



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 24, 2016

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1263

Re: Administrative Relief request for Residential Business Planned Development No. 157, Sub-Area C-1, proposed building at 1201 North LaSalle Street, 1200 North Clark Street and 100 W. Division Street

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 157 ("PD 157"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 157. On July 27, 2015 administrative relief was approved for a reduction in the number of residential loading berths from three to two for the proposed building at the above location.

Your client, Sinclair Apts LLC (the "Applicant") is proposing a 35-story, 390-unit high-rise apartment building with a five-story retail and accessory parking structure at 1201 N. LaSalle Street, within PD 157, Sub-Area C-1. The property within Sub-Area C1 is owned by Sinclair Apts LLC and Jewel Food Stores, Inc. Jewel Food Stores, Inc. has provided their consent to this request.

The Applicant is seeking the following modifications to the proposed building:

- Refinements to the building's concrete articulation, canopies, balcony locations and rooftop mechanical penthouse.
- Elimination of the proposed mezzanine at the second level, resulting in a slight reduction in building height. However, the maximum building height remains 390 feet.
- On the South and East Elevations, the parking garage cladding has been changed from glass to a glass rain screen with louvers.
- On the North (alley) Elevation, the parking garage cladding has been changed from elastomeric cast in place concrete to metal panels and louver infill above painted concrete. Revised Sub-Area C1 North, South, East and West Elevations, dated September 30, 2016, are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design modifications and material substitutions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 157, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

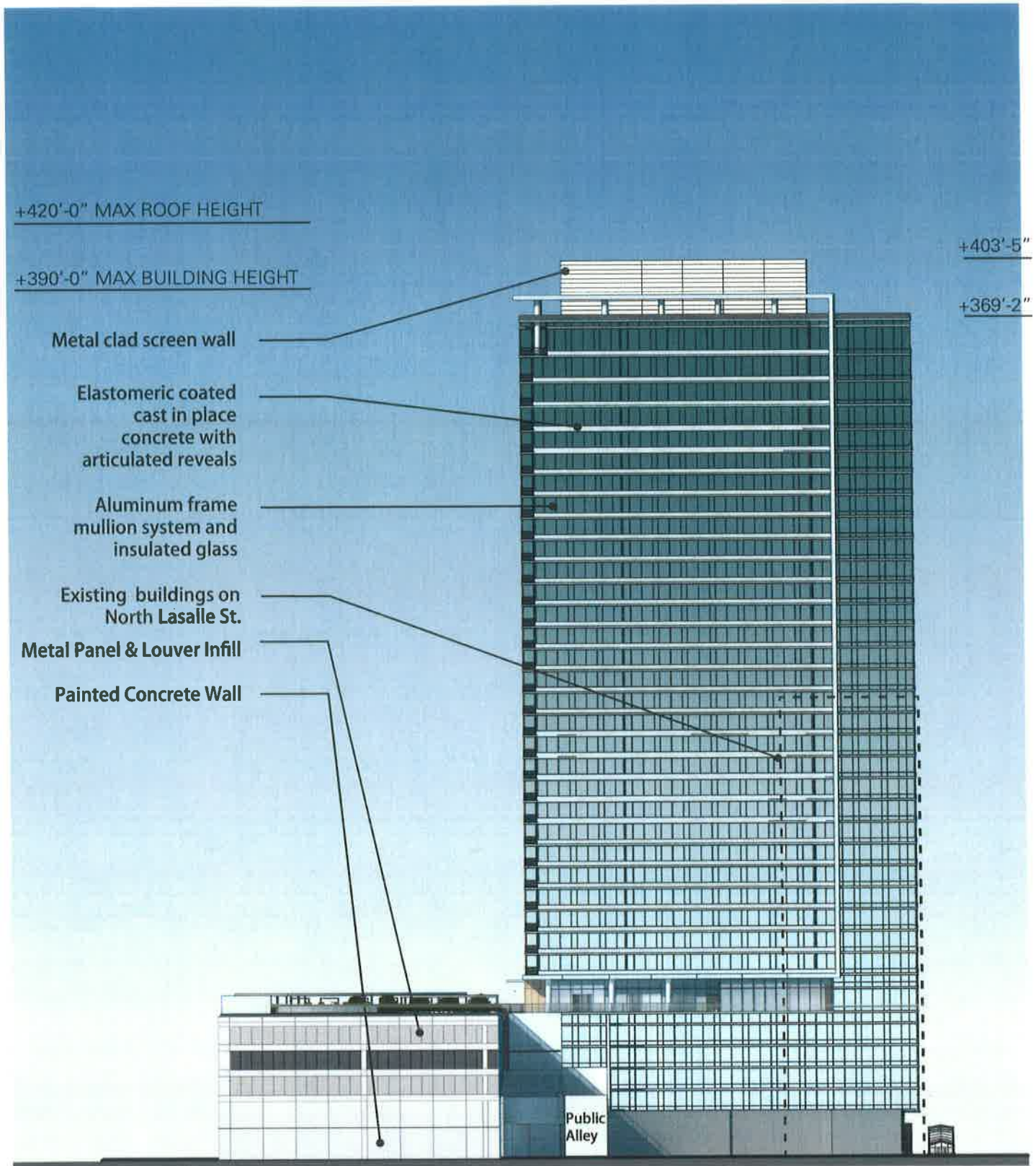
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



SUB-AREA C1: NORTH ELEVATION

Applicant:

FRC LaSalle LLC

Address:

1200-1210 N. Clark Street
100-130 W. Division Street
1201-1209 N. LaSalle Street

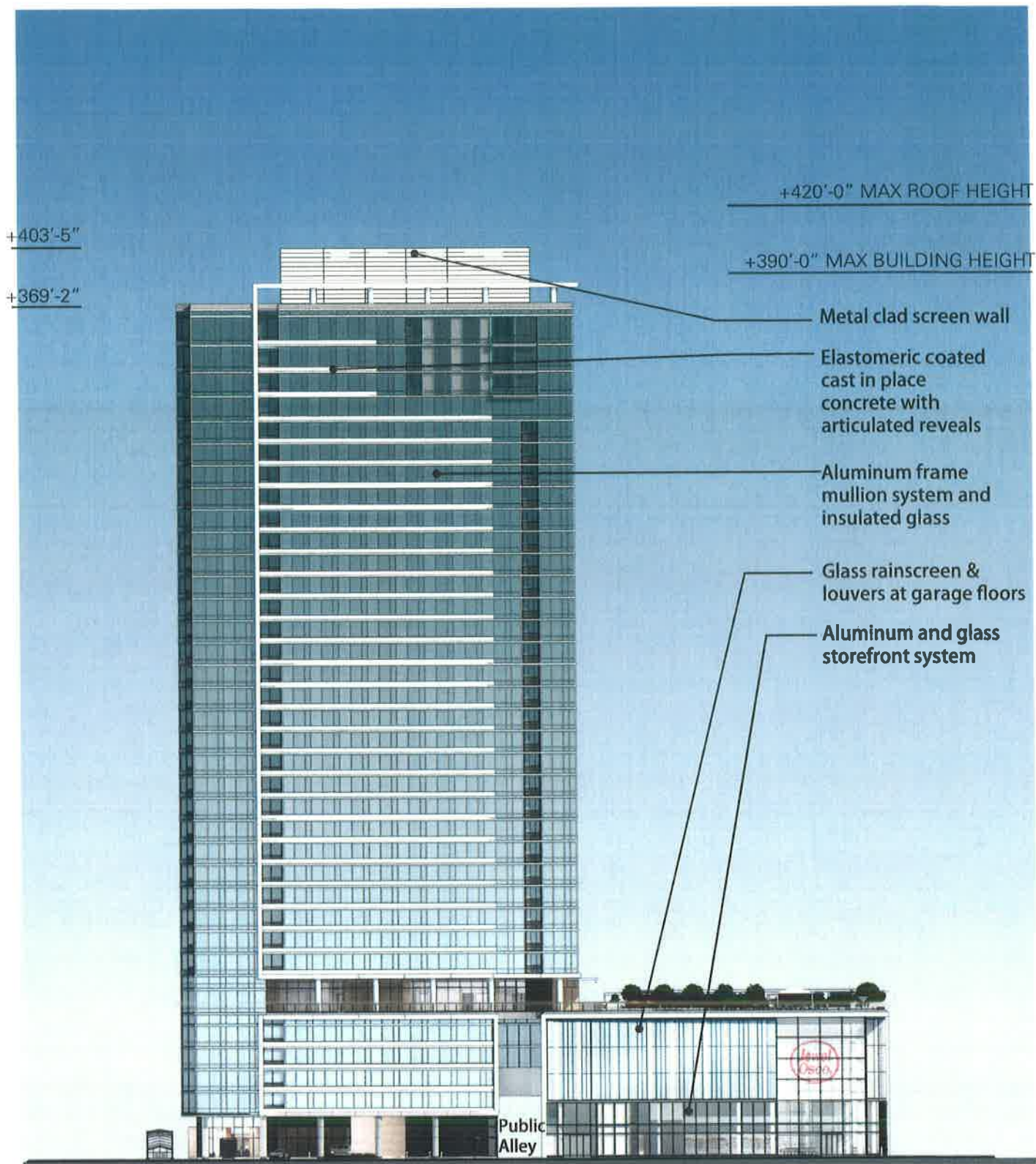
Introduced:

May 8, 2013

Plan Commission:

November 20, 2014; rev. September 30, 2016





SUB-AREA C1: SOUTH ELEVATION



Applicant:

FRC LaSalle LLC

Address:

1200-1210 N. Clark Street
100-130 W. Division Street
1201-1209 N. LaSalle Street

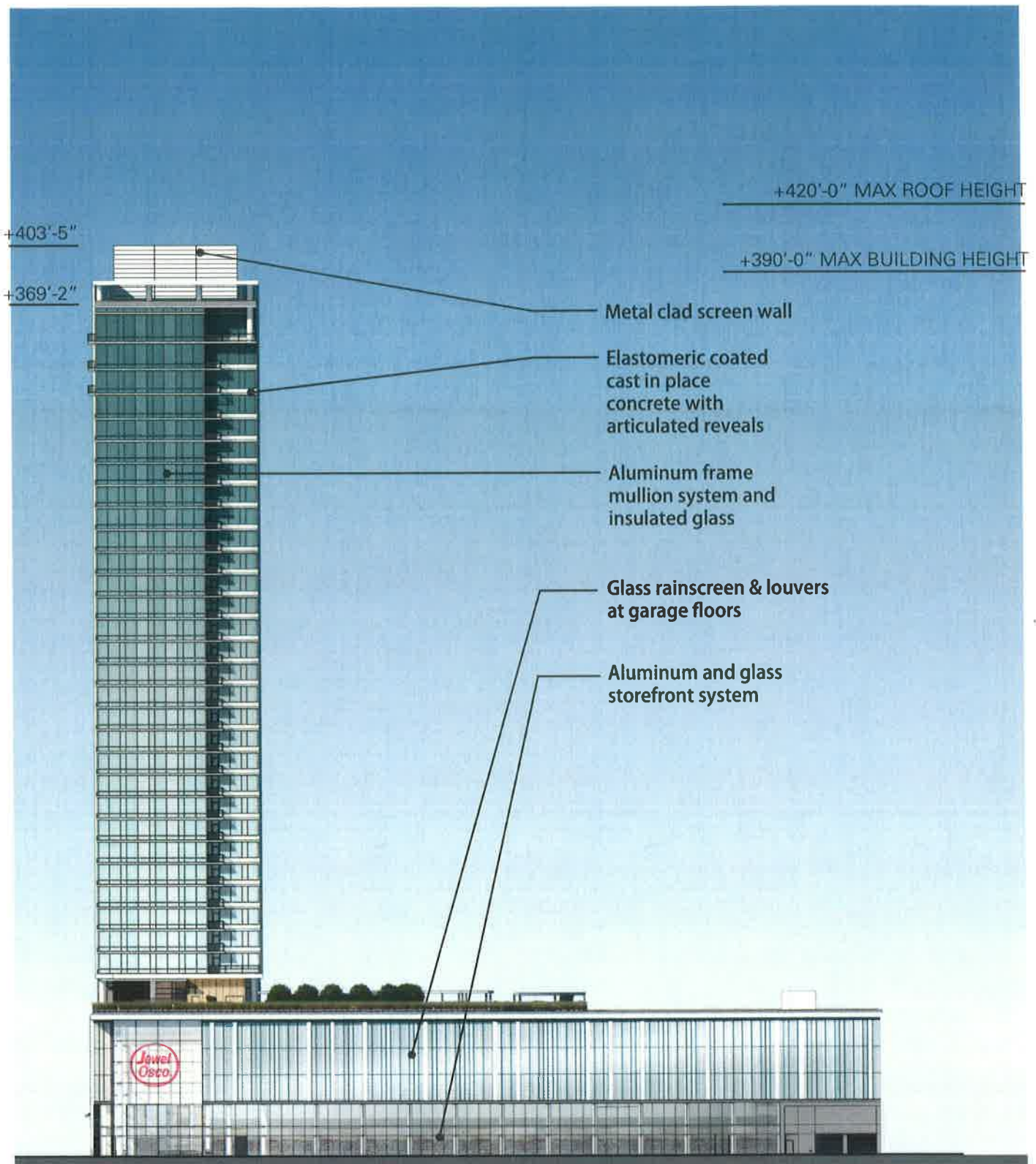
Introduced:

May 8, 2013

Plan Commission:

November 20, 2014; rev. September 30, 2016





SUB-AREA C1: EAST ELEVATION



Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street

Introduced: May 8, 2013
Plan Commission: November 20, 2014; rev. September 30, 2016



+420'-0" MAX ROOF HEIGHT

+390'-0" MAX BUILDING HEIGHT

+403'-5"

+369'-2"

Metal clad screen wall

Elastomeric coated
cast in place
concrete with
articulated reveals

Aluminum frame
mullion system and
insulated glass

Aluminum and glass
storefront system

Existing buildings on
North LaSalle St.



SUB-AREA C1: WEST ELEVATION



Applicant:

FRC LaSalle LLC

Address:

1200-1210 N. Clark Street
100-130 W. Division Street
1201-1209 N. LaSalle Street

Introduced:

May 8, 2013

Plan Commission:

November 20, 2014; rev. September 30, 2016





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 27, 2015

Jim Clementi
FRC Realty, Inc.
2222 S. Riverside Plaza
Suite 600
Chicago, IL 60606

Re: Administrative Relief request for Residential Business Planned Development No. 157, Sub-Area C-1, Proposed loading spaces at 1201 North LaSalle Street

Dear Mr. Clementi:

Please be advised that your request for a minor change to Residential Business Planned Development No. 157 ("PD 157"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 157.

FRC Realty, Inc. (the "Applicant") is proposing a 35-story, 390-unit high-rise apartment building with a 5-story retail and accessory parking structure at 1201 N. LaSalle Street, within PD 157, Sub-Area C-1. A minimum of three residential loading berths (10 feet by 25 feet) and three commercial loading berths (10 feet by 50 feet) are required. The Applicant is seeking administrative relief to allow for a reduction in the number of residential loading berths from three to two, as a result of needing additional ground floor space to accommodate mechanical and electrical services for the building. The attached, revised Floor Plan-Level 1, dated July 15, 2015, shall be inserted in the main file. The property within Sub-Area C1 is owned by FRC Realty and Jewel Food Stores, Inc. Jewel Food Stores, Inc. has provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed reduction in residential loading berths will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Furthermore, the reduction is consistent with Section 17-10-1100 of the Chicago Zoning Ordinance, which requires one off-street loading space per 200,000 square feet of floor area. With an overall residential floor area of 402,704 square feet, the number of loading spaces equals 2.0.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 157, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

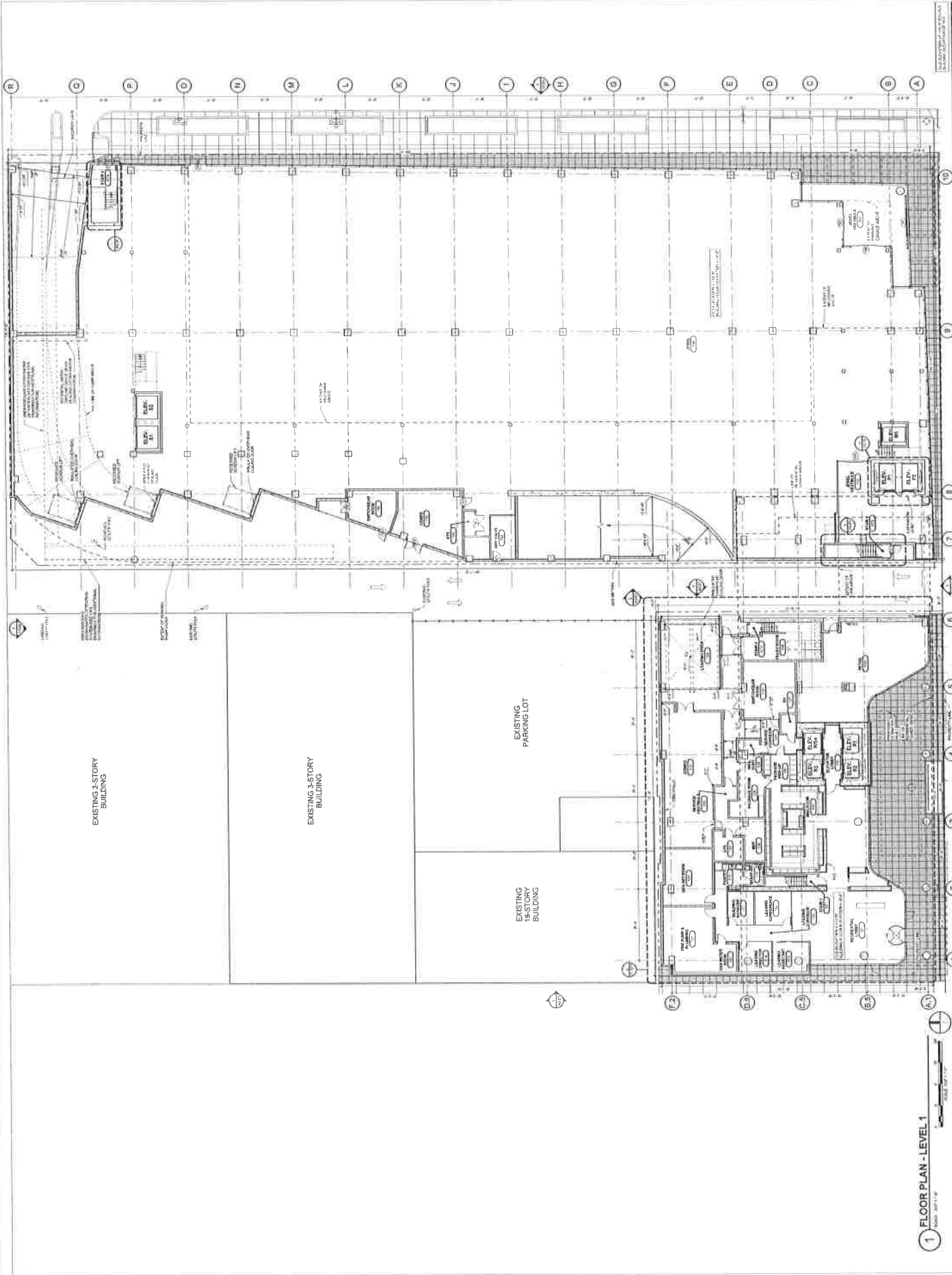
Sincerely,

A handwritten signature in dark ink, appearing to read 'Patricia A. Scudiero', with a long, sweeping horizontal line extending to the right.

Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Tim Barton, Main file



1 FLOOR PLAN - LEVEL 1

THE SINCLAIR & JEWEL
1201 N. LaSalle
Chicago, IL
1000 N. Dearborn Street
Chicago, IL 60610

Sheet Number
A2.01

Drawn By: JC
Checked By: LK
Project Number: 2012049

Revision: 001-1-16

1 FLOOR PLAN - LEVEL 1

SCB

Chicago
1000 N. Dearborn Street
Chicago, IL 60610
Tel: 312.321.1300
Fax: 312.321.1301
www.scb.com

1/21/2015

REPORTS OF COMMITTEES

102183

17745

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 17745)

(Common Address: 1200 -- 1210 N. Clark St., 100 -- 130 W. Division St.
And 1201 -- 1209 N. LaSalle St.)

RBPD157,00

[SO2013-3346]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 157 symbols and indications as shown on Map 3-F in the area bounded by:

a line 599.5 feet north of and parallel to West Goethe Street; the alley next east of North Clark Street; West Division Street; North LaSalle Street; a line 105.5 feet north of and parallel to West Division Street; the alley next east of North LaSalle Street; the alley next north of West Division Street; and North Clark Street,

to those of Residential-Business Planned Development Number 157, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the 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 publication.

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

*Planned Development No. 157 Statements,
As Amended.*

1. The area delineated herein as Planned Development Number 157 ("Planned Development") consists of approximately 250,932 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Pursuant to Section 17-8-0400 of the Chicago Zoning Ordinance, this Planned Development has been authorized by Sutton Place Association as the zoning control party for Subarea A, Beekman Place Homeowners Association as the zoning control party for Subarea B, Jewel Food Stores, Inc. as the owner of Subarea C-1 and 1201 North Clark LLC as the owner of Subarea C-2. As used in this Planned Development, the term "Applicant" means FRC LaSalle LLC with respect to Subarea C-1 and L.I. Clark LLC and Palm Beach Island I LLC with respect to Subarea C-2.

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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 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 plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and CDOT. 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 the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Right-of-Way Adjustment Map; Public Way Infrastructure Improvements; the following plans for Subarea C-1 (prepared by Solomon Cordwell Buenz and dated November 20, 2014): Site Plan; Landscape Plan; Enlarged Landscape Plans (2 sheets); Planting Details; Roof Plan; Section Looking North; Building Elevations; and, the Affordable Housing Profile Form; and, the following plans for Subarea C-2 (prepared by Hartshorne Plunkard Architecture and dated November 20, 2014): Site Plan; Landscape Plan; Planting Details; Roof Plan; Building Elevations; and, the Affordable Housing Profile Form. Full-sized copies of the Subarea C-1 and C-2 Site Plans, Landscape Plans and Building Elevations, along with the Overall Site and Landscape Plans, are on file with the DPD. 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 thereto, 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 this Planned Development:

- Subarea A: townhouses, recreational facilities (including a pool), off-street parking and loading.
- Subarea B: townhouses, recreational facilities (including a pool), off-street parking and loading.
- Subarea C-1: multi-unit residential (above the ground floor), food and beverage retail sales, liquor sales (as accessory use), retail sales (general), financial services, personal services, accessory parking, non-accessory parking and accessory and related uses. Required accessory vehicular parking servicing the residential uses in Subarea C-2 may be provided within Subarea C-1, pursuant to the ratios and requirements set forth in Statement Number 18 and the Bulk Regulations and Data Table of this Planned Development.
- Subarea C-2: multi-unit residential (above the ground floor) and the following uses (only to the extent they are permitted in the B1 Neighborhood Shopping District and not prohibited by more specific regulations), daycare, eating and drinking establishments (excluding general restaurants and taverns), financial services (excluding currency exchange, credit union, payday/title secure loan stores and pawn shops), food and beverage retail sales (excluding a liquor store for the sale of package goods), medical service, office, personal service, repair and laundry service (consumer), retail sales (general, excluding drug stores), off-site parking as set forth in Statement Number 18 and accessory and related uses. In addition to the exclusions listed above, amusement arcades are specifically prohibited.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within this Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of this 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted

FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 250,932 square feet.

9. Pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed, upon review and determination, by DPD. The fee, as determined by the staff of DPD 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 Subarea C-1 Applicant commits to provide and fully-fund the following infrastructure and rights-of-way improvements and other modifications as recommended by the Traffic Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (dated April 8, 2014) and detailed in the Public Way Infrastructure Improvements exhibit to this Planned Development:
 - A. Required bicycle racks for the commercial space will be provided externally (outdoor) along North Clark Street in the locations noted on the Subarea C-1 site plan; to the extent such bicycle racks will occupy portions of the public right-of-way, the Subarea C-1 Applicant will obtain all appropriate permits (required bicycle racks for the residential units will be provided internally to the buildings in Subarea C-1);
 - B. A minimum of one (1) parking space in the Subarea C-1 parking garage will be reserved for a shared vehicle service;
 - C. Countdown pedestrian signals will be installed at the intersection of North Clark and West Goethe Streets;
 - D. Continental crosswalks at the intersections identified in the Traffic Study and the aforementioned Public Way Infrastructure Improvements exhibit to this Planned Development;

- E. Separate left-turn lanes and lag left-turn phases will be provided at the intersection of West Division and North Clark Streets; and
- F. Ingress and egress to the parking garage will be provided on North Clark Street and an outbound (egress only) will be provided on the north/south alley out to West Division Street.

The funding, design and provision of all such improvements and modifications: A) will be the responsibility of the Subarea C-1 Applicant; B) will be subject to review and installation scheduling by CDOT; and, C) must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. All requirements contained in this Planned Development shall comply with the provisions of all applicable City Ordinances, Rules and Regulations.

- 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
- 15. 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, conserves energy and maximizes the preservation of natural resources. Through the provision of a 50 percent green roof and Leadership in Energy and Environmental Design (LEED) certification the Subarea C-1 project will meet the guidelines of the Sustainable Policy of DPD. Through the provision of a 50 percent green roof and LEED certification, the Subarea C-2 project will meet the guidelines of the Sustainable Policy of DPD.
- 16. The Applicant acknowledges and agrees that the addition of floor area for the development of ten (10) or more housing units for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Forms attached hereto as exhibits to this Planned Development, the Applicant has agreed to provide thirty-nine (39) affordable housing units in the Residential Project in Subarea C-1 and ten (10) affordable housing units in the Residential Project in Subarea C-2 for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II Review for each Residential Project, the

Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of residential units in a Residential Project, DPD may adjust the requirements of this Statement 16 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for a Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment for the Residential Project in question, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending this Planned Development.

17. In order to develop the proposed improvements in Subarea C-1, the Applicant has contracted to acquire a portion of the unused floor area (for FAR purposes) and square footage (for minimum lot area, MLA, purposes) from Subareas A and B (the "Development Rights"). The Applicant shall establish those Development Rights (i) prior to Part II Approval for Subarea C-1 and (ii) by delivery to DPD of an executed and recorded Agreement Regarding Development Rights ("Agreement"). Said Agreement shall confirm the amount of Development Rights acquired for the benefit of Subarea C-1. Said Development Rights shall be applicable solely to Subarea C-1 in accordance with the amounts shown on the Bulk Regulations and Data Table of this Planned Development. In no event shall such transfer of Development Rights cause the FAR or density limitations shown on the Bulk Regulations and Data Table to be exceeded. Delivery of the Agreement shall authorize DPD to initiate Part II Review for Subarea C-1 pursuant to the parameters set forth in the Bulk Regulations and Data Table of this Planned Development.
18. The required accessory vehicular parking servicing the residential uses in Subarea C-2 may be located in the parking garage to be constructed in Subarea C-1. If construction in Subarea C-2 is commenced or completed prior to the completion of the Subarea C-1 parking garage then the required accessory vehicular parking servicing the residential uses in Subarea C-2 may be provided elsewhere off-site in a zoning district that permits non-accessory parking; however, with no greater than a 600 feet distance between the nearest such off-site parking space and the entrance to the Subarea C-2 use served, pursuant to the ratios and requirements set forth in the Bulk Regulations and Data Table of this Planned Development.

19. 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 Planned Development Number 157, dated May 15, 1985.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Right-of-Way Adjustment Map; Subarea C-1 Site Plan; Subarea C-1 Landscape Plan; Subarea C-1 Enlarged Landscape Plans; Subarea C-1 Planting Details; Subarea C-1 Roof Plan; Subarea C-1 Building Elevations; Subarea C-2 Site Plan/Landscape and Green Roof Plan; Subarea C-2 North, South, East and West Building Elevations; Affordable Housing Profile (Rental) for Subareas C-1 and C-2; and Site Approval Request Letter referred to in these Plan of Development Statements printed on pages 102192 through 102216 of this *Journal*.]

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

Residential-Business Planned Development No. 157, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	365,909
Area of Public Rights-of-Way (square feet):	114,977
Net Site Area (square feet):	250,932
Subarea A:	89,675
Subarea B:	76,140
Subarea C-1:	67,162
Subarea C-2:	17,955
Maximum Floor Area Ratio:	
Subarea A:	1.10
Subarea B:	2.20
Subarea C-1:	6.70 (pursuant to Statement 17)
Subarea C-2:	5.0
Overall:	3.25

Maximum Number of Residential Units:

Subarea A:	50
Subarea B:	43
Subarea C-1:	390 (pursuant to Statement 17 and the maximize percentage of allowed efficiency units, per Section 17-3-0410-A)
Subarea C-2:	98 (pursuant to the maximize percentage of allowed efficiency units, per Section 17-3-0410-A)
Overall:	581

Minimum Off-Street Parking:

Subarea A:	1 space per residential unit
Subarea B:	1 space per residential unit
Subarea C-1:	0.50 spaces per residential unit (pursuant to Section 17-10-0102-B-1 and Statements 5 and 18) and 100 spaces for approximately 51,000 square feet of commercial space
Subarea C-2:	0.50 spaces per residential unit (pursuant to Section 17-10-0102-B-1 and Statements 5 and 18)

Minimum Bicycle Parking:

Subarea A:	None
Subarea B:	None
Subarea C-1:	Pursuant to Sections 17-10-0102-B-3 and 17-10-0207-C for Subarea C-1 and one per five auto spaces of Subarea C-1 commercial space

Subarea C-2: Pursuant to Sections 17-10-0102-B-3 and 17-10-0207-C

Minimum Off-Street Loading:

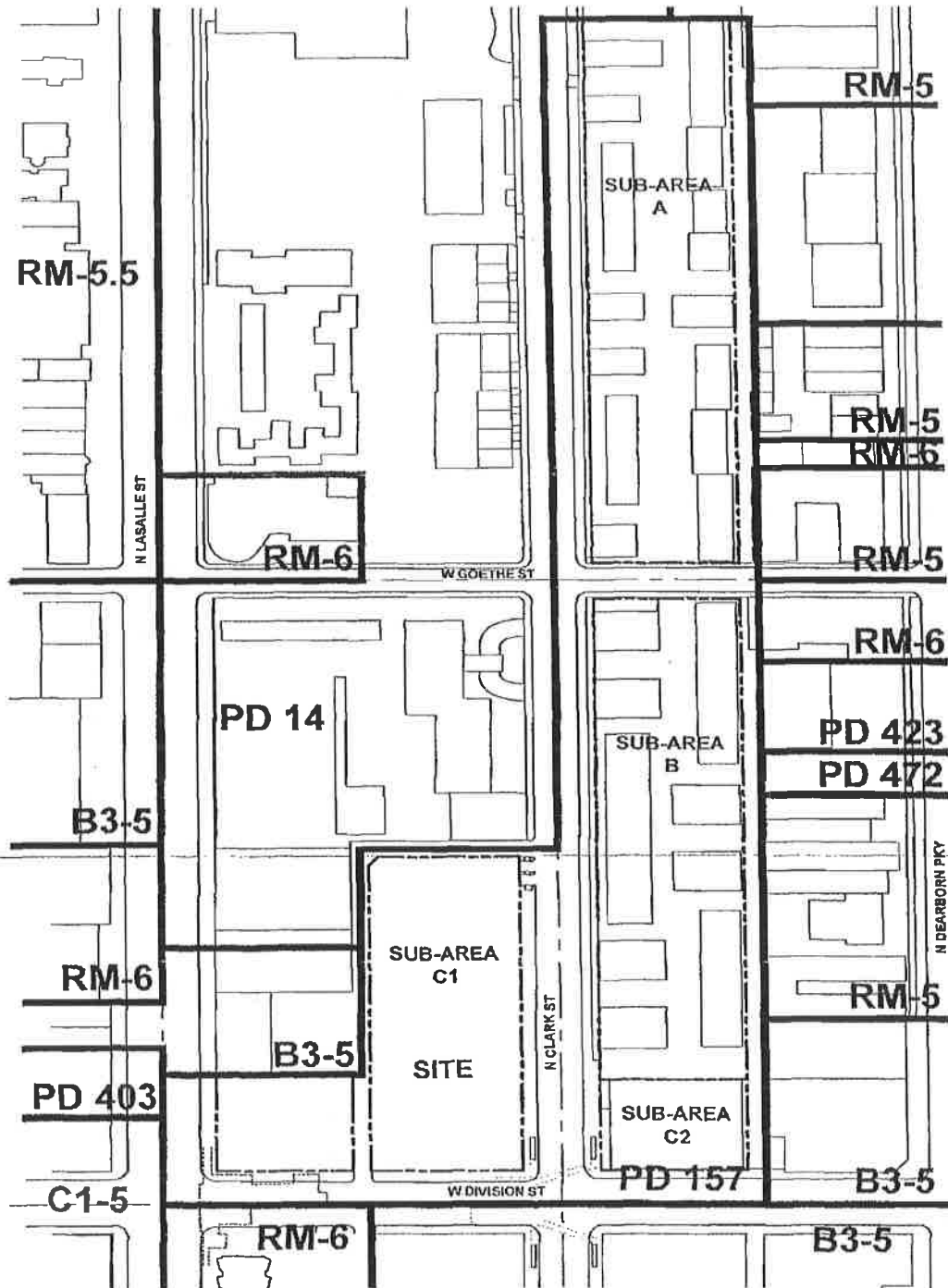
Subarea A:	None
Subarea B:	None
Subarea C-1:	3 residential berths (10 feet by 25 feet) 3 commercial berths (10 feet by 50 feet)
Subarea C-2:	1 berth (10 feet by 25 feet)

Maximum Building Height:

Subarea A:	46 feet (exclusive of mechanical)
Subarea B:	46 feet (exclusive of mechanical)
Subarea C-1:	390 feet to underside of ceiling of highest occupied floor (420 feet including mechanical)
Subarea C-2:	125 feet to underside of ceiling of highest occupied floor (130 feet including mechanical)

Minimum Setbacks:

Subarea A:	None
Subarea B:	None
Subarea C-1:	In substantial conformance with the Plans.
Subarea C-2:	In substantial conformance with the Plans.



EXISTING ZONING MAP

0 80' 160' ⊕

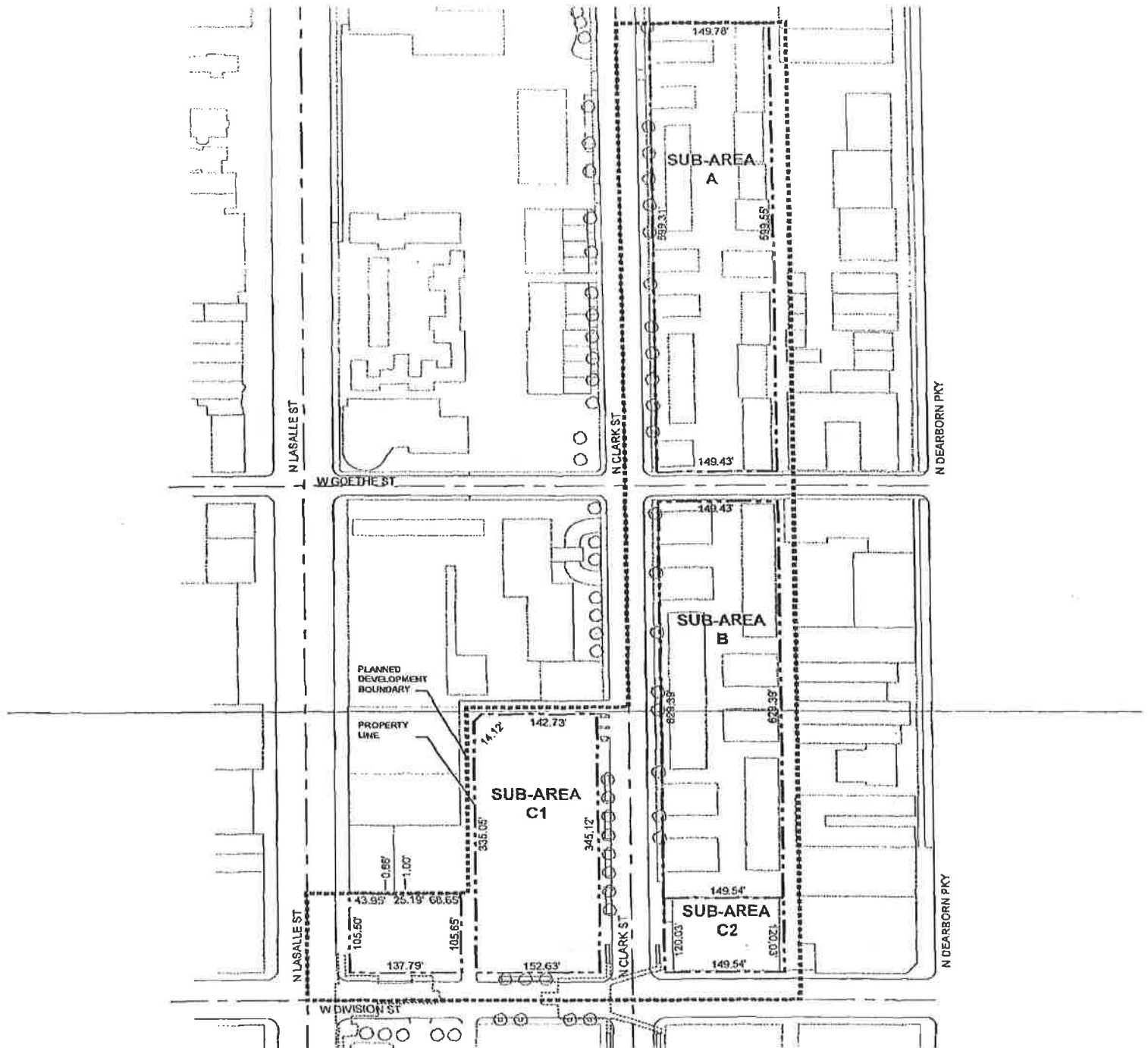
Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014





Applicant:	FRC LaSalle LLC
Address:	1200-1210 N. Clark Street 100-130 W. Division Street 1201-1209 N. LaSalle Street
Introduced:	May 8, 2013
Plan Commission:	November 20, 2014

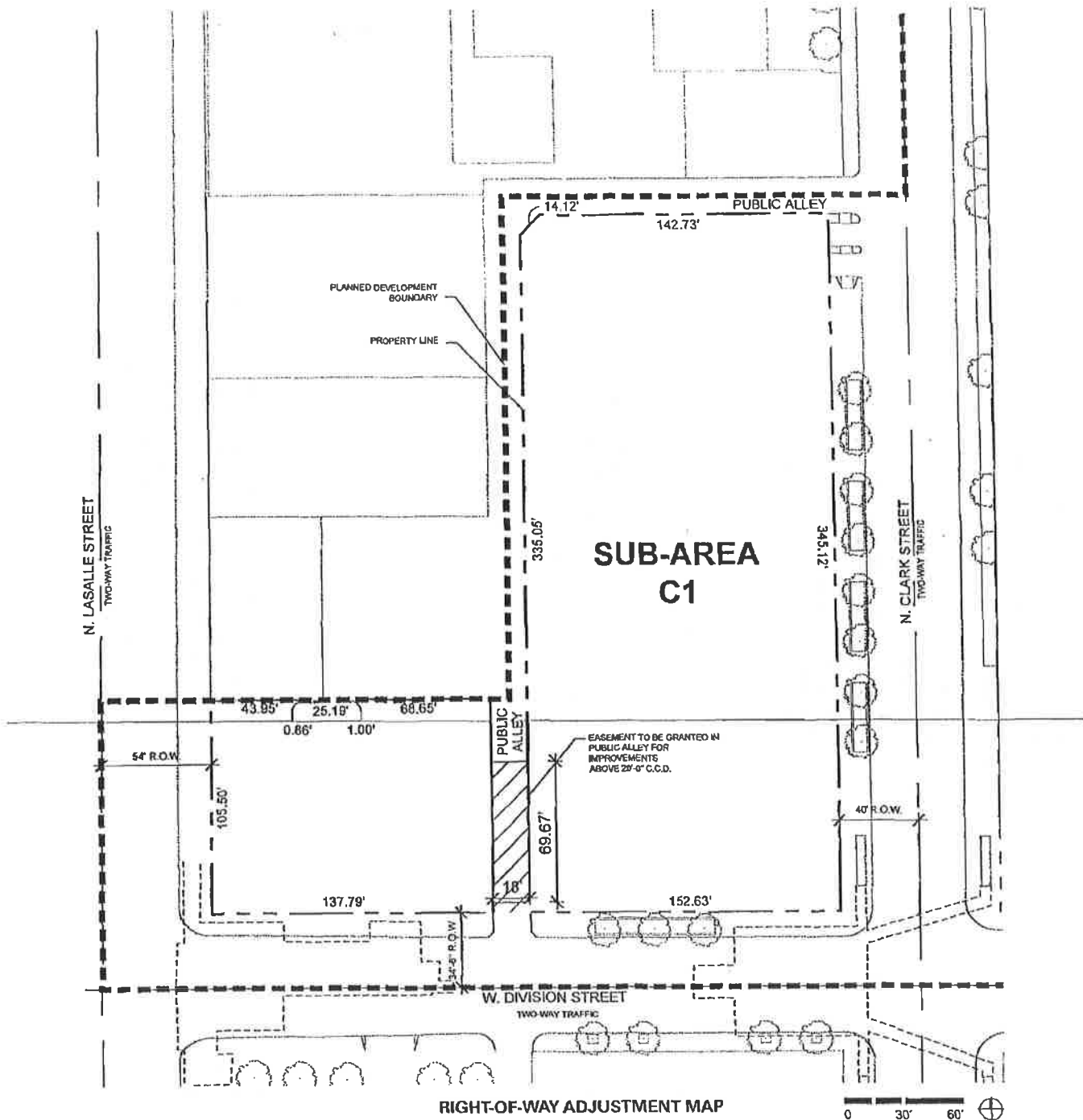




**PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE AND SUB-AREA MAP**

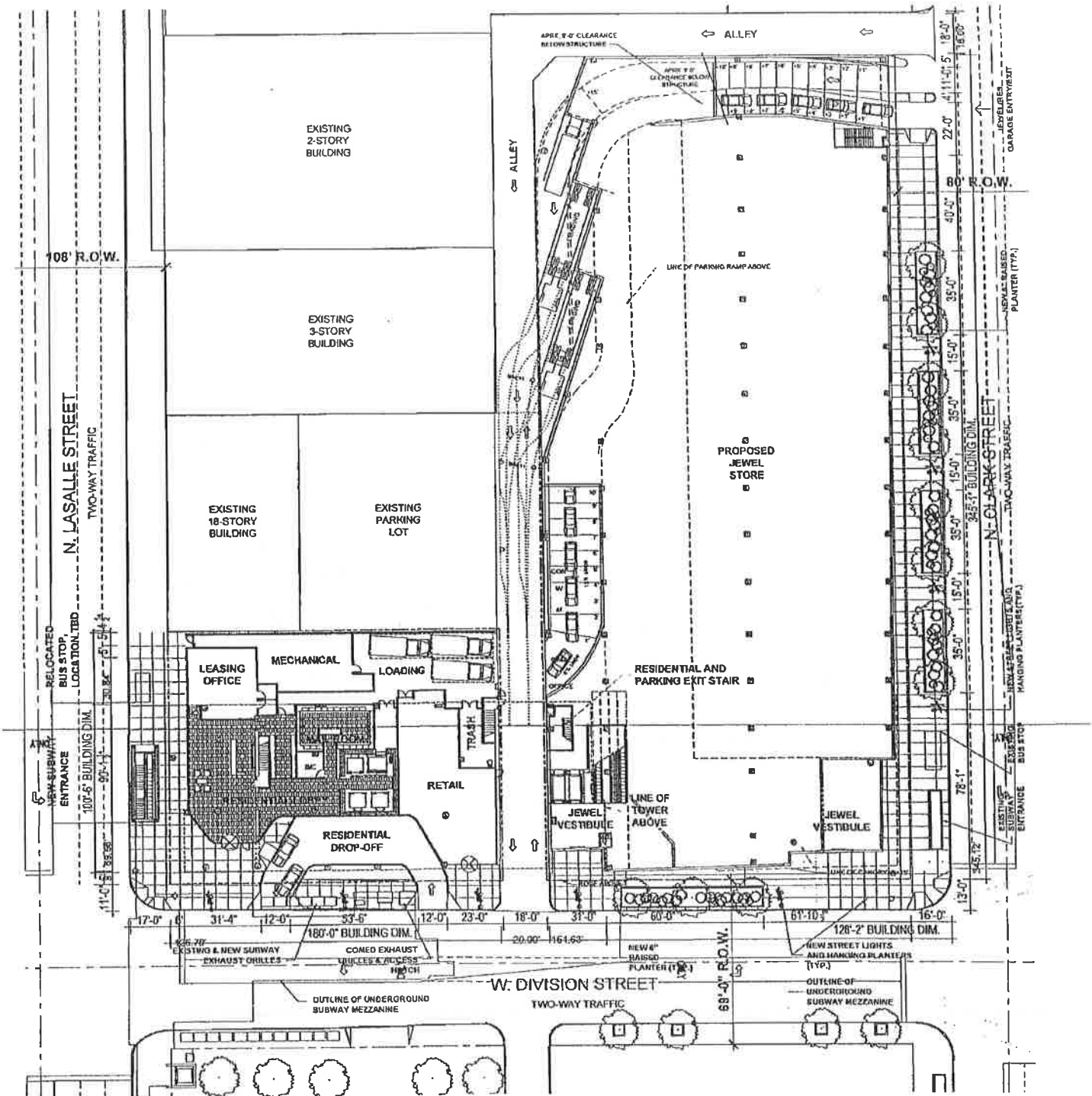
Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014



**RIGHT-OF-WAY ADJUSTMENT MAP**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014

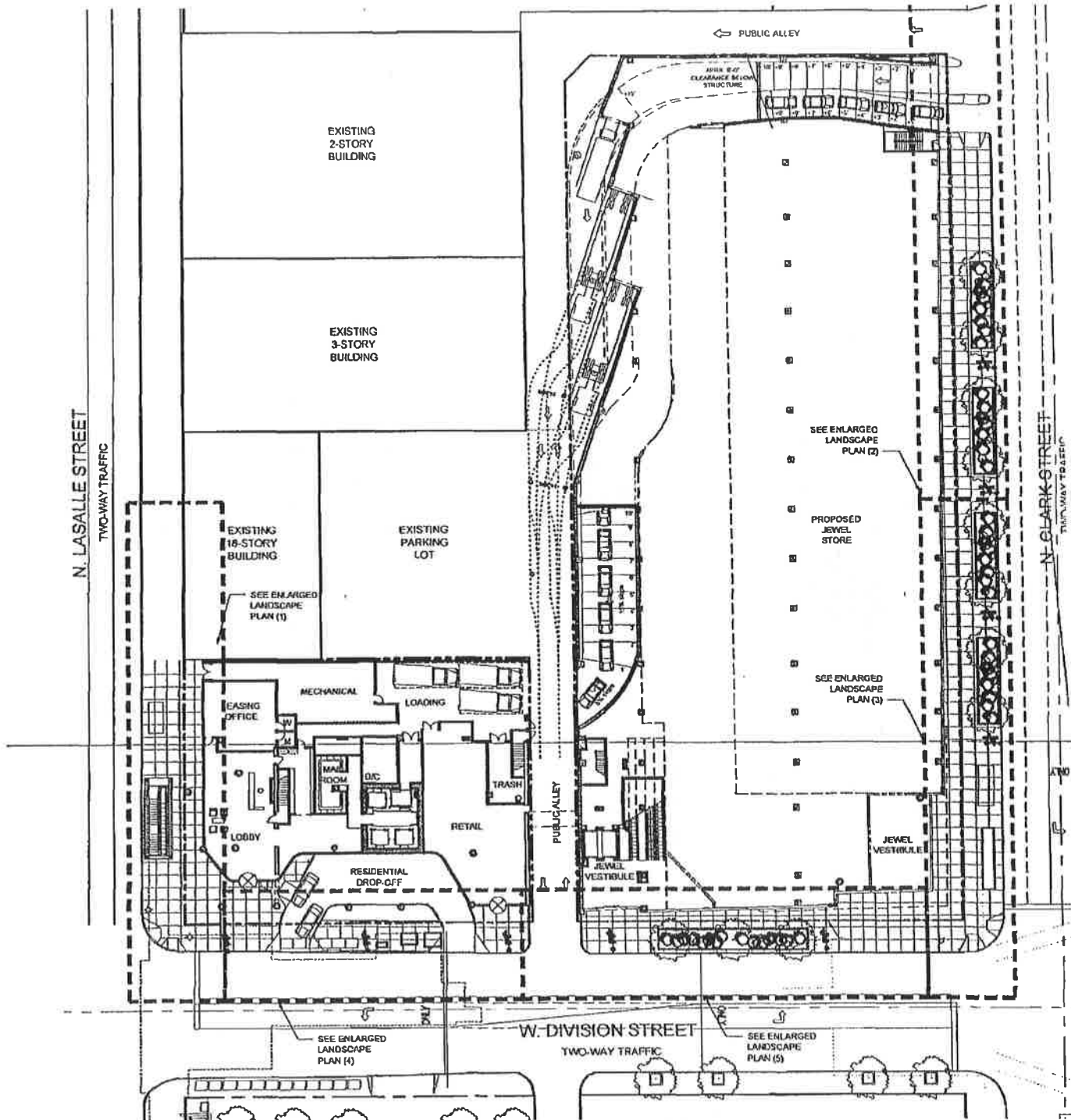


**SUB-AREA C1: SITE PLAN**

0 25' 50'

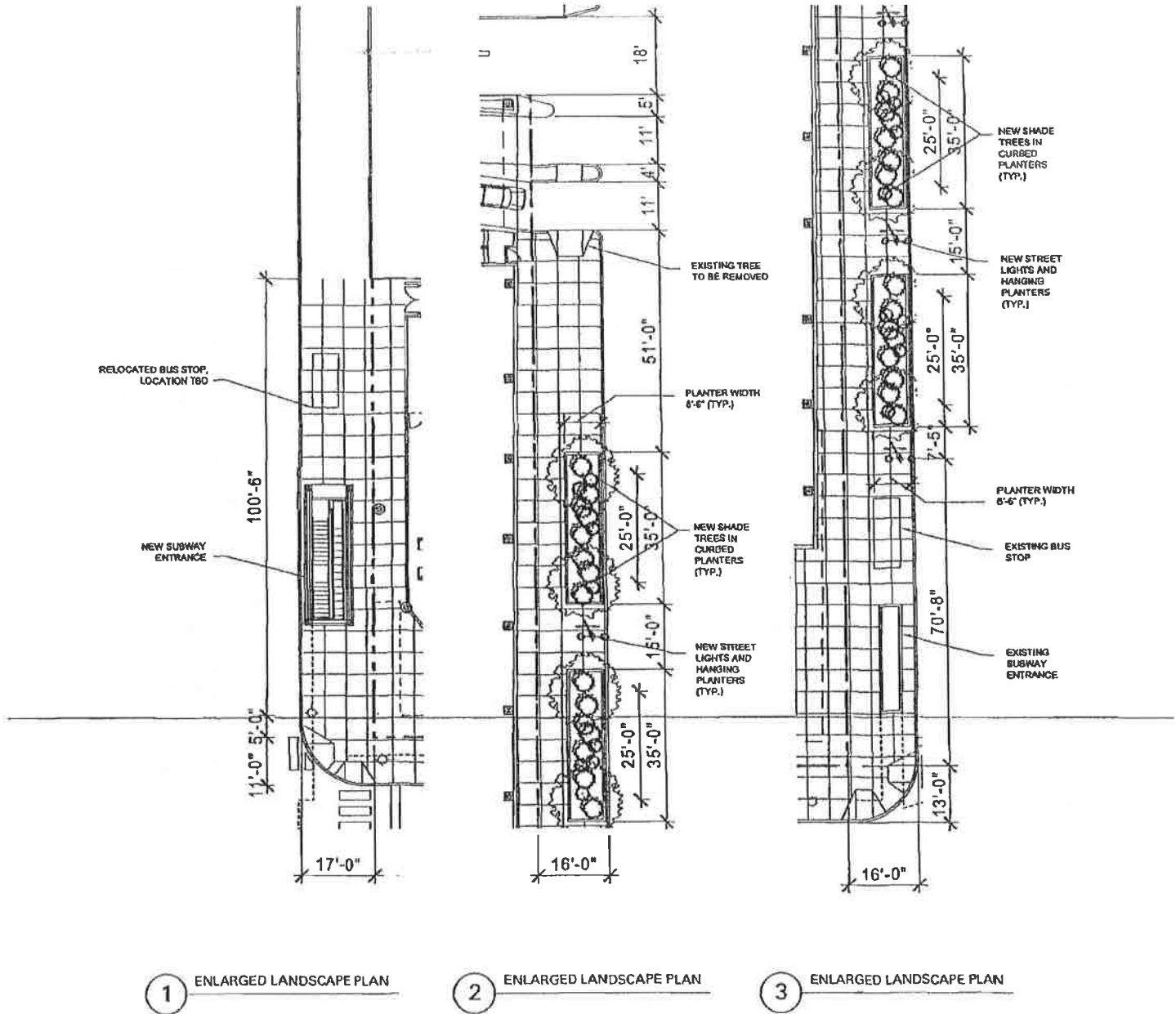
Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014



**SUB-AREA C1: LANDSCAPE PLAN**

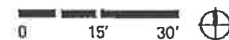
Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014

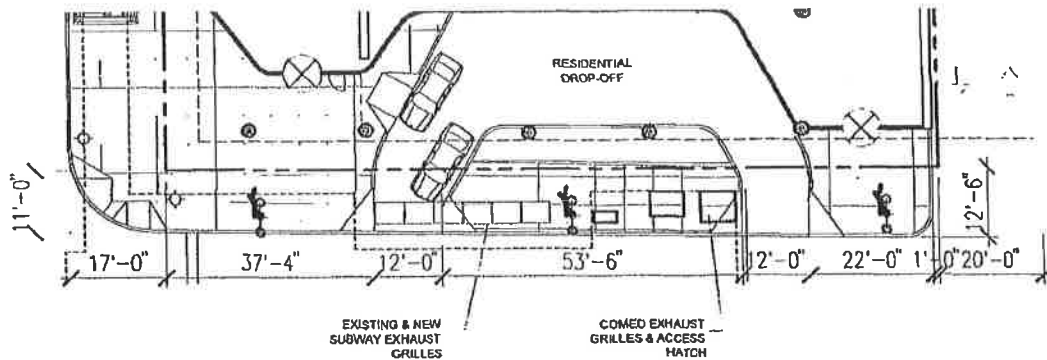




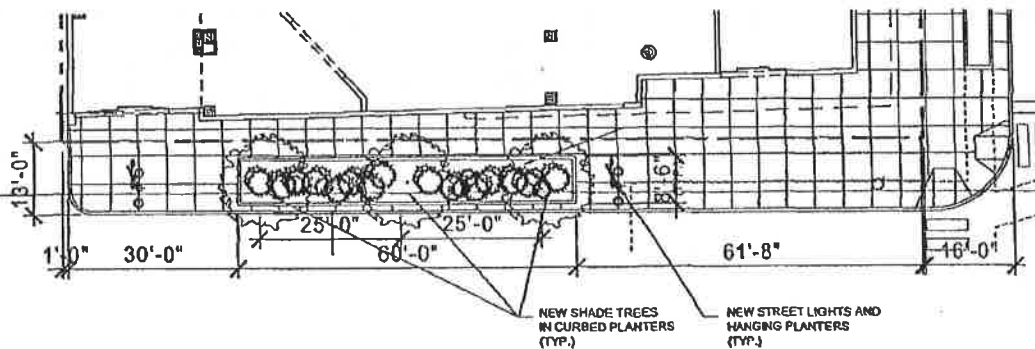
**SUB-AREA C1:
ENLARGED LANDSCAPE PLANS**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014





4 ENLARGED LANDSCAPE PLAN



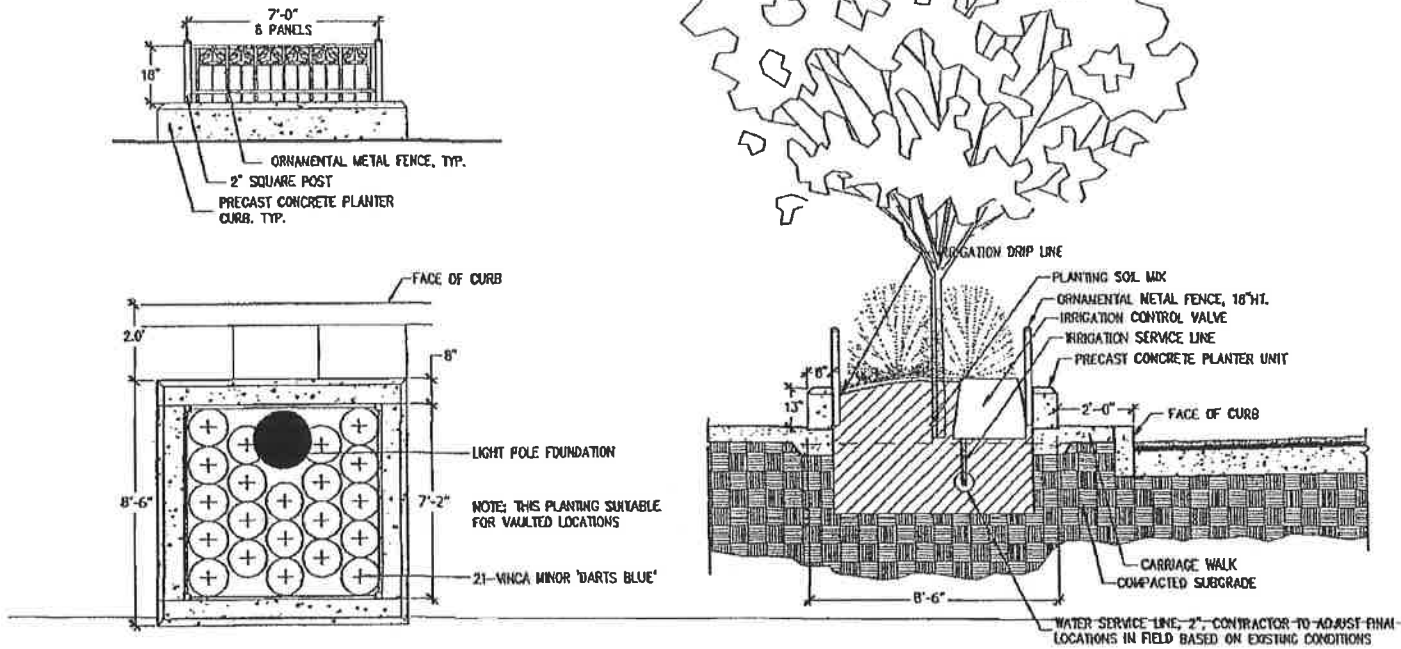
5 ENLARGED LANDSCAPE PLAN

**SUB-AREA C1:
ENLARGED LANDSCAPE PLANS**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014



PLANTER STYLE 'A'



TYPICAL NEW RAISED PLANTERS AT LASALLE ST, DIVISION ST, & CLARK ST

SUB-AREA C1: PLANTING DETAILS

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014



CALCULATIONS FOR GREEN ROOF:

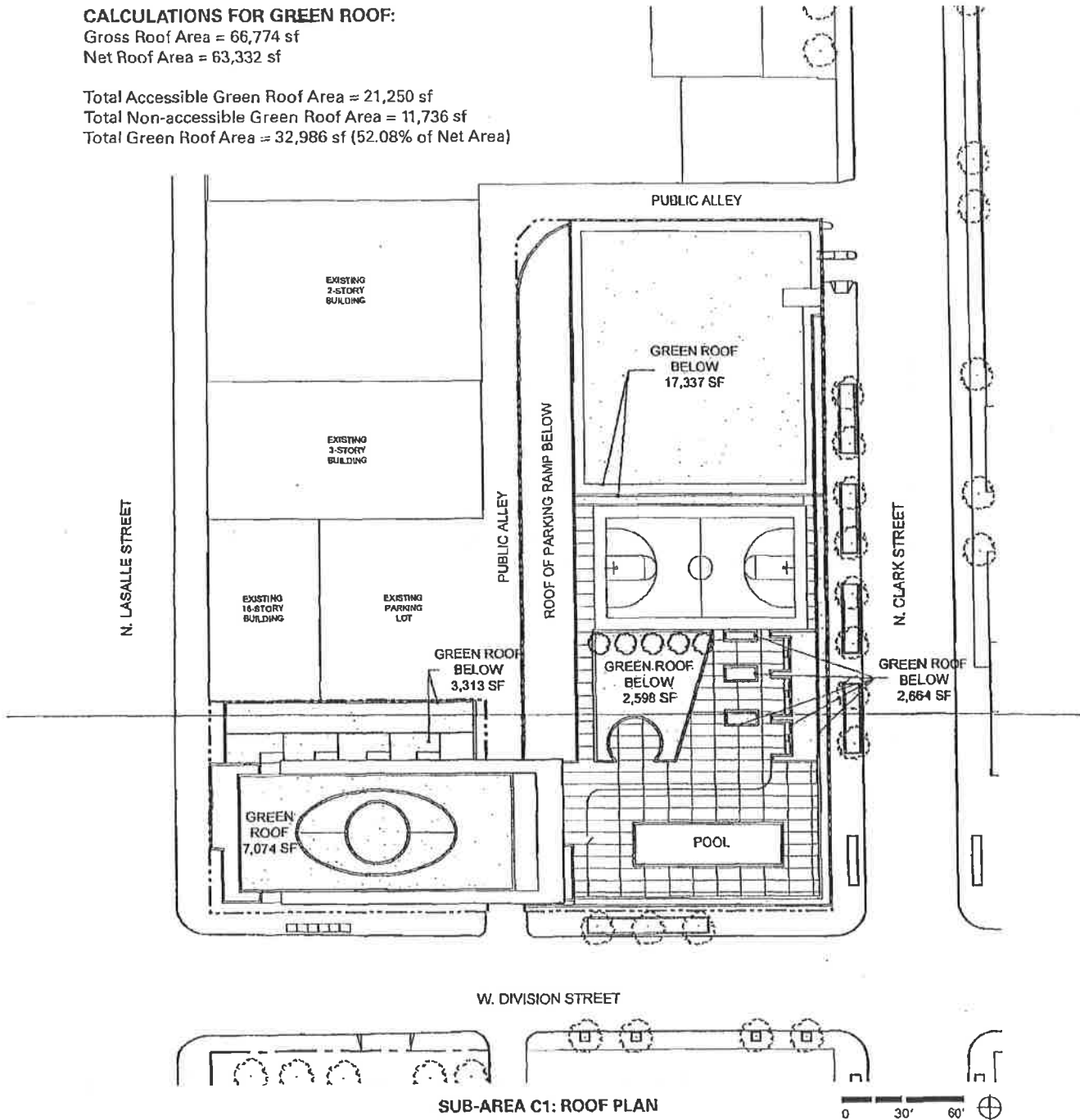
Gross Roof Area = 66,774 sf

Net Roof Area = 63,332 sf

Total Accessible Green Roof Area = 21,250 sf

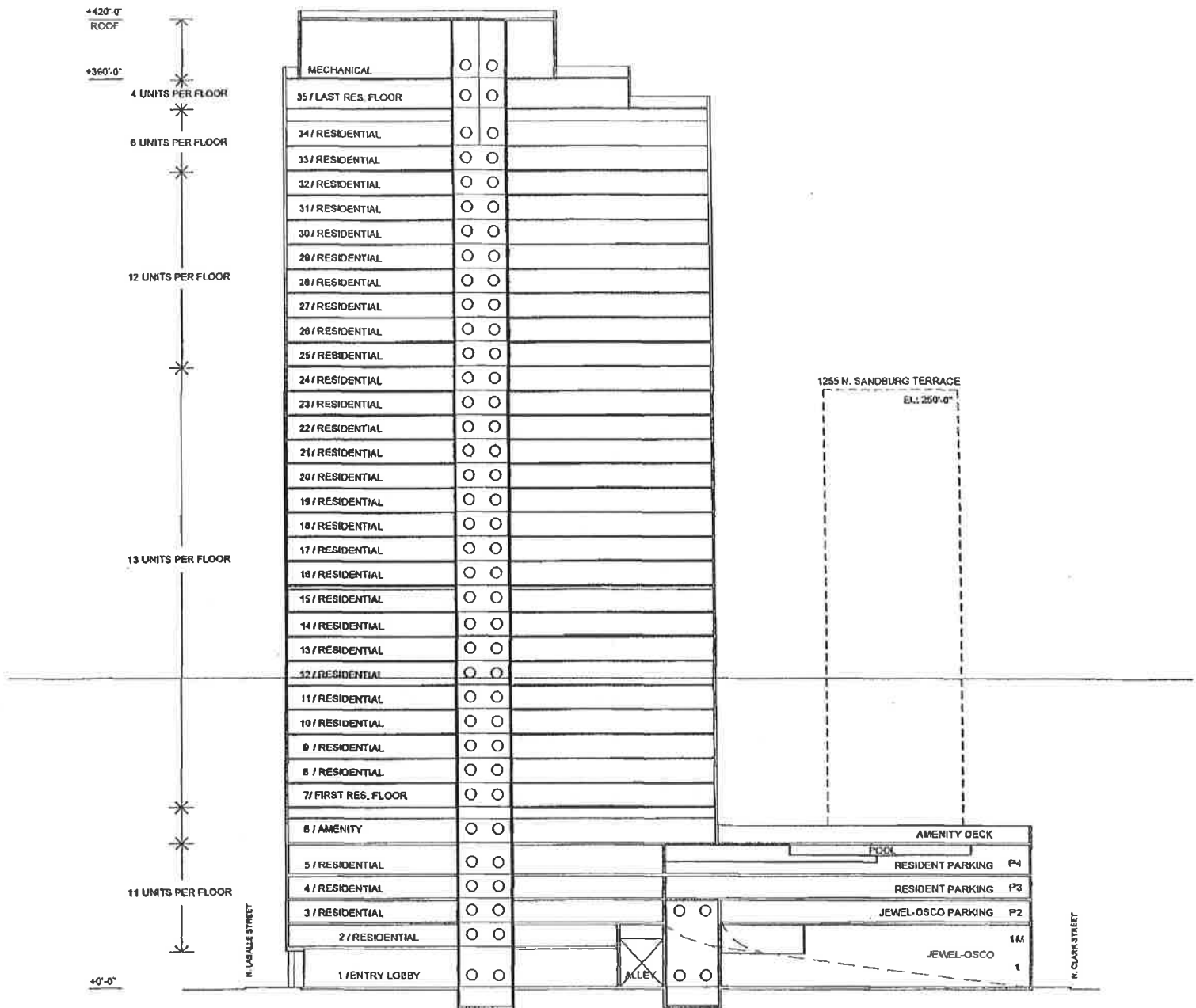
Total Non-accessible Green Roof Area = 11,736 sf

Total Green Roof Area = 32,986 sf (52.08% of Net Area)

**SUB-AREA C1: ROOF PLAN**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014





SUB-AREA C1: SECTION LOOKING NORTH

0 30' 60'

Applicant:

FRC LaSalle LLC

Address:

1200-1210 N. Clark Street
100-130 W. Division Street
1201-1209 N. LaSalle Street

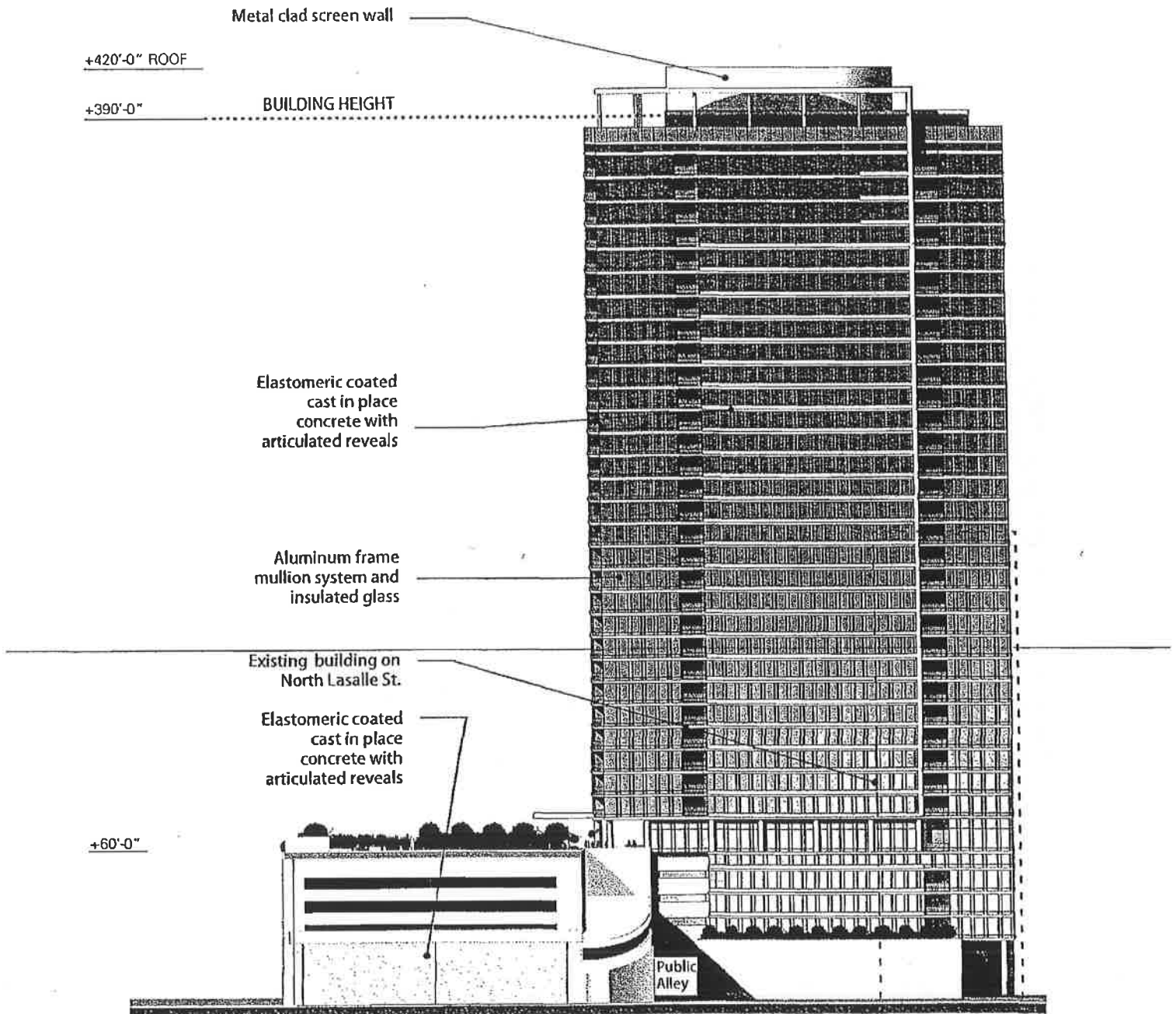
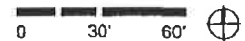
Introduced:

May 8, 2013

Plan Commission:

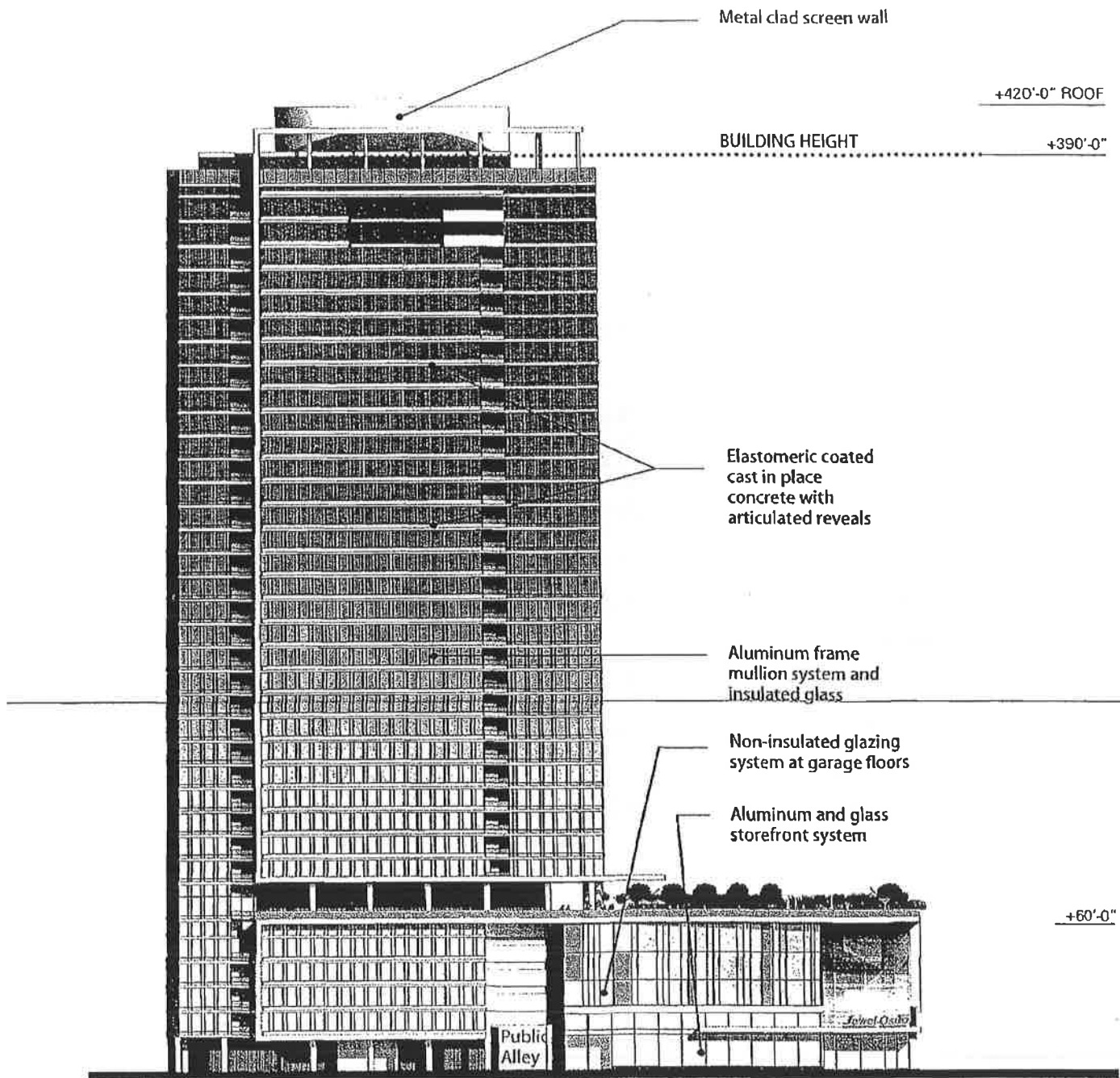
November 20, 2014



**SUB-AREA C1: NORTH ELEVATION**

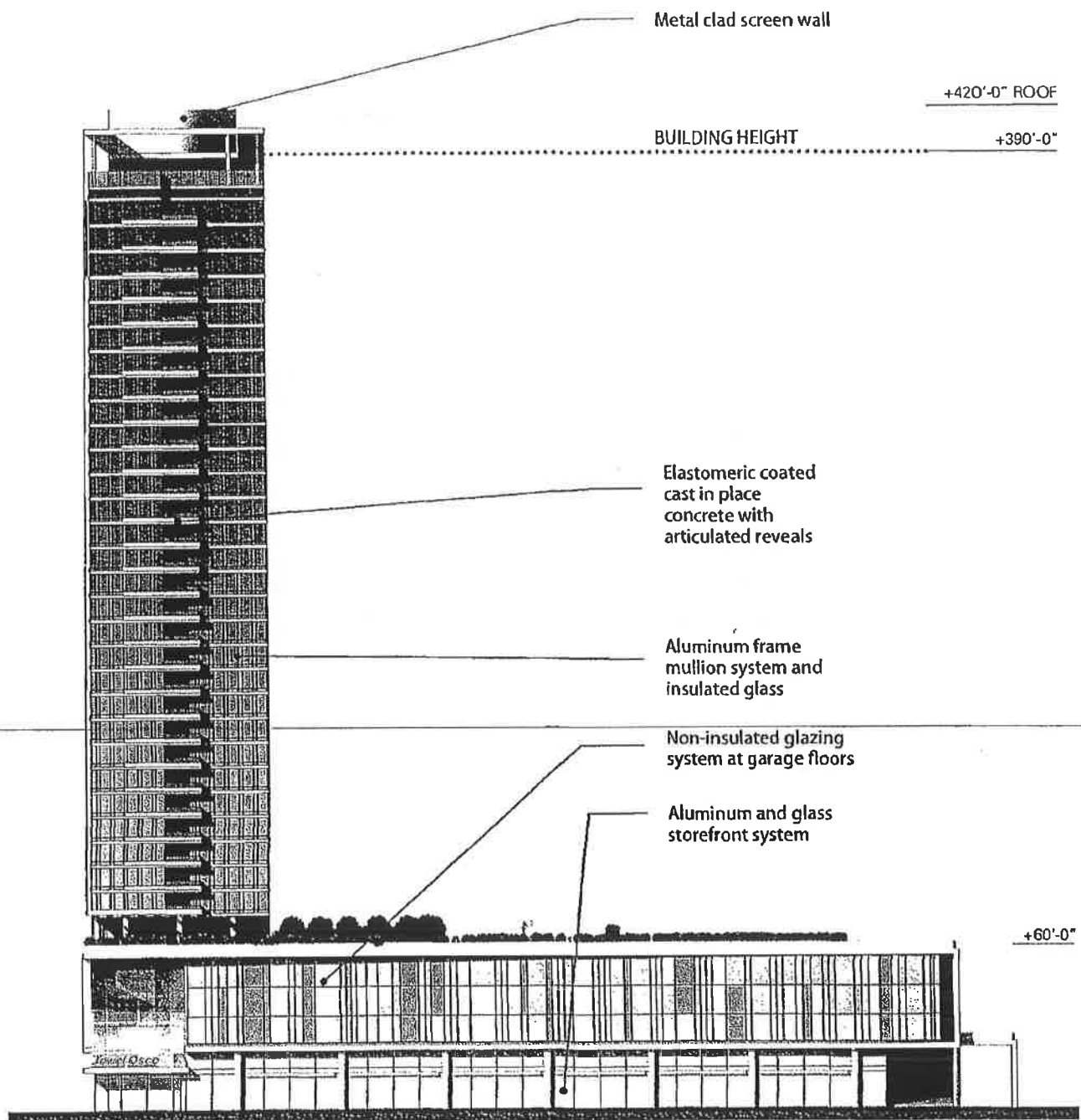
Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014



**SUB-AREA C1: SOUTH ELEVATION**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014





SUB-AREA C1: EAST ELEVATION



Applicant:

FRC LaSalle LLC

Address:

1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street

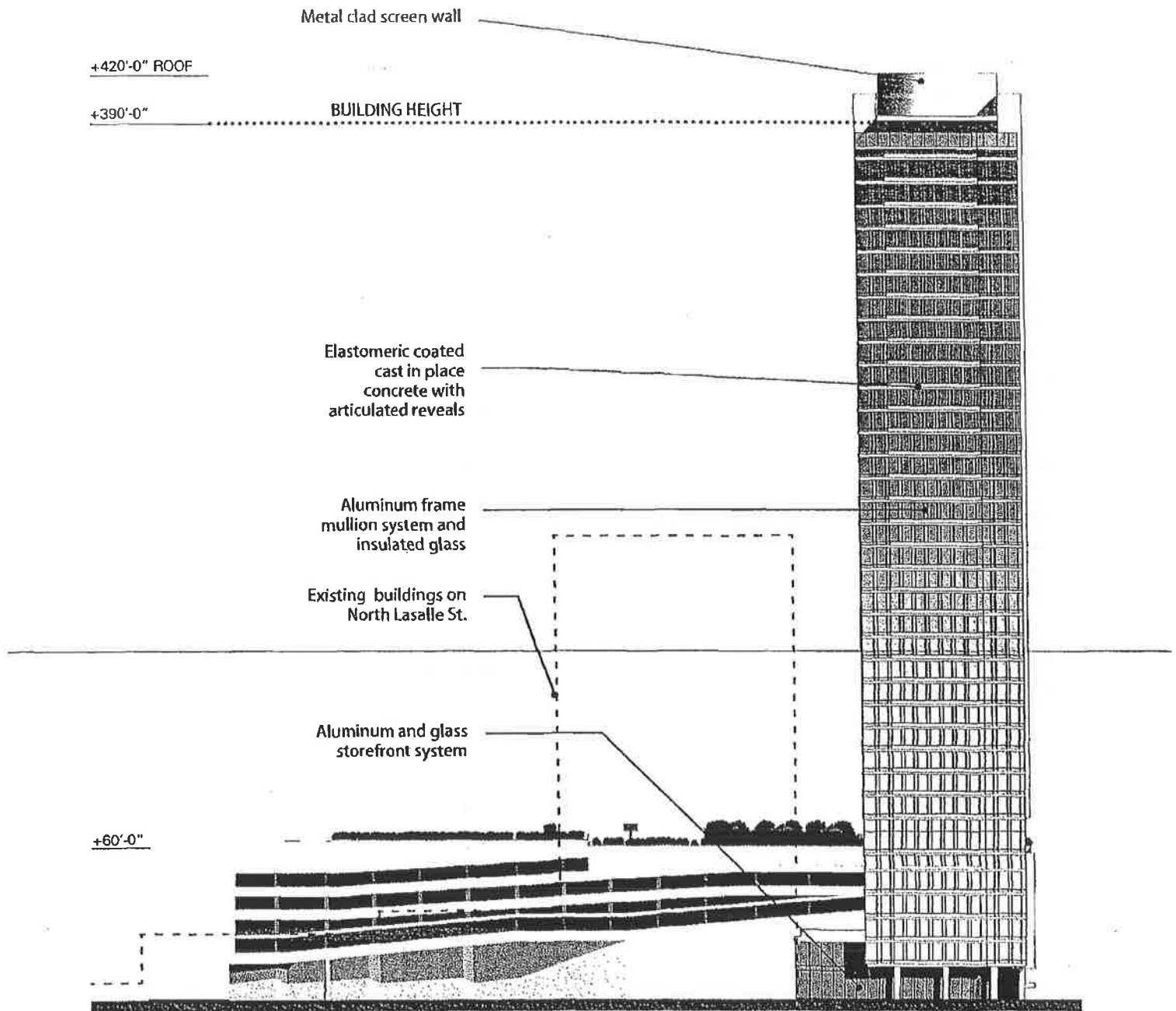
Introduced:

May 8, 2013

Plan Commission:

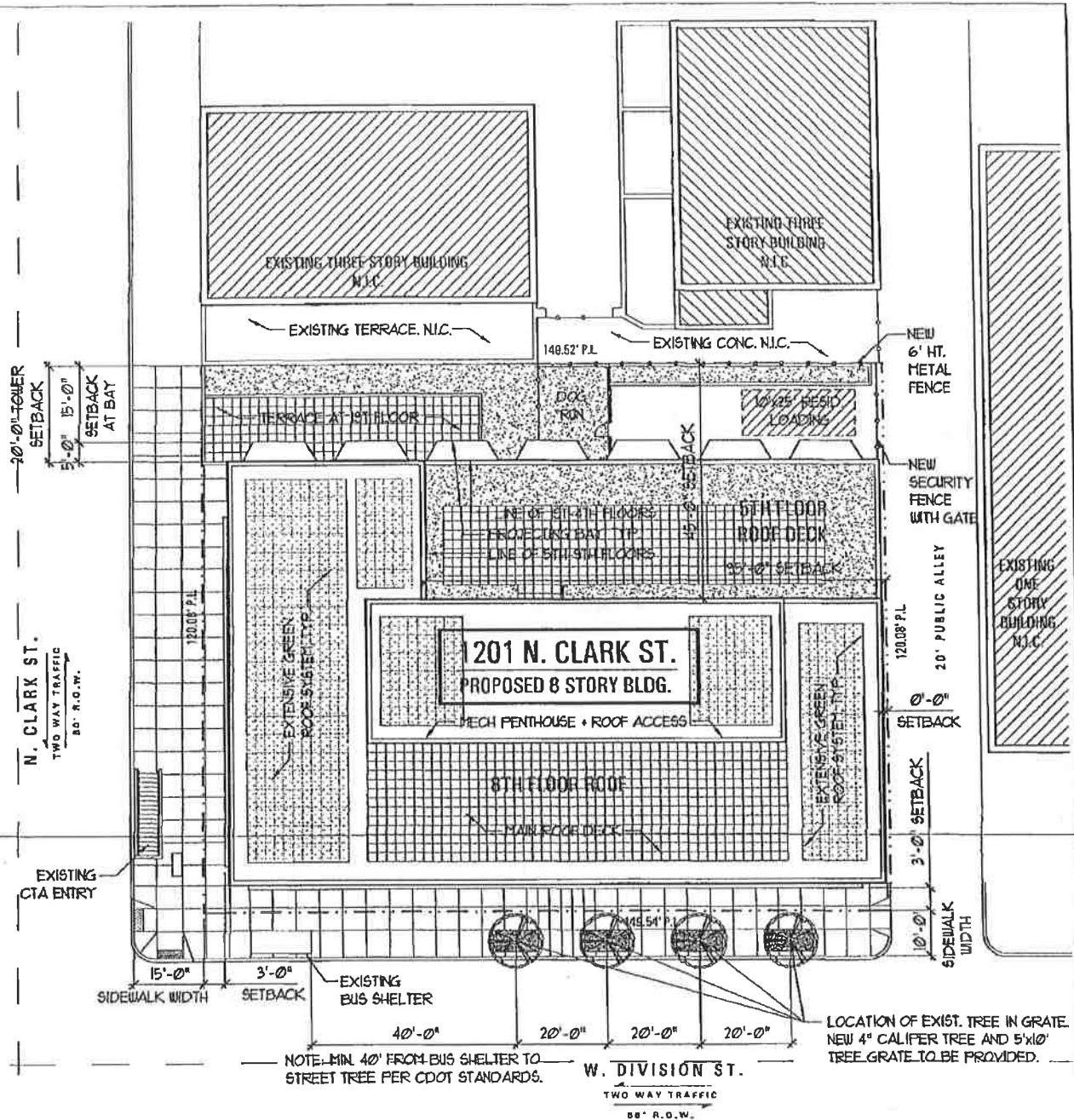
November 20, 2014



**SUB-AREA C1: WEST ELEVATION**

Applicant: FRC LaSalle LLC
Address: 1200-1210 N. Clark Street
 100-130 W. Division Street
 1201-1209 N. LaSalle Street
Introduced: May 8, 2013
Plan Commission: November 20, 2014





NET ROOF AREA: 10,280 SQ. FT.
TOTAL GREEN ROOF AREA: 5,140 SQ. FT.

APPLICANT: FRC LASALLE LLC, L.I. CLARK LLC, PALM BEACH ISLAND I LLC

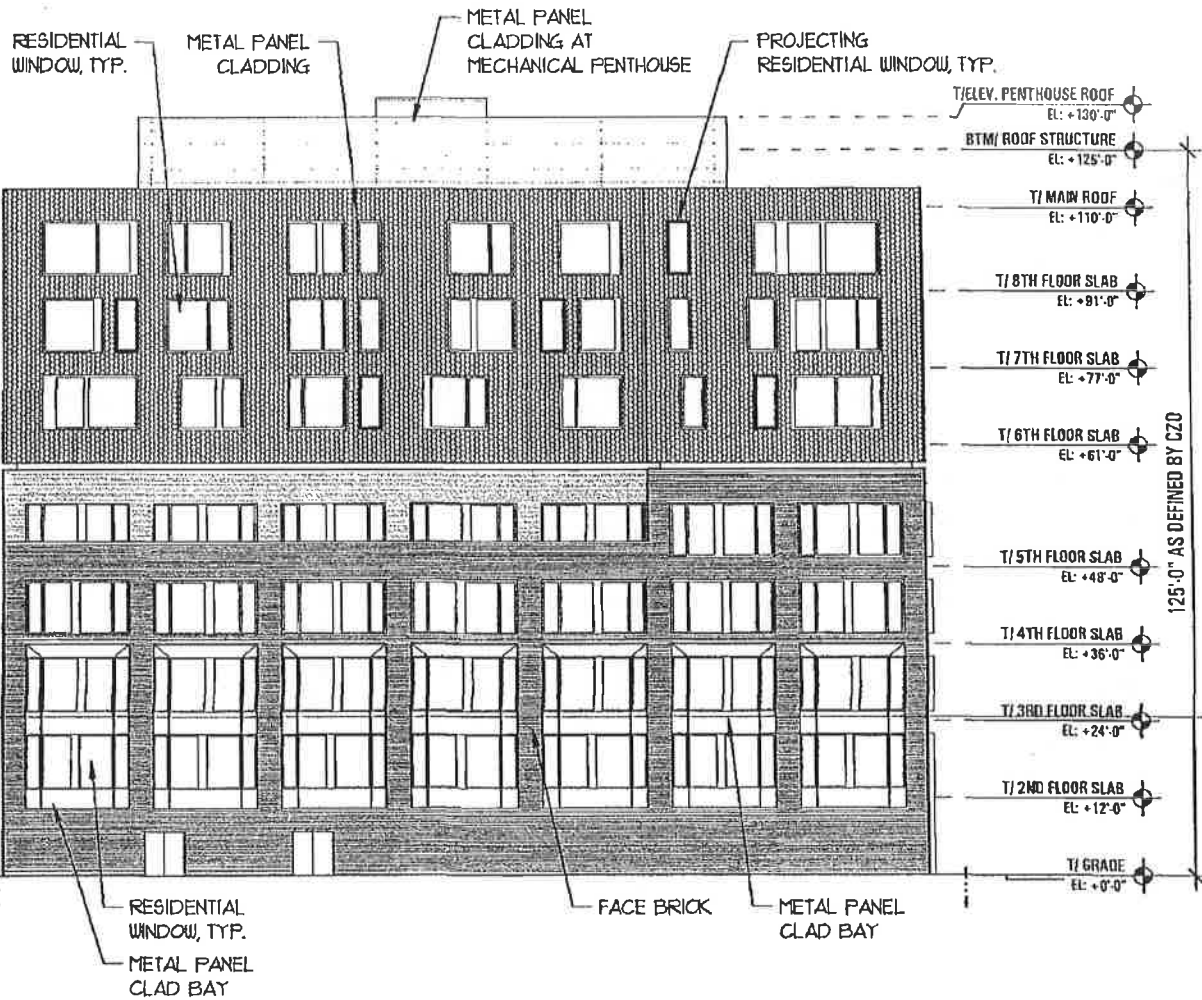
ADDRESS: 1200-1210 N. CLARK ST., 1201 N. CLARK ST., 101-135 W. DIVISION ST., CHICAGO IL 60610

DATE: NOVEMBER 20, 2014

REVISED:

SCALE: 1" = 30'-0"

SUB-AREA C-2
SITE PLAN /
LANDSCAPE AND
GREEN ROOF PLAN



① NORTH ELEVATION
SCALE: 1" = 25'-0"

APPLICANT: FRC LASALLE LLC, L.I. CLARK LLC, PALM BEACH ISLAND I LLC

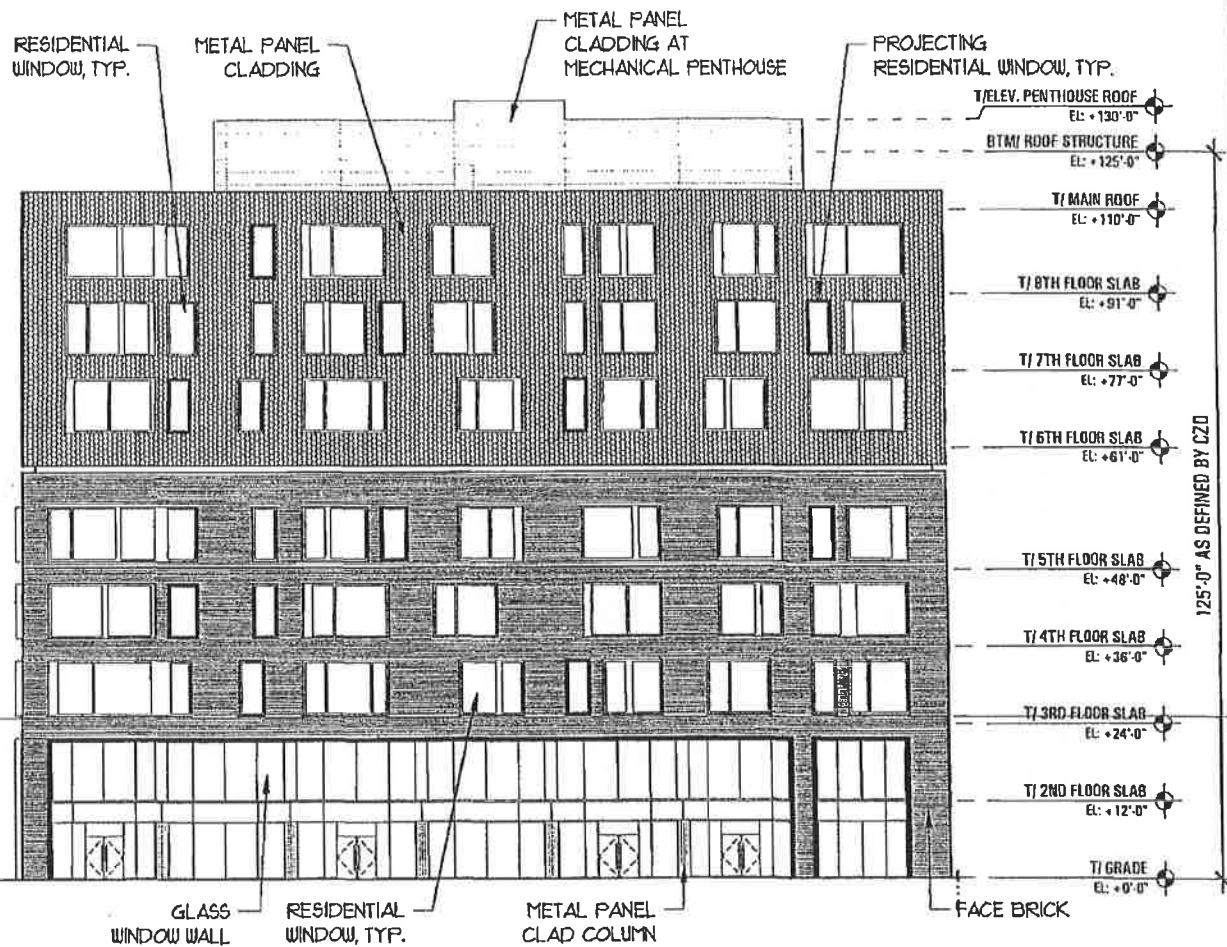
ADDRESS: 1200-1210 N. CLARK ST., 1201 N. CLARK ST.,
101-135 W. DIVISION ST., CHICAGO IL 60610

DATE: NOVEMBER 20, 2014

REVISED:

SCALE: 1" = 25'-0"

SUB-AREA C-2
NORTH ELEVATION



① SOUTH ELEVATION
SCALE: 1" = 25'-0"

APPLICANT: FRC LASALLE LLC, L.I. CLARK LLC, PALM BEACH ISLAND I LLC

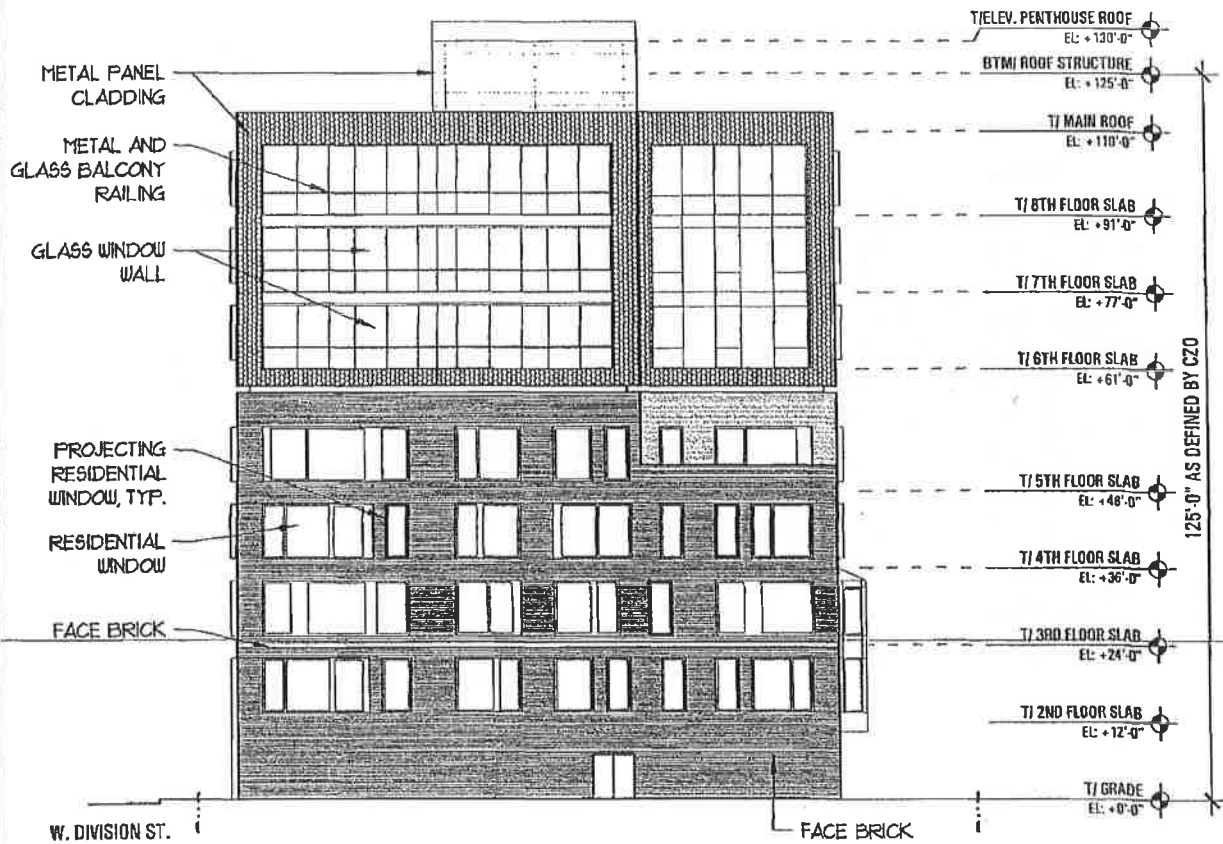
ADDRESS: 1200-1210 N. CLARK ST., 1201 N. CLARK ST.,
101-135 W. DIVISION ST., CHICAGO IL 60610

DATE: NOVEMBER 20, 2014

REVISED:

SCALE: 1" = 25'-0"

SUB-AREA C-2
SOUTH ELEVATION



① EAST ELEVATION
SCALE: 1" = 25'-0"

APPLICANT: FRC LASALLE LLC, L.I. CLARK LLC, PALM BEACH ISLAND I LLC

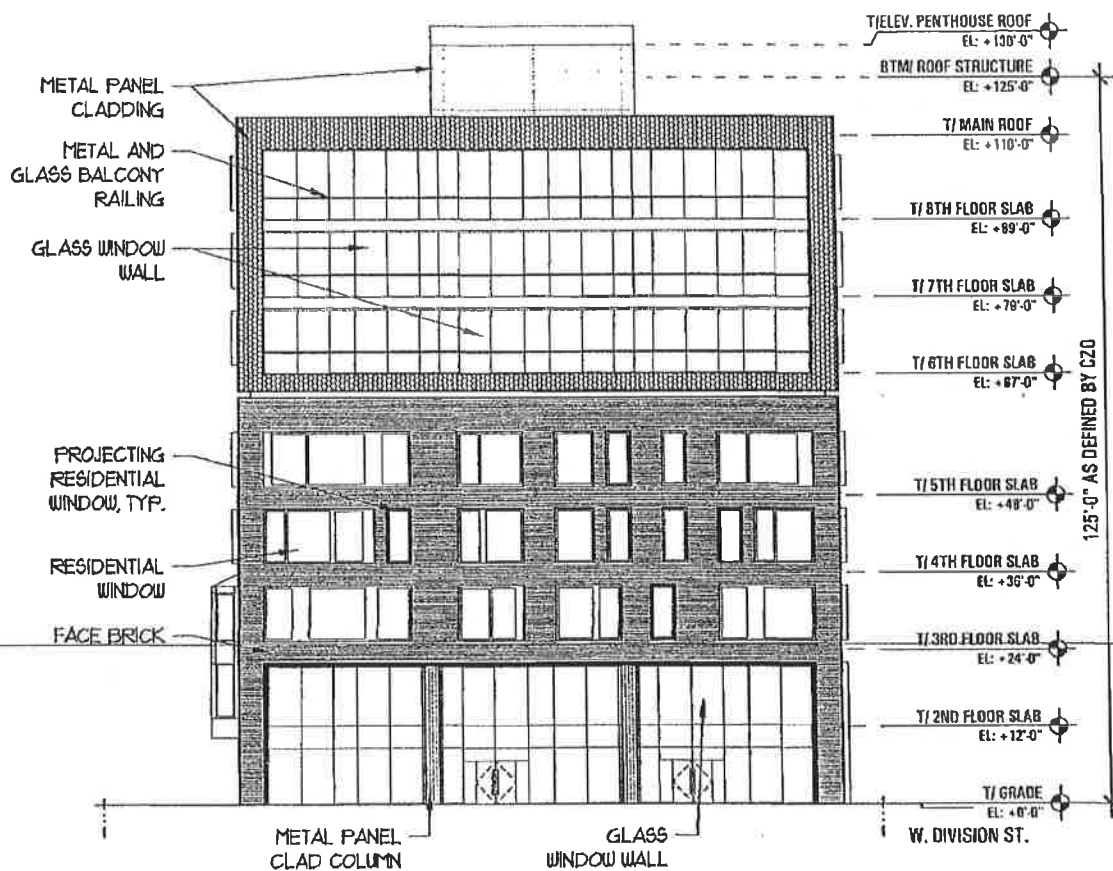
ADDRESS: 1200-1210 N. CLARK ST., 1201 N. CLARK ST.,
101-135 W. DIVISION ST., CHICAGO IL 60610

DATE: NOVEMBER 20, 2014

REVISED:

SCALE: 1" = 25'-0"

SUB-AREA C-2
EAST ELEVATION



① WEST ELEVATION
SCALE: 1" = 25'-0"

APPLICANT: FRC LASALLE LLC, L.I. CLARK LLC, PALM BEACH ISLAND I LLC

ADDRESS: 1200-1210 N. CLARK ST., 1201 N. CLARK ST.,
101-135 W. DIVISION ST., CHICAGO IL 60610

DATE: NOVEMBER 20, 2014

REVISED:

SCALE: 1" = 25'-0"

SUB-AREA C-2
WEST ELEVATION

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: October 10, 2014

SECTION 1: DEVELOPMENT INFORMATION

Development Name: THE SINCLAIR

Development Address: 1201 N. LA SALLE

Ward: 2

If you are working with a Planner at the City, what is his/her name? HEATHER GLEASON

Type of City involvement:
(check all that apply)

- ☐ Land write-down
☐ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐ *) *If yes, please provide copy of the TIF Eligible Expenses
☒ Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: FRC LaSalle, LLC

Developer Contact (Project Coordinator): Alan Schachtman

Developer Address: 222 S. Riverside Plaza, Suite 600

Email address: aschachtman@fifield.com May we use email to contact you? ☒ Yes ☐ No

Telephone Number: 312-424-6228

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 390 x 10% = 39 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: X 25% =
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 26% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info)

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable).

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes ☒ no
If parking is not included, what is the monthly cost per space? \$215 to \$275

Estimated date for the commencement of marketing: 9.1.2016

Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
	Studio	52	1	550	\$1900			
	SP-1	120	1	650	\$2175			
Market Rate Units	1	116	1	760	\$2475	N/A	N/A	
	2	86	2	1200	\$3700	N/A	N/A	
	3	116	3	1650	\$6600	N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? March, 2015
(typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{390}{\text{Number of total units in development}} \times 10\% = \frac{39}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{3,900,000}{\text{Amount owed}}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{\text{Bonus Floor Area (sq ft)}}{\text{median price per base FAR foot (from table below)}} \times 80\% \times \$ = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

Marcia Baxter
Kara Breems
Department of Planning & Development

10-27-14
Date

Schroeder
Developer/Project Manager

10-10-14
Date

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For Information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: October 9, 2014

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Clark & Division

Development Address: 1201 North Clark Street (Sub-Area C-2)

Ward: 2nd Ward

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement:

(check all that apply)

☐

Land write-down

☐

Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐*) *If yes, please provide copy of the TIF Eligible Expenses

☒

Zoning increase, PD, or City Land purchase

Subarea C-2

52-66 W Division

1201-1209 N Clark St

SECTION 2: DEVELOPER INFORMATION

Developer Name: L.I. Clark LLC, Palm Beach Island I, LLC

Developer Contact (Project Coordinator): Fred Latsko

Developer Address: 908 N. Halsted St., Chicago IL, 60622

Email address: fred@smm-llc.com

May we use email to contact you? ☒ Yes ☐ No

Telephone Number: 312-654-0100

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{98}{\text{Total units}} \times 10\% = \frac{10}{\text{total affordable units required}}$ (always round up)

*20% if TIF assistance is provided

For Density Bonus projects: $\frac{\text{Bonus Square Footage}}{\text{Affordable sq. footage required}} \times 25\% =$

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes ☒ no

If parking is not included, what is the monthly cost per space? T.B.D.

Estimated date for the commencement of marketing: February 2016

Estimated date for completion of construction of the affordable units: N/A

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units	Studio	45	1	600 SF (average)	T.B.D.	N/A	N/A	
	Jnr 1BR	34	1	680 SF (average)	T.B.D.			
	1 BR	13	1	735 SF	T.B.D.	N/A	N/A	
	2 BR	6	2	1200 SF (average)	T.B.D.	N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Spring, 2015
(typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{98}{\text{Number of total units in development}} \times 10\% = \frac{10}{\text{(round up to nearest whole number)}} \times \$100,000 = \$1,000,000$$

Amount owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

Marcia Baxter - Kara Brems
Department of Planning & Development

Date

10-27-14

Developer/Project Manager

Date

10-27-14



Solomon
Cordwell
Buenz

May 8, 2014

William Higgins
City Planner V
Chicago Department of Transportation
Division of Project Development
30 N. LaSalle Street, Suite 500
Chicago, IL 60602

Via: messenger

Re: Clark and Division (Jewel Food Store & Residential Tower) PD157
CDOT Plan Approval

Dear Mr. Higgins,

We are writing to request your approval of the attached site plan.

Pursuant to our earlier communications, we have incorporated the revisions you requested specifically as they relate to recommendations published in the traffic study by KLOA (dated 4/8/2014). In addition to those items documented on the site plan, the PD statements have been amended to include the following:

- Bike storage facilities will be provided within the development and external bike racks will be provided near the Jewel.
- A minimum one (1) parking space within the parking garage should be reserved for car-sharing vehicles.
- The Clark Street/Goethe Street Traffic signal should be upgraded with countdown pedestrian signals.
- Existing crosswalks should be upgraded with continental crosswalks.
- ~~Separate left-turn lanes and lag left-turn phases should be provided at Division Street and Clark Street.~~
- Access to the parking garage will be provided via full access drive on Clark Street and an out bound only access drive along the north-south public alley.

Provided the included materials sufficiently address CDOT comments, we ask that you stamp the enclosed copies of the attached site plan "Approved" and return 2 copies to SCB for our records.

Thank you in advance for your time and attention.

Sincerely,
Solomon Cordwell Buenz

David Keller, AIA
Associate

cc: Alan Schachtman, Fifield
Gary Kohn, SCB
Vladimir Andrejevic, SCB
Rich Klawitter, DLA Piper
Jesse Dodson, DLA Piper



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>



October 15, 2010

Mr. Edward J. Kus
Skefsky & Froelich
111 East Wacker Drive
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief Review for Residential Business Planned
Development No. 157, as amended, Sub-Area C, Dunkin' Donuts at
1201 N. Clark Street**

Dear Mr. Kus:

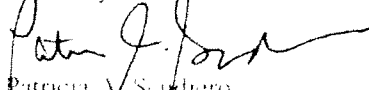
Please be advised that in response to several inquiries, a review of the permitted uses of Residential Business Planned Development No. 157, as amended, has been conducted by the Department of Zoning and Land Use Planning. As you are aware, Residential Business Planned Development No. 157 was last amended by the Chicago City Council on May 15, 1985. The Planned Development states that "Business uses in that part of Sub-Area 'C' lying east on N. Clark Street shall be limited to those uses permitted in the B2 Restricted Retail District Classification. However, game rooms, *fast food restaurants*, drug stores, taverns and liquor stores shall not be permitted."

On December 12, 2007, an administrative relief was granted by Commissioner Arnold Randall which permitted fast food restaurants. As a result, Dunkin' Donuts legally obtained permits from the City of Chicago and is currently operating a fast food restaurant at 1201 N. Clark St., within that part of Sub-Area C which previously denied such uses.

The Department of Zoning and Land Use Planning has reviewed the request to permit fast food restaurants in that part of Sub-Area C which was explicitly prohibited in the Planned Development. We believe that allowing fast food restaurants would reverse an explicit term of the Planned Development Ordinance, would go beyond the permissible scope of administrative relief, and therefore, would not constitute a minor change.

In compliance with the terms of the Planned Development, as amended on May 15, 1985, no *new* fast food restaurants will be allowed in that part of Sub-Area C lying east on N. Clark St. However, we will not revoke the valid business license of Dunkin' Donuts at 1201 N. Clark St. If you have any other questions or require additional information, please contact Mark Muenzer at (312) 744-5822.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HGE:MME:im
CC: Alderman Brendan Reilly, Heather Gleason, Mark Muenzer, Main File





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

December 12, 2007

Mr. Jack Guthman
Shefsky & Froelich
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

Re: **Administrative Relief request for Residential Business Planned
Development No. 157, as Amended**

Dear Mr. Guthman:

Please be advised that your request for a minor change to Residential Business Planned Development No. 157, As Amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Specifically, you are requesting to strike the phrase "fast food restaurants" from the precluded uses listed in the 1985 amendment to Planned Development No. 157, as Amended.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that allowing fast food restaurants will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 157, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:tm

cc: Terri Haymaker, Mike Marmo, Pat Haynes, Erik Glass, DPD files



Thereupon, Alderman Burke moved to *Approve* said printed Official Journal *As Corrected* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

CHICAGO ZONING ORDINANCE AMENDED BY RECLASSIFYING AREA SHOWN ON MAP NO. 3-F.

On motion of Alderman Gabinski, the City Council took up for consideration the report of the Committee on Zoning deferred and published in the Journal of the Proceedings of March 20, 1985, pages 14677 thru 14683, recommending that the City Council pass a proposed ordinance amending the Chicago Zoning Ordinance by reclassifying the area shown on Map No. 3-F.

On motion of Alderman Gabinski, the said proposed ordinance was *Passed* by yeas and nays as follows:

Yeas — Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone — 48.

Nays — None.

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

The following is said ordinance as passed:

PD 157

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-Business Planned Development No. 157 symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street; and North Clark Street,

to the designation of a Residential-Business Planned Development No. 157, 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 hereof and to no others.

[Residential-Business Planned Development printed
on pages 16481 thru 16486 of this Journal.]

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

***Vote Reconsidered* -- CONCERNING REPEAL OF CHAPTER
200.5 OF MUNICIPAL CODE, "ALCOHOLIC
BEVERAGE TAX".**

Alderman Vrdolyak moved to reconsider the vote by which the ordinance repealing Chapter 200.5 of the Municipal Code, the "Alcoholic Beverage Tax" passed at the regular meeting of the City Council held on April 18, 1985.

During debate, Alderman Henry moved the previous question. The motion was lost by yeas and nays as follows:

Yeas -- Aldermen Rush, Tillman, Evans, Sawyer, Beavers, Humes, Hutchinson, Langford, Streeter, Kelley, Henry, W. Davis, Smith, D. Davis, Frost, Oberman -- 16.

Nays -- Aldermen Roti, Bloom, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Sheahan, Stemberk, Krystyniak, Marzullo, Nardulli, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Orr, Stone -- 30.

Thereupon, on motion of Alderman Vrdolyak, the motion to reconsider *Prevailed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Sheahan, Stemberk, Krystyniak, Marzullo, Nardulli, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Oberman, Hansen, McLaughlin, Orbach, Schulter, Stone -- 28.

Nays -- Aldermen Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Langford, Streeter, Kelley, Sherman, Henry, W. Davis, Smith, D. Davis, Frost, Natarus, Orr -- 19.

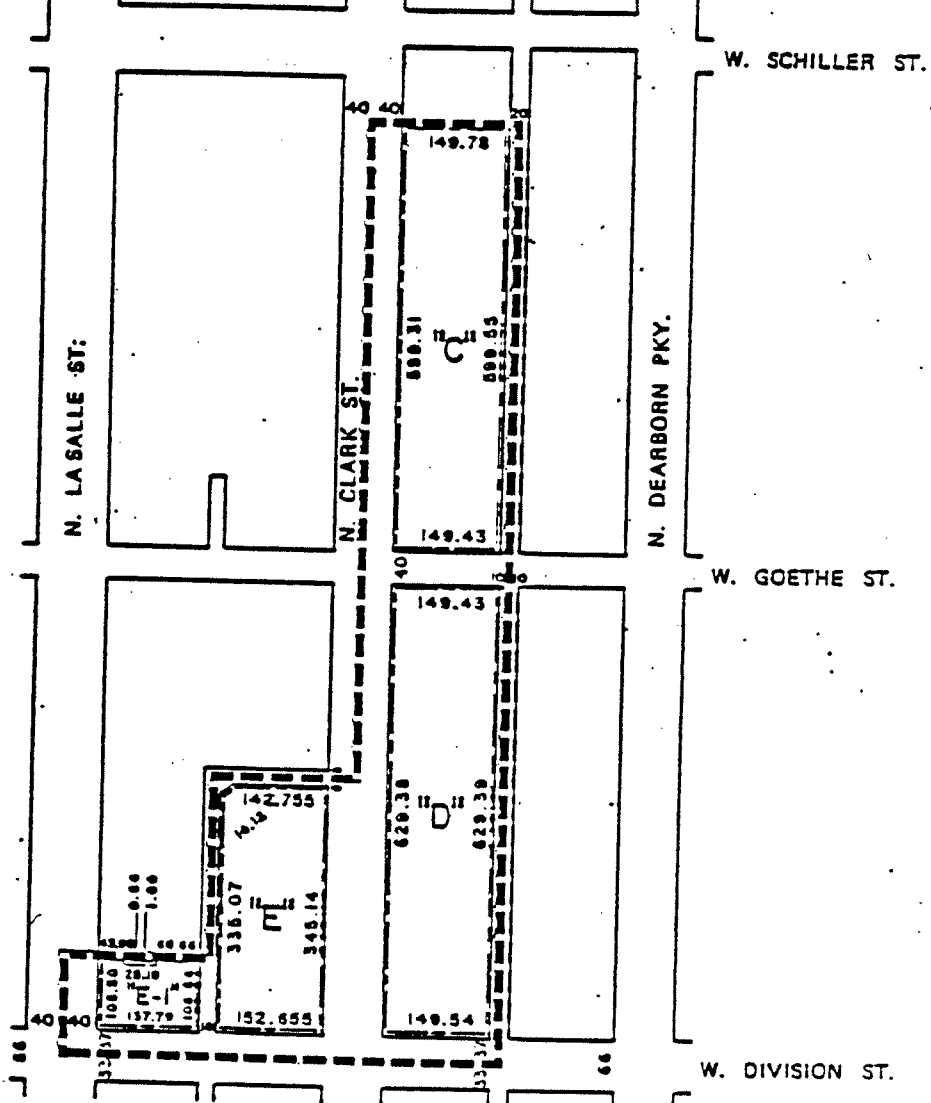
The Chair then stated "*Shall the ordinance pass notwithstanding the Mayors' veto?*"

The question being put, the Mayors veto was *Sustained* by yeas and nays as follows:

Yeas -- Aldermen Roti, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Sheahan, Stemberk, Krystyniak, Marzullo, Nardulli, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Laurino, O'Connor, Pucinski, Oberman, Hansen, McLaughlin, Orbach, Schulter, Stone -- 28.

(Continued on page 16487)

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.157, AS AMENDED -
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND



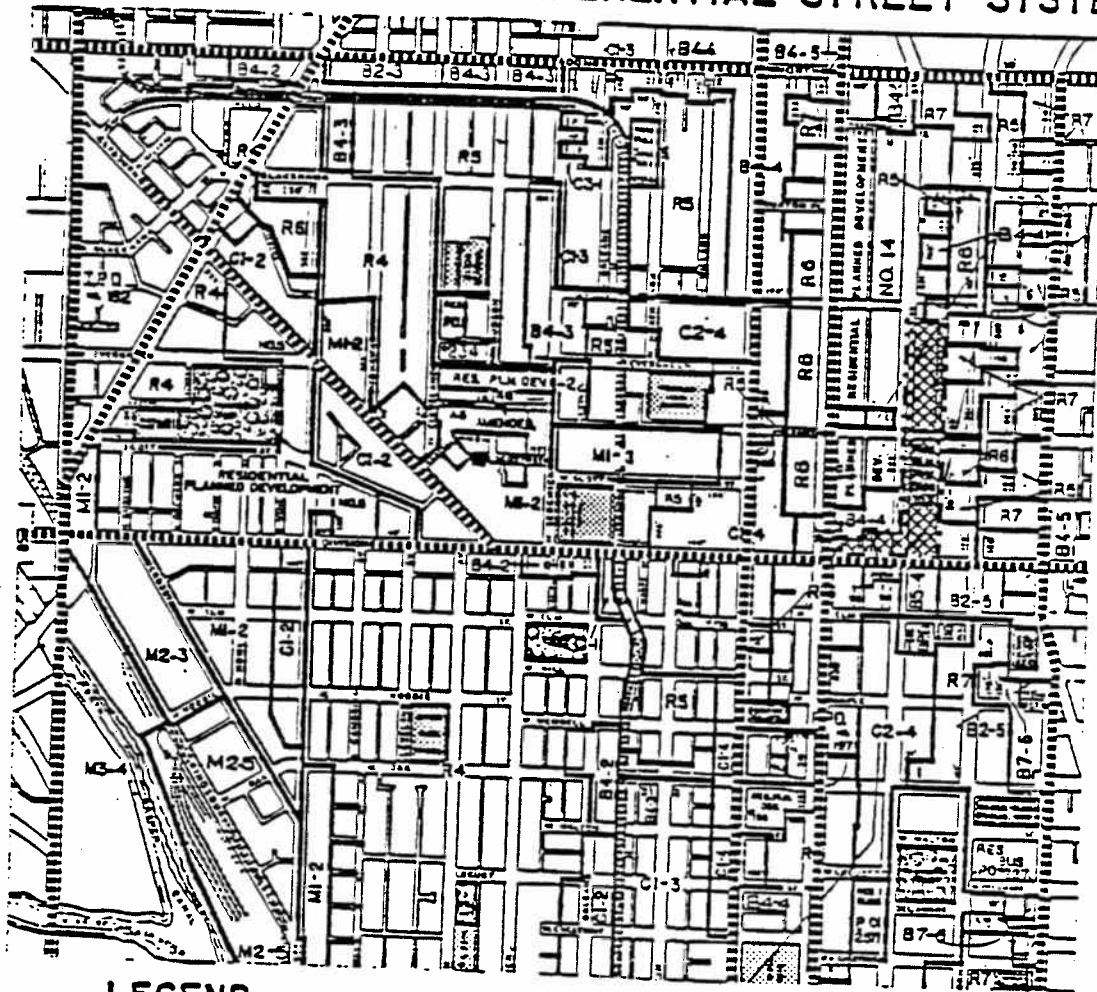
PLANNED DEVELOPMENT BOUNDARY

NORTH - LASALLE DISPOSITION PARCELS "E-1", "E", "D" AND "C"




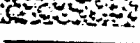

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
DATE: SEPTEMBER 18, 1984



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.157,
AS AMENED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



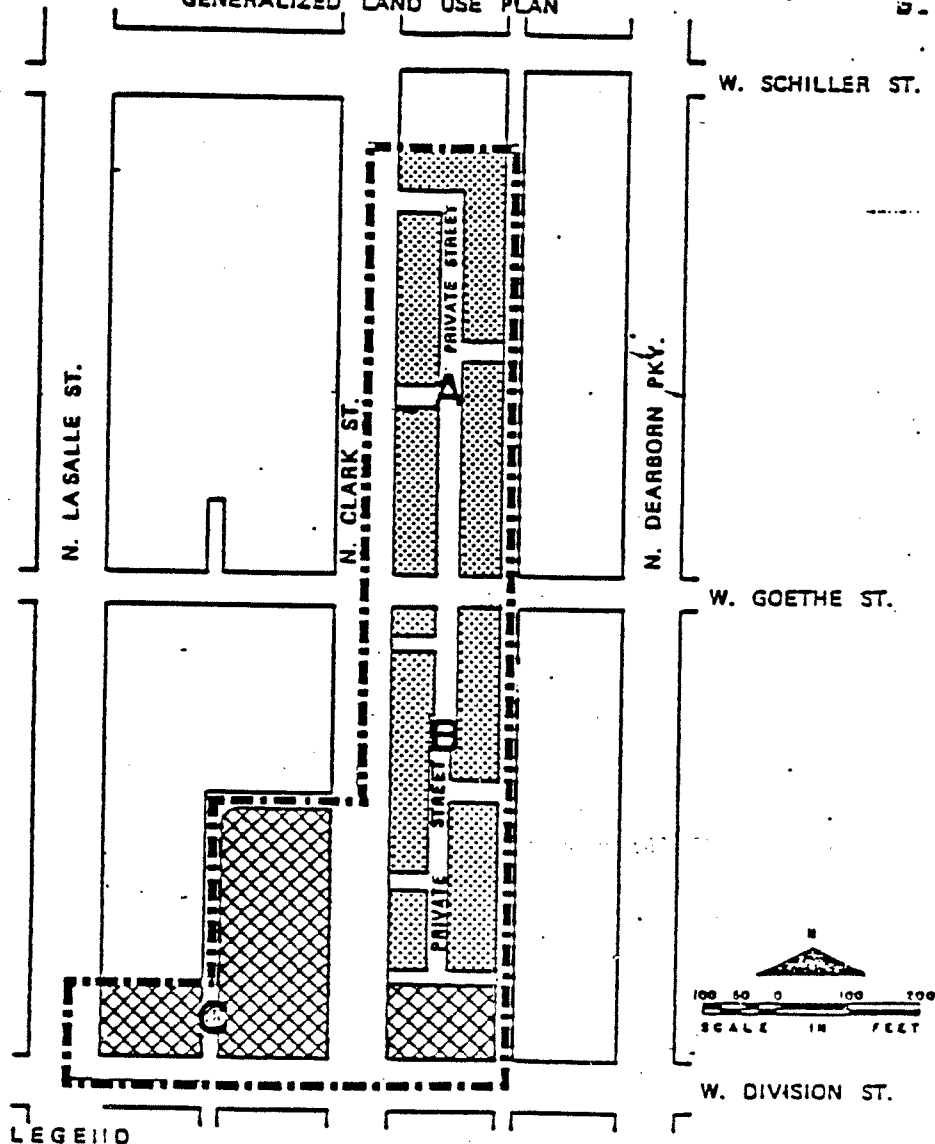
LEGEND

-  RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET
-  PARK AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: DEPARTMENT OF URBAN RENEWAL-CITY OF CHICAGO
DATE: SEPTEMBER 18, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 157, AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- TOWNHOUSE STRUCTURES
- ××× COMMERCIAL RETAIL BUSINESS, OFFICE & RELATED OFF-STREET PARKING AND LOADING

A SUB AREA

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: SEPTEMBER 18, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 157, AS AMENDED
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA			GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PER CENTAGE OF LAND COVERAGE
Sub-Area	Feet	Acres				
A	89,675	2.06	Townhouses	50	1.10	40%
B	76,140	1.75	Townhouses, in- cluding pool & off-street parking	43	2.20	55%
C	85,111	1.95	Commercial, Retail, Business & Office and related off-street parking and loading	0	1.05	60%
Total	250,926	5.76		93	1.30	57%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

365,902.71 sq. ft. 250,926 sq. ft. 114,976.71 sq. ft.

MAXIMUM PERMITTED F.A.R. FOR THE TOTAL DEVELOPMENT: 1.3

MAXIMUM NUMBER OF DWELLING UNITS: 93

MAXIMUM PERCENT OF LAND COVERED FOR THE TOTAL DEVELOPMENT: 57%

MAXIMUM BUILDING HEIGHT (EXCLUSIVE OF MECHANICAL PENTHOUSE): 46 feet

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

Residential: 100% for dwelling units constructed
Business : West of Clark St. = 70 spaces
East of Clark St. = 0 spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

West of Clark Street: In conformance with 84-4 Restricted Service
District Requirements
East of Clark Street: In Sub-Area "C", one space 25' X 10'

APPLICANT: CITY OF CHICAGO, DEPARTMENT OF HOUSING

DATE : SEPTEMBER 18, 1984

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 157, AS AMENDED.

1. The area delineated herein as "Residential-Business Planned Development No. 157" is controlled by the City of Chicago, Department of Urban Renewal. Disposition Parcel "D" was approved for sale to Michael L. Supera by the City Council on May 30, 1984.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys, or adjustment of rights-of-way, shall require a separate submittal on behalf of the applicant or its successors.
4. All applicable reviews, approvals, permits or licenses are required to be obtained by the applicant or its successors.
5. Service drives or any other vehicular ingress or egress, including fire or emergency lanes, shall be adequately designed and paved in accord with the published regulations of the Bureau of Traffic Engineering and Operations and the Municipal Code of Chicago. There shall be no parking within such paved areas.
6. Use of land will consist of townhouses; recreational facilities, including a swimming pool; retail business and office and related uses; and off-street parking and loading. Business and identification signs shall be permitted subject to the approval of the Commissioner of Planning.
7. The following information sets forth data concerning the property included in this Planned Development including a table of use and bulk controls and data and 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.
8. 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 the Department of Planning.

APPLICANT: CITY OF CHICAGO, DEPARTMENT OF HOUSING

DATE : SEPTEMBER 18, 1984

Business uses in that part of Sub-Area "C" lying east of N. Clark Street shall be limited to those uses permitted in the B2 Restricted Retail District Classification. However, game rooms, fast food restaurants, Drug stores, taverns and liquor stores shall not be permitted. Total development in said area, including basement, if any, and excluding roof top mechanical space or structures shall not exceed 53575 square feet, and shall not occupy more than 75 percent or 13460 square feet of said site.

All ground floor business uses shall be restricted to a maximum floor area of 6,250 square feet except in the instance of a use by a financial institution in the nature of a savings & loan association or bank.

Any restaurant use, other than the prohibited fast food type restaurant, shall be restricted not only by the ground floor limitation of 6,250 square feet but that said limitation as far as restaurant use shall also apply to any restaurant to be located above the ground floor on any floor of the proposed four-story commercial structure.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

APPLICANT: CITY OF CHICAGO, DEPARTMENT OF HOUSING
DATE: September 18, 1984
AMENDED: March 19, 1985

E. 104th Street, or the line thereof if extended where no street exists; the west line of the right of way of the Pullman R.R.; E. 106th Street, or the line thereof if extended where no street exists; and S. Maryland Avenue,

to those of an R4 General Residence 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 R4 General Residence District symbols and indications hereinabove established be changed 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 printed on pages 9404 to 9408 of this Journal]

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

On motion of Alderman Roti the foregoing proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Wilinski, Humes, Adduci, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schulter, Saperstein, Stone—44.

Nays—None.

Alderman Volini was excused from voting under provisions of Rule 14 of the Council's Rules of Order.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Roti 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 December 20, 1978, pages 9318-9320 recommending that the City Council pass eighteen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance, to reclassify particular areas.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Wilinski, Humes, Adduci, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schuler, Volini, Saperstein, Stone—45.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

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

Reclassification of Area Shown on Map No. 1-F. Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in the area bounded by

W. Ohio Street; N. Orleans Street; W. Grand Avenue; a line 214.55 feet west of and parallel to N. Orleans Street; a line 118.10 feet north of and parallel to W. Grand Avenue; a line 243.28 feet west of and parallel to N. Orleans Street

to those of a C2-5 General Commercial 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. 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 Residential-Business Planned Development No. 157 symbols and indications as shown on Map No. 3-F in the area bounded by:

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street; and N. Clark Street

to the designation of a Residential-Business Planned Development No. 157, 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 hereof and to no others.

[Plan of Development printed on pages 9409 to 9413 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. 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; the alley next west of and parallel to N. Wells Street; W. Scott Street; a line 176.5 feet west of and parallel to the alley next west of and parallel to N. Wells Street; a line 120.11 feet north of and parallel to W. Scott Street; and a line 151.42 feet west of and parallel to the alley next west of and parallel to N. Wells 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.

PD
157

8892

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 157, AS AMENDED.

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is controlled by Arthur Rubloff & Associates. North LaSalle Urban Renewal Disposition Parcels C, D, E. & E-1, were approved for sale to Arthur Rubloff & Associates by the City Council on May 26, 1976.
2. Off-street parking and leading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication, vacation or closures of streets and alleys or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Arthur Rubloff & Associates or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Arthur Rubloff & Associates or its successors upon conveyance of North LaSalle Disposition Parcels C, D, E & E-1.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Dept of Streets & Sanitation and in compliance with the Municipal Code of Chicago, to ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Uses of land will consist of townhouses, an elevator apartment structure, related Commercial; Retail and Office, Recreational facilities, including a swimming pool, and off-street parking and loading. Signs shall be subject to the approval of the Commissioner of the Department of Planning, City and Community Development.
7. The following information sets forth data concerning the property included in said Planned Developments 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.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development" as promulgated by the Commissioner of the Department of Planning, City and Community Development.

APPLICANT: SUTTON PROPERTIES, INC.

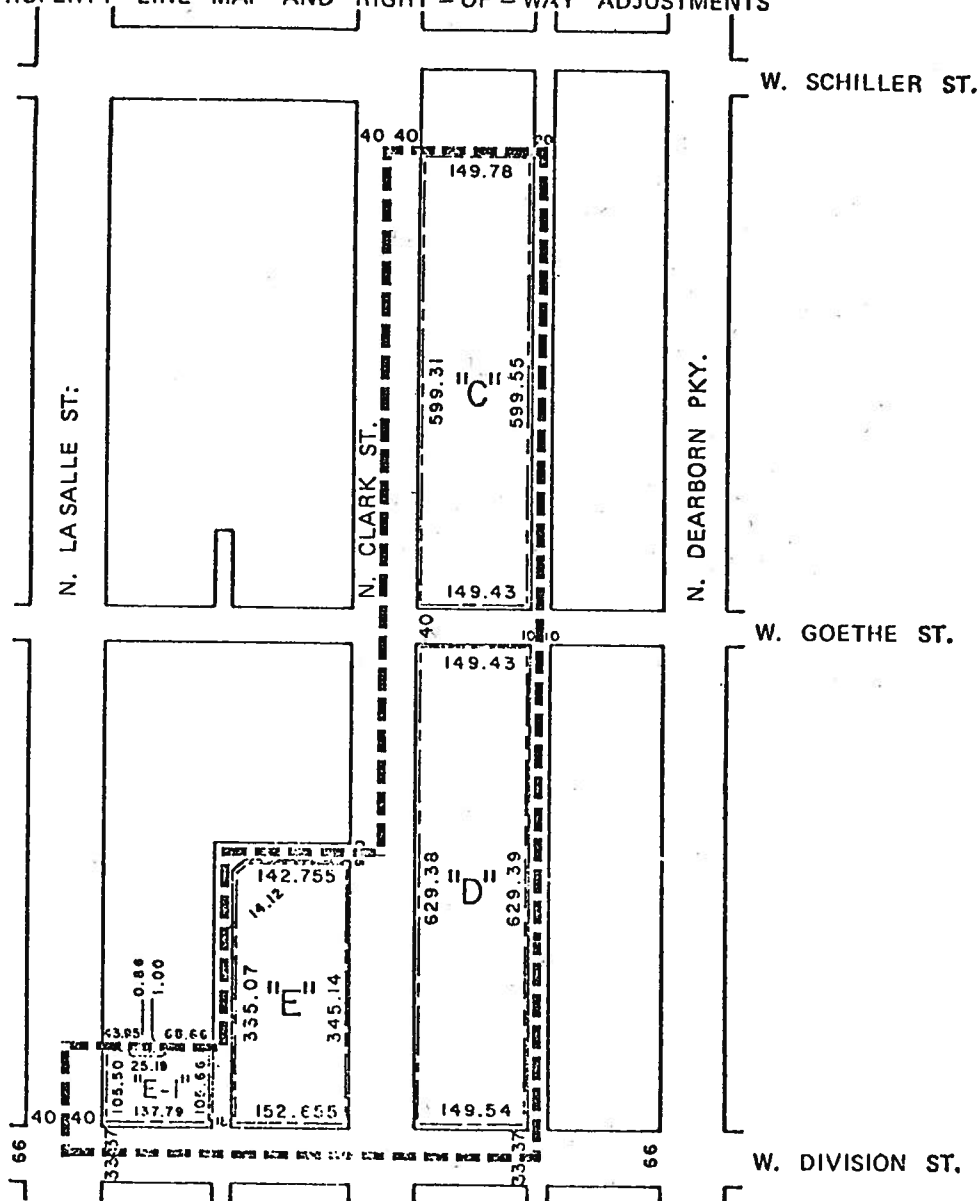
DATE: OCTOBER 20, 1978

December 28, 1978

UNFINISHED BUSINESS

9411

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.157, AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS**



LEGEND



PLANNED DEVELOPMENT BOUNDARY

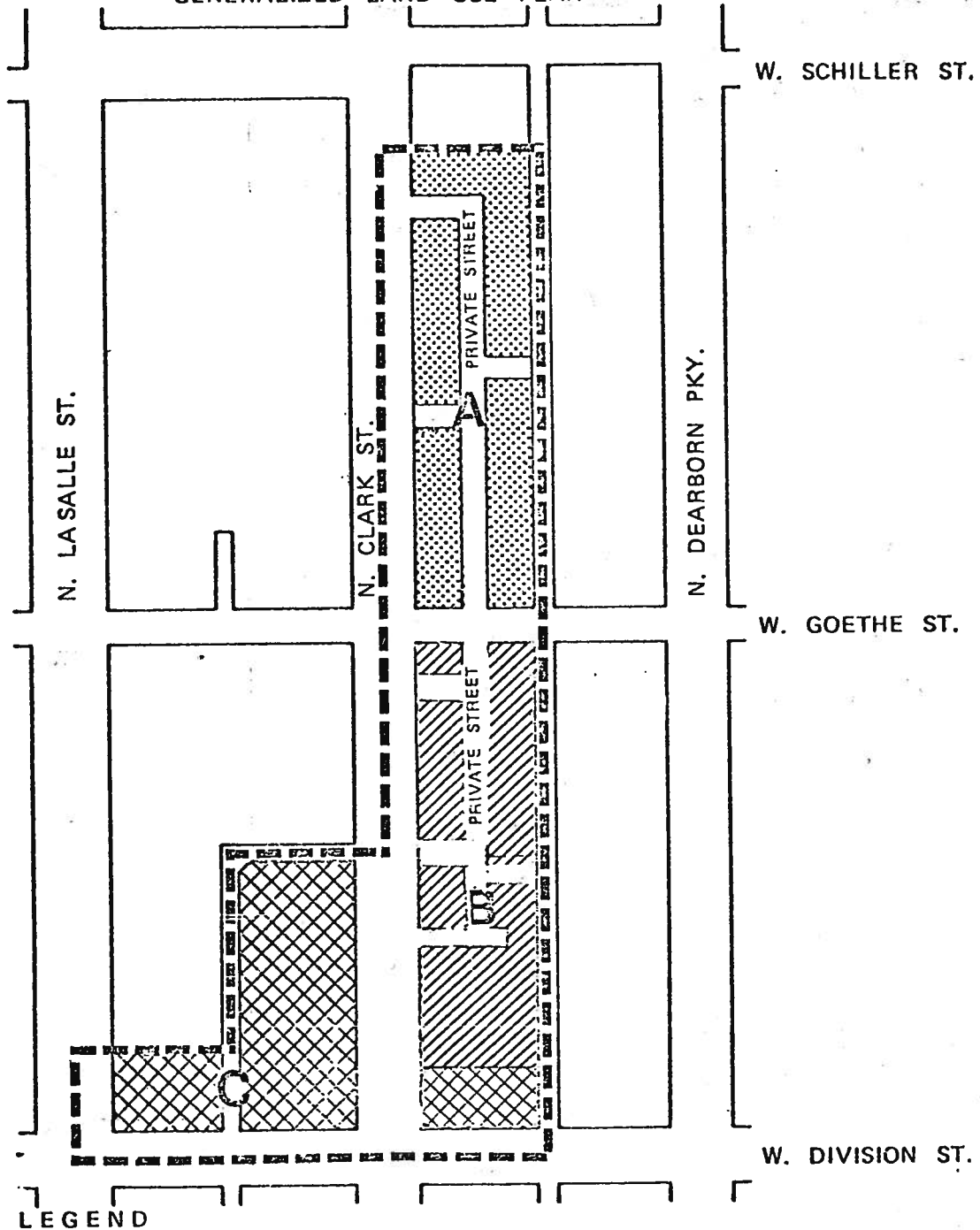
NORTH - LA SALLE DISPOSITION PARCELS "E-1", "E", "D" AND "C"

APPLICANT: SUTTON PROPERTIES, INC.

DATE: October 20, 1978



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.157, AS AMENDED
GENERALIZED LAND USE PLAN



- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY
 - TOWNHOUSE STRUCTURES
 - ▨ TOWNHOUSE STRUCTURES, ELEVATOR APARTMENT STRUCTURE, PRIVATE RECREATIONAL FACILITIES AND OFF-STREET PARKING
 - ▩ COMMERCIAL RETAIL BUSINESS, OFFICE & RELATED OFF-STREET PARKING AND LOADING
- APPLICANT: SUTTON PROPERTIES, INC.
DATE: October 20, 1978

A SUB AREA

100 50 0 100 200
SCALE IN FEET

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 157, AS AMENDED
 PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA			GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PER- CENTAGE OF LAND COVERED
Sub-Area	Feet	Acres				
A	89,675	2.06	Townhouses	50	1.10	40%
B	83,203	1.91	Townhouses, Elevator Apartment Structure, Private Recreational Facilities, including Pool and Off-Street Parking.	58	1.5	45%
C	78,048	1.79	Commercial, Retail, Business, Office & Related Off-Street Parking and Loading	-	.75	75%
TOTAL				108		

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS
 365,902.71 250,926 114,976.71

MAXIMUM PERMITTED F.A.R. FOR THE TOTAL DEVELOPMENT: 1.2

MAXIMUM NUMBER OF DWELLING UNITS: 108

MAXIMUM BUILDING HEIGHT: 17 Stories, not to exceed 175 feet

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

○ Residential - 100% for dwelling units constructed
 Commercial, Retail and
 Business and Office - 70 spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

Office Street Loading shall be provided in conformance with the
 B4-4 Restricted Service District Requirements.

MAXIMUM PERCENT OF LAND COVERED FOR THE TOTAL DEVELOPMENT: 57%

Elevator apartment structure shall be located at the southern portion of Sub Area "B" subject to the approval of the Department of Planning, City and Community Development. Relocation of said structure to any other portion of Sub Area "B" shall require a new submittal and approval by the Chicago City Council.

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

Business uses in Sub Area "C", east of N. Clark Street, shall be limited to a health club/racquet ball club and other uses permitted under the B2 General Retail District of the Chicago Zoning Ordinance.

APPLICANT: SUTTON PROPERTIES, INC.

DATE: OCTOBER 20, 1978

AMENDED: NOVEMBER 16, 1978

of W. Hubbard Street and a line drawn from a point on the centerline of the alley next south of W. Hubbard Street 219.36 feet west of the west line of N. Orleans Street to a point on the centerline of W. Kinzie Street 220.25 feet west of the west line of N. Orleans Street

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

[Plan of Development printed on pages 3873-3881 of this Journal]

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

Reclassification of Area Shown on Map No. 2-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all C1-3 Restricted Commercial District and R5 General Residential District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Oakley Avenue; W. Van Buren Street and S. Western Avenue

to the designation of Residential 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 3882-3886 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. 3-F.

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

SECTION 1. Residential Planned Development Number 100 as shown on Map No. 3-F of the Chicago Zoning Ordinance in the area bounded by

W. Wendell Street; a line 102.4 feet west of N. LaSalle Street; a line 229.82 feet north of W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Franklin Street

is hereby rescinded and all of the R5 General Residence District, R6 General Residence District, B4-3 Restricted Service District, C1-3 Restricted Commercial District and C1-4 Restricted Commercial District symbols and designations in effect as of June 21, 1973, the date immediately prior to passage of Planned Development No. 100, are hereby reestablished.

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. 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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; the alley next east of and parallel to N. Wells Street; a line 93 feet south of and parallel to W. Elm Street and N. Wells Street

to those of an R6 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.

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 R6 General Residence District and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Wells Street

to the designation of a Residential 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 3887-3891 of this Journal]

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

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 B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street and N. Clark Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk

(continued on page 3892)

(continued from page 3872)

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 3893-3897 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 Nos. 5-F and 7-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 B2-3 Restricted Retail, B4-3 Restricted Service, C1-3 Restricted Commercial, and R5 General Residence District symbols and indications as shown on Map No. 5-F and on Map No. 7-F in the area bounded by

a line 211 feet north of W. Fullerton Avenue; N. Orchard Street; N. Lincoln Avenue; a line from a point 151.2 feet northwest of W. Belden Avenue along the southwest line of N. Lincoln Avenue to a point 211.9 feet west of N. Lincoln Avenue along the north line of W. Belden Avenue; the alley next southwest of and parallel to N. Lincoln Avenue; a line from a point 350 feet northwest of W. Belden Avenue along the northeast line of the alley next southwest of and parallel to N. Lincoln Avenue, to a point 501.2 feet northwest of W. Belden Avenue along the southwest line of N. Lincoln Avenue; N. Lincoln Avenue; W. Fullerton Avenue; a line 142.5 feet west of N. Orchard Street; the alley next north of and parallel to W. Fullerton Avenue and the alley next west of and parallel to N. Orchard Street

to the designation of Institutional 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 3898-3904 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. 5-J.

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. 5-J in the area bounded by

the alley north of and parallel to W. Cortland Street, N. Ridgeway Avenue, W. Cortland Street and a line 128 feet west of and parallel to N. Ridgeway 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.

Reclassification of Area Shown on Map No. 7-G.

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. 7-G in the area bounded by

W. Nelson Avenue; the alley next east of and parallel to N. Ashland Avenue; a line 168 feet south of and parallel to W. Nelson Avenue, and N. Ashland Avenue

to those of a B2-1 Local Retail 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. 17-G.

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. 17-G in the area bounded by

the alley next north of and parallel to W. Pratt Boulevard; N. Glenwood Avenue, W. Pratt Boulevard; a line 95 feet running along the northerly line of W. Pratt Boulevard to a line 54 feet 7 $\frac{1}{2}$ inches running along the southerly line of the alley next north of and parallel to N. Pratt Boulevard

to those of a B4-2 Restricted Service 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. 19-G.

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

SECTION 1. That the Chicago Zoning Ordinance, as it existed prior to July 28, 1971, be amended by changing all B4-3 Restricted Service District symbols and indications as shown on 1970 Zoning Map No. 19-G in the area bounded by

W. Howard Street; N. Sheridan Road; W. Birchwood Avenue and the alley next west of and parallel to N. Sheridan Road

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 full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 28-A.

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 28-A in the area bounded by

(continued on page 3905)

RESIDENTIAL PLANNED DEVELOPMENT No. 157
(BUSINESS)

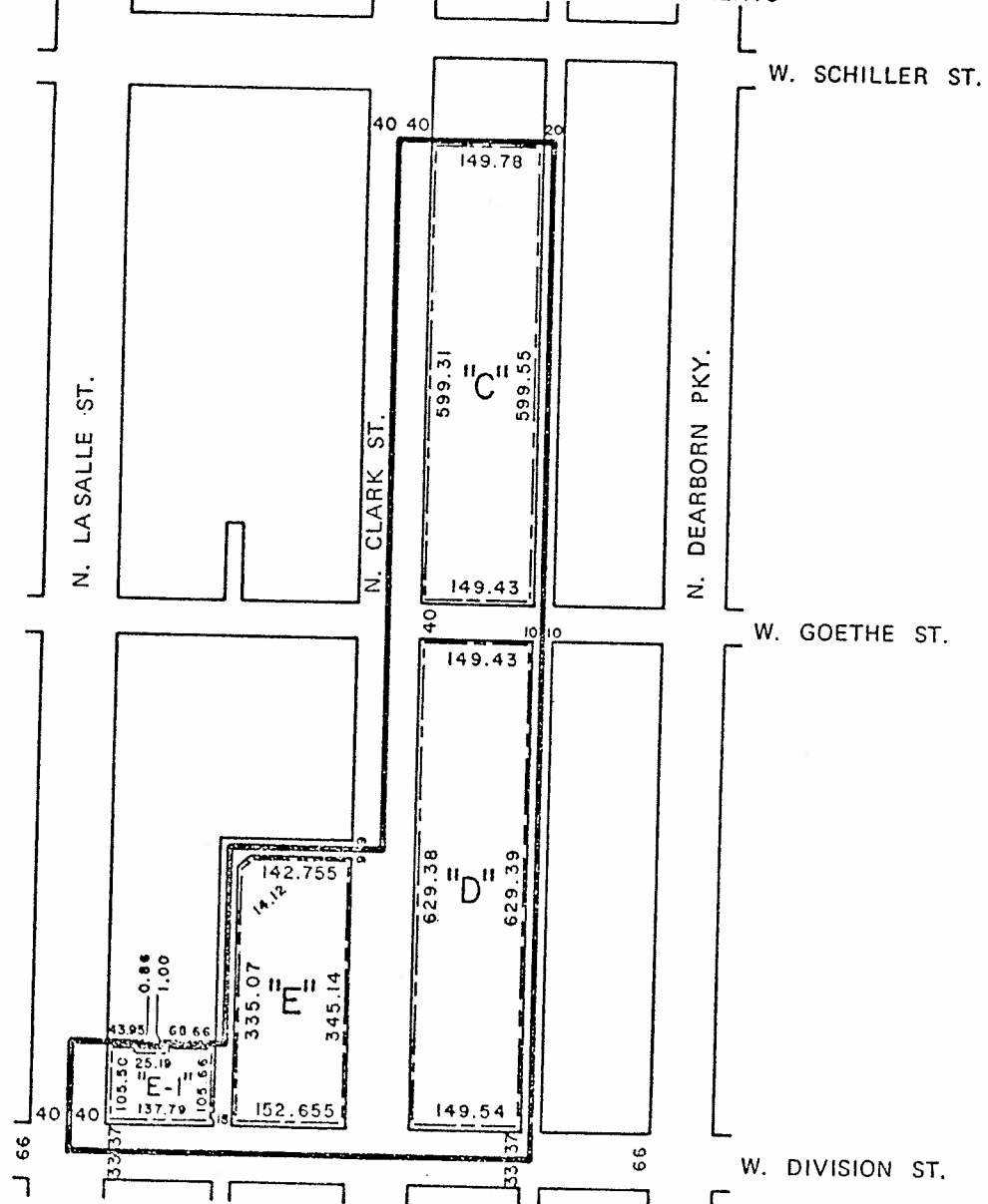
STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is controlled by Arthur Rubloff & Associates. North LaSalle Urban Renewal Disposition Parcels C, D, E & E-1, were approved for sale to Arthur Rubloff & Associates by the City Council on May 26, 1976.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication, vacation or closures of streets and alleys or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Arthur Rubloff & Associates or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by Arthur Rubloff & Associates or its successors upon conveyance of North LaSalle Disposition Parcels C, D, E & E-1.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Dept. of Streets & Sanitation and in compliance with the Municipal Code of Chicago, to ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Uses of land will consist of townhouses, related Commercial; Retail and Office, Commercial Recreational and off-street parking and loading. Signs shall be subject to the approval of the Commissioner of the Dept. of Development & Planning.
7. The following information sets forth data concerning the property included in said Planned Developments 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.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development" as promulgated by the Commissioner of the Dept. of Development & Planning.

APPLICANT: ARTHUR RUBLOFF & ASSOCIATES

DATE: JULY, 1976

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



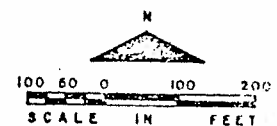
LEGEND

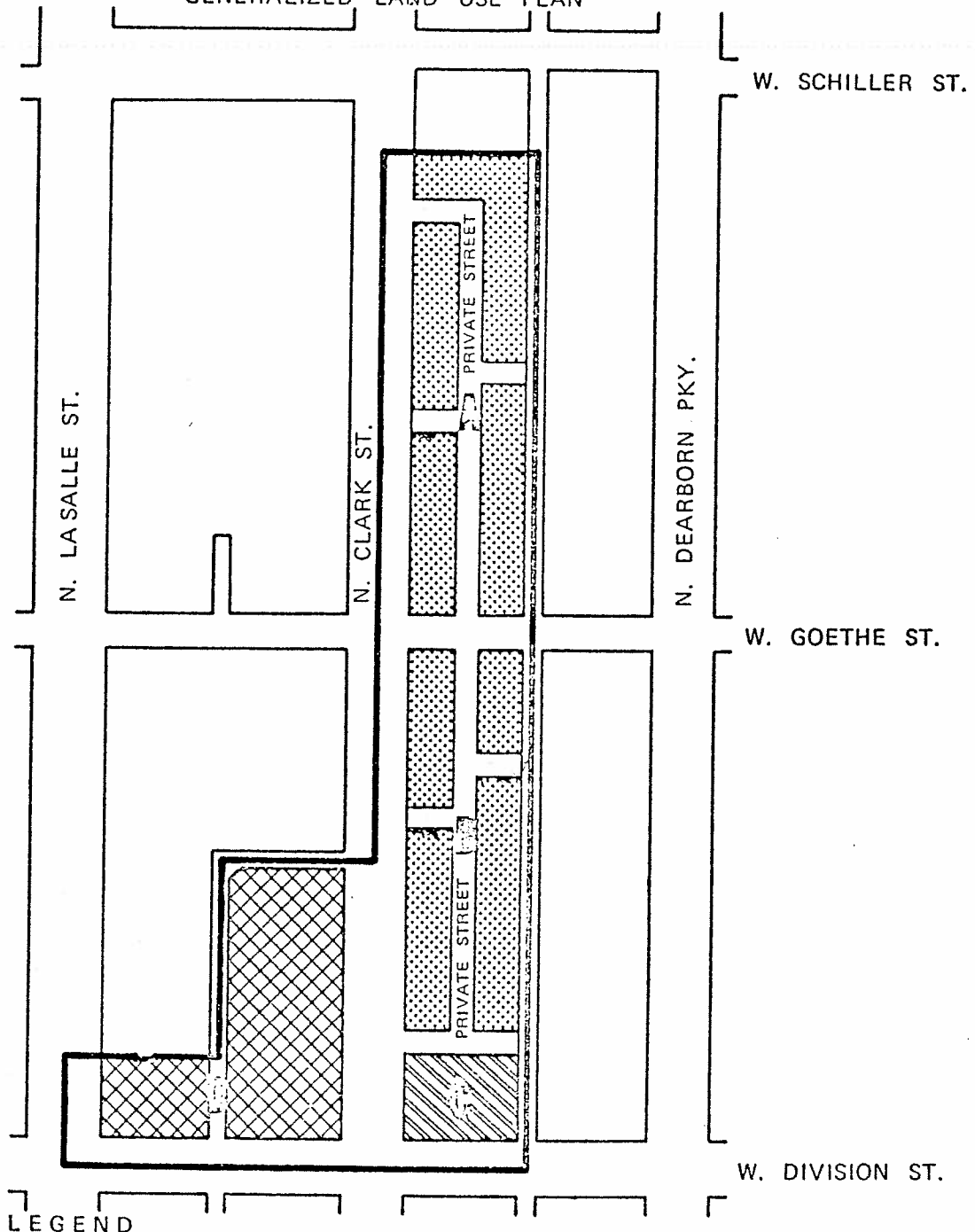


PLANNED DEVELOPMENT BOUNDARY

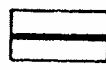
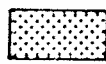


NORTH - LA SALLE DISPOSITION PARCELS "E-1", "E", "D" AND "C"

APPLICANT: ARTHUR RUBLOFF AND ASSOCIATES
DATE: JULY, 1976

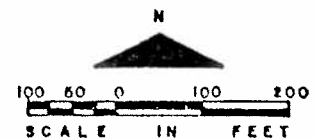


RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN

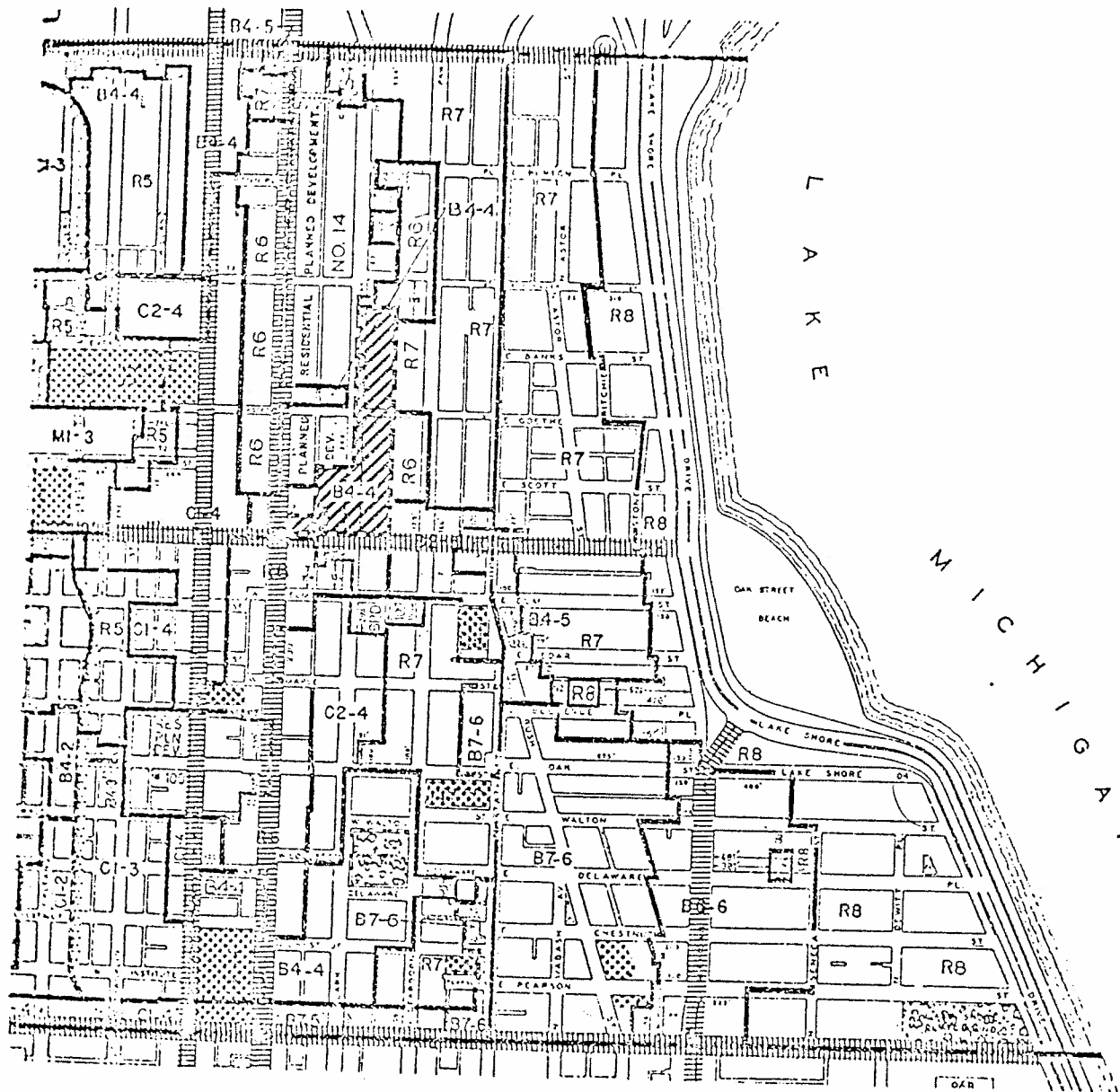
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  TOWNHOUSE STRUCTURES
-  COMMERCIAL RECREATIONAL
-  COMMERCIAL, RETAIL BUSINESS, OFFICE & RELATED
OFF-STREET PARKING AND LOADING



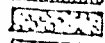


APPLICANT: ARTHUR RUBLOFF AND ASSOCIATES
DATE: JULY, 1976



RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: ARTHUR RUBLOFF AND ASSOCIATES
DATE: JULY, 1976

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA
AS AMENDED SEPTEMBER 9, 1976

NET SITE AREA			GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PER- CENTAGE OF LAND COVERED
Sub-Area	Feet	Acres				
A	89,675	2.06	Townhouses	58	1.86	55%
B	77,633	1.78	Townhouses	50	1.74	49%
C	16,445	.38	Commercial Recreational	-	1.00	100%
D	67,173	1.54	Commercial, Retail, Business, Office & Related Off-Street Parking and Loading	-	.60	
TOTAL	250,926	5.76		108	1.43	57%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

365,902.71 250,926 114,976.71

MAXIMUM PERMITTED F.A.R. FOR THE TOTAL DEVELOPMENT: 1.43

MAXIMUM NUMBER OF DWELLING UNITS 108

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

Residential - 100% for dwelling units constructed
Commercial, Retail,
and Business and Office - 70 Spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

Office Street Loading shall be provided in conformance with the
B-4-4 Restricted Service District Requirements.

MAXIMUM PERCENT OF LAND COVERED FOR THE TOTAL DEVELOPMENT: 57%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE
PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY
BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND
PLANNING.

APPLICANT: ARTHUR RUBLOFF AND ASSOCIATES

DATE: JULY 8, 1976