



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>

September 18, 1997

Mr. Bernard Citron
Shain, Firsell and Burney, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, IL 60601-1102

Re: Request for a minor change to
Residential Planned Development No. 597
Haberdasher Square

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 597, on behalf of Boulevard Associates, Limited Partnership, has been considered by the Department of Planning and Development pursuant to Section 11.11- 3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you are requesting that the required number of parking spaces for this development be changed from 236 spaces for 236 dwelling units to 208 spaces for 226 units, although 42 of these spaces would allow for tandem parking. In total, with the tandem spaces, 250 parking spaces would be provided within the development.

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

Although the requested modification would result in 18 units with no dedicated parking space, 42 of the units would be provided with two dedicated spaces each. This parking arrangement would be reflective of the Central Area residential market which exhibits divergent auto ownership and parking needs.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 597 providing that the total number of permitted dwelling units within this Planned Development be reduced from 236 to 226.

Sincerely,



Christopher R. Hill
Commissioner

Originated:



Philip Levin
Assistant Commissioner

cc: Michael A. Marmo
Paul Woznicki

2/7/96

UNFINISHED BUSINESS

16123

11646

~~Minimum Number of Off-Street
Loading Berths:~~

~~As existing at the time of this
application (5 at approximately 12
feet by 25 feet).~~

~~Maximum Height:~~

~~As existing at the time of this
application (approximately 570
feet above grade level).~~

Reclassification Of Area Shown On Map Number 1-H.

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by
changing all the R3 General Residence District symbols and indications as
shown on Map No. 1-H in the area bounded by:~~

~~a line 184 feet south of and parallel to West Ohio Street; the public alley
next east of and parallel to North Claremont Avenue; a line 253.05 feet
south of and parallel to West Ohio Street; and North Claremont Avenue,~~

~~to those of an R4 General Residence District and a corresponding use district
is hereby established in the area above described.~~

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

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by
changing all the C3-5 Commercial-Manufacturing District symbols and
indications as shown on Map No. 2-F in the area bounded by:

(Continued on page 16129)

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS

RECEIVED
JAN 10 1950

TO THE DIRECTOR
OF THE UNIVERSITY OF CHICAGO

FROM
DR. J. H. GOLD

RE: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

Very truly yours,
J. H. Gold

[Illegible text]

11646

(Continued from page 16123)

West Quincy Street; South Desplaines Street; West Jackson Boulevard; and a line 303.40 feet west of and parallel to South Desplaines Street,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Residential Planned Development.

597

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately fifty thousand one hundred sixty-eight (50,168) square feet, plus or minus one point one hundred fifty-two (± 1.152) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Boulevard Consultants, Inc..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned

Development are made, shall be under single ownership or single designated control. Single designated control for the purpose of this paragraph shall mean that any application to the City for an amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. 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 transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor therein (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan (the "Site/Landscape Plan"); and Building Elevations prepared by Pappageorge Haymes, Ltd., architects, dated December 14, 1995. Reduced copies of the Site/Landscape Plan and the Building Elevations are attached hereto and full sized copies of those items are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development:

Dwelling units, including dwelling units located below the second floor; accessory uses and related uses; health facilities; swimming pools; telecommunications equipment, including parabolic transmitting and receiving antennae and dishes not exceeding eight (8) feet in diameter; and any other uses, including accessory

uses and related uses, permitted in C3-5 Commercial-Manufacturing Districts provided that such uses are not accessible directly from the public way, are contained only on the first floor or basement of the buildings and shall not exceed 2,500 square feet in total. Dwelling units may also include live/work uses, including but not limited to, artist and photography studios, professional offices and mail order wholesale businesses, provided that any combination live/work unit shall not include any advertising display or identification signs which are visible from outside the building.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.

The existing roof-top business identification sign located on the southern edge of the roof of the 728 West Jackson building shall be removed within six (6) months after the conveyance by the applicant of seventy-five percent (75%) of the units in the development to individual unit owners when the sign ceases to be a business identification sign, or eighteen (18) months after the effective date of this ordinance, whichever is earlier. No signs shall be permitted above the third (3rd) floor of the buildings.

7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
9. In addition to the maximum height of the building and any appurtenance attached thereto prescribed in this Planned Development, the height of the buildings and any appurtenance attached thereto also shall be subject to:

- (a) height limitations as certified and approved by the 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.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding guidelines.
 11. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3 (c) of the Chicago Zoning Ordinance.
 12. 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 best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
 13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City

Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to a C3-5 Commercial-Manufacturing District as previously provided.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16135 through 16143 of this Journal.]

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

Residential Planned Development. No. 597

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Right-of-Way
79,593.252 square feet (±1.827 acres)	=	50,168 square feet (±1.152 acres)	+	29,425.252 square feet (±.675 acres)

Maximum Permitted Floor Area Ratio: 7.5.

Setbacks From Property Line: In substantial conformance with the Site/Landscape Plan.

Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	236.
Minimum Number of Off-Street Parking Spaces:	236.
Minimum Number of Off-Street Loading Berths:	2 at 17 feet by 29 feet; 1 at 10 feet by 50 feet.
Maximum Height:	In substantial conformance with the Building Elevations.

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

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

South Wacker Drive; West Monroe Street; a line 163.64 feet east of and parallel to South Wacker Drive; and a line 198.86 feet south of and parallel to West Monroe Street,

to those of a Central Area Parking Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

(Continued on page 16144)

Existing Zoning Map.

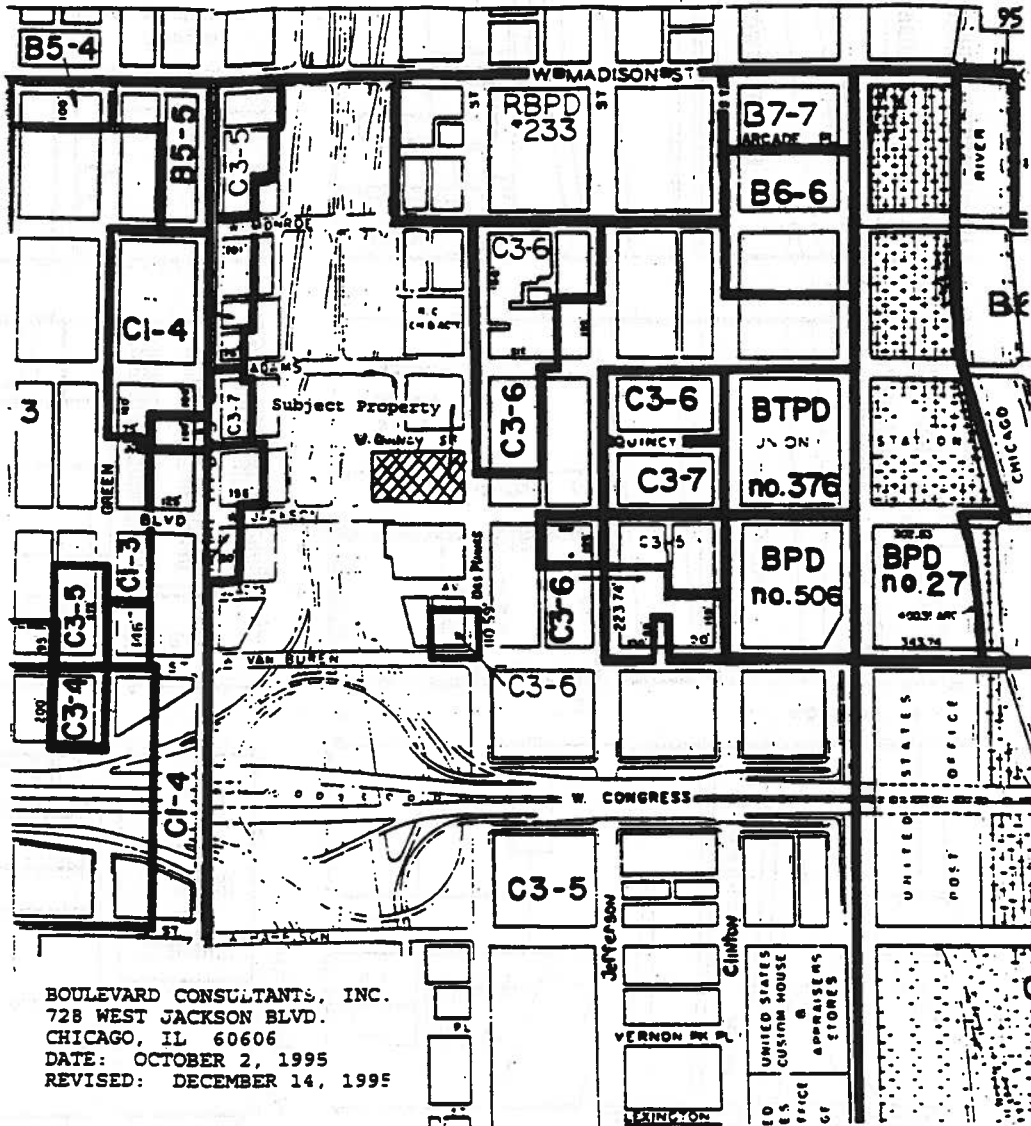
LEGEND



Subject Property

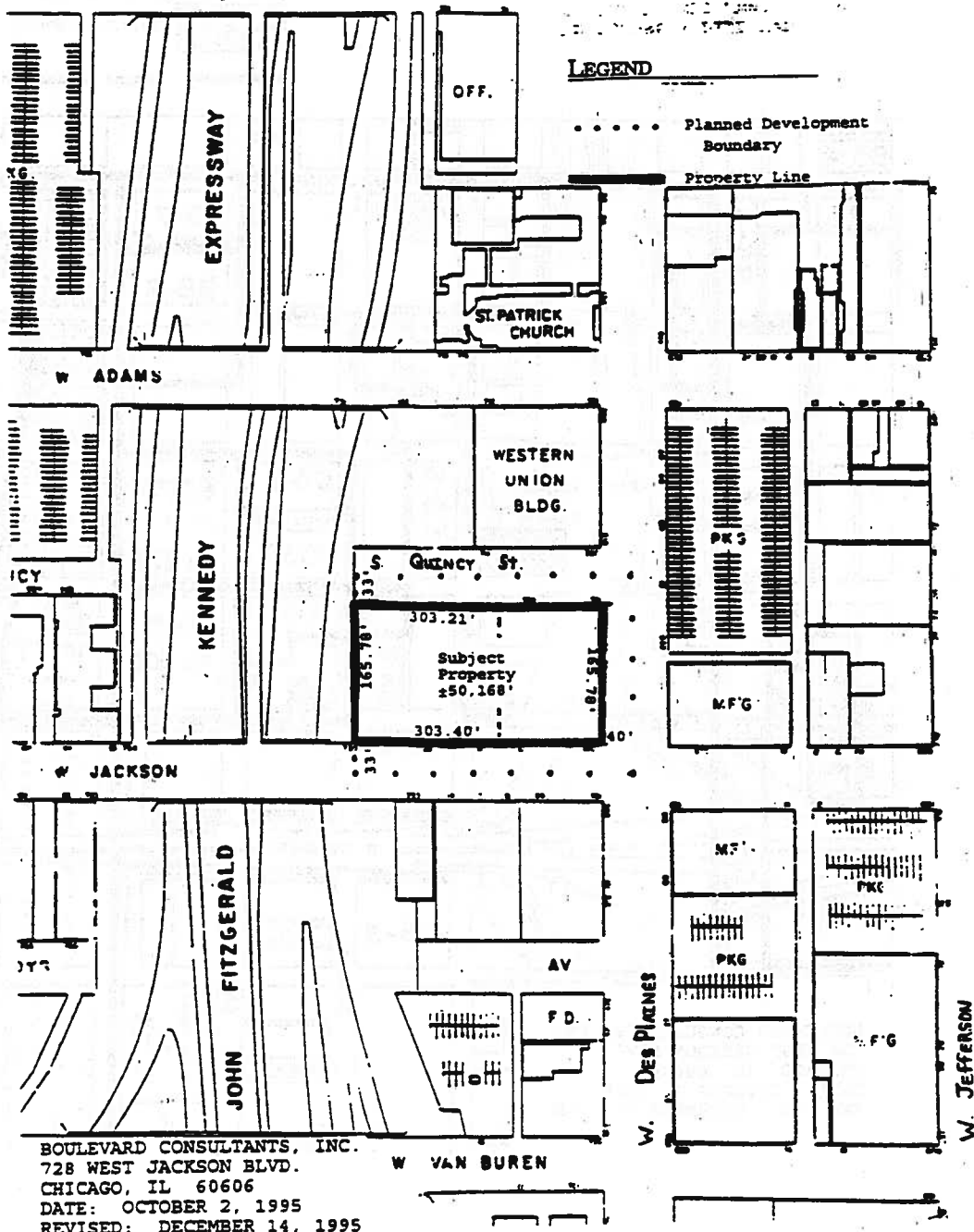


Zoning Boundaries



BOULEVARD CONSULTANTS, INC.
 728 WEST JACKSON BLVD.
 CHICAGO, IL 60606
 DATE: OCTOBER 2, 1995
 REVISED: DECEMBER 14, 1995

Planned Development Boundary And Property Line Map.

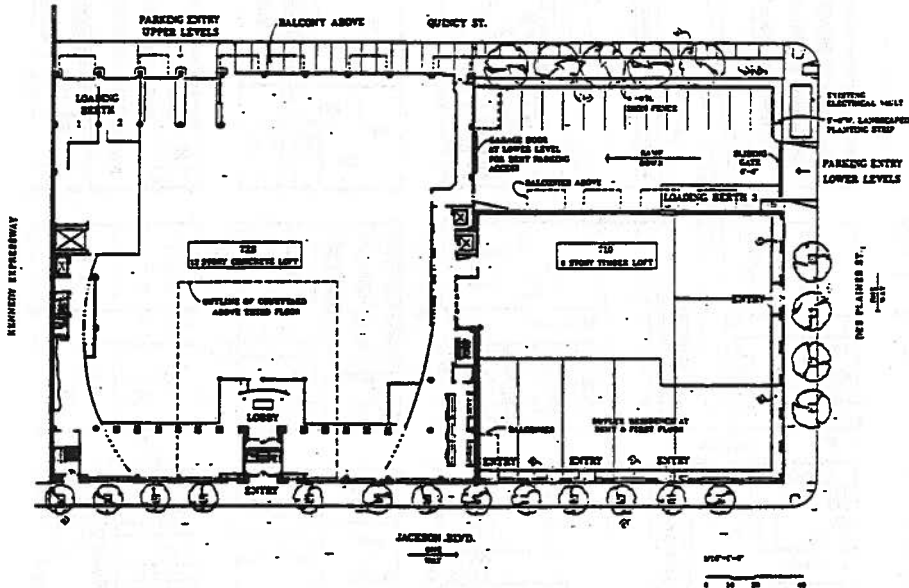


BOULEVARD CONSULTANTS, INC.
 728 WEST JACKSON BLVD.
 CHICAGO, IL 60606
 DATE: OCTOBER 2, 1995
 REVISED: DECEMBER 14, 1995

Site/Landscape Plan.

LANDSCAPING PLANTING SCHEDULE

NO.	PLANT	QTY	SIZE	PLANTING DATE
1
2
3
4
5
6
7
8
9
10
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14
15
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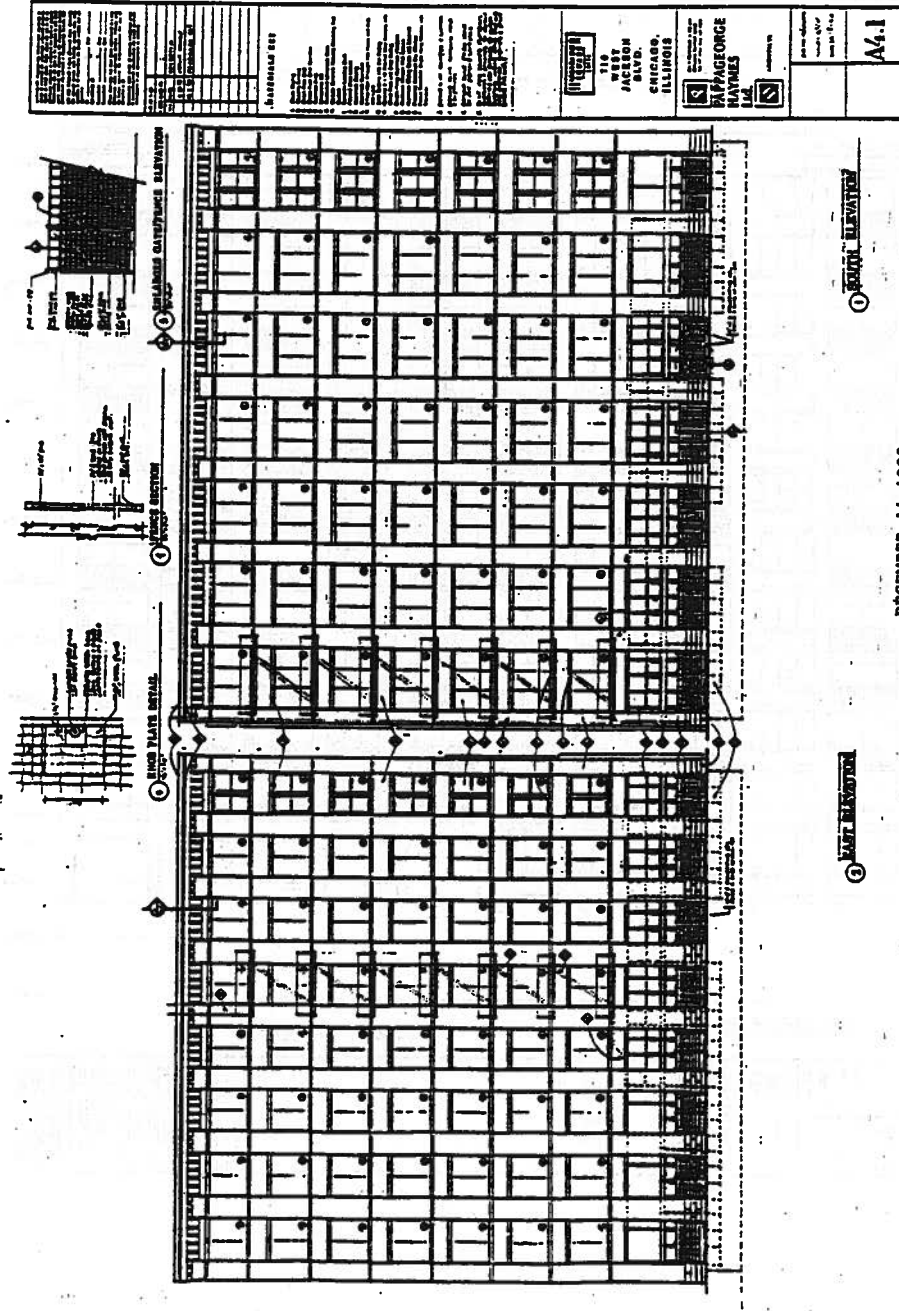
HABERDASHER SQUARE LOFTS

PAPPAGEORGIS HAYMES LTD.
ARCHITECT

HOME BY INVESCO
DEVELOPER

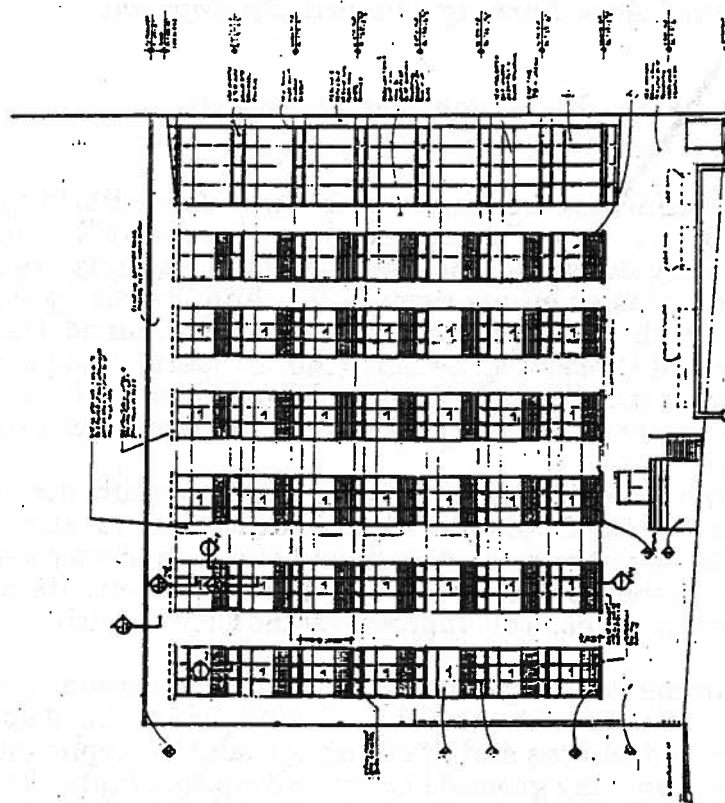


Building Elevation Drawings.
(Page 4 of 5)

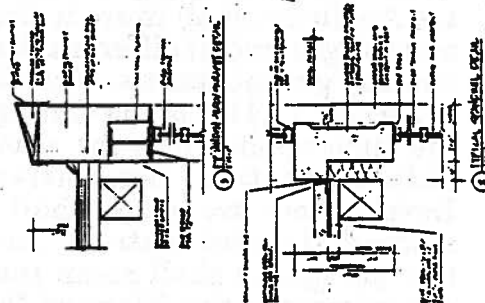


Building Elevation Drawings.
(Page 5 of 5)

MATERIALS LIST 1. EXTERIOR WALLS: 4" CMU with 1/2" Gypsum Board 2. INTERIOR WALLS: 5/8" Gypsum Board 3. CEILING: 5/8" Gypsum Board 4. FLOORING: 1/2" Plywood 5. ROOFING: 2" Insulation, 1/2" Gypsum Board, 1/2" Plywood 6. PAINT: Latex Enamel 7. GLASS: 1/4" Clear Glass 8. METALS: Galvalume Steel, Aluminum 9. FINISHES: See Schedule 10. OTHER: See Schedule	110 WEST JACKSON BLVD. CHICAGO, ILLINOIS	GEORGE HAYMES LTD.	No. 1 No. 2 No. 3 No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11 No. 12 No. 13 No. 14 No. 15 No. 16 No. 17 No. 18 No. 19 No. 20 No. 21 No. 22 No. 23 No. 24 No. 25 No. 26 No. 27 No. 28 No. 29 No. 30 No. 31 No. 32 No. 33 No. 34 No. 35 No. 36 No. 37 No. 38 No. 39 No. 40 No. 41 No. 42 No. 43 No. 44 No. 45 No. 46 No. 47 No. 48 No. 49 No. 50 No. 51 No. 52 No. 53 No. 54 No. 55 No. 56 No. 57 No. 58 No. 59 No. 60 No. 61 No. 62 No. 63 No. 64 No. 65 No. 66 No. 67 No. 68 No. 69 No. 70 No. 71 No. 72 No. 73 No. 74 No. 75 No. 76 No. 77 No. 78 No. 79 No. 80 No. 81 No. 82 No. 83 No. 84 No. 85 No. 86 No. 87 No. 88 No. 89 No. 90 No. 91 No. 92 No. 93 No. 94 No. 95 No. 96 No. 97 No. 98 No. 99 No. 100	M-2
				110 WEST JACKSON BLVD. CHICAGO, ILLINOIS



① 110 WEST JACKSON NORTH ELEVATION



(Continued from page 16134)

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

Central Area Parking Planned Development.

Plan Of Development Statements.

1. The area delineated herein as a Central Area Parking Planned Development (the "Planned Development") consists of approximately thirty-two thousand five hundred sixty-eight (32,568) square feet, plus or minus seventy-five hundredths (+.75) acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the Applicant, General Parking Management L.P., as agent for the Property owner, The Manufacturers Life Insurance Company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements; or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its 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 and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof