

17943

78252

JOURNAL--CITY COUNCIL--CHICAGO

4/2/2014

*Reclassification Of Area Shown On Map No. 4-E.
(Application No. 17942)
(Common Address: 2013 -- 2017 S. Prairie Ave.)*

[O2014-834]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 248.30 feet north of and parallel to East 21st Street; the alley next east of and parallel to South Prairie Avenue; a line 173.25 feet north of and parallel to East 21st Street; and South Prairie Avenue,

to those of a DR-3 Downtown Residential 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 No. 4-E.
(As Amended)
(Application No. 17943)
(Common Address: 2138 S. Indiana Ave.)*

R B P D 681, 99

[SO2014-835]

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 681, as amended, symbols and designations as shown on Map Number 4-E in the area bounded by:

a line 125.08 feet north of and parallel to East Cermak Road; a line 161.02 feet west of and parallel to South Indiana Avenue; a line 180.10 feet north of and parallel to East Cermak Road; South Indiana Avenue; East Cermak Road; and South Michigan Avenue,

to the designation of Residential-Business Planned Development Number 681, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as 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. 681,
As Amended 2014.*

Plan Of Development Statements.

1. The area delineated herein as a residential business planned development consists of property commonly known as 2131 -- 2141 South Michigan Avenue, 100 -- 132 East Cermak Road and 2124 -- 2138 South Indiana Avenue ("the Property"). The Property consists of approximately forty-eight thousand seven hundred sixty-six (48,766) square feet (one and one hundred nineteen thousandths (1.119) acres) of area. The Property is owned or controlled by the applicant, 2138 South Indiana LLC.
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 alley, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignee 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 titleholders 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single-ownership or under single designated control. 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change. Also incorporated herein by reference are all site plan review and minor change approvals granted prior to the date of this amendment, and the exhibits attached thereto (collectively, the "Administrative Approvals"). To the extent there is a conflict between the original exhibits and the Administrative Approvals, the Administrative Approvals shall control. Similarly, to the extent there is a conflict between either the original exhibits or the Administrative Approvals and the PD amendment exhibits, the PD amendment exhibits shall control. Full size copies of the original exhibits and the Administrative Relief Exhibits are on file with the Department.
4. This plan of development consists of fifteen (15) statements and Bulk Regulations and Data Table dated March 20, 2014. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. Within the area herein delineated as Residential-Business Planned Development 681, as amended 2014, the following uses shall be permitted: residential, including three hundred thirty-six (336) dwelling units, business, commercial, retail parking, related uses and services, all uses permitted in the DX-7 Downtown Mixed-Use District, and 25 percent (68 spaces) of the number of parking spaces required for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal use.
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 shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the planned development.
7. 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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during the demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
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 approved by the Federal Aviation Administration.
9. For the purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, 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 17-13-0611 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 that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally

consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("LEED"). As of the date of this Plan Commission Public Hearing the building has achieved LEED Silver Certification by the USGBC and constructed a 9,052 square foot green roof.

13. 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 for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
14. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the Floor Area Ratio of the Property when the planned development was passed on November 30, 2005. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in the floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area times eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-41004D, the applicant has agreed to provide a cash payment to the City of Affordable Housing Opportunity Fund in the amount of Six Hundred Fourteen Thousand Four Hundred Fifty-one and 60/100 Dollars (\$614,451.60). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement required by Section 174-1004-E9 is also incorporated into this planned development. As of the date of this Plan Commission Public Hearing this section of the planned development has been satisfied by the payment of \$614,451.60 paid on January 5, 2007.
15. Unless substantial construction has commenced within six years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the previous planned development Number 681 prior to this amendment.

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

17943

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JOURNAL--CITY COUNCIL--CHICAGO

4/2/2014

*Residential-Business Planned Development No. 681,
As Amended.*

Bulk Regulations And Data Table.

Gross site area:	75,096 square feet
Public Right-of-Way:	26,330 square feet
Net site area:	48,766 square feet
Allowable Uses:	Per Planned Development statement Number 5
Maximum Floor Area Ratio:	8.75
Setbacks:	In substantial conformance with the Site Plan
Maximum Number of Residential Units:	336
Maximum Number of Retail/ Commercial Space:	27,180 square feet
Accessory Off-Street Parking Spaces:	
Minimum Number of Accessory Parking Spaces:	352
Maximum Number of Spaces:	399
Number of Bicycle Parking Spaces:	8
Minimum Number of Loading Spaces:	3 (existing)
Maximum Percent of Site Coverage:	As per Site Plan
Maximum Building Height:	365 feet (existing)
Twenty-five percent (25%) of total Net Roof Area to Green/ Landscaped:	9,052 square feet



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

November 9, 2006

Mr. Christopher L. Groesbeck
Principal
VOA Associates Incorporated
224 South Michigan Avenue
Suite 1400
Chicago, Illinois 60604

**Re: Administrative Relief request for Residential-Business Planned
Development No. 681, 2138 S. Indiana Avenue**

Dear Mr. Groesbeck:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 681 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to substitute a glass panel system in place of a metal panel system for parking garage levels 3, 4 and 5 only.

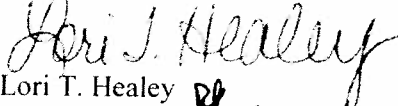
The original approved documents indicated concrete at these locations. The concrete was substituted with a metal panel system for improved cost and appearance, and submitted with the permit set. Upon building permit review, the metal panel system presented a code issue and therefore, has now been substituted with a glass system. This substitution of a glass panel system is limited to the parking garage levels 3, 4 and 5 only and is shown on the following elevations prepared by VOA and dated November 1, 2006:

- A3-01 South Elevation
- A3-02 East and West Elevations
- A3-03 North Elevation

With regard to your request, the Department of Planning and Development has determined that the substitution of a glass panel system in place of a metal panel system does not change the character of the development, does not create an adverse impact on the Planned Development or surrounding neighborhood, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 681, I hereby approve the foregoing minor change, but no other changes to this Residential-Business Planned Development.

Sincerely,


Lori T. Healey *RL*
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files



Reclassification Of Area Shown On Map Number 4-E.

(As Amended)

(Application Number 15232) *RBPD 081,00*

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 681, as amended, symbols and designations as shown on Map Number 4-E in the area bounded by:

a line 125.08 feet north of and parallel to East Cermak Road; a line 161.02 feet east of and parallel to South Indiana Avenue; a line 180.10 feet north of and parallel to East Cermak Road; South Indiana Avenue; East Cermak Road; and South Michigan Avenue,

to the designation of a Residential-Business Planned Development Number 681, as amended 2005, 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 Number 681,
As Amended 2005.*

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development, consists of property commonly known as 2131 -- 2141 South Michigan Avenue; 100 -- 132 East Cermak Road; and 2124 -- 2138 South Indiana Avenue ("the Property"). The Property consists of approximately forty-eight thousand seven hundred sixty-six (48,766) square feet one and one hundred nineteen thousandths ((1.119) acres) of area. The property is owned or controlled by the applicant, Chieftain Construction, Ltd.
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 rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignee 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 titleholders 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single-ownership or under single designated control. 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. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site Plan; Landscape Plan and Building Elevations prepared by VOA Associates Incorporated dated November 17, 2005. Full size sets of the Site Plan, Landscape Plan and Building Elevations 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. Within the area herein delineated as Residential-Business Planned Development 681, as Amended 2005, the following uses shall be permitted: residential, including three hundred thirty-six (336) dwelling units, business, commercial, retail parking, related uses and services and all uses permitted in the DX-7 Downtown Mixed-Use District.
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 shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. 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. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction

shall be subject to the review and approval of the Chicago Department of Transportation.

8. 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 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 in the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, 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 17-13-0611 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 that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D.").
13. 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 for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the Floor Area Ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area x eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Six Hundred Fourteen Thousand Four Hundred Fifty-one and 60/100 Dollars (\$614,451.60). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this Planned Development.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line Right-Of-Way Adjustment Map; Site Plan; Landscape Plan; Elevation Along 22nd Street; Elevation Along Michigan Avenue; and North Elevation referred to in these Plan of Development Statements printed on pages 62884 through 62891 of this *Journal*.]

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

*Residential-Business Planned Development Number 681.
As Amended 2005*

Bulk Regulations And Data Table

- 1) Net Site Area: 48,766 square feet (1.119 acres)

- | | |
|---|---|
| 2) Gross Site Area: | Gross Site Area (75,096 square feet) =
Area of Adjoining Public Streets and
alleys (26,330 square feet) + Net Site
Area of 48,766 square feet. |
| 3) Maximum Floor Area Ratio: | 8.75 |
| 4) Maximum Number of
Residential Units: | 336 units |
| 5) Maximum Square Footage
of Retail/Commercial Space: | 27,180 square feet |
| 6) Maximum Site Coverage: | 39,377 square feet (81%) |
| 7) Accessory Off-Street
Parking Spaces: | |
| Minimum Number of Spaces: | 352 |
| Maximum Number of Spaces: | 399 |
| 8) Minimum Number of Off-Street
Loading Docks: 3 | |
| 9) Minimum Building Setbacks: | Zero, none required. |
| 10) Maximum Building Height: | 365 feet |
| 11) Twenty-five percent (25%)
of Total Roof Area to be
Green/Landscaped | |

Project Narrative attached to these Bulk Regulations and Data Table reads as follows:

Project Narrative.
(To Bulk Regulations And Data Table)

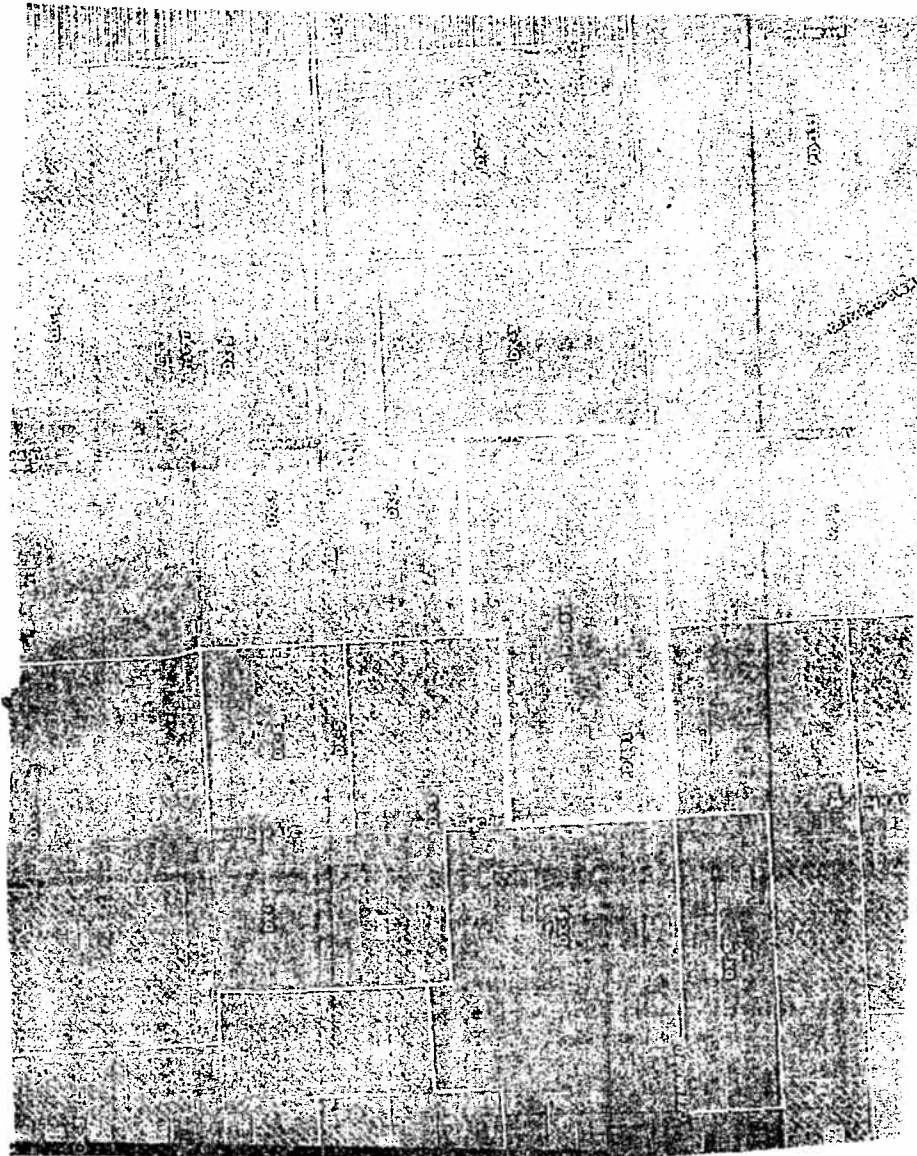
The proposed amendment to Residential Business -Planned Development Number 681 is described as follows:

1. The site is located at 2131 -- 2141 South Michigan Avenue; 100 --132 East Cermak Road and 2124 -- 2138 South Indiana Avenue and is bounded by a line one hundred twenty-five and eight-hundredth (125.08) feet north of

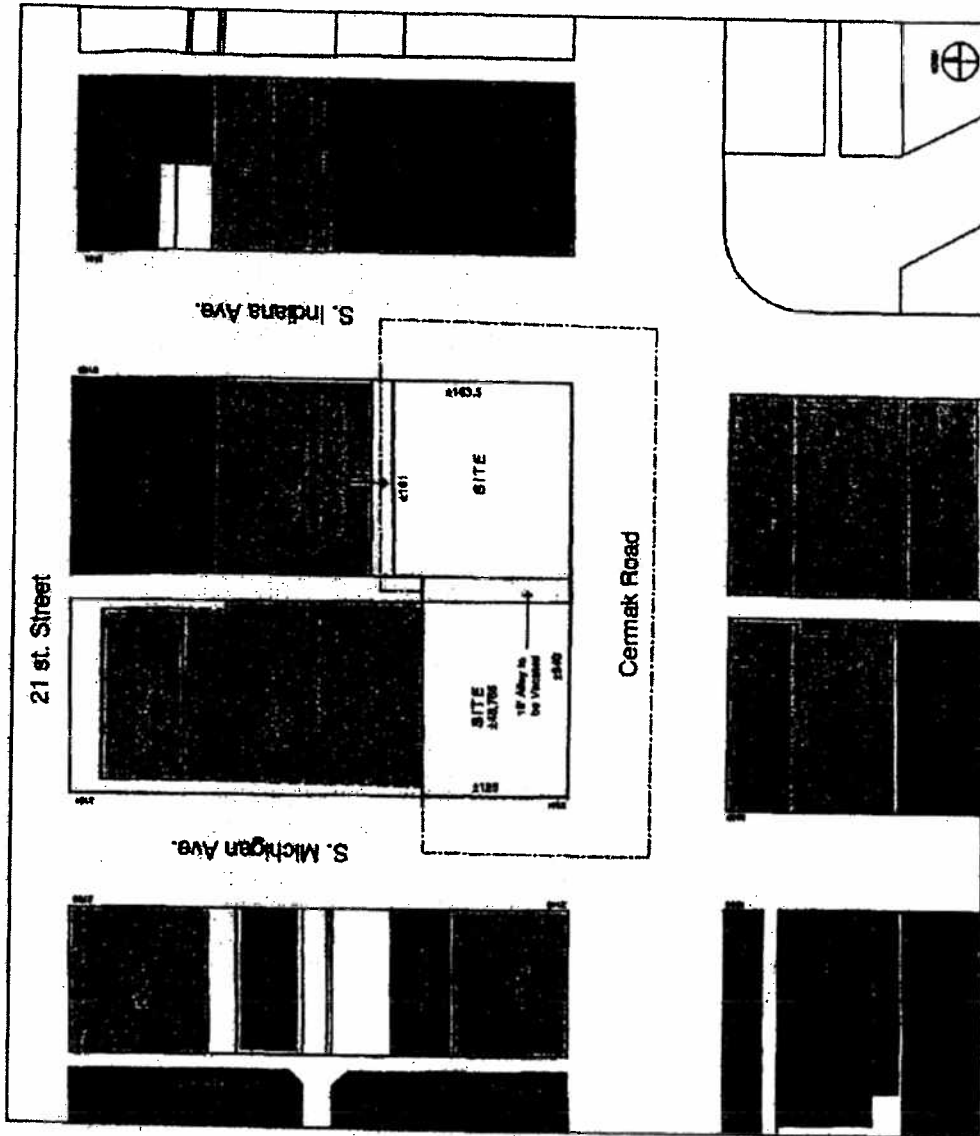
and parallel to East Cermak Road; a line one hundred sixty-one and zero two hundredths (161.02) feet east of and parallel to South Indiana Avenue; a line one hundred eighty and ten hundredths (180.10) feet north of and parallel to East Cermak Road; South Indiana Avenue; East Cermak Road; and South Michigan Avenue, Chicago, Illinois, containing approximately forty-eight thousand seven hundred sixty-six (48,766) square feet on and one hundred nineteen thousandths (1.119 acres). The site is currently vacant.

2. The current zoning of the site is R.B.P.D. Number 681 with an Floor Area Ratio of seven hundred ninety-five hundredths (7.95) and an underlying zoning of DX-7. The site is bounded by DX-5 Districts to the north and west, by DX-5 and DS-5 on the south and DX-3 on the east.
3. The Applicant proposes to amend R.B.P.D. Number 681 to increase the Floor Area Ratio to eight hundred seventy-five (8.75) by the affordable housing bonus and the building height to three hundred sixty-five hundred (365) feet in order to construct a new thirty-five (35) story residential building containing three hundred thirty-six (336) dwelling units with approximately twenty-seven thousand one hundred eighty (27,180) square feet of retail/commercial space on the ground floor and a minimum of three hundred fifty-two (352) on site parking spaces.
4. The proposed amendment to R.B.P.D. Number 681 is to increase the Floor Area Ratio through the affordable housing bonus and to increase the height to accommodate the residential building. The proposed uses for the Residential Business Planned Development Number 681, as amended 2005 is all uses permitted in the DX-7 Downtown Mixed-Use District with an Affordable Housing Floor Area Ratio Bonus for a total Floor Area Ratio of eight and seven-five hundredths (8.75), including but not limited to residential (three hundred thirty-six (336) Dwelling Units), office, retail, commercial, parking and related uses.
5. The site is accessed from an alley to be dedicated/entrance off of South Indiana Avenue located on the east side of the site. The site has three (3) loading docks on the north side of the site. R.B.P.D. Number 681 also provides for the north/south public alley that bisects the site to be vacated and new east/west public alley to be dedicated on the northeastern half of the site between the existing north/south alley and South Indiana Avenue.
6. The elevations and building materials for the existing and new residential building are depicted and detailed on the elevation plans attached hereto.
7. Anticipated Project amenities include, covered parking, neighborhood commercial at grade, bicycle storage for five percent (5%) of residences, recycling facilities and recharge station within garage.

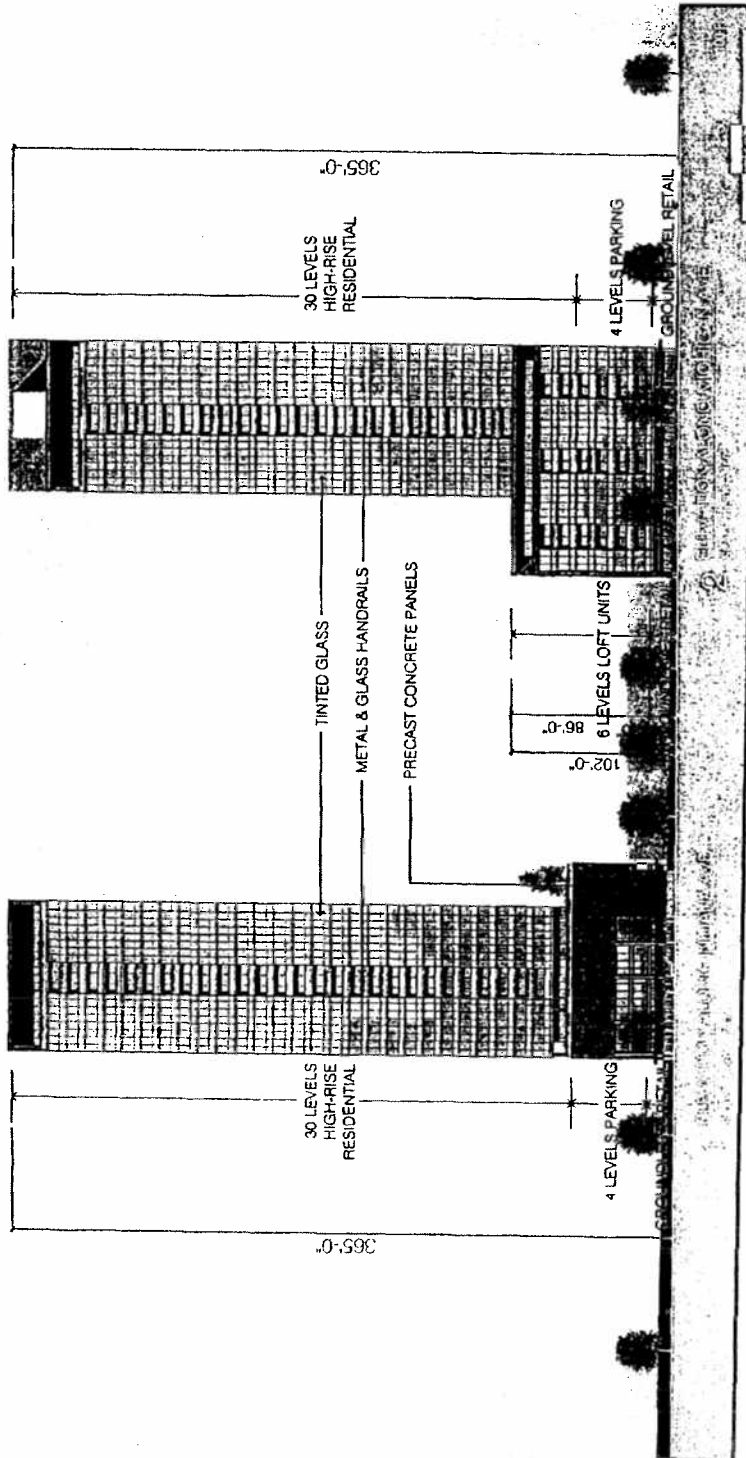
Existing Zoning Map.



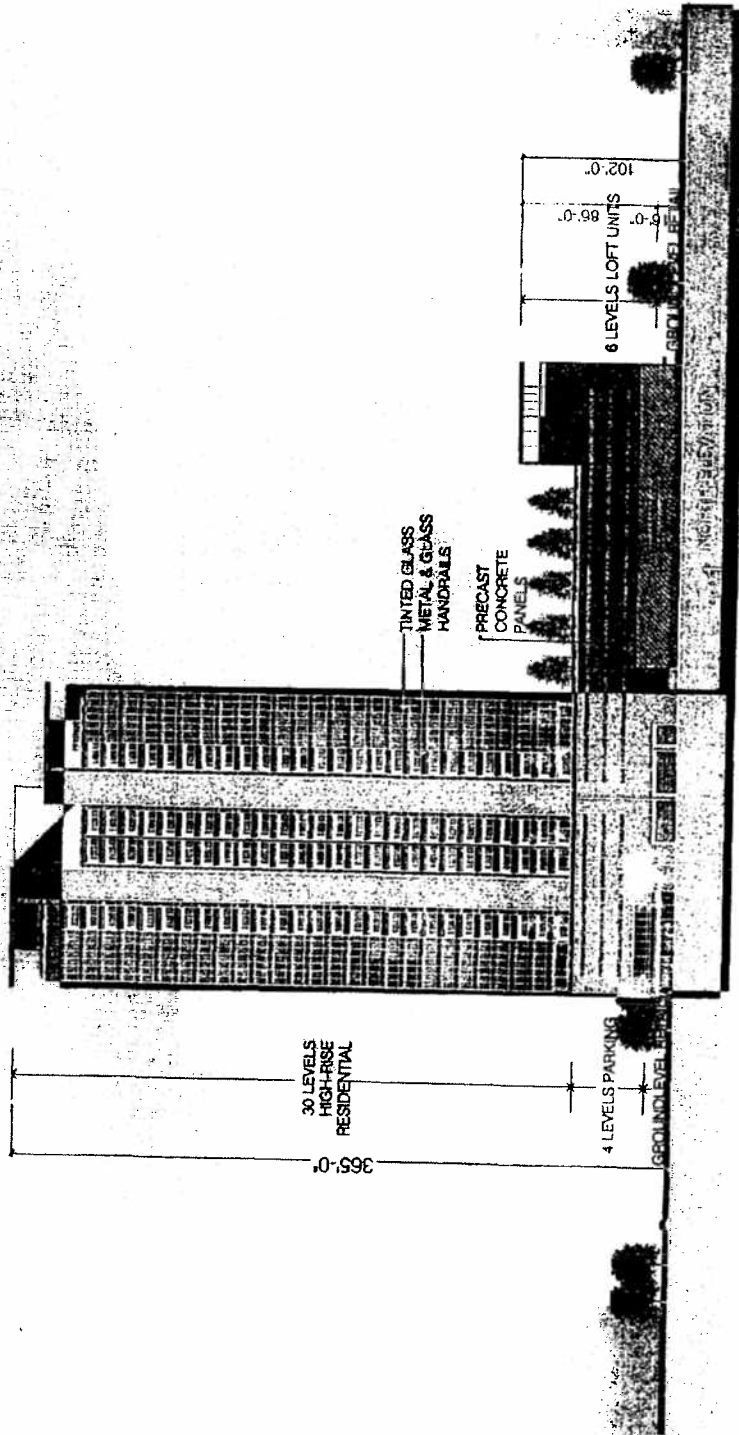
Existing Land-Use Map.



Elevation Along South Michigan Avenue.



North Elevation.



5/2/2001

REPORTS OF COMMITTEES

58555

*Reclassification Of Area Shown On Map Number 3-G.
(Application Number A-4652)*

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:

West Haddon Street; a line 340 feet east of North Ashland Avenue; the alley next south of and parallel to West Haddon Street; and a line 268 feet east of North Ashland Ashland,

to those of a B1-4 Local Retail 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 4-E.
(As Amended)*

(Application Number 13078)

RBPD 681 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 Business Planned Development Number 681 symbols and indications as shown on Map Number 4-E in the area bounded by:

South Michigan Avenue; a line 125 feet north of and parallel to East Cermak Road; the eastern boundary of the alley immediately west of and parallel to South Indiana Avenue; a line 163.65 feet north of and parallel to East Cermak Road; South Indiana Avenue; and East Cermak Road,

to those of Residential Business Planned Development Number 681, as amended, 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 Business Planned Development
Number 681, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential Business Planned Development Number 681, as amended, consists of approximately forty-eight thousand seven hundred sixty-six (48,766) square feet (\pm one and twelve hundredths (1.12) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Michigan-Indiana, L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. 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 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 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, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.

4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; an Alley Vacation and Dedication Plan; a Site/Landscape Plan and Building Elevations prepared by Hartshorne & Plunkard architects dated June 28, 2000. Full-sized copies of the Site/Landscape Plan and the Building Elevations 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 all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as a residential business planned development: dwelling units, any use permitted in a B7-5 General Central Business District, parking and accessory uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped.

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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
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 loading area, shall be designed, constructed and maintained in substantial conformance with 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. Applicant further agrees to use its best efforts to activate the grade level courtyard, as indicated on the Site/Landscape Plan, by permitting, if appropriate, outdoor seating or other similar uses within said courtyard.
11. 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 for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. 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.
12. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon

the application for such a modification by the applicant and a determination by the Commissioner 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 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.

13. 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.").
14. Unless substantial construction of the building has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the preexisting B4-5 Restricted Service District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; and Proposed Development referred to in these Plan of Development Statements printed on pages 58561 through 58568 of this Journal.]

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

13078

58560

JOURNAL--CITY COUNCIL--CHICAGO

5/2/2001

*Residential Business Planned Development
Number 681, As Amended.*

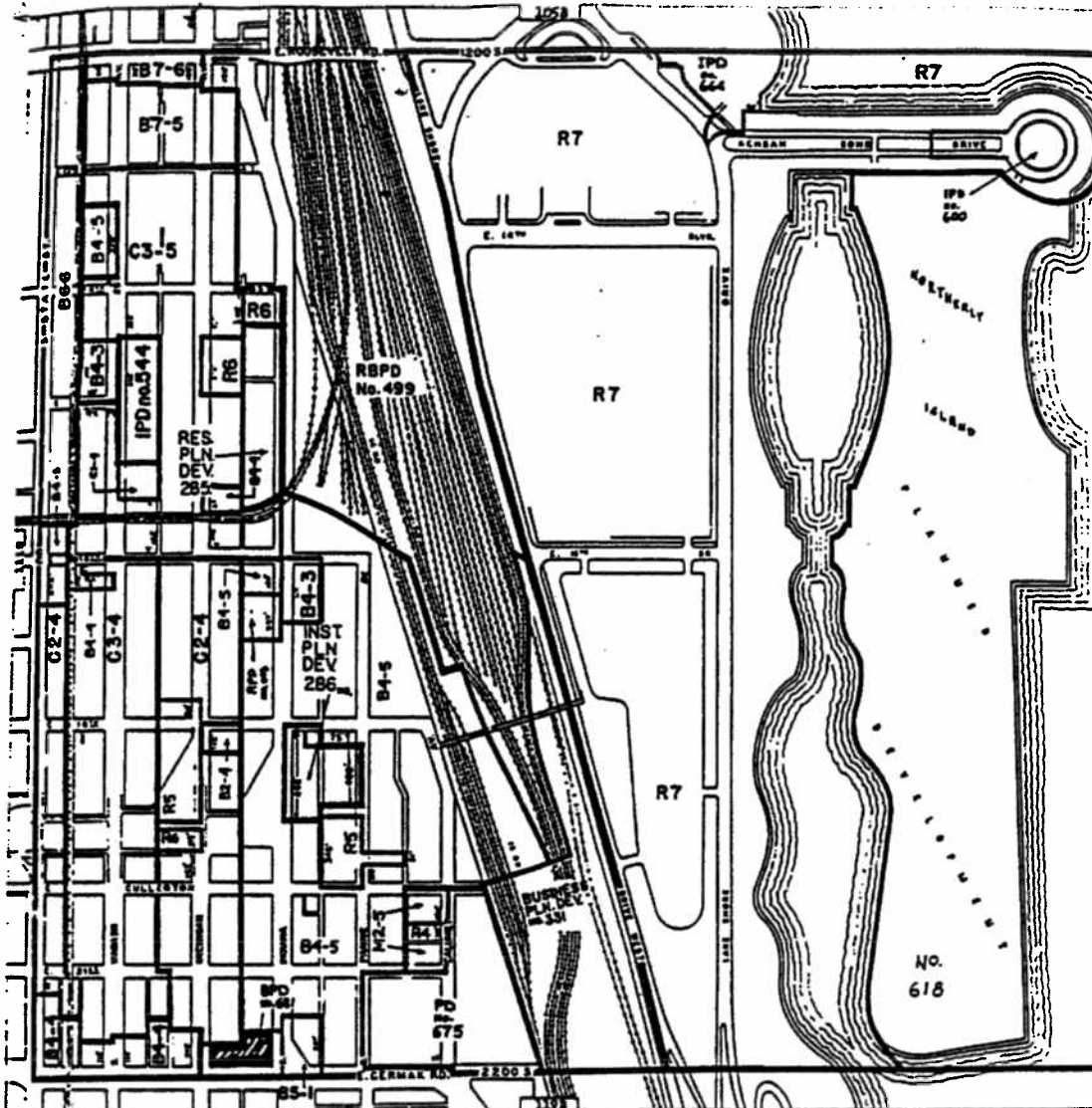
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way
±88,983 square feet (±2.04 acres) = ±48,799 square feet (±1.12 acres) + ±40,217
square feet (±.92 acres)

Maximum Permitted Floor Area Ratio:	7.95.
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:	320 units.
Minimum Number of Off-Street Parking Spaces:	399 spaces.
Minimum Number of Off-Street Loading Berths:	3 berths.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Existing Zoning Map.



EXISTING ZONING MAP

LEGEND:

 Subject Property

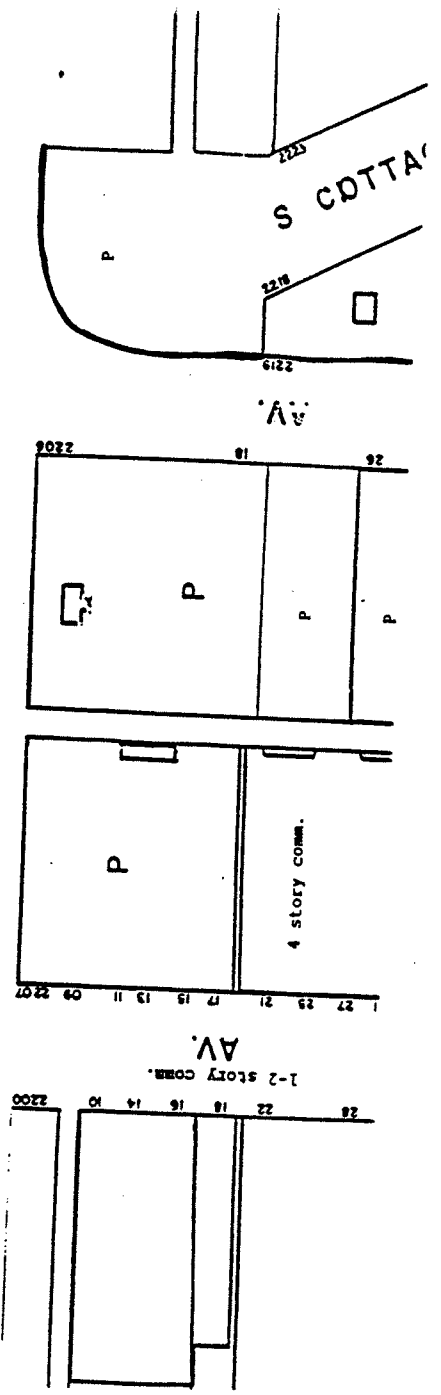
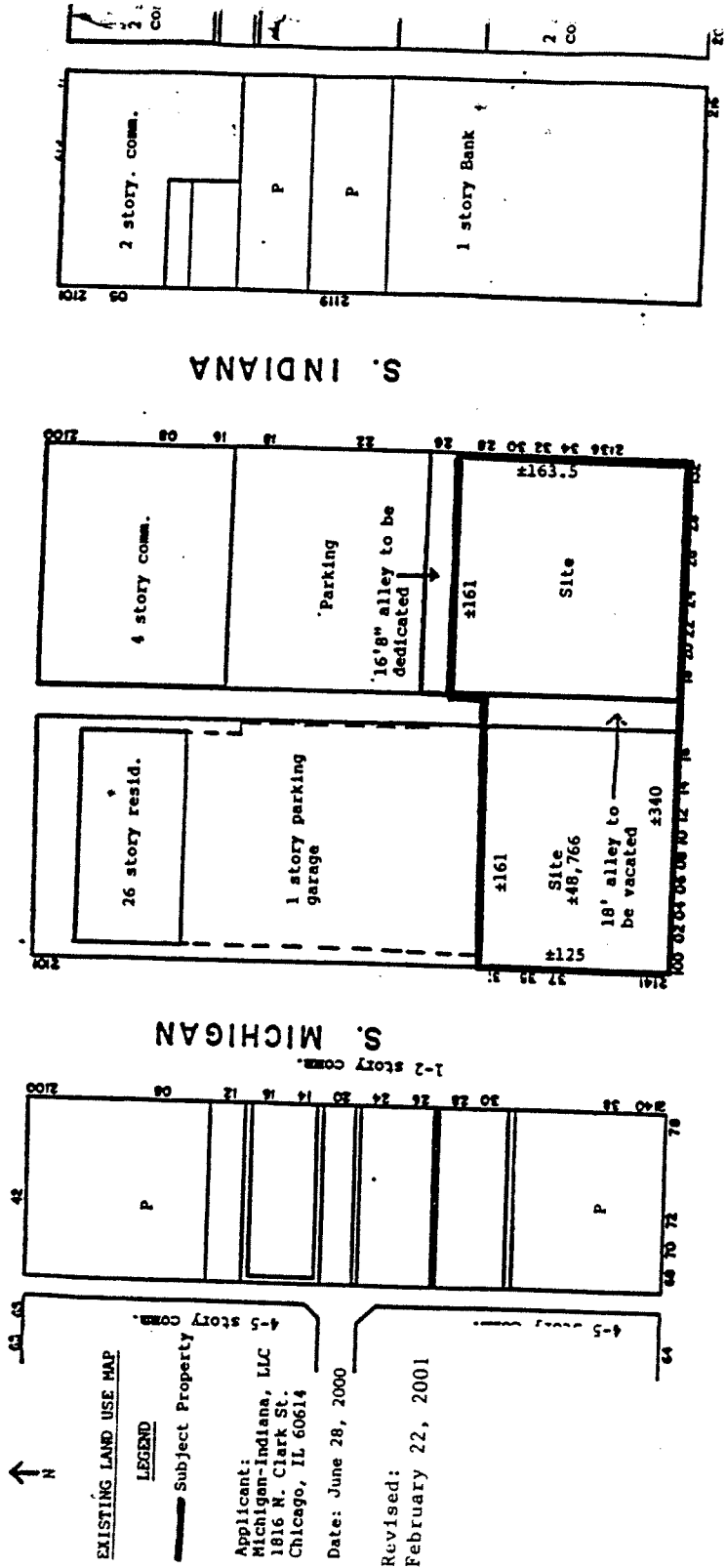
 Zoning Boundary

Applicant: Michigan-Indiana, LLC
1816 N. Clark St.
Chicago, IL 60614

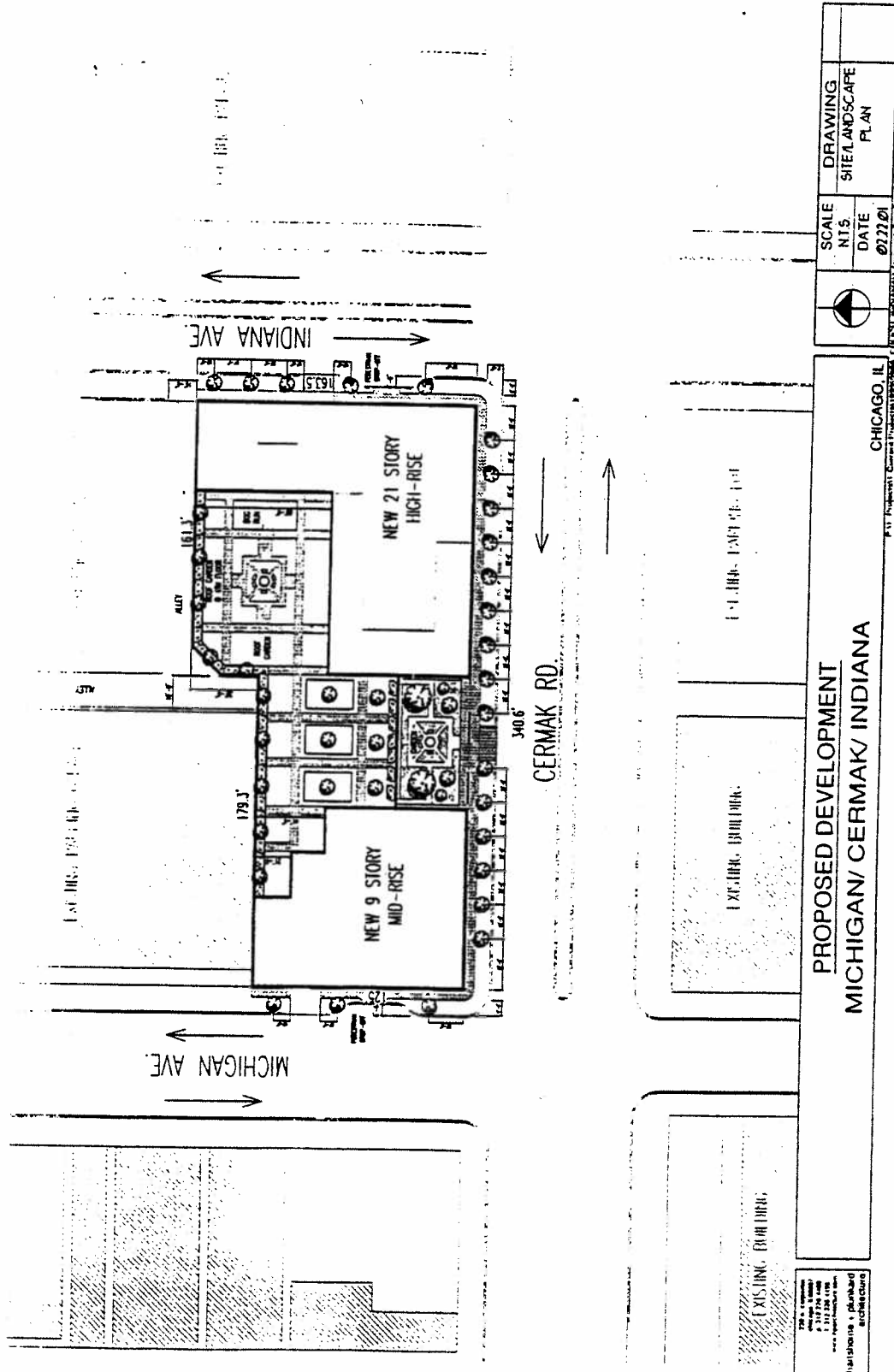
Date: June 28, 2000

Revised: February 22,
2001

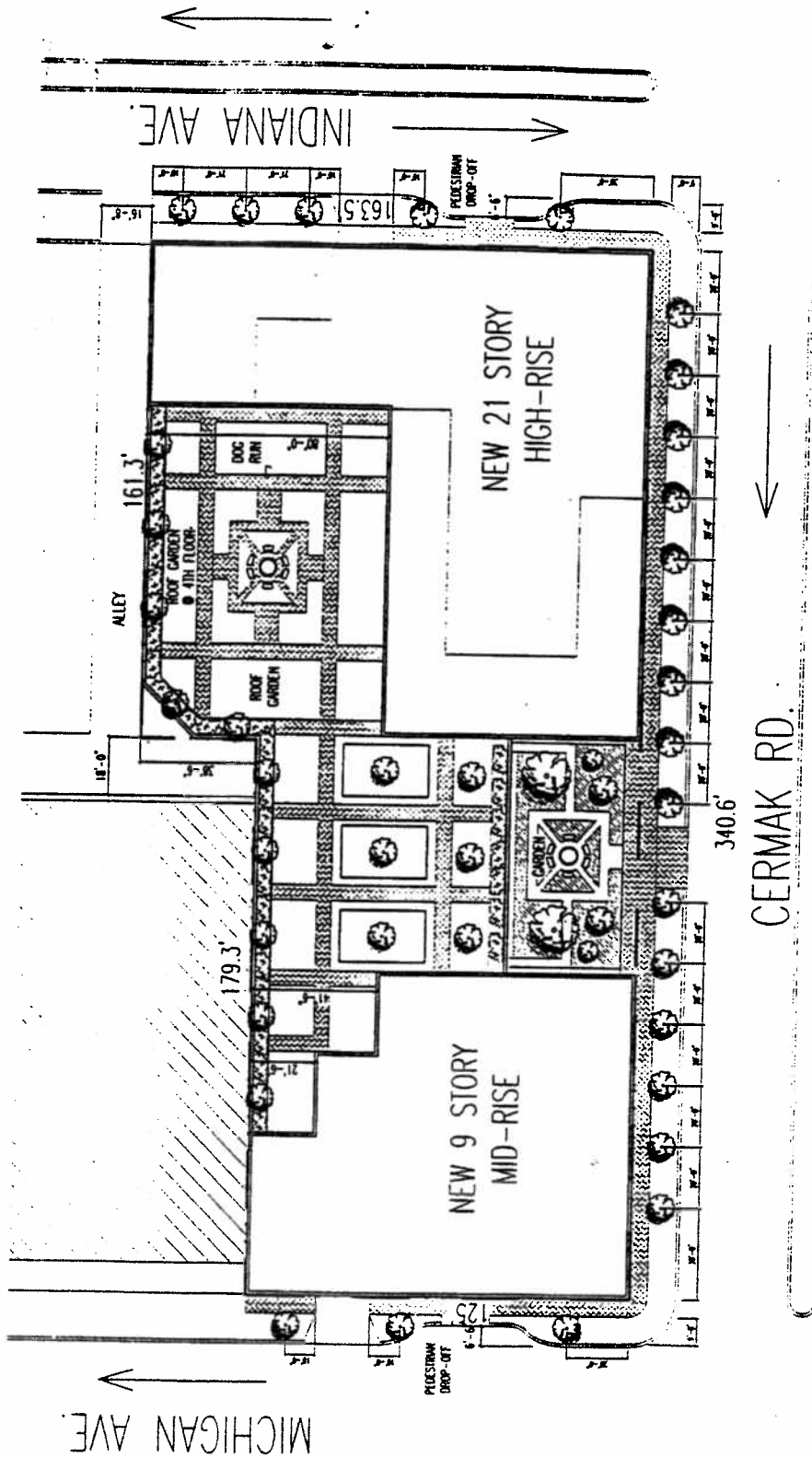
Existing Land-Use Map.



Proposed Development.
(Page 1 of 5)

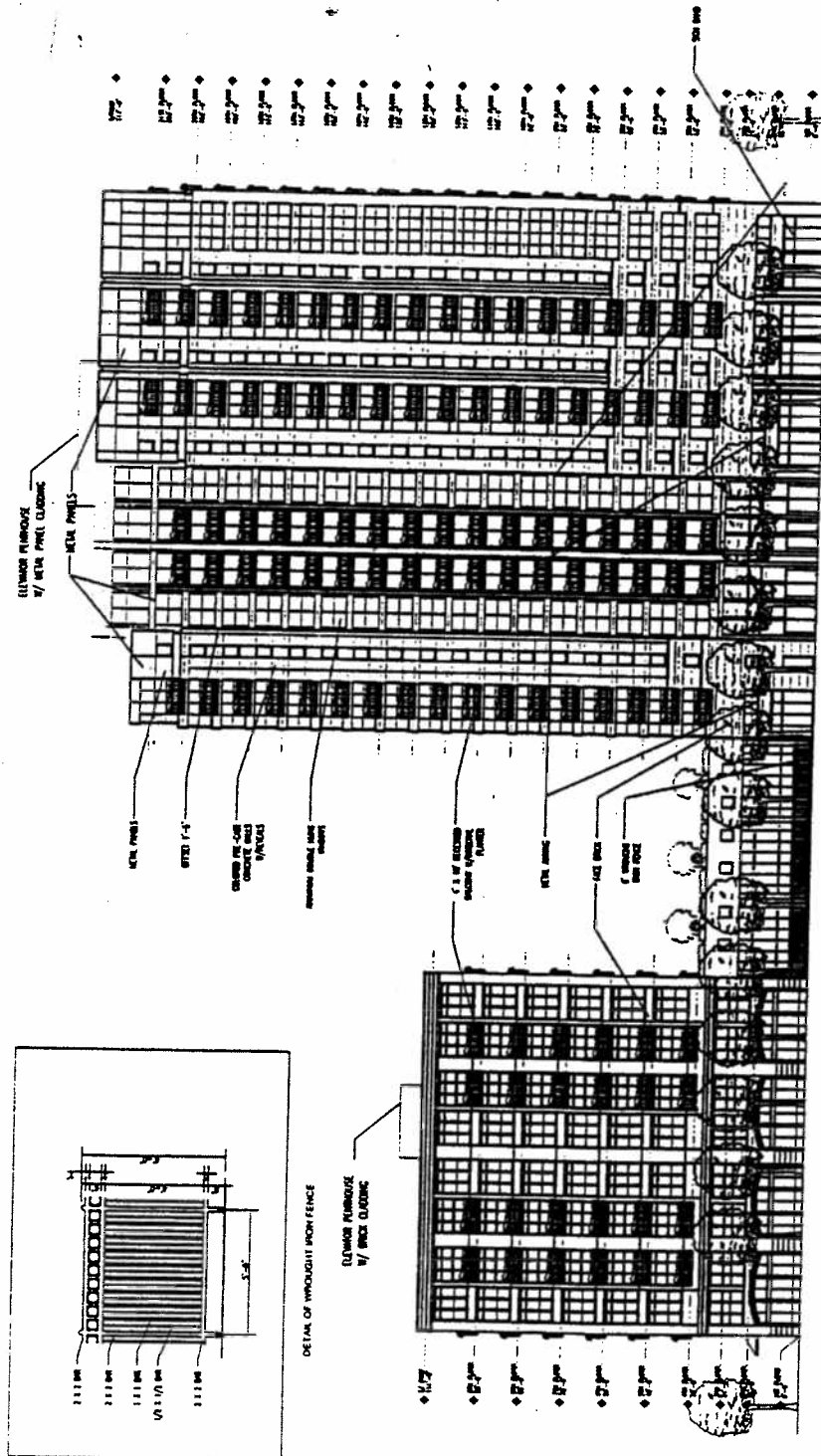


Proposed Development.
(Page 2 of 5)



	SCALE	DRAWING
	N.T.S.	SITE/LANDSCAPE
DATE	PLAN	
07/27/01		
PROPOSED DEVELOPMENT MICHIGAN/ CERMAK/ INDIANA		
CHICAGO, IL		
<small> 101 N. LAUREL CHICAGO, IL 60642 TEL: 312.279.1100 FAX: 312.279.1101 WWW: WWW.PARTSHORNE.COM PARTSHORNE + PARTSHORNE ARCHITECTURE </small>		

Proposed Development.
(Page 4 of 5)



VIEW FROM CERMAK

PROPOSED DEVELOPMENT
MICHIGAN/ CERMAK/ INDIANA

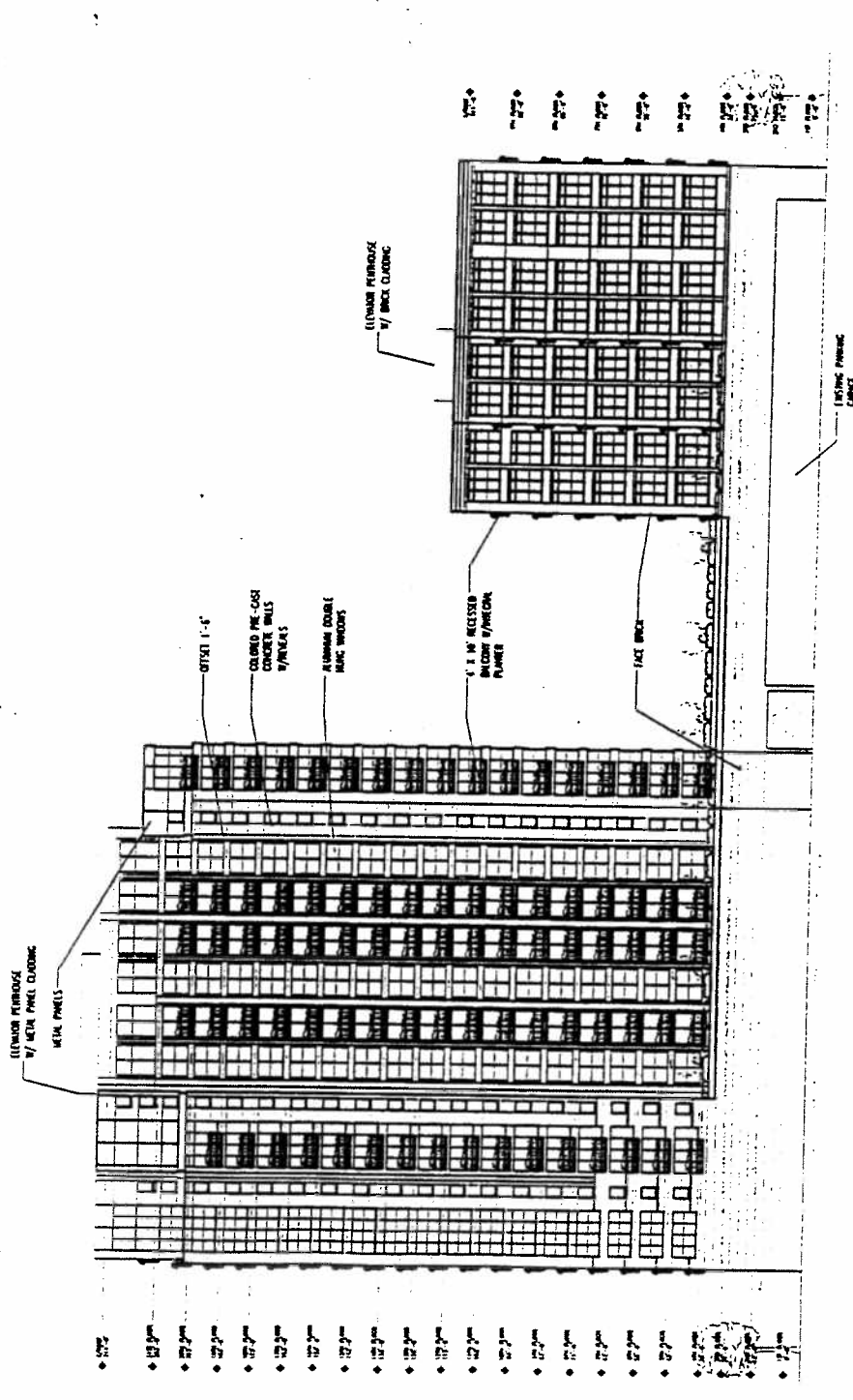
CHICAGO, IL

PAT. PENDING © 2001 CERMAK ARCHITECTURE, INC. ALL RIGHTS RESERVED. DRAWING NO. 2001-01-001

SCALE N.T.S.	DATE 07/27/01	DRAWING SOUTH ELEVATION

200 S. Wacker Drive
Chicago, IL 60606
Tel: 312.222.2222
Fax: 312.222.2222
www.cermak.com
CERMAK ARCHITECTURE

Proposed Development.
(Page 5 of 5)



CHICAGO, IL

PROPOSED DEVELOPMENT
MICHIGAN/ CERMAK/ INDIANA

SCALE: N.T.S.
DATE: 07/06/01

DRAWING: NORTH ELEVATION

15636C PENDING
CERMAK

*Reclassification Of Area Shown On Map Number 3-H.
(Application Number 12410)*

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 R4 General Residence District symbols and indications as shown on Map Number 3-H in the area bounded by:

the public alley north of and parallel to West Augusta Boulevard; a line 75 feet east of and parallel to North Paulina Street; West Augusta Boulevard; and North Paulina Street,

to those of an R5 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 4-E.
(As Amended)
(Application Number 12341)*

BPD 681

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 B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 180.01 feet north of East Cermak Road; South Indiana Avenue; East Cermak Road; and the alley next east of South Michigan Avenue,

to those of a B7-5 General Central Business District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B7-5 General Central Business District symbols and indications as shown

on Map Number 4-E in the area bounded by:

a line 125 feet north of East Cermak Road; the alley next east of South Michigan Avenue; a line 180.01 feet north of East Cermak Road; South Indiana Avenue; East Cermak Road; and South Michigan Avenue,

to those of a Business 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 made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Business Planned Development. No 681

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately forty-nine thousand one hundred ninety-eight and eleven hundredths (49,198.11) square feet (one and thirteen hundredths (1.13) 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, Residence Inn by Marriott, Inc.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittals 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 owners of all the property. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different then the Applicant, the legal title holder and any ground lessor. 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 the Applicant or its successors.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; and Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan prepared by Harry Weese Associates dated June 16, 1998; a Landscape Plan prepared by Hayden Bulin Larson Design Group Ltd. dated June 16, 1998, and Building Elevations. Full size sets of the Site/Landscape Plan and the Building Elevations 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 all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in both Subarea A and Subarea B of the Planned Development subject to the restrictions in Statement 11 and in the Bulk Regulations and Data Table: hotel, retail uses, parking and accessory uses.
6. Business and 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 also shall be permitted subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Off-street parking spaces required to serve uses within the Planned Development may be located off-site within one thousand (1,000) feet walking distance from the main entrance to the use served. A minimum of two percent (2%) of all parking spaces provided to serve the Planned Development shall be designated and designed for parking for the handicapped. The Applicant shall be responsible for improvements to the off-site parking structure depicted on the attached Off-Site Parking Improvement Plan.

These improvements shall be completed concurrently with the first hotel structure within the Planned 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 Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings prescribed on the Building Elevations attached hereto, the height of any improvements also shall be subject to height limitations, as certified and approved, by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply provided, however, that in addition to the other exclusions from Floor Area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exists to and from the driveway and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. Landscaping shall be installed and maintained in accordance with the Site Plan, Landscape Plan and parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 for the 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.

13. 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 D.P.D.
14. Unless substantial construction of the improvements contemplated by this Planned Development is not commenced by the sixth (6th) anniversary of the effective date hereof and unless completion of those improvements is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the Property's pre-existing zoning classifications of B4-5 Restricted Service District (Sub-Area B) and B7-5 General Central Business District (Sub-Area A).

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Plan -- Courtyard; Landscape Plan -- Residence Inn; Cermak Road Sidewalk Segment; Treegrate Layout; Plant Materials Palette; Building Elevation Drawings; and Off-Site Parking/Improvement Plan referred to in these Plan of Development Statements printed on pages 73352 through 73366 of this Journal.]

*Reclassification Of Area Shown On Map Number 5-G.
(Application Number 12412)*

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

(Continued on page 73367)

Bulk Regulations And Data Table.

BUSINESS PLANNED DEVELOPMENT NO. 681
 PLAN OF DEVELOPMENT
 BULK REGULATIONS AND DATA TABLE

	Subarea A	Subarea B	Total
Net Site Area	20,162.50 square feet (0.46 acres)	29,035.61 square feet (0.66 acres)	49,198.11 square feet (1.129 acres)
Maximum Floor Area Ratio	8.80	7.45	8.00
Maximum Number of Hotel Rooms	300 keys	300 keys	600 keys
Minimum Number of Off-Street Parking Spaces	See Statement 7	See Statement 7	225
Minimum Number of Off-Street Loading Berths	1 berth (10 ft x 25 ft)	1 berth (10 ft x 25 ft)	1 berth (10 ft x 25 ft)
Setbacks from Property Line	In substantial conformance with the Site/Landscape Plan	In substantial conformance with the Site/Landscape Plan	In substantial conformance with the Site/Landscape Plan
Maximum Percentage of Site Coverage	In substantial conformance with the Site/Landscape Plan	In substantial conformance with the Site/Landscape Plan	In substantial conformance with the Site/Landscape Plan
Maximum Building Height	In substantial conformance with the Building Elevations	In substantial conformance with the Building Elevations	In substantial conformance with the Building Elevations

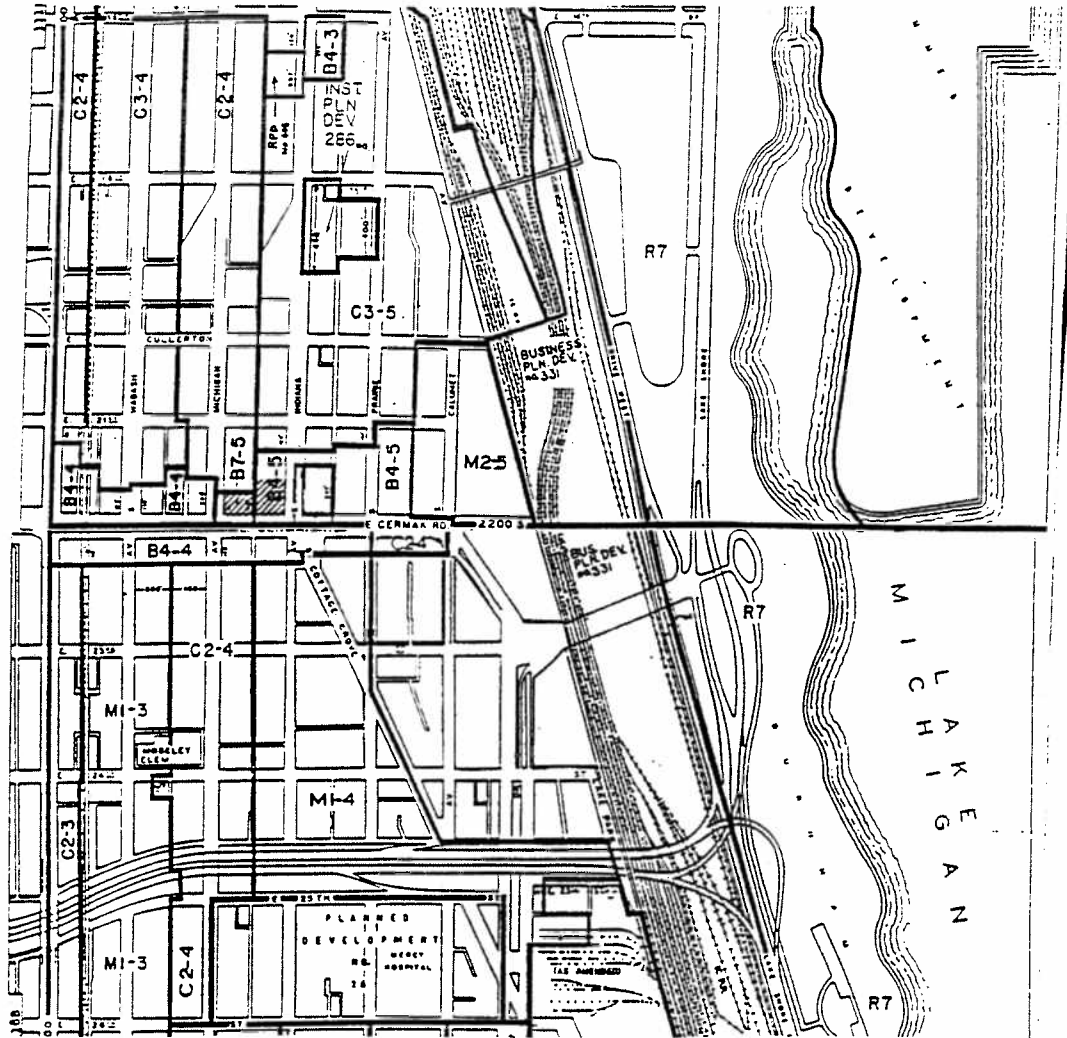
GROSS SITE AREA =
 NET SITE AREA + AREA REMAINING IN PUBLIC RIGHT-OF-WAY
 92,704.70 sq. ft. = 49,198.11 sq. ft. + 43,506.59 sq. ft.

APPLICANT: Residence Inn by Marriott, Inc.
 1 Marriott Drive
 Washington, D.C. 20058

DATE: March 11, 1998

REVISED: June 16, 1998

Existing Zoning Map.

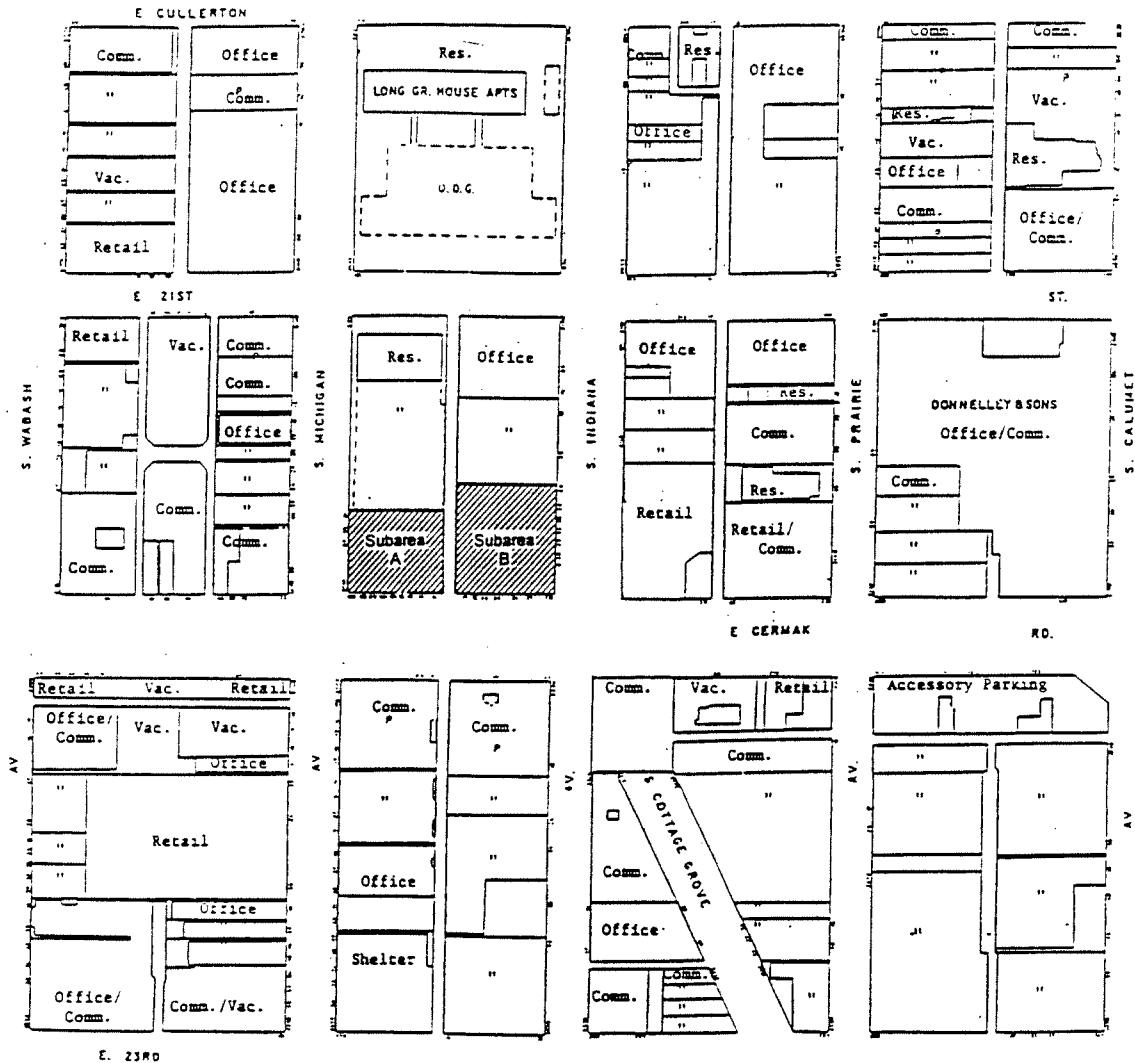


APPLICANT: Residence Inn by Marriot, Inc.
 1 Marriott Drive
 Washington, D.C. 20058

DATE: March 11, 1998

SUBJECT PROPERTY 

Existing Land-Use Map.



LEGEND

Comm. : Commercial
 Res. : Residential
 Vac. : Vacant

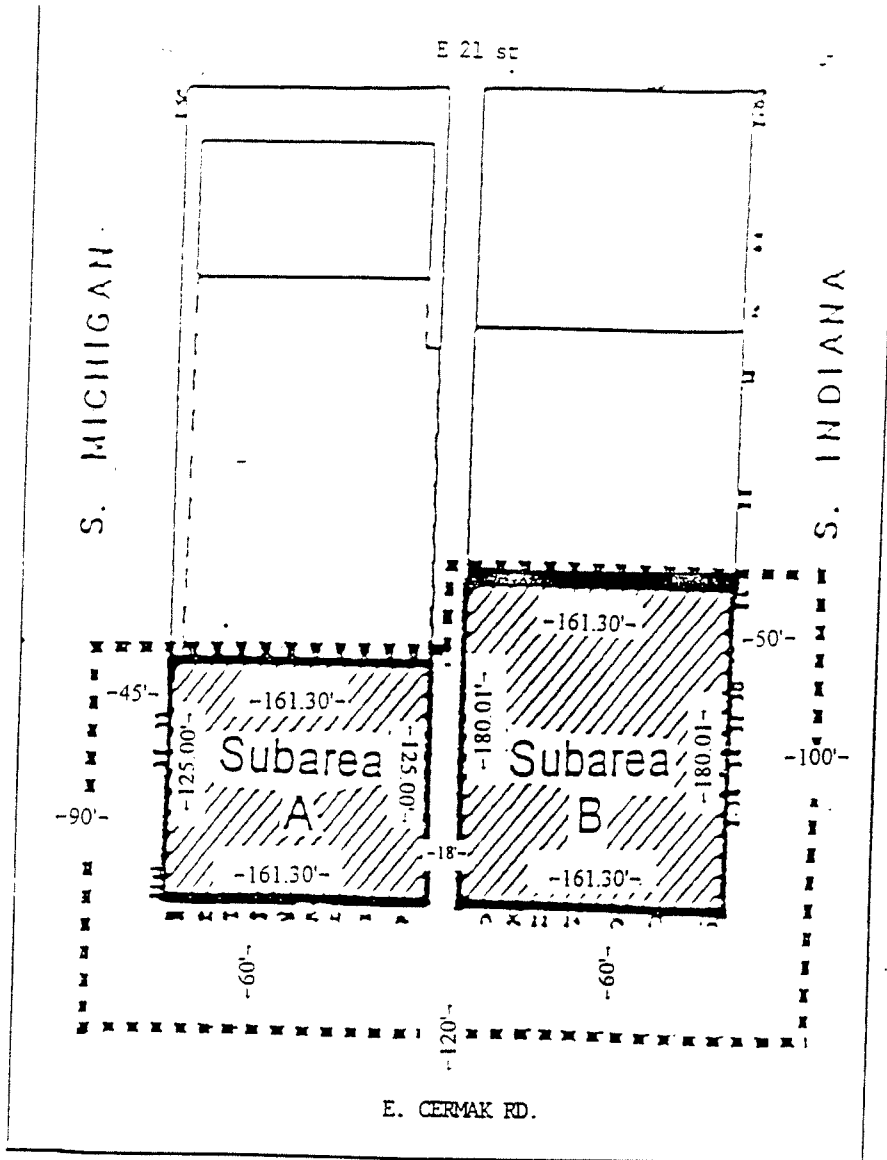
APPLICANT: Residence Inn by Marriott, Inc
 1 Marriott Drive
 Washington, D.C. 20058

SUBJECT PROPERTY



DATE: October 27, 1997

Planned Development Boundary And Property Line Map.

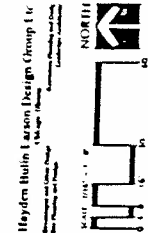
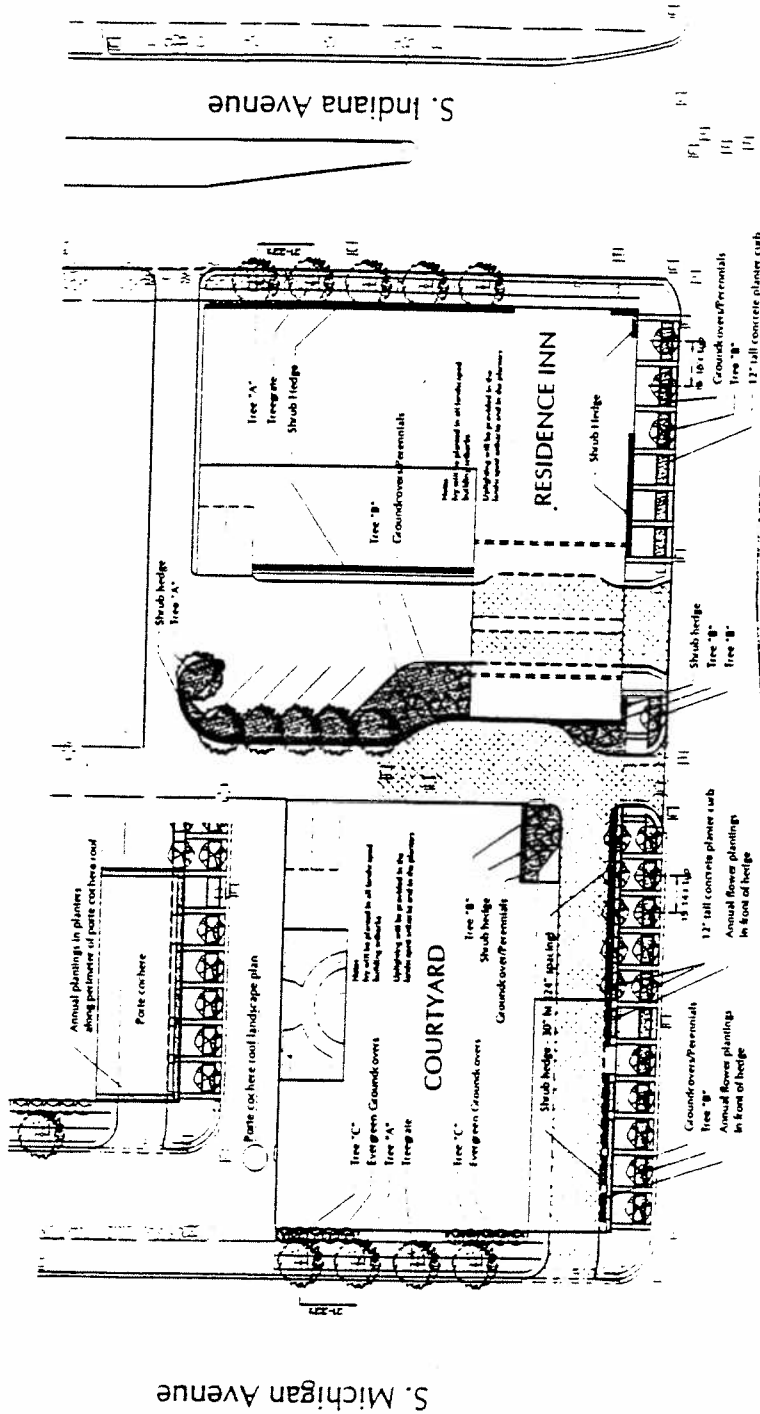


APPLICANT: Residence Inn by Marriott, Inc.
 1 Marriott Drive
 Washington, D.C. 20058

PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINE _____

Date: May 20, 1998
 Revised: June 16, 1998

Landscape Plan.



Hayden Rubin & Assoc. Design Group, Inc.
 1400 N. Dearborn Street, Suite 200
 Chicago, IL 60610
 Telephone: (312) 329-1100
 Fax: (312) 329-1101

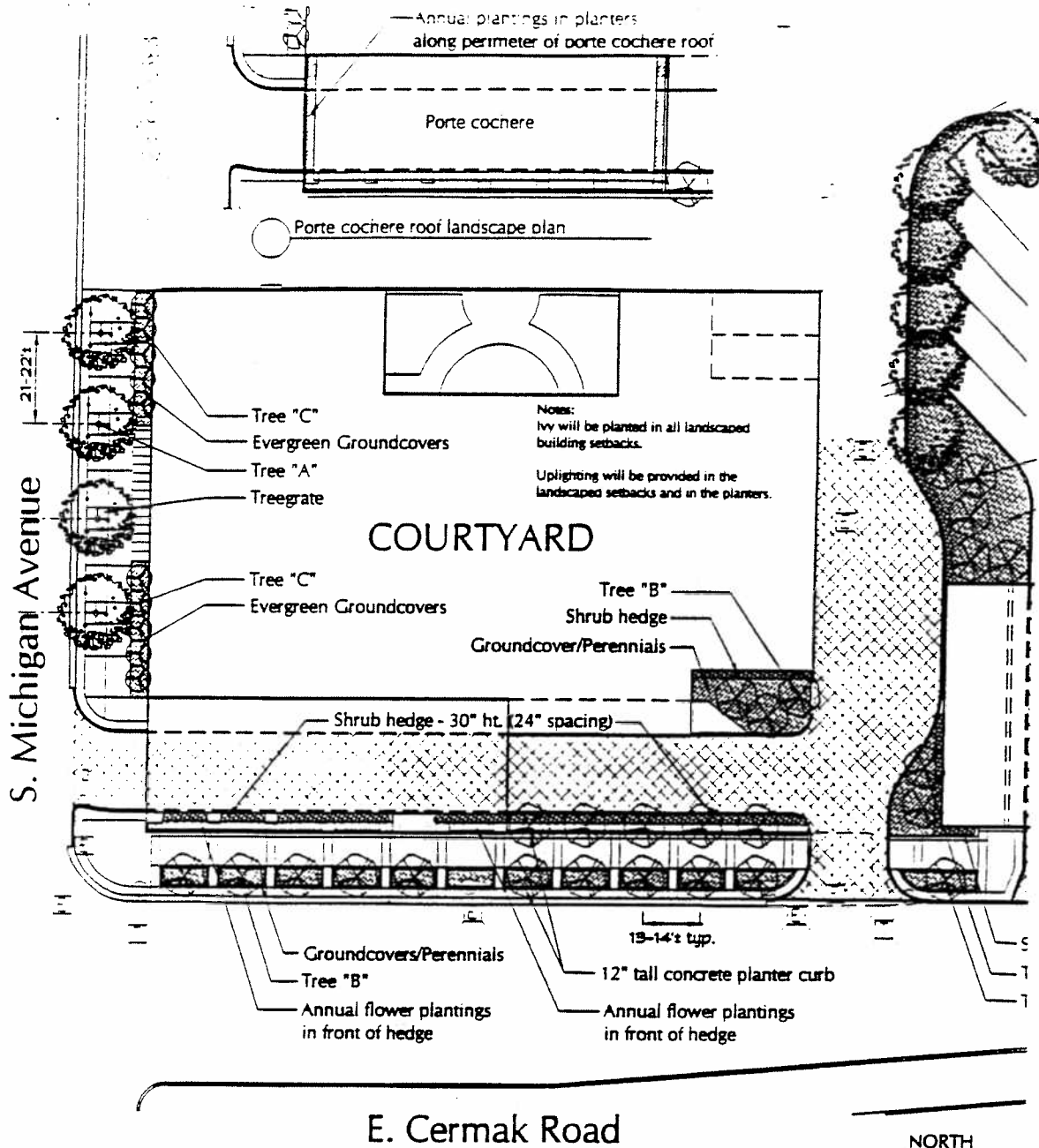
E. Cermak Road

Landscape Plan
MARRIOTT CONVENTION CENTER - CHICAGO

Applicant: Residence Inn By Marriott, Inc.
 One Marriott Drive
 Washington, D.C. 20058

Date: March 11, 1998
 Revised: June 15, 1998

Landscape Plan -- Courtyard.



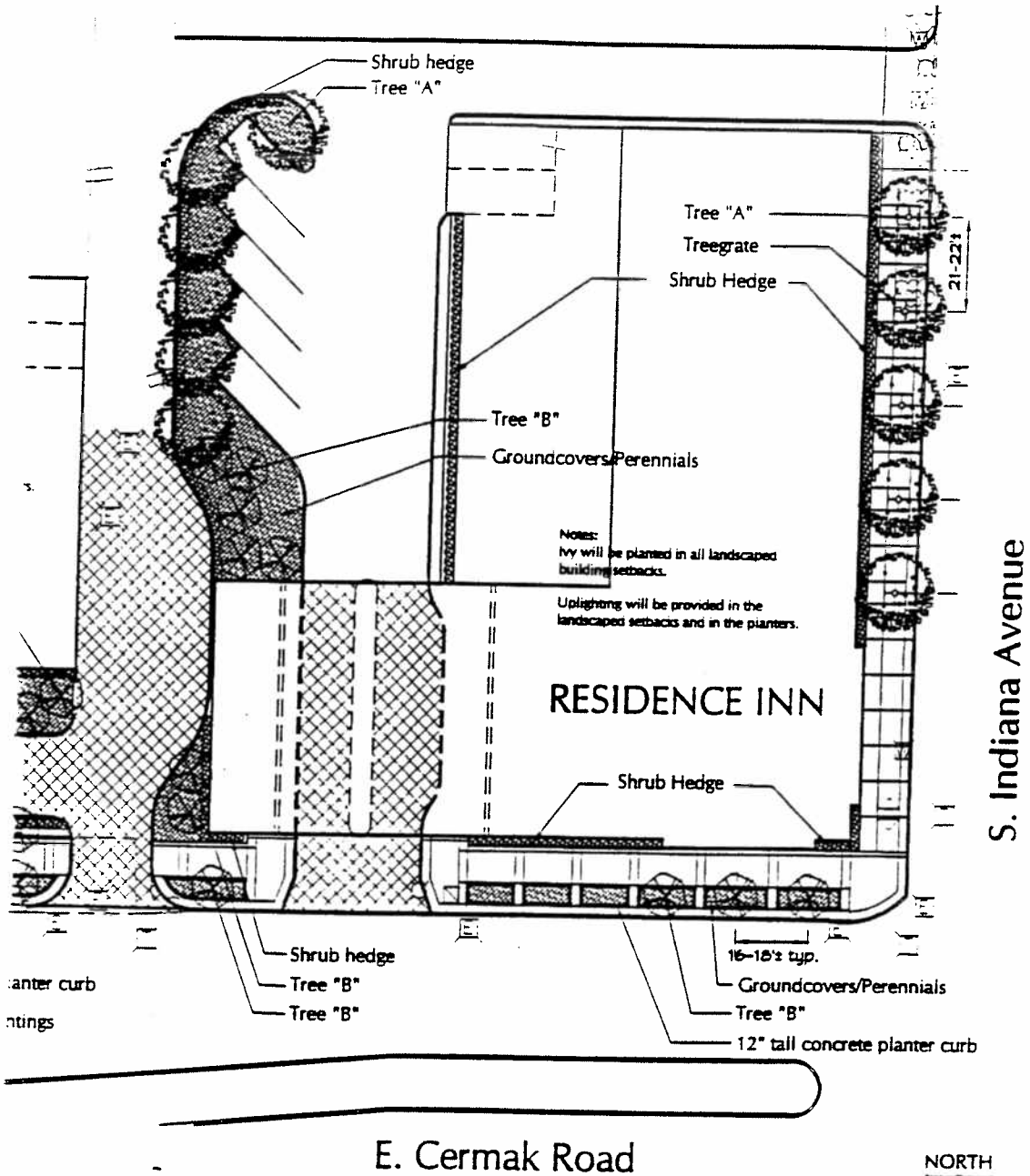
Landscape Plan - Courtyard
MARRIOTT CONVENTION CENTER - CHICAGO

Applicant: Residence Inn by Marriott, Inc.
One Marriott Drive
Washington, D.C. 20066

Draw: March 11, 1998
Revised: June 16, 1998

Hayden Bulin Larson Design Group Ltd.
Chicago, Illinois

Landscape Plan -- Residence Inn.

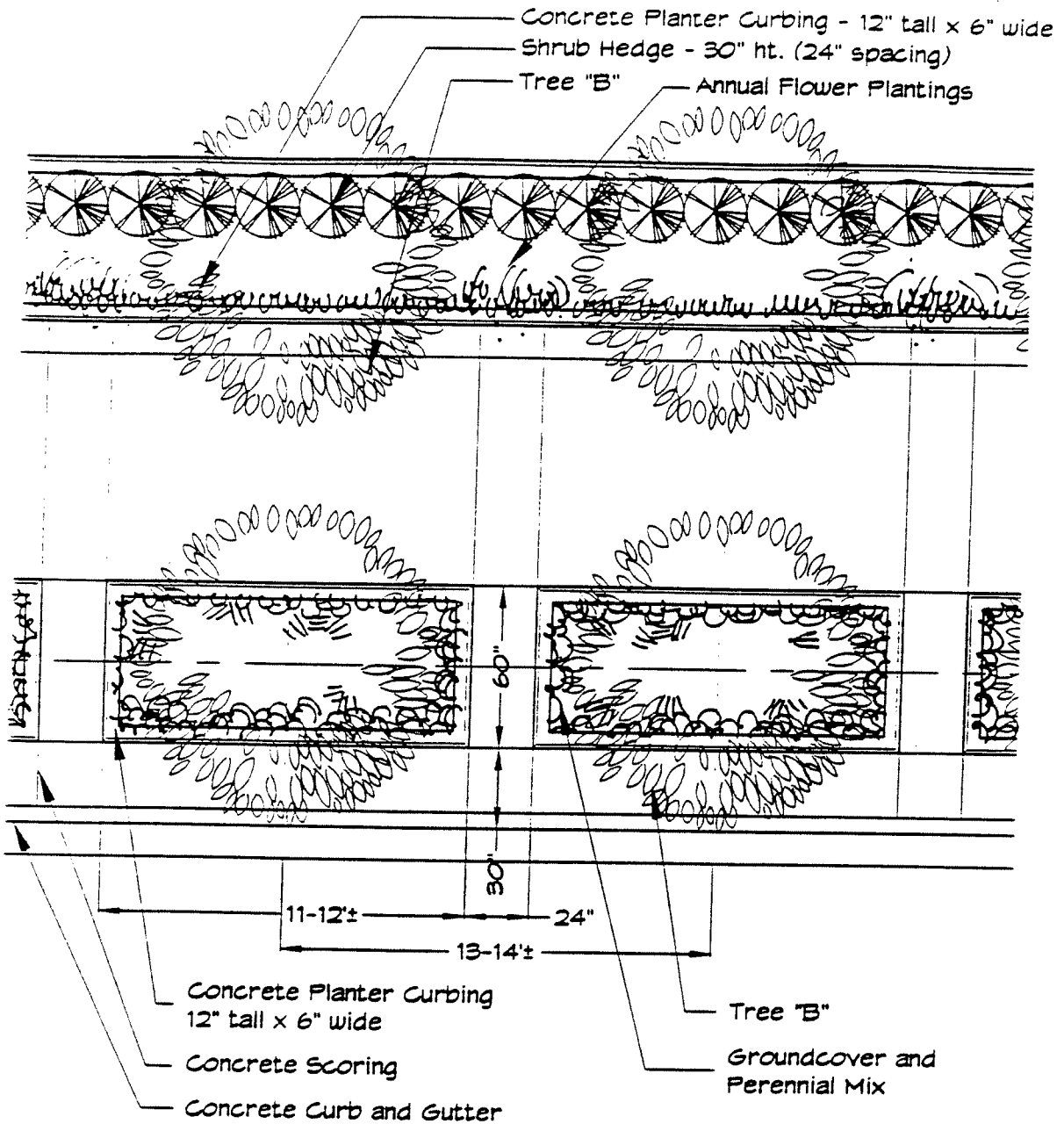



Landscape Plan - Residence Inn
MARRIOTT CONVENTION CENTER - CHICAGO

Client: Residence Inn by Marriott, Inc.
One Marriott Drive
Washington, D.C. 20008
March 11, 1998
SAC: June 16, 1998

Hayden Bulin Larson Design Group Ltd.
Chicago, Illinois

Cermak Road Sidewalk Segment.



 **Cermak Road Sidewalk Segment**
 Scale: 1/4" = 1'-0"

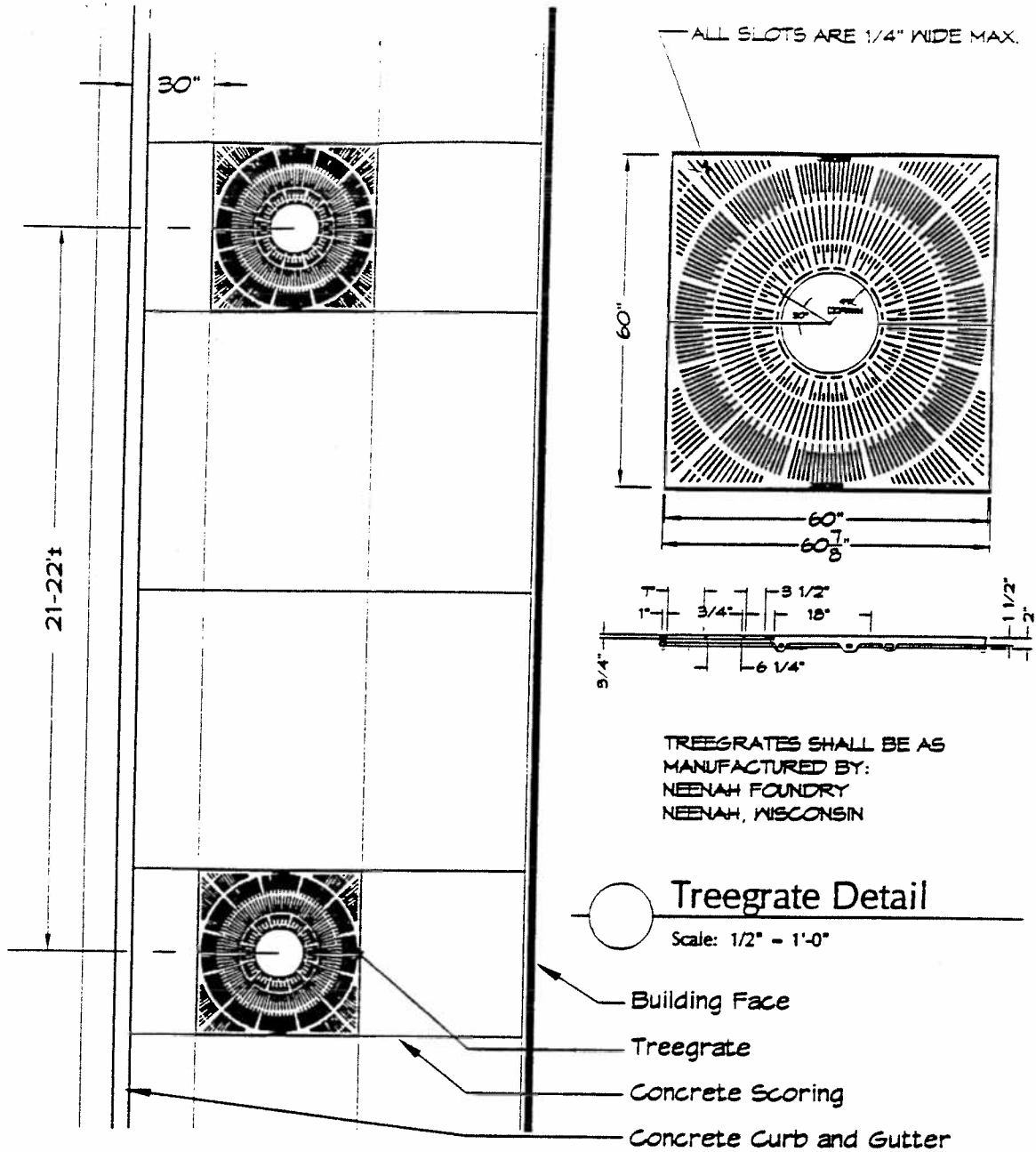
MARRIOTT CONVENTION CENTER - CHICAGO


Client: Residence Inn By Marriott, Inc.
 One Marriott Drive
 Washington, D.C. 20008

Date: March 11, 1998
 Revised: June 16, 1998

Hayden Bulin Larson Design Group Ltd.
 Chicago, Illinois

Treegrate Layout.




Treegrate Layout (Indiana and Michigan Avenues)
 Scale: 1/4" = 1'-0"

MARRIOTT CONVENTION CENTER - CHICAGO

OWNER: Residence Inn By Marriott, Inc.
 One Marriot Drive
 Washington, D.C. 20008

DATE: March 11, 1998
 DRAWN: June 16, 1998

Hayden Bulin Larson Design Group Ltd.
 Chicago, Illinois

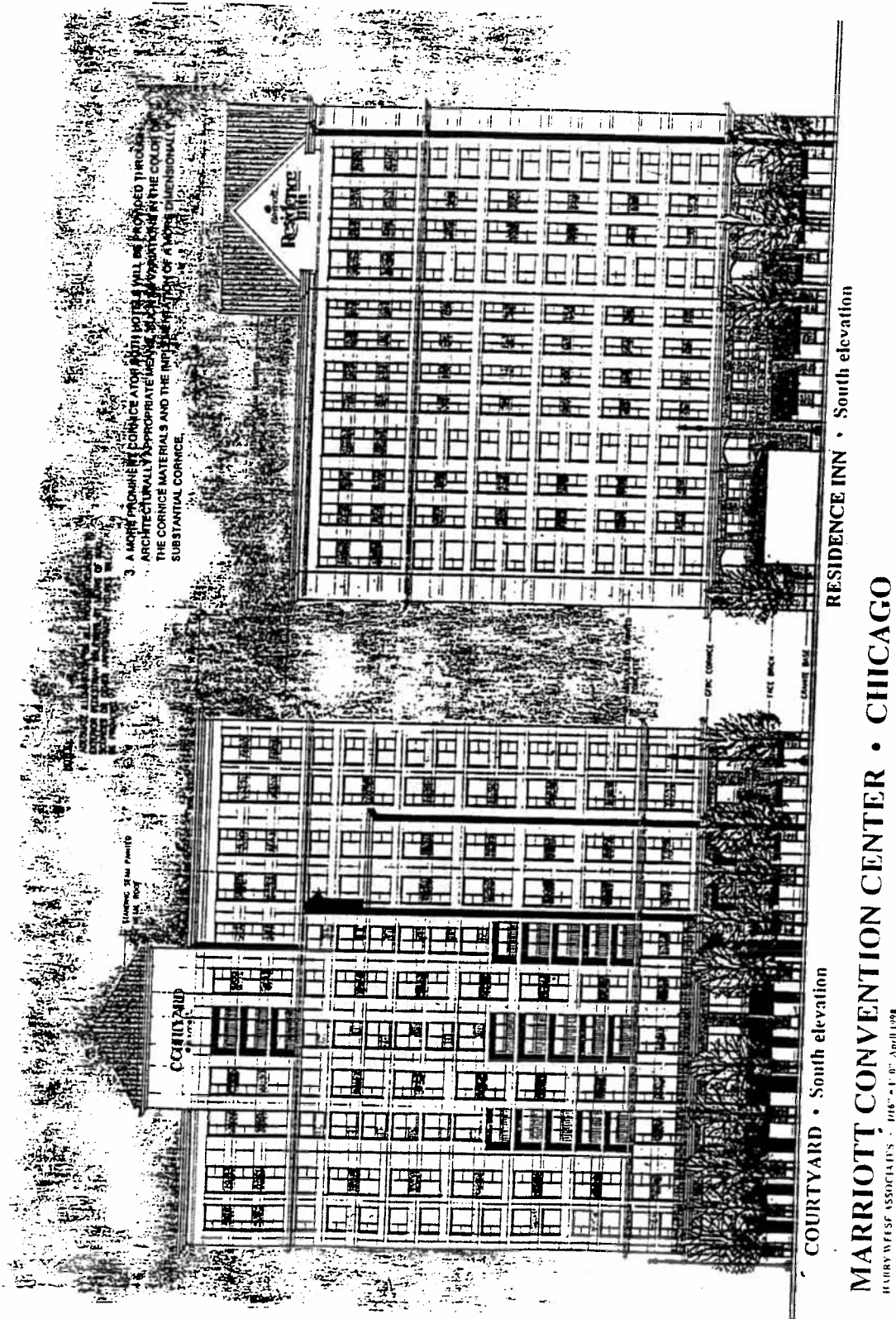
MARRIOTT CONVENTION CENTER - CHICAGO
 Prepared by: Hayden Bulin Larson Design Group Ltd.

PLANT MATERIALS PALETTE

Botanical Name	Common Name	Installed Size	Comments
Tree 'A'			
Fraxinus americana	White Ash	2 5' cal	Possible varieties: 'Autumn Purple', 'Chicago Regal', 'Rosehill',
Fraxinus pennsylvanica	Green Ash	2 5' cal	Possible varieties: 'Marshall Seedless', 'Summit'
Celtis occidentalis	Hackberry	2 5' cal	Possible variety: 'Prairie Pride'
Tree 'B'			
Fraxinus americana	White Ash	2 5' cal	Possible varieties: 'Autumn Purple', 'Chicago Regal', 'Rosehill'
Pyrus calleryana	Flowering Pear	2 5' cal	Possible varieties: 'Aristocrat', 'Redspire', 'Autumn Blaze'
Tilia cordata	Littleleaf Linden	2 5' cal	Possible varieties: 'Greenspire', 'Redmond', 'Glenleven'
Tree 'C'			
Amelanchier canadensis	Shadbowl Serviceberry	8-10' ht.	multi-stemmed, white flowers in spring, blue/black fruit in fall, purple fall color
Cercis canadensis	Eastern Red Bud	2 5' cal	pink spring flowers, tolerates shade, yellow fall color
Viburnum prunifolium	Blackhaw Viburnum	8' ht. tree-form	multi-stemmed, white flowers in spring, blue/black fruit in fall, purple fall color
Shrubs			
Aronia melanocarpa	Black Chokeberry	30" ht.	glossy green summer foliage, wine fall foliage, black fruit, 4' 6" ht
Euonymus alatus 'Compactus'	Dwarf Burning Bush	30" ht.	good hedge, red fall color, tolerates shade
Ribes alpinum	Alpine Currant	30" ht.	good low-maintenance hedge, very tolerant shrub
Taxus x media 'Densiformis'	Dense Yew	30" ht.	evergreen shrub, forms good hedge
Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	30" ht.	fragrant pale pink flower, compact shrub, w/ purplered fall color
Viburnum trilobum 'Compacta'	Compact Cranberrybush Viburnum	30" ht.	white flowers, good fall color, red berries
Perennials, Grasses, and Groundcovers			
Astilbe chinensis	Astilbe	1 gal	pink flower, 4' 6" ht., blooms all summer
Euonymus fortunei 'Colorata'	Purpleleaf Wintercreeper	4" pots	evergreen groundcover, tolerant of various soil types and conditions
Geranium cinereum 'Ballering'	Cranesbill Geranium	1 gal	pink flowers bloom all summer, spreading plant, 6" ht.; good groundcover
Hosta 'Royal Standard'	Royal Standard Hosta	1 gal	white flower
Heuchera sanguinea 'Chatterbox'	Coral Bells	1 gal	pink/red flower, 12" ht.; blooms throughout the growing season,
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal	yellow flower, 24-30" ht., blooms July-sept.; seasonal interest
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal	yellow flower, 18-24" ht.; blooms late summer/fall; seasonal interest
Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal	pink flower blooms in summer, 20" ht. year round interest
Vinca minor	Periwinkle	4" pots	violet flowers in spring, 6" ht. evergreen groundcover
Bulbs			
Narcissus planted within groundcover beds	Daffodils		Naturalize in groupings
Annuals			
To be planted seasonally			

Notes: Shrub hedges shall be installed with plants spaced 24" on center
 Date: March 11, 1998
 Revised: June 16, 1998
 Applicant: Residence Inn By Marriott, Inc
 One Marriott Drive
 Washington, D.C. 20058

Building Elevation.
(Page 1 of 3)



Off-Site Parking/Improvement Plan.

