

Reclassification Of Area Shown On Map Number 3-I.
(As Amended)
(Application Number A-7029)

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 3-I in the area bounded by:

the public alley next north of and parallel to West Division Street; a line 75 feet west of and parallel to North Campbell Avenue; West Division Street; and North Maplewood Avenue,

to those of a B1-1 Neighborhood Shopping District.

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

Reclassification Of Area Shown On Map Number 4-G.
(As Amended)

(Application Number 16055)

RPD 873,000

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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 15th Street; South Aberdeen Street; a line 96.67 feet north of and parallel to West 15th Street; and a line 83.68 feet west of and parallel to South Aberdeen Street,

and also the property bounded by:

West 15th Street; a line 203.68 feet west of and parallel to South Aberdeen Street; a line 96.67 feet north of and parallel to West 15th Street; and a line 227.68 feet west of and parallel to South Aberdeen Street,

to those of an RM5.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the RM5.5 Residential Multi-Unit District symbols and indications hereinabove described and Residential Planned Development Number 873 designation as shown on Map Number 4-G in the area bounded by:

West 14th Place; a line 174.48 feet west of and parallel to South Morgan Street; the alley next south of and parallel to West 14th Place; South Morgan Street; the south right-of-way line of the vacated alley next south of and parallel to West 15th Street; and South Racine Avenue,

to the designation of Residential Planned Development Number 873, as amended, which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

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

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

*Residential Planned Development Number 873,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately seven hundred thirty-five thousand five hundred fifty-nine (735,559) square feet (sixteen and eighty-nine hundredths (16.89) acres) and is owned or controlled by the applicant, Chicago University Commons, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the

property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Generalized Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Section; a Site Plan, a Landscape Plan, Site Plan Details, Building Elevations and Clubhouse Elevations dated March 15, 2007 prepared by Pappageorge Haymes Architects. Full size sets of the Site Plan, Landscape Plan, Building Elevations and Clubhouse Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units and accessory parking and related uses. Residential use is expressly permitted below the second (2nd) floor.
6. Identification signs including, but not limited to, clubhouse and pool signage, shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premise signs is prohibited.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation

Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Subject to the review and approval of the Chicago Department of Transportation, the applicant shall pay all costs related to the installation of a traffic signal at the intersection of South Racine Avenue, South Blue Island Avenue and West 14th Street.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for the development. Three (3) dog run areas shall be provided as depicted on the Site Plan. The applicant shall restore and repair or shall replace with like-kind materials the existing terra cotta tiles on the street facades of the buildings.
11. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this

statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. All units in a building have access to a common rooftop deck which is improved with landscaping in accordance with the typical roof plan and no other vegetative green roof is required.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D.").
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the RM5.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Site Section; Landscape Plan; Site Plan Details; Building Elevations; Typical Building Section; Clubhouse Elevations; Enlarged Clubhouse Elevation; and Enlarged Typical Front Elevation referred to in these Plan of Development Statements printed on pages 103578 through 103599 of this *Journal*.]

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

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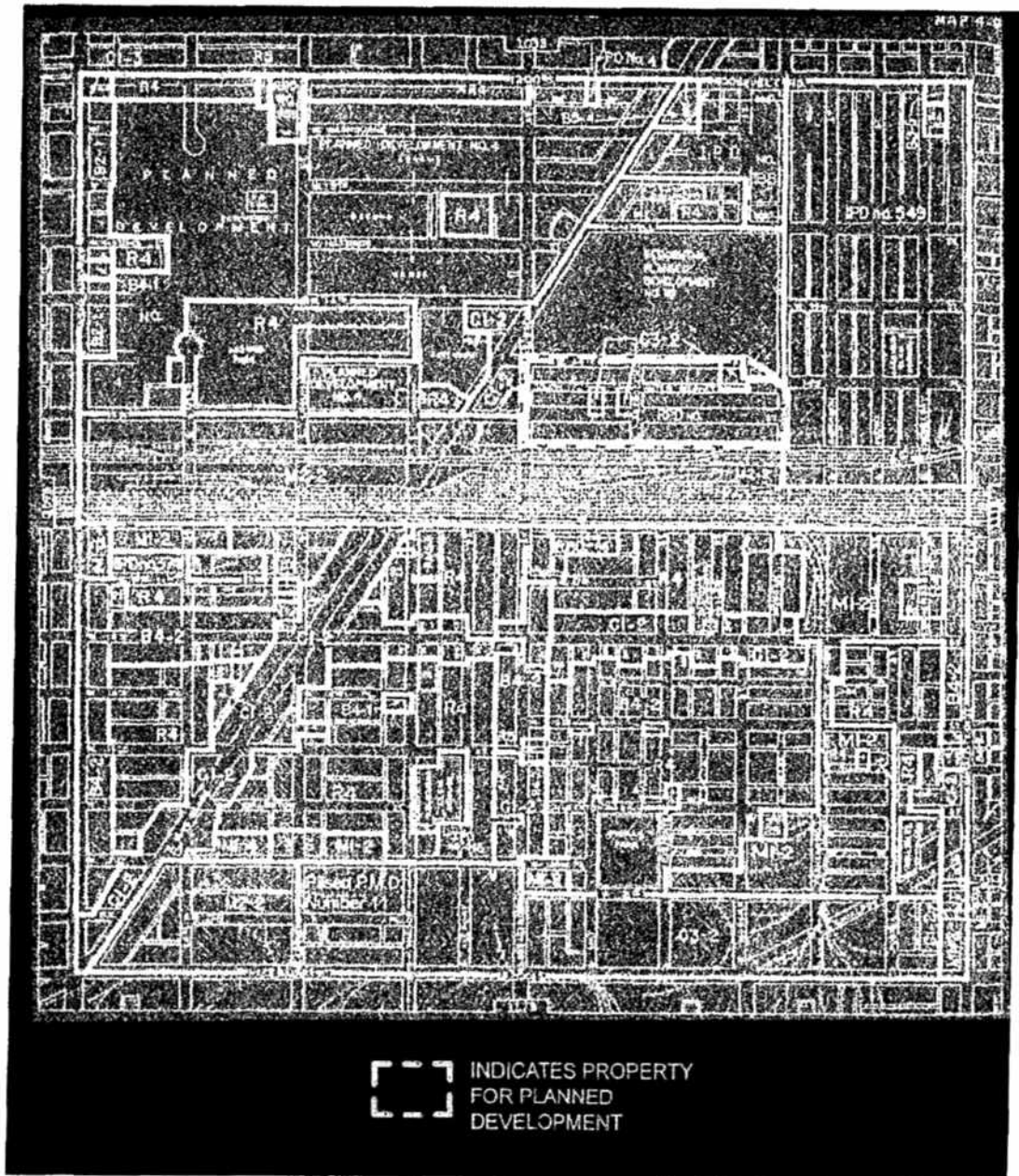
REPORTS OF COMMITTEES

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Bulk Regulations And Data Table.

Gross Site Area:	735,559 square feet (16.89 acres)
Net Site Area = Building Property Area + Right-of-Way to be Vacated:	432,696 square feet (9.93 acres) = 414,901 square feet (9.52 acres) + 17,795 square feet (0.41 acres)
Area Remaining in Public Rights-of-Way = Gross Site Area - Net Site Area:	302,863 square feet (6.96 acres) = 735,559 square feet (16.89 acres) - 432,696 square feet (9.93 acres)
Maximum Permitted Floor Area Ratio:	2.50
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	926
Minimum Number of Off-Street Parking Spaces:	1 space for each dwelling unit
Minimum Number of Off-Street Loading Berths:	In substantial conformance with the Site Plan
Maximum Building Height:	In substantial conformance with the Building Elevations

Existing Zoning Map.

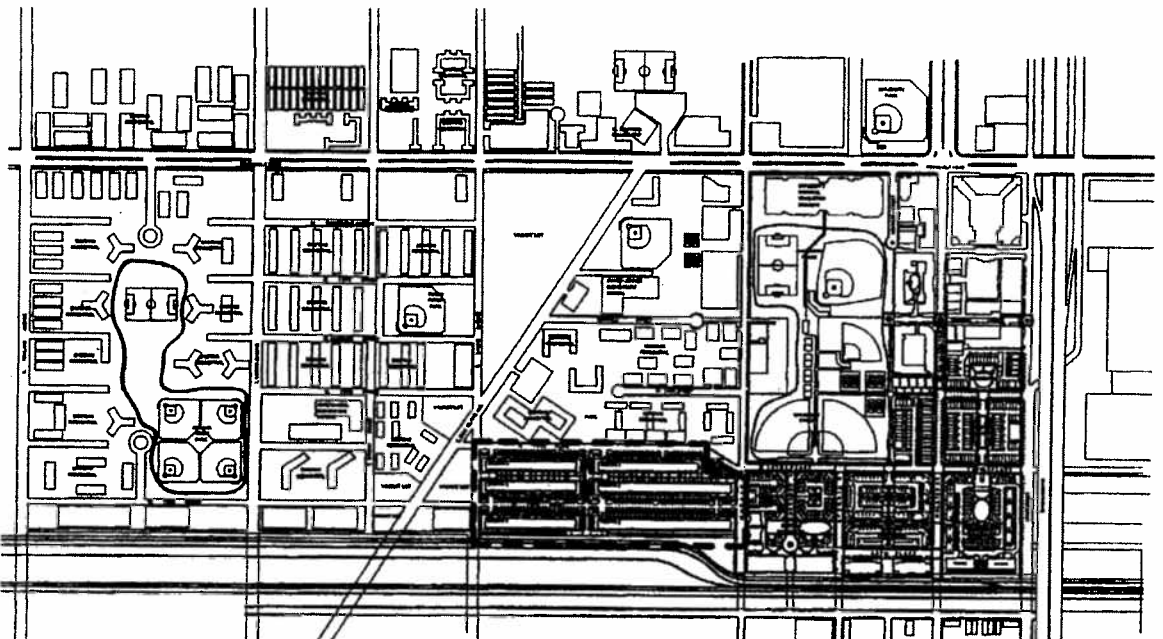


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REPORTS OF COMMITTEES

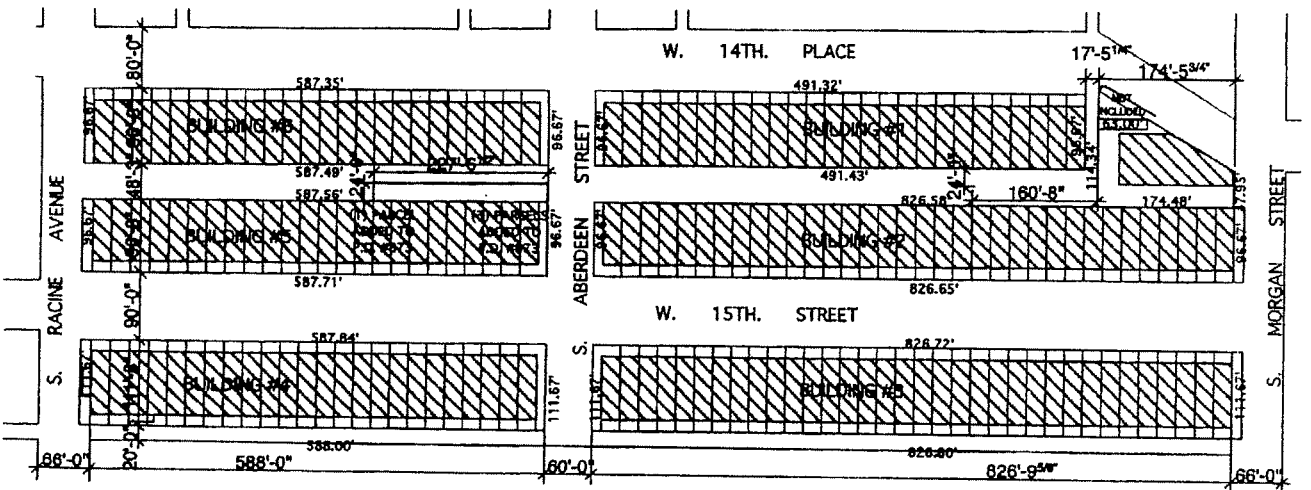
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Existing Land-Use Map.



INDICATES PROPERTY
FOR PLANNED
DEVELOPMENT

Generalized Land-Use Map.



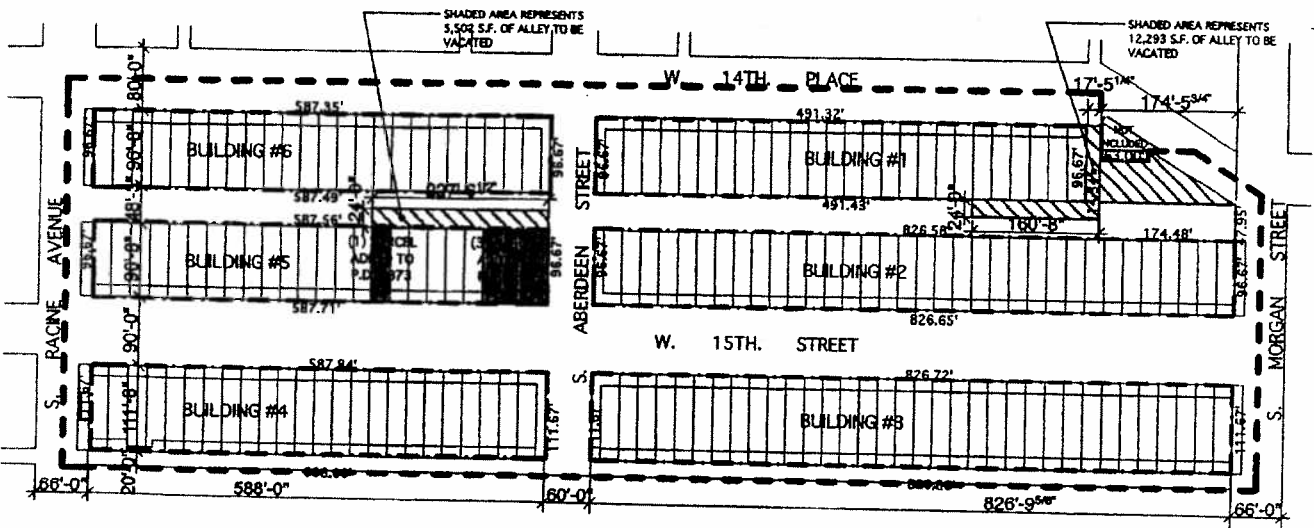
RESIDENTIAL DEVELOPMENT






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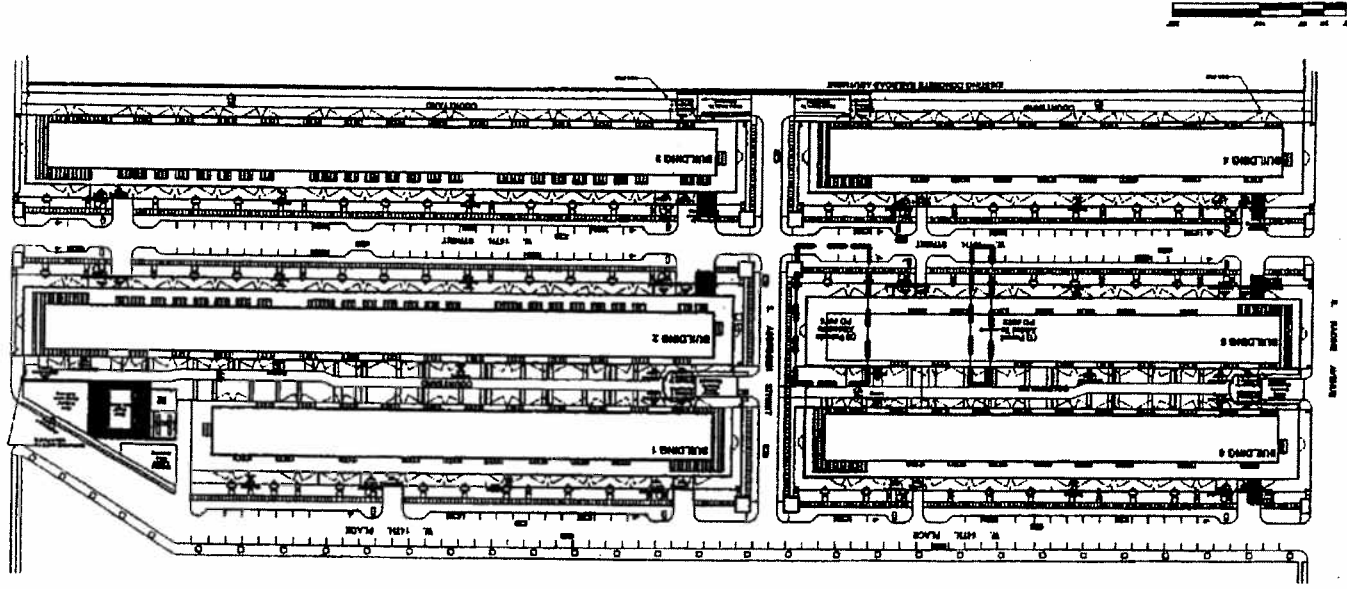
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Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



-  PROPERTY NOT INCLUDED IN PLANNED DEVELOPMENT
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINES
-  RIGHT OF WAY TO BE VACATED
-  PARCELS ADDED TO PLANNED DEVELOPMENT

Site Plan.

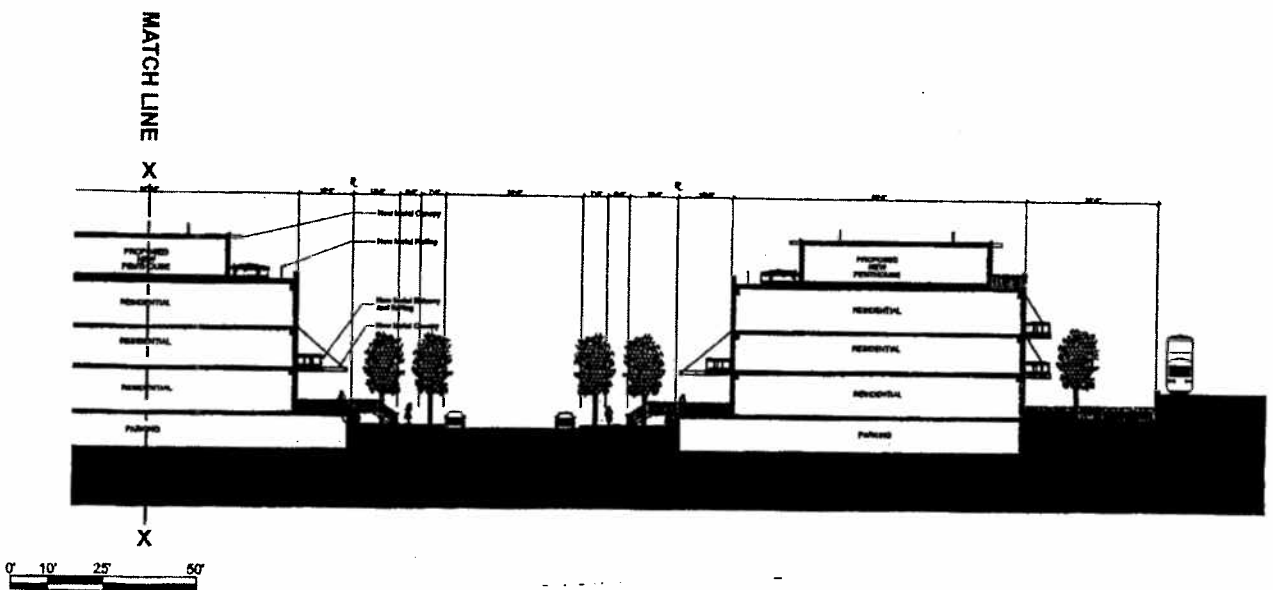
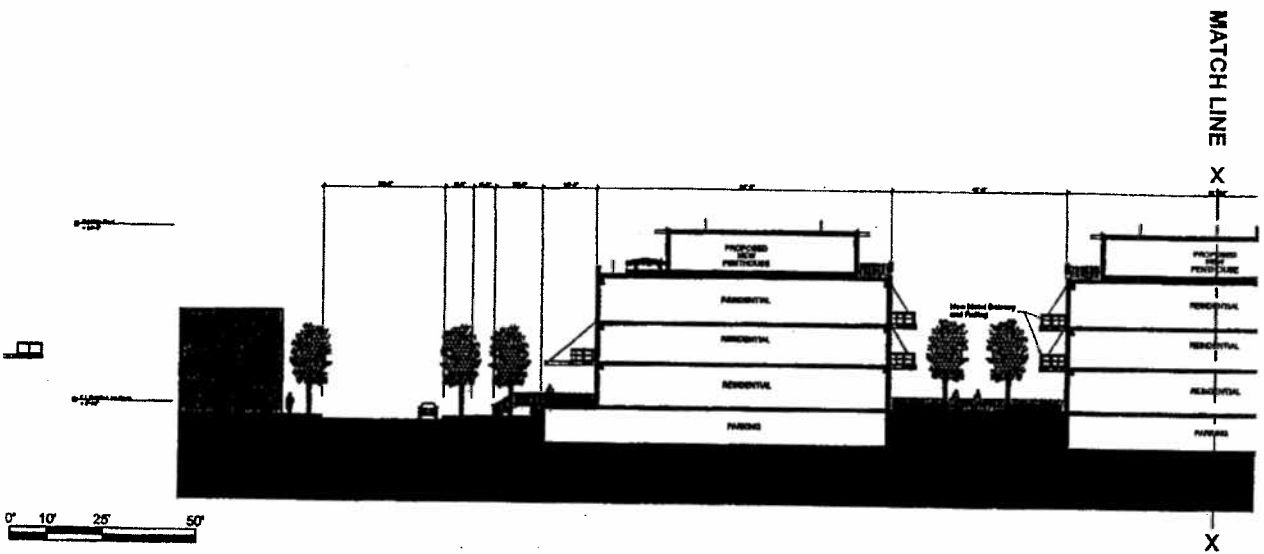


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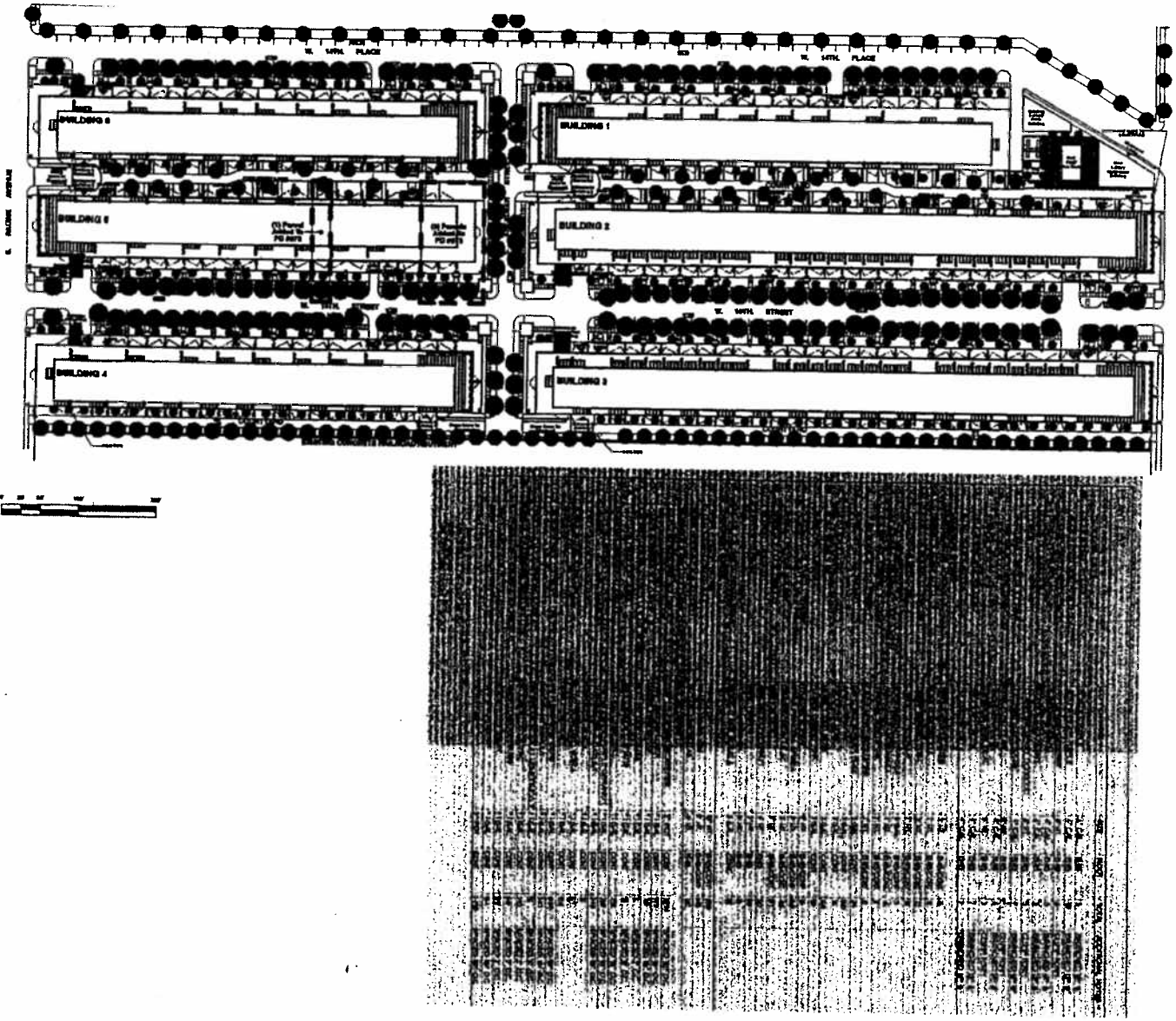
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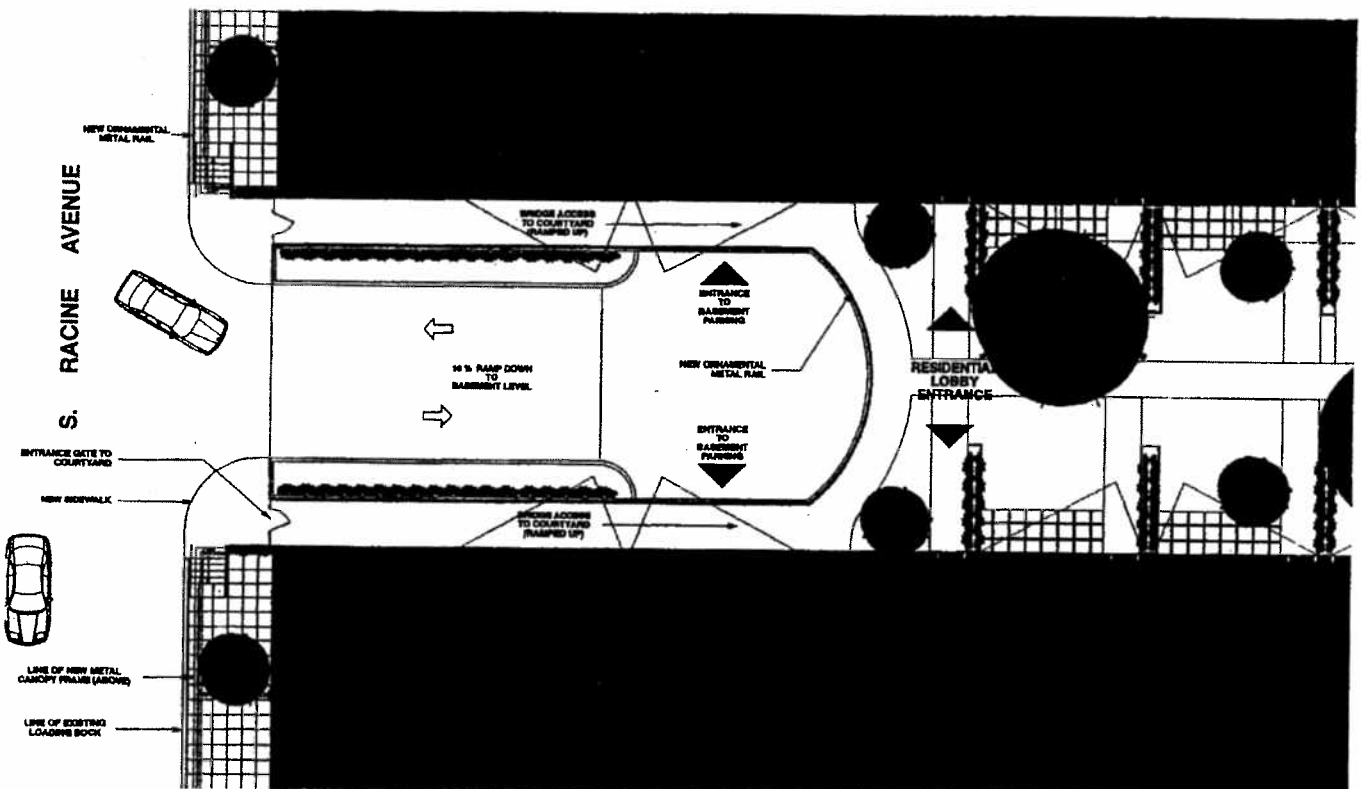
Site Section.



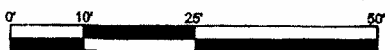
Landscape Plan.



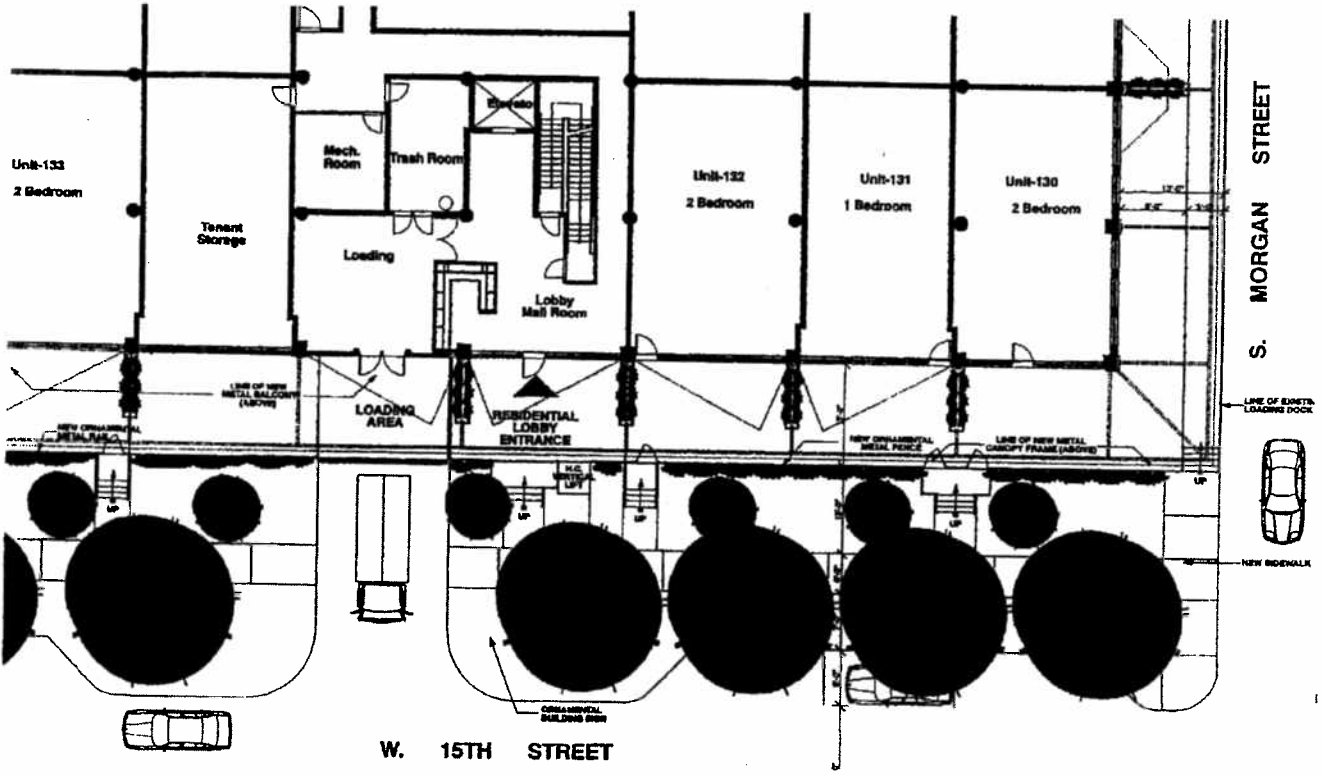
Site Plan Details.
(Page 1 of 6)



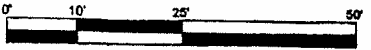
Typical Ground Floor Entrance at Courtyard



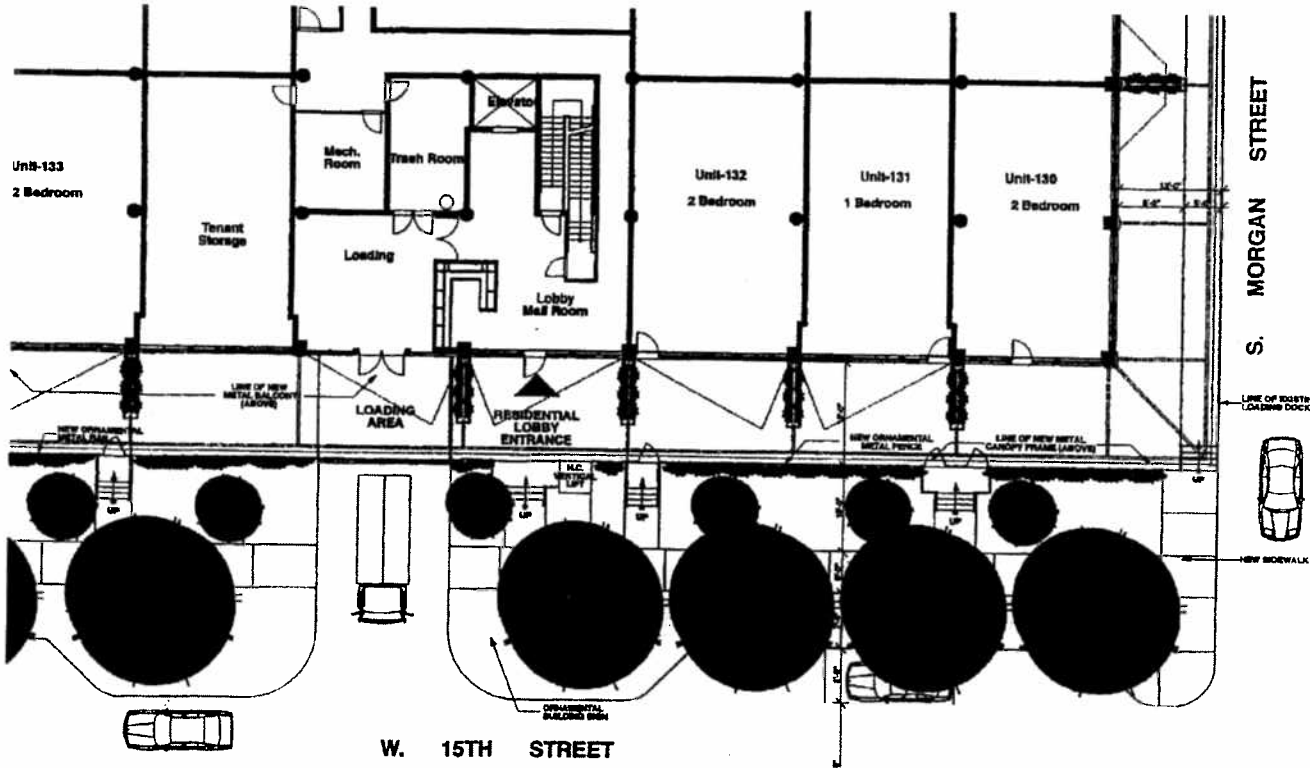
Site Plan Details.
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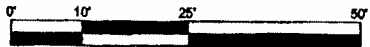
Typical Ground Floor Building Entrance at Street



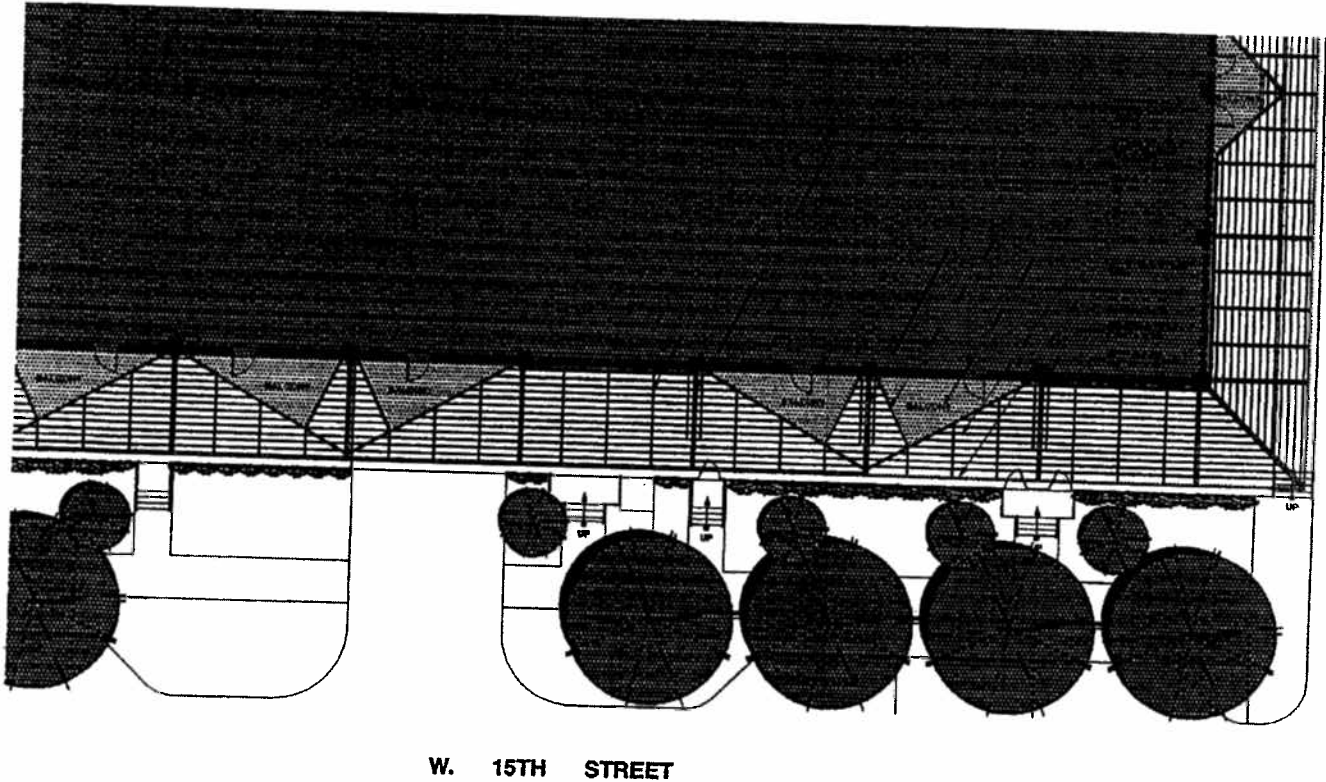
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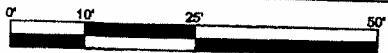
Typical Ground Floor Building Entrance at Street



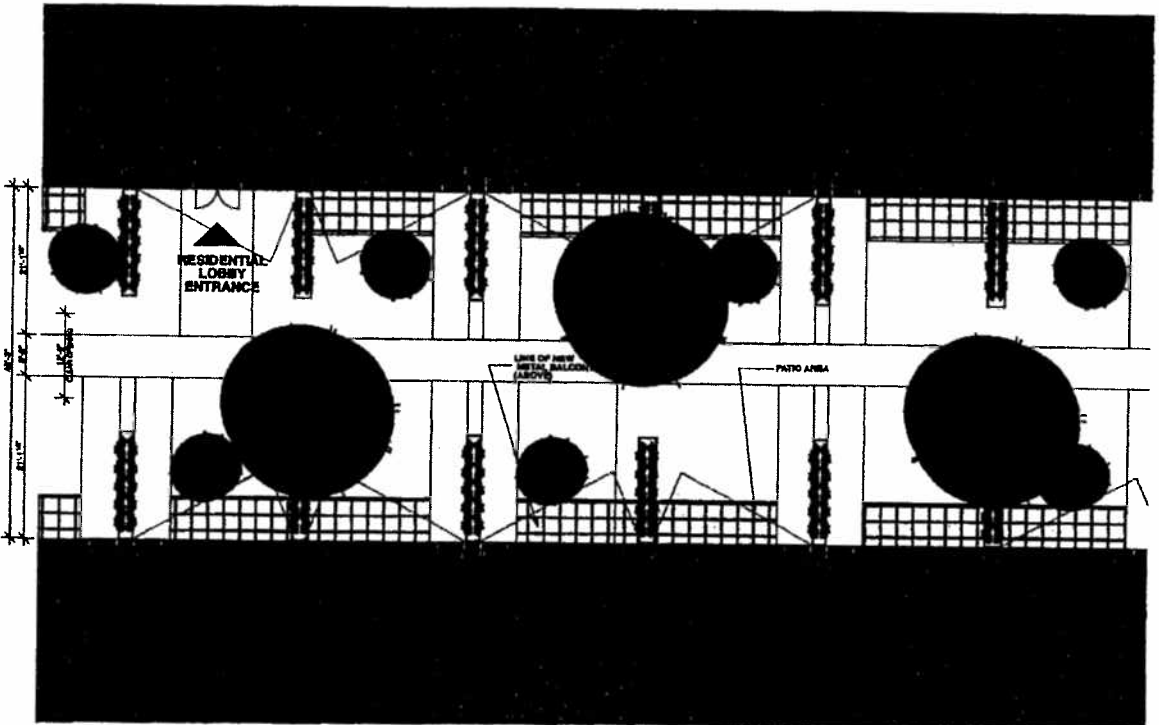
Site Plan Details.
(Page 5 of 6)



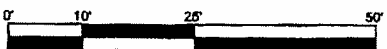
Typical Second Floor Balconies and Canopy



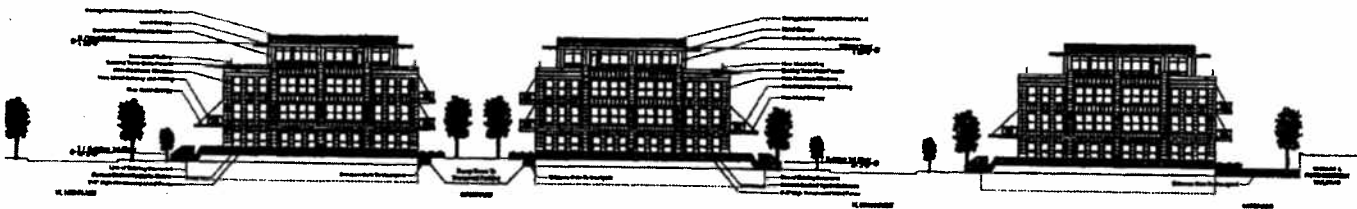
Site Plan Details.
(Page 6 of 6)



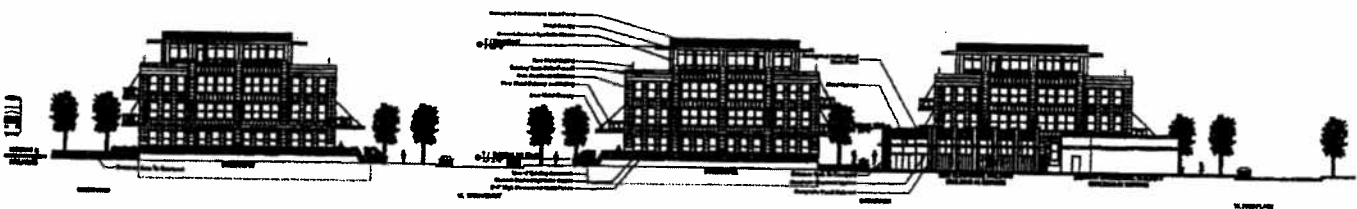
Typical Courtyard Plan



Building Elevations.
(Page 1 of 5)



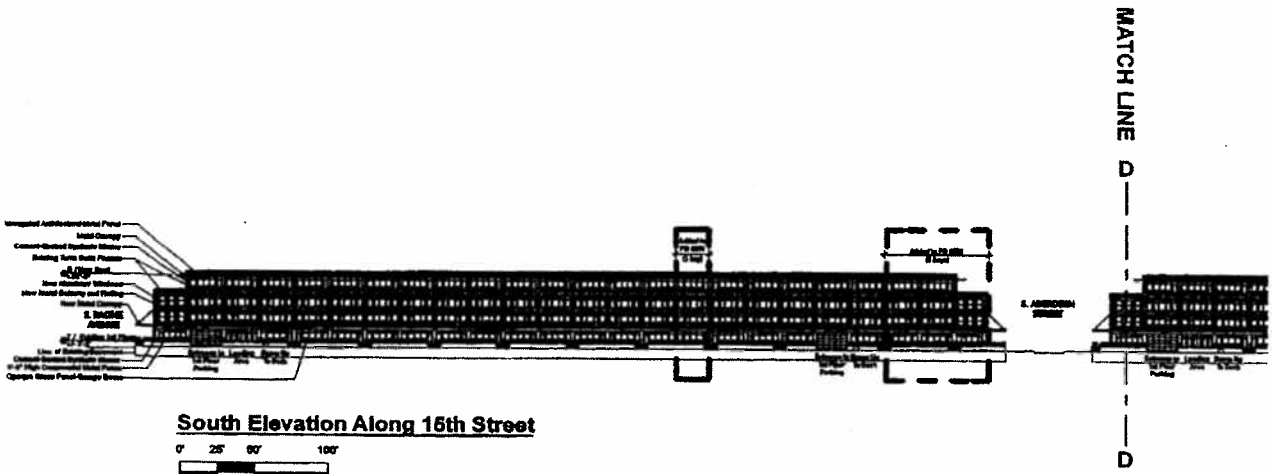
East Elevation Along Racine Ave.



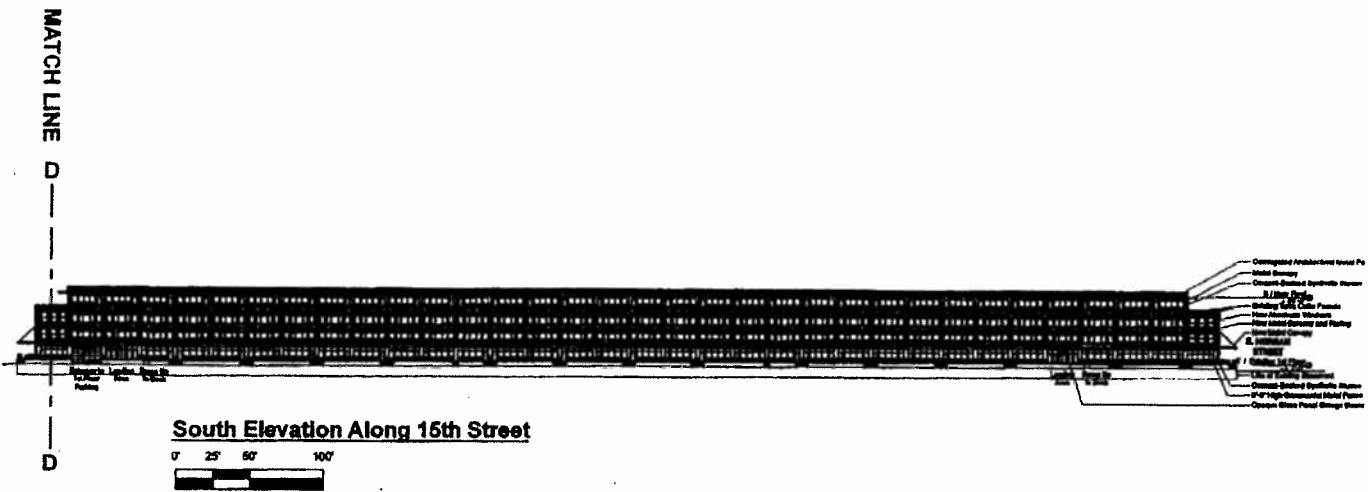
West Elevation Along Morgan St.



Building Elevations.
(Page 2 of 5)



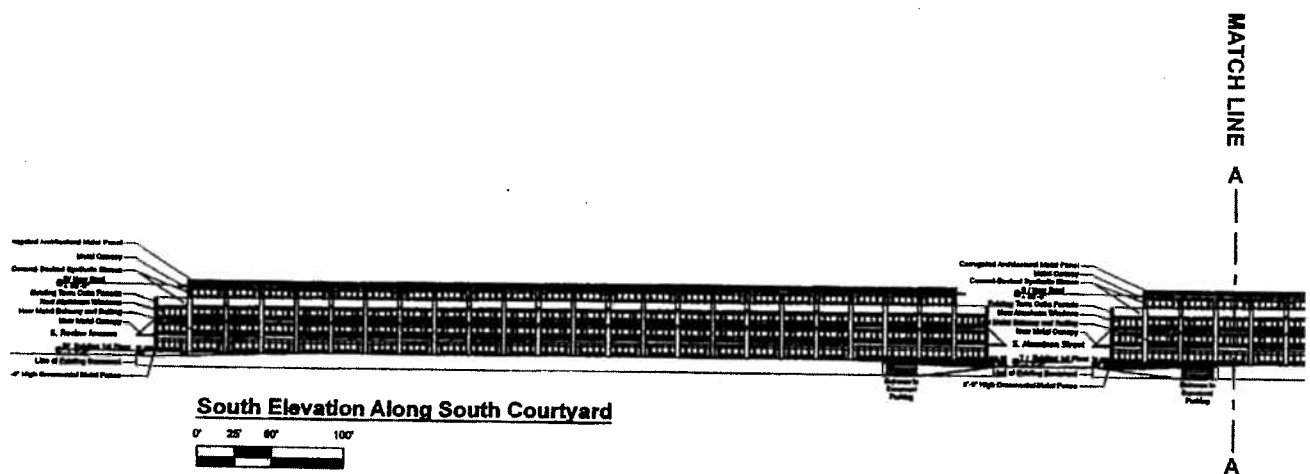
South Elevation Along 16th Street



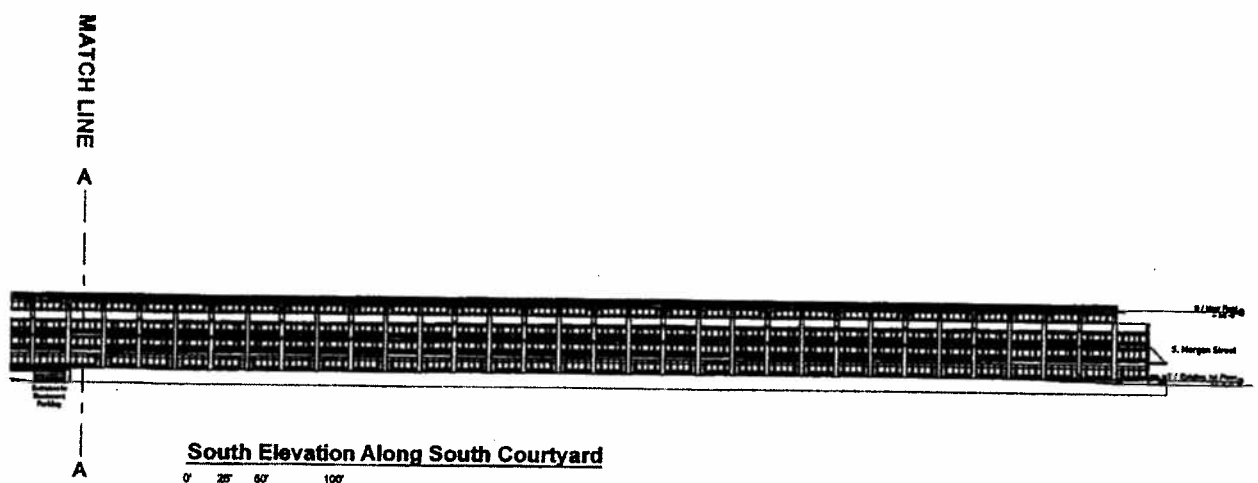
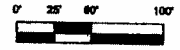
South Elevation Along 15th Street



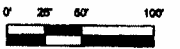
Building Elevations.
(Page 3 of 5)



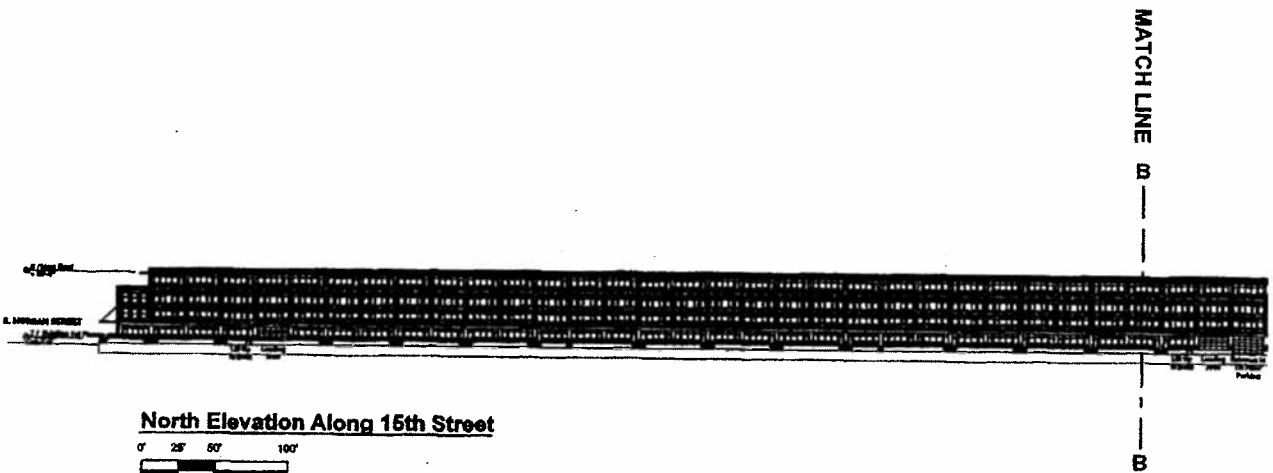
South Elevation Along South Courtyard



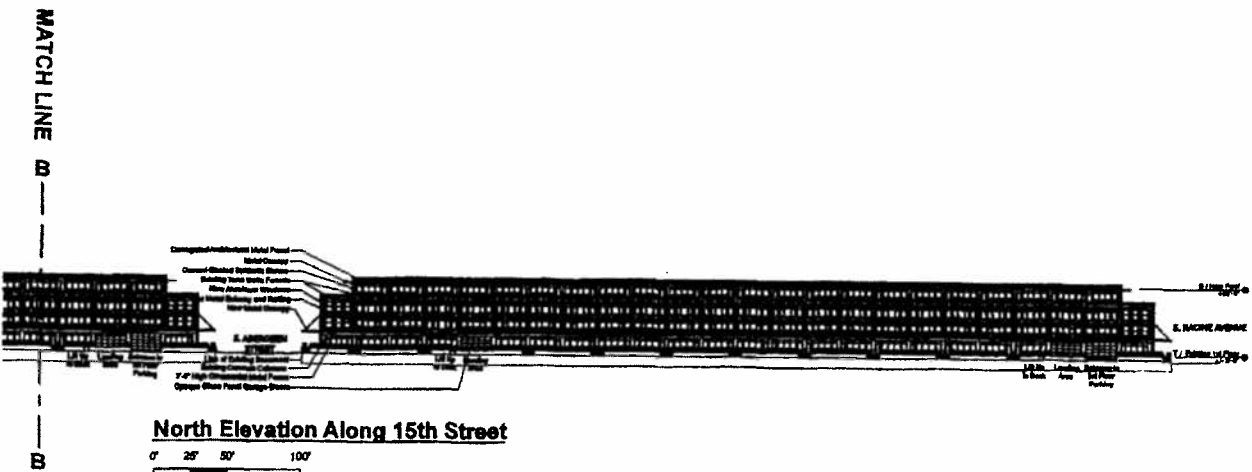
South Elevation Along South Courtyard



Building Elevations.
(Page 4 of 5)

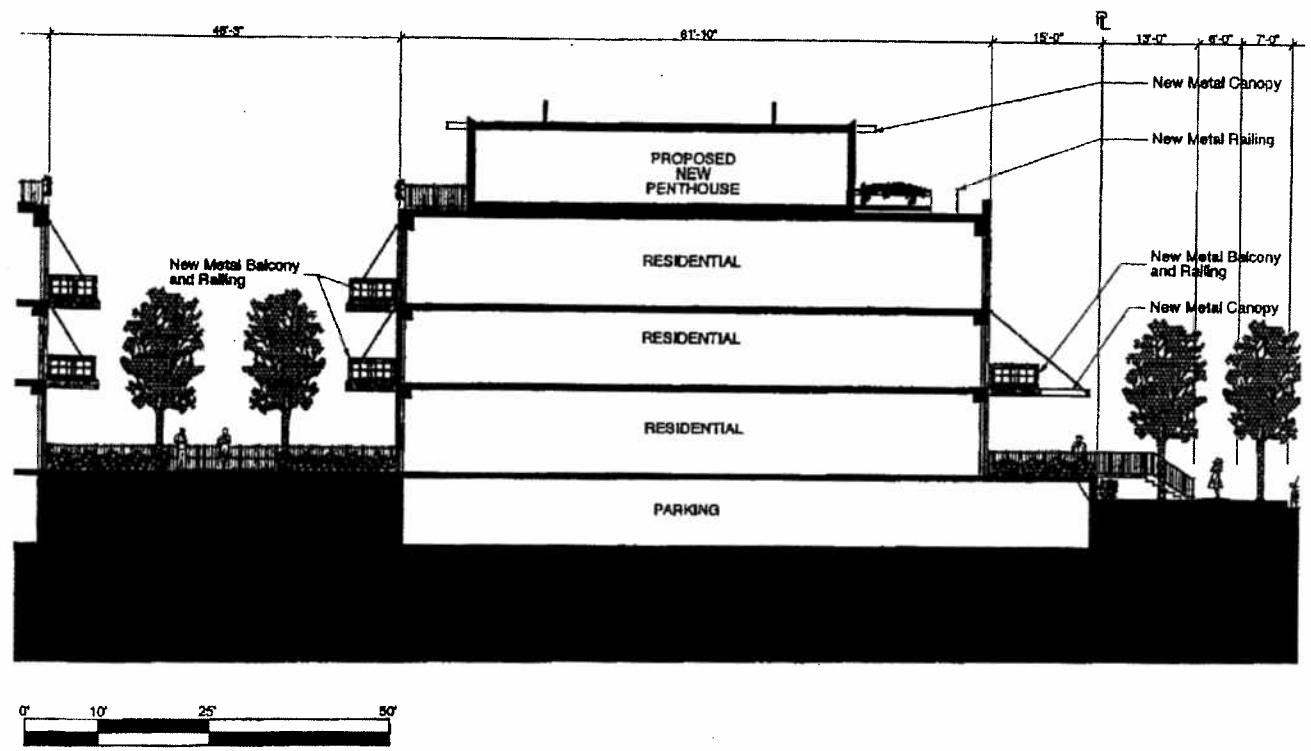


North Elevation Along 15th Street

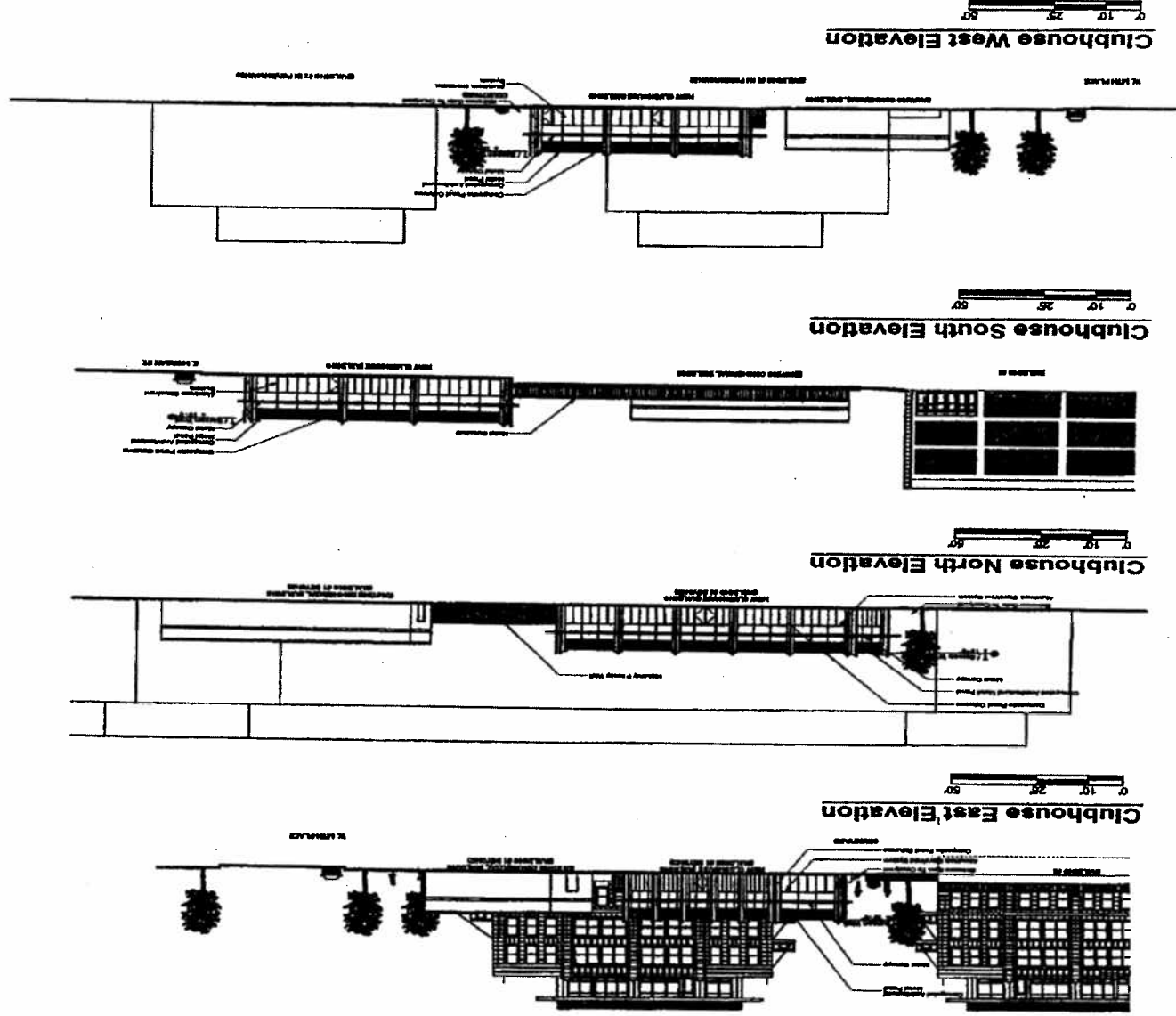


North Elevation Along 15th Street

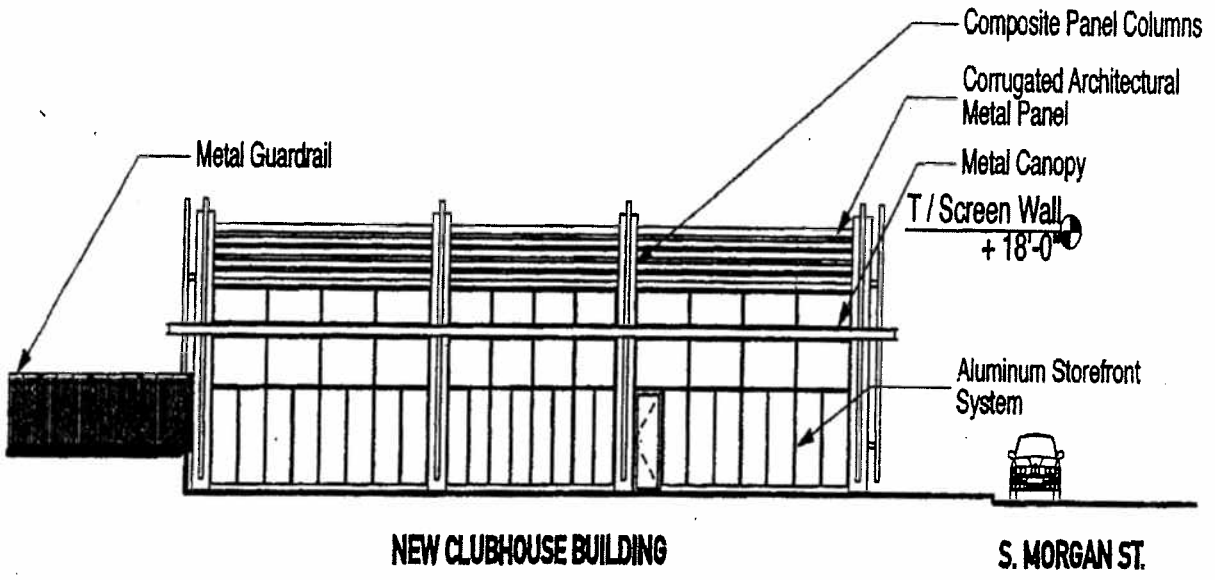
Typical Building Section.



Clubhouse Elevations.



Enlarged Clubhouse Elevation.

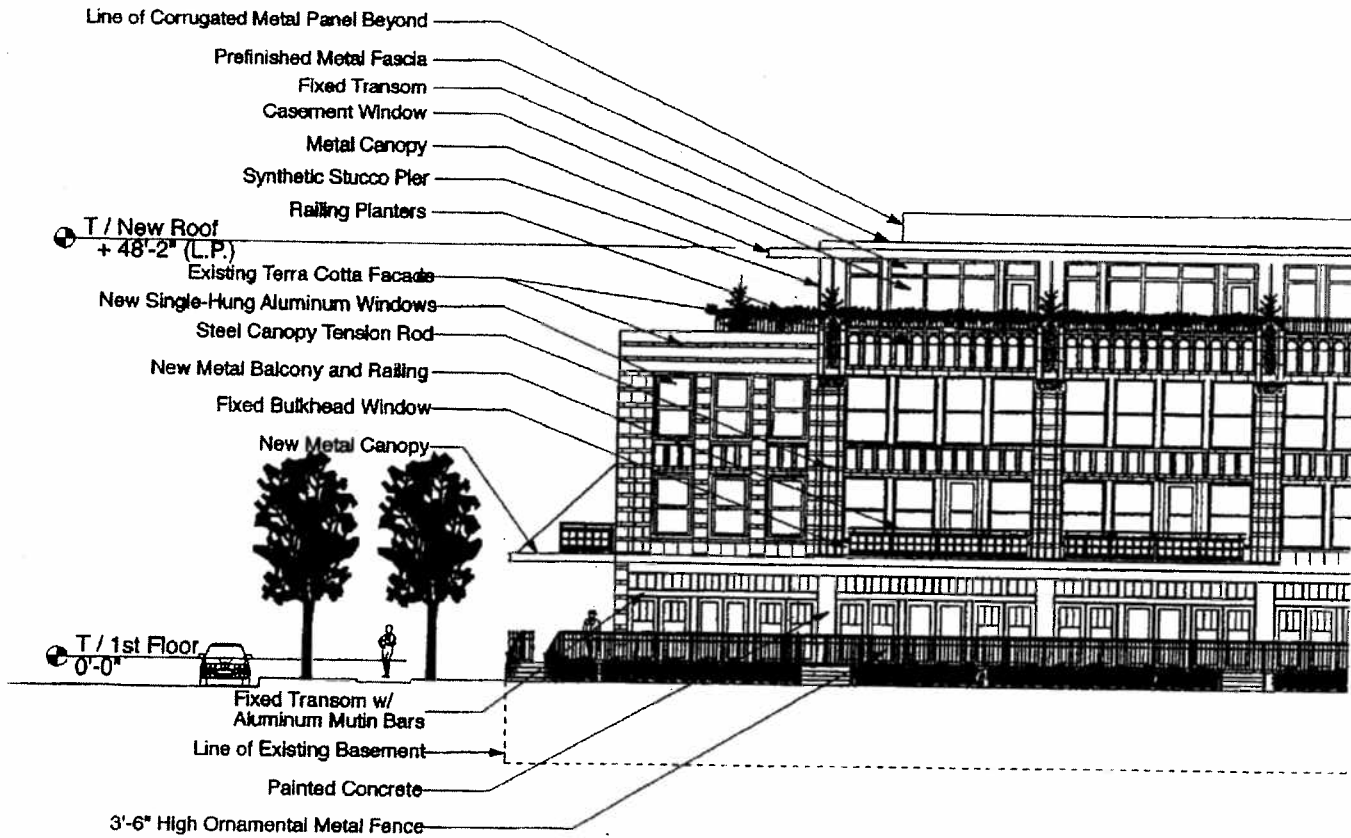


4/11/2007

REPORTS OF COMMITTEES

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Enlarged Typical Front Elevation.



Partial Front Elevation

