



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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

<http://www.cityofchicago.org>

December 19, 2002

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

RE: Request for a minor change to Residential-Business Planned
Development No. 726 (25 East Superior Street - Fordham
Tower)

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 726, on behalf of The Fordham Company, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.10 of the Planned Development.

Specifically, you requested to eliminate the required provision of a licensed day care facility within the building. You indicated that although the Fordham Company has attempted to secure a day care provider, this use is not achievable due to the very low demand for day care from the unit purchasers in the building and that the neighborhood is currently well served by other day care facilities. To address the issue of day care, you further indicated that The Fordham Company has made arrangements for any needed services to be provided by the nearby Fourth Presbyterian Church on a reserved basis.

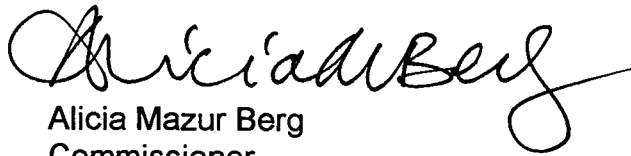
The Department has reviewed the request and has determined that The Fordham Company has made best efforts to provide a day care



use and that the proposed modification to eliminate this use would be appropriate. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this Planned Development.

In addition, this letter acknowledges your proposal to provide rooftop lighting of the Fordham Tower. The Department supports your plan to provide distinctive lighting on all developments in the Cathedral District and your sensitivity to control the lighting during migratory bird seasons.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson
Philip Levin
Michael Marmo
Ed Kus
Terri Texley



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
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<http://www.cityofchicago.org>

December 6, 2001

Mr. Dennis Aukstik
Two First National Plaza
20 South Clark Street, Suite 400
Chicago, IL 60603-1903

Re: Administrative Relief - RBPD No. 726 - The Fordham at 20 East Superior.

Dear Mr. Aukstik:

On behalf of your client, you have requested a change to the landscape plan removing the ornamental railing and increasing the curb height around the parkway planters.

The Landscape Ordinance require curbs and low railings around parkway planters within the Central Area. The Central Area is defined by North Avenue, Lake Michigan, Cermak Road, and Ashland Avenue.

Based on our review of the revised landscape plan and the Fordham location within the Central Area, your request for deleting the ornamental railing and increasing the height of the planting bed curb has been **denied**.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg".

Alicia Mazur Berg
Commissioner

Cc: Phillip Levin, Ron Daye



Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-E.

(As Amended)

(Application Number 12657) **RBPD No. 726**

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 1-E in the area bounded by:

East Superior Street; North Wabash Avenue; East Huron Street; and a line 176 feet west of and parallel to North Wabash Avenue,

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof 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 726.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately thirty-six thousand one hundred twenty-eight (36,128) square feet (zero and eighty-three hundredths (0.83) acres) and is owned or controlled by the Applicant, The Fordham Company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time any 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, the board of directors or any property owners association, 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 these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line, Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan and Building Elevations dated

Inc.. Full size sets of the Site/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. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the B7-6 General Central Business District and non-accessory parking.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
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.
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 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. In particular, the ground floor retail space shall be designed to include bay windows and fabric awnings; irrigated planter boxes shall be located on the second (2nd) floor level; and planter boxes shall be located within the balconies of the dwelling units. The Applicant shall use its best efforts to market the retail space

at then-market rates to retail tenants operating at the property as of the date of the first Part II submittal. Subject to obtaining all necessary governmental approvals, the Applicant shall provide a licensed day care facility within the building. Prior to the issuance of a demolition permit, the Applicant shall submit to the Department of Planning and Development a copy of said application for demolition permit and reasonable evidence of funds adequate to finance the construction of the improvements contemplated in this Planned Development. Unless construction of the improvements contemplated in this Planned Development is commenced within six (6) months from completion of demolition, the Applicant shall provide to the Department of Planning and Development a plan for interim screening and/or landscaping and a timetable for installation of said screening and/or landscaping.

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 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 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.

- 14. 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 the B7-6 General Central Business District.

[Existing Zoning Map; Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 10786 through 10799 of this Journal.]

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

Residential-Business Planned Development Number 726.

Bulk Regulations And Data Table.

	Net Site Area		Maximum F.A.R.	Maximum Number Dwelling- Units	Maximum Percent Site Coverage
	Square Feet	Acres			
Site	36,128	0.83	18.5	255	Per Site Plan
Total	36,128	0.83	18.5	255	

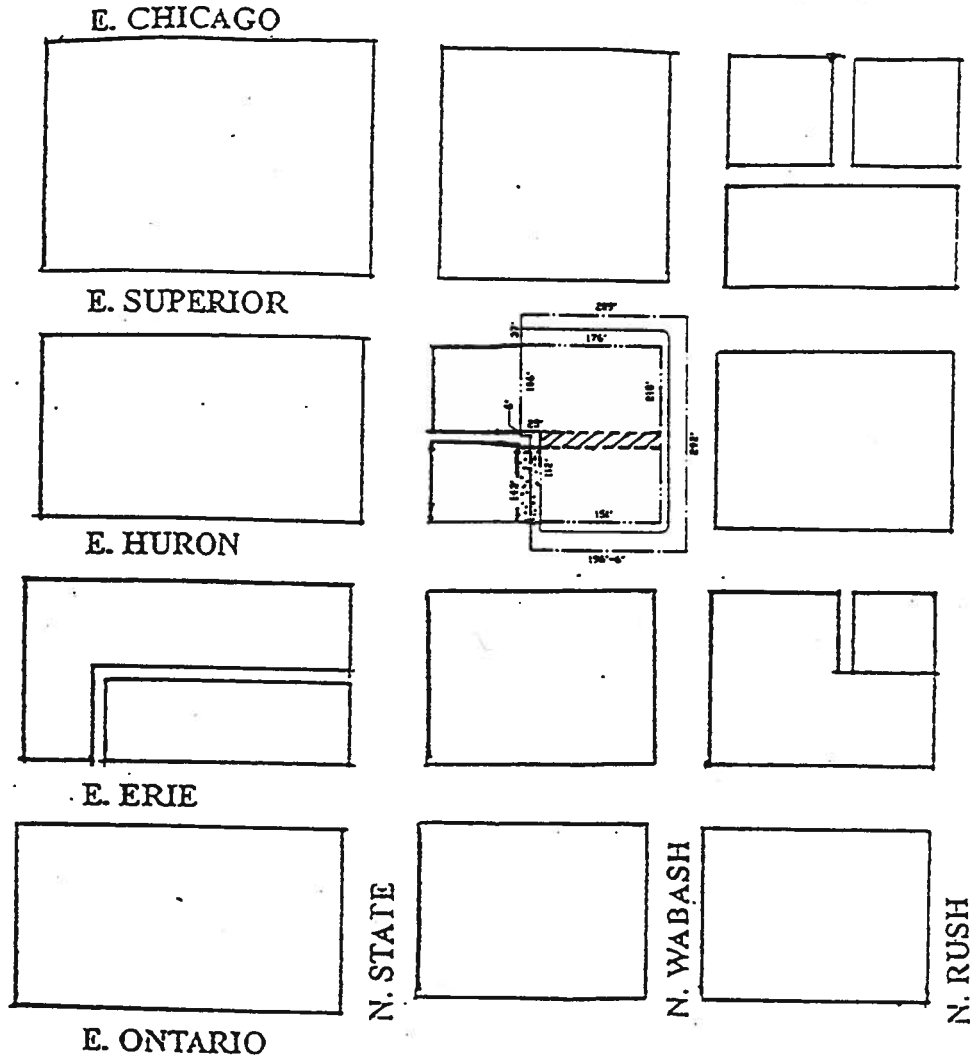
9/1/99

REPORTS OF COMMITTEES



10785

	Square Feet	Acres
Net Site Area:	36,128	0.83
Public Rights-of-Way:	23,470	0.54
Gross Site Area:	59,598	1.37
Maximum Percentage of Site Coverage:		Per Site Plan.
Minimum Required Building Setbacks:		Per Site Plan.
Maximum Building Height:		568 feet.
Maximum Number of Off-Street Parking Spaces:		512.
Minimum Number of Off-Street Parking Spaces:		279.
Minimum Number of Off-Street Loading Docks:		3.
Minimum Square Feet of Retail Space.		11,000 square feet.
Minimum Number of Three Bedroom Units (Including Two Bedrooms and Den):		28%.

Existing Zoning Map.



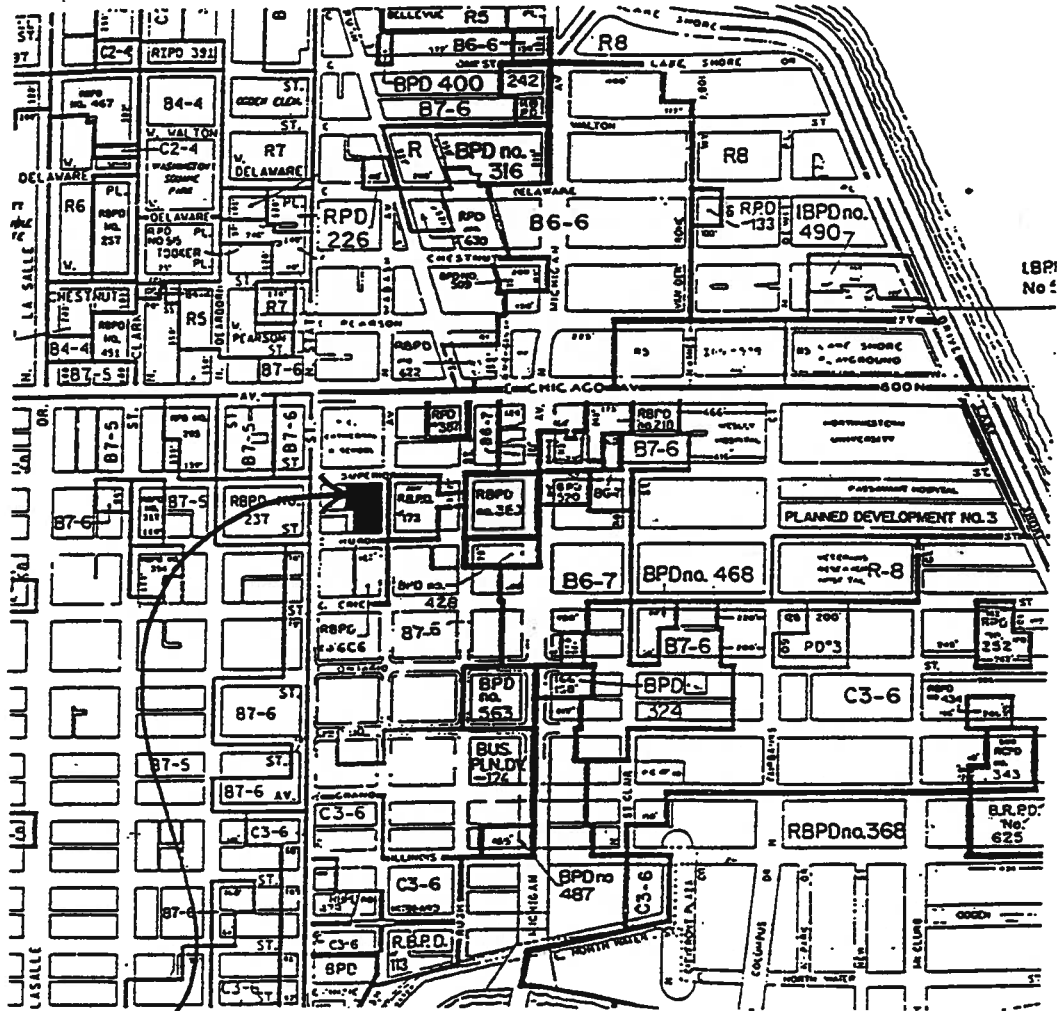
Legend

- Planned Development Boundary
- - - Dimensioned Property Line
-  Alley To Be Vacated
-  Alley To Be Dedicated



Applicant: The Farham Company
 Address: 15-29 East Superior Street
 700- 720 North Wabash Ave.
 16-30 East Huron Street
 Date: February 25, 1999
 Rev. August 12, 1999

Property Line, Boundary And Right-Of-Way Adjustment Map.



Site

Legend

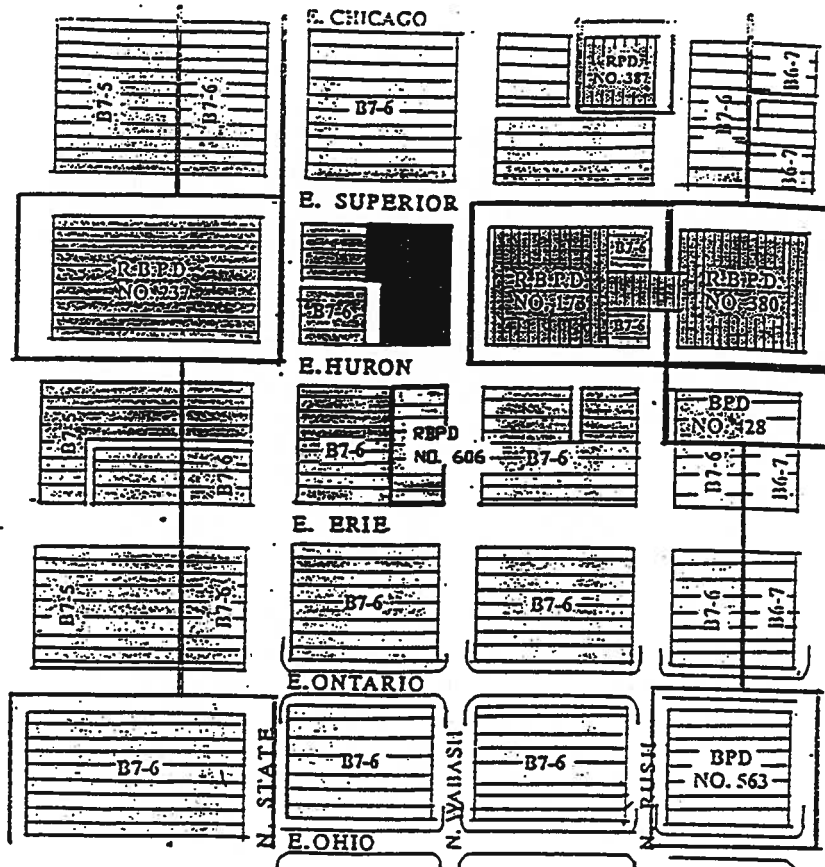
 Subject Property

Applicant: The Fordham Company
 Address: 15-29 East Superior Street
 700-720 North Wabash Avenue
 16-30 East Huron Street






Date: February 25, 1999
 Revised: August 12, 1999



Existing Land-Use Map.



LEGEND

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

Applicant: The Fordham Company

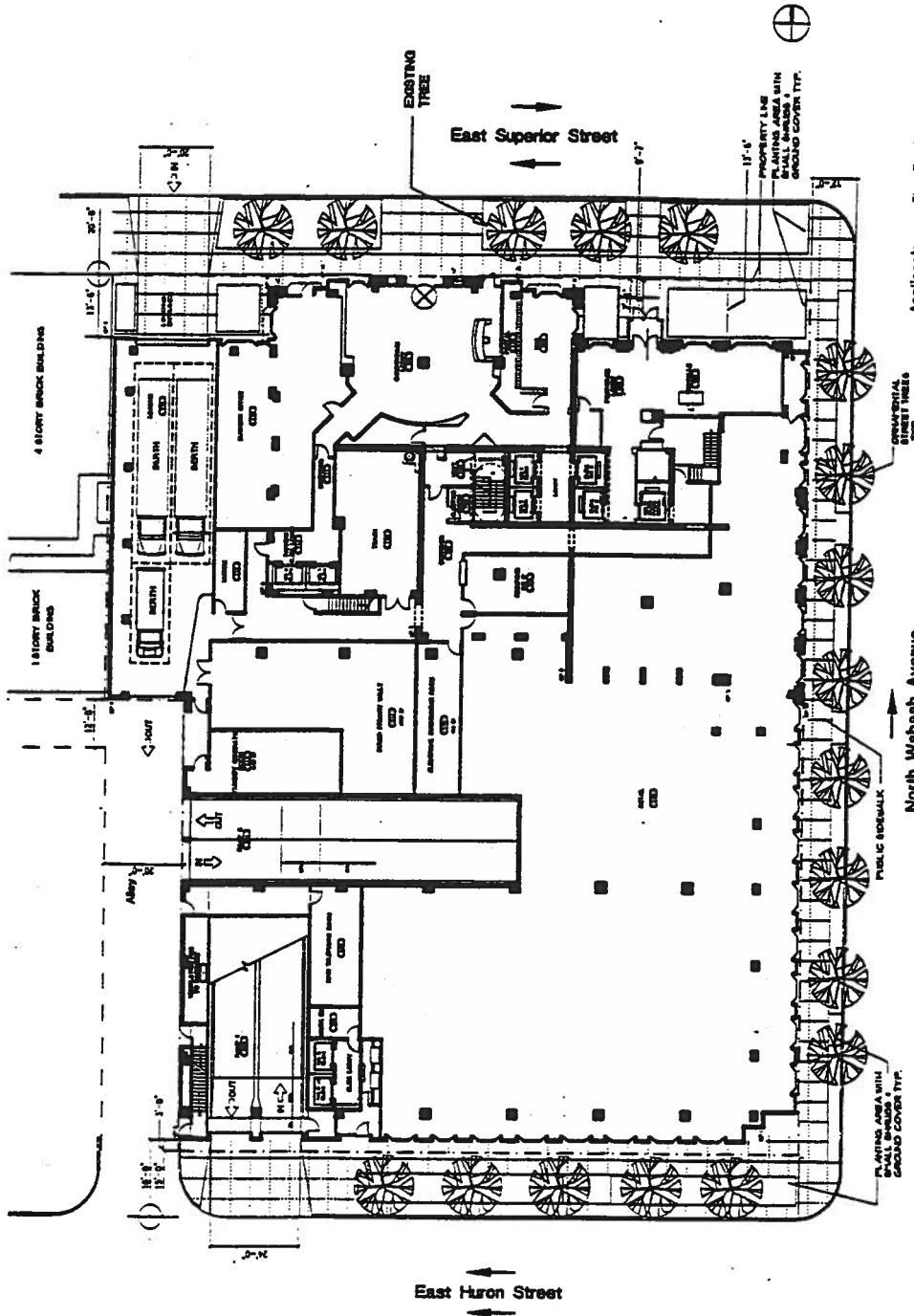
Address: 15-29 East Superior Street
700-720 North Wabash Avenue
16-30 East Huron Street

Date: February 25, 1999

Revised: August 12, 1999



Site/Landscape Plan.



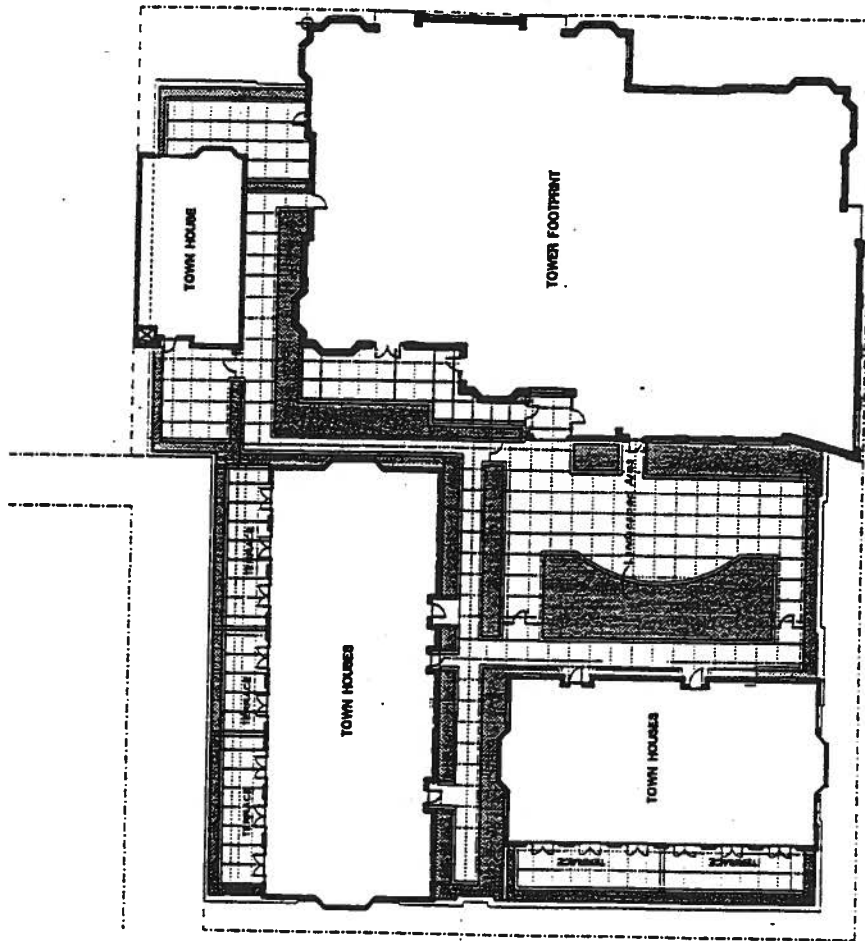
Applicant: The Ferdham Company
 Address: 15-29 East Superior Street
 700- 720 North Wabash Ave.
 16-30 East Huron Street

Date: February 25, 1999
 Rev. August 12, 1999

SITE/LANDSCAPE PLAN

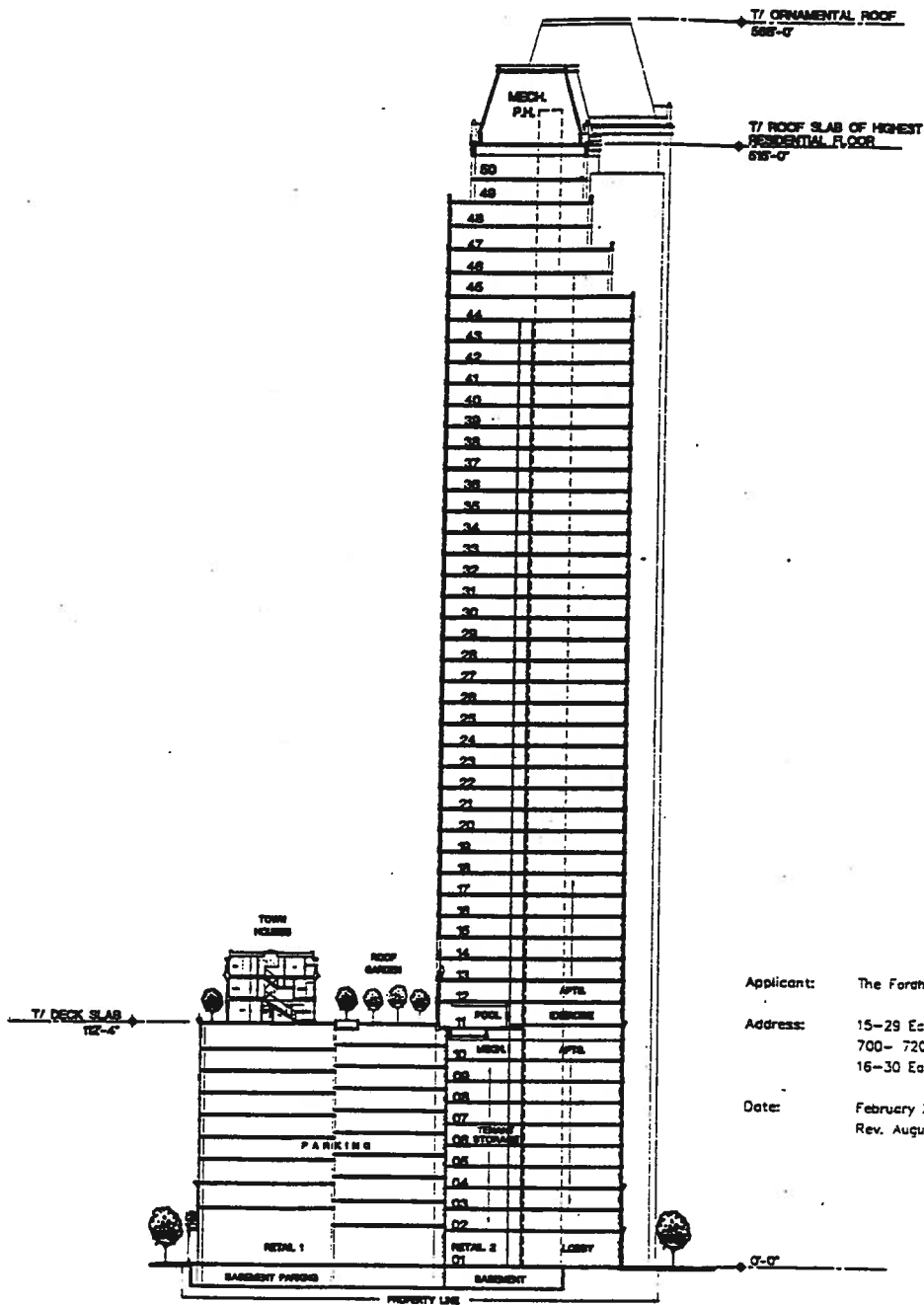
Building Elevations.

11th Floor Plan.



Building Elevations.

Building Section -- A-A Looking West.

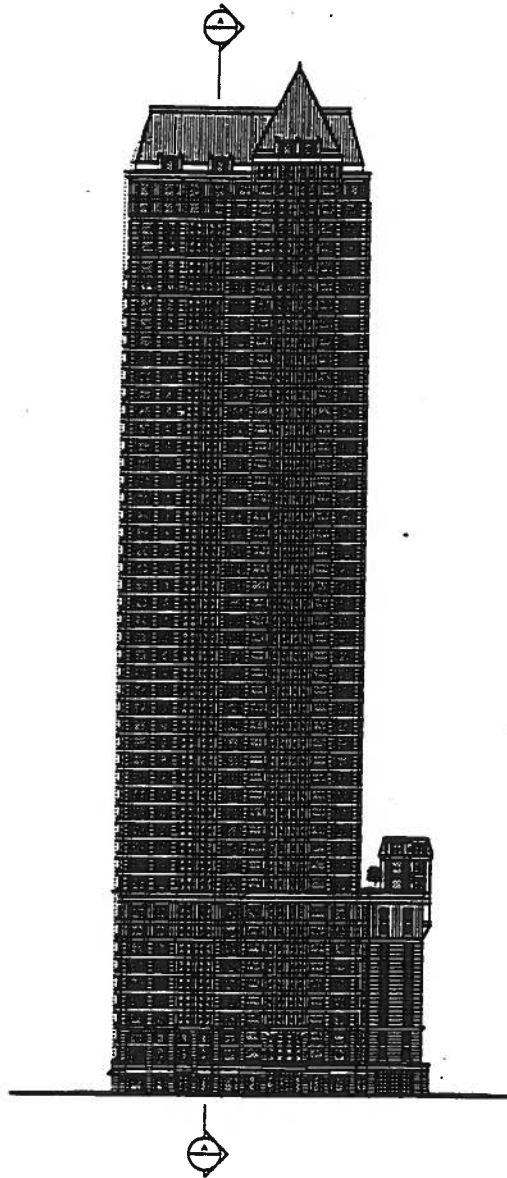


Applicant: The Foranem Company
 Address: 15-29 East Superior Street
 700- 720 North Woodash Ave.
 16-30 East Huron Street
 Date: February 25, 1999
 Rev. August 12, 1999

BUILDING SECTION- A-A LOOKING WEST

Building Elevations.

North Building Elevation -- Superior Street.

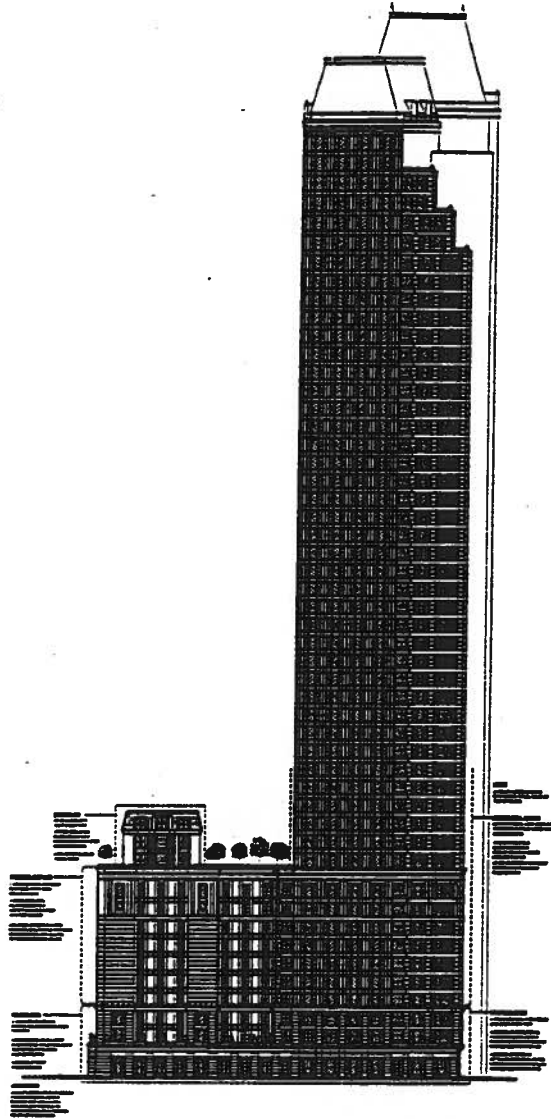


NORTH BUILDING ELEVATION - SUPERIOR STREET

Applicant: The Fordham Company
Address: 15-29 East Superior Street
700- 720 North Wabash Ave.
16-30 East Huron Street
Date: February 25, 1999
Rev. August 12, 1999

Building Elevations.

East Building Elevation -- Wabash Avenue.



EAST BUILDING ELEVATION - WABASH AVENUE

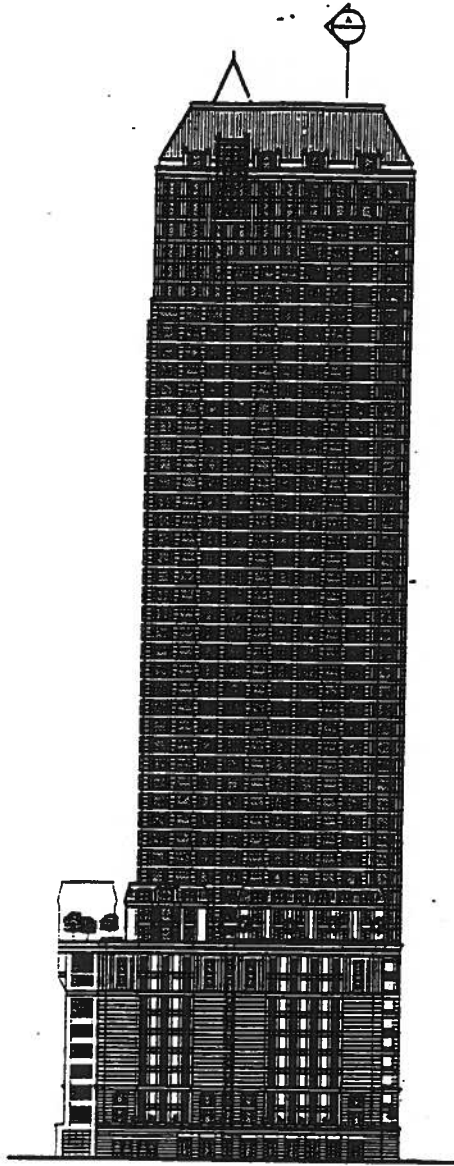
Applicant: The Fortham Company

Address: 15-29 East Superior Street
700- 720 North Wabash Ave.
16-30 East Huron Street

Date: February 25, 1999
Rev. August 12, 1999

Building Elevations.

South Building Elevation -- Huron Street.

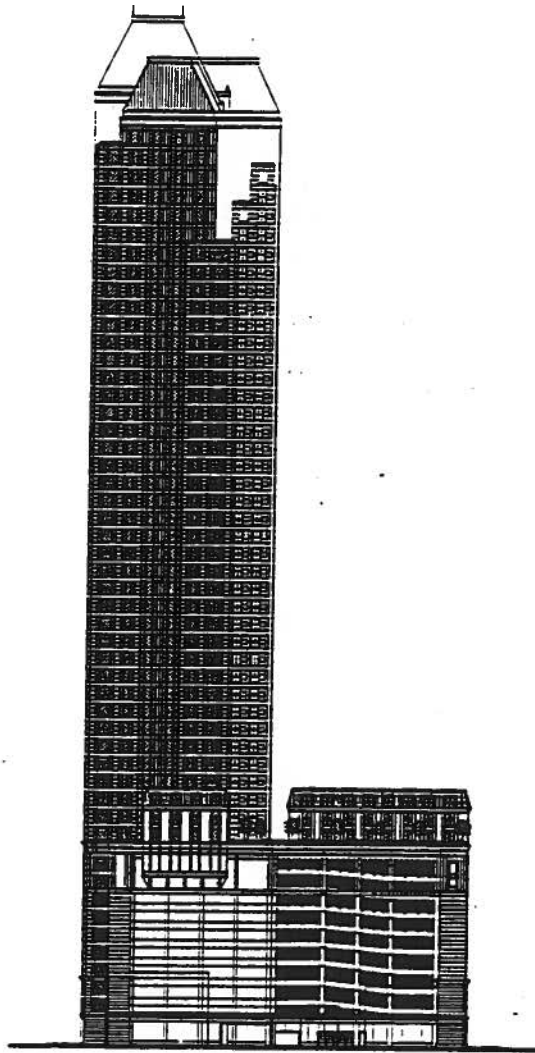


SOUTH BUILDING ELEVATION - HURON STREET

Applicant: The Fordham Company
Address: 15-29 East Superior Street
700- 720 North Wabash Ave.
16-30 East Huron Street
Date: February 25, 1999
Rev. August 12, 1999

Building Elevations.

West Building Elevation.

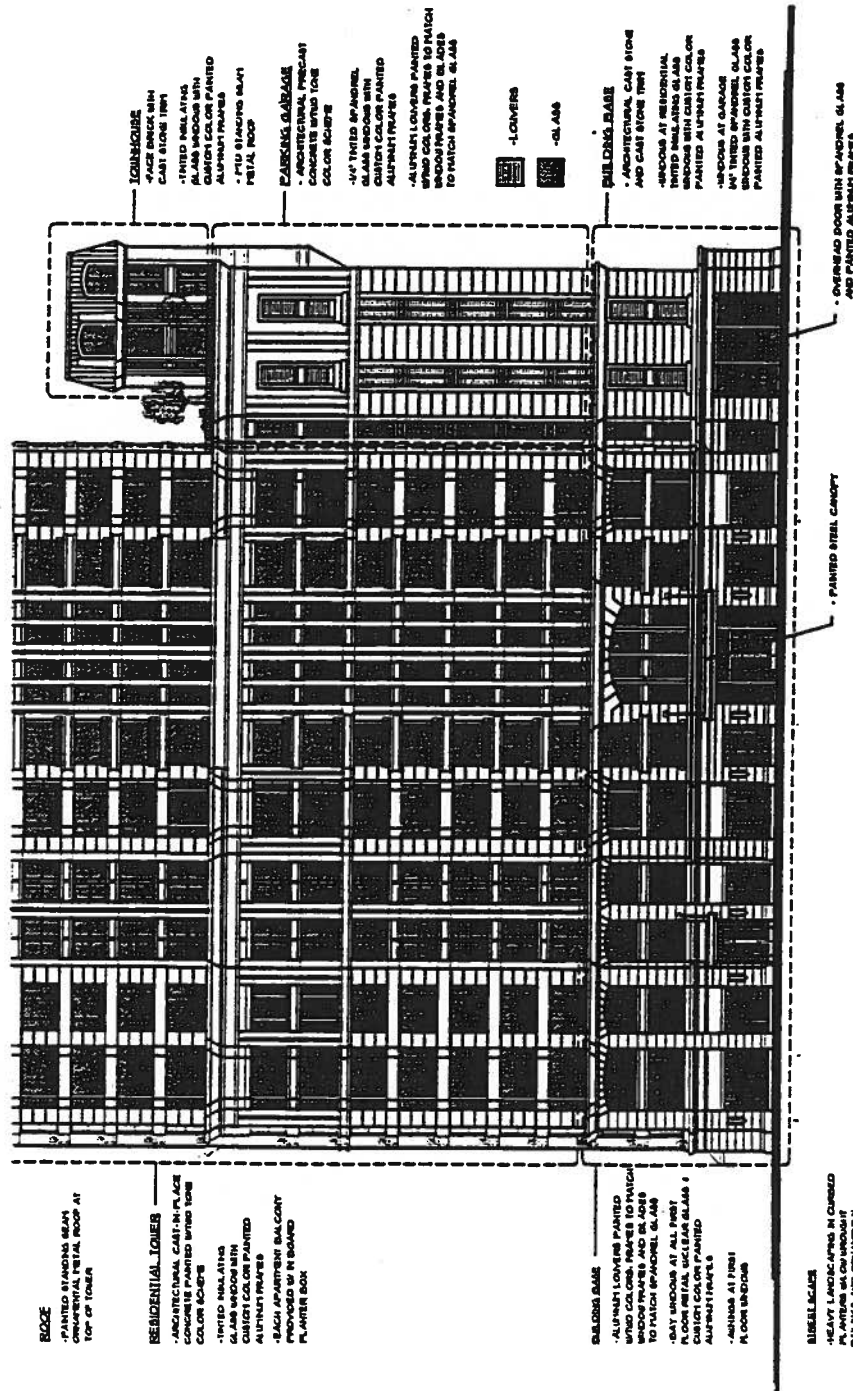


WEST BUILDING ELEVATION

Applicant: The Forham Company
Address: 15-29 East Superior Street
700- 720 North Wabash Ave.
16-30 East Huron Street
Date: February 25, 1999
Rev. August 12, 1999

Building Elevations.

Enlarged North Building Elevation -- Superior Street.



Applicant: The Fordham Company
 Address: 15-28 East Superior Street
 700- 720 North Wabash
 16-30 East Huron Street
 Date: February 25, 1988
 Rev. August 12, 199

ENLARGED NORTH BUILDING ELEVATION - SUPERIOR STREET

EDGE
 -PAINTED STANDING HEAVY
 ORNAMENTAL METAL ROOF AT
 TOP OF TOWER

RENDERING
 -ARCHITECTURAL CAST-IN-PLACE
 CONCRETE PAINTED WITH TONE
 COLOR SCHEME

-TINTED MULLIONS
 GLASS WINDOWS WITH
 CUSTOM COLOR PAINTED
 ALUMINUM FRAMES
 -EACH APARTMENT BALCONY
 PROVIDED WITH ENGRAVED
 PLASTER BOX

BUILDING GLASS
 ALUMINUM LOUVERS PAINTED
 WITH CUSTOM COLOR TO
 MATCH SPANDREL GLASS
 WINDOWS FRAMES AND BLADES
 TO MATCH SPANDREL GLASS
 -DAY WINDOWS AT ALL FIRST
 FLOOR METAL SICKLEBAR GLASS
 CUSTOM COLOR PAINTED
 ALUMINUM FRAMES
 -WINDOWS AT FIRST
 FLOOR ENTRANCE

BASELINE
 -HEAVY LANDINGING IN CURVED
 PLANTERS ON COURSEMENT
 PLANTERS ON COURSEMENT
 PERIOD LIGHT FIXTURES TO
 MATCH SETBACK STREET
 SCULPTURE AT SUBWAY

- PAINTED STEEL CANOPY

- OPERABLE DOOR WITH SPANDREL GLASS AND PAINTED ALUMINUM FRAMES

-LOUVERS

-GLASS

BUILDING BASE

- ARCHITECTURAL CAST STONE
 AND CAST STONE TRIM
 -WINDOWS AT SUBWAY
 TINTED MULLIONS GLASS
 WINDOWS WITH CUSTOM COLOR
 PAINTED ALUMINUM FRAMES
 -WINDOWS AT GARAGE
 1 1/2\"/>

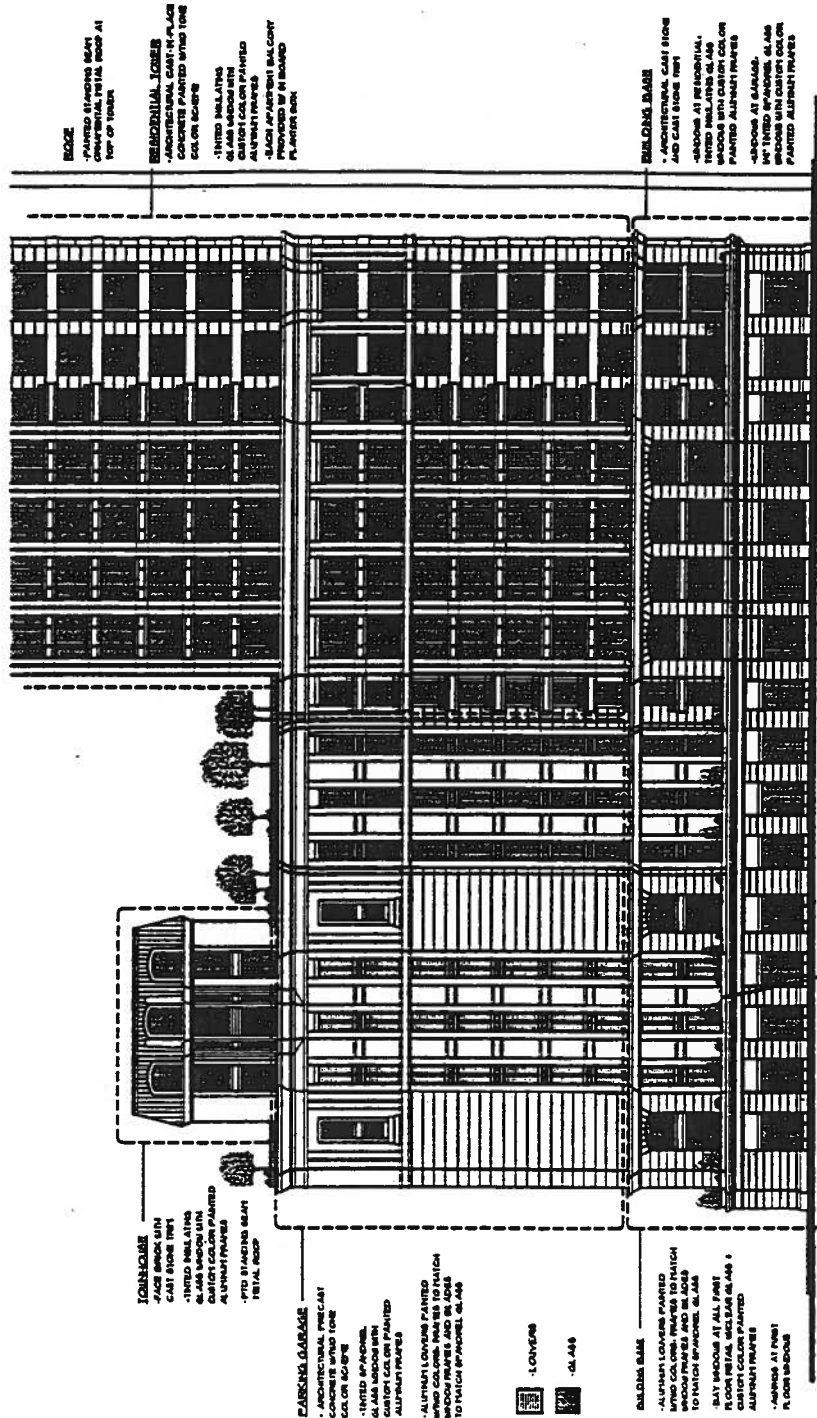
TOWNHOUSE
 -CONCRETE FINISH
 CLAY SLIP
 -TINTED MULLIONS
 GLASS WINDOWS WITH
 CUSTOM COLOR PAINTED
 ALUMINUM FRAMES
 -PATIO STRUCTURE WITH
 PETAL ROOF

PARKING GARAGE
 -ARCHITECTURAL PRECAST
 CONCRETE WITH TONE
 COLOR SCHEME

-1 1/2\"/>
 TINTED SPANDREL
 GLASS WINDOWS WITH
 CUSTOM COLOR PAINTED
 ALUMINUM FRAMES
 -ALUMINUM LOUVERS PAINTED
 WITH CUSTOM COLOR TO MATCH
 SPANDREL GLASS AND BLADES
 TO MATCH SPANDREL GLASS

Building Elevations.

Enlarged East Building Elevation -- Wabash Avenue.



EDGE

- PAINTED STAINLESS BRASS
- VERTICAL TRIM AT TOP OF TOWER

RESIDENTIAL TOWER

- ARCHITECTURAL CAST STONE
- CONCRETE PAINTED WIND TONE COLOR SCOPE
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH
- BLACK ALUMINUM BALCONY PROVIDED BY ANOTHER FLOOR FINISH

BUILDING BASE

- ARCHITECTURAL CAST STONE
- AND CAST STONE TRIM
- SCOPES AT RESIDENTIAL WINDOW TRIM AND BALCONY PAINTED ALUMINUM FINISH
- SCOPES AT GARAGE
- TINTED SPANDREL GLASS WINDOW WITH CAST STONE PAINTED ALUMINUM FINISH

TOWNHOUSE

- FACE BRICK WITH CAST STONE TRIM
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH
- TINTED MOUNTING GLASS WINDOW WITH ALUMINUM FINISH

PARKING GARAGE

- ARCHITECTURAL PRECAST CONCRETE WIND TONE COLOR SCOPE
- TINTED SPANDREL GLASS WINDOW WITH ALUMINUM FINISH
- TINTED SPANDREL GLASS WINDOW WITH ALUMINUM FINISH
- TINTED SPANDREL GLASS WINDOW WITH ALUMINUM FINISH
- TINTED SPANDREL GLASS WINDOW WITH ALUMINUM FINISH

COVERS

- CL. 449

BUILDING BASE

- ARCHITECTURAL CAST STONE
- AND CAST STONE TRIM
- SCOPES AT RESIDENTIAL WINDOW TRIM AND BALCONY PAINTED ALUMINUM FINISH
- SCOPES AT GARAGE
- TINTED SPANDREL GLASS WINDOW WITH CAST STONE PAINTED ALUMINUM FINISH
- ARCHITECTURAL CAST STONE
- AND CAST STONE TRIM

REBUILT EXISTING

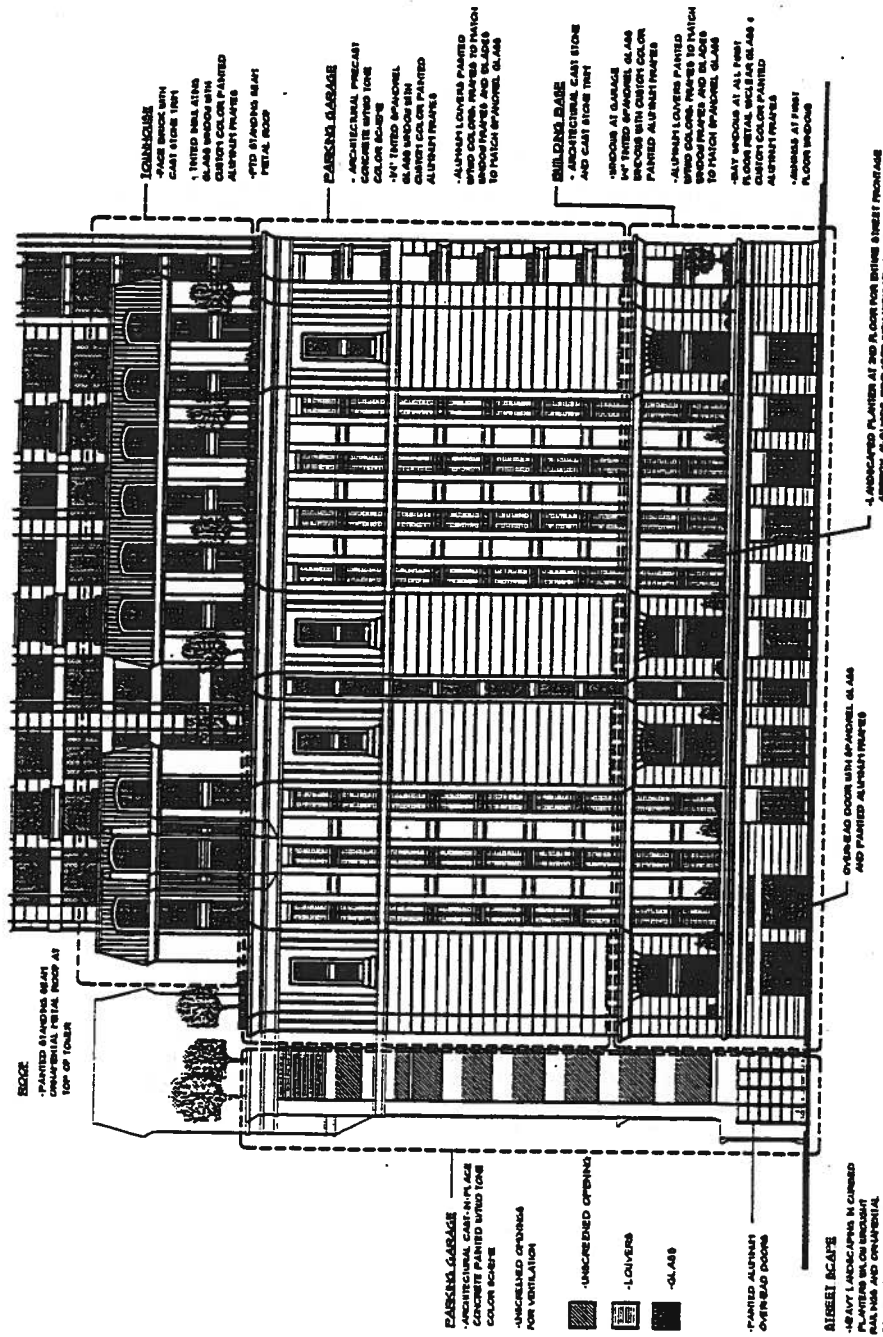
- EXISTING BUILDING TO BE REBUILT
- REBUILT EXISTING BUILDING TO BE REBUILT
- REBUILT EXISTING BUILDING TO BE REBUILT
- REBUILT EXISTING BUILDING TO BE REBUILT
- REBUILT EXISTING BUILDING TO BE REBUILT

ENLARGED EAST BUILDING ELEVATION - WABASH AVENUE

Applicant: The Fardham Company
 Address: 15-29 East Superior Street
 700- 720 North Wabash A.
 16-30 East Huron Street
 Date: February 25, 1999
 Rev. August 12, 1999

Building Elevations.

Enlarged South Building Elevation -- Huron Street.



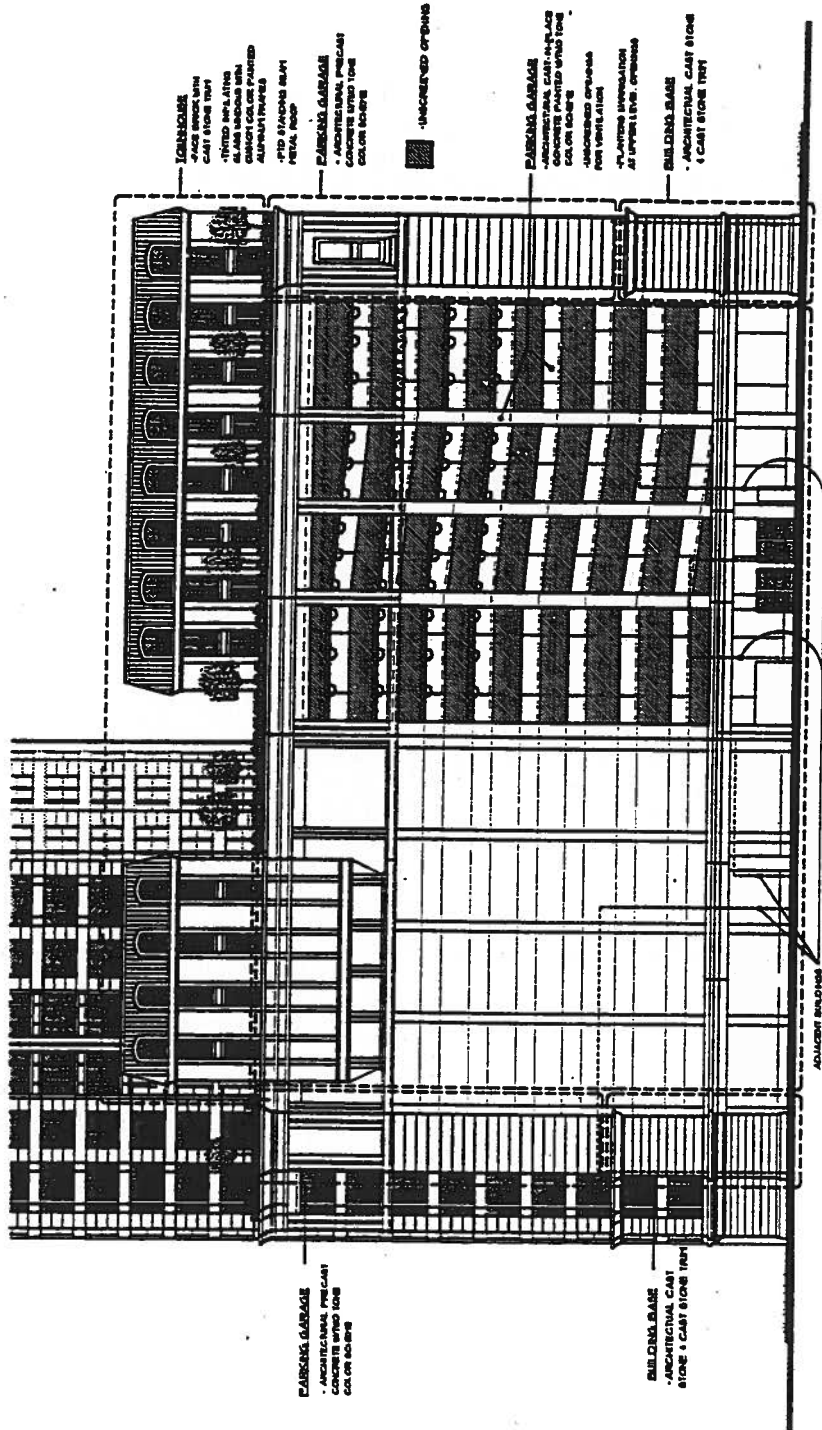
Applicant: The Fortham Company
 Address: 15-28 East Superior Str
 700- 720 North Wabash
 16-30 East Huron Street
 Date: February 25, 1989
 Rev. August 12, 199

ENLARGED SOUTH BUILDING ELEVATION - HURON STREET

SHEET SCAPE
 -IF ANY LACKS/APPAS IN CURVED
 PLUMBING OR ON STRUCTURE
 PERIOD LIGHT FIXTURES TO
 PERIOD BEARS UNDER STREET.
 SCALE AT DISCRETE

Building Elevations.

Enlarged West Building Elevation.



Applicant: The Fordham Company
 Address: 15-29 East Superior Street
 700- 720 North Wobash Ave
 18-30 East Huron Street
 Date: February 25, 1999
 Rev. August 12, 1998

ENLARGED WEST BUILDING ELEVATION