

III. Page 7 of the Committee report contains the following landmark designation:

designation of Continental Center located at 55 East Jackson Boulevard.

IV. Page 7 of the Committee report contains 3 landmark fee waivers.

V. Page 7 of the Committee report contains 10 orders and 1 substitute ordinance for large signs that received a recommendation of "Pass" or "Do Not Pass".

I hereby move for passage of the proposed ordinance (Application Number 17483) transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
*Chairman.*

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

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Waguespack, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 47.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M3-3 Heavy Industry District symbols and indications as shown on Map Number 7-H in the area bounded by:

beginning at the most easterly corner of a tract of land described in a warranty deed recorded as Document 3059267, said corner being a point on the southwesterly line of Clybourn Avenue, being 385 feet northwesterly of the intersection of said southwesterly line of Clybourn Avenue with a line drawn concentric with and 15 feet westerly of the westerly line of the 66 feet right-of-way of the Chicago and Northwestern Railroad; thence south 49 degrees, 25 minutes, 01 second west, along the southeasterly line of said tract described in Document 3059267, a distance of 272.02 feet to the most southerly corner of said tract described in Document 3059267; thence north 40 degrees, 33 minutes, 39 seconds west, along the southwesterly line of said tract described in Document 3059267, a distance of 63.50 feet; thence north 49 degrees, 25 minutes, 01 second east, along a line parallel to said southeasterly line of said tract described in Document 3059267, a distance of 89.65 feet; thence north 12 degrees, 31 minutes, 33 seconds west, a distance of 67.99 feet; thence north 49 degrees, 25 minutes, 01 second east, along a line parallel to said southeasterly line of said tract described in Document 3059267, a distance of 105.04 feet to a point of curvature; thence easterly, a distance of 5.26 feet, along a curve tangent to the last described course, concave southerly, having a radius of 5.00 feet, a chord bearing north 79 degrees, 32 minutes, 43 seconds east, and a chord distance of 5.02 feet; thence south 70 degrees, 19 minutes, 36 seconds east, a distance of 8.79 feet; thence south 60 degrees, 14 minutes, 31 seconds east, a distance of 4.49 feet to a point of curvature; thence southeasterly, a distance of 4.41 feet, along a curve tangent to the last described course, concave southwesterly, having a radius of 4.00 feet, a chord bearing south 28 degrees, 37 minutes, 40 seconds east, and a chord distance of 4.19 feet; thence south 02 degrees, 59 minutes, 11 seconds west, a distance of 33.19 feet; thence south 12 degrees, 31 minutes, 33 seconds east, a distance of 6.77 feet to a line parallel to and 75.00 feet northwest of the southeasterly line of said tract described in Document 3059267; thence north 49 degrees, 25 minutes, 01 second east, along said parallel line, a distance of 62.08 feet, to said southwesterly line of Clybourn Avenue; thence south 40 degrees, 33 minutes, 47 seconds east, along said southwesterly line of Clybourn Avenue, a distance of 75.00 feet to the point of beginning, all in Cook County, Illinois,

to those of a B3-3 Community Shopping District.

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

---

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held June 25, 2012)

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

CHICAGO, June 27, 2012.

*To the President and Members of the City Council:*

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards, which held a meeting on June 25, 2012, the following ordinances were passed by a majority of the members present:

I. Page 1 of the Committee report contains the following text amendments to the Municipal Code:

an amendment of Title 13, Section 13-12-148 of the Municipal Code regarding markers for dangerous buildings;

a substitute ordinance amending Title 17, Section 17-10-0102-B of the Municipal Code regarding the reduction of required parking in various zoning districts; and

an amendment of Title 17, Section 17-3-0503-D of the Municipal Code regarding the modification of pedestrian street designations on a portion of North Milwaukee Avenue.

II. Pages 1 to 7 of the Committee report contain 17 ordinances for zoning map amendments and 5 substitute ordinances for zoning map amendments.

III. Page 7 of the Committee report contains the following landmark designation:

designation of Continental Center located at 55 East Jackson Boulevard.

IV. Page 7 of the Committee report contains 3 landmark fee waivers.

V. Page 7 of the Committee report contains 10 orders and 1 substitute ordinance for large signs that received a recommendation of "Pass" or "Do Not Pass".

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
*Chairman.*

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

*Yeas* -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Quinn, Burke, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Waguespack, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, P. O'Connor, M. O'Connor, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Moore, Silverstein -- 48.

*Nays* -- None.

Alderman Pope 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 No. 1-E.*  
(Application No. A-7824)  
(Common Address: 160 E. Ontario St.)

[O2012-3476]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 970 and DX-12 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

the public alley next south of and parallel to East Erie Street; North St. Clair Street; East Ontario Street; and a line 122.50 feet east of and parallel to North Michigan Avenue,

to those of a DX-12 Downtown Mixed-Use District.

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

---

*Reclassification Of Area Shown On Map No. 1-F.*  
(Application No. A-7825)  
(Common Address: 45 -- 75 W. Ohio St., 530 -- 550 N. Dearborn St.,  
46 -- 80 W. Grand Ave., And 531 -- 551 N. Clark St.)

[O2012-3478]

*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

*Reclassification Of Area Shown On Map Number 1-E.  
(As Amended)  
(Application Number 16449)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 970 symbols and indications as shown on Map Number 1-E in the area bounded by:

the alley next north of and parallel to East Ontario Street; a line 51.0 feet west of and parallel to North St. Clair Street; East Ontario Street; and a line 179.10 feet west of and parallel to North St. Clair Street,

to the designation of Residential-Business Planned Development Number 970, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development Number 970,  
As Amended*

*Plan Of Development Statements.*

*RBPD 970, aa*

1. The area delineated herein as Residential-Business Planned Development Number 970, as amended, consists of approximately twelve thousand eight hundred and twenty (12,820) square feet (zero and two hundred ninety-four thousandths (0.294) acre) and is owned or controlled by the applicant, 150 East Ontario Acquisitions, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Level B1 Plan; an Overall Landscape Plan; a Green Roof Plan; a Stacking Section; Building Elevations (West, North, East and South); and Enlarged South Elevation dated May 15, 2008; prepared by A. Epstein and Sons International. 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-Business Planned Development": multi-unit residential, hotel, accessory parking, accessory and related uses, and all other uses permitted in the DX-16 Downtown Mixed-Use District, except for those uses in the Funeral and Interment Service; Vehicle Sales and Service; Manufacturing, Production and Industrial Service; Recycling Facilities; and Warehousing, Wholesaling and Freight Movement Use Categories. Car washing shall be permitted as an adjunct to accessory parking.
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. Off-Premises Signs shall not be permitted in the planned development.

7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard 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.

Prior to the issuance of the "Part II Approval" for the construction of the foundation of the building contemplated in this planned development, the applicant shall deposit with the Chicago Department of Transportation the sum of Seventy-five Thousand and no/100 Dollars (\$75,000.00) as applicant's proportionate share of the costs of constructing a median in North Michigan Avenue between East Ontario Street and East Erie Street. Subject to the prior approval of the Chicago Department of Transportation, the applicant shall be responsible for the cost of construction of a temporary barrier median in North Michigan Avenue prior to the issuance of the first Certificate of Occupancy for the improvements contemplated in this planned development in the event the permanent median has not been constructed at that time.

The Office of Emergency Management and Communications ("O.E.M.C.") has determined that the posting of Traffic Management Authority Control Aides ("Aides") would help traffic operations at key intersections within and adjacent to the planned development during the A.M. and P.M. peak hours and allow for strict enforcement of both curbside regulations and parking restrictions. Accordingly, the applicant agrees, during the period of construction of the improvements proposed in this planned development, to compensate the City, at the generally applicable part-time Aide rate, for the cost of two (2) Aides posted within or adjacent to the planned development as determined necessary by O.E.M.C.. The applicant further agrees, from the date that the improvement is occupied, to compensate the City for the cost of two (2) Aides posted within or adjacent to the planned development as determined necessary by O.E.M.C.

The compensation will be based on actual Aide assignment to intersections or streets (if a roving Aide) within or adjacent to the planned development. The payment structure by which the applicant compensates the City will be determined by the Office of Budget and Management and O.E.M.C.. At a minimum, the applicant agrees to enter into a Grant-based Intergovernmental Agreement ("I.G.A.") with O.E.M.C. to provide the payment for the Aides. The first payment will be made prior to issuance of the first building permit for the improvements and will be pro-rated for the remaining number of months in that year. On January 1<sup>st</sup>, of the following year, the applicant will provide the next payment, and

each January 1<sup>st</sup> thereafter. The I.G.A. will be reviewed annually to determine if the grant amount needs to be modified based on changes in wages or staffing.

The applicant may request the City's approval of changes to this Statement, including specifically the number of Aides and the amount of the applicant's payment obligation based on evidence of changed circumstances. Such evidence shall include, as appropriate, traffic analyses and other technical data. The City agrees at a minimum, based on applicant-supplied traffic analyses, O.E.M.C./C.D.O.T. data and analyses and other evidence, to review the appropriateness of the applicant's Aide payment obligation on the earlier to occur of (1) the date of next requested comprehensive amendment of this planned development; or (2) the two (2) year anniversary of the occupancy of the improvements contemplated by this planned development.

8. For purposes of height determination, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of twenty-five cents (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance. Prior to the issuance of a demolition permit for any of the existing improvements on the property, the Applicant shall supply to the Commissioner of the Department of Planning and Development a copy of said application for demolition permit and commercially reasonable evidence of the applicant's financial capability to finance the construction of the improvements

contemplated within this planned development. Unless construction of the improvements contemplated in this planned development is commenced within six (6) months from completion of demolition, the applicant shall provide to the Department of Planning and Development a plan and schedule for interim screening and/or landscaping. The applicant shall make space available within the proposed building's trash room (or make other adequate arrangements, e.g. shared trash compactor) for use by the hotel located immediately east of the site in order to allow the removal of the hotel's trash dumpsters from the east/west alley.

12. Pursuant to the provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1004-D ("Zoning Ordinance") the applicant has received an increase in the Floor Area Ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1004-D of the Zoning Ordinance, 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 17-4-1004-D the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million Seven Hundred Sixty-four Thousand Thirty-two and no/100 Dollars (\$1,764,032.00) prior to the issuance of the "Part II Approval" for the construction of the foundation of the building contemplated in this planned development. 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.
13. The permitted F.A.R. identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of twelve thousand eight hundred twenty (12,820) square feet, a base F.A.R. of 16.0 and additional Floor Area Ratio for a series of proposed amenities, as follows:

Description	F.A.R.
Base F.A.R.	16.00
Affordable Housing Bonus	4.80
Chicago Public Schools Capital Improvement Fund	<u>1.00</u>
TOTAL F.A.R.	21.80

The calculation of the additional Floor Area Ratio ("F.A.R.") obtained through the series of proposed amenities is as follows:

Affordable Housing

$$\text{Bonus F.A.R.} = 16 \times 0.30 = 4.80 \text{ F.A.R.}$$

$$4.80 \times 12,820 \text{ square foot} = 61,536 \text{ square feet}$$

$$61,536 \text{ square feet} \times \$43.00 \text{ per square foot} \times 0.80 = \$2,116,838.40 \text{ contribution}$$

Chicago Public Schools Capital Improvement Fund

$$\text{Bonus F.A.R.} = 16 \times 0.30 = 4.80 \text{ F.A.R. obtainable} \mid 1.00 \text{ requested}$$

$$1.00 \times 12,820 \text{ square foot} = 12,820 \text{ square foot}$$

$$12,820 \text{ square feet} \times \$43.00 \text{ per square foot by } 0.80 = \$441,008.00 \text{ contribution}$$

The applicant, its successors or assigns, shall contribute the amount of Two Million One Hundred Sixteen Thousand Eight Hundred Thirty-eight and 401100 Dollars (\$2,116,838.40) the City of Chicago's Affordable Housing Opportunity Fund and shall contribute the amount of Four Hundred Forty-one Thousand Eight and no/100 Dollars (\$441,008.00) the City of Chicago's Public Schools Capital Improvement Fund prior to the issuance of the "Part II Approval" for the construction of the foundation of the building contemplated in this planned development. These contributions are in addition to the contribution to the Affordable Housing Opportunity Fund of One Million Seven Hundred Sixty-four Thousand Thirty-two and no/100 Dollars (\$1,764,032.00) stipulated in Statement Number 12, above.

14. 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.

15. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant shall use best and reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to install a minimum of fifty percent (50%), at least four thousand three hundred forty-four (4,344) square feet, of the net roof area as a vegetative green roof as indicated on the attached Roof Floor Plan.
16. 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.
17. 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. 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 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 Two Million One Hundred Sixteen Thousand Eight Hundred Thirty-eight and 401100 Dollars (\$2,116,838.40) prior to the issuance of permits, for the construction of the foundation for the building contemplated in this planned development. 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.
18. Pursuant to the Chicago Public Schools Capital Improvement Program provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1023, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the Floor Area Ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1023B of the Zoning Ordinance, that eligibility to receive a floor area bonus and contribute to the Chicago Public Schools Capital Improvement Program

is contingent upon the applicant first selecting, qualifying and obtaining the affordable housing bonus. The affordable housing bonus shall be subject to all other applicable provisions of the Zoning Ordinance.

To contribute to the Chicago Public Schools Capital Improvement Program, a cash payment must be made to the Floor Area Bonus Fund-CPS based on the increase in allowable floor area by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1023D, the applicant has agreed to provide a cash payment to the City of Chicago Floor Area Bonus Fund-CPS in the amount of Four Hundred Forty-one Thousand Eight and no/100 Dollars (\$441,008.00). Prior to the issuance of permits, the applicant must enter into an agreement with the City of Chicago and the Chicago Board of Education to meet this financial obligation, pursuant to Section 17-1-0101C of the Zoning Ordinance.

19. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the DX-12 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Lower Level Floor Plan; Overall Landscape Plan; Green Roof Plan; Stacking Section; and Building Elevations referred to in these Plan of Development Statements printed on pages 28693 through 28705 of this *Journal*.]

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

*Residential-Business Planned Development Number 970,  
As Amended*

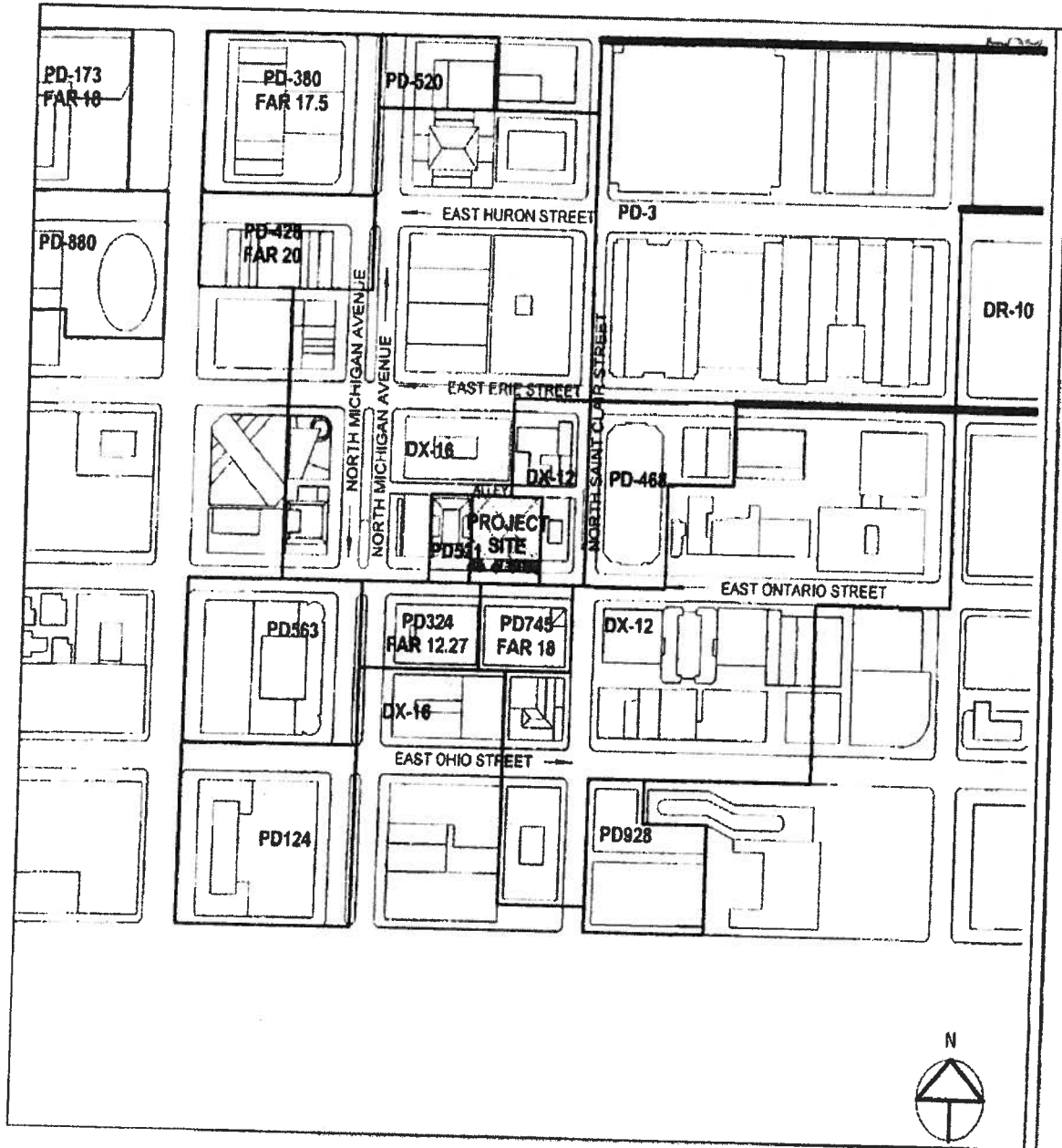
*Plan Of Development*

*Bulk Regulations And Data Table.*

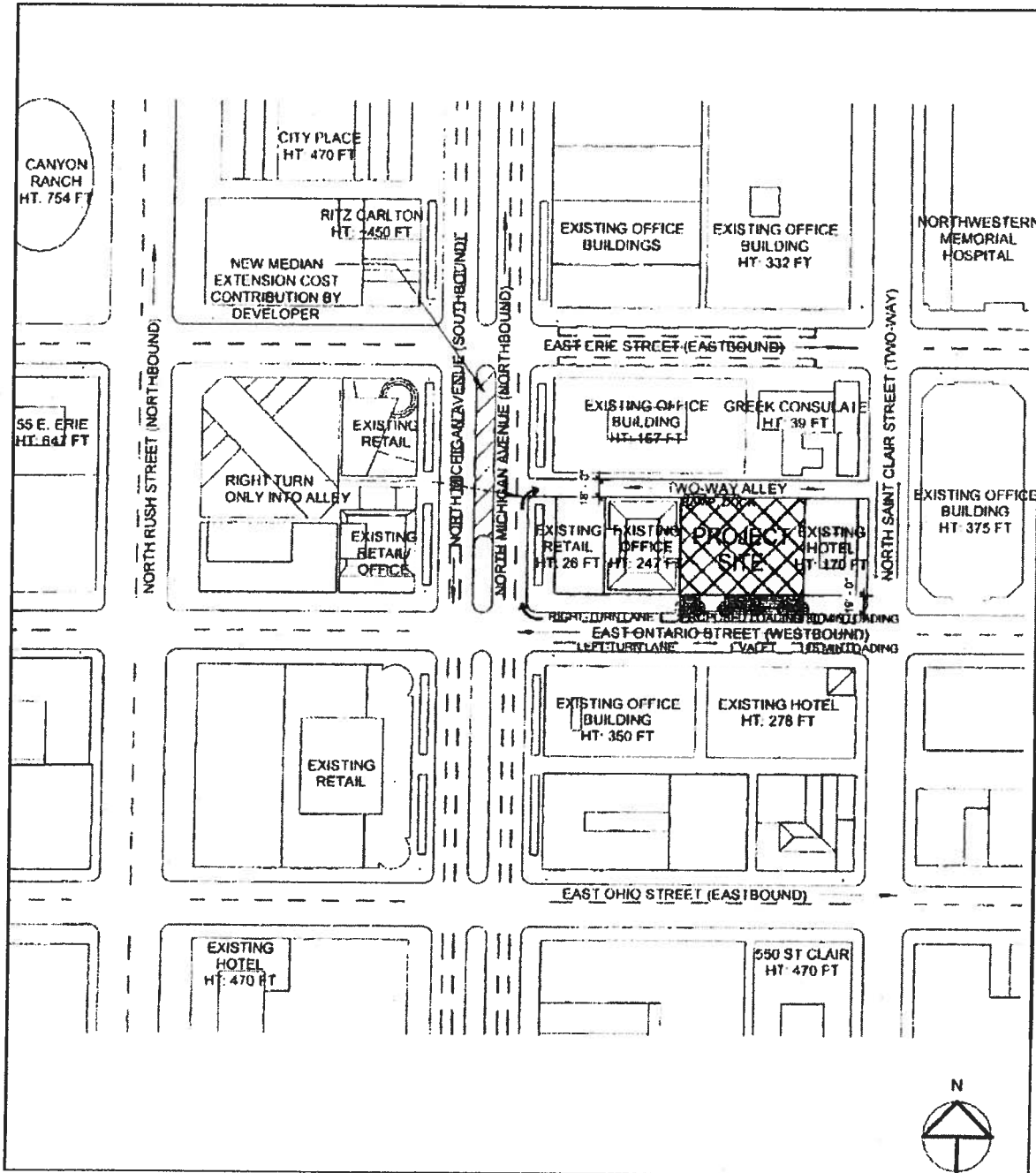
Gross Site Area (18,698 square feet/0.43 acre) = Net Site Area 12,820 square feet/ 0.29 acre  
+ Area Remaining in Public Right-of-way (5,878 square feet/ 0.14 acre).

Net Site Area:	12,820 square feet (0.29 acre)
Maximum Floor Area Ratio:	21.80
Base Floor Area Ratio:	16.00
Floor Area Bonuses:	5.80
Affordable Housing:	4.80
Public School Capital Improvement:	1.00
Permitted Uses:	As per statement Number 5
Maximum Number of Residential Units:	32
Maximum Number of Hotel Rooms:	323
Minimum Number of Off-Street Parking Spaces:	150 spaces
Minimum Number of Off-Street Loading Berths:	2 spaces
Minimum Number of Bicycle Storage Spaces:	24 spaces
Minimum Setbacks:	
Front:	0 feet
Side:	0 feet
Rear:	0 feet
Maximum Building Height:	552 feet -- to the ceiling of the highest enclosed space

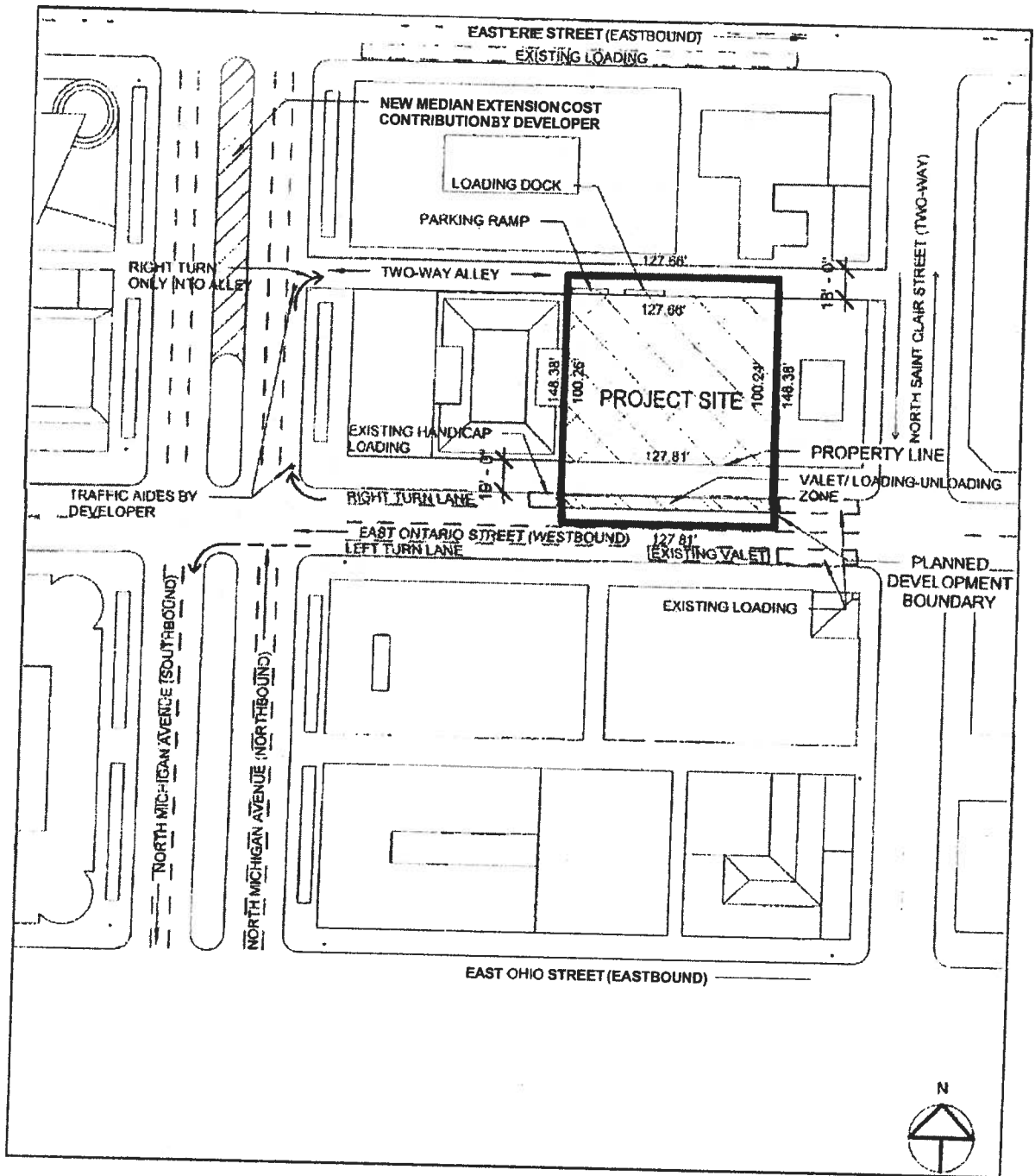
Existing Zoning Map.



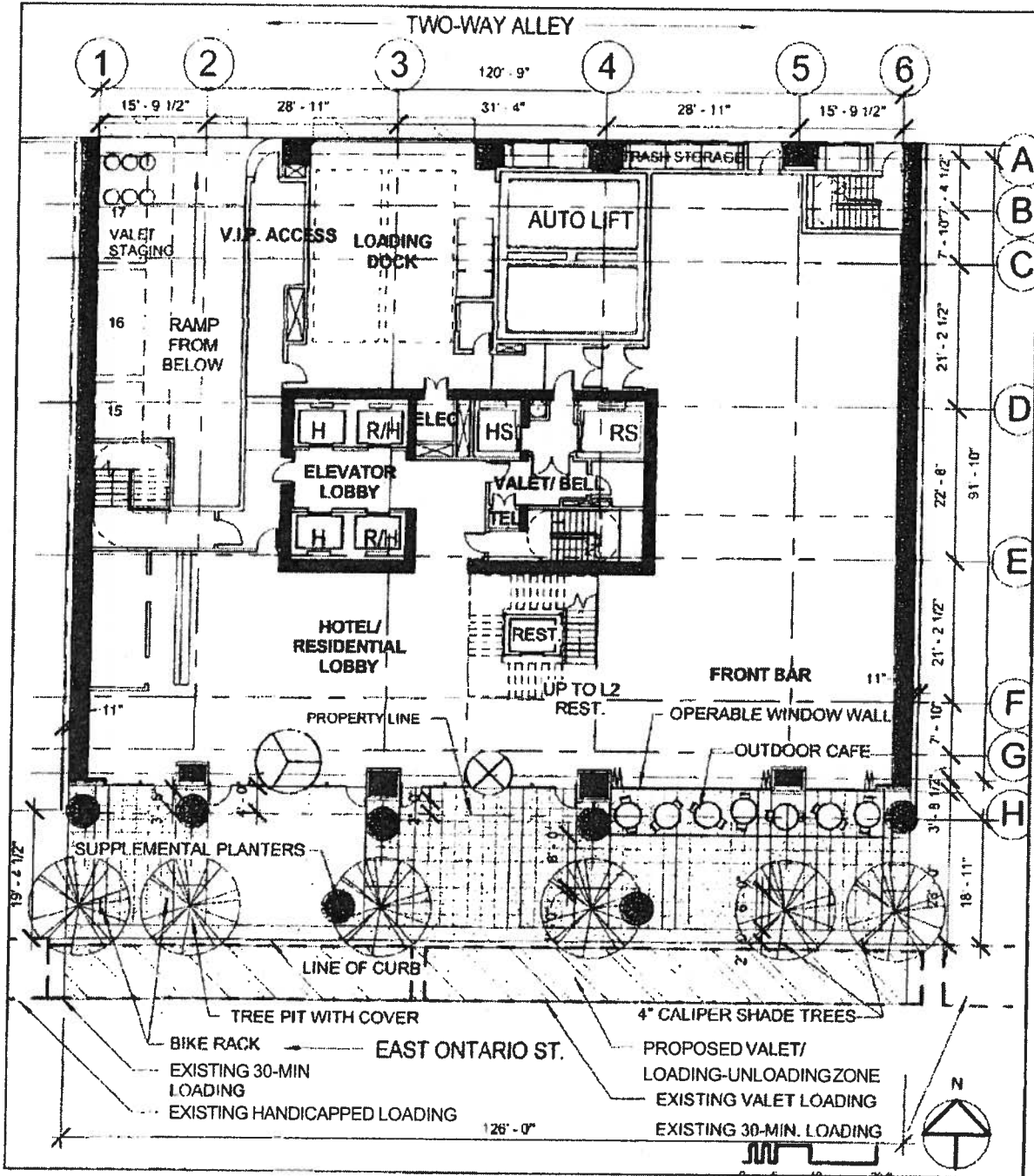
Existing Land-Use Map.



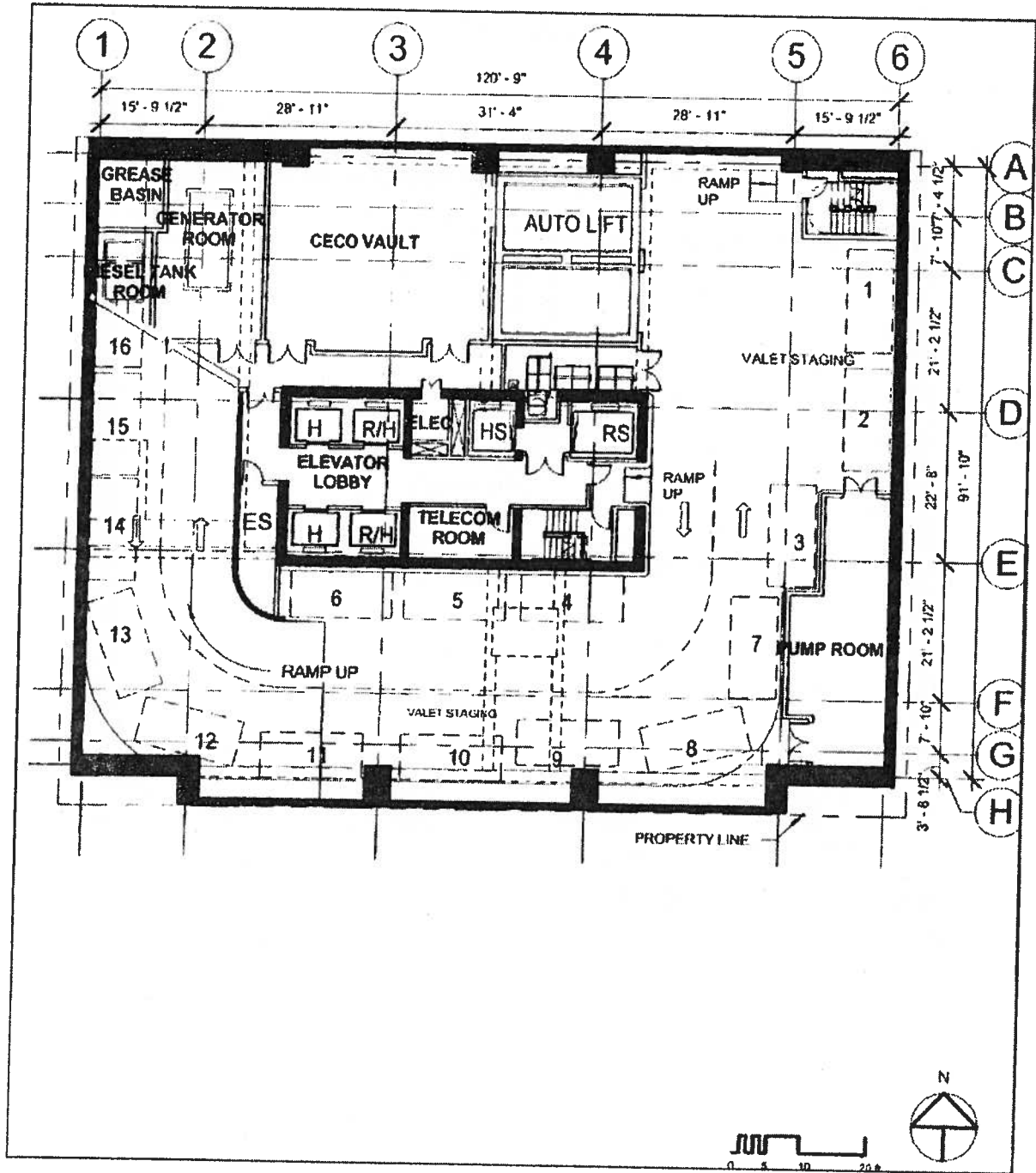
### Planned Development Boundary And Property Line Map.



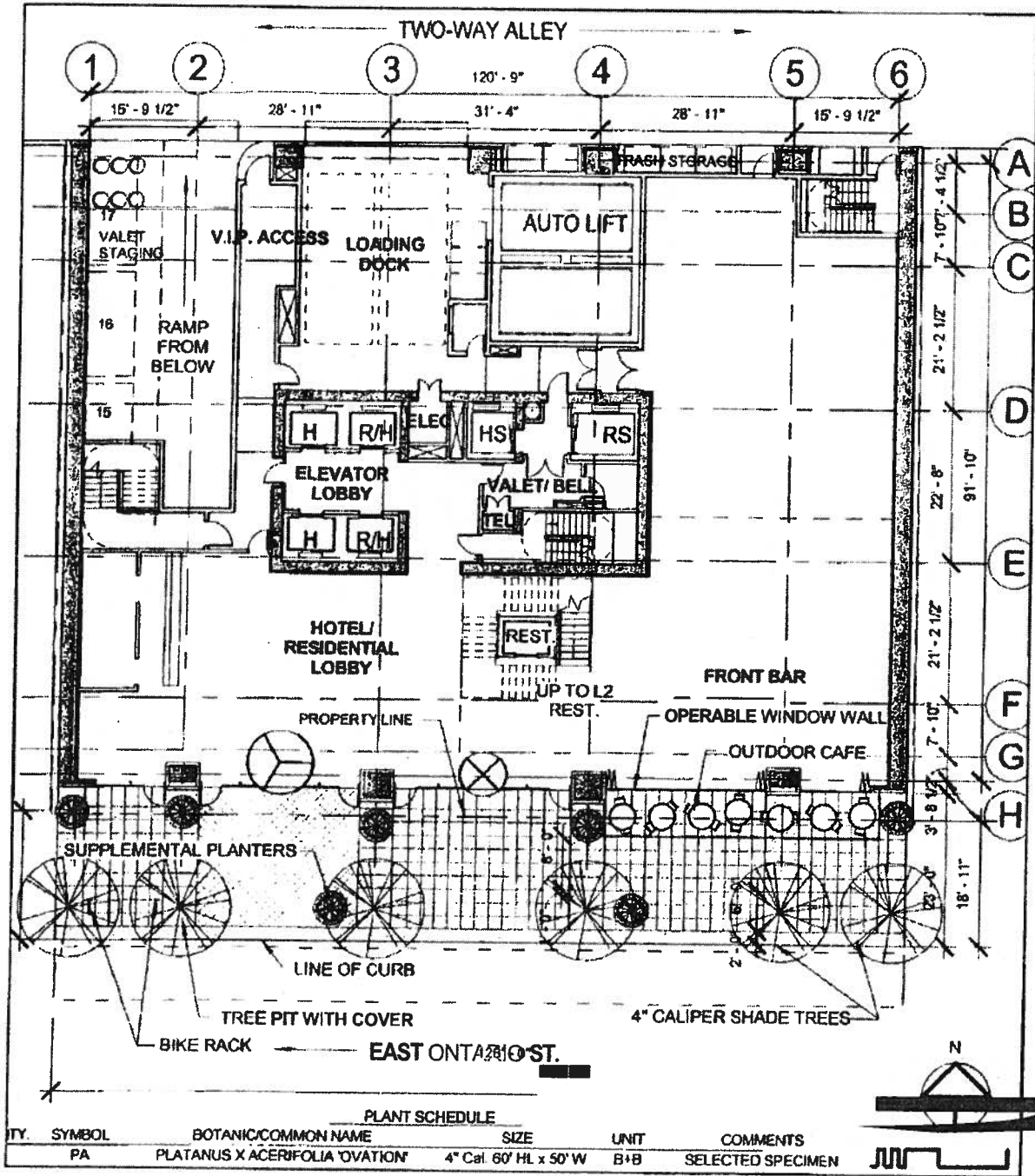
Site Plan.



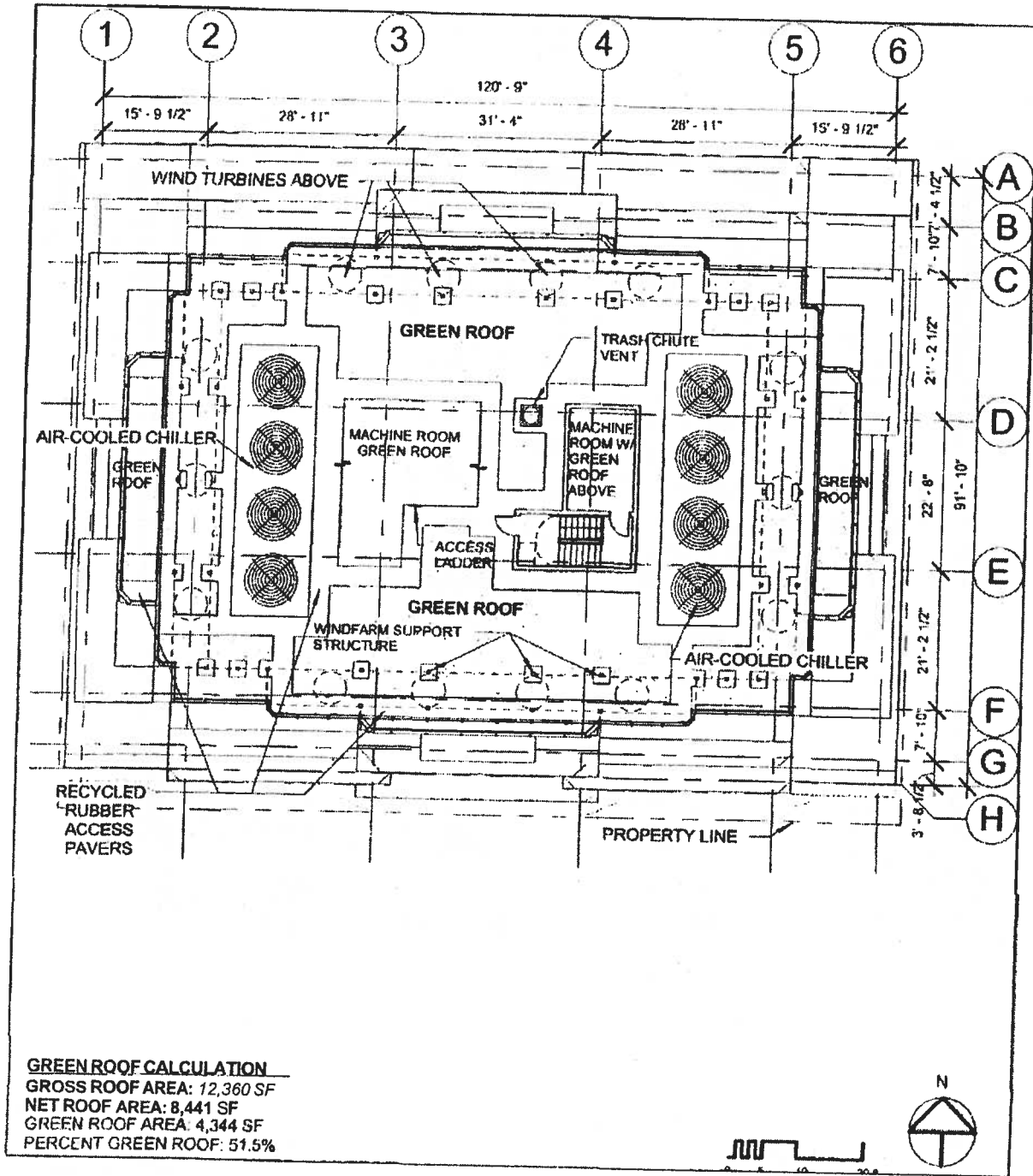
Lower Level Floor Plan.



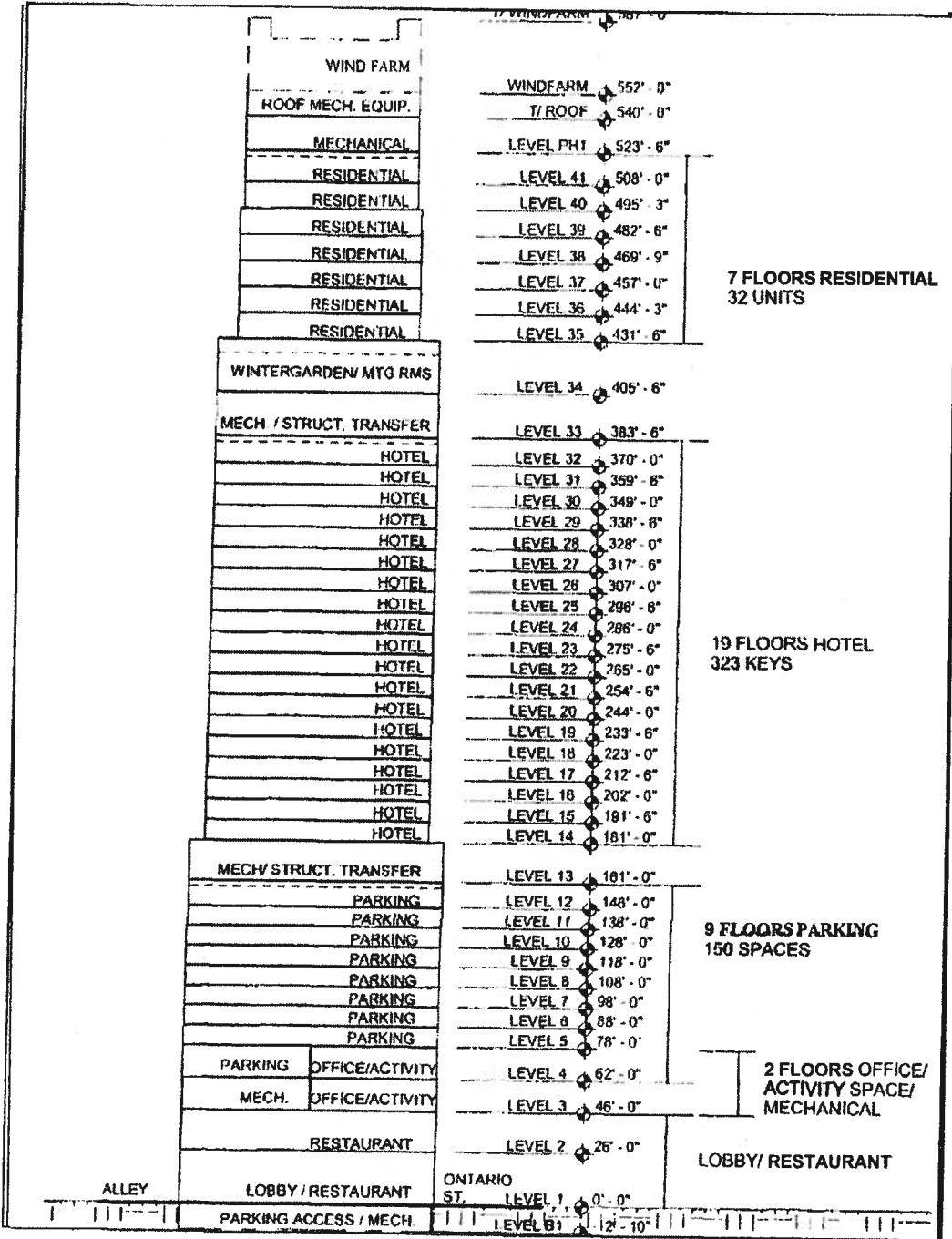
Overall Landscape Plan.



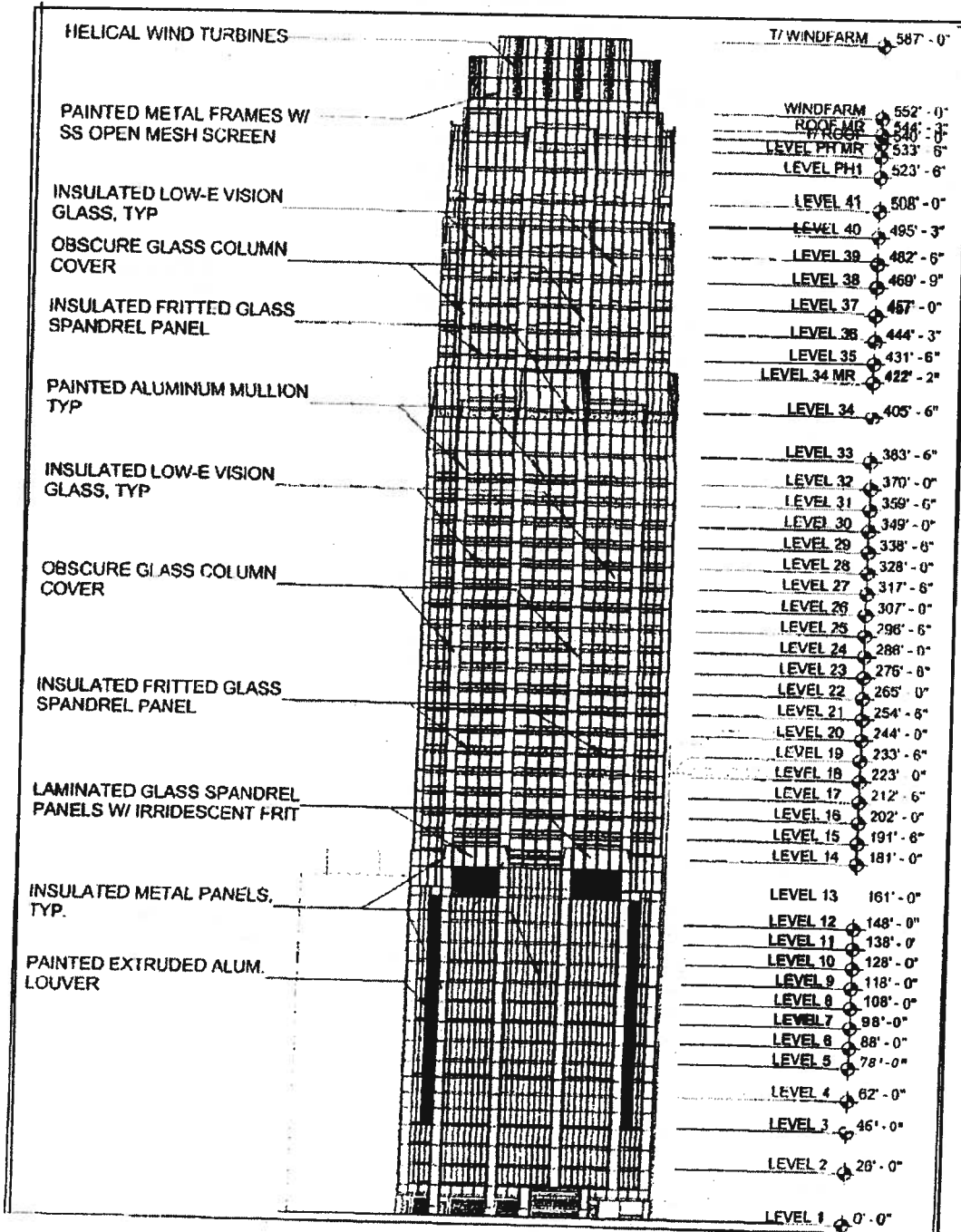
Green Roof Plan.



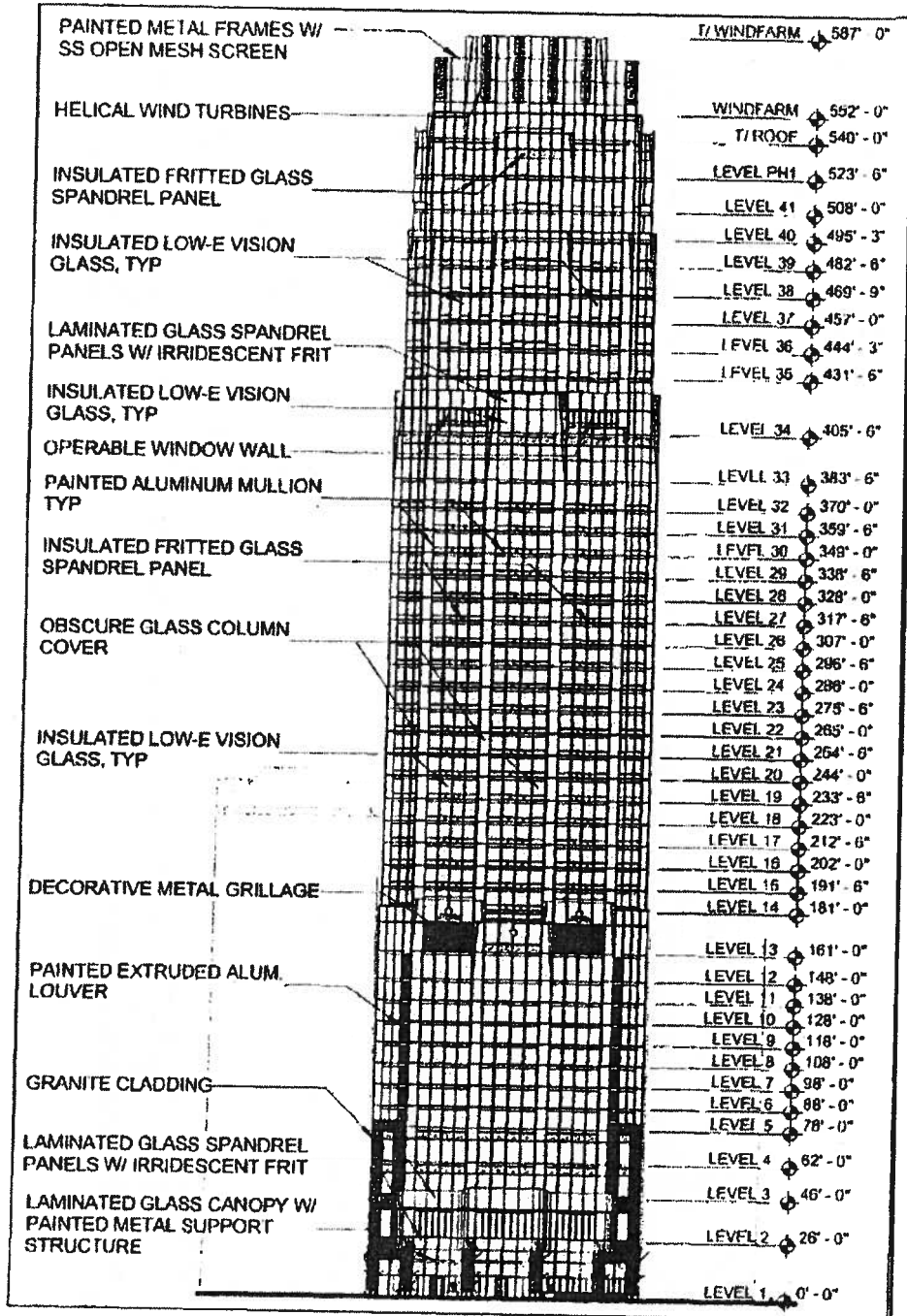
Stacking Section.



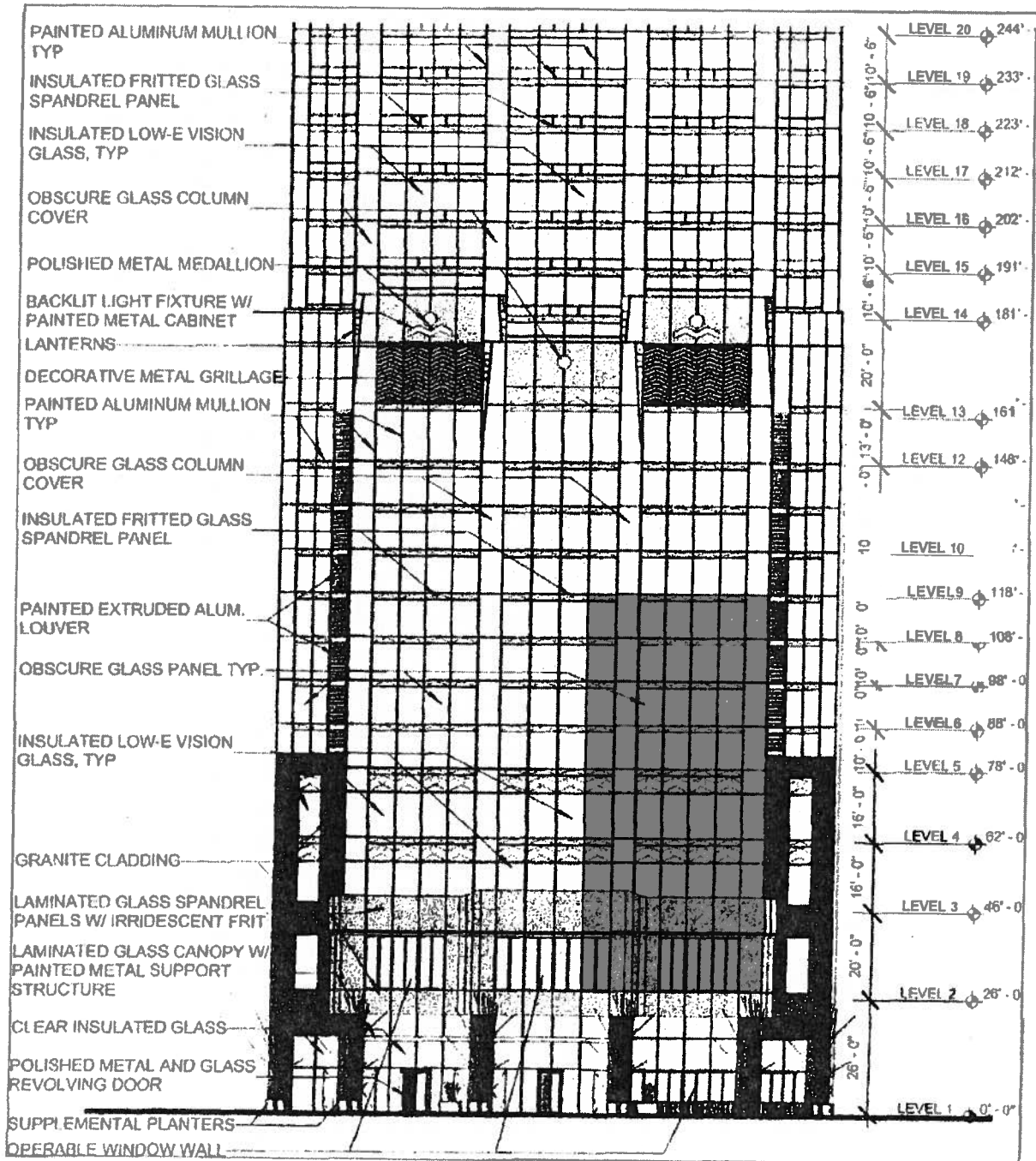
North Building Elevation.



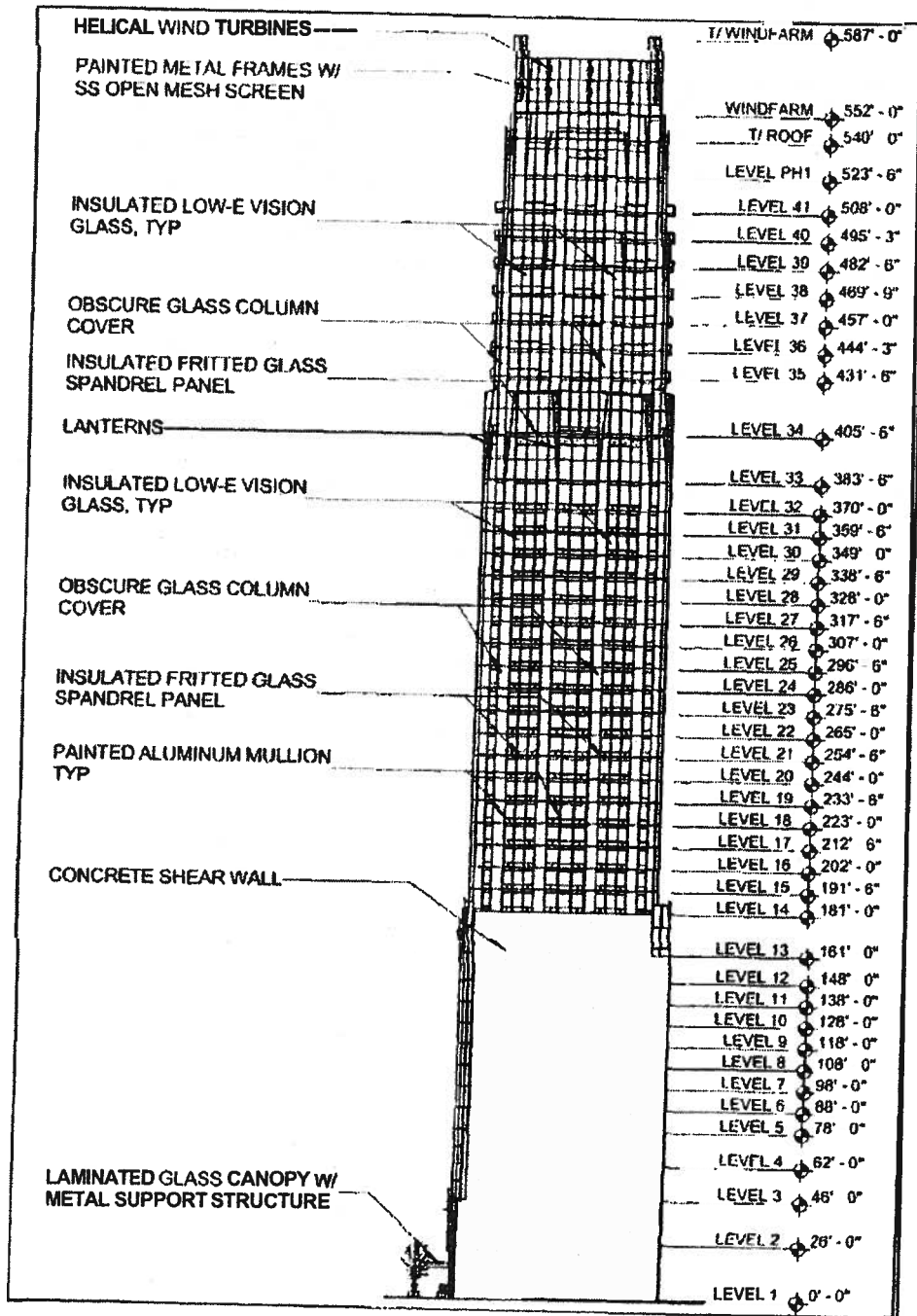
South Building Elevation.



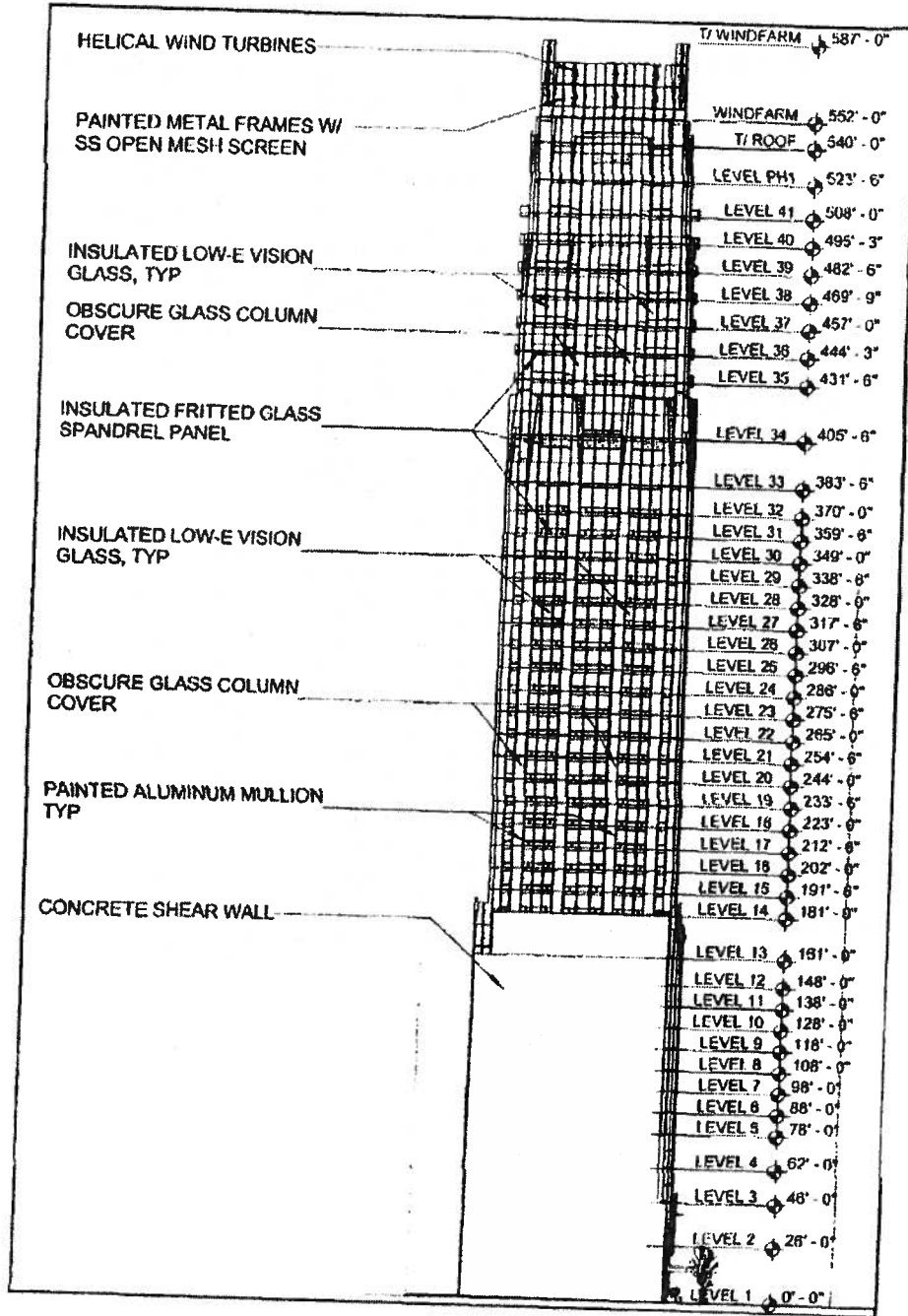
Enlarged South Building Elevation.



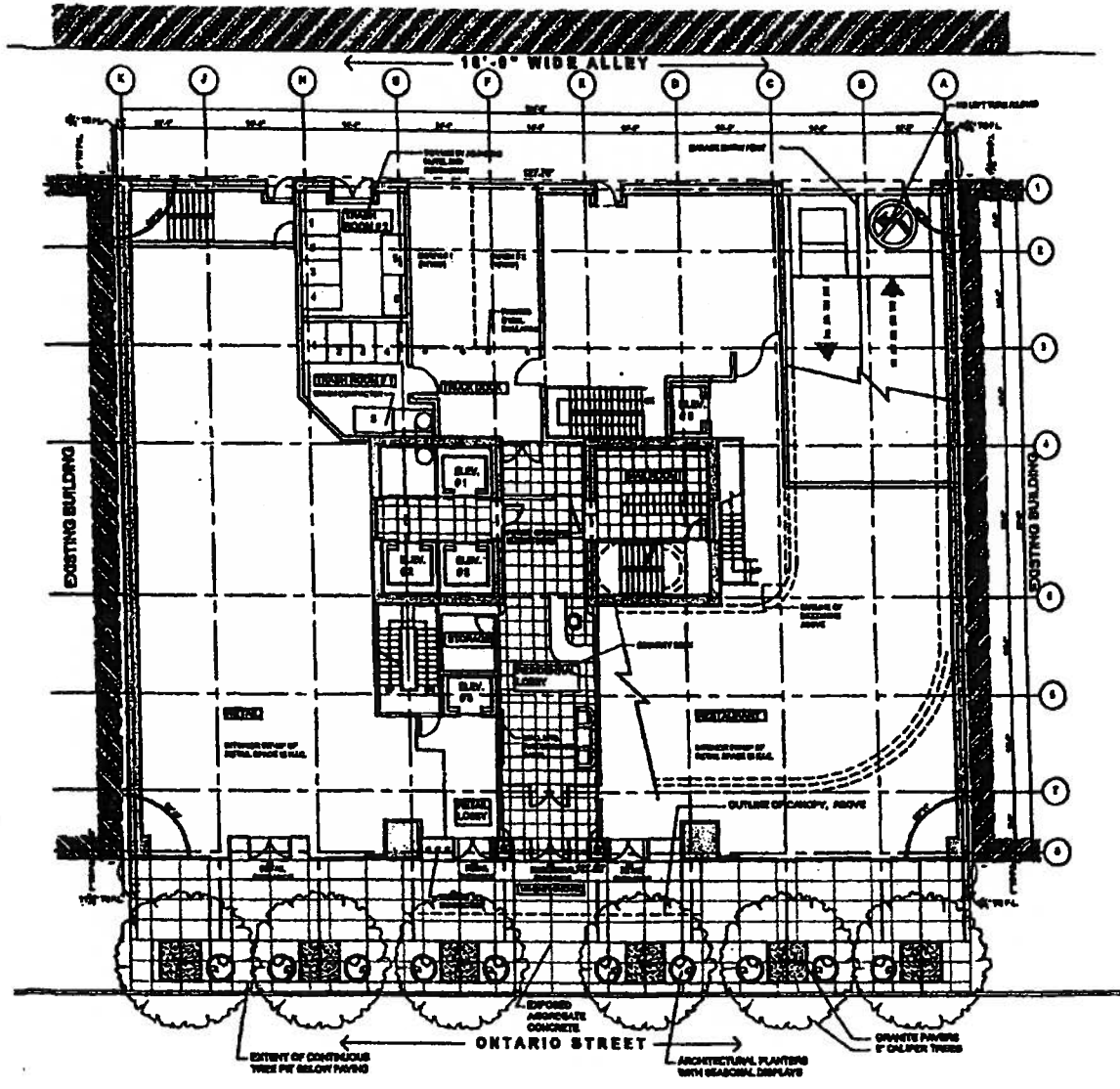
East Building Elevation.



West Building Elevation.

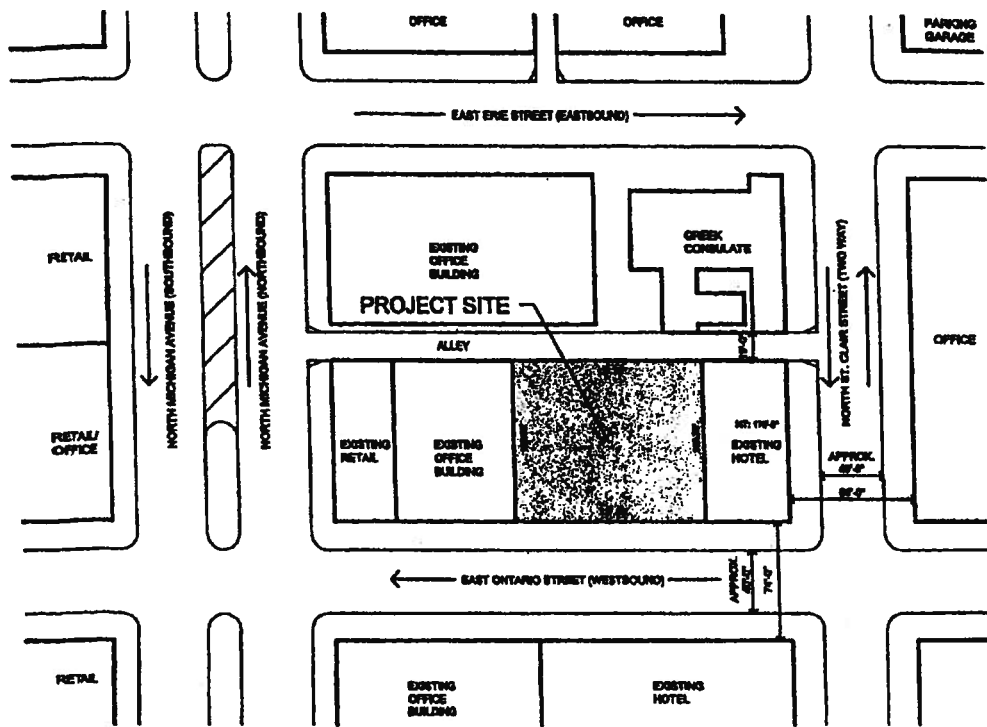


Landscape Plan.





Location Map/Land-Use Plan.

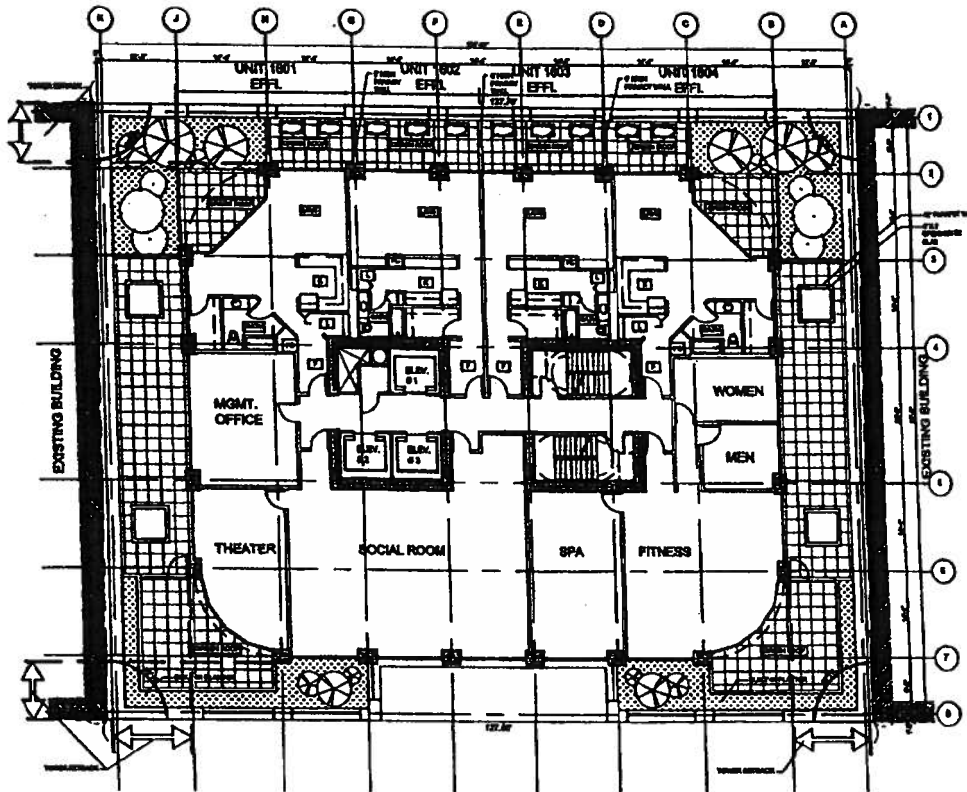








16<sup>th</sup> Floor Plan.

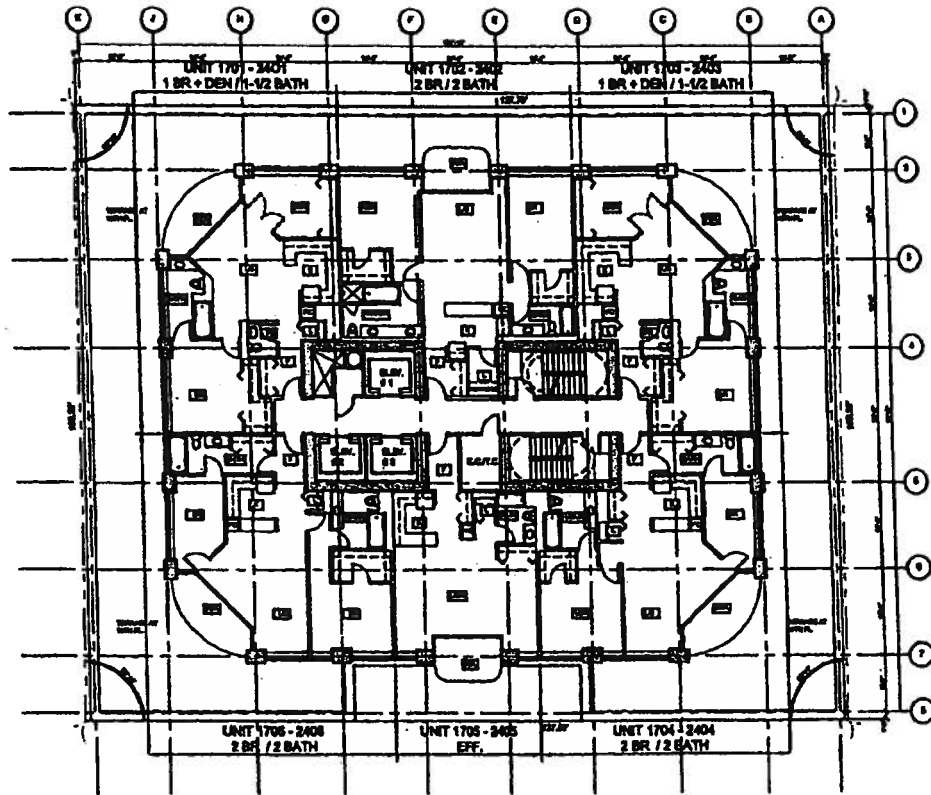


**NOTE: MINIMUM 25% OF NET  
USEABLE OUTDOOR AREA ON THE  
16TH FLOOR TO BE VEGETATIVE  
ROOF.**



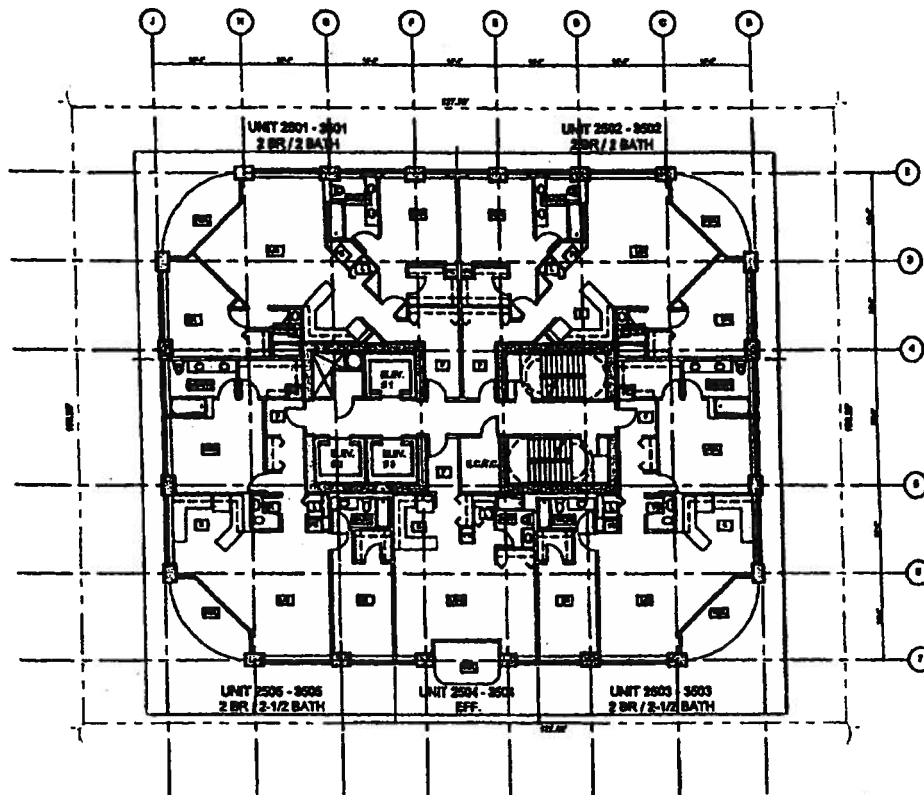


17<sup>th</sup> Through 24<sup>th</sup> Floor Plan.



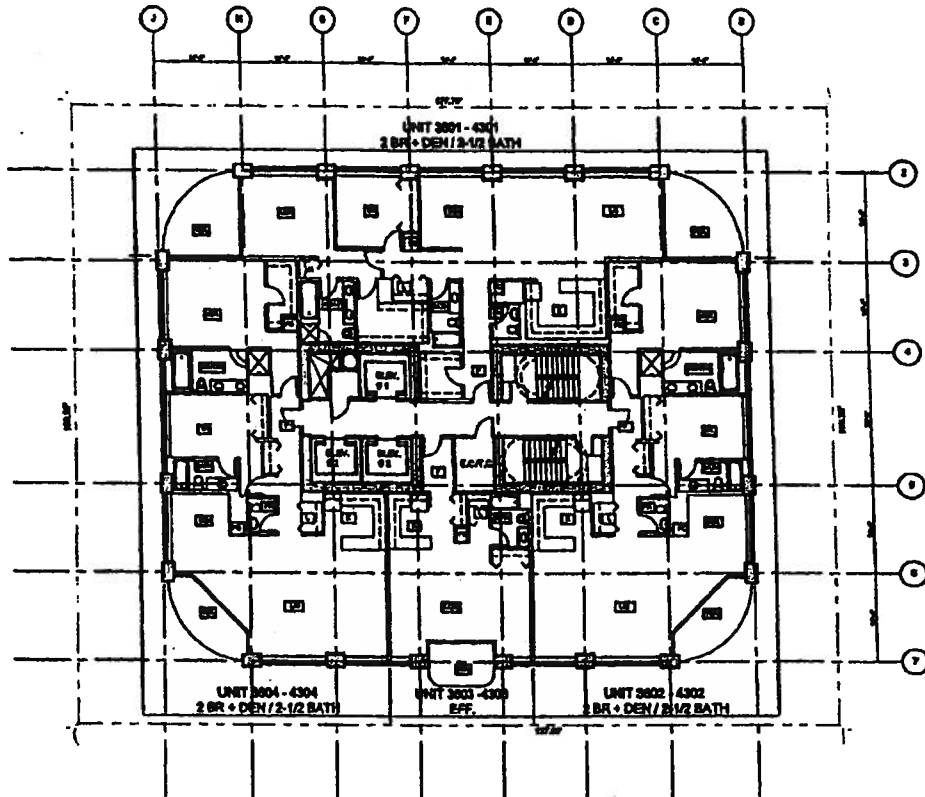


25<sup>th</sup> Through 35<sup>th</sup> Floor Plan.



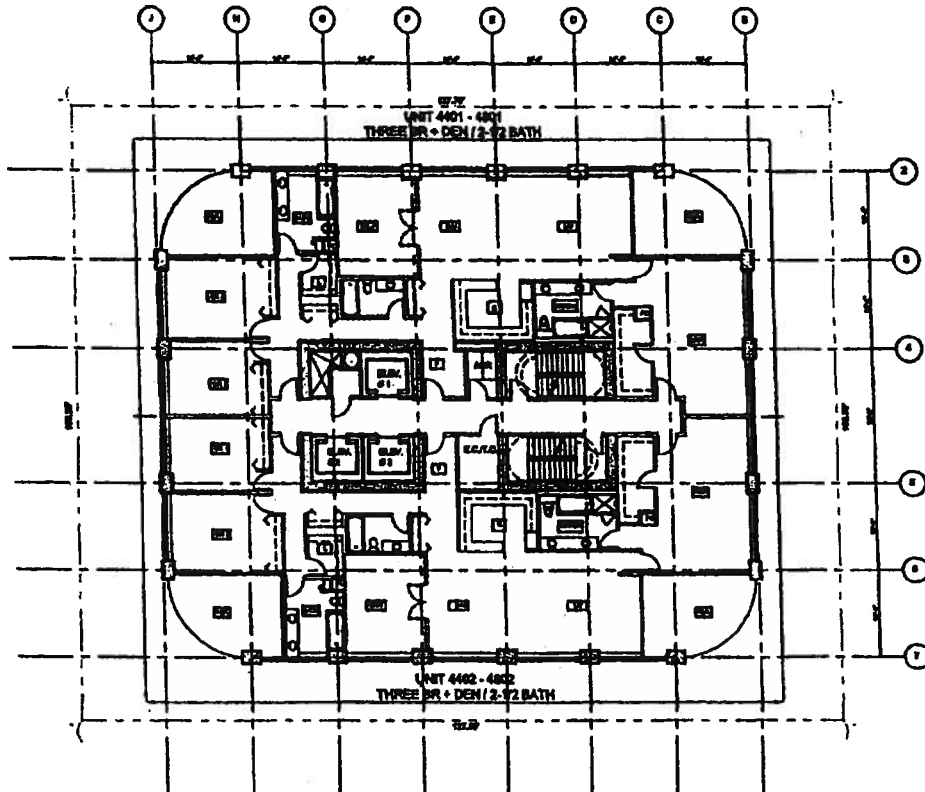


36<sup>th</sup> Through 43<sup>rd</sup> Floor Plan.



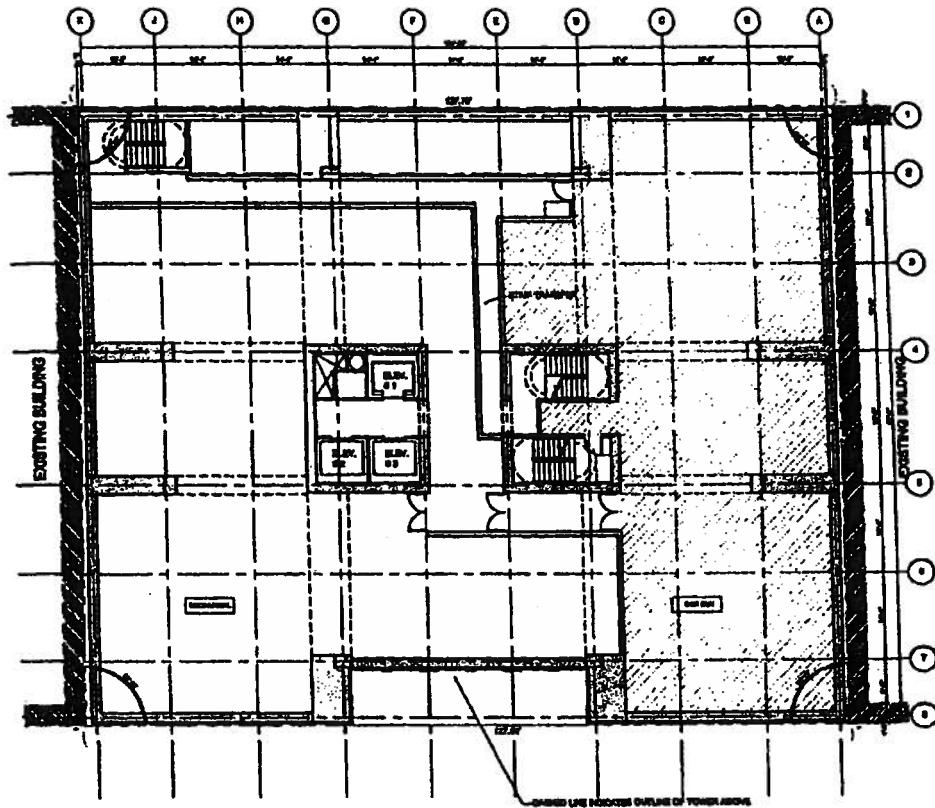


44<sup>th</sup> Through 48<sup>th</sup> Floor Plan.



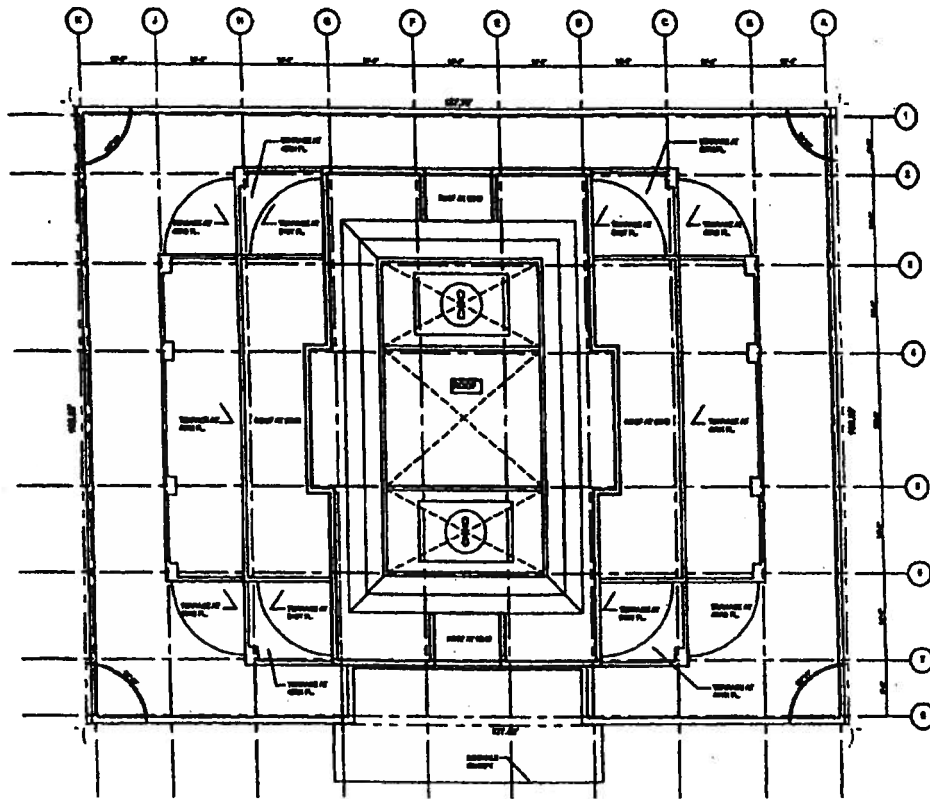


Structural Transfer/Mechanical/Dog Run.



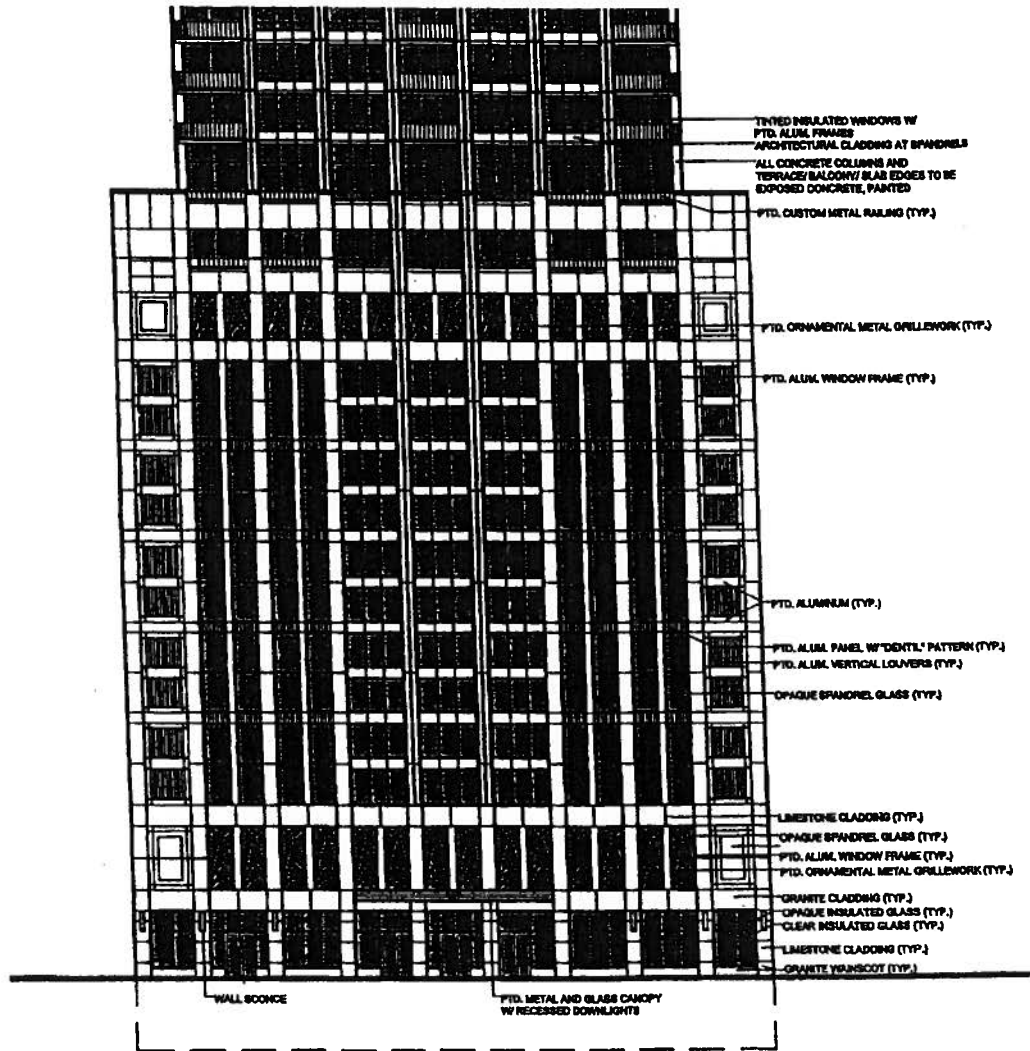


Roof Plan.



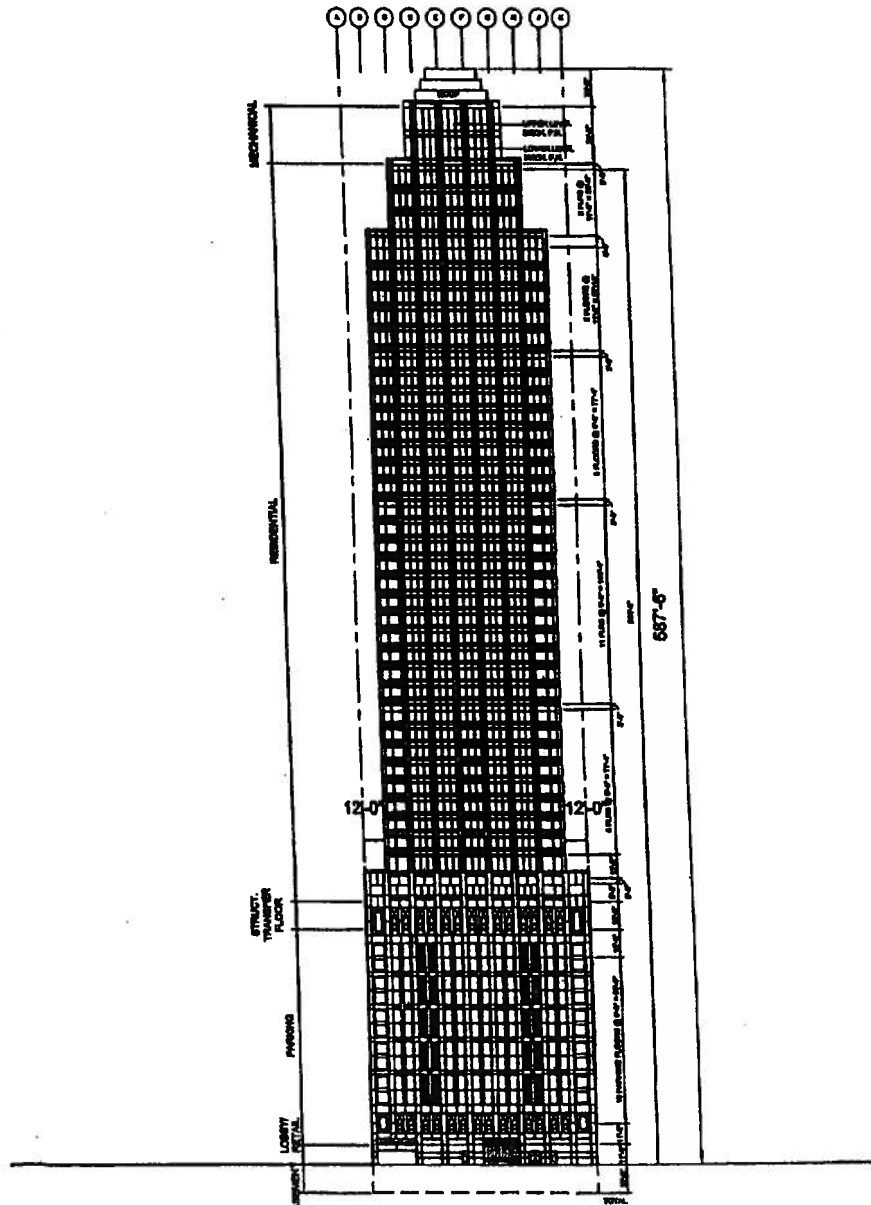


Partial Building Elevation (South).





North Elevation.





South Elevation.

