

# PD 815

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

Exhibit "A" referred to in this ordinance reads as follows:

*Exhibit "A".*

Legal Description for property commonly known as 460 North Noble Street:

Lot 2 in Hambleton's Subdivision of Block 1 in Armour's Subdivision in the southeast corner of the west half of the northwest quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers:

17-08-131-047-0000; and

17-08-131-030-0000.

*Reclassification Of Area Shown On Map No. 2-E.  
(As Amended)  
(Application No. 21085)  
(Common Address: 1147 S. Wabash Ave.)*

*RBPD 815, 99*

[SO2022-2058]

*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-Business Planned Development Number 815 symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 179.0 feet north of and parallel to East Roosevelt Road; the alley next east of and parallel to South Wabash Avenue; a line 100.50 feet north of and parallel to East Roosevelt Road; South Michigan Avenue; East Roosevelt Road; and South Wabash Avenue,

to those of Residential-Business Planned Development Number 815, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereto and to no others.

SECTION 2. This ordinance shall be in full 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. 815, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development consists of approximately forty-seven thousand one hundred thirty-seven (47,137) square feet (one and eight hundredths (1.08) acres) and is owned or controlled by Neighborhood Rejuvenation Partners L.P. and Wabash/Roosevelt LLC. Family Roots LLC is the "Applicant" for purposes of this amendment to Subarea B.
2. All applicable official reviews, approvals or permits are required to be obtained by the co-applicants or their 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 co-applicants or their 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 co-applicants, their successors and assigns and, if different than the co-applicants, the legal titleholder and any ground lessors. All rights granted hereunder to the co-applicants shall inure to the benefit of the co-applicants' successors and assigns and if different than the co-applicants, 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, dated September 15, 2022; a Planned Development Property Line and Boundary Map; Vicinity/Context Map; a Site Plan; Garden Terrace at Ninth Floor; a Roof/Landscape Plan; Surface Parking Plan; Building Sections and Building Elevations, dated February 14, 2002 prepared by DeStefano and Partners as to Subarea A and Vinci/Hamp Architects, Inc. as to Subarea B, as published in the February 27, 2002 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 80380 to 80393. Full-size sets of the Site Plan, Roof/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":
  - Subarea A:
    - Multi-family dwelling units, retail uses and parking.
  - Subarea B:
    - Multi-family dwelling units, art galleries, "Art Related Uses" as defined in the redevelopment agreement by and between the co-applicants and the City, business uses as permitted in the DX-12 Downtown Mixed-Use District, dormitory rooms and parking, accessory and non-accessory and cannabis dispensary provided that a special use is approved pursuant to the standards under Section 17-9-0129 of the Chicago Zoning Ordinance. No cannabis business establishment which requires a special use may operate in any planned development prior to such use being reviewed and approved as a special use by the Zoning Board of Appeals (17-9-0129-5). The special use application must be filed pursuant to Sections 17-13-0900 and 17-13-0905-G and the applicable rules issued by the Zoning Board of Appeals.
6. Business identifications and 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 buildings 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 Plan, Roof/Landscape Plan and Building Elevations or otherwise in accordance with the terms of the Redevelopment Agreement, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 Neighborhood Rejuvenation Partnership L.P. as it relates to Subarea A and Wabash/Roosevelt LLC as it relates to Subarea B and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
13. The co-applicants acknowledge 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.
14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the

planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. This planned development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to revert the property to Residential-Business Planned Development Number 815, as approved February 27, 2002.

[Surrounding Zoning Map and Surrounding Land-Use Map referred to in this Plan of Development Statements printed on pages 52232 and 52233 of this *Journal*.]

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

*Residential-Business Planned Development No. 815, As Amended.*

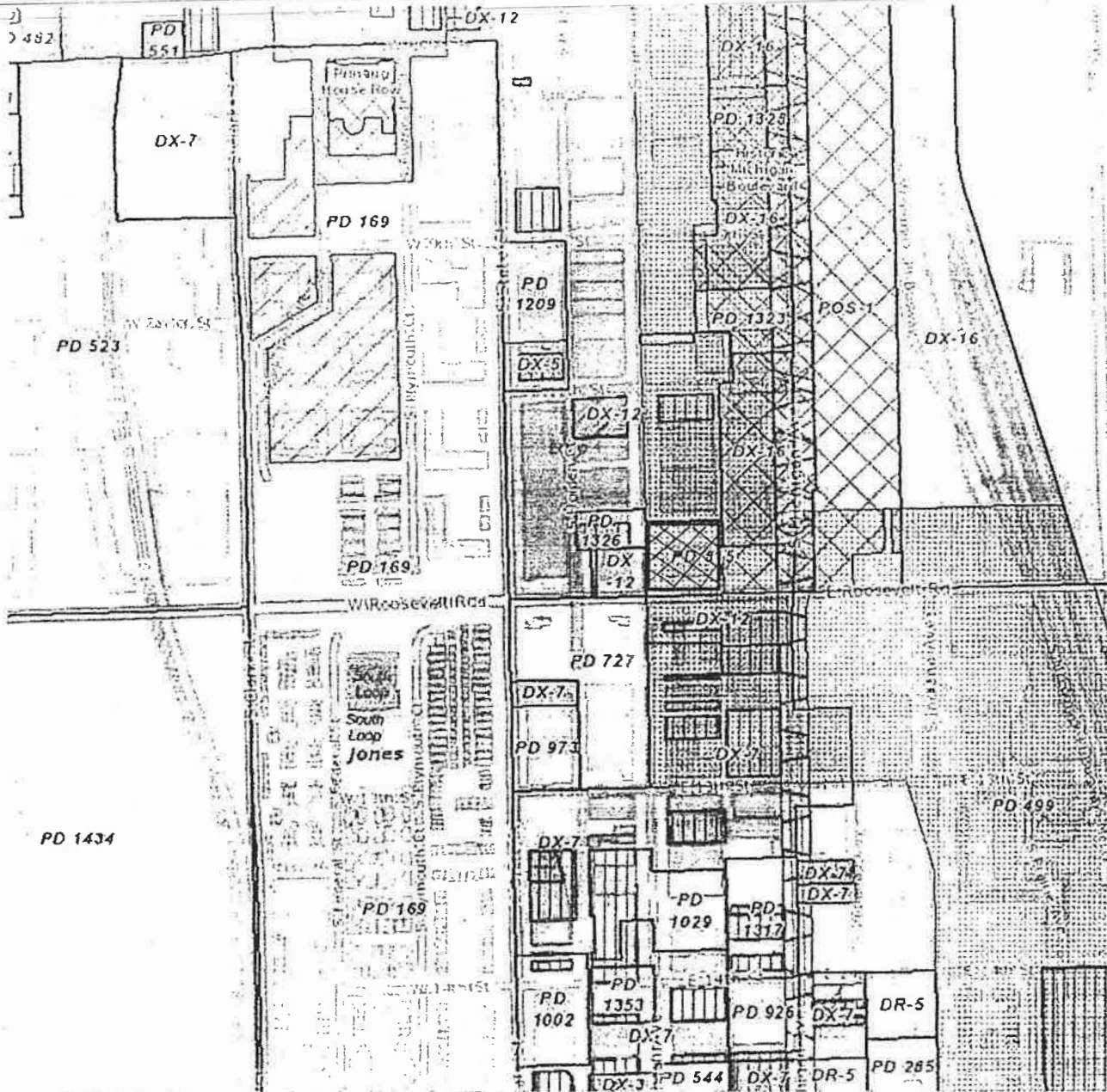
*Bulk Regulations And Data Table.*

Net Site Area	Square Feet	Acre	Public Right-Of-Way	Gross Site Area	Maximum Floor Area Ratio	Maximum Number/Units
Subarea A	17,030.02	0.39	16,950.66	33,980.68	23.5	225
Subarea B	30,107.00	0.69	18,332.98	48,439.98	3.38	32 units or 65 dorms
<b>TOTAL:</b>	<b>47,137.02</b>	<b>1.08</b>	<b>35,283.64</b>	<b>82,420.66</b>	<b>10.65</b>	<b>257</b>


	Subarea A	Subarea B
Maximum Percent of Site Coverage:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Required Building Setbacks:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Building Height:	Per Building Elevations	Per Building Elevations
Minimum Number of Parking Spaces:	225 parking spaces	If Surface Parking:  34 parking spaces plus 15 tandem spaces  If Developed:  49 parking spaces plus 1 space per dwelling unit
Minimum Number of Off-Street Loading Docks:	2 loading docks	1 loading dock
Maximum Height of Building (to roof above highest habitable floor):	438 feet, 4 inches	102 feet, 0 inches

FINAL FOR <sup>168</sup>  
PUBLICATION

Planned Development No. 815, As Amended



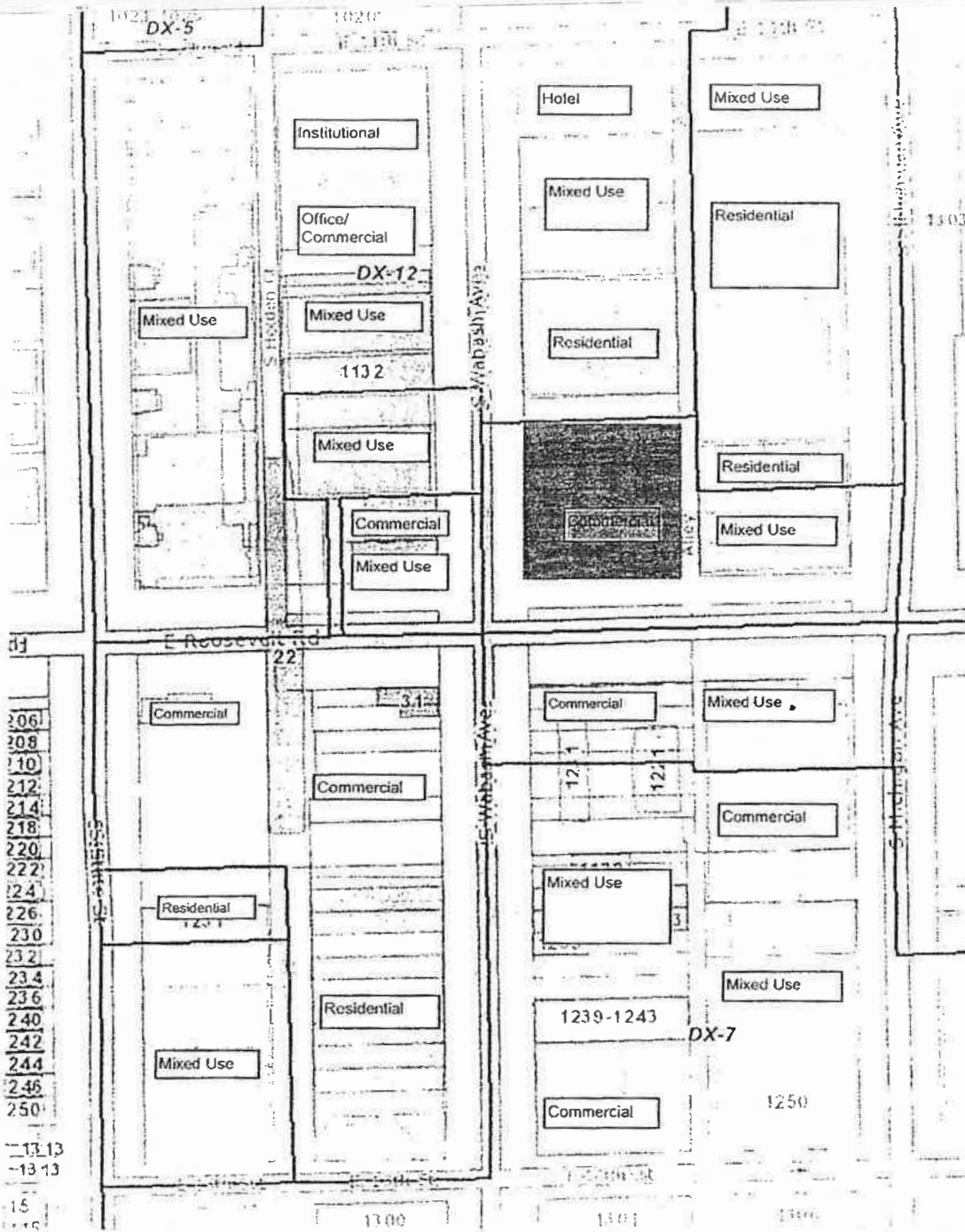
SURROUNDING ZONING MAP

 SUBJECT SITE

Applicant: Family Roots, LLC  
 Address: 1147 South Wabash Avenue  
 Introduced: July 20, 2022  
 Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

Planned Development No. 815, As Amended



SURROUNDING LAND USE MAP

Applicant: Family Roots, LLC  
 Address: 1147 South Wabash Avenue  
 Introduced: July 20, 2022  
 Plan Commission: September 15, 2022



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 11, 2022

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe St., 37th Floor  
Chicago, IL 60603

**Re: 1147 S. Wabash Ave. and 48 E. Roosevelt Rd.**

Dear Ms. McGuire:

In response to your recent request, please be advised that the subject property is zoned Residential-Business Planned Development No. 815 ("PD 815") and within Subarea B. (Subarea A of PD 815 is within the cannabis Downtown Exclusion Zone). Family Roots, LLC, is seeking to establish an adult use cannabis dispensary at the subject site and you have included consent from the property owner, Wabash/Roosevelt, L.L.C., with your request.

Pursuant to Statement No. 5 of PD 815, a cannabis dispensary is permitted in Subarea B provided that a special use is approved pursuant to the standards under Section 17-9-0139 of the Zoning Ordinance ("Ordinance"). Pursuant to Section 17-9-0129 (3) of the Ordinance, an adult use cannabis dispensary shall be located no closer than 500 feet from any school. According to our records, and those provided with your request, there are no schools within 500 feet of the subject property.

Before a public hearing is held by the Zoning Board of Appeals to consider the special use application, the applicant must hold at least one community meeting in the ward in which it is proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process. This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

C: Victor Resa, Susan Perry



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

December 27, 2010

John J. George  
Attorney At Law  
Two First National Plaza  
Suite 400  
Chicago, IL 60603-1903

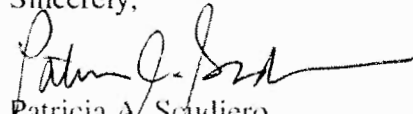
**Re: Lake Michigan and Chicago Lakefront Protection Ordinance  
Waiver for Residential Business Planned Development No. 815,  
Sub Area B, proposed Trader Joe's at 48-50 East Roosevelt Road**

Dear Mr. George:

Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance waiver has been considered by the Department of Zoning and Land Use Planning. Trader Joe's is proposing to occupy the existing one and two-story building on the corner of E. Roosevelt Rd. and S. Wabash Ave. They are also proposing to expand the existing 33-car surface parking lot to the north by adding a one-story below grade parking garage for a total of 52 parking spaces.

Pursuant to Section 16-4-150 of the Zoning Ordinance, Approval required-Exemptions, the total estimated cost for the proposed parking garage is \$1,769,000.00, which is less than 50% of the total cost of the replacement of the existing structure (\$6,500,000.00) and therefore, meets the exemption criteria. As such, I hereby approve your request for a waiver from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the proposed improvements to the existing parking lot at 48-50 E. Roosevelt Rd.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
C: Mike Marmo, Main file





City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

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<http://www.cityofchicago.org>

December 27, 2010

John J. George  
Attorney At Law  
Two First National Plaza  
Suite 400  
Chicago, IL 60603-1903

**Re: Administrative Relief request for Residential Business Planned Development No. 815, Sub Area B, proposed Trader Joe's at 48-50 East Roosevelt Road**

Dear Mr. George:

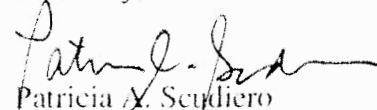
Please be advised that your request for a minor change to Residential Business Planned Development No. 815 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Trader Joe's is proposing to occupy the existing one and two-story building on the corner of E. Roosevelt Rd. and S. Wabash Ave. They are also proposing to expand the existing 33-car surface parking lot to the north by adding a one-story below grade parking garage for a total of 52 parking spaces. Revised Site and Landscape Plans, prepared by NORR Architects, and dated December 13, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing the expansion of the existing surface parking lot below grade will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 815, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
cc: Mike Marmo, Erik Glass, Main file



on the east by North Peoria Street; on the north by West Ohio Street; on the west by a line having a northern terminus of 117.02 feet west of the west line of North Peoria Street and a southern terminus of 116.71 feet west of the west line of North Peoria Street; and on the south by West Grand Avenue,

to those of an R4 General Residence 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 2-E.  
(As Amended)  
(Application Number 13409)*

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

*RBPD 815  
LF 421*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District, B7-6 General Central Business District and B6-7 Restricted Central Business District symbols and indications as shown on Map Number 2-E in the area bounded by:

a line 179.0 feet north of and parallel to East Roosevelt Road; the alley next east of and parallel to South Wabash Avenue; a line 100.50 feet north of and parallel to East Roosevelt Road; South Michigan Avenue; East Roosevelt Road; and South Wabash Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area described above, 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 full force and effect from and after its passage and due publication.

At this time, I move for passage of the ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13547 and 13548 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

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, Tillman, Freckwinkle, Hairston, Lyle, Stroger, Beale, Pope, Balcer, Frias, Olivo, 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, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 46.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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-G.*  
(Application Number 13558)

*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 R5 General Residence District symbols and indications as shown on Map Number 1-G in the area bounded by:

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

*Residential-Business Planned Development Number 815.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential-business planned development consists of approximately forty-seven thousand one hundred thirty-seven (47,137) square feet (one and eight hundredths (1.08) acres) and is owned or controlled by the co-applicants, Neighborhood Rejuvenation Partners, L.P. and Wabash/Roosevelt, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the co-applicants or their 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 co-applicants or their 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 co-applicants, their successors and assigns and, if different than the co-applicants, the legal title holder and any ground lessors. All rights granted hereunder to the co-applicants shall inure to the benefit of the co-applicants' successors and assigns and if different than the co-applicants, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Vicinity/Context Map; a Planned Development Property Line and Boundary Map; a Site Plan; a Roof/Landscape Plan; Building Sections and Building Elevations dated February 14, 2002 prepared by DeStefano and Partners as to Subarea A and Vinci/Hamp Architects, Inc. as to Subarea B. Full size sets of the Site Plan, Roof/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":  

Subarea A: multi-family dwelling units, retail uses and parking.  
Subarea B: multi-family dwelling units, art galleries, "Art Related Uses" as defined in the redevelopment agreement by and between the co-applicants and the City, business uses as permitted in the B7-6 General Central Business District, dormitory rooms and parking, accessory and non-accessory.
6. Business identifications and 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 buildings 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, Roof/Landscape Plan and Building Elevations or otherwise in accordance with the terms of the Redevelopment Agreement, and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 Neighborhood Rejuvenation Partnership, L.P. as it relates to Subarea A and Wabash/Roosevelt, L.L.C. as it relates to Subarea B and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The co-applicants acknowledge 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 co-applicants 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 most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The co-applicants acknowledge 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 in this planned development 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 and the zoning of Subarea A shall automatically revert to the pre-existing B7-7 General Central Business District and B6-7 Restricted Central Business District classifications and the zoning of Subarea B shall automatically revert to the pre-existing B7-6 General Central Business District classification.

[Existing Zoning Map; Neighborhood Land-Use Map; Planned Development Property Line and Boundary Map; Vicinity/Context Map; Site Plan; Garden Terrace at Ninth Floor; Roof/Landscape Plan; Surface Parking Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 80378 through 80393 of this Journal.]

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

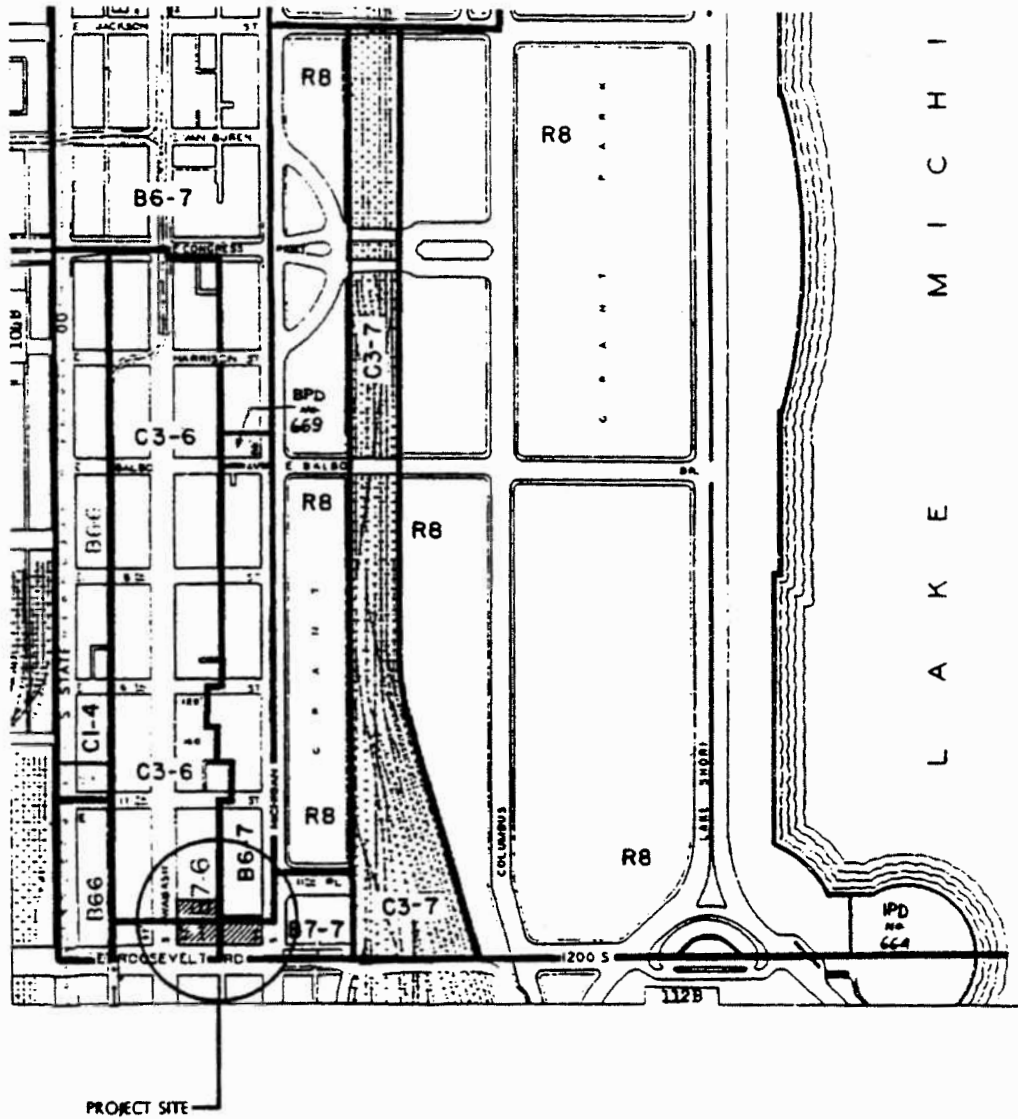
*Residential-Business Planned Development Number 815.*

*Bulk Regulations And Data Table.*

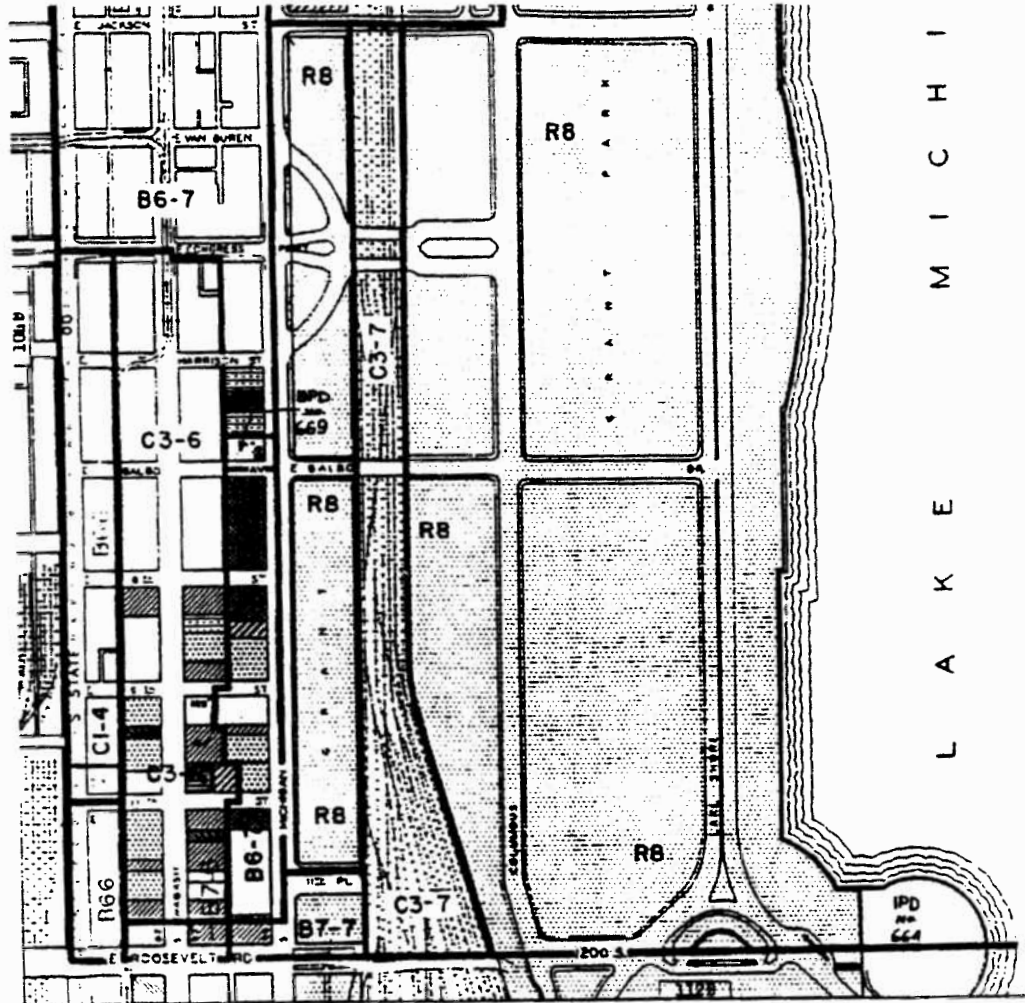
	Net Site Area		Public Right-Of-Way	Gross Site Area	Maximum Floor Area Ratio	Maximum Number/ Units
	Square Feet	Acre				
Subarea A	17,030.02	0.39	16,950.66	33,980.68	23.5	225
Subarea B	30,107.00	0.69	18,332.98	48,439.98	3.38	32 units or 65 dorms
TOTAL:	47,137.02	1.08	35,283.64	82,420.66	10.65	257

	Subarea A	Subarea B
Maximum Percent of Site Coverage:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Required Building Setbacks:	Per Ground Floor Plan	Per Ground Floor Plan
Maximum Building Height:	Per Building Elevations	Per Building Elevations
Minimum Number of Parking Spaces:	225 parking spaces	If Surface Parking: 34 package spaces plus 15 tandem spaces  If Developed: 49 package spaces plus 1 space per dwelling unit
Minimum Number of Off-Street Loading Docks	2 loading docks	1 loading dock
Maximum Height of Building (to roof above highest habitable floor):	438 feet, 4 inches	102 feet, 0 inches

Existing Zoning Map.



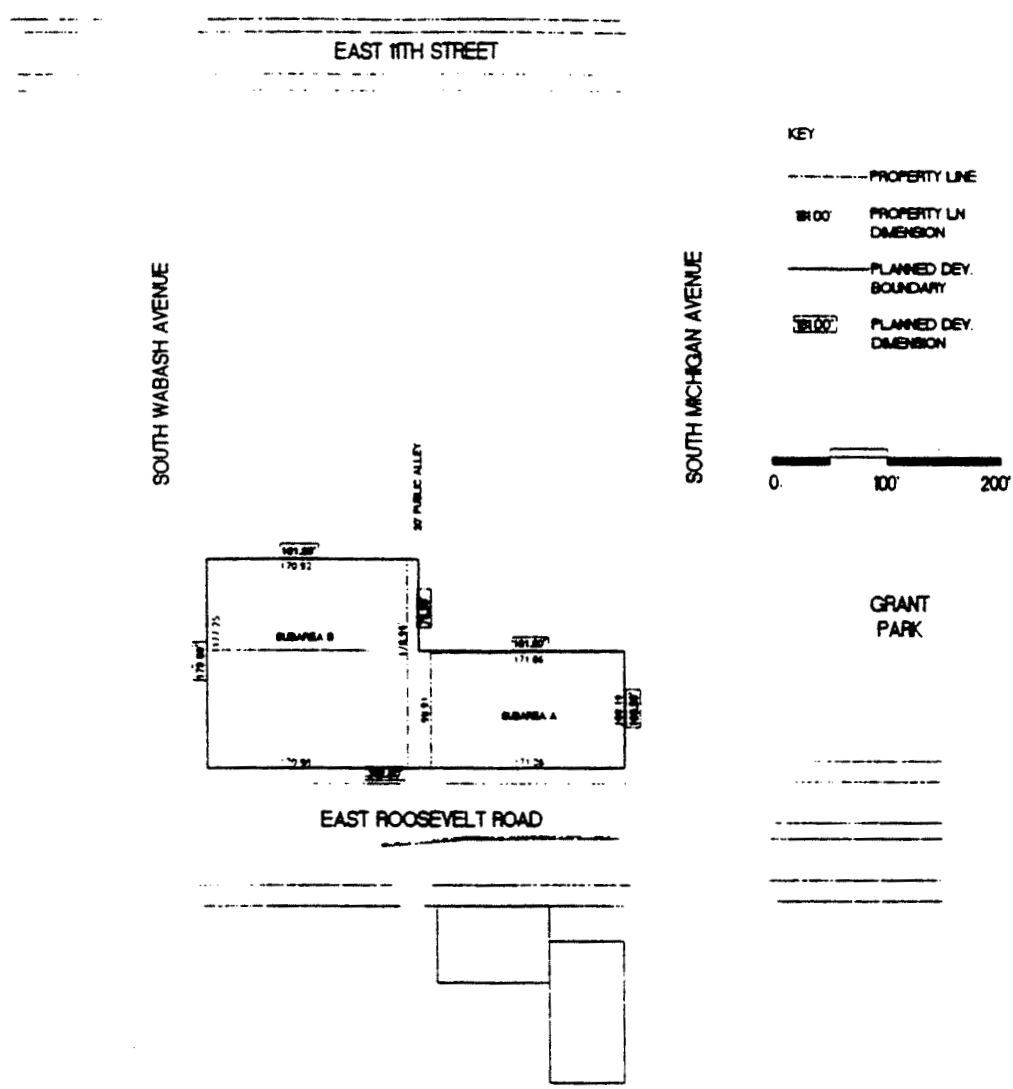
Neighborhood Land-Use Map.



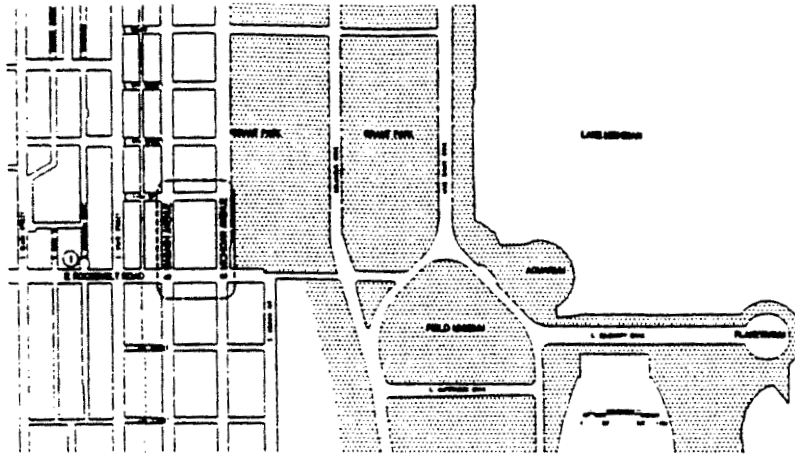
LEGEND


- |             |                |            |
|-------------|----------------|------------|
| HOTEL       | VACANT LAND    | MIXED USE  |
| COMMERCIAL  | VACANT PARKING | OFFICE     |
| RESIDENTIAL | PARK           | GRANT PARK |
| EDUCATIONAL | SITE           |            |

### Planned Development Property Line And Boundary Map.

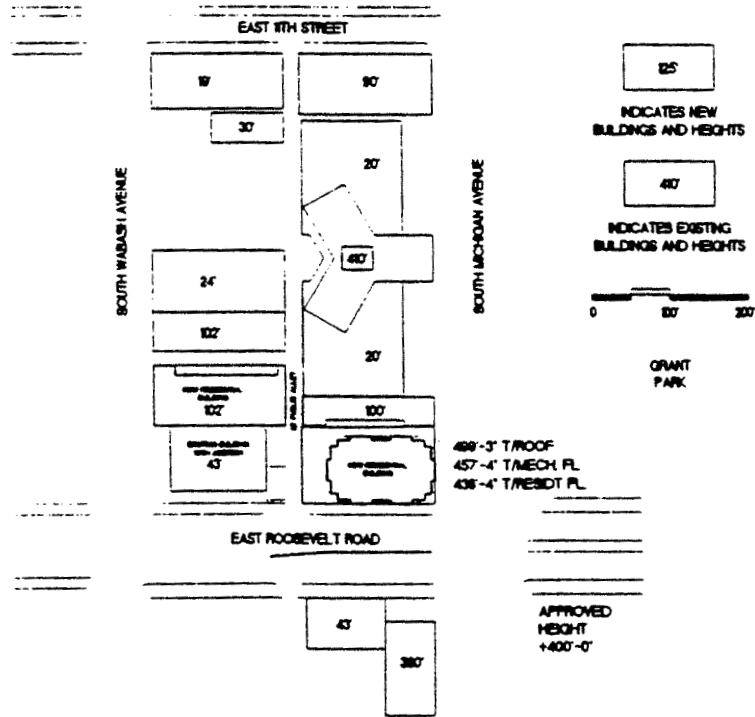


Vicinity/Context Map.



 SOUTH WABASH AVENUE  
 1100 SOUTH WABASH AVENUE  
 1100 SOUTH WABASH AVENUE

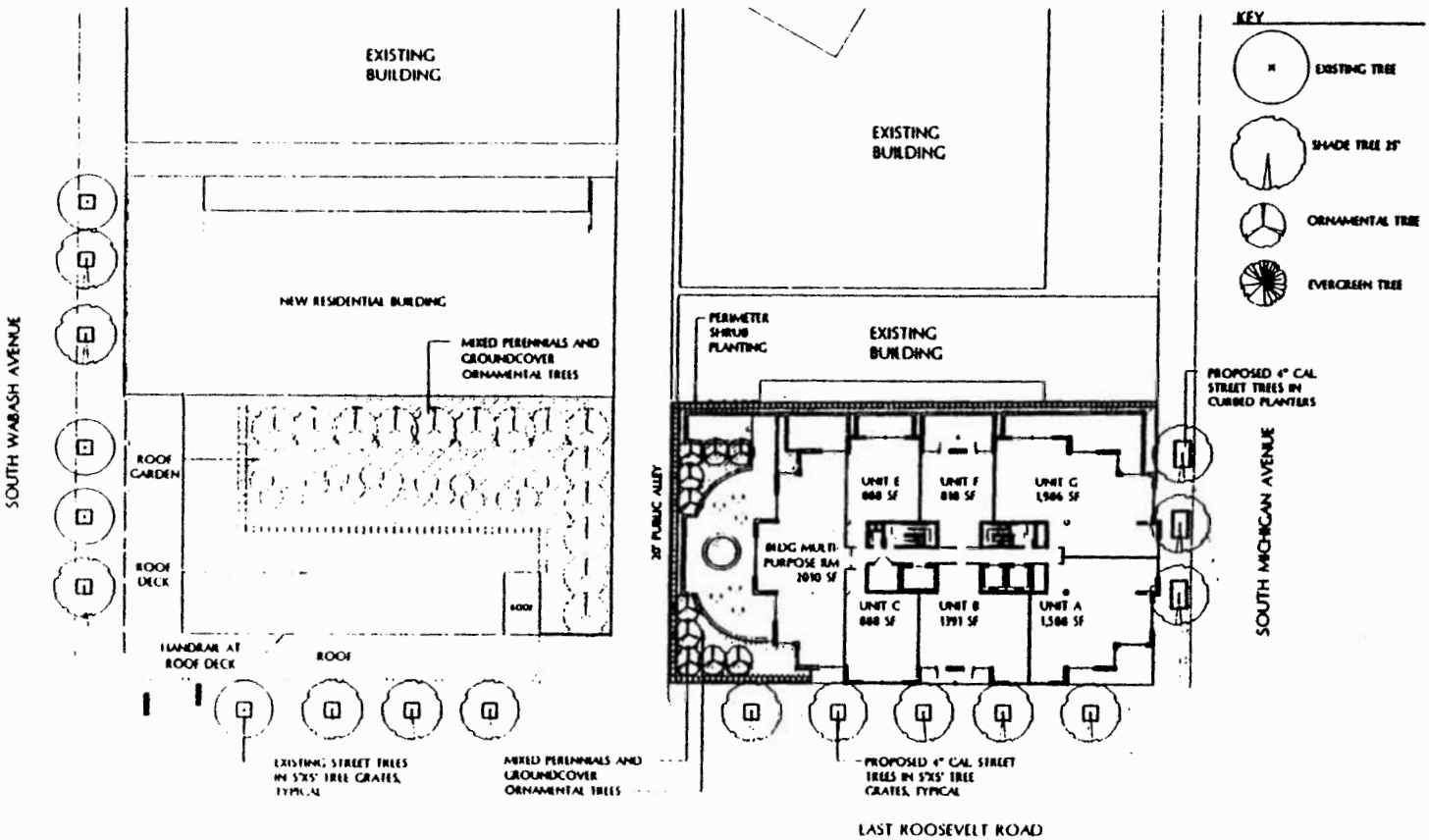
VICINITY PLAN



ENLARGED IMMEDIATE CONTEXT PLAN



Garden Terrace At Ninth Floor.

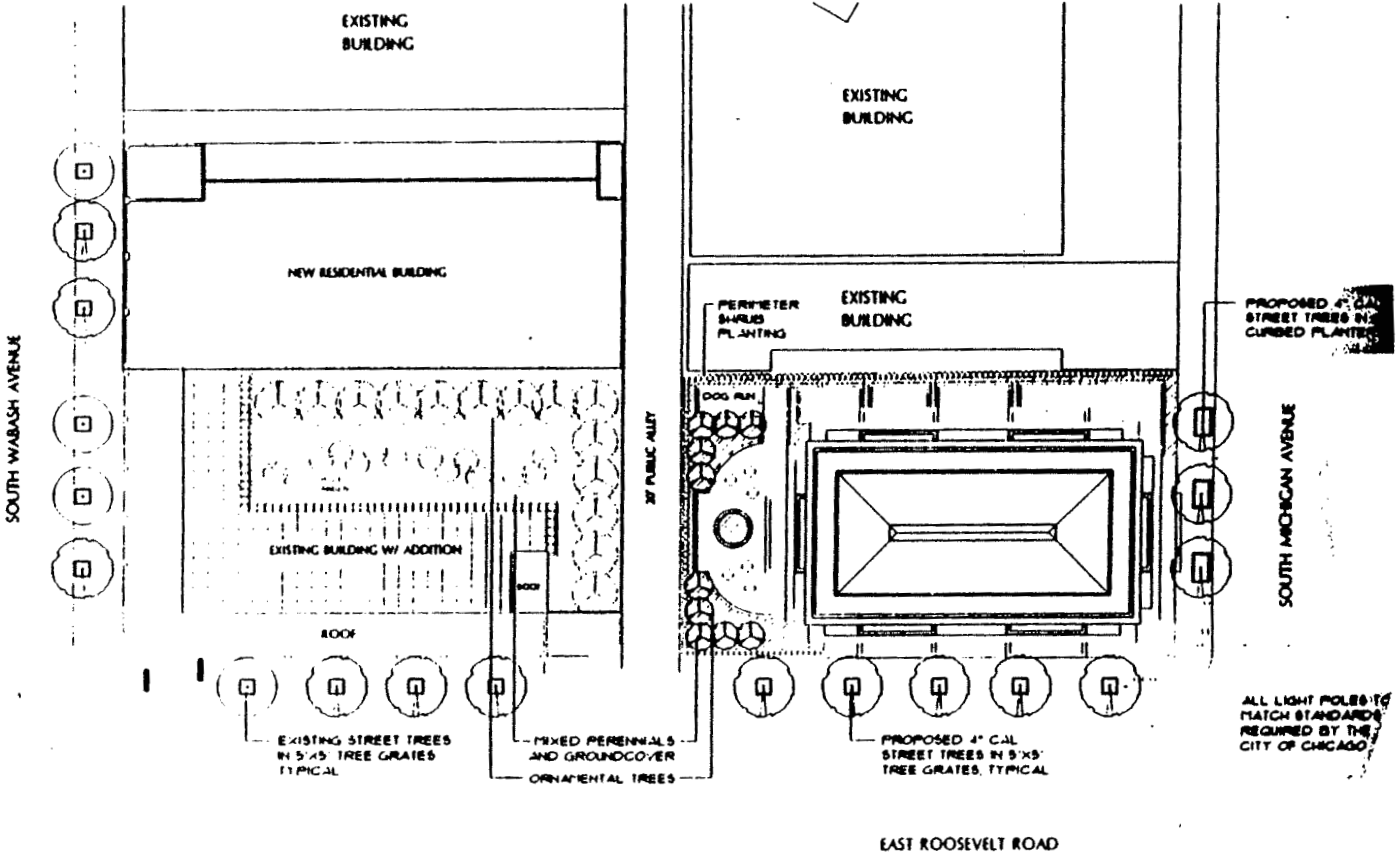


SOUTH MICHIGAN AVENUE

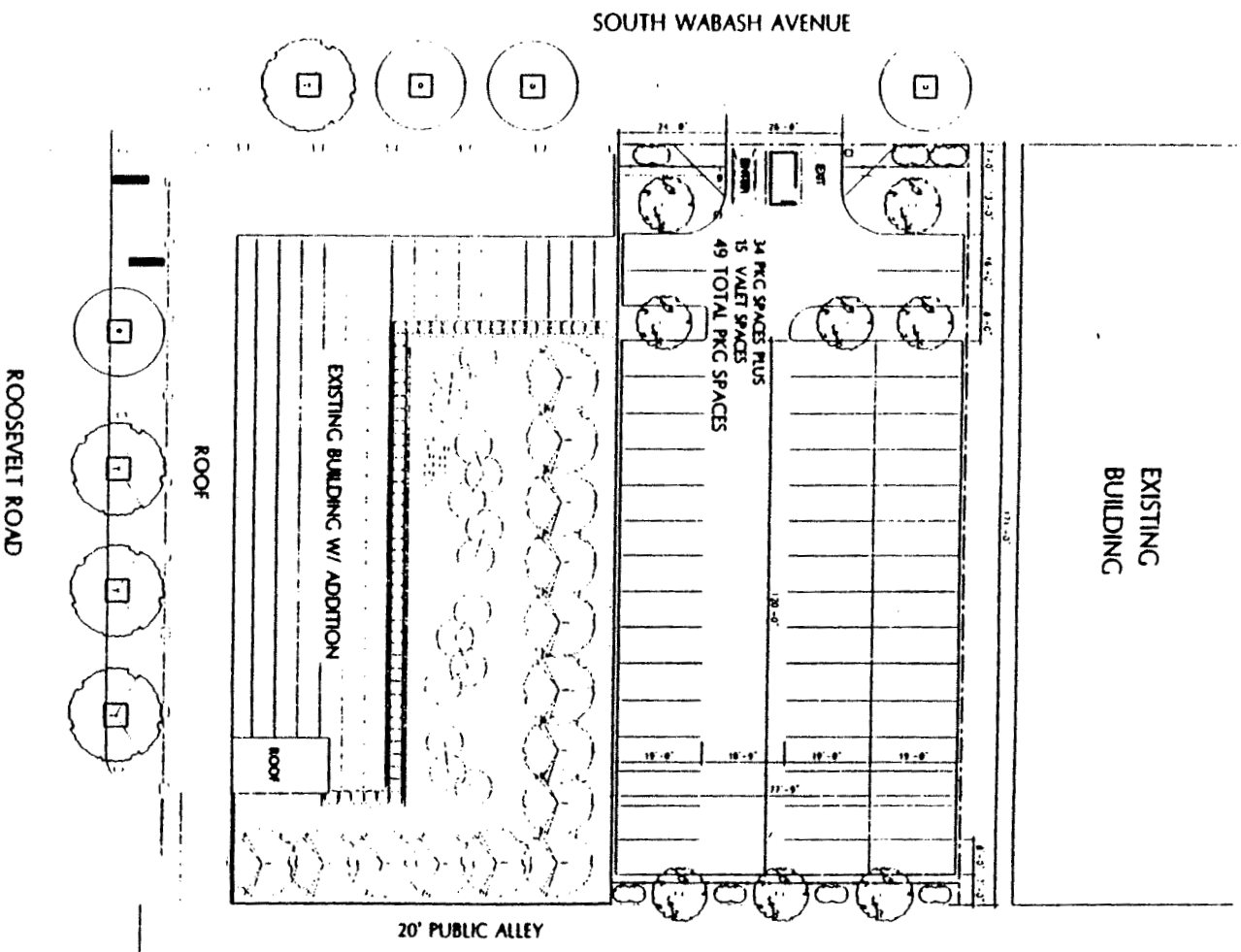
SOUTH MICHIGAN AVENUE

LAST ROOSEVELT ROAD

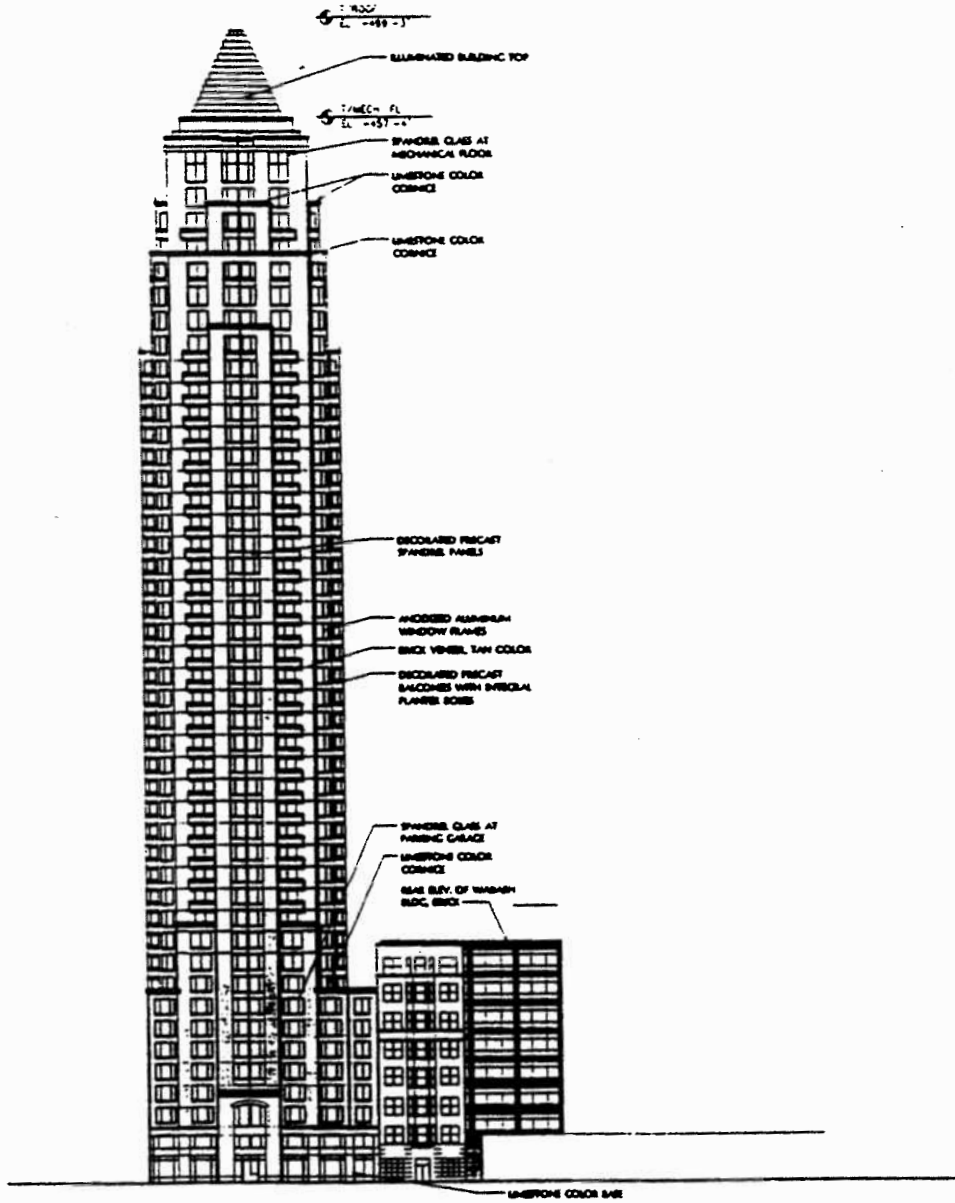
Roof/Landscape Plan.



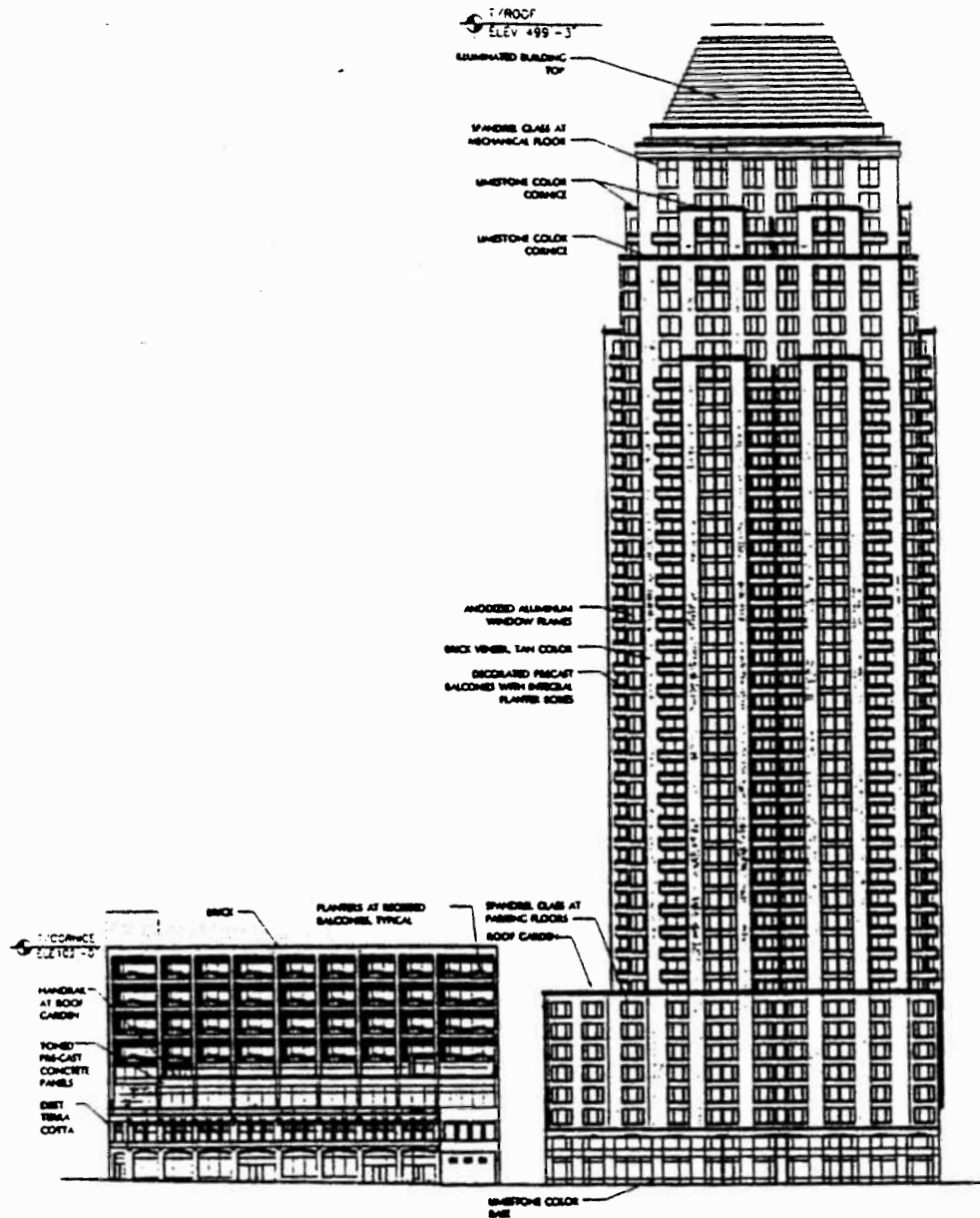
Surface Parking Plan.



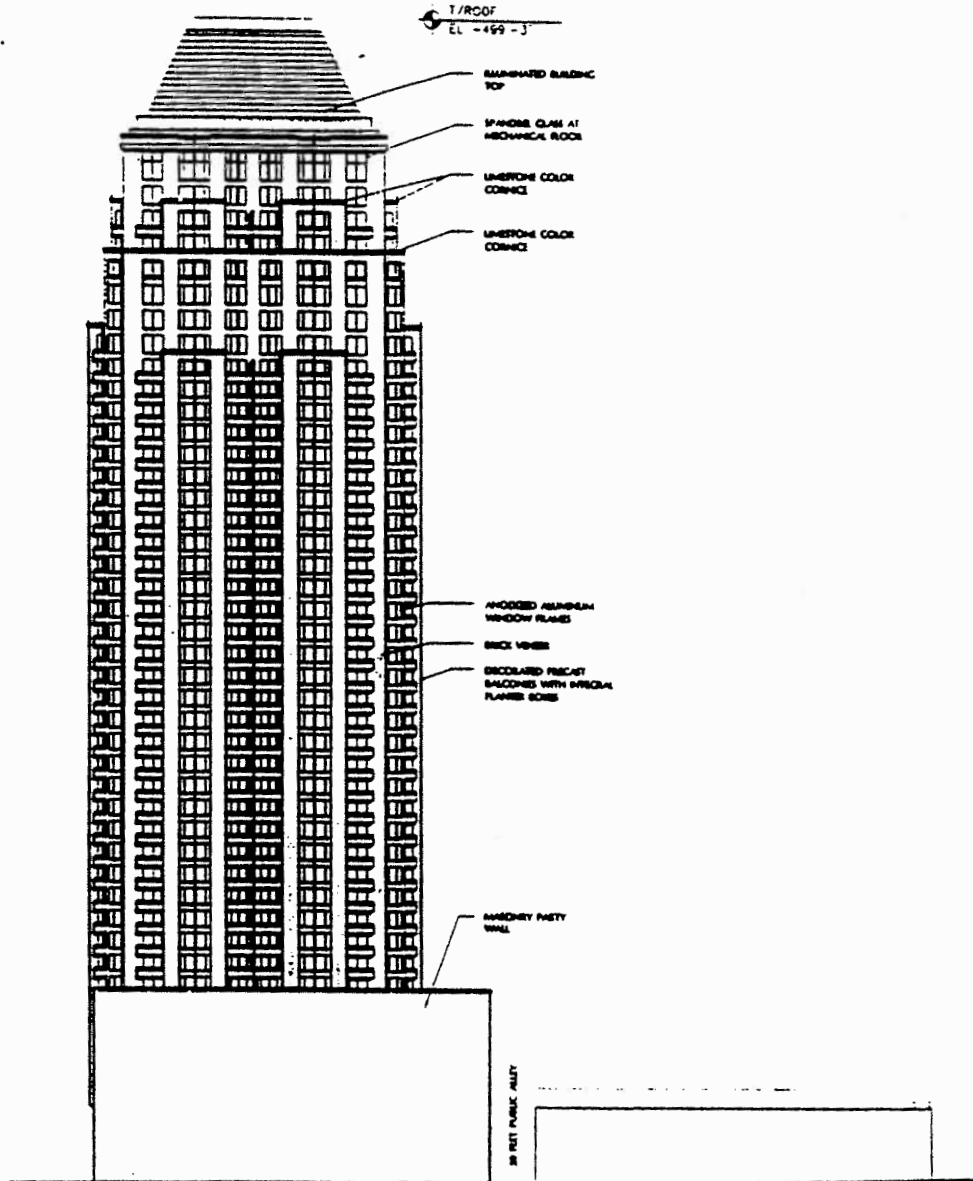
Subarea A Building Elevations -- East.



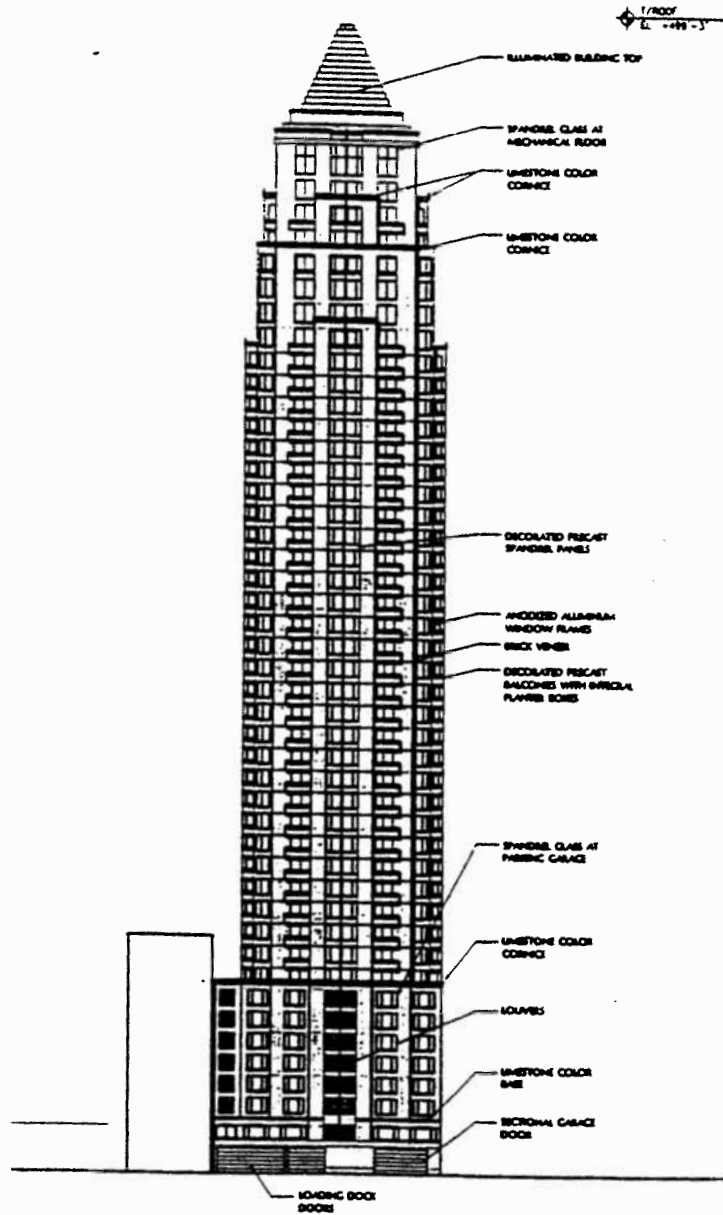
Roosevelt Road Building Elevation.



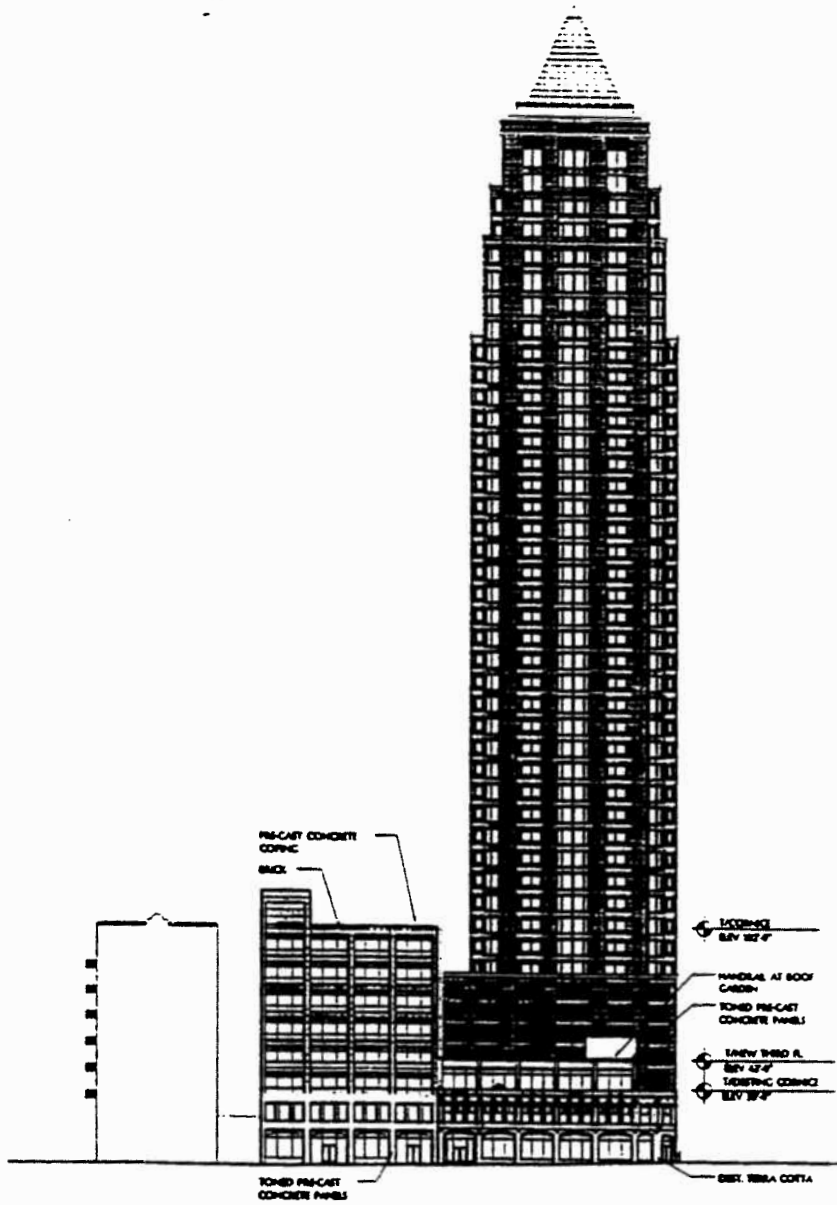
North Building Elevation.



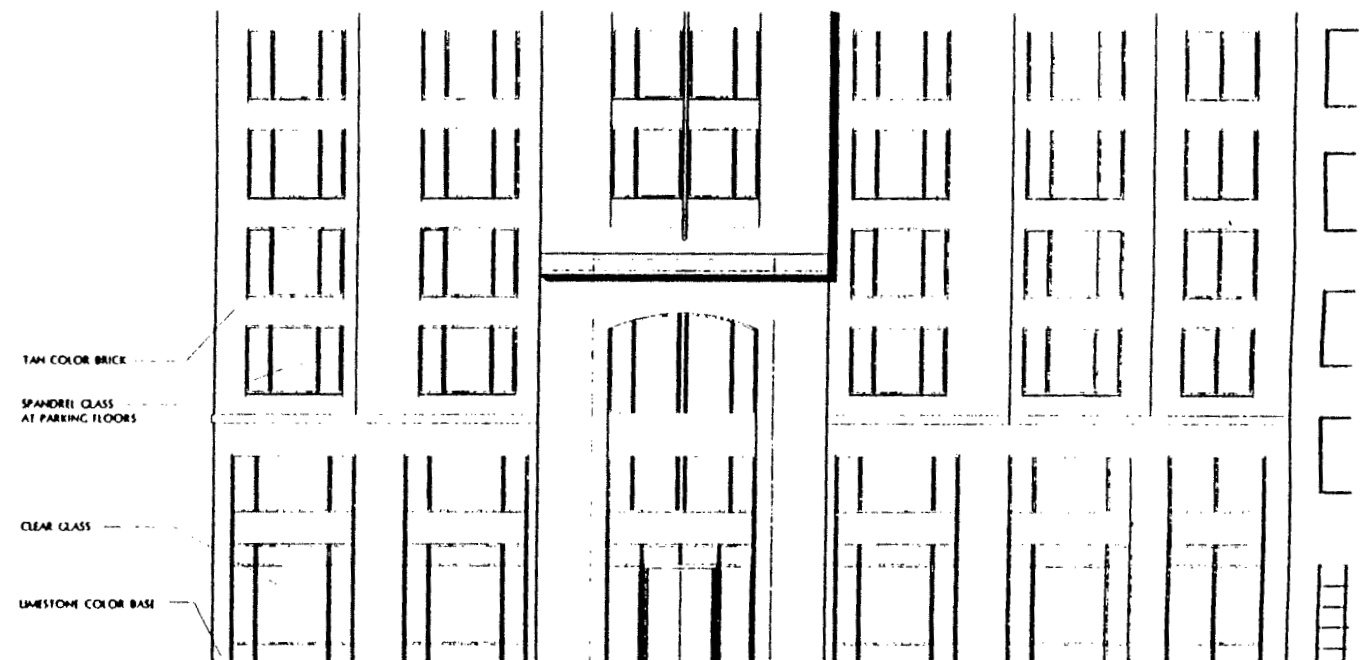
West Building Elevation -- Alley.



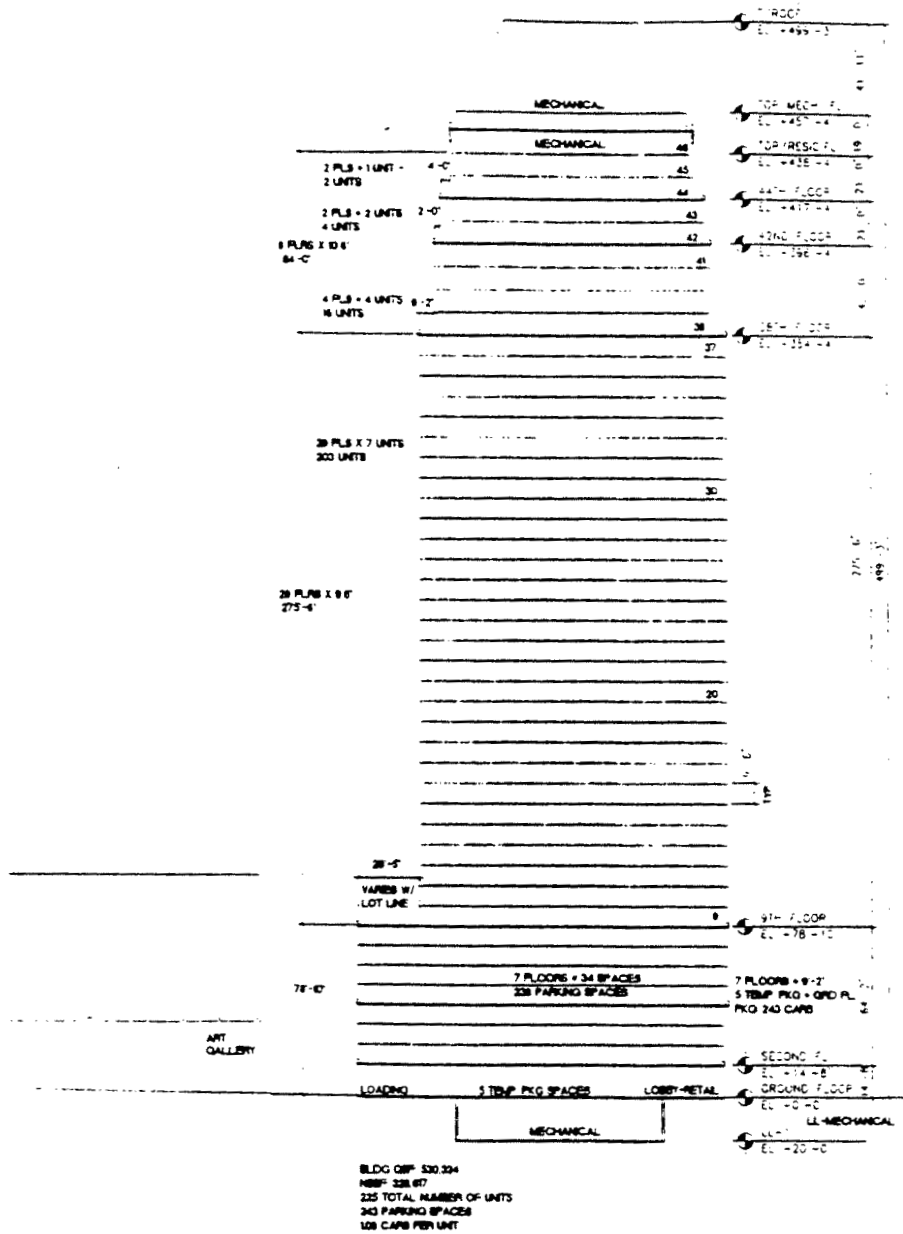
Wabash Avenue Building Elevation.



Subarea A Building East Detailed Elevation.



Subarea A Residential Tower Section.



Subarea B Building Elevation Section.

