

7/26/2006

REPORTS OF COMMITTEES

15552

82717

Reclassification Of Area Shown On Map Number 1-F.

(As Amended)

(Application Number 15552) *RPO 947, 00*

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 the Residential Business Planned Development Number 947 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Huron Street; North Kingsbury Street; West Erie Street; a line 48 feet west of and parallel to North Kingsbury Street; a line from a point 48 feet west of North Kingsbury Street and 17.26 feet north of West Erie Street; to a point 104.67 feet west of North Kingsbury Street and 100 feet north of West Erie Street; the alley next north of and parallel to West Erie Street; a line from a point 100 feet south of West Huron Street and 120 feet west of North Kingsbury Street to a point 64 feet south of West Huron Street and 144 feet west of North Kingsbury Street; a line 144 feet west of and parallel to North Kingsbury Street; a line from a point 144 feet west of North Kingsbury Street and 60.44 feet south of West Huron Street to a point 185.38 feet west of North Kingsbury Street and the south right-of-way line of West Huron Street; and West Huron Street (ToB),

to the designation of Residential Business Planned Development Number 947, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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 Planned Development Number 947,
As Amended*

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 947 consists of approximately twenty-four thousand three hundred eighty-

one (24,381) square feet (zero and five hundred fifty-nine thousandths (0.559) acre). The property is owned by American National Bank and Trust Company as trustee under Trust Agreement Number 9684 who have authorized 501 Huron Building Corporation (the "Applicant") to file the application.

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 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, 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 of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and North, East, South, and West Building Elevations dated June 15, 2006, prepared by Lucien LaGrange Architects. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": residential units in an elevator building, accessory parking and related uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the planned development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. 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.
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. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the Applicant has asked for an increase in the floor area ratio of the property of (1.75) F.A.R., from 7.00 F.A.R. to 8.75 F.A.R. The Applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the

Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Eight Hundred Fifty-three Thousand Three Hundred Twenty and no/100 Dollars (\$853,320.00). Payment will be made by Applicant prior to the issuance of Part II approval or building permits and the Applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing. The Applicant must comply with all of the applicable sections of the Affordable Housing provision of the Zoning Ordinance which sections are hereby incorporated into this Planned Development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this planned development.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Green Roof Plan, and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Applicant agrees to install light standards, specifically Gateway 2000 light poles, on North Kingsbury Street and West Huron Street as required by the Department of Planning and Development and the Chicago Department of Transportation and in conformance with all requirements and regulations of the Bureau of Electricity.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by 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 planned development 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.
12. 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 ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof

15552

area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.

- 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 ("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 the building or improvement proposed to be constructed pursuant to the permit.
- 14. Unless substantial construction 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Roof Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 82723 through 82732 of this *Journal*.]

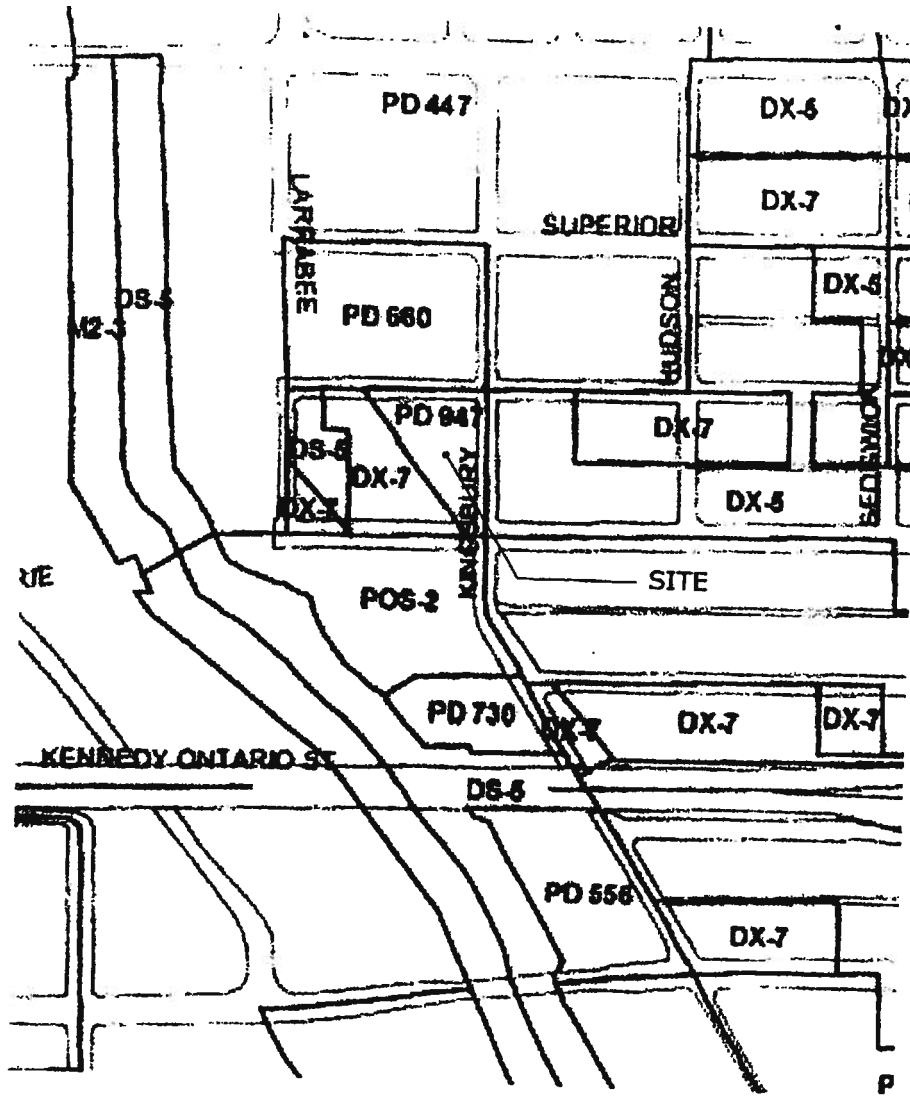
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Bulk Regulations And Data Table.

Base Floor Area Ratio:	7.0
Affordable Housing Bonus:	1.75

Maximum Floor Area Ratio:	8.75
Net Site Area:	24,381 square feet
Area In Public Right-of-Way:	17,395 square feet
Gross Site Area:	41,775 square feet
Setbacks from Property Line:	In substantial conformance with Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with Site Plan.
Maximum Number of Dwelling Units:	168
Minimum Number of Parking Spaces:	118
Maximum Number of Parking Spaces:	185
Maximum Number of Bike Parking Spaces:	50
Maximum Number of Loading Berths:	1 at 10 feet width by 25 feet length by 14 feet height
Maximum Building Heights:	In substantial conformance with Elevations
Permitted Uses:	Dwelling units in an elevator building; retail and commercial use on the floor; parking; and related use

Existing Zoning Map.

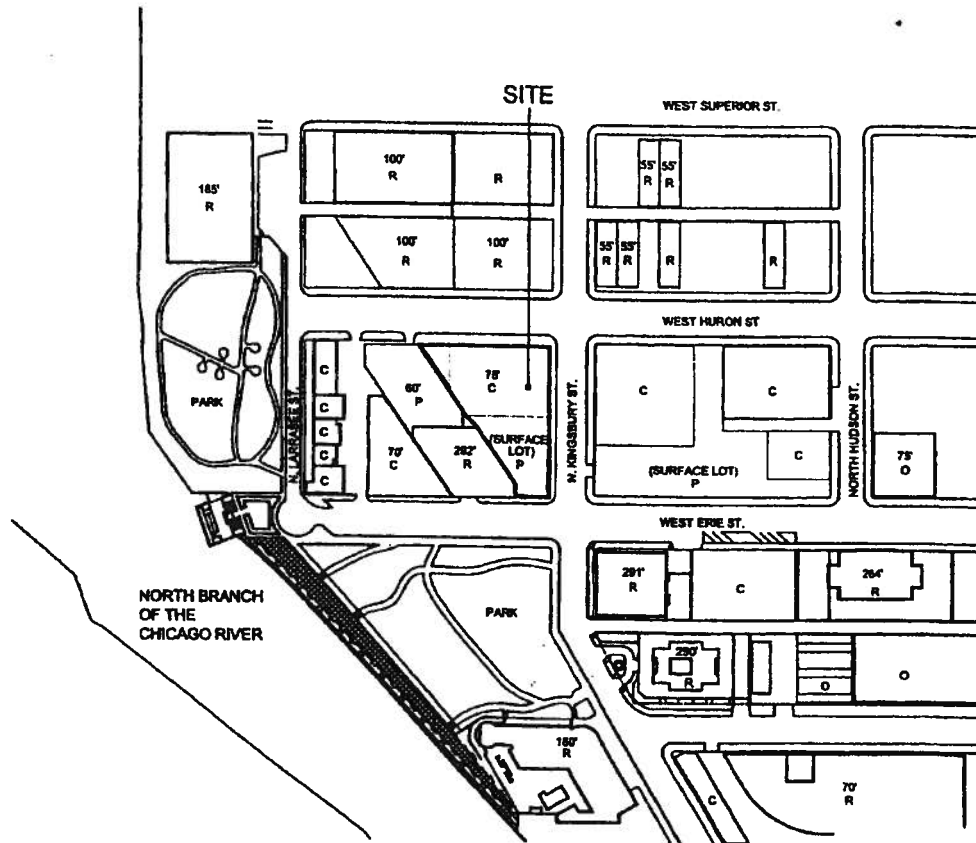


LUCIEN LAGRANGE
ASC 11/18/05

By: Mark Mitchell, Director, Chicago, IL, 60601

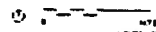
APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 438-678 NORTH KENNESBURG ST.
 500-502 WEST GREE ST.
 DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006
 LLA No 05043_01 20 2005
 PD 01 - EXISTING ZONING MAP

Existing Land-Use Map.



R = RESIDENTIAL I = INSTITUTIONAL C = COMMERCIAL P = PARKING O = OFFICE H = HOTEL
 (X') = APPROXIMATE HEIGHT OF BUILDING

- NOTES:
 1) ALL BUILDINGS WITHOUT HEIGHT DESIGNATIONS ARE LESS THAN 55' IN HEIGHT
 2) BUILDING HEIGHTS MEASURES TO THE PRIMARY ROOF.
 HEIGHTS DO NOT INCLUDE ELEVATOR MACHINE ROOMS AND MECHANICAL ENCLOSURES.



APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 458-478 NORTH KINGSBURY ST.
 500-502 WEST ERIE ST.

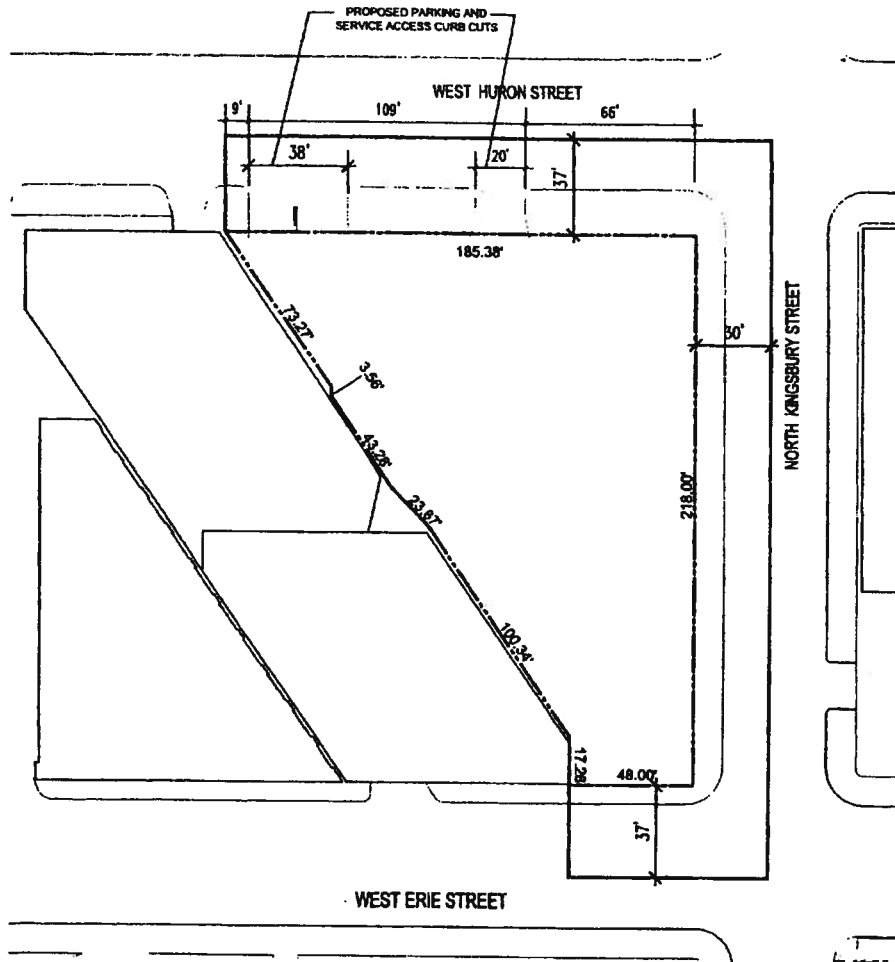
DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006

LLA No 05043_01 20 2005
 PD 02_EXISTING LAND USE MAP

LUCIEN LAGRANGE
 ARCHITECTS

409 North Michigan Avenue Chicago, IL, 60611

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

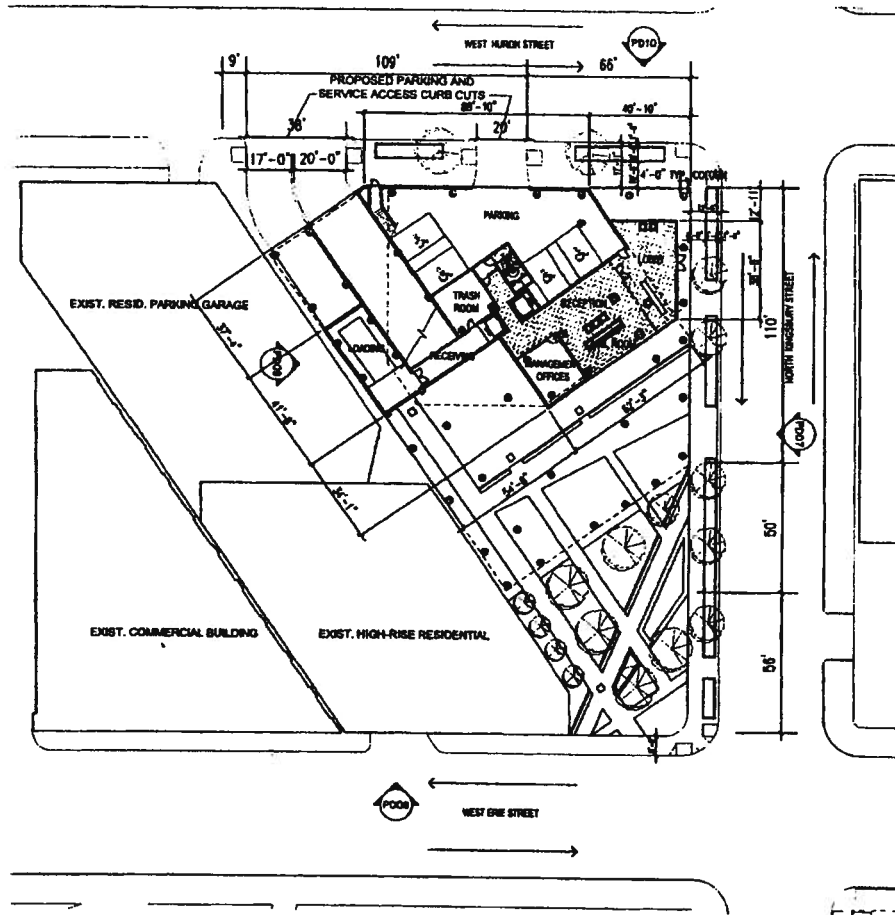


PROPERTY LINE - - - - -
 PD BOUNDARY - - - - -

LUCIEN LAGRANGE
 ARCHITECTS
 444 North Michigan Avenue Chicago, IL, 60611

APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 658-678 NORTH KINGSBURY ST.
 500-502 WEST ERIE ST.
 DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006
 LLA No 05043_01 20 2005
 PD 03 - PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE
 AND RIGHT OF WAY ADJUSTMENT MAP

Site Plan.



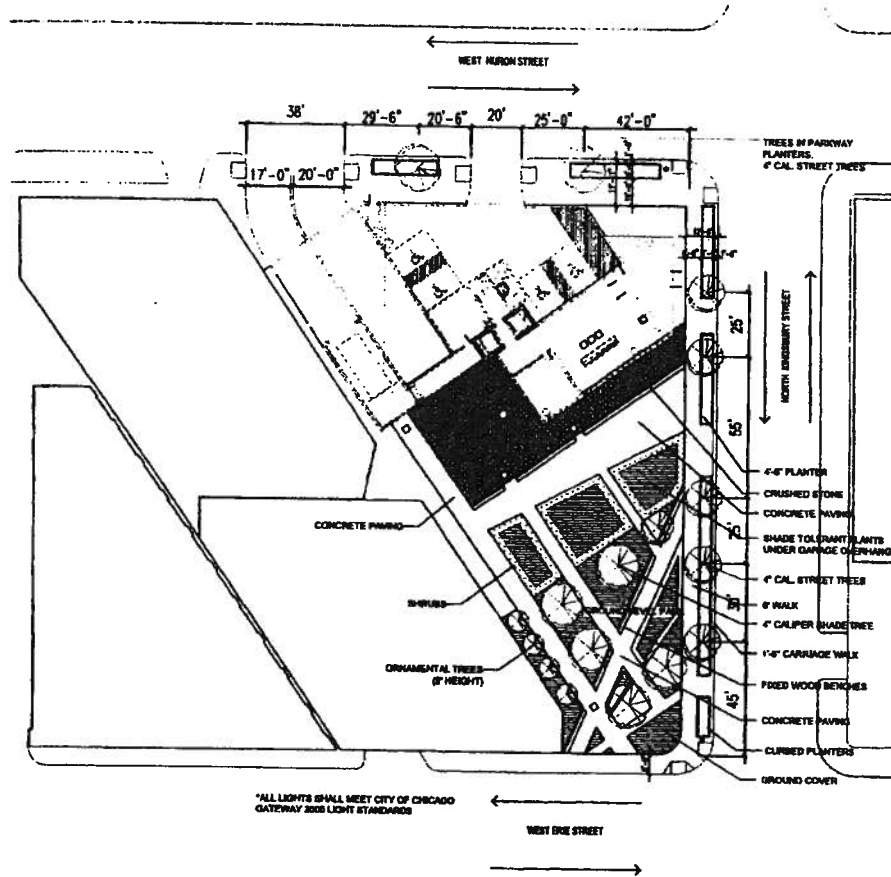
LUCIEN LAGRANGE
 ARCHITECTS
 201 North Michigan Avenue Chicago IL, USA

APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST
 429-478 NORTH WASHINGTON ST
 500-502 WEST ERE ST

DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006

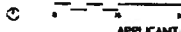
LLA No 05043_01 20 2005
 PD 04 _ SITE PLAN

Landscape Plan.



- SHRUBS AND GROUND COVER
- PARKWAY PLANTERS AND LANDSCAPED SET BACKS
- SHADE TREES IN PARKWAY PLANTERS, PERIMETER LANDSCAPE AREAS, SIDEWALK TREE GRATES AND ON LANDSCAPED ROOF TERRACES
- SHADE TOLERANT PLANTS UNDER GARAGE OVERHANG

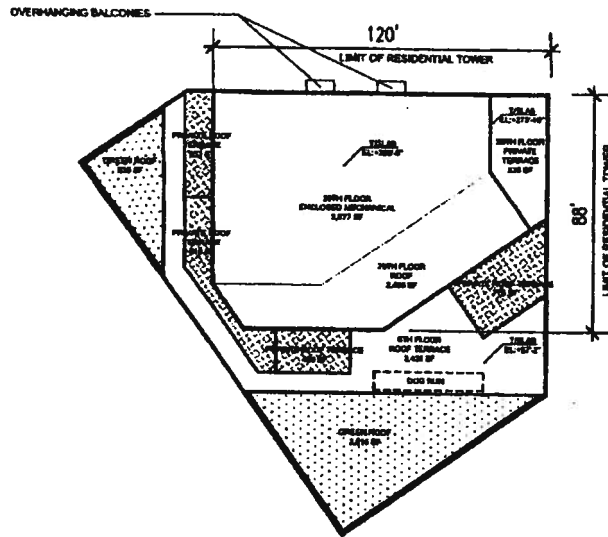
NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



LUCIEN LAGRANGE
 ARCHITECTS
 400 North Michigan Avenue Chicago, IL, 60611

APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST
 606-678 NORTH WINDSBURY ST
 500-502 WEST ERIE ST
 DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2005
 LLA No 05043_01 20 2005
 PD 05 - LANDSCAPE PLAN

Roof Landscape Plan.

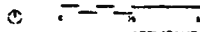


GREEN ROOF CALCULATIONS

GROSS ROOF AREA: 17,986 SF
 NET (AVAILABLE ROOF AREA): 12,288 SF
 GREEN ROOF REQUIRED: 0.25 X 12,288 SF = 3,072 SF
 GREEN ROOF PROVIDED: 3,458 SF

3,458 SF GREEN ROOF PROVIDED > 3,072 SF REQUIRED
 EXTENSIVE GREEN ROOF SYSTEM

NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



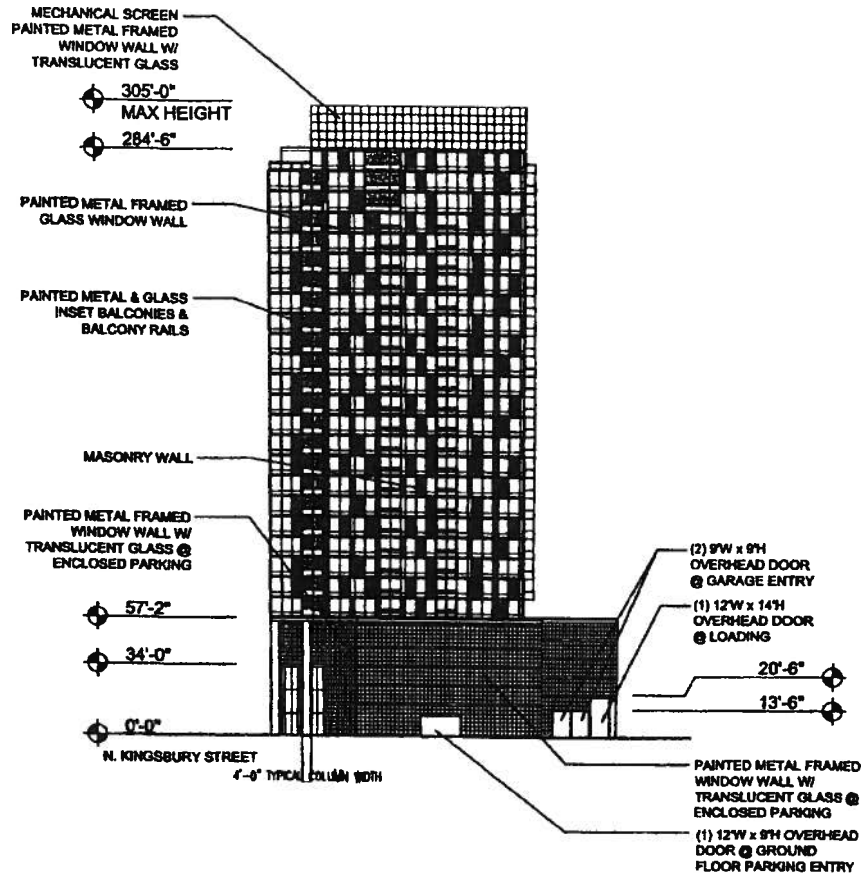
APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 458 478 NORTH LA SALLE ST.
 500-502 WEST ERIE ST.

DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006

LLA No 05043_01 20 2005
 PD 06 _ ROOF LANDSCAPE PLAN

LUCIEN LAGRANGE
 LSC 04782173
 142 North Michigan Avenue Chicago IL, 60610

North Elevation.



LUCIEN LAGRANGE
ARCHITECTS

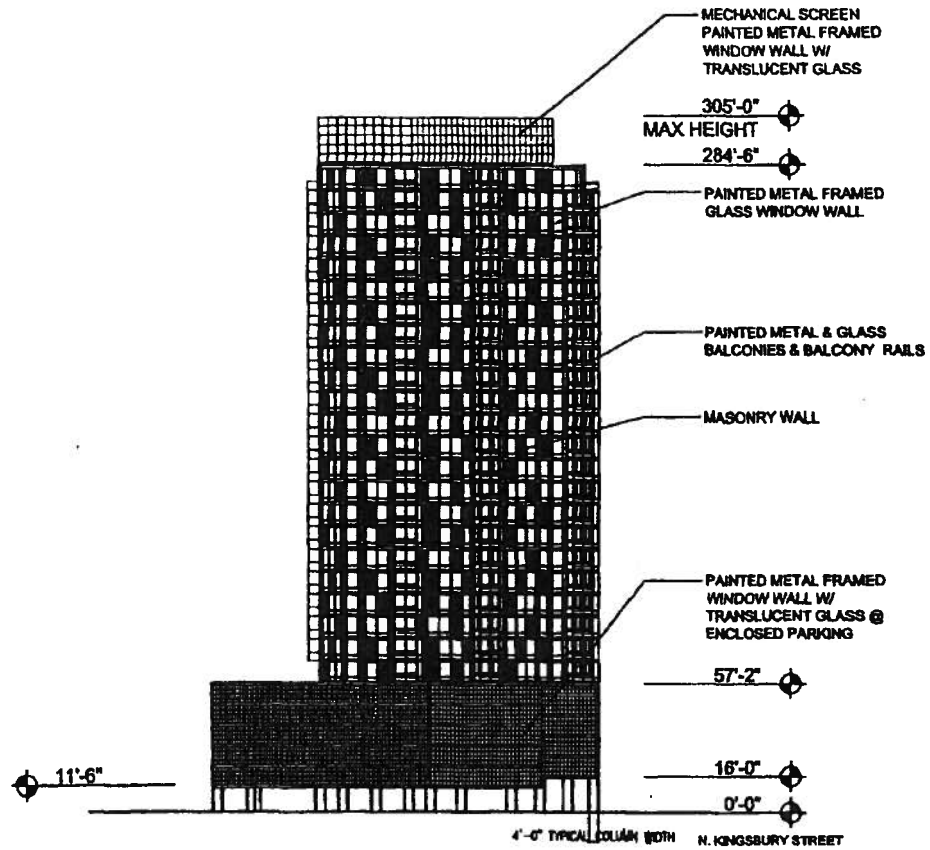
605 North Michigan Avenue Chicago, IL, 60611

APPLICANT: 501 HURON BUILDING CORPORATION
ADDRESS: 501-517 WEST HURON ST.
450-0-078 MILWAUKEE KINGSBURY ST.
500-502 WEST ERIE ST.

DATE: JANUARY 20, 2005
REVISED: JUNE 15, 2006

LLA No 05043_01 20 2005
PD 10 - NORTH ELEVATION

South Elevation.



LUCIEN LAGRANGE
ARCHITECTS

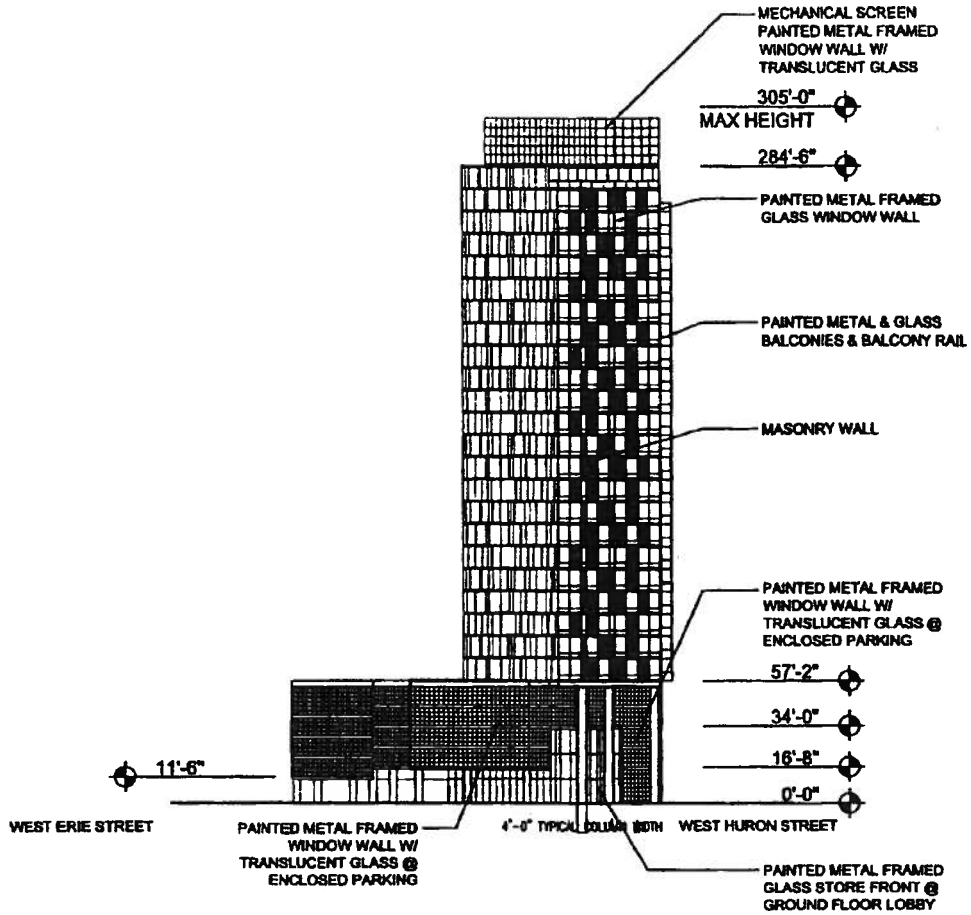
407 North Michigan Avenue Chicago IL, 60611

APPLICANT: 501 HURON BUILDING CORPORATION
ADDRESS: 501-517 WEST HURON ST.
636-678 NORTH KINGSBURY ST.
500-502 WEST ERIE ST.

DATE: JANUARY 20, 2005
REVISED: JUNE 15, 2006

LLA No 05043_01 20 2005
PD 08 _ SOUTH ELEVATION

East Elevation.



APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 620 670 NORTH WABASH/CLAY ST.
 500-502 WEST ERIE ST.

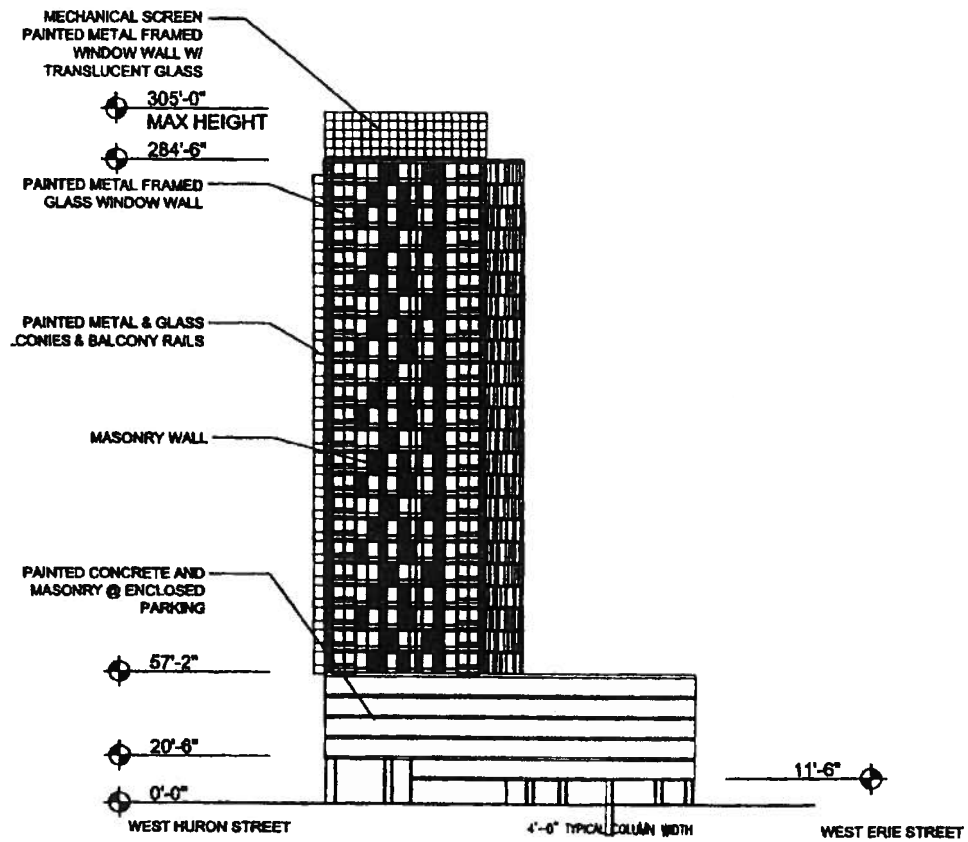
DATE: JANUARY 20, 2005
 REVISED: JUNE 15, 2006

LLA No 05043_01 20 2005
 PD 07 - EAST ELEVATION

LUCIEN LAGRANGE
 ARCHITECTS

443 North Michigan Avenue Chicago, IL 60611

West Elevation.



LUCIEN LAGRANGE
ARCHITECTS

100 North Michigan Avenue Chicago IL, 60611

APPLICANT: 501 HURON BUILDING CORPORATION
 ADDRESS: 501-517 WEST HURON ST.
 606-078 PLUM (111) FURNACEBURY ST.
 500-502 WEST ERIE ST.
 DATE: JANUARY 20 2005
 REVISED: JUNE 15 2006
 LLA No 05043_01 20 2005
 PD 09 WEST ELEVATION

3/9/2005

REPORTS OF COMMITTEES

14454
44479

Again, please let the record reflect that I abstain from voting on Application Numbers 14728, 14348, 14566 and 14582 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-F.
(As Amended)
(Application Number 14454) RPD 947

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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

Lots 1, 2, 3, 4, 5 and 6 (except that part of said Lot 6 described as follows:

beginning at the southwest corner of said Lot 6 running north on the west line of said Lot 6, 36.00 feet; thence southeasterly in a straight line of the

southeast corner of said lot; thence westerly on the south line of said lot to the point of beginning), all in Block 12 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, reference being had to the map of said addition recorded June 16, 1856 in Book 98 of Maps, page 89 as Document Number 72185 and recorded January 10, 1866 in Book 163 of Maps, pages 86 and 87 as Document Number 107695, in Cook County, Illinois and that part of each of Lots 7 and 8 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the northeast corner of Lot 7 aforesaid and running thence south along the east line of said Lot 7, a distance of 66.44 feet; thence northwestwardly along a straight line, a distance of 73.27 feet to a point on the north line of said Lot 8, which point is 41.38 feet west of said northeast corner of Lot 7; thence east along the north line of said Lots 7 and 8, a distance of 41.38 feet to the point of beginning, all in Cook County, Illinois and that part of each of Lots 24, 25 and 26 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the northeast corner of Lot 26 aforesaid and running thence south along the east line of said Lot 26, a distance of 82.74 feet; thence northwestwardly along a straight line a distance of 100.34 feet to a point on the north line of said Lot 24, which point is 56.67 feet west of said northeast corner of Lot 26; thence east along the north line of said Lots 24, 25 and 26, a distance of 56.67 feet to the point of beginning, all in Cook County, Illinois and Lots 27 and 28 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the east half of the northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois and that part of the vacated east/west alley lying west of North Kingsbury Street, south of West Huron Street and north of West Erie Street being further described as lying easterly of a line drawn from a point on the east/west 18 foot public alley 120.05 feet west of the west line of North Kingsbury Street to a point on the south line of the east/west 18 foot public alley 104.68 feet west of the west line of North Kingsbury Street and lying west of the west line of North Kingsbury Street in the block bounded by West Huron Street, North Kingsbury Street, West Erie Street and North Larrabee Street,

to those of a DX-7 Downtown Mixed-Use 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 all the DX-7 Downtown Mixed-Use District symbols and indications established in

Section 1 above to the designation of a Residential Planned Development which is hereby established in the area 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 947.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately twenty-four thousand three hundred eighty-one (24,381) square feet (zero and fifty-six hundredths (0.56) acres) and is owned or controlled by the applicant, 501 Huron Building Corporation.
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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "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.
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 Planned Development Boundary and Property Line Map; a Site

Plan; a Landscape Plan; and Building Elevations dated January 20, 2005 prepared by Lucien Lagrange Architects. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": dwelling units in an elevator apartment building, retail and commercial use on the ground floor, parking and related uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the planned development, subject to the review and approval of the Department of Transportation and Department of Planning and Development.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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.
9. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. 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 and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall install and maintain a vegetative ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment.

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 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.
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 ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
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 issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction 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 that of the DX-5 Downtown Mixed-Use District designation.

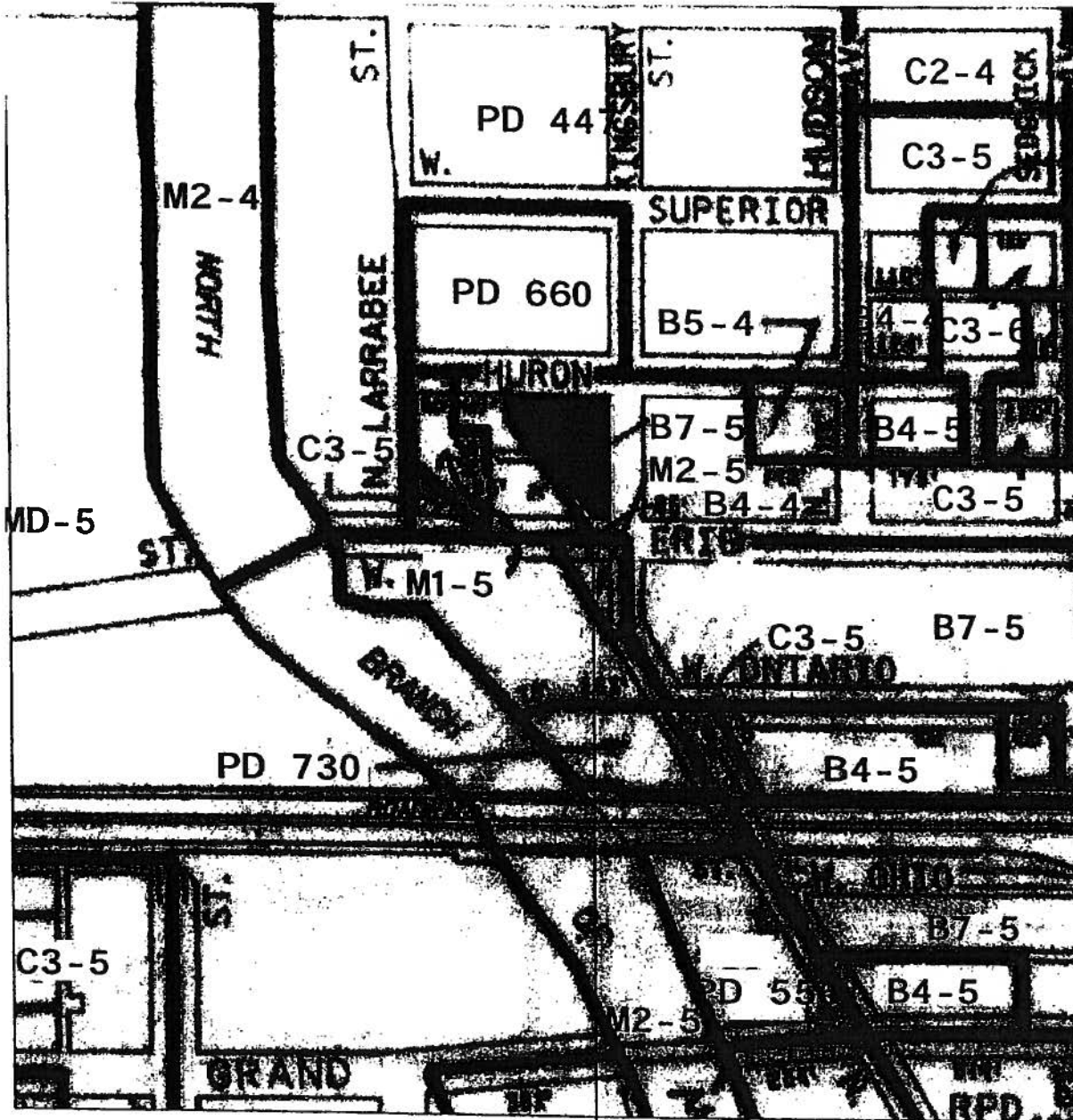
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 44485 through 44493 of this Journal.]

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

Bulk Regulations And Data Table. RPD 947

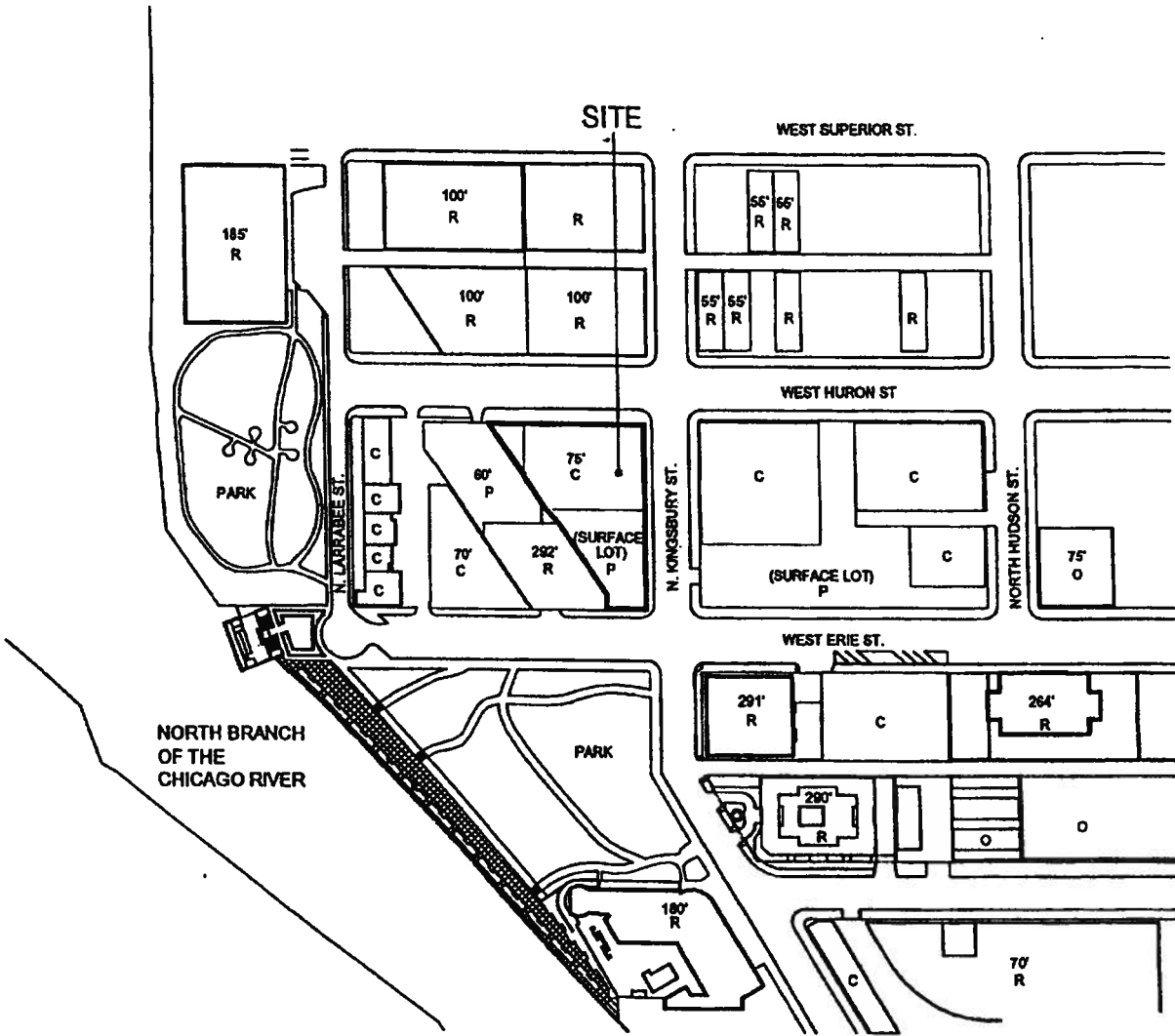
Maximum Floor Area Ratio:	7.0
Net Site Area:	24,381 square feet
Area in Public Right-of-Way:	17,395 square feet
Gross Site Area:	41,775 square feet
Setbacks from Property Line:	In substantial conformance with Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with Site Plan
Maximum Number of Dwelling Units:	125
Minimum Number of Parking Spaces:	125
Maximum Number of Parking Spaces:	150
Maximum Number of Loading Berths:	1 at 10 feet width by 25 feet length by 14 feet height
Maximum Building Heights:	In substantial conformance with Elevations
Permitted Uses:	Dwelling units in an elevator building; retail and commercial use on the ground floor; parking; and related use

Existing Zoning Map.



SITE ZONED B4-4

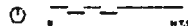
Existing Land-Use Map.



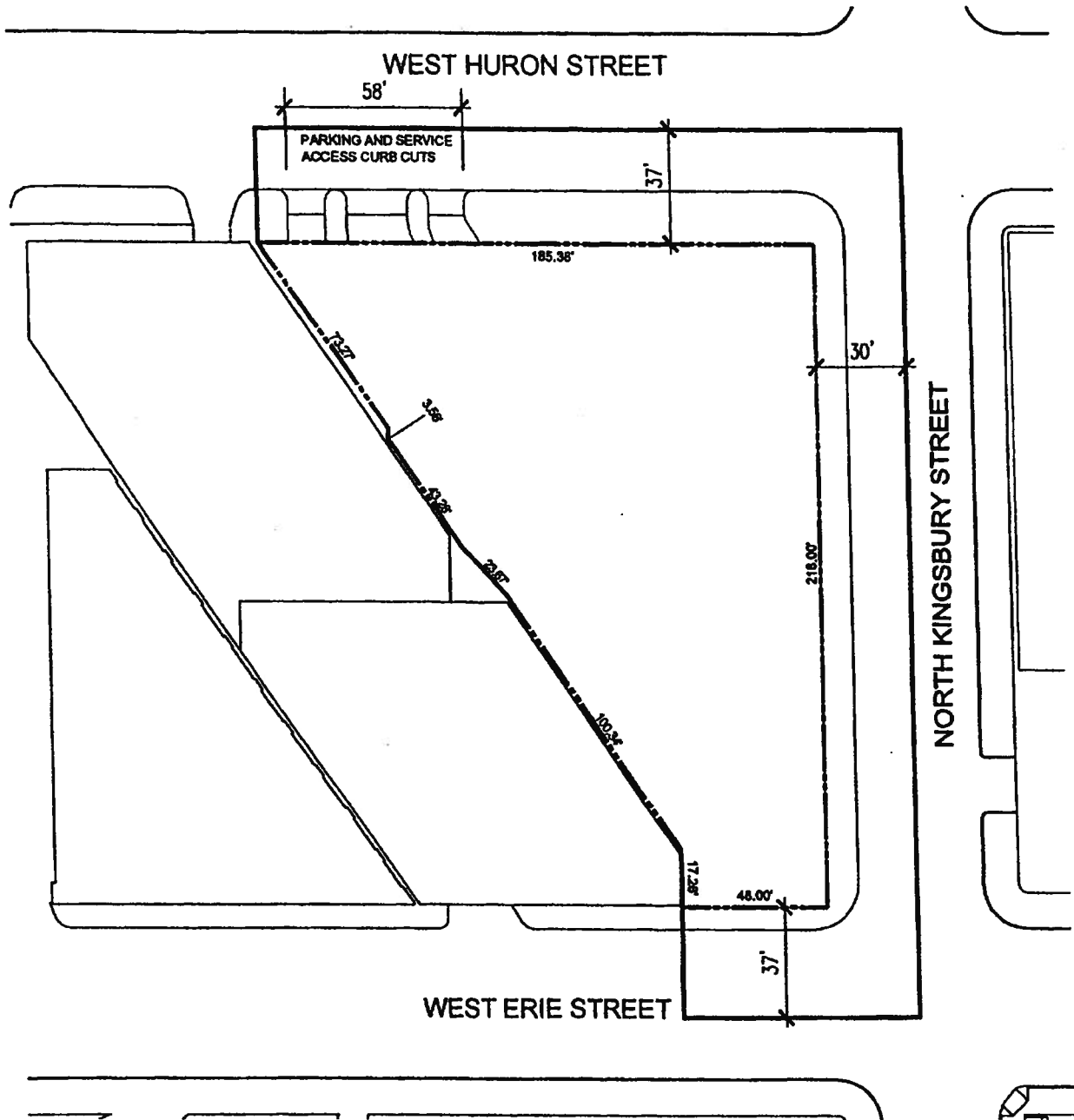
R = RESIDENTIAL I = INSTITUTIONAL C = COMMERCIAL P = PARKING O = OFFICE H = HOTEL
 (X') = APPROXIMATE HEIGHT OF BUILDING

NOTES:
 1) ALL BUILDINGS WITHOUT HEIGHT DESIGNATIONS ARE LESS THAN 55' IN HEIGHT

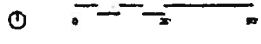
2) BUILDING HEIGHTS MEASURES TO THE PRIMARY ROOF.
 HEIGHTS DO NOT INCLUDE ELEVATOR MACHINE ROOMS AND MECHANICAL ENCLOSURES.



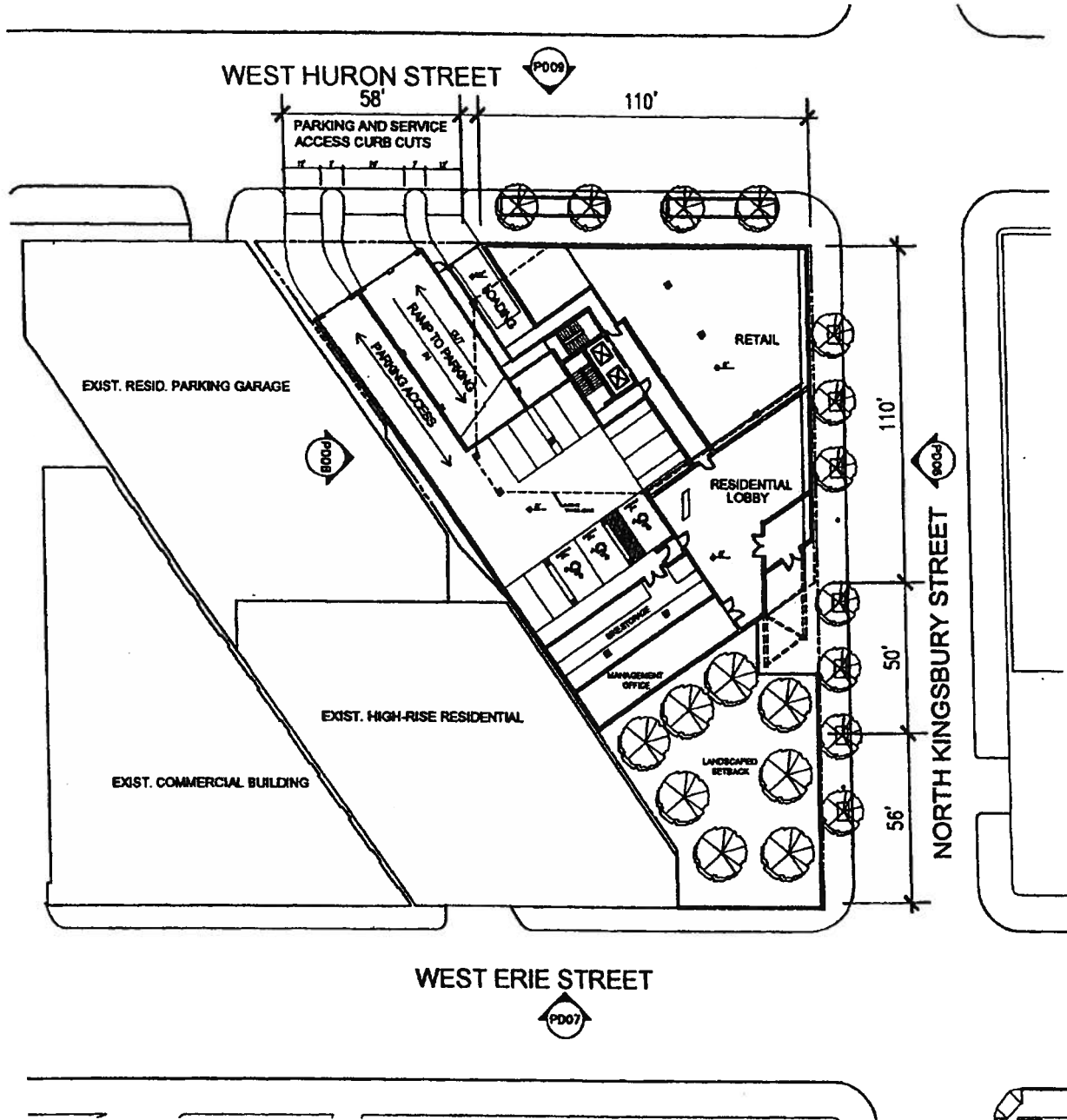
Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.



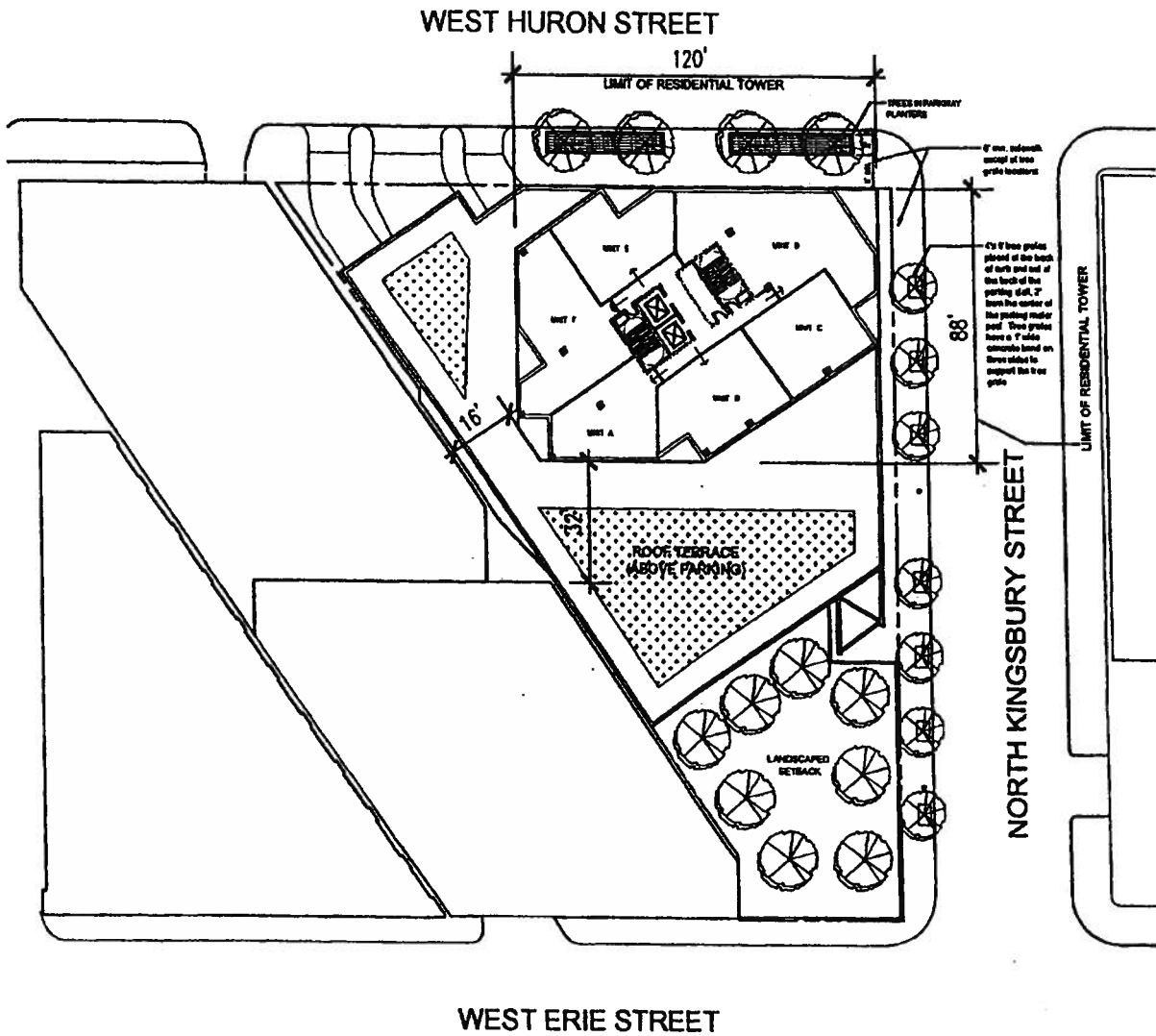
PROPERTY LINE ————
PD BOUNDARY - - - - -



Site Plan.



Landscape Plan.

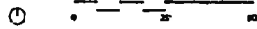


 PARKWAY PLANTERS AND LANDSCAPED SET BACKS

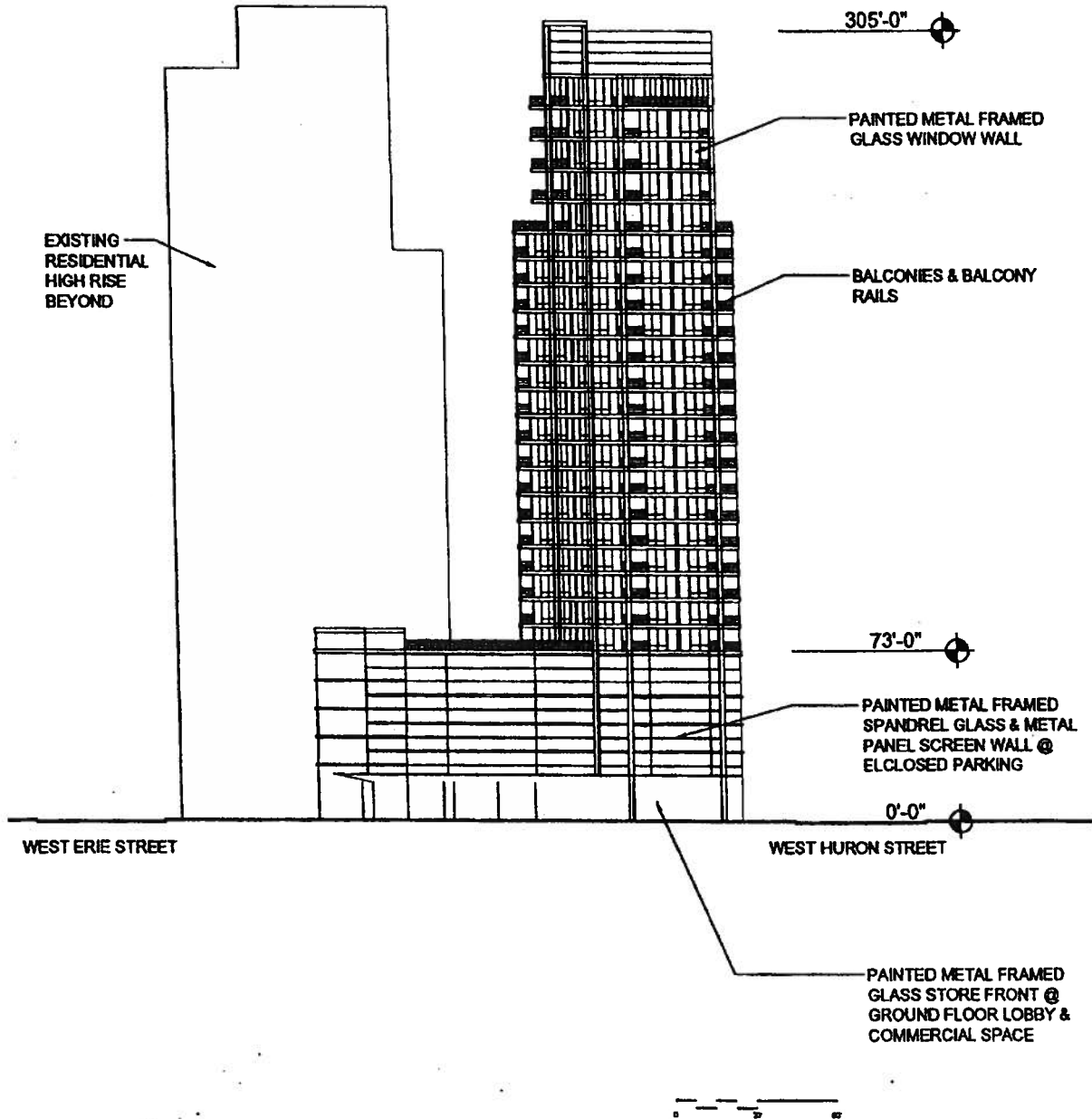
 TREES IN PARKWAY PLANTERS, PERIMETER LANDSCAPE AREAS, SIDEWALK TREE GRATES AND ON LANDSCAPED ROOF TERRACES

 GREEN ROOF: TOTAL AVAILABLE ROOF = 10,120 SF
 0.25 X 10,120 SF = 2530 SF GREEN ROOF REQUIRED
 3540 SF GREEN ROOF PROVIDED > 2530 SF REQUIRED

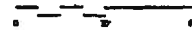
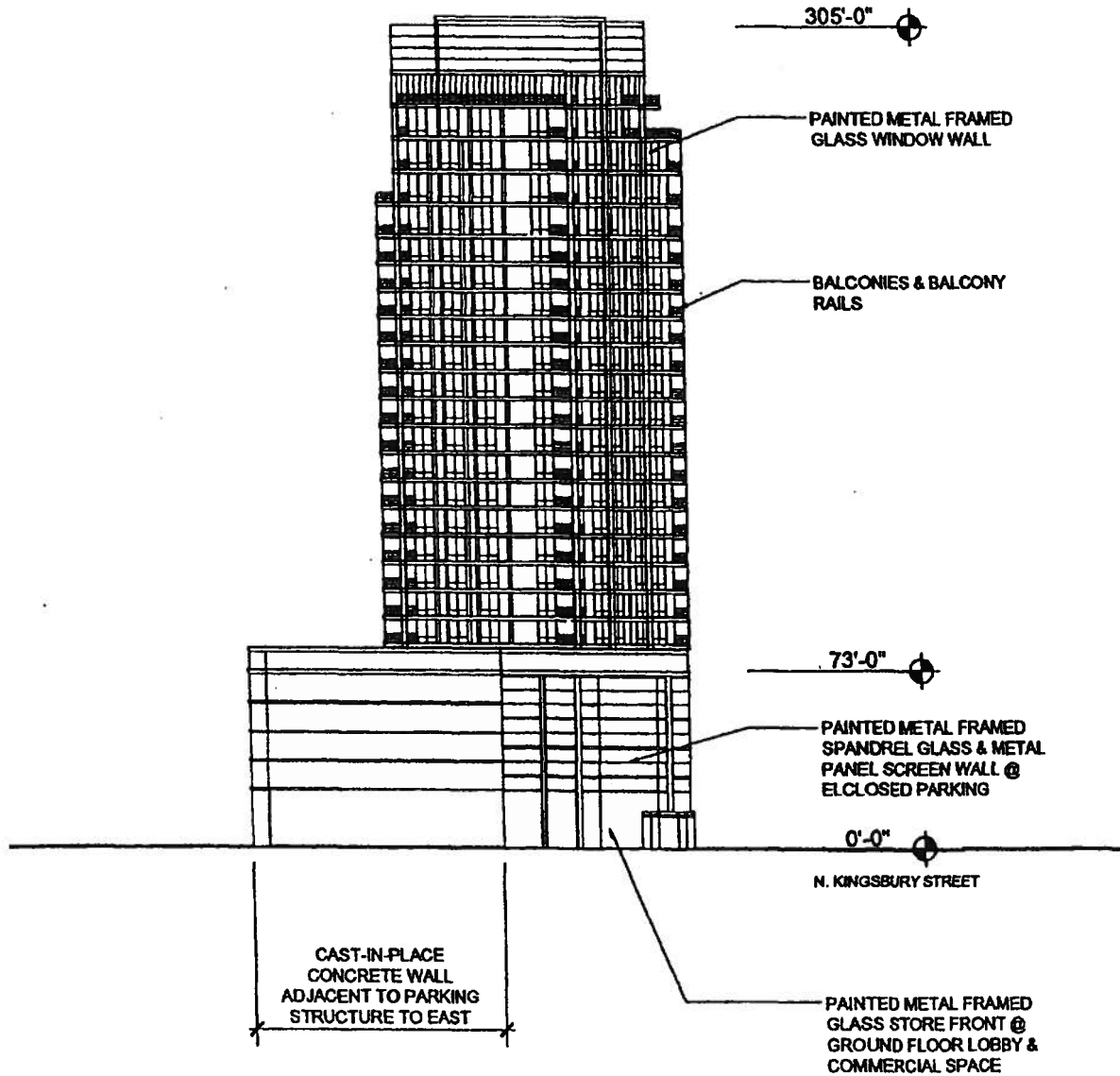
NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE.



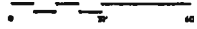
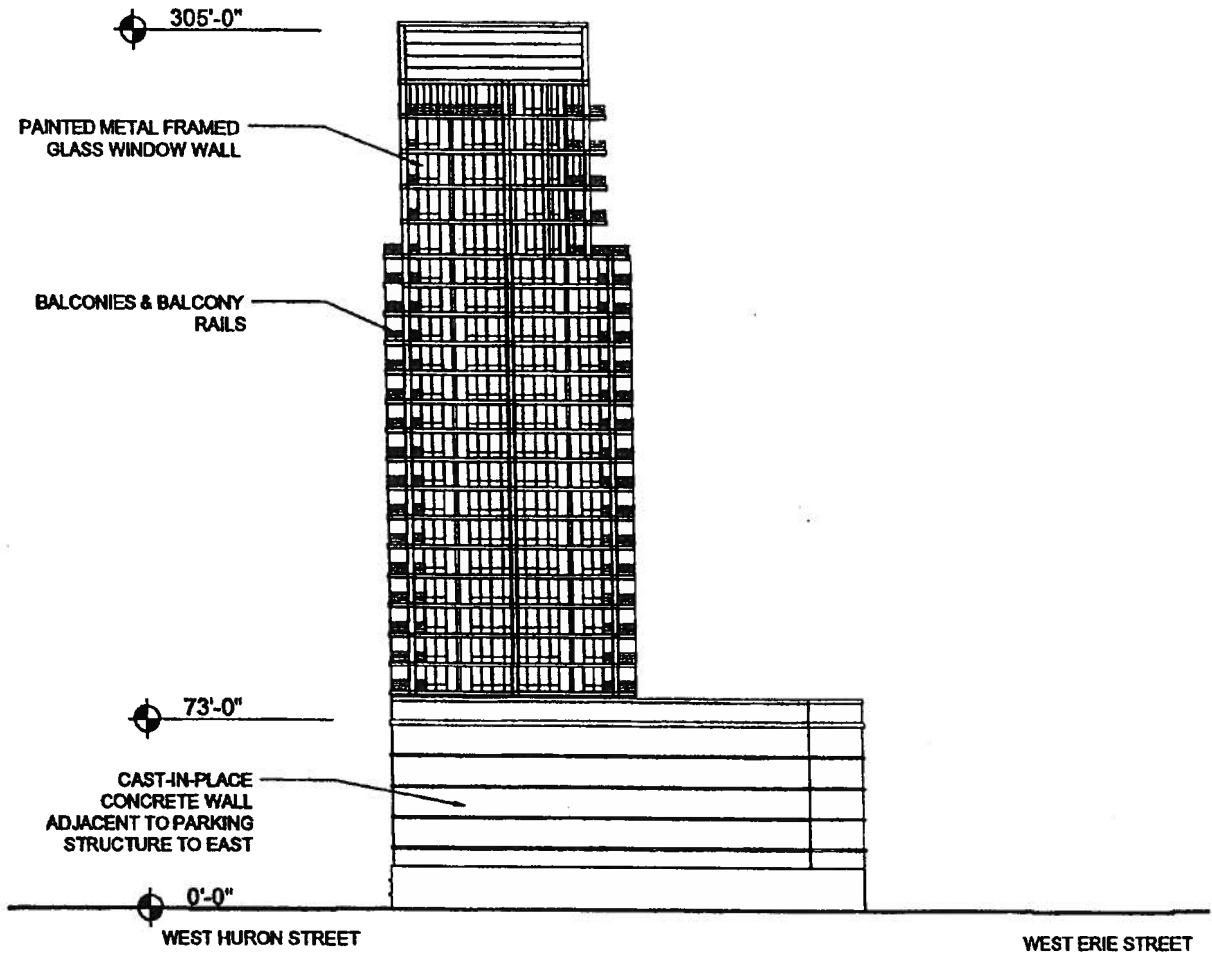
East Elevation.



South Elevation.



West Elevation.



North Elevation.

