

Reclassification Of Area Shown On Map No. 5-F.
(As Amended)
(Application No. 22377)
(Common Address: 1600, 1620, 1609 -- 1641 And 1647 N. LaSalle St.,
1601 N. Wells St. And 130 And 200 W. North Ave.)

PD 89,009

[SO2024-0008415]

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 B1-3 Neighborhood Shopping District, Planned Development Number 89 and RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Park Avenue; West North Avenue; a line 60 feet east of and parallel to North LaSalle Street; a line 95.39 feet north of and parallel to West North Avenue; West Clark Street; North LaSalle Street; a line 185.70 feet north of and parallel to West North Avenue; a line 102.77 feet west of and parallel to North LaSalle Street; a line 87.42 feet north of and parallel to West North Avenue; North Wells Street; and a line 190.42 feet north of and parallel to North Avenue,

to those of a B1-5 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B1-5 Neighborhood Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Park Avenue; West North Avenue; a line 60 feet east of and parallel to North LaSalle Street; a line 95.39 feet north of and parallel to West North Avenue; West Clark Street; North LaSalle Street; a line 185.70 feet north of and parallel to West North Avenue; a line 102.77 feet west of and parallel to North LaSalle Street; a line 87.42 feet north of and parallel to West North Avenue; North Wells Street; and a line 190.42 feet north of and parallel to North Avenue,,

to those of Residential-Business Planned Development Number 89, as amended.

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

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

Residential-Business Planned Development No. 89.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 89 ("Planned Development") consists of approximately 200,470 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Old Town Triangle Partners I LLC is the "Applicant" for this Planned Development pursuant to authorization from the Property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval for Subareas A, C or D as contemplated by Statement 15, such Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study and travel demand management plan are required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site

and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

Commencing with the issuance of building permits and until the five year anniversary of the receipt of the first Certificate of Occupancy for the improvements located in Subarea B, the Applicant shall attend community meetings convened by the alderman of the ward in which the Property is located, which may be co-hosted by local stakeholder organizations that the alderman shall so designate, in order to provide project and construction updates.

Applicant commits to fund \$1.0 Million into an escrow account established and controlled by CDOT upon the later to occur of (i) the issuance of a building permit for vertical improvements on Subarea B and (ii) written notification to the Applicant by CDOT that CDOT is prepared to commence construction of the following traffic mitigation and traffic signal modernization improvements (collectively, the "Subarea B Infrastructure Improvements"):

- Intersection of North Avenue and LaSalle Drive
 - Provide bump outs in the northwest, southeast and southwest corners of the intersection.
 - Restripe southbound LaSalle Drive to provide an exclusive southbound right turn lane.
 - Stripe a southbound bus only lane near the southwest corner of the intersection.
 - Modify the traffic signal to provide a southbound right turn overlap phase.
 - Modify the traffic signal to add new fisheye camera system and upgrade the controller/cabinet as necessary.

- Intersection of North Avenue and Wells Street
 - Provide bump outs on all four corners of the intersection.
 - Stripe bike boxes in the northbound and southbound directions.
 - Provide bike lane striping within the intersection.
 - Stripe a westbound bus lane/right turn only lane.
 - Reoptimize coordination of signal timing between the above referenced intersections.

- Intersection of North Avenue and North Park Avenue
 - Provide bump outs in the northwest, northeast and southeast corners of the intersection.

- Intersection of North Avenue and Sedgwick Street
 - Provide bump outs in the northwest and northeast corners of the intersection.

Applicant agrees to work with CDOT to establish a system of geofencing to facilitate the control of pick up and drop off by rideshare companies in accordance with the Plans and in particular to facilitate adherence to established traffic plan of utilizing the motor court.

4. This plan of development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated February 20, 2025 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan -- Subarea B; a Landscape Plan -- Subarea B; a Roof Plan -- Subarea B; and Elevations -- Subarea B (South, North, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:
 - Subarea A: religious assembly; colleges and universities; cultural exhibits and libraries; day care; school; indoor special event; accessory parking; and accessory and incidental uses.
 - Subarea B: dwelling units located above the ground floor; day care; animal services (sales and grooming only); artist work or sales space; business support services (except as more specifically regulated); eating and drinking establishments (limited restaurant and outdoor patio at grade only); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); medical service; office; personal service (including massage establishment except as more specifically regulated); retail sales; community center; indoor participant sports and recreation; entertainment and spectator sports (indoor special event, small venues only); co-located wireless communication facilities; accessory parking; and accessory and incidental uses.
 - Subarea C: existing apartments, retail and Community Shopping District (B3) uses, and accessory parking.
 - Subarea D: detached house and accessory and incidental uses
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 200,470 square feet and an FAR of 5.0.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subareas A, C or D, the Applicant shall submit a site plan, landscape plan and building elevations (a "Site Plan Submittal") for the specific subarea(s) for review and approval in accordance with the Site Plan Review provisions of

Section 17-13-0800 of the Chicago Zoning Ordinance (each, a "Site Plan Approval"). Upon submittal, DPD and the Applicant shall notify the alderman of the ward in which a Site Plan Submittal is located and, in conjunction with such Site Plan Submittal, the Applicant shall participate in a public review process that is facilitated by such alderman. Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for Subareas A, C or D shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the Site Plan Approval shall be kept on permanent file with the DPD and shall be deemed to be an integral part of this Planned Development.

Changes or modifications may be made to this Planned Development pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);

- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Stormwater Management.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any

* Editor's note: Numbering sequence error; (i) missing in original document

phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from the B1-3 Neighborhood Shopping District/Planned Development Number 89/RM5 Residential Multi-Unit District to the B1-5 Neighborhood Shopping District and then to this Planned Development ("P.D.") Number 89, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Planned Development is located in an inclusionary housing area within the meaning of the ARO and permits the construction of 349 dwelling units. The Applicant intends to construct a 349-unit rental building and such currently proposed project shall not be deemed to limit or restrict the property rights or ability to develop any other subarea of the Planned Development in accordance with this ordinance.

Developers of rental projects in inclusionary housing areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 70 affordable units (20 percent of 349) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 70 affordable units in the rental building in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan

Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 23 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 23 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this Planned Development, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the Planned Development, provided, however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the Planned Development and will constitute a lien against such property. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and rerecord the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this Planned Development. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B1-5 Neighborhood Shopping District, Planned Development Number 89 as it existed on September 19, 1974, pursuant to *Journal of the Proceedings of the City Council of the City of Chicago*, pages 8939 -- 8944, and RM5 Residential Multi-Unit District.

[Unit Type Key Plans; Typical Floor Plan and Unit Count Summary; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan, Landscape Plan and Roof Plan -- Subarea B; and North, South, East and West Building Elevations -- Subarea B referred to in these Plan of Development Statements printed on pages 26956 through 26966 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 89.**Bulk Regulations And Data Table.*

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Gross Site Area (sf):	352,557
Area of Public Rights-of-Way (sf):	152,087
Net Site Area (sf):	200,470
Subarea A	77,327
Subarea B	27,382
Subarea C	84,078
Subarea D	11,674
Maximum Floor Area Ratio:	5.0
Subarea A	1.96
Subarea B	15.56
Subarea C	5.0
Subarea D	0.35
Maximum Dwelling Unit Count:	
Subarea A	0
Subarea B	349
Subarea C	0
Subarea D	1
Minimum Off-Street Parking Spaces:	
Subarea A	20 (existing)
Subarea B	285 ¹

¹ Parking spaces to be allocated between Subareas A and B. Parking is restricted to accessory parking and may not be marketed to or used by third-party platforms for non-accessory temporary commercial use.

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Subarea C	392 (existing) ²
Subarea D	0
Minimum Bicycle Parking Spaces:	
Residential	1 per unit
Nonresidential	Per Section 17-10-0207
Minimum Off-Street Loading Spaces:³	
Subarea A	1 (existing)
Subarea B	2 (10'x25') and 1 Retail (10'x25')
Subarea C	1 (existing)
Subarea D	0
Maximum Building Height:	
Subarea A	82' Existing (Existing to remain; Future development subject to site plan approval)
Subarea B	379'0" (to underside of structure of top occupied level)
Subarea C	61' Existing (Existing to remain; Future development subject to site plan approval)
Subarea D	45' Existing (Existing to remain; Future development subject to site plan approval)
Minimum Setbacks:	In conformance with the Plans

² Required parking for future uses to be determined by the Zoning Ordinance in effect at the time of site plan approval.

³ Loading requirements for Subareas A, C and D to be determined by the Zoning Ordinance in effect at the time of site plan approval.

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Total Units *

Is your Project in a Transit Served Location? *

Estimated date marketing will begin *

Estimated date of building permit (In-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

ARO Requirements

ARO Option

- 20% at 50% average AMI
- 16% at 50% average AMI
- 12% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 50% AMI

ARO Option *

- 10% SETAS DE AT A WEIGHTED AVERAGE OF 20% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 5% AT A WEIGHTED AVERAGE OF 30% AMI

Affordable Units Required *

Minimum On-Site Units *

Maximum Units Paid For In-Lieu *

Proposed On-Site Units *

Proposed Off-Site Units *

Proposed In-Lieu Units *

In-Lieu Amount Owed *

On-Site Units To CLHTF or CHA *

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in-lieu fee or provide an additional unit to satisfy the fractional obligation. The in-lieu fee for any fractional unit will be calculated as follows: (fractional unit) x (applicable in-lieu fee).

Off-Site Address:

From To Direction Street Name

Zip Code

Ward

ARO Zone

Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLHTF or CHA, attach signed acceptance letter

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If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed


- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (If applicable, for-sale units only)

Signature

Developer or their Agent *

Emily Becker

Municipal Deputy Commissioner



Summary

Work Log

Submission Date: 02/18/2025 09:06:03 AM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

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Summary				
Market Rate		AMO		
Unit type	How many?	% of total units	How many?	% of total units
Studio	10	10%	21	21%
One bed	139	47%	274	47%
Two bed	21	6%	1,703	9%
				100%

*All unit percentages. By unit type, should reflect corresponding market rate percentages (for example if 10% of market rate units are studios, roughly 10% of AMO units should be studios).
 **The average affordable square footage should be 65% of the total market rate square footage. In a 100% affordable unit type. (If a unit type does not meet in a minimum of 3 units, special is the 10% of market rate)

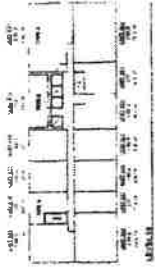
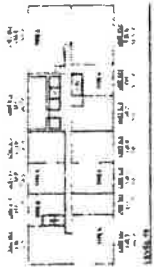
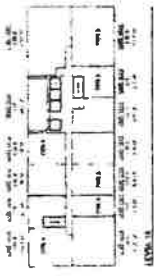
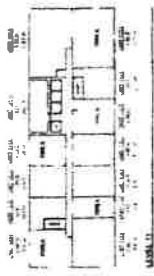
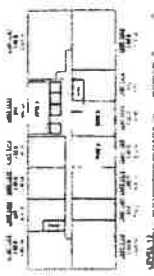
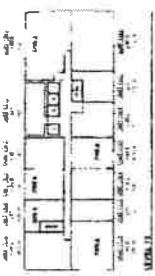
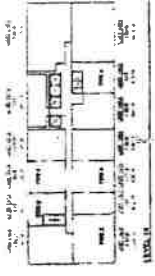
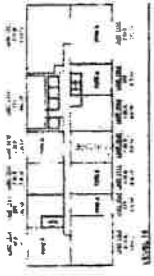
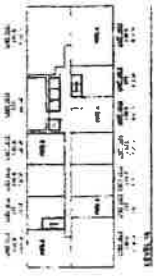
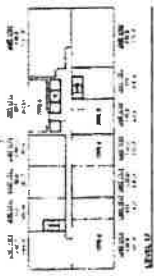
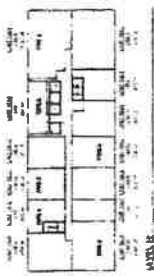
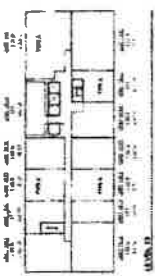
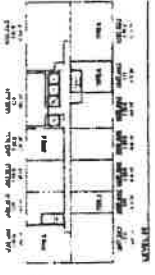
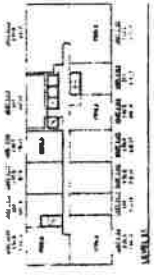
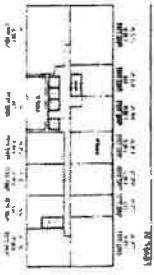
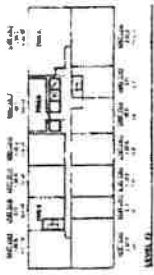
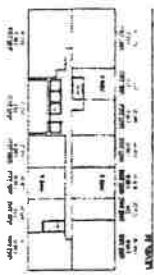
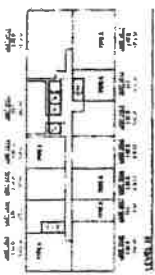
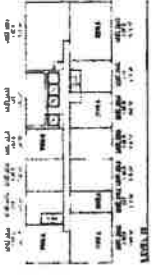
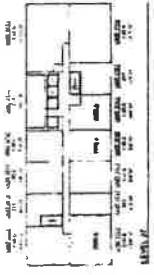
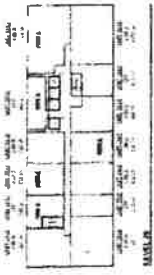
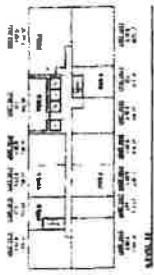
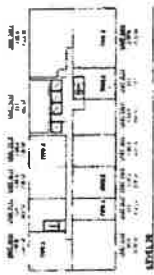
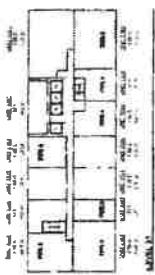
AMI Mix for AMO Units									
Unit type	AMI	AMI	AMI	AMI	AMI	AMI	AMI	AMI	AMI
Studio	1	4	9	2	3	21	66.00%		
1 bed	2	8	12	3	4	32	90.00%		
2 bed	1	4	3	1	1	11	96.00%		
3 bed	1	1	2	1	1	6	96.00%		
4 bed									

Project Name: 1600 N Luskille
Address: 1600 N Luskille
City: Portland, OR
State: OR
Zip: 97209
Total Affordable Units: 319

Features and Amenities	Market Rate Units	Affordable Units
Parking	100% of units have parking spaces.	100% of units have parking spaces.
Laundry	100% of units have in-unit laundry facilities.	100% of units have in-unit laundry facilities.
Appliances	100% of units have in-unit appliances (stove, dishwasher, refrigerator, microwave).	100% of units have in-unit appliances (stove, dishwasher, refrigerator, microwave).
Refrigerator	100% of units have in-unit refrigerators.	100% of units have in-unit refrigerators.
Dishwasher	100% of units have in-unit dishwashers.	100% of units have in-unit dishwashers.
Stove/Oven	100% of units have in-unit stoves/ovens.	100% of units have in-unit stoves/ovens.
Microwave	100% of units have in-unit microwaves.	100% of units have in-unit microwaves.
Bathrooms	100% of units have full bathrooms.	100% of units have full bathrooms.
Kitchen counter tops	100% of units have kitchen counter tops.	100% of units have kitchen counter tops.
Flooring	100% of units have quality flooring.	100% of units have quality flooring.
HVAC	100% of units have HVAC systems.	100% of units have HVAC systems.
Other:	100% of units have other amenities (walk-in closets, storage, etc.).	100% of units have other amenities (walk-in closets, storage, etc.).

FINAL FOR PUBLICATION

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
 5. ALL CEILING HEIGHTS ARE 10' UNLESS NOTED OTHERWISE.
 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL MECHANICAL, ELECTRICAL AND PLUMBING ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.



1600 N LASALLE
 UNIT TYPE KEY PLANS | SHEET ARO-01
 GRIEC ARCHITECTS

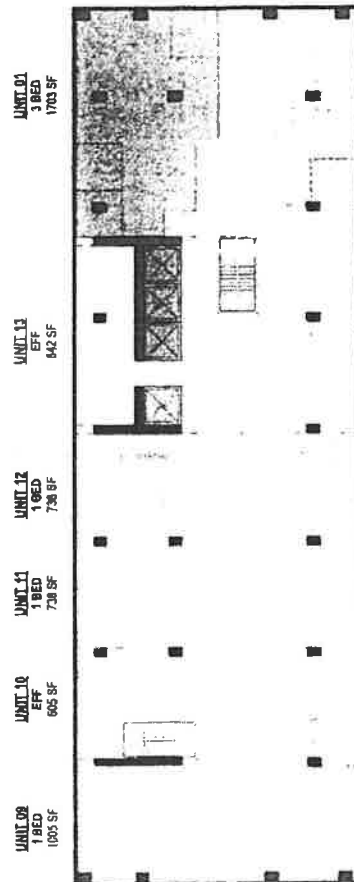
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TOTAL RESIDENTIAL UNITS IN PROJECT			
EFF	106	30%	% OF TOTAL UNITS
1 BED	162	46%	
2 BED	84	15%	
3 BED	27	8%	
TOTAL UNITS	348	100%	
TOTAL AFFORDABLE UNITS 79			
TOTAL MARKET RATE UNITS 279			
TOTAL ACCESSIBLE MKT RATE UNITS 55			
TOTAL AFFORD. 79			
MARKET RATE UNITS (20% OF TOTAL UNITS)			
EFF	21	30%	% OF TOTAL MKT UNITS
1 BED	32	46%	
2 BED	11	16%	
3 BED	6	9%	
TOTAL AFFORD.	70	20%	% OF TOTAL UNITS
MARKET RATE UNITS (80% OF TOTAL UNITS)			
EFF	85	30%	% OF TOTAL MKT UNITS
1 BED	130	47%	
2 BED	43	15%	
3 BED	21	8%	
TOTAL MKT RATE	279	80%	% OF TOTAL UNITS
ACCESSIBLE (TYPICAL) UNITS (20% OF MARKET RATE UNITS)			
EFF	17	30%	% OF TOTAL MKT UNITS
1 BED	26	46%	
2 BED	0	0%	
3 BED	4	7%	
TOTAL ACC	47	20%	% OF MARKET RATE UNITS
AVERAGE UNIT SIZES			
EFF	822		
1 BED	904		
2 BED	1,286		
3 BED	1,707		
ALL UNITS	821		

UNIT DATA SUMMARY

TYPICAL FLOOR PLAN & UNIT COUNT SUMMARY | SHEET ARO-02

GRIE/C Architects



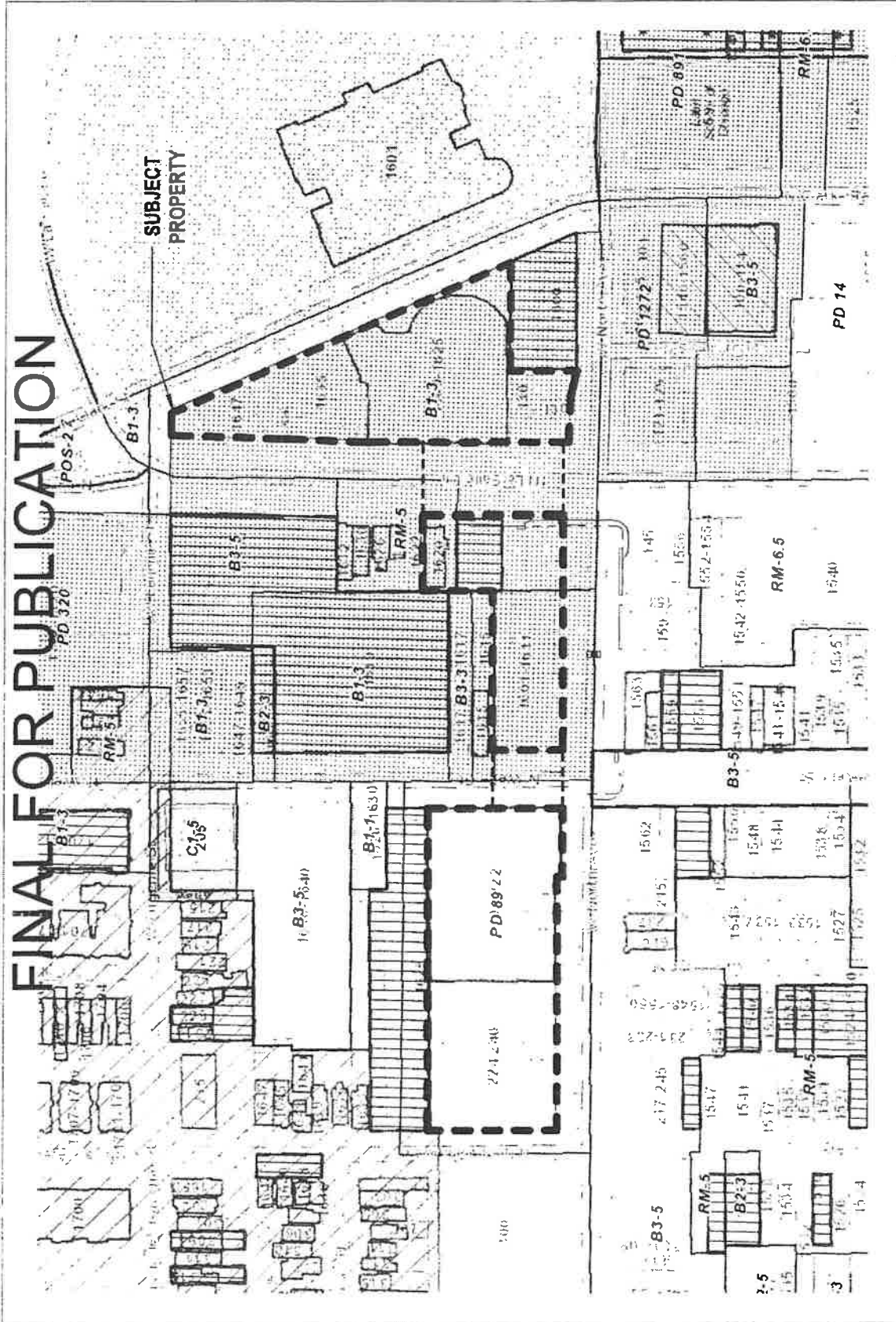
TYPICAL RESIDENTIAL FLOOR PLAN

SCALE 1/8" = 1'-0"

1600 N LASALLE

14 FEBRUARY 2025

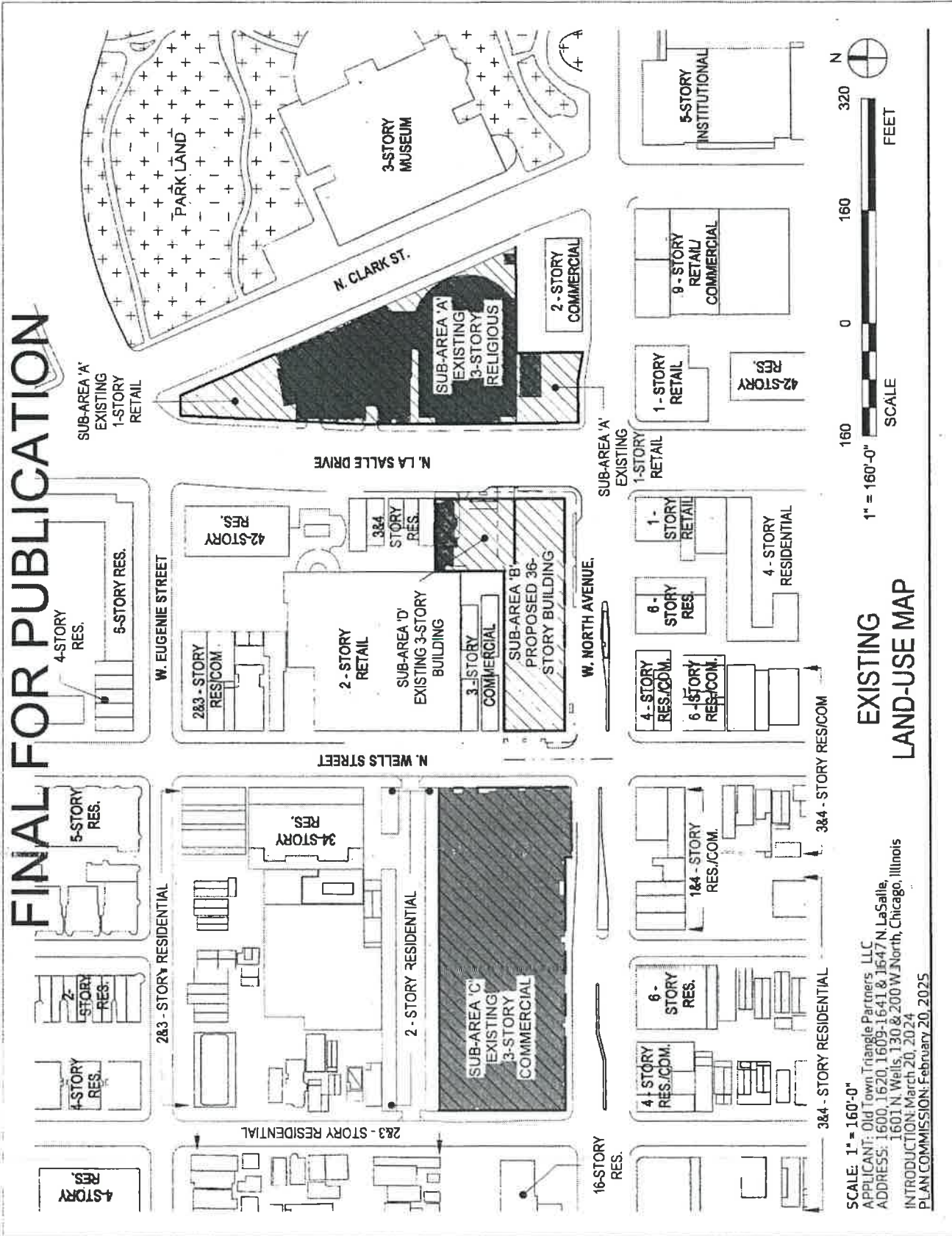
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EXISTING ZONING MAP

SCALE: NTS
 APPLICANT: Old Town Triangle Partners LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647N LaSalle,
 1601 N Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

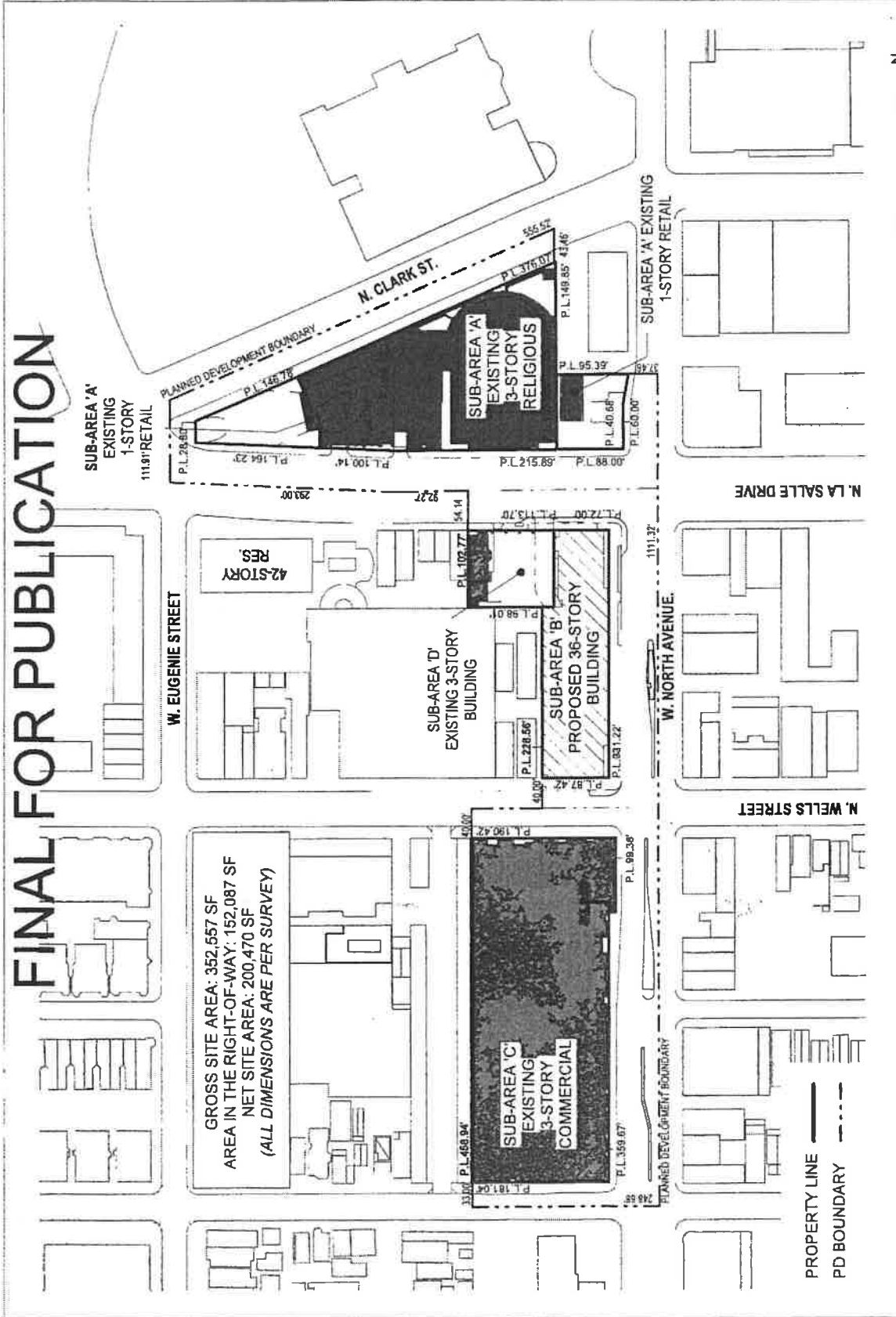
FINAL FOR PUBLICATION



SCALE: 1" = 160'-0"
 APPLICATION: Old Town Triangle Partners, LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

EXISTING LAND-USE MAP

FINAL FOR PUBLICATION



GROSS SITE AREA: 352,557 SF
 AREA IN THE RIGHT-OF-WAY: 152,087 SF
 NET SITE AREA: 200,470 SF
 (ALL DIMENSIONS ARE PER SURVEY)

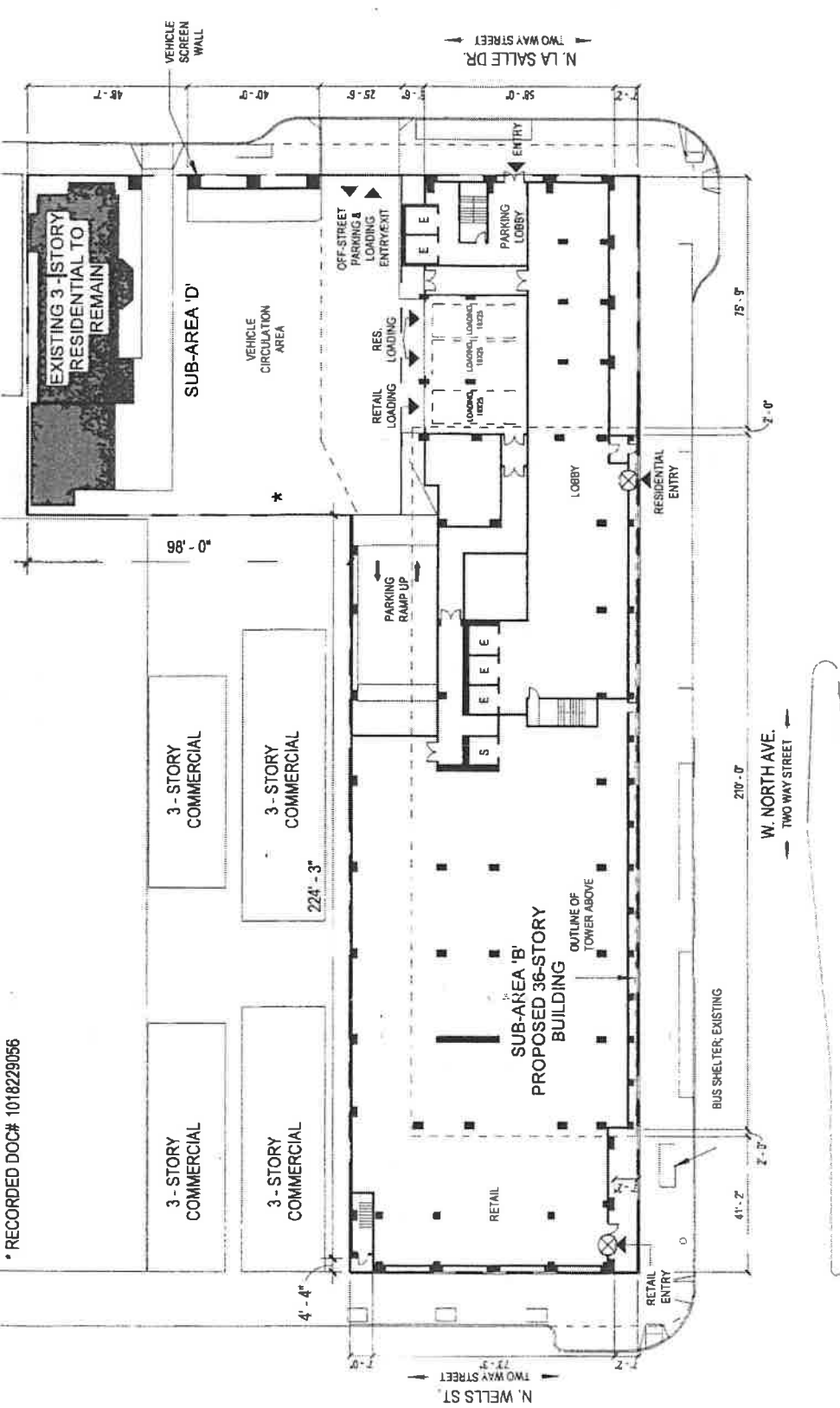


PD BOUNDARY &
 PROPERTY LINE MAP

SCALE: 1" = 160'-0"
 APPLICANT: Old Town Triangle Partners LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

FINAL FOR PUBLICATION

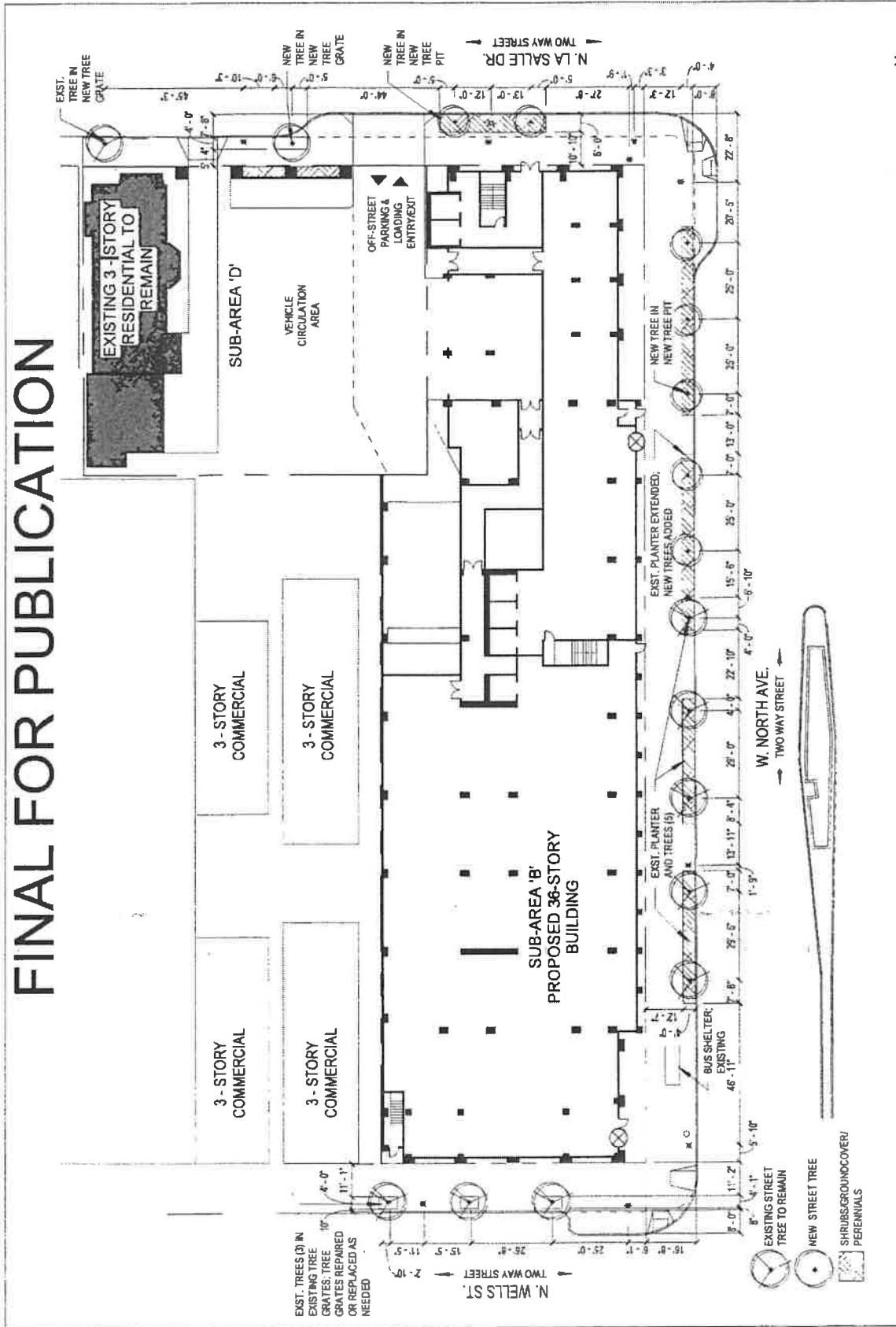
* RECORDED DOC# 1018229056



SITE PLAN SUB-AREA 'B'

SCALE: 1" = 40'-0"
 APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

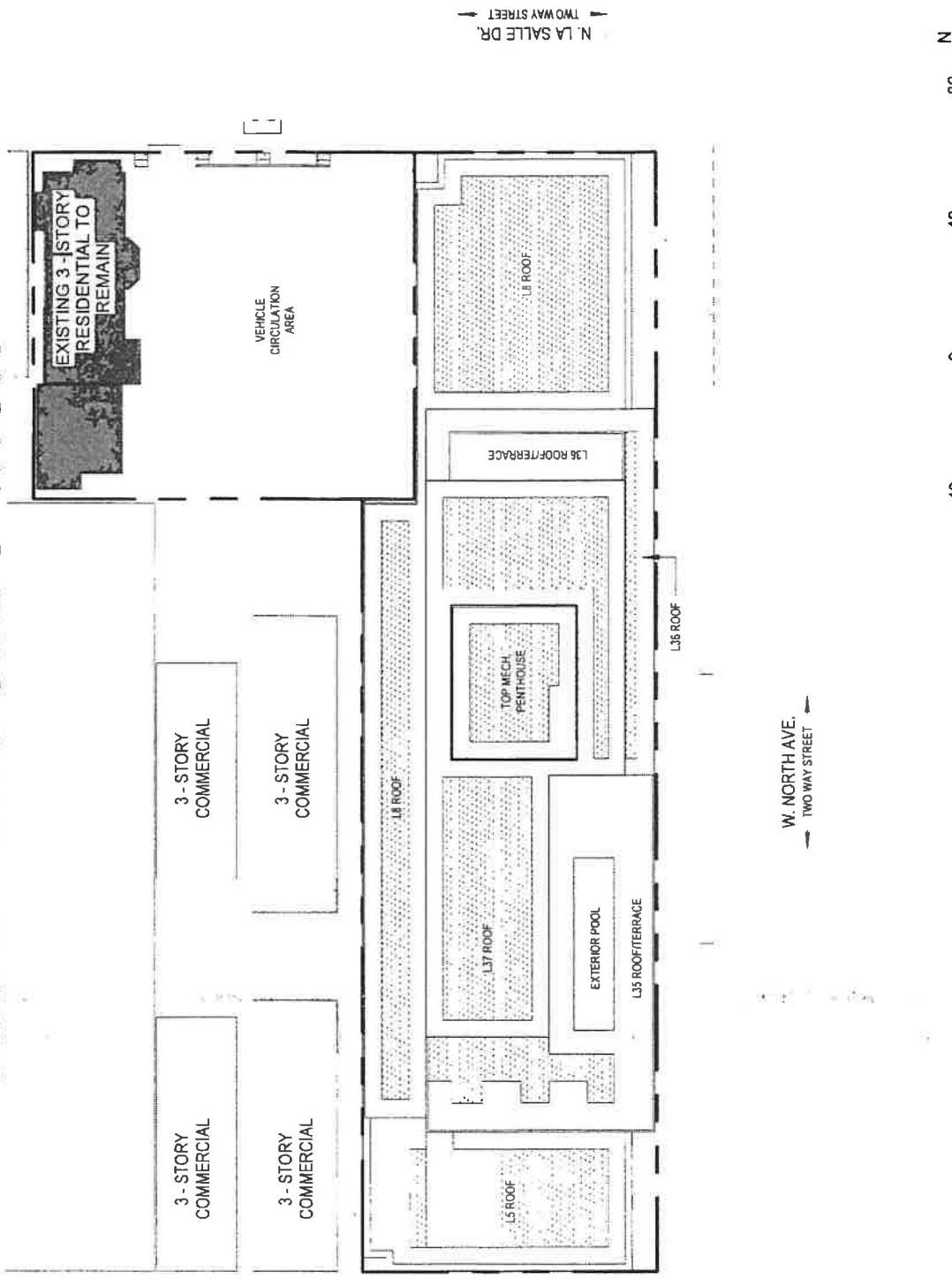
FINAL FOR PUBLICATION



LANDSCAPE PLAN SUB-AREA 'B'

SCALE: 1" = 40'-0"
 APPLICANT: Old Town Triangle Partners (LLC)
 ADDRESS: 1600, 1620, 1609, 1641, & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

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OCCUPIED ROOF
 TERRACE
 GREEN ROOF



ROOF PLAN SUB-AREA 'B'

SCALE: 1" = 40'-0"
 APPLICANT: Old Town Triangle Partners I LLC
 ADDRESS: 1600, 1620, 1609-1641, & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025

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METAL PANEL CLADDING AT MECH. SCREEN & ELEV. OVERRUN

ALUMINUM & GLASS CURDARAL SYSTEM AT ROOFTOP TERRACE, TYP

BALCONIES SHALL BE FULLY INSET. NO BALCONIES SHALL BE ALLOWED BELOW 200 FEET ABOVE GRADE EXCEPT FOR EAST ELEVATION UNITS (AT CORNERS OR IN-LINE)

MASONRY ENCLOSURE WITH VENTED ALUMINUM INFILL PANELS AT GARAGE

COATED METAL OVERHEAD DOORS AT LOADING

T/ ROOF
379' - 0"

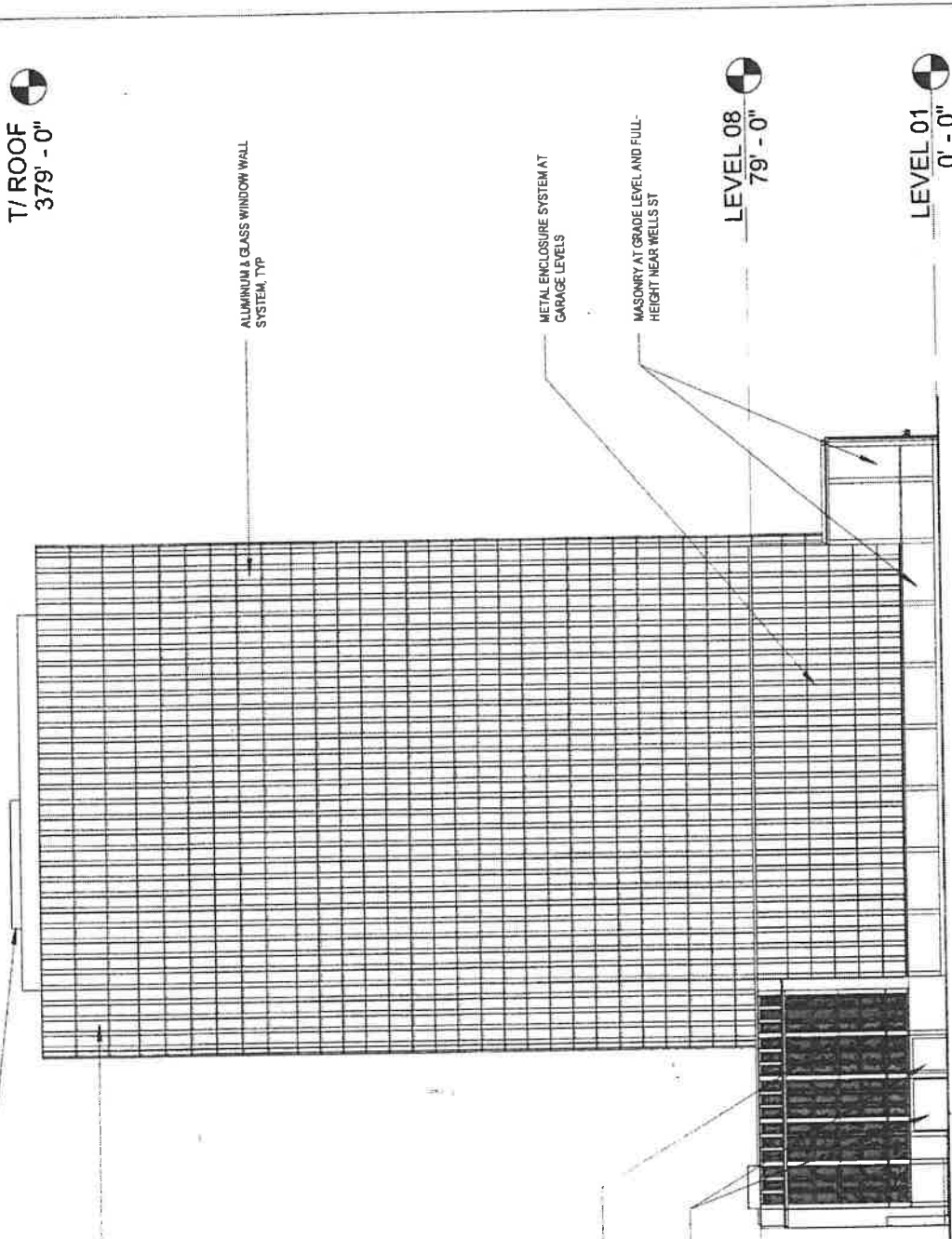
ALUMINUM & GLASS WINDOW WALL SYSTEM, TYP

METAL ENCLOSURE SYSTEM AT GARAGE LEVELS

MASONRY AT GRADE LEVEL AND FULL-HEIGHT NEAR WELLS ST

LEVEL 08
79' - 0"

LEVEL 01
0' - 0"



NORTH ELEVATION SUB-AREA 'B'

SCALE: 1" = 60'-0"
APPLICANT: Old Town Triangle Partners, LLC
ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
INTRODUCTION: March 20, 2024
PLAN COMMISSION: February 20, 2025

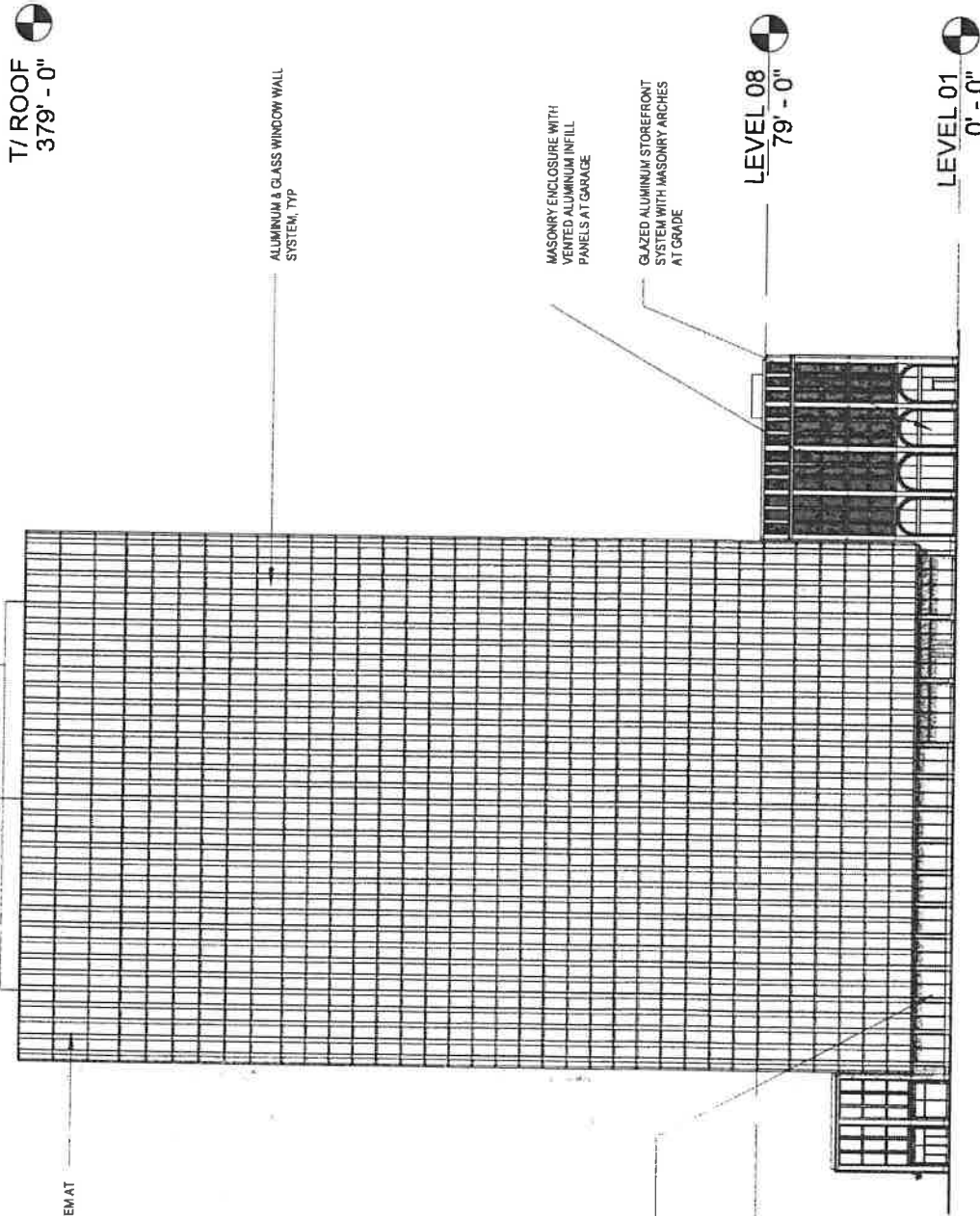
FINAL FOR PUBLICATION

METAL PANEL CLADDING AT MECH. SCREEN & ELEV. OVERRUN

ALUMINUM & GLASS GUARDRAIL SYSTEM AT ROOFTOP TERRACE, TYP

BALCONIES SHALL BE FULLY INSET. NO BALCONIES SHALL BE ALLOWED BELOW 200 FEET ABOVE GRADE EXCEPT FOR EAST ELEVATION UNITS (AT CORNERS OR IN-LINE).

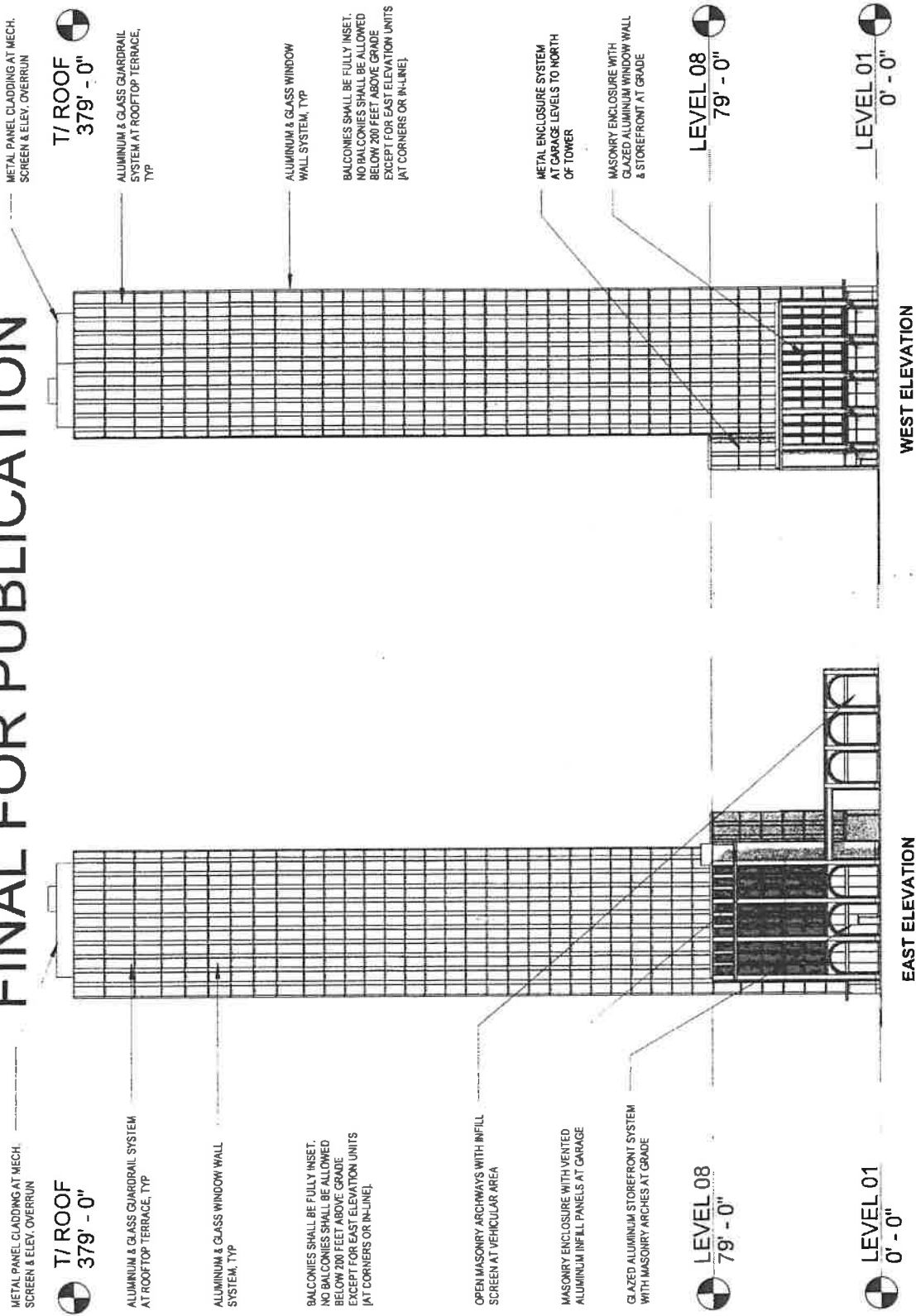
GLAZED ALUMINUM STOREFRONT SYSTEM WITH MASONRY BASE & PIERS, TYP. AT GRADE



SOUTH ELEVATION SUB-AREA 'B'

SCALE: 1" = 60'-0"
APPLICANT: Old Town Triangle Partners I LLC
ADDRESS: 1600, 1620, 1609, 1641 & 1647 N. LaSalle,
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
INTRODUCTION: March 20, 2024
PLAN COMMISSION: February 20, 2025

FINAL FOR PUBLICATION



EAST & WEST ELEVATIONS SUB-AREA 'B'

SCALE: 1" = 60'-0"

APPLICANT: Old Town Triangle Partners LLC
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois
 INTRODUCTION: March 20, 2024
 PLAN COMMISSION: February 20, 2025



DEPARTMENT OF Planning AND DEVELOPMENT
CITY OF CHICAGO

August 6, 2019

Mr. Joseph P. Gattuso
Taft Stettinius & Hollister
111 E. Wacker Dr., Suite 2800
Chicago, Illinois 60601

Re: PD 89, 1620 N. Wells St.

Dear Mr. Gattuso:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 89. A recreational cannabis dispensary is not a defined or permitted use in the Municipal Code of Chicago at this time.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning



City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

July 27, 1990

Mr. Gary I. Wigoda
Wigoda and Wigoda
333 West Wacker Drive
25th Floor
Chicago, Illinois 60605

Dear Mr. Wigoda:

Re: Business Planned Development No. 89
As Amended
1612 North Wells Street

Please be advised that your request for a minor change to Business Planned Development No. 89, as amended on behalf of the owners of Piper's Alley has been considered by this Department pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Specifically, you requested Part II approval to construct added theater and assembly space. In addition, your plans call for interior remodeling. According to our review, the total Piper's Alley project would require six off-street loading spaces and currently you have space for five loading docks. The administrative relief requested is from the required 6 loading spaces to 5 spaces.

With regard to this requested change to the approved Plan of Development, the Department of Planning has determined that the omission of one required loading space would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. This minor change will not:

1. Change the character of this development;
2. Increase the maximum Floor Area Ratio for the total net site area;
3. Increase the maximum number of units per acre;
4. Reduce the minimum required distance between structures or in periphery setbacks; or
5. Increase the maximum percent of land covered for the total net site.

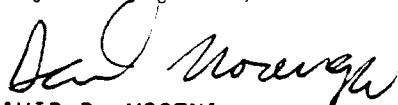


Mr. Gary I. Wigoda
Page 2

We have determined that the added floor space for theater lobby area, dressing room and added washroom will not create a new demand for loading space. Also, it appears that the development has been adequately served by the five existing loading docks for a number of years.

Accordingly, pursuant to the authority granted to me by Section 11.11-3(c) of the Chicago Zoning Ordinance, I hereby authorize and approve the following minor change to Business Planned Development No. 89, as amended: The total required number of loading docks shall be five (5) to serve the total project square footage requested in your May 31, 1990 correspondence.

Very truly yours,



DAVID R. MOSENA
Commissioner

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 Proceedings of June 26, 1974, page 8454, recommending that the City Council pass two 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 two proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.

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. 5-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 Planned Development District and C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 181 feet north of and parallel to the north line of W. North Avenue at N. North Park Avenue; N. Wells Street; a line 87.42 feet north of the north line of W. North Avenue; a line 228.75 feet east of the east line of N. Wells Street; W. North Avenue; and N. North Park Avenue,

to the designation of a Business Planned Development 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 make a part hereof and to no others.

[Plan of Development printed on pages 8940 to 8944 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. 22-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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 22-F in the area bounded by

E. 87th Street; S. State Street; E. 89th Street, or the line thereof if extended where no street exists and S. Lafayette Avenue,

to the designation of an Air Rights Planned Development 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 hereof and to no others.

[Plan of Development printed on pages 8945 to 8949 of this Journal]

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. 11-L.
(as amended)

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 August 21, 1974, page 8706, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion Prevalled and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Bilandic, Kwak, Madrzyk, Burke, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Filippini, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Wigoda, Stone—45.

Nays—None.

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 R3 General Residence District symbols and indications as shown on Map No. 11-L in the area bounded by

The alley next north of and parallel to West Windsor Avenue; North Long Avenue; West Windsor Avenue, and a line 187 feet 6 inches west of N. Linder Avenue,

Amended to Read

The alley next north of and parallel to W. Windsor Avenue; N. Linder Avenue; W. Windsor Avenue; and a line 187 feet 6 inches west of N. Linder Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

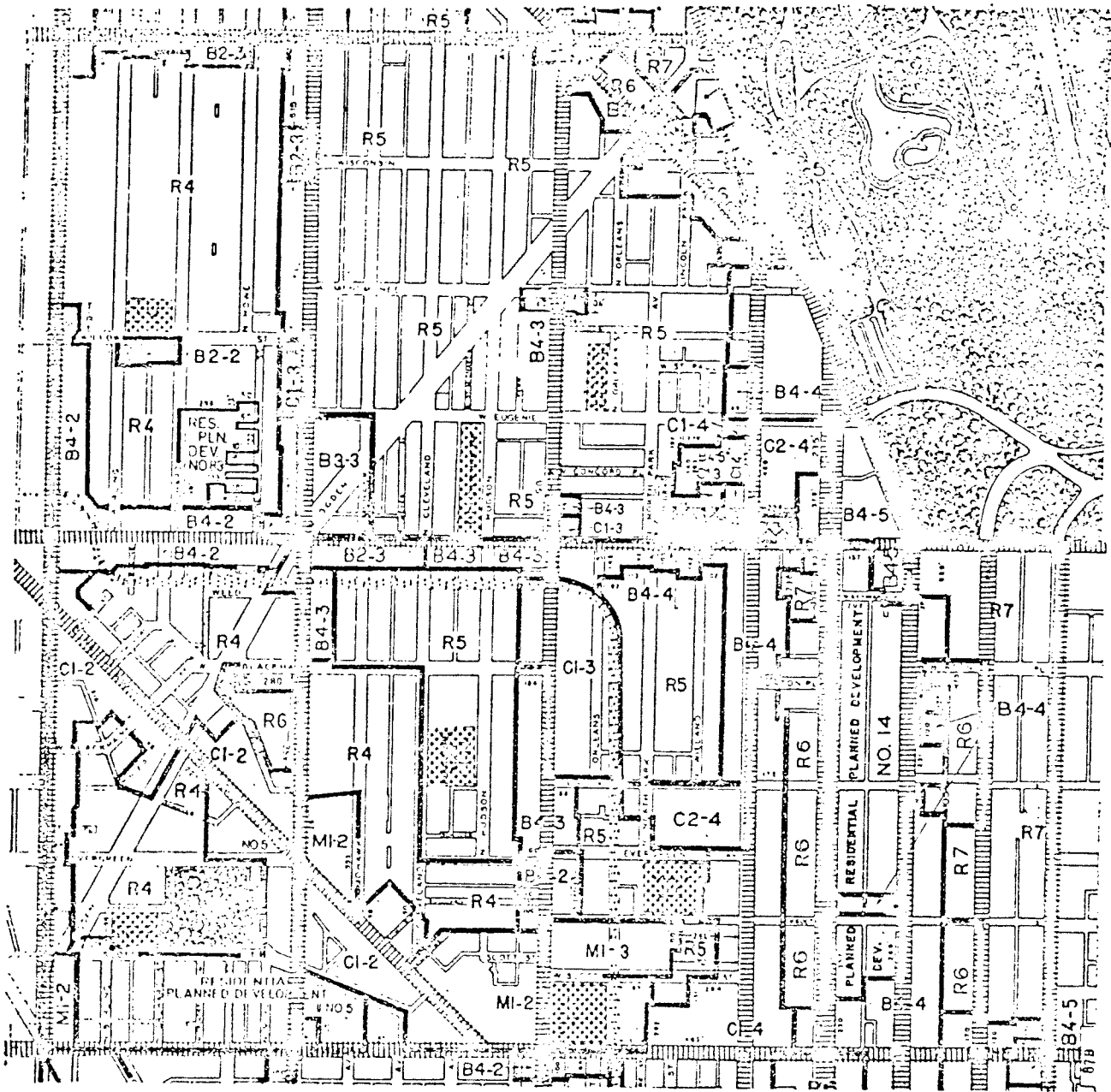
PD
8940

BUSINESS PLANNED DEVELOPMENT #59,
AS AMENDED PLAN OF DEVELOPMENT
STATEMENT






1. The area delineated hereon as "Business Planned Development" is owned or controlled by Piper's Alley Corporation, an Illinois Corporation.
2. Off-Street parking facilities shall be provided in compliance with this Plan of Development, and in compliance with use and bulk regulations, article 8.11 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Off-Street loading facilities shall be provided in compliance with this Plan of Development, and in compliance with use and bulk regulations, article 8.10-5 of the Chicago Zoning Ordinance subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Applicant Piper's Alley Corporation or its Successors, Assignees or grantees.
5. Any dedication or vacation of Streets and alleys or easements, or adjustments, of rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or his Successors, Assignees, or grantees.
6. Any 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 within such paved areas. Fire lanes, if required, 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 area.
7. The following uses shall be permitted within the area delineated herein as Business Planned Development: Existing apartments, retail and General Service District (B5) type business uses, and accessory and non-accessory parking.
8. Non-Accessory parking shall be limited to the area within the Planned Development west of Wells Street and may be further limited in location or quantity by the Commissioner of Development and Planning.
9. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the Department of Buildings and the Commissioner of the Department of Development and Planning.
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

BUSINESS PLANNED DEVELOPMENT NO. 89 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



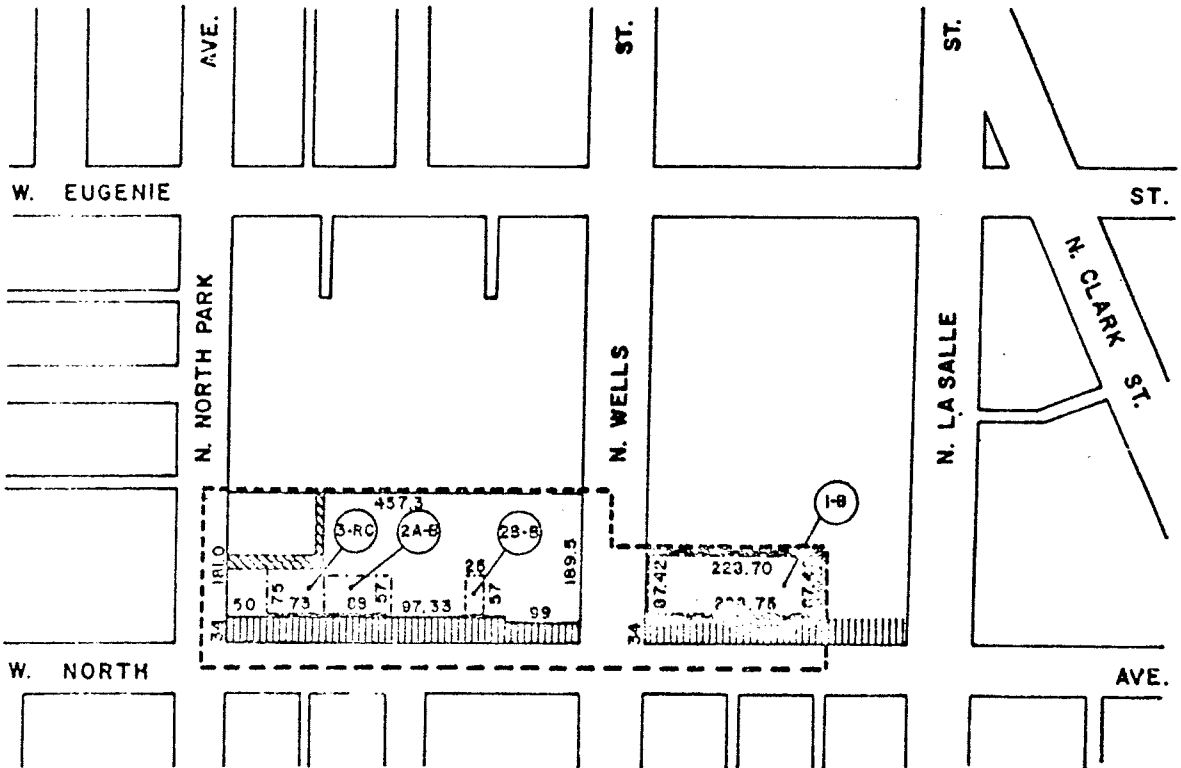
LEGEND

-  PROPOSED RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARY
-  PARKS & PLAYGROUNDS
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



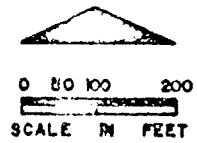
APPLICANT: PIPER'S ALLEY CORPORATION
 DATE: MAY 8, 1974

BUSINESS PLANNED DEVELOPMENT
NO. 89 AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

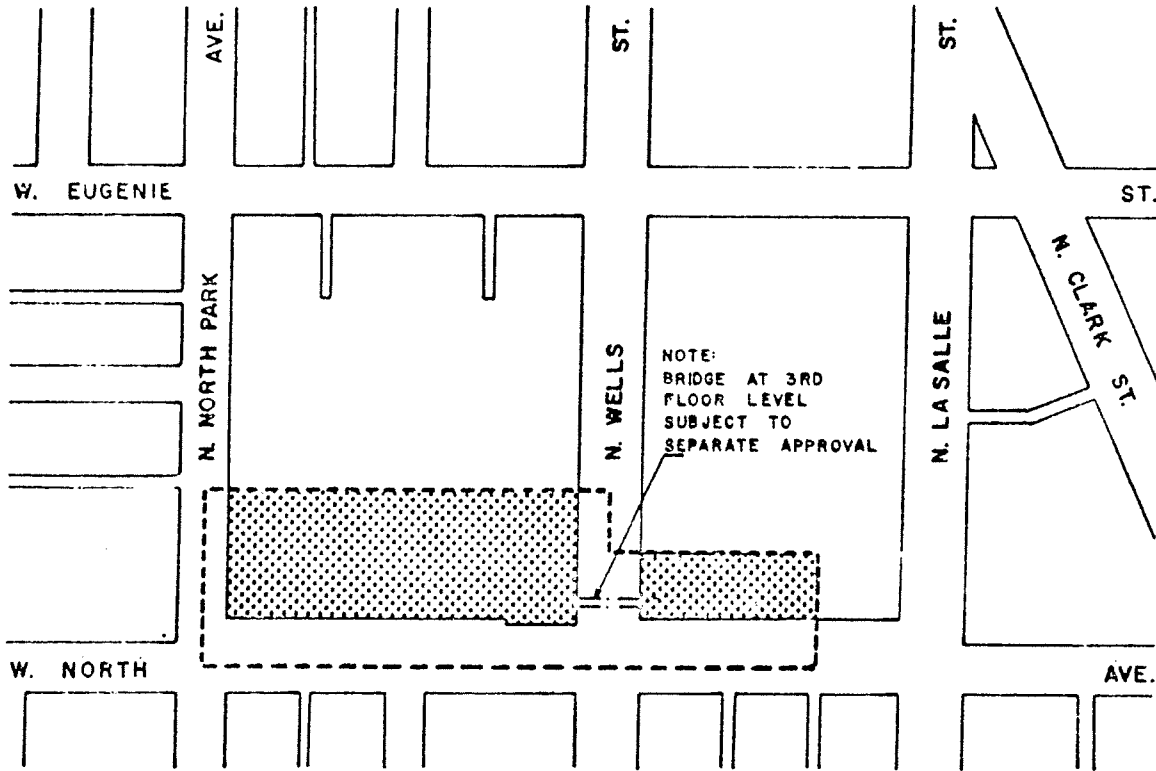
- PROPERTY LINE
- - - PLANNED DEVELOPMENT BOUNDARY
- ⓫ DISPOSITION PARCEL
- ▨ STREET WIDENING HERE-TO-FORE APPROVED BY CITY COUNCIL ORDINANCE
- ▩ ALLEY HERE-TO-FORE VACATED BY INSTRUMENT MARCH 22, 1900



APPLICANT: PIPER'S ALLEY CORPORATION

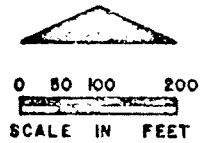
DATE: MAY 8, 1974

BUSINESS PLANNED DEVELOPMENT NO. 89 AS AMENDED GENERALIZED LAND USE MAP



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  RETAIL AND SERVICE BUSINESS USES, PARKING



APPLICANT: PIPER'S ALLEY CORPORATION

DATE: MAY 8, 1974

BUSINESS PLANNED DEVELOPMENT #89 AS
 AMENDED USE AND BULK REGULATIONS AND
 DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERAGE
SQUARE FEET	ACRES				
103,645.85	2.38	Residential, Retail & Service-type Business uses, and a Parking Structure	9 Existing	2.3	100%

GROSS SITE AREA (3.58 ACRES) = NET SITE AREA (2.38 ACRES) + AREA OF PUBLIC R.O.W. (1.20 ACRES)

NUMBER OF OFF-STREET PARKING SPACES: MINIMUM 350
 (See Statement Number 8) MAXIMUM 400

MINIMUM NUMBER OF OFF-STREET LOADING SPACES—SHALL BE PROVIDED IN ACCORDANCE WITH THE
 CHICAGO ZONING ORDINANCE SUBJECT TO THE REVIEW OF THE DEPARTMENT OF STREETS AND
 SANITATIONS AND APPROVAL BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING;
 (See Statement Number 3)

APPLICANT: Piper's Alley Corporation

DATE: May 8, 1974

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 R4 General Residence District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 401.37 feet north of W. Webster Avenue; the alley next east of and parallel to N. Lakewood Avenue; a line 233.29 feet north of W. Webster Avenue; and N. Lakewood Avenue,

to those of an M1-2 Restricted Manufacturing 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 the Proceedings of October 16, 1972, page 3870, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 5-F.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Holman, Sawyer, Wilinski, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Natarus, Fifelski, Hedlund, Wigoda—38

Nays—Aldermen Despres, Cousins, Simon, Singer, Simpson, Hoellen—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 C1-3 Restricted Commercial District, C1-4 Restricted Commercial District, B4-5 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 181 feet north of the north line of W. North Avenue; N. Wells Street; a line 87.42 feet north of the north line of W. North Avenue; a line 228.75 feet east of the east line of N. Wells Street; the north line of W. North Avenue; the west line of N. Wells Street; a line 9 feet south of the north line of W. North Avenue; a line 99 feet west of the west line of N. Wells Street; a line 57.02 feet north of the north line of W. North Avenue; a line 124 feet west of the west line of N. Wells Street; the north line of W. North Avenue; and N. North Park 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 in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development attached to the foregoing ordinance printed on pages 4017 to 4021 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due 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 October 16, 1972, pages 3870-3871 recommending that the City Council pass fifteen 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 recommendation and each of the fifteen proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Holman, Despres, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Swinarski, Staszczuk, Burke, Lawlor, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Washington, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Simon, Natarus, Singer, Simpson, Fifelski, Hedlund, Wigoda—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. 3-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 R5 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Goethe Street; a line 264 feet west of N. Wells Street; a line 110 feet south of W. Goethe Street; a line 312 feet west of N. Wells Street; W. Scott Street; a line 593 feet east of N. Sedgwick Street; a line 110 feet south of W. Goethe Street; and a line 568 feet east of N. Sedgwick Street,

to those of an M1-3 Restricted Manufacturing 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. 5-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 R6 General Residence District symbols and indications as shown on Map No. 5-F in the area bounded by

a line 376 feet north of W. Wisconsin Street along the west line of N. Clark Street; N. Clark Street; a line 194.3 feet north of W. Wisconsin

(Continued on page 4022)

PLAN OF DEVELOPMENT

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 89

STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned and controlled in part by the Department of Urban Renewal of the City of Chicago and designated as Disposition Parcels 1B, 2A-B, 2B-B and 3RC of Urban Renewal Project Lincoln Park I (Ill. R-50); and is owned and controlled in part by the Piper's Alley Corporation, an Illinois Corporation, the beneficiaries thereof being represented by their authorized agent, Rudolph Schwartz.

Rudolph Schwartz, as authorized agent to all beneficiaries of the Piper's Alley Corporation, has entered into an agreement and has so designated control for zoning purposes to the Department of Urban Renewal of the City of Chicago. The Department of Urban Renewal of the City of Chicago thereby has control over the entire area delineated hereon as "Residential-Business Planned Development" for all intents and purposes that are or may be required by the Chicago Zoning Ordinance.

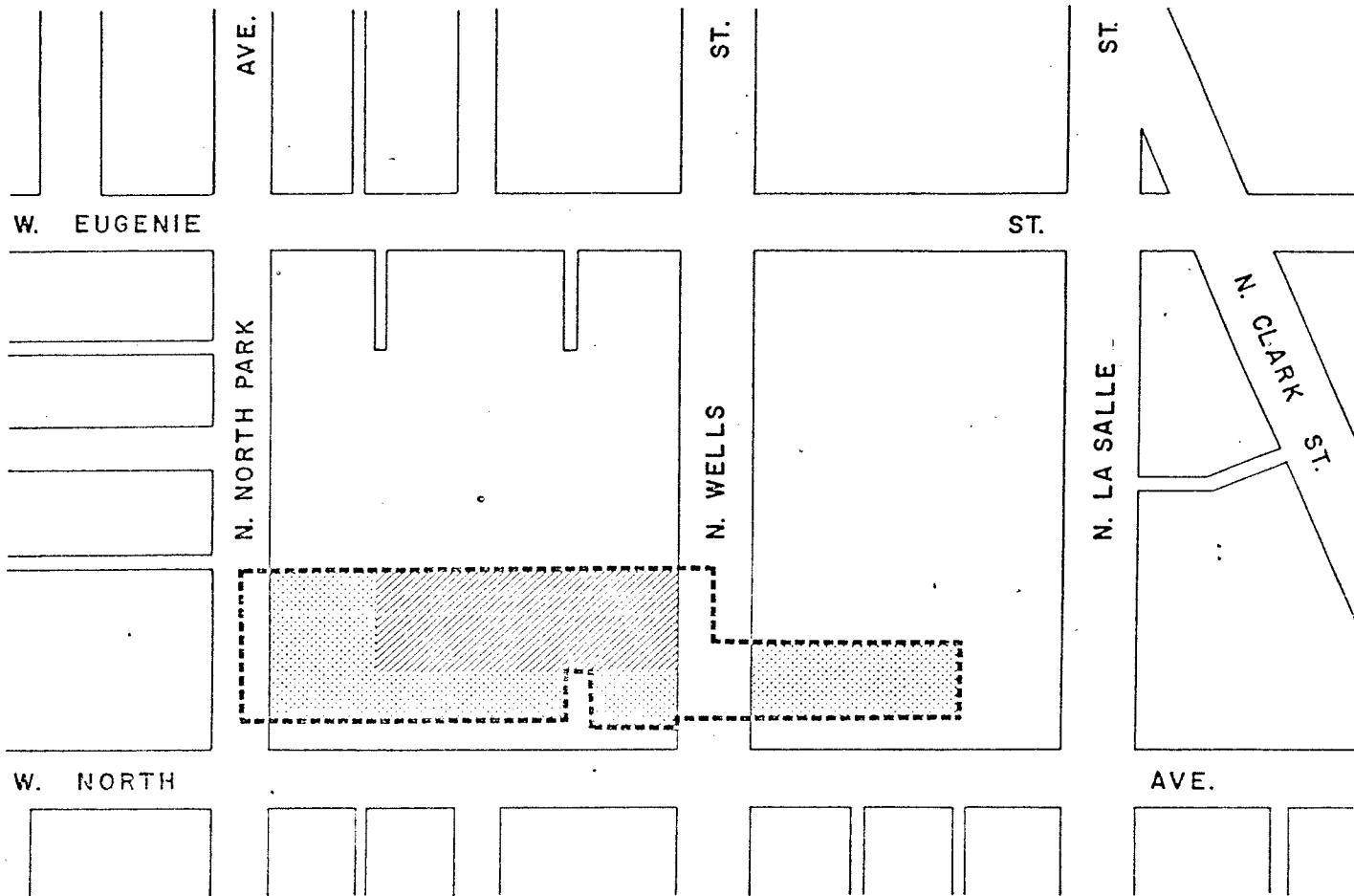
2. Off-Street parking and loading facilities shall be provided as authorized by this Plan of Development in general compliance with the B4-4 Restricted Service District classification of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys, or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal by Rudolph Schwartz, as authorized agent, on behalf of the Department of Urban Renewal of the City of Chicago, and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal of the City of Chicago or its successor, Rudolph Schwartz, as authorized agent, upon conveyance of Disposition Parcels 1B, 2A-B, 2B-B and 3RC.
5. All private 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 within such paved areas.
6. Use of land will consist of elevator apartment buildings, duplex apartments, retail and service-type business uses, parking structures, and private recreation areas.
7. The following information sets forth data concerning the property included in said 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 B4-4 Restricted Service District classification and with the regulations hereby made applicable thereto.
8. The Plan of 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: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

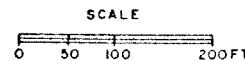
DATE: May 31, 1972

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE MAP



- PLANNED DEVELOPMENT BOUNDARY
-  RETAIL AND SERVICE BUSINESS USES, PARKING, RESIDENTIAL
-  RETAIL AND SERVICE BUSINESS USE



APPLICANT: DEPARTMENT OF URBAN RENEWAL,
CITY OF CHICAGO

DATE: MAY 31, 1972

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERAGE
SQUARE FEET	ACRES				
107,456	2.47	Elevator Apartment Buildings, Duplex Apartments, Retail and Service-type Business Uses, Parking Structures, and Private Recreation areas.	480	5.5	100%

GROSS SITE AREA (2.85 ACRES) = NET SITE AREA (2.47 ACRES) + AREA OF PUBLIC R.O.W. (0.38 ACRES)

ESTIMATED NUMBER OF OFF-STREET PARKING SPACES: 455

NON-ACCESSORY PARKING IN EXCESS OF THE MINIMUM REQUIRED MAY BE ALLOWED SUBJECT TO THE REVIEW OF THE DEPARTMENT OF STREETS AND SANITATION AND APPROVAL BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

MINIMUM NUMBER OF OFF-STREET LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE SUBJECT TO THE REVIEW OF THE DEPARTMENT OF STREETS AND SANITATION AND APPROVAL BY THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

SETBACKS AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE ARCHITECTURAL ARRANGEMENT OF SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: MAY 31, 1972