

12436

75490

JOURNAL--CITY COUNCIL--CHICAGO

7/29/98

the M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

a line 246.34 feet north of West Van Buren Street; South Morgan Street; a line 100.24 feet north of West Van Buren Street; and the alley next west of and parallel to South Morgan Street,

to those of a C2-3 General 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.

Reclassification Of Area Shown On Map Number 3-E.

(As Amended)
(Application Number 12436)

RPD No. 630 AA

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 Planned Development Number 630 symbols and indications as shown on Map Number 3-E in the area bounded by:

East Delaware Place; the alley next east of and parallel to North Rush Street (North Ernst Court); a line 129.32 feet south of and parallel to East Delaware Place; and North Rush Street,

to those of Residential Planned Development Number 630, 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 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 Planned Development Number 630, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 630, as amended, consists of approximately eighteen thousand three hundred ninety-four (18,394) square feet (zero and forty-two hundredths (0.42) acres) and is owned or controlled by the Applicant, 57 East Delaware 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.
3. The requirements, obligations and conditions 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated controls 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.
4. This Plan of Development consists of fifteen (15) 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 dated July 16, 1998, prepared by Solomon Cordell Buenz & Associates, Inc.. Full size sets of the Site/Landscape Plan, Building Elevations and a Building Section 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 Planned Development: all uses permitted in the B7-6 General Central Business District (first two (2) levels only), multi-family dwelling units, related services and accessory parking uses.

6. Business identification signs shall be permitted within the Planned Development on the first two (2) levels only subject to review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to review and approval of the Department of Planning and Development.
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 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. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 modification by the Applicant and after 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 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.

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. The Applicant acknowledges that the proposed increase in density above the maximum level permitted in the B7-6 zoning classification may have an impact on neighborhood parks and recreational facilities in the immediate area. Accordingly, the Applicant has voluntarily deposited the sum of One Hundred Fifty-two Thousand Five Hundred and no/100 Dollars (\$152,500.00) with the city which has been expected for improvements to public parks which either currently exists or may be subsequently developed and located within one-half (½) mile of this Planned Development. The foregoing public park improvements shall be made in a manner mutually acceptable to the Applicant, the Department of Planning and Development and the Chicago Park District. The payment has been made concurrently with the issuance of the first building permit for this Planned Development.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction of the alterations proposed by this amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently

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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 (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 pre-existing Residential Planned Development Number 630.

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; Building Section Drawings; Exterior Wall Details; Pool Enclosure Drawings; and Partial Plan at 9th Floor (Pool Enclosure) referred to in these Plan of Development Statements printed on pages 75496 through 75511 of this Journal.]

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

Residential Planned Development Number 630, As Amended.

Bulk Regulations And Data Table.

	Net Site Area		Maximum Floor Area	Maximum	Maximum Percent
	Square Feet	Acres	Ratio	Dwelling	Units Site Coverage
Site:	18,394.00	0.42	20.47	190	In Accordance With Site Plan.
Total:	18,394.00	0.42	20.47	190	

	Square Feet	Acres
Net Site Area:	18,394.00	0.42
Public Rights-of-Way:	13,133.00	0.30
Gross Site Area:	31,527.00	0.72
Minimum Required Building Setbacks:	Upper Level Setbacks in Accordance with Building Elevations.	
Minimum Number of Accessory Parking Spaces:	224.	
Minimum Number of Off-Street Loading Docks:	3.	
Maximum Building Height:	480 feet.	

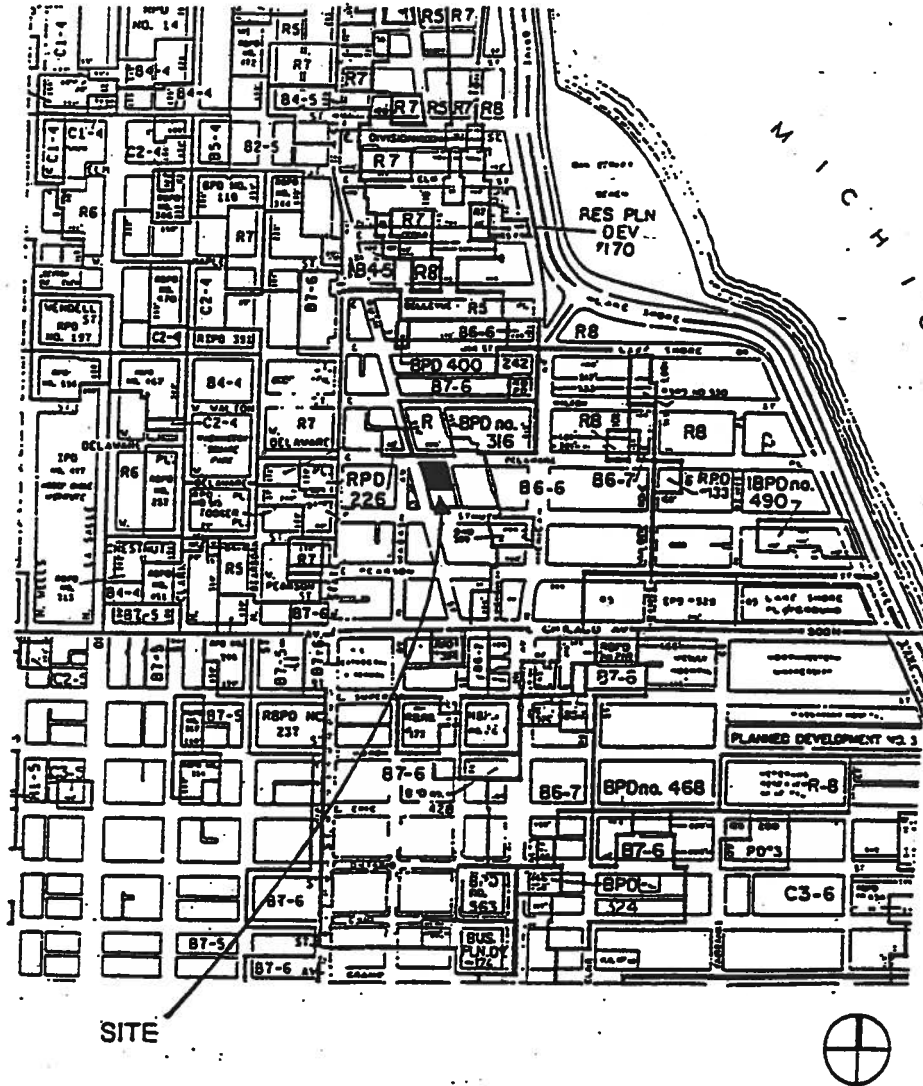
Reclassification Of Area Shown On Map Number 4-E.
(Application Number 12445)

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

SECTION 1. The Chicago Zoning Ordinance be amended by changing all the B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

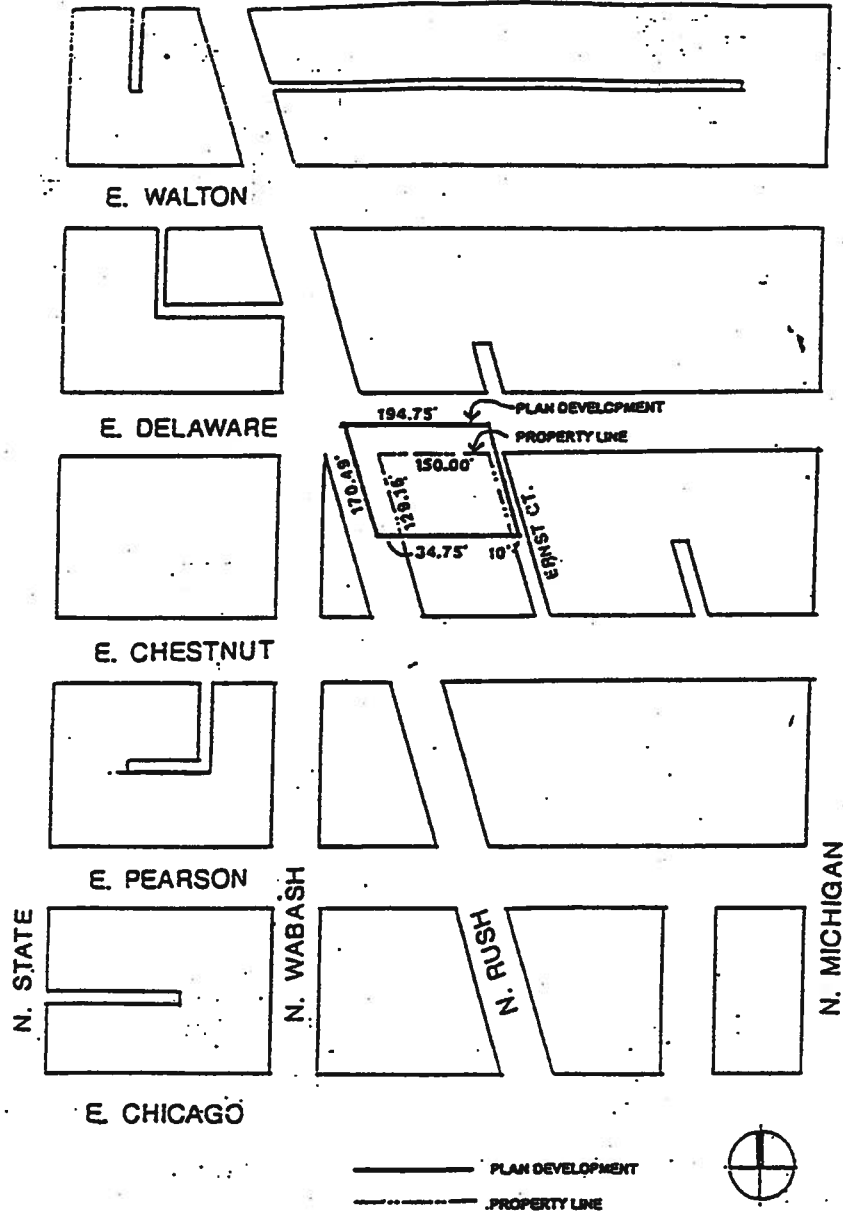
(Continued on page 75512)

Existing Zoning Map.



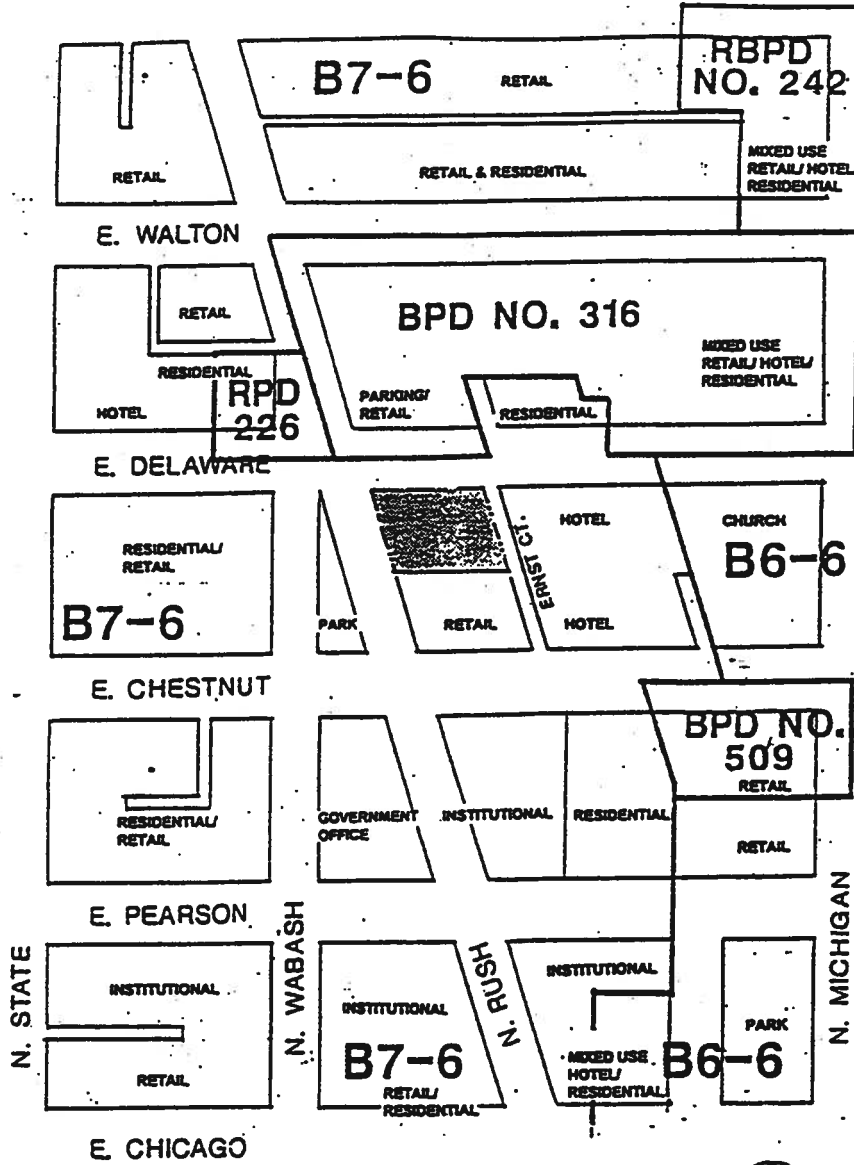
APPLICANT: 57. EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Planned Development Property Line
And Boundary Map.



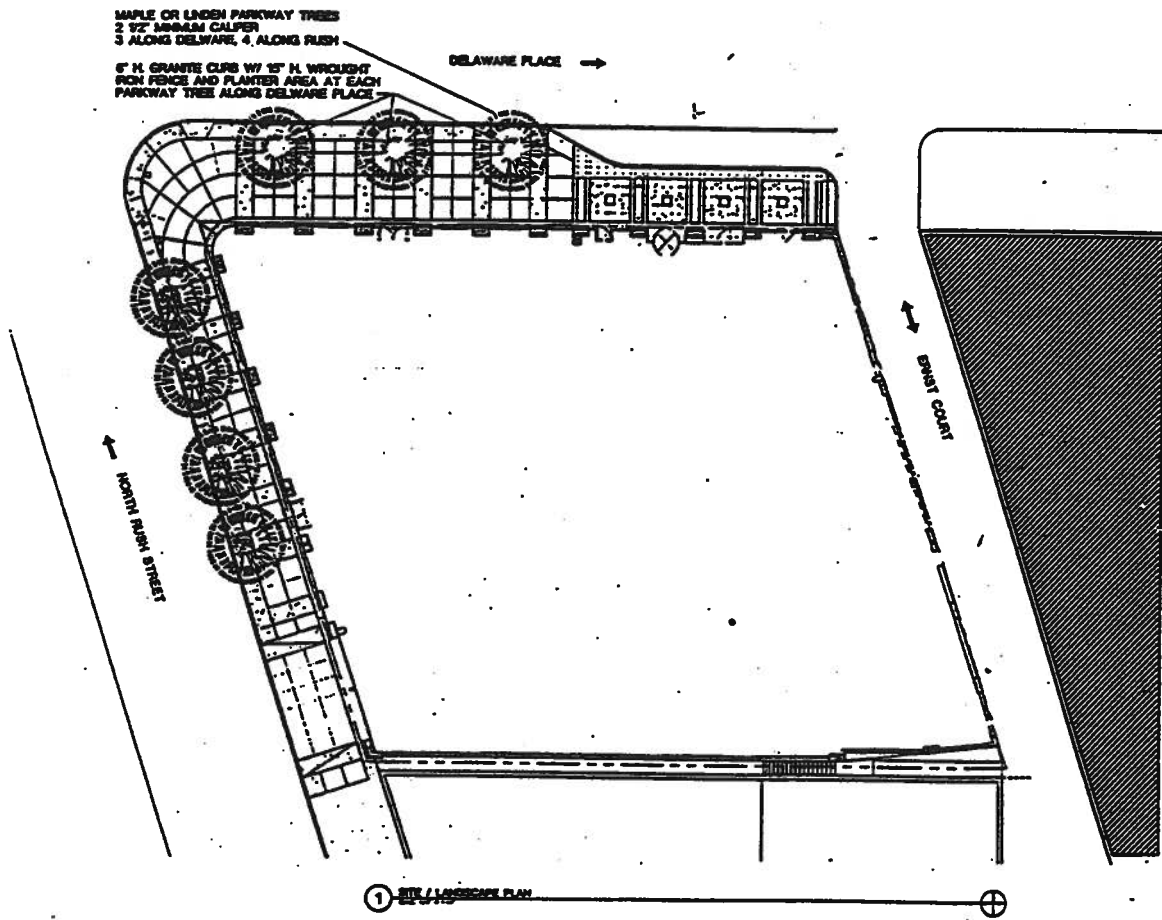
APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Existing Land-Use Map.



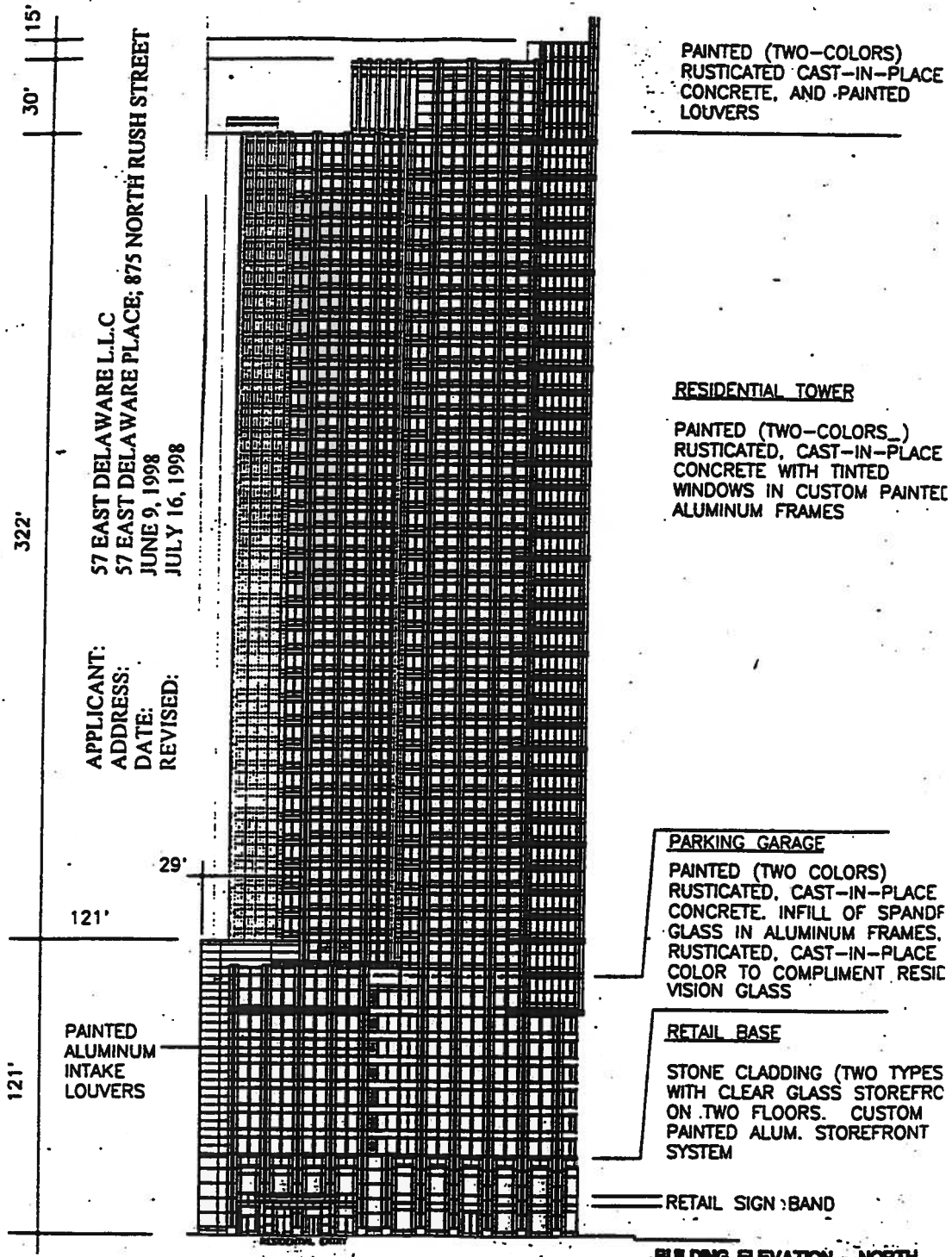
APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Site/Landscape Plan.



APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Building Elevations.
(North)



BUILDING ELEVATION - NORTH

Building Elevation.
(South)

MECH. PENTHOUSE

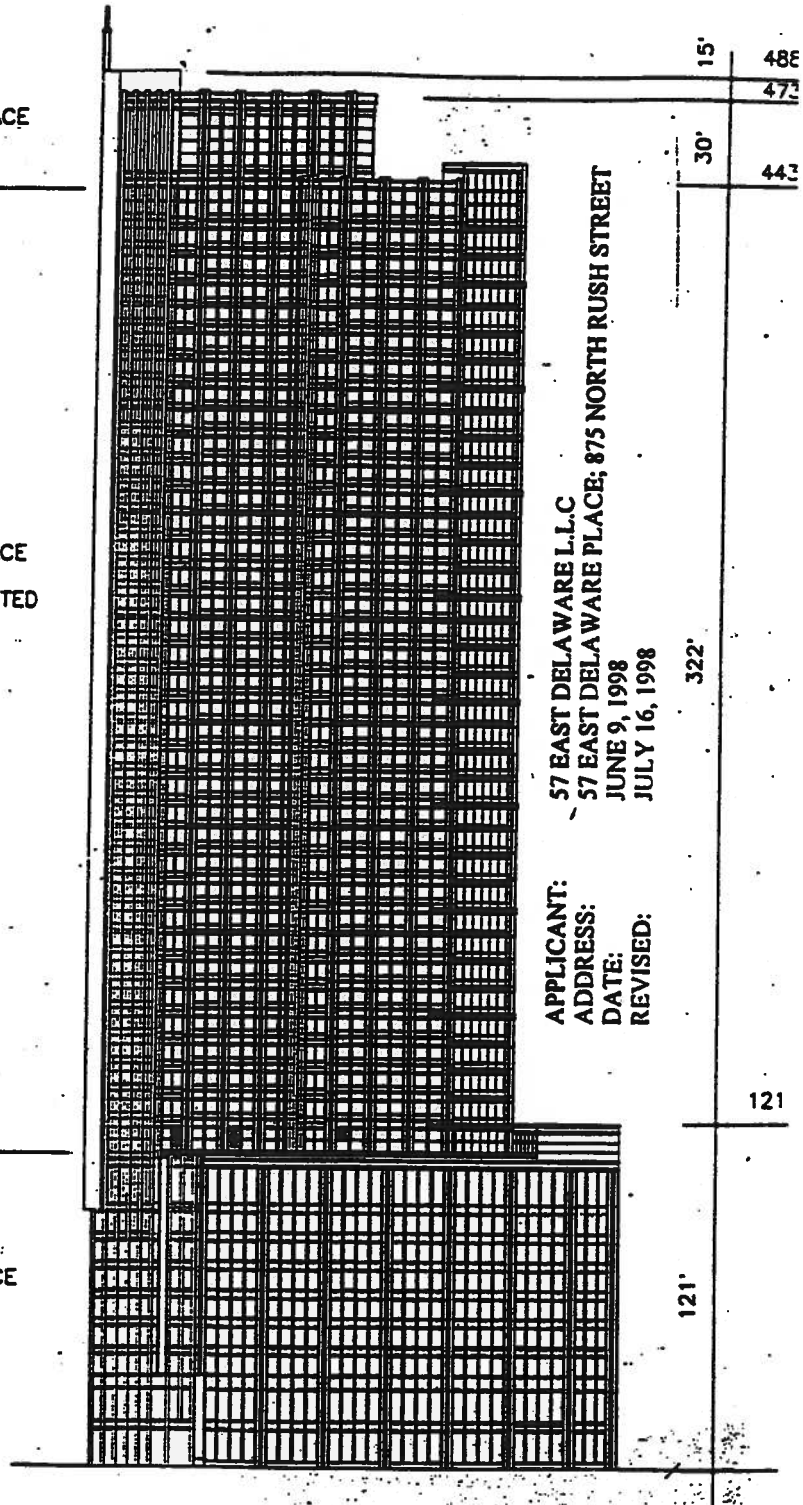
PAINTED (TWO-COLORS)
RUSTICATED CAST-IN-PLACE
CONCRETE, AND PAINTED
LOUVERS

RESIDENTIAL TOWER

PAINTED (TWO-COLORS)
RUSTICATED, CAST-IN-PLACE
CONCRETE WITH TINTED
WINDOWS IN CUSTOM PAINTED
ALUMINUM FRAMES

PARKING GARAGE

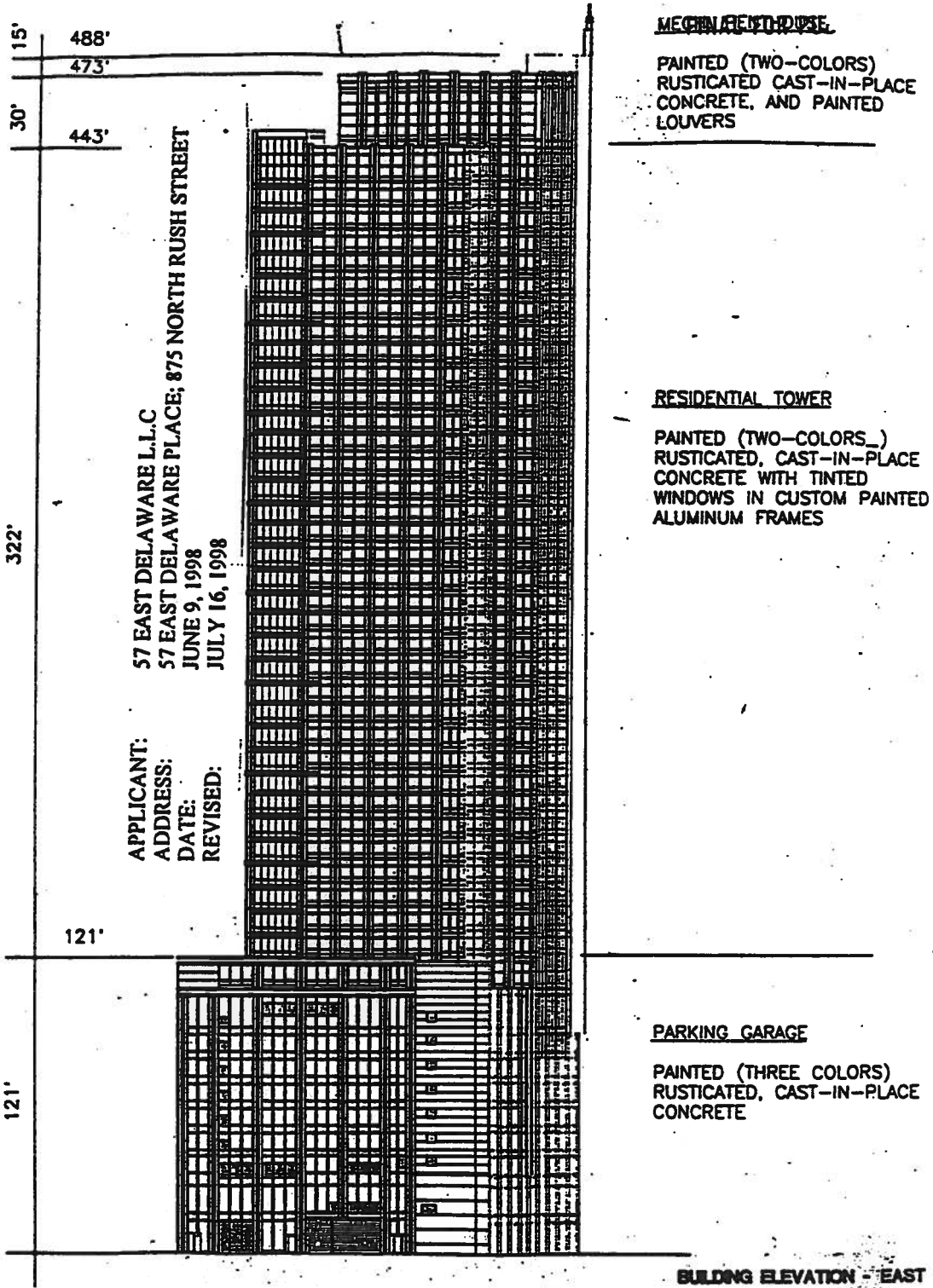
PAINTED (THREE COLORS)
RUSTICATED, CAST-IN-PLACE
CONCRETE



APPLICANT: 57 EAST DELAWARE L.L.C.
ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
DATE: JUNE 9, 1998
REVISED: JULY 16, 1998

BUILDING ELEVATION - SOUTH

Building Elevation.
(East)



APPLICANT: 57 EAST DELAWARE L.L.C.
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

MECHANICAL PENTHOUSE

PAINTED (TWO-COLORS)
 RUSTICATED CAST-IN-PLACE
 CONCRETE, AND PAINTED
 LOUVERS

RESIDENTIAL TOWER

PAINTED (TWO-COLORS)
 RUSTICATED, CAST-IN-PLACE
 CONCRETE WITH TINTED
 WINDOWS IN CUSTOM PAINTED
 ALUMINUM FRAMES

PARKING GARAGE

PAINTED (THREE COLORS)
 RUSTICATED, CAST-IN-PLACE
 CONCRETE

Building Elevation.
(West)

MECH. PENTHOUSE

PAINTED (TWO-COLORS)
RUSTICATED CAST-IN-PLACE
CONCRETE, AND PAINTED
LOUVERS

15' 488'

473'

30' 443'

RESIDENTIAL TOWER

PAINTED (TWO-COLORS)
RUSTICATED, CAST-IN-PLACE
CONCRETE WITH TINTED
WINDOWS IN CUSTOM PAINTED
ALUMINUM FRAMES

336'

PARKING GARAGE

PAINTED (TWO COLORS)
RUSTICATED, CAST-IN-PLACE
CONCRETE. INFILL OF SPANDREL
GLASS IN ALUMINUM FRAMES.
RUSTICATED, CAST-IN-PLACE
COLOR TO COMPLIMENT RESID.
VISION GLASS

19'

107'

RETAIL BASE

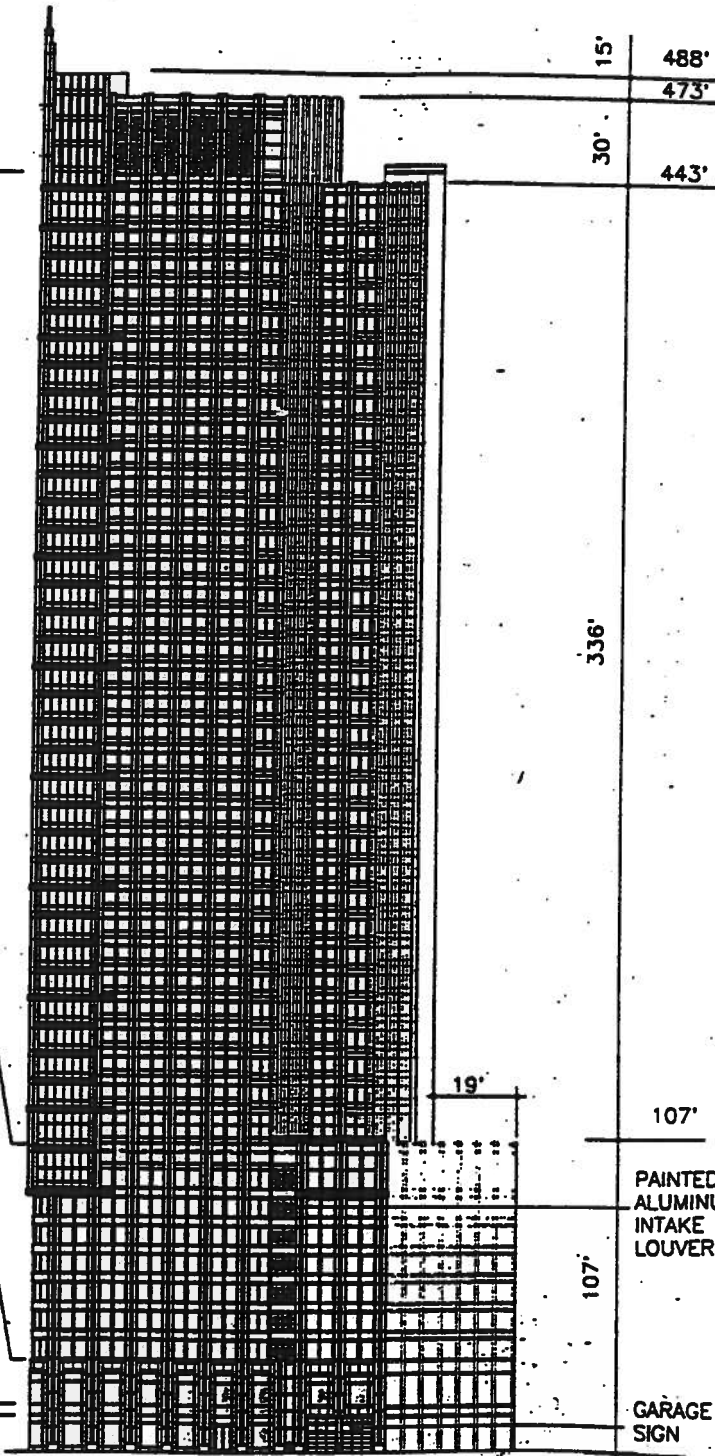
STONE CLADDING (TWO TYPES)
WITH CLEAR GLASS STOREFRONT
ON TWO FLOORS. CUSTOM
PAINTED ALUM. STOREFRONT
SYSTEM

107'

PAINTED
ALUMINUM
INTAKE
LOUVERS

RETAIL SIGN BAND

GARAGE
SIGN

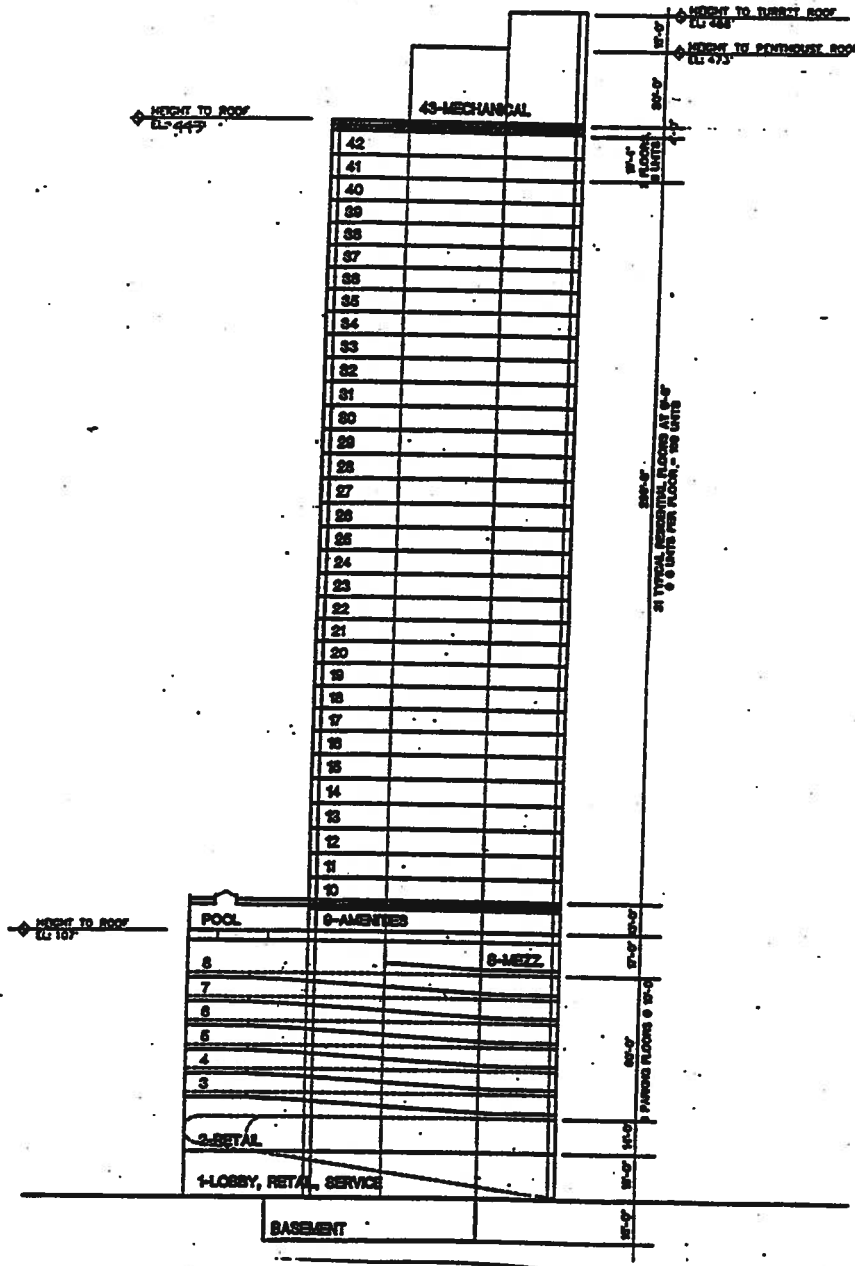


BUILDING ELEVATION - WEST

APPLICANT:
ADDRESS:

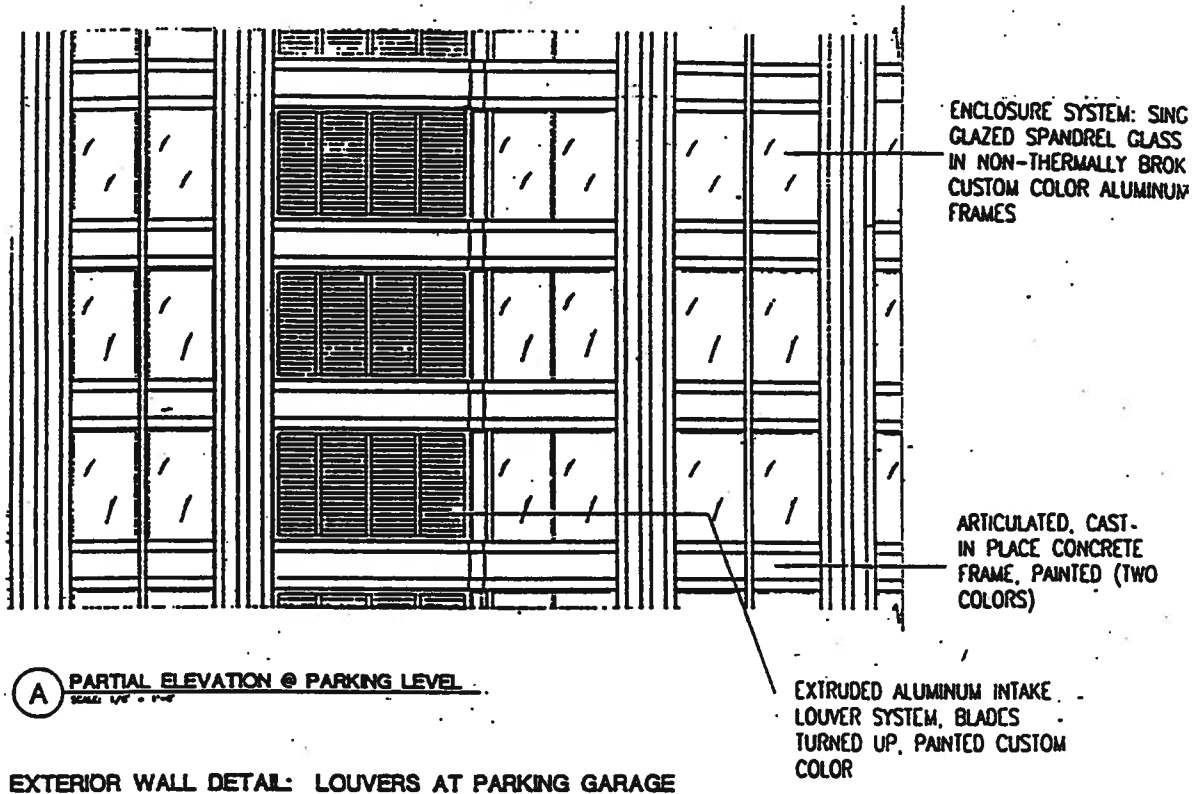
57 EAST DELAWARE L.L.C.
57 EAST DELAWARE PLACE: 875 NORTH RUSH STREET

Building Section.



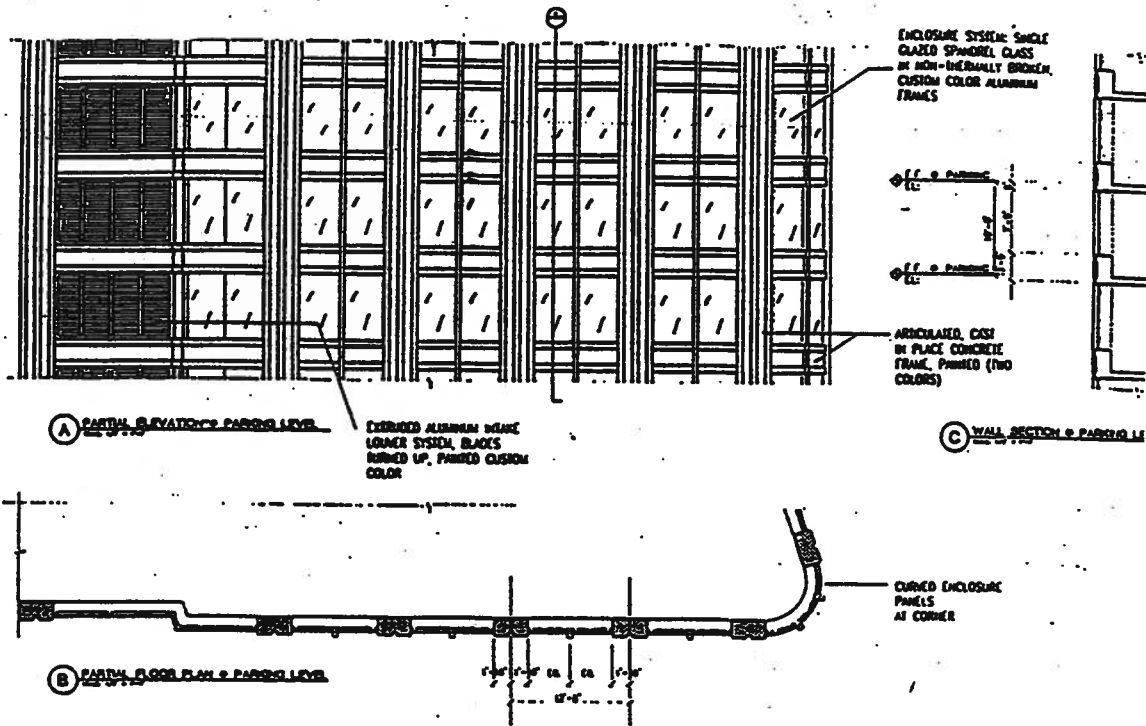
APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Exterior Wall Detail.
(Louvers At Parking Garage)



APPLICANT: 57 EAST DELAWARE L.L.C
ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
DATE: JUNE 9, 1998
REVISED: JULY 16, 1998

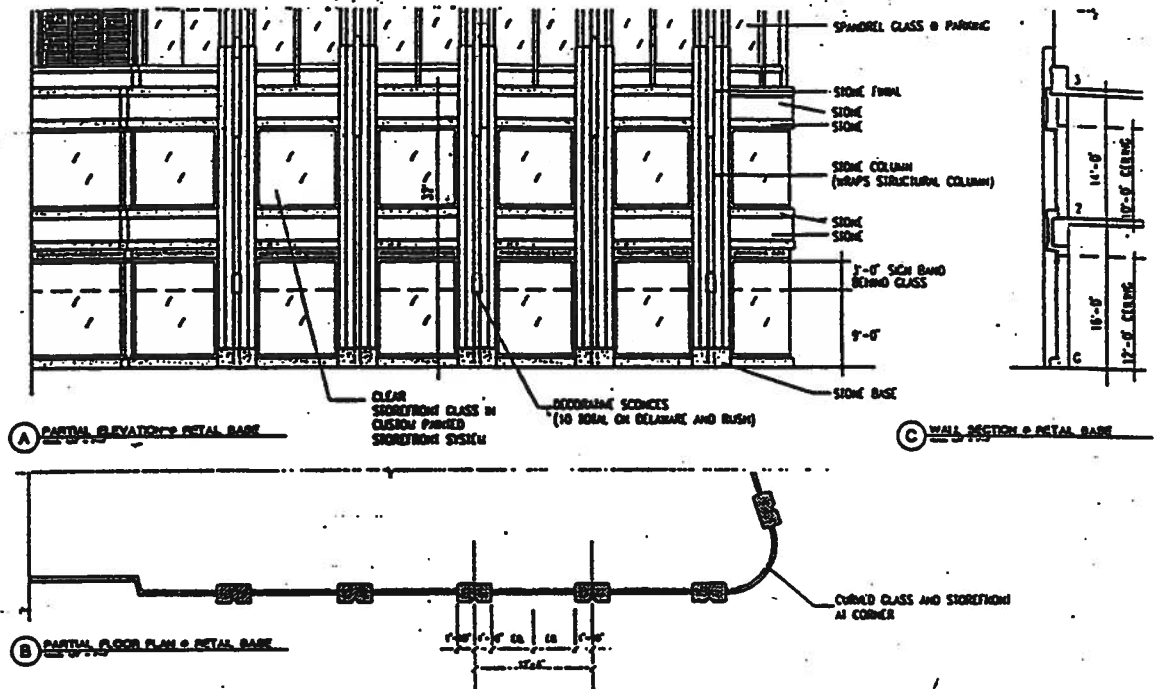
Exterior Wall Details.
(Parking)



EXTERIOR WALL DETAILS: PARKIN

APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

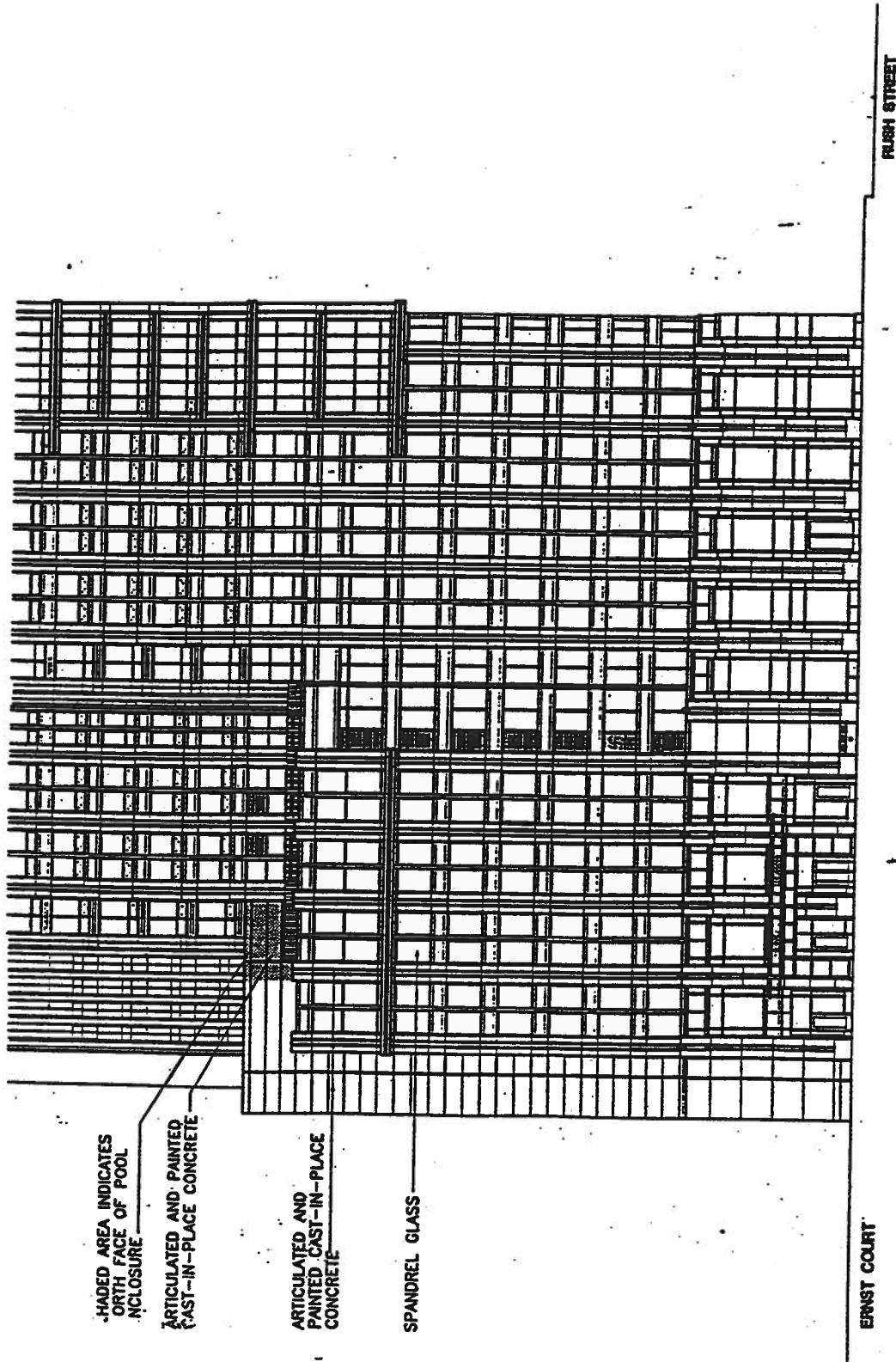
Exterior Wall Details.
(Retail Base)



EXTERIOR WALL DETAILS: RETAIL BASE

APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Pool Enclosure.
(North Elevation)



SHADED AREA INDICATES
NORTH FACE OF POOL
ENCLOSURE

ARTICULATED AND PAINTED
CAST-IN-PLACE CONCRETE

ARTICULATED AND
PAINTED CAST-IN-PLACE
CONCRETE

SPANDREL GLASS

ERNST COURT

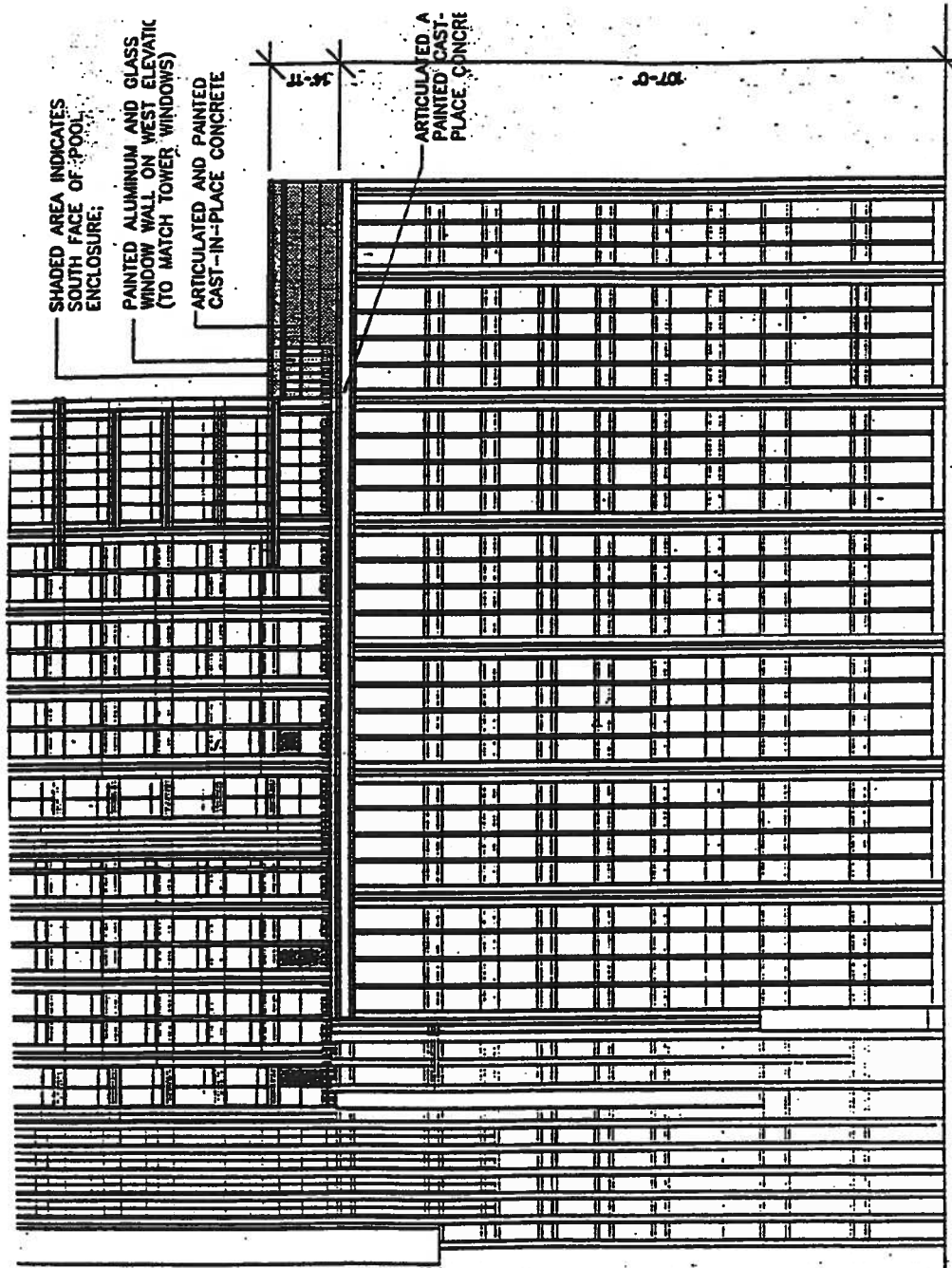
RUSH STREET

SOLIMON CORDEWELL BLDG & ASSOC. 7/14/98

THE BRISTOL - 67 EAST DELAWARE
POOL ENCLOSURE- NORTH ELEVATION - DELAWARE PLACE

APPLICANT: 57 EAST DELAWARE L.L.C.
ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
DATE: JUNE 9, 1998
REVISED: JULY 16, 1998

Pool Enclosure.
(South Elevation)

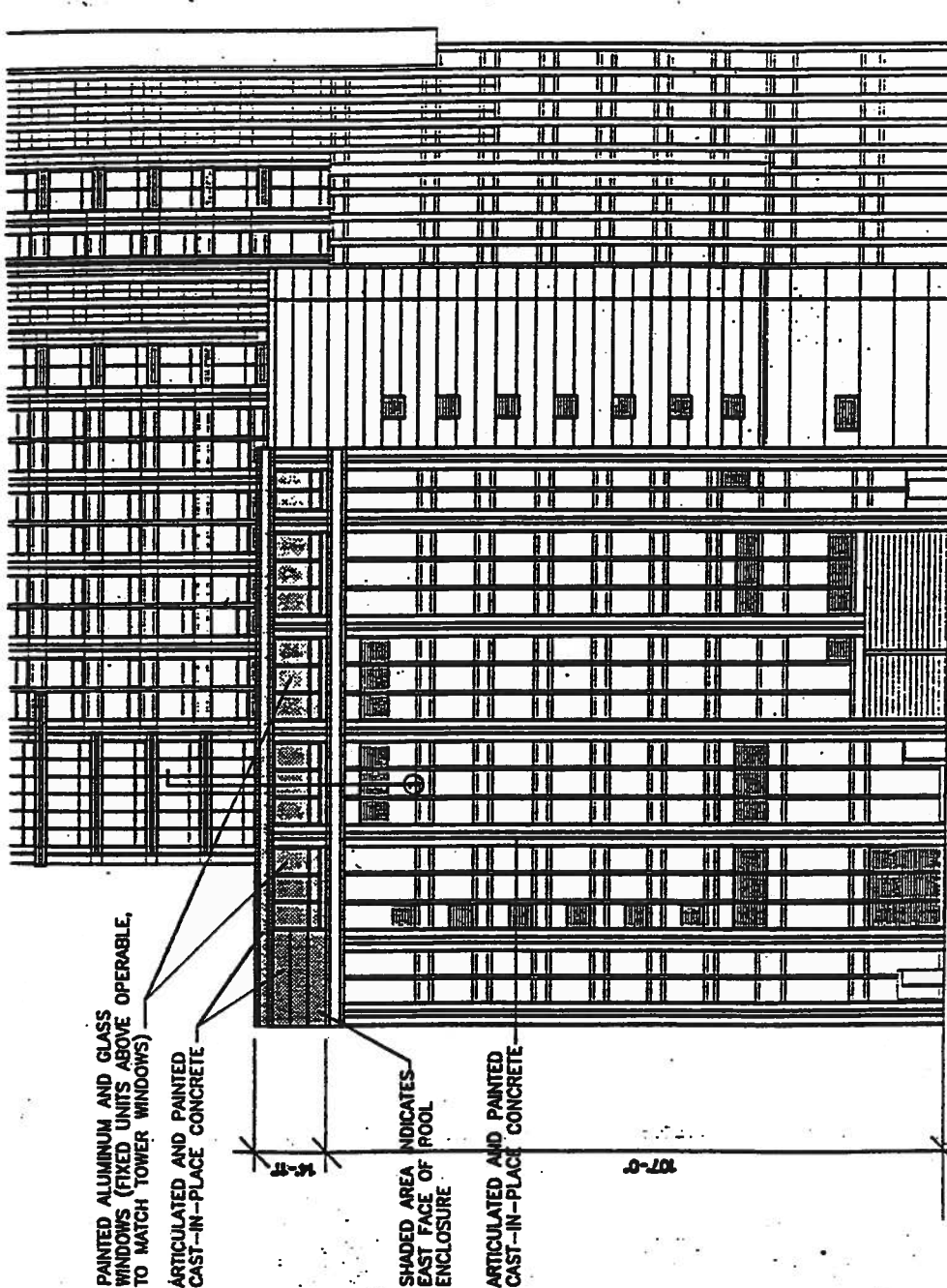


APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE, 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

THE BRISTOL - 57 EAST DELAWARE
POOL ENCLOSURE- SOUTH ELEVATIC

AS 7/14/98

Pool Enclosure.
(East Elevation)

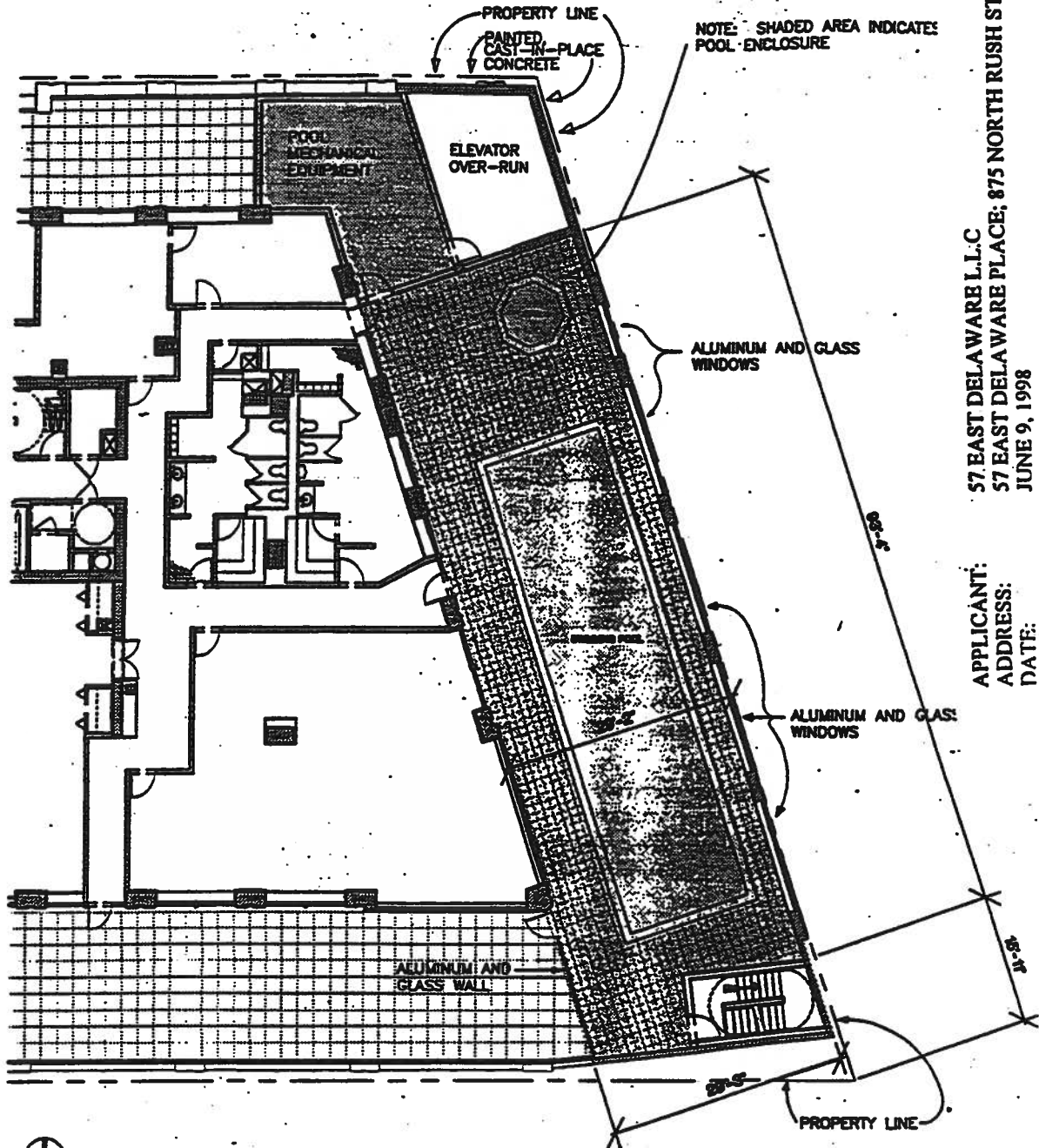


THE BRISTOL - 67 EAST DELAWARE
POOL ENCLOSURE- EAST ELEVATION - ERNST COURT

SOLOMON CORDEWELL BUENZ & ASSOC. 7/14

APPLICANT: 57 EAST DELAWARE L.L.C
 ADDRESS: 57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
 DATE: JUNE 9, 1998
 REVISED: JULY 16, 1998

Partial Plan At 9th Floor.
(Pool Enclosure)



57 EAST DELAWARE L.L.C.
57 EAST DELAWARE PLACE; 875 NORTH RUSH STREET
JUNE 9, 1998

APPLICANT:
ADDRESS:
DATE:





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>

October 6, 1997

Mr. John J. George
Attorney at Law
The First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Request for a minor change to Residential
Planned Development No. 630

Proposal: The construction of a forty-two (42)
story apartment building containing a total of 190
dwelling units.

Location: 875 N. Rush Street

Dear Mr. George:

Please be advised that your request for a minor change to Residential Planned Development No. 630, has been considered by the Department of Planning and Development pursuant to Statement No. 11 of Residential Planned Development No. 630 and Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

In your letter dated September 18, 1997, you requested a reduction in the minimum number of off-street parking required for the Planned Development from 229 off-street parking spaces to 224 off-street parking spaces to allow for the construction of a forty-two (42) story apartment building. You indicated in your letter that a total of 190 dwelling units will be proposed for this project rather than the 192 maximum dwelling units allowed. The Planned Development allows a parking ratio of 1.192 parking spaces per dwelling unit. As a result of the reduced number of parking spaces and dwelling units proposed, the new parking ratio will be 1.178 parking spaces per dwelling unit, a difference of only 0.014 spaces per unit. Please note that although off-street parking will be reduced, the parking ratio will remain greater than one (1) space per dwelling unit.

With regard to your request, the Department of Planning and Development has determined that the proposed decrease in the minimum required number of off-street parking spaces for the Planned Development from 229 spaces to 224 spaces would constitute a minor change pursuant to Statement No. 11 of Planned




Page 2

Development No. 630 and Section 11.11-3 (c) of the Chicago Zoning Ordinance.

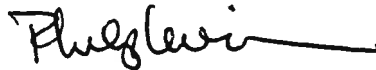
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 630, I hereby approve the foregoing minor change providing that the total number of permitted dwelling units within this Planned Development be reduced from 192 to 190 dwelling units.

Sincerely,

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 "Philip Levin", written in a cursive style.

Philip Levin
Assistant Commissioner

cc: Philip Levin
Paul Woznicki
Michael Marmo

(Continued from page 42117)

163.82 feet east of and parallel to South Ashland Avenue; a line 400.6 feet south of and parallel to West Harrison Street; South Laflin Street; the alley next south of and parallel to West Harrison Street; and South Loomis Street,

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 3-E.
(As Amended)*

(Application Number 11902) *RPD 630*

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 Number 3-E in the area bounded by:

East Delaware Place; the alley next east of and parallel to North Rush Street (North Ernst Court); a line 129.32 feet south of and parallel to East Delaware Place; and North Rush Street,

to those of a Residential 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 Planned Development Number 630.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately eighteen thousand three hundred ninety-four (18,394) square feet, forty-two one-hundredths (0.42) acres and is owned or controlled by the Applicant, GU Associates L.P., an Illinois limited partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. 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.
4. This Plan of Development consists of these fourteen (14) 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 dated February 13, 1997 prepared by Solomon Cordwell Buenz & Associates, Inc.. Full size sets of the Site/Landscape Plan, Building Elevations and a Building Section 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 Planned Development": all uses permitted in

- the B7-6 General Central Business District, multi-family dwelling units, related services and retail, and accessory parking uses.
6. Business Identification signs shall be permitted within the Planned Development on the first two (2) levels only 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.
 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.
 8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
 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 Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 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.

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. The Applicant acknowledges that the proposed increase in density above the maximum level permitted in the B7-6 zoning classification may have an impact on neighborhood parks and recreational facilities in the immediate area. Accordingly, the Applicant voluntarily commits to deposit the sum of One Hundred Fifty-two Thousand Five Hundred and no/100 Dollars (\$152,500.00) with the City which shall be expended for improvements to public parks which either currently exist or may be subsequently developed and located within one-half ($\frac{1}{2}$) mile of this Planned Development. The foregoing public park improvements shall be made in a manner mutually acceptable to the Applicant, the Department of Planning and Development and the Chicago Park District. The payment shall be made concurrently with the issuance of the first building permit for this Planned Development.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to 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; Building Elevation Drawings;

Building Section Drawing; and Exterior Wall Drawings referred to in these Plan of Development Statements printed on pages 42133 through 42144 of this Journal.]

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

Residential Planned Development Number 630.

Bulk Regulations And Data Table.

	Net Site Area		Maximum Floor Area Ratio	Maximum Dwelling Units	Maximum Percentage Of Site Coverage
	Square Feet	Acres			
Site	18,394.00	0.42	20.22	192	In accordance with Site Plan.
Total:	18,394.00	0.42	20.22	192	

	Square Feet	Acres
Net Site Area:	18,394.00	0.42
Public Rights-of-Way:	13,133.00	0.30
Gross Site Area:	31,527.00	0.72

Minimum Required Building Setbacks:

Upper Level Setbacks In Accordance with Building Elevations.

Minimum Number of Accessory Parking Spaces:	229.
Minimum Number of Off-Street Loading Docks:	3.
Maximum Building Height:	488 feet.

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number A-3648)*

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 Number 3-G in the area bounded by:

the alley next north of West Cortez Street; a line 631.5 feet east of the alley next east of North Ashland Avenue; West Cortez Street; and a line 607.5 feet east of the alley next east of North Ashland Avenue,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

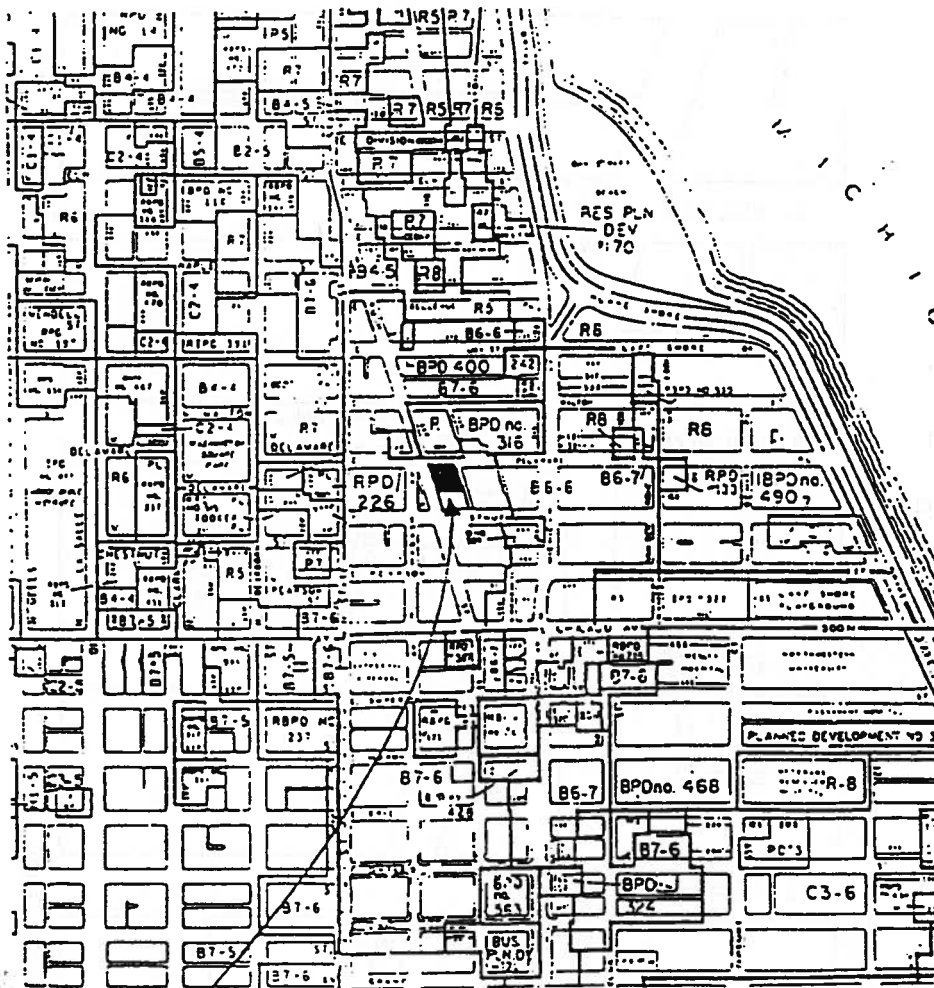
SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)
(Application Number 11980)*

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

(Continued on page 42145)

Existing Zoning Map.

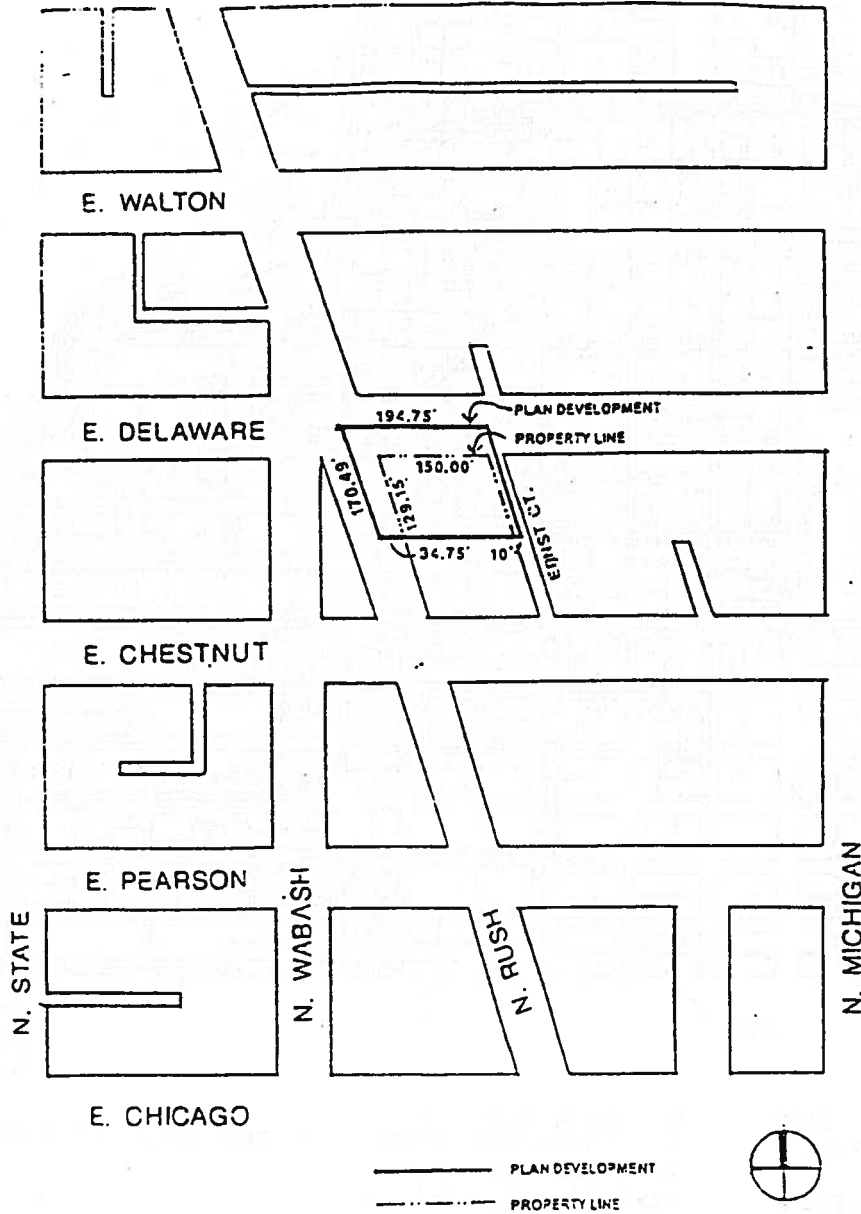


SITE



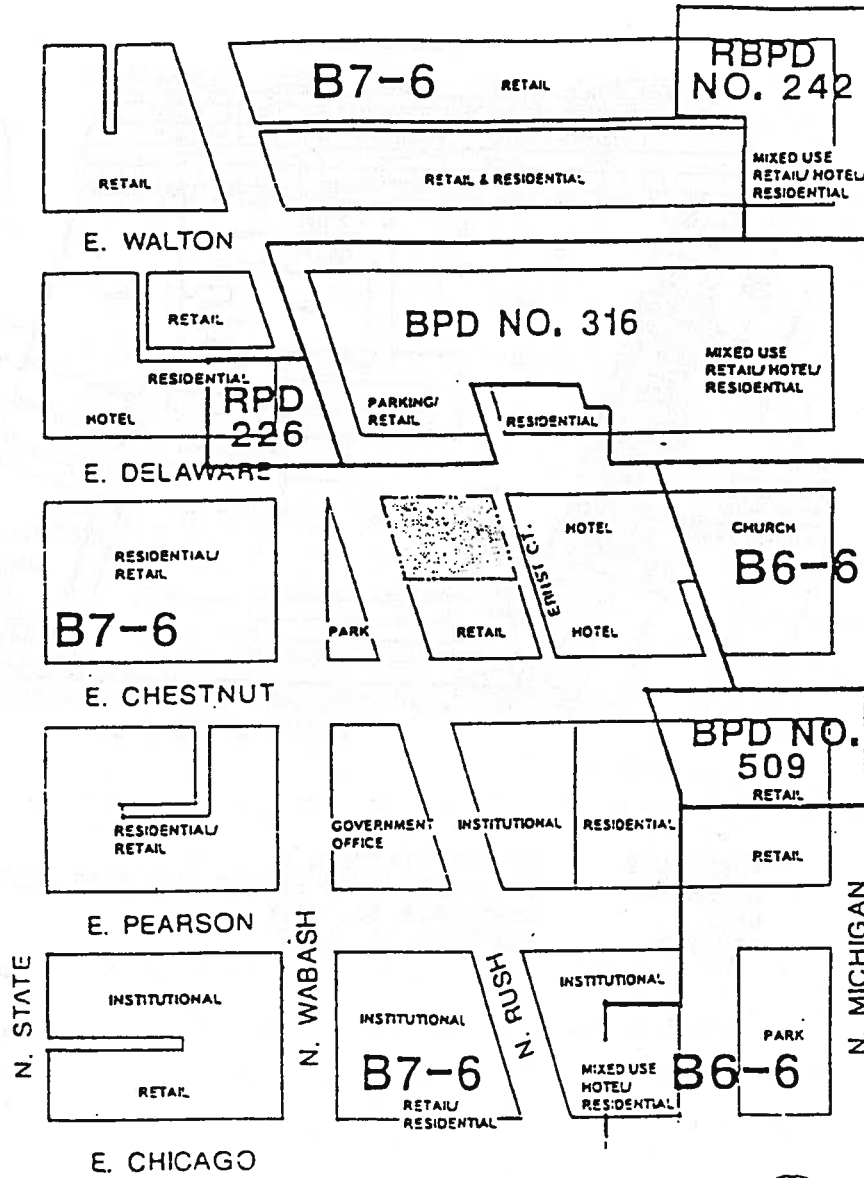
APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

Planned Development Property Line And Boundary Map.



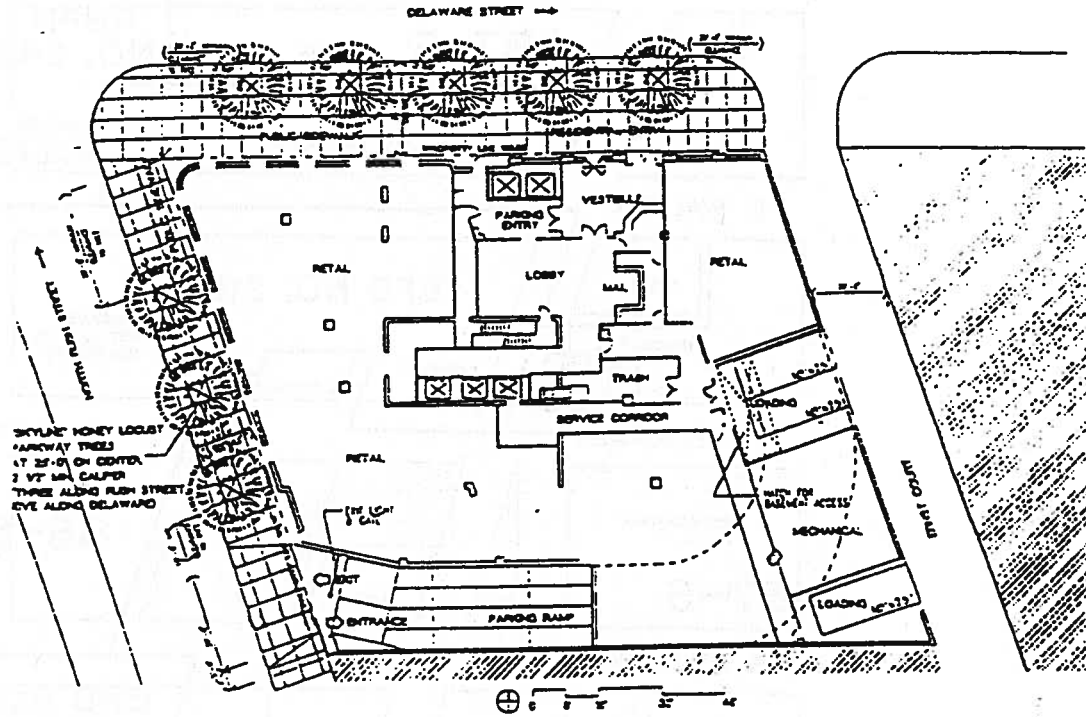
APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISION: FEBRUARY 11, 1997

Existing Land-Use Map.



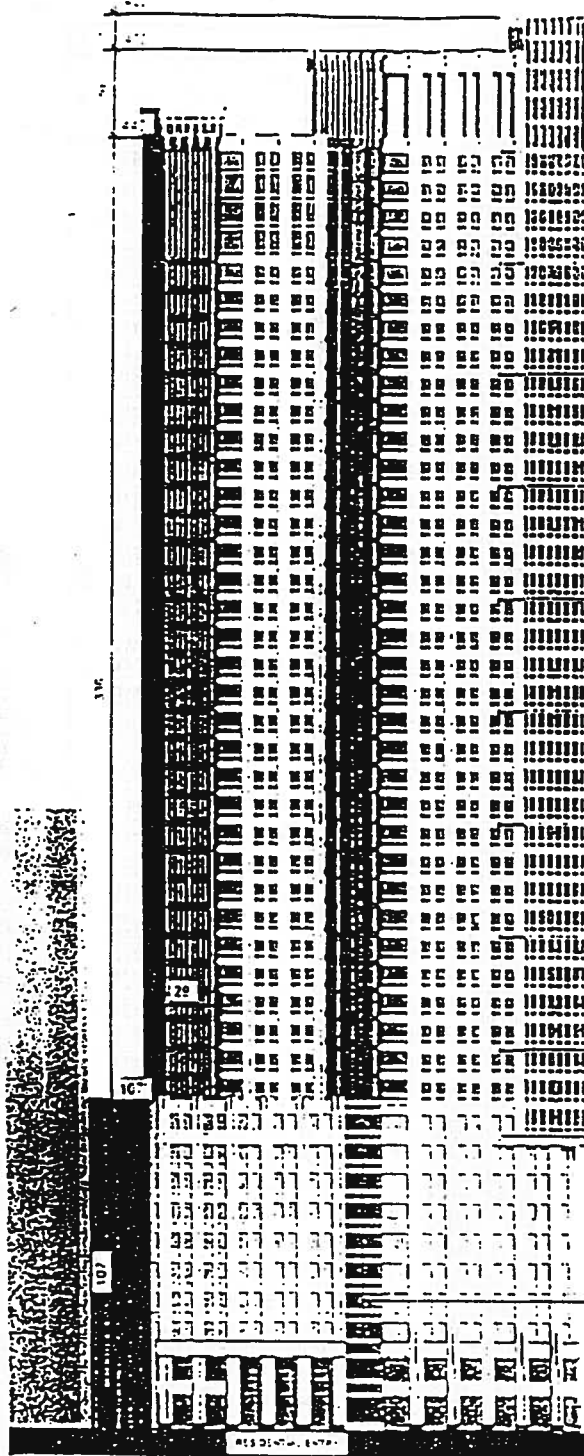
APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

Site/Landscape Plan.



APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

Building Elevation (North).



WINDOW MATERIALS
 PAINTED TWO COLO. RUSTICATED
 CAST-IN-PLACE CONCRETE WITH
 TINTED WINDOWS IN CUSTOM PAINTED
 ALUMINUM FRAMES

RESIDENTIAL TOWER
 PAINTED TWO COLO. RUSTICATED
 CAST-IN-PLACE CONCRETE WITH
 TINTED WINDOWS IN CUSTOM PAINTED
 ALUMINUM FRAMES

PARKING GARAGE
 PAINTED TWO COLO. RUSTICATED
 CAST-IN-PLACE CONCRETE COLUMNS &
 SPANDREL WALL SPANDREL GLASS
 IN ALUMINUM FRAMES COLOR OF SPANDREL
 GLASS TO COMPLEMENT RESIDENTIAL
 TOWER VISION GLASS

PAINTED ALUMINUM INTAKE LOWERS
 AT THIS LOCATION

STAIR CASE
 STONE CLADDING (FAC. TRUSS) WITH CLEAR
 GLASS STOREFRONT ON TWO FLOORS
 CUSTOM PAINTED ALUMINUM STOREFRONT
 SYSTEM

RETAIN SIGNAGE BANK

BUILDING ELEVATION (NORTH)

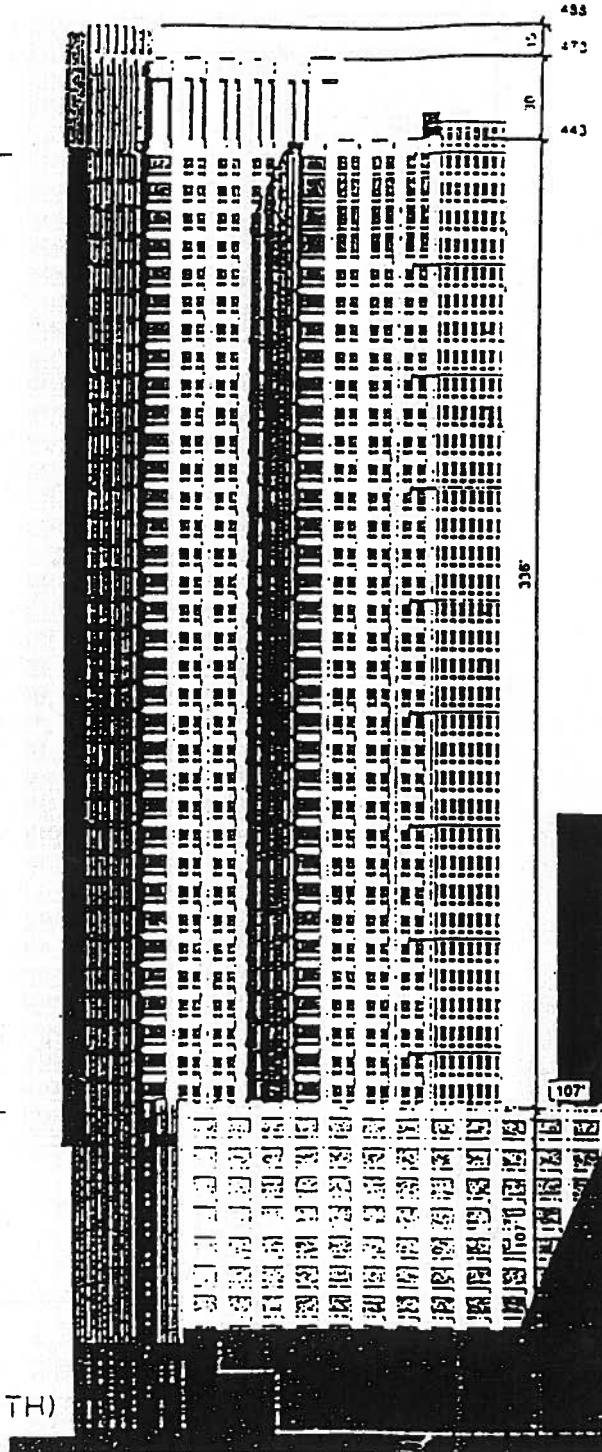
APPLICANT: ON ASSOCIATES L.P.
 ADDRESS: 676 NORTH PUGH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 11, 1996
 SCALE: AS SHOWN

Building Elevation (South).

11" WALLS, BRICKWORK
PAINTED (THREE COLORS) RUSTICATED
CAST-IN-PLACE CONCRETE AND
PAINTED (TWO COLORS)

CLASSICAL TONES
PAINTED (THREE COLORS) RUSTICATED
CAST-IN-PLACE CONCRETE WITH
TINTED WINDOWS IN CUSTOM PAINTED
ALUMINUM FRAMES

PARKING GARAGE
PAINTED (THREE COLORS) RUSTICATED
CAST-IN-PLACE CONCRETE

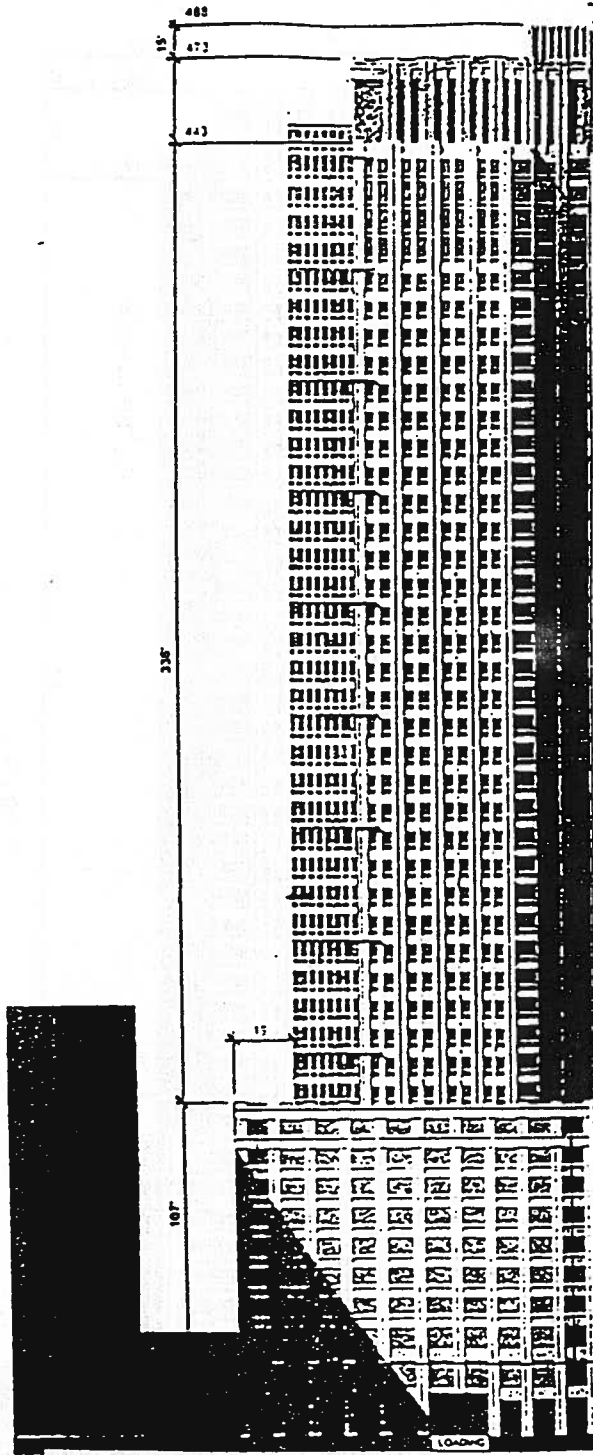


BUILDING ELEVATION (SOUTH)

APPLICANT:
ADDRESS:
DATE:
REVISED:

GU ASSOCIATES L.P.
675 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
SEPTEMBER 10, 1995
FEBRUARY 13, 1997

Building Elevation (East).



RESIDENTIAL ENTRANCE
 PAINTED (THREE COLORS) RUSTICATED
 CAST-IN-PLACE CONCRETE AND
 PAINTED LOUVERS

RESIDENTIAL TOWERS
 PAINTED (THREE COLORS) RUSTICATED
 CAST-IN-PLACE CONCRETE WITH
 TINTED WINDOWS IN CUSTOM PAINTED
 ALUMINUM FRAMES

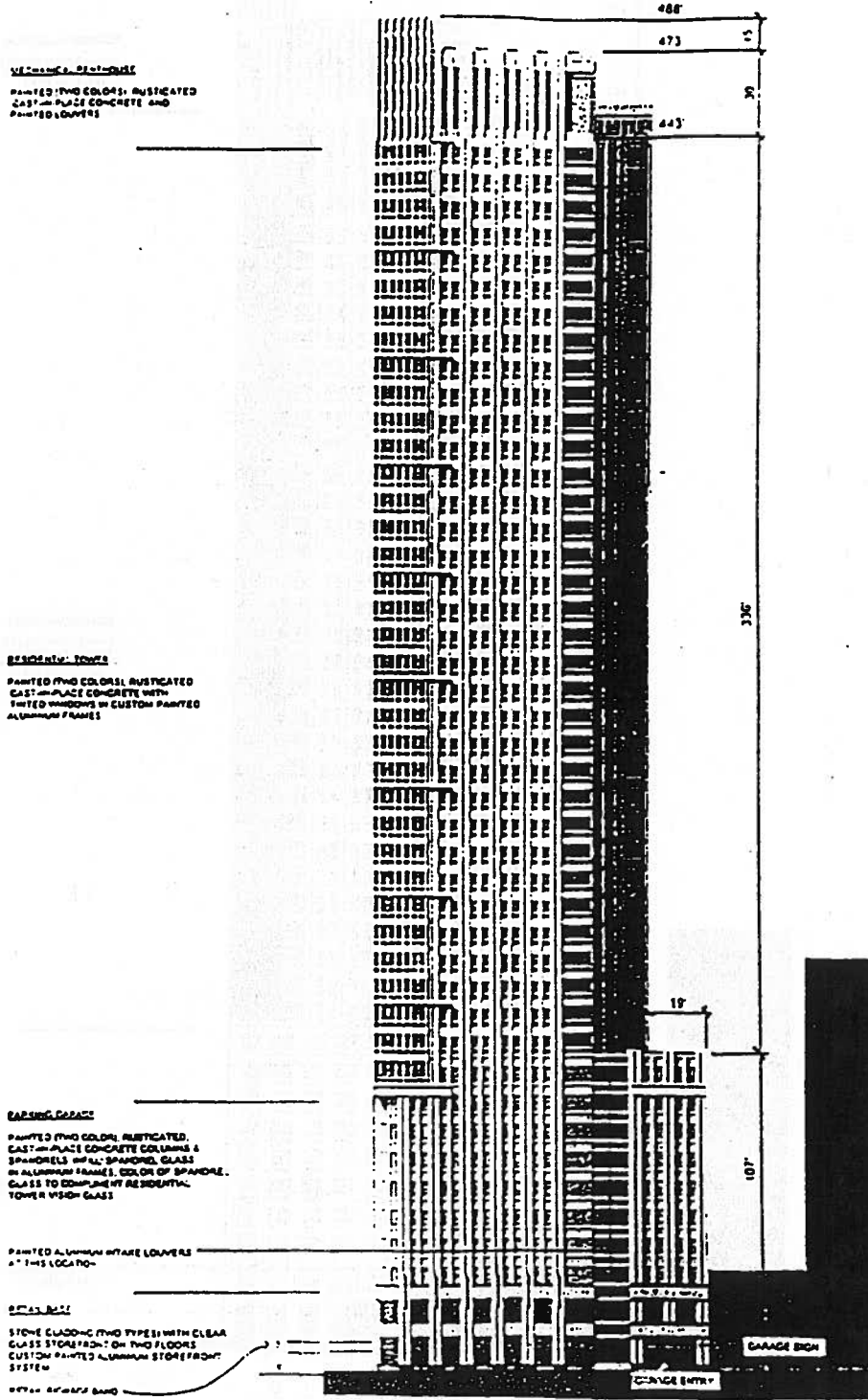
BASEMENT GARAGE
 PAINTED (THREE COLORS) RUSTICATED
 CAST-IN-PLACE CONCRETE

PAINTED ALUMINUM INFILL LOUVERS
 AT THIS LOCATION

BUILDING ELEVATION (EAST)

APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

Building Elevation (West).



BUILDING ELEVATION (WEST)

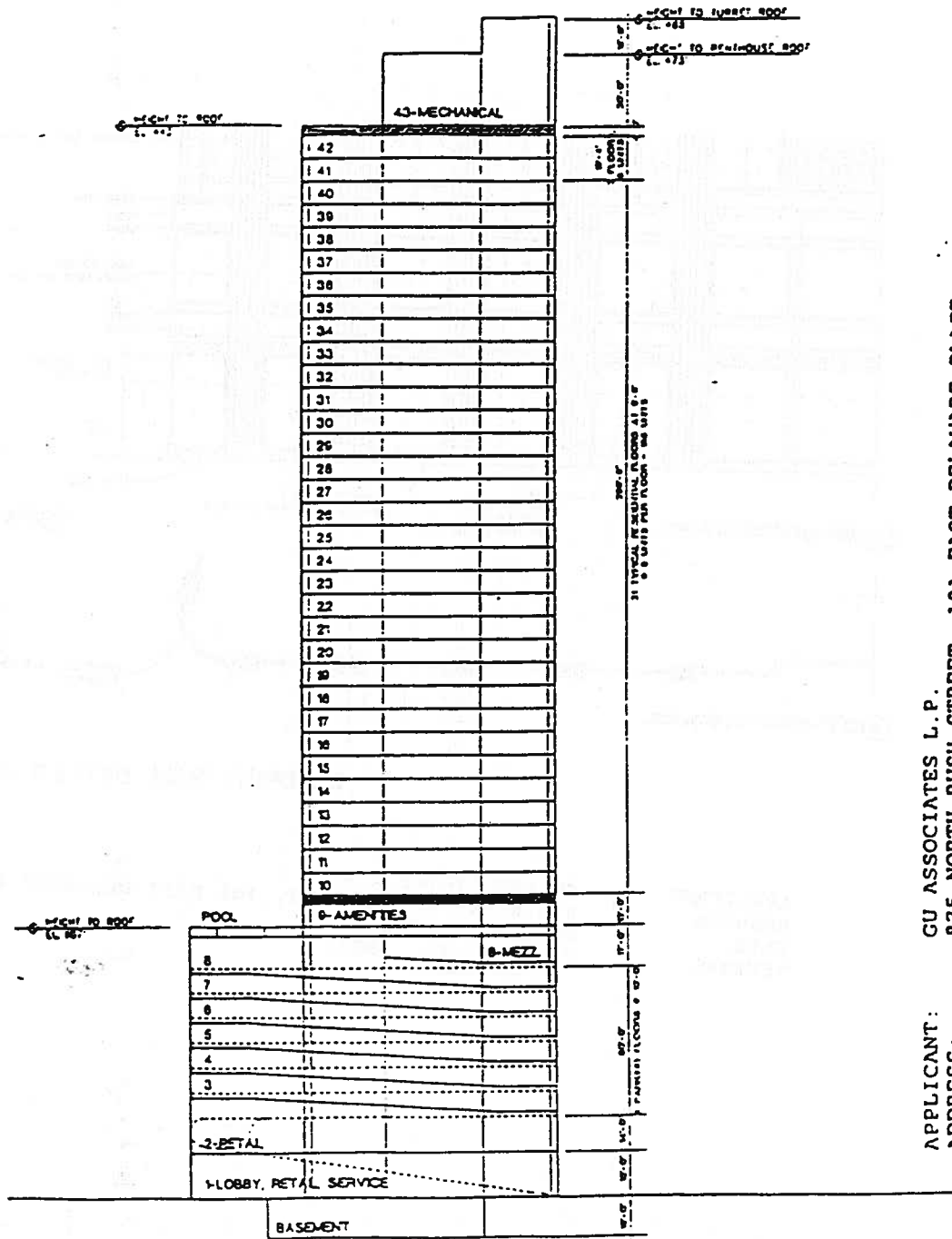
APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 SUBMITTED: FEBRUARY 12, 1997

3/19/97

UNFINISHED BUSINESS

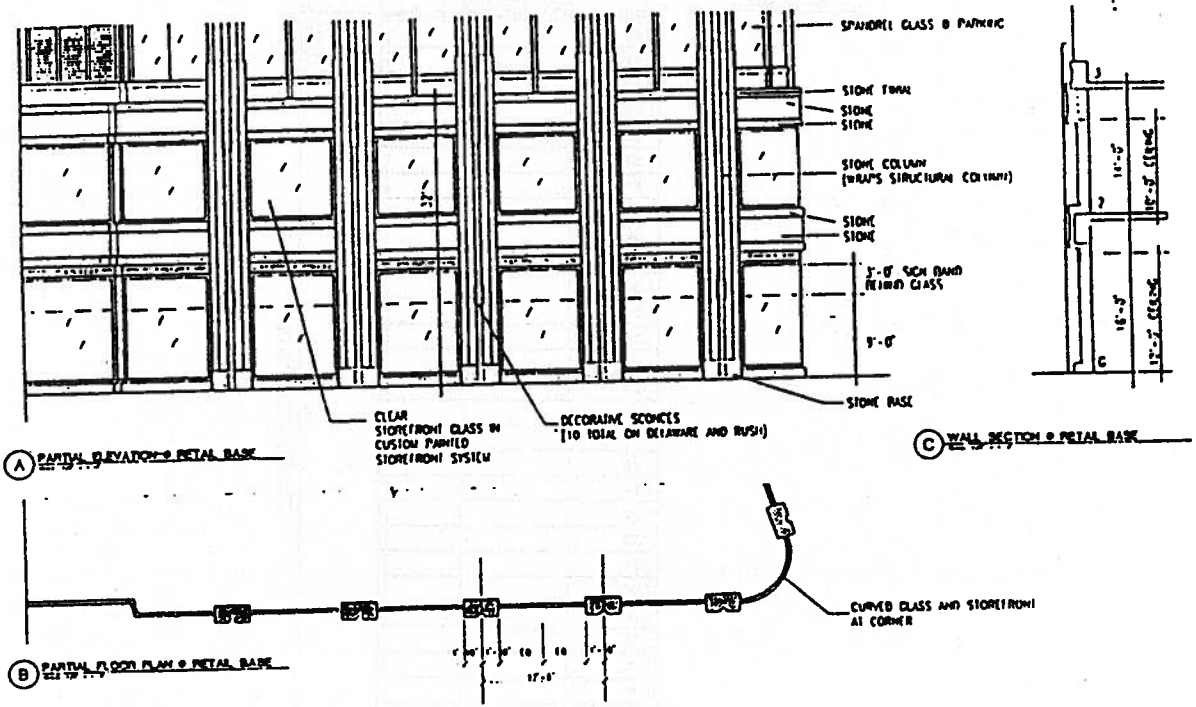
42141

Building Section.



APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

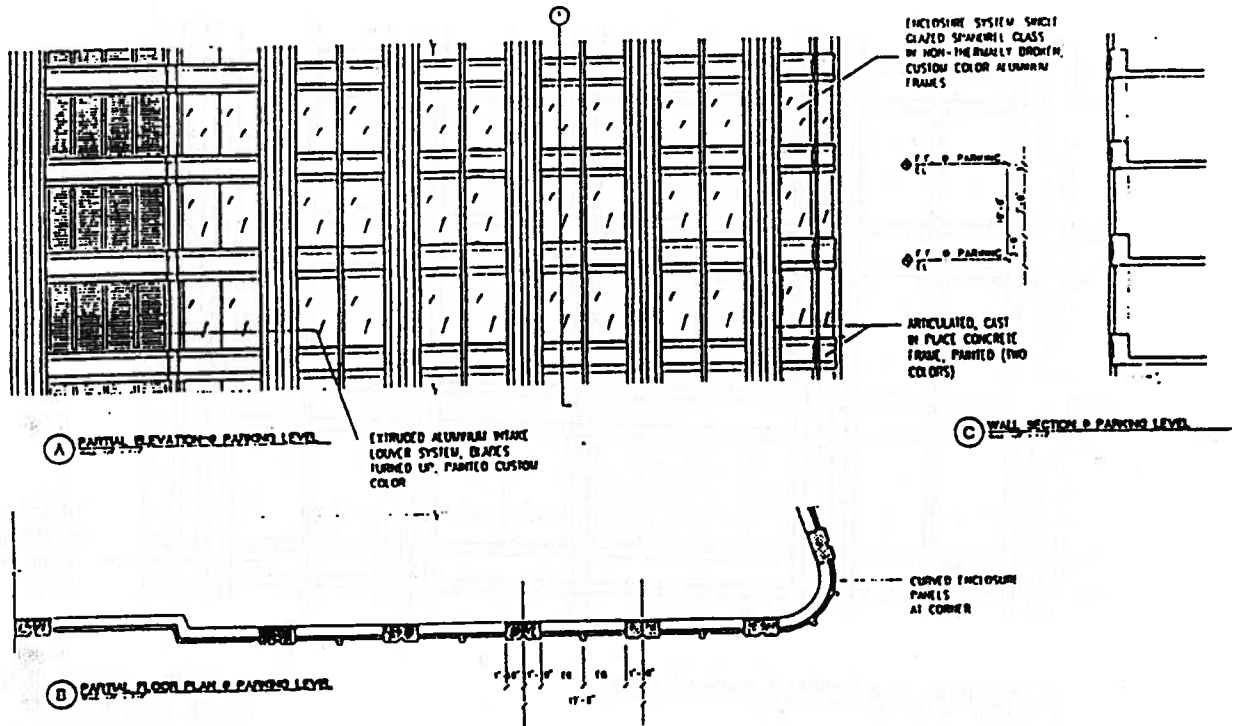
Exterior Wall Details: Retail Base.



EXTERIOR WALL DETAILS: RETAIL BASE

APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

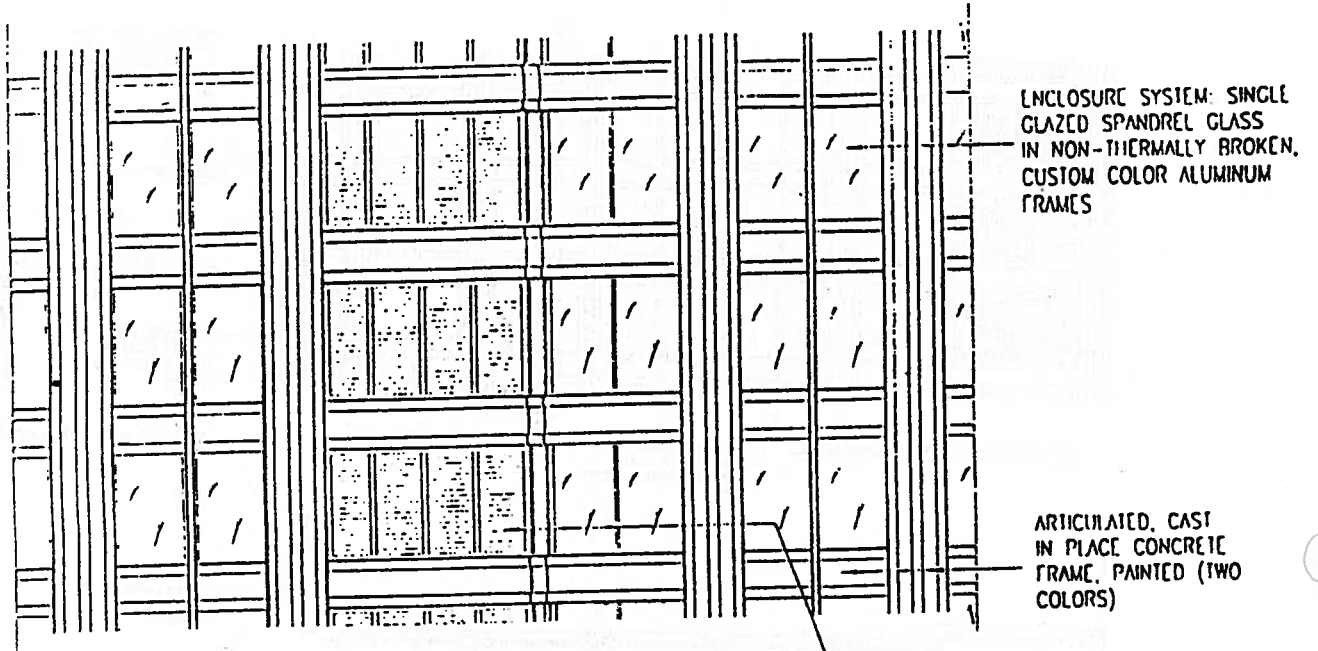
Exterior Wall Details: Parking.



EXTERIOR WALL DETAILS: PARKING

APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997

Exterior Wall Details: Louvers At Parking Garage.



A PARTIAL ELEVATION @ PARKING LEVEL

EXTERIOR WALL DETAIL: LOUVERS AT PARKING GARAGE

APPLICANT: GU ASSOCIATES L.P.
 ADDRESS: 875 NORTH RUSH STREET, 101 EAST DELAWARE PLACE
 DATE: SEPTEMBER 10, 1996
 REVISED: FEBRUARY 13, 1997