

City Council January 17, 2013  
Refer to Committee on Zoning Landmarks & Building Standards

**ORDINANCE**

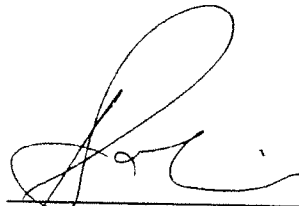
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development No. 904 District symbols and indications as shown on Map No. 4-F in the area bounded by

West Roosevelt Road; South Clark Street; West 16<sup>th</sup> Street and the centerline of said street if extended west where no street exists; and the South Branch of the Chicago River

to those of a M2-3 Light Industry District.

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

A handwritten signature in black ink, appearing to read 'Daniel Solis', is written over a horizontal line.

Daniel Solis  
Alderman, 25<sup>th</sup> Ward



# Office of the City Clerk



O2013-419

Office of the City Clerk

## City Council Document Tracking Sheet

**Meeting Date:**

1/17/2013

**Sponsor(s):**

Solis, Daniel (25)

**Type:**

Ordinance

**Title:**

Zoning Reclassification Map No. 4-F at W Roosevelt Rd and  
S Clark St

**Committee(s) Assignment:**

Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

January 15, 2013

James J. Banks  
Law Offices of Samuel V.P. Banks  
Thirty-Eighth Floor  
221 North LaSalle Street  
Chicago, IL 60601

**Re: Advisory Opinion for Residential Business Planned Development No. 328, as amended  
904 West Van Buren Street**


Dear Mr. Banks:

In response to your recent request, please be advised that the property located at 904 W. Van Buren Street is zoned Residential Business Planned Development No. 328, as amended. Both Statement No. 3 and the Bulk Regulations and Data Table of the Planned Development identify the allowed uses as dwelling units, business and commercial offices and uses, off-street parking and related uses.

Your firm represents Mr. Joseph Partipilo, who is seeking a Limited Business License for two commercial spaces on the ground floor of the above referenced property. He is proposing to sell investment grade gold, silver, platinum and palladium coins and bars. He will offer clients the opportunity for secured storage of their metals in an on-site vault by renting a safety deposit box. Additionally, he will only purchase back bullion or numismatic products that he previously sold to clients.

We have determined that your client's business is a permitted commercial use pursuant to Residential Business Planned Development No. 328, as amended. Please have your client submit his Limited Business License application to the City for our review and approval.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Vicki Lozano, Janice Hill, Main file

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14065  
21783

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

(Application Number 14065)

RBP 904

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

the centerline of West Roosevelt Road; the west line of South Clark Street; the south line of West 16<sup>th</sup> Street (previously vacated); a line 188.40 feet west of and parallel to the west line of South Clark Street; the north line of West 16<sup>th</sup> Street (previously vacated); and the south branch of the Chicago River, with the exception and exclusion of an irregularly shaped parcel along the St. Charles Air Line rail road right-of-way located north of West 16<sup>th</sup> Street and west of South Clark Street (the entire parcel to be rezoned is more particularly described in Exhibit A),

to those of a C3-4 Commercial-Manufacturing 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 C3-4 Commercial-Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

the centerline of West Roosevelt Road; the west line of South Clark Street; the south line of West 16<sup>th</sup> Street (previously vacated); a line 188.40 feet west of and parallel to the west line of South Clark Street; the north line of West 16<sup>th</sup> Street (previously vacated); and the south branch of the Chicago River, with the exception and exclusion of an irregularly shaped parcel along the St. Charles Air Line rail road right-of-way located north of West 16<sup>th</sup> Street and west of South Clark Street (the entire parcel to be rezoned is more particularly described in Exhibit A),

as described in Section 1 above, to those of a Residential-Business Planned Development Number 904 and a corresponding use district is hereby established in the area above described.

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

Exhibit "A" and Plan of Development Statements referred to in this ordinance read as follows:

*Exhibit "A".*

*Legal Description.*

Parcel 1:

That part of the east fraction and the west fraction of the northeast quarter and the southeast quarter of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, together with the south branch of the Chicago River (now filled and abandoned) as it existed on or prior to July 8, 1926, all taken as a tract, bounded and described as follows:

commencing at the point of intersection of the original south line of West Roosevelt Road (said original south line being parallel with and 33.00 feet south of the north line of the east fraction of the northeast quarter of the aforesaid Section 21) with a straight line herein referred to as "Line A". Said "Line A" being described as follows:

beginning at a point 45 feet, measured at right angles, north of the north line and 447.89 feet, measured parallel with the north line of West Roosevelt Road, east of the centerline of Dodge Street, now vacated, produced northerly; thence southeasterly to a point 760 feet east of the centerline of Dodge Street, now vacated, and 860 feet south of the south line of West Roosevelt Road as widened, said south line as widened, being 85 feet south of and parallel with the north line of the east fraction of the northeast quarter of the aforesaid Section 21); thence south 17 degrees, 04 minutes, 50 seconds east along said "Line A", 92.37 feet to the point of beginning, said point of beginning being 36.27 feet south of said south line of West Roosevelt Road as widened; thence northerly 89.1 feet along the arc of a circle, convex to the southwest, having a radius of 1,910.08 feet and whose chord bears north 10 degrees, 27 minutes, 24 seconds west to a point on the aforesaid original south line of West Roosevelt Road, said point being 723.93 feet west of the west line of South Clark Street as widened per order of the City Council passed May 15, 1846, being a line 20.00 feet west of and parallel with the east line of Lots 1 to 5, both inclusive, in the Assessor's Second Division of the east fraction of the northeast quarter of the aforesaid Section 21; thence northerly 7.09 feet along the northerly extension of the aforesaid arc, convex to the southwest having a radius of 1,910.08 feet and

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whose chord bears north 09 degrees, 00 minutes, 13 seconds west to a point on a line drawn 26.00 feet south of and parallel with the north line of the east fraction of the northeast quarter of the aforesaid Section 21; thence south 89 degrees, 57 minutes, 15 seconds east along said parallel line 328.85 feet; thence south 06 degrees, 43 minutes, 03 seconds east 46.61 feet; thence north 83 degrees, 16 minutes, 58 seconds east 2.50 feet; thence north 06 degrees, 43 minutes, 03 seconds west 10.62 feet to a point on the south line of Lot 9 in Blanchard's Subdivision of part of the east fraction of the northeast quarter of the aforesaid Section 21; thence south 89 degrees, 57 minutes, 15 seconds east along said south line of Lot 9, a distance of 29.50 feet to the southeast corner of said Lot 9; thence north 00 degrees, 01 minutes, 02 seconds west, 35.44 feet along the east line of said Lot 9 to a point on a line drawn 26.00 feet south of and parallel with the east fraction of the northeast quarter of the aforesaid Section 21; thence south 89 degrees, 57 minutes, 15 seconds east along said parallel line 360.05 feet to the point of intersection with a line drawn from a point in the north line of West Roosevelt Road, said point being 20.00 feet west of the east line of Block 107 in School Section Addition to Chicago in the southeast quarter of Section 16, township and range aforesaid to a point in the south line of West Roosevelt Road as widened, said point being 20.00 feet west of the east line of Lots 1 to 5, both inclusive, in Block 2 in the aforesaid Assessor's Second Division; thence south 00 degrees, 01 minutes, 52 seconds west along the last described line, 59.00 feet to the south line of West Roosevelt Road as widened; thence south 00 degrees, 01 minutes, 02 seconds east along the west line of South Clark Street (and its southerly extension) being the east line of Blocks 2, 3, 13, 14, 15 and 17 in the aforesaid Assessor's Second Division and along the east line of Lots 49 to 56, both inclusive, in Walker Greer and Other's Subdivision of the Uhlich Tract in the east fraction of the northeast quarter of the aforesaid Section 21 and along the east line of Blocks 27, 27½, 28, 29, 34 and 35, a distance of 2,608.68 feet to the point of intersection with the south line of West 16" Street, said south line being 33.00 feet south of and parallel with the south line of the east fraction of the northeast quarter of the aforesaid Section 21; thence north 89 degrees, 56 minutes, 32 seconds west 77.70 feet along said line 33.00 feet south of and parallel with the south line of the east fraction of the fractional northeast quarter of Section 21 to the east line of the west half of Block 4 in Canal Trustees' New Subdivision of blocks in the east fraction of the southeast quarter of Section 21; thence north 00 degrees, 01 minutes, 02 seconds west along the northerly extension of the east line of the west half of Block 4 aforesaid 33.0 feet to the south line of the east fraction of the fractional northeast quarter of Section 21; thence north 89 degrees, 56 minutes, 32 seconds west along said south line of the east fraction of fractional northeast quarter aforesaid 843.42 feet to the center thread of the south branch of the Chicago River as it existed on or prior to July 8, 1926; thence north 31 degrees, 15 minutes, 32 seconds east 6.01 feet along said center thread to the point of intersection with the south line of the west fraction of said

northeast quarter of Section 21; thence south 89 degrees, 59 minutes, 58 seconds west 90.03 feet along said line to the intersection with the east line of the new channel of the south branch of the Chicago River as established in an ordinance passed by the City Council of the City of Chicago on July 8, 1926; thence north 00 degrees, 17 minutes, 30 seconds west along said east line 315.00 feet; thence north 89 degrees, 59 minutes, 58 seconds east along a line parallel with the south line of the west fraction of the northeast quarter of the aforesaid Section 21, a distance of 230.02 feet to the intersection with the easterly face of the westerly dock line of the south branch of the Chicago River as it existed on July 8, 1926; thence north 20 degrees, 26 minutes, 28 seconds east along the easterly face of said westerly dock line which forms an angle of 69 degrees, 33 minutes, 30 seconds to the left of the easterly extension of the last described course 21.47 feet; thence north 54 degrees, 58 minutes, 58 seconds east along a line which forms an angle of 34 degrees, 32 minutes, 30 seconds to the right of the last described course extended northeasterly 141.64 feet to a point on the easterly face of the westerly dock line of the south branch of the Chicago River as it existed on July 8, 1926; thence north 44 degrees, 50 minutes, 10 seconds east along the easterly face of said westerly dock line 92.48 feet to a point which is 619.10 feet east of the west line of the aforesaid new channel and 2,088.56 feet south of the south line of West Roosevelt Road as widened (said south line being 85.00 feet south of and parallel with the north line of the aforesaid northeast quarter of Section 21); thence northeasterly 373.88 feet along a curved line, convex to the southeast having a radius of 478.34 feet to a point which is 760.00 feet east of the centerline of Dodge Street, now vacated, produced south and 1,751.17 feet south of the aforesaid south line of West Roosevelt Road as widened; thence north 00 degrees, 07 minutes, 44 seconds west 428.22 feet along a line 760.00 feet east of and parallel with the southerly extension of the centerline of vacated Dodge Street to a point 1,322.95 feet south of the south line of West Roosevelt Road as widened, said point being also 453.99 feet west of the west line of South Clark Street; thence northwesterly 274.21 feet along the arc of a circle convex to the northeast, having a radius of 1,273.57 feet and whose chord bears north 06 degrees, 18 minutes, 54 seconds west to a point 1,050.95 feet south of the south line of West Roosevelt Road as widened and 483.86 feet west of the west line of said South Clark Street; thence north 12 degrees, 27 minutes, 09 seconds west 1,020.09 feet to a point which is 55.04 feet south of the south line of West Roosevelt Road as widened and 703.52 feet west of the west line of the aforesaid South Clark Street as widened per order of the City Council passed May 15, 1846; thence northwesterly 19.22 feet along the arc of a circle convex to the west, having a radius of 1,910.08 feet and whose chord bears north 12 degrees, 27 minutes, 42 seconds west to the hereinabove designated point of beginning, in Cook County, Illinois.

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Excepting from Parcel 1 the property described as follows:

(Exception Parcel 1)

All that part of Lot 3, in Block 34, in the Assessor's Second Division of the east fractional northeast quarter of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, more particularly described as follows:

commencing at a point on the south line of Lot 3, a distance of 335.00 feet west of the west line of South Clark Street, measured along the south line of said Lot 3; thence northwesterly at an angle of 06 degrees, 18 minutes with the south line of said Lot 3, a distance of 164.45 feet to a point 18.07 feet north from the south line of said Lot 3 measured at right angles thereto; thence northwesterly a distance of 25.16 feet to a point 26.8 feet north of the south line of said Lot 3 measured at right angles thereto; thence northwesterly at an angle of 26 degrees, 36 minutes with the last described course, a distance of 319.1 feet to a point on the easterly dock line of the south branch of the Chicago River; thence southwesterly along said dock line, a distance of 73.00 feet to a point on the south line of said Lot 3; thence east along the south line of said Lot 3, a distance of 262.35 feet to the point of beginning, in Cook County, Illinois.

Also excepting from Parcel 1:

(Exception Parcel 2)

That part of Block 35 in Assessor's Second Division described as follows:

beginning in the west line of South Clark Street 81 feet north of the north line of West 16<sup>th</sup> Street; thence north along the west line of South Clark Street 35 feet; thence northwesterly on a curved line deflecting to the right having a radius of 375 feet, a distance of 135.2 feet; thence northwesterly on a straight line tangent from said curved line 101 feet to a point 30 feet south at right angles from the north line of said Block 35 and 227.6 feet west of the west line of South Clark Street; thence west parallel with the north line of said Lot 35 and 30 feet south at right angles therefrom 141.6 feet; thence southeasterly on a curved line deflecting to the right with a radius of 375 feet, a distance of 108.2 feet to a point, a distance of 52 feet south at right angles from the line of said Lot 35; thence southeasterly on a straight line parallel with the third above described line a distance of 32.4 feet southwesterly at right angles therefrom 136.9 feet; thence southeasterly on a curved line with a radius of 391 feet, a distance of 138 feet to the point of beginning, in Cook County, Illinois.



Also excepting from Parcel 1:

(Exception Parcel 3)

The north 30 feet of Block 35 in Assessor's Second Division aforesaid, excepting therefrom that part thereof described as follows:

beginning on the west line of South Clark Street 205.3 feet north of the north line of West 16<sup>th</sup> Street and in the north line of Block 35 aforesaid; thence west along the north line of said block 335 feet; thence southeasterly on a curved line deflecting to the right with a radius of 407.8 feet, a distance of 86 feet to a point 21 feet south at right angles from the north line of said Lot 35; thence southeasterly 26 feet to a point a distance of 30 feet south at right angles from the north line of said Lot 35; thence east on a line parallel with said north line and 30 feet south at right angles therefrom 227.6 feet to the west line of South Clark Street; thence north on the west line of South Clark Street 30 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

A tract of land lying easterly of and adjoining the easterly boundary line of the new channel of the south branch of the Chicago River, said tract of land comprised of part of the original bed of said south branch of the Chicago River (abandoned), together with sundry lots, blocks and vacated streets and alleys adjoining said lots and blocks, in Canal Addition, a subdivision of the west fraction of the northeast quarter of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

beginning on the north line of the northeast quarter of said Section 21 at a point of intersection of said line with the easterly boundary line of the new channel of the south branch of the Chicago River, said point being 1,016.47 feet west of the northward extension of the west line of South Clark Street, and running; thence north 89 degrees, 55 minutes, 29 seconds east along said north line, a distance of 287.476 feet to an intersection with arc of a circle, convex to the southwest with a radius of 1,910.08 feet, the southerly terminus of said arc being a point which is 55.04 feet south of the south line of West Roosevelt Road, as widened, and 703.52 feet west of the west line of said South Clark Street; thence southeastwardly along said arc, a distance of 142.415 feet to the aforementioned southerly terminus of said arc; thence south 12 degrees, 35 minutes, 58 seconds east along a straight line, tangent to the last described arc of a circle (the southerly terminus of said straight line being a point which is 1,185.34 feet south of said south line of West Roosevelt Road, as widened, and 560 feet east of said easterly boundary line of the new channel of the south branch of the

Chicago River), a distance of 1,020.25 feet to a point of a curve; thence southwardly along the arc of a circle convex to the east, tangent to the last described straight line and having a radius of 1,273.57 feet, a distance of 274.145 feet to a point which is 1,322.95 feet south of said south line of West Roosevelt Road, as widened, and 560.00 feet east of said easterly boundary line of the new channel of the south branch of the Chicago River; thence south 00 degrees, 15 minutes, 58 seconds east along a straight line which is parallel with the aforesaid easterly boundary line of the new channel of the south branch of the Chicago River, a distance of 428.214 feet to a point of a curve; thence southwestwardly along the arc of a circle, convex to the southeast, tangent to the last described straight line and having a radius of 478.34 feet, a distance of 373.878 feet to a point which is 2,088.58 feet south of said south line of West Roosevelt Road, as widened, and 419.08 feet east of the easterly boundary line of the new channel of the south branch of the Chicago River; thence south 44 degrees, 31 minutes, 02 seconds west along a straight line, tangent to the last described arc of a circle, a distance of 92.474 feet; thence south 54 degrees, 49 minutes, 32 seconds west along a straight line, a distance of 141.64 feet; thence south 20 degrees, 17 minutes, 02 seconds west along a straight line, a distance of 21.393 feet to an intersection with a line which is 315 feet north from and parallel with the easterly extension of the centerline of West 16<sup>th</sup> Street; thence south 89 degrees, 50 minutes, 55 seconds west along said parallel line, a distance of 229.778 feet to an intersection with the aforesaid easterly boundary line of the new channel of the south branch of the Chicago River; thence north 00 degrees, 26 minutes, 02 seconds west along said easterly boundary line, a distance of 883.948 feet to an angle point in said line; and thence north 00 degrees, 15 minutes, 58 seconds west continuing along said easterly boundary line, a distance of 1,457.308 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

A non-exclusive easement for ingress and egress for the benefit of Parcels 1 and 2 as created by memorandum of declaration of easement dated November 24, 1999, and recorded December 2, 1999 as Document Number 09127751, and modified by first amendment to a declaration of easement dated February 28, 2001 and recorded March 14, 2001 as Document Number 0010200264 and rerecorded March 21, 2001 as Document Number 00 10224736, described as follows:

the east 35 feet of the following described property:

a tract of land lying easterly of and adjoining the easterly boundary line of the new channel of the south branch of the Chicago River, said tract of land comprised of part of the original bed of said south branch of the Chicago River (abandoned),

together with sundry lots and blocks in School Section Addition to Chicago, being a subdivision of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

beginning on the south line of the southeast quarter of said Section 16, at the point of intersection of said line with the easterly boundary line of the new channel of the south branch of the Chicago River, said point being 1,016.47 feet west of the northward extension of the west line of South Clark Street and running; thence north 89 degrees, 55 minutes, 29 seconds east along said south line, a distance of 287.476 feet to an intersection with an arc of a circle, convex to the southwest, with a radius of 1,910.08 feet, the southerly terminus of said arc being a point which is 55.04 feet south of the south line of West Roosevelt Road, as widened, and 703.52 feet west of the west line of said South Clark Street; thence north westwardly along said arc, a distance of 90.946 feet to a point which is 57.28 feet north of the north line of said West Roosevelt Road, and 739.73 feet west of said west line of South Clark Street; thence north 05 degrees, 34 minutes, 54 seconds west along a straight line a distance of 508.47 feet to a point which is 280.80 feet south of the south line of West Taylor Street and 787.91 feet west of said west line of South Clark Street; thence northwardly along the arc of a circle convex to the west with a radius of 1,910.08 feet, a distance of 180.16 feet to a point which is 100.90 feet south of said south line of West Taylor Street and 796.52 feet west of said west line of South Clark Street; thence north 00 degrees, 11 minutes, 05 seconds, west along a straight line, said distance of 100.90 feet to said south line of West Taylor Street; thence south 89 degrees, 68 minutes, 30 seconds west along said south line of West Taylor Street, a distance of 299.47 feet to an intersection with the aforesaid easterly boundary line of the new channel of the south branch of the Chicago River; thence south 05 degrees, 35 minutes, 30 seconds east along said easterly boundary line a distance of 837.84 feet to a point which is 9.96 feet north of the north line of said West Roosevelt Road; and thence south 00 degrees, 15 minutes, 58 seconds east, continuing along said easterly boundary line a distance of 42.96 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

A non-exclusive, irrevocable, temporary easement for the benefit of Parcels 1 and 2 as created by easement agreement dated March 20, 2001 and recorded April 17, 2001 as Document Number 0010311632 for the purpose of staging, storage and construction of the Wells Street extension over the following described land:

a parcel of land 10 feet wide, running the full length, north to south, of the following described property and adjoining the western boundary of the following described property:

a parcel of land comprised of a part of Blocks 105 and 106 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois and also a part of Lots 12 and 13 in **Stowell's** Subdivision of Blocks 106 and 107 in said School Section Addition to Chicago, which parcel of land is bounded and described as follows:

commencing at a point on the north line of said Block 105 (said north line being also the south line of West Taylor Street) said point being 5.00 feet, as measured along said north line east of the intersection of said north line with the southward extension of the west line of Block 104 in said School Section Addition (said west line being along the east line of South Wells Street, 60 feet wide) and running; thence westwardly along said north line of Block 105, a distance of 65.0 feet to the point of beginning of the hereinafter described parcel; thence southwardly along a line parallel with said west line of Block 104, a distance of 100.90 feet; thence southwardly along a curved line tangential to the last described course, convex to the west and having a radius of 1,910.08 feet, an arc distance of 180.16 feet to the point of tangency, said point being 280.98 feet south from said south line of South Taylor Street, produced east, measured parallel with the west line of South Clark Street and 787.91 feet west of the west line of South Clark Street, as now established, measured parallel with the south line of South Taylor Street; thence southwardly along a straight line, a distance of 508.47 feet to a point of curve, said point of curve being 57.29 feet north from the north line of West Roosevelt Road, as now widened, measured parallel to the west line of South Clark Street and 739.73 feet west from the west line of South Clark Street, as now established, measured parallel with the north line of West Roosevelt Road; thence southwardly along a curved line tangential to the last described course, convex to the west and having a radius of 1,910.08 feet, a distance of 57.64 feet to a point on the north line of West Roosevelt Road, as now widened, said point being 733.41 feet west of the west line of South Clark Street, as now established, as measured along the north line of West Roosevelt Road, as now widened; thence westwardly along said north line of West Roosevelt Road, as widened, a distance of 67.59 feet to an intersection with a line which is 65.00 feet westerly of and parallel with the southward extension of the west line of Block 104 in said School Section Addition; thence northwardly along said parallel line, a distance of 843.83 feet to an intersection with said north line of Block 105; thence east along said north line of Block 105, a distance of 5.00 feet to the point of beginning; and

a parcel within the southerly extended east and west lines of Cacciatore Wells Street parcel from the north **line** of West Roosevelt Road, as widened, to the northerly line of the Venture Property.

Parcel 5:

An undivided one-half interest in that part of vacated West 16" Street in the east fraction of the southeast quarter of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

beginning at the northeast corner of the west **half** of Lot 1 in Block 4 in **Canal** Trustees New Subdivision of blocks in the east fraction of the southeast quarter of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian; thence north 89 degrees, 56 minutes, 32 seconds west along the north line of Lot 1, being the south line of vacated West 16" Street for a distance of 110.70 feet to the centerline of vacated South **LaSalle** Street; thence north 00 degrees, 01 minutes, 02 seconds west **along** the northerly extension thereof 33.0 feet to the south line of the east fractional northeast quarter of Section 21 aforesaid; thence north 89 degrees, 56 minutes, 32 seconds east along the last described 110.70 feet to the northerly extension of the east line of the west **half** of Block 4 aforesaid; thence south 00 degrees, 01 minutes, 02 seconds east **along** the last described line 33.0 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Numbers:

17-21-202-001-0000	17-21-210-098-0000
17-21-203-006-0000	17-21-203-004-0000
17-21-206-001-0000	17-21-203-007-0000
17-21-208-005-0000	17-21-207-001-0000
17-21-210-002-0000	17-21-209-006-0000
17-21-210-005-0000	17-21-210-003-0000
17-21-210-062-0000	17-21-210-006-0000
17-21-210-090-0000	17-21-210-064-0000

17-21-210-092-0000	17-21-210-004-0000
17-21-502-001-0000	17-21-210-007-0000
17-21-203-005-0000	17-21-210-086-0000
17-21-204-001-0000	17-21-210-095-0000
17-21-208-004-0000	17-21-503-003-0000
17-21-209-007-0000	

Common Address:

A portion of the property in the area bounded on the east by South Clark Street, on the south by West 16<sup>th</sup> Street, on the west by the south branch of the Chicago River and on the north by West Roosevelt Road, Chicago, Illinois.

*Residential-Business-Waterway Planned Development Number 904.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business-Waterway Planned Development (the "Planned Development") consists of approximately two million six hundred ~~fifty-six~~ thousand seven hundred seventy-four (2,656,774) square feet (sixty and ninety-nine hundredths (60.99) acres) (the "Property") site area which is owned and controlled by the applicant Roosevelt/Clark Development, L.P. (the "Applicant"), and which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is divided into seven (7) subareas as shown on the Subarea Map.
2. All official reviews, approvals or permits that are necessary to construct improvements in accordance with this Planned Development are required to be obtained by the Applicant or its successors, assignees or grantees. The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Dedication Plan and the Public Way Vacation Plan. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the Applicant, its successors, assigns, grantees and lessees, and if different than the Applicant, the legal titleholder(s) or any ground lessor(s). All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors, assigns, grantees and lessees and, if different than the Applicant, the legal titleholder(s) or any ground lessor(s).
4. This plan of development consists of these seventeen (17) statements and the following described exhibits, dated March 11, 2004 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference):

- Exhibit 1 Bulk Regulations and Data Table;
- Exhibit 2 Existing Zoning Map;
- Exhibit 3 Existing Land-Use Map;
- Exhibit 4 Planned Development Boundary and Property Line Map;
- Exhibit 5 Generalized Land-Use Plan;
- Exhibit 6 Site Plan;
- Exhibit 7 Net Developable Area Plan;
- Exhibit 8 Pedestrian Access Plan;
- Exhibit 9 Landscape Plan;
- Exhibit 10 Access and Circulation Plan;
- Exhibit 11 Subarea Map;
- Exhibit 12 Public Way Dedication Plan;
- Exhibit 13 Public Way Vacation Plan;
- Exhibit 14 Master Plan and Design Standards;
- Exhibit 15 Public Open Space Improvements Phasing Timeline;
- Exhibit 16 Riverside Park Energy Requirement; and
- Exhibit 17 Table of Permitted Uses in Subareas A and B.

Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan and development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago (the "City"), and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as a Residential-Business-Waterway Planned Development:

For Subareas A and B: All uses identified in the Table of Permitted Uses (Exhibit 17) shall be permitted uses in Subareas A and B.

The Property owned by the Applicant within the Planned Development located under elevated Roosevelt Road (but not located within any subarea be used for vehicular access, parking and storage, subject to the review and approval of the Commissioner of D.P.D. (the "Commissioner").

For Subareas C and D: Single-family, attached and detached, and multiple-family dwelling units shall be allowed, along with accessory parking, open space and accessory uses; and home occupations.

For Subareas E and F: Dwelling units, single-family, attached and detached, and multiple dwelling unit buildings; accessory parking; home occupations; parks, recreational uses, publicly owned park field houses and publicly owned schools, park concessions and accessory uses; railroad facilities; residential support service uses and accessory uses. The permitted commercial and retail uses in the residential buildings are residential support services; commercial uses provided primarily to serve the needs of residents in large, multi-unit residential buildings or residents within the immediate area. The following are considered residential support services: restaurants with or without service of alcohol; financial services (except pawn shops, consumer loan agencies and payday loan stores which shall not be permitted); medical service; office; personal service and retail sales (such as, but not limited to dry cleaners, tailors, shoe repair, pharmacy, drug stores, et cetera). Residential support services may be located only on the first two (2) floors of a multiple dwelling unit building. Individual business, service or office uses are limited to a maximum of five thousand (5,000) square feet in area per use in a building. The Commissioner shall have the authority to modify these restrictions administratively; similarly, the Commissioner shall have the authority to make minor changes to these restrictions. Additional floor area requirements per use may be approved



by the Commissioner as a minor change or administrative modification to the Planned Development uses.

For Subarea G: Parks, recreational uses, publicly owned park field houses; accessory uses; boat moorings and boat docks; park concessions and accessory uses.

For all subareas: Temporary and interim uses shall include construction and construction staging, concrete crushing and recycling, surface parking lots. All temporary and interim uses shall be subject to the review and approval of the Commissioner.

6. Business identification and temporary signs are permitted upon the subject Property subject to the review and approval of the Commissioner, consistent with the provisions of the Chicago Zoning Ordinance.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of review and permitted by the City. There shall be no parking or storage of garbage receptacles within such paved areas or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.. Compact spaces measuring less than eight and one-half (8½) feet by nineteen (19) feet may be provided within a garage once the Applicant has satisfied the minimum off-street parking requirements, subject to the review and approval of C.D.O.T.. For purposes of this Planned Development, a "compact space" shall be a minimum of eight (8) feet by sixteen (16) feet. All work proposed in the public way must be designed and constructed in accordance with the C.D.O.T. Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of C.D.O.T.
8. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

10. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner and in effect on the date of the adoption of this Planned Development.
11. Improvements of the Property, including but not limited to public open space improvements, landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with an approved Development Parcel Site Plan (as described in Statement 12).

(A) Construction of Public Improvements.

No certificate of occupancy shall be issued for any improvement located within a parcel in the Planned Development until such time as the Applicant for the certificate produces evidence that construction of public improvements (other than open space, as addressed in paragraph (B) below) related to the improvement located within a parcel in said development has been completed, is under construction or is under contract for construction, or that adequate access can be provided, all as certified by C.D.O.T. and approved by D.P.D.

(B) Public Open Space Improvements.

River Edge Improvements: Applicant may construct the river edge pedestrian route in phases as the adjoining development of private property occurs, and generally in accordance with the Public Open Space Improvements Phasing **Timeline** attached hereto as Exhibit 15. Design and construction of the river edge pedestrian route shall be subject to approval by the Chicago Park District (the "Park District") and the Chicago Fire Department and in compliance with the Riverside Park Master Plan and Design Standards.

In addition, Applicant agrees to permit connection of the Riverside trail (for bicycling, jogging and other recreation) constructed as part of this Planned Development to related improvements on neighboring properties. Finally, Applicant acknowledges the desirability of widening the Riverside trail connection beneath the St. Charles Airline railroad bridge, and the Applicant will use reasonable efforts to explore the possibility of expanding that connection and to pursue implementation of such expanded

connection provided that such expanded connection is both legally permissible and financially feasible.

Public Park/Open Space Public Improvements: Public open space improvements within the Planned Development shall be completed and dedicated to the City of Chicago or the Park District, in accordance with the Public Open Space Improvements Phasing **Timeline** attached hereto as Exhibit 15, provided that: (i) dedication of property to the Park District for public parks and construction of such parks shall be subject to separate agreement between the Park District and the Applicant; (ii) all design work shall be in compliance with the Riverside Park Master Plan and Design Standards and Park District standards, consistent with availability of adequate levels of public funding, and Applicant shall assist the Park District in the development of conceptual plans for the parks which are to be dedicated to the Park District; (iii) prior to dedication of property in Subarea F4 to the Park District (or as otherwise directed pursuant to clause (iv)(B)), Applicant shall first offer to donate land in Subarea F4, not to exceed two (2) acres in size, to the Chicago Board of Education, for the development of an elementary school that will serve the residents of the Planned Development and residents of neighboring communities; and (iv) with respect to Subarea F4: (A) Applicant may convey such property to a not-for-profit organization(s) whose mission is to conserve land for open space, parks and natural spaces (as an example, but not a limitation, Trust for Public Land) (an "Open Space Organization") during the period that is prior to the time that Applicant is required to offer all of Parcel F4 for dedication to the Park District (as described on Exhibit 15); and (B) if the St. Charles Airline (along with any interest in easement which the Applicant, its successors and assigns may have therein, (the "St. CA Interest")) is not conveyed to the City by December 31, 2010, Applicant shall either dedicate all of Parcel F4 (including the St. CA Interest), (although not yet developed as a park) to the Park District, or shall convey such property (including the St. CA Interest) as directed by the Park District, to a governmental entity or an Open Space Organization.

Other Public Open Space Improvements: other public open space improvements shall be constructed in accordance with the timetable described on the Public Open Space Improvements Phasing **Timeline** attached hereto as Exhibit 15.

(C) Interim Building Design Of Exterior Walls.

The City acknowledges that the proposed development may occur in phases over several years, and, that as a result, the exterior walls of certain buildings, parking garages and structures, may be interim in nature, particularly the exterior walls of the plinth and parking garage proposed for Subarea A. The exterior walls of any structure, including the walls of the plinth, parking garage and the walls which will be visible adjacent to development Parcels A6, A9, A10 and A11, facing or visible from the public way shall be designed and constructed to avoid a monotonous and blank appearance through the use of materials, texture and detail.

(D) Interim Land Uses And Landscaping.

Applicant shall use its best efforts to maintain the site, prior to construction of improvements thereon, in a manner so as to avoid unnecessary water runoff and wind blown soils. To accomplish this goal, after grading, Applicant shall, as may be practical, "hydro seed" and subsequently mow areas not under construction and not being used in connection with construction activities. Hazardous uses are to be fenced.

12. Prior to the issuance by the D.P.D. of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development or redevelopment of any development parcels within the Planned Development, other than alterations to existing buildings which do not increase their height or alter their footprints, a Development Parcel Site Plan for the proposed development, including parking areas, shall be submitted to the Commissioner for approval. No Part II Approval shall be granted until the Development Parcel Site Plan has been approved by the Commissioner. Following approval of a Development Parcel Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the D.P.D. and shall be deemed to be an integral part of this Planned Development. The approved Development Parcel Site Plan may be changed by the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance. A Development Parcel Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (1) the boundaries of the development parcel;

- (2) the site plans for the improvements;
- (3) the location and dimensions of all loading berths, curb cuts and parking spaces;
- (4) a landscaping plan, including adjacent parkways;
- (5) the pedestrian circulation routes;
- (6) the location of any adjacent public improvements;
- (7) a sign plan which includes, but is not limited to the size, location and type of signs proposed;
- (8) preliminary building sections and elevations of the improvements with a preliminary building materials list;
- (9) statistical information applicable to the development parcel limited to the following:
  - (a) floor area and floor area ratio;
  - (b) uses to be established;
  - (c) building heights; and
  - (d) all setbacks, required and provided.
- (10) storm water management requirements, if applicable;
- (11) a plan for providing interim facades as per paragraph 11 (C) above, if applicable; and
- (12) a plan for construction staging and restoration, if applicable.

A Development Parcel Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Review and approval of the Development Parcel Site Plan for the development parcels by the Commissioner is intended to assure that specific development proposals conform to the

Riverside Park Master Plan and Design Standards, which are incorporated herein as Exhibit 14. To the extent that a Development Parcel Site Plan provides for standards or requirements that constitute minor variations from the Riverside Park Master Plan and Design Standards and affect only that development parcel, approval of such Development Parcel Site Plan shall be deemed approval by the Commissioner of such variations.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner, upon the application for such a modification by the Applicant, and after a determination by the Commissioner that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of this statement by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units and/or floor area (including retail/commercial floor area) from one subarea to another subarea, or from one development parcel to another development parcel within a subarea; so long as the maximum dwelling unit count, F.A.R., or maximum retail/commercial area, as applicable, for the Planned Development is not exceeded; changes in use of the Property ~~from~~ one subarea to another subarea, or from one development parcel to another development parcel; modifications to the Master Plan and Design Standards; and modifications to the Riverside Park Energy Requirements. With regard to Subarea A6, the Applicant may request a minor modification of the Planned Development to develop this subarea in a different configuration from the Site Plan (Exhibit 6), so long as it is consistent with the Bulk Regulations and Data Table. Moreover, notwithstanding the provisions of sub-clauses (3), (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may also include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered for total net site area, an increase in the maximum height of town home buildings located in any subarea, or other changes to the Site Plan or plan of development. For minor changes requested by the Applicant or with the Applicant's written approval, the consent of all parcel owners is not required.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and

maximizes the conservation of energy resources. Accordingly, the Applicant shall use its best and reasonable efforts to comply with the Riverside Park Energy Requirements as set forth on Exhibit 16. For town homes, the applicable requirements shall be the Energy Star Rating standards set forth on Exhibit 16, or such other energy efficiency requirements as D.P.D. shall, upon request of the Applicant, determine to be acceptable at the time that Applicant applies for a building permit for the construction of town homes.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance unless the Director of M.O.P.D. has reviewed detailed construction drawings for each building or improvement to confirm compliance.
16. The change in land-use contemplated by this Planned Development will generate a significant increase in automobile trips to and from the site. This increase in trip generation will result in the need for off-site public infrastructure improvements to increase the capacity of Roosevelt Road. The Applicant agrees to make a one-time cash contribution of **Four Hundred Thousand Dollars (\$400,000)** to a fund designated by the City for the express purpose of making these improvements.

Contributions to this fund will be used to off-set the cost of one (1) or more of the following improvements: (A) Roosevelt Road traffic signal inter-connection (Lake Shore Drive to I-94); (B) modifications to ramp at I-94/Roosevelt Road; (C) modifications to the median located on Roosevelt Road between Lake Shore Drive and I-94; and (D) other modifications to Roosevelt Road between Lake Shore Drive and I-94. The payment of this contribution shall be on a pro rata basis, made at the time of **Part II** Approval, based upon the proportional square footage of each retail development to the maximum square footage of retail uses in the Planned Development.

The Applicant shall participate in a Roosevelt Road Corridor association such as a traffic management association, a special service area, or similar

entity and shall share in the funding of the entity in a manner proportionate to the Applicant's traffic impact on the corridor as determined by the Department of Planning and Development and the Department of Transportation. A formula shall be devised to calculate this impact including but not limited to one (1) or more of the following: trip generation, peak hour volumes, store footage, number of parking spaces, or other such quantifiable measurements. This formula shall be developed jointly by the Department of Planning and the Department of Transportation. The entity shall provide services that enhance traffic flow in the corridor including but not limited to a trolley to convey shoppers between developments information to provide shoppers with alternate routes to corridor developments and shall commit to a shared parking arrangement among entity members to minimize short vehicular trips between proximate developments.

17. If no development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of the C3-4 Commercial-Manufacturing District.

[Exhibit 1 -- Bulk Regulations and Data Table; Exhibit 2 -- Existing Zoning Map; Exhibit 3 -- Existing Land-Use Map; Exhibit 4 -- Planned Development Boundary and Property Line Map; Exhibit 5 -- Generalized Land-Use Plan; Exhibit 6 -- Site Plan; Exhibit 7 -- Net Developable Area Plan; Exhibit 8 -- Pedestrian Access Plan; Exhibit 9 -- Landscape Plan; Exhibit 10 -- Access and Circulation Plan; Exhibit 11 -- Subarea Map; Exhibit 12 -- Public Way Dedication Plan; Exhibition 13 -- Public Way Vacation Plan; Exhibit 15 -- Public Open Space Phasing Timeline; Exhibit 16 -- Energy Requirements; and Exhibit 17 -- Table of Permitted Uses in Subareas A and B referred to in these Plan of Development Statements printed on pages 21804 through 21822 of this Journal.]

[Exhibit 14 -- Master Plan and Design Standards referred to in these Residential-Business-Waterway Plan of Development Statements omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]



## Exhibit 1.

## Bulk Regulations And Data Table.

Gross Site Area as per PD boundary map	3,052,144 sf
less: Existing Dedicated ROW Area (1)	(461,825) sf
Sub-Total	2,590,319 sf
less: Proposed Dedicated ROW Area	(899,794) sf
Sub-Total	1,690,525 sf
less: Proposed Dedicated Public Property Area	(167,313) sf
Sub-Total	1,523,212 sf
less: Proposed Public Park & Open Space Area	(385,229) sf
Net Developable Site Area	1,137,983 sf

(1) Vacation of existing ROW as depicted on Exhibit 13 has not been included.

Development Parcel	Development Type	Net Developable Area (SF)	Maximum Floor Area Ratio	Maximum Dwelling Units	Maximum Retail/Commercial Area (SF) (g)	Parking Ratio	Maximum Building Height (ft)
A1	Mixed Use	35,763	6.0	125	43,000	a, b	115 ft.
A2	Mixed Use	54,608	6.3	225	63,000	a, b	115 ft.
A3	Mixed Use	29,431	6.8	125	32,000	a, b	115 ft.
A4	Mixed Use	39,404	6.6	125	39,000	a, b	115 ft.
A5	Mixed Use	52,054	7.2	240	100,000	a, b	340 ft.
A6	Mixed Use	248,847	4.0	589	297,000	a, b, c	310 ft.
A7	Mixed Use	31,342	13.1	300	25,000	a, b, e	420 ft.
A8	Retail	25,435	1.0	-	25,000	a, e	35 ft.
A9	Mixed Use	16,000	18.5	240	2,000	b, e	370 ft.
A10	Mixed Use	17,398	11.3	144	2,000	b, e	290 ft.
A11	Mixed Use	17,564	11.1	144	2,000	b, e	270 ft.
B1	Mixed Use	63,720	3.1	144	20,000	a, b	100 ft.
B2	Mixed Use	54,190	3.1	124	20,000	a, b	100 ft.
C1	Residential	102,213	2.0	65	-	c, d	55 ft.
C2	Residential	45,764	2.0	32	-	c, d	55 ft.
D1	Residential	75,528	1.6	54	-	c, d	45 ft.
D2	Residential	75,528	1.6	54	-	c, d	45 ft.
D3	Residential	71,200	1.7	54	-	c, d	45 ft.
D4	Residential	70,896	1.7	54	-	c, d	45 ft.
E1	Residential	40,847	6.6	183	2000 (h)	b, c, e	250 ft.
E2	Residential	50,660	5.2	193	2000 (h)	b, c, e	260 ft.
E3	Public Park	-	-	-	-	-	-
E4	Residential	22,442	17.3	300	2000 (h)	b, e	420 ft.
E5	Metra ROW	-	-	-	-	-	-
F1	Residential	52,712	14.1	600	2000 (h)	b, e	420 ft.
F2	Residential	50,501	12.5	500	2000 (h)	b, e	340 ft.
F3	Public Park	-	-	-	-	-	-
F4	Public Park	-	-	-	-	-	-
G1	Public Park	-	-	-	-	-	-
G2	Public Park	-	-	-	-	-	-
G3	Public Park	-	-	-	-	-	-
G4	Public Park	-	-	-	-	-	-
Total		1,348,187	5.17	4,514	670,000		

## Notes:

- (a) Parking ratio for retail uses shall be a minimum of 3 spaces per 1,000 SF up to a maximum of 4.5 Spaces per 1,000 SF of leasable area.  
 (b) Parking ratio for multi-family residential shall be a minimum of 0.7 spaces per dwelling unit up to a maximum of 1.2 spaces per dwelling unit.  
 (c) Parking ratio for residential townhouses shall be a minimum of 1 space per dwelling unit up to a maximum of 2 spaces per dwelling unit.  
 If detached single family or multiple family developments are substituted, the parking ratio, FAR and height limits listed herein shall be maintained.  
 (d) If detached single family or multiple family developments are substituted, the parking ratio, FAR and height limits listed herein shall be maintained.  
 (e) For retail less than 10,000 SF, no additional parking is required.  
 (f) Height measured at curb level in front of primary entrance.  
 (g) For Mixed Use buildings, Maximum Retail/Commercial Area is based upon the leasable retail/commercial area. For non-Mixed-Use buildings, Maximum Retail/Commercial Area is based upon the F.A.R. Floor Area as defined in the Chicago Zoning Ordinance. Maximum Retail/Commercial Area can be transferred between Development Parcels with the approval of the Commissioner of the Department of Planning and Development.  
 Leasable Retail Area is defined as the area measured from inside face of glass windows, to the centerline of all demising partitions that bound each individual retail space.  
 (h) Residential support services as defined in Statement 5 (Individual business, service or office uses are limited to a maximum of 5,000 square feet in area per use in a building).

APPLICANT:  
 ROOSEVELT/CLARK DEVELOPMENT, L.P.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622

DATE:  
 March 11, 2004

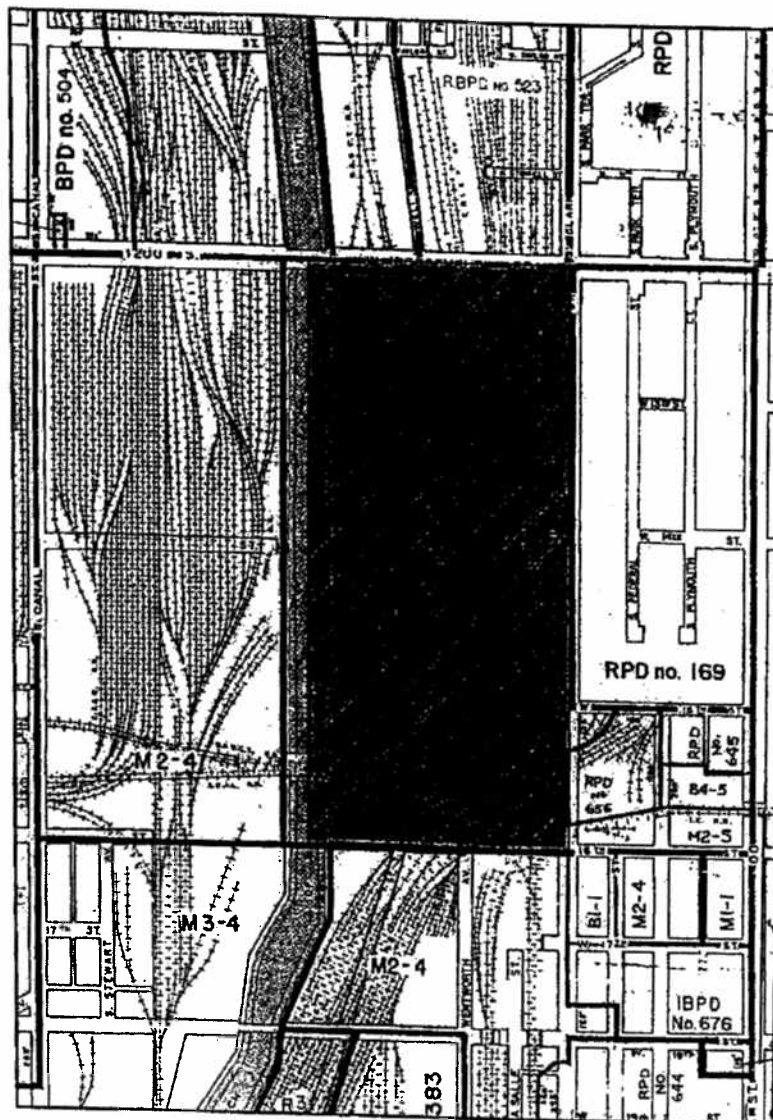
**RIVERSIDE PARK**  
**BULK REGULATION**  
**AND DATA TABLE**

PROPERTY ADDRESS:  
 SW CORNER ROOSEVELT AND CLARK  
 CHICAGO, ILLINOIS

EXHIBIT 1

## Exhibit 2.

## Existing Zoning Map.



APPLICANT:  
ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:  
March 11, 2004

**RIVERSIDE PARK**  
EXISTING ZONING MAP

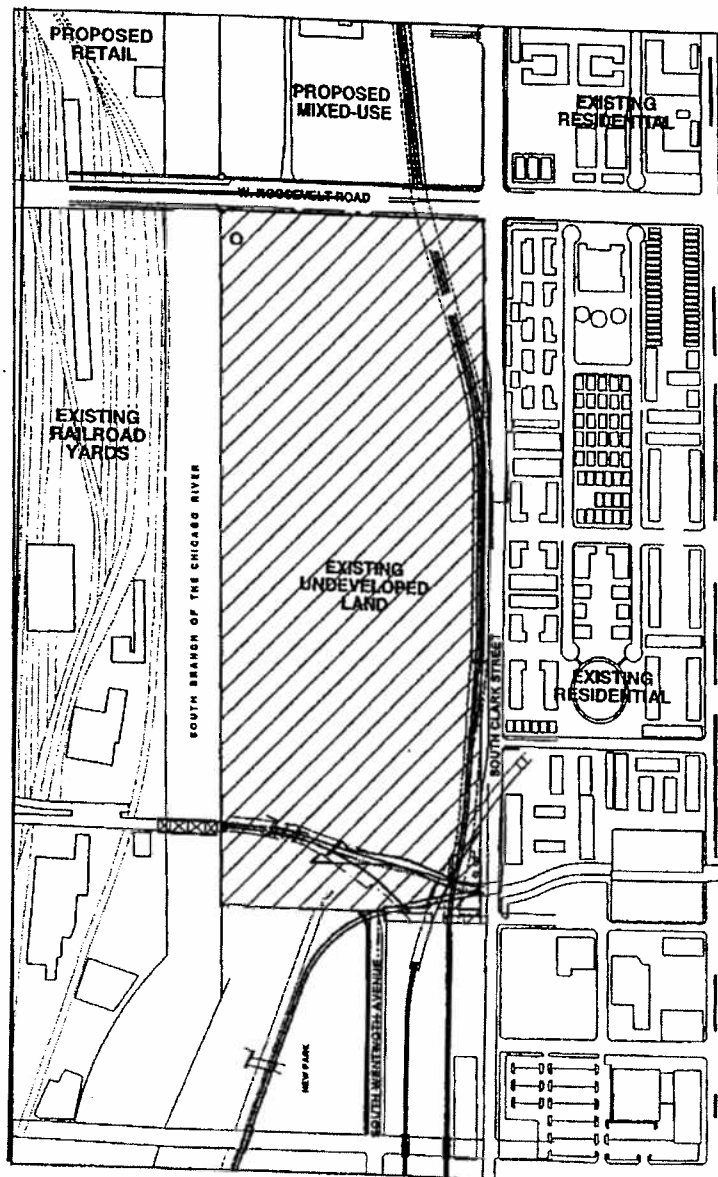


PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS

EXHIBIT 2

*Exhibit 3.*

## Existing Land-Use Map.



APPLICANT:  
ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:  
March 11, 2004

**RIVERSIDE PARK**  
EXISTING LAND USE MAP

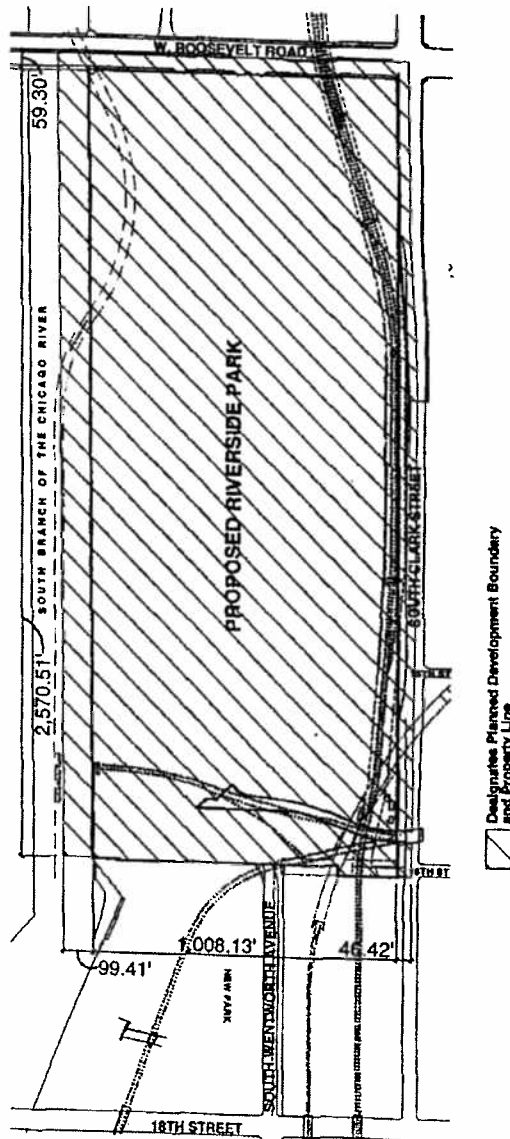
PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS



EXHIBIT 3

*Exhibit 4.*

Planned Development Boundary And Property Line Map.



APPLICANT:  
ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:  
March 11, 2004

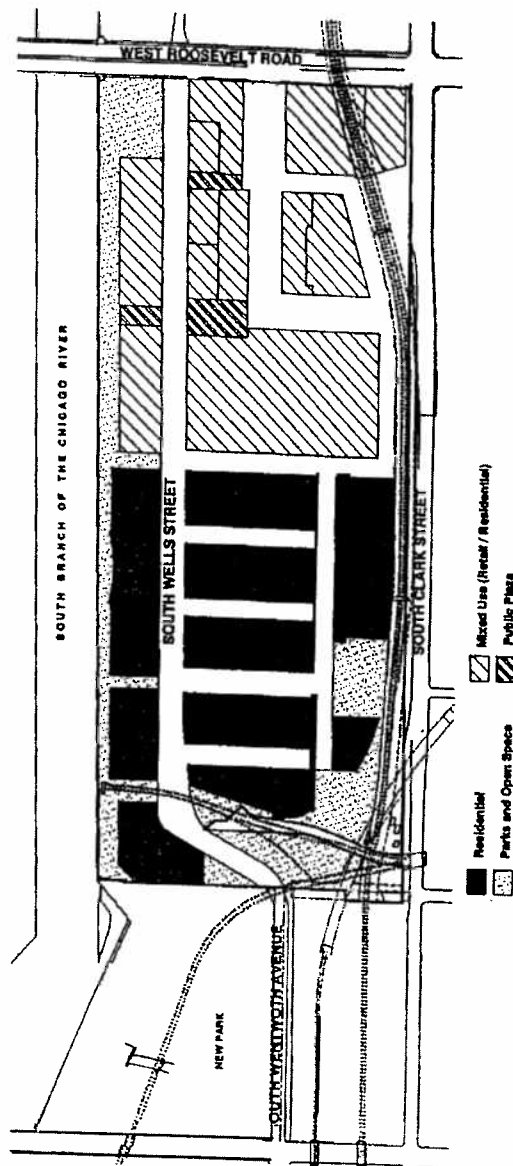
**RIVERSIDE PARK**  
**PLANNED DEVELOPMENT BOUNDARY**  
**AND PROPERTY LINE MAP**

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLAR  
CHICAGO, ILLINOIS

EXHIBIT

*Exhibit 5.*

## Generalized Land-Use Plan.



APPLICANT:  
 ROOSEVELT/CLARK DEVELOPMENT, L.P.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 March 11, 2004

**RIVERSIDE PARK**  
 GENERALIZED LAND USE PLAN

PROPERTY ADDRESS:  
 SW CORNER ROOSEVELT AND CLARK  
 CHICAGO, ILLINOIS



EXHIBIT :

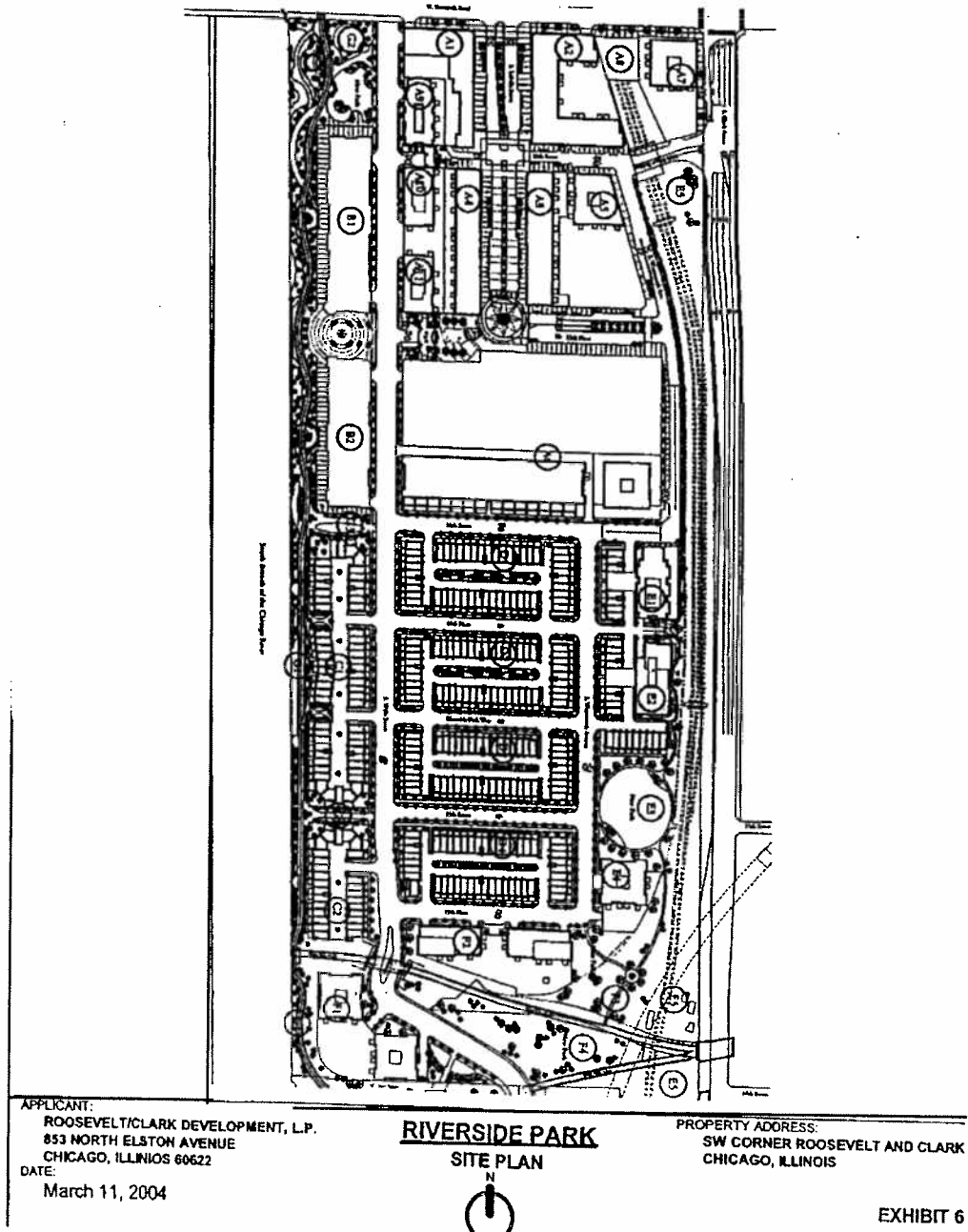
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REPORTS OF COMMITTEES

21809

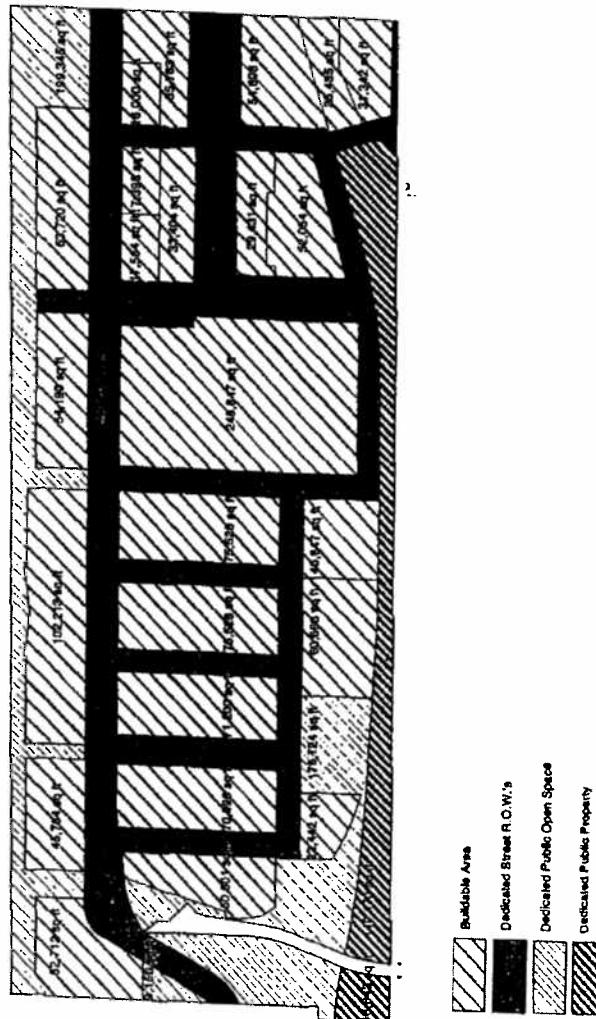
Exhibit 6.

Site Plan.



*Exhibit 7.*

## Net Developable Area Plan.



## APPLICANT:

ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622

## DATE:

March 11, 2004

**RIVERSIDE PARK**  
NET DEVELOPABLE AREA PLAN



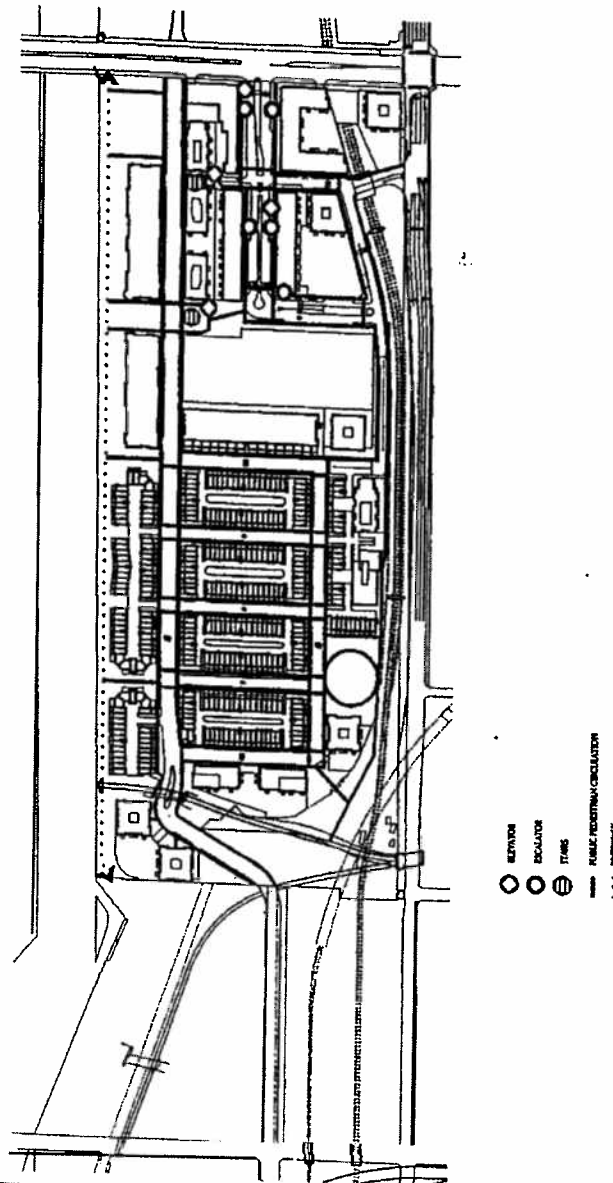
## PROPERTY ADDRESS:

SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS

EXHIBIT 7

*Exhibit 8.*

## Pedestrian Access Plan.



APPLICANT:  
ROOSEVELT/CLARK DEVELOPMENT, L.P.  
863 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:

**RIVERSIDE PARK**  
**PEDESTRIAN ACCESS PLAN**

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS

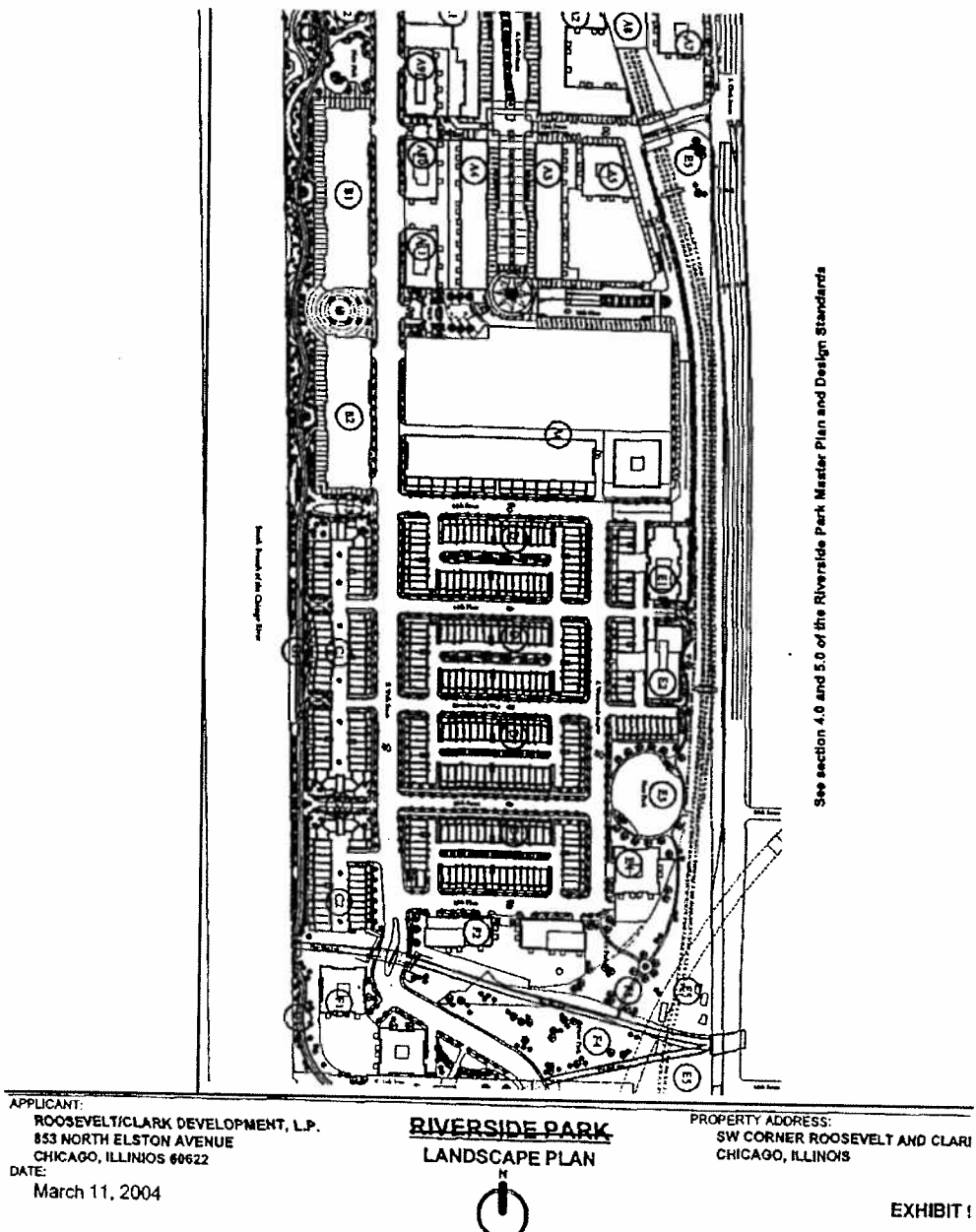


EXHIBIT 8



*Exhibit 9.*

## Landscape Plan.



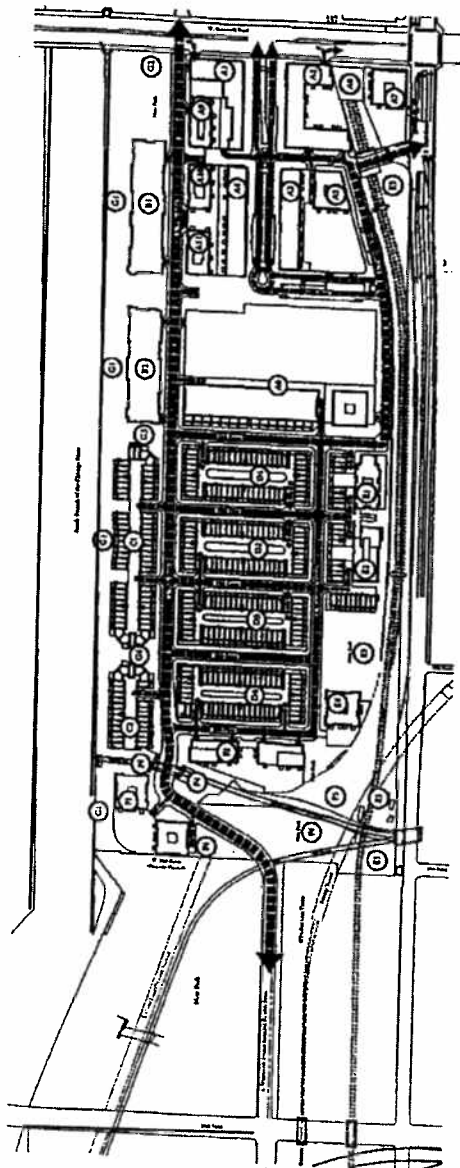
3/31/2004

REPORTS OF COMMITTEES

21813

*Exhibit 10.*

Access And Circulation Plan.



APPLICANT:  
ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:  
March 11, 2004

**RIVERSIDE PARK**  
ACCESS AND CIRCULATION PLAN

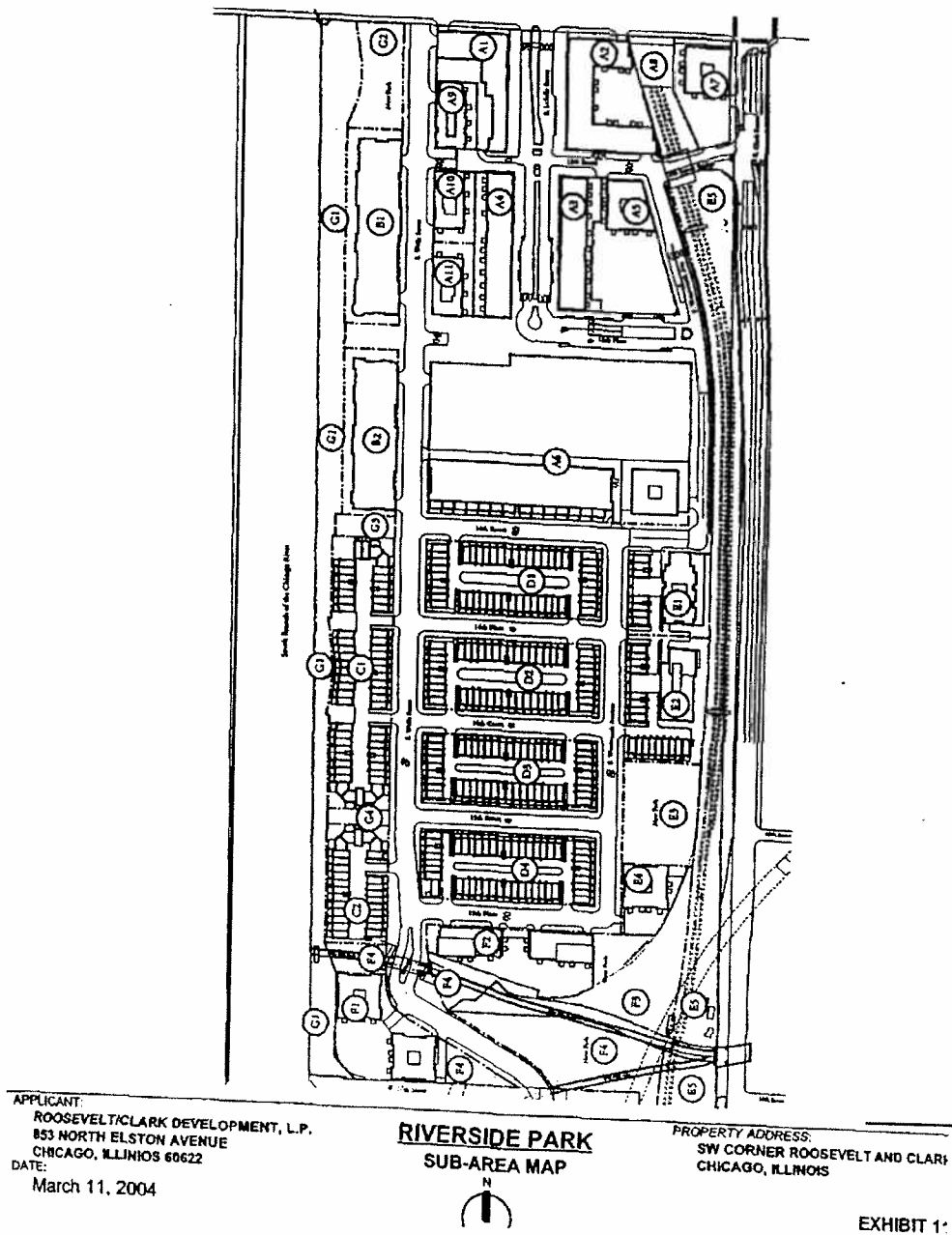
PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS



EXHIBIT 10

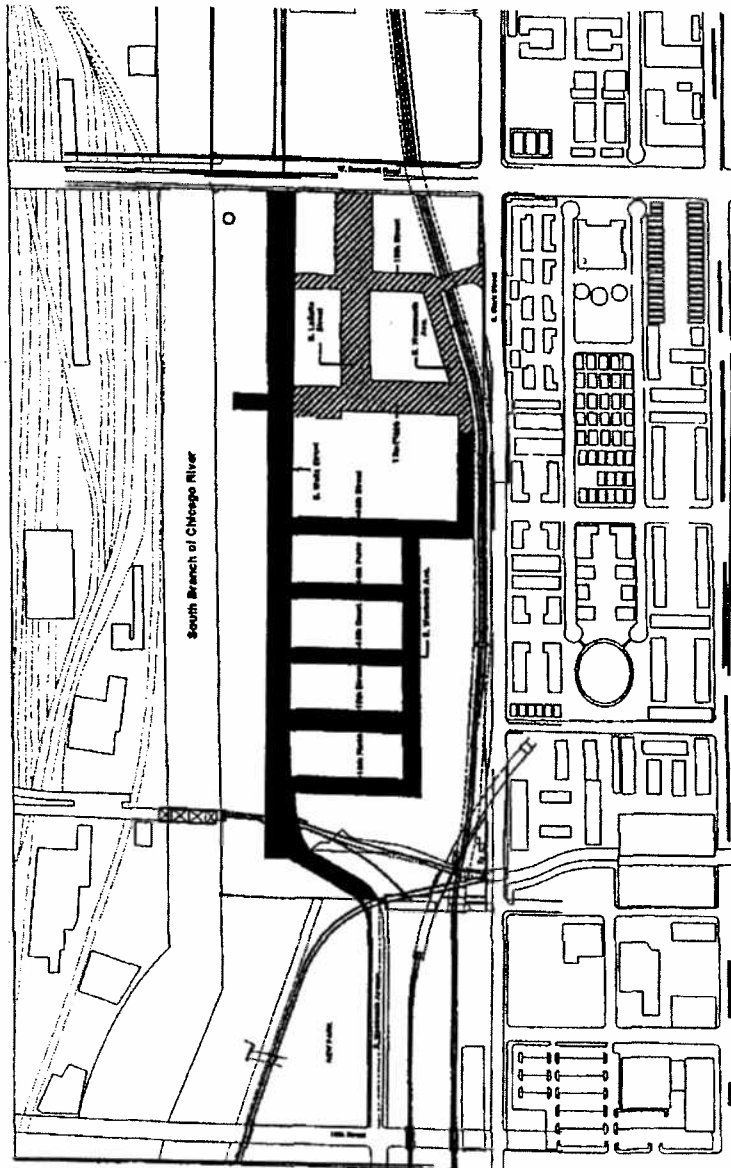
*Exhibit II.*

## Subarea Map.



*Exhibit 12.*

## Public Way Dedication Plan.



## APPLICANT:

ROOSEVELT/CLARK DEVELOPMENT, L.P.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622

## DATE:

March 11, 2004

**RIVERSIDE PARK**  
PUBLIC WAY DEDICATION PLAN

## PROPERTY ADDRESS:

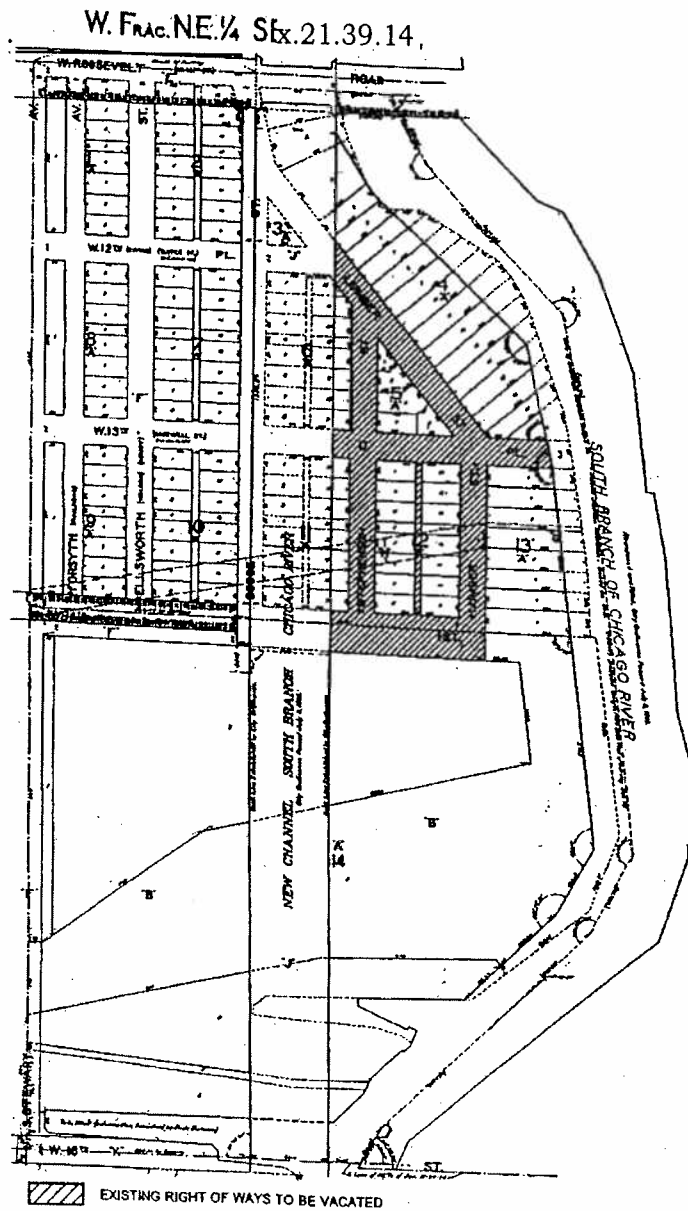
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS



EXHIBIT 1

## Exhibit 13.

## Public Way Vacation Plan.



APPLICANT:  
 ROOSEVELT/CLARK DEVELOPMENT, L.P.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 March 11, 2004

**RIVERSIDE PARK**  
 PUBLIC WAY VACATION PLAN

PROPERTY ADDRESS:  
 SW CORNER ROOSEVELT AND CLARK  
 CHICAGO, ILLINOIS



EXHIBIT 13

## Exhibit 15.

## Public Open Space Improvements Phasing Timeline.

Public Open Space Improvements Phasing Timeline		
Parcels	Description of Public Space	Timeline for Completion
Area Between A1 and A4	Public Right Of Way for Pedestrians	Construction (and offering for dedication) of plaza and stairs down to Wells Street to be completed no later than the occupancy of all buildings on Parcel A1 and A4.
Area Between A4 and A6	Public Right Of Way for Pedestrians	Construction (and offering for dedication) of plaza (or a portion thereof, as hereinafter provided) and stairs down to Wells Street to be completed no later than the earlier of occupancy of future buildings on Parcel A4 or the retail portion of Parcel A6. A portion of the plaza may be left unfinished or temporarily closed at a future date as necessary for construction of the later-developed parcel. The entire plaza must be completed no later than the occupancy of Parcel A4 and the northwest corner of Parcel A6.
Area Between B1 and B2	Public Plaza	Construction (and offering for dedication) of plaza to be completed no later than occupancy of buildings on Parcel B1 and B2.
E3	Public Park	Construction (and offering for dedication) of park to be completed no later than earlier of occupancy of future town homes on Parcel D2 or of future high-rise buildings on Parcels E2 or E4.
F3	Public Park	Construction (and offering for dedication) of park to be completed no later than the occupancy of future high-rise buildings on Parcels E4 and F2.
F4	Public Park	Phasing shall be undertaken as follows: No later than the initial occupancy of Parcel F1, the F4 property immediately to the east of the F1 residential building shall be landscaped. No later than the completion of construction of the Wells-Wentworth connector, the F4 property immediately north and east of, and adjacent to, such roadway shall be landscaped. At the time that the St. Charles Airline Right-of-Way located on F4 is conveyed to the City of Chicago, all of the F4 property shall be developed (and offered for dedication) as a park; <u>subject, however, to the provisions of Statement 11 (B), clause (iv)(B).</u>
G1	Public Park	Construction of park to be completed in five phases corresponding to the initial occupancy of the adjacent buildings on Parcels B1, B2, C1, C2 and F1, respectively. The entire river walk must be completed and dedicated to the Park District no later than December 31, 2010, regardless of development on adjacent parcels.
G2	Public Park	Construction of park to be completed no later than the occupancy of the high-rise buildings on Parcels A9, A10 and A11; provided that entire river walk must be completed and dedicated to the Park District no later than December 31, 2010, regardless of development on adjacent parcels.
G3	Public Park	Construction of park to be completed no later than the earlier of occupancy of Parcels B2 or C1; provided that entire river walk must be completed and dedicated to the Park District no later than December 31, 2010, regardless of development on adjacent parcels.
G4	Public Park	Construction of park to be completed no later than the earlier of occupancy of Parcels C1 or C2; provided that entire river walk must be completed and dedicated to the Park District no later than December 31, 2010, regardless of development on adjacent parcels.
Public Right Of Way and Public Plazas will be dedicated by the Applicant to the City of Chicago. Public Parks will be dedicated by the Applicant to the Chicago Park District		

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**RIVERSIDE PARK**

PUBLIC OPEN SPACE  
IMPROVEMENTS  
PHASING TIMELINE

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS

*Exhibit 16.*Energy Requirements.  
(Page 1 of 2)

Building Type	Requirements
<b>Retail / Commercial Only</b> (10,000 square feet and larger)	Comply with the Chicago Energy Code and comply with one of the following options:
	1. Minimum 75% of gross roof area (excluding equipment, housekeeping and window washing paths) covered with an extensive green roof, with remaining roof area covered with roofing material that complies with the Energy Star standards for solar reflectance'. LEED Certification <sup>2</sup> is encouraged; OR
	2. Minimum 50% of gross roof area (excluding equipment, housekeeping and window washing paths) covered with a" extensive green roof, with remaining roof area covered with roofing material that complies with the Energy Star standards for solar reflectance'; and obtain the minimum level of LEED Certification'.
<b>Mixed-Use With Market-Rate Residential Above Retail / Commercial</b> (10,000 square feet and larger)	Comply with the Chicago Energy Code, comply with the Temporary Roofing Requirement (below) and comply with the following requirement:
	Minimum 50% of gross roof area (excluding equipment, housekeeping and window washing paths) covered with extensive green roof, with the remaining roof area covered with roofing material that complies with the Energy Star standards for solar reflectance'; and overall building compliance with Energy Star program is encouraged. Green Residential Building Guidelines as drafted are encouraged.
	Temporary Roof Requirement: In the event the residential component above retail is built in a later stage than the initial retail component, a temporary extensive green roof is required to be provided on 75% of the gross retail roof area (excluding equipment, housekeeping and window washing paths), or 50% if the building is LEED certified, with the remaining roof area covered with roofing that complies with the Energy Star standards for solar reflectance <sup>1</sup>

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RIVERSIDE PARK  
ENERGY REQUIREMENTS

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT/CLARK  
CHICAGO, ILLINOIS

## Exhibit 16.

Energy Requirements.  
(Page 2 of 2)

Building Type	Requirements
<b>Market-Rate</b> Multi-Family Residential (Over Four Stories)	Comply with the Chicago Energy Code and comply with the following requirement: Minimum 50% of gross <del>roof</del> <b>area</b> (excluding equipment, housekeeping and window washing paths) covered with <b>extensive</b> green roof system, with the remaining <del>roof area</del> <b>area</b> covered with roofing material <del>that</del> <b>that</b> complies with the Energy Star standards for Solar reflectance'; and overall building compliance with Energy Star program is encouraged. Green Residential Building Guidelines as drafted are encouraged.
<b>Market-Rate</b> Residential (Four Stories and Lower) <b>Including All Townhomes</b>	Compliance with the Chicago Energy Code, minimum LEED Certification' is encouraged, offer extensive green <del>roof</del> <b>roof</b> and roof-top garden as upgrades to <del>townhome purchasers</del> <b>townhome purchasers</b> in coordination with a green roof education program developed by and in coordination with <del>the</del> <b>the</b> City of Chicago. and comply with Energy Star <del>Certification with</del> <b>Certification with</b> HERS score not less than <del>86</del> .
<b>Non-Market-Rate</b> Residential and Other Types of Buildings	To be determined according to building type.

## Notes:

1. Extensive green roofs are defined as a roof-top system that includes proper ~~waterproofing~~, drainage, erosion/filtration controls, growing ~~media/soil~~ **media/soil** and living plants with a total system thickness generally between two inches and six inches. Thicker or intensive green roofs ~~are~~ not required.
2. LEED Certification is based upon the minimum certification standards of the U. S. Green Building Council, ~~Leadership~~ in Energy & Environmental Design, version 2.1.
3. EPA/DOE Energy Star standards for ~~roofing~~ solar reflectivity are as follow.: Low-sloped ~~roofs~~ (2:12 or less): 0.65 minimum initial reflectance, 0.50 minimum ~~three-year~~ **three-year** reflectance. Steep-slope roofs (greater than 2:12): 0.25 minimum initial reflectance, 0.15 minimum three-year reflectance
4. Riverside Park Storm-water Management Plan, prepared by Conservation Design Forum, dated November 4, 2003.
5. During site plan review, each Development Parcel of the Planned Development may present an alternative approach to meeting the Energy Star HERS score of ~~86~~. Any variation to the requirements listed above must be approved by the Department of Planning and Development.

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**RIVERSIDE PARK**  
ENERGY REQUIREMENTS

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT/CLARK  
CHICAGO, ILLINOIS



*Exhibit 17.*Table Of Permitted Uses In Subareas A and  
(Page 1 of 3)

USE GROUP	
Use Category	
Specific Use Type	
<b>RESIDENTIAL</b>	
Household	Living
	Artist Live/Work Space, above ground floor
	Artist Live/Work Space, ground floor
	Dwelling Units located at or above the ground floor
	Home Occupations
	Townhouse
	Two-Flat
Group	Living
	Assisted Living (Elderly Custodial Care)
	Nursing Home (Skilled Nursing Care)
<b>PUBLIC AND CIVIC</b>	
Colleges and Universities	
Cultural Exhibits and Libraries	
DayCare	
Hospital	
Lodge or Private Club	
Parks and Recreation	
	Community Centers, Recreation Buildings and Similar Assembly Use
Postal Service	
Public Safety Services	
Religious Assembly	
School	
Utilities and Services, Minor	

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**RIVERSIDE PARK**

TABLE OF  
PERMITTED USES IN  
SUB-AREAS A & B

PROPERTY ADDRESS:  
SW CORNER ROOSEVELT AND CLARK  
CHICAGO, ILLINOIS

EXHIBIT 17

*Exhibit 17.*

Table Of Permitted Uses in Subareas A And B.  
(Page 2 of 3)

USE GROUP	
Use Category	
Specific Use Type	
COMMERCIAL	
Amusements	
Animal Services	
Artist Work or Sales Space	
Business Equipment Sales and Service	
Business Support Services	
Communication Service Establishments	
Drive-Through Facility	
Eating and Drinking Establishments, Indoor and Outdoor	
Entertainment and Spectator Sports	
Financial Services (except pay day loan stores and pawn shops)	
Food and Beverage Retail Sales	
	Liquor Store (package goods)
	Liquor Sales (as accessory use)
Fortune Telling Service	
Funeral and Interment Service	
	Undertaking
Lodging	
	Bed and Breakfast
	Hotel/Motel
Medical Service	
Office	
Parking, Accessory, Non-Accessory and Outdoor Surface Parking Lots. (Outdoor surface parking lots shall be subject to the approval of the Commissioner of the Department of Planning and Development)	
Personal Service	
Repair Service, Consumer	

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**RIVERSIDE PARK**  
TABLE OF  
PERMITTED USES IN  
SUB-AREAS A & B

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CHICAGO, ILLINOIS

EXHIBIT 17

**Exhibit 17.**

Table Of Permitted Uses In Subareas A And B.  
(Page 3 of 3)

USE	
Use Category	
Specific Use Type	
Retail Sales, General	
Sports and Recreation, Participant	
	Entertainment Cabaret
	Indoor
Theaters, live and movies	
Vehicle Sales and Service	
	Auto Supply/Accessory Sales
	Car Wash or Cleaning Service
	Light Equipment Sales/Rental, Indoor (e.g., auto, motorcycle and boat sales)
	Light Equipment Sales/Rental, Outdoor (e.g., auto, motorcycle and boat sales) (subject to the approval of the Commissioner of the Department of Planning and Development)
Manufacturing, Production and Industrial Services	
	Artisan
	Public Utilities
Recycling Facilities	
	Any building, portion of building or area in which recyclable material is temporarily collected, stored, or processed by manual separation for the purpose of marketing the material for use as raw material in the manufacturing process of new, reused or reconstituted products
Warehouse and Freight Movement	
Wireless Communication Facilities	
	Co-located
	Freestanding (Towers) (subject to the approval of the Commissioner of the Department of Planning and Development)

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