



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 22, 2022

Jack George
Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

**Re: Minor Change and Site Plan Review for Planned Development No. 87, Subarea D
527 W. Kinzie Street**

Dear Mr. George:

Please be advised that your request for a minor change to Planned Development No. 87 ("PD 87") and site plan review has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 13 and 16 of the PD. The applicant, Vornado Realty Trust, the owner of Subarea D (PD 87) is seeking a minor change and site plan approval for the proposed residential high-rise development within Subarea D containing 228 dwelling units, a 9.6 Floor Area Ratio (FAR), and a maximum 290-foot height. The revised submission dated June 3, 2022, include a Site Plan, building floor plans, building elevations, landscape plans, plant list, various renderings, dated June 3, 2022, and a Transit Served Location exhibit (January 19, 2022).

The applicant seeks to reduce the minimum off-street parking requirement for Subarea D from 148 parking spaces to 81 spaces. Subarea D of PD 87 is permitted to have 228 residential units with a parking requirement of 1 parking space per unit for the first fifty units and 0.55 parking spaces per unit exceeding the first fifty. This standard results in minimum parking requirement of 148 parking spaces. The subject property is located within 1,320 feet of the CTA Clinton Green Line Station and qualifies as a Transit Served Location pursuant to Section 17-10-0102-B 1 of the Chicago Zoning Ordinance, allowing the minimum parking requirement to be reduced by up to 50%. The request to reduce the minimum required parking from 148 to 81 parking spaces is within the permitted reduction.

The Department has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 87, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time 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 minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Regarding your second request seeking site plan approval, the Department has reviewed the drawings noted below (attached), and finds they satisfy the requirements of PD 87. Accordingly, this site plan approval is hereby approved. The following exhibits will be incorporated and made part of PD 87:

- Site Plan/First Floor Plan, dated June 3, 2022
- Second Floor Plan, dated June 3, 2022
- Third Floor Plan, dated June 3, 2022
- Fourth Floor Plan dated June 3, 2022.
- Landscape Plan with proposed Landscape Details date June 3, 2022.
- Various renderings dated June 3, 2022 (16 sheets-views 01-15)
- East, North, West, and South Building Elevations, dated June 3, 2022.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

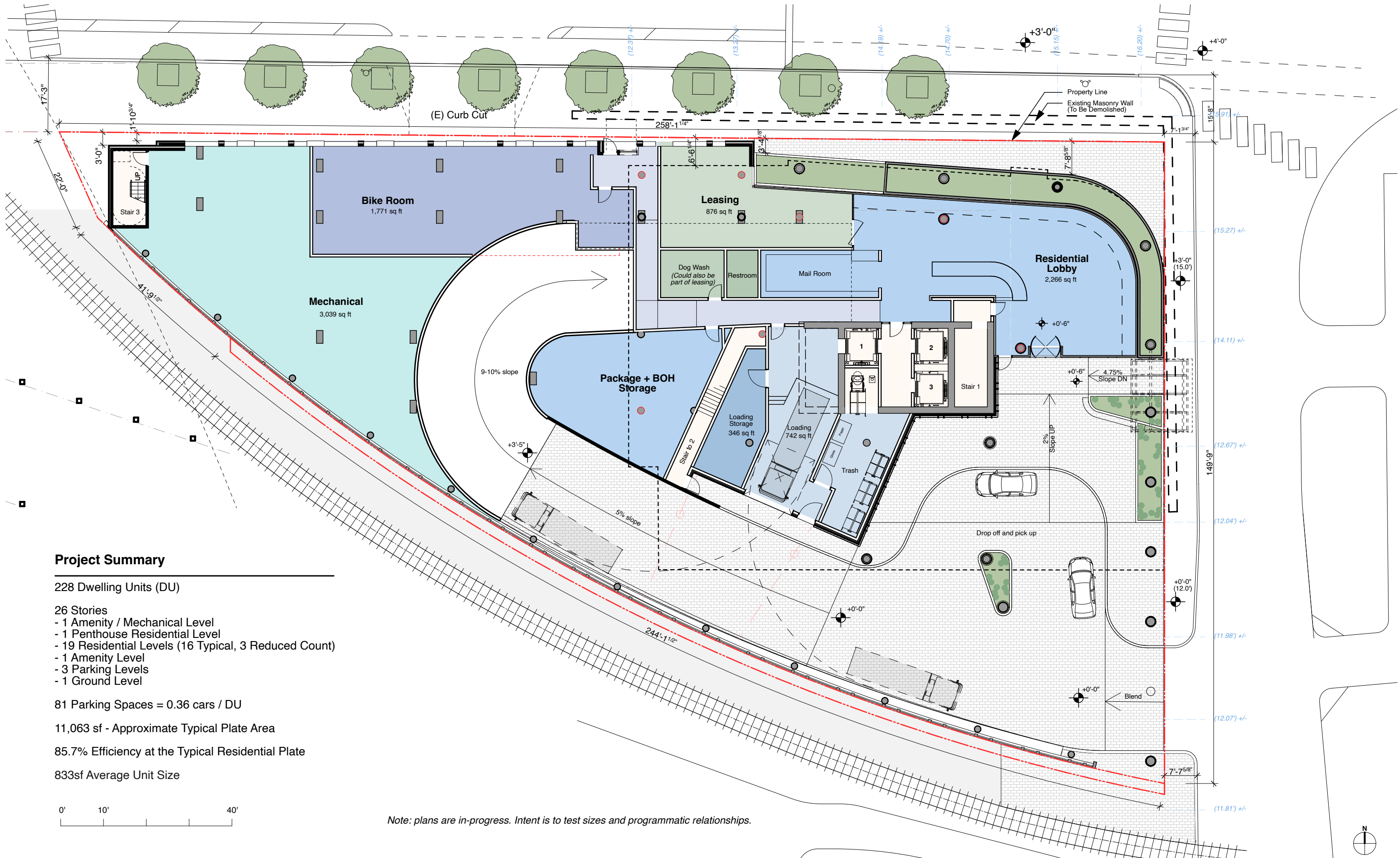
527 W Kinzie Chicago, IL

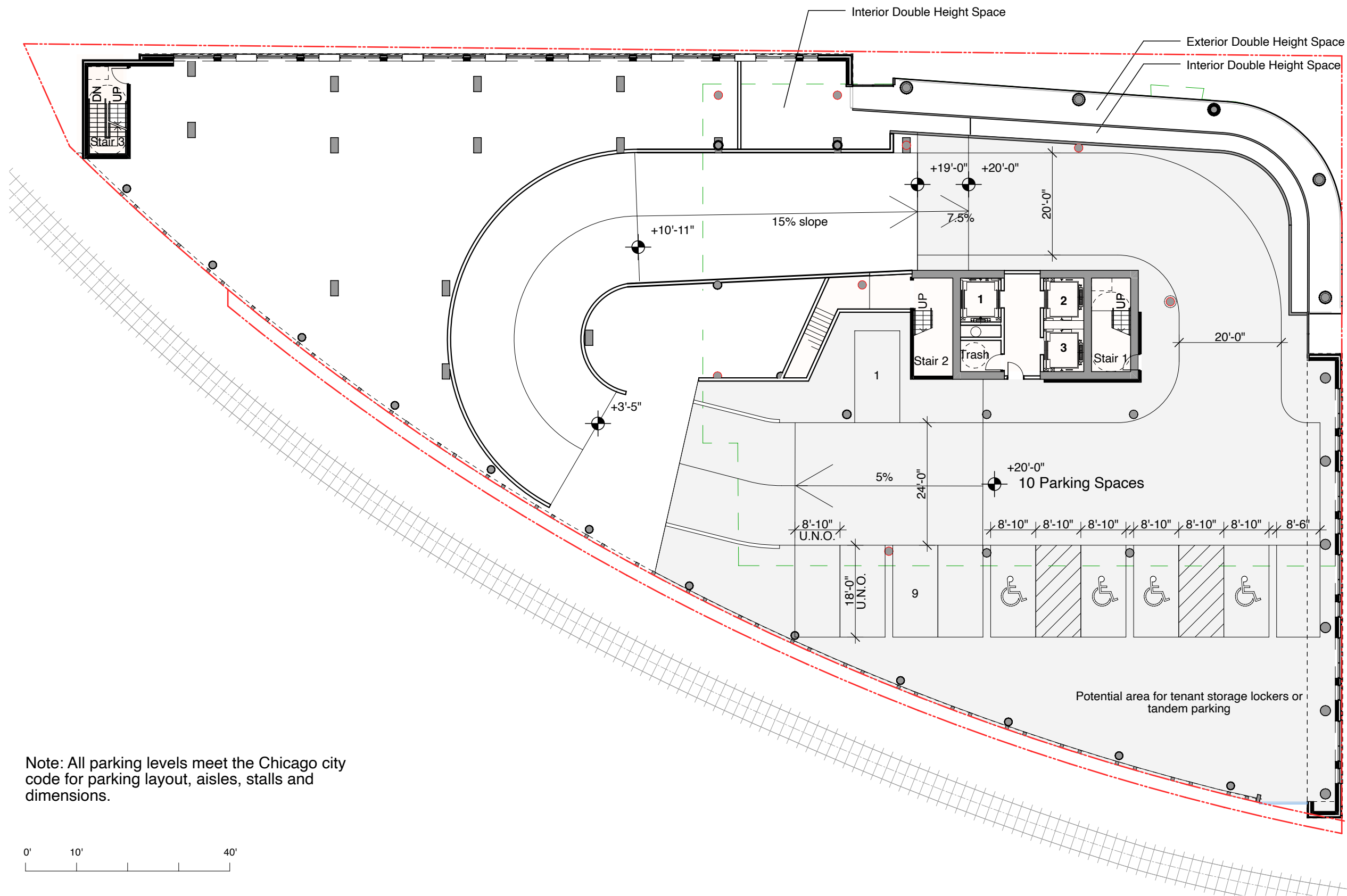
June 3, 2022



theMART
A VORNADO PROPERTY

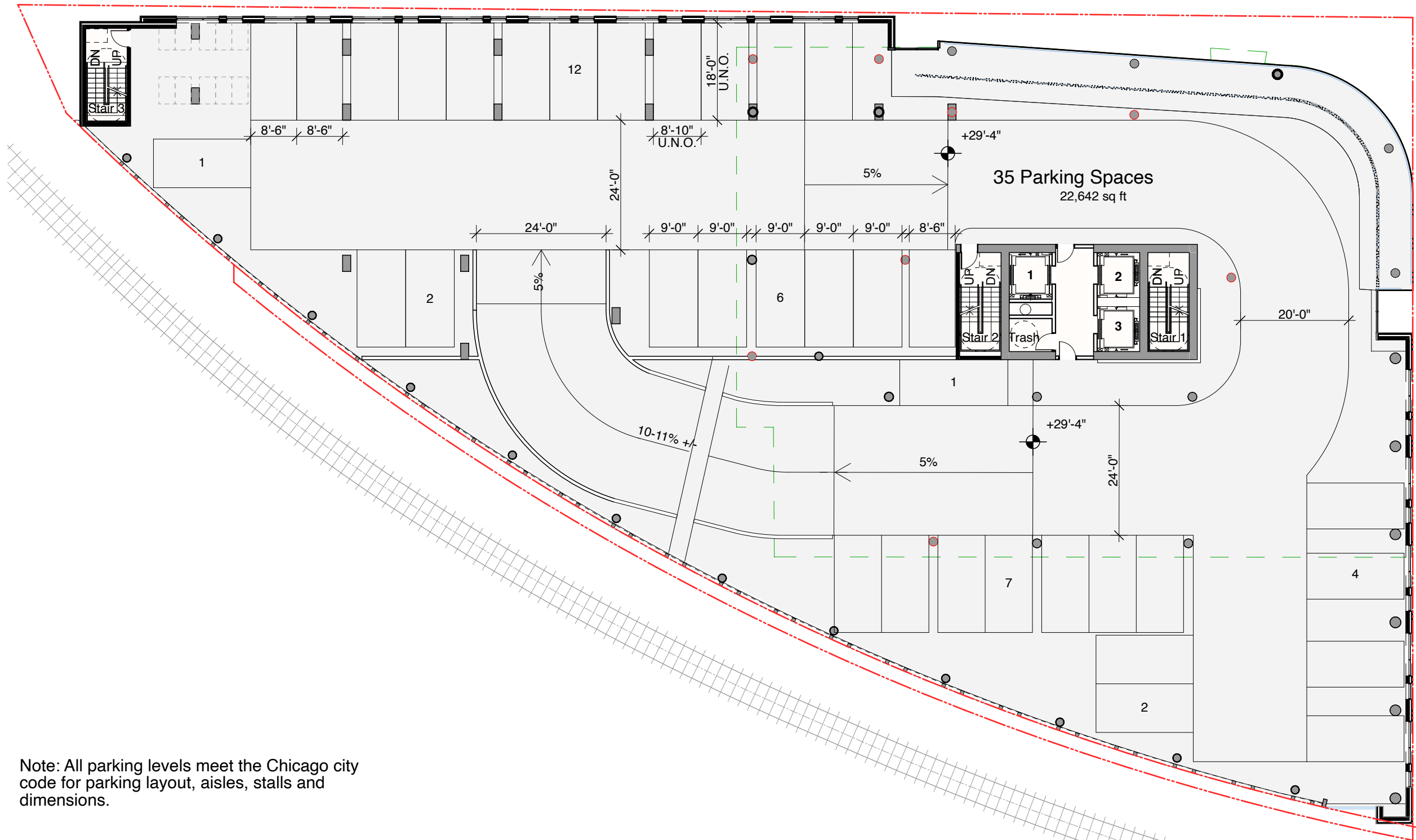
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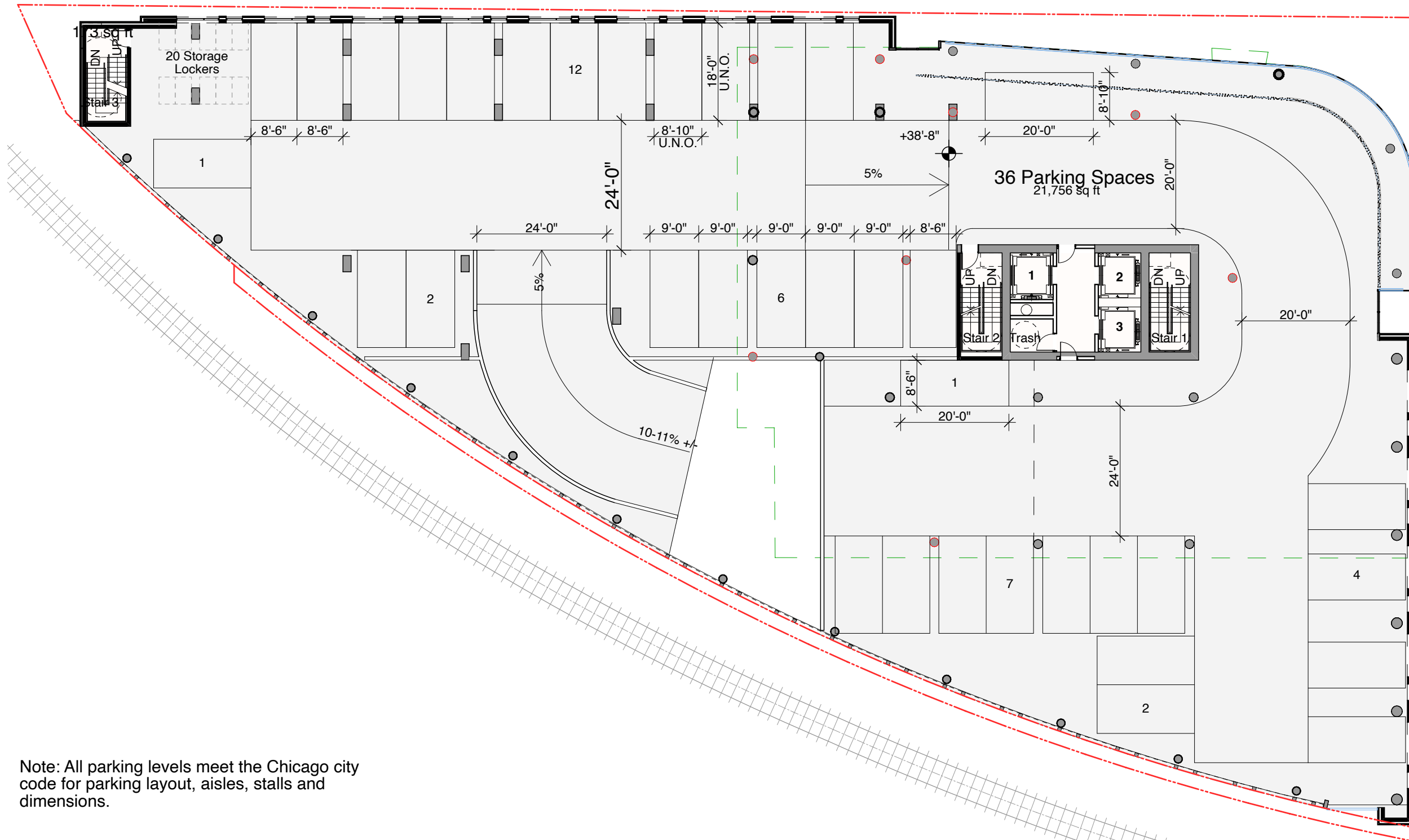
Note: All parking levels meet the Chicago city code for parking layout, aisles, stalls and dimensions.





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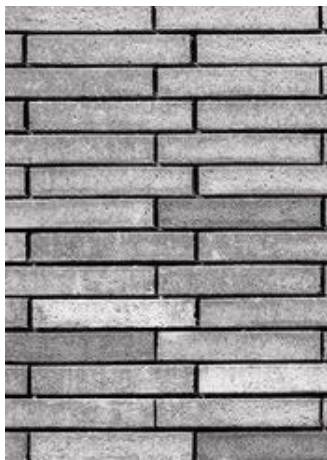








Lighter Facade : Facade is articulated with a higher percentage of glazing with a contrasting color at slab edges and verticals

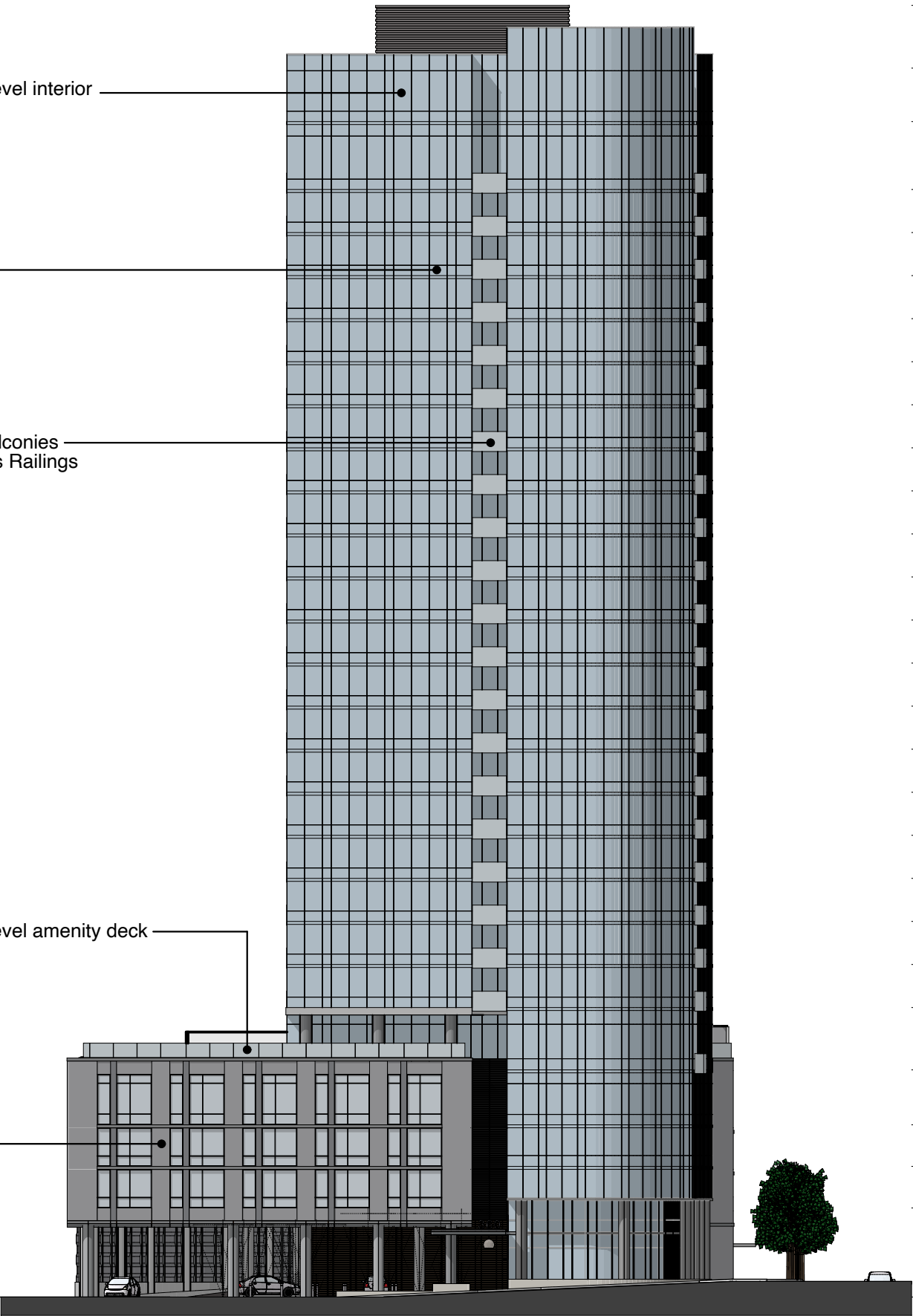


Base at Garage : Use of brick and similar contextual materials at the garage to relate to the neighborhood and the pedestrian scale

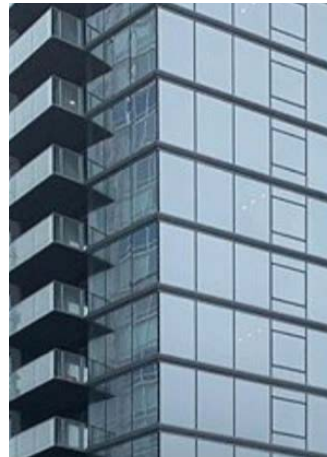
Upper level interior amenity

Inset balconies w/ Glass Railings

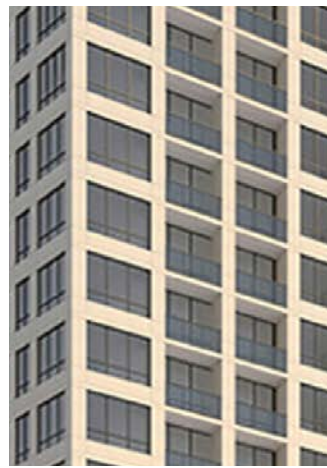
Lower level amenity deck



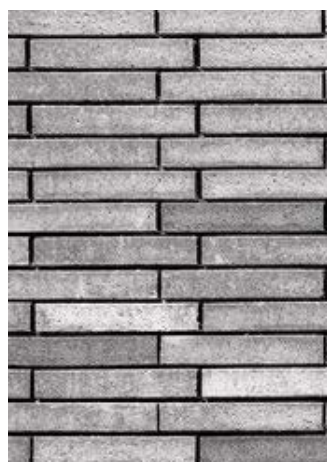
- Top of Building
+290'-0"
- 27th Floor - Green Roof area
+275'-11"
- 26th Floor - Sky Amenity / Mech
+263'-11"
- 25th Floor - Penthouse Res.
+248'-8"
- 24th Floor - Typ. Res.
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- 8th Floor - Typ. Res.
+84'-4"
- 7th Floor - Typ. Res.
+74'-8"
- 6th Floor - Typ. Res.
+65'-0"
- 5th Floor - Amenity
+51'-0"
- 4th Floor - Parking
+38'-8"
- 3rd Floor - Parking
+29'-4"
- 2nd Floor - Parking
+20'-0"
- 1st Floor
±0"



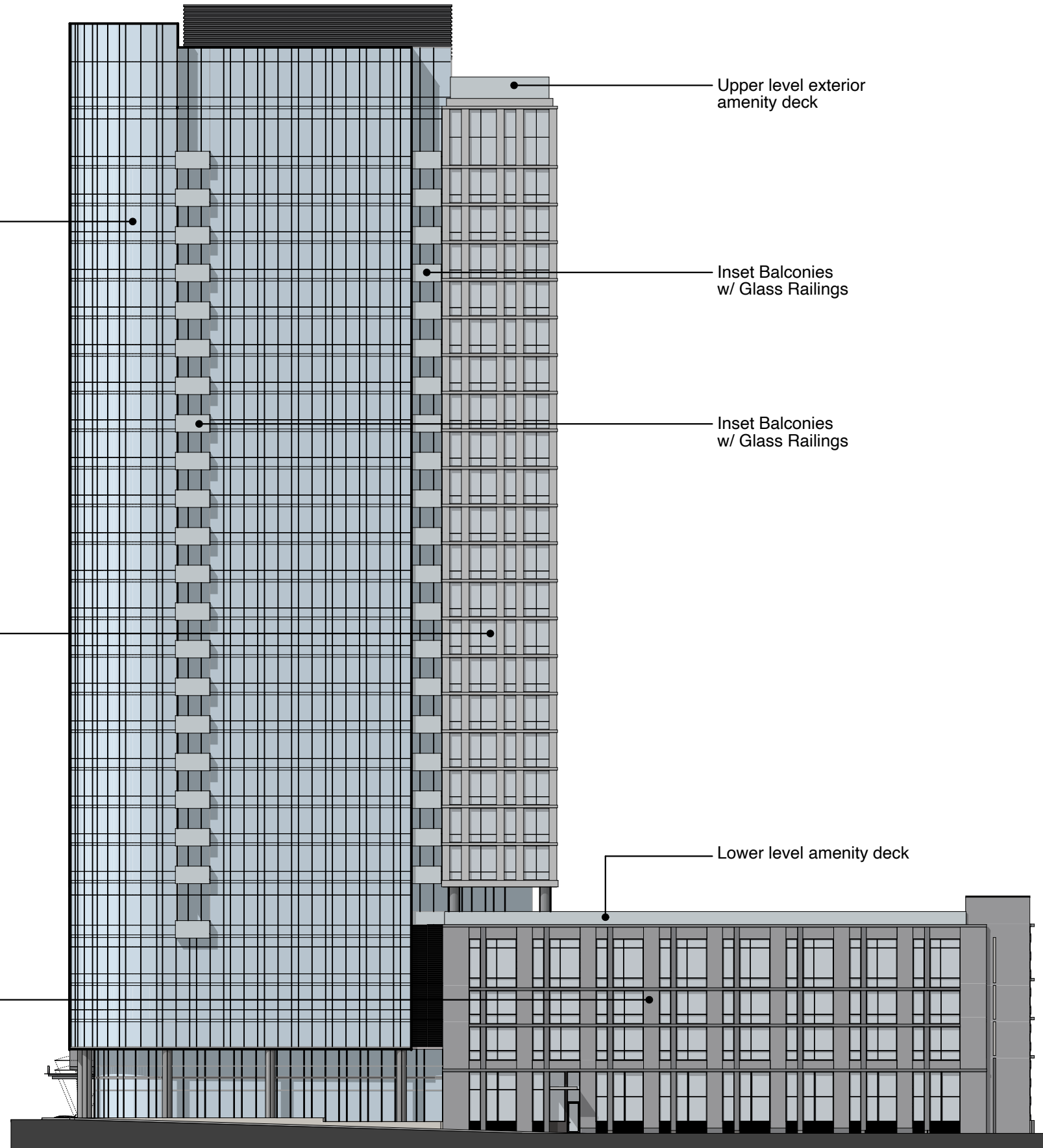
Lighter Facade : Facade is articulated with a higher percentage of glazing with a contrasting color at slab edges and verticals



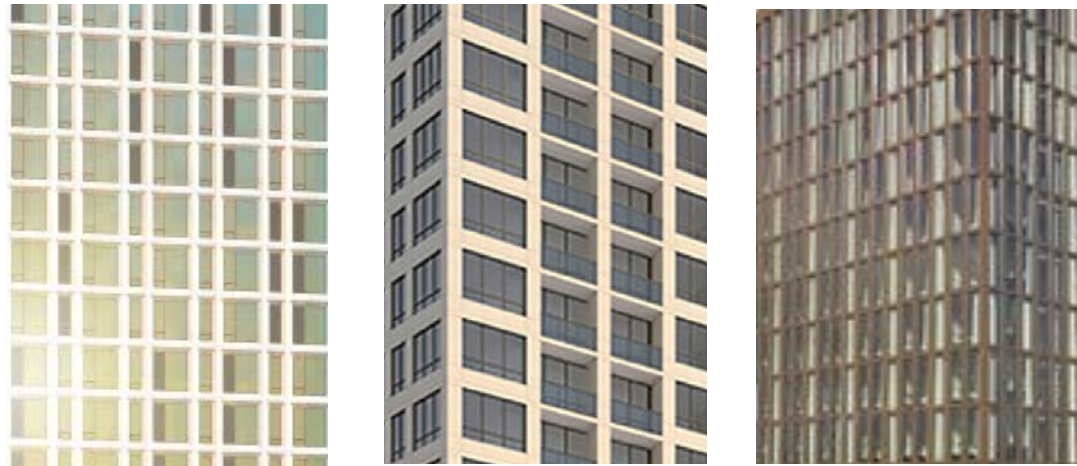
Solid Facade : Facade is articulated with solid metal verticals to break up a window wall system with a solid material at the slab edge and verticals



Base at Garage : Use of brick and similar contextual materials at the garage to relate to the neighborhood and the pedestrian scale



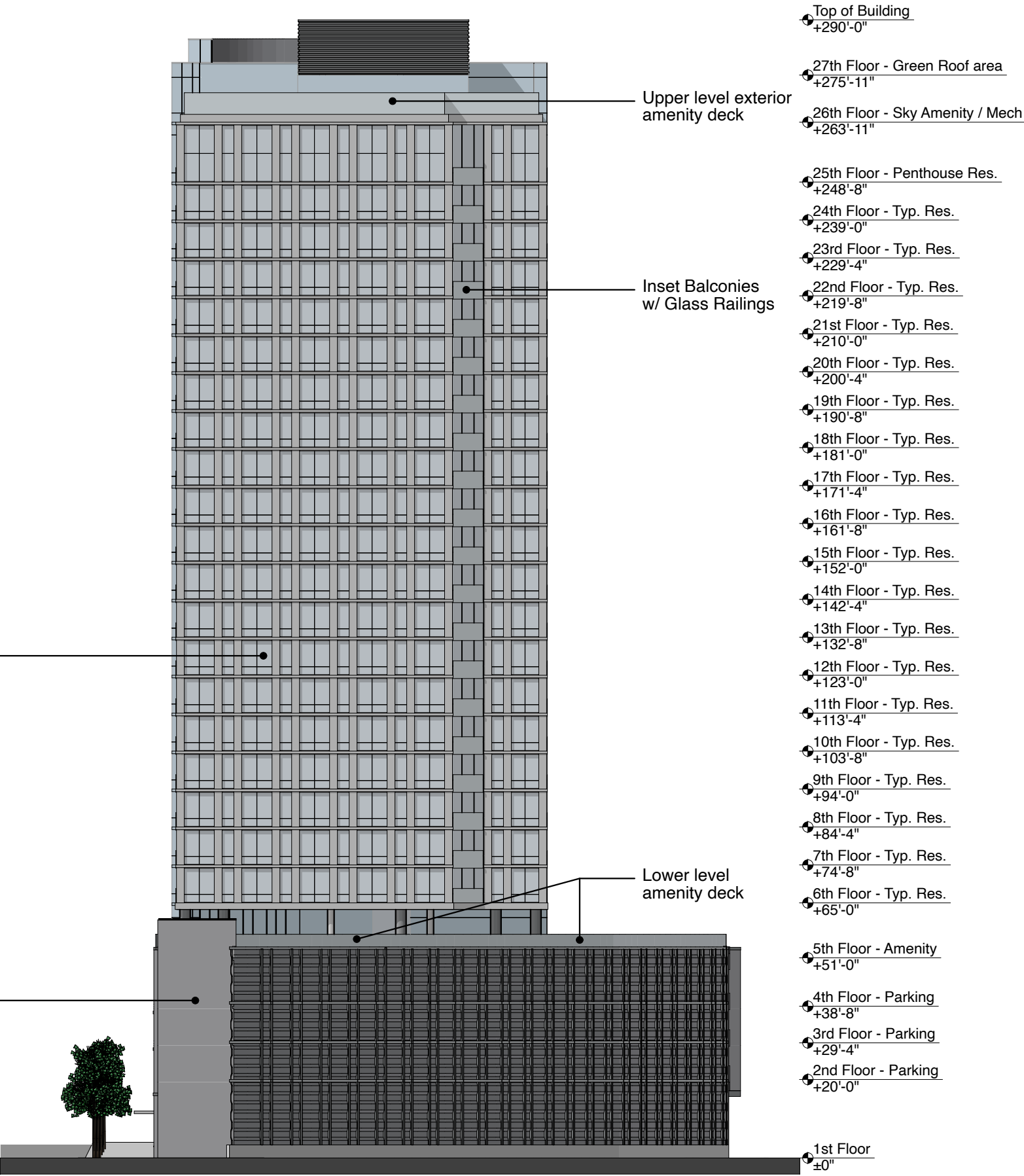
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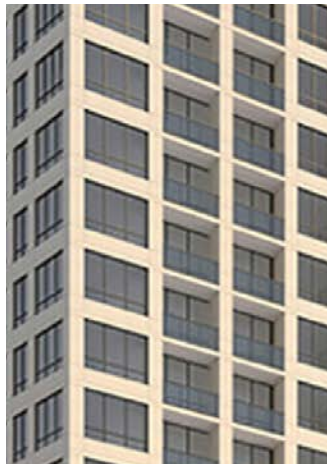
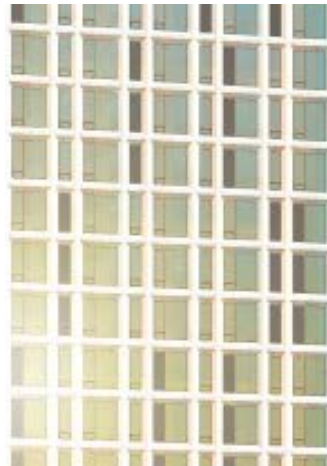


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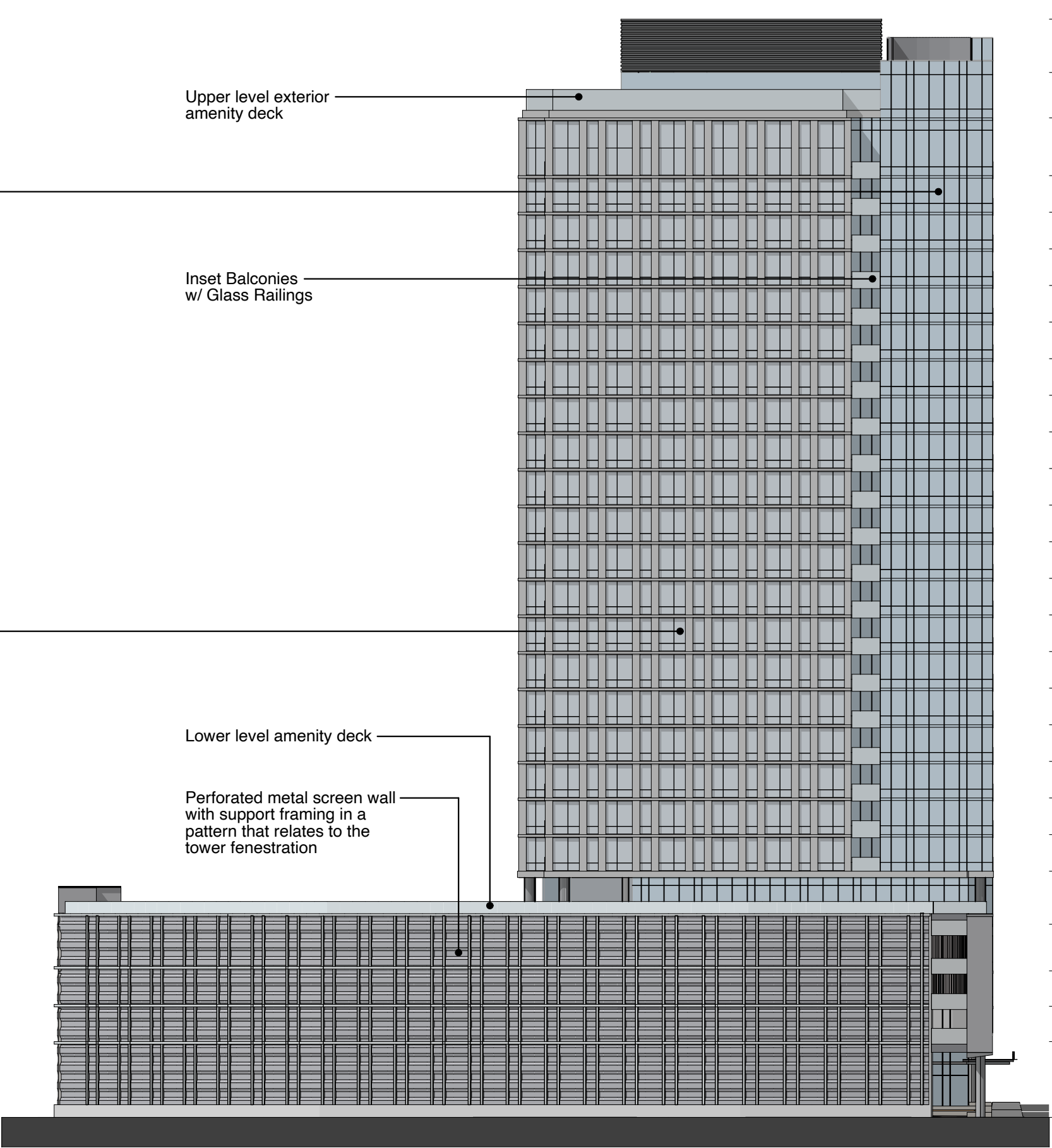




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Solid Facade : Facade is articulated with solid metal verticals to break up a window wall system with a solid material at the slab edge and verticals



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527 Kinzie Material Options



Perspective View



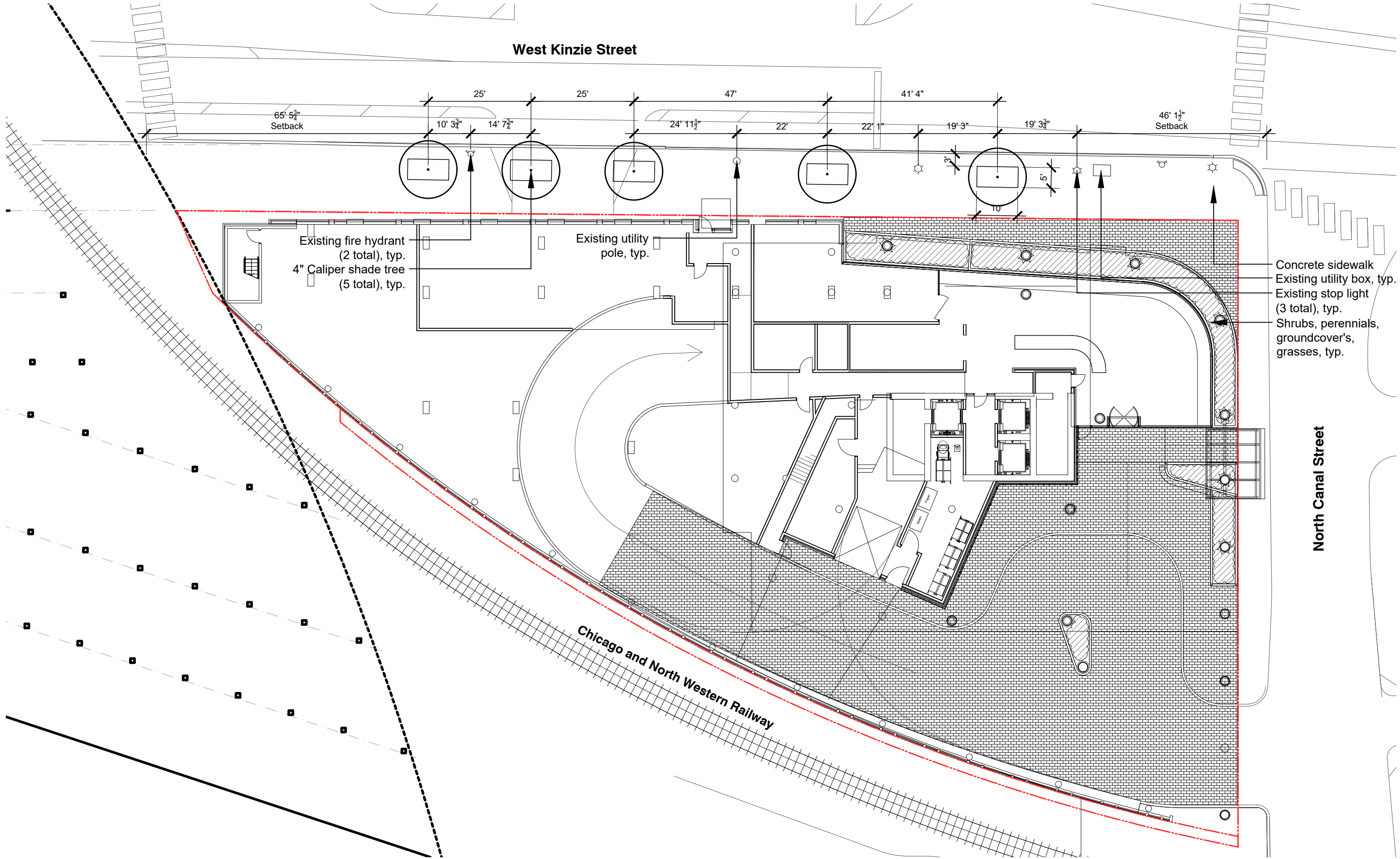
Glass A - Neutral transparent glazing with low reflectivity



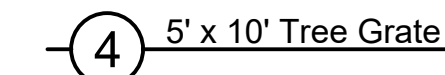
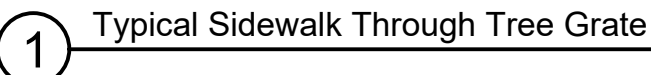
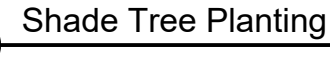
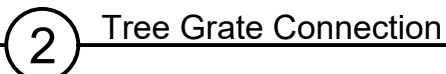
Metal Panel A Metal Panel B Metal Panel C



Brick A - Gray Ironspot Velour



Code	Botanical Name	Common Name	Size
Shade Trees			
ULM4.0	<i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	Accolade™ Elm	4' C
Deciduous Shrubs			
BWN24	<i>Buxus</i> x 'Wilson'	Northern Charm™ Wilson Boxwood	24" HT
CAH24	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet Clethra	24" HT
DL C24	<i>Dienella ionica</i>	Dwarf Bush-honeysuckle	24" HT
RHG24	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" HT
Perennials			
AFA6	<i>Astilbe</i> x <i>arendsi</i> 'Fanal'	Fanal Astilbe	1 GAL
AQ C6	<i>Aquilegia canadensis</i>	Columbine	1 GAL
CAK6	<i>Callamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL
CBR6	<i>Carex brevior</i>	Plains Oval Sedge	1 GAL
CFL6	<i>Carex flacca</i>	Blue Green Sedge	1 GAL
CPE6	<i>Carex pensylvanica</i>	Oak Sedge	1 GAL
GSU6	<i>Geranium sanguineum</i> 'Album'	White Bloody Cranesbill Geranium	1 GAL
HBA6	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta	1 GAL
HR S6	<i>Hosta</i> 'Royal Standard'	Royal Standard Plantain Lily	1 GAL
PE D6	<i>Penstemon</i> digitalis	Foxglove Beard Tongue	1 GAL
POA6	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL
SES6	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 GAL
SHE6	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 GAL





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 9, 2015

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 N. Stetson Avenue
Suite 3700
Chicago, IL 60601

Re: Advisory Opinion for Residential Business Planned Development No. 87, as amended, Subarea D, 527 West Kinzie Street


Dear Mr. George:

You represent Vornado Realty Trust who owns the property at 527 W. Kinzie Street (the "Subject Property"). According to your request letter, the property measures 26,189 square feet and is currently being used as a surface parking lot. You are seeking a zoning determination regarding the following:

1. **That the Subject Property is zoned Residential-Business Planned Development No. 87, Subarea D.** Yes, it is.
2. **That 228 residential dwelling units are permitted to be constructed on the Subject Property.** On May 29, 2001, a minor change was approved to allow for the transfer of 51 unbuilt units from Subareas A, B, and C to Subarea D. That approval was in conjunction with the minor change granted on April 3, 2001, which allowed for the transfer of unbuilt square footage from Subareas A, B, and C to Subarea D. Therefore, a total of 228 units are permitted for the proposed building as approved on May 29, 2001, and April 3, 2001, and as depicted in drawings which were made part of those approvals.
3. **That the total buildable floor area for Residential -Business Planned Development No 87, Subarea D is 330,000 square feet, or 12.6 FAR and that none of this FAR is currently being utilized on the Subject Property.** On April 3, 2001, a minor change was approved to allow for the transfer of 146,675 square feet of unbuilt floor area from Subareas A, B, and C to Subarea D in order to permit a total buildable floor area within Subarea D of 330,000 square feet for a proposed condominium building. This floor area transfer and a Kinzie St. setback reduction was approved subject to the following six conditions: a minimum of 50% of the dwelling units in the building would contain two or more bedrooms; a minimum of one parking space for each dwelling unit would be

4. provided; the maximum height of the building would be 340 feet to the top of the parapet and 365 feet to the top of the mechanical penthouse; integral planter boxes would be installed on all balconies; a dog run would be included on the garage roof deck; and the riverwalk gates north of Kinzie St. would be maintained in an "open position" from 9:00 am to 9:00 pm daily and that signage would be installed indicating that the riverwalk is open to the public. Therefore, a total buildable floor area of 330,000 square feet is allowed for the proposed building as approved on April 3, 2001, and as depicted in drawings which were made part of that approval. We are not aware of any floor area currently being utilized on the Subject Property.
5. **That the height of any building on the Subject Property is limited to 340 feet to the top of the parapet and 365 feet to the top of the mechanical penthouse.** Pursuant to condition no. 3, the maximum height allowed for the specific building as approved on April 3, 2001, and as depicted on the drawings which were made part of that approval, is 340 feet to the top of the parapet and 365 feet to the top of the mechanical penthouse. There is no reference to building height in the PD Bulk Regulations and Data Table.
6. **That the affordable requirements ordinance is not applicable if the developer of the Subject Property constructs a residential building within the parameters set forth in Numbers 2 through 4 above.** The affordable housing requirements ordinance was not established prior to the 2001 minor changes or the PD's last amendment in 1997. Therefore, if the developer of the subject property constructs a residential building in compliance with the Planned Development and both subsequent minor changes, including all conditions and drawings made part of those approvals, the affordable housing requirements ordinance is not applicable. However, please be advised that being within the parameters does not necessarily equate to being in compliance with.
7. **That the developer for a specific project for the Subject Property that is within the parameters set forth in Number 2 through 4 above would be required to seek Site Plan Approval from the Department of Planning and Development and would not trigger an amendment to the Planned Development.** The developer's proposal, including detailed plans and elevations, would need to be reviewed before this determination can be made.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Vicki Lozano, Heather Gleason, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

May 29, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for minor change to Residential-Business Planned
Development No. 87 (Kinzie Park)

Dear Mr George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 87 on behalf of The Habitat Company, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 16 of the Planned Development.

Specifically, you requested the transfer of 51 of the unbuilt units from the Subareas north of Kinzie Street to Subarea D located south of Kinzie Street. This request is in conjunction with the Administrative Relief approval granted on April 3, 2001, which allowed for the transfer of unbuilt square footage from the north parcels to Parcel D.

The Department has reviewed the proposed modification to the Planned Development and has determined that the proposed building in Subarea D, with the 51 transferred units added to the 177 permitted units (228 units total), would be compatible with the remainder of the Planned Development and with other buildings in the surrounding area. The height of the building would be consistent with the height of the condominium tower in the Planned Development on the north side of Kinzie Street. At full build-out, the total 573 units would be less than the 577 units permitted within the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change but no other changes to this planned development. The attached Rooftop Landscape Plan which includes an enclosed dog run is included as part of this approval. In accordance with the Planned Development, please be advised that Site Plan



approval will be required for any development on Subarea D prior to Part II approval.

Very truly yours,

A handwritten signature in cursive script, reading "Alicia Mazur Berg". The signature is fluid and stylized, with the first and last names being more prominent.

Alicia Mazur Berg
Commissioner

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



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

April 3, 2001

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603

RE: Request for minor changes to Residential-Business Planned
Development No. 87 (Kinzie Park)

Dear Mr George:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 87 on behalf of The Habitat Company, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 16 of the Planned Development.

Specifically, you requested the following modifications to the Planned Development in order to construct a condominium building on Subarea D which is located on the south side of Kinzie Street:

1. Transfer 146,675 square feet of unbuilt floor area from the Subareas north of Kinzie Street to Subarea D in order to permit a total buildable floor area within Subarea D of 330,000 square feet.
2. Reduce the minimum setback along Kinzie Street from 5 feet to zero feet subject to the design of the building which provides a curved facade along Kinzie Street which touches the property line at one point and then sets back the remainder of the frontage up to 20 feet.

The Department has reviewed the proposed modifications to the Planned Development and has determined that the proposed building in Subarea D would be compatible with the remainder of the Planned Development and with other buildings in the surrounding area. The height of the building would be consistent with the height of the condominium tower in the Planned Development on the north side of Kinzie Street. In addition, configuration of the setback space along Kinzie Street, in accordance with the Site Plan dated March 15, 2001, would create space which could be used for outdoor dining



by the adjacent retail space and would allow for on-site landscaping.

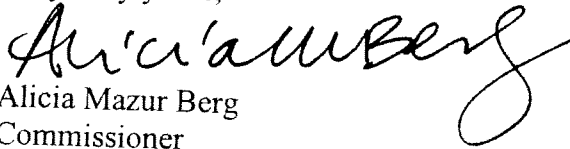
The Department does not, however, approve your request to transfer 51 of the unbuilt residential units from the Subareas north of Kinzie Street to Subarea D. While we encourage the Development of larger units which can be accomplished by transferring unbuilt square footage to the site, the 177 units permitted on Subarea D should not be increased due to the relatively small size of the site.

Therefore, the Department approves the two requested minor changes identified above subject to the following conditions:

1. A minimum of 50% of the dwelling units in the building would contain 2 or more bedrooms.
2. A minimum of one parking space for each dwelling unit would be provided.
3. The maximum height of the building would be 340 feet to the top of the parapet and 365 feet to the top of the mechanical penthouse.
4. Integral planter boxes would be installed on all balconies.
5. A dog run would be included on the garage roof deck.
6. The riverwalk gates north of Kinzie Street would be maintained in an "open position" from 9:00 a.m. to 9:00 p.m. daily and that signage would be installed indicating that the Riverwalk is open to the public.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve two of the requested minor changes but no other changes to this planned development. The Revised Preliminary Site and Landscape Plan and Building Elevations dated March 15, 2001, are made part of this approval. In accordance with the Planned Development, please be advised that Site Plan approval will be required for any development on Subarea D prior to Part II approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

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

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 12118)

RBDP No 87 As Amended

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 87 and M2-5 General Manufacturing District symbols and indications as shown on Map Number 1-F in the area bounded by:

the west bank of the Chicago River; West Kinzie Street; the east line of the right-of-way of the Union Pacific Railroad Corporation (formerly owned by Chicago and Northwestern Transportation Company); and West Grand Avenue to the point of beginning,

And

the west line of Canal Street south a distance of 152.30 feet from the southwest corner of Canal Street and West Kinzie Street; a line along the right-of-way of the Union Pacific Railroad Corporation (formerly owned by Chicago and Northwestern Transportation Company) along a curve from the southeast corner of the parcel to the northwest corner of the parcel, a distance of approximately 308 feet; and the south line of West Kinzie Street east a distance of 258.10 feet to the point of beginning,

to Residential-Business Planned Development Number 87, as amended, subject to the Plan of Development attached hereto and made a part hereof and the use and bulk regulations set forth therein.

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

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

*Residential Business Planned Development Number 87,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 87, as amended (the "Planned Development") consists of approximately three hundred ten thousand two hundred seventy-eight (310,278) net square feet (seven and one hundred twenty-three one-thousandths (7.123) acres) of property which is depicted on the attached Property Line Map. Kinzie Park L.L.C. (the "Applicant") owns or controls all of the area so delineated except approximately forty-five thousand (45,000) square feet of property located at the northeast corner of the site which is presently owned by the City of Chicago. The Applicant is authorized by the City to file this application for a planned development amendment with respect to this City-owned property.
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any adjustment of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, and the record owners of title. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and the record owners of title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time of any application for an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or

change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of all the property or any property owners association which may be formed to succeed the Applicant.

4. This Plan of Development consists of sixteen (16) statements, a Bulk Regulations and Data Table and the following exhibits:
 - Property Line Map;
 - Existing Zoning Map;
 - Existing Land-Use Map;
 - Generalized Land-Use Plan and Sub-Area Map;
 - Site/Landscape Plan;
 - Elevations (East/River Elevation; North/Grand Avenue Elevations; West/Metra Elevation; and Kinzie Street Elevation).

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. These and no other zoning controls shall apply to the Property.

5. The property within the Planned Development consists of four (4) Sub-Areas A, B, C and D. Subject to the terms and conditions of this Plan of Development, the following uses are permitted:
 - (1) Sub-Area A: Low-rise single-family dwelling units (attached and detached), mid-rise multi-family dwelling units and accessory parking.
 - (2) Sub-Area B: High-rise residential use and accessory parking (and any ground floor accessory business or convenience uses).
 - (3) Sub-Area C: Low-rise single-family dwelling units (attached and detached), mid-rise multi-family dwelling units and related parking.
 - (4) Sub-Area D: Business uses permitted in a B4-5 Restricted Retail District, multiple-family, mid-rise or high-rise dwelling units, accessory and non-accessory parking and other related uses.

- (5) Any portion of the Property may be utilized on an interim basis for non-accessory parking, construction staging and storage of materials for any new development.
6. Identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, are permitted upon the Property subject to the review and approval of the Department of Planning and Development.
7. Private interior service drives, private fire lanes or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas except as approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
8. The height of the improvements and any appurtenances attached thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
10. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and building elevations attached hereto and with any site plans and elevations submitted to the Department of Planning and Development at a future date pursuant to Statement 13 hereof. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as provided in the Waterway Planned Development guidelines contained in the Chicago Zoning Ordinance

(Section 11.11-3(1)) and the "Chicago River Urban Design Guidelines" for the downtown corridor. To further these goals, the Applicant agrees to set back all buildings and parking areas a minimum of thirty-six (36) feet from the existing river edge as depicted on the Site/Landscape Plan. The publicly-accessible portion of this setback area (twenty-four (24) feet from the water's edge and adjoining open areas east of the internal access drive) shall be improved with decorative brick and concrete paving, special lighting, railings, seating and landscaping, and shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. The public access to and over these riverwalk improvements and adjoining open areas shall be established through a grant of easement by the Applicant to the City of Chicago. With the exception of the portion located on City-owned land and landscaping that may be impacted by on-going construction activities, the riverwalk improvements shall be completed within two (2) years of issuance of the first "Part II" approval for any dwelling units within the planned development. Riverwalk improvements on City-owned land shall commence as soon as possible after closing and landscape improvements shall commence as soon as possible after completion of adjacent residential units. Prior to the issuance of any "Part II" approval, more specific plans for the public riverwalk shall be reviewed by the Department of Planning and Development with input from the Mayor's Office of People with Disabilities to ensure compliance with all applicable laws and regulations related to access for physically disabled persons. The Applicant agrees to allow construction and maintenance access by the City of Chicago for a future stair and/or elevator structure adjacent to the Grand Avenue bridge if the City determines that encroachment on property within the Planned Development is necessary; provided, however, that the Applicant shall not be responsible for constructing or maintaining any such structure. The remainder reserved for private yards (twelve (12) feet) shall remain open (walls at north and south ends may be solid and landscaped) to the east without any enclosed permanent structures or building additions except balconies, but may be enclosed by a wrought iron type fence.

12. The Applicant acknowledges the presence of manufacturing uses in areas immediately adjoining the site, including heavy truck and train traffic. In order to minimize conflicts between future residents of the Planned Development and adjoining heavy uses, the Applicant agrees to the following:
 - (A) to incorporate in the Buyer-Seller Purchase Agreement, Condominium Declaration and Deed Restriction the following notice to buyers:

the Buyer acknowledges and has actual notice of the nature of the area generally surrounding the subject property, specifically the presence of manufacturing uses, heavy truck traffic, heavy train traffic and the loading and unloading of trucks and train cars occurring immediately adjacent to the Kinzie Park property and that properties adjacent to and across from said property are classified within a manufacturing zoning district. The Buyer has notice of commercial traffic which uses surrounding streets and railroads and may do so at all hours of the day or night and the buyer further understands that the adjacent properties may be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance. For further information consult the Zoning Ordinance;

(B) to incorporate certain noise-proofing construction materials and systems within any residential structures located adjacent to Grand Avenue including the following:

- concrete high-rise tower;
- double glass thermal pane windows in thermal break aluminum frames;
- silicone perimeter sealant between window frames and concrete;
- corridor supply system filtered and insulated to reduce noise;
- residential unit heating and air conditioning systems to have no ductwork;

or

- penetrations to the exterior;
- masonry enclosed parking facility at tower base;
- masonry parapet wall around parking facility roof terrace -- thirty-six (36) inches high;
- trees in planters on parking facility roof terrace;
and

- (C) to permit the erection by the City of traffic warning sign prohibiting left turns onto Grand Avenue at the intersection of Grand Avenue and the Kinzie Park drive for northbound Kinzie Park traffic onto westbound Grand Avenue, between the hours of 12:00 A.M. and 5:00 A.M.

13. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development within Sub-area D, a site plan for proposed development shall be submitted to the Commissioner for approval. Site plan approval is intended to assure that specific development proposals substantially conformed with this Planned Development and to assist the City in monitoring ongoing development. A site plan may be submitted for all or any part of the property. Such site plan need only include that portion of the property, including adjacent public rights-of-way, for which approval is being sought by the Applicant. No Part II Approval for any portion of the Property shall be granted until an applicable site plan has been approved.

If a site plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of submission of a complete application for approval thereof. If the Commissioner fails to make a written determination on a site plan within thirty (30) days after the submission of a complete application, then the site plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of the Planned Development, the Commissioner shall advise the Applicant in writing of the specific reasons for such adverse determination and the specific areas in which the site plan and supporting data and materials do not substantially conform to the provisions of the Planned Development not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination of any resubmission within fourteen (14) days after its filing. The failure of the Commissioner to make final written determination of any resubmission within fourteen (14) days of its filing shall be deemed an approval of the site plan by the Commissioner.

Following approval of a site plan by the Commissioner, the approved site plan and supporting data and materials shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of the Planned Development. After approval of a site plan by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement Number 16 hereof. In the event of any inconsistency between an approved site plan and

the terms of the Planned Development in effect at the time of approval of such site plan or of the modifications or changes thereto, the terms of the Planned Development shall govern.

A site plan shall, at a minimum, provide the following information:

- (a) the boundaries of the site;
- (b) the footprint of the proposed improvements;
- (c) all proposed landscaping, including species and size;
- (d) all pedestrian circulation routes;
- (e) elevations of the improvements;
- (f) location and depiction of all parking spaces (including relevant dimensions);
- (g) location and depiction of all loading berths (including relevant dimensions);
- (h) all drives, roadways and vehicular routes;
- (i) all landscaping and buffer zones (including a description of all landscape materials);
- (j) statistical information applicable to the Property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) floor area devoted to retail uses;
 - (3) number of dwelling units;
 - (4) number of parking spaces;
 - (5) number of loading berths;
 - (6) uses of parcels;
 - (7) percentage of subarea or block coverage;
 - (8) net site area devoted to non-residential uses; and
 - (9) percentage of green space provided.

- (k) parameters of building envelopes including:
 - (1) maximum building height; and
 - (2) setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate substantial conformance to the Planned Development.

14. In order to ensure that the Property is adequately served with police, fire and emergency services and facilities as it develops, the Applicant shall cooperate with the City in providing such information and documentation, from time to time upon the City's request, with regard to completed and anticipated development as may be appropriate to assist the City and other governmental bodies in assessing the need for such additional services and facilities.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings to be located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
16. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Clauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in setbacks or an increase in the maximum percent of land covered, except setbacks or minimum distances within thirty-six (36) feet of the river edge.

[Property Line Map; Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Plan and Sub-Area Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 53743 through 53752 of this Journal.]

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

*Residential-Business Planned Development Number 87,
As Amended.*

Bulk Regulations And Data Table.

Area	Net Site Area	
	Square Feet	Acres
Area A:	218,343.7	5.012
Area B:	43,722	1.003
Area C:	22,024	0.5056
Area D:	26,189	0.601
Total:	310,278.7	7.123

Maximum Number
of Dwelling Units:

A, B and C 400.

D	177.
Total:	577.

Maximum Floor Area Ratio:

Areas A, B and C	3.
Area D	7.
Total:	3.33.

Maximum Percent of
Land Coverage:

Areas A, B and C	45%.
Area D	100%.
Total:	50%.

Gross Site Area (8.741 acres) = Net Site Area (7.113 acres) + Area of Public Streets and River (1.628 acres).

Maximum Number of Dwelling Units Per Acre of Total Net Residential Area: 81 D. U./Acre.

Minimum Number of
Parking Spaces:

Area A:	176.
---------	------

Area B: 212.

Area B: 31 (Street Parking).

Area C: 60.

Total: 479.

Area D: Townhouses or walk-up dwelling units: 1.2 spaces per unit.

Elevator building(s) up to 177 dwelling units: 1 space for the first 50 units/55% of the number of units exceeding 50.

Commercial uses: In accordance with the B4-5 Restricted Retail District Requirements.

Minimum Off-Street Loading Berths: Two at Sub-Area A (High-Rise).

One at Sub-Area D.

Minimum Perimeter Setbacks:

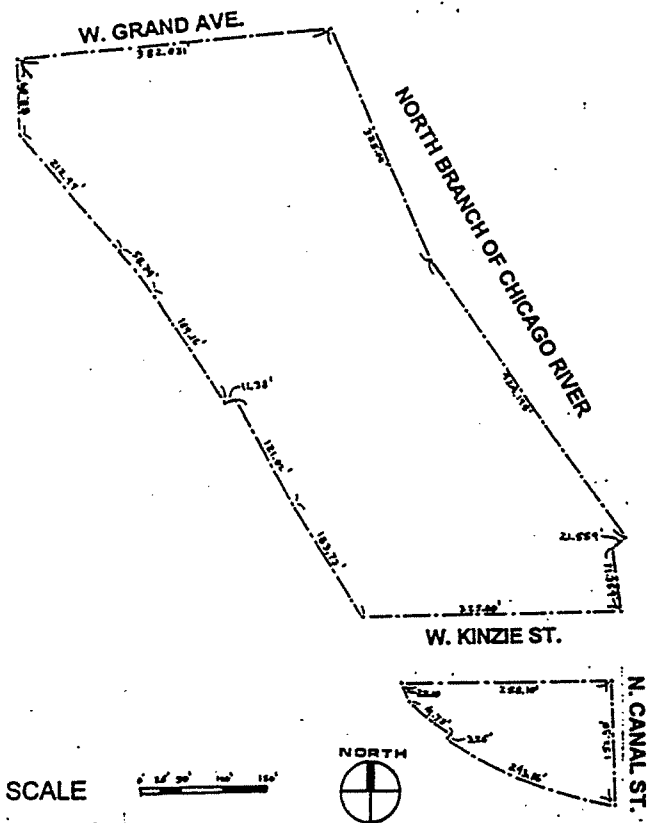
Along River: 24 foot Public Riverwalk and 12 foot Private Yards = 36 feet.

Along Kinzie Street: 5 feet.

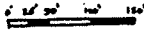
Along Grand Avenue: 0 feet.

Along Western Boundary: 0 feet.

Property Line Map.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP - NO. 87 AS AMENDED

SCALE



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

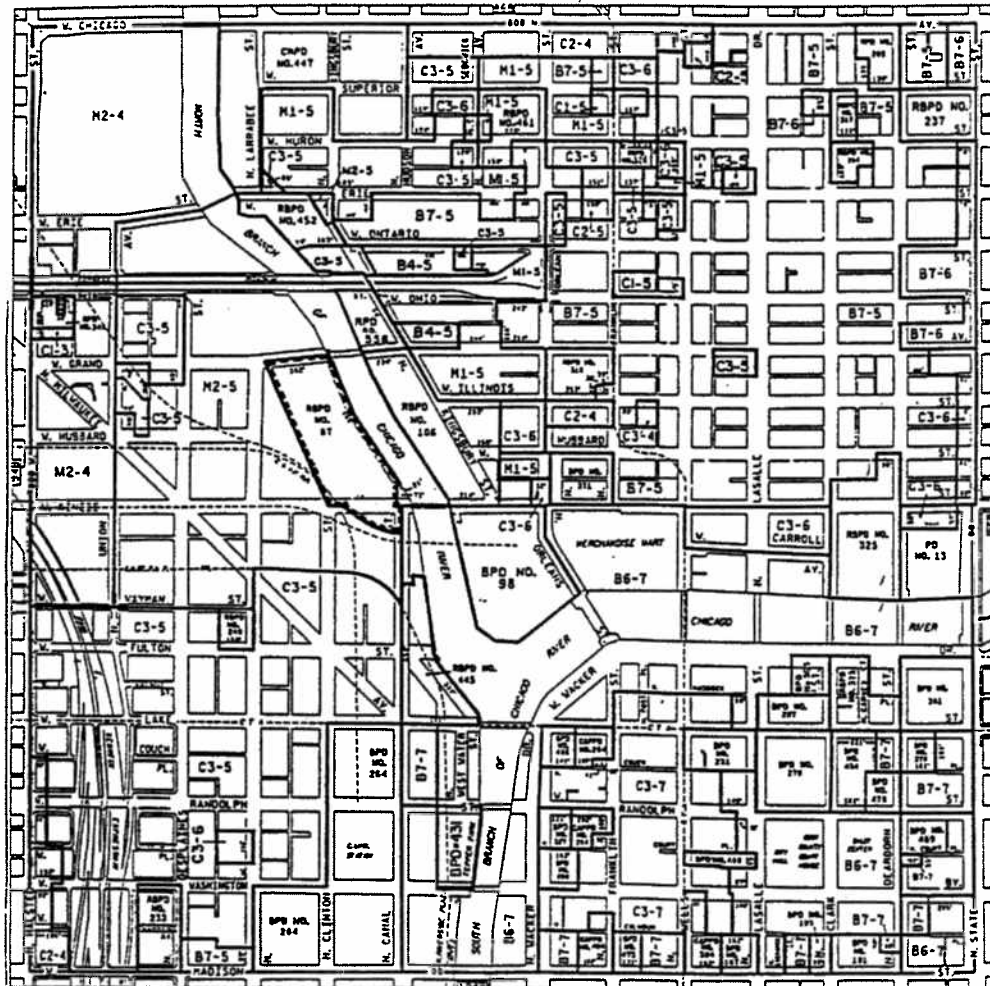
APPLICANT KINZIE PARK LLC

DATE JULY 1, 1997

REVISED SEPTEMBER 11, 1997

Existing Zoning Map.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING MAP - NO. 87 AS AMENDED

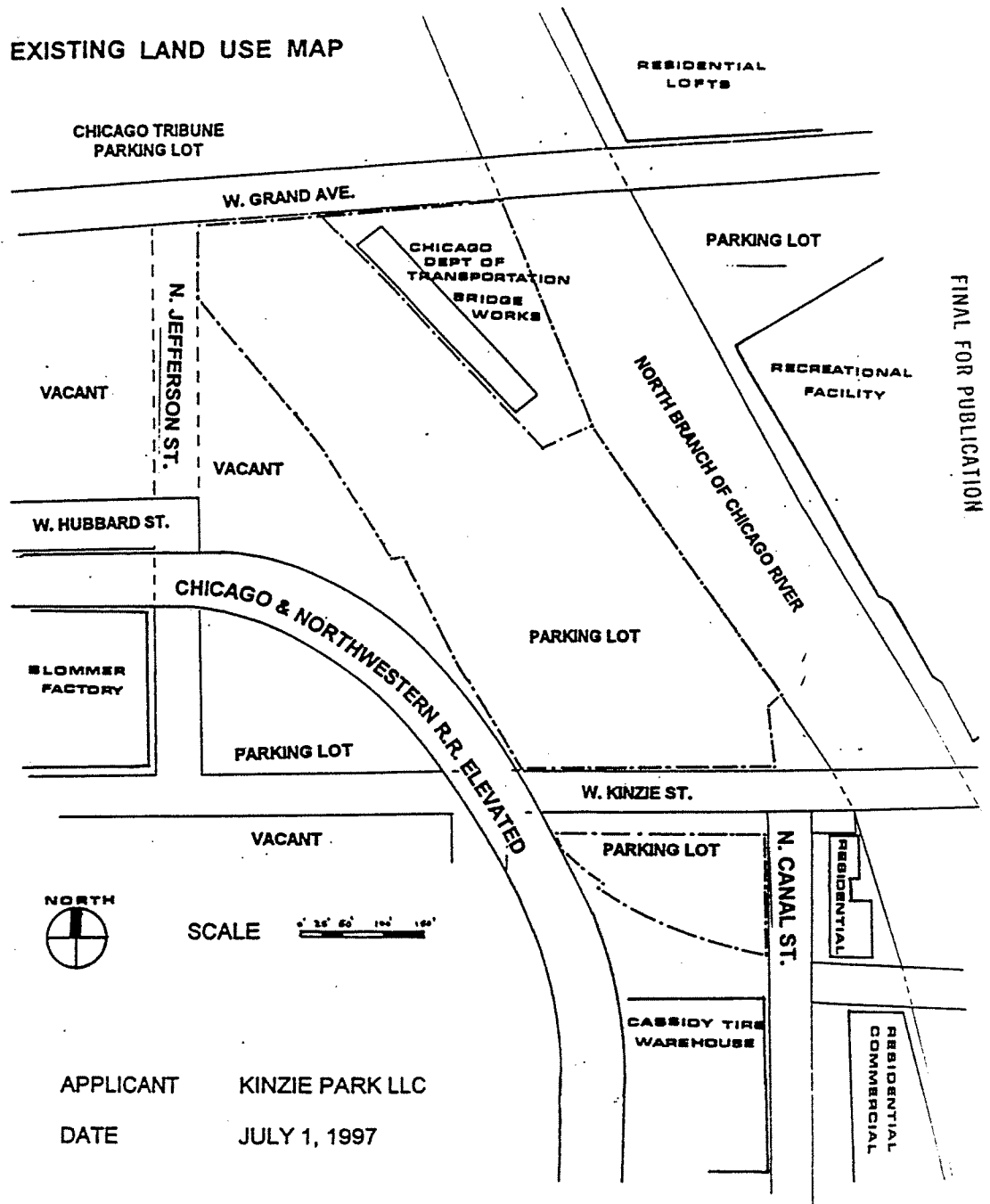


FINAL FOR PUBLICATION

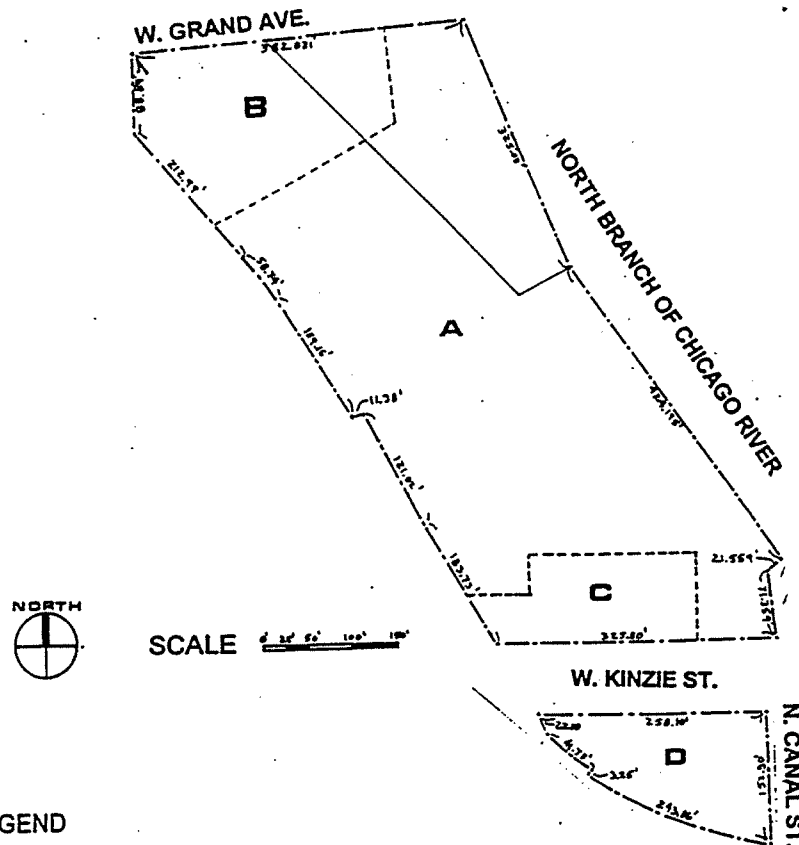
LEGEND

	PROPOSED RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
APPLICANT	KINZIE PARK LLC
DATE	JULY 1, 1997
REVISED	SEPTEMBER 11, 1997

Existing Land-Use Map.



Generalized Land-Use Plan And
Sub-Area Map.



FINAL FOR PUBLICATION

LEGEND

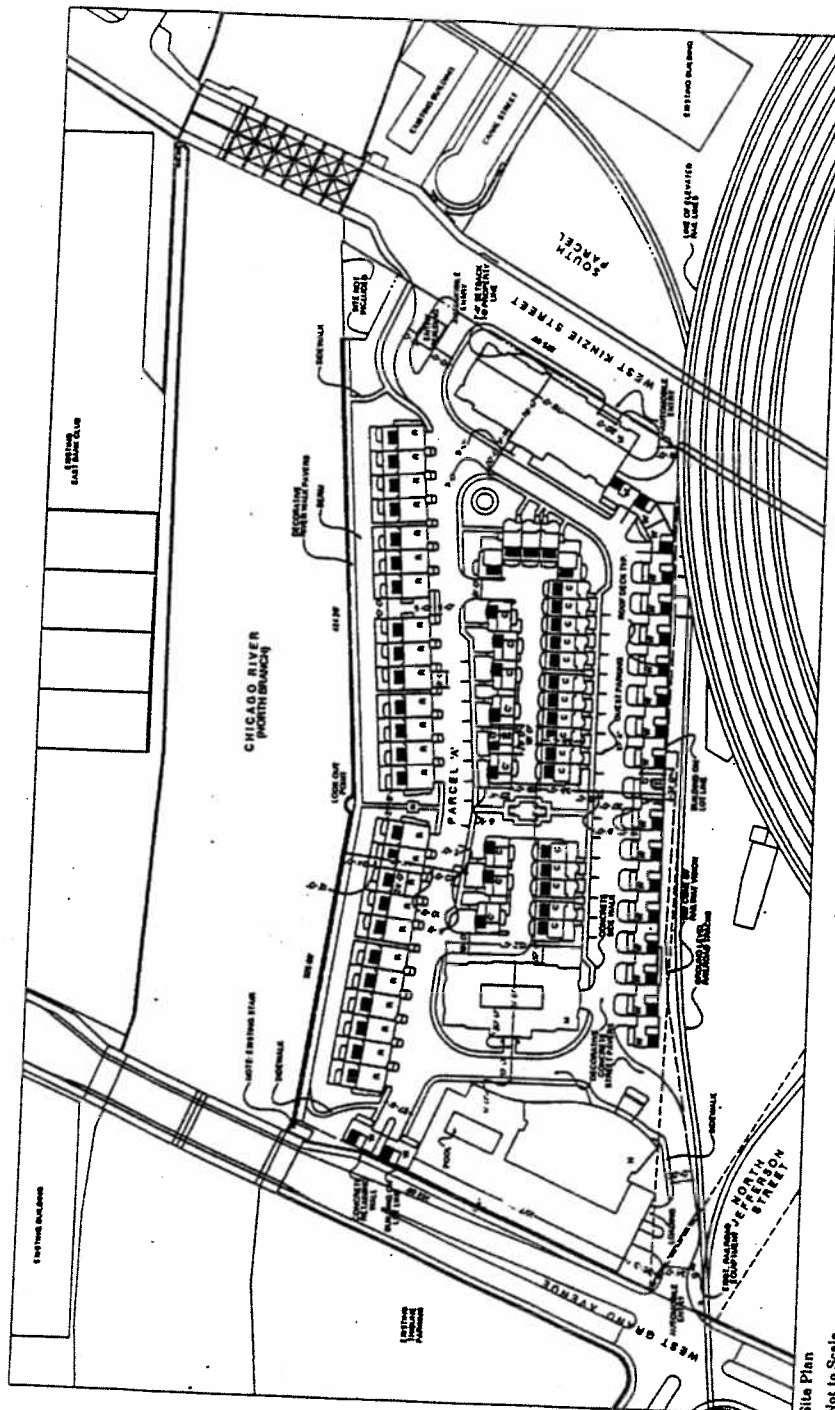
- | | |
|-----|---|
| A | SINGLE-FAMILY TOWNHOMES, WALK-UP MULTI-FAMILY DWELLING UNIT AND RELATED USES |
| B,C | MULTI-FAMILY DWELLING UNITS AND RELATED USES. |
| D | MULTI-FAMILY DWELLING UNITS AND RELATED USES, BUSINESS USES, PERMITTED IN A B4-5 RESTRICTED BUSINESS DISTRICT |

APPLICANT KINZIE PARK, LLC

DATE JULY 1, 1997

REVISED SEPTEMBER 11, 1997

Site Plan.



Site Plan
Not to Scale

Kinzie Park, LLC
Developer

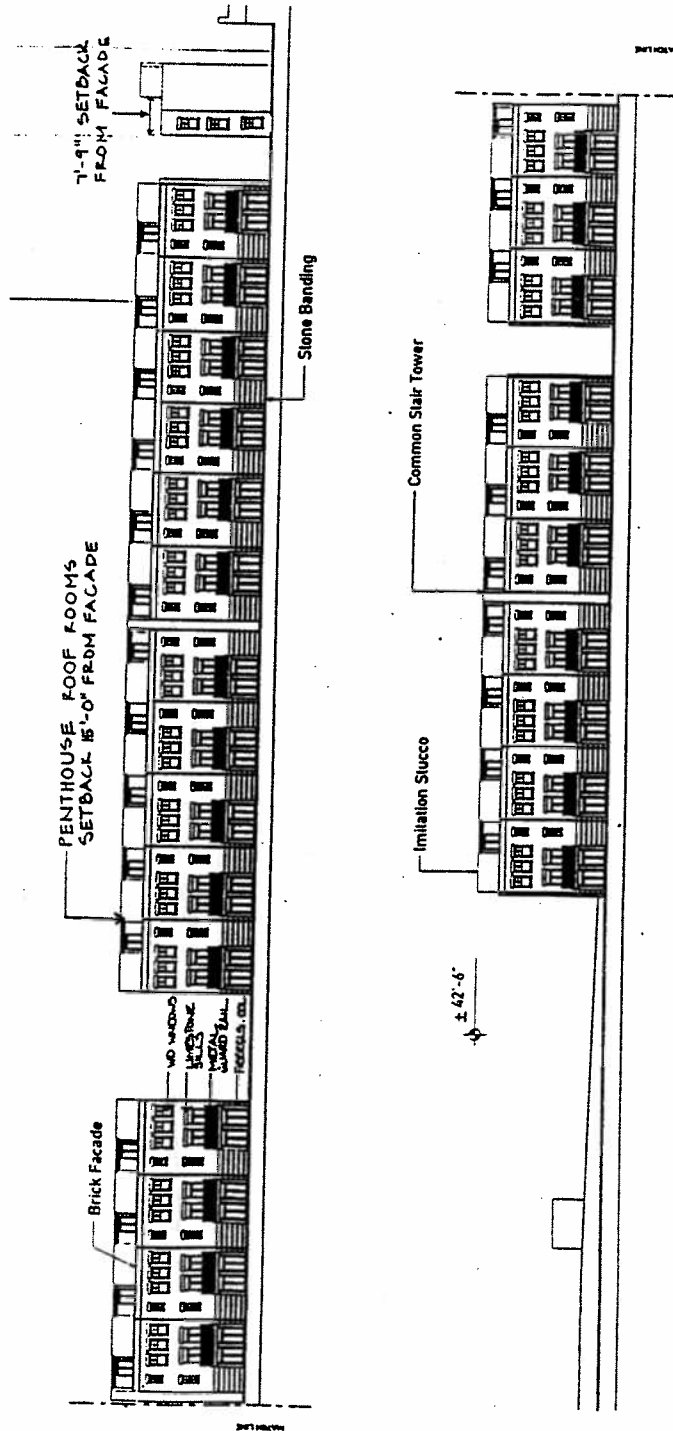
Kinzie Park
September 11, 1997



FINAL FOR PUBLICATION

Pappageorge Haymes Ltd.
Architect

Building Elevations.
(Page 1 of 4)



Elevation Looking West from River
1"=30'

Kinzie Park

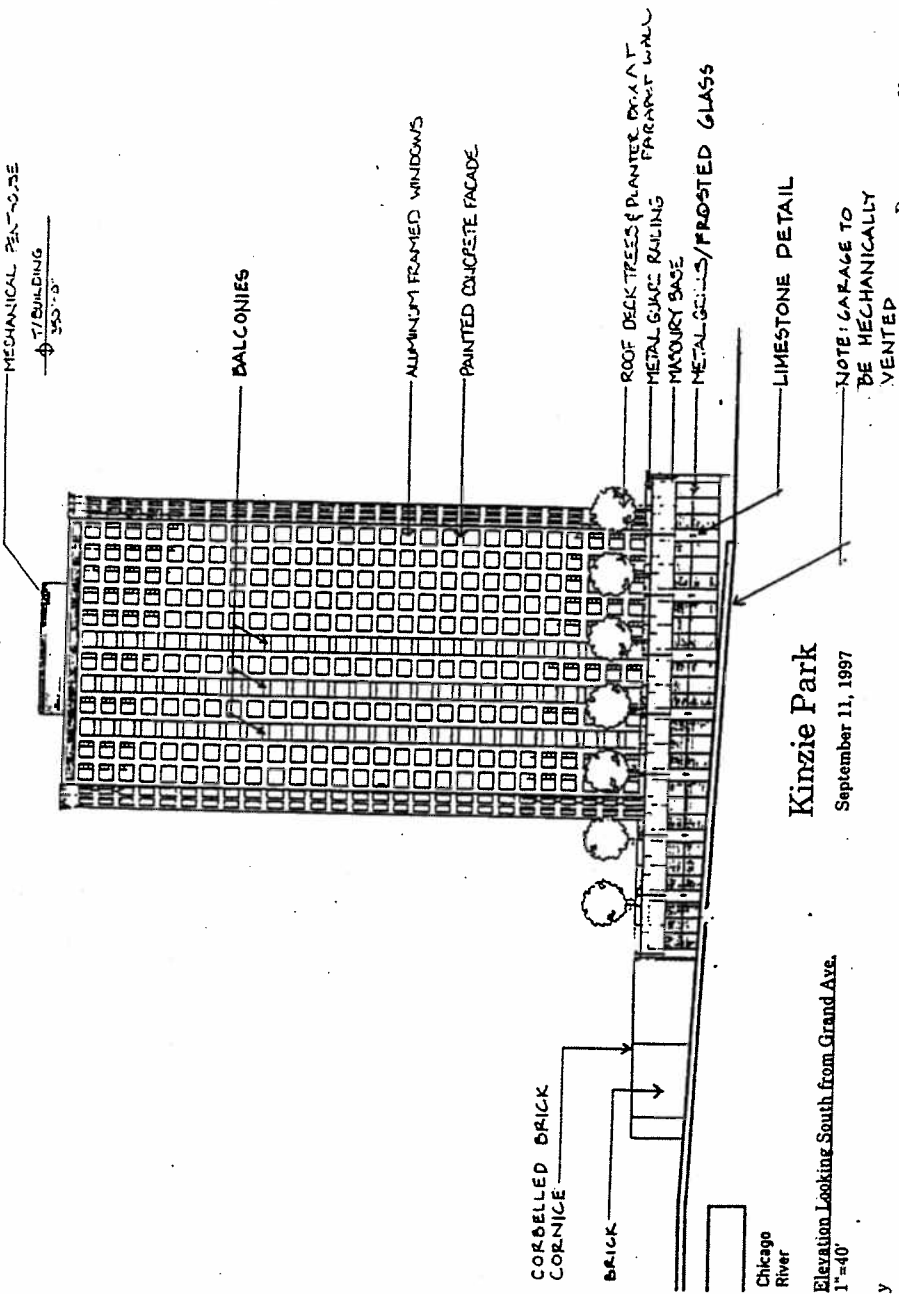
September 11, 1997

The Habitat Company
Developer

Pappageorge Haymes Ltd.
Architect

FINAL FOR PUBLICATION

Building Elevations.
(Page 2 of 4)

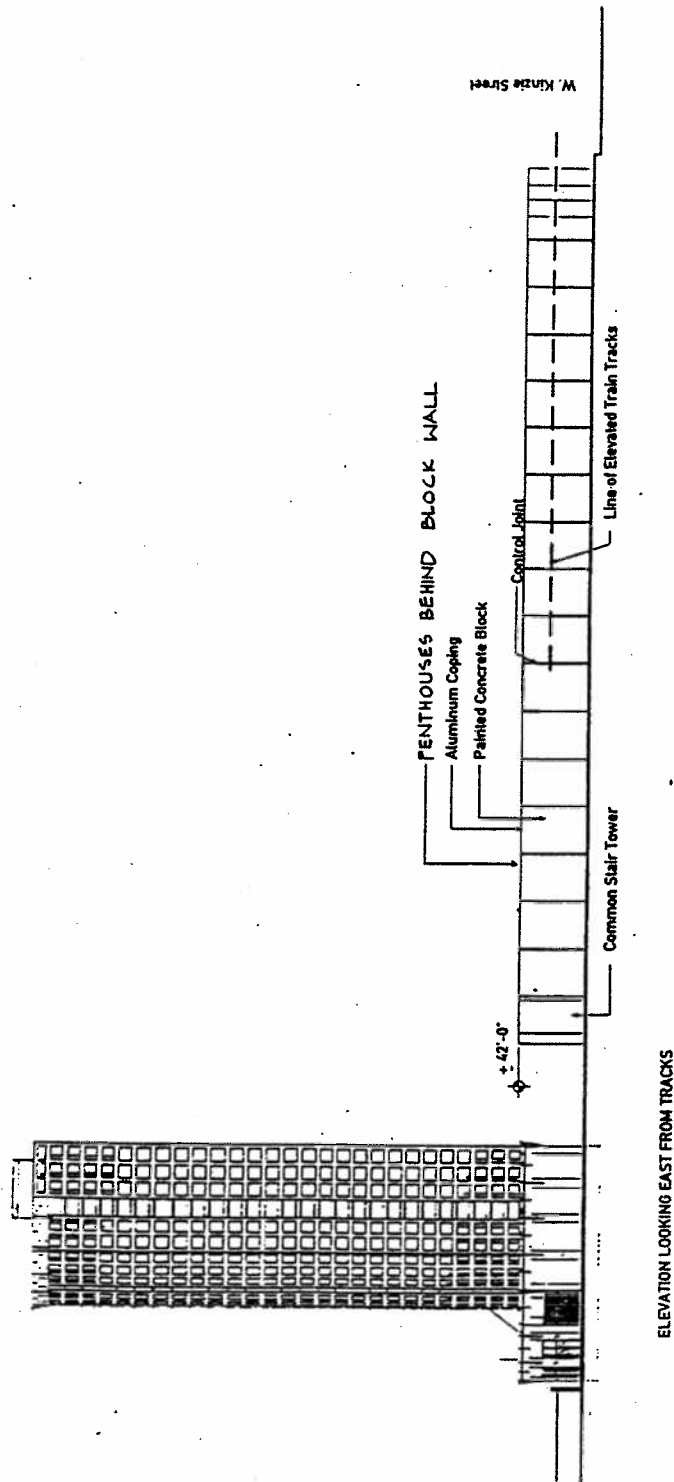


The Habitat Company
Developer

FINAL FOR PUBLICATION

Pappageorge Haymes Ltd
Architect

Building Elevations.
(Page 3 of 4)



Kinzie Park

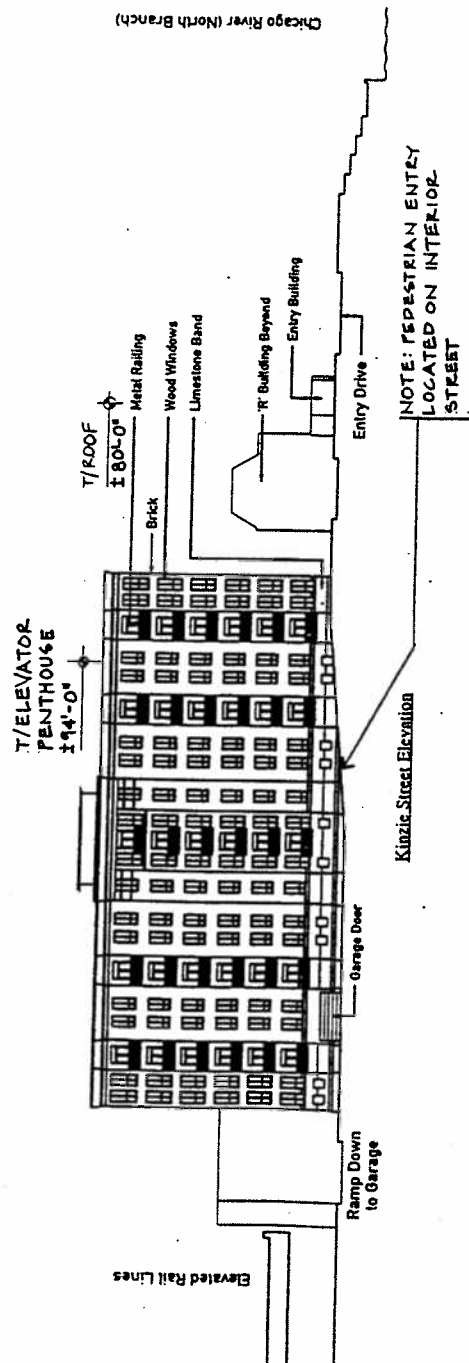
September 11, 1997

Pappageorge Haymes Ltd.
Architect

FINAL FOR PUBLICATION

The Habitat Company
Developer

Building Elevations.
(Page 4 of 4)



Kinzie Park

September 11, 1997

The Habitat Company
Developer

Pappageorge Haymes Ltd.
Architect

FINAL FOR PUBLICATION

The following is said ordinance as passed:

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

SECTION 1. The Municipal Code of Chicago, Chapter 43, Section 43-20, is hereby amended by adding certain language, in Italics below, as follows:

"43-20. Before any permit is issued granting authority to wreck a building or structure for which such permit is required, the person engaged in the work of wrecking the same shall file with the city clerk a bond with sureties to be approved by the city comptroller to indemnify, keep and save harmless the city against any loss, cost, damage, expense, judgment, or liability of any kind whatsoever which the city may suffer, or which may accrue against, be charged to or be recovered from said city, or any of its officials from or by reason or on account of accidents to persons or property during any such wrecking operations, and from or by reason or on account of anything done under or by virtue of any permit granted for any such wrecking operations.

"
"

" In addition to the bonds provided aforesaid the person engaged in the work of wrecking shall file with every application for a permit to wreck or tear down any building or structure or portion thereof, a Comprehensive Public Liability and Property Damage Insurance Policy, approved by the City Comptroller, which shall keep and save harmless any owner of property adjacent to the property on which the building or structure to be wrecked is located, against any loss, cost, damage, expense, or liability of any kind whatsoever which said owner of adjacent property may suffer, or which may accrue against, be charged to or be recovered from said adjacent property owner or anyone holding title by or under said owner of adjacent property, by reason of or arising out of any such wrecking operations. The amounts of such insurance shall be as specified below: Public Liability Insurance in an amount not less than \$250,000.00 for injuries, including accidental death to any one person and subject to the same limits for each person, in an amount not less than \$500,000.00 on account of any one accident. Property Damage Insurance in an amount not less than \$100,000.00 for damage to property in any one accident with an aggregate limit of not less than \$300,000.00. In the event an aggrieved party finds it necessary to seek recovery for damages against a demolition contractor by the filing of an appropriate action at law, he shall, upon being awarded judgment in his favor be entitled to recover his court costs and reasonable attorney's fees against the demolition contractor, as determined by the court."

SECTION 2. This ordinance shall take effect ten (10) days after due passage and publication.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

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 the Proceedings of July 5,

1972, pages 3388-3389, recommending that the City Council pass nine proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and each of the nine proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Holman, Despres, Sawyer, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Cullerton, Laurino, Scholl, Natarus, Singer, Fifielski, Hoellen, Hedlund, Wigoda, Sperling—43.

Nays—None.

Said ordinances, as passed, read respectively as follows (the Italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-F.

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 M2-5 General Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Grand Avenue; the west bank of the North Branch of Chicago River; a line from a point 786.703 feet south of W. Grand Avenue along the west bank of the North Branch of Chicago River to a point 21.599 feet southwest of the west bank of the North Branch of Chicago River and 71.359 feet northwest of W. Kinzie Street; a line drawn from a point 21.599 feet southwest of the west bank of the North Branch of Chicago River and 71.359 feet northwest of W. Kinzie Street to a point 53 feet west of the west bank of the North Branch of Chicago River along the north line of W. Kinzie Street; W. Kinzie Street; and a line drawn from a point 361.30 feet west of the west bank of the North Branch of Chicago River along the north line of W. Kinzie Street to a point 382.031 feet west of the west bank of the North Branch of Chicago River along the south side of W. Grand Avenue,

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

[Plan of Development printed on pages 3667 to 3674 of this Journal]

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. 1-H.

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. 1-H in the area bounded by

(Continued on page 3675)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

87

PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is, or will be controlled by Crane Construction Company, Inc., below plaza level City of Chicago governmental uses consistent with M2-5 zoning classification.
2. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.

Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and approval by the Department of Development and Planning.
3. The applicant, Crane Construction Company, Inc., or its successors, assignees, grantees, or devisees shall obtain all official reviews, approvals or permits.
4. Any dedication or vacation of streets or alleys, or easements, or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of applicant or its successors, assignees, grantees, or devisees, and approval by the City Council.

APPLICANT: City of Chicago and Crane Construction Company, Inc.

DATE: April 24, 1972

5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of apartment structures, related uses, related business uses, private recreation areas and day care center. No advertising signs shall be permitted within the Planned Development Area. Business signs may be permitted within said area subject to the review and approval by the Departments of Buildings and Development and Planning. Below plaza level, use of land owned by the City of Chicago will remain unchanged.
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.

APPLICANT: City of Chicago and Crane Construction Company, Inc.

DATE: April 24, 1972

8. The height restriction of any building or any other appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.
9. An area to be reserved for possible public school purposes shall be located at the Plaza Level; the location, design and specifications subject to the review and approval of the Chicago Board of Education and approval by the Department of Development and Planning.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures" in relation to "Planned Developments."

APPLICANT: City of Chicago and Crane Construction Company, Inc.

DATE: April 24, 1972

PD87

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

Planned Development Use And Bulk Regulations And Data Information

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAXIMUM NO. OF DWELLING UNITS	MAXIMUM F.A.R.	MAXIMUM % OF LAND COVERAGE
SQ. FT.	ACRES				
214,069.9 (A)	4.9143	Apartments And Related Uses, Related Business Uses, Private Recreation Areas, And Day Care Center.	1500	8.0	40% @ Plaza Level
45,674.9 (B)	1.048	Air Rights For Recreational Use. Below Plaza Level City of Chicago Govern- mental Uses	0	0	0
259,744.8	5.9623	Total Development	1500	6.6	33%

GROSS SITE AREA = Net site area (5.9623 Acres) + Area Public
Streets And River (1.309 Acres) = 7.271. Acres

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA
251.7

MINIMUM NUMBER OF PARKING SPACES 660

MINIMUM OFF-STREET LOADING BERTHS 8

MINIMUM PERIMETER SETBACKS 20' @ Grade, Exclud-
ing Structural
Columns.

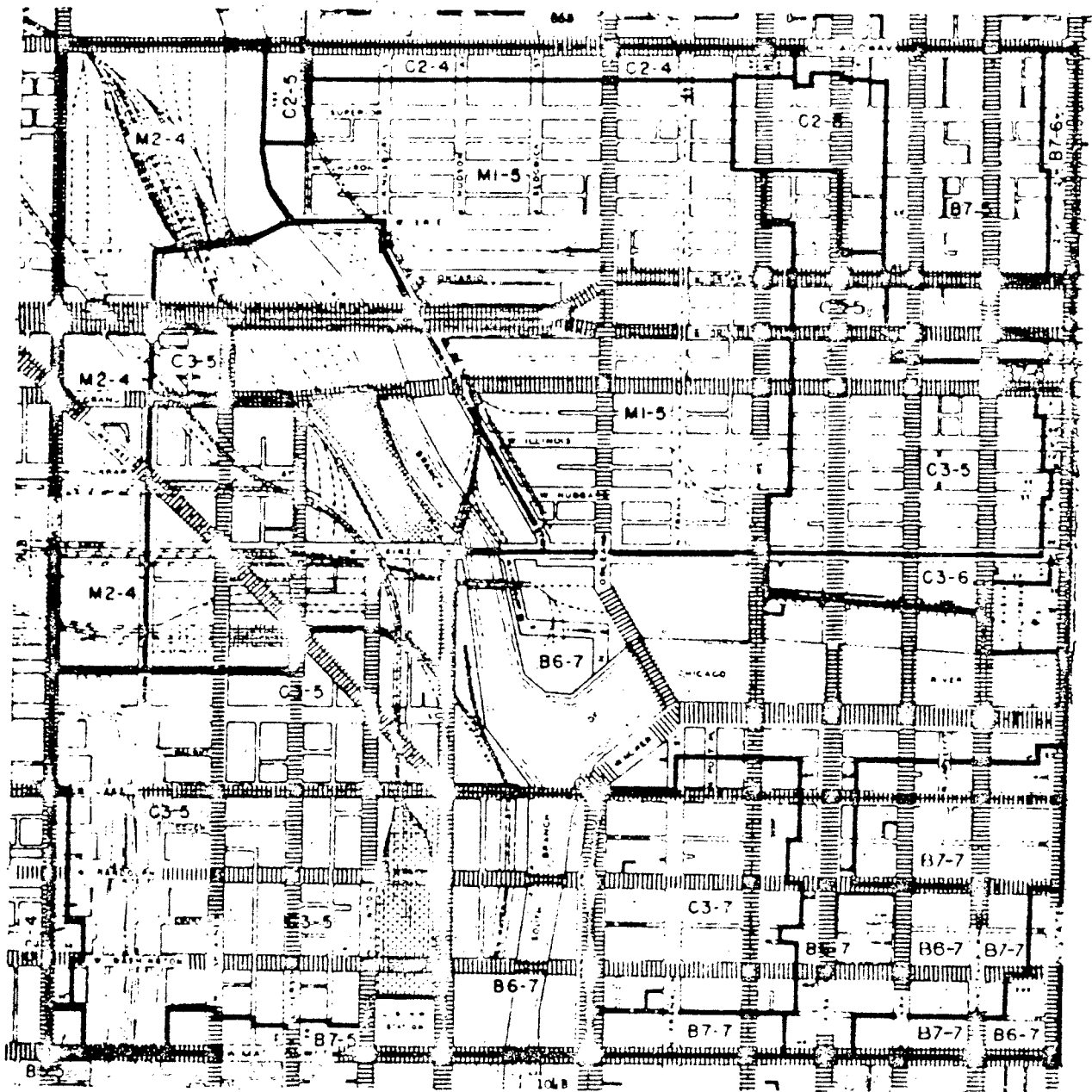
MINIMUM DISTANCES BETWEEN BUILDING FACES 70'

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA = 33%

APPLICANT: Crane Construction Company, Inc., and City of Chicago

DATE: April 24, 1972

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



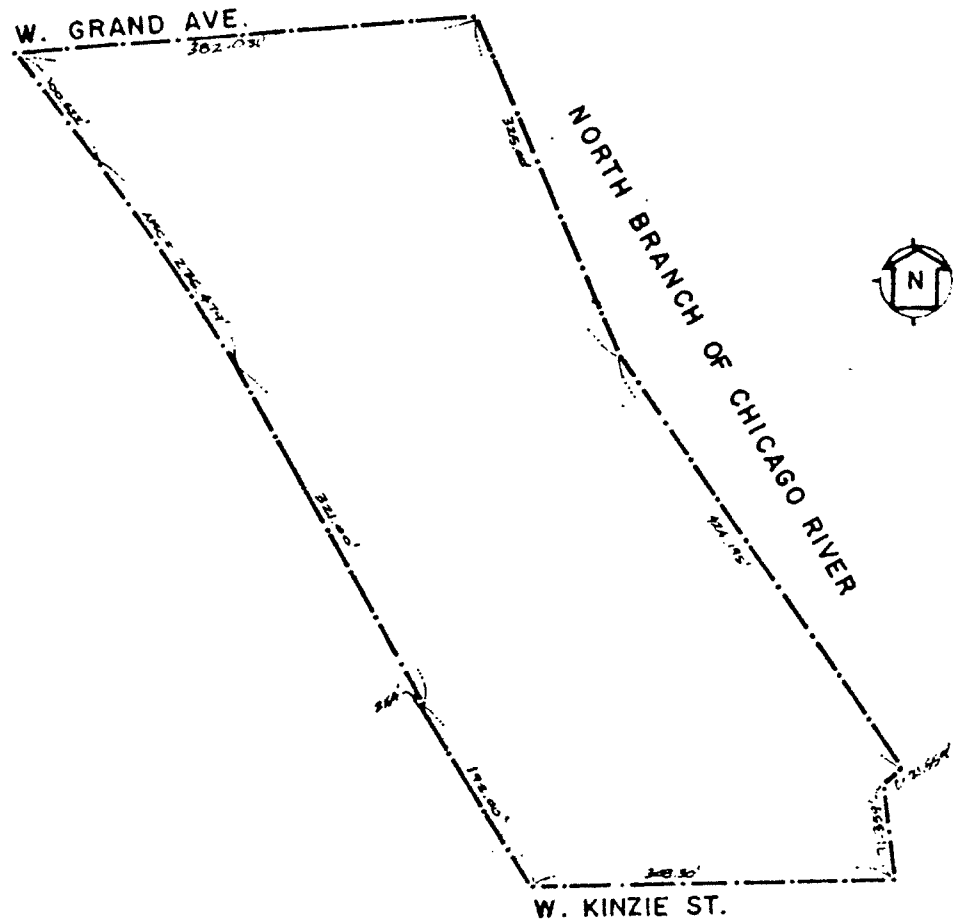
LEGEND

- ZONING BOUNDARY
- ▨ PREFERENTIAL STREETS
- ⋯ PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

APPLICANT CRANE CONSTRUCTION COMPANY, INC. AND CITY OF CHICAGO

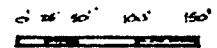
DATE APRIL 24, 1972

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS**



LEGEND

SCALE

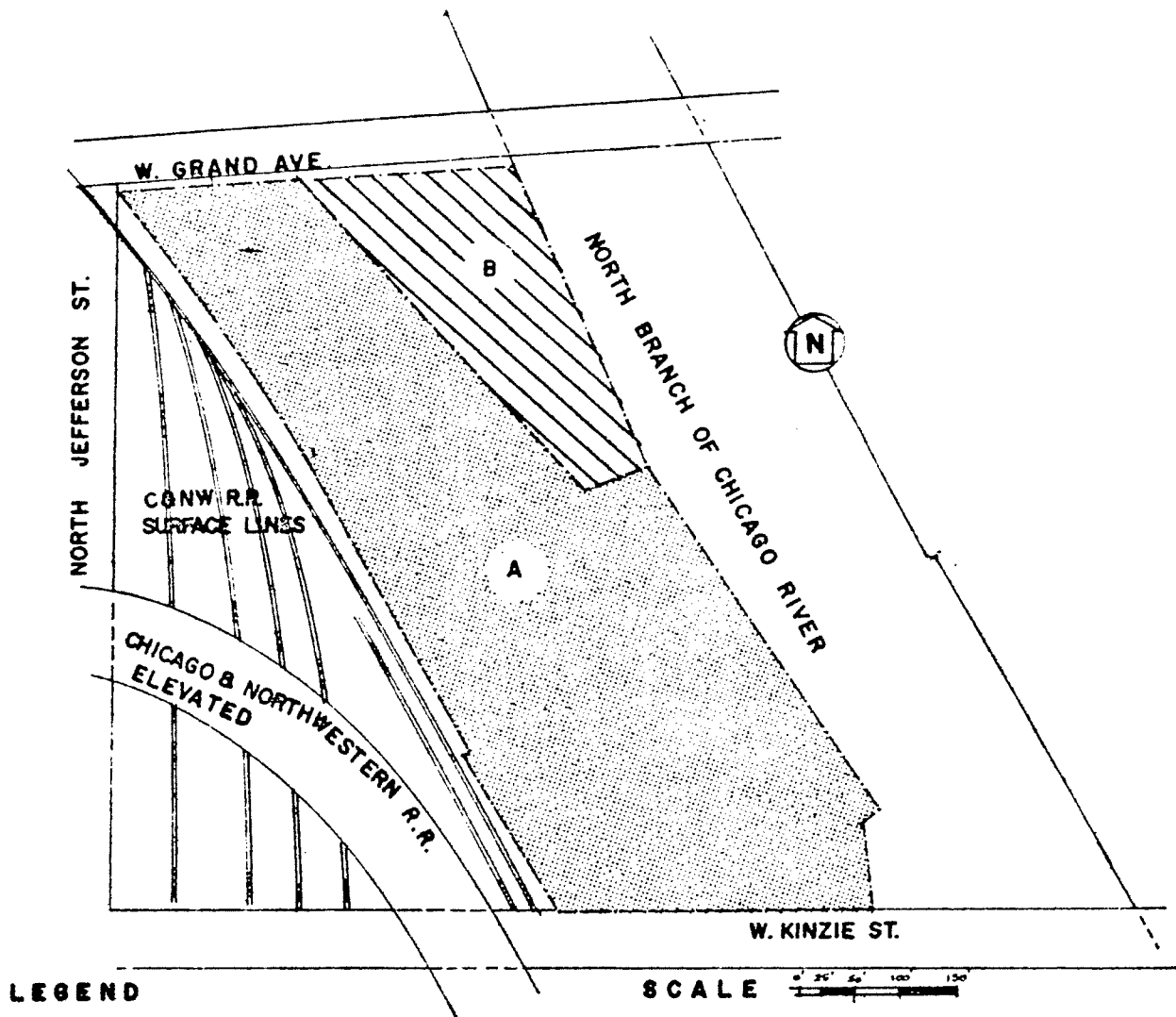


----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT CRANE CONSTRUCTION COMPANY, INC.
AND CITY OF CHICAGO

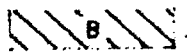
DATE APRIL 24, 1972

OWNERSHIP



----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT CRANE CONSTRUCTION COMPANY, INC. AND CITY OF CHICAGO



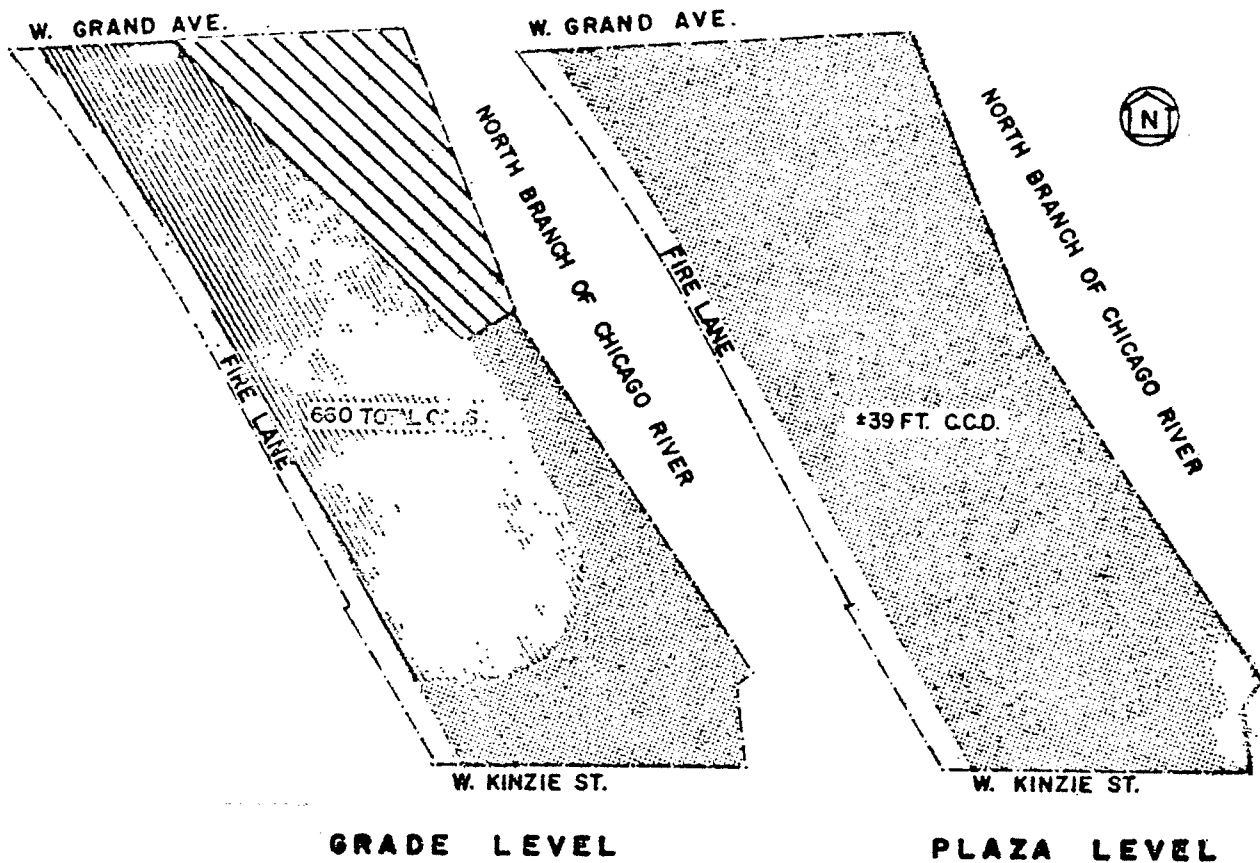
PRESENTLY OWNED BY THE CITY OF CHICAGO. APPLICANT CRANE IS SEEKING TO PURCHASE AIR RIGHTS OVER THIS PARCEL AND 22 SITES FOR STRUCTURAL SUPPORTS.



CRANE CONSTRUCTION COMPANY, INC. HAS A CONTRACT TO PURCHASE THE SITE FROM THE NORTHWESTERN RAILROAD COMPANY.

DATE APRIL 24, 1972

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



LEGEND



APARTMENTS, AND RELATED USES, RELATED BUSINESS USES,
PRIVATE RECREATION AREAS, AND DAY CARE CENTER



PARKING



CITY OF CHICAGO PROPERTY



PROPERTY TO BE DEDICATED

APPLICANT

CRANE CONSTRUCTION COMPANY, INC. AND CITY OF CHICAGO

DATE

APRIL 24, 1972

SCALE