



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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

<http://www.cityofchicago.org>

May 21, 2001

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

RE: Request for minor changes to Residential-Business Planned  
Development No. 606 (660 N. Wabash Avenue)

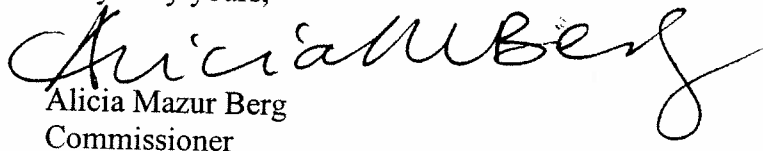
Dear Mr George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 606 on behalf of The Fordham Company, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested that the approved Site and Landscape Plan and Building Elevations be replaced with the revised exhibits dated May 7, 2001, prepared by Lucien Lagrange and Associates. In addition, a 7<sup>th</sup> Floor Plan depicting a rooftop terrace and dog run, dated May 18, 2001, has been included with the revised exhibits. You further indicated that the hotel use has been eliminated from the proposed building and that the no other changes to the maximum height of the building or to the Bulk Regulations and Data Table would be made. Copies of your request for administrative changes to the Planned Development have, in accordance with the approved ordinance, been forwarded to Driehaus Capital Management, Inc. and to the Episcopal Diocese of Chicago.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Site and Landscape Plan and Building Elevations dated May 7, 2001, and the 7<sup>th</sup> Floor Plan dated May 18, 2001, are made part of this approval.

Very truly yours,

  
Alicia Mazur Berg  
Commissioner

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



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*Reclassification Of Area Shown On Map Number 1-E.  
(As Amended)  
(Application Number 12139)*

*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 Residential Business Planned Development Number 606 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Huron Street; North Wabash Avenue; East Erie Street; and a line 120 feet west of and parallel to North Wabash Avenue,

to those of Residential Business Planned Development Number 606, as amended, which is hereby established in area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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:

*Business Planned Development Number 606, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as "Residential-Business Planned Development Number 606, as amended", consists of approximately twenty-six thousand one hundred sixty-seven and two-tenths (26,167.2) square feet (sixty one-hundredths of one (0.60) acre) and is owned or controlled by the Applicant, Wabash/Erie-Huron L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. 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 its successors, assignees, or grantees and approval by the City Council.

construed to include similar units operating under any other name whatsoever with or without stated educational purpose.

This definition does not include "day care home", "group day care home", "foster family home", all as defined in this section, as well as centers for the mentally retarded licensed by the State of Illinois, bona fide kindergartens or "day nursery schools" serving children three years or older, established in connection with grade schools supervised or operated by a private or public board of education or approved by the State Board of Education.

SECTION 3. This ordinance shall be in full force and effect from and after February 1, 1998.

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AMENDMENT OF CHICAGO ZONING ORDINANCE BY  
RECLASSIFICATION OF PARTICULAR AREAS.

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the Journal of the Proceedings of the City Council of October 28, 1997, page 54939, recommending that the City Council pass a proposed ordinance printed on pages 54940 through 54971 which amends the Chicago Zoning Ordinance by reclassifying particular areas.

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

*Yeas* -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Frias, Olivo, Burke, Coleman, Peterson, Murphy, Rugai, Troutman, Munoz, Zalewski, Chandler, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 44.

*Nays* -- None.

Alderman Natarus 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):

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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purpose 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 or any property owners association which may be formed to succeed the Applicant, 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 of any rights, interests or obligations therein.
4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations and a Building Section Plan, dated October 16, 1997 prepared by Solomon Cordwell Buenz & Associates, Inc.. Full size sets of the Site/Landscaping Plan; Building Elevations and Building Section Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development":
  - multi-family dwelling units, hotels, restaurants with the sale of liquor (no packaged goods) as an accessory use, related services and convenience retail and accessory and non-accessory parking uses.
6. Business 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 shall be permitted, subject to the review and approval of the Department of Planning and Development. No signage shall be permitted at or near the top of the building. The gross area in square feet of all signs shall not exceed

two (2) times the lineal feet of frontage of the zoning lot. All signs shall be affixed on building walls parallel to the lot line, and no sign shall project more than twelve (12) inches across the property line into the public way. The surface of the building shall not be used for a painted sign or mural. No ground signs shall be permitted. No more than fifteen percent (15%) of any single window may be used for signage of any kind. Window lettering that is less than two (2) inches in height shall not be counted toward the permitted amount of signage provided it is limited to information such as a building's address, hours of operation and logos. A banner shall be considered a sign and no banner may be placed on the building. No flashing, animated or moving sign shall be permitted on the exterior of the building. No signage shall be permitted on any awning or canopy on North Wabash Avenue.

7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. 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, Bureau of Traffic. No sound producing devices shall be utilized in connection with any taxicab stand established at the building.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
  - a. height limitations as certified on form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Elevations referenced in Statement Number 4 hereinabove. In addition, any hotel use shall be maintained in accordance with the

- definition of "hotel" contained in the Chicago Zoning Ordinance and shall be operated pursuant to the terms of a valid hotel license obtained from the Chicago Department of Revenue. Proof of payment of hotel taxes shall be submitted to the Department of Planning and Development on an annual basis as a condition of renewal of any hotel business license. A separate hotel desk and lobby area shall be maintained for any hotel use.
11. The terms, conditions and exhibits of this Planned Development ordinance 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement 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. Further, at the time such application for modification is made the Applicant shall provide a copy of such application to Driehaus Capital Management, Inc., in care of Rudnick and Wolfe, 203 North LaSalle Street, Suite 1800, Chicago, Illinois 60601, Attention: Theodore J. Novak, Esq., and to the Episcopal Diocese of Chicago, 65 East Huron Street, Chicago, Illinois 60611, Attention: Director of Finance and Administration.
  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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
  13. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amending Ordinance (the first (1st) 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 the B7-6 General Central Business District classification.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 56334 through 56343 of this Journal.]

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

*Business Planned Development Number 606,  
As Amended.*

*Bulk Regulations And Data Table.*

|        | Net Site Area |       | Maximum<br>Floor Area<br>Ratio | Maximum<br>Dwelling<br>Units | Maximum<br>Percentage Of<br>Site Coverage |
|--------|---------------|-------|--------------------------------|------------------------------|---|
|        | Square Feet   | Acres |                                |                              |   |
| Site:  | 26,167.20     | 0.60  | 19.80                          | 252                          | Per Site Plan                             |
| Total: | 26,167.20     | 0.60  | 19.80                          | 252                          |   |

|                             | Square Feet     | Acres       |
|-----------------------------|-----------------|-------------|
| Net Site Area:              | 26167.20        | 0.60        |
| <u>Public Rights-of-Way</u> | <u>18669.00</u> | <u>0.43</u> |
| Gross Site Area:            | 44836.20        | 1.03        |

|   |                |
|---|----------------|
| Maximum Percent of Site Coverage:               | Per Site Plan. |
| Minimum Required Building Setbacks:             | Per Site Plan. |
| Maximum Building Height:                        | Per Section.   |
| Maximum Number of Off-Street Parking Spaces:    | 327.           |
| Minimum Number of Off-Street Parking Spaces:    | 300.           |
| Maximum Number of Non-Accessory Parking Spaces: | 75.            |
| Minimum Number of Off-Street Loading Docks:     | 2.             |
| Maximum Number of Hotel Units:                  | 144.           |

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*Reclassification Of Area Shown On Map Number 4-F.*  
 (As Amended)  
 (Application Number 12141)

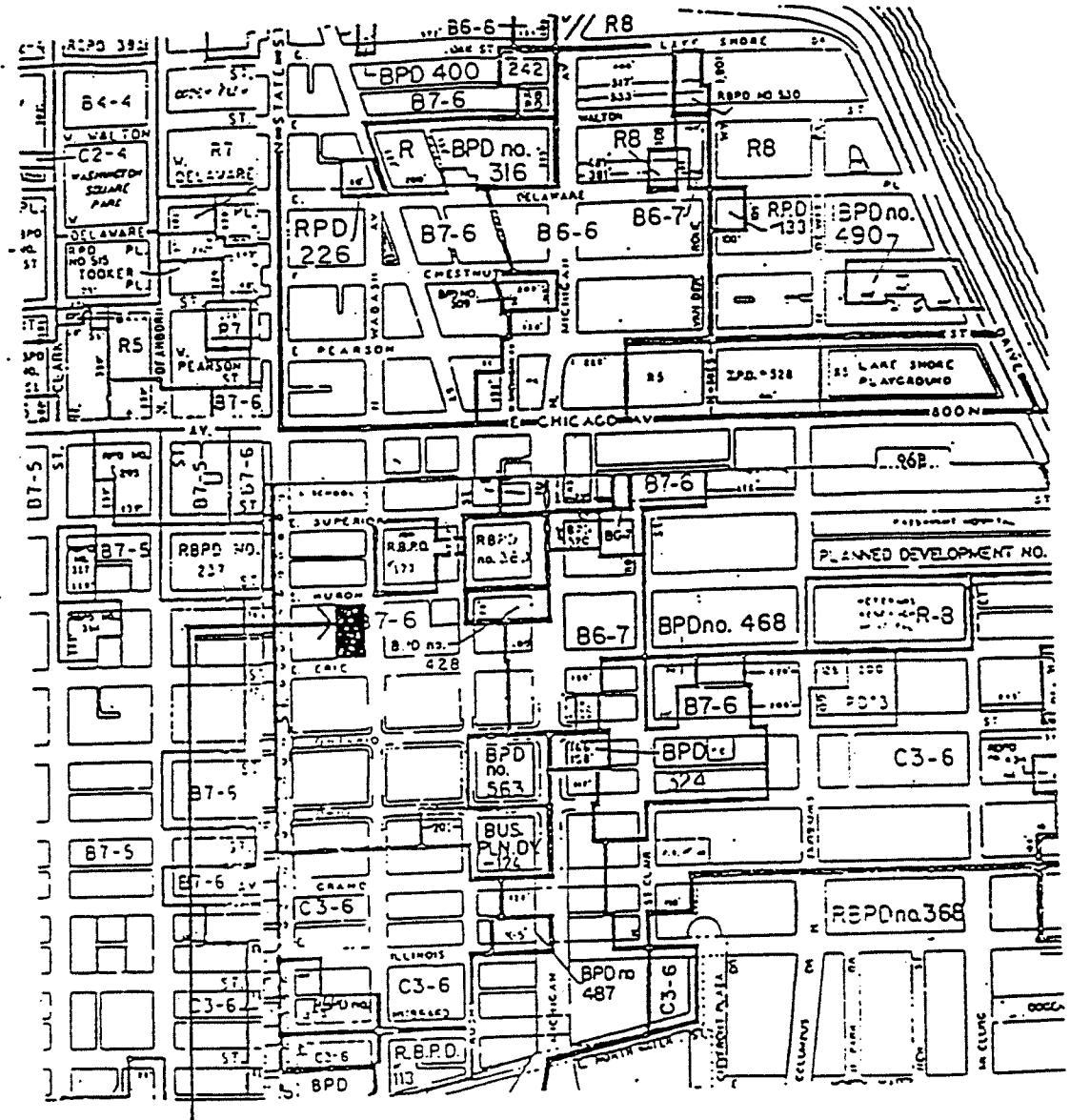
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

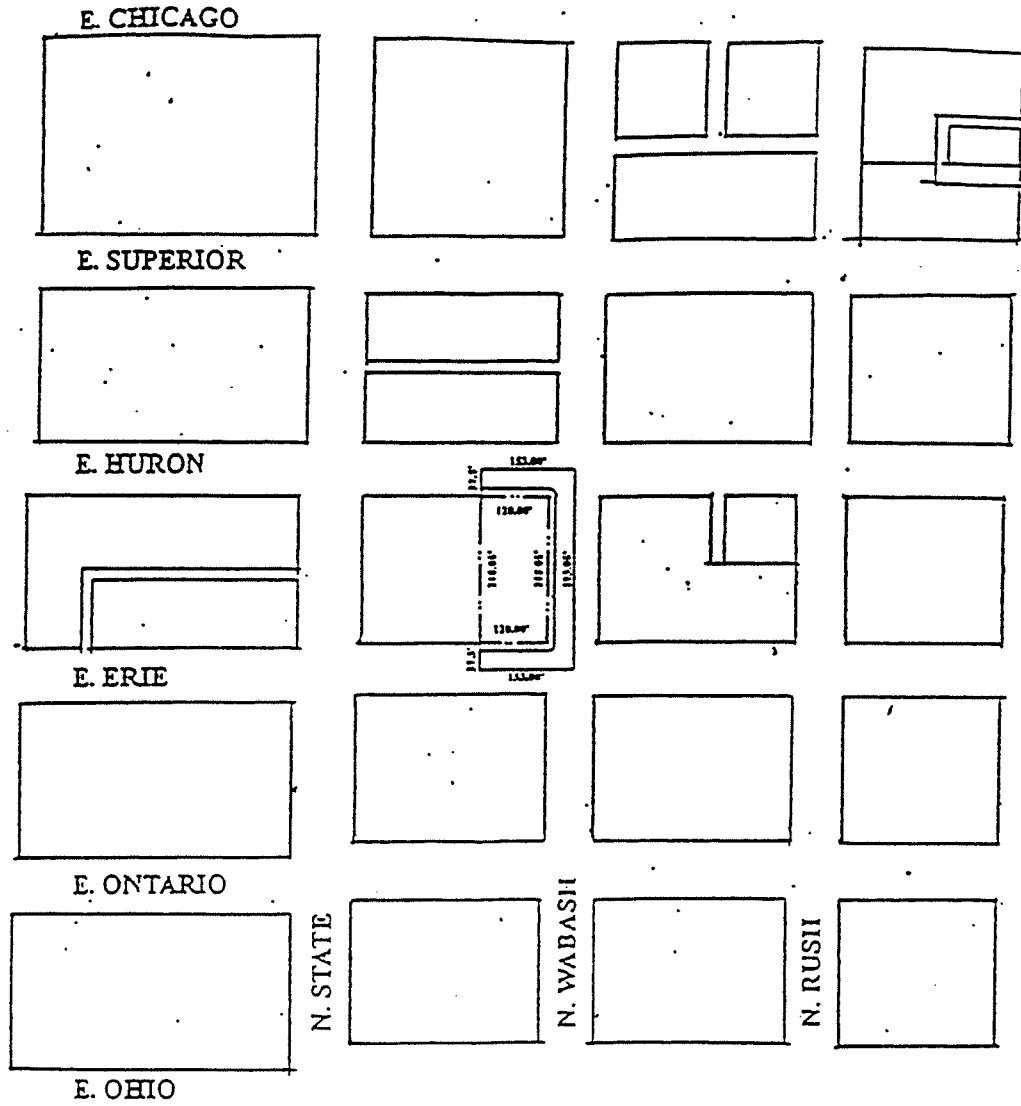
West 15th Street; South Dearborn Street; a line 399.86 feet south of and parallel to West 15th Street; a line 114.51 feet west of and parallel to South Dearborn Street; a line 414.95 feet south of and parallel to West 15th Street; South Clark Street; and a line from a point 157.99 feet south of West 15th Street, to a point 180.12 feet west of South Dearborn Street,

(Continued on page 56344)

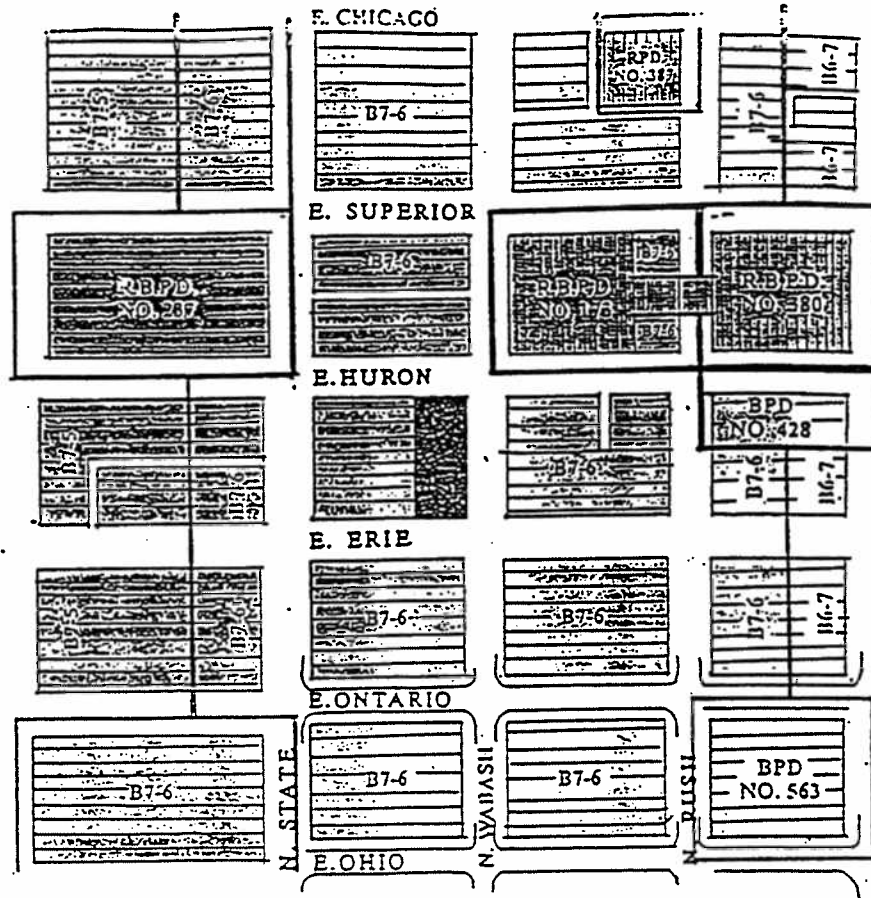
Existing Zoning Map.



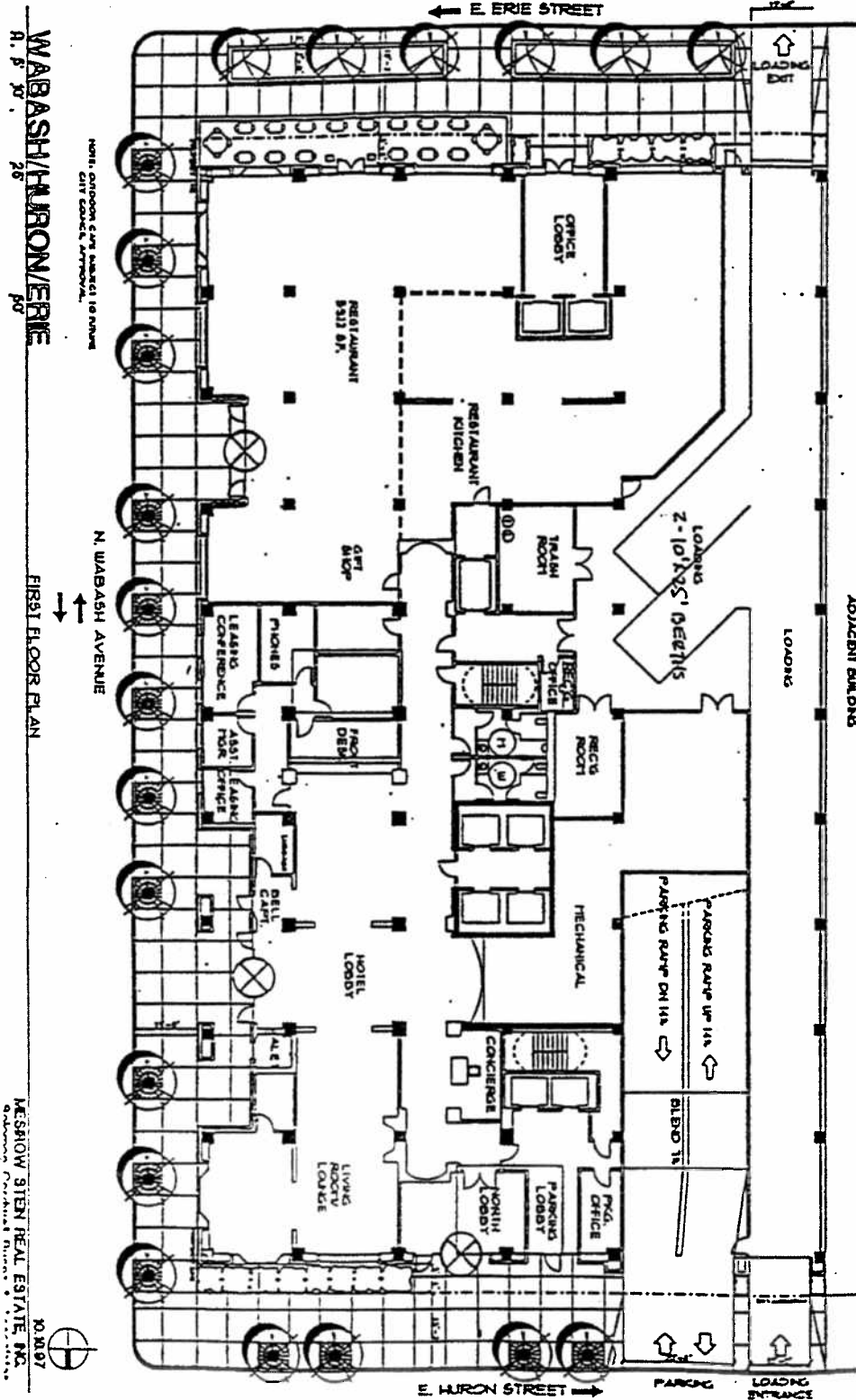
Planned Development Property Line  
And Boundary Map.



Existing Land-Use Map.



Site/Landscape Plan.



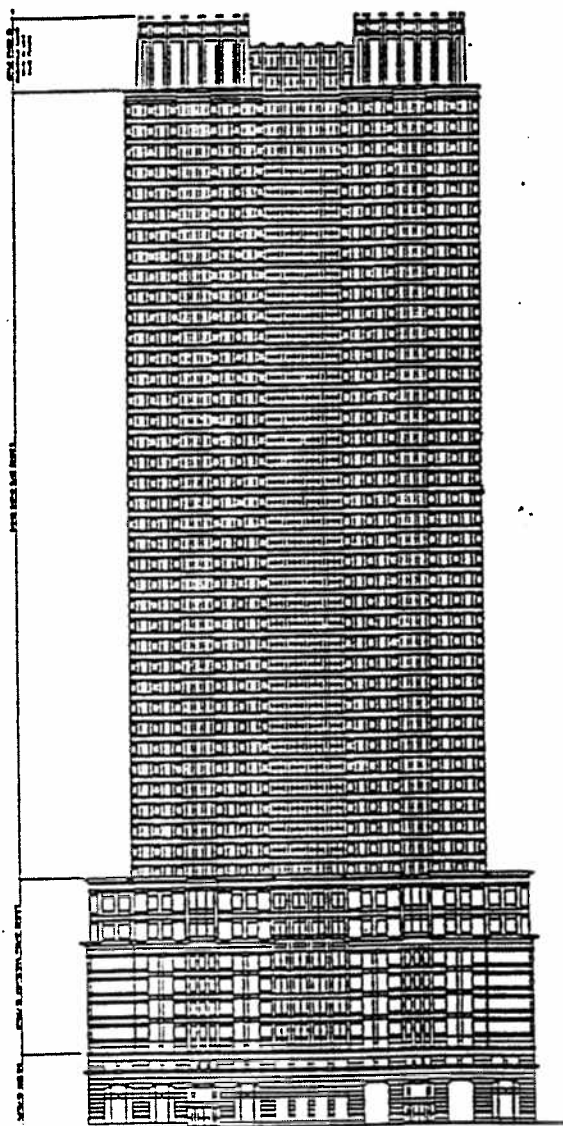
WABASH/HURON/ERIE  
81.5' x 20' 26" 60'

FIRST FLOOR PLAN

RESNOW STEIN REAL ESTATE INC.  
Architectural Division



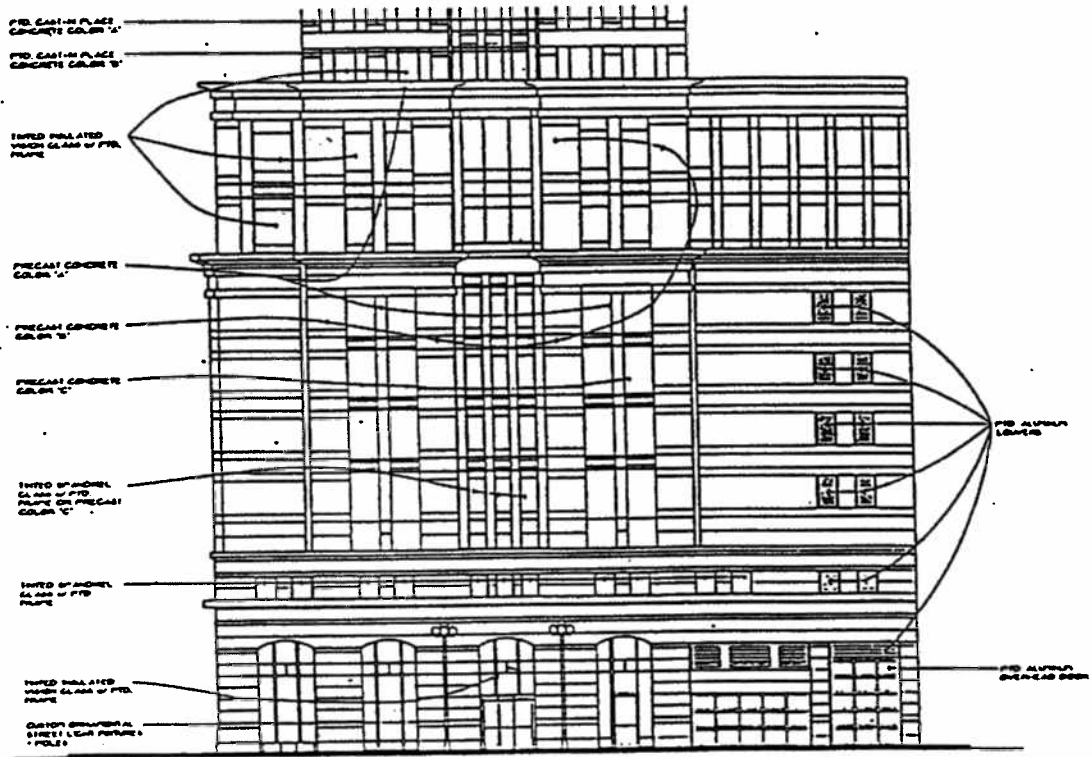
Building Elevations.  
(Page 1 of 6)





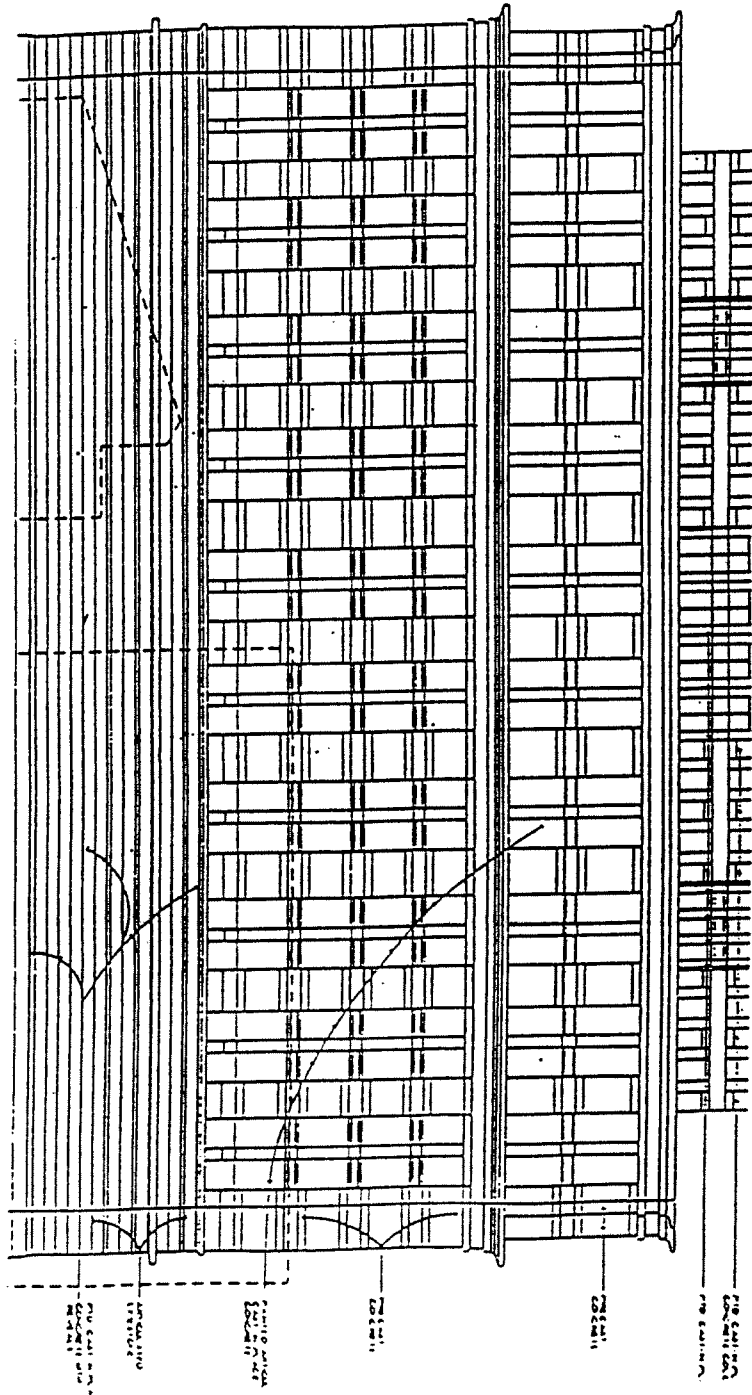
Building Elevations.  
(Page 3 of 6)

APPLICANT: WABASH/ERIE-HURON L.L.C.  
ADDRESS: 19-29 EAST HURON STREET; 658-678 NORTH WABASH AVENUE; 20-30 EAST ERIE STREET  
DATE: JULY 25, 1997  
REVISED: OCTOBER 16, 1997





Building Elevations.  
(Page 5 of 6)

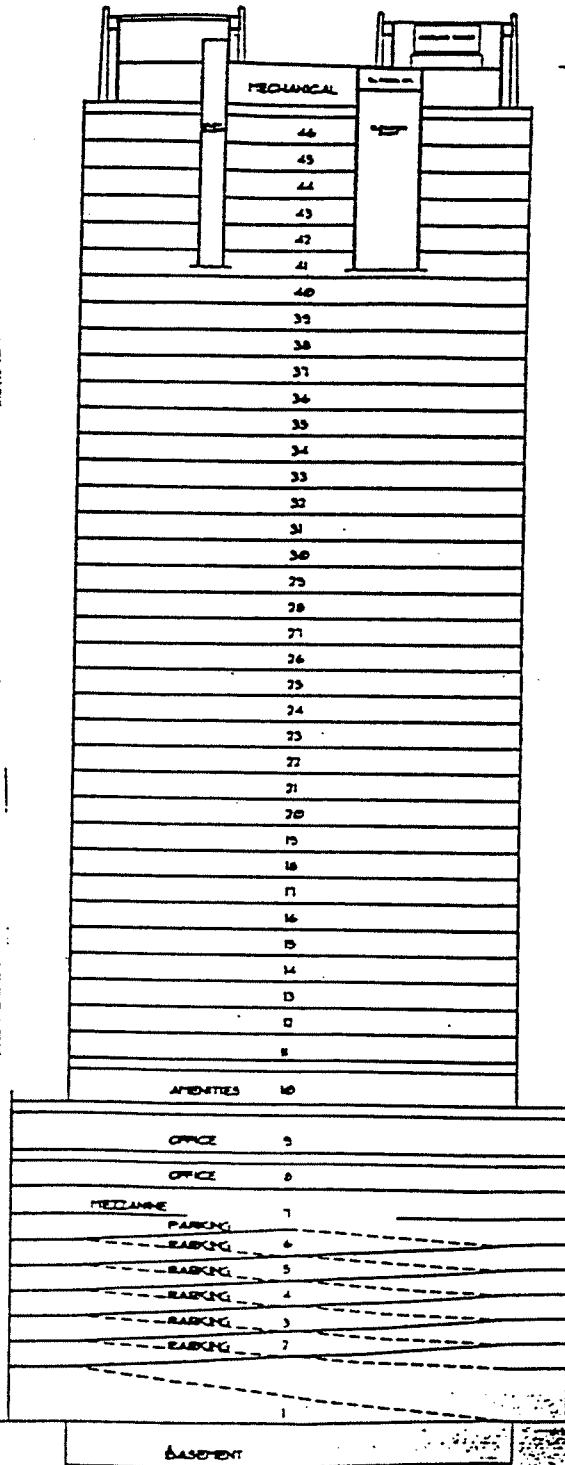


APPLICANT: MABASH/ERIE-HURON L.L.C.  
 ADDRESS: 19-29 EAST HURON STREET; 658-678 NORTH WABASH AVENUE; 20-30 EAST ERIE STREET  
 DATE: JULY 25, 1997  
 REVISED: OCTOBER 16, 1997

Building Elevations.  
(Page 6 of 6)

WABASH/ERIE-HURON L.L.C.  
19-29 EAST HURON STREET; 658-678 NORTH WABASH  
AVENUE; 20-30 EAST ERIE STREET  
JULY 25, 1997  
OCTOBER 16, 1997

APPLICANT:  
ADDRESS:  
DATE:  
REVISED:



10TH FLOOR  
EL. 116'-7"

GRADE  
EL. 0'-0"

WABASH/HURON/ERIE

BUILDING SECTION NORTH/SOUTH

10.12.97

NOT TO SCALE

MESPOW, STEN REAL-ESTATE, INC.  
Solomon Cordwell Chung & Associates

(Continued from page 56333)

to those of an R5 General Residence District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the R5 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 15th Street; South Dearborn Street; a line 399.86 feet south of and parallel to West 15th Street; a line 114.51 feet west of and parallel to South Dearborn Street; a line 414.95 feet south of and parallel to West 15th Street; South Clark Street; and a line from a point 157.99 feet south of West 15th Street, to a point 180.12 feet west of South Dearborn 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 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 Planned Development, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately one hundred twenty-one thousand seven hundred twenty-four and sixty-two one hundredths (121,724.62) square feet (plus or minus two and seventy-nine one-hundredths ( $\pm 2.79$ ) 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, JDL Development Corporation.

*Reclassification Of Area Shown On Map Number 18-G.  
(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 B7-6 General Central Business District symbols and indications as shown on Map No. 18-G in the area bounded by:

East Huron Street; North Wabash Avenue; East Erie Street; and a line 120 feet west of and parallel to North Wabash Avenue,

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

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

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

*Residential-Business Planned Development No. 606*

*Plan Of Development*

*Statements.*

1. The area delineated herein as Residential-Business Planned Development consists of approximately 26,167.2 square feet (0.60 acres) and is owned or controlled by the Applicant, The Fordham Company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. 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 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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 or any property owners association which may be formed to succeed the Applicant, 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.

4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; Building Elevations and Building Base Detailed Elevations (north, south, east and west), and a Building Section Plan, dated June 13, 1996 prepared by Solomon Cordwell Buenz and Associates, Inc. Full size sets of the Site/Landscape Plan, Building Elevations, Building Base Detailed Elevations and Building Section Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": multi-family dwelling units, hotels, related services and convenience retail, and accessory and non-accessory parking uses.
6. Business 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 shall be permitted, subject to the review and approval of the Department of Planning and Development. No signage shall be permitted at or near the top of the building.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the

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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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. 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, Bureau of Traffic.

8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to:
  - a. height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b. airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Elevations referenced in Statement Number 4 hereinabove. The Applicant agrees that above the townhouse level the parking structure will be clad in an articulated EIFS skin. Spandrel glass in fill panels will be used in the top story of the garage. The stories between the top level of the parking structure and the three townhouse levels will be similar to the top floor with the exception of the in fill panels. These panels will have "window mullion articulation." The "window mullion articulation" will have the same profile and arrangement as the window mullions in the top floor of the parking structure. The mullion articulation will be a color similar to the mullions in the top floor of the garage. The mullion articulation will occur on a background material which will be of a color sympathetic to the color of the glass in the top floor of the garage. In addition, any hotel use shall be maintained in accordance with the definition of "hotel" contained in the Chicago Zoning Ordinance and shall be operated pursuant to the terms of a valid hotel license obtained from the Chicago Department of Revenue. Proof of payment of hotel taxes shall be submitted to the Department of Planning and Development on an annual basis as a condition of renewal of any hotel business

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license. A separate hotel desk and lobby area shall be maintained for any hotel use.

11. The terms, conditions and exhibits of this Planned Development Ordinance 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement 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. Further, at the time such application for modification is made the Applicant shall provide a copy of such application to Driehaus Capital Management, Inc. c/o Rudnick and Wolfe, 203 North LaSalle Street, Suite 1800, Chicago, Illinois 60601 Attention: Theodore J. Novak.

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 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."). Copies of these standards may be obtained from the Department of Planning and Development.

13. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which is 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 the B7-6 General Central Business District Classification.

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[Existing Zoning Map; Planned Property Line and Boundary Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevations; Drawing; Building Base Detailed Elevation Drawing; and Building Section Plan referred to in these Planned Development Statements printed on pages 25398 through 25407 of this Journal.]

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

*Residential Planned Development No. 1.00*

*Bulk Regulations And Data Table*

|       | Net Site Area |       | Maximum<br>Floor<br>Area<br>Ratio | Maximum<br>Dwelling<br>Units | Maximum<br>Percent<br>Site Coverage |
|-------|---------------|-------|-----------------------------------|------------------------------|-------------------------------------|
|       | Square Feet   | Acres |                                   |                              |                                     |
| Site  | 26167.20      | 0.60  | 19.80                             | 275                          | Per Site Plan                       |
| Total | 26167.20      | 0.60  | 19.80                             | 275                          |                                     |

|                                     | Square feet | Acres          |
|-------------------------------------|-------------|----------------|
| Net Site Area:                      | 26167.20    | 0.60           |
| Public Rights-of-Way:               | 18669.00    | 0.43           |
| Gross Site Area:                    | 44836.20    | 1.03           |
| Maximum Percent of Site Coverage:   |             | Per Site Plan. |
| Minimum Required Building Setbacks: |             | Per Site Plan. |
| Maximum Building Height:            |             | Per section.   |



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|---|--|
| Maximum Number Off-Street<br>Parking Spaces:    | 435.                                       |
| Minimum Number of Off-Street<br>Parking Spaces: | 280 (275 residential,<br>5 hotel service). |
| Minimum Number of Off-Street<br>Loading Docks:  | 2.   |
| Maximum Number of Extended<br>Stay Units:       | 50.  |

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**JOINT COMMITTEE.**

**COMMITTEE ON BUILDINGS.**

**COMMITTEE ON POLICE AND FIRE.**

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***Action Deferred* -- AMENDMENT OF TITLES 8 AND 13 OF MUNICIPAL  
CODE OF CHICAGO CONCERNING LIABILITY OF PROPERTY  
OWNERS AND MANAGEMENT FOR UNLAWFUL  
ACTIVITIES ON PROPERTY.**

A Joint Committee, composed of the members of the Committee on Buildings and the members of the Committee on Police and Fire, submitted the following report:

CHICAGO, July 10, 1996.

*To the President and Members of the City Council:*

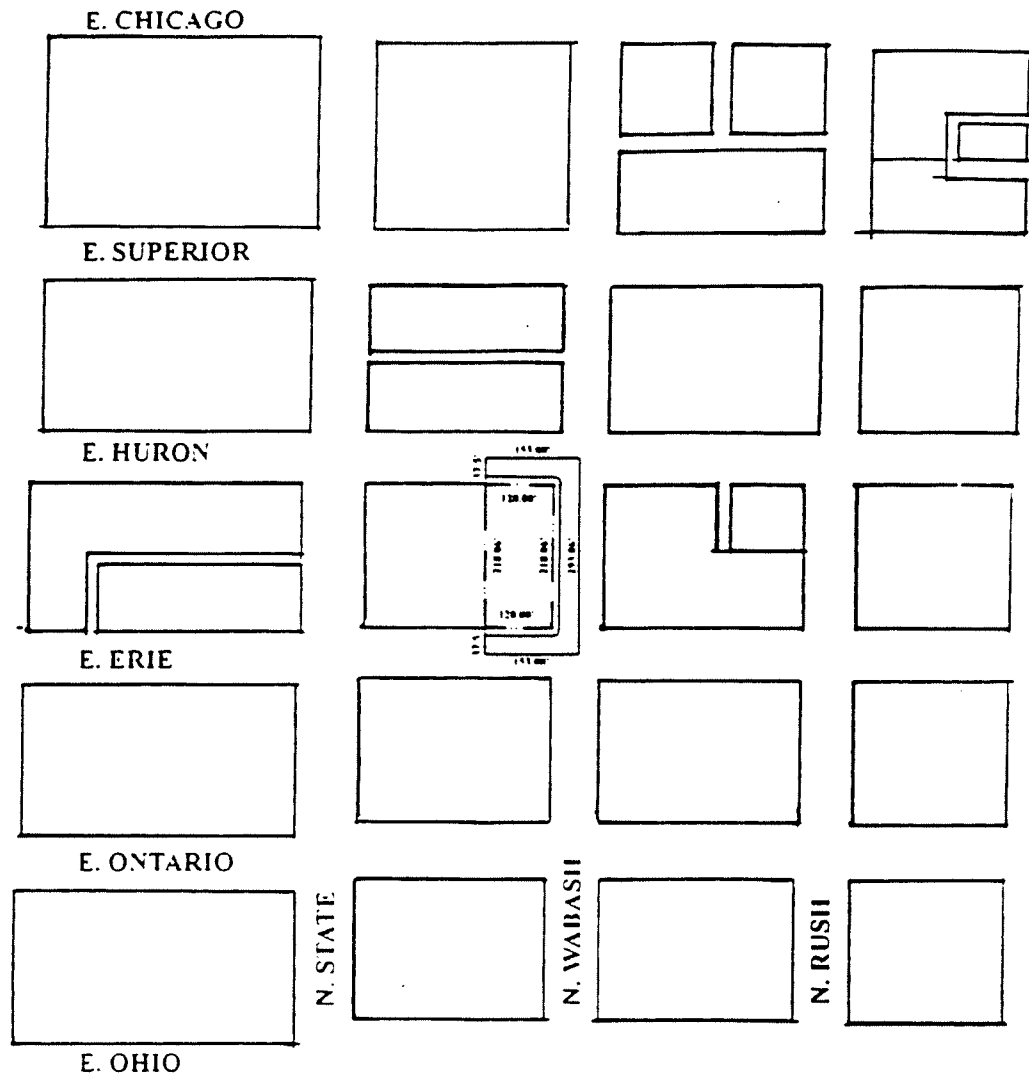
(Continued on page 25408)





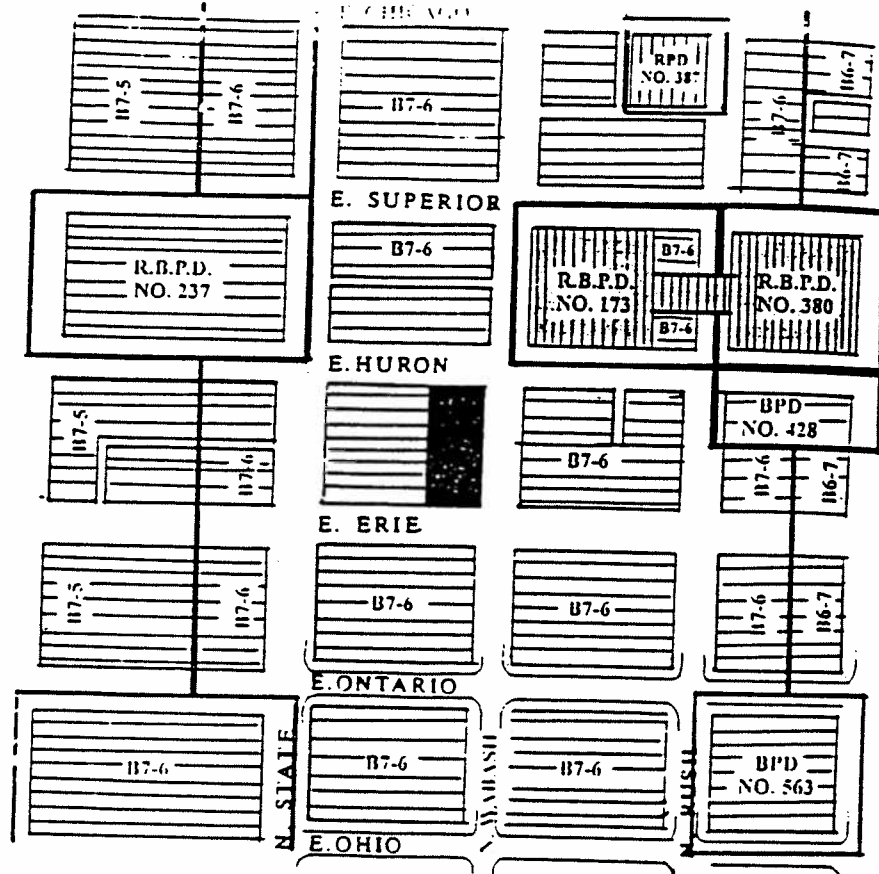


Planned Development Property Line And Boundary Map.





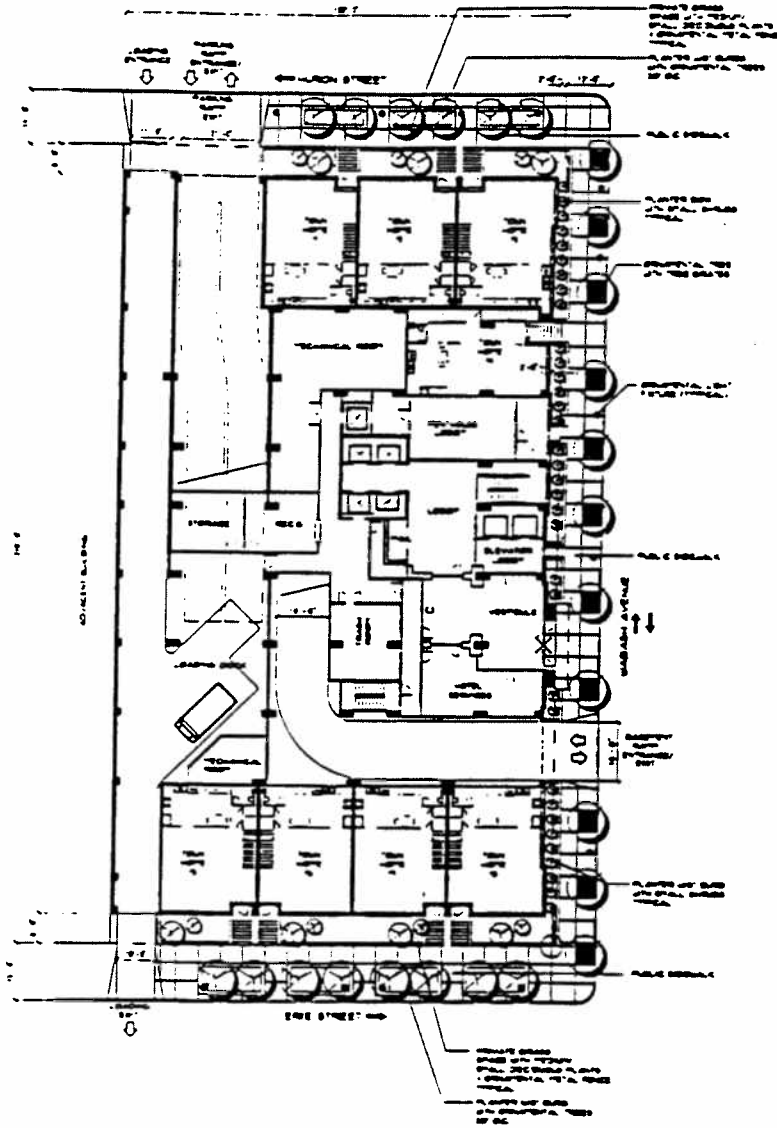
Existing Land-Use Map.



- LEGEND
- Subject Site
  - Residential
  - Business
  - Commercial
  - Zoning District

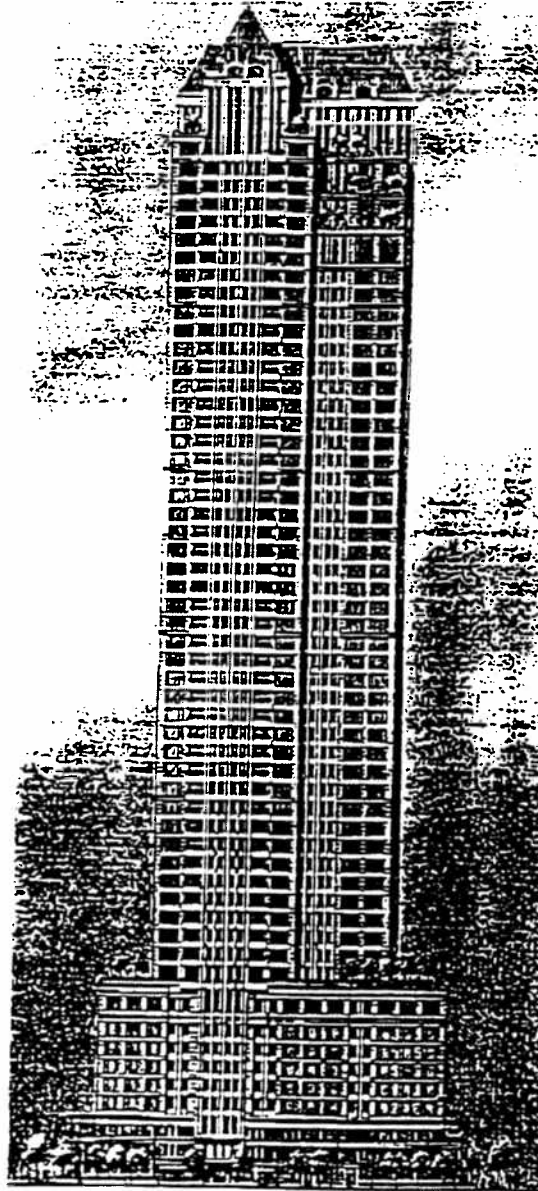


Site/Landscape Plan.



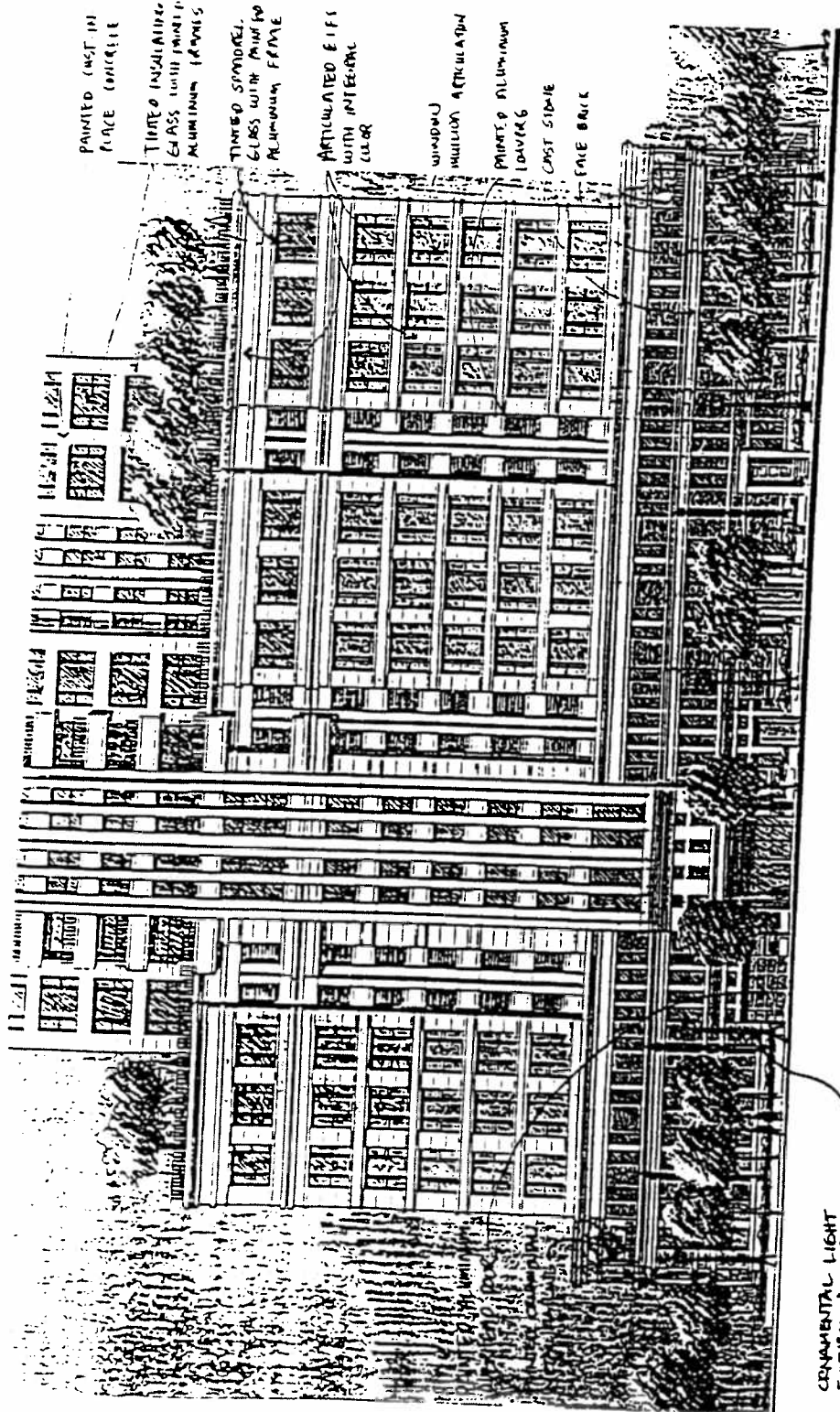


Building Elevations (East).



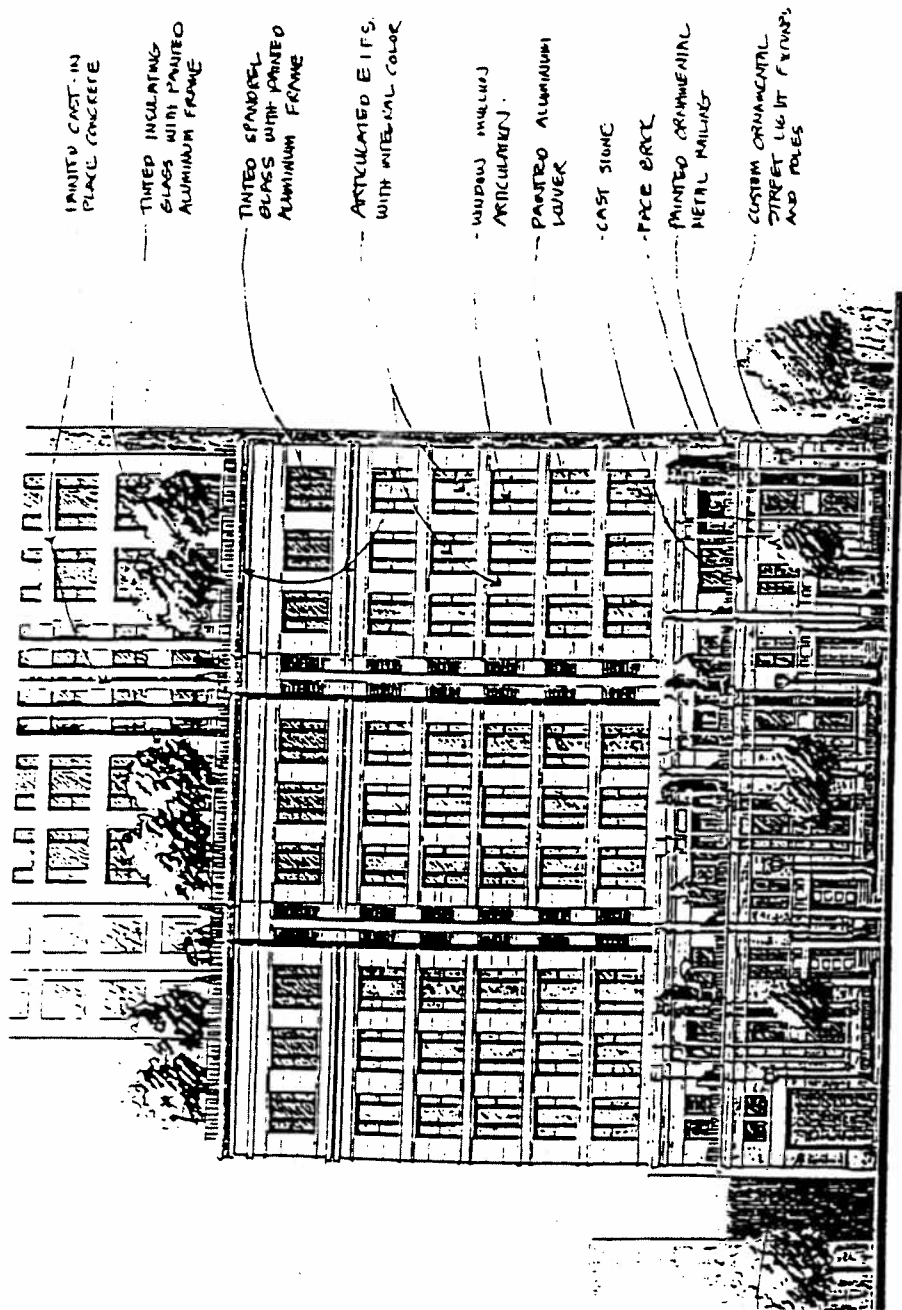


Building Base Detailed Elevations (East).  
(Page 1 of 4)





Building Base Detailed Elevations (South).  
(Page 2 of 4)



UNITED CAST-IN  
PLACE CONCRETE

TINTED INSULATING  
GLASS WITH PAINTED  
ALUMINUM FRAME

TINTED SPANDREL  
GLASS WITH PAINTED  
ALUMINUM FRAME

ARTICULATED EIFS  
WITH INTERNAL COLOR

WINDOW MULLION  
ARTICULATION

PAINTED ALUMINUM  
LOUVER

CAST STONE

FACE BRICK

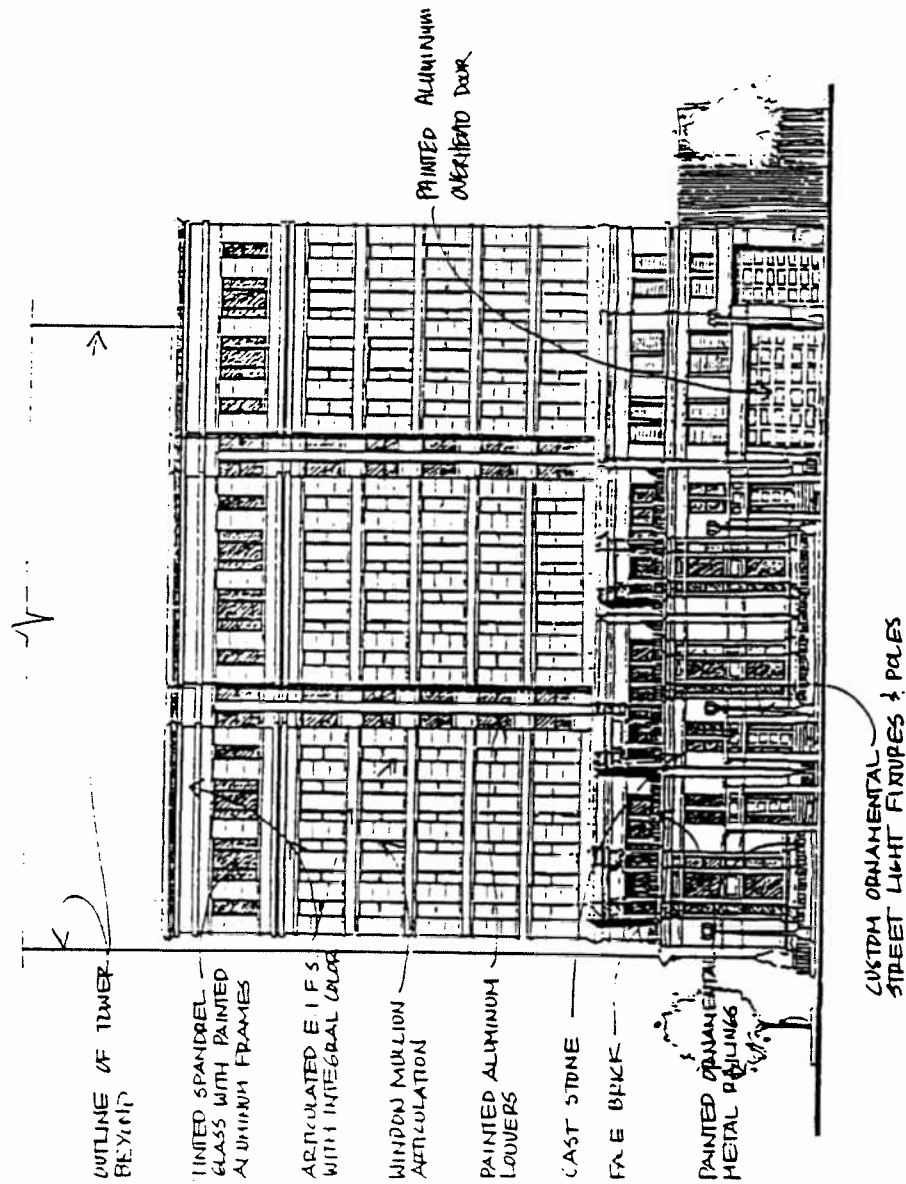
PAINTED ORNAMENTAL  
METAL MAILING

CUSTOM ORNAMENTAL  
STREET LIGHT FIXTURES  
AND POLES

PAINTED ALUMINUM  
COURT-YARD LIGHT



Building Base Detailed Elevations (North).  
(Page 3 of 4)

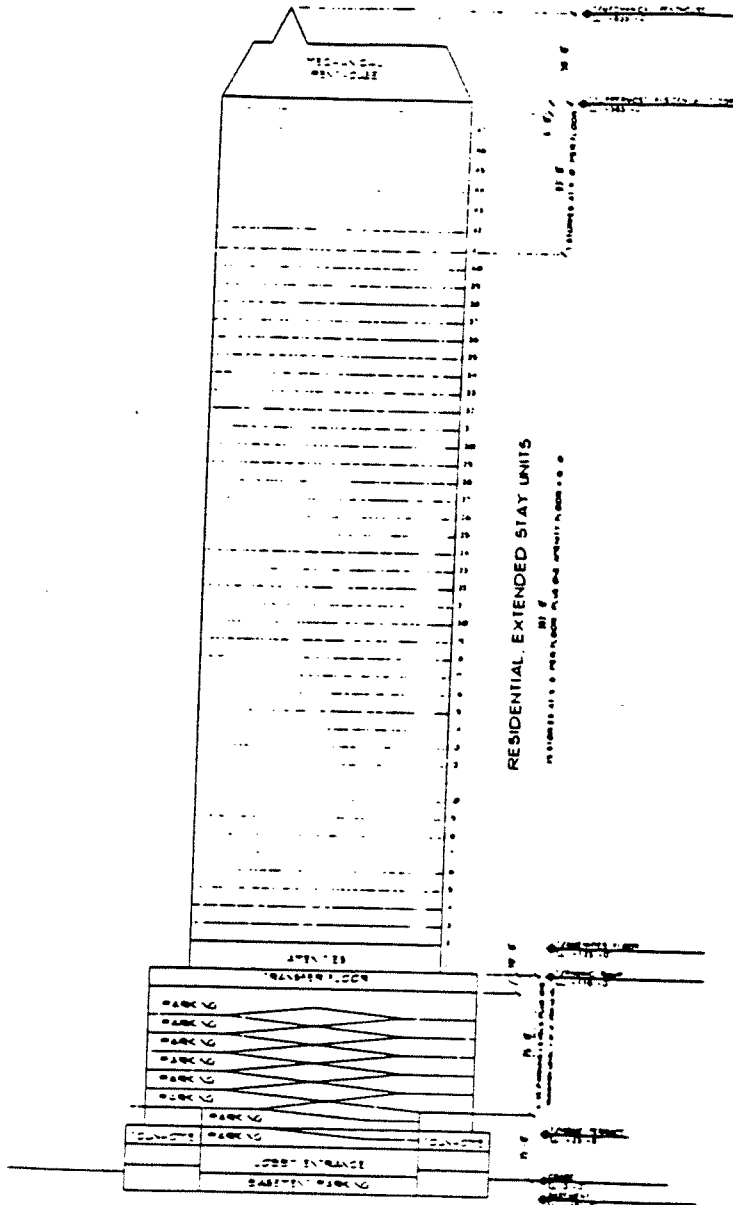








Building Section Plan.



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