

*Reclassification Of Area Shown On Map No. 6-J.*

(Application No. 21102)

(Common Address: 3801 W. 26<sup>th</sup> St.)

[O2022-2449]

*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 current B3-2 Community Shopping District symbols and indications as shown on Map Number 6-J in the area bounded by:

West 26<sup>th</sup> Street; South Hamlin Avenue; the public alley next south of and parallel to West 26<sup>th</sup> Street; and a line 53.50 feet west of South Hamlin Avenue, as measured along the south line of West 26<sup>th</sup> Street,

to those of a B3-3 Community Shopping District.

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. 6-K.*

(Application No. A-8755)

(Common Address: 2 -- 18 E. Erie St., 1 -- 7 W. Huron St.,  
670 -- 678 N. State St. And 659 -- 679 N. State St.)

RBPID 735, 99

[O2022-1625]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the boundaries of the Planned Development Number 735 District symbols and indications as shown on Map Number 6-K in the area described as follows:

a line 118.11 feet north of and parallel to East Erie Street; a line 150.43 feet east of and parallel to North State Street; a line 109.14 feet north of and parallel to East Erie Street; a line 180.44 feet east of and parallel to North State Street; East Erie Street; North State Street; the public alley south of and parallel to West Huron Street; a line 87.33 feet west of and parallel to North State Steet; West Huron Steet; and North State Street,

to those of Planned Development Number 735, as amended, 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 No. 735.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development consists of approximately twenty-nine thousand nine hundred thirty-six (29,936) square feet (zero and sixty-eight hundredths (0.68) acre) and is owned or controlled by the applicant, Chicago and Northeast Illinois District Council of Carpenters.
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 titleholder, 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 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 owner's 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 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; a Site/Landscaping Plan and Building Elevations dated January 6, 2000, prepared by Graham Anderson Probst and White -- the bulk table and listed exhibits remain unchanged and are published on pages 26048 -- 26061 of the *Journal of the Proceedings of the City Council of the City of Chicago* as published on February 16, 2000. 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 accessory parking; however, hotel use shall not be permitted within this planned development. (Please note the B7-6 zoning designation in this area has been converted to DX-12 pursuant to Section 17-1-1406-B of the Chicago Zoning Ordinance).
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 (FAR) 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. Planter boxes shall be located within the

balconies of the dwelling units. Further, in the event that construction of the improvements contemplated for Parcel B of this Planned Development are not commenced within one (1) year from adoption of this ordinance, the existing parking lot shall be attractively landscaped and fenced in accordance with the Chicago Landscape Ordinance.

11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included on Parcel B of this Planned Development, a site plan for, and elevations of, the proposed development ("Site Plan and Elevations"), shall be submitted to the Commissioner of Planning and Development ("Commissioner") for approval. Review and approval of the Site Plan and Elevations by the Commissioner is intended to assure that specific development proposals on Parcel B conform with this Planned Development. In particular, the development on Parcel B shall have no curb cut on State Street and a minimum of one (1) parking space per residential unit. The facades, including any parking areas, shall be clad predominantly in brick, stone, or synthetic stone. Any parking area window openings adjacent to the public street shall be glazed. The lobby space shall front State Street. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance and the streetscape provisions of this Planned Development. Following approval of a Site Plan and Elevations by the Commissioner, the approved plan shall be kept on a permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan and Elevations by the Commissioner, the approved Site Plan and Elevations may be changed or modified pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and Elevations and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such Site Plan and Elevations or modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the property;
- (2) the footprint of the improvements;
- (3) preliminary landscaping plan, with the final landscaping plan to be approved at Part II stage; and
- (4) pedestrian circulation routes.

A Site Plan and Building Elevations shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan and Building Elevations to the provisions of this Planned Development are limited to the following guidelines:

- (a) the distribution of bulk, density patterns, and intensity of use avoids undue concentration in any portion of the subject property which would adversely affect adjoining areas;
  - (b) ingress and egress patterns affords ample access for fire department and other emergency and delivery vehicles, facilitates the safe and efficient circulation of pedestrians and vehicles, and minimizes the conflicts with existing traffic patterns in the vicinity;
  - (c) complies with the landscaping requirements of the Planned Development; and
  - (d) the architectural character of a proposed structure and is compatible with other buildings in the Planned Development and in the immediate vicinity.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
  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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
  14. The applicant acknowledges that it is in the public interest to design, construct, and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office 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 11.11-3(b) of the Chicago Zoning Ordinance until the director of MOPD has approved detailed construction drawings for each building or improvement.

15. This amended Planned Development ordinance shall take effect upon passage and publication in the City Council *Journal*, work has already been completed in Subarea A as delineated and approved as part of the Planned Development ordinance published on pages 26042 -- 26061 of the *Journal of the Proceedings of the City Council of the City of Chicago* as published on February 16, 2000.

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*Reclassification Of Area Shown On Map No. 7-L*  
(Application No. 21096T1)  
(Common Address: 3100 N. Leclaire Ave.)

[O2022-2416]

*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 of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 7-L in the area bounded by:

the alley next north of and parallel to West Barry Avenue; North Leclaire Avenue; West Barry Avenue; and a line 31.0 feet west of and parallel to North Leclaire Avenue,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Existing Site Plan; Existing and Proposed Basement, 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans; and Proposed Left, Right, Front and Rear Building Elevations attached to this ordinance printed on pages 52273 through 52277 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
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>

December 15, 2004

Mr. Dennis Cortesi, President  
Terrestris Development Company  
1301 West 22<sup>nd</sup> Street  
Suite 210  
Oak Brook, Illinois 60523

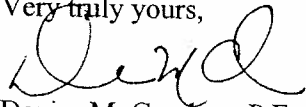
RE: Residential-Business Planned Development No. 735

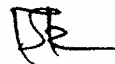
Dear Mr. Cortesi,

As per your request, the Department of Planning and Development has reviewed Residential-Business Planned Development No. 735, approved February 16, 2000, and has determined the following:

1. Subarea B has been used as a surface parking lot since application for planned development was made in 1999 and continues to be used as such today. Continuation of such use is permitted, however, the Department encourages development of said location.
2. Statement 5 of the Planned Development, approved February 16, 2000, reads that "all uses permitted in the B7-6 General Central Business District and accessory parking" shall be permitted within the area. In 2000, non-accessory parking was permitted in a B7-6 General Central Business District, subject to the provisions of Section 8.11. Since the Planned Development was approved at that time, and so long as there has been a continuation of use, said use shall be permitted.
3. Part II approvals for Subarea A in no way affects Subarea B and to date no Part II approvals for Subarea B have been submitted.
4. The separation of fee title in Subareas A and B will not restrict or limit any of the zoning rights, title and interests granted by RBPd No. 735.
5. The contemplated separation of ownership of Subarea A and B would not trigger a new sunset date, nor would it create any conditions that Planned Development No. 735, Subarea B, would expire.

Very truly yours,

  
Denise M. Casalino, P.E.  
Commissioner



DMC:SRP:pas

cc: DPD Files





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>

September 17, 2001

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. 735 (2-18 East Erie Street)

Dear Mr George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 735 on behalf of the Chicago and Northeast Illinois District Council of Carpenters, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested the temporary location and establishment of off-site parking for the 254 apartment units at four specified nearby locations for a three month period following the initial occupancy of the building to allow for the final construction of the garage during that period. With the initial occupancy of the apartments scheduled for February 1, 2002, you are requesting that the off-site parking be in effect until May 1, 2002. You further indicated that although the portion of the parking garage beneath the tower has been completed, the balance of the garage, including the ramps, cannot begin until the District Council of Carpenters relocates from its existing space into the new office space within the development and its existing building be demolished. You have provided a letter to the Department from InterParking which states that parking for 235 vehicles would be made available on a monthly basis at the four locations.

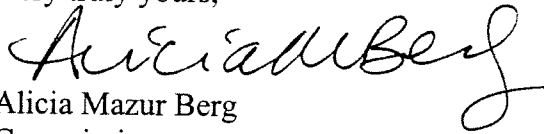
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other changes to this Planned Development. Prior to the May 1, 2001 date, please

NEIGHBORHOODS



provide the Department a letter indicating the status of the parking garage construction and notice if any further extension would be needed.

Very truly yours,



Alicia Mazur Berg  
Commissioner

CC: Jack Swenson  
Philip Levin  
Michael Marmo  
Ed Kus

*To: Messenger*

**JOHN J. GEORGE**  
ATTORNEY AT LAW  
TWO FIRST NATIONAL PLAZA  
SUITE 400  
20 SOUTH CLARK STREET  
CHICAGO, ILLINOIS 60603-1903  

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**(312) 726-8797**

August 13, 2001

BY MESSENGER

Hon. Alicia Mazur Berg  
Commissioner  
Department of Planning  
City Hall – Room 1000  
121 N. LaSalle Street  
Chicago, Illinois 60602

In re: 2-18 East Erie Street  
Residential Business Planned Development No. 735

Dear Commissioner Berg:

On behalf of my client, the Chicago and Northeast Illinois District Council of Carpenters, I respectfully request that the Commissioner of Planning and Development pursuant to the authority granted by Statement No. 12 of Residential-Business Planned Development No. 735 (RBPDP No. 735) consider and approve a minor modification to RBPDP No. 735 to permit the temporary location and establishment of off-site parking required for 254 apartment dwelling units under RBPDP No. 735, at sites remote from the subject property.

The projected timeline for the completion of construction of the improvements within Subarea A of RBPDP No. 735 is as follows:

Phase 1	August 24, 2001	Temporary Certificate of Occupancy issued for Offices.
Phase 2	February 1, 2002	Temporary Certificate of Occupancy issued for all 254 apartments.
Phase 3	May 1, 2002	Final Certificate of Occupancy for Offices, Apartments, and 235 Parking Spaces.

Commissioner Alicia Mazur Berg  
Page Two  
August 13, 2001

In light of this projected timeline, it appears that there will be a three (3) month period when the apartments are completed and occupied before the parking garage is completed during Phase 3 (February 1, 2002 to May 1, 2002).


For your information, that portion of the parking garage structure located beneath the apartment tower has been completed, but the construction of the balance of the parking garage, including the ramps, cannot begin until the District Council of Carpenters relocates from its existing space into the new office space within the development. The District Council of Carpenters expects to relocate during September, 2001 and then construction of the balance of the parking garage will commence.

InterParking will make available spaces to accommodate the 235 vehicles during the period from February 1, 2002 to May 1, 2002. A copy of the correspondence dated August 3, 2001 from Mr. James J. Doria of InterParking concerning the provision of the interim parking spaces is enclosed.

We respectfully submit that the proposed modification to RBPB No. 735 to permit the *temporary* location and establishment of off-site parking required for the 254 apartment dwelling units is minor, appropriate and consistent with the nature of the improvements contemplated within this Planned Development.

Please feel free to contact me if you should have any questions concerning this request.

Sincerely,



John J. George

JJG:dt

cc: Hon. Burton F. Natarus  
Jeffrey P. Clark



InterParking

111 West Jackson Boulevard  
Suite 1900  
Chicago, Illinois 60604

312.935.2800  
312.935.2888 fax

August 3, 2001

Via Facsimile

Mr. Jeffrey P. Clark  
The John Buck Company  
Suite 550  
233 South Wacker Drive  
Chicago, IL 60606

Dear Jeff:

Pursuant to our conversation regarding monthly parking for tenants of the 2 East Erie apartment building, InterParking would be pleased to make available monthly parking at the following four garages:

- **Rush-Ohio-Wabash Self Park, 50 East Ohio**
- **North Bridge Self Park, 10 East Grand**
- **Huron Plaza, 711 North Wabash**
- **The Chicagoan, 750 North Rush**

These four parking facilities will be able to accommodate the 235 vehicles that would be generated by the 2 East Erie apartment building.

If you have any other questions, please feel free to call me.

Sincerely,

  
James J. Doria  
Senior Vice President

JJD/vc

*Reclassification Of Area Shown On Map Number 1-E.  
(As Amended)  
(Application Number 12821)*

*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:

a line 118.11 feet north of and parallel to East Erie Street; a line 150.43 feet east of and parallel to North State Street; a line 109.14 feet north of and parallel to East Erie Street; North State Street; West Huron Street; North State Street; the alley next south of and parallel to West Huron Street; and a line 87.33 feet west of and parallel to North State Street,

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 735.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development consists of approximately twenty-nine thousand nine hundred thirty-six (29,936) square feet (zero and sixty-eight hundredths (0.68) acres) and is owned or controlled by the applicant, Chicago and Northeast Illinois District Council of Carpenters.
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

Reporting for your Committee on Zoning, for which a meeting was held on February 8, 2000, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of four ordinances which were corrected and amended in their amended form. They are Application Numbers 12821, 12864, 12876 and A-4271.

Please let the record reflect that I, William J. P. Banks abstained from voting and have recused myself on Application Numbers 12773, 12876, 12798, 12855 and 12869 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Please let the record reflect that Alderman Bernard Stone and Alderman Burton Natarus voted "no" on Application Number RES.08.

Again, please let the record reflect that I abstain from voting on Application Numbers 12773, 12876, 12798, 12855 and 12869.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

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

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

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 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 Planned Development Property Line and Boundary Map; a Site/Landscaping Plan and Building Elevations dated January 6, 2000 prepared by Graham Anderson Probst & White. 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 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. Planter boxes shall be located within the balconies of the dwelling units. Further, in the event that construction of the improvements contemplated for Parcel B of this Planned Development are not commenced within one (1) year from adoption of this ordinance, the existing parking lot shall be attractively landscaped and fenced in accordance with the Chicago Landscape Ordinance.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any property included on Parcel B of this Planned Development, a site plan for and elevations of the proposed development ("Site Plan and Elevations"), shall be submitted to the Commissioner of Planning and Development ("Commissioner") for approval. Review and approval of the Site Plan and Elevations by the Commissioner is intended to assure that specific

development proposals on Parcel B conform with this Planned Development. In particular, the development on Parcel B shall have no curb cut on State Street and a minimum of one (1) parking space per residential unit. The facades, including any parking areas, shall be clad predominately in brick, stone or synthetic stone. Any parking area window openings adjacent to a public street shall be glazed. The lobby space shall front on State Street. Further, all Part II submittals shall be in compliance with the Chicago Landscape Ordinance and the streetscape provisions of this Planned Development. Following approval of a Site Plan and Elevations by the Commissioner, the approved plan shall be kept on a permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of a Site Plan and Elevations by the Commissioner, the approved Site Plan and Elevations may be changed or modified pursuant to the provisions of Statement 12.

In the event of an inconsistency between the approved Site Plan and Elevations and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such Site Plan and Elevations or modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the property;
- (2) the footprint of the improvements;
- (3) preliminary landscaping plan, with the final landscaping plan to be approved at Part II stage; and
- (4) pedestrian circulation routes.

A Site Plan and Building Elevations shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the Site Plan and Building Elevations to the provisions of this Planned Development are limited to the following guidelines:

- (a) the distribution of bulk, density patterns and intensity of use avoids undue concentration in any portion of the subject property which would adversely affect adjoining areas;
  - (b) ingress and egress patterns affords ample access for fire department and other emergency and delivery vehicles, facilitates the safe and efficient circulation of pedestrians and vehicles, and minimizes the conflicts with existing traffic patterns in the vicinity;
  - (c) complies with the landscaping requirements of the Planned Development; and
  - (d) the architectural character of a proposed structure and is compatible with other buildings in the Planned Development and in the immediate vicinity.
12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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 Department of Planning and Development.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables

14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office 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.
15. Unless substantial construction has commenced in Subarea A 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.

[Property Line and Boundary Right-of-Way Adjustment Map;  
Site/Landscaping Plan; Seventh Floor Plan; Building Section  
Drawing; Building Elevation Drawings; and Enlarged  
Building Base Elevation Drawings referred to  
in these Plan of Development Statements  
printed on pages 26050 through  
26061 of this Journal.]

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

*Residential-Business Planned Development Number 735*

*Bulk Regulations And Data Table.*

	Net Site Area		Maximum Floor Area Ratio	Maximum Number Of Dwelling Units
	Square Feet	Acres		
Subarea A	21,040	0.48	19.50	254
Subarea B	<u>8,896</u>	<u>0.20</u>	<u>4.28</u>	<u>22</u>
TOTAL:	29,936	0.68	14.97	276

	Square Feet	Acres
Net Site Area:	29,936	0.68
Public Rights-of-Way:	<u>6,705</u>	<u>0.15</u>
Gross Site Area:	36,641	0.83

	Subarea A	Subarea B
Maximum Percent of Site Coverage:	Per Site Plan	Per Site Plan
Minimum Required		
Building Setbacks:	Per Site Plan	17 feet on State Street

2/16/2000

REPORTS OF COMMITTEES

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	Subarea A	Subarea B
Maximum Building Heights:	Per Building Elevations	100 feet
Minimum Number of Off-Street Parking Spaces:	235	1 per dwelling unit
Minimum Number of Off-Street Loading Facilities:	3	0
Minimum Square Feet of Retail Space:	2,500	Per Site Plan
Minimum Number of Three Bedroom Units:	8	Per Floor Plans
Maximum Number of Efficiency Units:	34	Per Floor Plans

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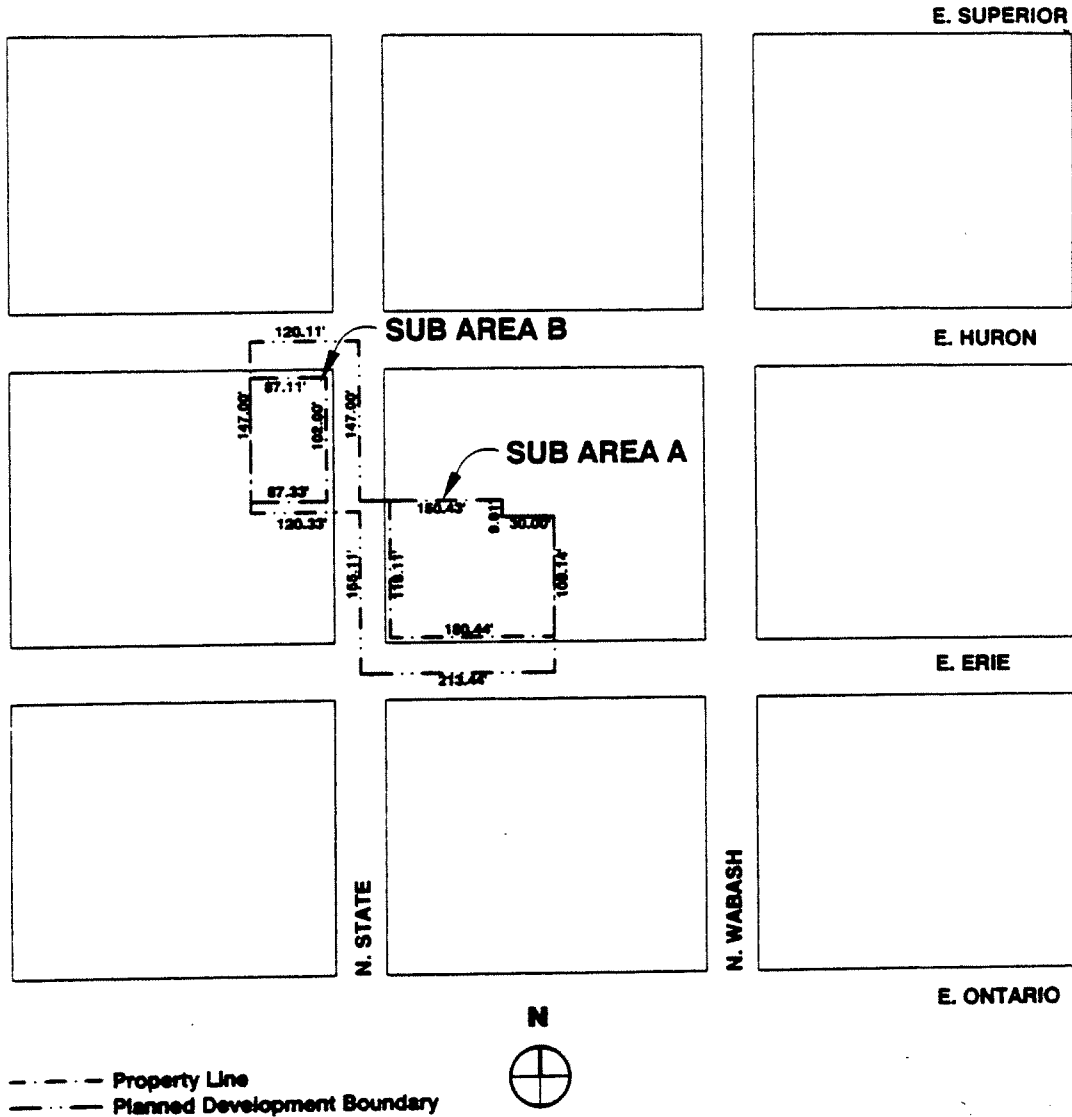
*Reclassification Of Area Shown On Map Number 2-F.  
(Application Number 12841)*

*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 C3-5 Commercial Manufacturing District symbols and indications as shown on Map Number 2-F in the area bounded by:

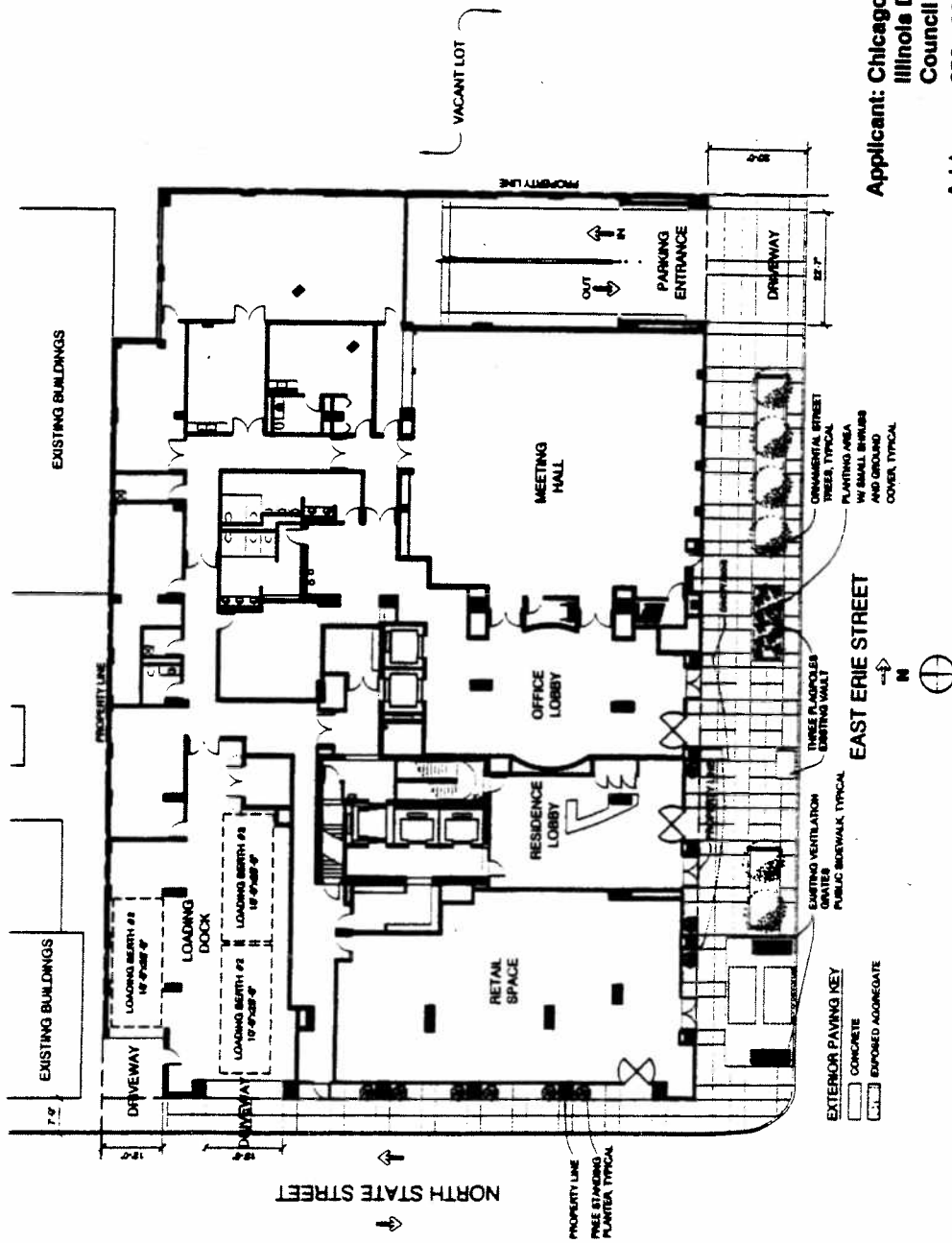
(Continued on page 26062)

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



Applicant: Chicago and Northeast  
 Illinois District  
 Council of Carpenters  
 Address: 659 - 669 North State St.  
 02 - 18 East Erie Street  
 01 - 07 West Huron Street  
 670 - 678 North State St.  
 Date: September 28, 1999  
 Revised: January 6, 2000

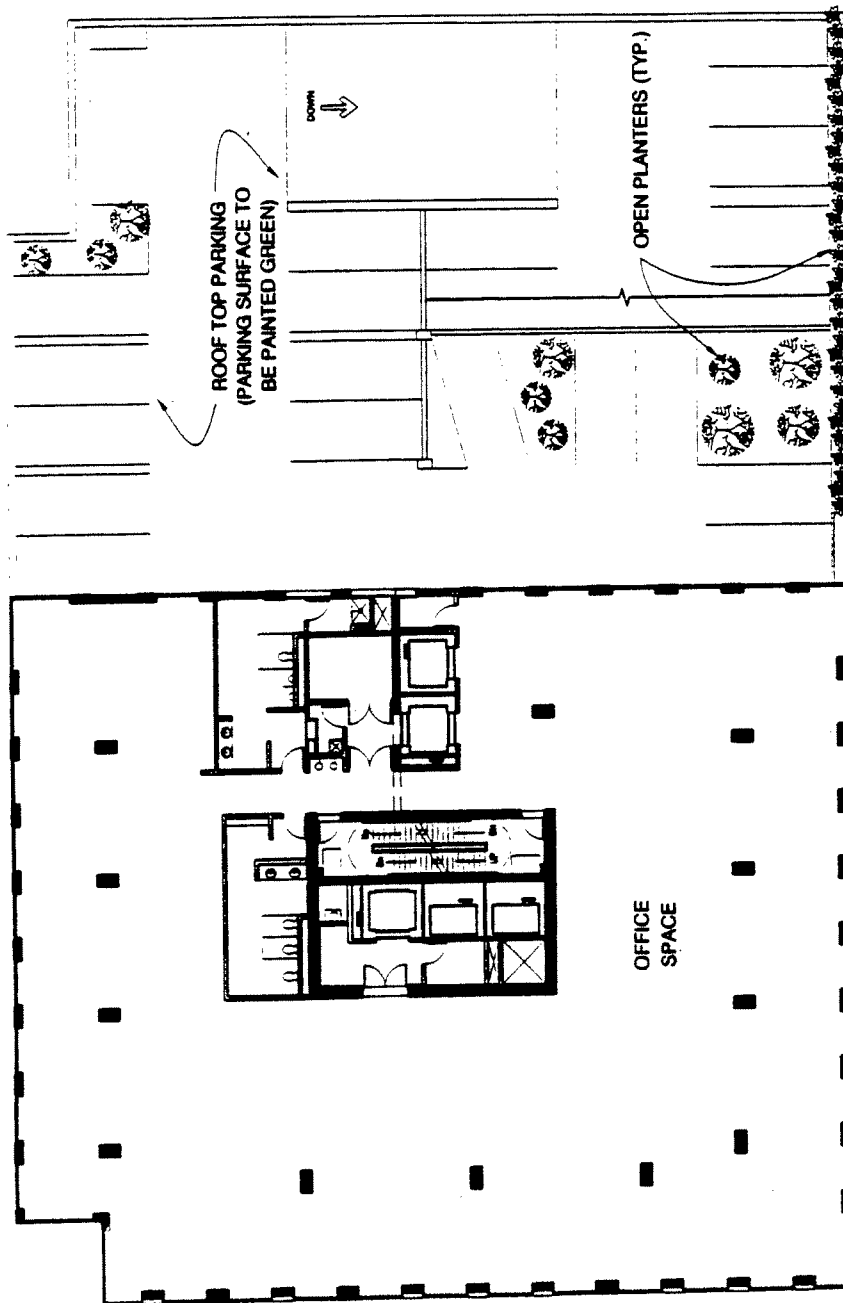
Site/Landscaping Plan.



Applicant: Chicago and Northeast  
 Illinois District  
 Council of Carpenters  
 Address: 659 - 669 North State St.  
 02 - 18 East Erie Street  
 01 - 07 West Huron Street  
 670 - 678 North State St.  
 Date: September 28, 1999  
 Revised: January 6, 2000

SITE/LANDSCAPE PLAN

Seventh Floor Plan.



Applicant: Chicago and Northeast  
Illinois District

Council of Carpenters

Address: 659 - 669 North State St.

02 - 18 East Erie Street

01 - 07 West Huron Street

670 - 678 North State St.

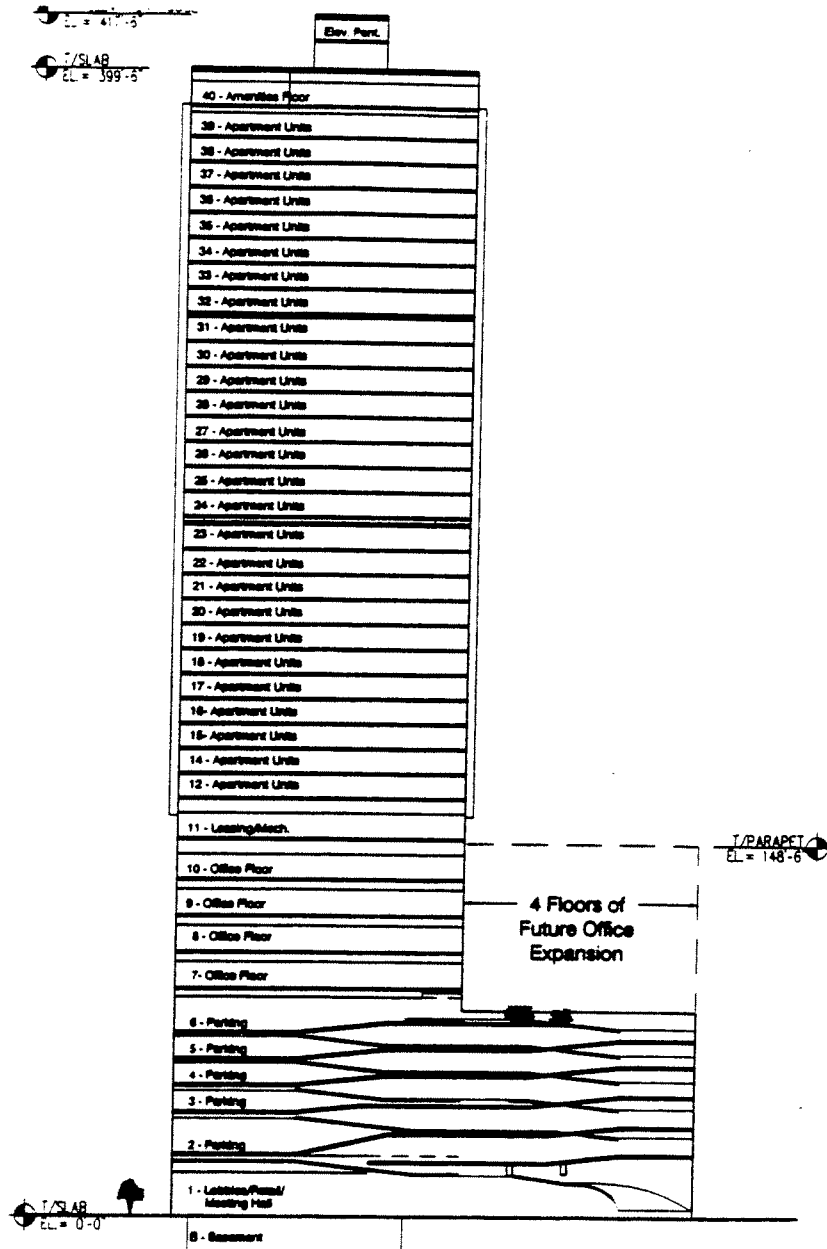
Date: September 26, 1999

Revised: January 6, 2000



SEVENTH FLOOR PLAN

Building Sections.



BUILDING SECTION

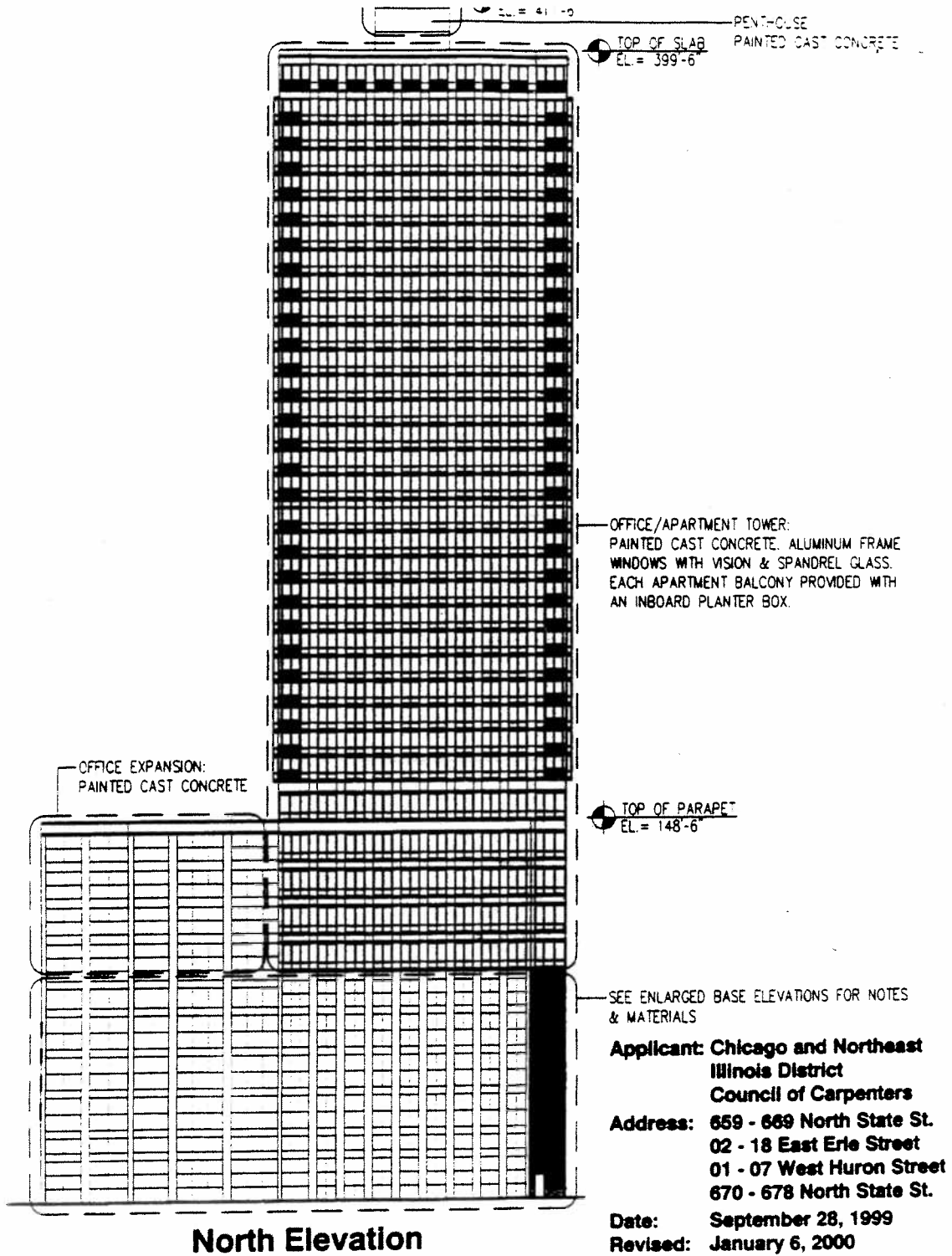
**Applicant:** Chicago and Northeast Illinois District Council of Carpenters

**Address:** 659 - 669 North State St.  
02 - 18 East Erie Street  
01 - 07 West Huron Street  
670 - 678 North State St.

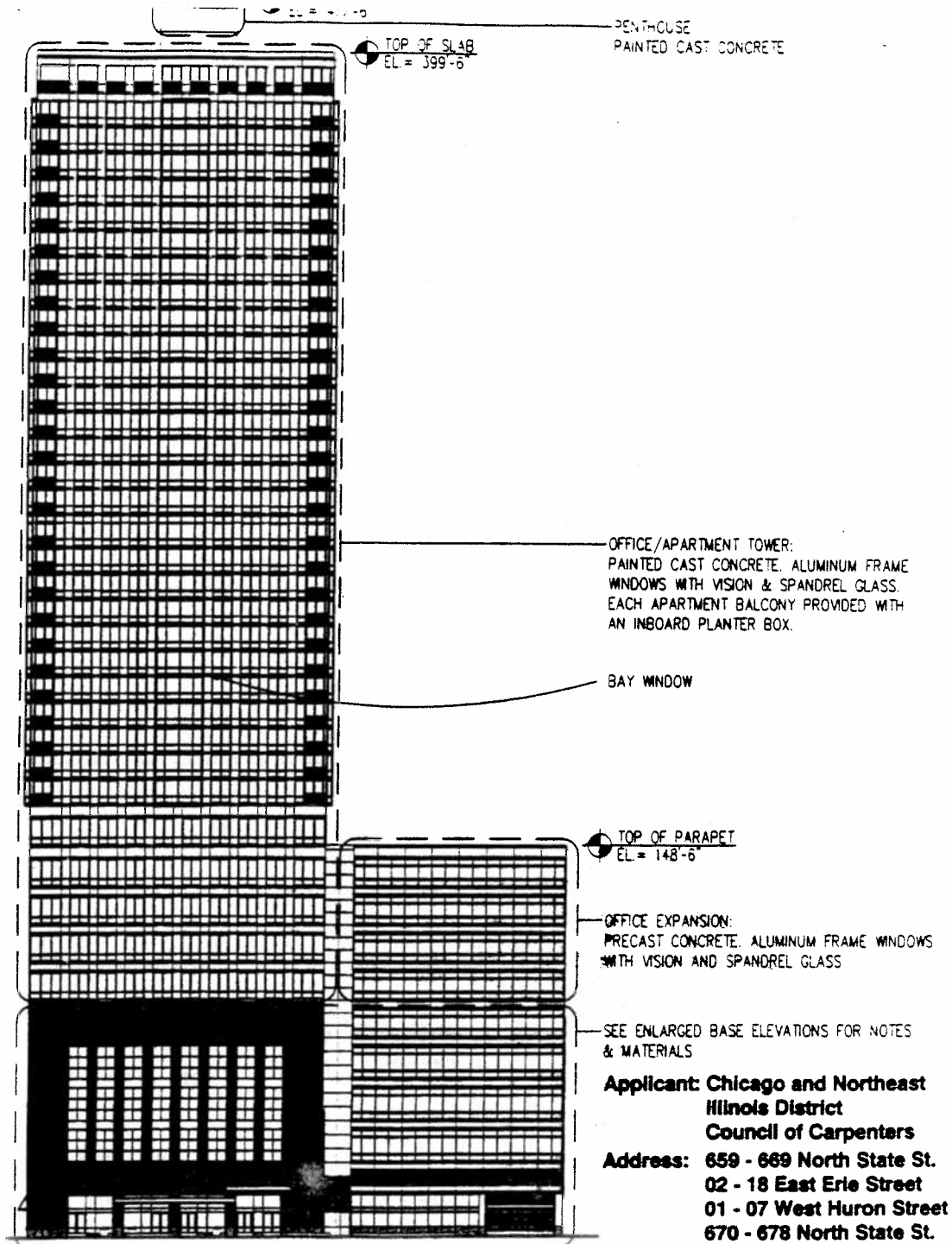
**Date:** September 28, 1999

**Revised:** January 6, 2000

Building Elevations.  
(North)



Building Elevations.  
(South)

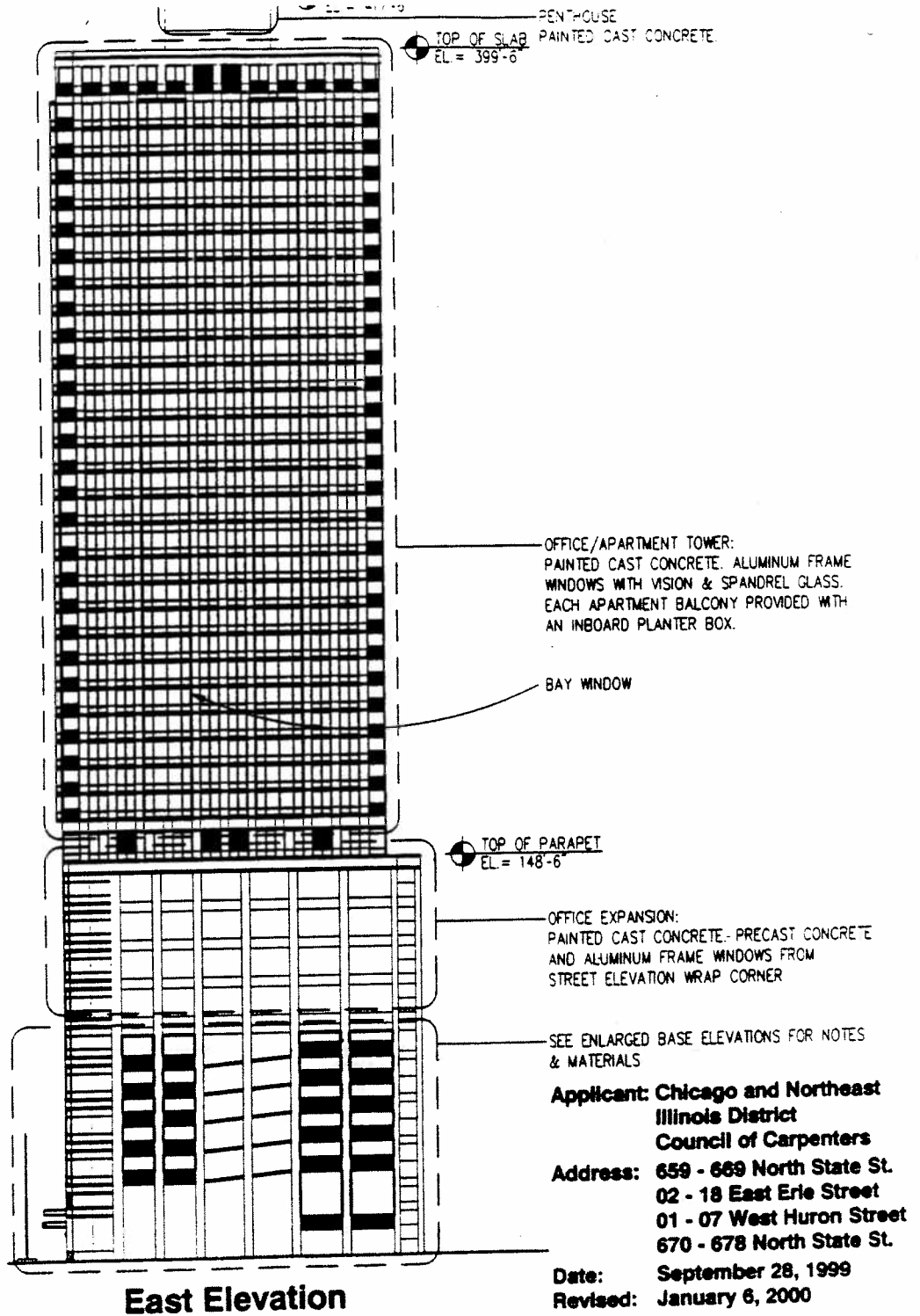


South Elevation - Erie Street

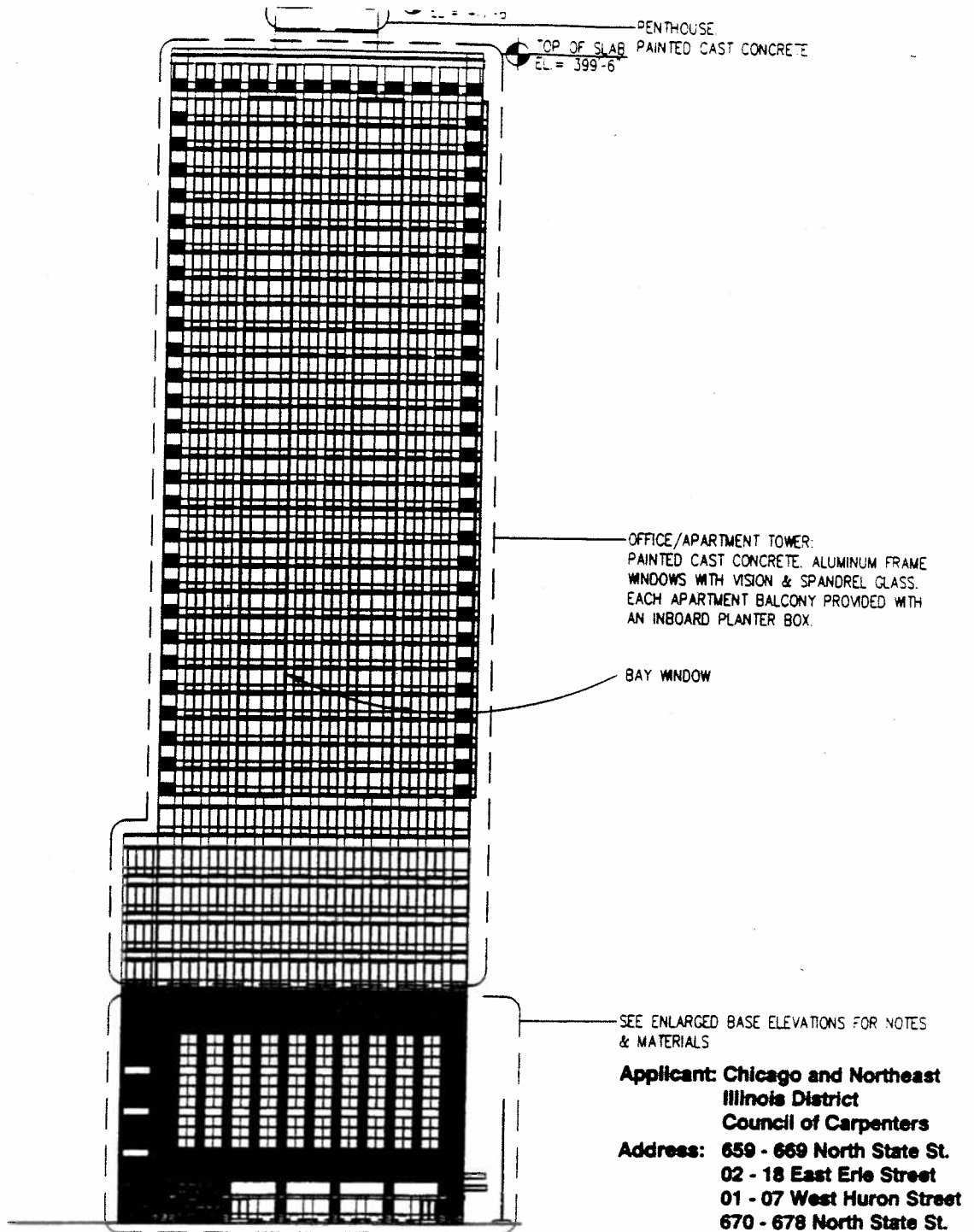
**Applicant:** Chicago and Northeast Illinois District Council of Carpenters  
**Address:** 659 - 669 North State St.  
 02 - 18 East Erie Street  
 01 - 07 West Huron Street  
 670 - 678 North State St.

**Date:** September 28, 1999  
**Revised:** January 6, 2000

Building Elevations.  
(East)



Building Elevations.  
(West)



West Elevation - State Street

OFFICE/APARTMENT TOWER:  
PAINTED CAST CONCRETE. ALUMINUM FRAME  
WINDOWS WITH VISION & SPANDREL GLASS.  
EACH APARTMENT BALCONY PROVIDED WITH  
AN INBOARD PLANTER BOX.

BAY WINDOW

SEE ENLARGED BASE ELEVATIONS FOR NOTES  
& MATERIALS

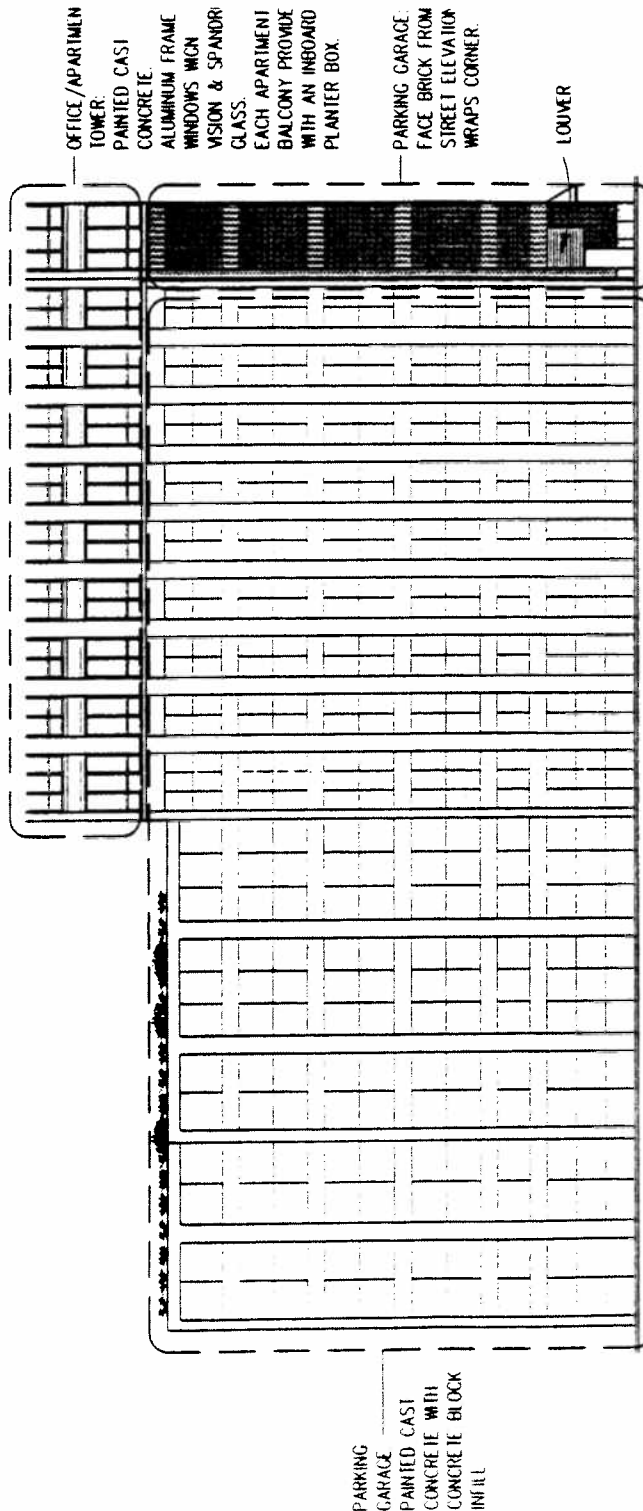
**Applicant:** Chicago and Northeast  
Illinois District  
Council of Carpenters

**Address:** 659 - 669 North State St.  
02 - 18 East Erie Street  
01 - 07 West Huron Street  
670 - 678 North State St.

**Date:** September 28, 1999

**Revised:** January 6, 2000

Enlarged North Base Elevation.



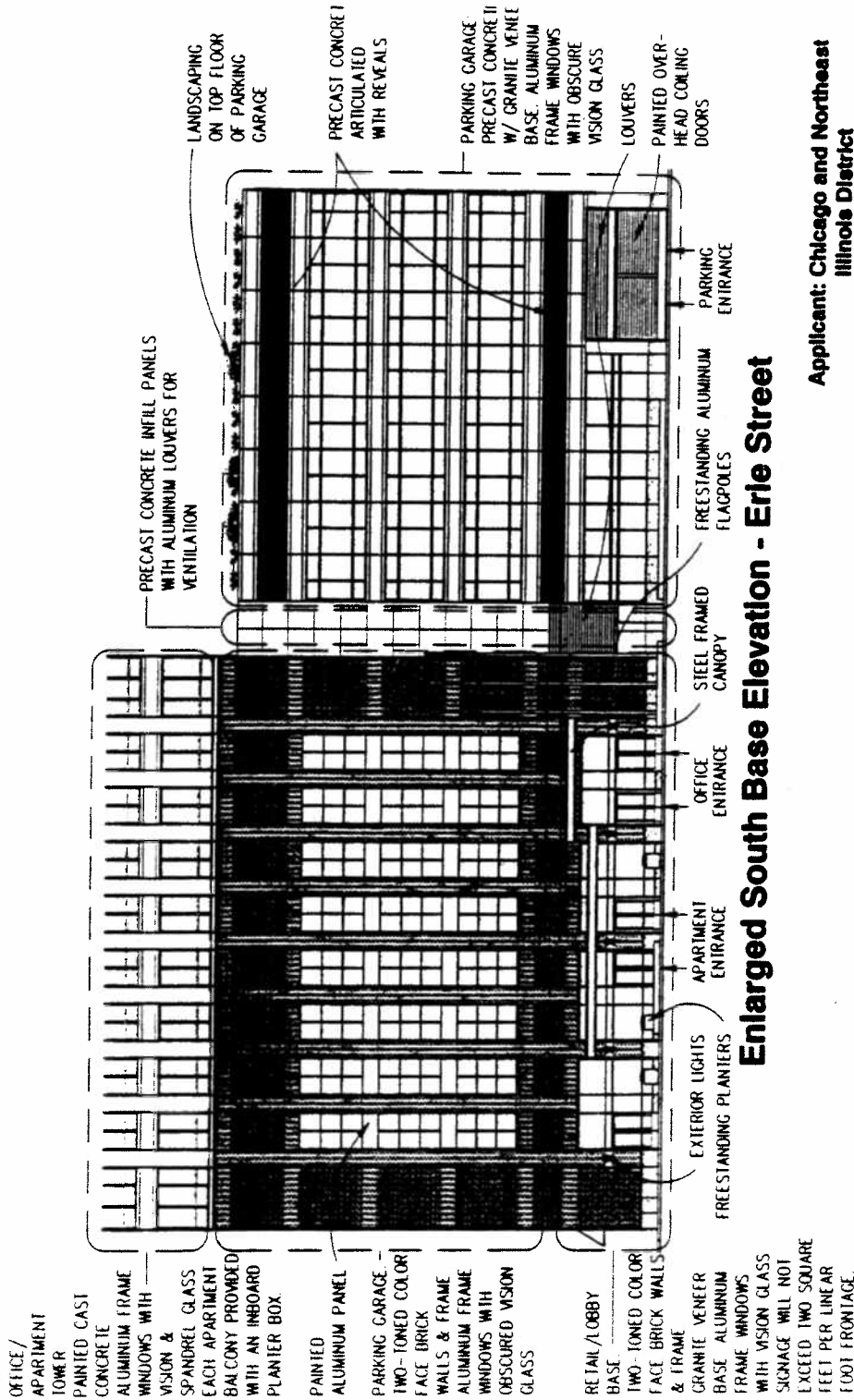
Enlarged North Base Elevation

Applicant: Chicago and Northeast Illinois District Council of Carpenters

Address: 659 - 669 North State St.  
02 - 18 East Erie Street  
01 - 07 West Huron Street  
670 - 678 North State St.

Date: September 28, 1999  
Revised: January 6, 2000

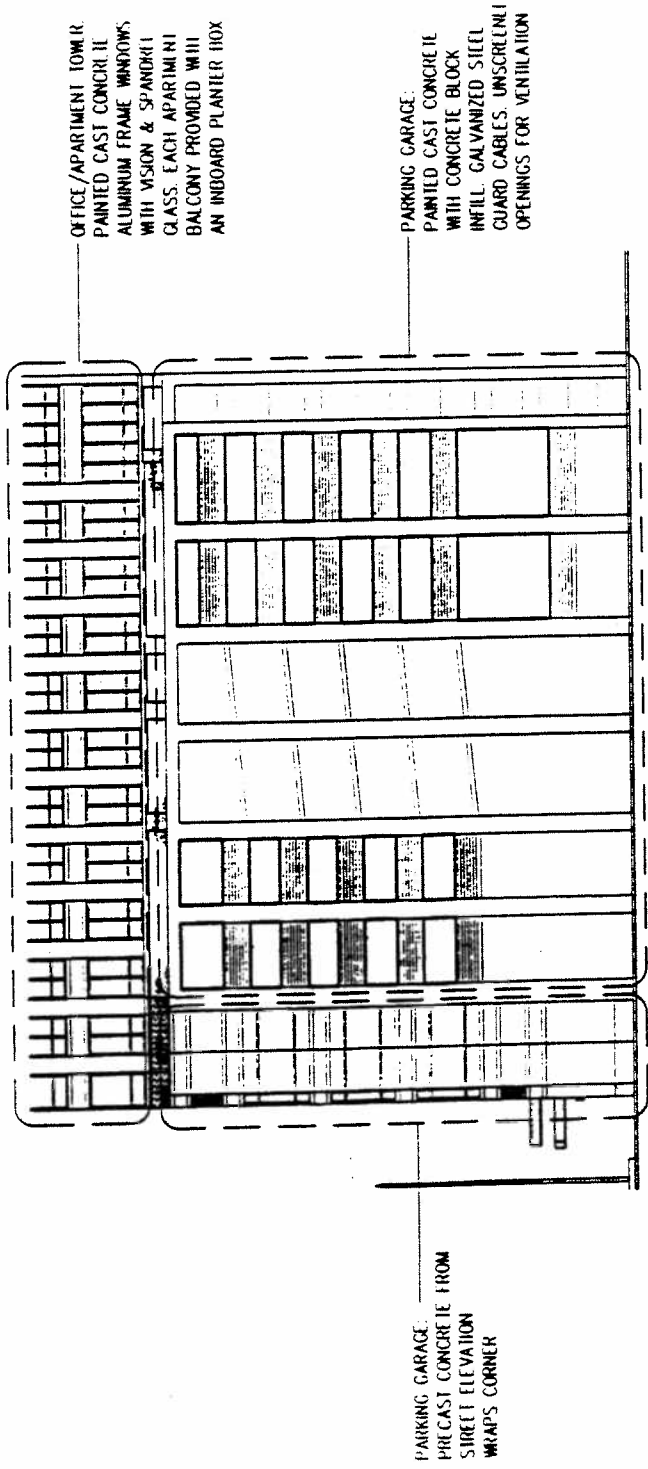
Enlarged South Base Elevation.



**Enlarged South Base Elevation - Erie Street**

**Applicant: Chicago and Northeast Illinois District Council of Carpenters**  
**Address: 659 - 669 North State St. 02 - 18 East Erie Street 01 - 07 West Huron Street 670 - 676 North State St.**  
**Date: September 28, 1999**  
**Revised: January 6, 2000**

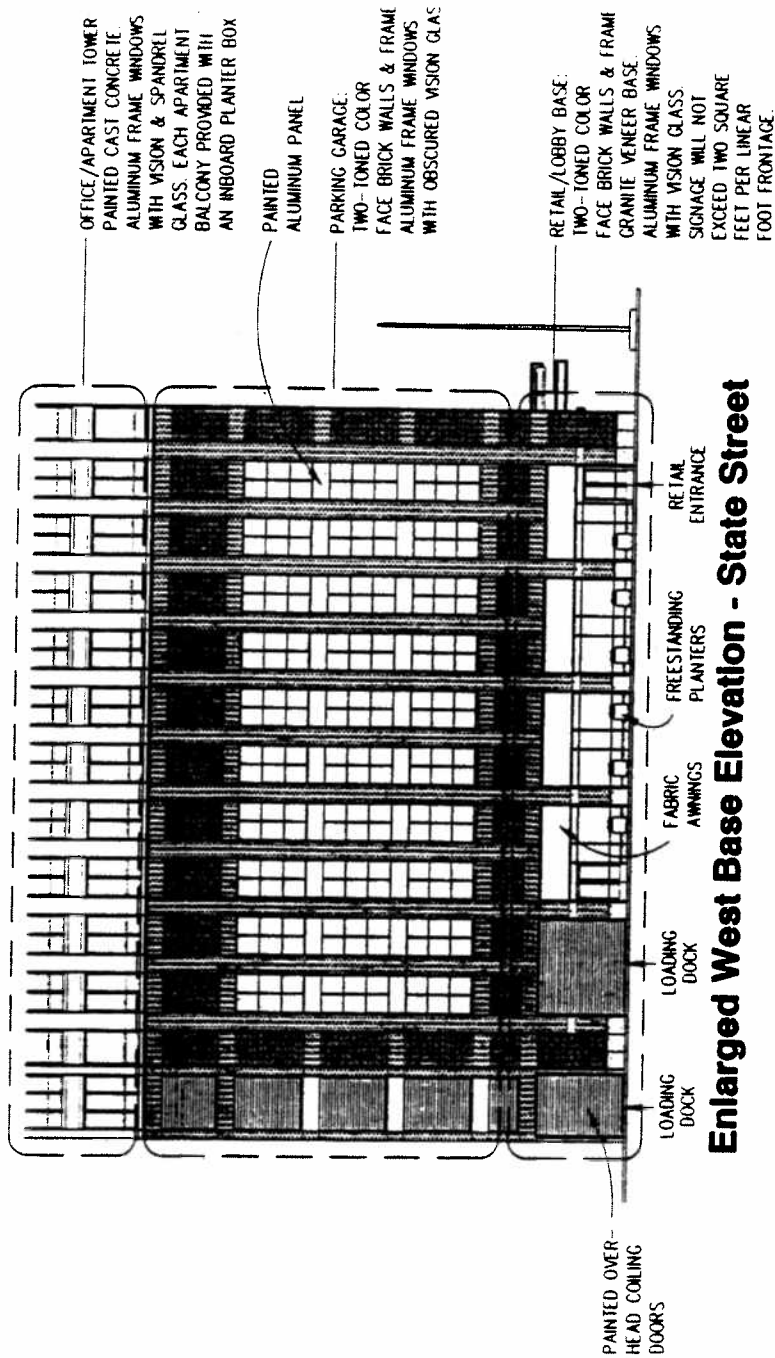
Enlarged East Base Elevation.



Enlarged East Base Elevation

Applicant: Chicago and Northeast  
Illinois District  
Council of Carpenters  
Address: 659 - 669 North State St.  
02 - 18 East Erle Street  
01 - 07 West Huron Street  
670 - 678 North State St.  
Date: September 28, 1999  
Number: 1999-06-0000

Enlarged West Base Elevation.



**Enlarged West Base Elevation - State Street**

Applicant: Chicago and Northeast Illinois District Council of Carpenters  
 Address: 659 - 669 North State St.  
 02 - 18 East Erie Street  
 01 - 07 West Huron Street  
 670 - 678 North State St.  
 Date: September 28, 1999  
 Revised: January 6, 2000

(Continued from page 26049)

West Van Buren Street; South Canal Street; West Tilden Street; and a line 150.10 feet west of and parallel to South Canal Street,

to those of a C3-6 Commercial Manufacturing District and a corresponding use district is hereby established in the area above described.

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

—  
*Reclassification Of Area Shown On Map Number 3-G.*  
(As Amended)  
(Application Number 12864)

*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 Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

West Division Street; North North Branch Street; a line from a point on North North Branch Street approximately 200 feet south of the intersection of West Division Street and North North Branch Street, to a point 255 feet south of the southerly right-of-way line of West Division Street and 323.46 feet southwest of the westerly right-of-way line of North North Branch Street; and the easterly dock line of the north branch of the Chicago River,

to those of Waterway Manufacturing Planned Development Number \_\_\_\_ 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 Statements 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: