

*Reclassification Of Area Shown On Map Number 1-F.  
(As Amended)  
(Application Number 12697)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-7 Commercial Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Court Place; North Wells Street; West Washington Street; and a line 100.95 feet west of and parallel to North Wells Street,

to those of a Residential Business Planned Development 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.

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

*Residential-Business Planned Development Number 725.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately zero and forty-one hundredths (0.41) acres (eighteen thousand two hundred fifty-six (18,256) square feet) which is controlled by Concord Development Corporation of Illinois ("Applicant") for purposes of this Residential-Business Planned Development.
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 submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this

Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed, to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Plan of Development consists of these thirteen (13) statements, a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning and Land-Use Map; and a Site/Landscape Plan, a Balcony Detail Plan, Fifth Floor Landscape Plan and Building Elevations dated July 15, 1999, prepared by Hartshorne & Plunkard, Ltd., which are all incorporated herein. Full size sets of the Site/Landscape Plan, a Balcony Detail Plan, Fifth Floor Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein (except for automotive, manufacturing, storage and warehouse uses): multi-family dwelling units; parking; business uses (except for manufacturing or processing of goods and materials, automotive uses, warehousing and currency exchanges) as permitted within the C3-7 District and related uses. An access entrance serving the adjacent

parking garage at 212 West Washington Street shall be permitted. Any signage for the adjacent garage shall be subject to the terms and conditions of this Planned Development.

In addition, the condominium documents shall not allow charcoal grills or bicycle storage at anytime, or storage of barbecue grills, patio furniture or bicycles during winter months (November through April) on balconies.

6. Identification and business 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 within the Planned Development subject to review and approval of the Department of Planning and Development. The Applicant shall install fabric awnings as part of the lower floor commercial uses, subject to review and approval by the Department of Planning and Development at the time of Part II approval.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site/Landscape Plan

attached hereto and made a part hereof. Landscaping, where feasible, shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Installation of parkway landscaping is subject to review and permit by any departments or agencies required to approve same. At the time of Part II approval, Applicant shall submit plans for landscaping, lighting and other sidewalk improvements for review and approval by the Department of Planning. Applicant shall also downlight the Wells Street facade below the residential floors. The Applicant shall clean the exterior of the building as part of the building renovation. The balconies shall be installed pursuant to the Balcony Detail Plan. The color of the balconies shall be architecturally matched to the building and shall be reviewed and approved by the Department of Planning and Development at the time of Part II approval.

11. The terms, conditions and (sub)exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such 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 is consistent with the nature of the improvements contemplated in this Planned Development. 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, 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.
13. If substantial interior construction of the building has not yet begun within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall

revert to the C3-7 Commercial Manufacturing District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Building Elevations; Balcony Detail Plan; and Fifth Floor Landscape Plan referred to in these Plan of Development Statements printed on pages 10806 through 10811 of this Journal.]

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

*Residential-Business Planned Development Number 725.*

*Bulk Regulations And Data Table.*

Gross Site Area:	32,350 square feet (0.74 acres).
Net Site Area:	Total = Gross Site Area (32,350 square feet) - Area in Public Streets and Alleys (14,094 square feet) = Net Site Area (18,256 square feet) (0.41 acres).
Maximum Floor Area Ratio:	16.0.
Maximum Number of Residential Units:	214 units (a minimum of 11 three-bedroom units will be constructed).
Maximum Site Coverage:	In accordance with Site Plan.

Minimum Number of Off-Street Parking Spaces: 105 (plus 17 tandem spaces).

Minimum Number of Off-Street Loading Docks: 2.

Minimum Building Setbacks: In accordance with Site Plan.

Maximum Building Height: In accordance with Building Elevations.



*Reclassification Of Area Shown On Map Number 1-G.*  
 (Application Number A-4119)

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

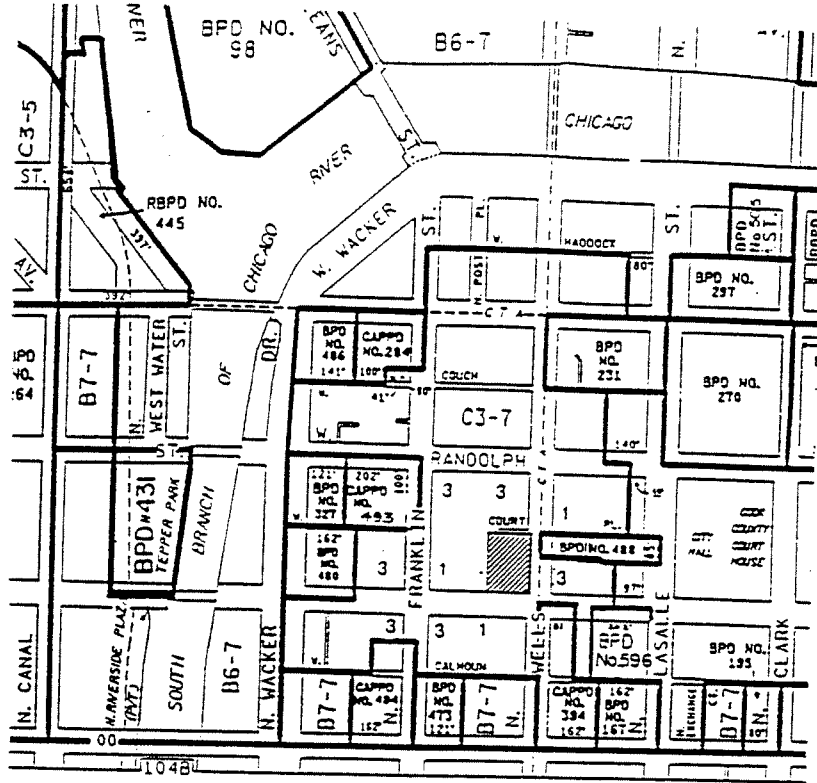
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

the alley next north of and parallel to West Huron Street; a line 58 feet east of and parallel to North Ashland Avenue; West Huron Street; and a line 33 feet east of North Ashland Avenue,

to those of a B5-2 General Service 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 to publication.

Existing Zoning And Land-Use Map.



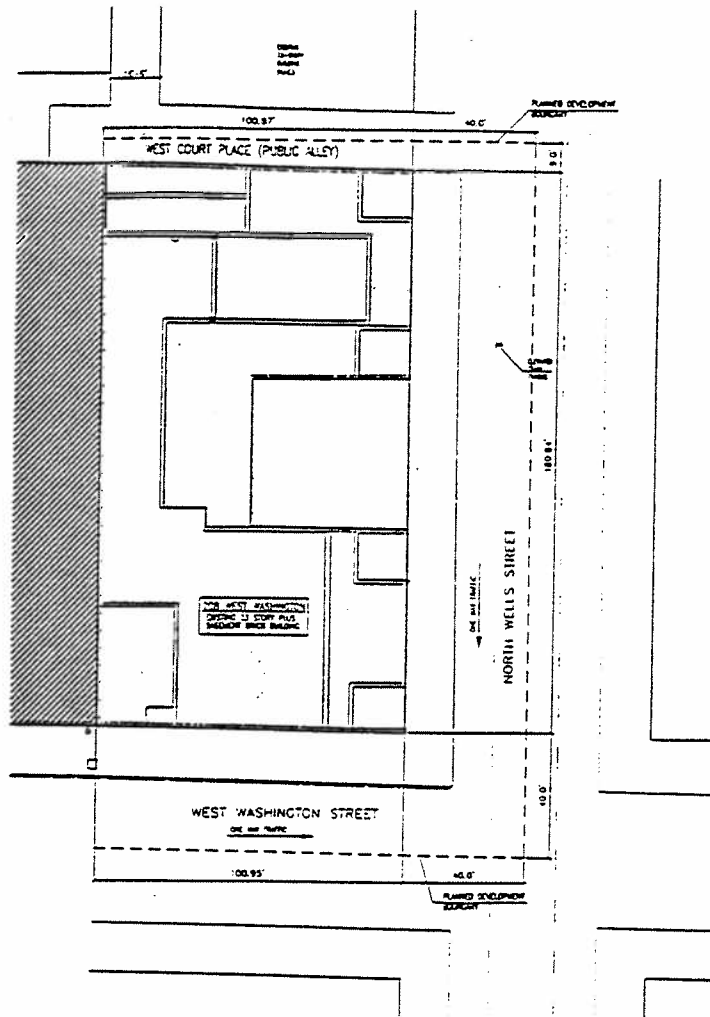
- KEY
- 1. PARKING
  - 2. OFFICE/ MANUFACTURING
  - 3. OFFICE

EXISTING ZONING AND LAND USE MAP

<b>A1</b>	<p><b>Hartshorne + Pfunkard, Ltd.</b>          1555 N. Sheffield Chicago, IL 60622          312.564.7272 312.564.7120</p>	<p>Concord Development Corporation  <b>208 WEST WASHINGTON</b>          Chicago Illinois</p>	<p>DATE: 1/11/99          SCALE: N.T.S.</p>
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Concord Development Corporation  
of Illinois  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60067  
Submitted: April 21, 1999  
Revised: August 12, 1999

### Planned Development Boundary And Property Line Map.

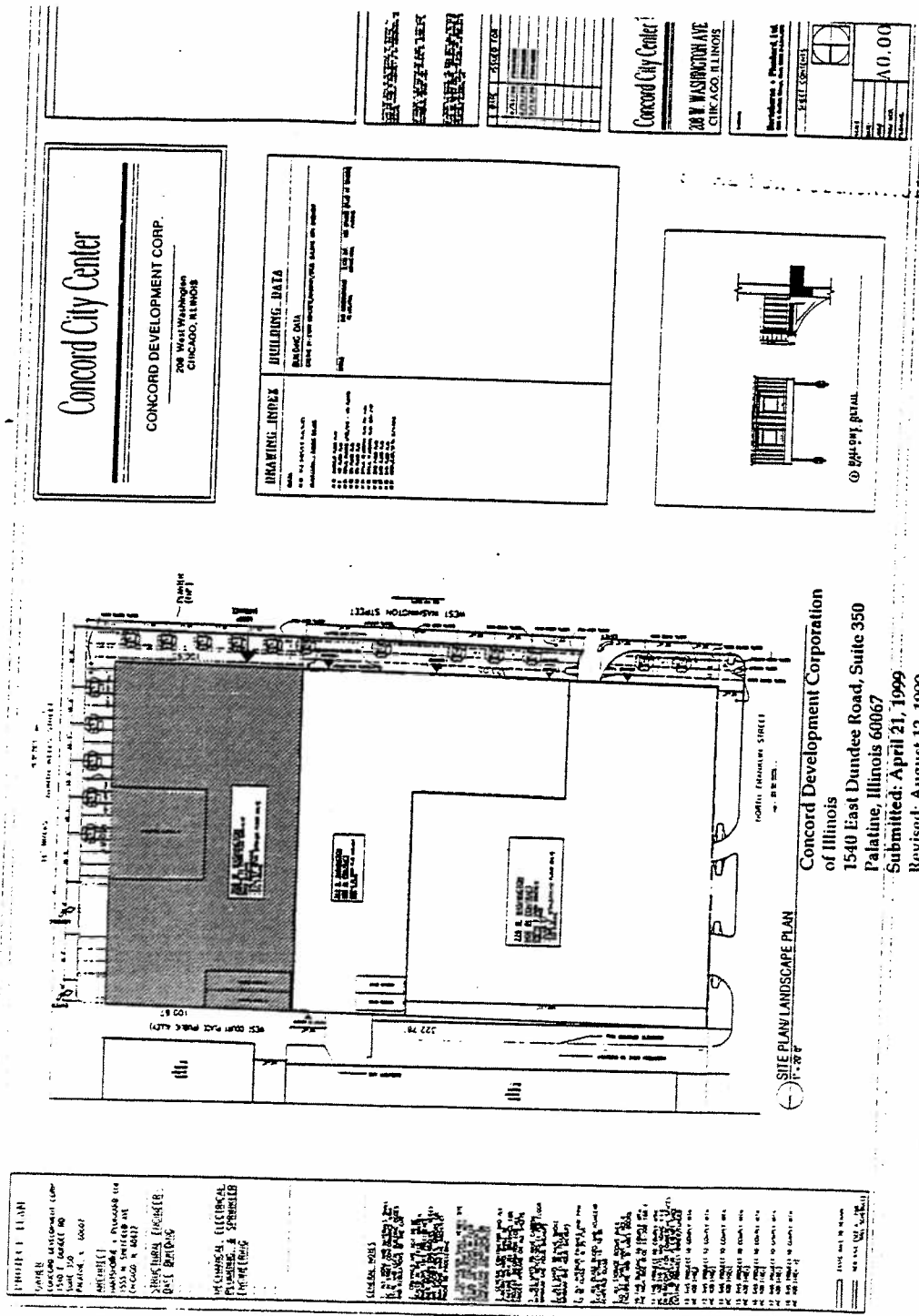


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP  
1"=40'-0"

<b>A2</b>	Hartshorne + Plunkard, Ltd. 1555 N. Sheffield Chicago, IL 60622 312.564.7272 312.564.71201	Concord Development Corporation <b>208 WEST WASHINGTON</b> Chicago Illinois	DATE: 1/11/99 SCALE: N.T.S.	

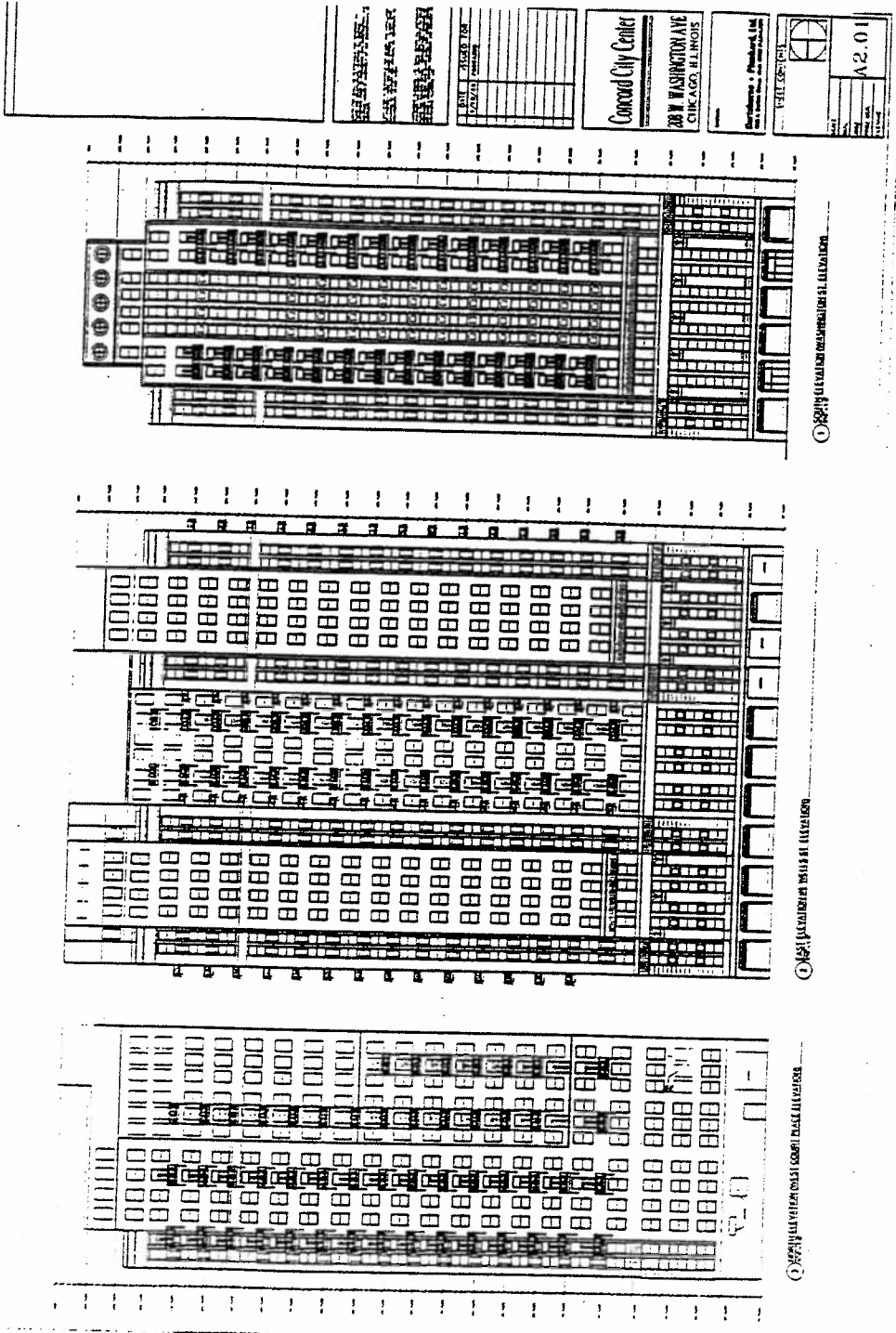
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 1540 East Dundee Road, Suite 350  
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Site/Landscape Plan.



Building Elevations.

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Balcony Detail Plan.



PARTIAL NORTH ELEVATION - 208 W. WASHINGTON

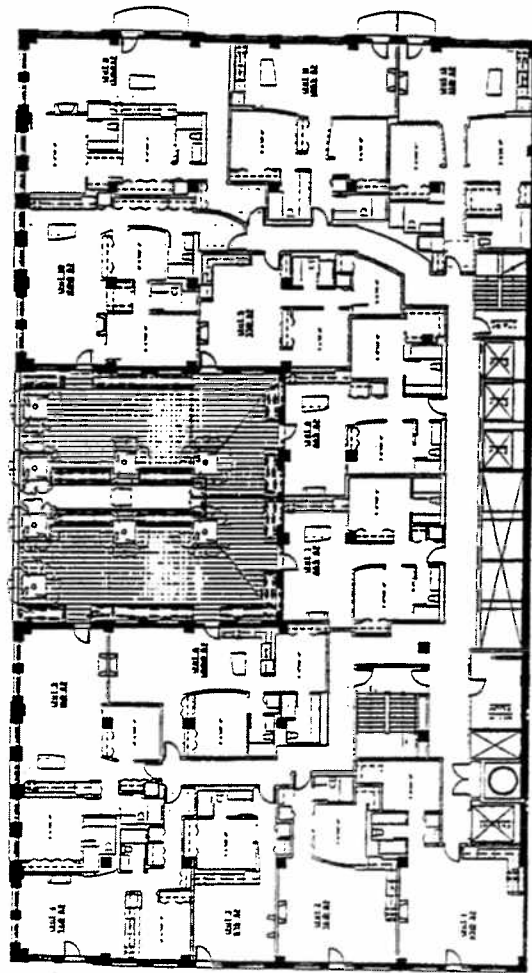
PARTIAL SOUTH ELEVATION - 208 W. WASHINGTON

Fifth Floor Landscape Plan.

**Concord City Center**  
 200 W WASHINGTON AVE  
 CHICAGO, ILLINOIS

Prepared by: **Phibbs & Associates, Inc.**  
 1000 N. Dearborn Street, Suite 200  
 Chicago, Illinois 60610  
 Date: **8/12/99**



**Concord Development Corporation of Illinois**  
 1540 East Dundee Road, Suite 350  
 Palatine, Illinois 60067  
 Submitted: April 21, 1999  
 Revised: August 12, 1999

**FIFTH FLOOR LANDSCAPE PLAN**  
 1/8" = 1'0"