



**DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO**

June 11, 2024

Thomas J. Murphy
Attorney at Law
840 N. Lake Shore Dr. Ste. 820
Chicago, Illinois 60611

Re: Site Plan Approval for Building(s) 4, Subarea 2, PD #84

To Mr. Murphy:

Please be advised that your request for site plan approval for the property generally located at 539 W. Grant Pl. in Residential-Business Planned Development No. 84 ("PD 84"), Subarea 2, Building(s) 4, has been considered by the Department of Planning and Zoning (DPD), pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 11 of PD 84.

WSSFH Holdings LLC, as successor to Geneva Webster LLC, is requesting site plan approval to change Building 4's requirements from one (1) eight-dwelling multifamily building to eight (8) single family lots and homes, as contemplated in PD 84's Statement 11. A total of 203 vehicular parking spaces are already provided on site and will be used to satisfy Building(s) 4's required 1.20 parking spaces per dwelling unit. The proposed bulk, uses, and density of the proposal all remain compliant with the planned development ordinance reviewed and approved by the Chicago City Council and published in the City Council Journal dated June 27, 2012.

We have reviewed the following drawings and exhibits and those are made part of this planned development and accompany this letter:

- Sub-Area 2 Site / Landscape Plan
- Building(s) 4 Site / Landscape Plan
- Green Roof Plan

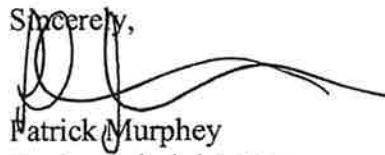
It is the obligation of the development team to remain compliant with height, density, bulk, setback and any other regulations of PD 84 and the Municipal Code of Chicago, including 17-8-0907-B3, which requires that all sides of a building that are visible to the public should be treated with materials, finishes and architectural details that are high-quality. Additional review of submitted documents will occur at the time of permitting to ensure compliance.

Regarding your request, DPD has determined that the proposed development will not create an adverse impact on the remainder of PD 84 or the surrounding neighborhood, will not result in an

increase in the height, bulk or density of Subarea 2, as approved, and will not change the general character of the planned development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 84, I hereby approve the foregoing site plan approval request, but no other changes to PD 84. This site plan approval is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the site plan approval, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Murphey", with a long, sweeping horizontal line extending to the right.

Patrick Murphey
Zoning Administrator
Department of Planning and Development

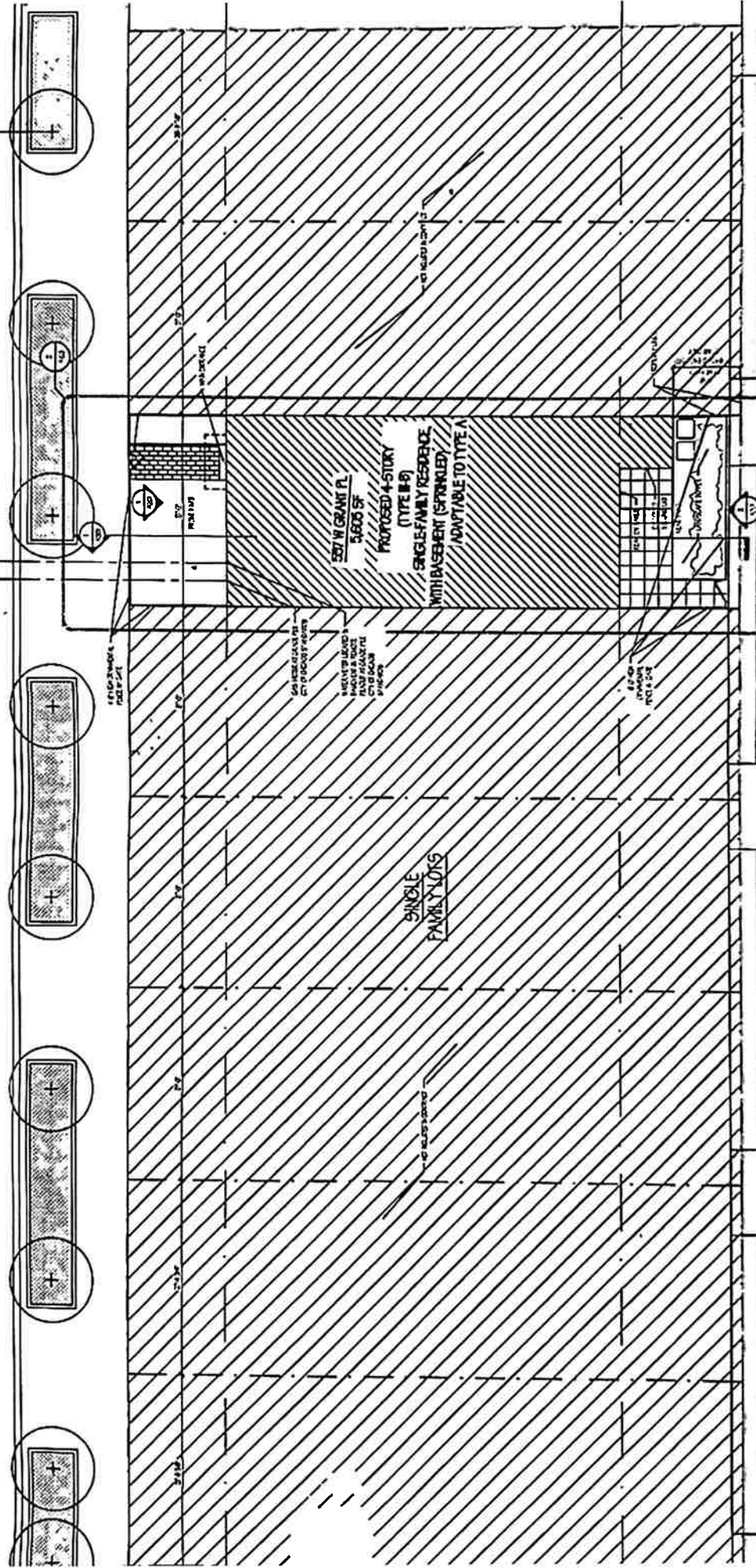
Cc: Noah Szafraniec, Mike Marmo, Thomas Bellino, PD Main File

12-STORY EXISTING BUILDING
(ASSOCIATION PROPERTY)

GRANT PLACE

1/8" = 1'-0"

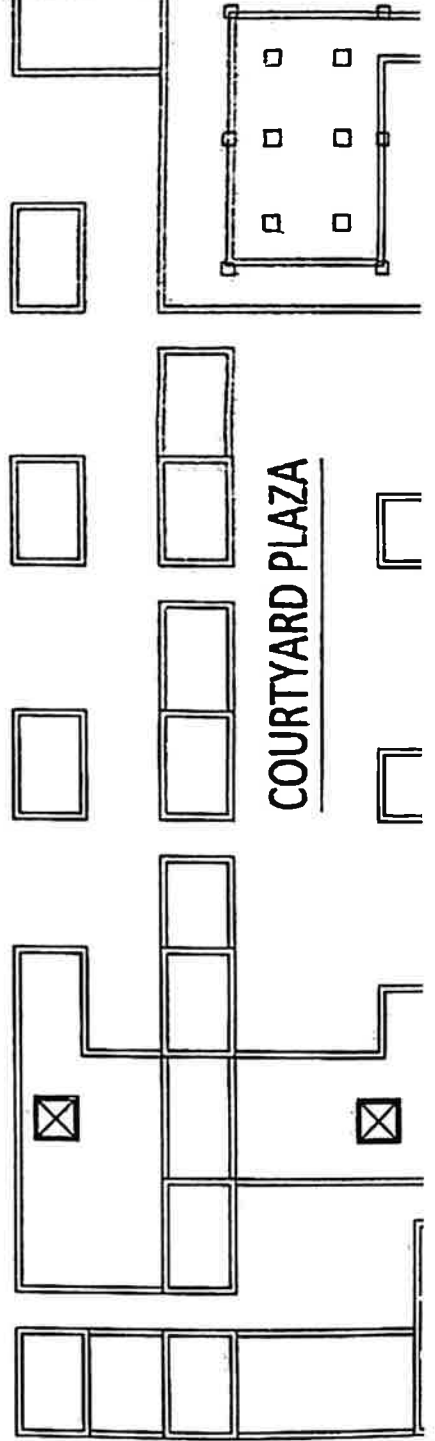
1/8" = 1'-0"



EXHIBIT

Building(s) 4

Site/Landscape Plan



COURTYARD PLAZA

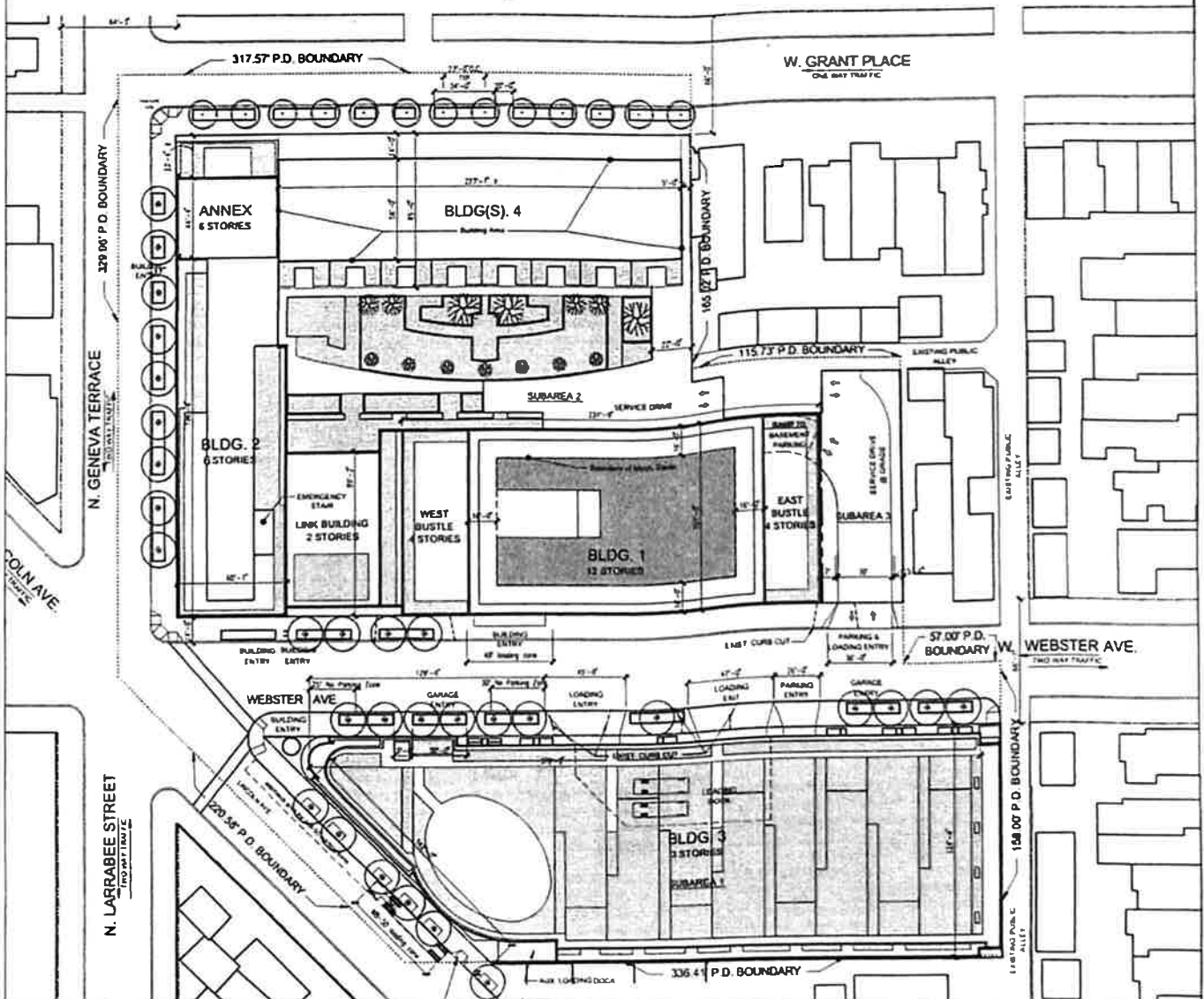


EXHIBIT

GREEN ROOF PLAN

GREEN ROOF CALCULATIONS

BLDG	Gross roof area	net roof area	green roof area	percentage of green roof
Bldg. 1	24,365 sf	19,231 sf	2,000 sf	
Bldg. 2	19,601 sf	15,795 sf	4,000 sf	
Bldg. 3	40,350 sf	31,197 sf	29,700 sf	
Bldg(s). 4	15,880 sf	15,295 sf	1,000 sf	
interior court (roof over bsmt.)	16,782 sf	12,600 sf	10,910 sf	
subtotals	116,978 sf	94,118 sf	47,610 sf	50.6%





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 18, 2020

Joan Dahlquist
2208 N. Cleveland Avenue
Chicago, Illinois 60614

Re: 2159 N Lincoln, 558 W. Webster and 2205-2211 N Geneva Terrace

Dear Ms. Dahlquist:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 84 ("PD 84"). Pursuant to Statement Number 6 of PD 84, business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other non-premise signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et. Seq., of the Municipal Code. Off premise signs shall not be permitted in the planned development.

You are requesting that all signs conform to the underlying zoning of the PD, which you incorrectly identify as R5. The last amendment to PD 84 was passed on June 27, 2012. At that time, the easternmost 4½ feet of Sub area 3 was removed from the PD and rezoned RM5. The remainder of the PD was rezoned from PD 84 to PD 84, as amended. In order to determine the underlying zoning, it is necessary to go back to the May 4, 2011, amendment which identified an underlying zoning district of B2-3. Therefore, please be advised that signs within PD 84 shall comply with the B2 requirements. In regards to lighting, while in R and DR zoning districts, signs may use only indirect lighting, signs in the B2 district may be directly, indirectly or internally lit, per Section 17-12-1004 of the Zoning Ordinance.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Alderman Michele Smith



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 10, 2017

Theodore J. Novak
DLA Piper LLP
203 N. LaSalle Street, Suite 1900
Chicago, IL 60601-1293

**Re: Advisory Opinion for Planned Development No. 84, Sub-area 1
Loading bay staging and storage at 555 W. Webster Ave. and Lincoln Ave.**


Dear Mr. Novak:

We have reviewed your request seeking confirmation that staging and storage of unloaded goods in part of the loading bay at the above location is incidental to the ordinary and intended use of the loading bay, and therefore permitted pursuant to Planned Development No. 84 ("PD 84").

As you are aware, Statement 10 of the Planned Development contains restrictions on where different types of trucks can load and unload, specific time constraints on loading and unloading, and further regulates that any change to the configuration of the Webster loading dock requires and amendment and cannot be approved administratively.

While a loading bay is not defined in the Zoning Ordinance, pursuant to Section 17-1-0602 Meaning and Intent, a loading bay is defined in the Merriam Webster's Collegiate Dictionary as an area at the side of a building where goods are loaded and unloaded from vehicles. Staging and storage are not included in the definition. Furthermore, the staging and storage of goods within a loading bay may interfere with future loading or unloading. Therefore, the staging and storage of goods within the loading bay is not a permitted use within PD 84.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:tm

C: Vicki Lozano, Main file

6/27/2012

REPORTS OF COMMITTEES

17480
30551

~~West Division Street; North Ashland Avenue; a line 122.25 feet south of West Division Street; and a line 149.02 feet west of North Ashland Avenue,~~
~~to those of an RM6.5 Residential Multi-Unit District which is hereby established in the area described above.~~

~~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. 5-F.
(As Amended)
(Application No. 17480)
(Common Address: 516 And 550 W. Webster Ave.,
And 2159 N. Lincoln Ave.)

BBPD 84, 99

[SO2012-2212]

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 Residential-Business Planned Development Number 84 District symbols and indications as shown on Map Number 5-F in the area bounded by:

the public alley next north of and parallel to West Webster Avenue; a line 188.04 feet west of and parallel to North Cleveland Avenue (or a line 404.71 feet east of and parallel to North Geneva Terrace); West Webster Avenue; and a line 192.54 feet west of and parallel to North Cleveland Avenue (or a line 400.21 feet east of and parallel to North Geneva Terrace),

to those of an RM5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 84 District symbols and indications as shown on Map Number 5-F in the area bounded by:

West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 400.21 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace,

to those of Residential-Business Planned Development Number 84, as amended.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 84.

Plan Of Development Statements.

1. The area delineated as Residential-Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand two hundred fifty-five (131,255) net square feet of property bounded by West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 400.21 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace (the "Property"). Geneva Webster LLC (the "Geneva") is the sole zoning control party for the Property. The Property is divided into three subareas, as illustrated on the Planned Development Boundary and Property Line Map. The buildings within each subarea are identified by name or number on the Site/Landscape Plan.
2. All applicable official reviews, approvals or permits are required to be obtained by Geneva. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Geneva, 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 Geneva, its successors and assigns and, if different than Geneva, the legal titleholders and any ground lessees. All rights granted hereunder to Geneva shall inure to the benefit of Geneva's successors and assigns and, if different than Geneva, the legal titleholder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago (the "Chicago Zoning Ordinance"), the Property, at the time of 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. For so long as Geneva owns any part of the Property, Geneva shall be the sole designated zoning control party for the entire Property including all subareas. At which time Geneva no longer owns any part of the Property, any changes or modifications to this planned development may

be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.

4. This planned development consists of these nineteen (19) 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/Landscape Plan, a Green Roof Plan, a Development Phasing Plan, Elevations -- Building 1, Elevations -- Building 2 (West Elevation and North Elevation), Elevations -- Building 2 (East Elevation and South Elevation), Elevations -- Building 3, a Ground Floor Plan/Building 3, and a Diagram of Buildable Envelope for Building(s) 4 Grant Place, all prepared by Solomon Cordwell Buenz, last revised April 18, 2012. Full-sized copies of these maps, plans and elevations are on file with the Department of Housing and Economic Development (together with any successor department, the "Department"). 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, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses of the Property permitted pursuant to this planned development shall include:

Subarea 1:

Accessory parking; below-grade non-accessory parking; and retail use. Notwithstanding the foregoing, the following retail uses are expressly prohibited: adult uses, flea markets, pawn shops, pet sales and grooming, payday loan stores, and package liquor stores. Permitted retail uses shall be limited to a maximum of 20,000 square feet at the western end of the first floor of Building 3. Of said 20,000 square feet, no more than 17,500 square feet shall be sales floor area open to the public. A floor plan detailing the square footage, layout and dimensions of the retail space shall be submitted as part of a request for Part II Approval (as hereinafter defined) pursuant to Section 17-13-610 of the Chicago Zoning Ordinance, and no Part II Approval shall be issued without a floor plan in compliance with the above provisions. The Ground Floor Plan/Building 3 is specifically approved as complying with said 20,000 square foot limitation. Geneva acknowledges and agrees that any increase in retail square footage above 20,000 square feet (with a maximum of 17,500 square feet of sales floor area open to the public) would not constitute a minor change as provided in Section 17-13-0611-A or Statement 11 below, and may be approved only in

accordance with the review and approval procedures for planned developments, as provided in Section 17-13-0602 through Section 17-13-0610.

Subarea 2:

Medical and related uses; residential dwelling units, including, without limitation, dwelling units on the ground floor; accessory parking; and all permitted uses in the B2-3 District; provided, however: (a) all uses except residential dwelling units and accessory parking shall collectively be limited to a maximum of 45,000 square feet of floor area; (b) dry cleaning drop-off or pickup (no on-premises plant) shall be permitted only in Building 1 and the Link Building, as identified on the Site/Landscape Plan; (c) all uses except residential dwelling units shall be prohibited above the second floor in each of the following buildings or portions of buildings identified on the Site/Landscape Plan: Building 2, the Annex, the Link Building and the West Bustle; and (d) the following uses shall be prohibited in Subarea 2: retail uses, restaurants, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs unrelated to permitted medical services such as physical therapy, weight loss, et cetera.

The height of Building 1 (including mechanical equipment and architectural features) shall not exceed 152 feet, 5 inches, the approximate height of the existing mechanical penthouse, except for mechanical equipment setback at least 16 feet from the upper two floors of the building and no more than 6 feet in height, as shown in Elevations -- Building 1. The upper two floors of Building 1 shall be set back a minimum of 6 feet from the lower floors, as shown in Elevations -- Building 1.

The area identified as Building(s) 4 in the Site/Landscape Plan shall be limited to eight (8) single-family homes, townhomes or rowhomes, subject to the setbacks and other buildable area dimensions depicted in the Diagram of Buildable Envelope. No curb cuts will be made on Grant Place, and parking for the eight homes will be contained within the underground parking structure.

Subarea 3:

Open space and driveway improvements, as depicted on the Site/Landscape Plan. No buildings or FAR floor area shall be permitted in any part of Subarea 3.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other on-premises signs shall be permitted within the planned development subject to the review and approval of the

Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premises signs shall not be permitted in the planned development.

7. 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. 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.
8. The maximum height of improvements on the Property shall be as designated on the Building Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as 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, constructed and maintained in substantial conformance with the plans described in Statement Numbers 4 and 5 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines. Loading and unloading by semi-trailers serving retail uses in Subarea 1 shall be prohibited on weekdays between the hours of 7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.. All loading and unloading by semi-trailer trucks shall take place on Lincoln Avenue in a designated loading zone, as depicted on the Site/Landscape Plan. Deliveries and pickups by semi-trailer trucks on Lincoln Avenue shall be made through an entrance at the southwest corner of Building 3, depicted as the "Auxiliary Loading Dock" on the Site/Landscape Plan, and from no other entrance. All loading and unloading from other trucks (all trucks except semi-trailer trucks) shall take place within an internal loading dock off Webster Avenue, depicted as the "Loading Dock" on the Site/Landscape Plan. On-street loading and unloading from Webster Avenue shall be prohibited. Geneva acknowledges and agrees that any change to the configuration of the Webster loading dock depicted on the Site/Landscape Plan would not constitute a minor change as provided in Section 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Section 17-13-0602 through Section 17-13-0610.
11. Prior to issuance by the Department of a determination pursuant to Section 17-13-610 of the Chicago Zoning Ordinance ("Part II Approval") for construction of homes in the area identified as Building(s) 4 in Subarea 2, a site plan, landscape plan and building elevations for such area shall be submitted to the Department for review and approval

in accordance with the site plan review provisions of Section 17-13-0800. No Part II Approval shall be granted until the applicable site plans, landscape plans, elevations and right-of-way plans have been approved by the Department. In the event of any inconsistency between approved site plans, landscape plans and elevations and the terms of the planned development in effect at the time of approval of such site plans and elevations or of the modifications thereto, the terms of the planned development shall govern. Following approval of such site plans, landscape plans and elevations by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this planned development.

12. The City of Chicago established a review fee for Part II Approval ("Part II Review Fee") per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual review for Part II Approval. The Part II Review Fee as determined by the Department staff at that time is final and binding on Geneva and must be paid to the Department prior to the issuance of any Part II Approval.
13. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. Geneva 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. Geneva shall design, construct and maintain all new buildings located within the Property to LEED certification standards and in accordance with the City of Chicago's sustainable development matrix in effect as of the date of approval of this planned development. As set forth on the Green Roof Plan, a minimum 50 percent net green roof (approximately 47,610 square feet) shall be provided.
15. Geneva acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

16. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this planned development.
17. Geneva will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a planned development which grants additional floor area for the development of 10 or more housing units and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to Planned Development Number 84, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%), or twenty percent (20%) if financial assistance is provided by the City, of any housing units developed as part of the planned development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance, or a payment-in-lieu must be made prior to permitting. As part of the approval process for any application proposing the construction of residential dwelling units, Geneva shall also provide, for the review and approval of the Department of Housing and Economic Development (or any successor department thereto), such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.
19. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this planned development, this amended planned development shall expire upon the sixth anniversary of the effective date hereof. If this amended planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Residential Planned Development Number 84 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be nonconforming. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

17480

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; Development Phasing Plan; Elevations -- Building 1 through 3; Building(s) 4 Grant Place; and Ground Floor Plan/Building 3 referred to in these Plan of Development Statements printed on pages 30560 through 30571 of this *Journal*.]

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

Residential-Business Planned Development No. 84.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Way: 189,219 gross square feet = 131,255 net square feet + 57,964 square feet in public right-of-way.

Maximum FAR: 2.994

Maximum Number of Dwelling Units: 203

Subarea 1:

Maximum Building Height (Building 3): 26 feet

Minimum Setbacks: In accordance with Site/Landscape Plan

Minimum Accessory Parking⁽¹⁾: 203 spaces total

20,000 square feet retail in Subarea 1: 25 spaces

75 dwelling units in Building 2: 75 spaces

45,000 square feet medical
Service/office in Subarea 2: 103 spaces

(1) Accessory parking located in Subarea 1 includes accessory parking for Building 2 and Building 3. Accessory parking located in Subarea 2 includes accessory parking for Building 1 and Building(s) 4.

Maximum Non-Accessory Parking: 100 spaces

Subarea 2:

Maximum Building Height:

Webster Avenue (Building 1): 152 feet, 5 inches

Geneva Terrace (Building 2): 86 feet, 8¾ inches

Grant Place (Building 4): 47 feet

Minimum Setbacks: 14 feet from Grant Place; 23 feet from Grant Place at the "Annex Building"

Maximum Number of Dwelling Units:

Overall: 203

Geneva Terrace (Building 2): 75

Grant Place (Building 4): 8

Minimum Accessory Parking: 1.20 per dwelling unit

Subarea 3⁽²⁾:

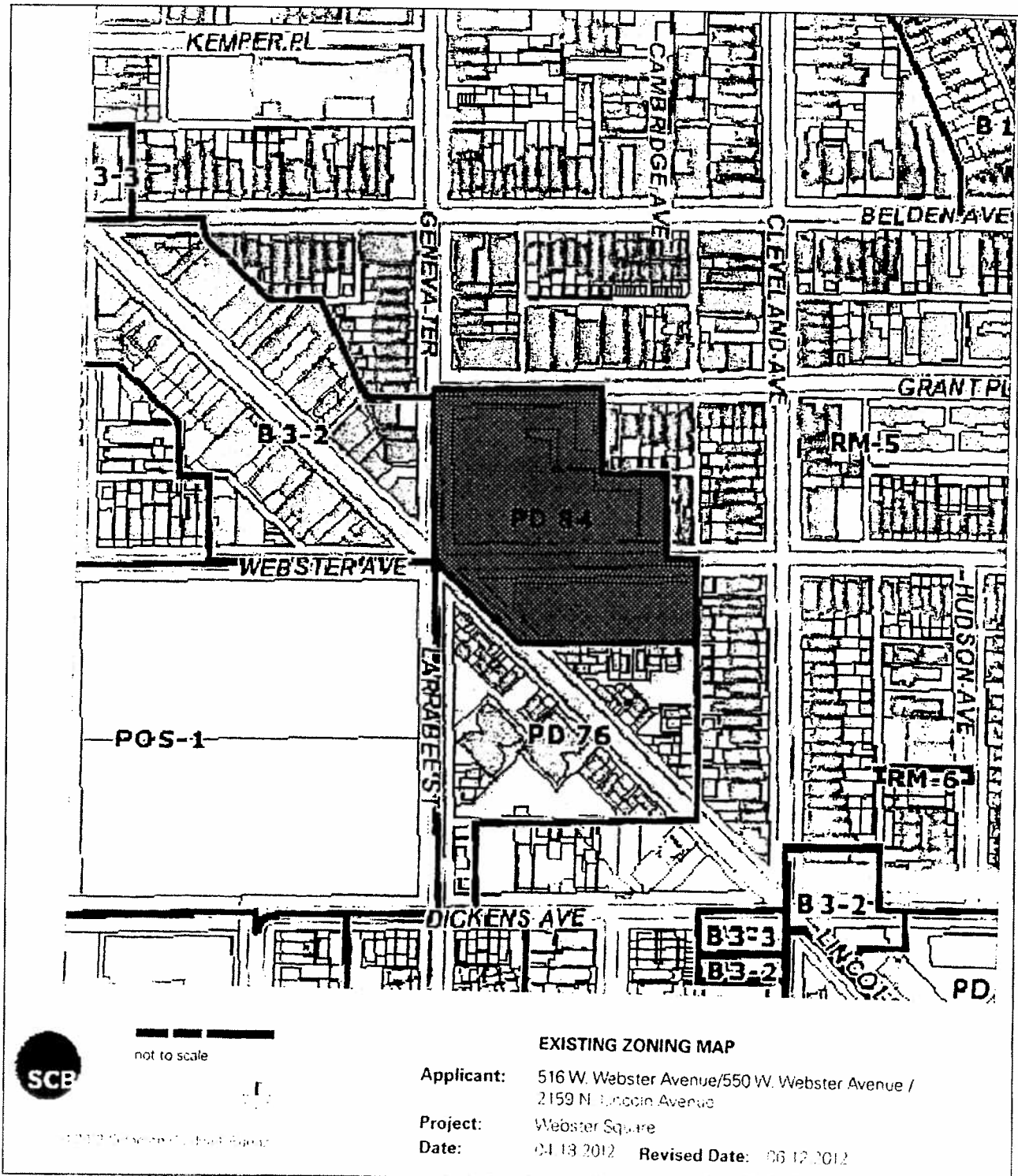
Maximum FAR: 0

Maximum Height: 0

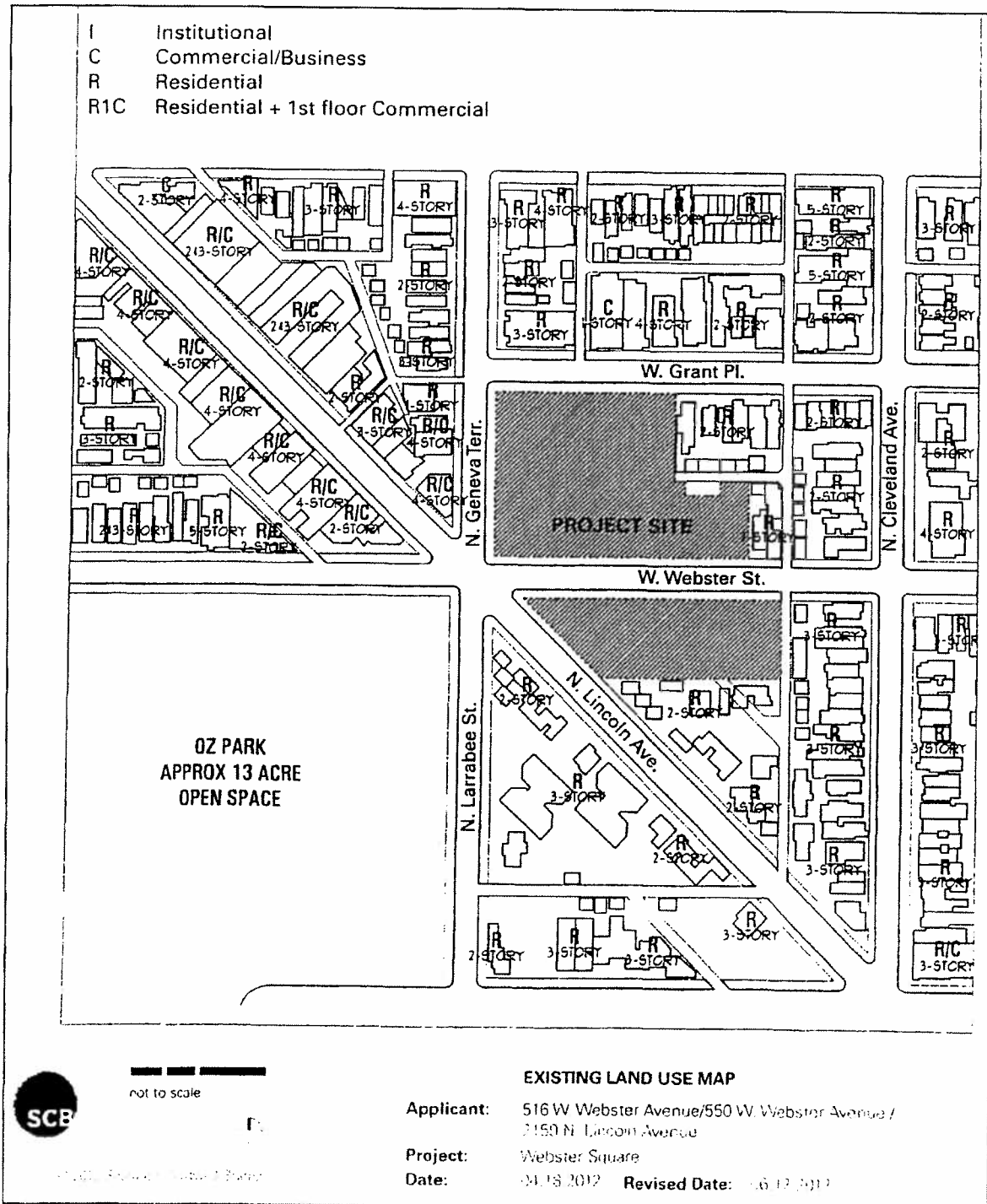
Maximum Dwelling Units: 0

(2) Uses of Subarea 3 are restricted pursuant to Statement 5.

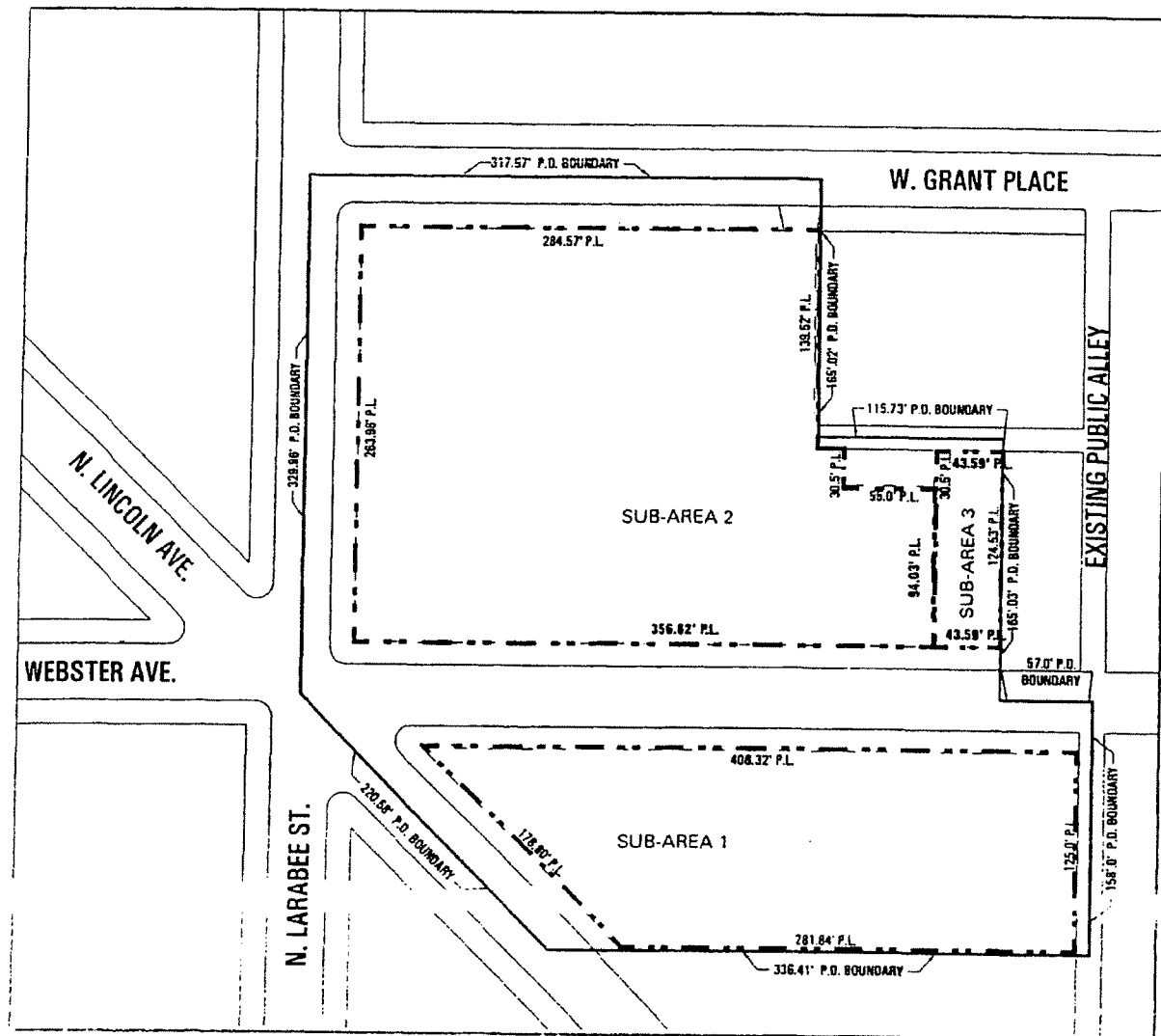
Existing Zoning Map.



Existing Land-Use Map.



Planned Development Boundary
And Property Line Map.



not to scale

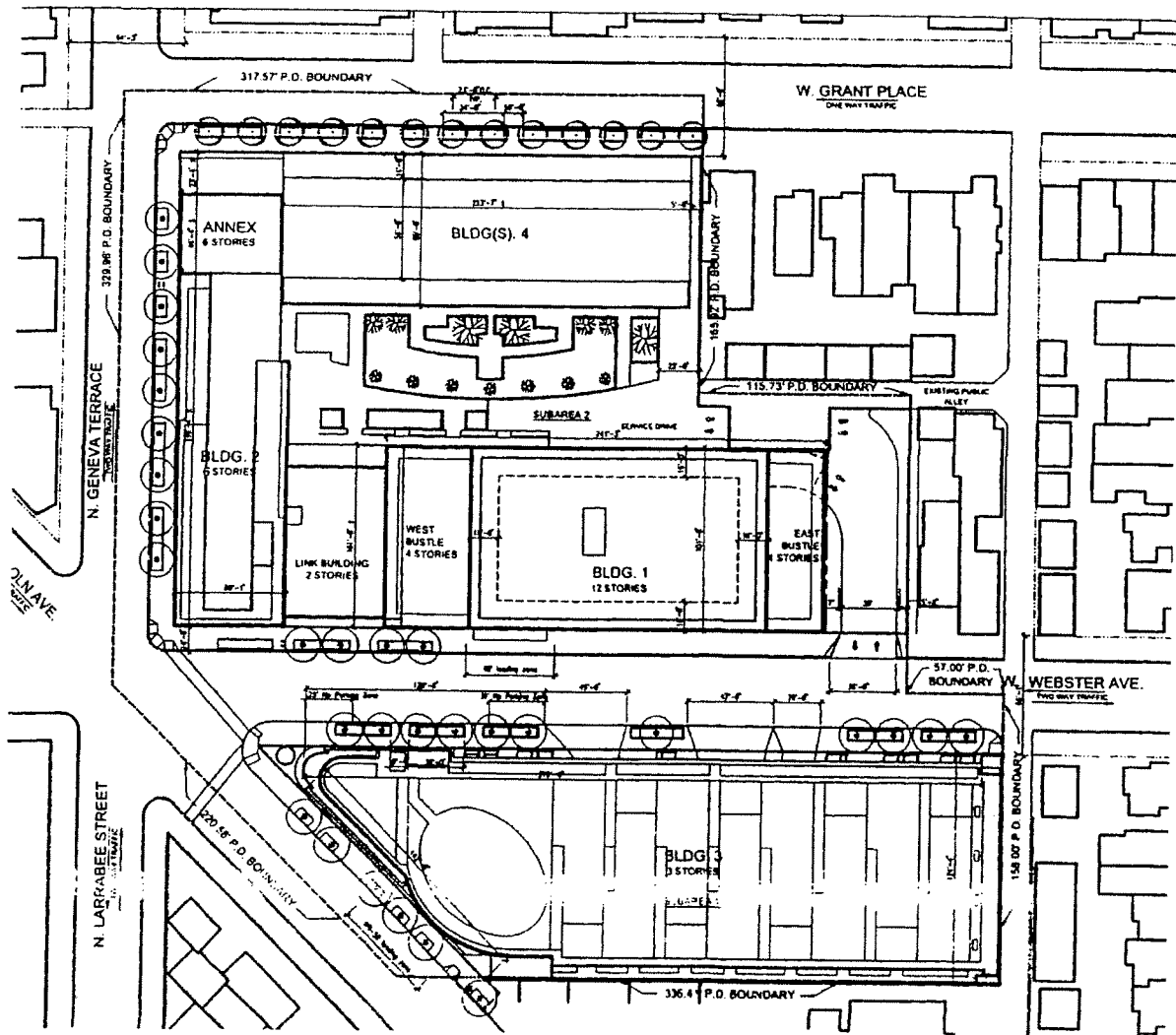
PLANNED DEV. BOUNDARY AND PROPERTY LINE MAP

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2150 N. Lincoln Avenue

Project: Webster Square

Date: 01/18/2012 **Revised Date:** 06/12/2012

Site/Landscape Plan.



not to scale

F.

Webster Square Development

SITE / LANDSCAPE PLAN

Applicant: 516 W. Webster Avenue/550 W Webster Avenue /
2159 N. Lincoln Avenue

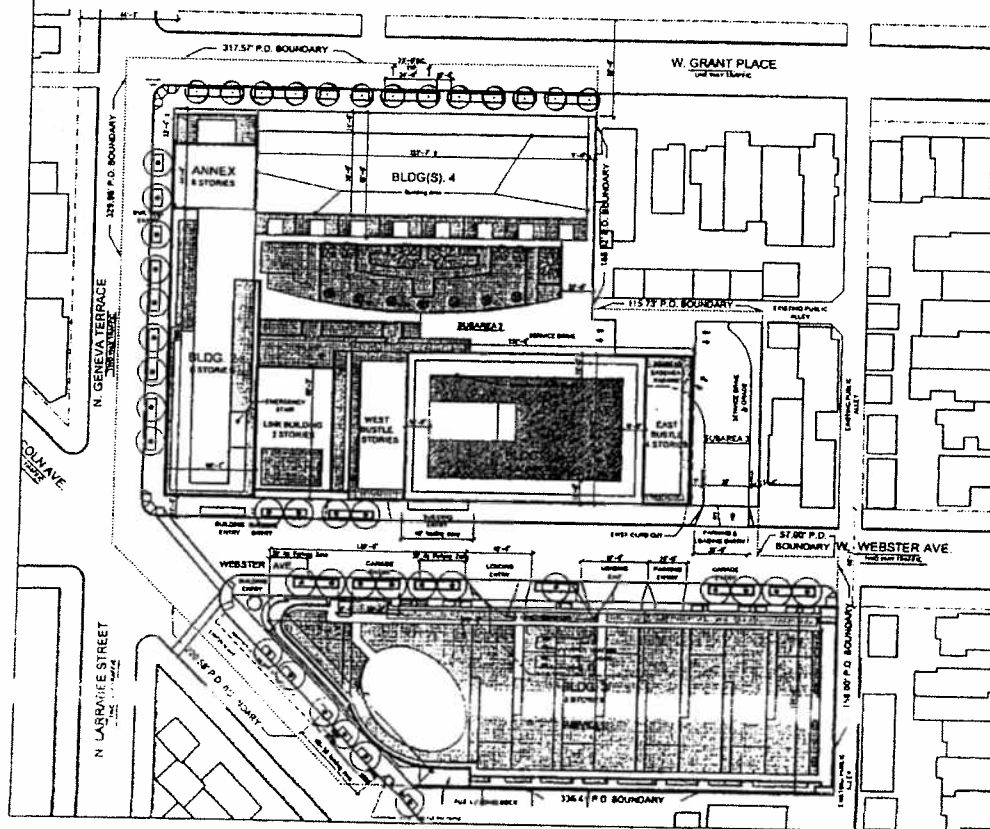
Project: Webster Square

Date: 04.13.2012 Revised Date: 06.13.2012

Green Roof Plan.

GREEN ROOF CALCULATIONS

BLDG	Gross roof area	net roof area	green roof area	percentage of green roof
Bldg. 1	24,365 sf	19,231 sf	2,000 sf	
Bldg. 2	19,601 sf	15,795 sf	4,000 sf	
Bldg. 3	40,350 sf	31,197 sf	28,900 sf	
Bldg(s). 4	15,880 sf	15,295 sf	2,000 sf	
interior court (roof over bsmt.)	16,782 sf	12,600 sf	10,710 sf	
subtotals	116,978 sf	94,118 sf	47,610 sf	50.6%



not to scale

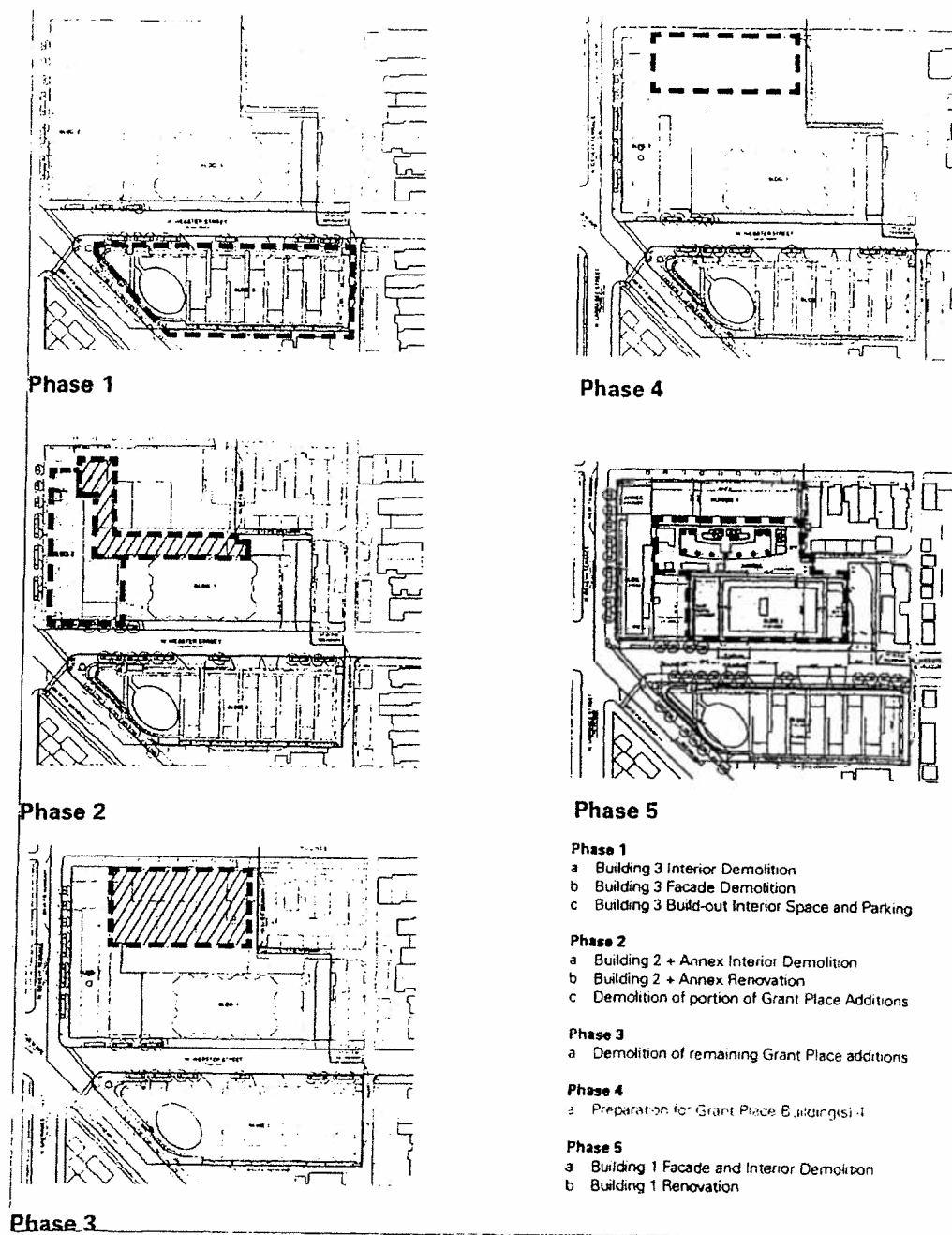
GREEN ROOF PLAN

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue

Project: Webster Square

Date: 04/18/2012 Revised Date: 06/12/2012

Development Phasing Plan.



not to scale

© 2012 City of Lincoln, Nebraska

DEVELOPMENT PHASING PLAN

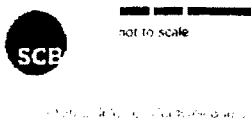
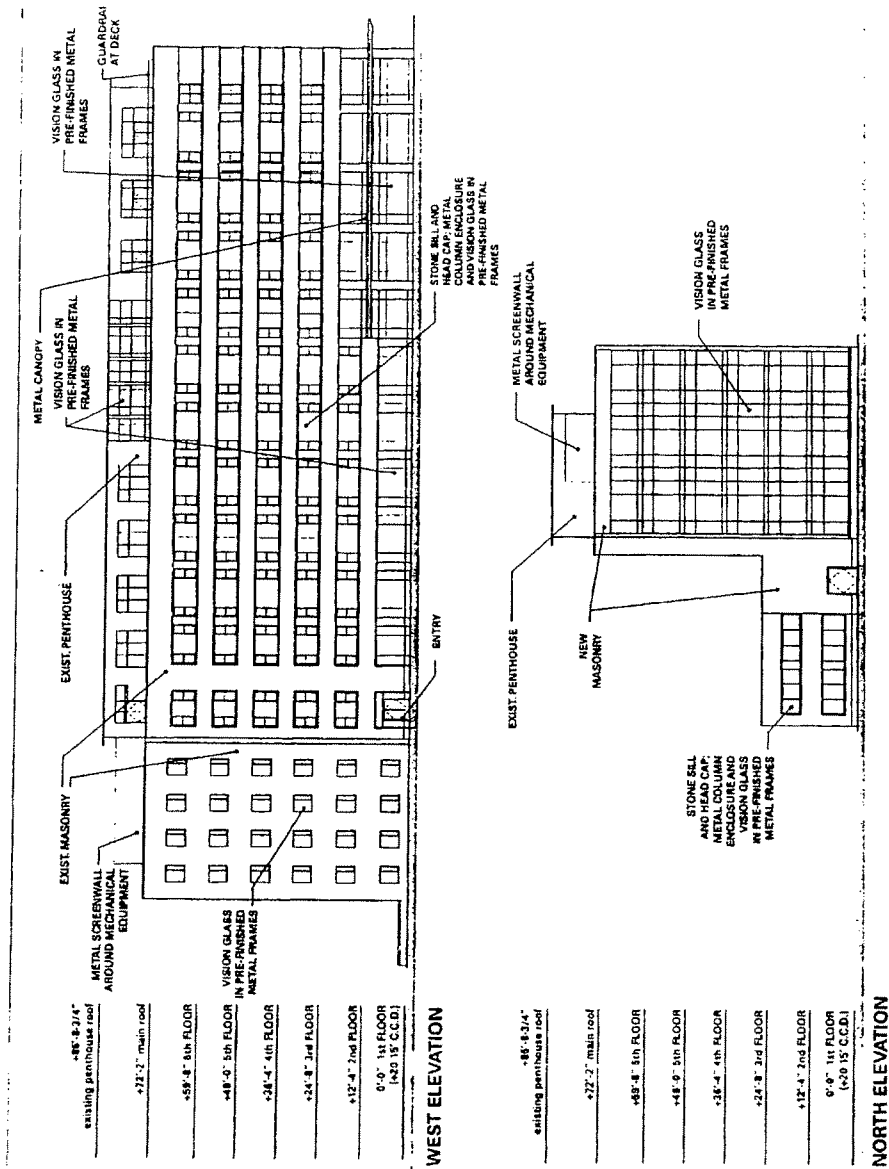
Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2159 N. Lincoln Avenue

Project: Webster Square

Date: 04/18/2012 **Revised Date:** 06/12/2012

Elevations -- Building 2.

(Page 1 of 2)



ELEVATIONS - BLDG. 2

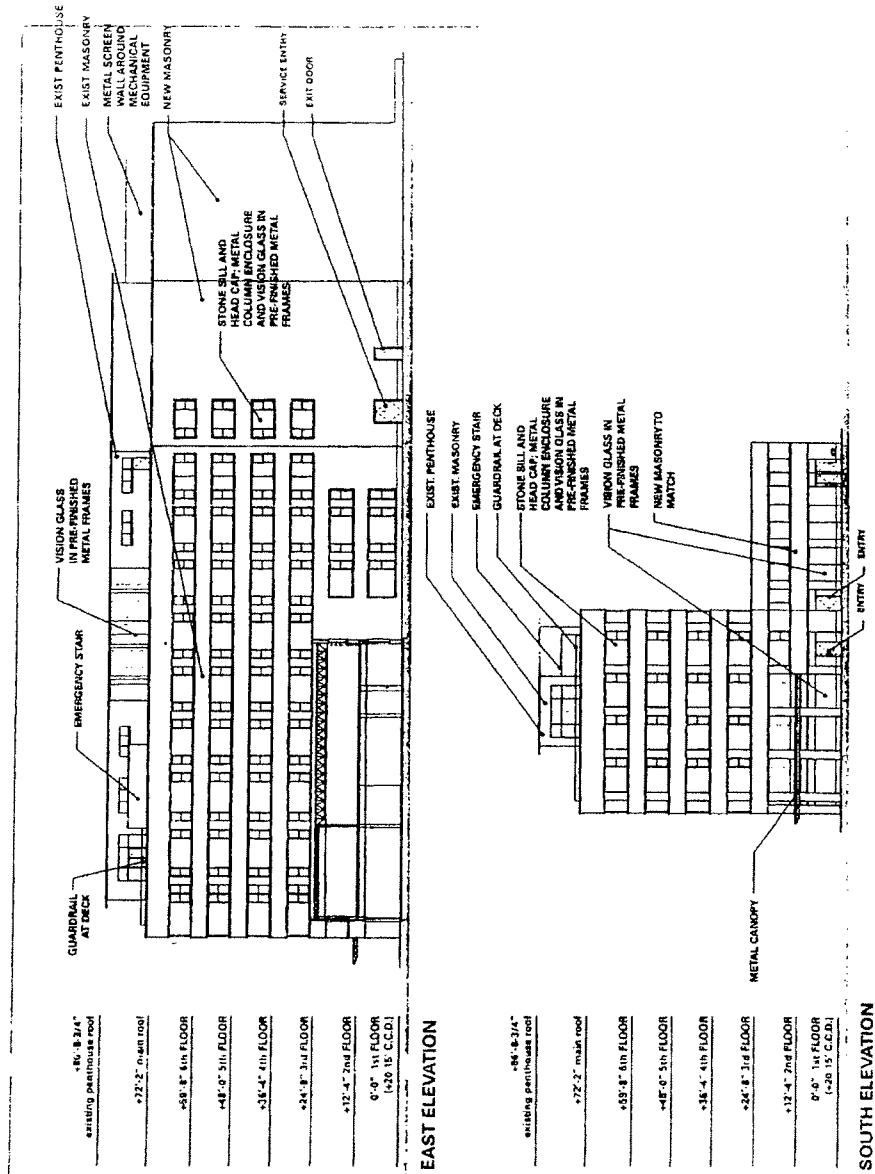
Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2180 N. Lincoln Avenue

Project: Webster Square

Date: 04.13.2012 Revised Date: 06.17.2012

Elevations -- Building 2.

(Page 2 of 2)



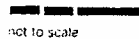
not to scale

ELEVATIONS - BLDG. 2

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue / 2150 N. Lincoln Avenue

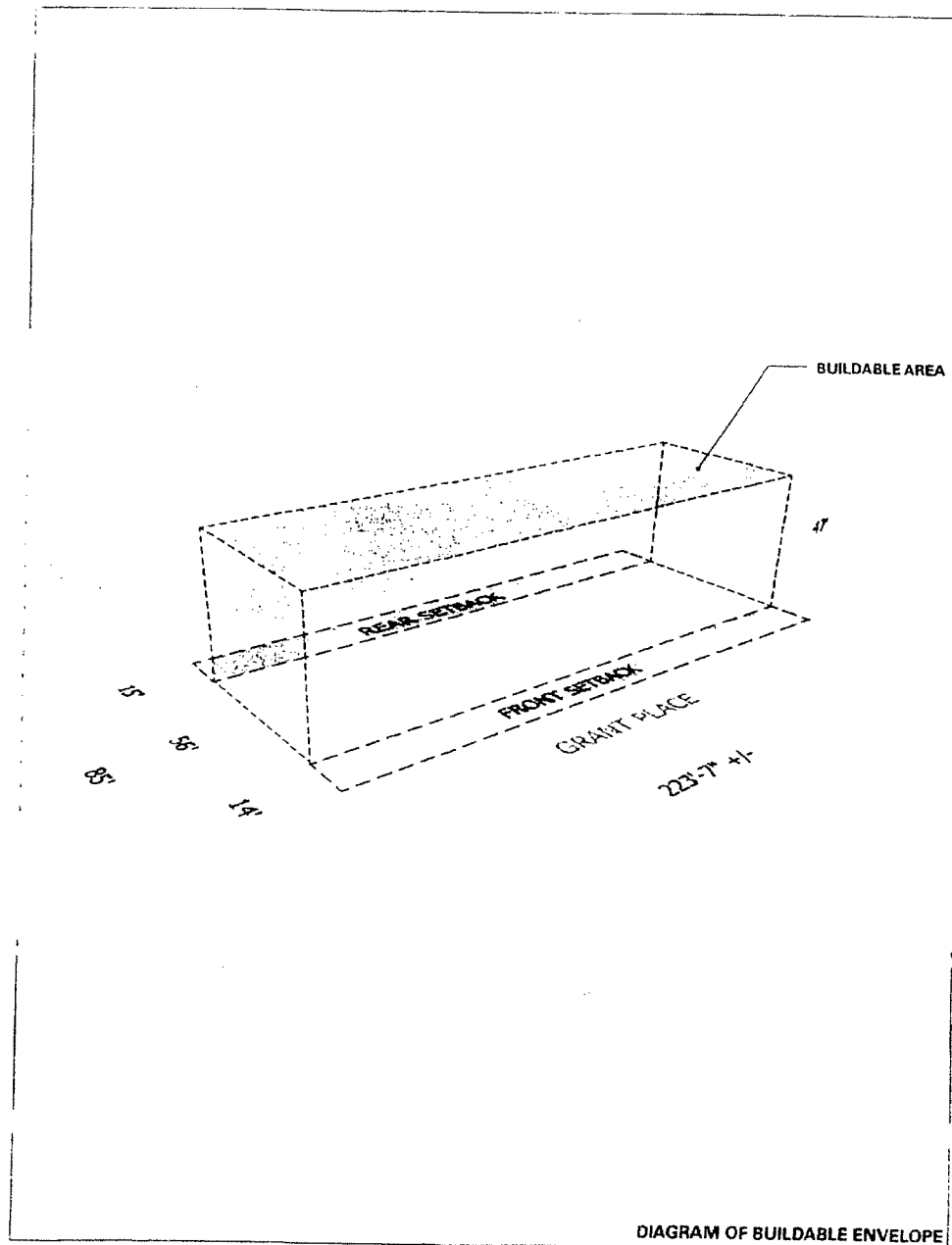
Project: Webster Square

Date: 11/13/2012 Revised Date: 06/11/2012

[illegible]

Date: 04/18/2012 Revised Date: 06/12/2012

Building(s) 4 Grant Place.



not to scale

© 2012 City of Chicago

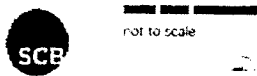
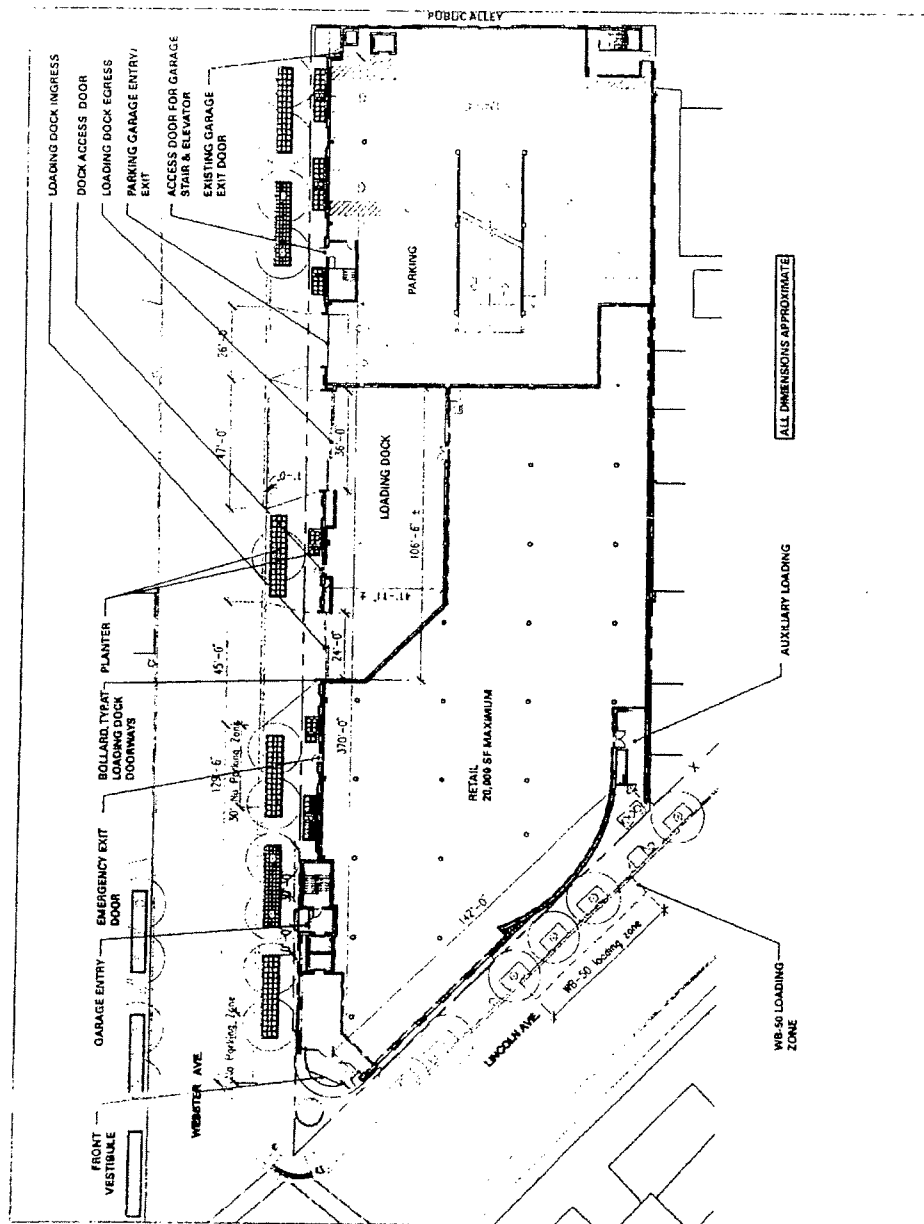
BUILDING(S) 4 GRANT PLACE

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2120 N. L. Road Avenue

Project: Webster Square

Date: 04-14-2012 **Revised Date:** 06-12-2012

Ground Floor Plan/Building 3



GROUND FLOOR PLAN /BLDG. 3

Applicant: 516 W. Webster Avenue/550 W. Webster Avenue /
2150 N. Lincoln Avenue

Project: Webster Square

Date: 01/13/2012 **Revised Date:** 06/12/2012

11/2/2011

REPORTS OF COMMITTEES

12193

A-7742

to those of an ~~RM5~~ Multi-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 5-F.

(Application No. A-7742)
(As Amended)

ABPD 84,99

[SO2011-8756]

(Committee Meeting Held November 1, 2011)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, November 2, 2011.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, Landmarks and Building Standards, for which a meeting was held on November 1, 2011, I beg leave to recommend that Your Honorable Body *Pass* one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is Application Number A-7742 with amendments to the Planned Development.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

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 84 symbols and indications as shown on Map 5-F in the area bounded by:

West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 404.80 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace,

to those of Residential-Business Planned Development 84, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 84.

Plan Of Development Statements.

1. The area delineated as Residential-Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand eight hundred twenty-nine (131,829) net square feet (3.03 acres) of property bounded by West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 404.80 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace (the "Property"). Geneva Webster LLC (the "Geneva") is the sole zoning control party for the Property. The Property is divided into three subareas, as illustrated on the Planned Development Boundary and Property Line Map. The buildings within each subarea are identified by name or number on the Site/Landscape Plan.
2. All applicable official reviews, approvals or permits are required to be obtained by Geneva. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of Geneva, 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 Geneva, its successors and assigns and, if different than Geneva, the legal titleholders and any ground lessees. All rights granted hereunder to Geneva shall inure to the benefit of Geneva's successors and assigns and, if different than Geneva, the legal titleholder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago (the "Chicago Zoning Ordinance"), the Property, at the time of 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. For so long as Geneva owns any part of the Property, Geneva shall be the sole designated zoning control party for the entire Property including all subareas. At which time Geneva no longer owns any part of the Property, any changes or modifications to this planned development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.
4. This planned development consists of these nineteen (19) 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/Landscape Plan, a Green Roof Plan, a Development Phasing Plan, Elevations -- Building 1, Elevations -- Building 2 (West Elevation and North Elevation), Elevations -- Building 2 (East Elevation and South Elevation), Elevations -- Building 3, a Ground Floor Plan/ Building 3, and a Diagram of Buildable Envelope for Building(s) 4 Grant Place, all prepared by Solomon Cordwell Buenz, last revised September 15, 2011. Full-sized copies of these maps, plans and elevations are on file with the Department of Housing and Economic Development (together with any successor department, the "Department"). 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, and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. The uses of the Property permitted pursuant to this Planned Development shall include:
 - Subarea 1.
 - Accessory parking; below-grade non-accessory parking; and retail use.
 - Notwithstanding the foregoing, the following retail uses are expressly prohibited:

adult uses, flea markets, pawn shops, pet sales and grooming, payday loan stores, and package liquor stores. Permitted retail uses shall be limited to a maximum of 20,000 square feet at the western end of the first floor of Building 3. Of said 20,000 square feet, no more than 17,500 square feet shall be sales floor area open to the public. A floor plan detailing the square footage, layout and dimensions of the retail space shall be submitted as part of a request for Part II Approval (as hereinafter defined) pursuant to Section 17-13-610 of the Chicago Zoning Ordinance, and no Part II Approval shall be issued without a floor plan in compliance with the above provisions. The Ground Floor Plan Building 3 is specifically approved as complying with said 20,000 square foot limitation. Geneva acknowledges and agrees that any increase in retail square footage above 20,000 square feet (with a maximum of 17,500 square feet of sales floor area open to the public) would not constitute a minor change as provided in Section 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Section 17-13-0602 through Section 17-13-0610.

Subarea 2.

Medical and related uses; residential dwelling units, including, without limitation, dwelling units on the ground floor; accessory parking; and all permitted uses in the B2-3 district; provided, however: (a) all uses except residential dwelling units and accessory parking shall collectively be limited to a maximum of 45,000 square feet of floor area, (b) dry cleaning drop-off or pick-up (no on-premise plant) shall be permitted only in Building 1 and the Link Building, as identified on the Site/Landscape Plan, (c) all uses except residential dwelling units shall be prohibited above the second floor in each of the following buildings or portions of buildings identified on the Site/Landscape Plan: Building, 2, the Annex, the Link Building and the west bustle, and (d) the following uses shall be prohibited in Subarea 2: retail uses, restaurants, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs unrelated to permitted medical services such as physical therapy, weight loss, et cetera The height of Building 1 (including mechanical equipment and architectural features) shall not exceed 152 feet, 5 inches, the approximate height of the existing mechanical penthouse, except for mechanical equipment set back at least sixteen feet (16 feet) from the upper two floors of the building and no more than six (6) feet in height, as shown in Elevations -- Building 1. The upper two floors of Building 1 shall be set back a minimum of six feet (6 feet) from the lower floors, as shown in Elevations -- Building 1.

The area identified as Building(s) 4 in the Site/Landscape Plan shall be limited to eight (8) single-family homes, townhomes or rowhomes, subject to the setbacks and other buildable area dimensions depicted in the Diagram of Buildable Envelope. No curb cuts will be made on Grant Place, and parking for the eight homes will be contained within the underground parking structure.

Subarea 3.

Open space and driveway improvements, as depicted on the Site/Landscape Plan, except that the east 4.5 feet of Subarea 3 shall be subject to the regulations of the RM5 District. Notwithstanding the foregoing, no buildings or FAR floor area shall be permitted in any part of Subarea 3.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other on-premise signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premise signs shall not be permitted in the planned development.
7. 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. 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.
8. The maximum height of improvements on the Property shall be as designated on the Building Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as 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, constructed and maintained in substantial conformance with the plans described in Statement Numbers 4 and 5 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines. Loading and unloading by semi-trailers serving retail uses in Subarea 1 shall be prohibited on weekdays between the hours of 7:00 A.M. -- 9:00 A.M. and 3:00 P.M. -- 6:00 P.M.. All loading and unloading by semi-trailer trucks shall take place on Lincoln Avenue in a designated loading zone, as depicted on the Site/Landscape Plan. Deliveries and pickups by semi-trailer trucks on Lincoln Avenue shall be made through an entrance at the southwest corner of Building 3, depicted as the "Auxillary Loading Dock" on the Site/Landscape Plan, and from no other entrance. All loading and unloading from other trucks (all trucks except semi-trailer trucks) shall take place within an internal loading

dock off Webster Avenue, depicted as the "Loading Dock" on the Site/Landscape Plan. On-street loading and unloading from Webster Avenue shall be prohibited. Geneva acknowledges and agrees that any change to the configuration of the Webster loading dock depicted on the Site/Landscape Plan would not constitute a minor change as provided in Section 17-13-0611-A or Statement 11 below, and may be approved only in accordance with the review and approval procedures for planned developments, as provided in Section 17-13-0602 through Section 17-13-0610.

11. Prior to issuance by the Department of a determination pursuant to Section 17-13-610 of the Chicago Zoning Ordinance ("Part II Approval") for construction of homes in the area identified as Building(s) 4 in Subarea 2, a site plan, landscape plan and building elevations for such area shall be submitted to the Department for review and approval in accordance with the site plan review provisions of Section 17-13-0800. No Part II Approval shall be granted until the applicable site plans, landscape plans, elevations and right-of-way plans have been approved by the Department. In the event of any inconsistency between approved site plans, landscape plans and elevations and the terms of the planned development in effect at the time of approval of such site plans and elevations or of the modifications thereto, the terms of the planned development shall govern. Following approval of such site plans, landscape plans and elevations by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this planned development.
12. The City of Chicago established a review fee for Part II Approval ("Part II Review Fee") per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual review for Part II Approval. The Part II Review Fee as determined by the Department staff at that time is final and binding on Geneva and must be paid to the Department prior to the issuance of any Part II Approval.
13. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. Geneva 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. Geneva shall design, construct and maintain all new buildings located within the Property to LEED certification standards and in accordance with the City of Chicago's sustainable development matrix in effect as of the date of approval of this Planned Development. As set forth on the Green Roof Plan, a minimum 50 percent net green roof (approximately 47,610 square feet) shall be provided.

15. Geneva acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this planned development.
17. Geneva will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a planned development which grants additional floor area for the development of 10 or more housing units and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to Planned Development Number 84, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%), or twenty percent (20%) if financial assistance is provided by the City, of any housing units developed as part of the planned development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance, or a payment-in-lieu must be made prior to permitting. As part of the approval process for any application proposing the construction of residential dwelling units, Geneva shall also provide for the review and approval of the Department of Housing and Economic Development (or any successor department thereto), such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.
19. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this planned development, this amended planned development shall expire upon the sixth anniversary of the effective date hereof. If this amended planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Residential Planned Development Number 84 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be nonconforming. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

A-7742

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; Development Phasing Plan; Elevations -- Buildings 1, 2 and 3; Buildings 4 Grant Place; and Ground Floor Plan/ Building 3 referred to in these Plan of Development Statements printed on pages 12202 through 12213 of this *Journal*.]

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

Residential Business Planned Development No. 84.

Plan Of Development

Bulk Regulations And Data Table

Gross Site Area = Net Site Area + Area Remaining in Public Way: 189,941 gross square feet (4.36 acres) = 131,829 net square feet (3.03 acres) + 58,112 square feet (1.33 acres) in public right-of-way

Maximum FAR: 2.98

Maximum Number of Dwelling Units: 203

Subarea 1:

Maximum Building Height (Building 3): 26 feet

Minimum Setbacks: In accordance with Site/Landscape Plan

Minimum Accessory Parking¹: 203 spaces total

20,000 square feet retail in Subarea 1 25 spaces

75 dwelling units in Building 2 75 spaces

45,000 square feet medical service/office in Subarea 2 103 spaces

(1) Accessory parking located in Subarea 1 includes accessory parking for Building 2 and Building 3. Accessory parking located Subarea (2) includes accessory parking for Building 1 and Building(s) 4.

Maximum Non-Accessory Parking: 100 spaces

Subarea 2:

Maximum Building Height:

Webster Avenue (Building 1) 152 feet, 5 inches

Geneva Terrace (Building 2) 72 feet, 8 inches

Grant Place (Building 4) 47 feet

Minimum Setbacks:

14 feet from Grant Place; 23 inches from
Grant Place at the "Annex Building"

Maximum Number of Dwelling Units:

Overall 203

Geneva Terrace (Building 2) 75

Grant Place (Building 4) 8

Minimum Accessory Parking: 1.20 per dwelling unit

Subarea 3:

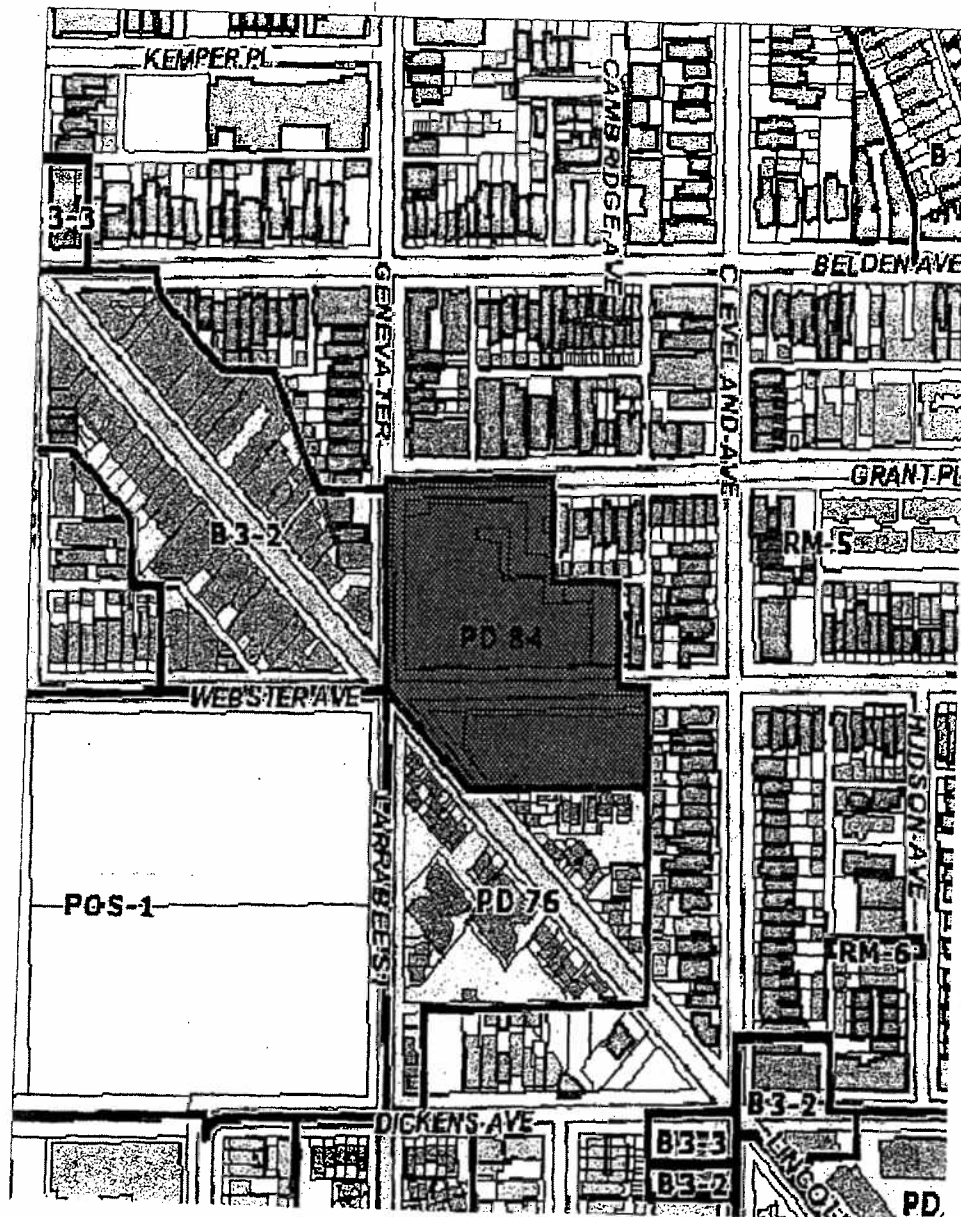
Maximum FAR²: 0

Maximum Height: 0

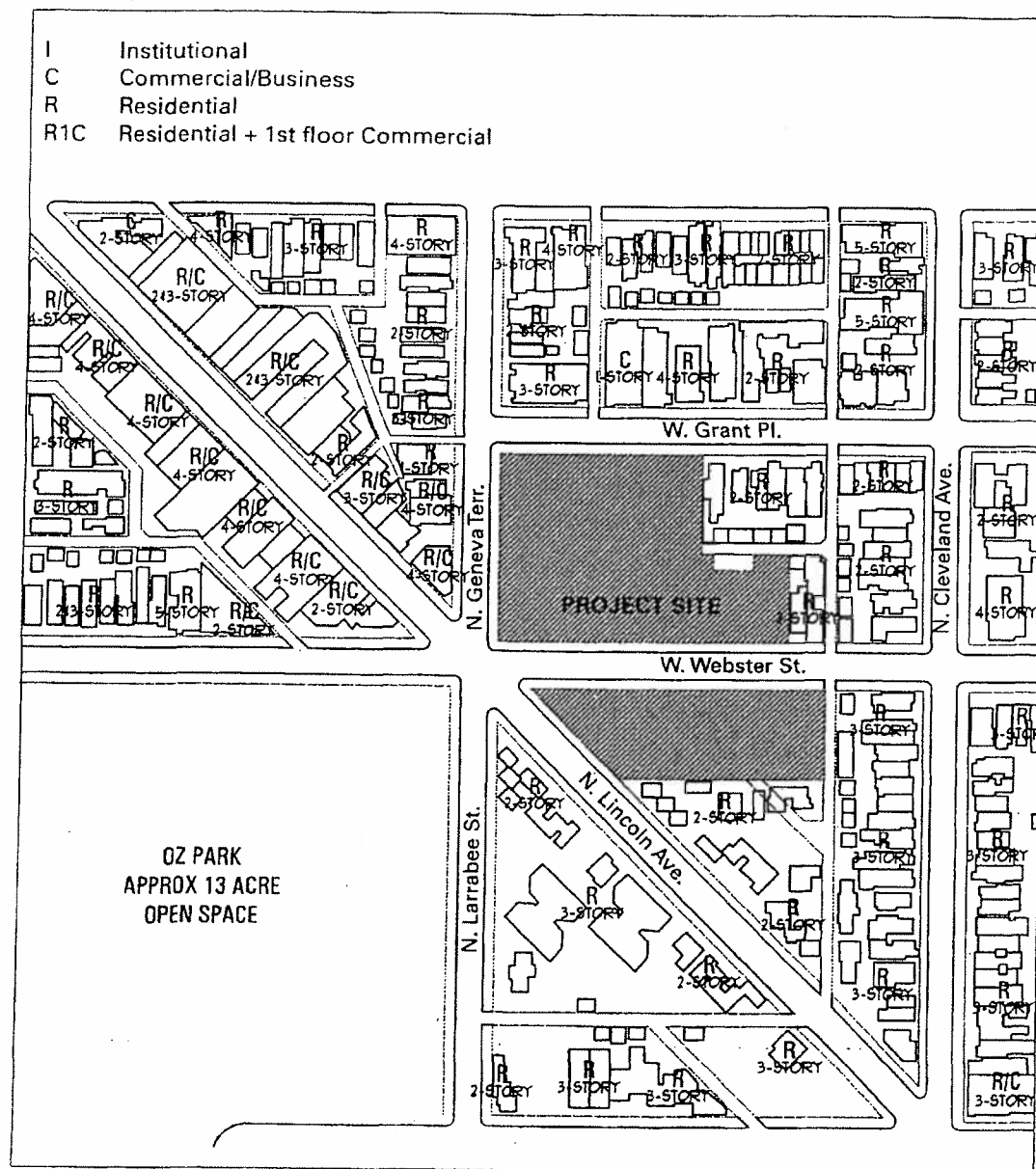
Maximum Dwelling Units: 0

(2) Uses of Subarea (3) are restricted pursuant to Statement 5.

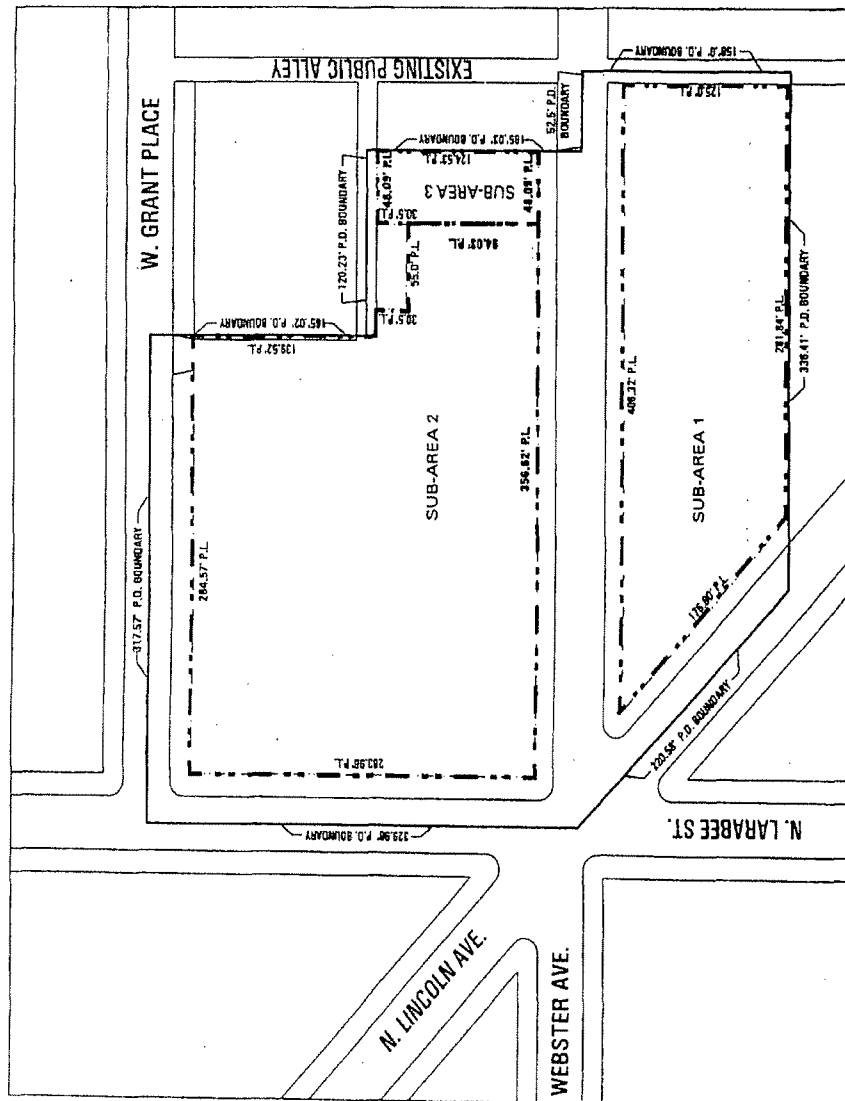
Existing Zoning Map.



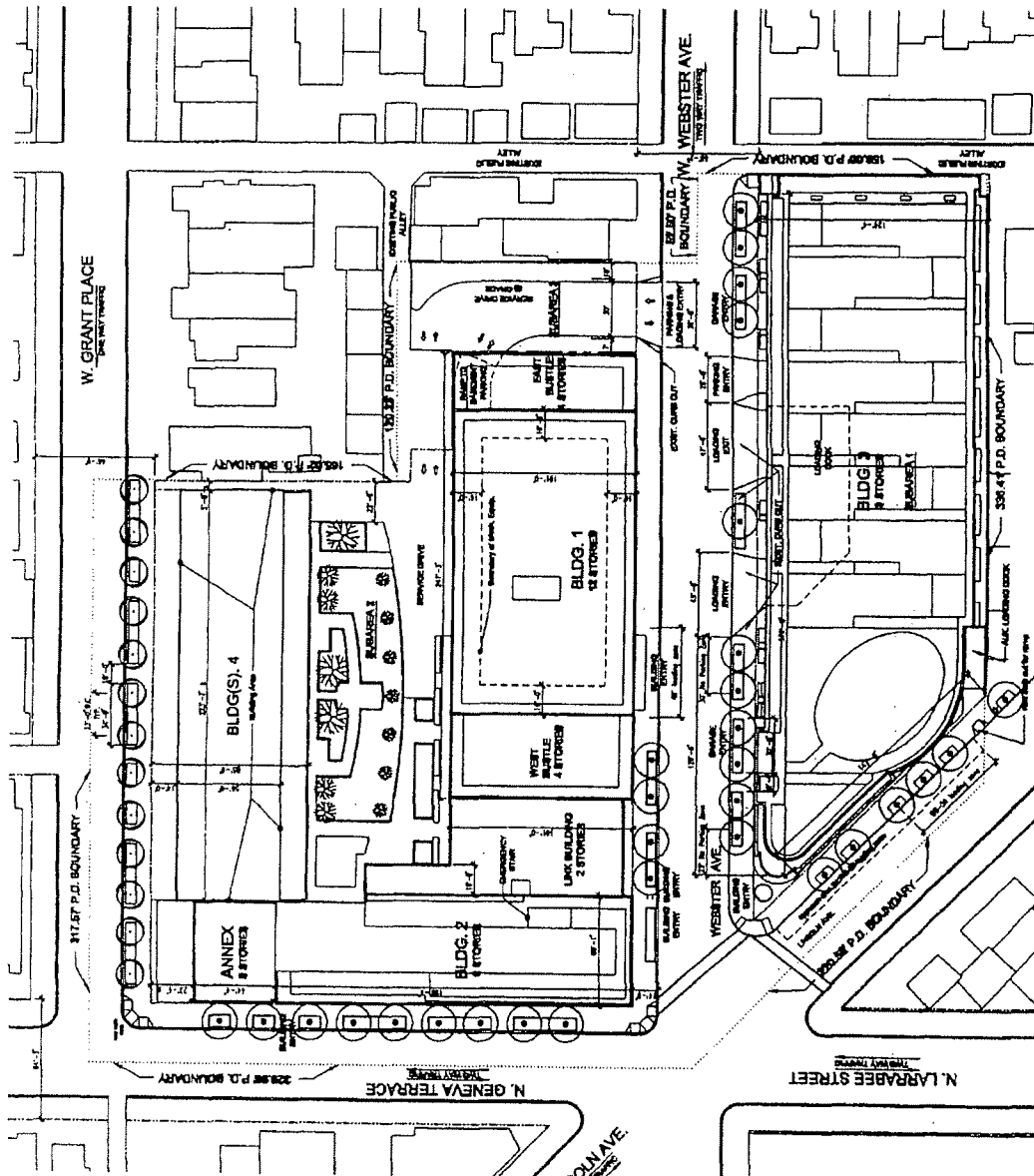
Existing Land-Use Map.



Planned Development Boundary And Property Line Map.

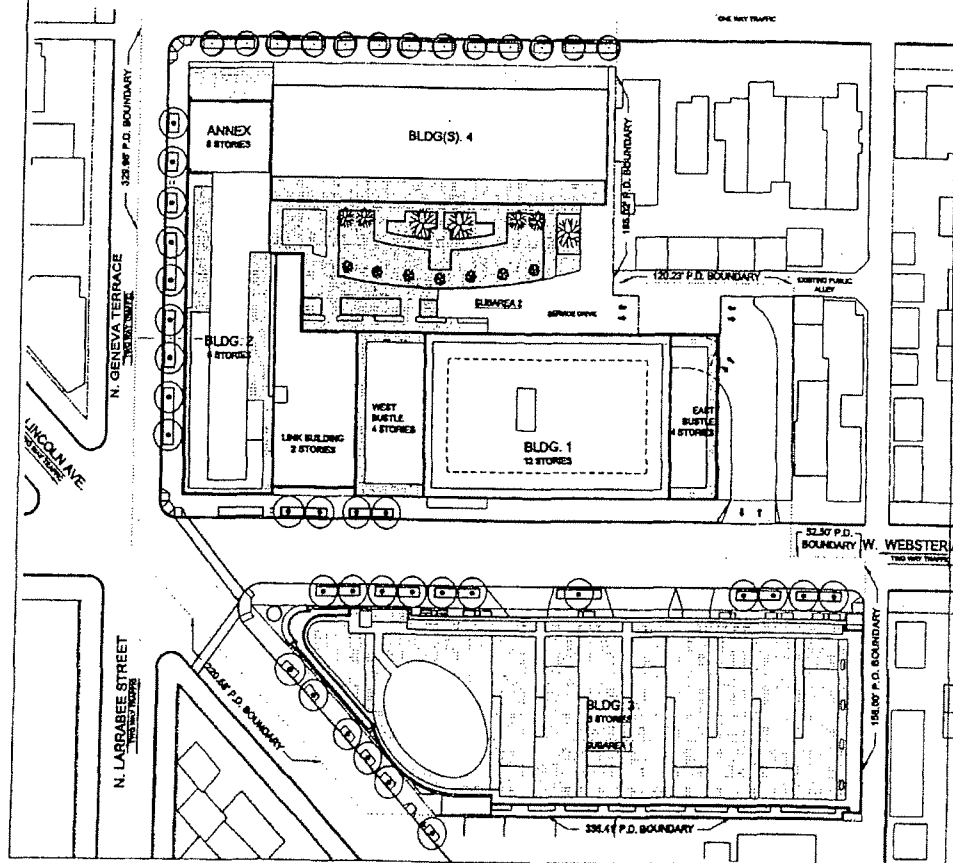


Site/Landscape Plan.

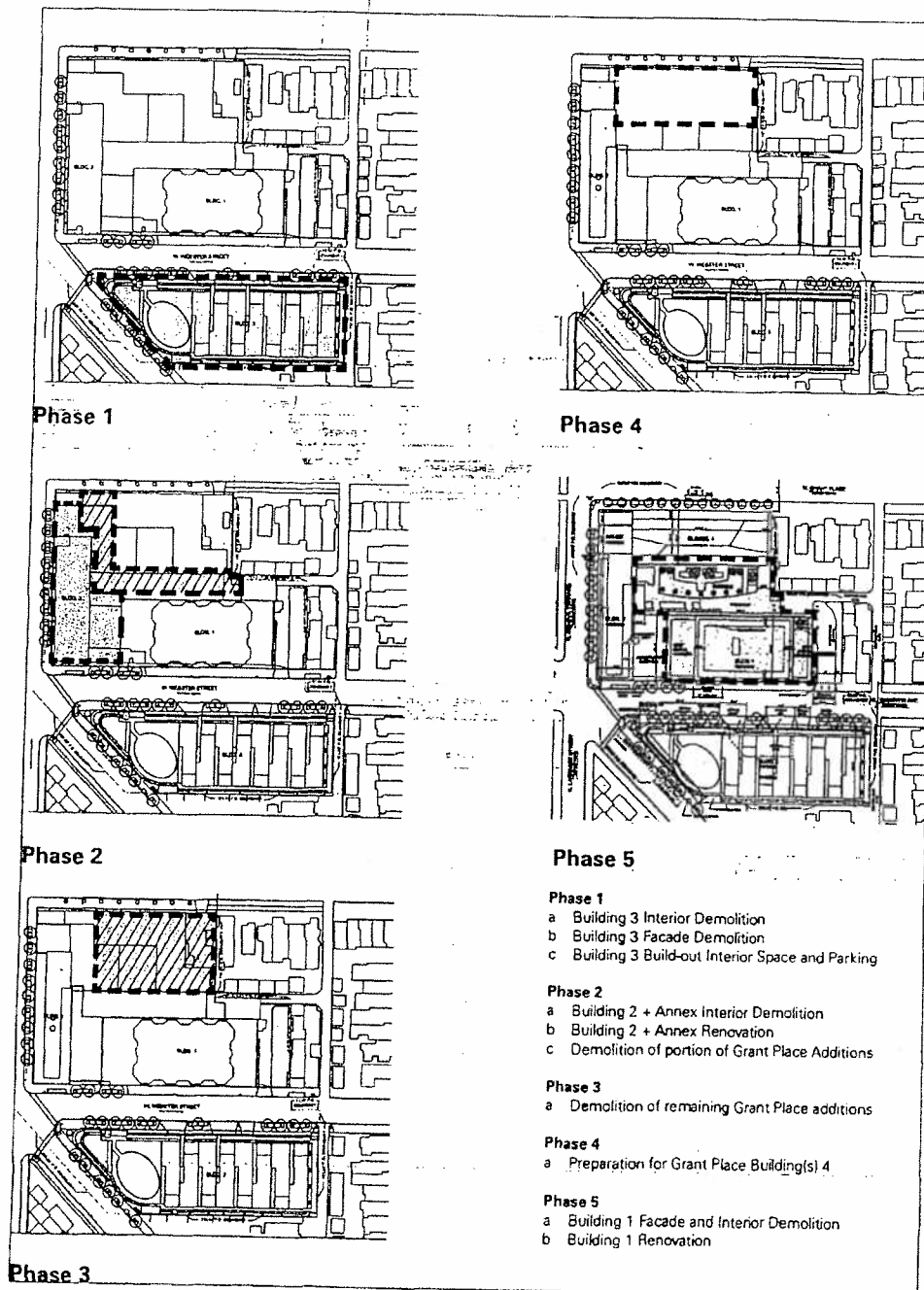


Green Roof Plan.

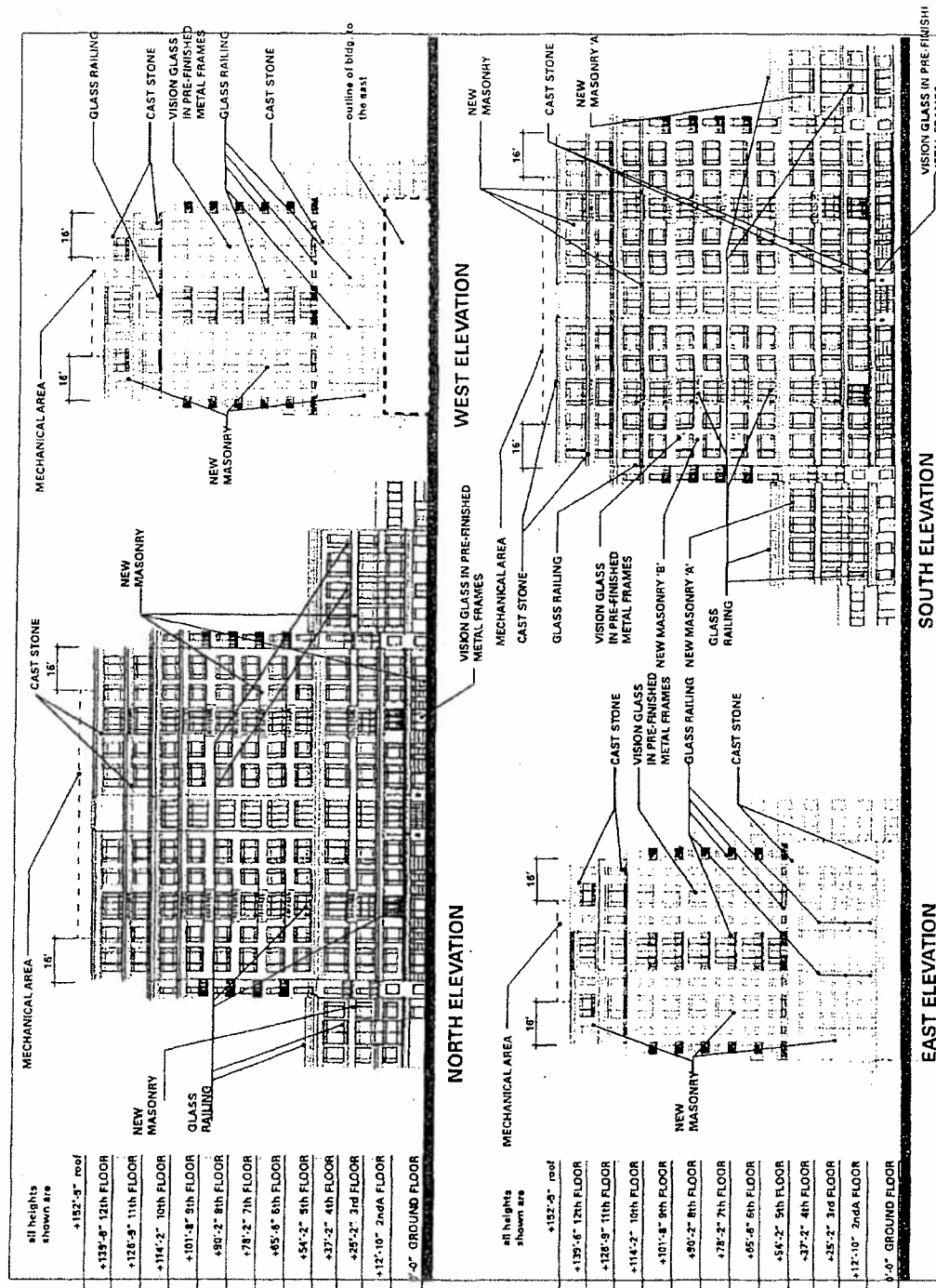
BLDG	Gross roof area	net roof area	green roof area	percentage of green roof
Bldg. 1	24,365 sf	19,231 sf	2,000 sf	
Bldg. 2	19,601 sf	15,795 sf	4,000 sf	
Bldg. 3	40,350 sf	31,197 sf	28,900 sf	
Bldg(s). 4	15,880 sf	15,295 sf	2,000 sf	
interior court (roof over bsmt.)	16,782 sf	12,600 sf	10,710 sf	
subtotals	116,978 sf	94,118 sf	47,610 sf	50.6%



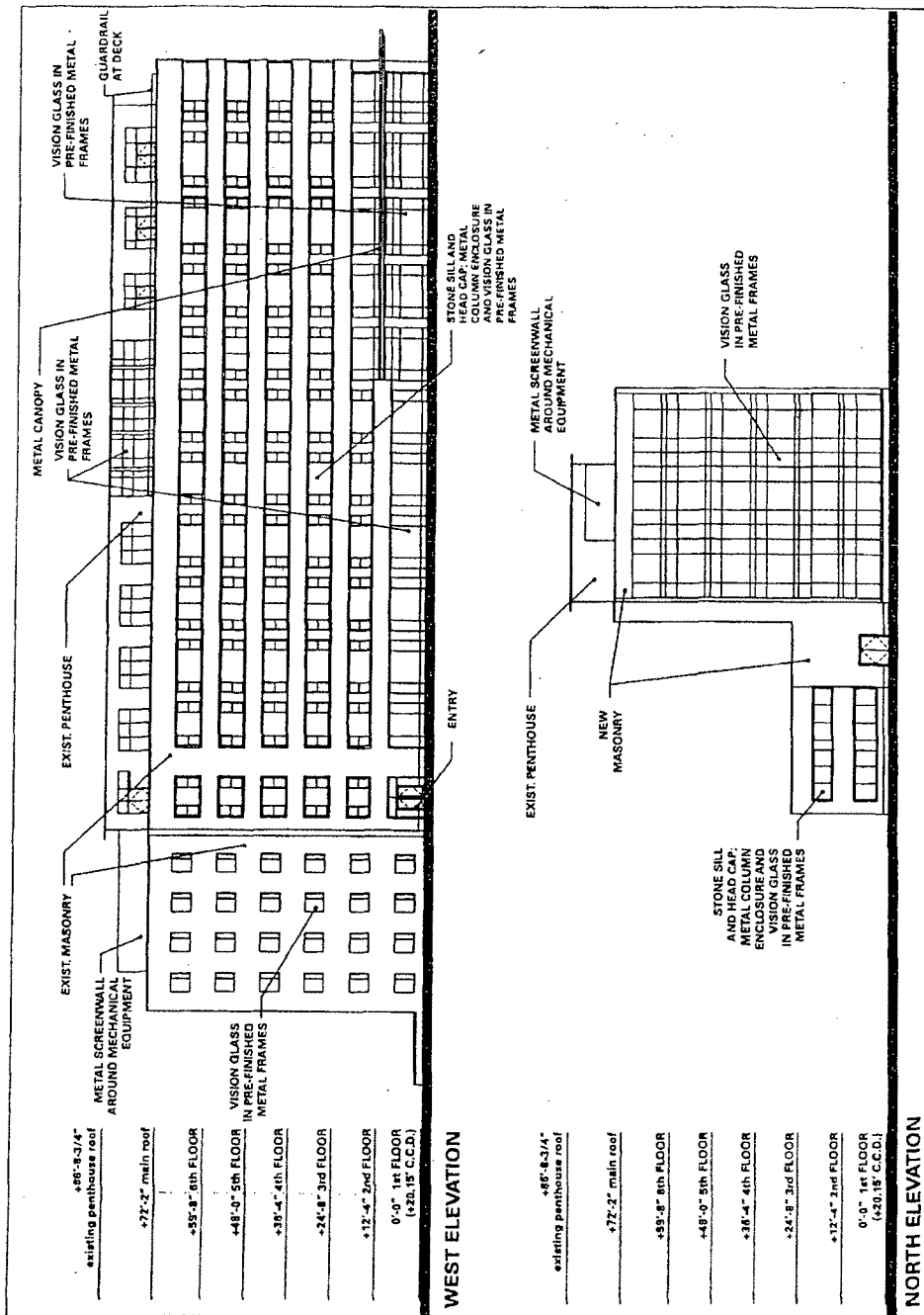
Development Phasing Plan.



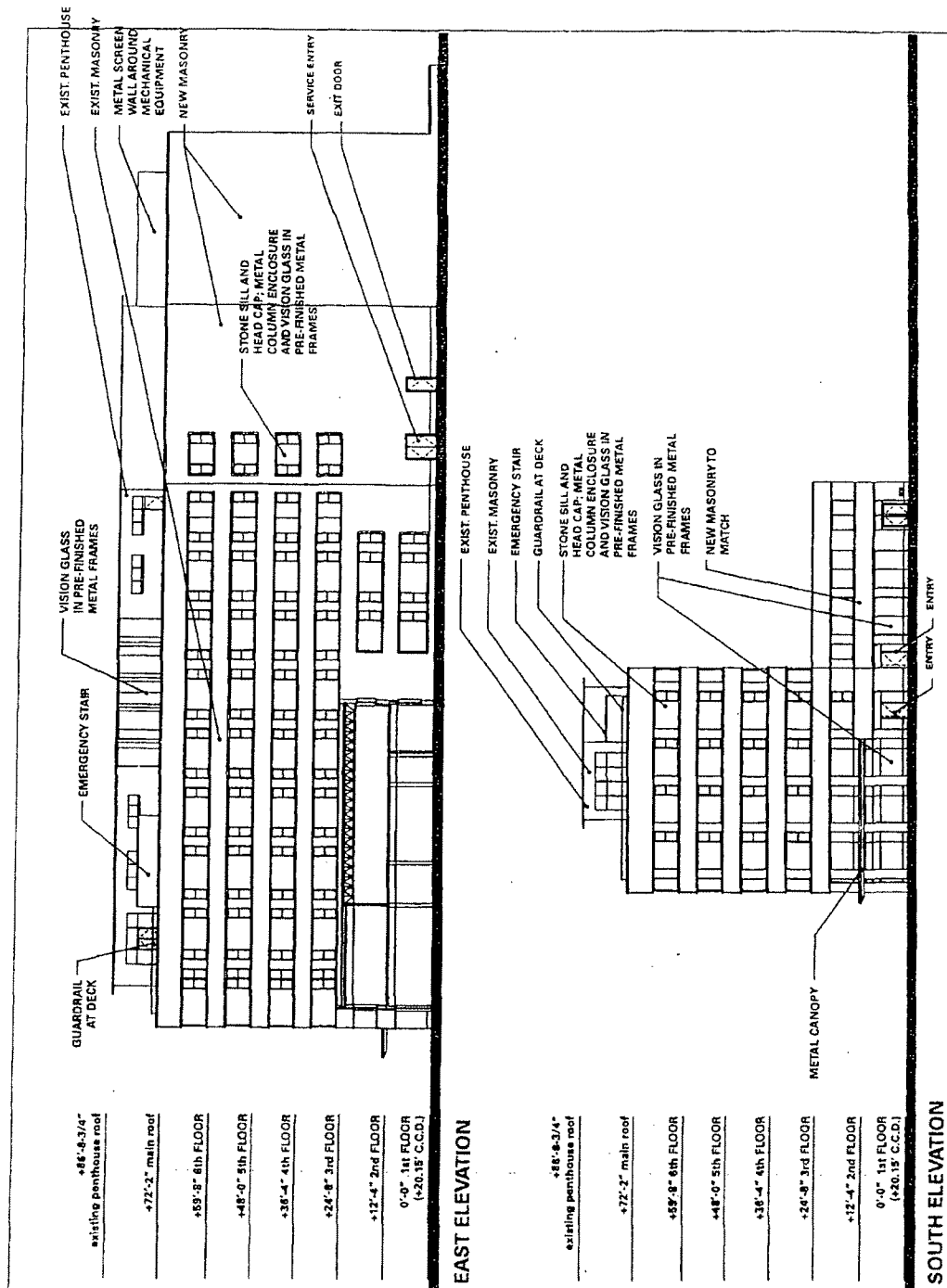
Elevations -- Building 1.



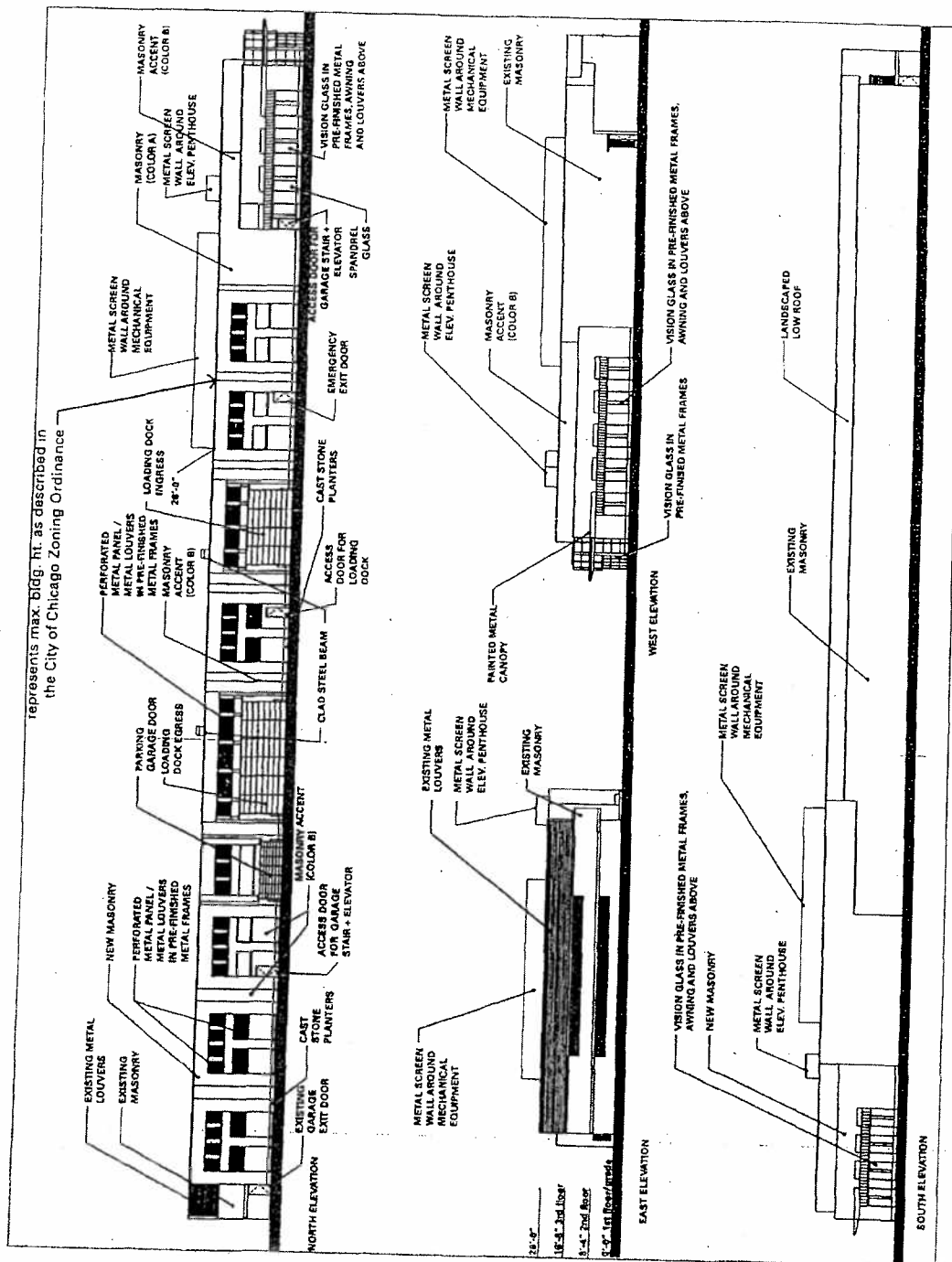
Elevations -- Building 2.
(Page 1 of 2)



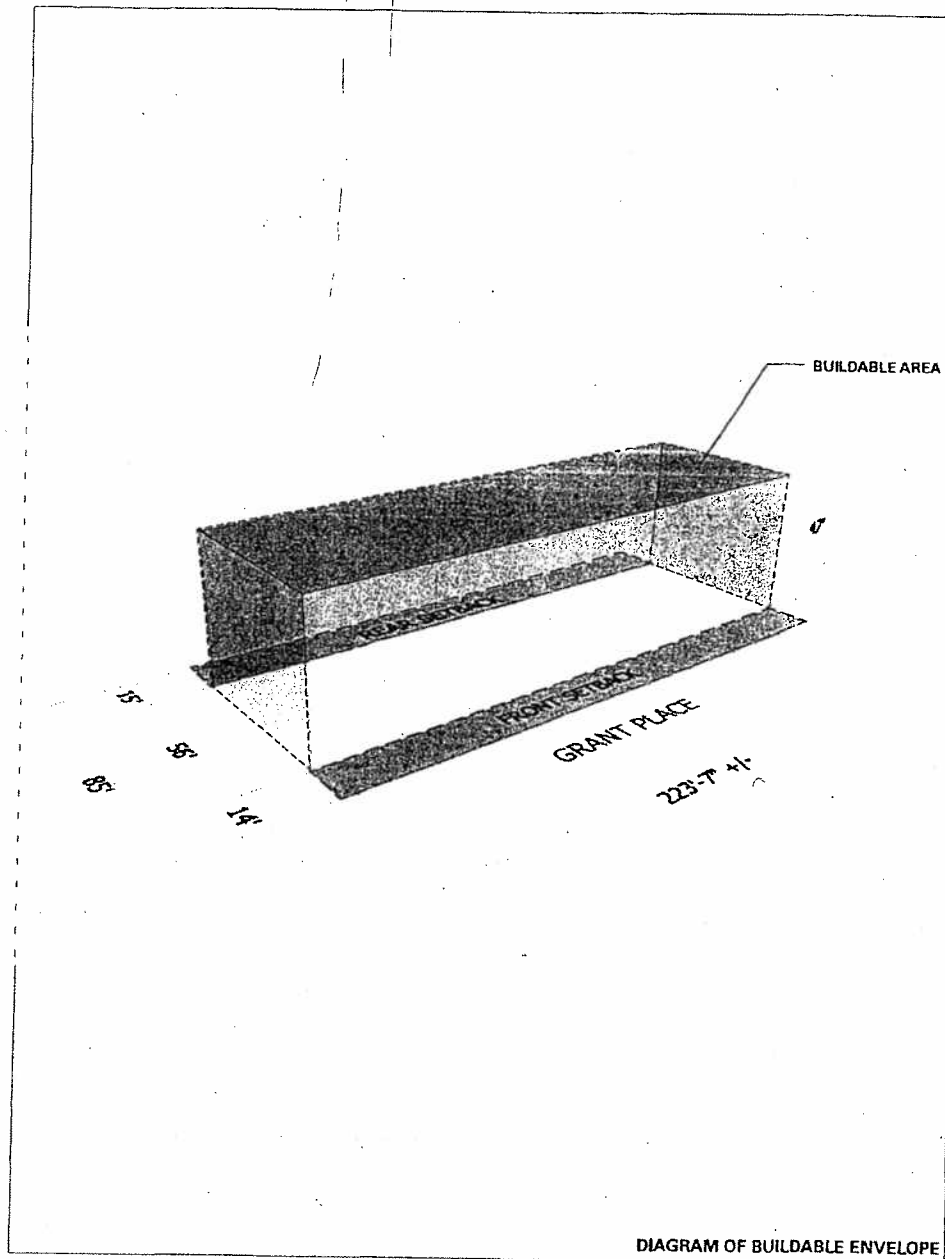
Elevations -- Buildings 2.
(Page 2 of 2)



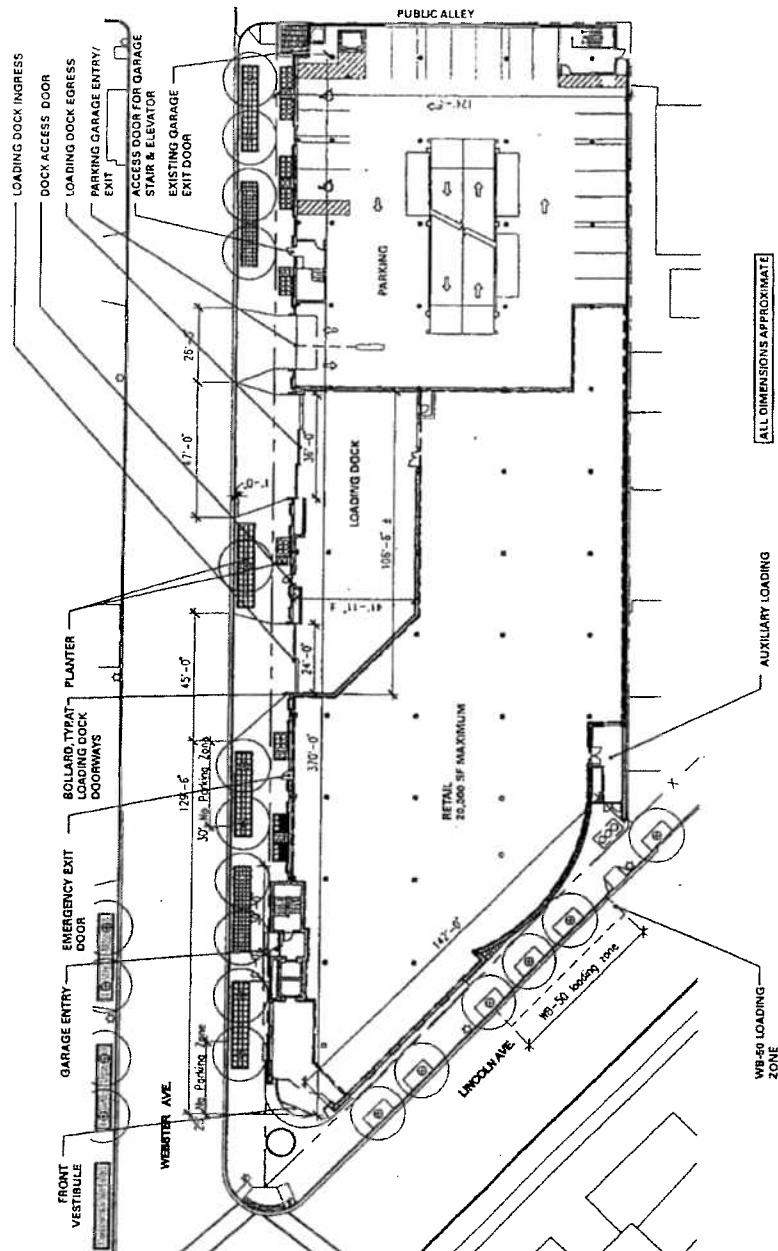
Elevations -- Building 3.



Building(s) 4 Grant Place.



Ground Floor Plan/Building 3.



5/4/2011

APPROVAL OF JOURNAL OF PROCEEDINGS

118499

17071

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (April 13, 2011)

The Honorable Miguel del Valle, City Clerk, submitted the printed official *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on Wednesday, April 13, 2011 at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to Approve said printed official *Journal* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 5-F.

(Application No. 17071)

(Common Address: 550 W. Webster Ave./2159 N. Lincoln Ave.)

[SO2011-3583]

RBPD 84,99

On motion of Alderman Solis, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the *Journal of the Proceedings of the City Council of the City of Chicago* of April 13, 2011, pages 115914 and 115915, recommending that the City Council pass the substitute ordinance (Application Number 17071), printed on pages 115915 through 115931, amending Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassifying the area shown on Map Number 5-F.

On motion of Alderman Solis, the said proposed substitute ordinance was *Passed* by yeas and nays as follows:

Yeas --Aldermen Moreno, Fioretti, Dowell, Newsome, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Burke, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zaiewski, Dixon, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Austin, Colón, Rice, Mitts, Cullerton, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schuler, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

The following is said ordinance as passed:

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 84 symbols and indications as shown on Map Number 5-F in the area bounded by:

West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 404.80 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace,

to those of the B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 5-F in the area bounded by:

West Grant Place; a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 404.80 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace,

to those of Residential-Business Planned Development 84, as amended.

SECTION 3. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 84

Plan Of Development Statements.

1. The area delineated as Residential-Business Planned Development Number 84 consists of approximately one hundred thirty-one thousand eight hundred twenty-nine (131,829) net square feet (3.03 acres) of property bounded by West Grant Place;

a line 284.57 feet east of and parallel to North Geneva Terrace; the public alley next north of and parallel to West Webster Avenue; a line 404.80 feet east of and parallel to North Geneva Terrace; West Webster Avenue; the public alley next west of and parallel to North Cleveland Avenue; a line 125 feet south of and parallel to West Webster Avenue; North Lincoln Avenue; and North Geneva Terrace (the "Property"). The applicant, Geneva Webster LLC (the "Applicant") is the owner of the Property.

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 adjustments 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 lessees. 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 lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of 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. For so long as the Applicant owns any part of the Property, the Applicant shall be the sole designated zoning control party for the entire Property including all subareas. At which time the Applicant no longer owns any part of the Property, any changes or modifications to this planned development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.
4. This planned development consists of these nineteen (19) 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/Landscape Plan, a Green Roof Plan, a Development Phasing Plan and Building Elevations, all prepared by Solomon Cordwell Buenz, last revised January 19, 2011. Full-sized copies of these plans and elevations are on file with the Department of Zoning and Land Use Planning (with its successors, the "Department"). 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 of the Property permitted pursuant to this planned development shall include:

Subarea 1: Accessory parking; below-grade non-accessory parking; and retail use. Notwithstanding the foregoing, the following retail uses are expressly prohibited: adult uses, flea markets, pawn shops, pet sales and grooming, payday loan stores, and package liquor stores. Loading by semi-trailers serving retail uses in Subarea 1 shall be prohibited on weekdays between the hours of 7:00 A.M. -- 9:00 A.M. and 3:00 P.M. -- 6:00 P.M.

Subarea 2: Medical and related uses; residential dwelling units including, without limitation, dwelling units on the ground floor; accessory parking; and all permitted uses in the B2-3 District, excluding, however, the following: retail uses, entertainment and spectator sports, undertaking, lodging, pet sales and grooming, hair and nail salons, indoor participant sports and recreation, and health clubs.

Subarea 3: Open space and driveway improvements, as depicted on the Site Plan. No buildings shall be permitted on Subarea 3.

6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Flashing signs and video display signs shall be prohibited. All other on-premise signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-premise signs shall not be permitted in the planned development.
7. 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. 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.
8. The maximum height of improvements on the Property shall be as designated on the Building Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as 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, constructed and maintained in substantial conformance with the plans described in Statement Number 4 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.
11. Prior to issuance by the Department of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II approval") for construction within Subarea 3, a site plan, landscape plan and building elevations for such lots shall be submitted to the Department for review and approval in accordance with the site plan review provisions of Section 17-13-0800. No Part II approval shall be granted until the applicable site plans, landscape plans, elevations and right-of-way plans have been approved by the Department. In the event of any inconsistency between approved site plans, landscape plans and elevations and the terms of the planned development in effect at the time of approval of such site plans and elevations or of the modifications thereto, the terms of the planned development shall govern. Following approval of such site plans, landscape plans and elevations by the Commissioner, the Department shall keep such approved plans and elevations on permanent file and they shall be deemed to be an integral part of this planned development.
12. The City of Chicago established a Part II Review Fee per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II Approval.
13. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. 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 design, construct and maintain all new buildings located within the Property to LEED certification standards and in accordance with

the City of Chicago's sustainable development matrix in effect as of the date of approval of this planned development. As set forth on the Green Roof Plan, a minimum 50 percent net green roof (approximately 40,803 square feet) shall be provided.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this planned development.
17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Pursuant to Section 2-45-110 of the Municipal Code (the "Affordable Requirements Ordinance"), an amendment to a planned development which grants additional floor area for the development of 10 or more housing units and/or for which the developer is receiving financial assistance from the City, subjects the development of the additional housing units authorized or permitted by such amendment to the affordability requirements specified under the Affordable Requirements Ordinance. As a result of this amendment to Planned Development Number 84, the City Council has approved additional floor area that authorizes or permits the development of 10 or more units. Ten percent (10%) -- or twenty percent (20%), if financial assistance is provided by the City -- of any housing units developed as part of the planned development are required to be built as affordable housing, as that term is defined by the Affordable Requirements Ordinance, or a payment-in-lieu must be made prior to permitting. As part of the approval process for any application proposing the construction of residential dwelling units, the Applicant shall also provide, for the review and approval of the Department of Community Development (or any successor department thereto),

5/4/2011

UNFINISHED BUSINESS

17071
118505

such information, documents and agreements as may be required under the Affordable Requirements Ordinance to assure that such required affordable housing units are provided and maintained.

19. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this planned development, this amended planned development shall expire upon the sixth anniversary of the effective date hereof. If this amended planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Residential Planned Development Number 84 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be nonconforming. The six year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; Development Phasing Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 118507 through 118516 of this *Journal*.]

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

Residential-Business Planned Development No. 84

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: $\pm 189,941$ gross square feet (4.36 acres) = $\pm 131,829$ net square feet (3.03 acres) $\pm 58,112$ square feet (1.33 acres) in public right-of-way.

Maximum FAR: 2.98

Maximum Number of Dwelling
Units: 152

Subarea 1:

Minimum Setbacks:	In accordance with the Site/ Landscape Plan
Minimum Accessory Parking:	209 spaces
Includes:	
20,000 square foot retail	25 spaces
47,500 square foot office	75 spaces
47,500 square foot medical service	109 spaces
Maximum Non-Accessory Parking (to be provided below-grade):	60 spaces
Maximum Building Height:	26 feet

Subarea 2:

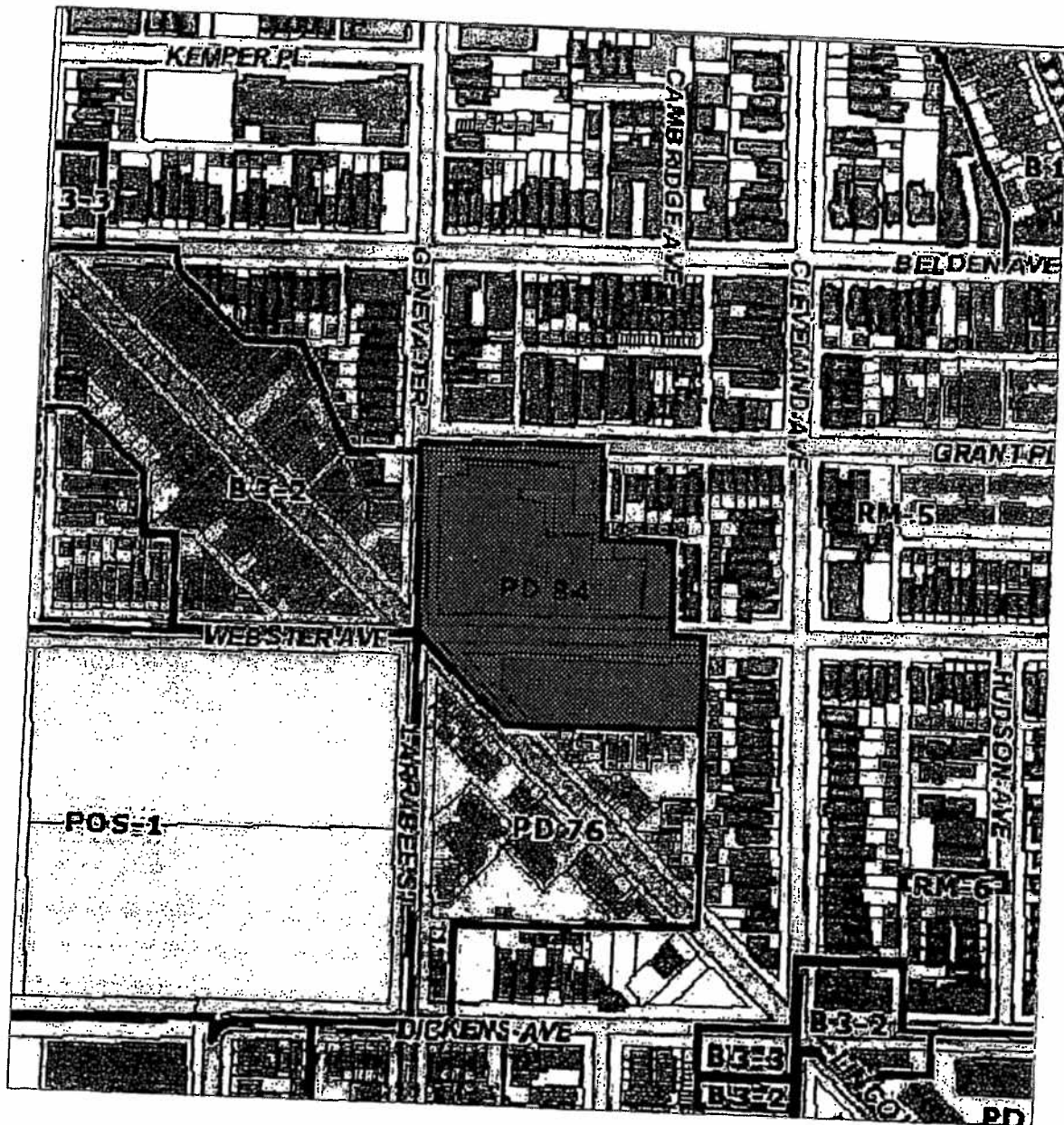
Minimum Setbacks:	14 feet from Grant Place. Other setbacks in accordance with the Site/Landscape Plan
Minimum Number of Accessory Parking Spaces:	1.20 per dwelling unit
Maximum Building Height:	
Webster Avenue (Building 1):	152 feet, 5 inches
Geneva Terrace (Building 2):	72 feet, 8 inches
Grant Place Building (Building 4):	47 feet

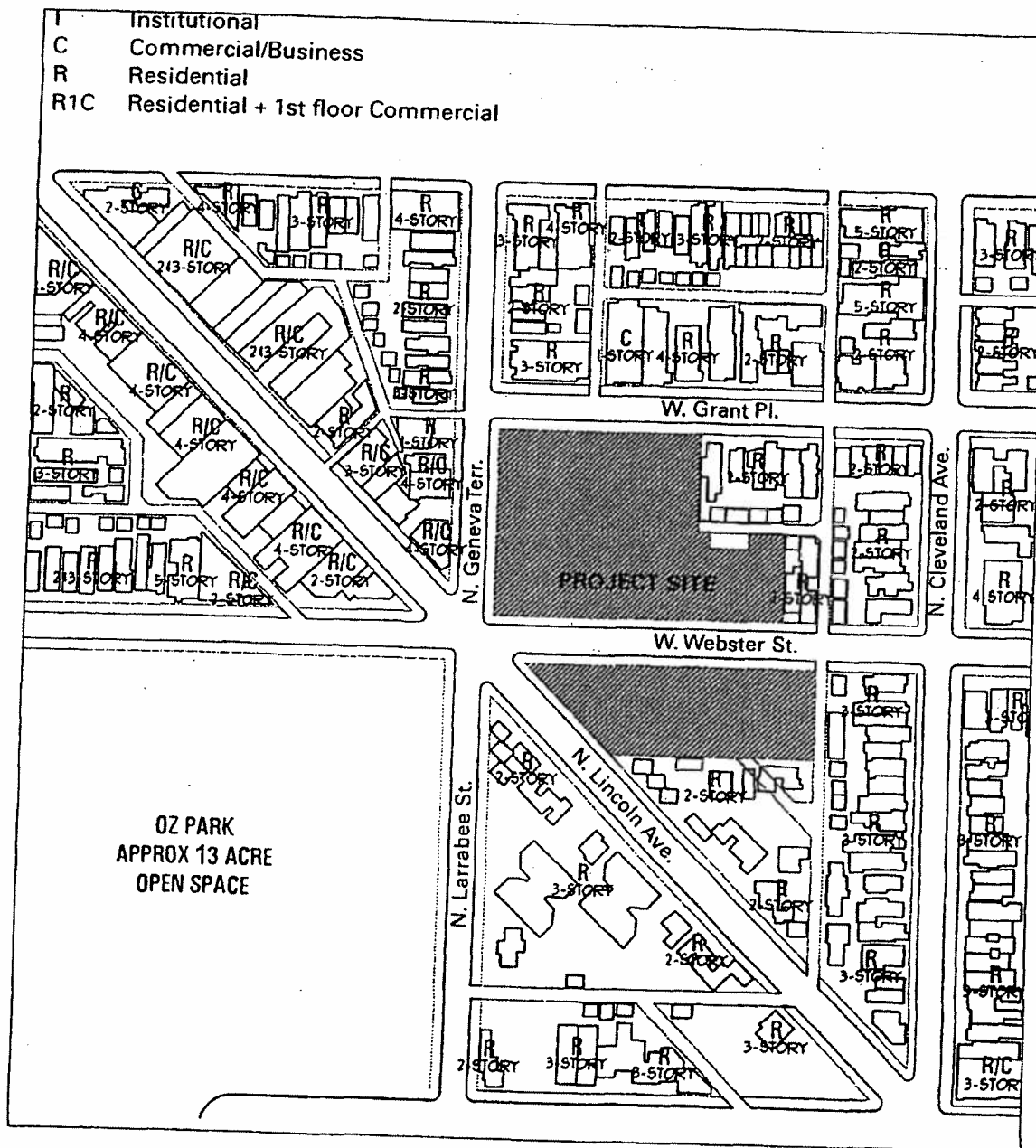
5/4/2011

UNFINISHED BUSINESS

118507

Existing Zoning Map.



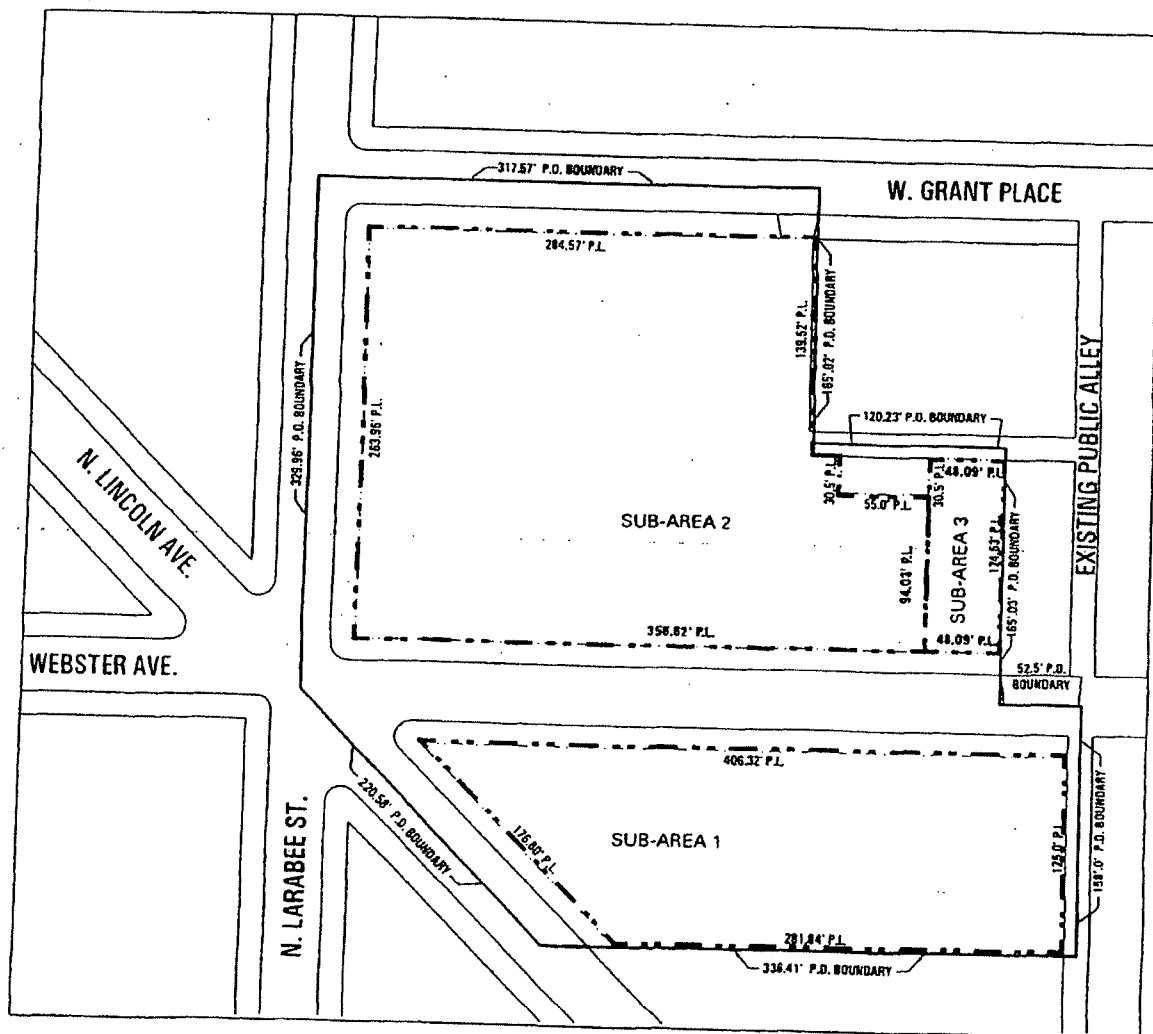


5/4/2011

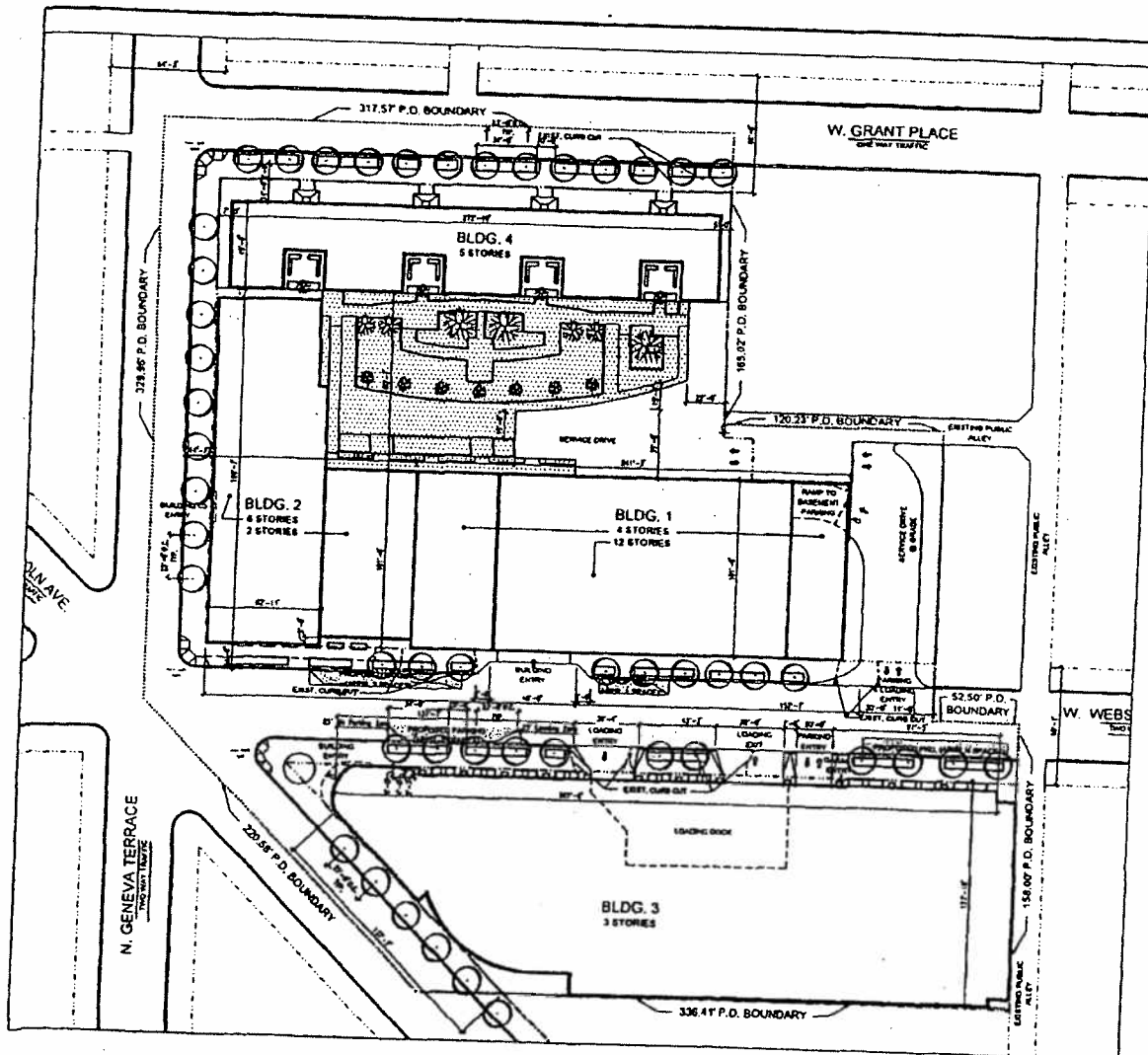
UNFINISHED BUSINESS

118509

Planned Development Boundary And Property Line Map.



Site/Landscape Plan.

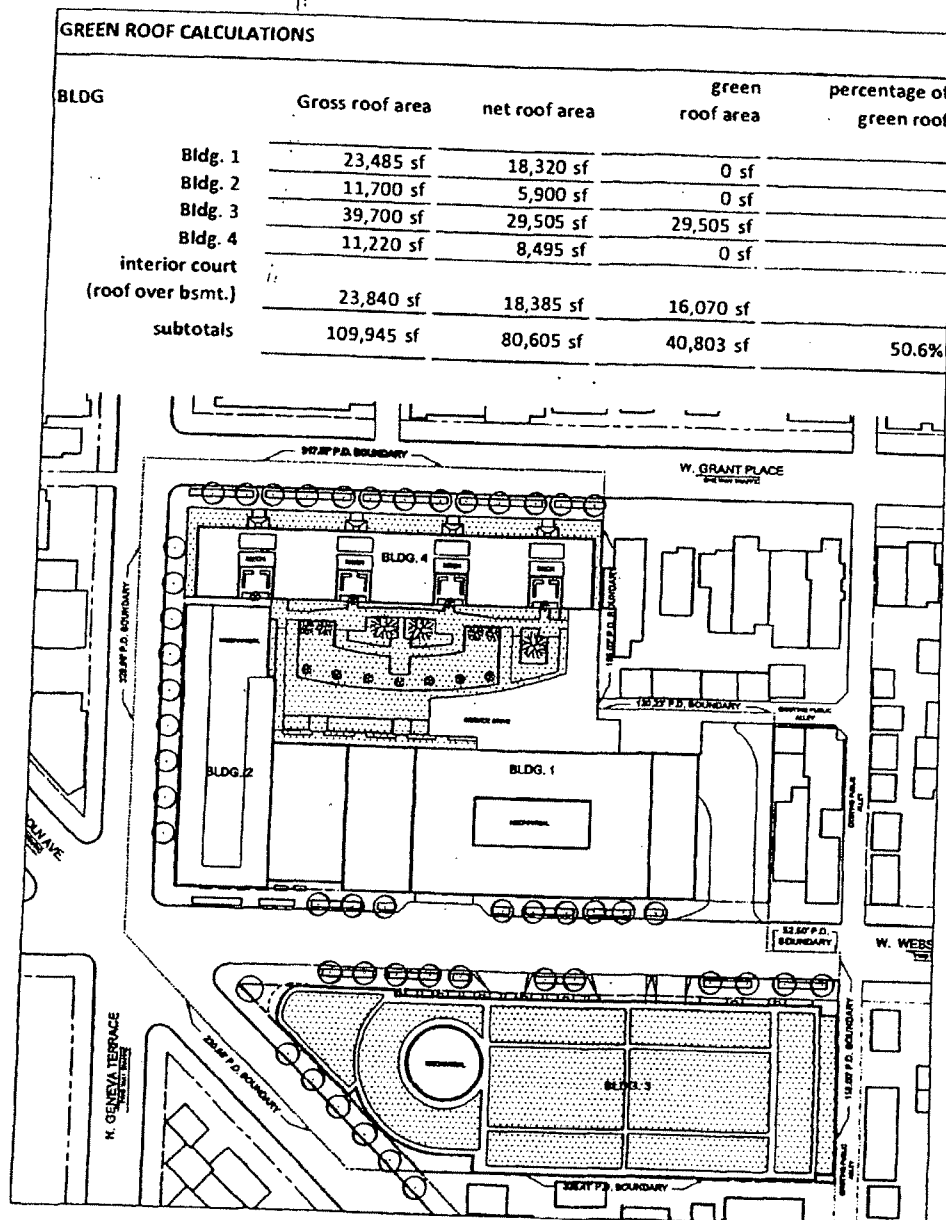


5/4/2011

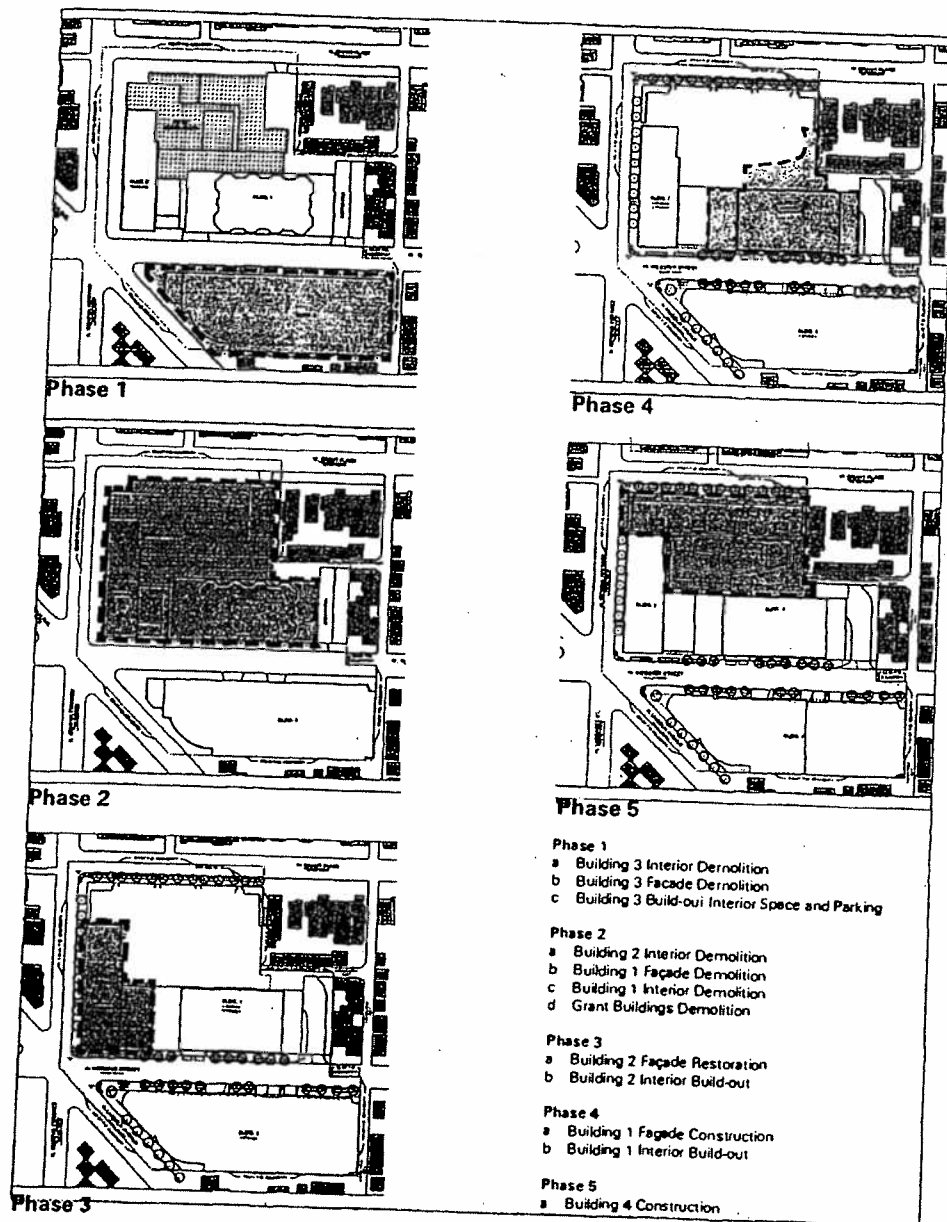
UNFINISHED BUSINESS

118511

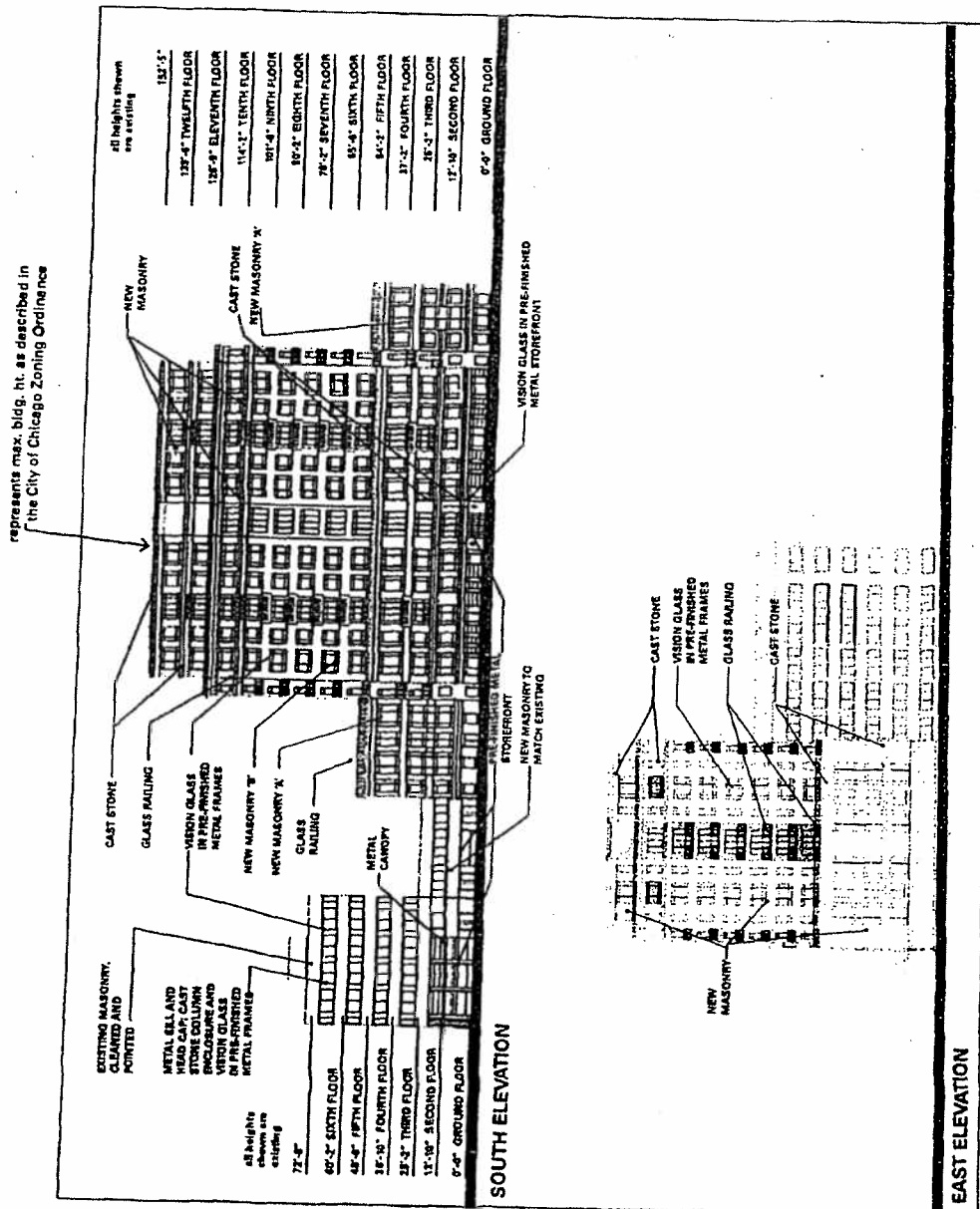
Green Roof Plan.



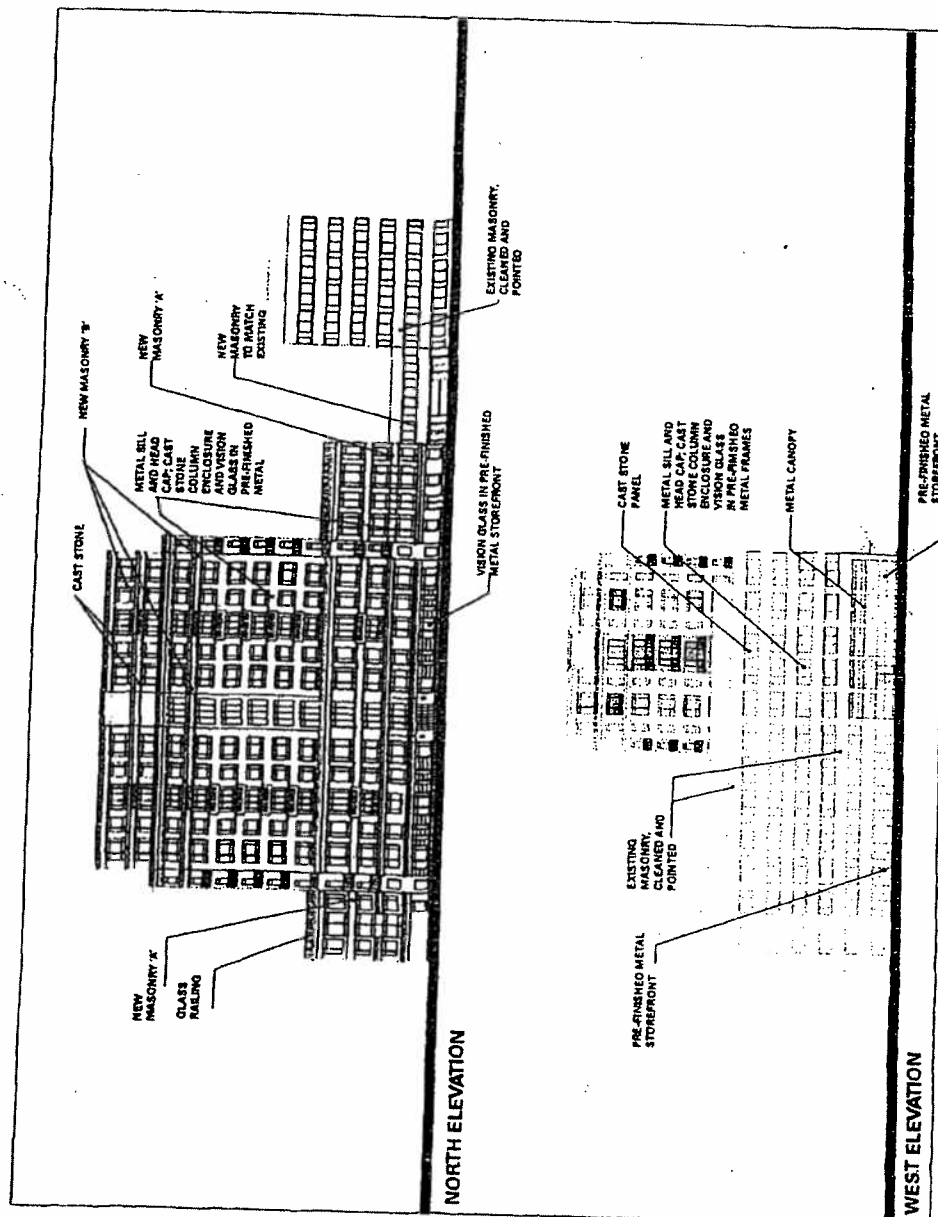
Development Phasing Plan.



Elevations -- Buildings 1 And 2.
(Page 1 of 2)



Elevations -- Buildings 1 And 2.
(Page 2 of 2)



118515

[illegible]

[illegible]

Avenue; the alley next north of N. Rogers Avenue; and the alley next west of and parallel to N. Damen Avenue,

to those of a B4-3 Restricted Service 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 No. 22-E.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 22-E in the area bounded by

E. 91st Street; S. Dr. Martin Luther King Jr. Drive; a line drawn from a point 245 feet south of E. 91st Street along the west line of S. Dr. Martin Luther King Jr. Drive to a point 472.43 feet west of S. Dr. Martin Luther King Jr. Drive along the south line of E. 91st Street,

to those of an R3 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.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 5-F.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of February 24, 1972, pages 2627 and 2628, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Singer moved to *Re-refer* the said pending proposed ordinance to the Committee on Buildings and Zoning.

Alderman Fitzpatrick moved to *Lay the Motion to Re-refer on the Table*. The motion to Lay on the Table *Prevailed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Sawyer, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Biggs, Filippini, Keane, Gabinski, Laskowski, Aiello, Casey, Laurino, Natarus, Fifielski, Cohen, Hedlund, Wigoda—35.

Nays—Aldermen Cousins, Simon, Singer, Simpson, Hoellen—5.

The main question thereupon being put, on the passage of the pending proposed ordinance, the motion *Prevailed* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Sawyer, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Biggs, Filippini, Keane, Gabinski, Laskowski, Aiello, Casey, Laurino, Simon, Natarus, Fifielski, Cohen, Wigoda—35.

Nays—Aldermen Cousins, Singer, Simpson, Hoellen, Hedlund, Sperling—6.

The following is said ordinance as passed:

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 No. 5-F in the area bounded by W. Grant Place; a line 284.58 feet east of N. Geneva Terrace; the alley next south of and parallel to W. Grant Place; a line 404.79 feet east of N. Geneva Terrace; W. Webster Avenue; the alley next west of and parallel to N. Cleveland Avenue; a line 125 feet south of W. Webster Avenue; N. Lincoln Avenue; and N. Geneva Terrace, to those of a Residential Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 2839 to 2843 of this Journal]

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

Action Postponed—ON PROPOSED ORDINANCE TO RECLASSIFY AREA SHOWN ON MAP NO. 11-H.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of February 24, 1972, pages 2627 and 2628, recommending that the City Council pass the following proposed ordinance for amendment of the Chicago Zoning Ordinance:

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 R4 General Residence District symbols and indications as shown on Map No. 11-H in the area bounded by

W. Lawrence Avenue; N. Paulina Street; a line 110 feet south of W. Lawrence Avenue; and the alley next west of and parallel to N. Paulina Street,

to those of a B4-2 Restricted Service 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.

Alderman Keane moved to postpone action on the foregoing ordinance pursuant to Rule 27 of the Council's Rules of Order. The motion *Prevailed*.

PD
84

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

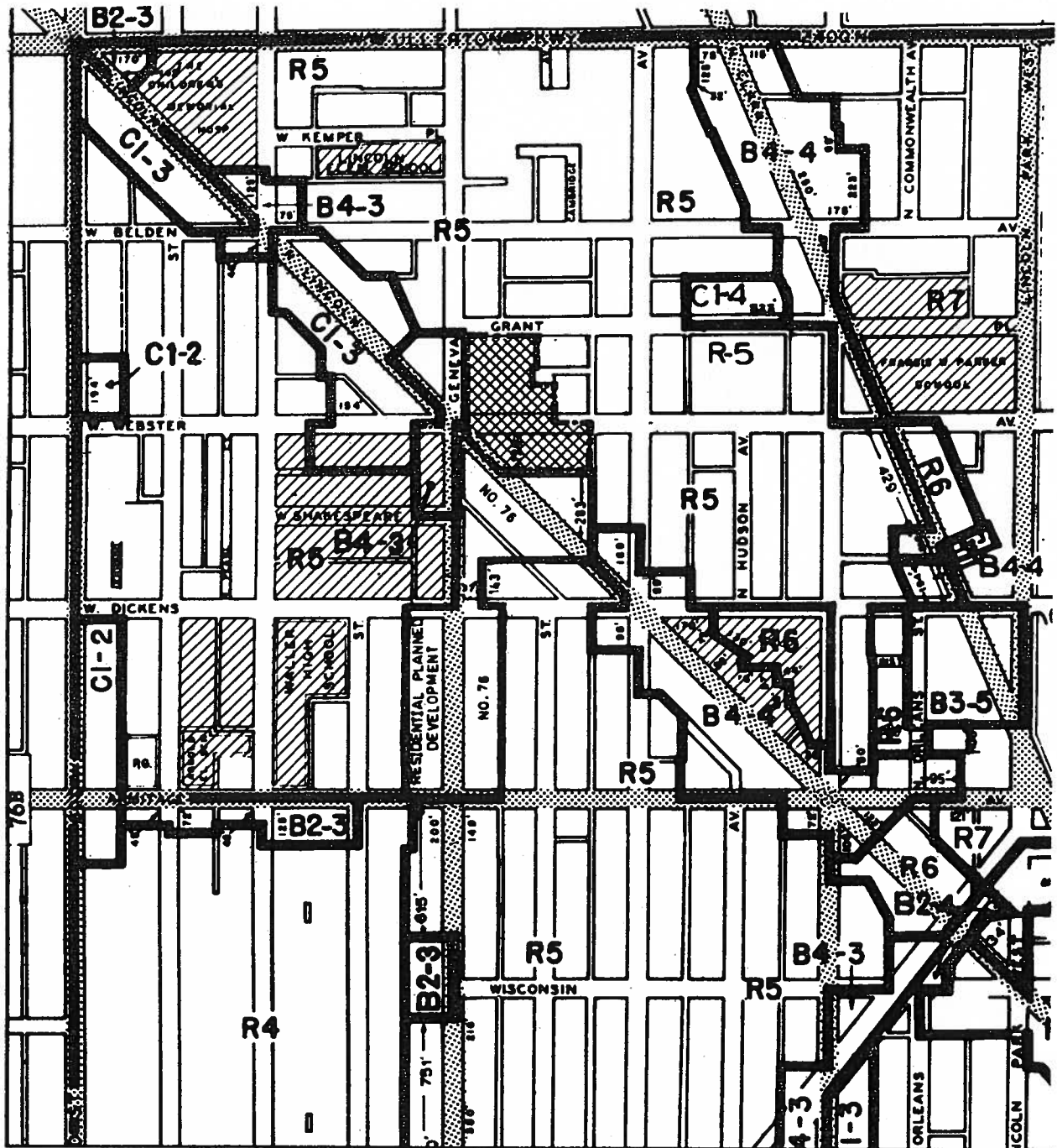
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by Grant Hospital of Chicago.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Grant Hospital and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Grant Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of research, medical, and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan or Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: Grant Hospital of Chicago

DATE: September 15, 1971



Scale

1000 Ft



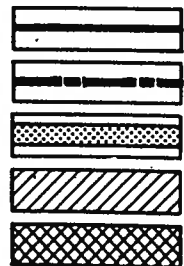
Boundary - Zoning Districts

Boundary - Planned Development

Preferential Street System

Public & Quasi-Public Facilities

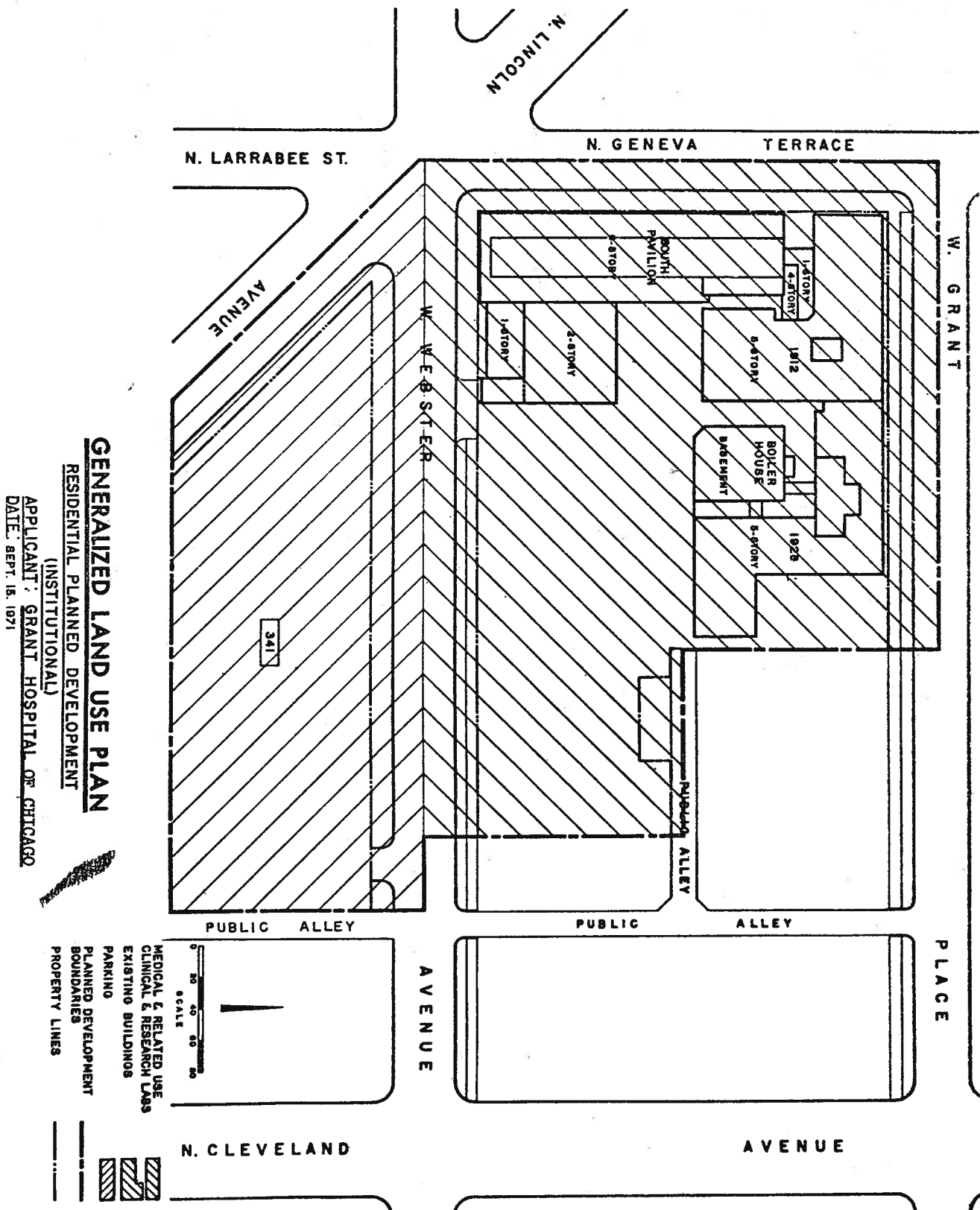
Residential Planned Development



Proposed
Residential Planned Development(Institutional) EXISTING ZONING & PREFERENTIAL STREET SYSTEM

Applicant: Grant Hospital of Chicago

Date: Sept. 15, 1971



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATARESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Net Site Area Square Feet	Acres	General Description of Land Use	Max. F.A.R.	Max. & of Land Covered
131.871	3.03	Medical and Related Uses Laboratories (Clinical & Research)	2.98	49.5

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Gross Site Area = Net Site Area 3.03 Acres plus Area of Right-of-Way
1.18 Acres = 4.21 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.98

Present Population:

Proposed Population:

Medical and Related Uses

1. Number of Beds:	339	555
2. Number of Attending Doctors:	45	60
3. Number of Employees (Maximum in one shift):	400	580
(Includes <u>260</u> nurses, internes and residents).		(400)

Minimum number of off-street parking spaces for Medical and Related Uses; Laboratories (Clinical and Research) 350 spaces. Actual number of PARKING SPACES 350.

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), shall be provided in compliance with this plan of development as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks: 0 Feet

Minimum Distances between Buildings:

- A. Patient Room Facings 40' Feet.
B. End and Face Walls 40' Feet.

Maximum Building Height 11 Stories Above Grade.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASON, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 49.5

APPLICANT: Grant Hospital of Chicago

DATE: September 15, 1971

RECEIVED
PLANNED DEVELOPMENT
FEB 22 1971

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT # 84
(INSTITUTIONAL)

STATEMENTS

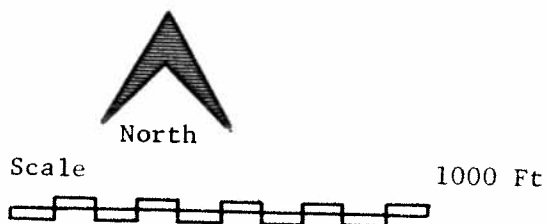
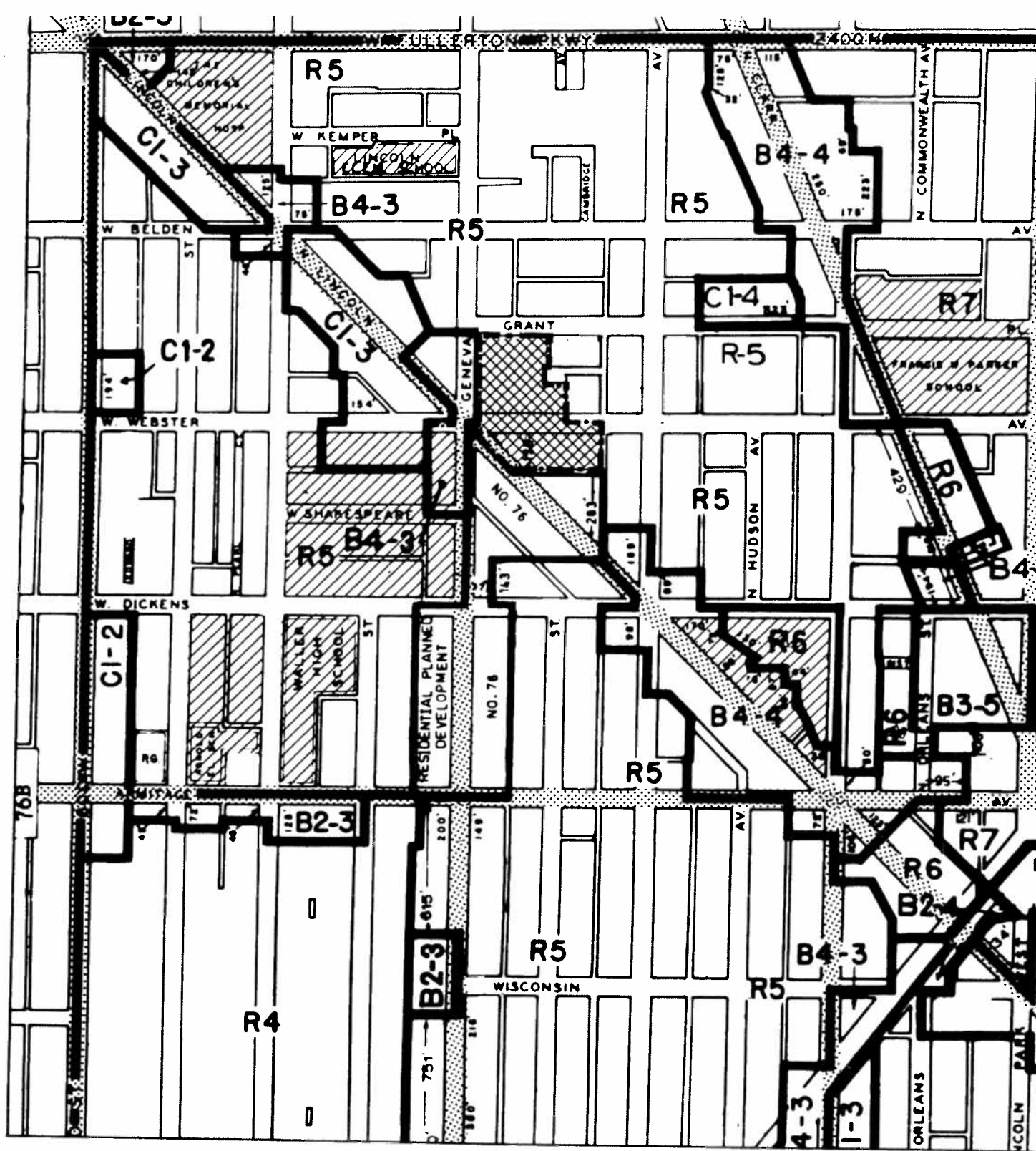
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by Grant Hospital of Chicago.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Grant Hospital and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Grant Hospital.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of land will consist of research, medical, and related uses as authorized by the Chicago Zoning Ordinance.

Laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 zoning district of the Chicago Zoning Ordinance.

7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan or Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: Grant Hospital of Chicago

DATE: September 15, 1971



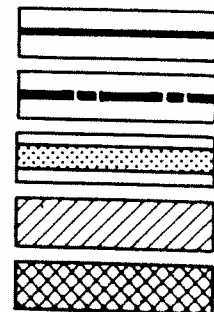
Boundary - Zoning Districts

Boundary - Planned Development

Preferential Street System

Public & Quasi-Public Facilities

Residential Planned Development



Residential Planned Development(Institutional) EXISTING ZONING & PREFERENTIAL STREET SYSTEM

Applicant: Grant Hospital of Chicago

Date:

N. LARRABEE ST.

N. GENEVA TERRACE

W. GRANT

AVENUE

W. WEBSTER

SOUTH
PAVILION

5-STORY

1-STORY
4-STORY

1812

5-STORY

BOILER
HOUSE
BASEMENT

1928

5-STORY

2-STORY

1-STORY

341

PUBLIC ALLEY

PUBLIC ALLEY

PLACE

AVENUE

AVENUE

N. CLEVELAND

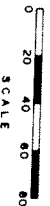
GENERALIZED LAND USE PLAN

RESIDENTIAL PLANNED DEVELOPMENT

(INSTITUTIONAL)

APPLICANT: GRANT HOSPITAL

DATE: SEPT. 15, 1



SCALE

- MEDICAL & RELATED USE
- CLINICAL & RESEARCH LABS
- EXISTING BUILDINGS
- PARKING
- PLANNED DEVELOPMENT
- BOUNDARIES
- PROPERTY LINES



PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

Net Site Area Square Feet	Acres	General Description of Land Use	Max. F.A.R.	Max. & of Land Covered
131.871	3.03	Medical and Related Uses Laboratories (Clinical & Research)	2.98	49.5

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Gross Site Area = Net Site Area 3.03 Acres plus Area of Right-of-Way
1.18 Acres = 4.21 Acres.

Maximum permitted F.A.R. for Total Net Site Area = 2.98

Present Population:

Proposed Population:

Medical and Related Uses

1. Number of Beds:	339	555
2. Number of Attending Doctors:	45	60
3. Number of Employees (Maximum in one shift):	400	580
(Includes <u>260</u> nurses, internes and residents).		(400)

Minimum number of off-street parking spaces for Medical and Related Uses; Laboratories (Clinical and Research) 350 spaces. Actual number of PARKING SPACES 350.

Off-street parking and loading requirements for proposed Medical and Related Uses, Laboratories (Clinical and Research), shall be provided in compliance with this plan of development as authorized by the R5 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Setbacks: 0 Feet

Minimum Distances between Buildings:

- A. Patient Room Facings 40' Feet.
- B. End and Face Walls 40' Feet.

Maximum Building Height 11 Stories Above Grade.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY BECAUSE OF TECHNICAL REASON, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum percent of land covered (for total Net Site Area) = 49.5

APPLICANT: Grant Hospital of Chicago

DATE: September 15, 1971