



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>

April 25, 2007

Mr. Alan D. Lev
President
600 Lake Shore Drive Sales Center
540 N. Lake Shore Drive
Chicago, IL 60611

Re: **Administrative Relief request for Residential Planned Development No. 755, Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District, 600 N. Lake Shore Drive**

Dear Mr. Lev:

Please be advised that your request for a minor change to Residential Planned Development No. 755, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development. Additionally, we are in receipt of a conformance letter dated March 30, 2007 from the Zoning Administrator in regards to your permit application.

Specifically, you are seeking a building permit for the installation of 46 parking lift machines in assigned locations within the North and South Tower garages located at 600 N. Lake Shore Drive. The 46 lift machines will have a total capacity of 92 automobiles. These will be additional parking spaces, in excess of the already met minimum parking requirements per the Planned Development Ordinance. (The parking lift machines will only be operated by the owner of each machine, and each assigned owner has the option of doubling his parking space for an additional car by purchasing a Parklift Model 411 parking lift machine.)

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that the installation of 46 parking lift machines will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 755, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Patricia Scudiero, Terri Haymaker, Mike Marmo, Pat Haynes, DPD Files



9/29/2004

REPORTS OF COMMITTEES

14361
32351

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

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

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):

Reclassification Of Area Shown On Map Number 1-E.

(As Amended)

(Application Number 14361) RPD 755, aa

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 755 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; North Lake Shore Drive; East Ohio Street; and a line 596 feet east of and parallel to North McClurg Court,

to the designation of Residential Planned Development Number 755, as amended, which is hereby establish 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 after its passage and due publication.

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

Residential Planned Development Number 755, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 755, as amended, consists of approximately forty-two thousand six hundred ten (42,610) square feet (ninety-eight hundredths (0.98) acres) and is owned or controlled by the applicant, 600 Lake Shore Drive L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions 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 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 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 Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan and Rooftop Garden Plan, East Elevation; North Tower -- North Elevation; North Tower -- South Elevation; West Elevation; South Tower -- North Elevation; South Tower -- South Elevation; and a Building Section Plan dated August 12, 2004 prepared by Pappageorge/Haynies. 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. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential uses, residential personal services, accessory parking and related uses.
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 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 on 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. The Landscape Plan attached hereto provides for a minimum eight (8) foot clear pedestrian sidewalk along Lake Shore Drive and, as a result thereof, requires only seven (7) parkway trees along Lake Shore Drive.
11. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a net site area of forty-two thousand six hundred seventeen (42,617) square feet, a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed amenities, as follows:

Description	Floor Area Ratio Calculation	Floor Area Ratio
Base Floor Area Ratio		12.00
Concealed Parking	(307 lineal feet x 60 feet/ 42,617 square feet) x 0.40 x 12	2.07
Upper Story Setback	North tower: 31 stories at 1,082 square feet -- setback off west property line South tower: 37 stories at 4,758 square feet -- setback off west property line Area between two towers: 31 stories at 8,245 square feet -- setback off west property line (Sum of setback area on each floor/42,617 square feet) x 0.30 (465,183 square feet/42,617 square feet) x 0.30 = 3.3, capped at 25% of base F.A.R.	3.00
Green Roof	(5,900 square feet/42,617 square feet) x 0.30 x 12	0.50
Sidewalk Widening	North Lake Shore Drive: 1,836 square feet/42,617 square feet x 2.0 x 12	1.03

Description	Floor Area Ratio Calculation	Floor Area Ratio
	East Ohio Street: 229 square feet/ 42,617 square feet x 2.0 x 12	0.13
Water Feature	(1,836 square feet/42,617 square feet) x 0.30 x 12	0.16
Pedway Improvements	Cost of 1 square foot of floor area = 80% x median cost of land per buildable area = .80 x (\$28,200,000.00/750,000 floor area ratio) = .80 x 37.60 = 30.08 In order to achieve an additional floor area ratio premium of 0.09: 0.09 x 42,617 square feet x 30.08 = \$118,134.32	0.09
	Total Premiums:	6.98
	Total Floor Area Ratio:	18.98

The public amenities which form the basis of the F.A.R. approved during the Part II approval shall be constructed within six (6) months of the issuance of the certificate of occupancy for the building.

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 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 ("L.E.E.D.") Green Building Rating System.
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 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 C3-6 Commercial-Manufacturing District.

[Landscape Planting Schedule attached to these Plan of
Development Statements omitted for printing purposes
but on file and available for public
inspection in the Office of
the City Clerk.]

[(Exhibit 2) Existing Zoning Map; (Exhibit 3) Existing Land-Use Map; (Exhibit 4) Planned Development Boundary and Property Line Map; (Exhibit 4A) Right-of-Way Adjustment Map; (Exhibit 5) Site Plan; (Exhibit 6) Landscape Plan; (Exhibit 6B) Roof Terrace Plan; and (Exhibits 7 -- 12) Building Elevations referred to in these Plan of Development Statements printed on pages 32360 through 32372 of this *Journal*.]

Bulk Regulations and Data Table (Exhibits 1 and 1A) referred to in these Plan of Development Statements reads as follows:

Exhibit 1A.

Residential Planned Development. 755,000

Bulk Regulations And Data Table.

Gross Site Area:	62,900 square feet
Gross Site Area (62,900 square feet) - Area in Public and Private Streets and Alleys (20,283 square feet) = Net Site Area (42,617 square feet)	
Net Site Area:	42,617 square feet
Maximum Floor Area Ratio:	18.98
Maximum Buildable Area in Square Feet:	808,870.66 square feet
Maximum Site Coverage:	In substantial accordance with the Site Plan

Maximum Number of Residential Units:	401 dwelling units
Minimum Number of Residential Off-Street Parking Spaces:	496 spaces
Minimum Number of Off-Street Loading Areas:	4 loading berths at 10 feet x 25 feet
Minimum Building Setbacks:	In substantial accordance with the Site Plan
Maximum Building Height:	In substantial accordance with the Building Elevations

Description	Floor Area Ration Calculation	Floor Area Ratio
Base Floor Area Ratio		12.0
Concealed Parking	(307 lineal feet x 60 feet/42,617 square feet) x 0.40 x 12	2.07
Upper Story Setback	<p>North tower: 31 stories at 1,082 square feet -- setback off west property line</p> <p>South tower: 37 stories at 4,758 square feet -- setback off west property line</p> <p>Area between two towers: 31 stories at 8,245 square feet -- setback off west property line</p> <p>(Sum of Setback Area on each floor/ 42,617 square feet) x 0.30</p>	

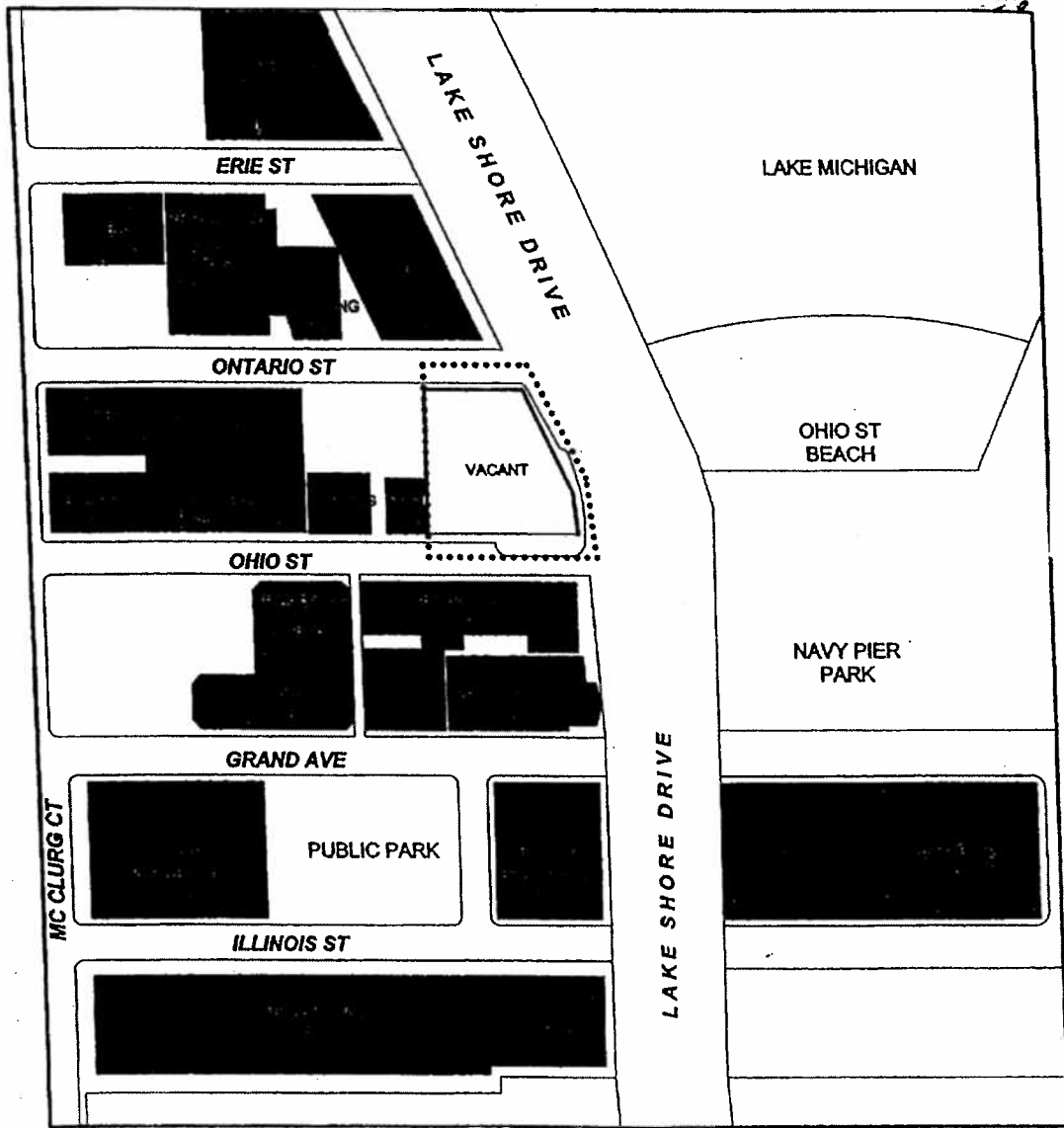
9/29/2004

REPORTS OF COMMITTEES

32359

	(465,183 square feet/42,617 square feet) x 0.30 = 3.3, capped at 25% of base floor area ratio	3.00
Green Roof	(5,900 square feet/42,617 square feet) x 0.30 x 12	0.50
Sidewalk Widening	East: 1,836 square feet/42,617 square feet x 2.0 x 12	1.03
	East Ohio Street: 229 square feet/ 42,617 square feet x 2.0 x 12	0.13
Water Feature	(1,836 square feet/42,617 square feet) x 0.30 x 12	0.16
Pedway Improvements	Cost of 1 square foot of floor area = 80% x median cost of land per buildable area = .80 x (\$28,200,000.00/750,000 floor area ratio area) = .80 x 37.60 = 30.08 In order to achieve an additional floor area ratio premium of 0.09: 0.09 x 42,617 square feet x 30.08 = \$118,134.32	0.09
	Total Premiums:	6.98
	Total Floor Area Ratio:	18.98

Exhibit 3.
Existing Land-Use Map.



INDICATES PLANNED DEVELOPMENT

APPLICANT:
600 LAKE SHORE DRIVE LLC
833 N. ORLEANS SUITE 400
CHICAGO, ILLINIOS 60610
DATE:
AUGUST 12, 2004

600 N. LAKE SHORE DR.
EXISTING LAND USE MAP



PROPERTY LOCATION:
600-622 NORTH LAKE SHORE DRIVE
460-482 EAST OHIO STREET
461-473 EAST ONTARIO STREET

EXHIBIT 3

Exhibit 4.

Planned Development Boundary
And Property Line Map.

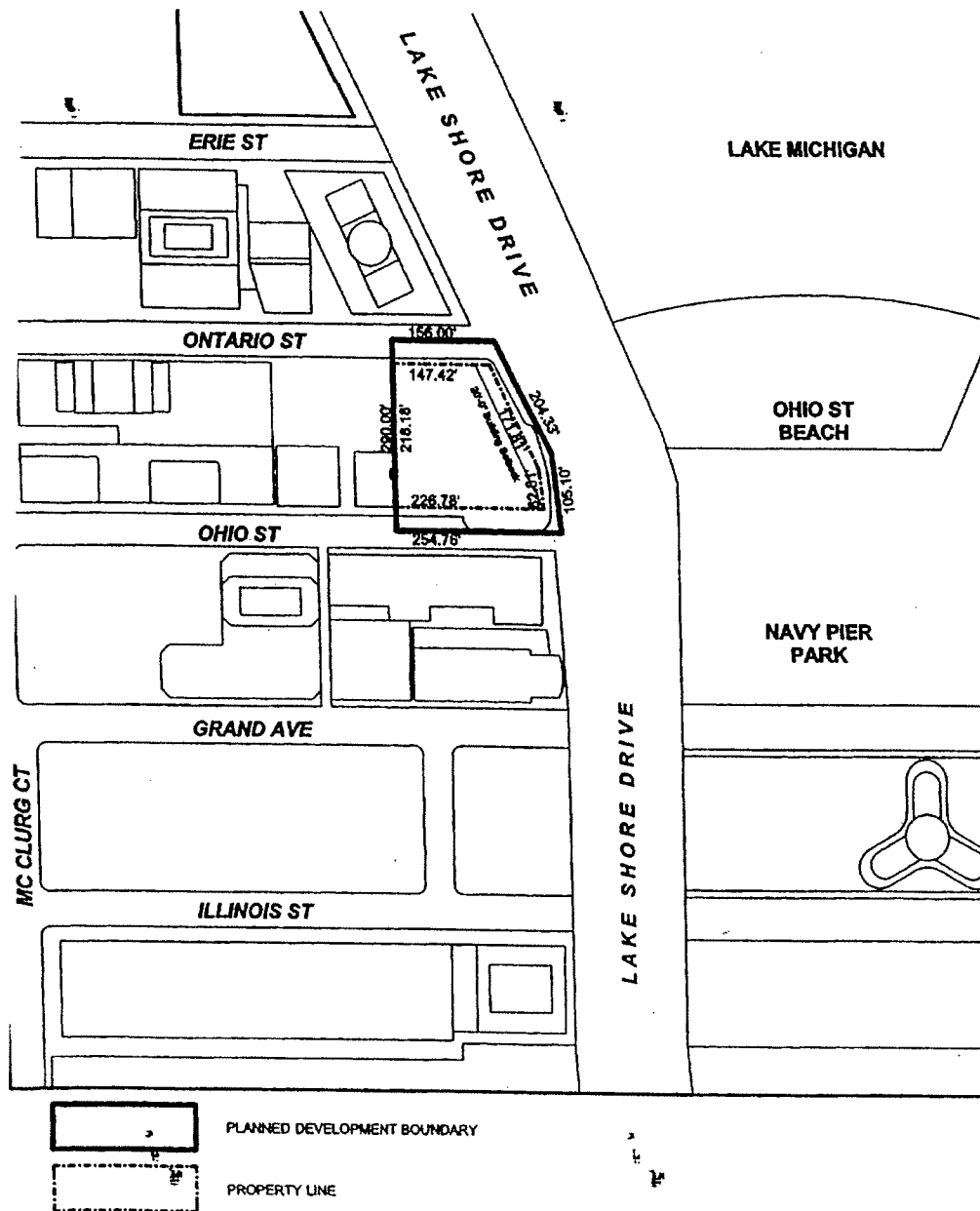


Exhibit 4A.
Right-Of-Way Adjustment Map.

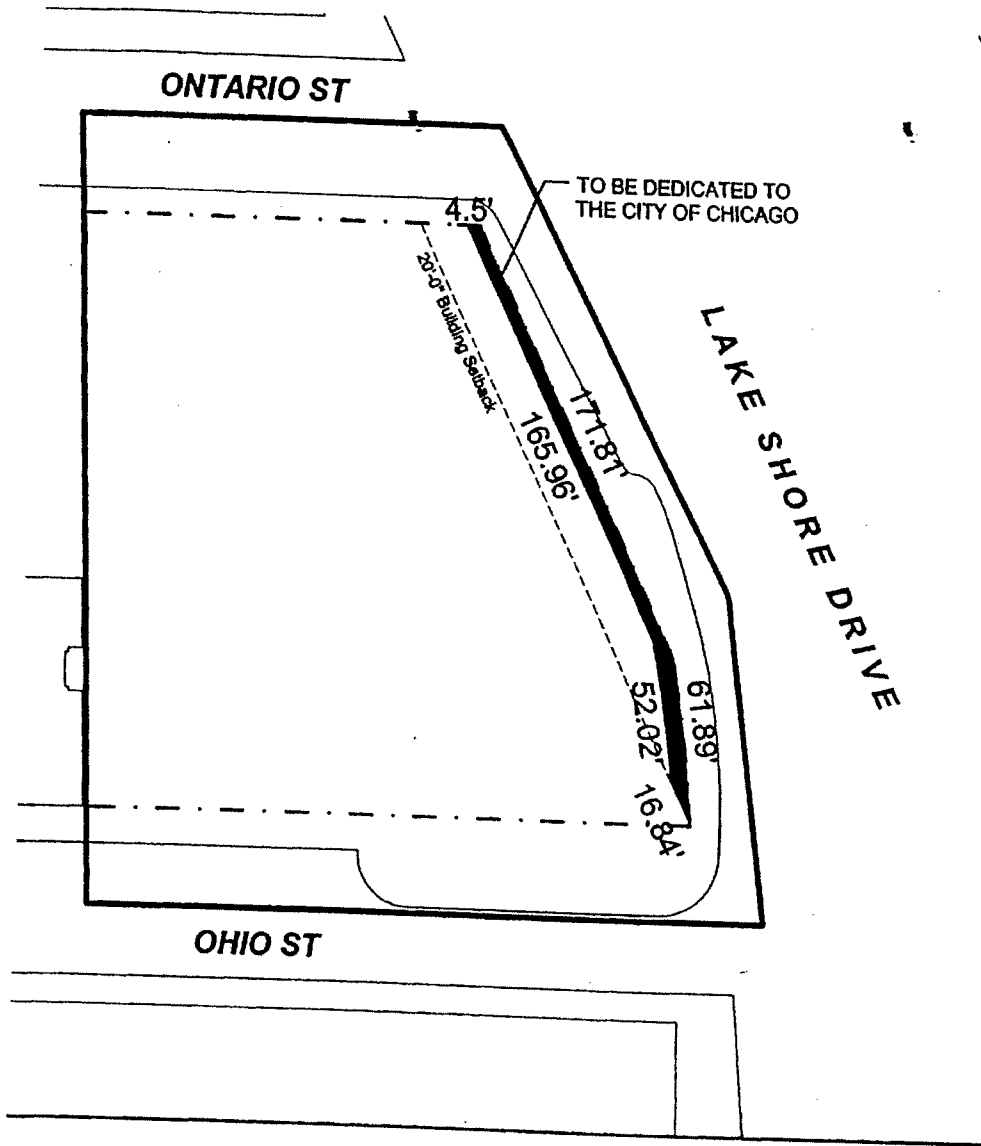


Exhibit 5.

Site Plan.

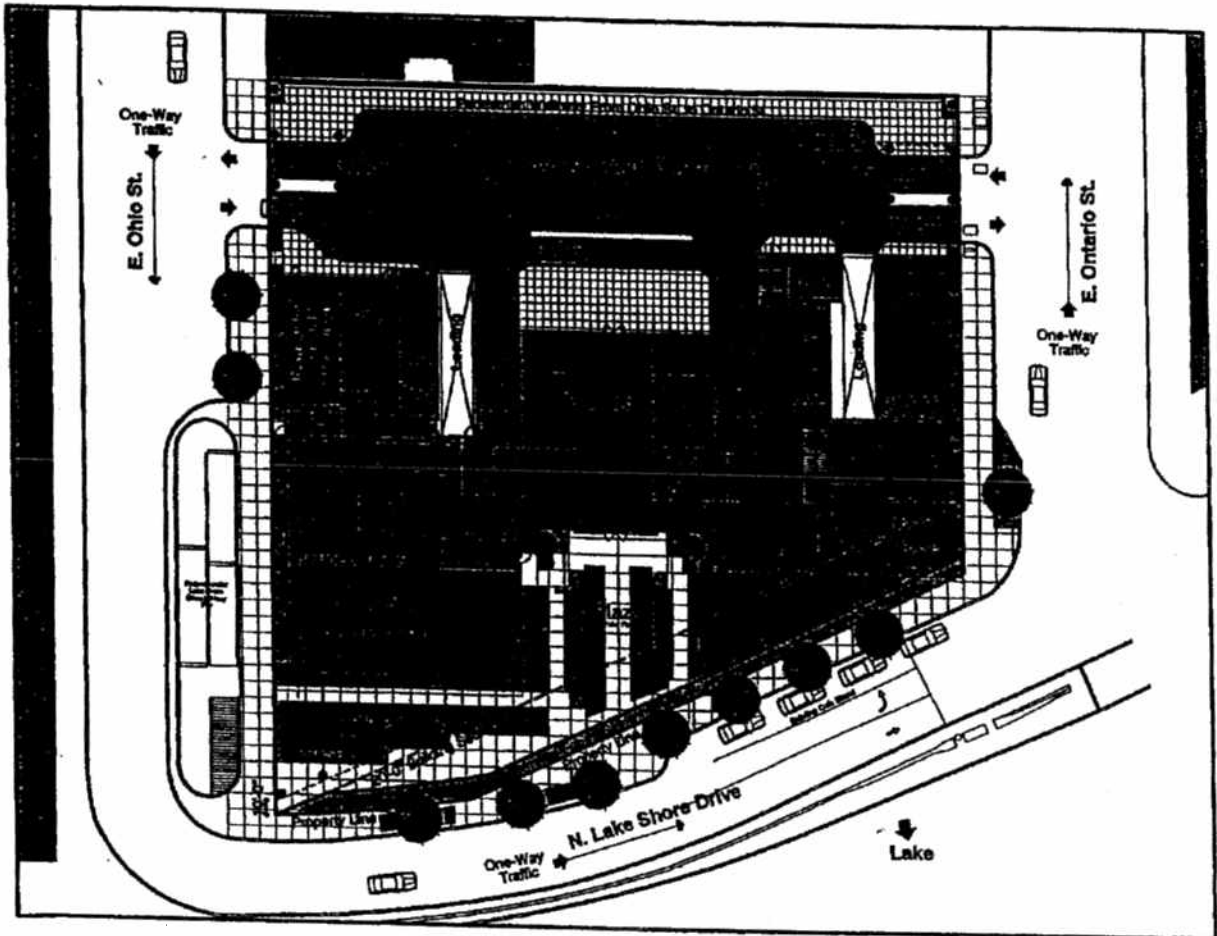


Exhibit 6.
Landscape Plan.

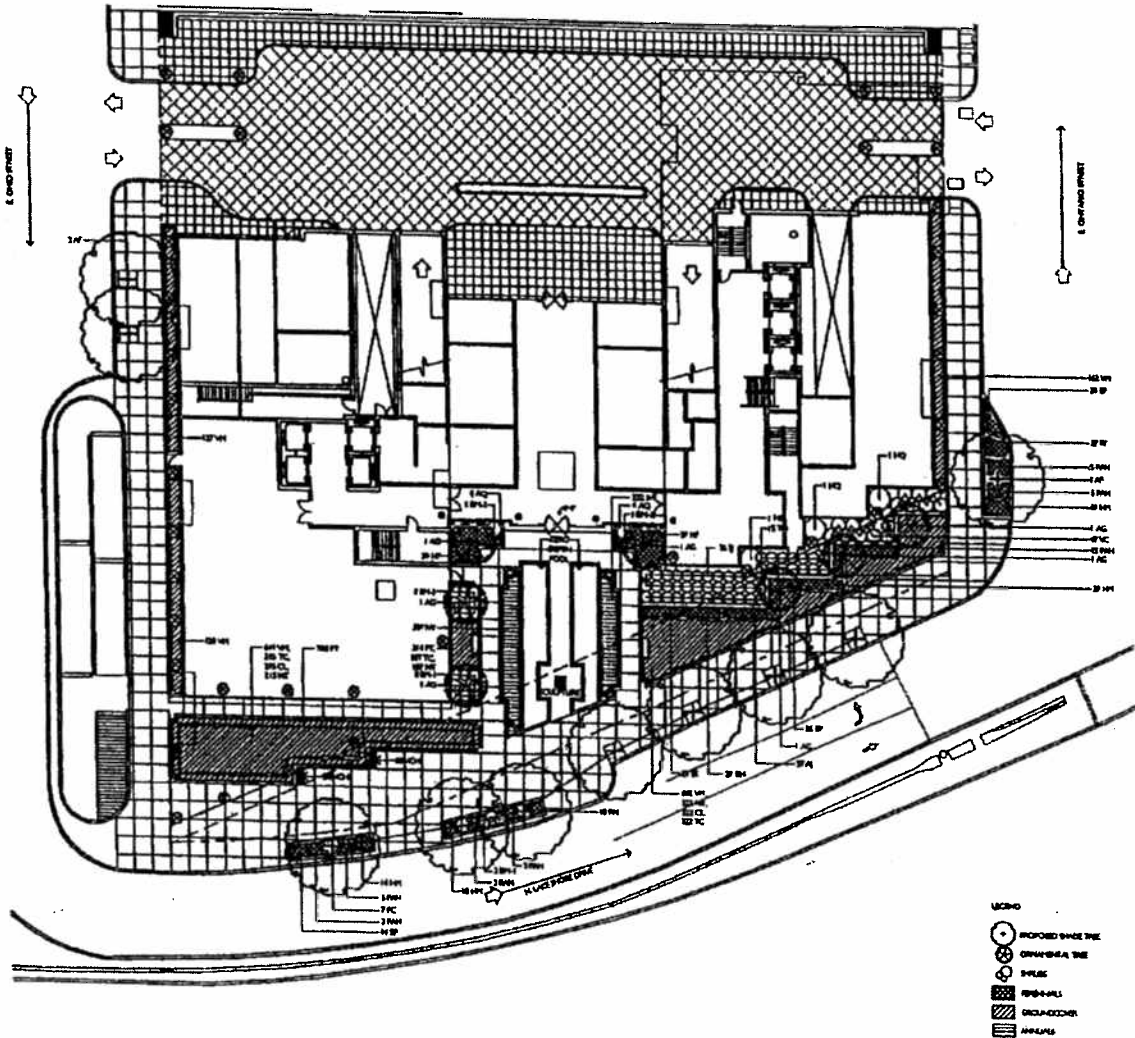


Exhibit 6B.

Roof Garden/Terrace Plan.

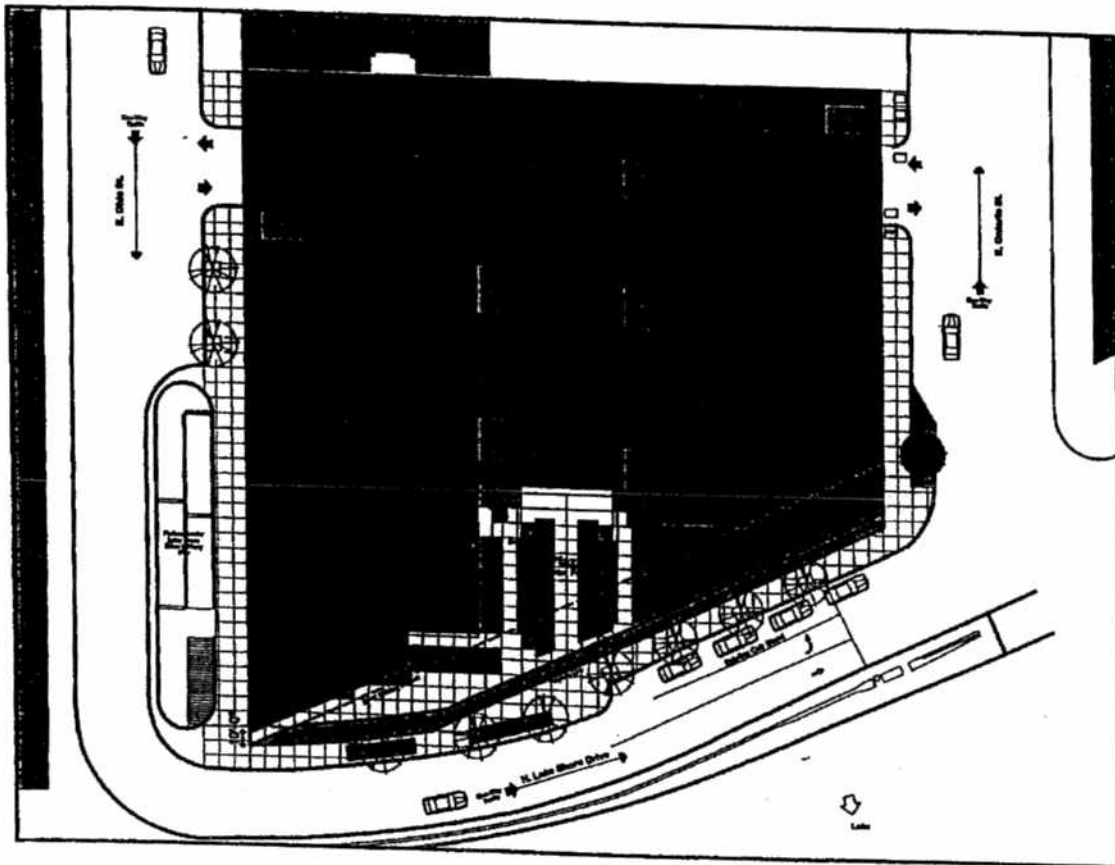


Exhibit 7.
East Elevation.

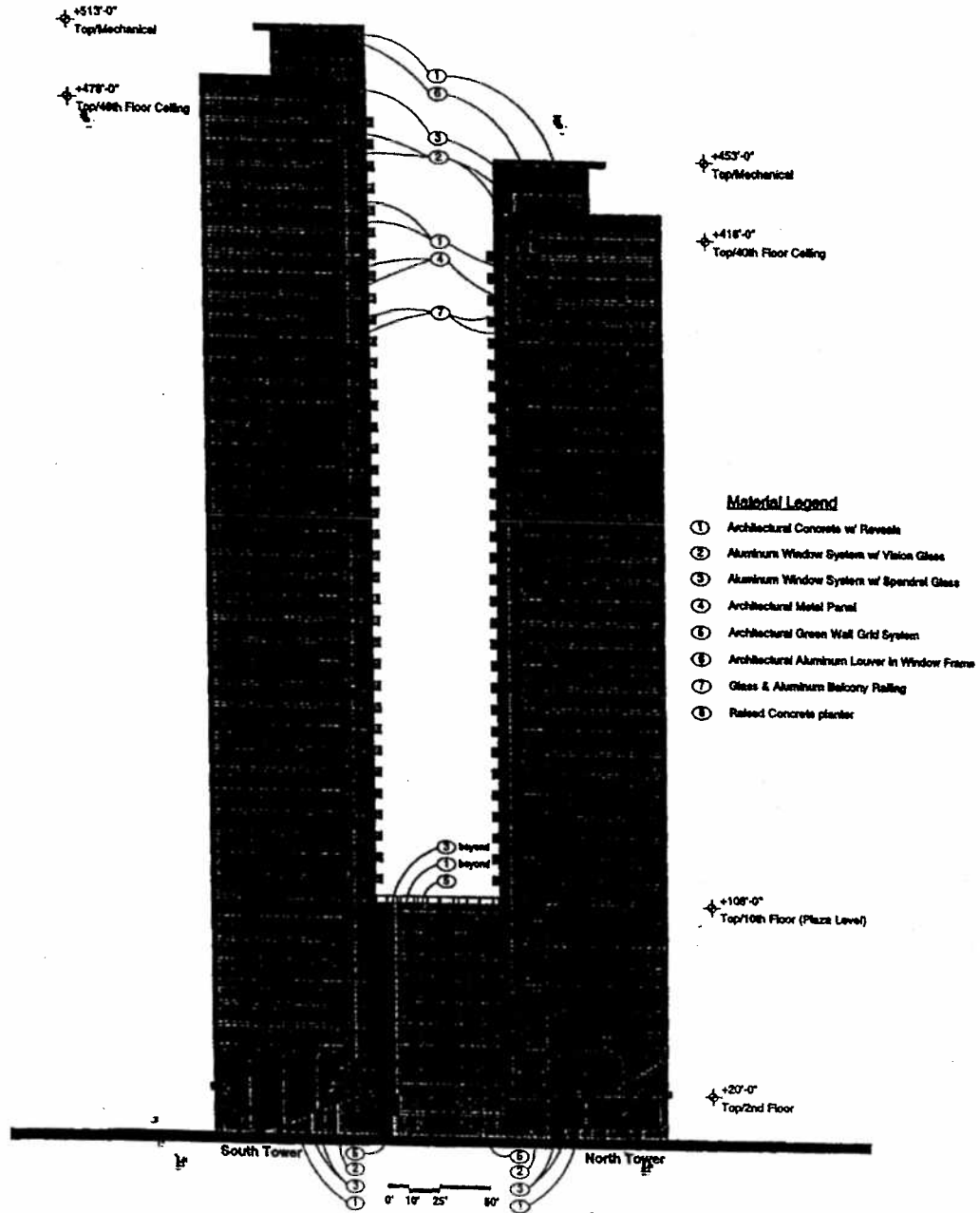


Exhibit 8.

North Tower -- North Elevation.

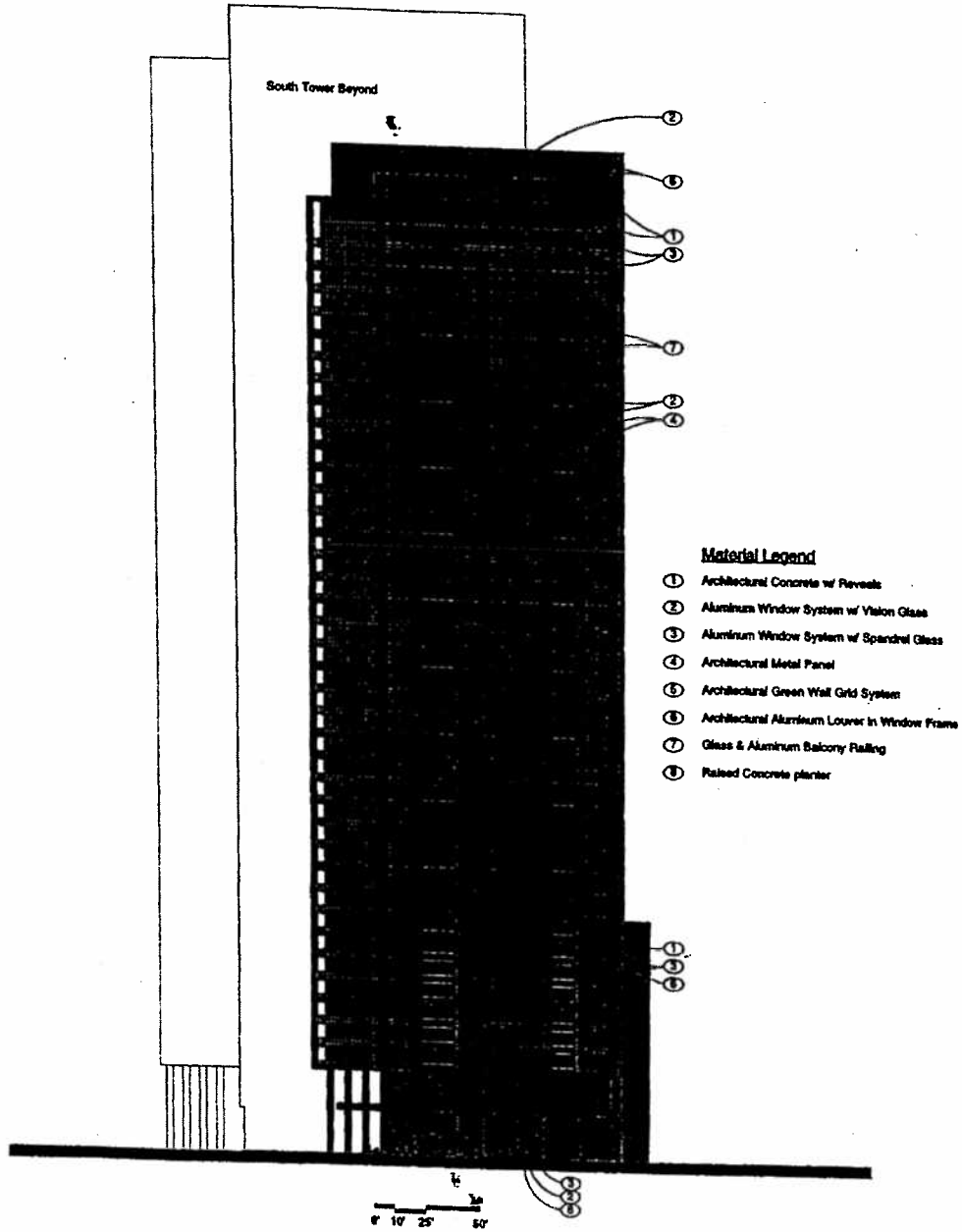


Exhibit 9.

North Tower -- South Elevation.

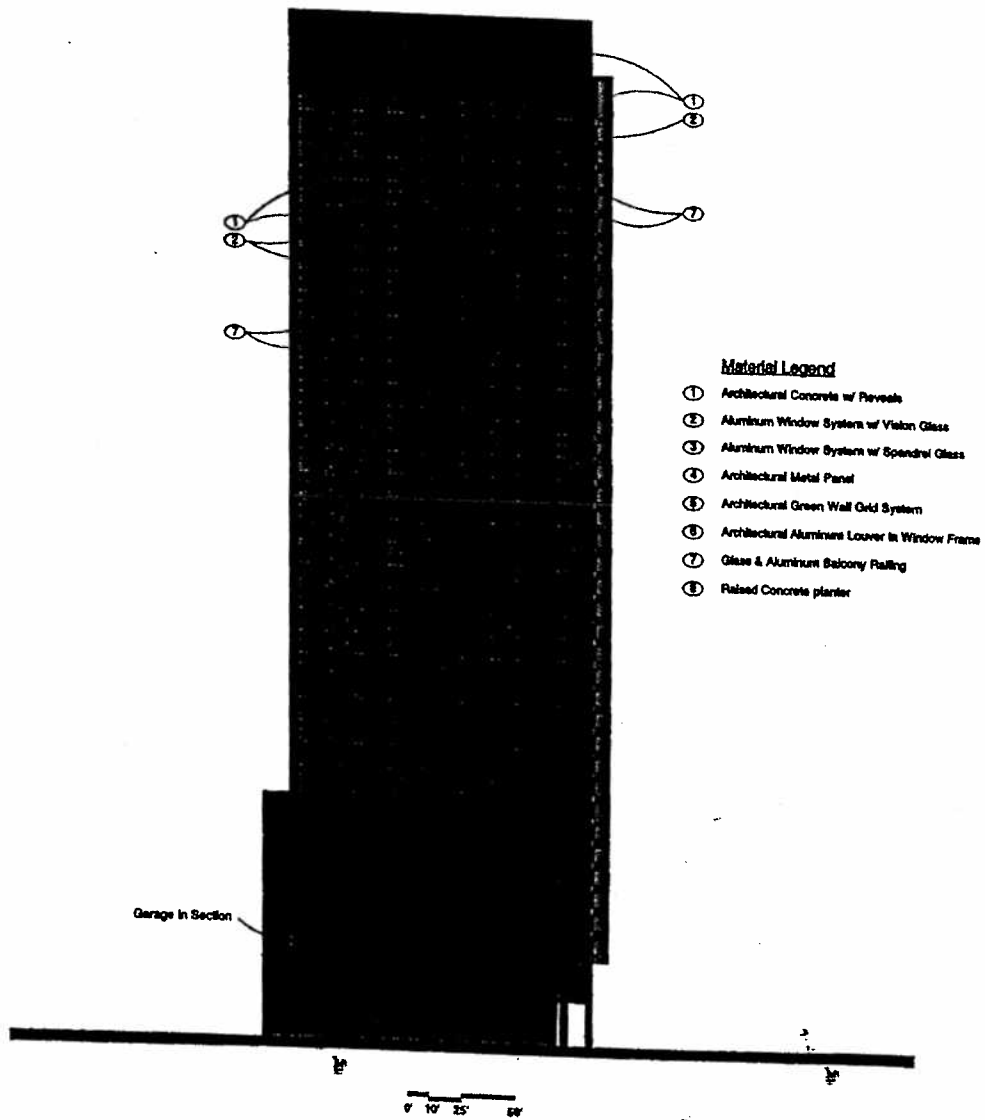


Exhibit 10.
West Elevation.

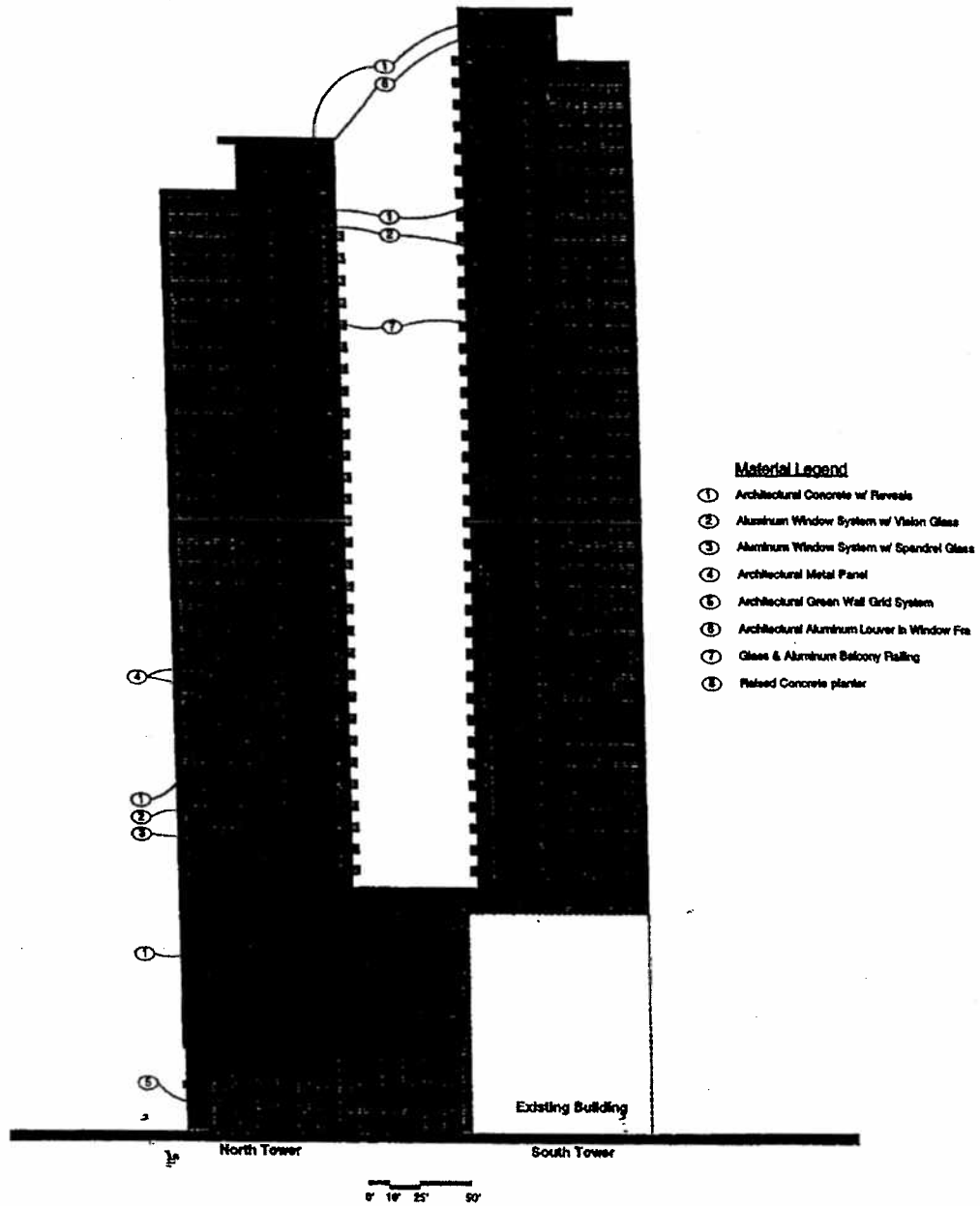


Exhibit 11.

South Tower -- North Elevation.

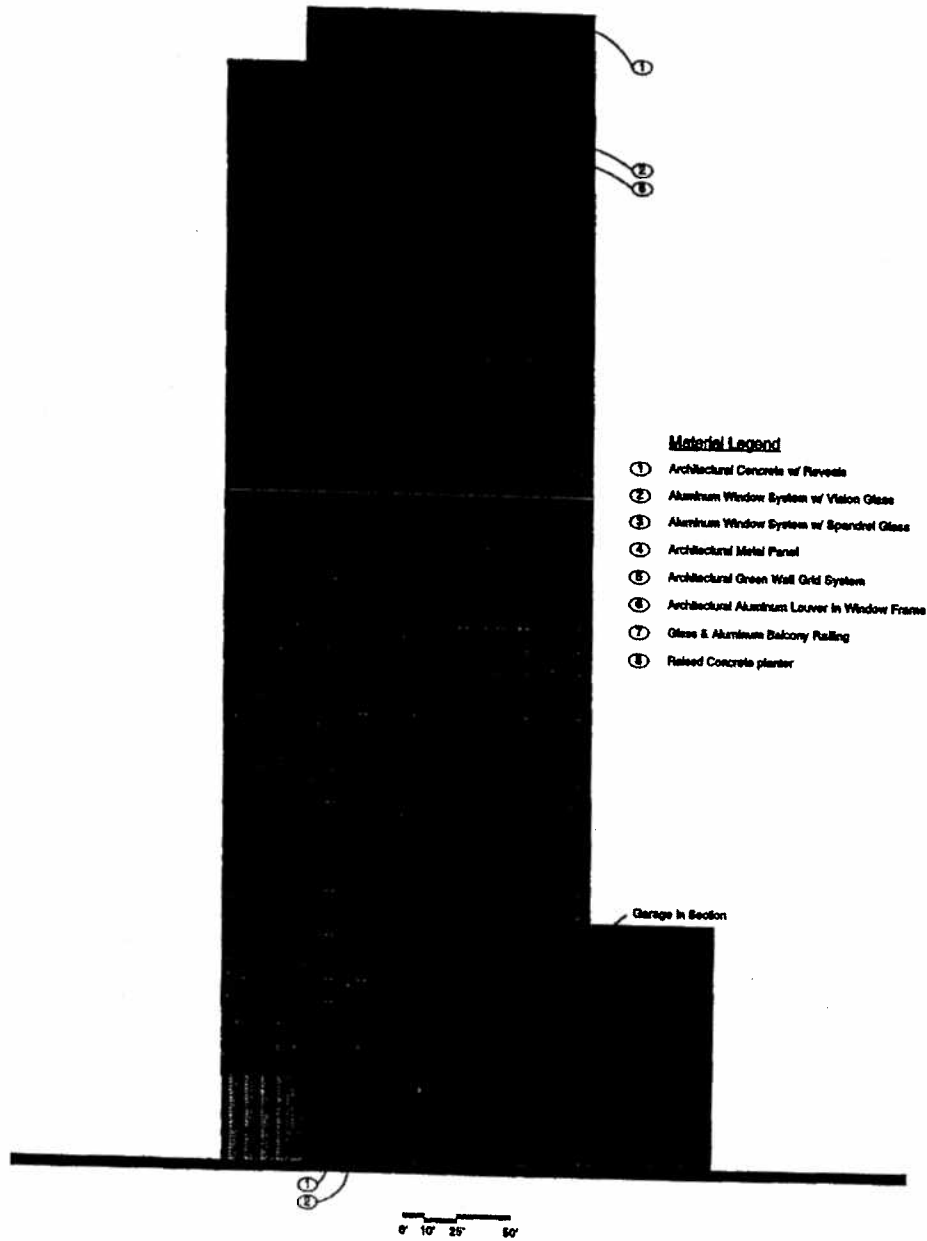
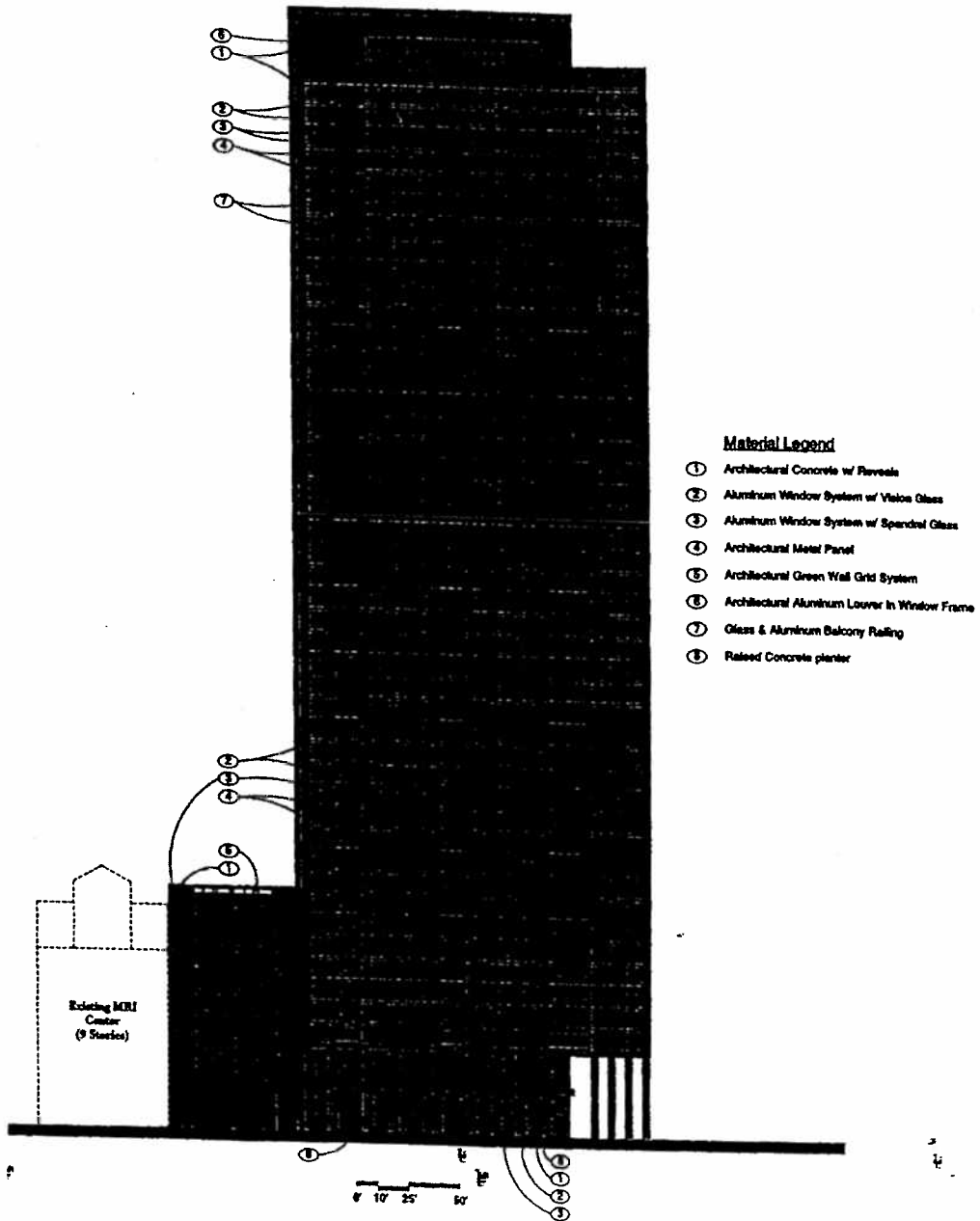


Exhibit 12.

South Tower -- South Elevation.



On motion of Alderman Banks, the said proposed ordinances and substitute 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, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, 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, Levar, Schulter, M. Smith, Moore, Stone -- 47.

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):

Reclassification Of Area Shown On Map Number 1-E.

(As Amended)

(Application Number 12899)

RPD No. 755

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; North Lake Shore Drive; East Ohio Street; and a line 596 feet east of and parallel to North McClurg Court,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part 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 Planned Development Number 755.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately forty-two thousand six hundred ten (42,610) square feet (ninety-eight hundredths (0.98) acres) and is owned or controlled by the applicant, Atlantis Properties, 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 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; a Site Plan; a Landscape Plan, Building Elevations, a Building Section Plan dated July 13, 2000 prepared by Pappageorge/Haymes. 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. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential uses, accessory parking and related uses.
 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 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 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 permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a base F.A.R. of twelve and zero-tenths (12.0) and additional F.A.R. for a series of proposed amenities, as follows:
 - (a) building setbacks above the ground floor as per exhibits;
 - (b) above-ground parking levels that are concealed along Lake Shore Drive with habitable space per exhibits;
 - (c) above-ground parking levels that are concealed along Ontario Street and Ohio Street as per exhibits;

- (d) streetscape improvements, consisting of sidewalk widening and of the installation and maintenance on the public right-of-way adjacent to the proposed development of landscaping in excess of that required under the Chicago Landscape Ordinance.

The F.A.R. value based on the current design of the improvements and the ratio at which these values were determined are identified in the Public Amenity Table exhibit. With the submittal of its request for a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the building contemplated by this Planned Development, the applicant shall submit a statement and supporting documentation indicating the actual requested and attainable F.A.R. based on the Public Amenity Table. An amenity or a combination of amenities may be decreased if less than the maximum F.A.R. is requested at the time of Part II Approval, so long as the requested F.A.R. is attainable based on the formulas in the Public Amenity Table. The Department may permit the provision of a lesser amount of one (1) amenity as long as another amenity is increased in size, the requested F.A.R. is attainable based on the formulas, and the character of the development is maintained. In no event shall the F.A.R. exceed that stated in the Bulk Regulations and Data Table. The public amenities which form the basis of the F.A.R. approved during the Part II Approval shall be constructed within six (6) months of the issuance of the certificate of occupancy for the building.

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, 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 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 C3-6 Commercial-Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40170 through 40178 of this Journal.]

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

RPD 755

Residential Planned Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area in Public Right-of-Way:

62,900 square feet = 42,500 square feet + 20,400 square feet.

8/30/2000

REPORTS OF COMMITTEES

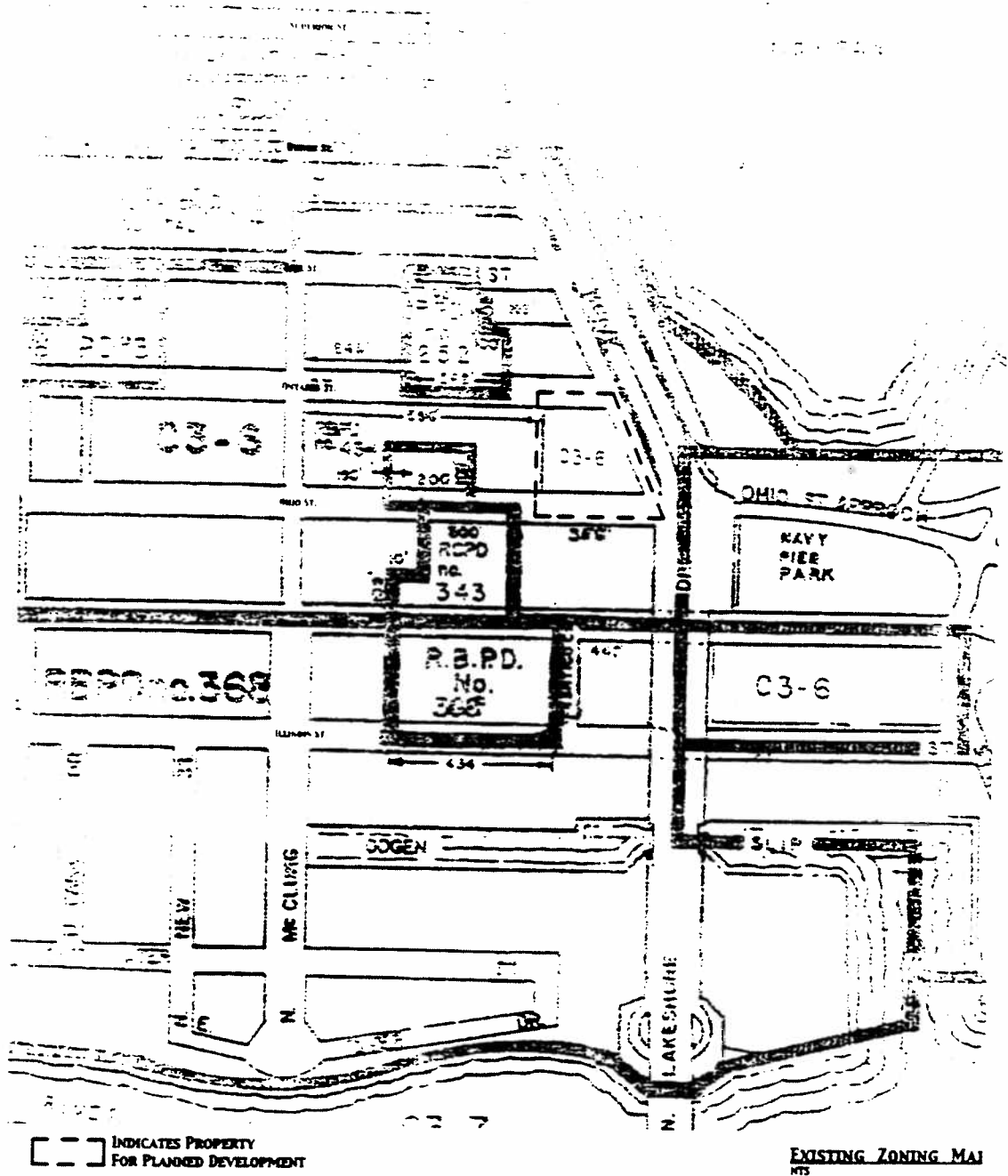
40169

Maximum Permitted Floor Area Ratio:	18.00.
Setbacks from Property Line:	In conformance with the Site plan.
Maximum Percentage of Site Coverage:	In conformance with the Site plan.
Maximum Number of Dwelling Units:	252 dwelling units.
Minimum Number of Parking Spaces:	2.1 spaces for each dwelling unit.
Minimum Number of Off-Street Loading Berths:	4 loading berths.
Maximum Building Height:	In conformance with Building Elevations.

Public Amenity Table.

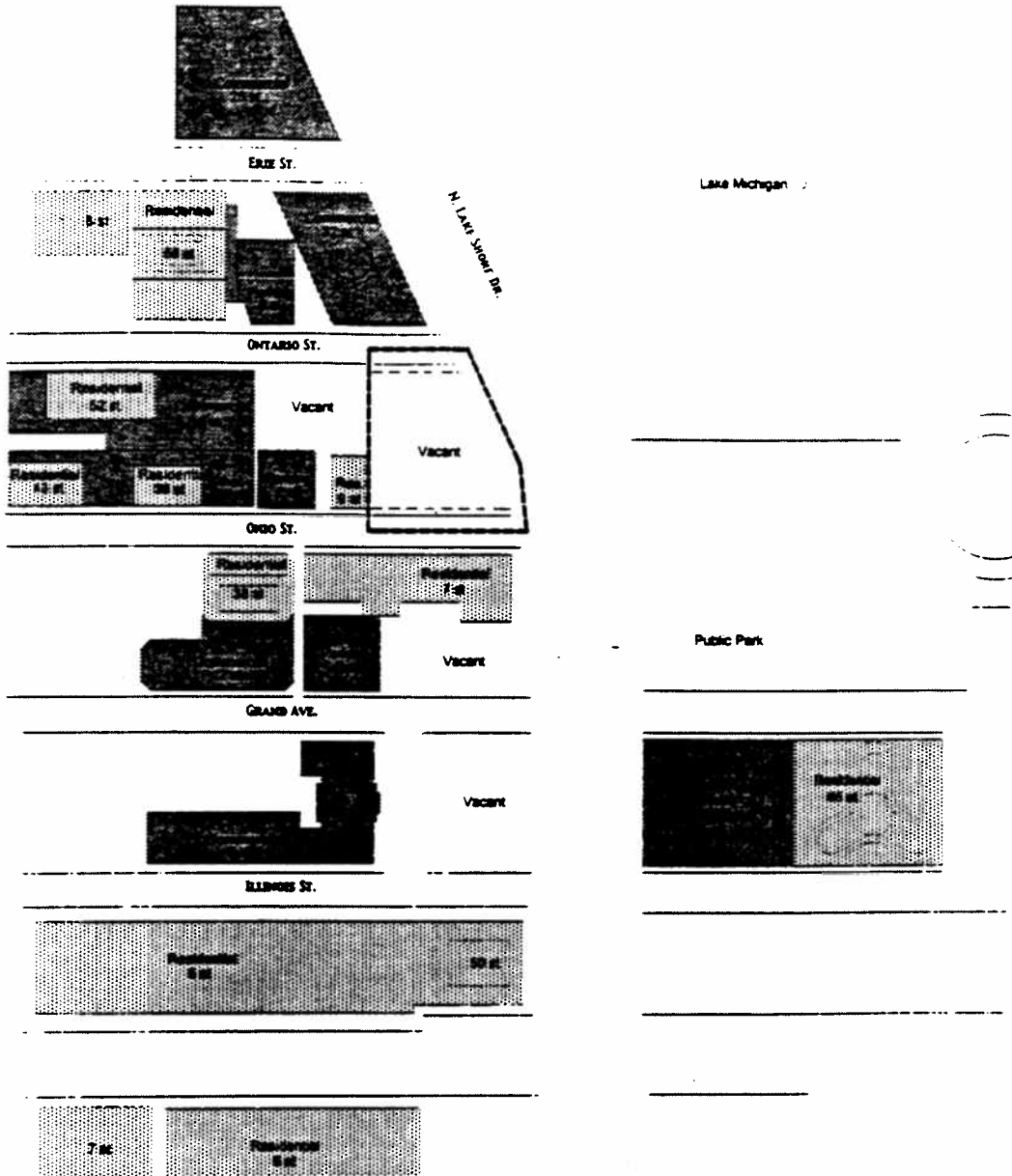
Public Amenity	Total Value Based On Current Design	Ratio
Upper Level Setbacks:	3.00	.20 x Setback Area/Net Site Area.
Above Ground Parking concealed with Habitable Space (Lake Shore Drive):	2.00	.50 x Facade Area/Net Site Area.
Above Ground Parking concealed along Ohio Street and Ontario Street:	0.88	.20 by Facade Area/Net Site Area.
Streetscape Improvements (\$61,200.00):	0.12	1 square foot of Floor Area per \$12.00 of expenditures on qualifying items.

Existing Zoning Map.



<p>N</p> <p>DATE: 12.14.99 REVISED: 7.13.00</p>	<p>RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET</p>	<p>APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611</p>	<p>PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 40 CHICAGO, IL 60610</p>
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Existing Land-Use Map.

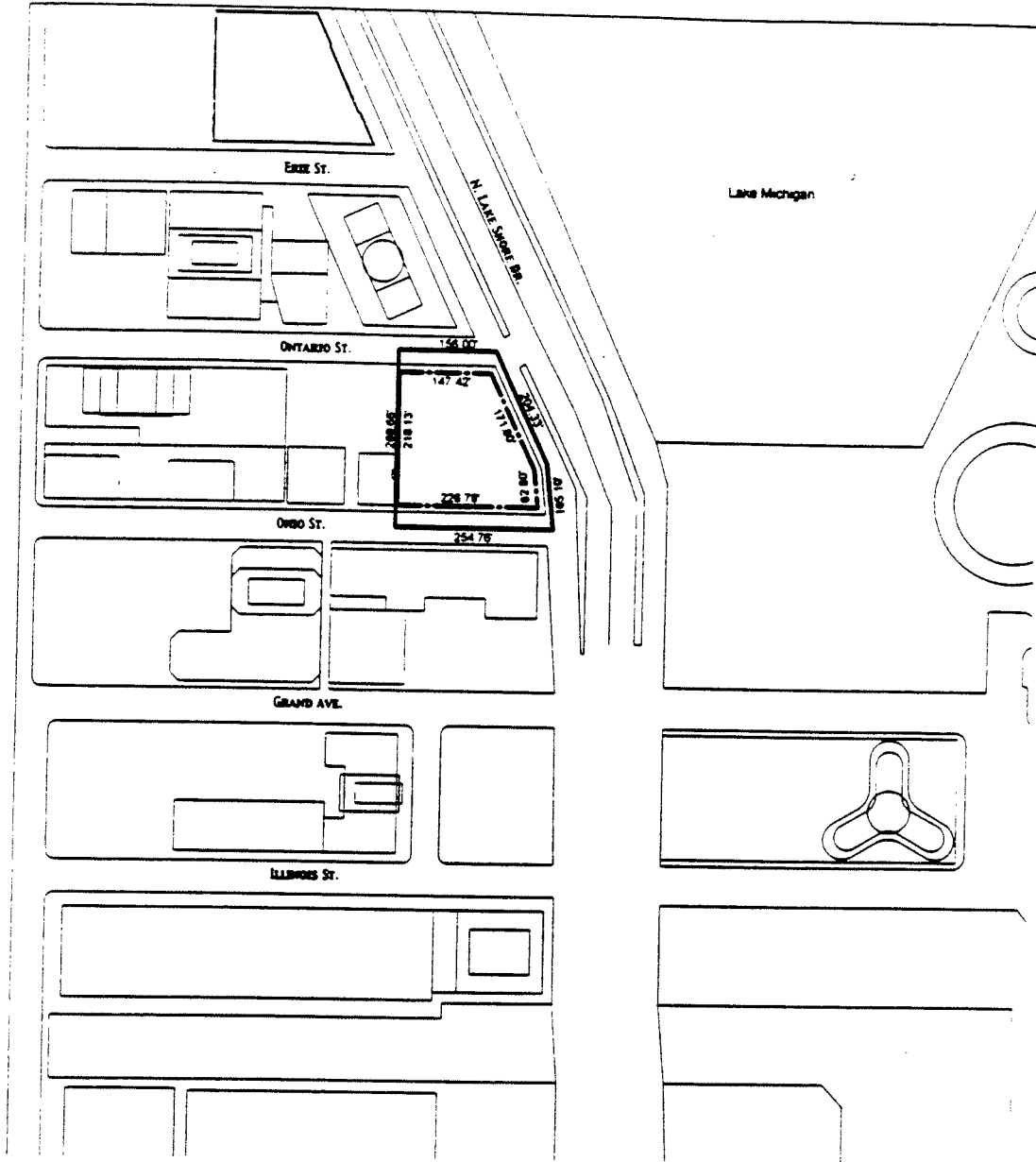




 INDICATES PROPERTY FOR PLANNED DEVELOPMENT

EXISTING LAND USE MAP
KTS


 ATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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Planned Development Boundary Map.

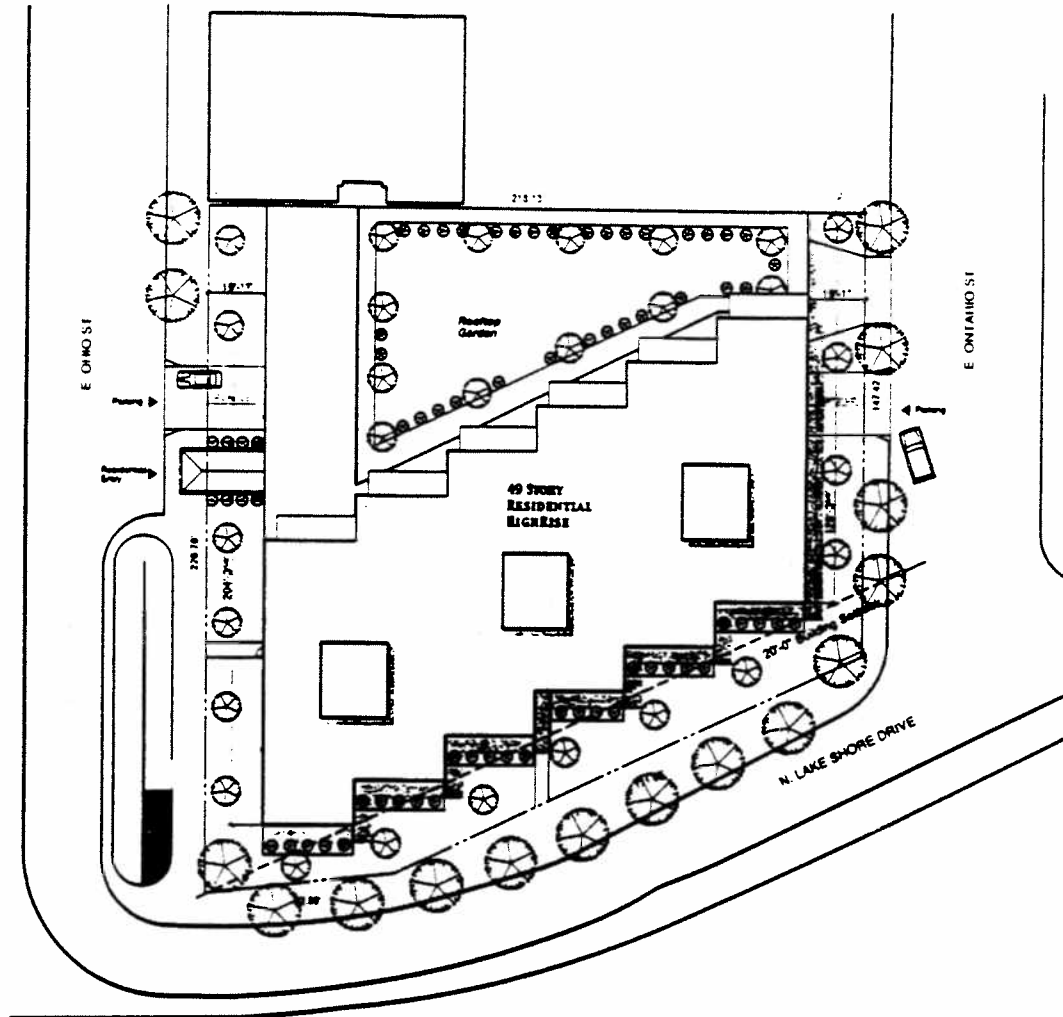


 PLANNED DEVELOPMENT BOUNDARY
 PROPERTY LINES

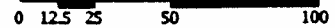
PLANNED DEVELOPMENT BOUNDARY MAP
M75


 DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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Site Plan.

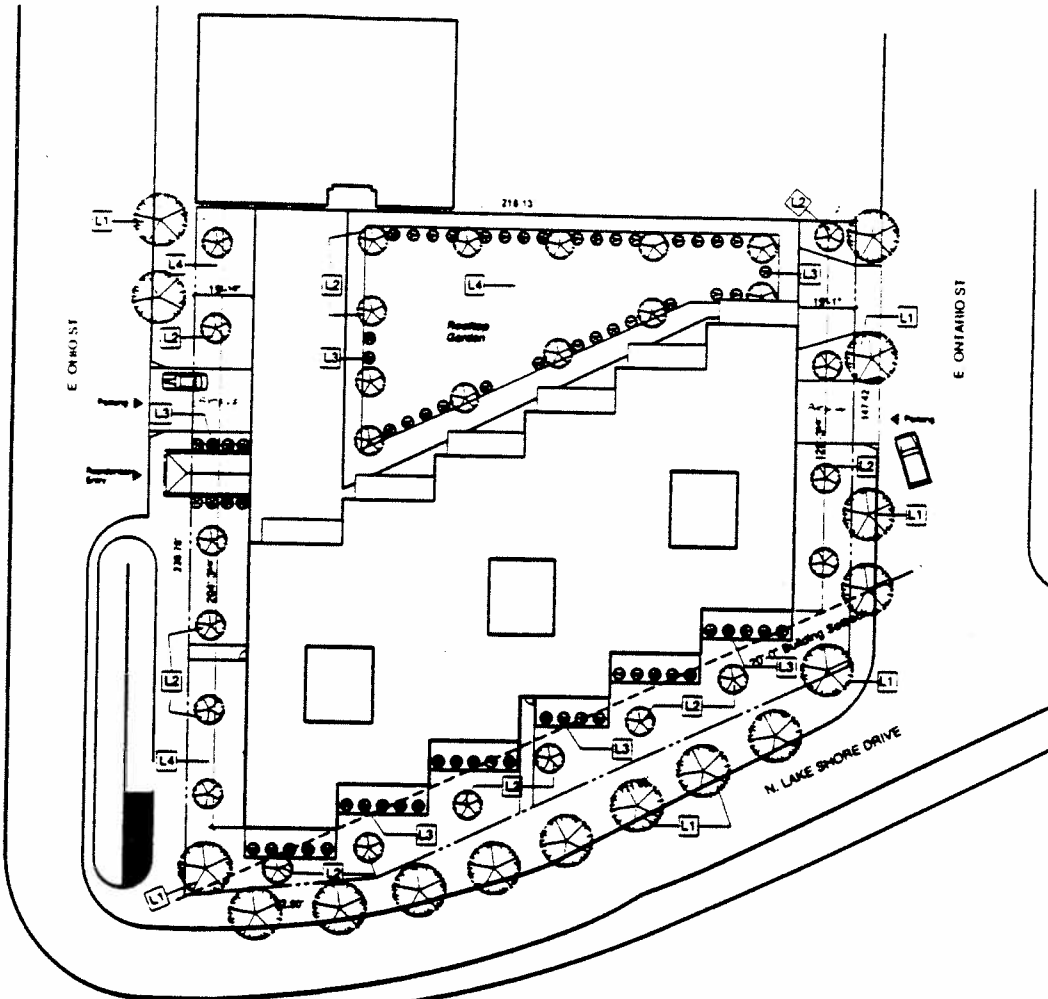


SITE PLAN



 DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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Landscape Plan.



LANDSCAPE PLAN

0 12.5 25 50 100

Tab	Title	Date	Author	Revised
L-1	Site Plan	1-11-99	J. Haymes	
L-2	Site Plan	2-11-99	J. Haymes	
L-3	Site Plan	3-11-99	J. Haymes	
L-4	Site Plan	4-11-99	J. Haymes	

Plant	Quantity	Notes
Tree	10	Plant in courtyard
Shrub	20	Plant along walkway
Flower	50	Plant in courtyard
Grass	100	Plant in courtyard
Water	1	Plant in courtyard
Light	5	Plant in courtyard
Walkway	100	Plant in courtyard
Driveway	100	Plant in courtyard
Garage	100	Plant in courtyard
Pool	100	Plant in courtyard
Deck	100	Plant in courtyard
Patio	100	Plant in courtyard
Stair	100	Plant in courtyard
Wall	100	Plant in courtyard
Fence	100	Plant in courtyard
Gate	100	Plant in courtyard
Sign	100	Plant in courtyard
Light	100	Plant in courtyard
Water	100	Plant in courtyard
Grass	100	Plant in courtyard
Flower	100	Plant in courtyard
Shrub	100	Plant in courtyard
Tree	100	Plant in courtyard

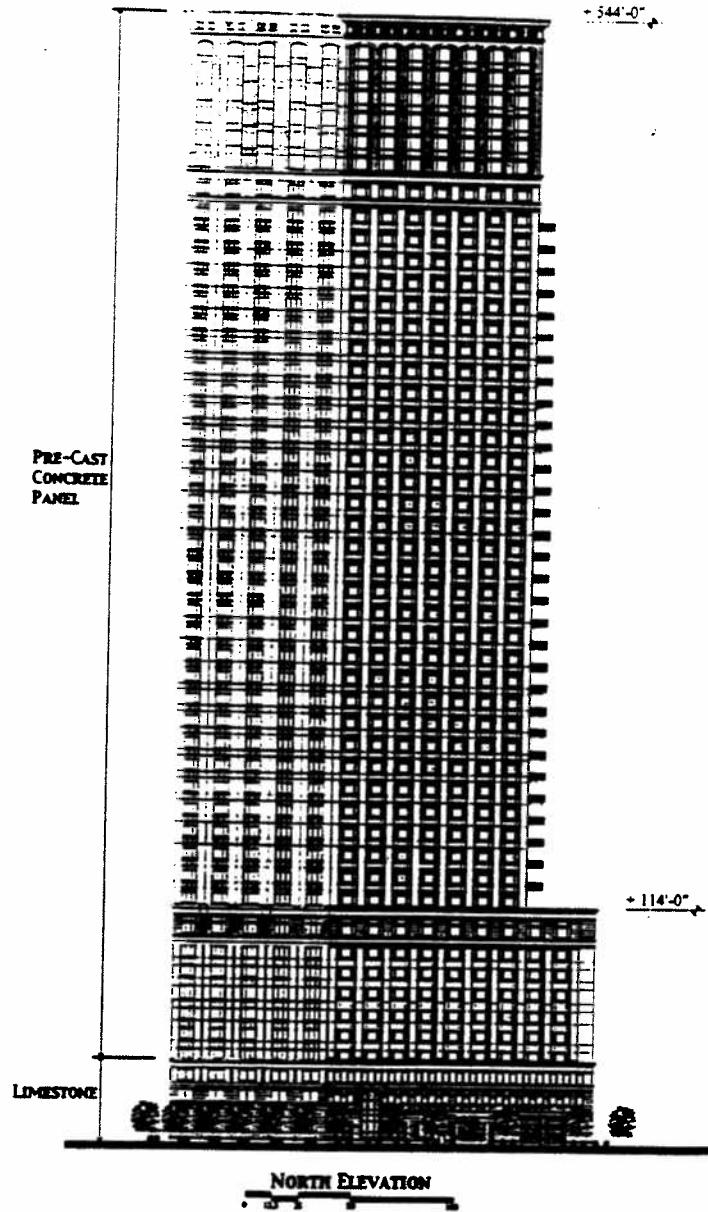
DATE: 12.14.99
REVISED: 7.13.00

RESIDENTIAL PLANNED DEVELOPMENT
600-622 N. LAKE SHORE DRIVE
460-482 E. OHIO STREET
461-473 E. ONTARIO STREET

APPLICANT:
ATLANTIS PROPERTIES
405 N. WABASH AVE. SUITE P2W
CHICAGO, IL 60611

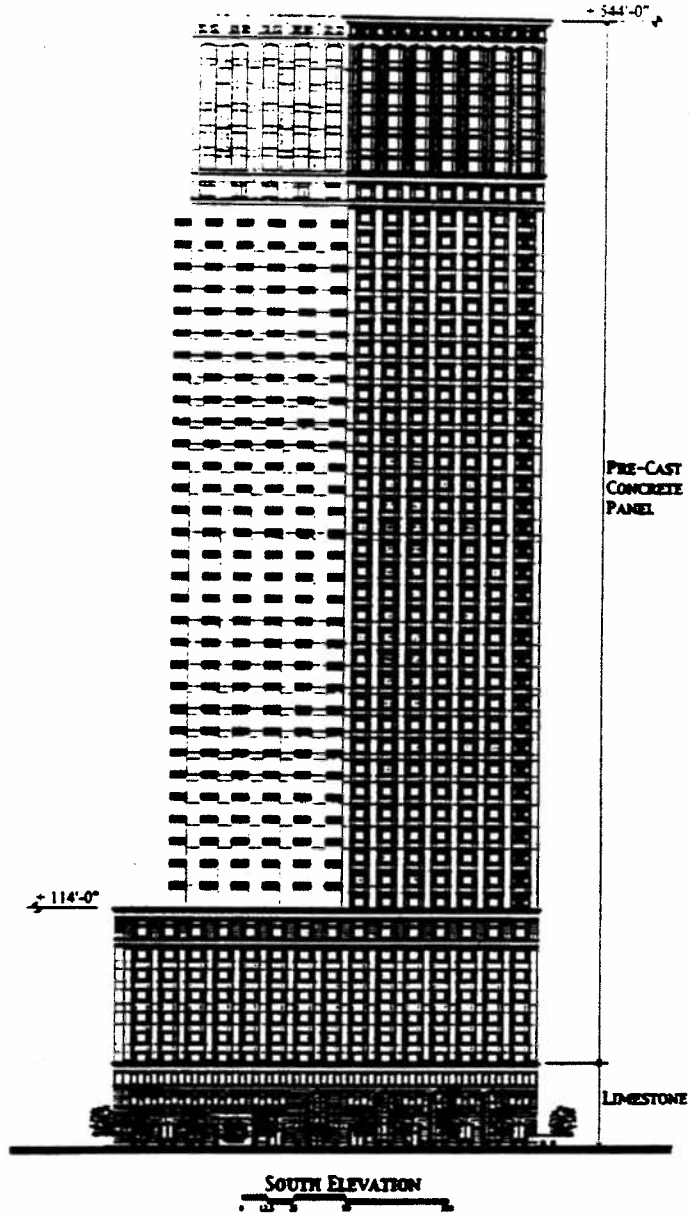
PAPPAGEORGE HAYMES, LTD.
ARCHITECTS
814 N. FRANKLIN ST, SUITE 400
CHICAGO, IL 60610

North Building Elevation.



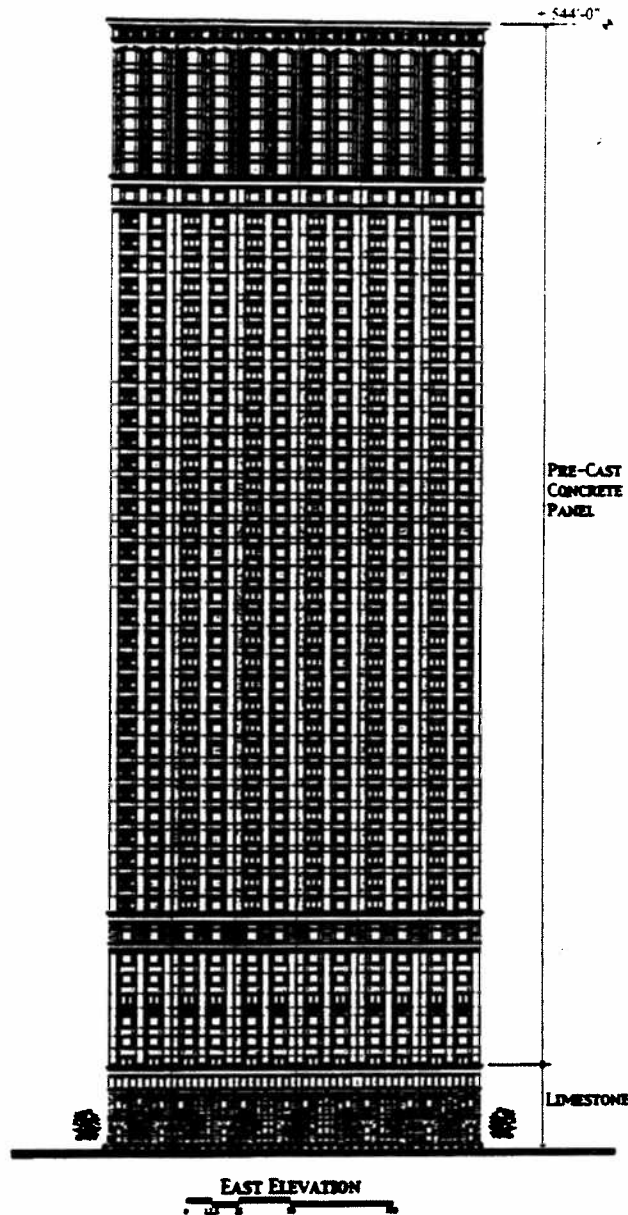
DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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South Building Elevation.



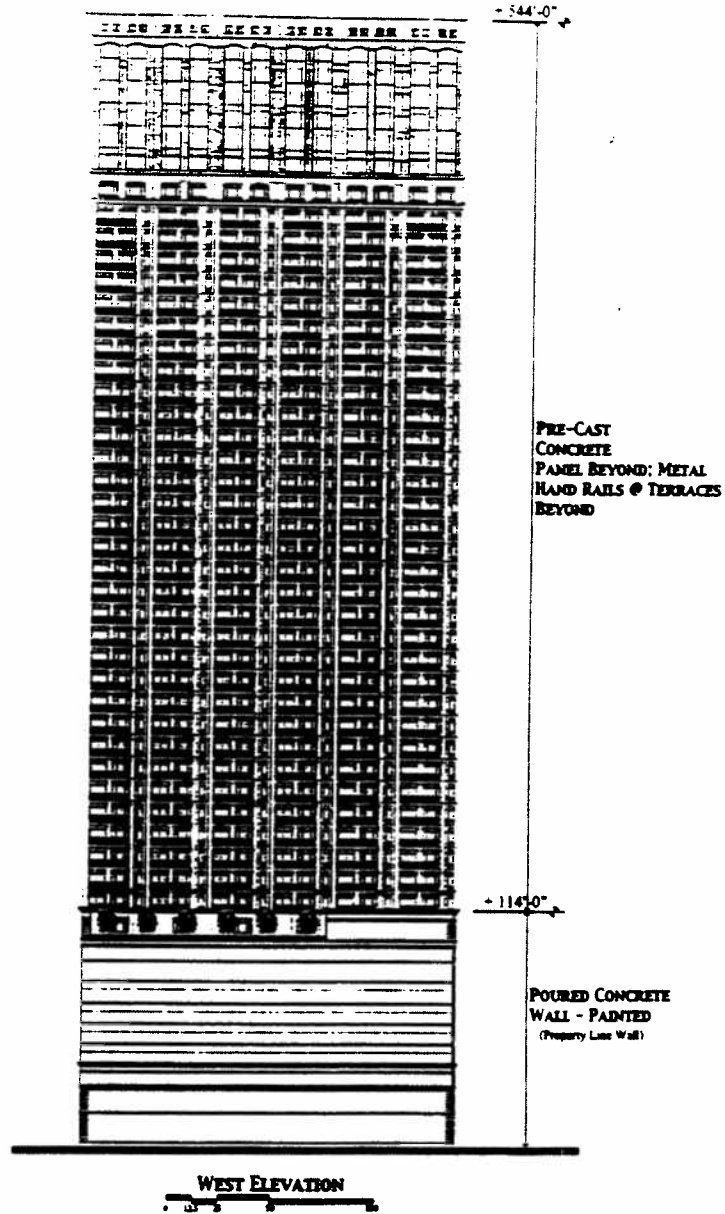
DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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East Building Elevation.



DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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West Building Elevation.



DATE: 12.14.99 REVISED: 7.13.00	RESIDENTIAL PLANNED DEVELOPMENT 600-622 N. LAKE SHORE DRIVE 460-482 E. OHIO STREET 461-473 E. ONTARIO STREET	APPLICANT: ATLANTIS PROPERTIES 405 N. WABASH AVE, SUITE P2W CHICAGO, IL 60611	PAPPAGEORGE HAYMES, LTD. ARCHITECTS 814 N. FRANKLIN ST, SUITE 400 CHICAGO, IL 60610
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