



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>

June 7, 2001

Mr. Paul W. Shadle  
Piper Marbury Rudnick and Wolfe  
202 North LaSalle Street  
Suite 1800  
Chicago, IL 60601-1293

RE: Request for minor changes to Residential Planned Development No.  
760 (60 W. Erie Street)

Dear Mr Shadle:

Please be advised that your request for minor changes to Residential Planned Development No. 760 on behalf of 60 West Erie, L.L.C., has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested that the approved Building Elevations and Site and Landscape Plan be replaced with the revised exhibits dated May 21, 2001 prepared by Lucien LaGrange and Associates. The modifications you are requesting to the Building Elevations include increasing the height of the building from 221 feet to 242 feet, increasing the number of floors from 17 to 20 and using highly articulated architectural concrete in place of pre-cast concrete panels. Other modifications include the enclosure of the three alley facades of the garage and the reduction in the number of units from 40 to a maximum of 30 while maintaining 58 parking spaces.

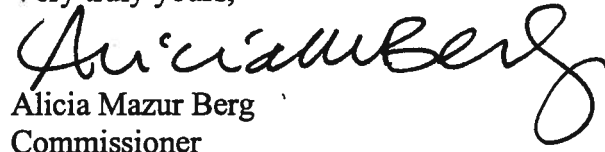
The increased height of the building, which is the result of reducing the size of the floor plates above the garage level, would not significantly impact the appearance of the building. In addition, the primary facade materials of glass and metal would remain and modifications to the top of the building retain distinctive architectural detailing.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The revised Building Elevations and Site and Landscape Plan dated May 21, 2001, are made part of this approval. Also included as an attachment to this approval is the April 20, 2001 letter from your architect, Lucien Lagrange and Associates, which includes a



detailed description of the standards to be followed regarding the quality of the poured-in-place concrete for this building. Please include these specifications and commitments as part of your forthcoming Part II request letter.

Very truly yours,

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

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo

*Reclassification Of Area Shown On Map Number 1-F.  
(As Amended)  
(Application Number 12755)*

*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 B7-5 General Central Business District symbols and indications as shown on Map Number 1-F within the area bounded by:

the alley next north of and parallel to West Erie Street; the alley next west of and parallel to North Dearborn Street; West Erie Street; and the alley next east of and parallel to North Clark Street,

to those of Residential Planned Development Number 760, 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:

*Residential Planned Development Number 760.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 760 (the "Planned Development") consists of approximately eight thousand seven hundred sixty-four (8,764) net square feet (zero and two-tenths (0.2) acres) of property located in the area bounded by the alley next north of and parallel to West Erie Street; the alley next west of and parallel to North Dearborn Street; West Erie Street; and the alley next east of and parallel to North Clark Street, which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned by the applicant, 60 West Erie, L.L.C., an Illinois limited liability company.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, 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 titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or any property owners association which is formed to succeed the applicant and any ground lessors.
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/Landscape Plan ("Site Plan") dated August 21, 2000; and Building Elevations prepared by Lucien Lagrange & Associates dated August 21, 2000. Full size copies of these plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted in the Planned Development shall be dwelling units, ground floor retail uses, accessory parking and accessory uses. All parking in the Planned Development shall be deemed accessory parking.
6. Identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.

7. For the purpose of determining the floor area ratio of improvements within the Planned Development, area dedicated to elevator shafts, stairwells and mechanical equipment on the floors reserved for parking only shall not be included in floor area.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Any changes to ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Ingress and egress to the proposed parking garage is contemplated from Erie Street.
9. In addition to the maximum height of the building and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements also shall be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits described in Statement 4 above, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant or legal title holder of the Property and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of 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 its best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy-efficient

manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

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 of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B7-5 General Central Business District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 40282 through 40289 of this Journal.]

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

*Residential Business Planned Development Number 760,  
As Amended.*

*Plan Of Development Bulk Regulations And Data Table.*

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

± 14,166 gross square feet (0.32 acres) = ± 8,764 net square feet + 5,402 square feet  
in public right-of-way.

Maximum Permitted Floor  
Area Ratio:

7.7.

Minimum Setbacks from  
Property Line:

In accordance with the Site/Landscape  
Plan.

Maximum Number of  
Dwelling Units:

40.

Minimum Number of  
Parking Spaces:

1.3 spaces for each dwelling unit.

Minimum Number of  
Loading Docks:

In accordance with the Site/Landscape  
Plan.

Maximum Percentage of  
Land Covered:

In accordance with the Site/Landscape  
Plan.

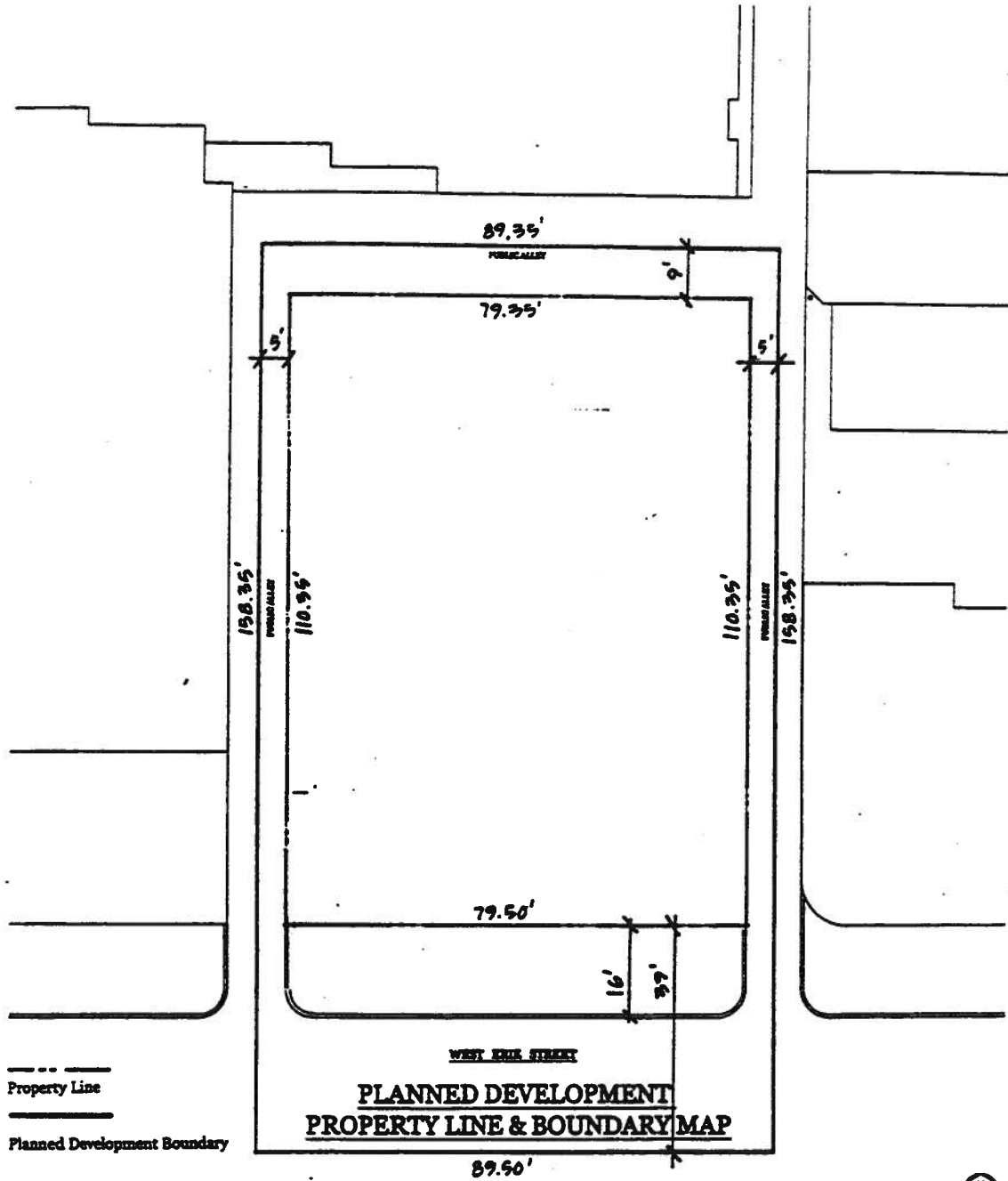
Maximum Building Height:

231 feet.

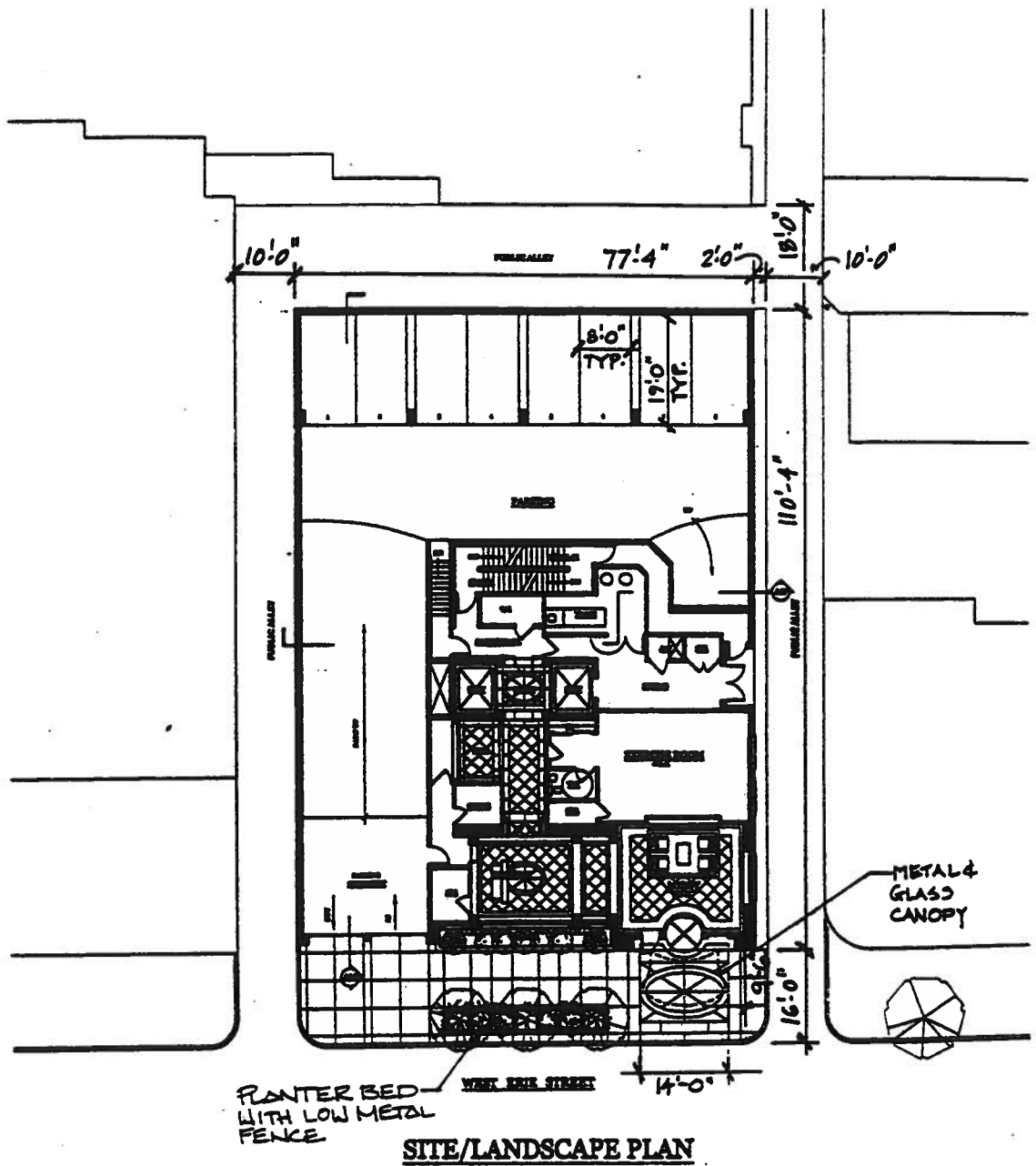




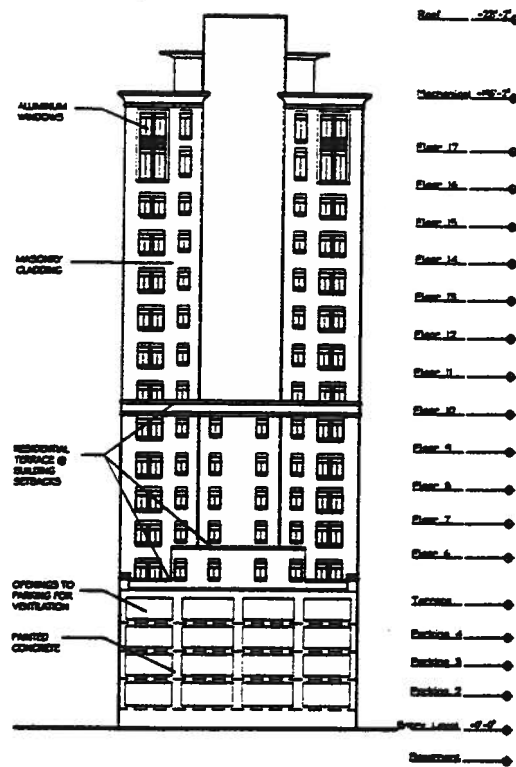
Planned Development Property Line  
And Boundary Map.



Site/Landscape Plan.



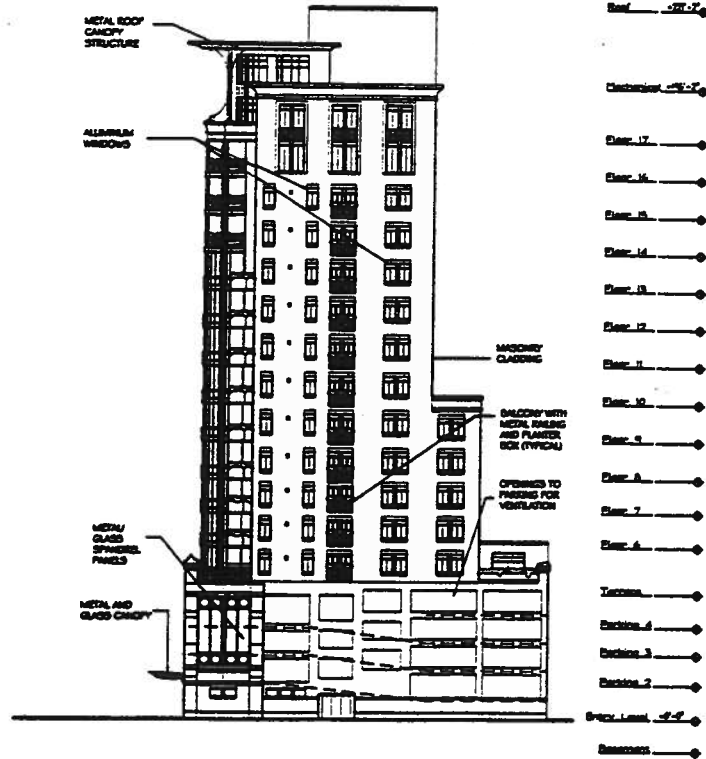
North Building Elevation.



**NORTH ELEVATION**

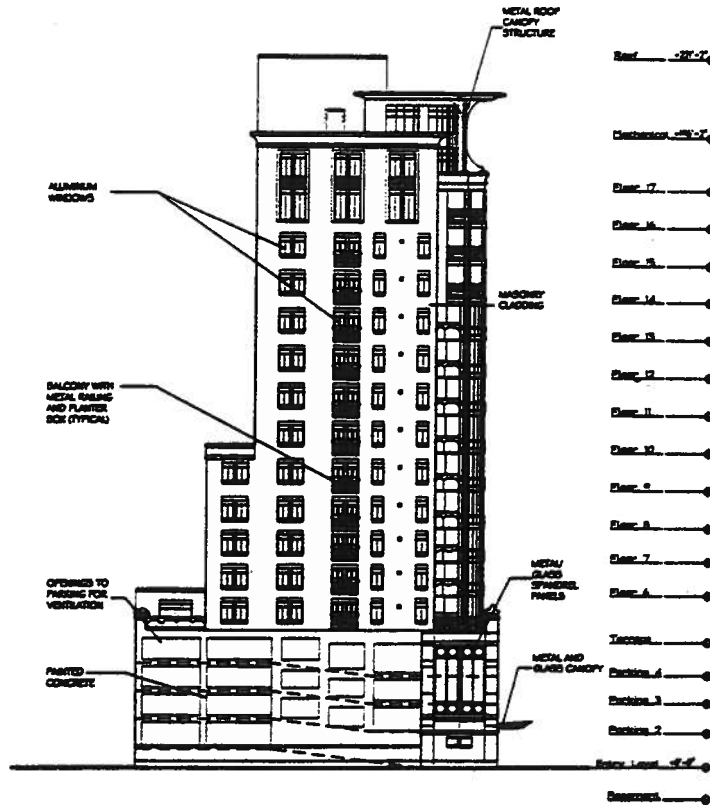


East Building Elevation.



**EAST ELEVATION**

West Building Elevation.



WEST ELEVATION