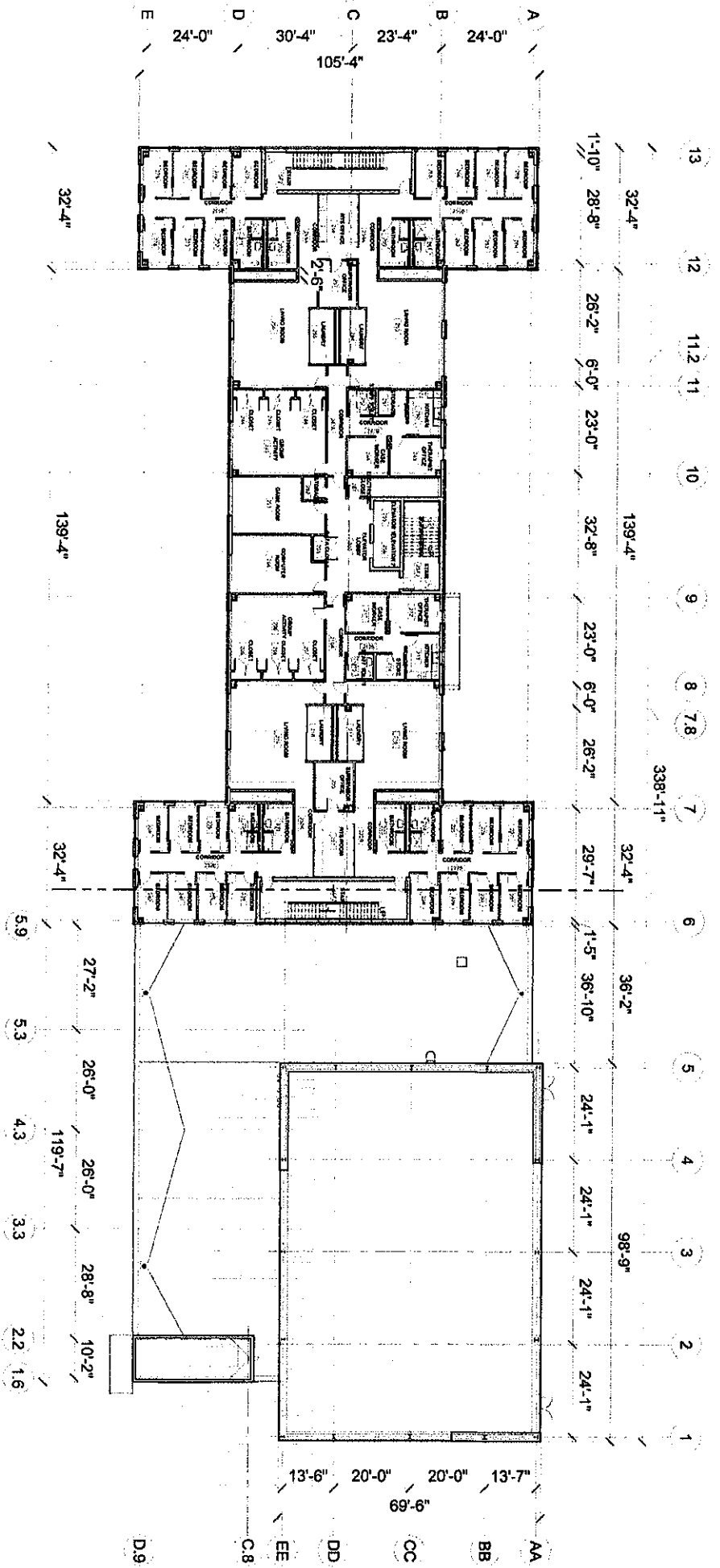


OVERALL SITE PLAN
 AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY•NOLAN
 RESPONSIVE ARCHITECTURE

SEARL
 LA MASTER
 HOME
 ARCHITECTS

site design group, ltd.

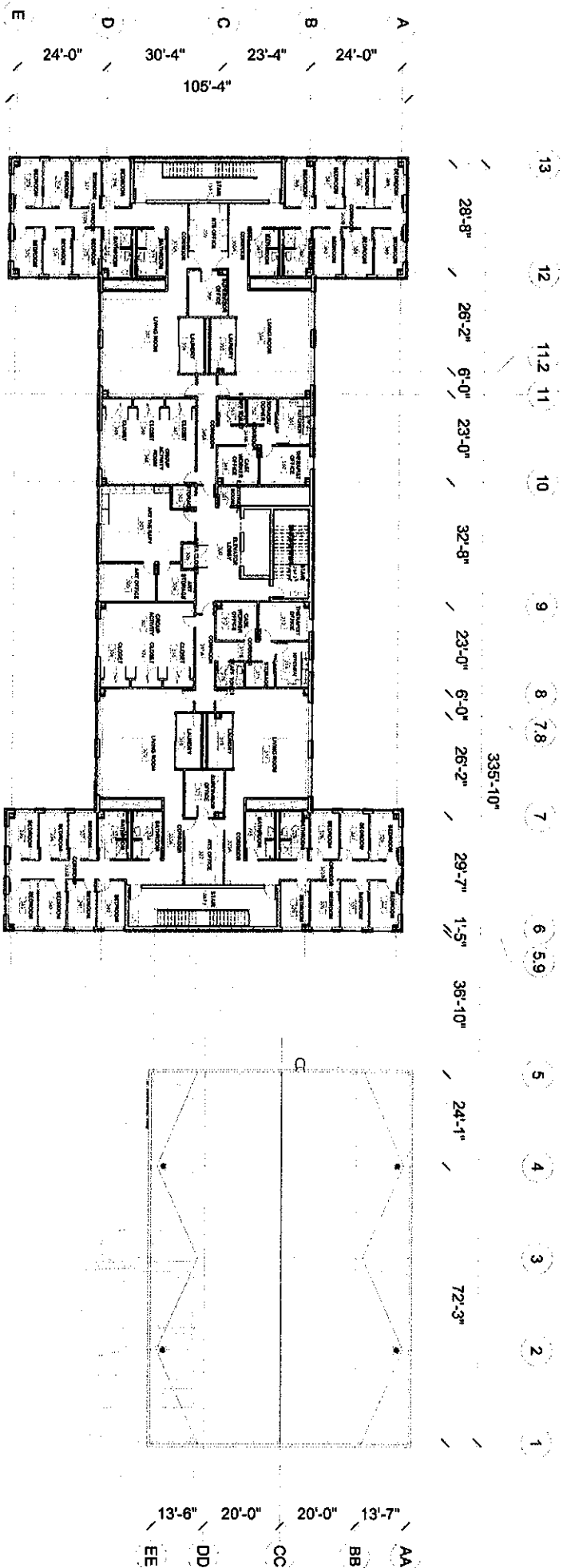


2 02 OVERALL SECOND FLOOR - THERAPEUTIC YOUTH HOME



THERAPEUTIC YOUTH HOME - FLOOR PLAN
 AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY-NOLAN
 RESPONSIVE ARCHITECTURE
 SEARL
 MASTERS
 ARCHITECTS
 site design group, ltd.



1 03 OVERALL THIRD FLOOR - THERAPEUTIC YOUTH HOME

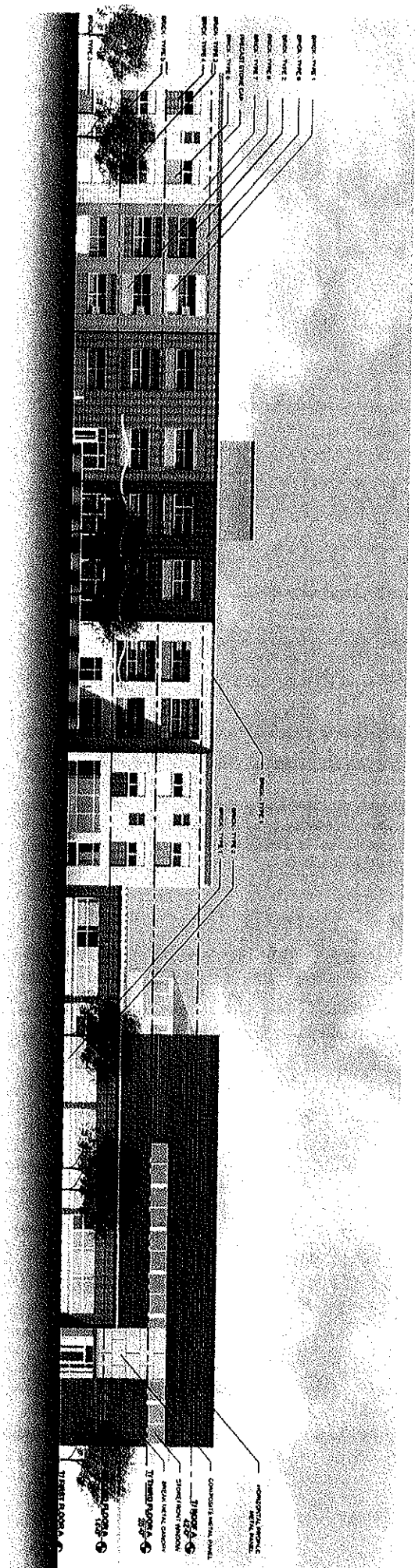


THE THERAPEUTIC YOUTH HOME - FLOOR PLAN
AUGUST 19TH, 2013

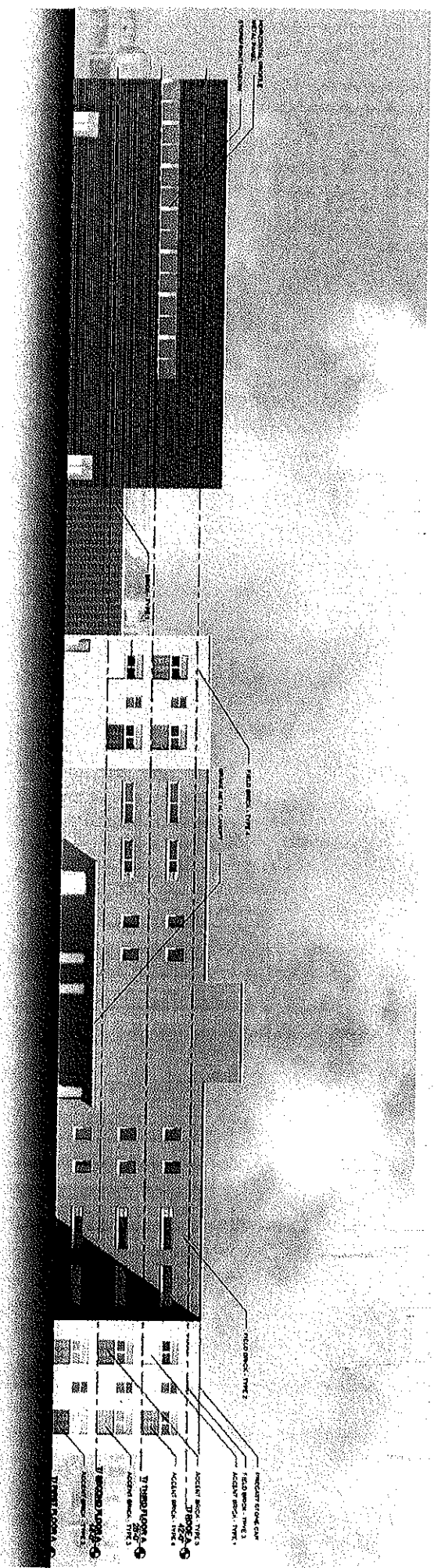
Johnson & Lee, Ltd. MOODY-NOLAN
RESPONSIVE ARCHITECTURE

SEARL PARASTER
HOME ARCHITECTS

site design group, ltd.



SOUTH ELEVATION

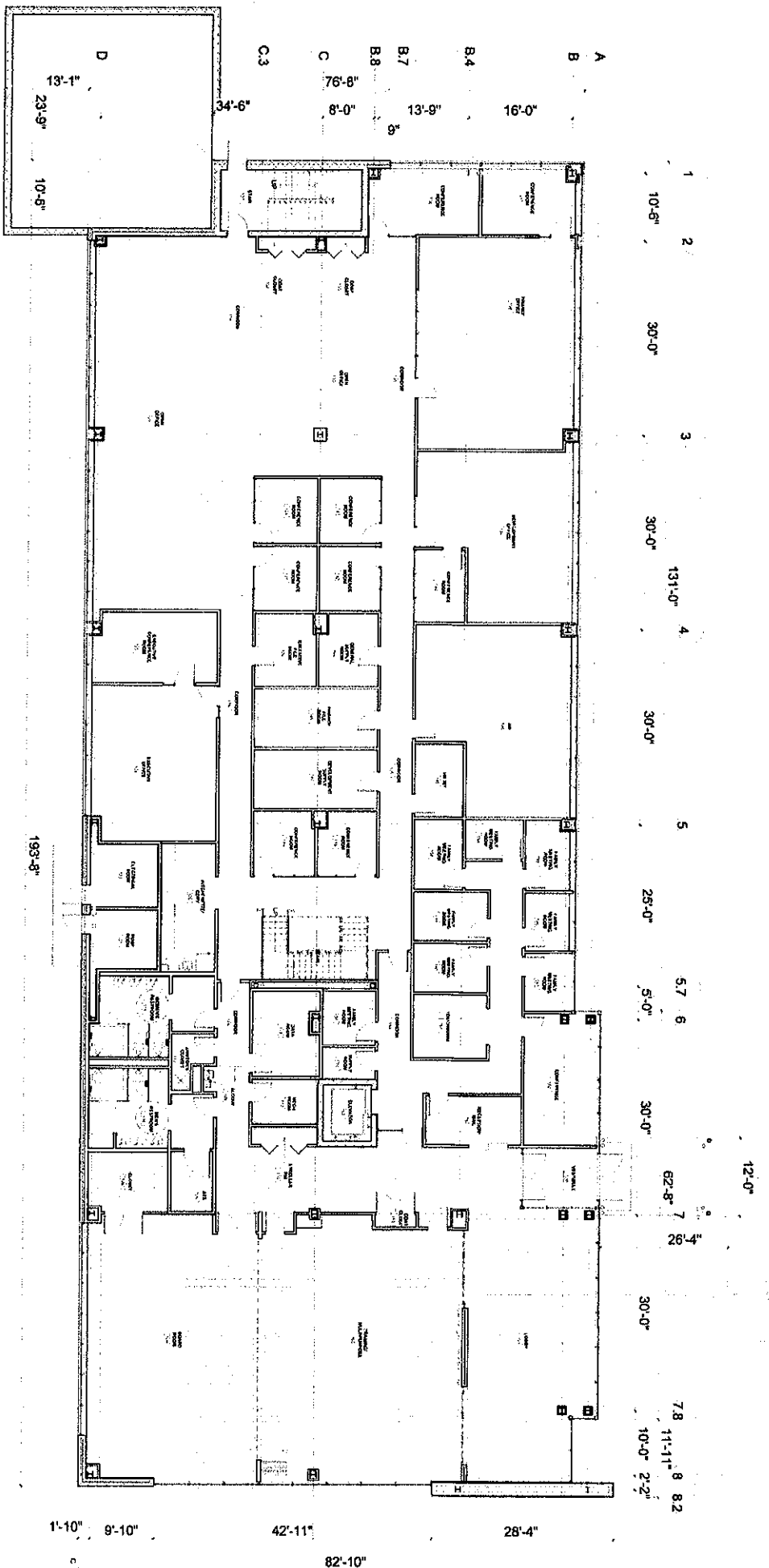


NORTH ELEVATION



THERAPEUTIC YOUTH HOME - ELEVATIONS
 AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY•NOLAN
 RESPONSIVE ARCHITECTURE
 SEARL PASTER HOME TEXTILES
 site design group, ltd.



1 01 FIRST FLOOR - PROGRAM SERVICES HQ
 1/8" = 1'-0"

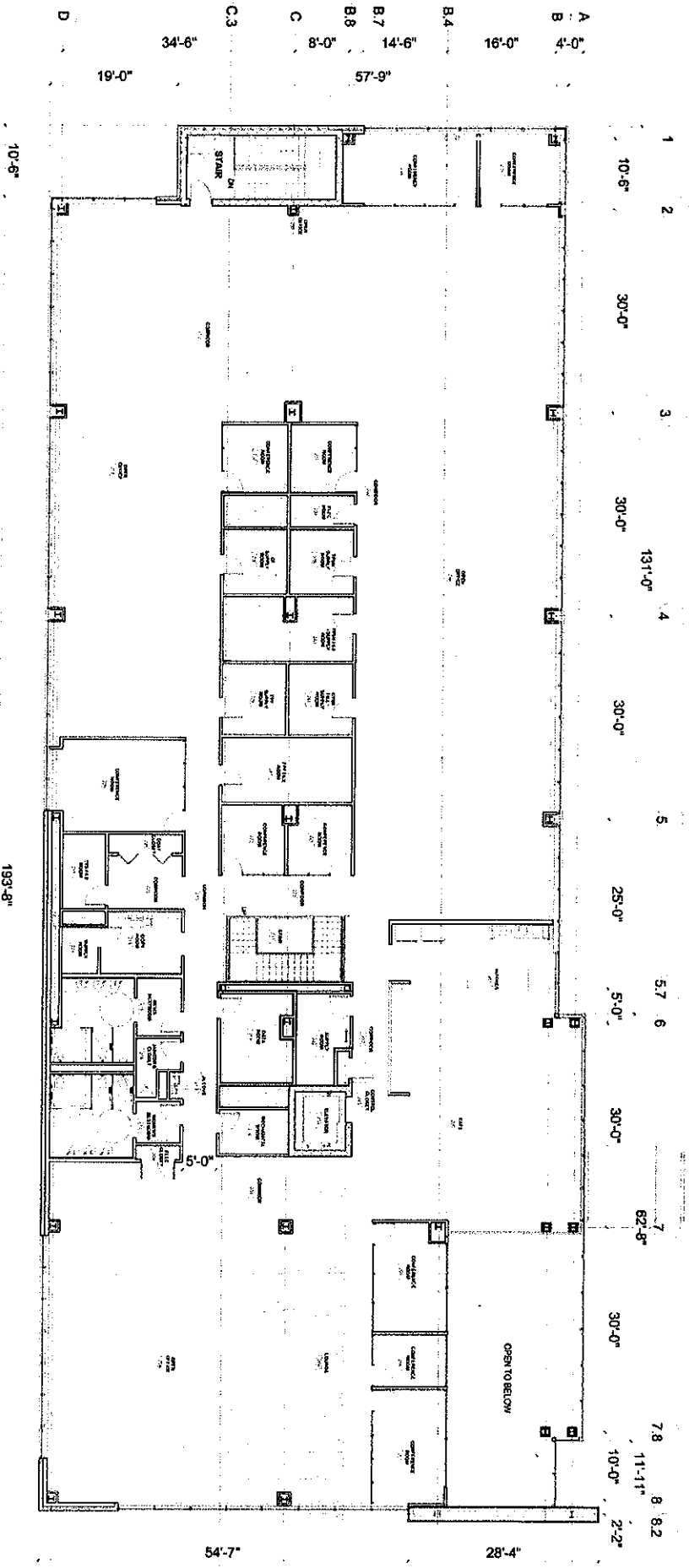


PROGRAM SERVICES HQ - FLOOR PLAN
 AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY·NOLAN
 RESPONSIVE ARCHITECTURE

SEAR
 BASTER
 HORN
 HENRIOTS

site design group, ltd.



1 02 SECOND FLOOR - PROGRAM SERVICES HQ



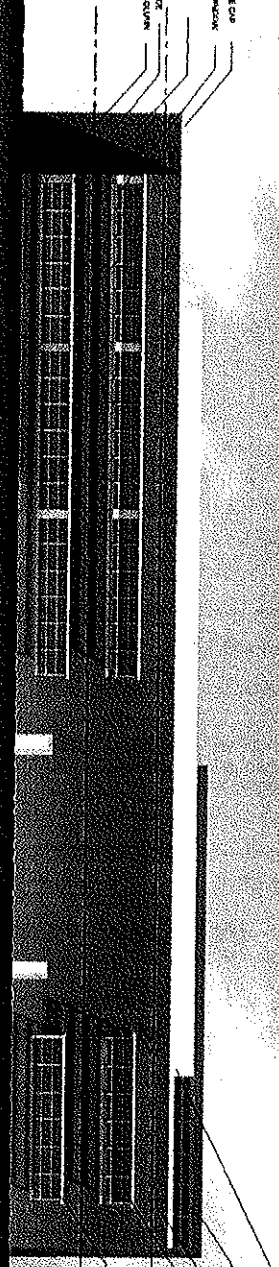
PROGRAM SERVICES HQ - FLOOR PLAN
 AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY+NOLAN
 RESPONSIVE ARCHITECTURE

SEARL
 MASTER
 HOW ARCHITECTS

site design group, ltd.

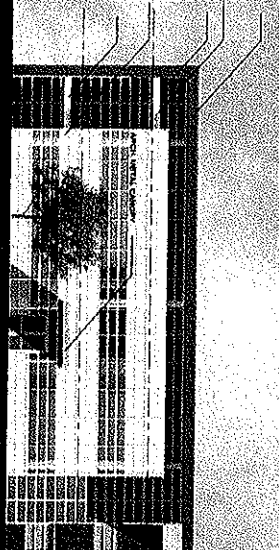
PERFORATED METAL CLADDING
 3" (76.2mm) METAL CLADDING
 BRUSH-TYPE 1
 METAL SHROUDED
 BRUSH METAL COLUMN
 BRUSH



WASH. BRUSH-CLADDING
 SOLID METAL CLADDING
 BRUSH-TYPE 1
 3" (76.2mm) METAL CLADDING
 METAL SHROUDED
 BRUSH METAL COLUMN
 BRUSH

SOUTH ELEVATION

BRUSH METAL CLADDING
 METAL SHROUDED
 BRUSH METAL COLUMN
 BRUSH



WASH. BRUSH-CLADDING
 SOLID METAL CLADDING
 BRUSH-TYPE 1
 3" (76.2mm) METAL CLADDING
 METAL SHROUDED
 BRUSH METAL COLUMN
 BRUSH

NORTH ELEVATION

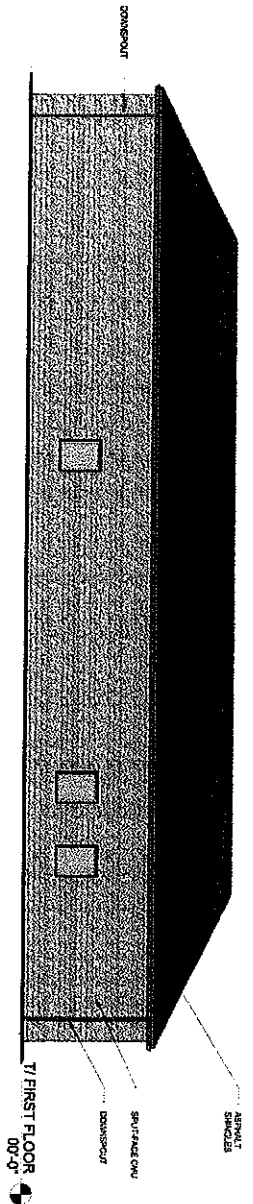


PROGRAM SERVICES HQ - ELEVATIONS
 AUGUST 19TH, 2013

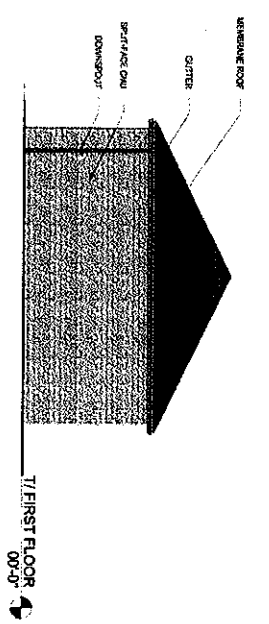
Johnson & Lee, Ltd. MOODY•NOLAN
 RESPONSIVE ARCHITECTURE

SEARL
 MASTER
 HOME
 ARCHITECTS

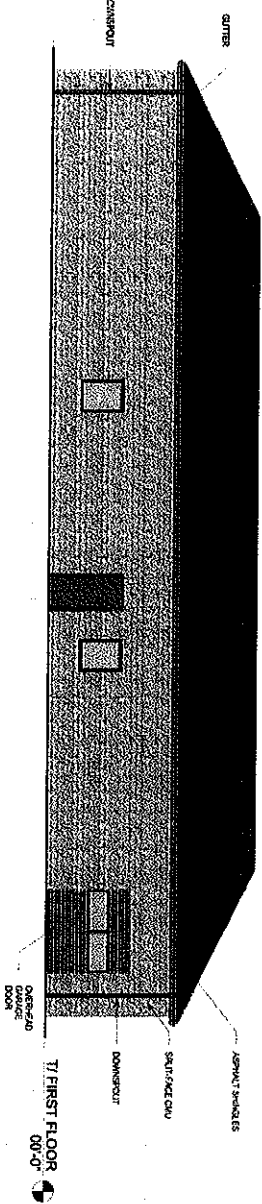
site design group, ltd.



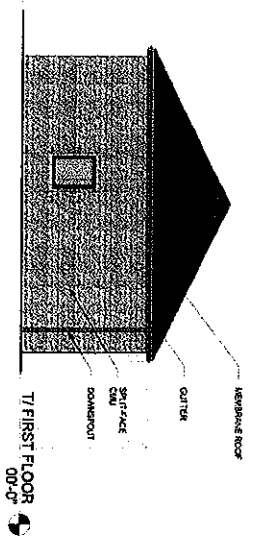
ELEVATION GARAGE - SOUTH ELEVATION
1/8" = 1'-0"



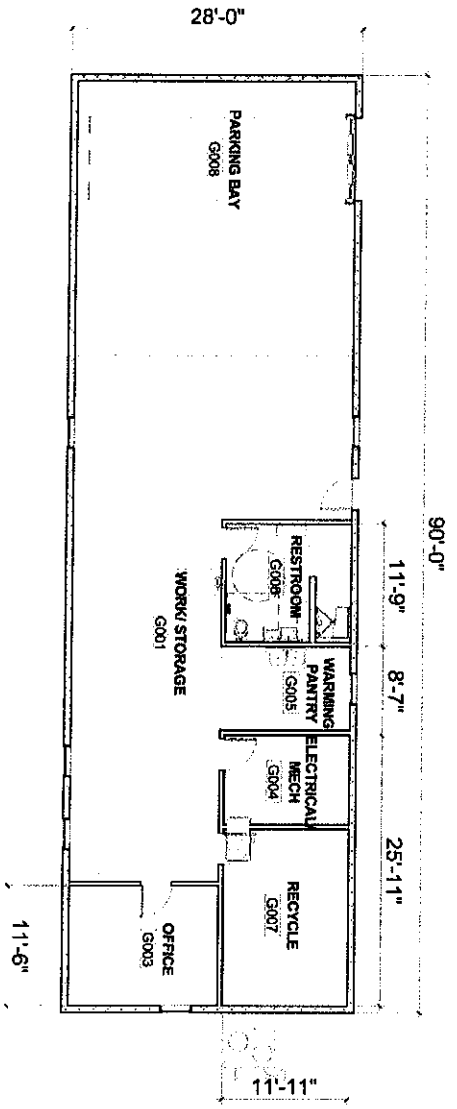
ELEVATION GARAGE - WEST ELEVATION
1/8" = 1'-0"



ELEVATION GARAGE - NORTH ELEVATION
1/8" = 1'-0"

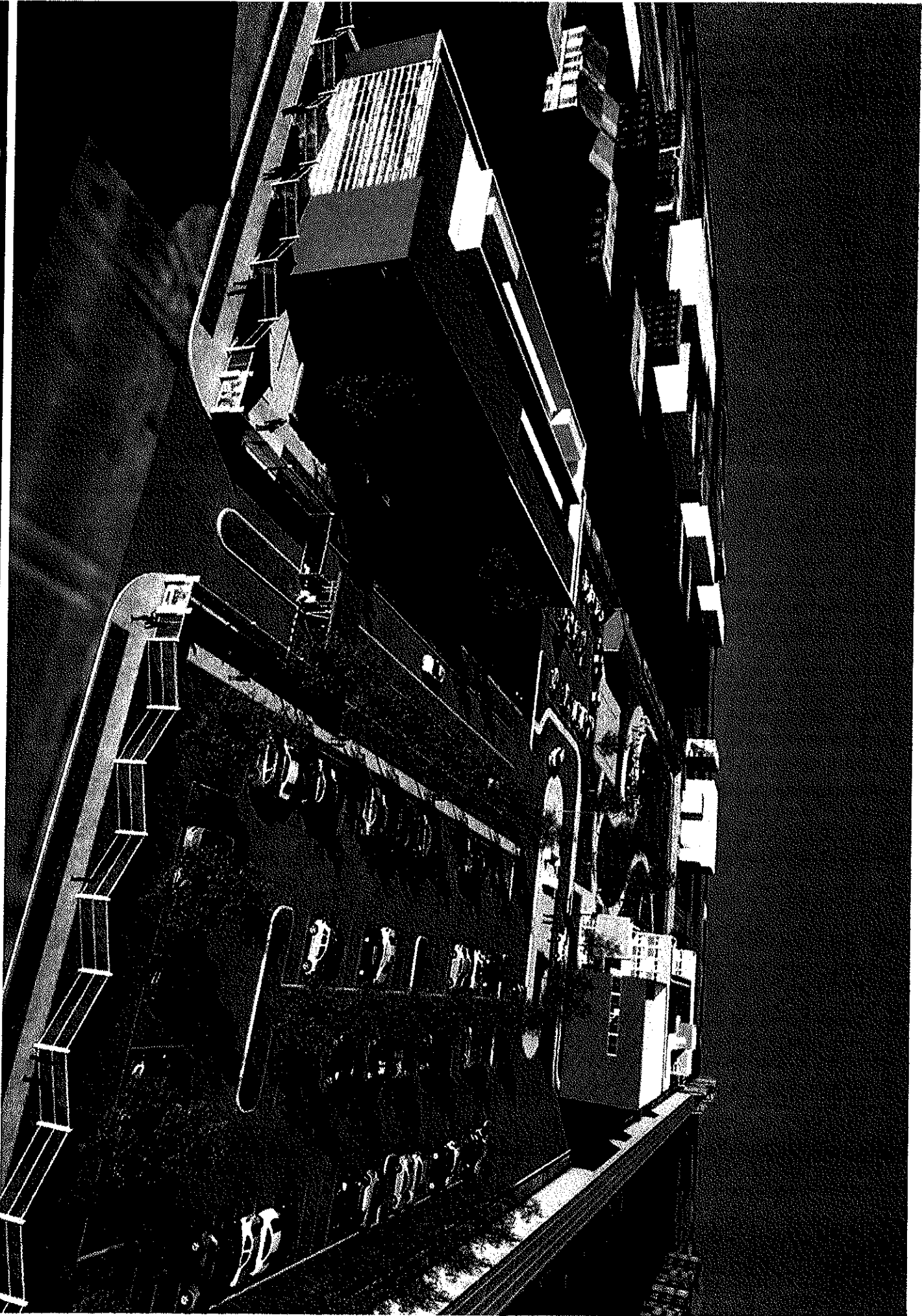


ELEVATION GARAGE - EAST ELEVATION
1/8" = 1'-0"



GARAGE - FLOOR PLANS & ELEVATIONS
AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY•NOLAN
RESPONSIVE ARCHITECTURE
SEARL
LAWMASTER
HOWE
ARCHITECTS
site design group, ltd.



RENDERED SITE VIEW
AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY•NOJAN
RESPONSIVE ARCHITECT P.C.

SEAR
PLASTER
HOME
ARCHITECTS

site design group, ltd.

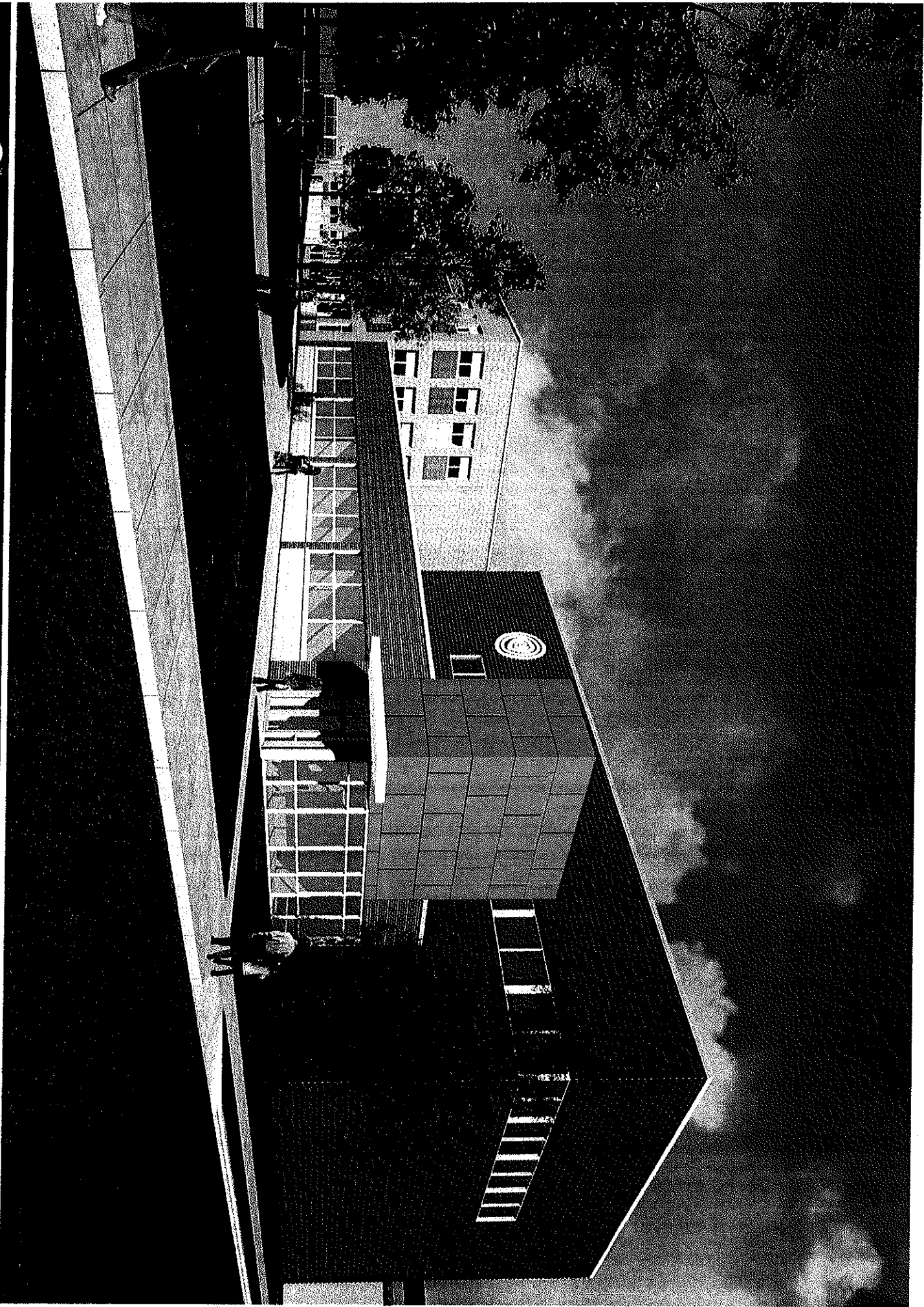


VIEW FROM CENTRAL PARK
AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY-NOLAN
RESPONSIVE ARCHITECTS

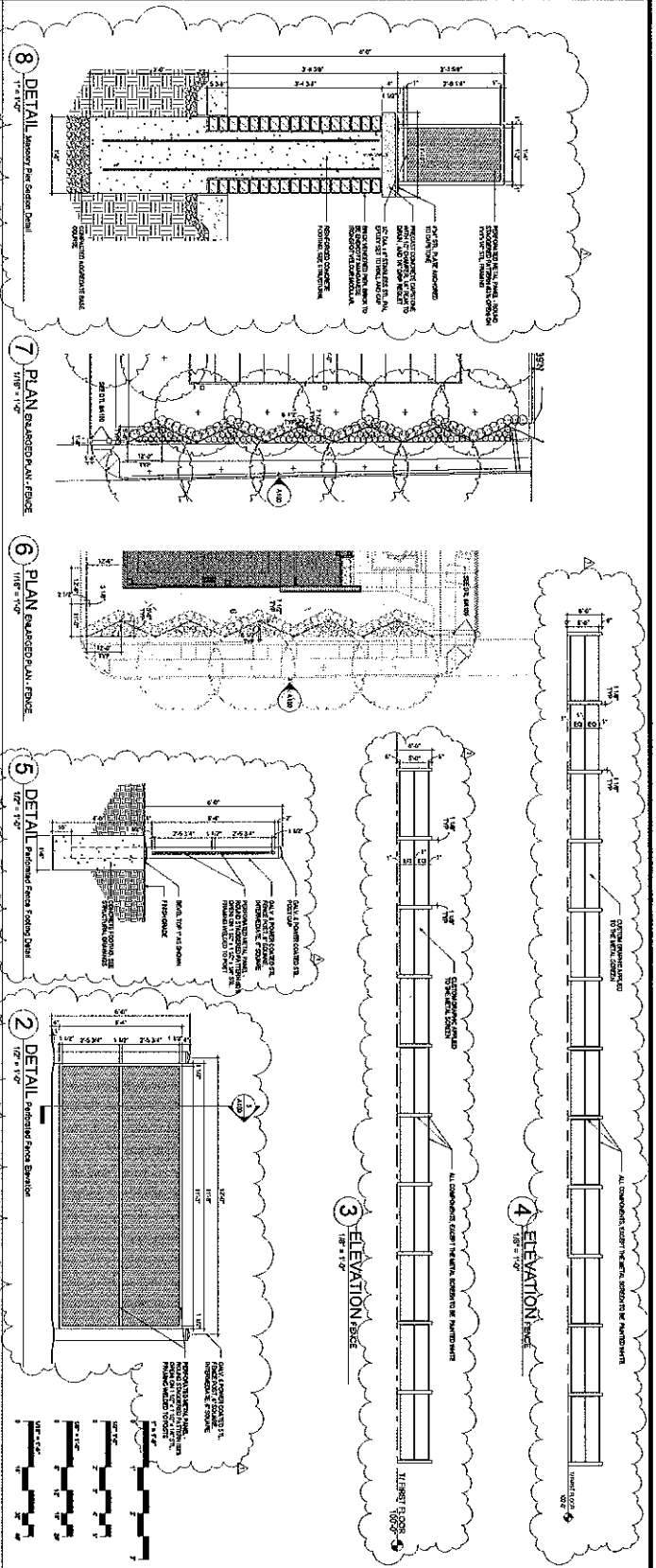
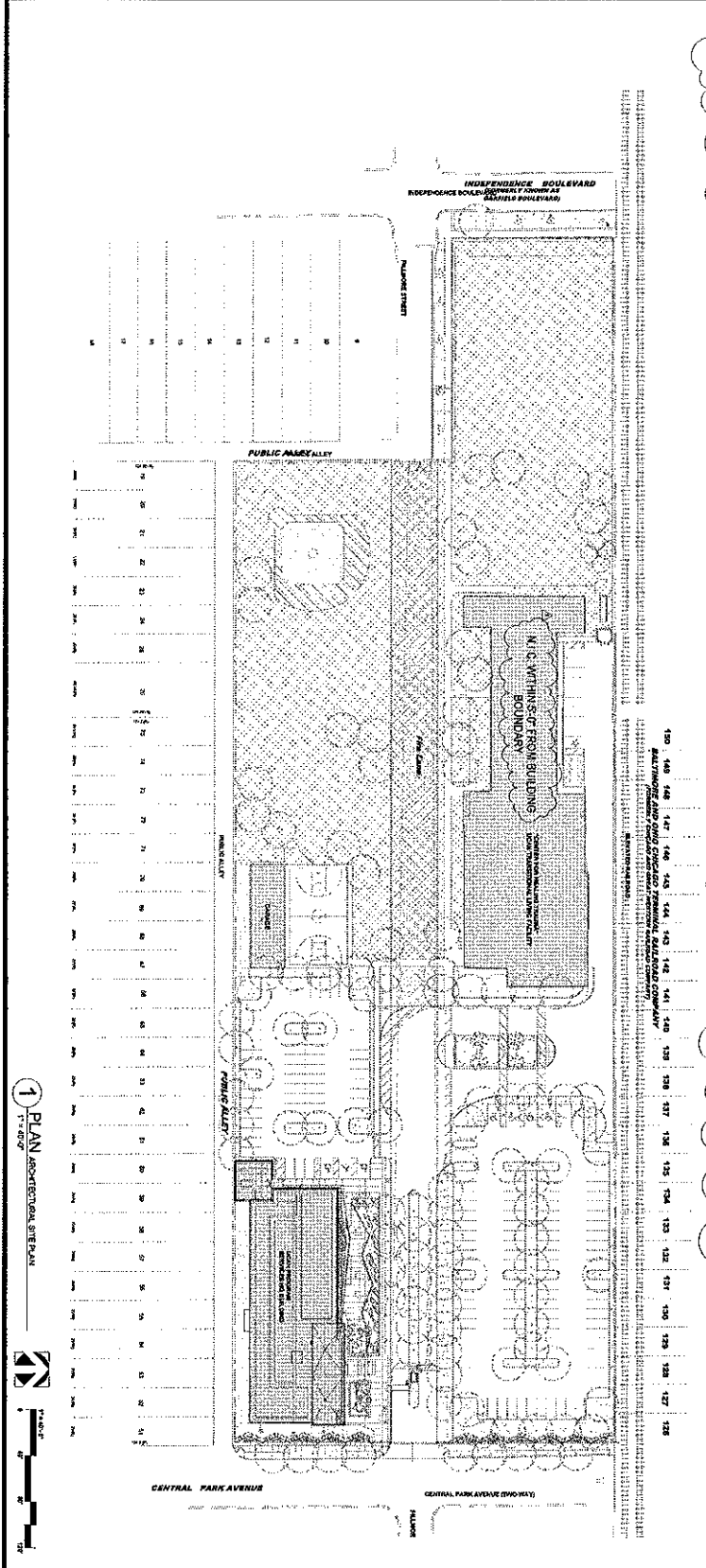
SEAN BASTER
HOWE ARCHITECTS

site design group, ltd.



VIEW OF THERAPEUTIC YOUTH HOME
AUGUST 19TH, 2013

Johnson & Lee, Ltd. MOODY•NOLAN
RESPONSIVE ARCHITECTURE
SEARCHMASTER
HOME ARCHITECTS
site design group, ltd.



1 PLAN ARCHITECTURAL SITE PLAN
 1" = 60' 0"



DOB Approval Stamp

Owner
 UCCam

Architect
 Johnson & Lee, Ltd.

Consultants
 SERRI LAMASTER HOWE
 PERSI ENGINEERING, INC.
 OMC/O & L
 ONE ENGINEER
 SITE DESIGN GROUP
 LANDSCAPE ARCHITECT
 CCM ENGINEERS
 OROSCO, L.P.
 MATTHEW ENGINEERING CORP.
 CHOPRA, L.L.
 STRUCTURAL ENGINEER

UCCam CITY CAMPS
 PROGRAM SERVICES HQ BUILDING

ARCHITECTURAL SITE PLAN
 A100
 07/19/13

17264

10/5/2011

REPORTS OF COMMITTEES

9165

I beg leave to pass two orders to waive permit fees for historical landmarks.

I beg leave to recommend the passage of three historical landmark designations.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Brookins, the said proposed ordinances 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, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

Nays -- None.

Alderman Pope 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 No. 2-J.

(As Amended)

(Application No. 17264)

(Common Address: 3600 -- 3664, 3601 -- 3665, 3700 -- 3736 And
3701 -- 3719 W. Fillmore St.; 1012 -- 1024, 1100 -- 1106 And
1106 -- 1112 S. Central Park Ave.; And 1013 -- 1027
S. Independence Blvd.)

RBPID 535,00

[SO2011-3978]

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-J in the area bounded by:

a line 75 feet south of and parallel to West Fillmore Street; South Central Park Avenue; the alley next south of and parallel to West Fillmore Street; and a line 100 feet west of and parallel to South Central Park Avenue;

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B2-3 Neighborhood Mixed-Use District and Residential Business Planned Development Number 535 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Lexington Street; a line 103.59 feet east of and parallel to South Homan Avenue; the alley next south of and parallel to West Lexington Street; a line 100.30 feet east of and parallel to South Homan Avenue; West Polk Street; South Spaulding Avenue; a line 124.89 feet north of and parallel to West Arthington Street; South Homan Avenue; a line 175.81 feet south of and parallel to West Arthington Street; a line 101.98 feet east of and parallel to South Homan Avenue; a line 184.94 feet south of and parallel to West Arthington Street; a line 242.07 feet east of and parallel to South Homan Avenue; a line 164.7 feet south of and parallel to West Arthington Street; a line 291.57 feet east of and parallel to South Homan Avenue; a line 179.02 feet south of and parallel to West Arthington Street; a line 307.82 feet east of and parallel to South Homan Avenue; the northerly right-of-way line of the B. & O.C.T. Railroad; the easterly right-of-way line of South Homan Avenue; the southerly right-of-way line of the B. & O.C.T. Railroad; South Spaulding Avenue; the alley next north of and parallel to West Fillmore Street; the alley next west of and parallel to South Kedzie Avenue; West Fillmore Street; the westerly right-of-way line of South Homan Avenue; the north line of the B. & O.C.T. Railroad; South Central Park Avenue; the alley next south of and parallel to West Fillmore Street; the alley next east of and parallel to South Independence Boulevard; West Fillmore Street; South Independence Boulevard; the southerly right-of-way line of the B. & O.C.T. Railroad; the westerly right-of-way line of South Central Park Avenue; the north right-of-way line of the B. & O.C.T. Railroad; South Independence Boulevard; a line 216 feet south of and parallel to West Arthington Street; a line 216 feet south of and parallel to West Arthington Street; a line 415.86 feet east of and parallel to South Independence Boulevard; West Arthington Street; South Lawndale Avenue; West Polk Street; and South St. Louis Avenue,

to the designation of Residential-Business Planned Development Number 535, 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 attached and made a part thereto and to no others.

SECTION 3. 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. 535, As Amended.

Plan Of Development Statements.

1. The area which is delineated herein as Residential-Business Planned Development Number 535, as amended (2005, 2011) (the "Planned Development") consists of gross site area of 2,445,027 square feet or approximately fifty-six and thirteen one-hundredths (56.13) acres of property and is depicted on the attached Planned Development Boundary Map (the "Property"). Uhlich Children's Advantage Network (the "Applicant") has control over Subarea A -- Block 9 which is depicted on the attached Lot Subarea Map. All required disclosures are contained within the economic disclosure statements filed with the City of Chicago in accordance with the applicable requirements.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 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 as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This plan of development consists of these nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Lot Subarea Map; Planned Development, Subarea A -- Block 9 Boundary and Property Line Map; Site Plan; Landscape/Green Roof Plan; East Elevations and North and South Elevations all dated September 15, 2011 prepared by Chicago Design Network; and the Memorandum of Agreement, dated December 14, 1993, among the City of Chicago, the Illinois State Historic Preservation Officer, the United States Department of Housing and Urban Development -- Region V, the Advisory Council on Historic Preservation, and Westside Affordable Housing Limited Partnership with Regard to the Homan Square Project. This plan of development is applicable to the area delineated herein and no other controls shall apply. The plan of development, including but not limited to the type, nature and intensity of the uses, conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established

criteria for approval as a planned development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

5. The Property within this Planned Development is divided into lettered subareas and numbered blocks within such subareas as indicated on Lot Subarea Map.
6. Subject to the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this plan of development.

Subarea A -- Blocks 1, 1A, 2, 3, 4, 5, 6 And 7.

Subarea A shall be developed primarily for residential purposes. In addition, the following uses shall be permitted: (i) all uses permitted in the B3-3 Community Shopping District (except gas stations, motor vehicle repair shops, crematories, coin operated laundries, liquor stores, currency exchanges and undertaking establishments); (ii) all uses permitted in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals and churches); and (iii) privately owned playgrounds; publicly and privately owned recreational buildings; health centers; group living uses including assisted living, nursing homes and community homes; and both accessory and non-required accessory off-street parking.

Subarea A -- Block 8.

Subarea A -- Block 8 shall be developed primarily for residential purposes. In addition, the following shall also be permitted: (i) all uses permitted in the B2-3 Neighborhood Mixed-Use District and any uses deemed to be compatible by the Commissioner of the Department of Housing and Economic Development.

Subarea A -- Block 9.

Subarea A -- Block 9 shall be developed primarily for residential purposes. In addition, the following shall also be permitted: (i) all uses permitted in the B2-3 Neighborhood Mixed-Use District and any uses deemed to be compatible by the Commissioner of the Department of Housing and Economic Development. Residential shall be defined to include transitional residences.

Subarea B.

Subarea B shall be devoted primarily to institutional, business and/or residential use which would be allowed pursuant to the B3-3 Community Shopping Center District classification. Live-work uses shall be allowed not only above the ground floor but at grade level, provided the Commissioner of Planning and Development determines

that the use is compatible with the surrounding land uses. An important goal in this subarea is to preserve and reuse the existing Power Plant Building and, if feasible, the Tower Building. Institutional uses shall include all uses allowed as-of-right in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals) and shall be permitted in either the existing Power Plant and Tower Buildings or any new buildings which are to be constructed. In addition, the following institutional uses will also be allowed: public and private schools; job training facilities; public art galleries and museums; privately and publicly owned playgrounds and parks; health centers assisted living, nursing homes, community homes and accessory uses. Surface parking lots and garages located within Subarea B may be used to provide both required accessory and no required accessory parking for uses in Subarea C.

Subarea C.

Subarea C shall be devoted to Community Shopping Center uses, light industrial uses and institutional uses. Community Shopping Center uses shall include all permitted as-of-right uses in the B3-3 Community Shopping District (except crematories, liquor stores and undertaking establishments). In addition to the uses permitted by the B3-3 zoning classification, the following may also be allowed: motor vehicle repair facilities, car washes and auto supply/accessory sedes, provided that they front on South Homan Avenue. In order to encourage preservation and reuse of the existing buildings where feasible, no size limit shall apply to any individual retail use or any other individual permitted use located within buildings existing on or before the original effective date of this Planned Development ordinance (August 4, 1993). Otherwise, any new construction shall comply with limits as established by Title 17 of the Municipal Code of the City of Chicago and determined by both the Commissioner of Planning and Development and the Zoning Administrator.

As further incentives to preserve and reuse the existing buildings, the following light industrial uses may also be permitted only within the buildings existing on or before the original effective date of this Planned Development ordinance: business support services; postal services; public safety services; utilities, both major and minor; building material sales; warehousing and storage; and accessory uses.

Institutional uses shall include all uses permitted as-of-right in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals) and shall be permitted in buildings existing on or before the effective date of this Planned Development ordinance or any new building which may be constructed. In addition, the following institutional uses shall also be allowed: public and private schools; job training centers; public art galleries and museums; privately and publicly owned playgrounds and parks; health centers; assisted care facilities; community homes; nursing homes; community centers; and public and private recreational uses.

Accessory and non-accessory parking lots and garages for the storage of noncommercial motor vehicles and the repair thereto shall also be permitted.

Parking lots and garages located within Subarea C may be used to provide required accessory parking for both Subarea A or B.

Subarea D.

Subarea D shall be used for public parks, playgrounds and recreational facilities.

All Subareas.

Portions of the Property may be utilized on an interim basis for the construction staging and the storage of construction materials for various phases of development of the Property and public and private parks and playgrounds.

7. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required in conjunction with new construction, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress associated with new construction shall be subject to the review and approval of the Department of Transportation and of the Commissioner of Planning and Development (the "Commissioner").

All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
9. On-premises signs 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 Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
10. For the purpose of maximum floor area ratio calculations, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 1,756,215 square feet or approximately forty and thirty-two hundredths (40.32) acres.

11. Improvements to be constructed on the Property, including future improvements and specifically including Phase II improvements within Subarea A -- Block 9, shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in Statement Number 4, the site plans and supporting materials submitted pursuant to Statement Number 12 and any such other documents required to be submitted by the Applicant under this plan of development.

In addition, the development of the Property shall be subject to the following:

- (a) Circulation. Improvements to be constructed on the Property shall be provided with vehicular and pedestrian access to a public roadway. Parking space layout, private roadway vehicular circulation, loading access, private pedestrian circulation routes, parking structure operational design and the location and design of curb-cuts at public streets associated with new development on the Property shall be designed and constructed in accordance with the applicable provisions of this plan of development and shall promote a safe, efficient and appropriate design. In conjunction with the business, retail and commercial development of Subarea B, truck traffic will maximize to the extent possible the use of South Homan Avenue and minimize the use of West Arthington Street.
- (b) Private Roadways. A private roadway shall mean any private drive or way located on private property which is designed and intended for use as a vehicular access to uses located therein. Private roadways shall be designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes, if required within the private roadways, shall be designed and paved to provide access and egress for emergency vehicles. No parking shall be allowed in such fire lanes. All private roadways shall be designed to accommodate appropriate pedestrian use thereof. Lighting at an intensity sufficient to permit safe passage shall be provided. All private roadways shall be reasonably accessible to private pedestrian use but need not be made available to the general public. Private roadways shall be designed and configured to provide pathways to public streets and, where feasible, to maximize access to any parks, transit facilities and pedestrian corridors which may be within, adjacent or proximate to the Property.
- (c) Parking. Parking must be provided upon the Property in accordance with the provisions of this statement and the Bulk Regulations and Data Table attached hereto and made a part of this plan of development and shall also be subject to the standards set forth below:
 - (1) Interim exterior surface off-street parking may be maintained at one (1) or more locations on the Property for a period not to exceed five (5) years from the date(s) on which such parking is placed into service; provided, however, that the Commissioner of the Department of Housing and Economic Development may authorize the continuation of such interim parking for additional periods when deemed appropriate upon written

- request by the owner. Such interim parking must be located, landscaped and maintained in a manner substantially in compliance with the vehicular use area landscaping and screening provisions of the Chicago Zoning Ordinance and related regulations. Each interim parking lot shall require the submittal of a site plan pursuant to Statement Number 12.
- (2) Permanent surface off-street parking shall be designed, constructed and maintained in substantial compliance with the vehicular use area landscaping and screening provisions of the Chicago Zoning Ordinance, and each site plan shall be submitted pursuant to Statement Number 12.
 - (3) Off-street parking required to serve residential uses developed in Subarea A, shall be located on the same parcel as the residential use except for apartment structures for which required parking must be located on the same block within the subarea and no further than three hundred (300) feet from such apartment structure. Off-street parking required to serve permitted non-residential uses in Subarea A must be located on the same parcel as the non-residential use. Parking serving permitted uses in Subarea B and Subarea C may be located anywhere within one (1) or both subareas.
 - (4) Off-street parking for Subareas B and C as required in the Bulk Regulations and Data Table shall be provided based on the amount of square footage occupied in the building located within those subareas.
- (d) Loading. Off-street loading shall be provided upon the Property in accordance with this statement and with the Bulk Regulations and Data Table attached hereto and made a part of this plan of development. All loading berths required by this plan of development shall be located in proximity to the building or use to be served. To the maximum extent feasible, loading berths in Subareas A, B and C devoted to business, retail and commercial uses shall not directly face onto residential or park areas. If loading berths are required to face directly onto a residential or park areas, then a buffer area must be created as provided for in Statement Number 11 (k). Circulation associated with the utilization of loading berths shall be internal to the development site wherever possible.
 - (e) Setbacks. Periphery setbacks shall be provided on the Property as set forth in the Bulk Regulations and Data Table attached hereto and made a part of this plan of development; provided, however, that such periphery setbacks may be adjusted, subject to the approval of the Commissioner of the Department of Housing and Economic Development and pursuant to Statement Number 15.
 - (f) Curb-Cuts. With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and to loading berths, and all other

facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with on-street traffic and with pedestrian circulation. The Applicant shall use their best efforts to omit the number of curb cuts on public streets. All such curb-cuts shall be constructed in accordance with the standards of the Municipal Code of Chicago.

- (g) Lighting. The Applicant shall provide decorative lighting along the private roadways and pathways located within those portions of Subarea A which are devoted to residential uses. The number, location and specifications for the decorative lighting shall be included on the site plan required to be submitted pursuant to Statement Number 12.
- (h) Landscaping. Landscaping shall be installed and maintained substantially in accordance with the site plans submitted pursuant to Statement Number 12. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped to enhance the appearance of the development from public streets. The green spaces required to be provided under this plan of development as set forth in the Bulk Regulations and Data Table shall take the form of parks, gardens, landscaped areas, tot-lots and playgrounds. Landscaping to be utilized in conjunction with such green space shall consist of grass, ground cover, shrubs, trees or other living plant materials. All landscaping shall be properly maintained by the owner thereof at all times. To the maximum extent feasible and consistent with the development plans for the various phases of development within Subarea A, the green space and the associated landscaping within Subarea A shall be compatible from block to block so as to provide for a logical transition between blocks. Landscaping associated with subsequent development phases of Subarea A shall be equivalent to, or exceed, the quality of landscaping of Phase I, Section 1 of Subarea A.
- (i) Green Space in Subarea D. Subarea D shall be maintained as a public park by the Chicago Park District. The public park shall maintain points of ingress and egress on its eastern and western boundaries.
- (j) Building Design and Exterior. The exterior walls of residential structures in Subarea A to be constructed in future phases of the development of the Property facing or visible from the public right-of-way shall be compatible with architectural treatment of nearby residential structures located within the Planned Development and shall utilize building materials of comparable quality. The exterior walls of any non-residential structures to be constructed which are visible from the public rights-of-way within the Planned Development or the park areas in Subarea D shall be treated with color, texture, fenestration, landscaping or windows so as to avoid large expanses of blank walls.

(k) Buffer Zones. Buffer zones shall be required in the following instances:

- (1) between residential and non-residential uses in Subarea A;
- (2) between different types of uses in Subareas B and C;
- (3) to screen surface parking lots and loading berths which face directly onto residential and park areas.

The buffer zones as required above shall consist of an area between the two types of uses not exceeding fifteen (15) feet in width which shall be landscaped with grass, ground cover, shrubs, trees, other living materials, fencing or any combination thereof as shall be reasonably agreed to by the Applicant and the Department of Housing and Economic Development to effectively provide screening between the two types of uses. The owner's design for each buffer zone shall be included as part of the landscaping plan submitted in conjunction with the site plan process for each phase of development as set forth in Statement Number 12.

- (l) Tower Building in Subarea B. The Catalog Building attached to the Tower Building in Subarea B has been demolished. Subsequent to the demolition of the Catalog Building, and in conjunction with the construction of a new structure(s) to be attached to the Tower Building or upon the completion of the demolition of the Catalog Building if no new structure(s) are to be attached to the Tower Building, the exterior of the Tower Building shall be repaired and restored where it was attached to the Catalog Building so as to make the exposed walls of the tower consistent and uniform with the building facade of the balance of the tower in terms of building materials, color and architectural treatment. The treatment of the Tower Building shall also be subject to any additional terms and conditions, which may be specified in the Memorandum of Agreement referenced in Statement Number 15.

12. Prior to the issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Development Parcel Site Plan for the proposed development shall be submitted to the Commissioner of the Department of Housing and Economic Development for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Housing and Economic Development. The approved Development Site Plan may be changed by provisions of Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 16 of this

plan of development. A Development Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) boundaries of the development parcel or parcels;
- (b) building footprint or footprints;
- (c) dimensions of all setbacks;
- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways and vehicular routes;
- (g) all landscaping and buffer zones (including a description of all landscape materials);
- (h) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) location and specifications for all decorative lighting;
- (j) all site statistics and cumulative site statistics for the subareas (or block where applicable) applicable to the development parcel or parcels including:
 - (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) floor area devoted to retail uses;
 - (3) number of dwelling units;
 - (4) number of parking spaces;
 - (5) number of loading spaces/berths;
 - (6) uses of parcels;
 - (7) percentage of subarea or block coverage;
 - (8) net site area devoted to non-residential uses by blocks in Subarea A; and
 - (9) percentage of green space provided; and
- (k) parameters of the building envelope including:

- (1) maximum building height; and
- (2) setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this plan of development, including, without limitations, building elevations. In addition, as part of the site plan review process for each phase of development, an updated traffic and parking study shall be submitted when it is reasonably determined by the Commissioner of the Department of Housing and Economic Development, that such an updated report is required.

13. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation, from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
14. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Housing and Economic Development. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
15. Two (2) buildings located in Subarea B (the remaining Tower Building and the Power Plant Building) are designated as National Historic Landmark and are listed on the National Register of Historic Places. Pursuant to the provisions of the National Historic Preservation Act and the rules and regulations promulgated thereunder, the owner has entered into a Memorandum of Agreement with the City, the State of Illinois and appropriate federal agencies, dated December 14, 1993. The Memorandum of Agreement shall control certain actions which may be taken with respect to the Tower Building, the Power Plant Building, and in their immediate vicinity. The owners shall take no action to demolish or alter significant historic features identified by the Illinois Preservation Agency of the buildings which appear on the National Register of Historic Places, nor undertake any new construction within the "Historic Impact Area" designated by the Memorandum of Agreement until such time as the owner has fulfilled its obligations under the Memorandum of Agreement resulting from such consultation process which obligations are required to be fulfilled before demolition, alteration, or new construction may occur.
16. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon an application for such modification by the owner, and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this

Planned Development and the purposes underlying the provisions hereto. Any modification of the requirements of this plan of development by the Commissioner of the Department of Housing and Economic Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

17. It is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property (excluding any landmark building) 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.
18. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments in Subarea A -- Block 9 must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development.
19. Unless substantial construction of the proposed improvements within Subarea A -- Block 9 as contemplated in this Planned Development amendment have commenced within six (6) years following adoption of this Planned Development amendment and are diligently pursued, then this 2011 Planned Development amendment shall expire as to the uncompleted portion. If this 2011 Planned Development amendment expires under the provision of this section, then the zoning of the Property located in Subarea A -- Block 9 which was added to this Planned Development as a result of this 2011 amendment shall automatically revert to M1-2, while the remaining portion of the Planned Development shall revert to the 2005 planned development amendment.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Lot Subarea Map; Planned Development, Subarea A9 Boundary and Property Line Map; Site Plan; Landscape/Green Roof Plan; Elevation -- UCAN Campus from Central Park Avenue; Elevations -- UCAN Office Facility; and Elevations -- UCAN Transitional Living Facility referred to in these Plan of Development Statements printed on pages 9183 through 9194 of this *Journal*.]

Exhibit "A" attached, and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

17264

Exhibit "A".

*Address Boundaries Of Residential Business Planned Development
No. 535, As Amended.*

West Fillmore Street:

3212 -- 3258

3300 -- 3358

3718 -- 3736

South Independence Boulevard:

921 -- 931

1001 -- 1027

West Polk Street:

3301 -- 3349

3501 -- 3559

3601 -- 3659

South St. Louis Avenue:

735 -- 759

West Lexington Street:

3349 -- 3359

3401 -- 3459

South Homan Avenue

812 -- 824

900 -- 916

1013 -- 1025

South Lawndale Avenue:

801 -- 825

901 -- 921

South Central Park Avenue:

1000 -- 1024

1100 -- 1112

South Spaulding Avenue:

800 -- 812

*Residential Business Planned Development No. 535, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	2,445,027 square feet (56.13 acres)*
Right-of-Way Area:	683,788 square feet (15.7 acres)
Net Site Area:	1,756,215 square feet (40.32 acres)
Net Site Area (By Subarea):	
Subarea A:	1,354,573 square feet (31.1 acres)
Subarea A -- Block 9:	308,324 square feet (7.08 acres)
Subarea B:	189,232 square feet (4.34 acres)
Subarea C:	139,568 square feet (3.20 acres)
Subarea D:	77,866 square feet (1.79 acres)
Maximum Overall Floor Area Ratio:	1.40
Subarea A:	0.80
Block 9	0.80
Proposed Phase I:	.33
Proposed Phase II:	<u>.18</u>
Total:	.51

* (The Gross Site Area and Net Site Area figures presume completion of proposed dedications and vacation of rights-of-way and shall be adjusted as set forth in Statement Number 2 and as depicted on the Rights-of-Way Adjustment Map attached to the original Planned Development as approved August 4, 1993 and the Site Plan Map attached to the Planned Development 2011.)

Subarea B:	3.00
Subarea C:	3.66
Subarea D:	0.15
Maximum Number of Residential Units:	757 units total
Subarea A:	632 units (FN Number 1)
Block 9	70 units (70 Beds)
Subarea B:	125 units (FN Number 7)
Subarea C:	N.A.
Subarea D:	N.A.
Maximum Building Height:	40 feet (FN Number 3)
Subarea A:	95 feet (FN Number 8)
Block 9	55 feet
Subarea B:	75 feet
Subarea C:	25 feet
Subarea D:	
Minimum Number of Off-Street Parking Spaces to be provided:	
Subarea A:	1 space per dwelling unit (FN Number 4)
Sub Parcel A -- Block 9	Residential: Minimum Required: 70; Provided: 70
	Office: Minimum Required: 24; Provided: 80
	Total space provided: 150

Subarea B:	See FN Number 9
Subarea C:	See FN Number 12
Subarea D:	N.A.

Minimum Periphery Setbacks:

Subarea A:	See FN Number 5
Block 9	See FN Number 5
Subarea B:	See FN Number 10
Subarea C:	See FN Number 13
Subarea D:	N.A.

Minimum Number of Off-Street
Loading Berths:

Subarea A:	See FN Number 11
Sub Parcel A -- Block 9:	One 10 feet by 50 feet loading berth (Residential)
	One 10 feet by 25 feet loading berth (Office)
Subarea B:	See FN Number 11
Subarea C:	See FN Number 14
Subarea D:	N.A.

Minimum Percentage of Green
Spaces Required:

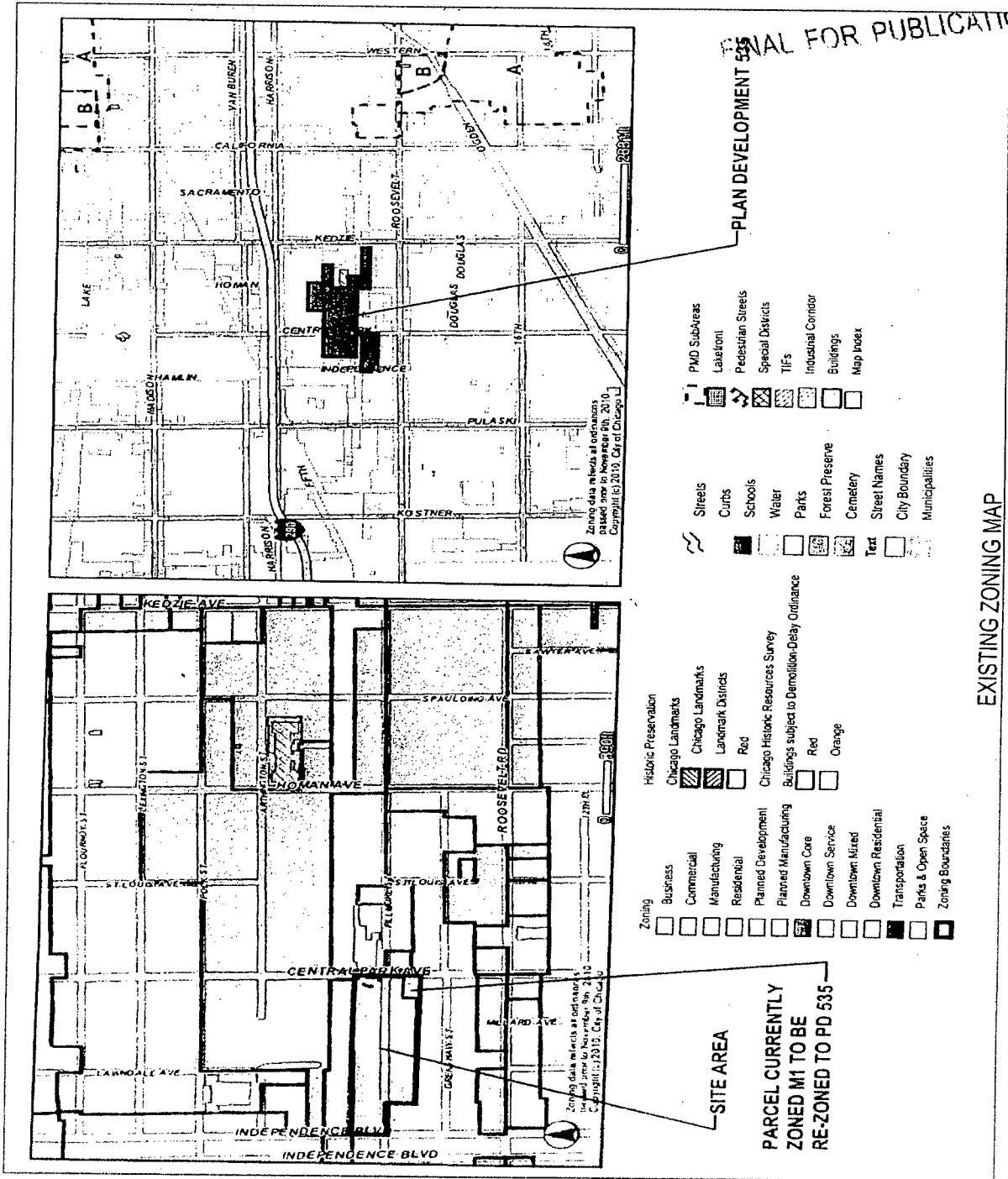
Subarea A:	20% (FN Number 2)
Sub Parcel A -- Block 9	Phase I: 55%
	Phase II: 49%
Subarea B:	5%

Subarea C:	None
Subarea D:	85%

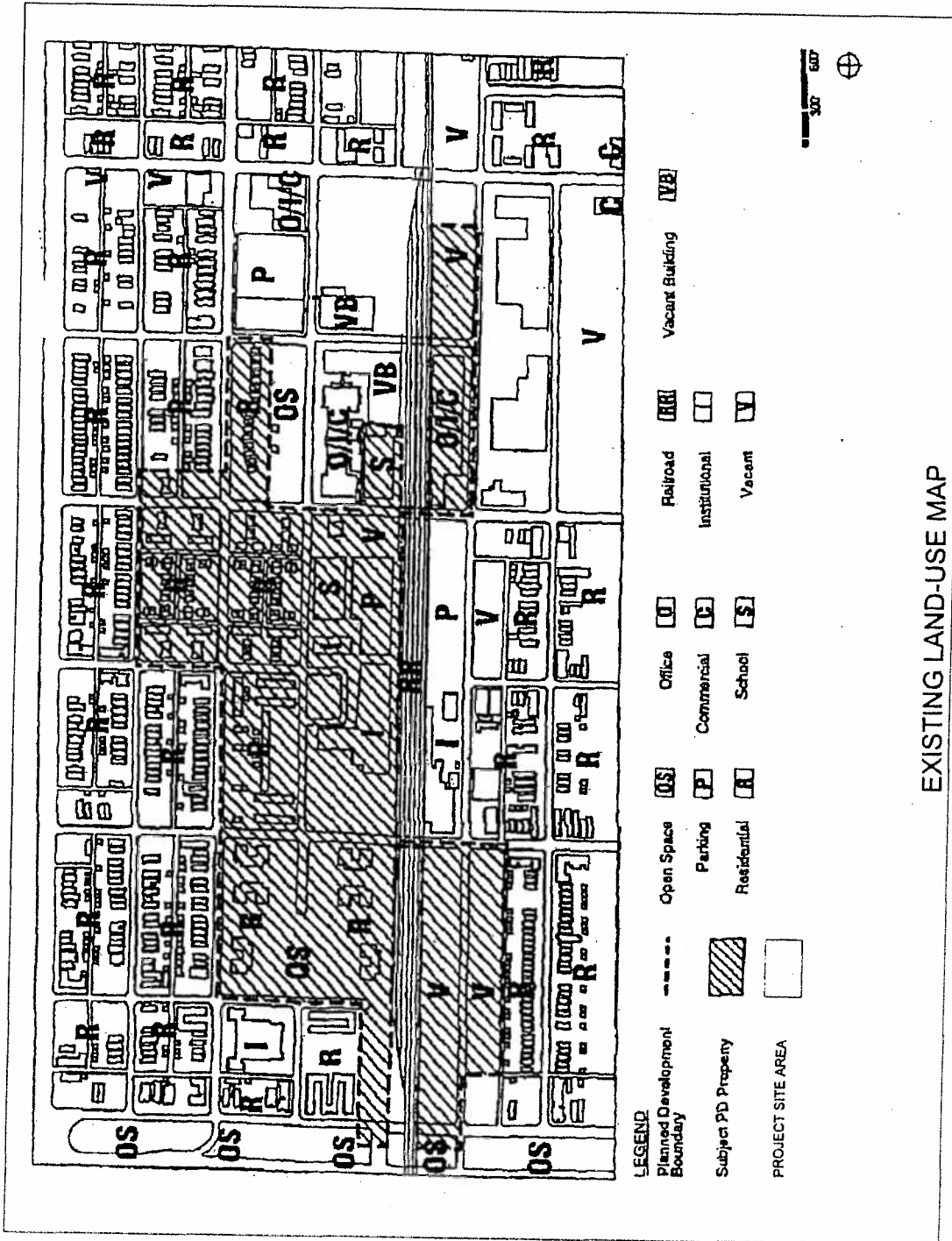
Footnotes:

- 1) A maximum of eighty (80) dwelling units per block shall be permitted on Blocks 1 -- 8. A maximum of one hundred twenty (120) dwelling units shall be permitted on Block 9 of Subarea A.
- 2) The percentage of net site area devoted to green space on one (1) or more blocks within Subarea A may be decreased to a minimum of fifteen percent (15%), provided that a minimum twenty percent (20%) of the total net site area of Subarea A is devoted to green space.
- 3) Maximum Building Height shall be increased from forty (40) feet to fifty-five (55) feet on Blocks 8 and 9 of Subarea A. For the purpose of this Planned Development, "Building Height" shall mean Building Height as defined in the Chicago Zoning Ordinance as of the effective date of this Planned Development.
- 4) Residential Uses: one (1) space per dwelling unit; Office Uses: six-tenths (0.6) spaces per 1,000 square feet of floor area; Retail/Commercial/Institutional and all other permitted uses: four-tenths (0.4) spaces per 1,000 square feet of floor area.
- 5) Minimum Building Setbacks from Block Property Lines shall be: Blocks 1 -- 7 of Subarea A: five (5) feet on the north, three (3) feet on the east, five (5) feet on the south, and three (3) feet on the west; Blocks 8 and 9 of Subarea A: five (5) feet on the north, south, east and west.
- 6) For all RT4 Residential Two-Flat, Townhouse and Multi-Unit District permitted uses, as required under RT4 District classification. All other permitted uses as Subarea A, as required under B2-3 Neighborhood Mixed Use District classifications.
- 7) Maximum dwelling units per block: Block 1 of Subarea B: 125 units.
- 8) Block 1 of Subarea B: 95 feet (provided the tower structure shall not be deemed to be in violation of this height restriction).
- 9) Residential Uses: As required under the RMS District classification, provided that for elderly housing parking requirements shall be as reasonably agreed to by the Commissioner of the Department of Planning and Development and the owner.
- 10) Minimum Building Setbacks from Block Property Lines in Subarea B shall be: Block 1: five (5) feet on the north; three (3) feet on the west; zero (0) feet on the south; and zero (0) feet on the east. (All setbacks of buildings existing on the effective date on this amended Planned Development ordinance shall be maintained with respect to such building as long as such buildings remain in existence).
- 11) Minimum Loading Berths: number, size and location of loading berths associated with buildings existing on the effective date of this amended Planned Development ordinance shall be sufficient. For new construction, as required under the B2-3 Neighborhood Mixed-Use District classification.
- 12) At a rate of five-tenths (0.5) parking spaces per one thousand (1,000) square feet of floor area which parking space may be located anywhere within Subareas B and C.
- 13) Minimum Building Setbacks from Subarea Property Line should be: five (5) feet on the west and zero (0) feet on the north, east and south. All setbacks of buildings existing on the effective date of this amended Planned Development ordinance shall be maintained with respect to such buildings as long as such buildings remain in existence.
- 14) Minimum Loading Berths: number, size and location of loading berths associated with buildings existing on the effective date of this amended Planned Development ordinance shall be sufficient. For new construction, as required under the B3-5 District classification.

Existing Zoning Map.

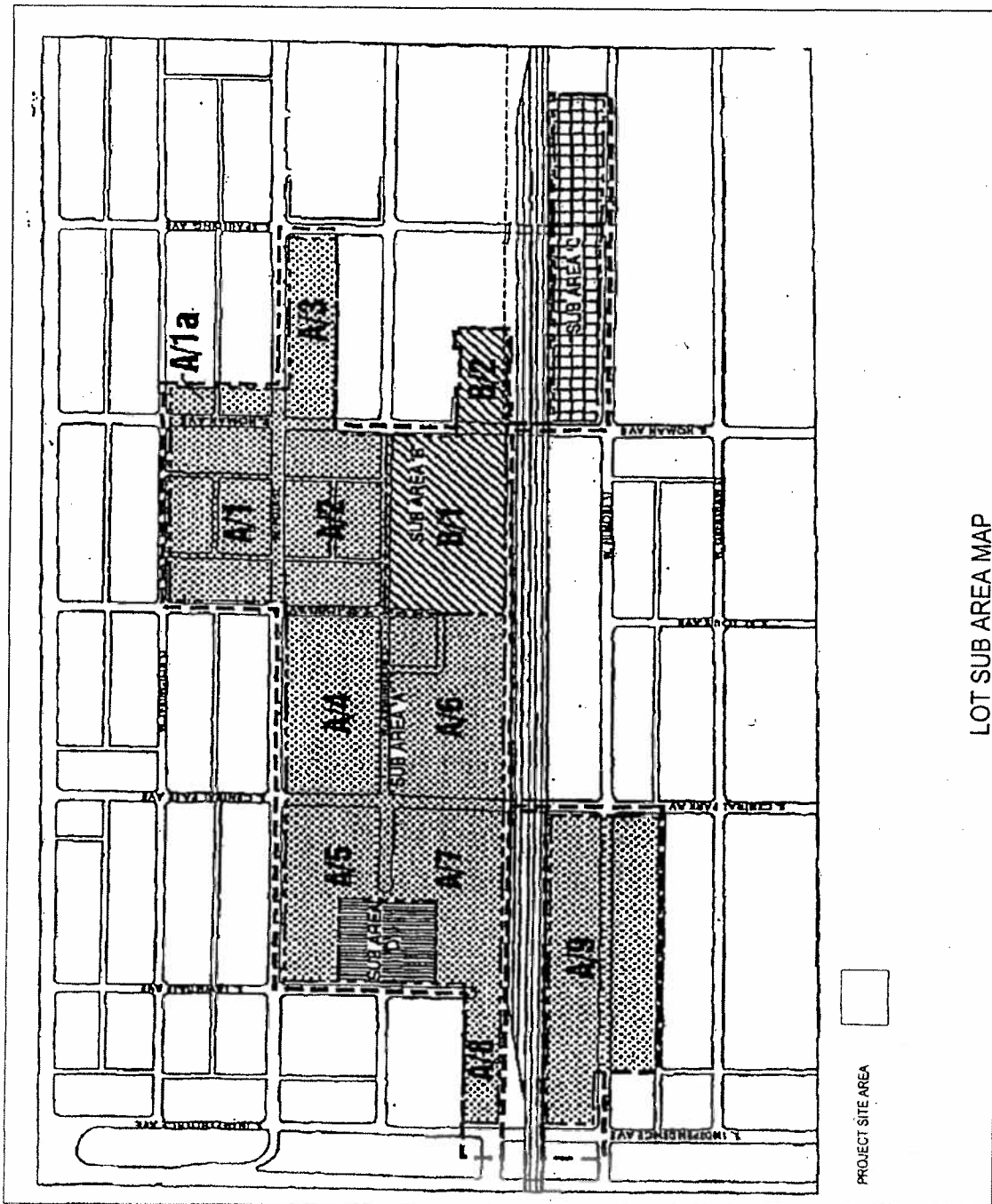


Existing Land-Use Map.

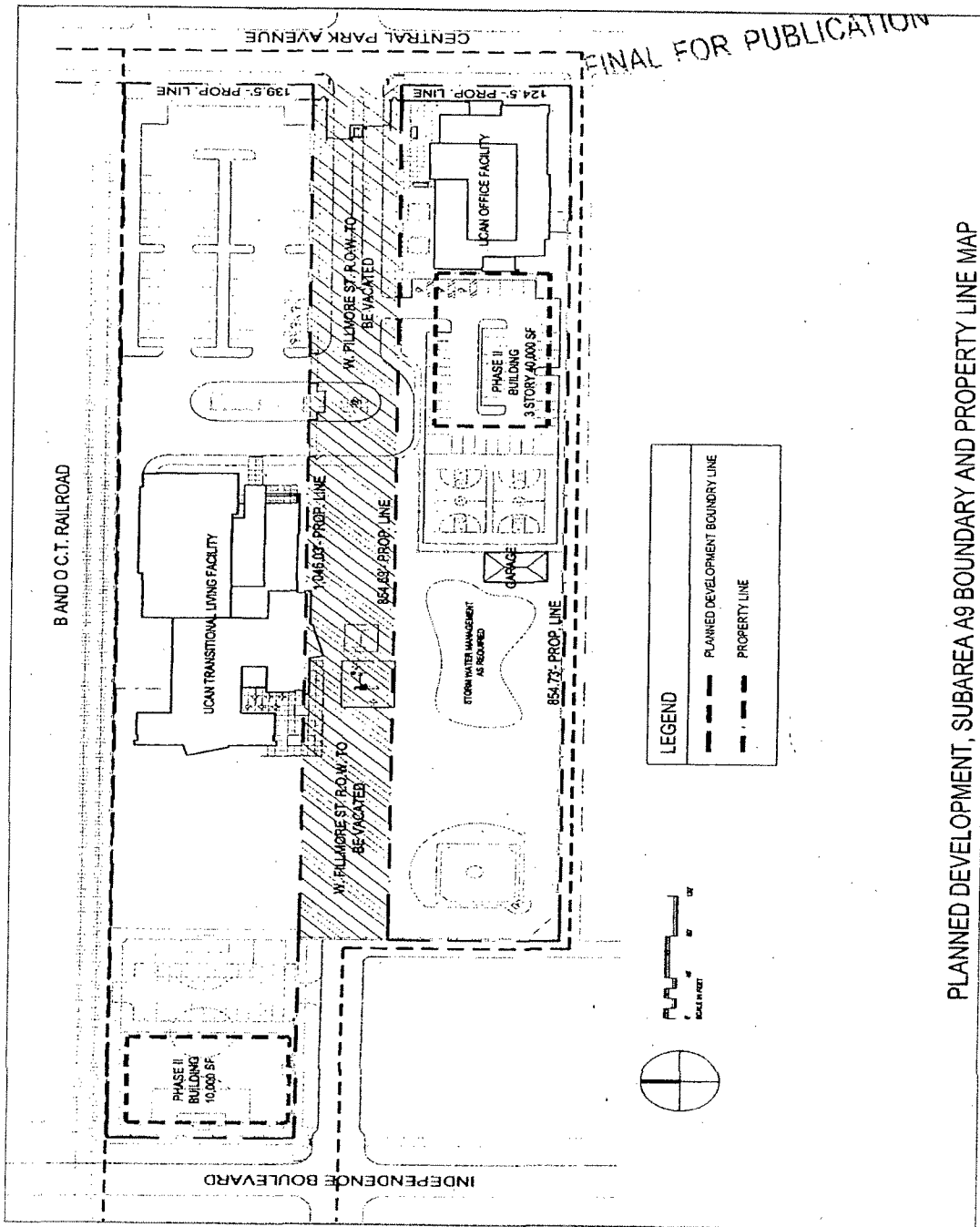


EXISTING LAND-USE MAP

Lot Subarea Map.

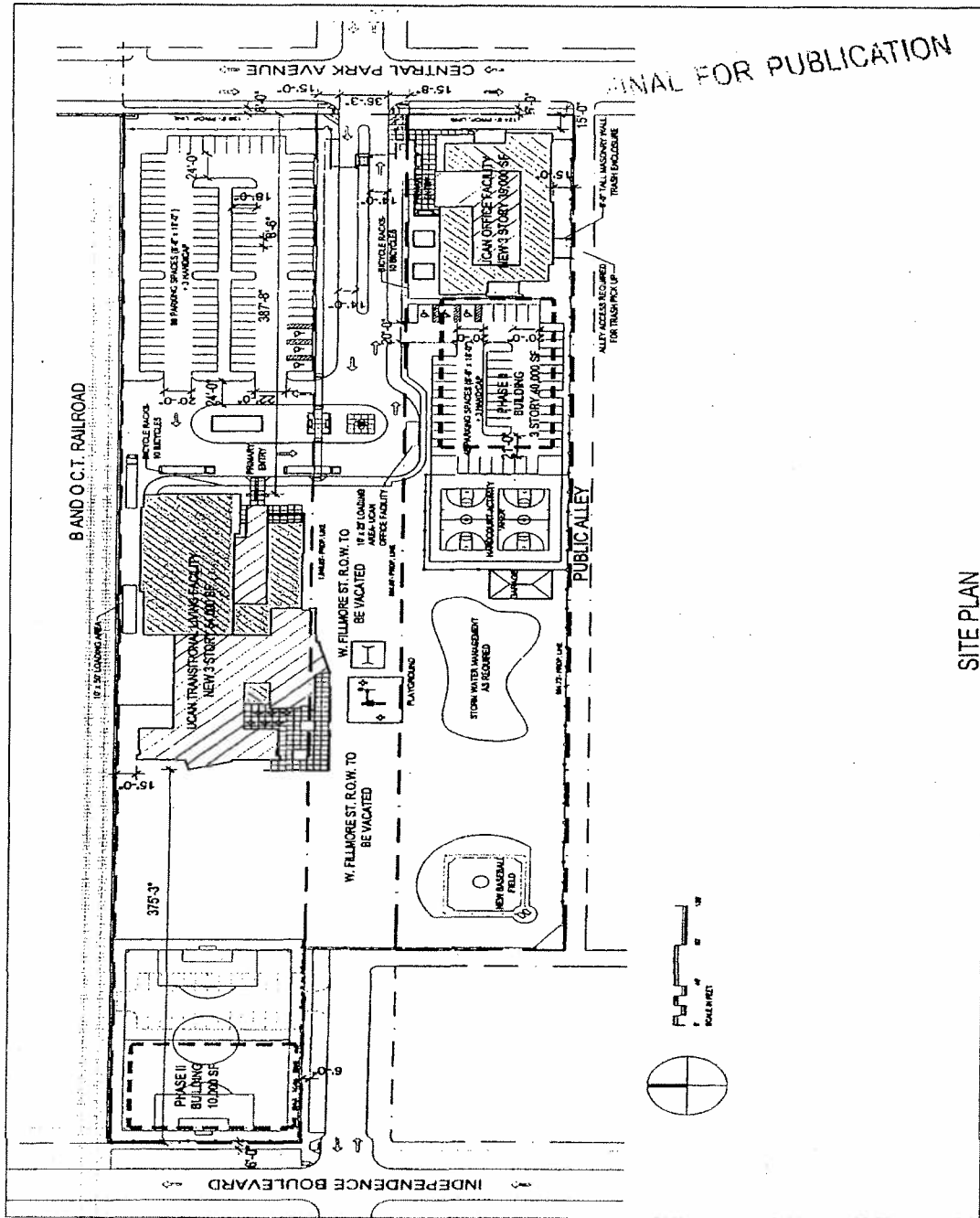


Planned Development, Subarea A9
Boundary And Property Line Map.



PLANNED DEVELOPMENT, SUBAREA A9 BOUNDARY AND PROPERTY LINE MAP

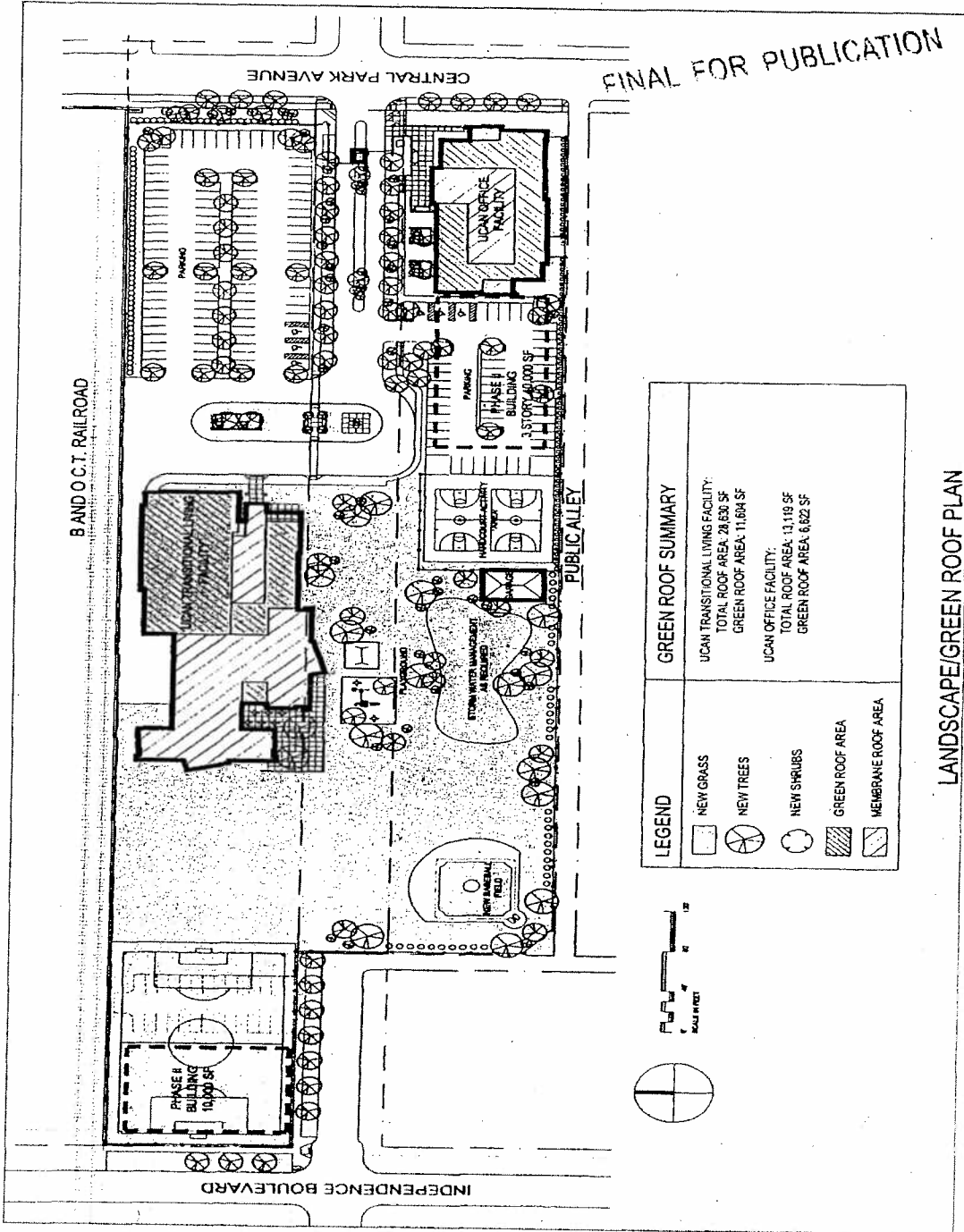
Site Plan.



FINAL FOR PUBLICATION

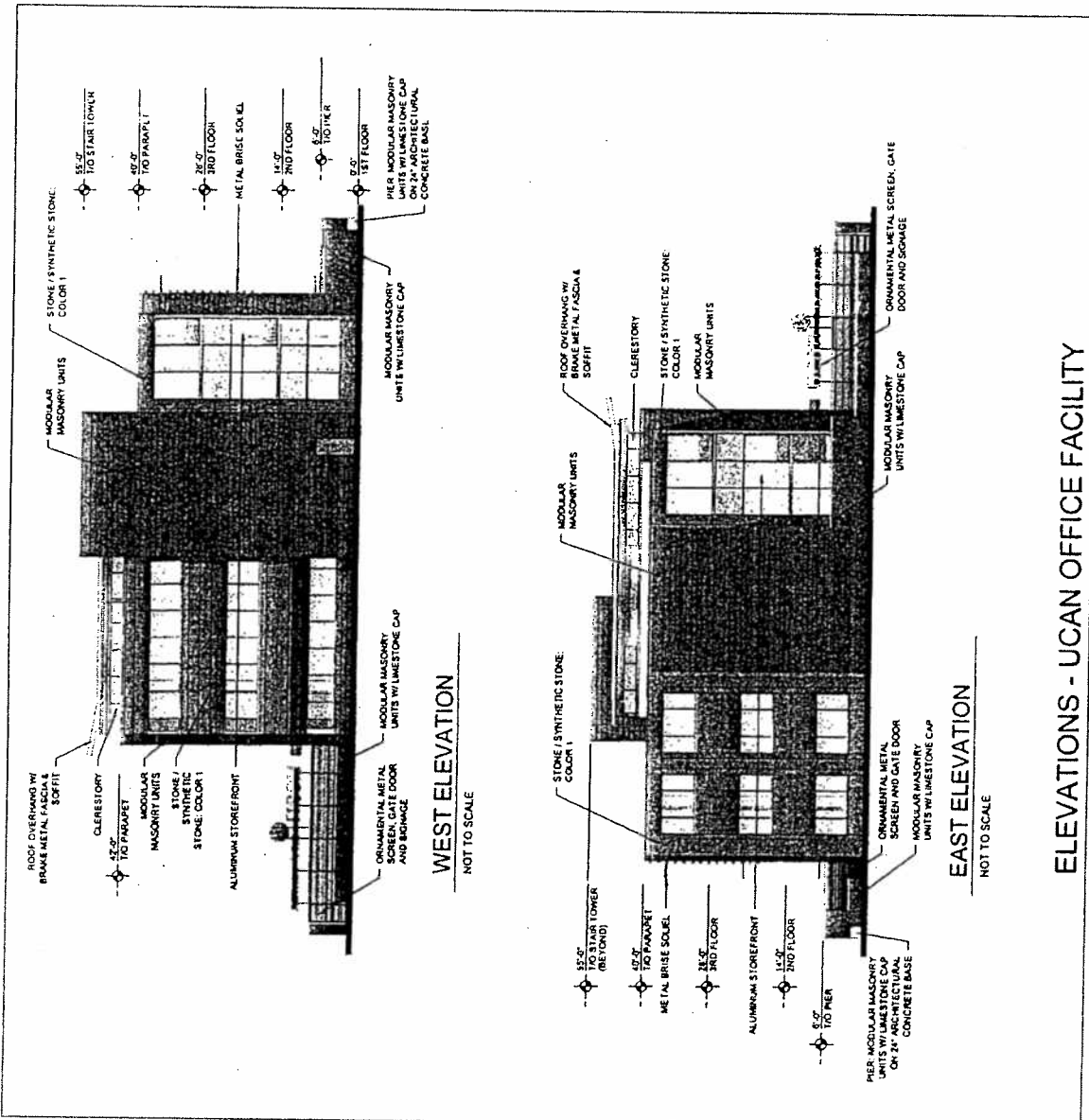
SITE PLAN

Landscape/Green Roof Plan.



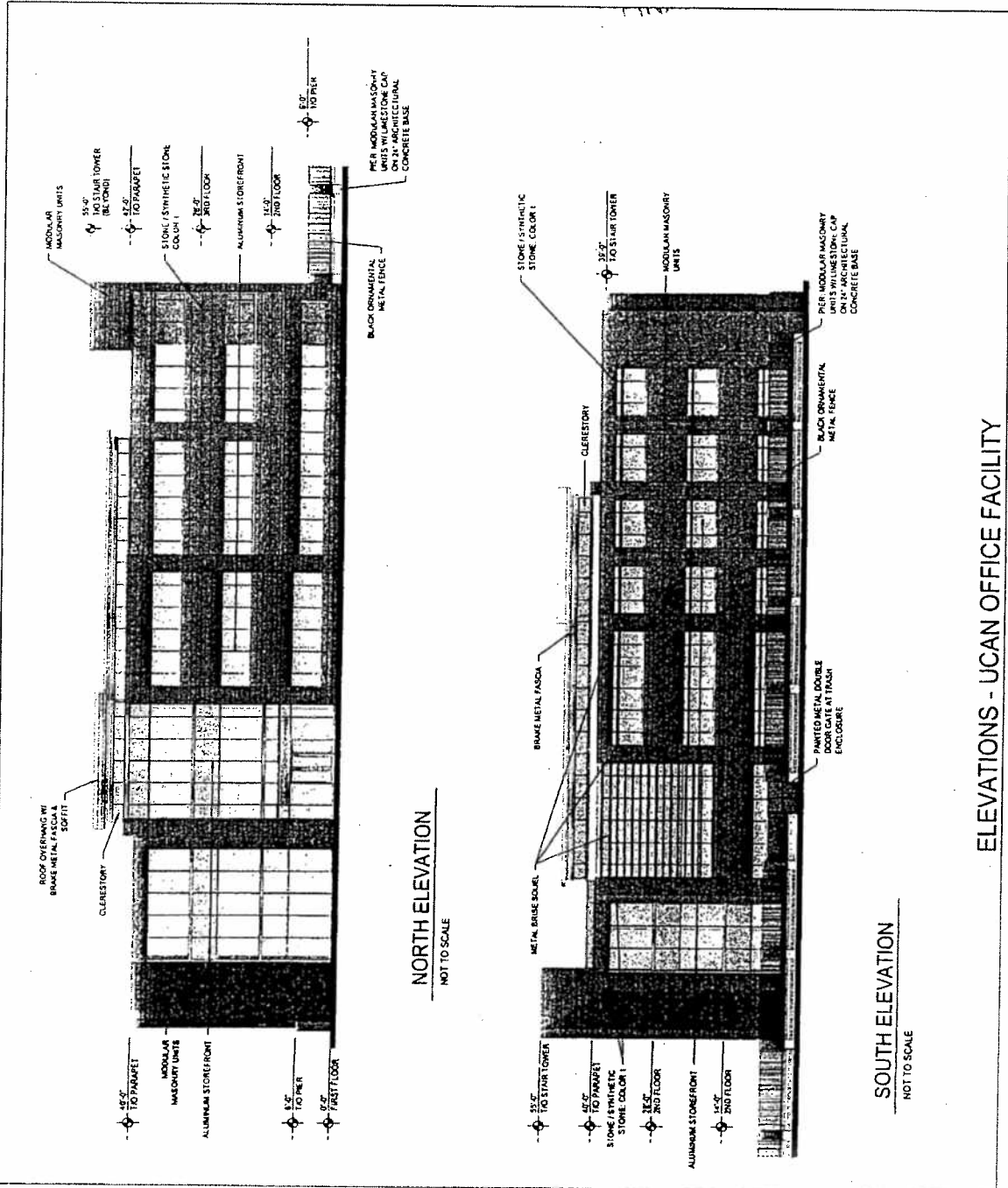
LANDSCAPE/GREEN ROOF PLAN

Elevations -- UCAN Office Facility.
(Page 1 of 2)



ELEVATIONS - UCAN OFFICE FACILITY

Elevations -- UCAN Office Facility.
(Page 2 of 2)

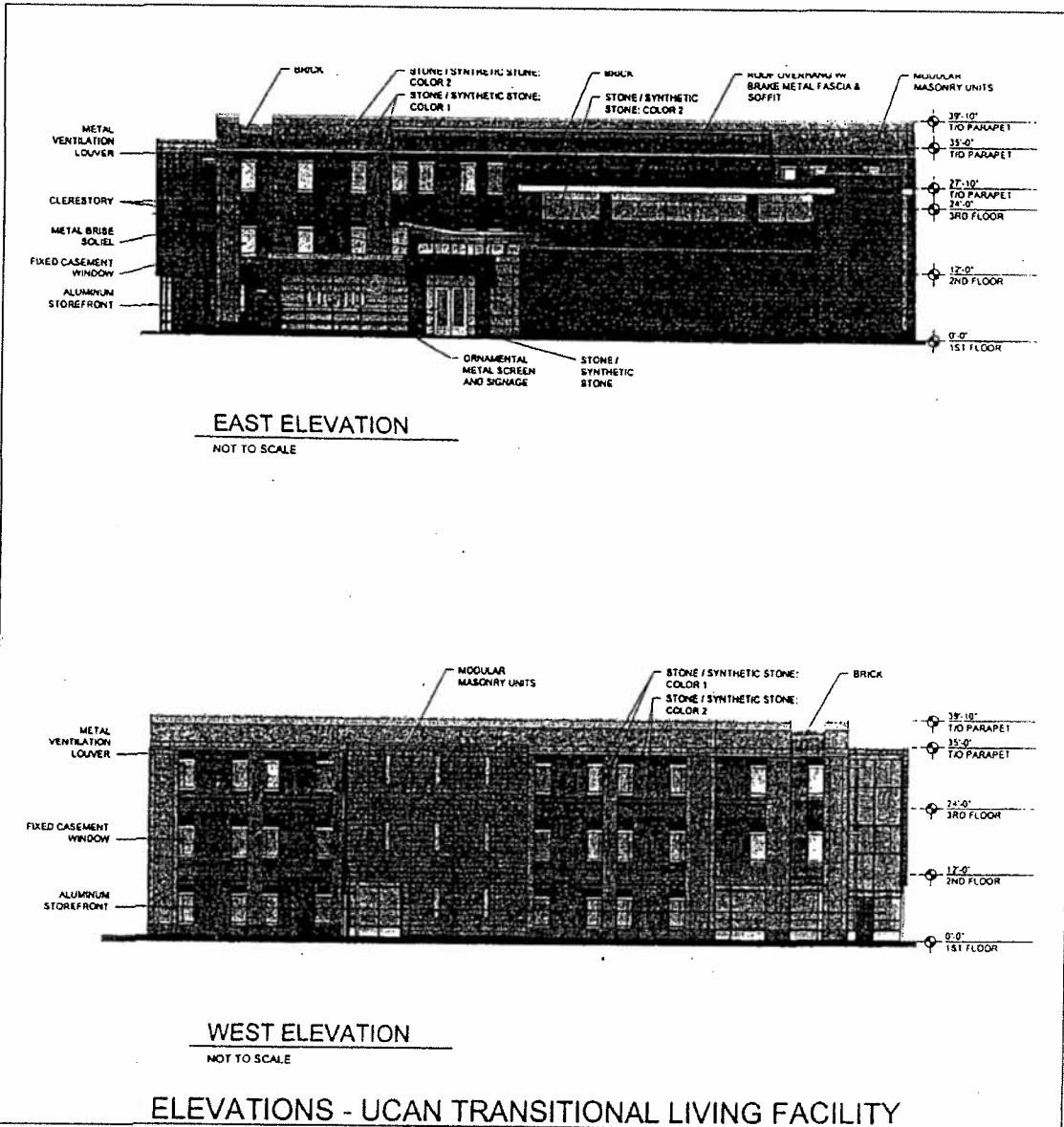


NORTH ELEVATION
NOT TO SCALE

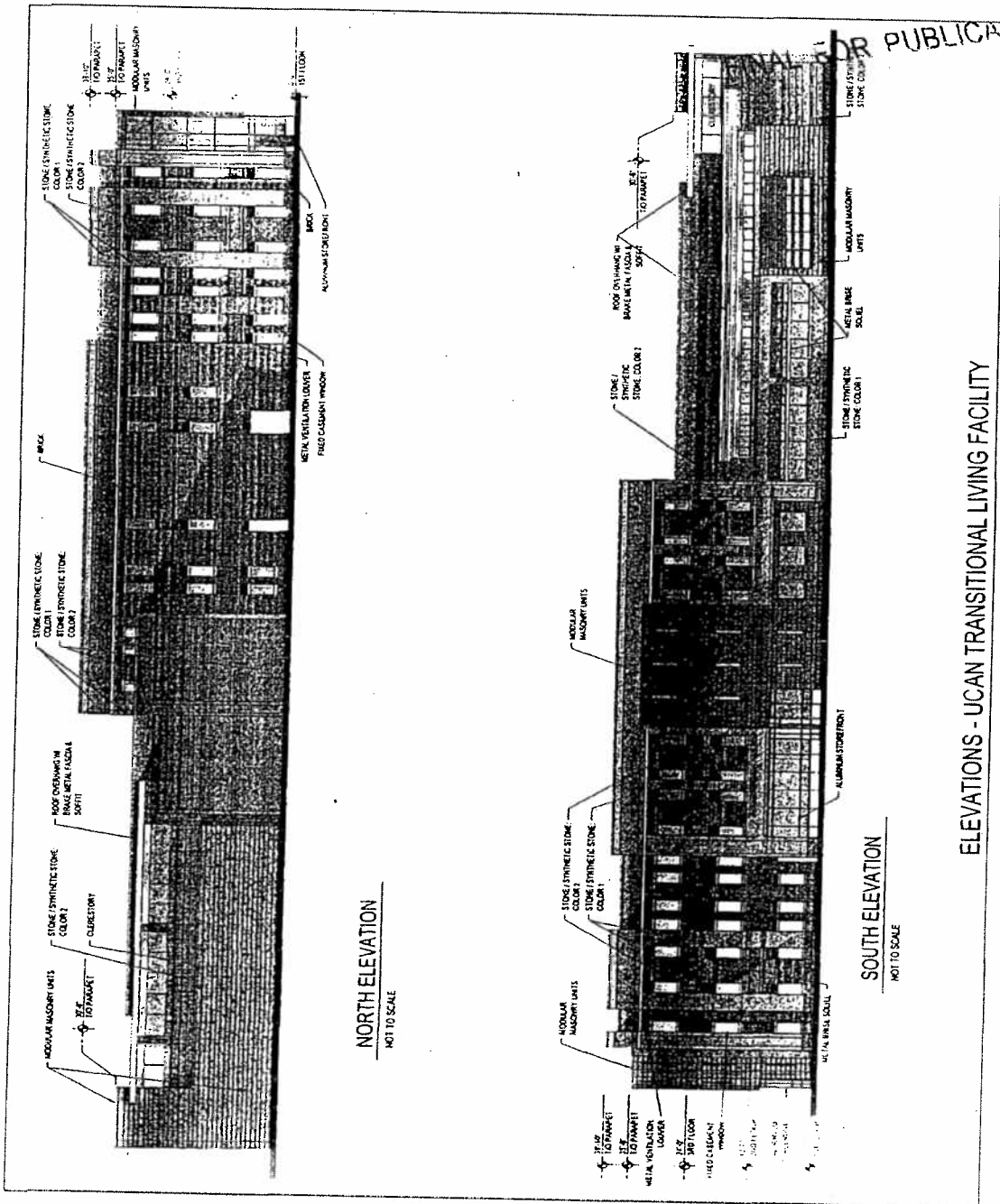
SOUTH ELEVATION
NOT TO SCALE

ELEVATIONS - UCAN OFFICE FACILITY

Elevations -- UCAN Transitional Living Facility.
(Page 1 of 2)



Elevations -- UCAN Transitional Living Facility.
(Page 2 of 2)





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>

August 15, 2007

Rose Grayson
Farr Associates
The Monadnock Building
53 West Jackson Boulevard, Suite 650
Chicago, Illinois 60601-1293

**Re: Administrative Relief Request for Residential-Business Planned
Development No. 535, Charles A. Shaw Technology and Learning
Center, 931 South Homan Avenue**

Dear Ms. Grayson:

Please be advised that your request for a minor change to Residential-Business
Planned Development No. 535 has been considered by the Department of Planning
and Development pursuant to Section 17-13-0611 of the Chicago Zoning
Ordinance and Statement No. 12 of the Planned Development.

Specifically, you are requesting revisions to the Site Plan including:

- the reduction in parking spaces provided from 49 to 47 based upon an
increase in the size of the two (2) accessible parking spaces
- a provision designating ten (10) parking spaces as 'Parking by Permit Only'
for the greater Homan Square Campus community.

These revisions are shown on the Site Plan (SP3.1) and Landscape Plan (SP4.1)
prepared by Farr Associates architects and dated May 29, 2007.

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

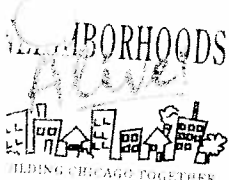
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance
and Residential-Business Planned Development No. 535, I hereby approve the
foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold Randall
Acting Commissioner
Department of Planning and Development

AR:MRD:eg

cc: K. Nelson, R. Kunze, M. Bonome, C. Hastings, M. Marmo, E. Glass, DPD File



REQUEST FOR COMMISSIONER'S SIGNATURE

TO: Arnold Randall
Commissioner

FROM: *Out today*
Robert Kunze
Deputy Commissioner
Development Support Services

RE: Commissioner's Signature
for Development Support Services

DATE: August 15, 2007

The Following is transmitted for your signature: document(s)

1. DESCRIPTION OF THE DOCUMENT:

Administrative Relief Letter to Farr Associates for
Residential-Business Planned Development No. 535.

2. NUMBER OF EXECUTION COPIES ATTACHED: 1

3. DATE BY WHICH DOCUMENT IS NEEDED/REASON:

ASAP

4. APPROVED BY: *[Signature]* *cell 312*
MADELEINE DOERING *399-0440*
ASSISTANT COMMISSIONER *for any*

5. WHEN APPROVED, PLEASE RETURN TO: *further*
Madeleine Doering 744-4182 Room 703, City Hall *info-*

First Deputy Commissioner's Comments:

Thanks
40
4-9445



The Monadnock Building
53 West Jackson Suite 650
Chicago IL 60604
312 408 1661 fax 312 408 1496

Memorandum

Date: August 6, 2007
Project: Shaw Technology and Learning Center
To: Kathleen Nelson, RM 501
First Deputy Commissioner
City Hall
121 N. LaSalle
Chicago, IL 60602
Attn: Madeline Doering, RM 703
From: Rose Grayson, Project Manager
RE: Administrative Relief for
Shaw Technology and Learning Center, 931 Homan Avenue

On Friday, August 4, 2007, I met with Erik Glass to review the Shaw Technology and Learning Center (STLC) Planning Review status.

Although we have a Site Plan Approval letter for STLC, we have changed the number of parking spaces in our plans submitted for our building permit.

Our original site plan submitted for Part 1 of our application dated 04/27/2007 showed 49 parking spaces. Per the request of Chris Zafaris with MOPD, we increased the size of our accessible parking spaces, thereby reducing our total number of parking spaces to 47. This is reflected on our plans dated 05/29/2007 that were submitted to DCAP.

Attached, please find the current plans – SP3.1 and SP4.1 that reflect the change in the number of parking spaces. You will note that some spaces are indicated for permitted use – those are for the greater Homan Square Campus community and are in excess of the number of spaces required for use by the STLC.

Thank you for your consideration. We look forward to hearing back from you soon.

Please notify us as soon as possible if you need any additional information.

Sincerely yours,

Rose Grayson
312-408-1661 x216



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>

August 1, 2007

Ms. Kristin Dean
President
Homan Arthington Foundation and Homan Square Power House
3517 West Arthington
Chicago, IL 60624

Re: **Site Plan Approval for Residential Business Planned Development No. 535,
As Amended, Subarea B, Blocks 1 and 2**
Proposal: The reuse of an existing building as a public charter school, the
Charles H. Shaw Technology and Learning Center.
Location: 931 S. Homan Avenue

Dear Ms. Dean:

We have reviewed the plans and elevations for the reuse of an existing building as a public charter school, the Charles H. Shaw Technology and Learning Center (STLC) at 931 S. Homan Avenue. The STLC will be located within Block 2 of Subarea B of RBPD 535. There will be no changes to the height or setbacks of the existing building. The project also includes a 49-car parking lot (including two accessible spaces) on Block 1 of Subarea B, east of the STLC. These drawings are submitted in accordance with Statement No. 11 of Residential Business Planned Development No. 535.

The following drawings, prepared by Farr Associates were reviewed and will be added to the main file within The Department of Planning and Development:

- SP3.1 Site Plan (July 19, 2007)
- SP4.1 Landscape Plan (May 8, 2007)
- DD ASKA-5 North Elevation (April 20, 2007)
- DD ASKA-6 East Elevation (April 20, 2007)
- DD ASKA-7 South Elevation (April 20, 2007)
- DD-ASKA-8 West Elevation Addenda #1 (April 20, 2007)

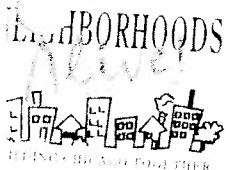
Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 535, 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, Mary Bonome, Fred Deters, 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 22, 2007

Mr. James F. Andreoni
 Project Manager
 FGM Architects Engineers Inc.
 1211 West 22nd Street
 Suite 705
 Oak Brook, IL 60523-2109

**Re: Site Plan Approval for Residential Business Planned Development
 No. 535, As Amended, Subarea B, Block 1**

Proposal: The construction of a new three-story private elementary school
 (Holy Family Lutheran School) within the Homan Square Planned
 Development

Location: 3415 West Arthington Street

Dear Mr. Andreoni:

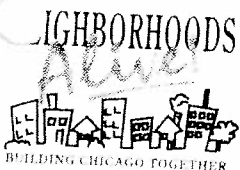
We have reviewed the plans and elevations for the construction of Holy Family Lutheran School at 3415 W. Arthington Street. These drawings are submitted in accordance with Statement No. 11 of Residential Business Planned Development No. 535.

The site of the proposed school currently contains a 136-space surface parking lot which will be removed. Holy Family Lutheran School is a proposed three-story (43'-8" high), 45,740 square foot masonry building. It will contain thirteen (13) classrooms, a computer lab, library, multi-purpose room and administrative offices. A total of thirty (30) off-street parking spaces, including two (2) handicap spaces will be located at the west and south sides of the building. One (1) off-street loading space will be located on the south side of the building. A 5,063 square foot green roof, occupying 29% of the net roof area will also be provided.

The following drawings, prepared by FGM Architects Engineers Inc., and dated September 7, 2006, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of a Part II:

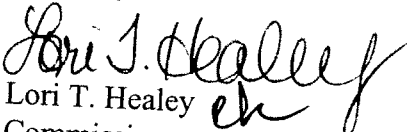
- A0.01 Architectural Site Plan
- L1.01 Landscape Plan
- C2.0 Site Dimension Plan
- A3.10 Building Elevations
- A3.11 Building Elevations
- A1.40 Roof Plan

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. 535 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, Mary Bonome, Fred Deters, Mike Marmo, Pat Haynes, DPD Files

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-H in the area bounded by:

West Wilcox Street; South Oakley Boulevard; the alley next south of West Wilcox Street; and a line 120.22 feet west of South Oakley Boulevard,

to those of an RM5 Residential Multi-Unit District.

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

Reclassification Of Area Shown On Map Number 2-J.
(As Amended)

(Application Number A-5700)

RBP 535, aa

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

SECTION 1. That Title 17, the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 535 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Lexington Street; a line 103.59 feet east of and parallel to South Homan Avenue; the alley next south of and parallel to West Lexington Street; a line 100.30 feet east of and parallel to South Homan Avenue; West Polk Street; South Spaulding Avenue; a line 124.89 feet north of and parallel to West Arthington Street; South Homan Avenue; a line 175.81 feet south of and parallel to West Arthington Street; a line 101.98 feet east of and parallel to South Homan Avenue; a line 184.94 feet south of and parallel to West Arthington Street; a line 242.07 feet east of and parallel to South Homan Avenue; a line 164.7 feet south of and parallel to West Arthington Street; a line 291.57 feet east of and parallel to South Homan Avenue; a line 179.02 feet south of and parallel to West Arthington Street; a line 307.82 feet east of and parallel to South Homan Avenue; the northerly right-of-way line of the B. & O.C.T. Railroad; the easterly right-of-way line of South Homan Avenue; the southerly right-of-way line of B. & O.C.T. Railroad; South Spaulding Avenue; the alley next north of and parallel to West Fillmore Street; the alley next west of and parallel to South Kedzie Avenue; West Fillmore Avenue; the westerly right-of-way line of South Homan Avenue; the north line of the B. & O.C.T. Railroad right-of-way; the easterly right-of-way line of South Central Park Avenue; a line 75 feet south of and parallel to West Fillmore Street; a line 100 feet west of and parallel to South Central Park Avenue; the alley next south of and parallel to West Fillmore Street;

the alley next east of and parallel to South Independence Boulevard; West Fillmore Street; South Independence Boulevard; the southerly right-of-way line of the B. & O.C.T. Railroad; the westerly right-of-way line of South Central Park Avenue; the north right-of-way line of the B. & O.C.T. Railroad; South Independence Boulevard; a line 216 feet south of and parallel to West Arthington Street; a line 415.86 feet east of parallel to South Independence Boulevard; West Arthington Street; South Lawndale Avenue; West Polk Street; and South St. Louis Avenue,

to the designation of Residential-Business Planned Development Number 535, as amended, which is hereby established in the area described above to such use and bulk regulations as are set forth in the Plan of Development herein attached and made a part hereof and to no other.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 535 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Polk Street; a line 370.19 feet east of and parallel to South Spaulding Avenue; West Arthington Street; South Kedzie Avenue; the north right-of-way line of the B. & O.C.T. Railroad; a line 307.82 feet east of and parallel to South Homan Avenue; a line 179.02 feet south of and parallel to West Arthington Street; a line 291.57 feet east of and parallel to South Homan Avenue; a line 164 feet south of and parallel to West Arthington Street; a line 242.07 feet east of and parallel to South Homan Avenue; a line 184.94 feet south of and parallel to West Arthington Street; a line 101.98 feet east of and parallel to South Homan Avenue; a line 175.81 feet south of and parallel to West Arthington Street; South Homan Avenue; a line 124.89 feet north of and parallel to West Arthington Street; and South Spaulding Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 3. 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
Number 535, As Amended.*

Plan Of Development Statements.

1. The area which is delineated herein as Residential Business Planned Development Number 535, as amended (the "Planned Development")

consists of approximately thirty-nine and two hundredths (39.02) acres (the "Property") which is depicted on the attached Planned Development Boundary Map.

2. All official reviews, approvals and permits, which may be necessary to implement the development of the Property in accordance with this Planned Development are required to be obtained by the property owners or their successors, assigns, grantees or lessees. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way which may be necessary to implement development of the Property shall require a separate submittal on behalf of the owners or their successors, assigns or grantees and approval by the City Council of the City of Chicago.
3. The requirements, obligations and conditions contained within this plan of development shall be binding upon the owners, their affiliates, successors, assigns, grantees and lessees and, if different than the owners, the record owners of title of the Property. All rights granted hereunder to the owners shall inure to the benefit of the owners' successors and assigns and, if different than the owners, the record owners of title from time to time. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this plan of development is made for any portion of the Property, the Property shall be under single ownership or unified control. Single unified control for the purpose of this paragraph shall mean any application to the City for any amendment to this plan of development or any modification or change thereto (administrative, legislative or otherwise) shall be made by all the owners of the Property unless the ordinance approving the original Planned Development otherwise expressly states (which reservation or delegation shall be evidenced by appropriate documentation). In such event, the application for an amendment to this plan of development or any other modification or changes shall be authorized by all owners, prior owners and third parties (representing all of the Property) vested with the authority to proceed with such application, modification or change.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; and a Subarea Map and Generalized Land-Use and Open Space Plan prepared by Solomon, Cordwell, Buenz & Associates, Inc. dated May 19, 2005; and the Memorandum of Agreement, dated December 14, 1993, among the City of Chicago, the Illinois State Historic Preservation Officer, the United States Department of Housing and Urban Development-Region V, the Advisory Council on Historic Preservation, and Westside Affordable Housing Limited Partnership with Regard to the Homan Square Project. This plan of development is applicable to the area delineated herein and no other

controls shall apply. The plan of development, including but not limited to the type, nature and intensity of the uses, conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

The Property within this Planned Development is divided into lettered subareas and numbered blocks within such subareas as indicated on the Subarea Map and Generalized Land-Use and Open Space Plan.

5. Subject to the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this plan of development.

Subarea "A" -- Blocks 1, 1A, 2, 3, 4, 5, 6 And 7.

Subarea A shall be developed primarily for residential purposes. In addition, the following uses shall be permitted: (i) all uses permitted in the B3-3 Community Shopping District (except gas stations, motor vehicles repairs shops, crematories, coin operated laundries, liquor stores, currency exchanges and undertaking establishments); (ii) all uses permitted in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals and churches); and (iii) privately owned playgrounds; publicly and privately owned recreational buildings; health centers; group living uses including assisted living, nursing homes and community homes; and both accessory and non-required accessory off-street parking.

Subarea "A" -- Blocks 8 And 9.

Subarea A shall be developed primarily for residential purposes. In addition, the following shall also be permitted: (i) all uses permitted in the B2-3 Neighborhood Mixed-Use District and any uses deemed to be compatible by the Commissioner of the Department of Planning and Development.

Subarea "B".

Subarea B shall be devoted primarily to institutional, business and/or residential use which would be allowed pursuant to the B3-3 Community Shopping Center District classification. Live-work uses shall be allowed not only above the ground floor but at grade level, provided the

Commissioner of Planning and Development determines that the use is compatible with the surrounding land uses. An important goal in this subarea is to preserve and reuse the existing Power Plant Building and, if feasible, the Tower Building. Institutional uses shall include all uses allowed as-of-right in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals) and shall be permitted in either the existing Power Plant and Tower Buildings or any new buildings which are to be constructed. In addition, the following institutional uses will also be allowed: public and private schools; job training facilities; public art galleries and museums; privately and publicly owned playgrounds and parks; health centers assisted living, nursing homes, community homes and accessory uses. Surface parking lots and garages located within Subarea B may be used to provide both required accessory and non-required accessory parking for uses in Subarea C.

Subarea "C".

Subarea C shall be devoted to Community Shopping Center uses, light industrial uses and institutional uses. Community Shopping Center uses shall include all permitted as-of-right uses in the B3-3 Community Shopping District (except crematories, liquor stores and undertaking establishments). In addition to the uses permitted by the B3-3 zoning classification, the following may also be allowed: motor vehicle repair facilities, car washes and auto supply/accessory sales, provided that they front on South Homan Avenue. In order to encourage preservation and reuse of the existing buildings where feasible, no size limit shall apply to any individual retail use or any other individual permitted use located within buildings existing on or before the original effective date of this Planned Development ordinance (August 4, 1993). Otherwise, any new construction shall comply with limits as established by Title 17 of the Municipal Code of the City of Chicago and determined by both the Commissioner of Planning and Development and the Zoning Administrator.

As further incentives to preserve and reuse the existing buildings, the following light industrial uses may also be permitted only within the buildings existing on or before the original effective date of this Planned Development ordinance: business support services; postal services; public safety services; utilities, both major and minor; building material sales; warehousing and storage; and accessory uses.

Institutional uses shall include all uses permitted as-of-right in the RT4 Residential Two-Flat, Townhouse and Multi-Unit District (except hospitals) and shall be permitted in buildings existing on or before the effective date of this Planned Development ordinance or any new building which may be

6/8/2005

REPORTS OF COMMITTEES

50797

constructed. In addition, the following institutional uses shall also be allowed: public and private schools; job training centers; public art galleries and museums; privately and publicly owned playgrounds and parks; health centers; assisted care facilities; community homes; nursing homes; community centers; and public and private recreational uses.

Accessory and non-accessory parking lots and garages for the storage of noncommercial motor vehicles and the repair thereto shall also be permitted.

Parking lots and garages located within Subarea C may be used to provide required accessory parking for both Subarea A or B.

Subarea "D".

Subarea D shall be used for public parks, playgrounds and recreational facilities.

All Subareas.

Portions of the Property may be utilized on an interim basis for the construction staging and the storage of construction materials for various phases of development of the Property and public and private parks and playgrounds.

6. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required in conjunction with new construction, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress associated with new construction shall be subject to the review and approval of the Department of Transportation and of the Commissioner of Planning and Development (the "Commissioner").

All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

7. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
8. On-premises signs, nameplates and temporary signs, such as construction and marketing signs, are permitted upon the Property subject to the review and approval of the Commissioner of the Department of Planning and Development and consistent with the provisions of the Chicago Zoning Ordinance. Off-Premises signage is prohibited.
9. For the purpose of maximum floor area ratio calculations, the definition contained within the Chicago Zoning Ordinance on the effect of this ordinance approving establishment of this Planned Development shall apply.
10. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in Statement Number 4, the site plans and supporting materials submitted pursuant to Statement Number 11 and any such other documents required to be submitted by the owners under this Plan of Development.

In addition, the development of the Property shall be subject to the following:

- (a) Circulation. Improvements to be constructed on the Property shall be provided with vehicular and pedestrian access to a public roadway. Parking space layout, private roadway vehicular circulation, loading access, private pedestrian circulation routes, parking structure operational design and the location and design of curb-cuts at public streets associated with new development on the Property shall be designed and constructed in accordance with the applicable provisions of this Plan of Development and shall promote a safe, efficient and appropriate design. In conjunction with the business, retail and commercial development of Subarea B, truck traffic will maximize to the extent possible the use of South Homan Avenue and minimize the use of West Arthington Street.
- (b) Private Roadways. A private roadway shall mean any private drive or way located on private property which is designed and intended for use as a vehicular access to uses located therein. Private roadways shall be designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes, if required within the private roadways, shall be designed and paved to

provide access and egress for emergency vehicles. No parking shall be allowed in such fire lanes. All private roadways shall be designed to accommodate appropriate pedestrian use thereof. Lighting at an intensity sufficient to permit safe passage shall be provided. All private roadways shall be reasonably accessible to private pedestrian use but need not be made available to the general public. Private roadways shall be designed and configured to provide pathways to public streets and, where feasible, to maximize access to any parks, transit facilities and pedestrian corridors which may be within, adjacent or proximate to the Property.

- (c) **Parking.** Parking must be provided upon the Property in accordance with the provisions of this Statement and the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development and shall also be subject to the standards set forth below:
- (1) Interim exterior surface off-street parking may be maintained at one (1) or more locations on the Property for a period not to exceed five (5) years from the date(s) on which such parking is placed into service; provided, however, that the Commissioner of Planning and Development may authorize the continuation of such interim parking for additional periods when deemed appropriate upon written request by the owner. Such interim parking must be located, landscaped and maintained in a manner substantially in compliance with the vehicular use area landscaping and screening provisions of the Chicago Zoning Ordinance and related regulations. Each interim parking lot shall require the submittal of a site plan pursuant to Statement Number 11.
 - (2) Permanent surface off-street parking shall be designed, constructed and maintained in substantial compliance with the vehicular use area landscaping and screening provisions of the Chicago Zoning Ordinance, and each site plan shall be submitted pursuant to Statement Number 11.
 - (3) Off-street parking required to serve residential uses developed in Subarea A, shall be located on the same parcel as the residential use except for apartment structures for which required parking must be located on the same block within the subarea and no further than three hundred (300) feet from such apartment structure. Off-street parking required to serve permitted non-residential uses in

Subarea A must be located on the same parcel as the non-residential use. Parking serving permitted uses in Subarea B and Subarea C may be located anywhere within one (1) or both subareas.

- (4) Off-street parking for Subareas B and C as required in the Bulk Regulations and Data Table shall be provided based on the amount of square footage occupied in the building located within those subareas.
- (d) **Loading.** Off-street loading shall be provided upon the Property in accordance with this statement and with the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development. All loading berths required by this Plan of Development shall be located in proximate to the building or use to be served. To the maximum extent feasible, loading berths in Subareas A, B and C devoted to business, retail and commercial uses shall not directly face onto residential or park areas. If loading berths are required to face directly onto a residential or park areas, then a buffer area must be created as provided for in Statement Number 10(k). Circulation associated with the utilization of loading berths shall be internal to the development site wherever possible.
- (e) **Setbacks.** Periphery setbacks shall be provided on the Property as set forth in the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development; provided, however, that such periphery setbacks may be adjusted, subject to the approval of the Commissioner of Planning and Development and pursuant to Statement Number 14.
- (f) **Curb-Cuts.** With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and to loading berths, and all other facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with on-street traffic and with pedestrian circulation. The owners shall use their best efforts to limit the number of curb cuts on public streets. All such curb-cuts shall be constructed in accordance with the standards of the Municipal Code of Chicago.
- (g) **Lighting.** The owners shall provide decorative lighting along the private roadways and pathways located within those portions of Subarea A which are devoted to residential uses. The number, location and specifications for the decorative lighting shall be included on the site plan required to be submitted pursuant to Statement Number 11.

- (h) Landscaping. Landscaping shall be installed and maintained substantially in accordance with the site plans submitted pursuant to Statement Number 11. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped to enhance the appearance of the development from public streets. The green spaces required to be provided under this Plan of Development as set forth in the Bulk Regulations and Data Table shall take the form of parks, gardens, landscaped areas, tot-lots and playgrounds. Landscaping to be utilized in conjunction with such green space shall consist of grass, ground cover, shrubs, trees or other living plant materials. All landscaping shall be properly maintained by the owner thereof at all times. To the maximum extent feasible and consistent with the development plans for the various phases of development within Subarea A, the green space and the associated landscaping within Subarea A shall be compatible from block to block so as to provide for a logical transition between blocks. Landscaping associated with subsequent development phases of Subarea A shall be equivalent to, or exceed, the quality of landscaping of Phase 1, Section 1 of Subarea A.
- (i) Green Space in Subarea D. Subarea D shall be maintained as a public park by the Chicago Park District. The public park shall maintain points of ingress and egress on its eastern and western boundaries.
- (j) Building Design and Exterior. The exterior walls of residential structures in Subarea A to be constructed in future phases of the development of the Property facing or visible from the public right-of-way shall be compatible with architectural treatment of nearby residential structures located within the Planned Development and shall utilize building materials of comparable quality. The exterior walls of any non-residential structures to be constructed which are visible from the public rights-of-way within the Planned Development or the park areas in Subarea D shall be treated with color, texture, fenestration, landscaping or windows so as to avoid large expanses of blank walls.
- (k) Buffer Zones. Buffer zones shall be required in the following instances:
- (1) between residential and non-residential uses in Subarea A;
 - (2) between different types of uses in Subareas B and C;

- (3) to screen surface parking lots and loading berths which face directly onto residential and park areas.

The buffer zones as required above shall consist of an area between the two types of uses not exceeding fifteen (15) feet in width which shall be landscaped with grass, ground cover, shrubs, trees, other living materials, fencing or any combination thereof as shall be reasonably agreed to by the owner and the Department of Planning and Development to effectively provide screening between the two types of uses. The owner's design for each buffer zone shall be included as part of the landscaping plan submitted in conjunction with the site plan process for each phase of development as set forth in Statement Number 11.

- (1) Tower Building in Subarea B. The Catalog Building attached to the Tower Building in Subarea B has been demolished. Subsequent to the demolition of the Catalog Building, and in conjunction with the construction of a new structure(s) to be attached to the Tower Building or upon the completion of the demolition of the Catalog Building if no new structure(s) are to be attached to the Tower Building, the exterior of the Tower Building shall be repaired and restored where it was attached to the Catalog Building so as to make the exposed walls of the tower consistent and uniform with the building facade of the balance of the tower in terms of building materials, color and architectural treatment. The treatment of the Tower Building shall also be subject to any additional terms and conditions, which may be specified in the Memorandum of Agreement referenced in Statement Number 13.

11. Prior to the 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 development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Development Parcel Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner of Planning and Development for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development. The approved Development Site Plan may be changed by provisions of Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 14 of this Plan of Development. A Development Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) boundaries of the development parcel or parcels;
- (b) building footprint or footprints;
- (c) dimensions of all setbacks;
- (d) location and depiction of all parking spaces (including relevant dimensions);
- (e) location and depiction of all loading berths (including relevant dimensions);
- (f) all drives, roadways and vehicular routes;
- (g) all landscaping and buffer zones (including a description of all landscape materials);
- (h) all pedestrian circulation routes and points of ingress/egress (including sidewalks);
- (i) Location and specifications for all decorative lighting;
- (j) all site statistics and cumulative site statistics for the Subareas (or Block where applicable) applicable to the development parcel or parcels including:
 - (1) floor area and floor area ratio as represented on submitted drawings;
 - (2) floor area devoted to retail uses;
 - (3) number of dwelling units;
 - (4) number of parking spaces;
 - (5) number of loading spaces/berths;
 - (6) uses of parcels;
 - (7) percentage of Subarea or Block coverage;
 - (8) net site area devoted to non-residential uses by blocks in Subarea A; and
 - (9) percentage of green space provided; and

(k) Parameters of the building envelope including:

- (1) Maximum building height; and
- (2) Setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this Plan of Development, including, without limitations, building elevations. In addition, as part of the site plan review process for each phase of development, an updated traffic and parking study shall be submitted when it is reasonably determined by the Commissioner of Planning and Development, that such an updated report is required.

12. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the owner shall cooperate with the City in providing such information and documentation, from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
13. Two (2) buildings located in Subarea B (the remaining Tower Building and the Power Plant Building) are designated as National Historic Landmark and are listed on the National Register of Historic Places. Pursuant to the provisions of the National Historic Preservation Act and the rules and regulations promulgated thereunder, the owner has entered into a Memorandum of Agreement with the City, the State of Illinois and appropriate federal agencies, dated December 14, 1993. The Memorandum of Agreement shall control certain actions which may be taken with respect to the Tower Building, the Power Plant Building, and in their immediate vicinity. The owners shall take no action to demolish or alter significant historic features identified by the Illinois Preservation Agency of the buildings which appear on the National Register of Historic Places, nor undertake any new construction within the "Historic Impact Area" designated by the Memorandum of Agreement until such time as the owner has fulfilled its obligations under the Memorandum of Agreement resulting from such consultation process which obligations are required to be fulfilled before demolition, alteration, or new construction may occur.
14. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such modification by the owner, and after a determination by the Commissioner that such a modification is minor in nature, appropriate and consistent with the

nature of the improvement contemplated in this Planned Development and the purposes underlying the provisions hereto. Any modification of the requirements of this Plan of 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 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include: changes to the Conceptual Site Plan; a relocation of dwelling units and/or floor area from one subarea to another subarea, or from one block parcel to another block parcel within the subarea; as long as the maximum dwelling unit count, floor area ratio, as applicable, for the Planned Development is not exceeded.

15. It is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property (excluding any landmark building) 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.
16. It is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The owner shall use best and reasonable efforts to design, construct and maintain all buildings located in the property in a manner generally consistent the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The owner will provide a vegetative ("Green") roof totaling twenty-five percent (25%) of the net roof area on new buildings to be constructed within the Planned Development. ("Net Roof Area" -- shall be defined as the total area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment). If City financial assistance is sought in connection with development within this Planned Development, then relevant City policy in effect at the time such assistance is sought regarding vegetative ("green") roofs and other environmental requirements shall apply.
17. Unless any construction of the improvements contemplated by the Planned Development in Subareas A/8, A/9, B/1, B/2 and C has commenced within six (6) years following adoption of this Planned Development and unless completion thereof pursued, then this amended Planned Development shall expire and the property shall automatically revert to underlying zoning: RT4 Residential Two-Flat, Townhouse and Multi-Unit District (Subareas A/8 and A/9); B3-3 Community Shopping District (Subareas B/1 and B/2); and B3-5 Community Shopping District (Subarea C).

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; and Subarea Map and Generalized Land-Use and Open Space Plan referred to in these Plan of Development Statements printed on pages 50824 through 50827 of this *Journal*.]

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

*Residential Business Planned Development
Number 535, As Amended.*

Bulk Regulations And Data Table.

Gross Site Area:	2,440,003 square feet (56.01 acres)*
Right-of-Way Area: (Public and Private)	740,197 square feet (16.99 acres)
Net Site Area:	1,699,806 square feet (39.02 acres)*
Net Site Area (By Subarea):	
Subarea A:	1,293,140 square feet (29.69 acres)
Subarea B:	189,232 square feet (4.34 acres)
Subarea C:	139,568 square feet (3.20 acres)
Subarea D:	77,866 square feet (1.79 acres)

* (The Gross Site Area and Net Site Area figures presume completion of proposed dedications and vacation of rights-of-way and shall be adjusted as set forth in Statement Number 2 and as depicted on the Rights-Of-Way Adjustment Map attached to the original Planned Development as approved August 4, 1993.)

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Maximum Overall Floor Area
Ratio: 1.40

Subarea A: 0.80

Subarea B: 3.00

Subarea C: 3.66

Subarea D: 0.15

Maximum Number of
Residential Units: 757 units total

Subarea A: 632 units (FN Number 1)

Subarea B: 125 units (FN Number 7)

Subarea C: N.A.

Subarea D: N.A.

Maximum Building Heights:

Subarea A: 40 feet (FN Number 3)

Subarea B: 95 feet (FN Number 8)

Subarea C: 75 feet

Subarea D: 25 feet

Minimum Number of Off-Street
Parking Spaces to be Provided:

Subarea A: 1 space per dwelling unit (FN Number 4)

Subarea B: See FN Number 9

Subarea C: See FN Number 12

Subarea D: N.A.

Minimum Periphery Setbacks:

Subarea A:	See FN Number 5
Subarea B:	See FN Number 10
Subarea C:	See FN Number 13
Subarea D:	N.A.

Minimum Number of Off-Street Loading Berths:

Subarea A:	See FN Number 6
Subarea B:	See FN Number 11
Subarea C:	See FN Number 14
Subarea D:	N.A.

Minimum Percentage of Green Spaces Required:

Subarea A:	20% (FN Number 2)
Subarea B:	5%
Subarea C:	None
Subarea D:	85%

Footnotes:

- 1) A maximum of eighty (80) dwelling units per block shall be permitted on Blocks 1 -- 8. A maximum of one hundred twenty (120) dwelling units shall be permitted on Block 9 of Subarea A.
 - 2) The percentage of net site area devoted to green space on one (1) or more blocks within Subarea A may be decreased to a minimum of fifteen percent (15%), provided that a minimum twenty percent (20%) of the total net site area of Subarea A is devoted to green space.
-

- 3) Maximum Building Height shall be increased from forty (40) feet to fifty-five (55) feet on Blocks 8 and 9 of Subarea A. For the purpose of this Planned Development, "Building Height" shall mean Building Height as defined in the Chicago Zoning Ordinance as of the effective date of this Planned Development.
- 4) Residential Uses: one (1) space per dwelling unit; Office Uses: six-tenths (0.6) spaces per one thousand (1,000) square feet of floor area; Retail/Commercial/Institutional and all other permitted uses: four-tenths (0.4) spaces per one thousand (1,000) square feet of floor area.
- 5) Minimum Building Setbacks from Block Property Lines shall be: Blocks 1 -- 7 of Subarea A: five (5) feet on the north, three (3) feet on the east, five (5) feet on the south, and three (3) feet on the west; Blocks 8 and 9 of Subarea A: five (5) feet on the north, south, east and west.
- 6) For all RT4 Residential Two-Flat, Townhouse and Multi-Unit District permitted uses, as required under RT4 District classification. All other permitted uses in Subarea A, as required under B2-3 Neighborhood Mixed-Use District classification.
- 7) Maximum dwelling units per block: Block 1 of Subarea B: 125 units.
- 8) Block 1 of Subarea B: ninety-five (95) feet (provided the tower structure shall not be deemed to be in violation of this height restriction).
- 9) Residential Uses: As required under the RM5 District classification, provided that for elderly housing parking requirements shall be as reasonably agreed to by the Commissioner of the Department of Planning and Development and the owner.
- 10) Minimum Building Setbacks from Block Property Lines in Subarea B shall be: Block 1: five (5) feet on the north; three (3) feet on the west; zero (0) feet on the south; and zero (0) feet on the east. (All setbacks of buildings existing on the effective date of this amended Planned Development ordinance shall be maintained with respect to such buildings as long as such buildings remain in existence).
- 11) Minimum Loading berths: number, size and location of loading berths associated with buildings existing on the effective date of this amended Planned Development ordinance shall be sufficient. For new construction, as required under the B2-3 Neighborhood Mixed-Use District classification.
- 12) At a rate of five-tenths (0.5) parking spaces per one thousand (1,000) square feet of floor area which parking space may be located anywhere within Subareas B and C.
- 13) Minimum Building Setbacks from Subarea Property Line should be: five (5) feet on the west and zero (0) feet on the north, east and south. All setbacks of buildings existing on the effective date of this amended Planned Development ordinance shall be maintained with respect to such buildings as long as such buildings remain in existence.
- 14) Minimum Loading Berths: number, size and location of loading berths associated with buildings existing on the effective date of this amended Planned Development ordinance shall be sufficient. For new construction, as required under the B3-5 District classification.

Memorandum Of Agreement

Dated December 14, 1993

Among

The City Of Chicago, Illinois,

The Illinois State Historic Preservation Officer,

*The United States Department Of Housing And Urban
Development, Region V,*

The Advisory Council On Historic Preservation

And

Westside Affordable Housing Limited Partnership

With Regard To

The Homan Square Project

Chicago, Illinois.

Whereas, The City of Chicago, Illinois (hereinafter referred to as the "City"), has determined that the construction of the Homan Square development on the site of the former Sears, Roebuck and Co. (hereinafter referred to as "Sears") headquarters, a development (as further described in Attachment A attached hereto and made a part hereof) located on approximately fifty-five (55) acres of property on Chicago's west side within the area depicted on the Site Plan reflected on Exhibit A and made a part hereof (hereinafter referred to as the "Project" or "Homan Square"), with proposed financial assistance from the HOME and C.D.B.G. programs of the Department of Housing and Urban Development (hereinafter referred to as "H.U.D.") and potential other federal or state funds for infrastructure and other Project improvements, will or may have an adverse effect on historic properties (hereinafter defined) listed on the National Register of Historic Places and designated as a National Historic Landmark and, therefore, has consulted with the Illinois State Historic Preservation Officer (hereinafter referred to as the "S.H.P.O.") and the Advisory Council on Historic Preservation (hereinafter referred to as the "Council") pursuant to 36 C.F.R. Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

Whereas, The four (4) historic properties that will or may be affected by the Project (hereinafter referred to collectively as the "Historic Properties" and individually as

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an "Historic Property") are the Sears Catalog Building (hereinafter referred to as the "Catalog Building"), the Sears Administration Building (hereinafter referred to as the "Administration Building"), the Sears Merchandise Development and Laboratory Building (hereinafter referred to as the "Merchandise Building") and the Sears Power Plant (hereinafter referred to as the "Power Plant") (all of which are identified on Exhibit B attached hereto and made a part hereof); and

Whereas, The City has determined, and the other parties to this Agreement concur, that the Sears Spaulding Building, the Sears Allstate Building, the Sears Parking Structure, the Sears Shipping and Receiving Building and the Sears Exhibit and Display Building located within Homan Square, and the existing residential area surrounding Homan Square bounded by Harrison Street, Kedzie Avenue, Polk Street and Independence Boulevard (all of which are identified on Exhibit C attached hereto and made a part hereof) are neither included in nor eligible for inclusion in the National Register of Historic Places; and

Whereas, The City has determined and Westside concurs, that the Chicago Park District Natatorium and the Chicago Water Pumping Station both located outside of the boundaries of Homan Square on Fillmore Street (which structures are identified on Exhibit B) will not be adversely affected by or incorporated in the Project; and

Whereas, Westside Affordable Housing Limited Partnership, through its not-for-profit general partner, Westside Affordable Housing, Inc. (hereinafter referred to as "Westside"), the developer of the Project, participated in the consultation and has been invited to concur in this Memorandum of Agreement (hereinafter referred to as the "Agreement"); and

Whereas, The Region V Office of H.U.D. (hereinafter referred to as "H.U.D.-V") has been invited to concur in this Agreement solely with respect to Stipulation XIV.C.;

Now, Therefore, The City, the S.H.P.O. and the Council agree, and Westside concurs, that the Project shall be implemented in accordance with the following stipulations and foregoing clauses in order to take into account the effect of the Project on the Historic Properties and to satisfy the City's Section 106 responsibilities for all aspects of the Project.

Stipulations.

The City, in consultation with Westside, will ensure that the following stipulations are implemented:

- I. Demolition And Recordation Of The Catalog Building.

A. Pursuant to the case report to the Advisory Council on Historic Preservation Regarding the Homan Square Project dated September 15, 1993 submitted by the City's Department of Planning and Development and the supporting consultant reports attached thereto, it is determined that the Catalog Building is functionally obsolete and economically unfeasible for reuse for industrial, retailing, office, residential or institutional uses and Westside may proceed with the demolition of Catalog Building consistent with the provisions of this Agreement.

B. Westside may proceed to demolish the Catalog Building except for the thirteen (13) story tower section of the Catalog Building (hereinafter referred to as the "Tower"). Westside agrees to preserve the Tower in accordance with Stipulation IV. Within thirty (30) days of the execution of this Agreement, Westside shall provide the S.H.P.O. with preliminary plans for the protection and stabilization of the Tower during the demolition of the Catalog Building. Westside shall consult with the S.H.P.O. in the finalization and implementation of such plans. To the extent the Tower is damaged during the demolition of the Catalog Building, such damage shall be repaired promptly upon the completion of the Catalog Building demolition.

C. Prior to the demolition of the Catalog Building pursuant to Stipulation I.B, Westside in consultation with the City shall ensure that documentation in accordance with National Park Service (N.P.S.), Historic American Buildings Survey (H.A.B.S.)/Historic American Engineering Record (H.A.E.R.) standards is completed and provided to the Denver regional office of the National Park Service and such documentation is accepted in writing by said regional office. Copies of the documentation that is submitted to the National Park Service, including original photographs, shall be made available to the S.H.P.O.

II. Interpretative Exhibit.

Westside shall prepare and implement plans for an interpretative exhibit of the Sears Roebuck & Co. National Historic Landmark. The plans shall be subject to the review and comment process established by Stipulation III.B. and the dispute resolution process established by Stipulation VIII. In conjunction with the preparation of such plans, the public shall be provided an opportunity to submit comments and recommendations at a public meeting as set forth in Stipulation VII.

III. Rehabilitation Of Historic Properties.

A. Plans And Specifications. Any renovation or rehabilitation activities and the plans and specifications associated therewith which may be proposed for any Historic Property and which would impact either (a) the exteriors of such Historic Property, or (b) material features of internal common areas of the Administration

Building (as hereinafter described) (hereinafter referred to as "Rehabilitation"), shall be developed to be sensitive to the historic and architectural characteristics of the Historic Property and to be consistent with the recommended approaches of the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (hereinafter referred to as the "Standards"). The material features of internal common areas of the Administration Building are the main lobby and the first (1st) and second (2nd) floor main corridors as set forth in the letter dated May 27, 1993, from Theodore W. Hild, Deputy State Historic Preservation Officer to Henry L. Henderson, City of Chicago Commissioner of Environment.

B. S.H.P.O. And City Comment. Plans and specifications for any Rehabilitation shall be concurrently submitted by Westside to the S.H.P.O. and the staff of the City's Chicago Landmark Commission for their review and comment. In performing their reviews of the plans and specifications, the City and the S.H.P.O. shall solicit public comment in accordance with their respective established practices and procedures. If the S.H.P.O. determines that the plans and specifications do not adhere in all material respects to the Standards, the S.H.P.O. shall provide written comments to Westside within thirty (30) days following its receipt of such plans and specifications, detailing the manner in which such plans and specifications do not adhere in all material respects to the Standards. If Westside determines that it can modify such plans and specifications in accordance with the S.H.P.O.'s comments, Westside shall so modify such plans and specifications and forward a copy of the modified plans and specifications to the S.H.P.O.. Upon providing the S.H.P.O. with the modified plans and specifications and provided such modified plans and specifications incorporate the S.H.P.O.'s comments, Westside may proceed with the Rehabilitation. If Westside determines that it cannot modify such plans and specifications, the dispute shall be resolved in accordance with Stipulation VIII, unless Westside determines not to proceed with such Rehabilitation. Westside shall provide the S.H.P.O. as soon as practicable preliminary plans and specifications for any Rehabilitation which Westside believes will be undertaken.

IV. Preservation Of The Tower.

A. Notwithstanding the provisions of Stipulation I.B., during the thirty (30) day period following the execution of this Agreement, the City and Westside shall consult regarding the feasibility of retaining the first (1st) bay of the Catalog Building on either side of the Tower. During this thirty (30) day consultation period, Westside shall not commence demolition activity with respect to the first (1st) bay, but Westside may proceed with demolition activity with respect to the balance of the Catalog Building. In consulting with Westside, the City shall seek the comments of other parties including the S.H.P.O., Landmark Preservation Council of Illinois, The National Trust Midwest Regional Office, community organizations and The Blue Ribbon Committee. If at the end of the thirty (30) day consultation period, the City and Westside elect to retain the first (1st) bay, this

Agreement shall be amended pursuant to Stipulation X to reflect the terms and conditions under which the first (1st) bay shall be retained. If at the end of the thirty (30) day consultation period, the City and Westside decide not to retain the first (1st) bay of the Catalog Building, the City shall notify the S.H.P.O. and Council accordingly and Westside shall proceed with the demolition of the Catalog Building (except for the Tower) as provided in Stipulation I.B. In such event, the City shall provide the S.H.P.O. and Council with written documentation supporting the decision not to retain the first (1st) bay. If the first (1st) bay of the Catalog Building is demolished in accordance with this Agreement, any new construction within the area previously occupied by the first (1st) bay shall be undertaken in accordance with Stipulation V.A.

B. Westside shall prepare plans and specifications for the preservation of the exterior of the Tower and undertake such preservation consistent with such plans and specifications. The plans and specifications shall be subject to the review and comment process established by Stipulation III and the dispute resolution process established by Stipulation VIII. In conjunction with the preparation of such plans and specifications, the public shall be provided an opportunity to submit comments and recommendations at a public meeting as set forth in Stipulation VII.

V. New Construction.

A. New Construction Within Historic Impact Areas. If new construction is proposed within the area shown cross-hatched on Exhibit D attached hereto and made a part hereof (hereinafter referred to as the "Historic Impact Areas"), Westside shall prepare plans and specifications for such new construction consistent with the recommended approaches set forth in the Standards as they relate to new construction. Westside shall concurrently submit such plans and specifications to the S.H.P.O. and the staff of the City's Chicago Landmark Commission for their review and comment; provided, however, that Westside shall consult with the S.H.P.O. as soon as reasonably practicable in the development of preliminary plans and specifications. In performing their review of the plans and specifications, the City and the S.H.P.O. shall solicit public comment in accordance with their respective established practices and procedures. If the S.H.P.O. determines that the plans and specifications do not adhere in all material respects to the Standards, the S.H.P.O. shall provide written comments to Westside within thirty (30) days following its receipt of such plans and specifications, detailing its objection to such plans and specifications. If Westside determines that it can modify such plans and specifications in accordance with the S.H.P.O.'s comments, Westside shall so modify such plans and specifications and forward a copy of the modified plans and specifications to the S.H.P.O.. Upon providing the S.H.P.O. with the modified plans and specifications and provided such modified plans and specifications incorporate the S.H.P.O.'s comments, Westside may proceed with such new construction. If Westside determines that it cannot modify such plans and specifications, the dispute shall be resolved in

accordance with Stipulation VIII, unless Westside determines not to proceed with such new construction.

B. New Construction Within The Project. Any new construction within the Project that is not located within the Historic Impact Areas shall be reviewed by the City in accordance with the City's planned development Part II Approval process (Chicago Zoning Ordinance, Section 11.11-3(b)) to ensure compliance with the provisions of the Residential-Business Planned Development covering the Project adopted by the City on August 4, 1993.

VI. Site Preparation, Construction And Infrastructure Activities.

Westside may initiate site preparation activities within the Project, including, but not limited to, remediation of hazardous materials in Historic Properties, demolition of non-historic structures, infrastructure development, and may begin new construction within the Project, except for new construction within Historic Impact Areas, upon execution of this Agreement, provided that such activities are consistent with the provisions of this Agreement.

VII. Public Coordination.

As soon as practicable, but in no event later than six (6) months of the execution of the Agreement, the City and Westside shall schedule a meeting or meetings as may be necessary for the purpose of soliciting the comments and recommendations of the public with respect to the preparation of plans and specifications for the preservation of the exterior of the Tower as required by Stipulation IV and the preparation of plans for an interpretative exhibit of the Historic Properties as required by Stipulation II. The City shall provide prior written notice of such public meeting or meetings.

VIII. Dispute Resolution.

If Westside and the S.H.P.O. determine that a dispute cannot be resolved under the provisions of Stipulations II, III.B, IV.B, or V.A, they shall notify the City and send the City all documentation relevant to the dispute. The City shall then forward all such documentation to the Council. Within thirty (30) days after receipt of all such documentation, the Council shall provide recommendations to the City which the City shall take into account in reaching a final decision regarding the dispute. The City shall then, as the party responsible for compliance with Section 106 under the HOME and C.D.B.G. programs of H.U.D., within thirty (30) days after receipt of the Council's recommendations, render a decision and notify, in writing, all of the parties hereto of its final decision.

IX. Monitoring.

The City shall provide an annual report to the signatories to this Agreement which summarizes Project activities carried out under the terms of this Agreement. The first (1st) report shall be submitted by December 31, 1994 and subsequent reports every December 31 thereafter until the Project is completed. Upon written request from the Council or the S.H.P.O., the City will make arrangements for an on-site visit to Homan Square by the requesting entity with the City and Westside to review activities carried out under the terms of this Agreement.

X. Amendments.

If either the City or Westside determines that it cannot fulfill the terms of the Agreement or otherwise deems it necessary to seek an amendment to this Agreement, Westside and/or the City shall notify the Council and the S.H.P.O. and request an amendment to the Agreement as set forth in 36 C.F.R. Section 800.5(e)(5).

XI. Sale Or Lease Of Historic Properties.

In the event that Westside enters into a lease agreement with or a contract for sale to another entity for the reuse of all or substantially all of any Historic Property (but not including a space lease for a portion of any Historic Property), Westside shall include appropriate covenants to ensure that the lessee or purchaser complies with Stipulations III.A and B.

XII. Additional Assistance.

In the event that Westside receives additional federal or state assistance for the Project, the federal or state agency(ies) as the case may be, shall fulfill their Section 106 compliance responsibilities by accepting, in writing, the terms of this Agreement (and any amendments thereto), and any modifications to this Agreement required by such additional federal or state assistance, and conditioning such assistance upon Westside's satisfactory fulfillment of the terms of this Agreement. Prior to becoming a signatory to this Agreement, a federal agency shall comply with any statutory or regulatory publication requirement applicable to such federal agency. Westside and/or the City shall notify the S.H.P.O. and the Council, in writing, upon receipt of any such additional federal or state assistance.

XIII. Dededesignation As National Historic Landmark.

If the Department of Interior causes the dedesignation of the Sears, Roebuck and Company, National Historic Landmark, under the applicable provisions of the

6/8/2005

REPORTS OF COMMITTEES

50817

National Historic Preservation Act, the parties hereto agree that this Agreement shall remain in full force and effect.

XIV. Miscellaneous Provisions.

A. The parties agree to perform their respective obligations, including the execution and delivery of any documents or approvals as may be necessary or appropriate, in a timely fashion consistent with the terms and provisions of this Agreement.

B. The terms of this Agreement shall be binding upon the City, the S.H.P.O., the Council, Westside and any other federal or state agency that shall become a party to this Agreement (in accordance with Stipulation XII) and their respective successors and assigns.

C. H.U.D.-V's concurrence in this Agreement is solely for the purpose of indicating its approval of this Agreement as it relates to H.U.D. providing financial assistance to the Project under H.U.D.'s HOME and C.D.B.G. programs and is not intended to limit in any way any discretion which H.U.D.-V may have with respect to its approval of the City's request for funds pursuant to regulations under 24 CFR Part 58.

D. This Agreement may be executed in multiple original counterparts, each of which shall be deemed an original, and which together shall constitute one and the same Agreement.

Execution and implementation of this Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the Homan Square Project and its effects on the Historic Properties, and any other properties adjacent to or in close proximity to the Project which may be eligible for inclusion in the National Register of Historic Places, and that the City has taken into account any such effects.

Advisory Council on Historic
Preservation

By: (Signed) Joan W. Stein Date: December 20, 1993
Vice Chairman

City of Chicago, Illinois

By: (Signed) Richard M. Daley Date: December 16, 1993
Mayor

Illinois State Historic
Preservation Officer

By: (Signed) William L. Wheeler Date: December 16, 1993
State Historic Preservation
Officer

Concur:

United States Department of Housing
and Urban Development, Region V

By: _____ Date: _____
Edwin W. Eisendrath,
Acting Regional Administrator

Westside Affordable Housing
Limited Partnership,
by Westside Affordable Housing, Inc.,
its General Partner

By: (Signed) Charles H. Shaw Date: December 14, 1993
President

[Exhibits "A", "B", "C" and "D" referred to in this
Memorandum of Agreement for Homan Square
Project printed on pages 50820 through
50823 of this *Journal*.]

Attachment "A" referred to in this Memorandum of Agreement for Homan Square
Project reads as follows:

Attachment "A".
(To Memorandum Of Agreement
For Homan Square Project)

The Project.

Westside proposes to create a new neighborhood of homes and businesses known

as Homan Square on the fifty-five (55) acre site of the former Sears, Roebuck and Co. (hereinafter referred to as "Sears") headquarters on Chicago's west side, in the North Lawndale community. The vision behind Homan Square is a revitalized North Lawndale stimulated by the creation of diverse, affordable housing for the community, renovated commercial space to provide employment opportunities and the facilitation of needed community services.

Since 1960, North Lawndale has lost more than sixty percent (60%) of its population and over half its housing stock. A key to its revitalization is creating new housing, improving existing housing stock and raising the level of home ownership. To that end, the first phase of Homan Square will create new housing, both for rent and for sale. Groundbreaking for the first approximately eighty (80) units (hereinafter referred to as "Phase I, Section 1") is scheduled to occur in 1993. Plans for Phase I, Section 1 call for a mixture of single-family homes, townhomes, duplexes and six (6) flats built around landscaped common grounds, with fifty-six (56) of the initial eighty (80) units to be rental units. Each unit will have views of open spaces and gardens. Almost one-quarter ($\frac{1}{4}$) of each block will be devoted to play areas and common greens, which is unusual in urban areas. In addition, good lighting, fencing and other security measures will help to make Homan Square a secure, safe, pleasant neighborhood in which to reside. A priority for Homan Square is to encourage and enable home ownership.

Homan Square will also contain more than one million (1,000,000) square feet of institutional and commercial space, upgraded and converted for office and industrial use. The space is well suited to both public- and private-sector organizations and corporations and may prove particularly attractive to such industries as health care, construction, biomedical, technology, light industry and child care. A major focus will be the location of not-for-profit job training and employment centers. As redevelopment at Homan Square progresses, the area's economy will improve, attracting additional businesses and services and increasing employment opportunities for neighborhood residents. The goal over time is for neighborhood residents to hold many of the new jobs brought to Homan Square. Construction jobs will be available to qualified local residents, particularly those who are experienced tradespeople. Hiring preference will be given to qualified local residents and members of minority groups.

The plan of development for Homan Square has been approved by the City in accordance with the City's planned development process pursuant to the Chicago Zoning Ordinance. This process included presenting plans of the proposed development at several public meetings and in numerous other meetings with community organizations including a "Blue Ribbon" Committee and individuals from the community. Community review and input was encouraged throughout the planned development process. The process culminated with the adoption by the City on August 4, 1993 of a Residential-Business Planned Development which controls the future development of the Project by requiring all development plans to be reviewed by the City Department of Planning and Development to ensure compliance with the provisions of such Residential-Business Planned Development.

Exhibit "A".
(To Memorandum Of Agreement
For Homan Square Project)

Site Plan.

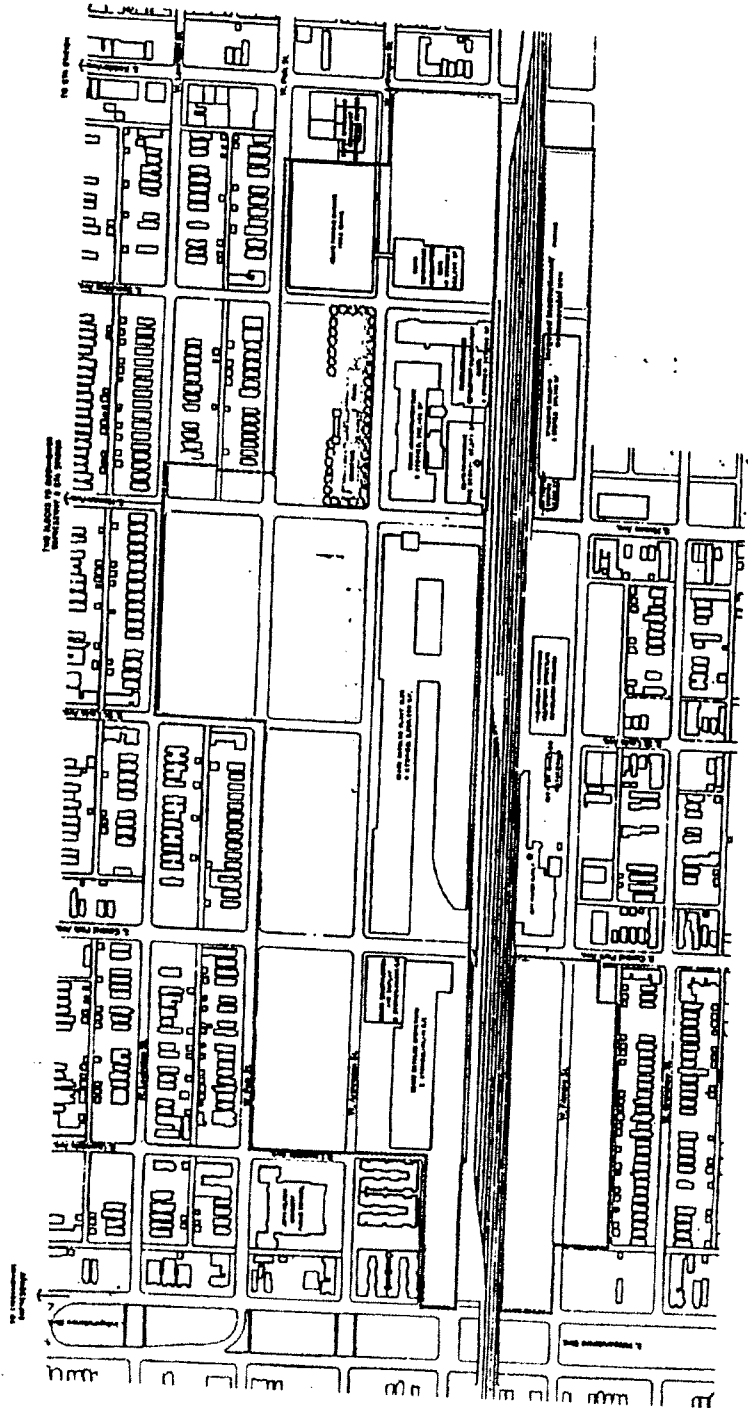


Exhibit "B".
(To Memorandum Of Agreement
For Homan Square Project)

Historic Properties.

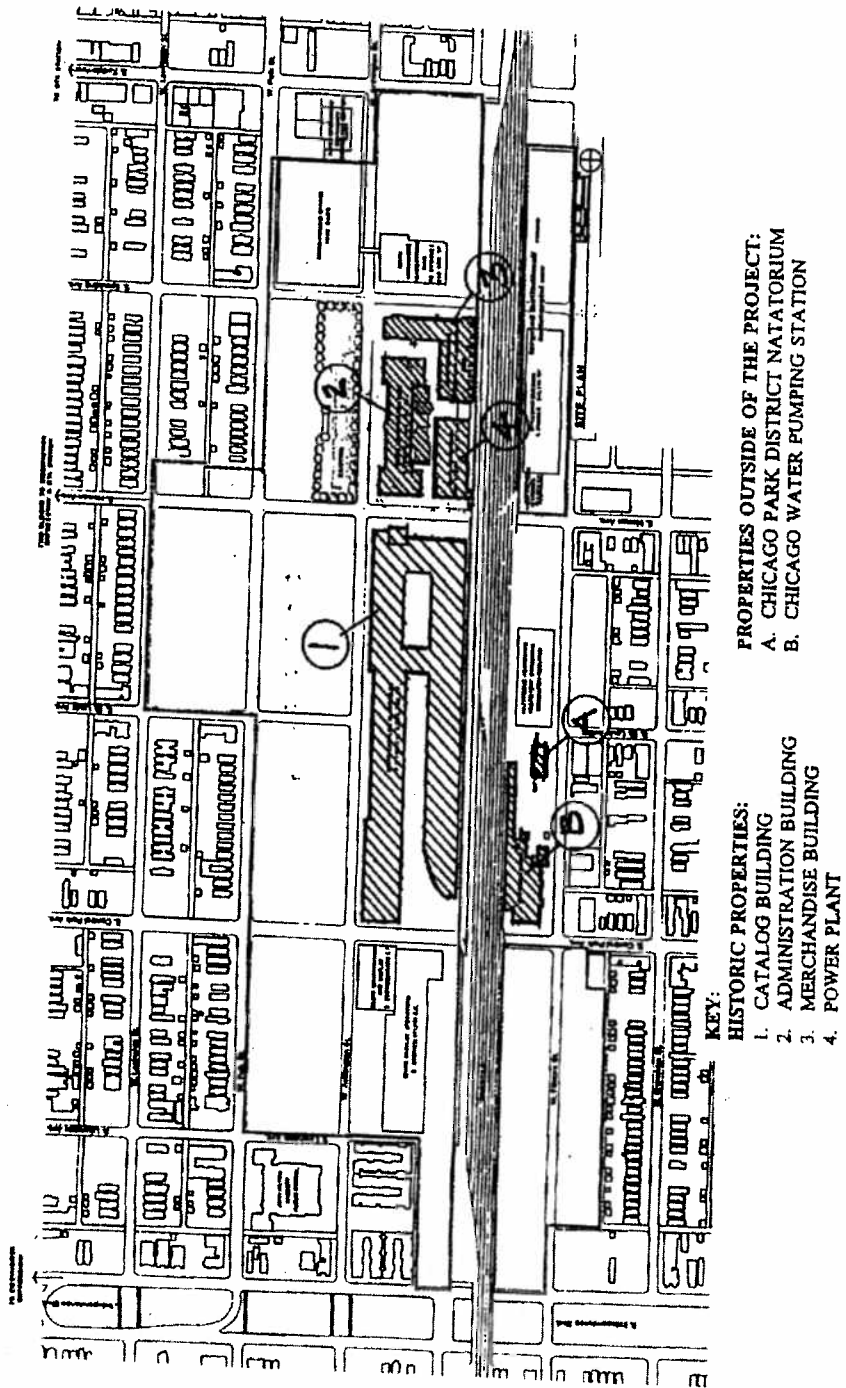
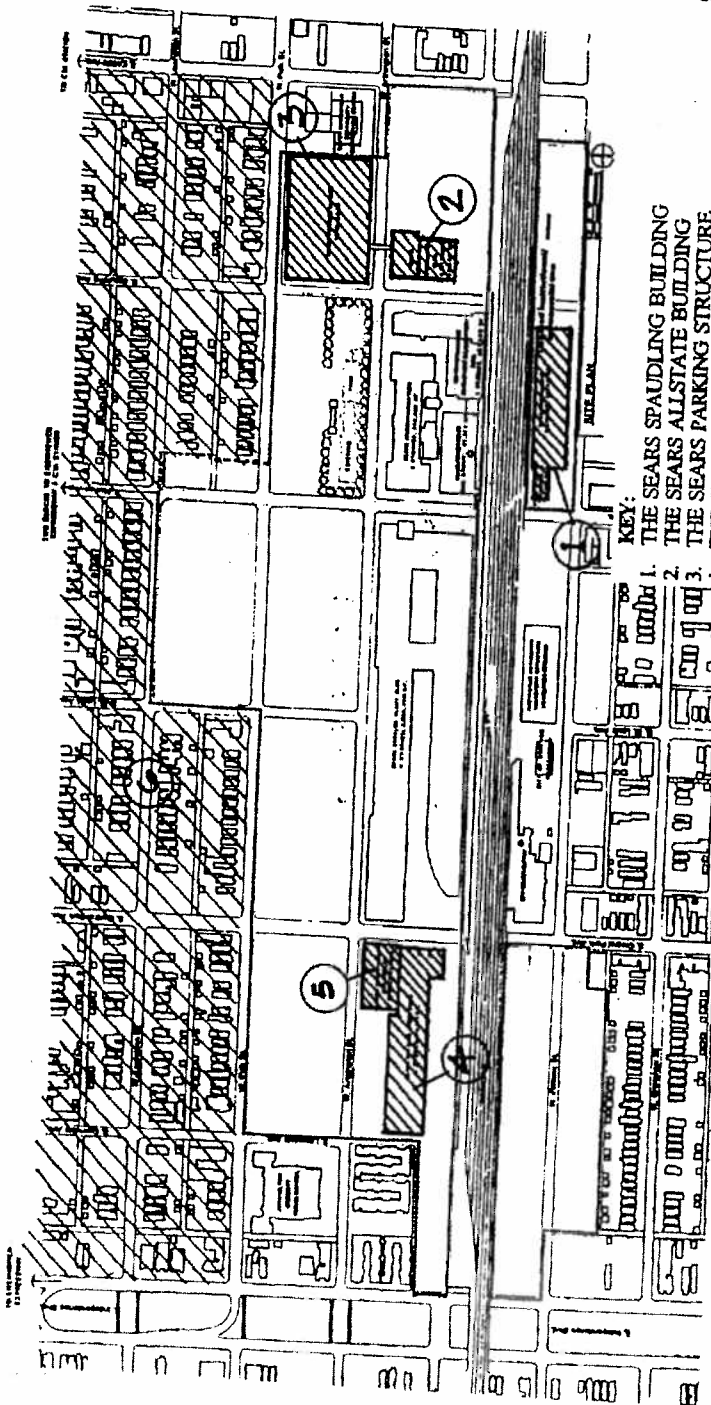


Exhibit "C".
(To Memorandum Of Agreement
For Homan Square Project)

Location Of Properties Not Eligible For Inclusion
In National Register Of Historic Places.



- KEY:
1. THE SEARS SPAULDING BUILDING
 2. THE SEARS ALLSTATE BUILDING
 3. THE SEARS PARKING STRUCTURE
 4. THE SEARS SHIPPING & RECEIVING BUILDING
 5. THE SEARS EXHIBIT & DISPLAY BUILDING
 6. THE ADJACENT EXISTING RESIDENTIAL AREA

EXHIBIT C
LOCATION OF PROPERTIES NOT ELIGIBLE
FOR INCLUSION IN THE NATIONAL REGISTER
OF HISTORIC PLACES

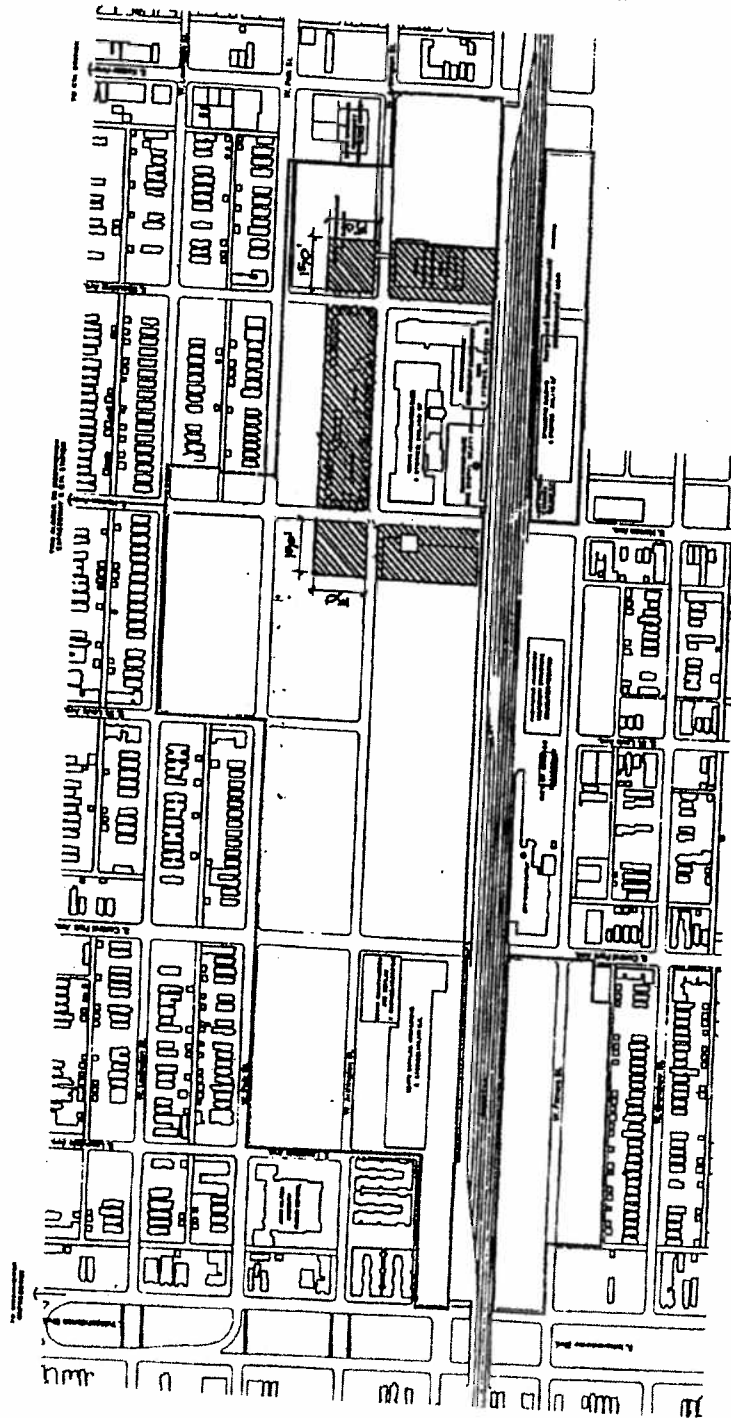
6/8/2005

REPORTS OF COMMITTEES

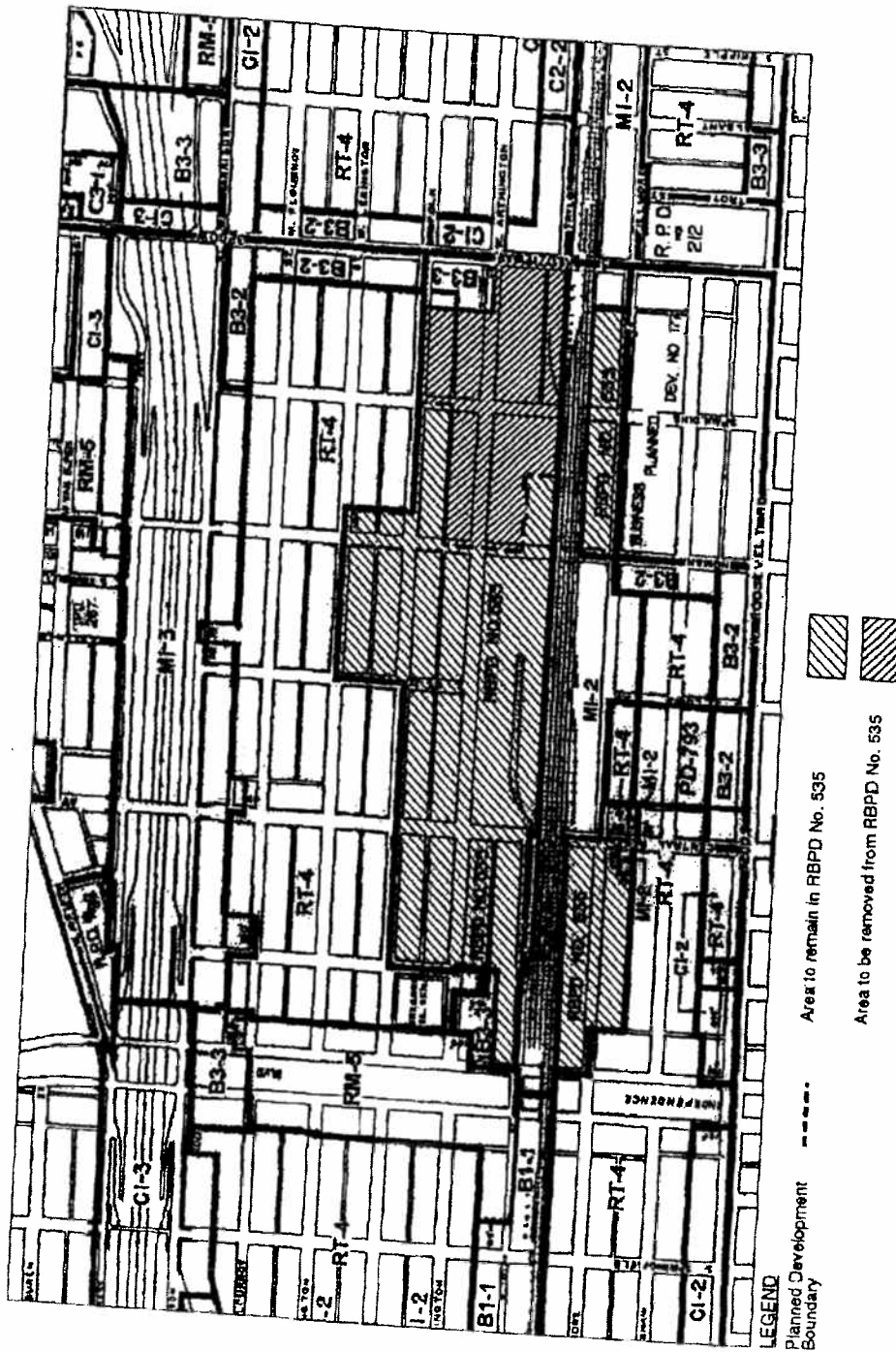
50823

Exhibit "D".
(To Memorandum Of Agreement
For Homan Square Project)

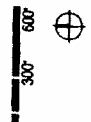
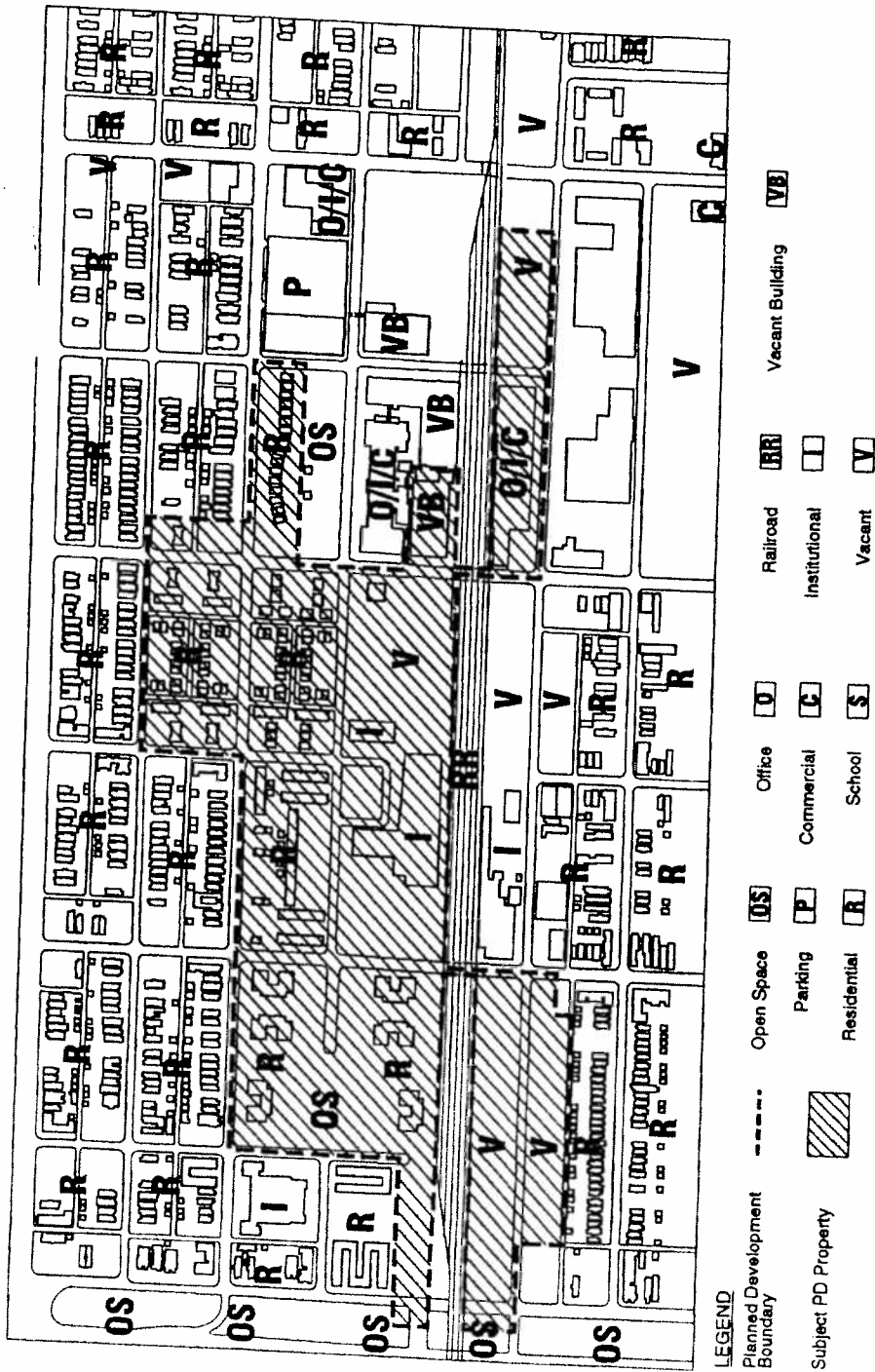
Historic Impact Area.



Existing Zoning Map.



Existing Land-Use Map.





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>

July 21, 2003

Mr. Alan Bell
Charity & Associates
20 North Clark Street, Suite 700
Chicago, IL 60602

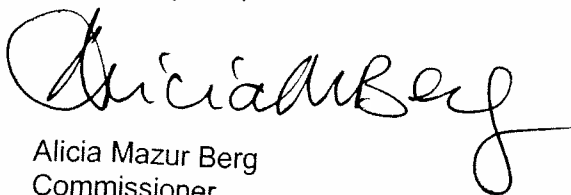
Re: Site Plan Approval for Residential-Business Planned
Development No. 535 - Subarea A
Proposal: The construction of nine (9) detached
single-family homes
Location: An area located along the south side of
West Polk Street between South Central Park
Avenue and South St. Louis Avenue

Dear Mr. Bell:

We have reviewed the Site Plan, Building Elevations, and Floor Plans submitted by you for the construction of nine (9) detached single-family homes within Subarea A of the Planned Development area. These plans prepared by Fitzgerald Associates Architects dated April 30, 2003, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 535 - Subarea A

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. 535 - Subarea A, for the construction of nine (9) detached single-family homes located along the south side of West Polk Street between South Central Park Avenue and South St. Louis Avenue, is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on August 4, 1993.

Very truly yours,



Alicia Mazur Berg
Commissioner

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

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

September 26, 2000

Mr. James M. Kane
Schiff, Hardin and Waite
6600 Sears Tower
Chicago, IL 60606

Re: Site Plan Approval for Residential-Business Planned Development No. 535. Subarea A6/B1
Proposal: The construction of a one-story community center which will contain a Chicago Park District Field House and a Health and Family Center.
Location: An area bounded by West Arthington Street, South Homan Avenue, the B&O C.T. Railroad, and South Central Park Avenue - 3517 West Arthington Street

Dear Mr. Kane:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of this phase of development for a new community center which will house a Chicago Park District Field House and a Health and Family Center within Subarea A6/B1 formerly Block 6 of Subarea A and Block 1 of Subarea B. The Site Plan (dated August 8, 2000) and Building Elevations (dated July 7, 2000) both prepared by Booth Hansen Associates, and the Landscape Plans (sheets L2.0, L3.0, L3.1, L3.2, and L4.0) all prepared by Wolff Clements and Associates and dated August 8, 2000, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 535.

Please note that an Administrative Relief was granted on September 25, 2000 which modified the "Right-Of-Way Adjustment Map," the "General Land Use and Open Space Plan," and the "Bulk Regulations and Data Table" to allow for this construction. (Attached)

The Department of Planning and Development has determined that the green space and landscaping for this phase of development is in accordance with Statement No. 10(h) of the Planned Development Ordinance.





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

September 25, 2000

Mr. James M. Kane, Esq.
Schiff, Hardin and Waite
6600 Sears Tower
Chicago, Illinois 60606

Re: Request for minor changes to Residential-Business
Planned Development No. 535
(Homan Square-Subareas A & B - Blocks A6 & B1)

Dear Mr. Kane:

The Department of Planning and Development has considered your request for minor changes to Residential-Business Planned Development No. 535, on behalf of West Side Affordable Housing Limited Partnership, pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of Residential-Business Planned Development No. 535.

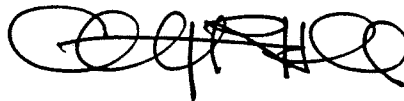
In your letter dated September 12, 2000, you requested that the "Property Line and Right-Of-Way Adjustment Map," the "Generalized Land Use and Open Space Plan" exhibits to the Planned Development Ordinance and the "Bulk Regulations and Data Table" originally approved by the Chicago City Council on August 4, 1993, be modified per the attached exhibits prepared by Booth Hansen & Associates dated September 20, 2000 and September 22, 2000, to allow for the construction of a proposed community center which will house a Chicago Park District Field House and a Health & Family Center, and which will extend into both Blocks A6 and B1 of the Planned Development area.

Specifically, you requested that the "Property Line and Right-Of-Way Adjustment Map" to the Planned Development Ordinance originally approved, be modified to reflect the entire elimination of the South St. Louis Avenue and West Taylor Street originally proposed dedications from S. Central Park Avenue to a point just west of Homan Avenue immediately south of Blocks A6 and B1, to allow for this development project. Please note that a prior Administrative Relief dated August 7, 1997 granted the waiving of a portion of the proposed dedication for the one-block of Taylor Street between S. Lawndale Avenue and South Central Park Avenue. In addition, the "Generalized Land Use Open Space Plan," shall be modified to reflect the single consolidated block of A6 and B1. Please note that the Chicago



Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 535, for the construction of a proposed community center which will house a Chicago Park District Field House and a Health & Family Center, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on August 4, 1993, and the Administrative Relief granted on September 25, 2000.

Very truly yours,

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

Christopher R. Hill
Commissioner

cc. Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo

Attachment

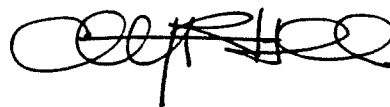
Department of Transportation has reviewed and approved the foregoing right-of-way adjustment proposal.

The modifications to the Property Line and Right-Of-Way Adjustment Map will result in an increase in the net site area for these blocks as a result of adding the square footage associated with the previously proposed street dedications. Therefore, you requested a modification to the Bulk Regulations and Data Table to reflect the new Subarea A6/B1 net site area of 425,805 square feet for the combined blocks, a new maximum site coverage of 19.28 percent and a new maximum Floor Area Ratio of 0.25. These figures have been determined based on the projected area totals for the new construction within the project site combined with existing totals within the combined blocks.

The Department of Planning and Development concurs that this proposed community center, with the subsequent combining of two of the blocks within this Planned Development, will result in an overall density reduction from the development originally intended for these blocks, which were primarily more residential units. The Department acknowledges the significant public benefits associated with this development which includes the increased public open space. Therefore, the Department of Planning and Development has determined that these changes described herein will have no adverse impact on the development, but on the contrary will benefit both this development and the surrounding neighborhood.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 11 of Residential-Business Planned Development No. 535, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 535.

Sincerely,



Christopher R. Hill
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

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

August 5, 1997

Mr. James M. Kane
Schiff, Hardin and Waite
7200 Sears Tower
Chicago, IL 60606-6473

Re: Site Plan Approval for Residential-Business Planned
Development No. 535.

Proposal: The construction of blocks 5 and 7 (Phase
4) Subarea A. (Homan Square)

Location: An area bounded by West Polk Street,
South Lawndale Street, the CSX Railroad, and South
Central Park Avenue

Dear Mr. Kane:

We have reviewed the Site Plan, Landscape Plan, and Building Elevation Plans submitted by you for the construction of Phase 4 of the Planned Development. The Site Plan (dated June 9, 1997) and Building Elevations (dated June 5, 1997) prepared by Fitzgerald Associates Architects, and the Landscape Plan (sheets L-1, L-2, & L-3) prepared by Peter Lindsay Schaudt and dated April 16, 1997, are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 535.

Phase 4 will occur on Blocks 5 and 7 and will consist of six (6), 18-unit apartment buildings and eight (8), five and six unit townhouse structures, for a total of 153 dwelling units. Please note that an Administrative Relief was granted on August 4, 1997 which modified the "Right-Of-Way Adjustment Map" and the "Bulk Regulations and Data Table" to allow for this construction. (Attached)

The Department of Planning and Development has determined that the green space and landscaping for this phase of development is in accordance with Statement No. 10(h) of the Planned Development Ordinance.

Upon review of the material submitted by the Applicant, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No.



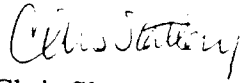
535, for the construction of Phase 4 of the Planned Development, is hereby approved as conforming to the Plan of Development as approved by the Chicago City Council on August 4, 1993, and the Administrative Relief granted on August 4, 1997.

Very truly yours,

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

Christopher R. Hill
Commissioner

Originated by:

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

Chris Slattery
Deputy Commissioner
Zoning Division

c.c. Paul Woznicki
Philip Levin
Michael Marmo

Attachment



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

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

August 4, 1997

Mr. Steven D. Friedland
Schiff, Hardin and Waite
7200 Sears Tower
Chicago, Illinois 60606-6473

Re: Request for a minor change to Residential-Business
Planned Development No. 535
(Homan Square/Phase 4; Subarea A - Blocks 5 & 7)

Dear Mr. Friedland:

The Department of Planning and Development has considered your request for a minor change to Residential-Business Planned Development No. 535, on behalf of West Side Affordable Housing Limited Partnership, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No.11 of Residential-Business Planned Development No. 535.

Specifically, in your letter dated July 25, 1997, you requested that the "Property Line and Right-Of-Way Adjustment Map" exhibit to the Planned Development Ordinance and the "Bulk Regulations and Data Table" originally approved by the Chicago City Council on August 4, 1993, be modified per the attached Property Line and Right of Way Adjustment Map - Revision Number 1 (dated July 24, 1997), and the Bulk Regulations and Data Table (dated May 27, 1997) prepared by Fitzgerald Associates Architects.

Originally, a sixty-six (66) foot wide portion of West Taylor Street between the west line of S. Central Park Avenue and the west line of S. Lawndale Avenue was to be dedicated in accordance with the approved Property Line and Right-Of-Way Adjustment Map, and two, ten (10) foot by seventy (70) foot right-of-way dedications were proposed for West Arthington Street. Accordingly, you propose the vacation of the north twenty (20) feet of previously dedicated Taylor Street and the south six (6) feet of Taylor Street which was not previously dedicated though required to be dedicated in accordance with the Planned Development. This will result in a forty (40) foot wide rededication of Taylor Street. You also request the elimination of the ten (10) foot by seventy (70) foot right of way dedications due to the fact that the cul-de-sac constructed at Arthington Street has been constructed completely within the existing right-of-way.



Please
Recycle!



Please note that the Chicago Department of Transportation has reviewed and approved the foregoing right-of-way adjustment proposal on July 18, 1997.

The modifications to the Property Line and Right-Of-Way Adjustment Map will result in an increase in the net site area for Subarea A. Therefore, you requested a modification to the Bulk Regulations and Data Table to reflect an increase in the net site area for Subarea A from 1,293,140 square feet to 1,304,389 square feet. Please note that no other changes to the Bulk Regulations and Data Table will be required.

In addition, you also requested a reduction in the minimum building setback from the newly formed block 7 property line along Taylor Street from the required five (5) feet to a proposed four (4) feet to allow for the future construction of Building No. 6 located in block 7 of Subarea A. The Department of Planning and Development has determined that since the West Taylor Street right-of-way between South Central Park Avenue and South Lawndale Avenue will be closed to vehicular traffic and subsequently seeded and landscaped, that the above setback change will have no adverse impact on the development.

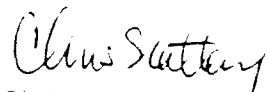
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement No. 11 of Residential-Business Planned Development No. 535, I hereby approve the foregoing minor changes, but no other changes to Residential-Business Planned Development No. 535.

Sincerely,



Christopher R. Hill
Commissioner

Originated by:



Christine Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo

Attachments

- *Reclassification Of Areas Shown On Map Number 2-J.
(As Amended)*

RBPD 535

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 B1-2 Local Retail District, B4-3 Restricted Service District, C2-2 General Commercial District and C2-3 General Commercial District symbols and indications as shown on Map No. 2-J in the area bounded by:

West Polk Street; South St. Louis Avenue; West Lexington Street; South Homan Avenue; West Polk Street; South Spaulding Avenue; West Arthington Street; a line 630.35 feet east of and parallel to South Central Park Avenue; the north line of the B.&O. C.T. Railroad right-of-way; South Independence Boulevard; a line 216 feet south of and parallel to West Arthington Street; a line 415.86 feet east of and parallel to South Independence Boulevard; West Arthington Street; and South Lawndale Avenue,

to those of an R4 General Residence District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C2-3 General Commercial District symbols and indications as shown on Map No. 2-J in the area bounded by:

West Polk Street; a line 370.20 feet east of and parallel to South Spaulding Avenue; West Arthington Street; South Kedzie Avenue; the north line of the B.&O. C.T. Railroad right-of-way; a line 630.35 feet east of and parallel to South Central Park Avenue; West Arthington Street; and South Spaulding Avenue,

to those of a B4-3 Restricted Service District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 2-J in the area bounded by:

South Homan Avenue; West Fillmore Street; the alley next east of and parallel to South Spaulding Avenue; the alley next north of and parallel to West Fillmore Street; South Spaulding Avenue; and the south line of the B.&O. C.T. Railroad right-of-way,

to those of a B4-4 Restricted Service District.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all of the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 2-J in the area bounded by:

the south line of the B.&O. C.T. Railroad right-of-way; South Central Park Avenue; a line 75 feet south of and parallel to West Fillmore Street; a line 100 feet west of and parallel to South Central Park Avenue; the alley next south of and parallel to West Fillmore Street; the alley next east of and parallel to South Independence Boulevard; West Fillmore Street and South Independence Boulevard,

to those of an R4 General Residence District.

SECTION 5. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District, B4-3 Restricted Service District and B4-4 Restricted Service District symbols and indications as shown on Map No. 2-J in the area bounded by:

West Lexington Street; a line 103.59 feet east of and parallel to South Homan Avenue; the alley next south of and parallel to West Lexington Street; a line 100.30 feet east of and parallel to South Homan Avenue; West Polk Street; a line 370.20 feet east of and parallel to South Spaulding Avenue; West Arthington Street; South Kedzie Avenue; the north line of the B.&O. C.T. Railroad right-of-way; the easterly right-of-way line of South Spaulding Avenue; the alley next north of and parallel to West Fillmore Street; the alley next west of and parallel to South Kedzie Avenue; West Fillmore Street; South Homan Avenue; the south line of the B.&O. C.T. Railroad right-of-way; the westerly right-of-way line of South Spaulding Avenue; the north line of the B.&O. C.T. Railroad right-of-way; the easterly right-of-way line of South Central Park Avenue; a line 75 feet south of and parallel to West Fillmore Street; a line 100 feet west of and parallel to South Central Park Avenue; the alley next south of and parallel to West Fillmore Street; the alley next east of and parallel to South Independence Boulevard; West Fillmore Street; South Independence Boulevard; the south line of the B.&O. C.T. Railroad right-of-way; the westerly right-of-way line of South Central Park Avenue; the north line of the B.&O. C.T. Railroad right-of-way; South Independence Boulevard; a line 216 feet south of and parallel to West Arthington Street; a line 415.86 feet east of and parallel South Independence Boulevard; West Arthington Street; South Lawndale Avenue; West Polk Street; and South St. Louis Avenue, to the designation of a Residential-Business Planned Development which is hereby established in the area described above subject to such use and

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bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no other.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Residential-Business Planned Development No. 535.

Plan Of Development Statements.

1. The area which is delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 52 acres (the "Property") which is depicted on the attached Property Line and Right-of-Way Adjustment Map and is owned or controlled by West Side Affordable Housing Limited Partnership (the "Applicant").
2. The Applicant acknowledges that the Applicant, its affiliates, successors, assigns, grantees or lessees shall obtain all official reviews, approvals and permits, which may be necessary to implement the development of the Property. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way, which may be necessary to implement development of the Property, shall require a separate submittal.
3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees and lessees and, if different than the Applicant, the record owners of title of the Property. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the record owners of title from time to time. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this Plan of Development is made for any portion of the Property, the Property 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 Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by all the owners of the Property unless the right to proceed with an

amendment to this Plan of Development or any other change or modification thereto shall have been reserved by a prior owner of any portion of the Property or otherwise delegated by the owner of any portion of the Property to some third party (which reservation or delegation shall be evidenced by appropriate documentation). In such event, the application for an amendment to this Plan of Development or any other modification or change thereto shall be authorized by all owners, prior owners and third parties (representing all of the Property) vested with the authority to proceed with such application, modification or change.

Nothing herein shall be construed to mean that an individual owner of a portion of the Property is relieved of obligations imposed hereunder or deprived of rights granted herein with respect to that portion of the Property owned by such individual or is not subject to City action pursuant to this Plan of Development with respect to such obligations or rights. In addition, 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. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder. The term "Applicant" shall not apply to the holder of a mortgage, trust deed or any collateral interest on any portion of the Property or interest therein unless and until such holder shall acquire title through foreclosure or other action associated with such mortgage, trust deed or collateral interest. Upon acquiring title, such holder thereafter shall be subject to the obligations imposed by and vested with the rights granted under this Plan of Development with respect to that portion of the Property owned by such holder.

4. This Plan of Development consists of these Eighteen Statements; an Existing Zoning and Street Map; an Existing Land Use Map; a Property Line and Right-of-Way Adjustment Map; a Generalized Land Use and Open Space Plan; a Site Plan for Phase I, Section 1 of Subarea A prepared by Nagle, Hartray & Associates Ltd., dated June 10, 1993; a Landscaping Plan for Phase I, Section 1 of Subarea A prepared by the Lannert Group dated June 10, 1993; Elevations for Buildings to be constructed in Phase I, Section 1 of Subarea A prepared by Nagle, Hartray & Associates Ltd., dated June 10, 1993; and a Bulk Regulations and Data Table. The Plan of Development is applicable to the area delineated herein and no other controls shall apply. The Plan of Development, including but not

limited to the types, nature and intensity of the permitted uses, conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance, of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into lettered subareas and numbered blocks within such subareas as indicated on the Generalized Land Use and Open Space Map. Subject to the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this Plan of Development:

Subarea A -- Blocks 1, 1A, 2, 3, 4, 5, 6, 7, 8 and 9.

Subarea A shall be developed primarily for residential purposes. In addition, the following uses shall be permitted: (i) all uses permitted in the B4-3 Restricted Service District (except automobile service stations, repair garages, crematories, laundrettes, liquor stores, currency exchanges and funeral parlors); (ii) all uses permitted in the R4 General Residence District (except hospitals and churches); and (iii) privately owned playgrounds; publicly and privately owned recreation buildings; health centers; rest, nursing and convalescent homes; and non-accessory off-street parking; provided, however, that any non-residential uses are focused along Homan Avenue and Central Park Avenue and no such use or combination of such non-residential uses shall occupy more than 25% of the net site area of any block within Subarea A on which such use or uses are located (except for Block 8 which may be totally occupied by non-residential uses and Block 9 which may be occupied to a maximum of 30% of the net site area by non-residential uses). To limit the volume of vehicular and pedestrian traffic within this predominantly residential subarea, no single non-residential use shall exceed 40,000 square feet nor shall the total floor area which may be devoted to retail uses within Subarea A exceed 30% of the permitted floor area for Subarea A as set forth in the Bulk Regulations and Data Table.

- = For each 1,500 square feet of floor area devoted to non-residential use, the maximum number of dwelling units in Subarea A shall be reduced by one.

As an interim use subject to the provisions of Statement 10(c)(i) and 10(k), Block 3 of Subarea A may be used to satisfy the required accessory parking for Subareas B and C.

Subarea B.

Subarea B shall be devoted primarily to neighborhood commercial, institutional and light industrial uses; however, dwelling units shall be permitted above the ground floor and ground floor dwelling units shall be permitted fronting on St. Louis Avenue. Live-work opportunities shall also be permitted above the ground floor of buildings within this Subarea. An important goal in this subarea is to preserve and re-use existing buildings where feasible. Therefore, the size and range of uses allowed within buildings existing on or before the original effective date of this Planned Development ordinance are intentionally more permissive than for new construction within this Subarea.

Neighborhood commercial uses shall include all uses permitted as-of-right in the B4-3 Restricted Service District (except crematories, laundrettes, liquor stores, currency exchanges and funeral parlors) provided that automobile service stations and repair garages must front on Kedzie Avenue. In addition, the following neighborhood uses shall be permitted: drive-through financial institutions (fronting on Spaulding Avenue, Homan Avenue or Kedzie Avenue only); drive-through restaurant (fronting on Kedzie Avenue only); battery and tire service station (fronting on Kedzie Avenue only); auto laundry (fronting on Kedzie Avenue only); and accessory and non-accessory off-street parking in parking lots and private and public parking garages. No employee limits shall apply to any B4-3 Restricted Service District uses. In order to limit the volume of vehicular traffic, retail uses shall be limited to 70,000 square feet each in any new buildings which are constructed; provided, however, that in order to encourage preservation and re-use of existing buildings, no square footage limitation shall apply to any individual retail use or any other individual permitted use located within buildings existing on or before the original effective date of this Planned Development ordinance. As a further limit on retail uses, the total floor area which may be devoted to retail uses within Subarea B shall not exceed 30% of the permitted floor area for Subarea B as set forth in the Bulk Regulations and Data Table.

As further incentive to preserve and re-use existing buildings, the following light industrial uses shall be permitted only within buildings existing on or before the original effective date of this Planned Development ordinance: printing and publication; warehousing and storage; linen and towel supply; packing and crating; parcel delivery station; and accessory uses.

Institutional uses shall include all uses permitted as-of-right in the R4 General Residence District (except hospitals and churches) and shall be permitted in either buildings existing on or before the

effective date of this Planned Development ordinance or any new buildings which are constructed. In addition, the following institutional uses shall be permitted: public and private schools; job training centers; public art galleries and museums; privately and publicly owned playgrounds and parks; outpatient clinics; surgicenters; health centers; sanitariums; congregate care centers; nursing homes and accessory uses.

Parking lots and garages located within Subarea B may be used to provide required accessory parking for Subarea C.

Subarea C.

Subarea C shall be devoted to neighborhood commercial, limited manufacturing, light industrial and institutional uses.

Neighborhood commercial uses shall include all uses permitted as-of-right in the B4-3 Restricted Service District (except crematories, laundrettes, liquor stores, currency exchanges and funeral parlors) provided that automobile service stations and repair garages for use by the general public must front on Spaulding Avenue. In addition, permitted neighborhood commercial uses shall include: auto laundry (fronting on Spaulding Avenue only) and battery and tire service stations (fronting on Spaulding Avenue only). No employee limits shall apply to any B4-3 uses. In order to limit the volume of vehicular traffic, retail uses shall be limited to 70,000 square feet each in new buildings to be constructed; provided, however, that in order to encourage preservation and re-use of existing buildings where feasible, no size limit shall apply to any individual retail use or any other individual permitted use located within buildings existing on or before the original effective date of this Planned Development ordinance. As a further limit on retail uses, the total floor area which may be devoted to retail uses within Subarea C shall not exceed 30% of the permitted floor area for Subarea C as set forth in the Bulk Regulations and Data Table.

As further incentive to preserve and re-use existing buildings, the following light industrial uses shall be permitted only within the buildings existing on or before the original effective date of this Planned Development ordinance: printing and publication; linen and towel supply; packing and crating; parcel delivery station; repair and service shops (electrical, cement and plumbing); warehousing and storage; and accessory uses.

Institutional uses shall include all uses permitted as-of-right in the R4 General Residence District (except hospitals, dwelling units and

churches) and shall be permitted in buildings existing on or before the effective date of this Planned Development ordinance or any new buildings which may be constructed. In addition, the following institutional uses shall be permitted: public and private schools; job training centers; public art galleries and museums; privately and publicly owned playgrounds and parks; outpatient clinics; surgicenters; health centers; sanitariums; congregate care centers; nursing homes; trade and drama schools or classes; community center; theatrical productions; gymnastic center; public service and public recreational uses.

Accessory and non-accessory parking lots and garages for the storage of public and private passenger vehicles and motor vehicles under and over 1½ tons, and garages for the repair and servicing of motor vehicles over 1½ tons shall be permitted.

Parking lots and garages located within Subarea C may be used to provide required accessory parking for Subarea B.

Subarea D.

Subarea D shall be used for public parks, playgrounds and recreational facilities.

Subarea E.

Subarea E shall be used for private open green space.

All Subareas.

Portions of the Property may be utilized on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property and public and private parks and playgrounds.

6. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required

- in conjunction with new construction, shall be adequately designed and paved in compliance with the Municipal Code of Chicago. Vehicular ingress and egress associated with new construction shall be subject to the review and approval of the Department of Transportation and of the Commissioner of Planning and Development (the "Commissioner").
7. The height of each building located within the Planned Development and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:
 - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
 8. Business signs, nameplates and temporary signs, such as construction and marketing signs, are permitted upon the Property subject to the review and approval of the Commissioner.
 9. For purposes of maximum floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance on the effective date of the ordinance approving establishment of this Planned Development shall apply; provided, however, that (i) floor area within any building devoted to mechanical equipment which exceeds 5,000 square feet in any single location shall not be included, and (ii) floor area devoted to non-accessory off-street parking shall not be included.
 10. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in Statement No. 4, the site plans and supporting materials submitted pursuant to Statement No. 13 and such other documents required to be submitted by the Applicant under this Plan of Development.

In addition, the development of the Property shall be subject to the following:

- (a) Circulation. Improvements to be constructed on the Property shall be provided with vehicular and pedestrian access to a

public roadway. Parking space layout, private roadway vehicular circulation, loading access, private pedestrian circulation routes, parking structure operational design and the location and design of curb-cuts at public streets associated with new development on the Property shall be designed and constructed in accordance with the applicable provisions of this Plan of Development and shall promote a safe, efficient, appropriate and beneficial design. In conjunction with the business, retail and commercial development of Subarea B, truck traffic will maximize to the extent possible the use of Homan Avenue and Kedzie Avenue and minimize the use of Arthington Street, between Homan Avenue and St. Louis Avenue for ingress and egress to such subarea.

- (b) **Private Roadways.** A private roadway shall mean any private drive or way located on private property which is designed and intended for use as vehicular access to uses located therein. Private roadways shall be designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Fire lanes, if required within the private roadways, shall be designed and paved to provide ingress and egress for emergency vehicles. No parking shall be permitted within such fire lanes. All private roadways shall be designed to accommodate appropriate pedestrian use thereof. Lighting at an intensity sufficient to permit safe passage shall be provided. All private roadways shall be reasonably accessible to private pedestrian use but need not be made available to the general public. Private roadways shall be designed and configured to provide pathways to public streets. In addition, private roadways shall be designed and configured for the various phases of the development taking into consideration the need to provide an integrated and unified system of vehicular and pedestrian ingress and egress and shall be designed where feasible to maximize access to any parks, transit facilities and pedestrian corridors which may be within, adjacent or proximate to the Property.

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

- (i) Interim outdoor, at-grade, off-street parking may be maintained at one or more locations on the Property

for a period not to exceed five (5) years from the date(s) on which such parking is placed into service; provided, however, that the Commissioner may authorize the continuation of such interim parking for additional periods where deemed appropriate upon written request of Applicant. Such interim parking shall be located, landscaped and maintained in a manner substantially in compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and associated regulations. Each interim parking location shall require the submittal of a site plan pursuant to Statement Number 13.

- (ii) Permanent at-grade, off-street parking shall be designed, constructed and maintained in substantial compliance with the vehicular use, area, landscaping and screening provisions of the Chicago Zoning Ordinance and each site plan submitted pursuant to Statement Number 12.
- (iii) Off-street parking required to serve residential uses developed in Subarea A, shall be located on the same parcel as the residential use except for apartment structures for which required parking shall be located on the same block within the subarea and no farther than 300 feet from such apartment structure. Off-street parking required to serve permitted non-residential uses in Subarea A shall be located on the same parcel as the non-residential use. Parking required to serve permitted uses in Subarea B and Subarea C may be located anywhere within one or both subareas.
- (iv) Off-street parking for Subareas B and C as required in the Bulk Regulations and Data Table shall be provided based on the amount of square footage occupied in the buildings located within those subareas. No later than July 1st of each year, the Applicant shall advise the Commissioner of the amount of square footage occupied within such buildings by the type of use and the number of parking spaces provided to accommodate such uses consistent with the parking requirements set forth in the Bulk Regulations and Data Table. For purposes of determining compliance with Statement Number 14 hereof the Applicant shall also include in such annual report a certified statement of the term and square footage of any leases pertaining to buildings

existing prior to this Planned Development ordinance.

- (d) **Loading.** Off-street loading shall be provided upon the Property in accordance with this Statement and with the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development. All loading berths required by this Plan of Development shall be located proximate to the building or use served. To the maximum extent feasible, loading berths in Subareas A, B and C devoted to business, retail and commercial subareas shall not directly face onto residential or park areas. If loading berths are required to directly face onto residential or park areas, then a buffer zone shall be created as provided for in Statement Number 10(k). Circulation associated with the utilization of loading berths shall be internal to the development site wherever possible.
- (e) **Setbacks.** Periphery setbacks shall be provided on the Property as set forth in the Bulk Regulations and Data Table attached hereto and made a part of this Plan of Development; provided, however, that such periphery setbacks may be adjusted, subject to the approval of the Commissioner pursuant to Statement Number 11.
- (f) **Curb-cuts.** With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and to loading berths, and all other facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with on-street traffic and with pedestrian circulation. Applicant shall use its best efforts to limit the number of curb-cuts on public streets. All such curb-cuts shall be constructed in accordance with the standards of the Municipal Code of Chicago.
- (g) **Lighting.** Applicant shall provide decorative lighting along the private roadways and pathways located within those portions of Subarea A which are devoted to residential use. The number, location and specifications for the decorative lighting shall be included on the site plan required to be submitted pursuant to Statement Number 13.
- (h) **Landscaping.** Landscaping shall be installed and maintained substantially in accordance with the site plans submitted pursuant to Statement Number 13. Parkway trees shall be installed and maintained in the public right-of-way adjacent to any new development of the Property and in accordance with the parkway tree planting provisions of the

Chicago Zoning Ordinance and associated regulations. Parking areas shall be landscaped to enhance the appearance of the development from public streets. The green space required to be provided under this Plan of Development as set forth in the Bulk Regulations and Data Table shall take the form of parks, gardens, landscaped areas, tot-lots and playgrounds. Landscaping to be utilized in conjunction with such green space shall consist of grass, ground cover, shrubs, trees or other living plant materials. All landscaping shall be properly maintained by the owner thereof at all times. To the maximum extent feasible and consistent with the development plans for the various phases of development within Subarea A, the green space and the associated landscaping within Subarea A shall be compatible from block to block so as to provide for a logical transition between blocks. Landscaping associated with subsequent development phases of Subarea A shall be equivalent to or exceed the quality of landscaping of Phase I, Section 1 of Subarea A.

- (i) Green Space in Subareas D and E. Subarea E shall be maintained as private green space in its existing or better condition by the Applicant. Subarea E shall not be totally fenced. Subarea D shall be constructed and maintained as a public park. No later than six months before construction of final park improvements for Subarea D are scheduled to begin, the Chicago Park District shall submit design plans for the Subarea D park to the Department of Planning and Development for review and comment. At a minimum, the public park shall have points of ingress and egress on its eastern and western boundaries. Consistent with the phased development of Subarea A and as an interim step in the development of the public park in Subarea D, the Chicago Park District at the earliest date that funds are allocated and necessary streets are vacated shall grade and seed Subarea D. The Chicago Park District shall promptly proceed with the design and construction of the balance of the public park improvements after receiving notice from the Department of Planning and Development that Part II approvals have been issued for more than 50% of the net site area for Subarea A. To the extent residential construction and associated landscaping has occurred in Blocks 5 and 7 of Subarea A, the Park District's perimeter landscaping, if any, for the Subarea D public park shall be compatible with such residential landscaping.
- (j) Building Design and Exterior. The exterior walls of residential structures in Subarea A to be constructed in future phases of the development of the Property facing or

visible from the public right-of-way shall be compatible with the architectural treatment of nearby residential structures located within the Planned Development and shall utilize building materials of comparable quality. The exterior walls of any non-residential structures to be constructed which are visible from the public right-of-ways within the Planned Development or the park areas in Subareas D and E shall be treated with color, texture, fenestration, landscaping or windows so as to avoid large expanses of blank walls.

(k) **Buffer Zones.** Buffer zones shall be required in the following instances:

- between residential and non-residential uses in Subarea A;
- between different types of uses in Subareas B and C;
- between Block 3 of Subarea A and Subarea E if Block 3 of Subarea A is utilized for required accessory parking; and
- to screen surface parking lots and loading berths which face directly onto residential and park areas.

The buffer zones as required above shall consist of an area between the two types of uses not exceeding 15 feet in width which shall be landscaped with grass, ground cover, shrubs, trees, other living materials, fencing or any combination thereof as shall be reasonably agreed to by the Applicant and the Department of Planning and Development to effectively provide screening between the two types of uses. The Applicant's design for each buffer zone shall be included as part of the landscaping plan submitted in conjunction with the site plan process for each phase of development as set forth in Statement Number 13.

- (l) **Tower Structure on Subarea B.** It is contemplated that the warehouse structure attached to the tower structure in Subarea B will be demolished. Subsequent to the demolition of the warehouse structure, and in conjunction with the construction of new structure(s) to be attached to the tower structure or upon the completion of the demolition of the warehouse structure if no new structure(s) are to be attached to the tower building, the exterior of the tower building will be repaired and restored where it was attached to the warehouse structure so as to make the exposed walls of the

tower consistent and uniform with the building facade of the balance of the tower in terms of building materials, color and architectural treatment. The treatment of the tower structure shall also be subject to any additional terms and conditions which may be specified in the Programmatic Agreement referenced in Statement Number 18.

11. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development ordinance and will not result in increasing the maximum floor area ratio for the total Property net site area or the maximum number of dwelling units established by this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land covered.
12. Prior to the issuance of an occupancy certificate with respect to any phase of development of the Property, public improvements necessary to serve or accommodate said development or use shall be in place and available for public use. Public improvements shall be designed, constructed and installed in accordance with applicable City standards, laws and regulations subject to the approval of the appropriate City departments and agencies, as well as in conformance with applicable state and federal standards, regulations and laws. Where necessary and subject to the agreement of the City and the Applicant, these public improvements and the property upon, over or within which they are located shall be properly dedicated or conveyed to the City (or other public agency designated by the City as appropriate). Public improvements necessary to serve uses or buildings on the Property shall include: (i) public roadway improvements necessary to provide access to and from the Property and including pavements, required turn lanes, curbs and gutters, traffic signals and sidewalks; (ii) public utilities providing necessary utility service to the Property including potable water, sewer facilities, electric, gas, telephone and other private utility facilities and services; and (iii) streetscape improvements (including streetlights and street trees) within all public ways adjacent to the Property. The design, installation and scheduling of the necessary public improvements associated with the development of the Property; the party responsible for undertaking such improvements; and the party responsible for bearing the cost of such

improvements shall be set forth in a redevelopment agreement or agreements to be entered between the City and the Applicant. Compliance with the terms of any such redevelopment agreement shall be a requirement of this Planned Development ordinance.

13. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development of the Property, a site plan for proposed development shall be submitted to the Commissioner for site plan approval. Site plan approval is intended to assure that specific development proposals substantially conform with this Plan of Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of the Property. Such site plan need only include that portion of the Property, including adjacent public rights-of-way, for which approval is being sought by the Applicant. No Part II Approval for any portion of the Property shall be granted until an applicable site plan has been approved; provided, however, that the Commissioner shall upon the request of the Applicant issue a Part II Approval for Phase I, Section 1 of Subarea A based on the Phase I, Section 1 plans which are attached hereto and made a part of this Plan of Development pursuant to Statement Number 4.

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

After approval of a site plan and supporting data and materials by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement Number 10 of this Plan of Development. In the event of any inconsistency between an approved site plan and the terms of the Plan of Development in effect

at the time of approval of such site plan or of the modifications or changes thereto, the terms of the Plan of Development shall govern.

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

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

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

A site plan shall include such other information as may be necessary to illustrate substantial conformance with this Plan of Development, including, without limitation, building elevations. In addition, as part of the site plan review process for each phase of development, an updated traffic and parking study shall be submitted when it is reasonably determined by the Commissioner that such an updated report is required.

14. The development and readaptive use of the Property under this Plan of Development will occur in several phases over an extended period of time. This Statement describes the schedule for development of certain of the Subareas within the Planned Development.

- (a) **Initial Period.** Within five (5) years of the effective date of this Planned Development ordinance, the Applicant must have commenced or completed construction of a minimum of 250,000 square feet of floor area on the Property. The 250,000 square feet of floor area may be satisfied by any one or more of the following: (i) square footage associated with dwelling units based on an equivalency of 1,500 square feet per dwelling unit, provided that a minimum of 115,000 of the required initial 250,000 square feet of floor area shall be residential construction; (ii) square footage associated with new non-residential development; and (iii) occupancy of floor area of any building or buildings existing on or before the original effective date of this Planned Development ordinance, provided that occupancy shall be deemed to have occurred if at any time during the initial 5-year period (or 10-year, 15-year or 20-year periods as described in Statement 14(b) below) a building or any portion thereof shall have been conveyed and continuously occupied for a term of 2 $\frac{1}{2}$ or more years or a lease or leases for a term of 2 $\frac{1}{2}$ or more years shall be executed with a tenant or tenants and the floor area under

lease shall have been continuously occupied or utilized for a minimum of 2½ years. Unless construction has been completed or commenced on a minimum of 250,000 square feet of floor area within five (5) years of the effective date of this Planned Development ordinance, the Residential-Business Planned Development zoning classification under this Plan of Development shall terminate and the Property shall automatically revert to the underlying zoning classifications of R4 General Residence District, B4-3 Restricted Service District and B4-4 Restricted Service District as set forth in this Planned Development ordinance.

- (b) **Subsequent Periods.** Within ten (10) years of the effective date of this Planned Development ordinance, the Applicant must have commenced or completed construction of a minimum of 500,000 square feet of floor area on the Property which may be comprised of any one or more of the elements described in Statements 14(a)(i), (ii) and (iii). Within fifteen (15) years of the effective date of this Planned Development, the Applicant must have commenced or completed construction of a minimum of 750,000 square feet of floor area on the Property which may be comprised of any one or more of the elements described in Statements 14(a)(i), (ii) and (iii). Within twenty (20) years of the effective date of this Planned Development, the Applicant must have commenced or completed construction of a minimum of 1,000,000 square feet of floor area on the Property which may be comprised of any one or more of the elements described in Statements 14(a)(i), (ii) and (iii).
- (c) If the requirements of Statement 14(b) are not met, the Commissioner may elect to review this Planned Development ordinance and recommend modifications to this Planned Development ordinance to the Chicago Plan Commission and City Council. The Commissioner's determination that the Planned Development ordinance must be reviewed shall be treated as if it were a filed application for a planned development amendment with the City being deemed the applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any recommendations with the Chicago Plan Commission and City Council for changes to this Planned Development ordinance, the Commissioner shall provide the Applicant with a copy of such recommendations. The Applicant shall have the right to contest the Commissioner's recommendations before the Plan Commission and City Council.

15. In order to ensure that the Property is adequately served with school, library, police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation, from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
16. This Plan of Development for the Property shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner effective as of the date of the City Council's approval of the ordinance creating this Planned Development.
17. 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
18. Four buildings located on approximately 16 acres within the boundaries of the Planned Development are designated as National Historic Landmarks and listed on the National Register of Historic Places. Pursuant to the provisions of the National Historic Preservation Act and the rules and regulations promulgated thereunder, the Applicant intends to enter into a Programmatic Agreement with the City, the State of Illinois and appropriate federal agencies. The Programmatic Agreement shall control certain actions which may be taken with respect to the four buildings. The Applicant agrees to take no action to demolish or alter significant historic features identified by the Illinois Historic Preservation Agency (including, but not limited to, the exteriors of the four buildings and the lobby, stairwells and marble wainscoting corridors on the first and second floor of the Administration Building) of the four buildings which appear on the National Register of Historic Places until such time as the Section 106 consultation process under the National Historic Preservation Act has been concluded and the Applicant has fulfilled its obligations under any Programmatic Agreement resulting from such consultation process which obligations are required to be fulfilled before demolition or alteration may occur.

[Use and Bulk Regulations and Data Table, Existing Zoning and Street Map, Existing Land Use Map, Property Line and Right-of-Way Adjustment Map, Generalized Land Use and Open Space Plan, and Site Plan for Phase I, Section 1 of Subarea A attached to this Plan of Development printed on pages 37196 through 37202 of this Journal.]

[Landscaping Plan for Phase I, Section 1 of Subarea A and Elevations for Buildings to be constructed in Phase I, Section 1 of Subarea A referred to in this Plan of Development unavailable at time of printing.]

Reclassification Of Area Shown On Map Number 2-J.

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 R5 General Residence District symbols and indications as shown on Map No. 2-J in the area bounded by:

South Spaulding Avenue; a line 114 feet west of South Kedzie Avenue; a line 138.67 feet south of West Van Buren Street; and West Van Buren Street,

to those of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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

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

Applicant:	West Side Affordable Housing Limited Partnership by its attorneys Schiff, Hardin & Waite (per James M. Kane and Steven D. Friedland)
Address:	676 North St. Clair Street Suite 2200 Chicago, Illinois 60611
Date of Application:	January 27, 1993 revised June 10, 1993
Gross Site Area:*	3,116,252 square feet (71.54 acres)
Net Site Area:*	2,249,021 square feet (51.63 acres)
Permitted Uses:	In accordance with Statement No. 5 of the Plan of Development.

*Gross Site Area and Net Site Area figures assume completion of proposed dedications and vacations of rights-of-way and shall be adjusted as set forth in Statement No. 2 and as depicted on the Right-of-Way Adjustment Map.

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

Bulk Regulations and Data Table

Net Site Area

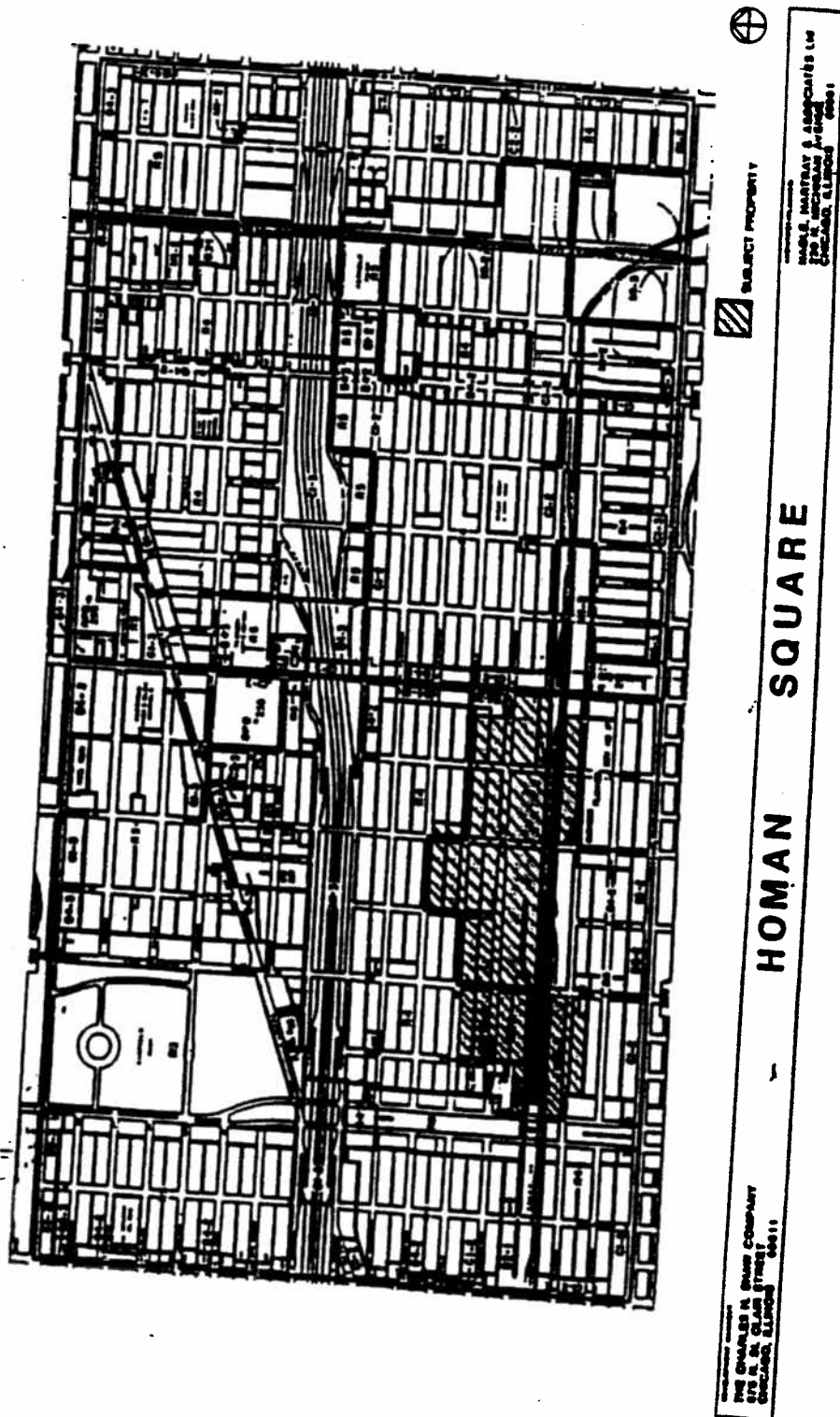
Subarea	Sq. Ft.	Acres	Minimum FAR	Minimum Density Units	Minimum Site Coverage	Minimum Green Space Coverage	Minimum Building Height	Maximum Density	Minimum Landscaping
A	1,271,149	29.07	3.0	63 (FN #1)	35%	20% (FN #1)	47 (FN #1)	FN #1	FN #1
B	1,124,141	25.74	3.0	63 (FN #1)	35%	20% (FN #1)	47 (FN #1)	FN #1	FN #1
C	1,124,141	25.74	3.0	63 (FN #1)	35%	20% (FN #1)	47 (FN #1)	FN #1	FN #1
D	71,704	1.64	3.0	63 (FN #1)	35%	20% (FN #1)	47 (FN #1)	FN #1	FN #1

Footnotes

- 1 A maximum of 80 dwelling units per block shall be permitted on Blocks 1 - 8 of Subarea A. A maximum of 120 dwelling units shall be permitted on Block 9 of Subarea A.
- 2 The percentage of net site area devoted to green space on one or more blocks within Subarea A may be determined as a minimum of 15% provided that a minimum of 20% of the total net site area of Subarea A is devoted to green space.
- 3 Minimum Building Height shall be increased from 40 to 55' on Blocks 8 and 9 of Subarea A. For purposes of this Planned Development, "Building Height" shall be the maximum height as defined in the Chicago Zoning Ordinance in the effective date of the Planned Development Ordinance.
- 4 Residential Use: Use space per dwelling unit.
Office Use: .8 space per 1,000 square feet of floor area.
Retail/Commercial/Institutional and all other permitted uses: .4 space per 1,000 square feet of floor area.
- 5 Minimum Building Setbacks from Block Property Lines shall be:
Blocks 1 - 7 of Subarea A: 5' on north, 3' on east, 3' on south, and 3' on west.
Blocks 8 and 9 of Subarea A: 5' on north, south, east and west.
- 6 For all R4 General Residential District permitted uses, as required under R4 General Residential District.
For all other permitted uses in Subarea A, as required under R4.5 Restricted Service District.
- 7 Minimum dwelling units per block:
Block 1 of Subarea B: 125
Block 2 of Subarea B: 75
Block 3 of Subarea B: 175
Block 4 of Subarea B: 75
- 8 Minimum Building Height:
Block 1 of Subarea B: 12' If any portion of the existing building is retained, otherwise 9' (provided the lower structure shall not be deemed to be in violation of this height restriction)
Block 2 of Subarea B: 9'
Block 3 of Subarea B: 14'
Block 4 of Subarea B: 14'
- 9 Residential Use: As required under the R-3 General Residential District, provided that for clarity in every particular, the use shall be as reasonably agreed to by the Commissioner and the Applicant.
Office Use: .8 space per 1,000 square feet of floor area.
Retail/Commercial/Institutional and all other permitted uses: .4 space per 1,000 square feet of floor area.
- 10 Minimum Building Setbacks from Block Property Lines in Subarea B shall be:
Block 1: 3' on north, 3' on west, 6' on south, and 6' on east
Block 2: 3' on north and 6' on west, south and east
Block 3: 3' on west and 6' on north, east and south
Block 4: 3' on north, east and south
All setbacks of buildings existing on the effective date of the Planned Development Ordinance shall be maintained until the effective date of the Planned Development Ordinance with buildings existing on the effective date of the Planned Development Ordinance shall be maintained. For new construction, as required under the R4.5 Restricted Service District.
- 11 Minimum Landscaping: Number, size and location of landscaping to be maintained with buildings existing on the effective date of the Planned Development Ordinance shall be maintained. For new construction, as required under the R4.5 Restricted Service District.
- 12 .2 parking spaces per 1,000 square feet of floor area which parking spaces may be located anywhere within Subarea B and C.
- 13 Minimum Building Setbacks from Subarea Property Lines shall be: 3' on west and 6' on north, east and south. All setbacks of buildings existing on the effective date of the Planned Development Ordinance shall be maintained until the effective date of the Planned Development Ordinance with buildings existing on the effective date of the Planned Development Ordinance shall be maintained. For new construction, as required under the R4.5 Restricted Service District.
- 14 Minimum Landscaping: Number, size and location of landscaping to be maintained with buildings existing on the effective date of the Planned Development Ordinance shall be maintained. For new construction, as required under the R4.5 Restricted Service District.

*For purposes of this Planned Development Ordinance, "Green Space" shall mean a landscaped area (public or private) improved primarily with vegetation and soil surface, including but not limited to, grass, ground cover, wood chips, shrubs, trees and other living plant materials, and with a minimum of hard surface hardscape, but not including in-paved walkways and playgrounds located within such landscaped areas. The landscaping shall be maintained with any surface parking areas that may be established under this Plan of Development and shall be included in the calculations determining the Applicant's compliance with green space coverage requirements in any instance.

Existing Zoning And Street Map.



HOMAN SQUARE

SUBJECT PROPERTY

WABE, HARTRAY & ASSOCIATES, INC.
215 N. W. CLARK STREET
CHICAGO, ILLINOIS 60611

THE CHARLES H. BAUER COMPANY
215 N. W. CLARK STREET
CHICAGO, ILLINOIS 60611

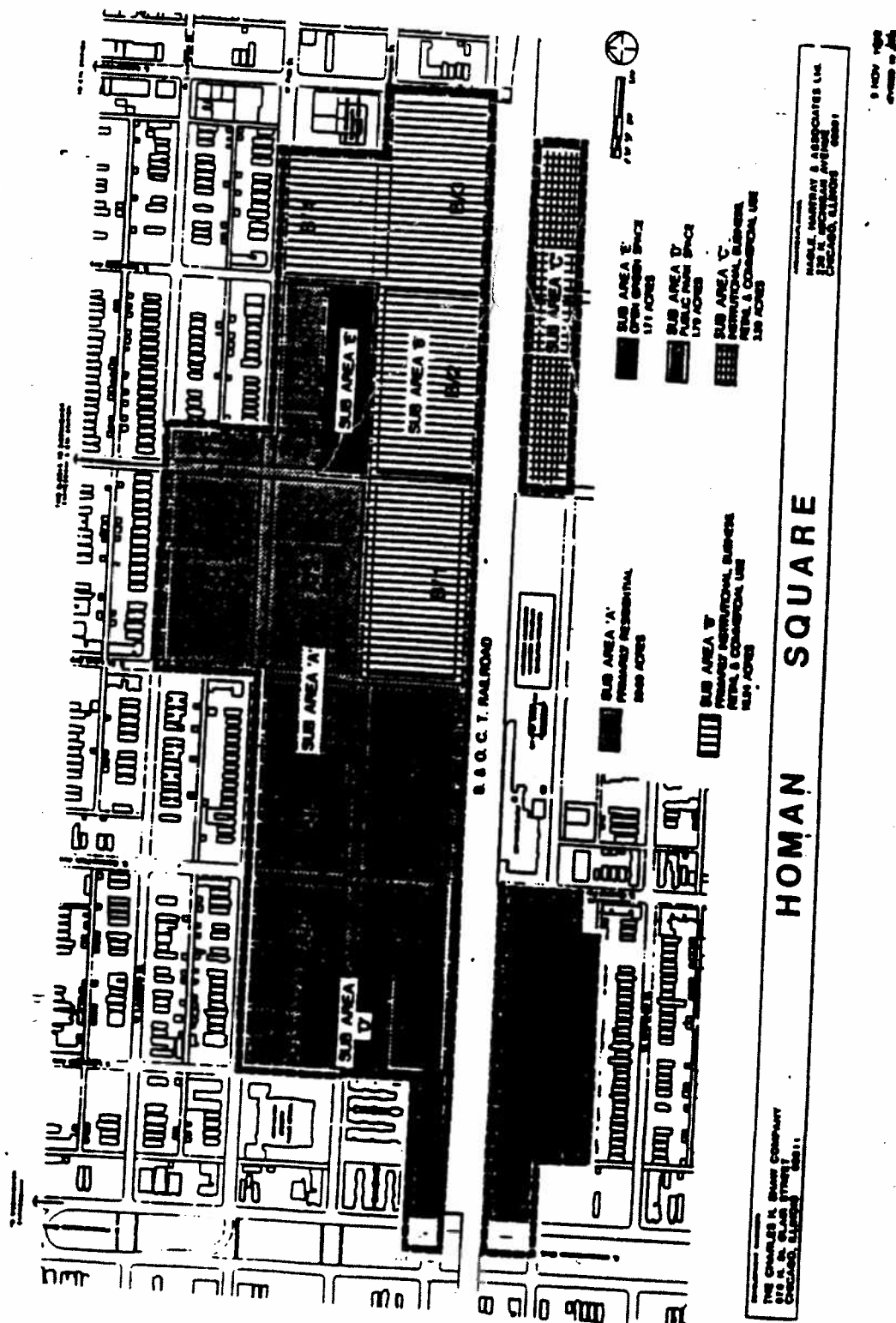
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REVISED TO 8/4/93

8/4/93

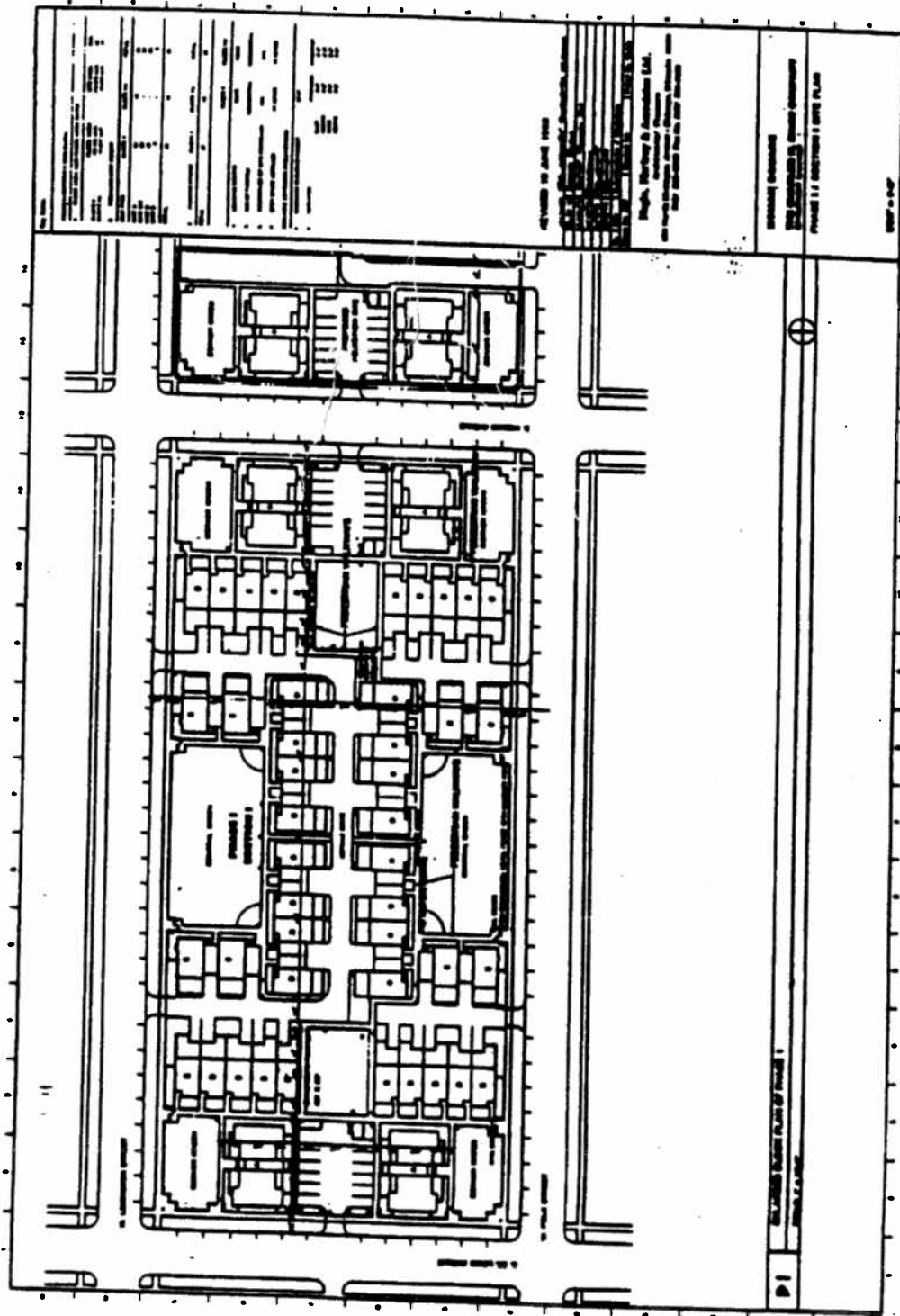
UNFINISHED BUSINESS

37201

Generalized Land Use And Open Space Plan.



Site Plan For Phase I, Section 1 Of Subarea A.



HOMAN SQUARE

RESIDENTIAL & BUSINESS PLANNED UNIT DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

THE SHAW COMPANY/DEVELOPMENT MANAGER
FITZGERALD ASSOCIATES ARCHITECTS

1. RESIDENTIAL AREA ZONING DEVELOPMENT PARAMETERS FOR SUBAREA 'A'

SITE SUBAREA	SITE SQ. FT.	SITE ACRES	MAX PERMITTED F.A.R.	ALLOWABLE BUILDING AREA	MAX DWELLING UNITS/BLOCK	MAX DWELLING UNITS	MAX SITE COVERAGE/BLOCK	MIN GREEN SPACE	MAX BUILDING HEIGHT	REQUIRED PARKING SPACES	SETBACKS REQUIRED NORTH EAST SOUTH WEST
A	1304384	29.94	0.8	1043511	80	632	35%	20%	40'-0"	632	5'-0" 3'-0" 5'-0" 3'-0"

2. PROJECT DATA FOR CONSTRUCTED OR UNDER CONSTRUCTION FOR SUBAREA 'A'

SITE SUBAREA	SITE SQ. FT.	SITE ACRES	CONSTRUCTED F.A.R./BLOCK	CONSTRUCTED SUBAREA F.A.R.	BUILDING AREA	DWELLING UNITS	SITE COVERAGE/BLOCK	SUBAREA SITE COVERAGE	GREEN SPACE/BLOCK	SUBAREA GREEN SPACE	BUILDING HEIGHT	PARKING SPACES	SETBACKS REQUIRED NORTH EAST SOUTH WEST
PHASE 1 / BLOCK 1	158,878	3.65	0.64	0.048	101,516	68	30.0%	3.64%	24.0%	2.95%	30'-0"	68	5'-2" 5'-0" 5'-2" 5'-0"
PHASE 1 / BLOCK 1A	24,686	0.57	0.46	0.011	11,867	12	20.0%	0.30%	33.0%	0.63%	30'-0"	12	50'-0" 5'-0" 50'-0" 5'-0"
PHASE 2B / BLOCK 3	85,183	1.96	0.43	0.035	36,218	16	18.0%	1.19%	34.0%	2.24%	35'-0"	32	43'-0" 44'-6" 28'-0" 5'-0"
PHASE 2A / BLOCK 2	158,866	3.65	0.51	0.063	81,504	56	22.61%	2.79%	34.75%	4.27%	36'-0"	66	9'-0" 10'-0" 9'-10" 5'-0"
PHASE 3/BLOCK 4	158,563	3.64	0.54	0.066	84,454	54	26.9%	3.29%	63.6%	7.80%	36'-0"	64	10'-0" 3'-0" 5'-0" 5'-0"

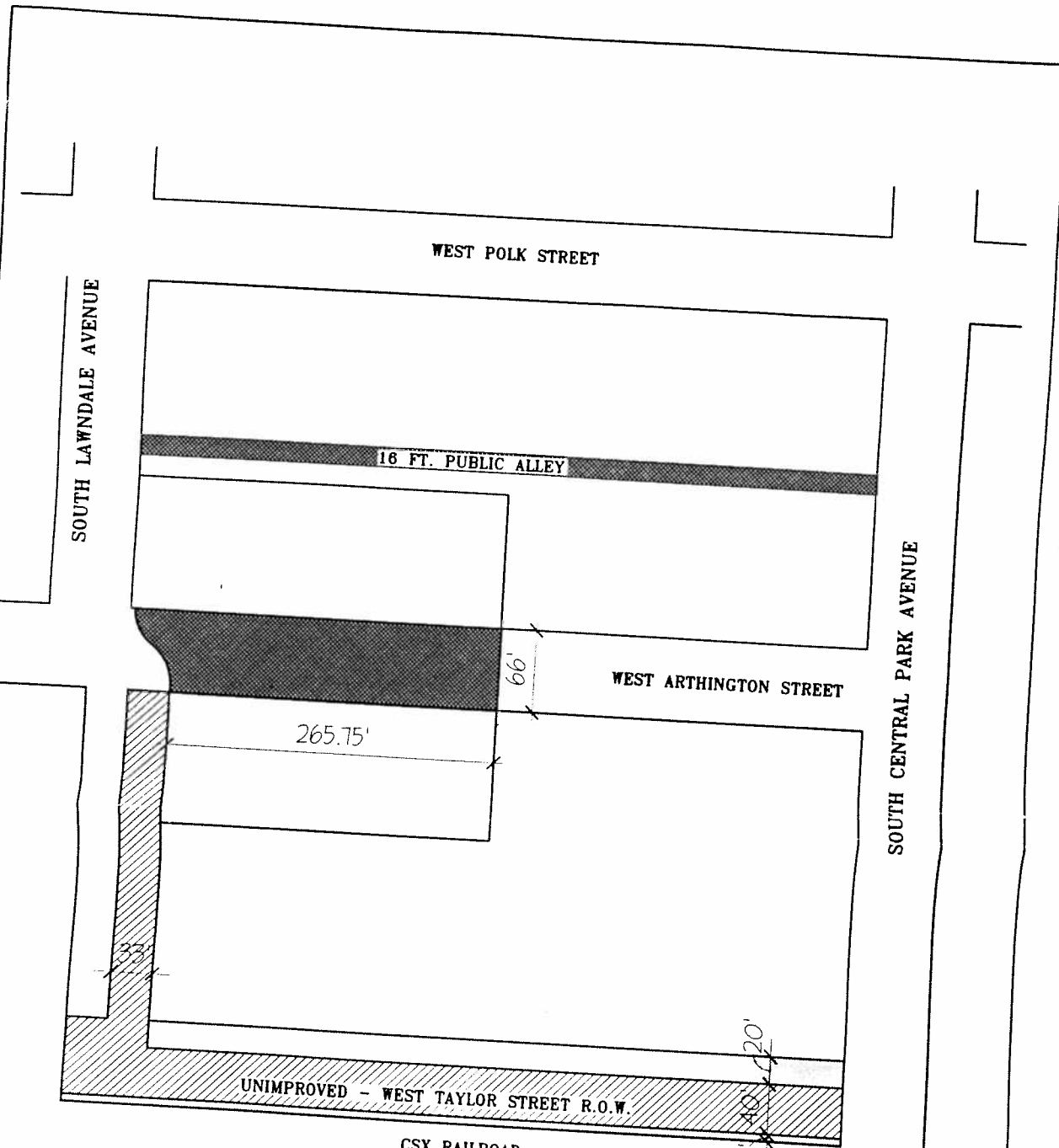
3. PROJECT DATA FOR PROPOSED CONSTRUCTION FOR SUBAREA 'A'





PHASE	BLOCK	SQ. FT.	ACRES	F.A.R.	BUILDING AREA	DWELLING UNITS	SITE COVERAGE	SUBAREA SITE COVERAGE	GREEN SPACE	SUBAREA GREEN SPACE	BUILDING HEIGHT	PARKING SPACES	SETBACKS REQUIRED NORTH EAST SOUTH WEST
PHASE 4/BLOCK 5	125,256	2.87	0.82	0.074	103,086	77	24.3%	2.81%	47.6%	4.57%	37'-5"	109	10'-0" 3'-0" 5'-0" 3'-0"
PHASE 4/BLOCK 7	134,230	3.08	0.78	0.078	101,846	76	27.1%	2.79%	56.1%	5.72%	37'-5"	100	10'-0" 3'-0" 5'-0" 3'-0"

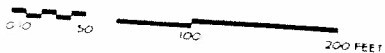
4. CUMULATIVE TOTAL PROJECT DATA FOR SUBAREA 'A' DEVELOPMENT (PHASES 1, 1A, 2A, 2B, AND 3)

TOTALS**	SQ. FT.	ACRES	F.A.R.	BUILDING AREA	DWELLING UNITS	SITE COVERAGE	SUBAREA SITE COVERAGE	GREEN SPACE	SUBAREA GREEN SPACE	BUILDING HEIGHT	PARKING SPACES	SETBACKS REQUIRED NORTH EAST SOUTH WEST	
TOTALS**	845,662	19.41	0.61	0.349	520,490	354	16.94%	16.94%	28,248	28.248	477		

* DUE TO THE FLEXIBILITY IN TYPES OF UNITS ALLOWED TO BE CONSTRUCTED, FLOOR AREA RATIO, BUILDING AREA, AND SITE COVERAGE ARE MAXIMUMS SUBJECT TO REDUCTION BASED ON ACTUAL CONSTRUCTION
** SUBJECT TO ADJUSTMENT BASED ON FIRST FOOTNOTE



-  EXISTING RIGHT OF WAY
-  RIGHT OF WAY DEDICATION
-  RIGHT OF WAY VACATION REQUIRED
-  EXISTING VACATED RIGHT OF WAY



HOMAN SQUARE IV
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP - REVISION NUMBER 1
 24 JULY 1997

THE SHAW COMPANY
 125 SEARS TOWER
 CHICAGO, ILLINIOS 60606

FITZGERALD ASSOCIATES ARCHITECTS
 3110 North Dearborn
 Chicago, IL 60641
 773.287.8232
 Fax: 773.287.8872

As Corrected
As Corrected

HOMAN SQUARE
Residential & Business Planned Unit Development
November 13, 2000

Prepared by Booth Hansen Associates

**BULK REGULATIONS AND DATA TABLE
FOR COMMUNITY CENTER
COMBINES BLOCKS A6 AND B1**

1 RESIDENTIAL AREA ZONING DEVELOPMENT PARAMETERS

Site SubArea	Site Sq.Ft.	Site Acres	Max. Permitted F.A.R.	Allowable Building Area	Max. Dwelling Units	Max. Site Coverage %	Min. Green Space %	Max. Building Height	Required Parking Spaces	Setbacks Required North	Setbacks Required East	Setbacks Required South	Setbacks Required West
A	1,304,389	29.94	0.08	1,043,511	632	35%	20%	40'-0"	632	5'-0"	3'-0"	5'-0"	3'-0"
B	633,743	14.55	3.0	1,901,229	625 (80 per block)	70%	5%	120'	4/1000 sf	5'-0"	0'-0"	0'-0"	3'-0"

2 PROJECT DATA FOR PROPOSED CONSTRUCTION FOR SUBAREA 'A6'

Site SubArea	Site Sq. Ft.	Site Acres	FAR	Building Area	Dwelling Units	Site Coverage / Block %	Green Space %	Building Height	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Subarea A6 (Community Center)	212,138	4.87	0.32	67,018	0	30.5%	46%	30'-0"	4	26'-0"	na	28'-6"	218'-3"

3 PROJECT DATA FOR PROPOSED AND COMPLETED CONSTRUCTION FOR SUBAREA 'B1'

Site SubArea	Site Sq.Ft.	Site Acres	FAR	Building Area	Dwelling Units	Site Coverage %	Green Space %	Building Height	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Subarea B1	213,667	4.91	0.26	64,982	0	8.04%	47%	120'-0"	198	na	na	28'-6"	na

4 TOTAL FOR SUBAREAS 'A6' & 'B1'

Site SubArea	Site Sq.Ft.	Site Acres	Max. Permitted F.A.R. **	Building Area	Dwelling Units	Site Coverage / Block %	Green Space %	Building Height	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Subareas A6 & B1	425,805	9.78	0.29	122,000	0	19.21%	47%	na	202	na	na	na	na

* Includes Community Center, YMCA Daycare Center, and Tower Building. Daycare Center and Tower Building are located on Block B1 and Daycare Center is partially located on Block A6 and B1.
** Per Administrative Relief granted by Commissioner of the Department of Planning and Development

BULK REGULATIONS AND DATA TABLE

SUB AREA "A"

1 RESIDENTIAL AREA ZONING DEVELOPMENT PARAMETERS FOR SUBAREA 'A'															
Site SubArea	Site Sq.Ft.	Site Acres	Max. Permitted F.A.R.	Allowable Building Area	Max. Dwelling Units	Max. Dwelling Units (80 per block)	Max. Site Coverage s.f.	Max. Site Coverage %	Min. Green Space	Max. Building Height	Required Parking Spaces	Setbacks Required North	Setbacks Required East	Setbacks Required South	Setbacks Required West
A	1,304,389	29.94	0.08	1,043,511	632	(80 per block)	456,536	35%	20%	40'-0"	632	5'-0"	3'-0"	5'-0"	3'-0"

2 PROJECT DATA FOR CONSTRUCTION FOR SUBAREA 'A'															
Site SubArea	Site Sq.Ft.	Site Acres	Constructed FAR	Building Area	Dwelling Units	Site Coverage s.f.	Site Coverage / Block %	Subarea Site Coverage	Green Space / Phase	Building Height	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Phase 1/Block 1	158,878	3.65	0.64	101,516	68	47,663	30.0%	3.69%	24.0%	30'-0"	68	5'-2"	5'-0"	5'-0"	5'-0"
Phase 1/Block 1A	24,686	0.57	0.48	11,867	12	4,937	20.0%	0.38%	33.0%	30'-0"	12	50'-0"	5'-0"	50'-0"	5'-0"
Phase 2B/Block 3	85,183	1.96	0.43	36,218	16	15,333	18.0%	1.19%	34.0%	35'-0"	32	43'-0"	94'-6"	28'-0"	5'-0"
Phase 2A/Block 2	158,866	3.65	0.51	81,504	56	38,015	22.7%	2.79%	34.8%	36'-0"	68	9'-8"	10'-0"	9'-10"	3'-6"
Phase 3/Block 4	158,563	3.64	0.54	84,954	54	42,653	26.9%	3.29%	63.6%	36'-0"	84	10'-0"	3'-0"	5'-0"	3'-0"
Phase 4/Block 5	126,047	2.89	0.29	36,240	54	36,554	29.0%	2.80%	77.0%	37'-6"	77	16'-1"	17'-7"	4'-0"	64'-0"
Phase 4/Block 7	135,405	3.11	0.27	36,240	54	36,559	27.0%	2.80%	73.0%	37'-6"	74	20'-4"	17'-7"	4'-0"	36'-6"

3 CUMULATIVE TOTAL FOR COMPLETED CONSTRUCTION FOR SUBAREA 'A' DEVELOPMENT (PHASES 1, 1A, 2A, 2B, 3 AND 4)													
Site SubArea	Site Sq.Ft.	Site Acres	Constructed FAR	Building Area	Dwelling Units	Site Coverage s.f.	Site Coverage %	Green Space %	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Totals*	1,304,389	29.94	0.298	388,539	314	219,715	16.8%	33%	415	na	na	na	na

4 PROJECT DATA FOR PROPOSED CONSTRUCTION FOR SUBAREA 'A' / BLOCK A6															
Site SubArea	Site Sq.Ft.	Site Acres	Constructed FAR	Building Area **	Dwelling Units	Site Coverage s.f.	Site Coverage / Block %	Subarea Site Coverage	Green Space %	Building Height	Parking Spaces*	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Phase 5/Block 6	212,138	4.87	0.32	67,018	0	64,618	30.5%	4.95%	46%	30'-0"	202	26'-0"	na	28'-6"	218'-8"

5 CUMULATIVE TOTAL SERVING COMPLETED CONSTRUCTION FOR SUBAREA 'A' DEVELOPMENT (PHASES 1, 1A, 2A, 2B, 3, 4 AND 5)													
Site SubArea	Site Sq.Ft.	Site Acres	Constructed FAR	Building Area	Dwelling Units	Site Coverage s.f.	Site Coverage %	Green Space %	Parking Spaces	Actual Setbacks North	Actual Setbacks East	Actual Setbacks South	Actual Setbacks West
Totals	1,304,389	29.94	0.349	455,557	314	288,065	22.1%	40%	617	na	na	na	na

* 4 Handicapped Parking Spaces will be provided on Block 6/Subarea A and 198 Parking Spaces will be provided on Block 1 of Subarea B to serve uses on Block 6.