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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2017 01:04 PM PG: 1 OF 78

Danielle Meltzer Cassel
VEDDER PRICE PC
222 N. LaSalle Street
Suite 2600
Chicago, Illinois 60601

This space reserved for Recorder's use only

FIRST AMENDMENT TO ZONING RIGHTS AGREEMENT

THIS First Amendment to Zoning Rights Agreement (this "First Amendment") is made this 17th day of March, 2017 (the "Effective Date"), by and among: (i) Windermere House, LLC, an Indiana limited liability company ("Windermere"); (ii) Solstice on the Park, LLC, a Delaware limited liability company ("Solstice"); and (iii) 5528 S. Cornell Avenue Owner, LLC, a Delaware limited liability company ("5528").

RECITALS

- A. Windermere House, LLC, Solstice on the Park, LLC and 5528 S. Cornell Avenue Owner, LLC entered into that certain Zoning Rights Agreement dated September 20, 2013 and recorded by the Recorder on October 16, 2013 as Document Number 152,8942193 (the "Original Agreement").
- B. As of the date hereof: (i) Windermere is and remains the current Windermere Owner under the Original Agreement and holds title to the real property legally described on Exhibit A-1; (ii) Solstice is and remains the current Solstice Owner under the Original Agreement and holds title to the real property legally described on Exhibit A-2; and (iii) 5528 is and remains the current 5528 Owner under the Original Agreement and holds title to the real property legally described on Exhibit A-3.
- C. In 2015, Solstice completed the land transfers with the City of Chicago, the City of Chicago in Trust for the Schools and the City of Chicago Board of Education contemplated in Recital D of the Original Agreement (the "Solstice Land Assemblage").
- D. In 2016, Windermere, Solstice and 5528 applied for and received approvals from the City of Chicago for a PD Amendment and a Minor Change, copies of which are attached hereto as "Exhibit B". The foregoing are referred to herein as the "2016 Zoning Approvals".
- E. The parties hereto wish to enter into this First Amendment to amend the Original Agreement by: (i) memorializing that the 2016 Zoning Approvals now govern the Planned Development; (ii) memorializing the updated legal description for the Solstice Parcel resulting from the Solstice Land Assemblage; and (iii) modifying Section 8 of the Original Agreement as set forth herein.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Windermere House, LLC, for itself and on behalf of all Windermere Parties, Solstice on the Park, LLC, for itself and on behalf of all Solstice Parties, and 5528 S. Cornell Avenue, LLC, for itself and on behalf of all 5528 Parties, hereby acknowledge, agree and covenant as follows:

NCS 823349 RP 1 of 5

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1. **Recitals Incorporated; Capitalized Terms; Effect of First Amendment.** The recitals set forth hereinabove are incorporated into this First Amendment as if fully recited in this **Section 1**. All capitalized terms used in this First Amendment and not defined herein shall have the meanings set forth in the Original Agreement. As of the Effective Date, "Agreement" as referenced in the Original Agreement shall mean the Original Agreement as amended by this First Amendment. Except as modified by this First Amendment, the Original Agreement remains unmodified and in full force and effect.
2. **Definition of Planned Development.** Windermere, Solstice and 5528 hereby acknowledge and agree that the 2016 Zoning Approvals attached as **Exhibit B** to this First Amendment constitute the current Planned Development controls for the Parcels, and all references in the Original Agreement to "Planned Development" or "PD Ordinance" shall now and hereafter mean and refer to the 2016 Zoning Approvals.
3. **Legal Description of the Solstice Parcel.** Windermere, Solstice and 5528 hereby acknowledge and agree that, as a result of the Solstice Land Assemblage, Exhibits A-2 and A-3 attached to the Original Agreement are hereby deleted in their entirety, and the legal description of the Solstice Parcel is the description attached as **Exhibit A-3** to this First Amendment.
4. **Amendment of Section 8 of the Original Agreement.** Section 8 of the Original Agreement ("Allocation of Substantive Planned Development Rights and Obligations") is hereby deleted in its entirety, and the following inserted in lieu thereof:
 8. **Parking.** Nothing in this Agreement shall be deemed to either grant parking rights or to diminish any parking rights created or conveyed by any one or more Owners under any one or more separate leases, easements, or other agreements such Owners may enter from time to time or at any time. Further, nothing in this Agreement shall be deemed to modify the governing terms of the Planned Development with respect to parking.
5. **Miscellaneous.** The paragraph and section headings contained herein are for convenience only and are not intended to limit, vary, define or expand the content thereof. This First Amendment may be executed in several counterparts, each of which will be deemed an original and all of which will constitute one and the same agreement. If any clause, phrase, sentence, condition or other portion of this First Amendment shall be or become invalid, null or void for any reason or shall be held by any court of competent jurisdiction to be so, this Agreement shall be construed as if such invalid part were never included herein, and the remainder of this First Amendment shall be and remain valid, enforceable and in full force and effect to the maximum extent permitted by law unless construing this First Amendment without reference to the stricken portion would effectively preclude the Owners of one Parcel from enjoying the material benefits to be conferred by this First Amendment, in which event the remaining portions of this First Amendment shall not be construed without reference to the stricken portion. Further, if this First Amendment, or any clause, phrase, sentence, condition or other portion of this First Amendment, shall be or become invalid, null or void for any reason as to any party hereto or any of the Windermere Parties, Solstice Parties or 5528 Parties, or shall be held by any court of competent jurisdiction to be so, this First Amendment and each clause, phrase, sentence, condition or other portion of this First Amendment shall be and remain valid, enforceable and in full force and effect as to each of the other Windermere Parties, Solstice Parties and 5528 Parties as to which such determination has not been made. This First Amendment shall be governed by and construed in accordance with the laws of the State of Illinois.
6. **Priority.** Except as otherwise provided for in this **Section 6**, the Original Agreement as amended by this First Amendment shall be and remain superior to all matters hereafter recorded and encumbering fee interests in the Parcels and superior to all mortgages or other financing instruments regardless of when

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recorded.

[REST OF PAGE LEFT INTENTIONALLY BLANK]

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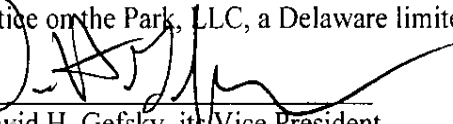
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SIGNATURE AND NOTARY PAGE FOR FIRST AMENDMENT TO ZONING RIGHTS AGREEMENT

IN WITNESS WHEREOF, Windermere House, LLC, Solstice on the Park, LLC, and 5528 S. Cornell Avenue Owner, LLC have caused this Agreement to be executed, as of the date first set forth above, by their duly authorized officers.

SOLSTICE ON THE PARK, LLC, a Delaware limited liability company

By: AL-Solstice on the Park, LLC, a Delaware limited liability company, its Manager

By: 
David H. Gefsky, its Vice President

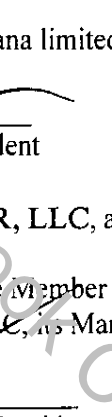
WINDERMEKE HOUSE, LLC, an Indiana limited liability company

By: AL-Windermere House, LLC, an Indiana limited liability company, its Manager

By: 
David H. Gefsky, its Vice President

5528 S. CORNELL AVENUE OWNER, LLC, a Delaware limited liability company


By: 5528 S. Cornell Avenue, LLC, its Sole Member
By: AL-5528 S. Cornell Avenue, LLC, its Manager

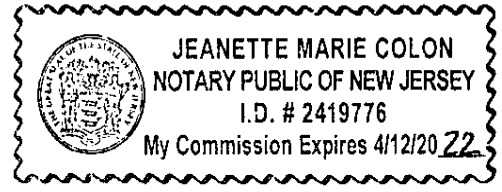
By: 
David H. Gefsky, its Vice President

STATE OF New Jersey)
) SS
COUNTY OF Bergen)

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that David H. Gefsky, personally known to me to be the same person whose name is subscribed to the foregoing instrument as an authorized signatory for SOLSTICE ON THE PARK LLC, for WINDERMEKE HOUSE, LLC, and for 5528 S. CORNELL AVENUE OWNER, LLC, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of each such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of March, 2017.


Jeanette Marie Colon
Notary Public, Commission Expires 4/12/2022



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CONSENT AND SUBORDINATION OF MORTGAGEE

BYLINE BANK, holder of a Mortgage on the 5528 Parcel dated July 28, 2016, recorded with the Cook County Recorder of Deeds on August 2, 2016, as Document No. 1621529037 (the "Byline Mortgage") hereby consents and agrees, for itself and its successors in title and assigns with respect to the Byline Mortgage, (i) to the terms of this First Amendment to Zoning Rights Agreement and to the execution and recording of this First Amendment to Zoning Rights Agreement, (ii) that the Byline Mortgage shall be and remain subject and subordinate to the Original Agreement, as amended by this First Amendment to Zoning Rights Agreement, and (iii) that neither the Original Agreement, nor this First Amendment to Zoning Rights Agreement shall be terminated, disturbed or otherwise impaired by virtue of foreclosure or other exercise of rights or remedies with respect to the Byline Mortgage.

IN WITNESS WHEREOF, Byline Bank has caused this instrument to be signed by its duly authorized officers on its behalf in Chicago, Illinois, on this 13th day of March, 2017.

BYLINE BANK

By: 


Name: John Barkidjija

Its: Senior Vice President

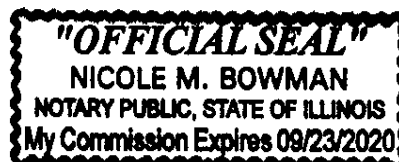
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that John Barkidjija, personally known to me to be the same person whose name is subscribed to the foregoing instrument as an authorized signatory for BYLINE BANK, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of each such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of March, 2017.



Notary Public, Commission Expires 9.23.20



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Exhibit A-1
Windermere Parcel

LOTS 17 TO 22 INCLUSIVE, IN BLOCK 3 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST PART OF THE NORTH WEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification Number: 20-13-101-020-0000

Address: 1634-1664 East 56th Street, Chicago, Illinois. 60637

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Exhibit A-2 Solstice Parcel

PARCEL 1:

LOTS 18 AND 19 IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCLUDING THE WEST 131 FEET OF SAID LOTS 18 AND 19 AND ALSO EXCLUDING THE NORTHERLY 18 FEET OF LOT 18, AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE THEREOF, AS SHOWN ON THE PLAT OF DEDICATIONS RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 1415618069 AND JUNE 26, 2014 AS DOCUMENT NUMBER 1417718038), IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 23 TO 26 INCLUSIVE, IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED ALLEY LYING IN THAT PART OF BLOCK 1 OF ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12 AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO LOT 19 (EXCLUDING THE WEST 131 FEET OF SAID LOT 19) AND ADJACENT TO LOTS 23, 24, 25 AND 26, VACATED PURSUANT TO ORDINANCE RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 1415618070, THE PLAT OF WHICH WAS RERECORDED JUNE 16, 2014 AS DOCUMENT NUMBER 1417718039, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION; THENCE SOUTH 89°59'34" WEST ALONG THE NORTH LINE OF LOTS 23 TO 26 INCLUSIVE, A DISTANCE OF 200.05 FEET (MEASURED) TO THE NORTHWEST CORNER OF LOT 23 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 22 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, THENCE NORTHERLY TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 23 OF BLOCK 1 OF SAID ILLINOIS CENTRAL SUBDIVISION, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 OF BLOCK 1 OF SAID ILLINOIS CENTRAL SUBDIVISION TO THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, SAID INTERSECTION BEING 131.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°59'34" EAST ALONG THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, A DISTANCE OF 19.00 FEET TO THE EAST LINE OF THE WEST 150 FEET OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION; THENCE

CONTINUING NORTH 89°59'34" EAST ALONG THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION TO THE WEST RIGHT OF WAY OF SOUTH CORNELL AVENUE A DISTANCE OF 181.05 FEET (MEASURED); THENCE SOUTH 00°06'59" EAST ALONG THE WEST RIGHT OF WAY OF SOUTH CORNELL AVENUE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY SETBACK EASEMENT AGREEMENT DATED JUNE 2, 2014 AND RECORDED JANUARY 12, 2015 AS DOCUMENT 1501219075 FROM THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS FOR THE BENEFIT AND USE OF THE BOARD OF EDUCATION OF THE CITY OF CHICAGO TO SOLSTICE ON THE PARK, LLC FOR THE PURPOSE OF UNOBSTRUCTED LIGHT AND AIR OVER THE PROPERTY DESCRIBED THEREIN.

Tax Parcel Identification Numbers: 20-13-100-020-0000

Address: 5534-5558 South Cornell Avenue & 1604-1624 East 56th Street, Chicago, Illinois

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Exhibit A-3
5528 Parcel

LOT 17, IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST PART OF THE NORTH WEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification Number: 20-13-100-006-0000

Address: 5528 South Cornell Avenue, Chicago, Illinois

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Exhibit B
2016 Zoning Approvals

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COOK COUNTY
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 15, 2016

Danielle Meltzer Cassel
Vedder Price
222 North LaSalle Street
Suite 2600
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 282, Subarea B
Solstice on the Park, 5534-5558 S. Cornell Ave., 1604-1624 E. 56th St.**

Dear Ms. Cassel:

Please be advised that your request for a minor change to Residential Business Planned Development No. 282, ("PD 282"), 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 282.

You are seeking administrative relief on behalf of Windermere House, LLC, Solstice on the Park, LLC, and 5528 S. Cornell Avenue, LLC, (collectively, the "Applicant"), which are the owners, respectively, of PD 282 Subareas A, B and C.

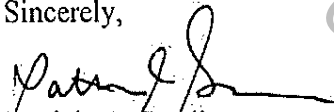
As a result of recent engineering and design work, the Applicant is proposing to modify certain design and building elements for the proposed residential high-rise building, Solstice on the Park, to be located at 5534-5558 S. Cornell Ave. and 1604-1624 E. 56th St. The revisions include: a slight shrinking and relocation of the building footprint, resulting in certain increased setbacks; on the South Elevation, an inversion of the garage entrance and loading berth; a reduction of the internal drive aisles widths to 20'-0" and an increase in the parking space width to 8'-6"; a reduction in the height of the connector between the garage and tower from 2-story to 1-story; elevation refinements and a changing of the cladding color from grey to brown earth tones; and on the North and West Elevations, the garage façades have incorporated planted mesh and cable screening. These modifications are shown on the attached, Site Plan-Extended, Subarea B Site Plan, Landscape Plan, Green Roof Plan, Lower Level Parking Plan, Level 1 Parking and Tower Plan, Levels 2 and 3 Parking Plan, Levels 4 and 5 Parking Plan, Subarea B North Elevation, Subarea B South Elevation, Subarea B East Elevation, and Subarea B West Elevation.

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With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 282, 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,



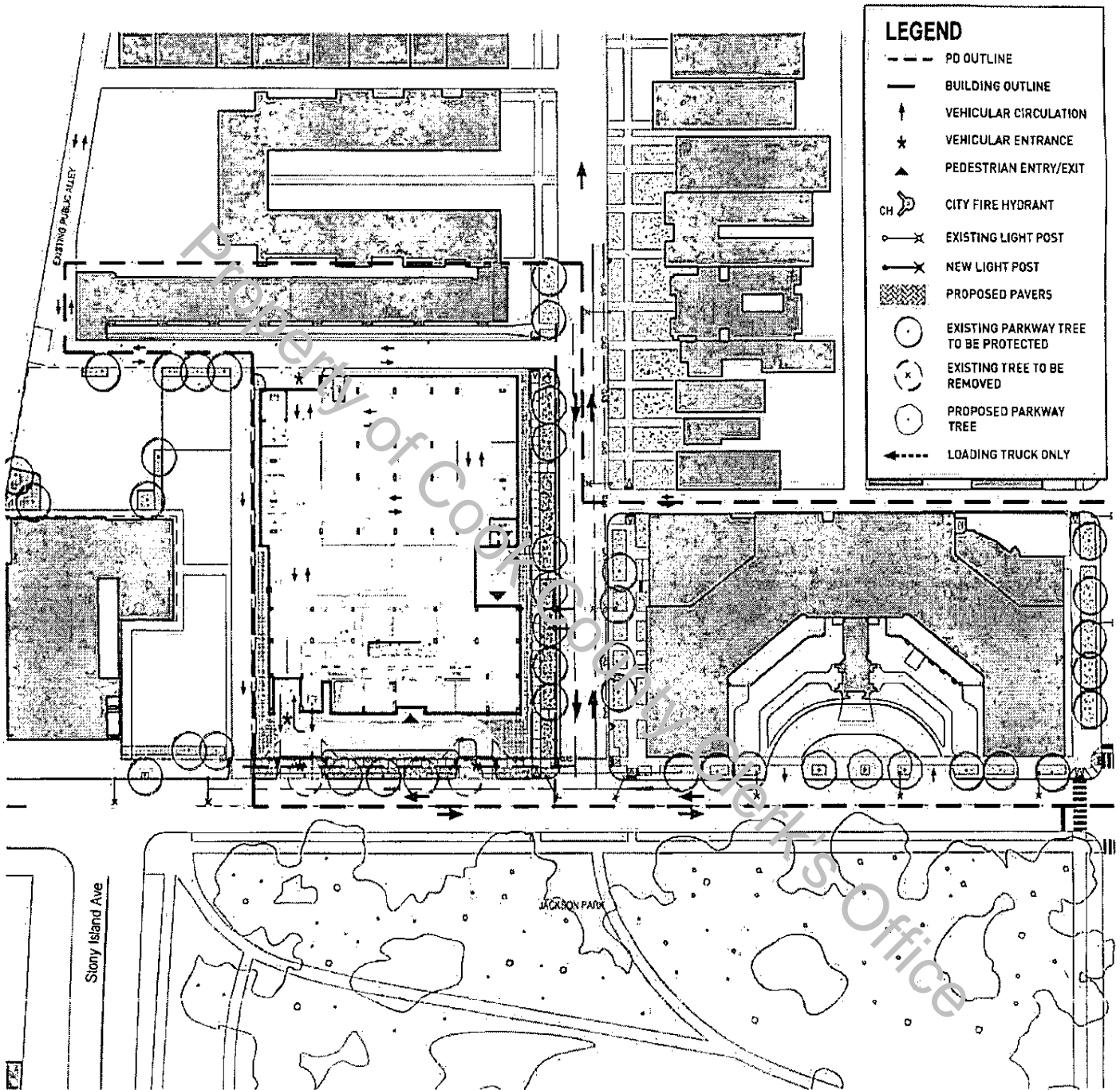
Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Ron Daye, Main file

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ADDRESSES BY SUBAREA:
 A: 5543-59 S. Cornell Ave./
 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
 LLC;
 C: 5528 S. Cornell Avenue,
 LLC;

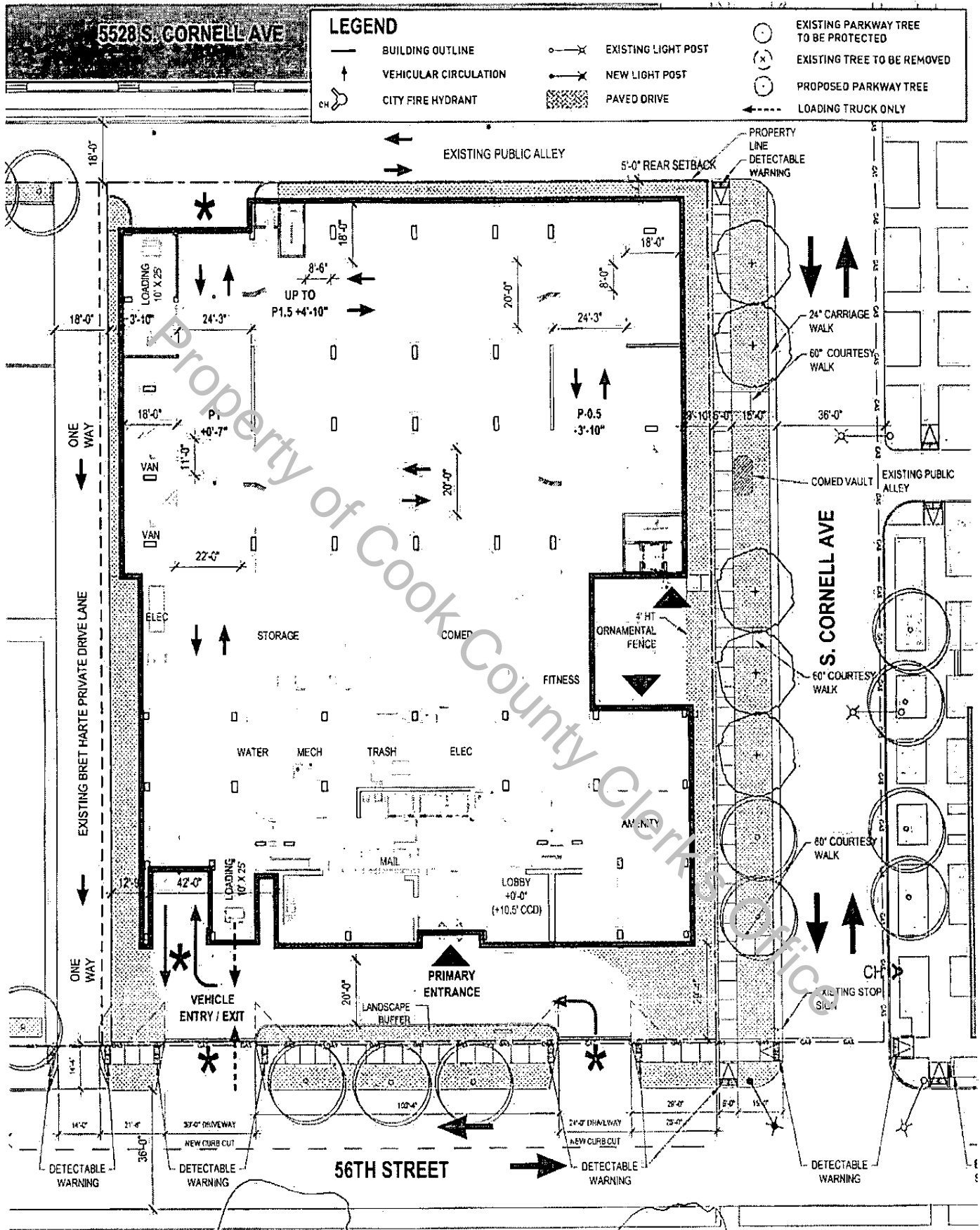
SITE PLAN - EXTENDED

SCALE : 1" = 100'-0"

**STUDIO/
 GANG**
 /ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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ADDRESSES BY SUBAREA:
 A: 5543-59 S. Cornell Ave./
 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
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 C: 5528 S. Cornell Avenue,
 LLC;

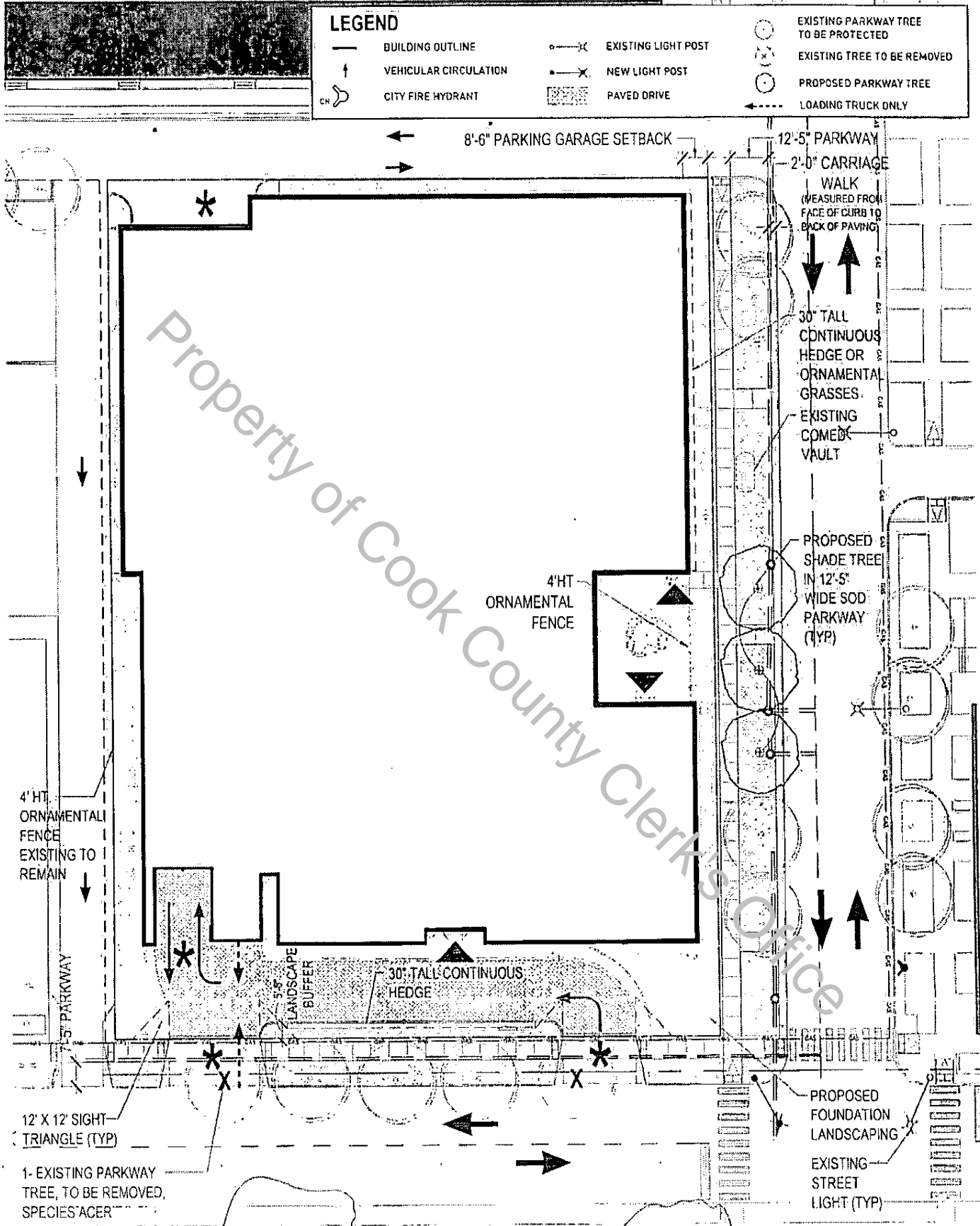
SUBAREA B SITE PLAN

SCALE : 1" = 40'-0"

**STUDIO/
 GANG**
 ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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 B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park, LLC;
 C: 5528 S. Cornell Avenue, LLC;



LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

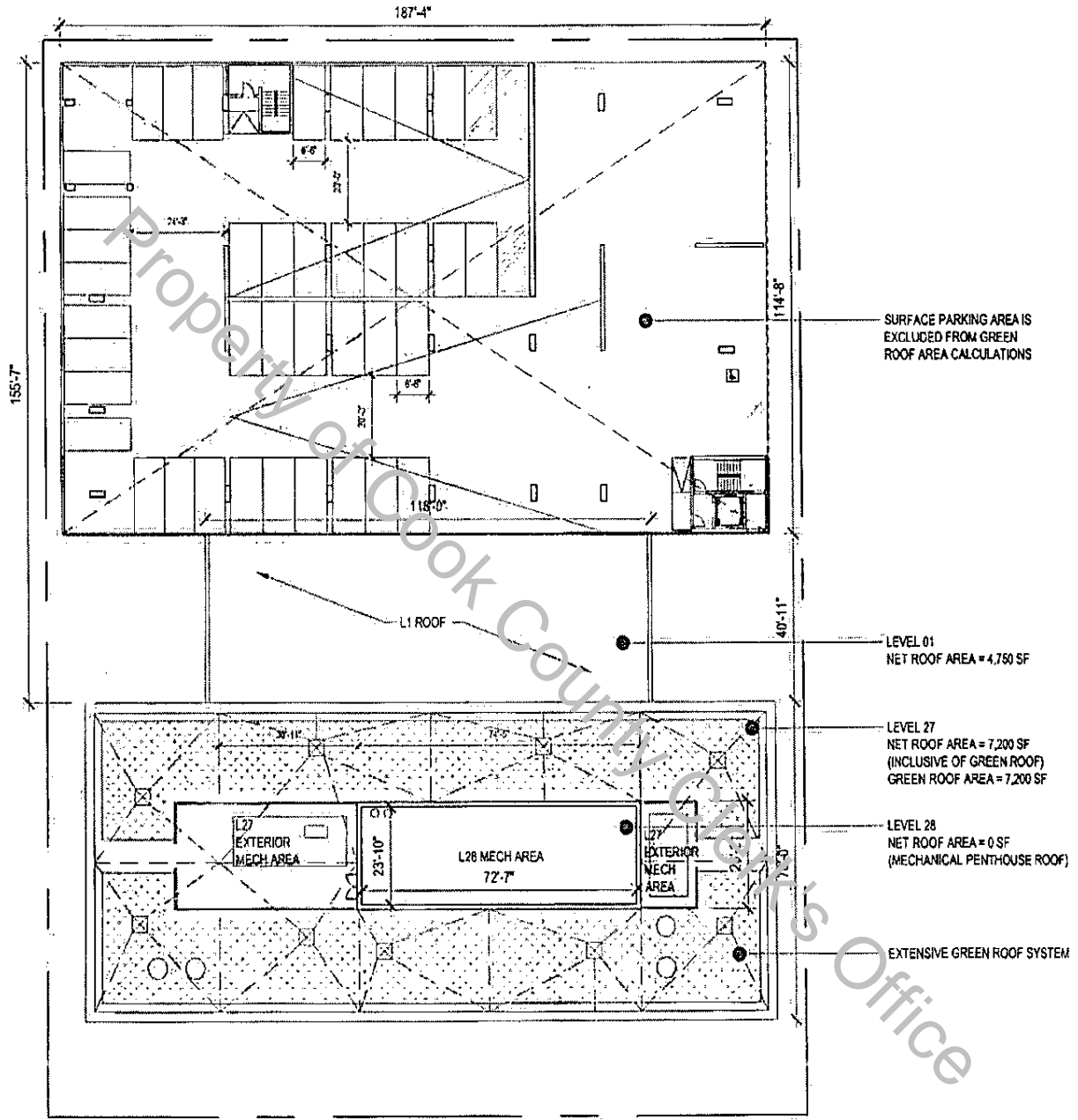
STUDIO/ GANG /ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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LEGEND

	PROPOSED SOG
	PROPOSED PAVERS



ADDRESSES BY SUBAREA:
 A: 5543-59 S. Cornell Ave./
 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
 LLC;
 C: 5528 S. Cornell Avenue,
 LLC;

GREEN ROOF PLAN

SCALE : 1" = 40'-0"

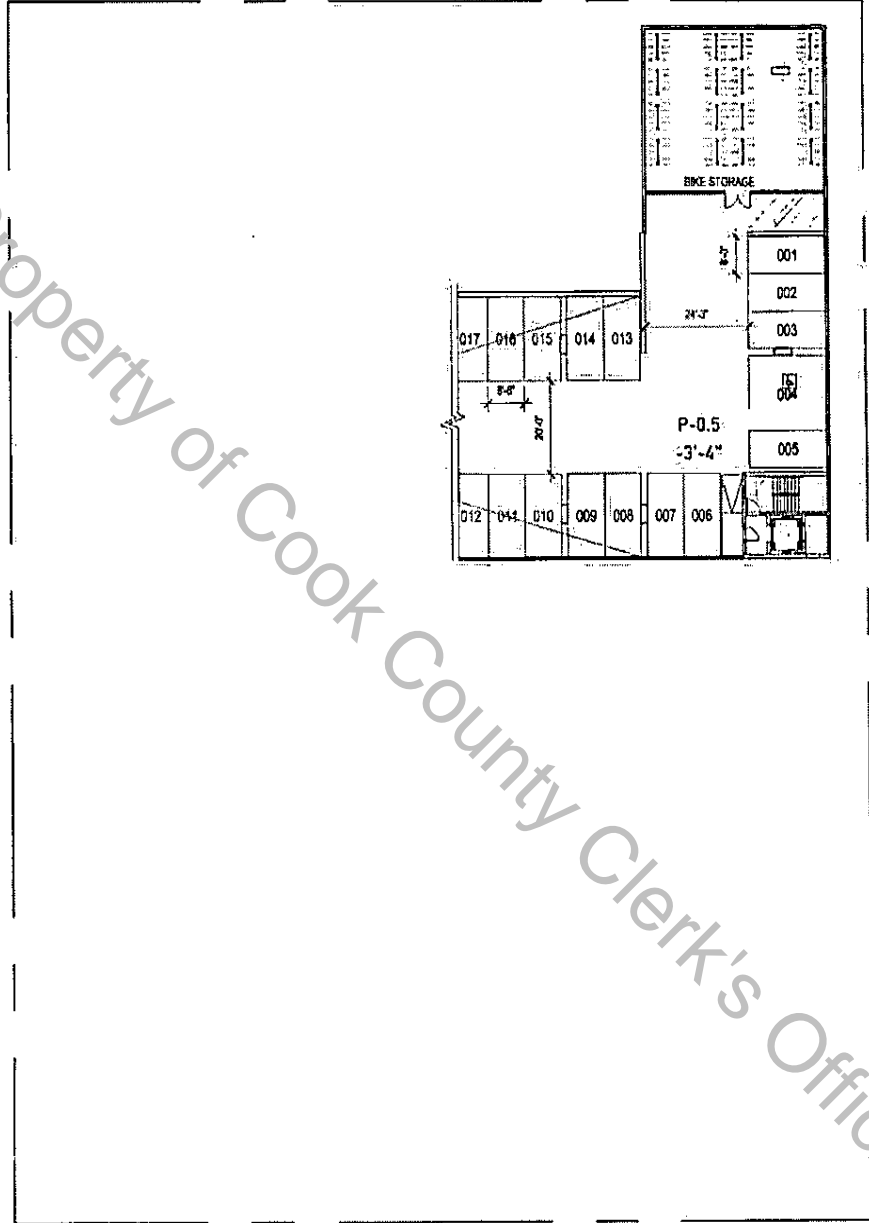
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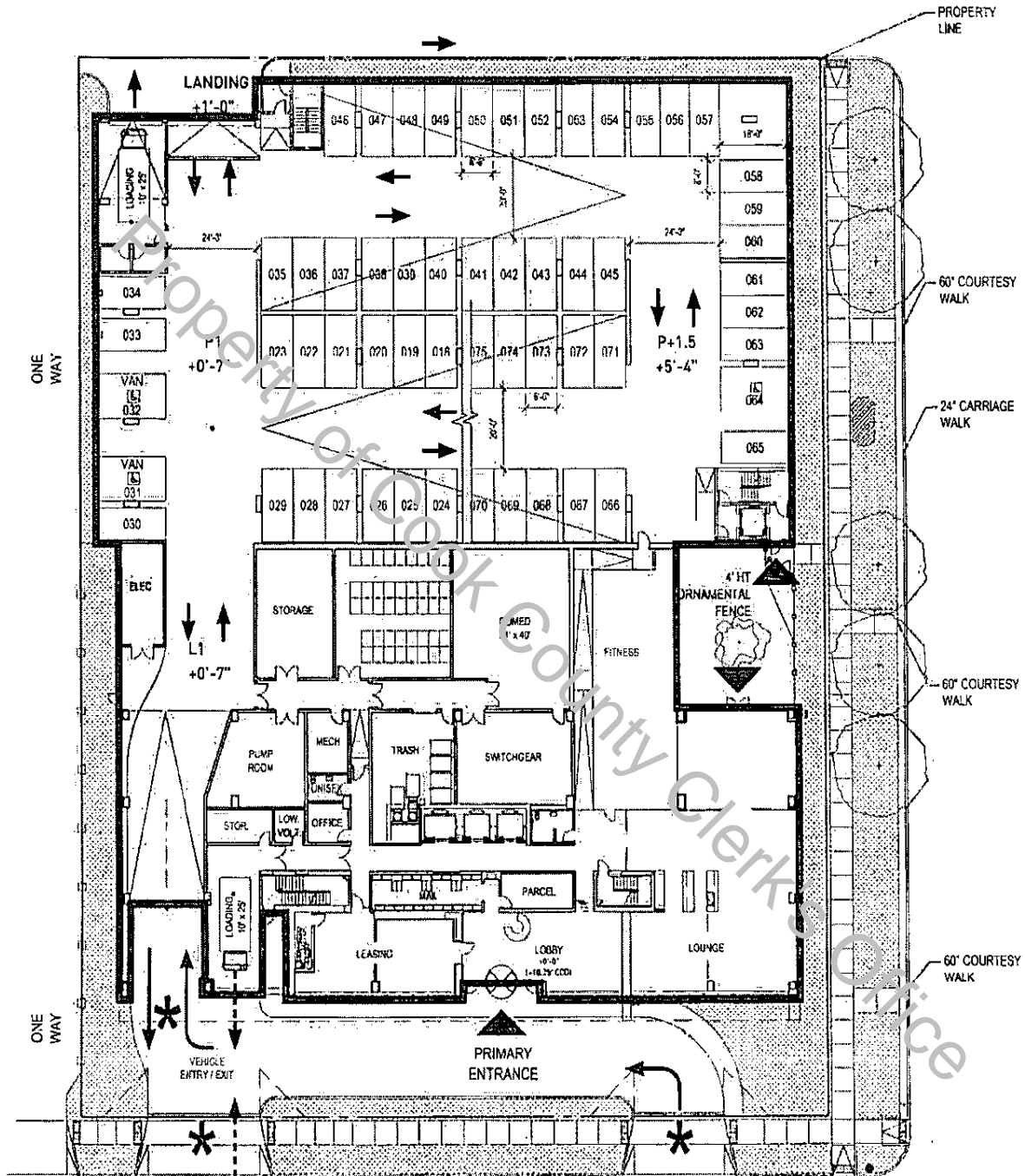
APPLICANTS BY SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
 LLC;
C: 5528 S. Cornell Avenue,
 LLC;

LOWER LEVEL PARKING PLAN
 SCALE : 1" = 40'-0"

STUDIO/GANG /ARCHITECTS

DATE: March 11, 2015
REVISED: May 25, 2016

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ADDRESSES BY SUBAREA:
 A: 5543-59 S. Cornell Ave./ 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

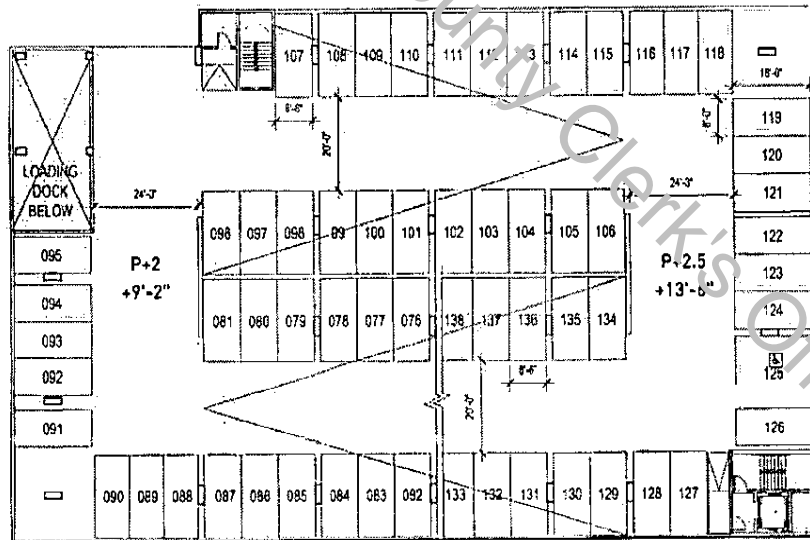
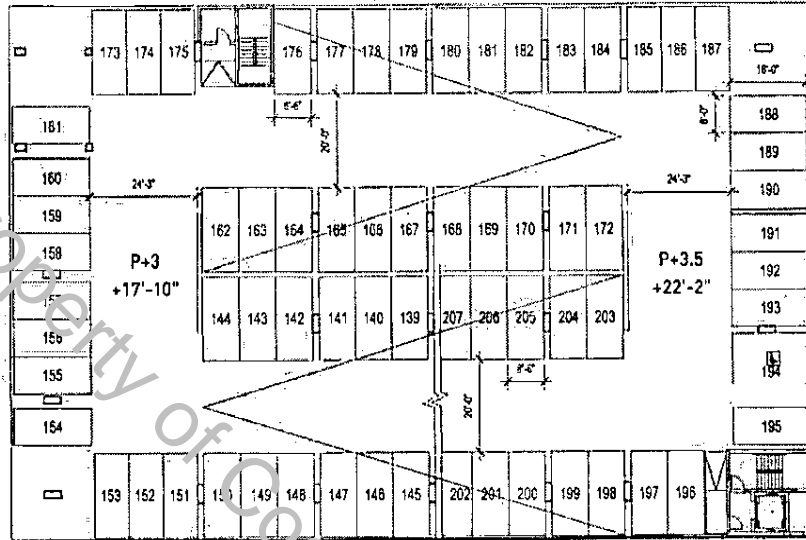
APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park, LLC;
 C: 5528 S. Cornell Avenue, LLC;

LEVEL 1 PARKING AND TOWER PLAN
 SCALE: 1" = 40'-0"

STUDIO/GANG ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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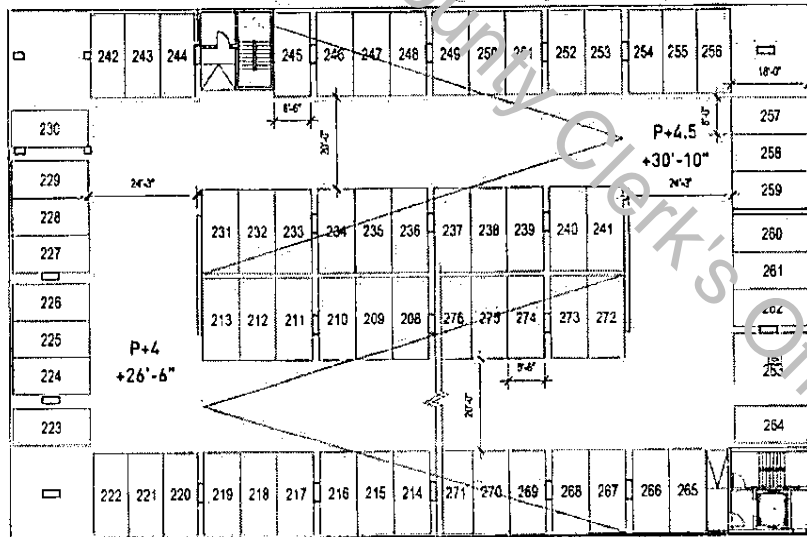
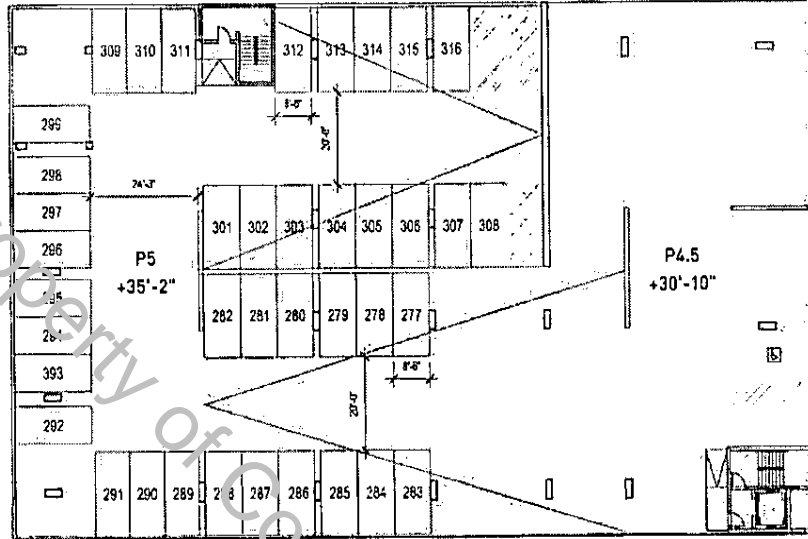
APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
 LLC;
 C: 5528 S. Cornell Avenue,
 LLC;

**LEVELS 2 AND 3
 PARKING PLAN**
 SCALE : 1" = 40'-0"

**STUDIO/
 GANG**
 /ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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ADDRESSES BY
SUBAREA:
A: 5543-59 S. Cornell Ave./
1634-64 E. 56th St.;
B: 5534-58 S. Cornell Ave./
1604-1624 E. 56th St.;
C: 5526-30 S. Cornell Ave

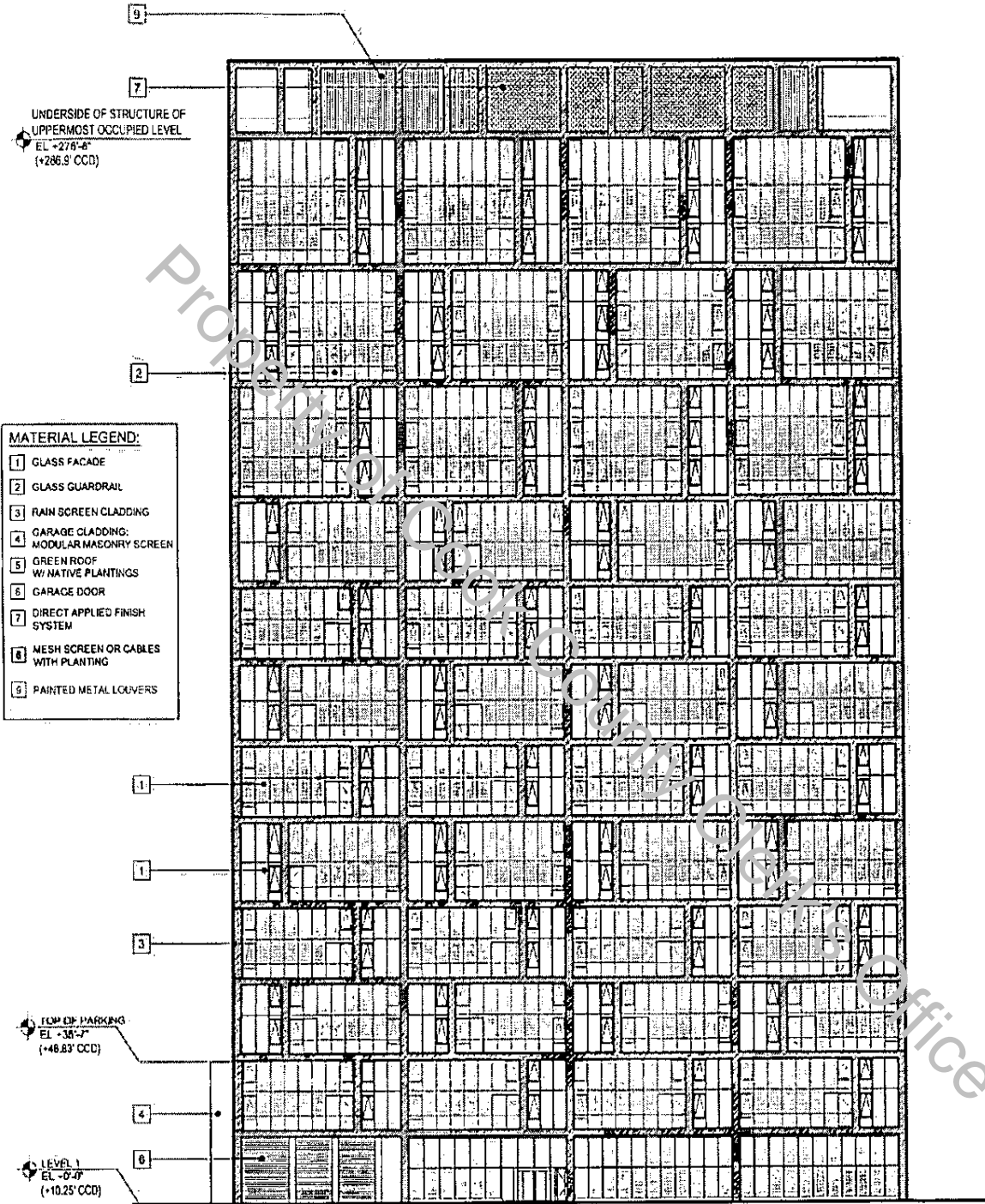
APPLICANTS BY
SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
LLC;
C: 5528 S. Cornell Avenue,
LLC;

LEVELS 4 AND 5
PARKING PLAN
SCALE : 1" = 40'-0"

STUDIO/
GANG
/ARCHITECTS

DATE: March 11, 2015
REVISED: May 25, 2016

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ADDRESSES BY SUBAREA:
 A: 5543-59 S. Cornell Ave./ 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

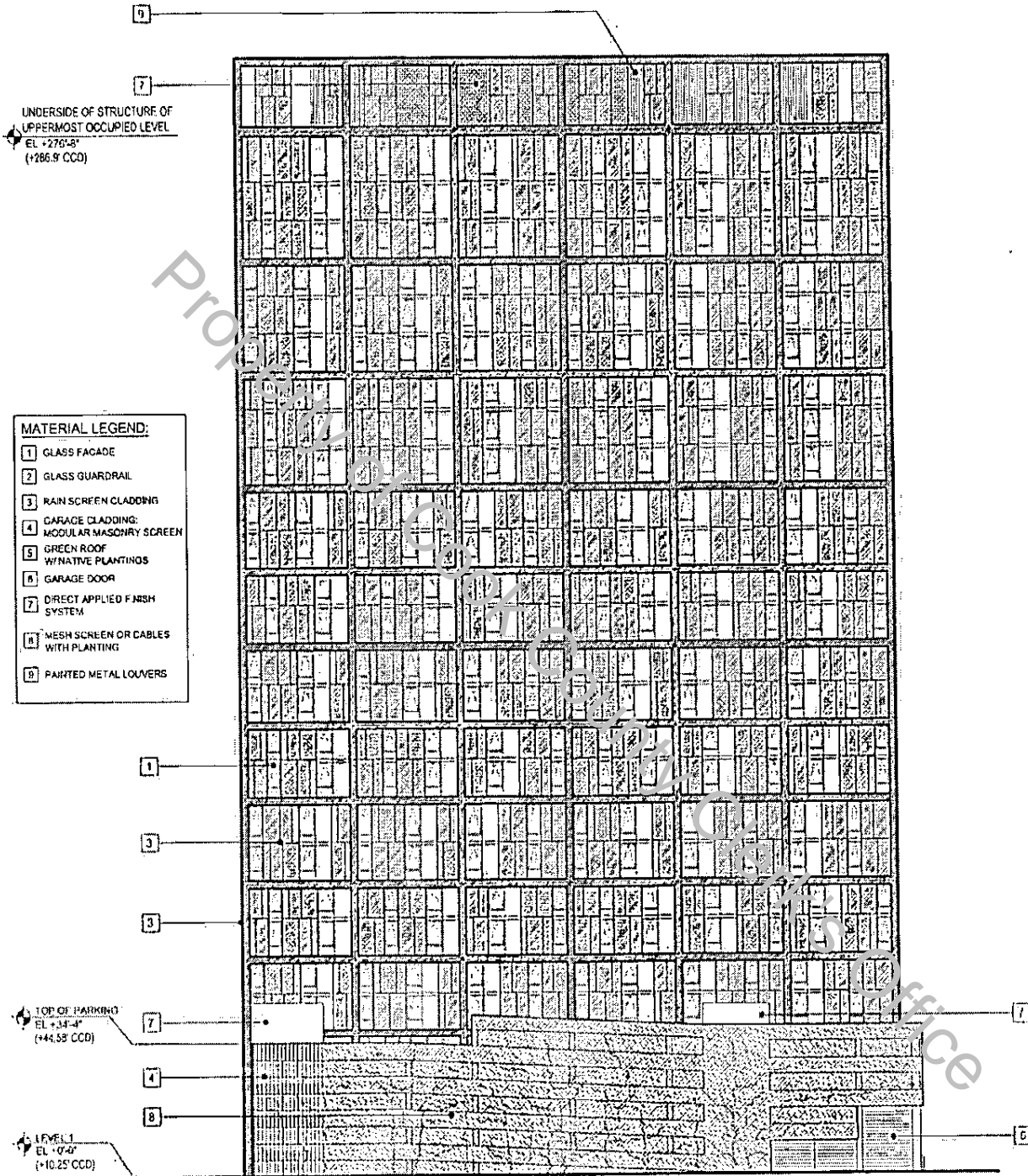
APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park, LLC;
 C: 5528 S. Cornell Avenue, LLC;

SUBAREA B SOUTH ELEVATION
 SCALE: 1" = 40'-0"

STUDIO/GANG /ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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1604-1624 E. 56th St.;
C: 5526-30 S. Cornell Ave

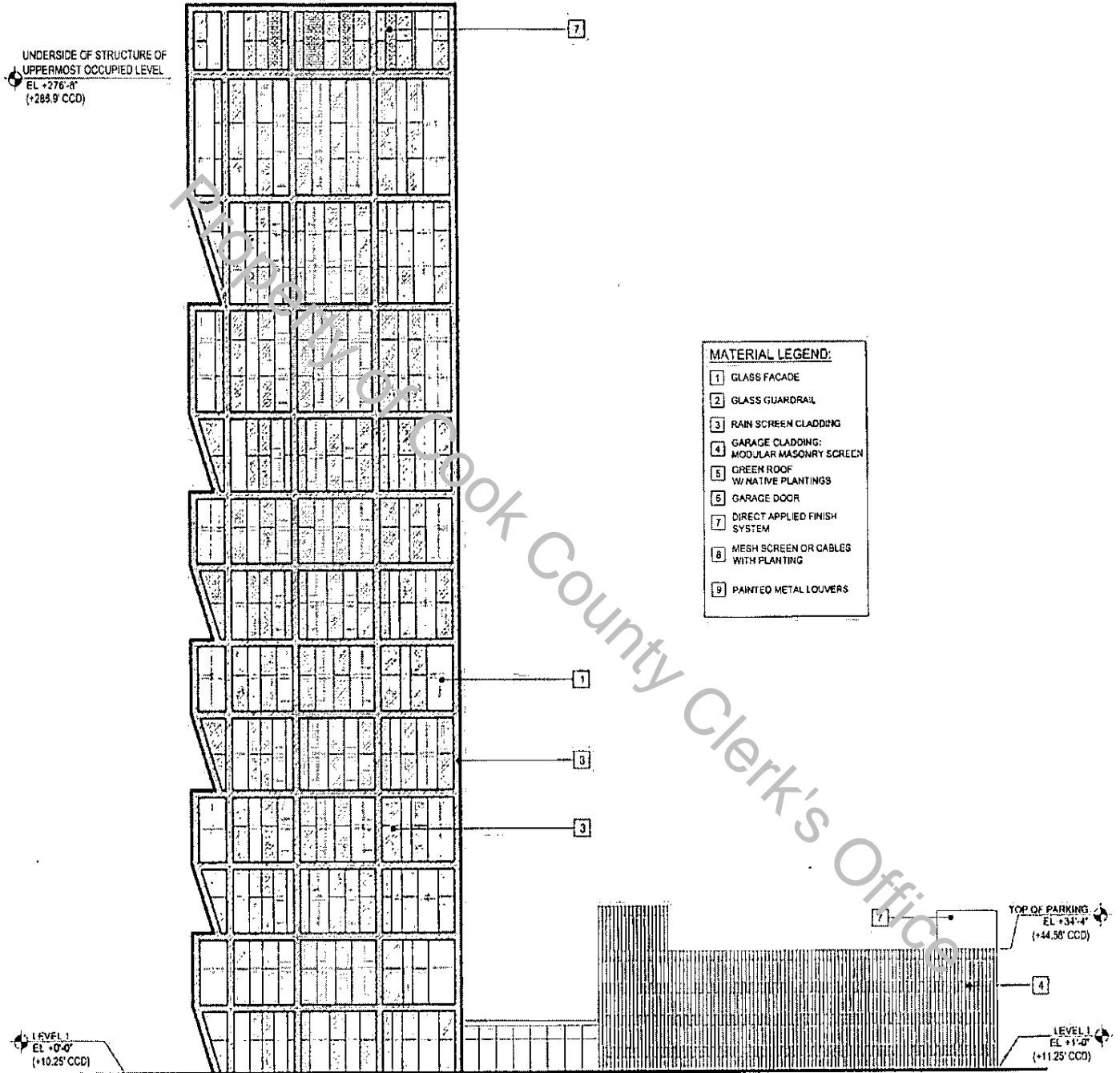
APPLICANTS BY
SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
LLC;
C: 5528 S. Cornell Avenue,
LLC;

SUBAREA B
NORTH ELEVATION
SCALE : 1" = 40'-0"

STUDIO/
GANG
/ARCHITECTS

DATE: March 11, 2015
REVISED: May 25, 2016

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ADDRESSES BY SUBAREA:
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 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5526-30 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park, LLC;
 C: 5528 S. Cornell Avenue, LLC;

**SUBAREA B
 EAST ELEVATION
 SCALE : 1" = 40'-0"**

**STUDIO/
 GANG**
 ARCHITECTS

DATE: March 11, 2015
 REVISED: May 25, 2016

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18328

3/16/2016

REPORTS OF COMMITTEES

21027

*Reclassification Of Area Shown On Map No. 14-C.
(As Amended)*

BBPD 282,99

(Application No. 18328)

(Common Address: 5543 -- 5559 S. Cornell Ave./1634 -- 1664 E. 56th St.,
5534 -- 5558 S. Cornell Ave./1604 -- 1624 E. 56th St. And
5528 -- 5532 S. Cornell Ave.)

[SO2015-1392]

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 Residential-Business Planned Development Number 282, as amended, and other symbols and indications as shown on Map Number 14-C in the area bounded by:

a line 264.06 feet south of and parallel to East 55th Street; South Cornell Avenue; the alley next north of and parallel to East 56th Street (lying east of South Cornell Avenue); South Hyde Park Boulevard; East 56th Street; a line 200.02 feet west of and parallel to South Cornell Avenue; the alley next north of and parallel to East 56th Street (lying west of South Cornell Avenue); and the alley next west of and parallel to South Cornell Avenue,

to those of Residential-Business Planned Development Number 282, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached hereto and made a part hereof and no others.

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

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

Residential-Business Planned Development No. 282, As Amended

Plan Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 282, as amended (the "Planned Development") consists of approximately one hundred twenty thousand nine hundred fifty and forty-four hundredths (120,950.44) square feet (two and seventy-eight hundredths (2.78) acres) (the "Property") net site area which is depicted on the attached Planned Development Boundary, Property Line, Right-of-Way Adjustment and Subarea Map. The property is divided into three (3) subareas. Subarea A is owned by Windermere House LLC. Windermere House LLC is "Applicant" under this ordinance with respect to Subarea A; Solstice on the Park LLC

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is "Applicant" with respect to Subarea B; and 5528 South Cornell Avenue Owner LLC is "Applicant" with respect to Subarea C. Windermere House LLC, Solstice on the Park LLC and 5528 South Cornell Avenue Owner LLC are collectively referred to in this ordinance as the "Applicants".

2. All applicable official reviews, approvals or permits implementing this Planned Development are required to be obtained by the Applicant or Applicants as specified in Statement 3. Any dedication or vacation of streets, alleys, or easements, any adjustments of right-of-way, or any consolidation or resubdivision of parcels, shall require a separate submission on behalf of such Applicants or their respective successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon each Applicant, its respective successors and assigns, grantees and lessees and, if different than an Applicant, the legal titleholders or any ground lessors of its subarea. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' respective successors and assigns and, if different than the Applicants, the legal titleholder or any ground lessors of their respective subareas. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control.

Single designated control for purposes of this statement shall mean any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, subject however to the following exceptions and conditions: (a) an agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners may designate the authorized party for any future amendment, modification or change; (b) except to the extent such an agreement is in effect, any changes or modifications to this Planned Development applicable to or in a given Subarea need only be made or authorized by the owners and/or any ground lessees of such Subarea provided there is no adverse effect on any other Subarea; and (c) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein.

4. The following uses shall be permitted within the Planned Development:

Subarea A:

Multi-unit residential, accessory and related uses, and residential support services as enumerated in Section 17-17-0104-Y of the Zoning Ordinance, provided, however, Subarea A at the time of adoption of this amended Planned Development

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Ordinance has approximately thirty thousand (30,000) square feet of floor area devoted to non-residential uses, including retail, general restaurant, office, medical office, dental office, and daycare/childcare facilities and may continue to have those and similar non-residential uses within no more than thirty thousand (30,000) square feet of floor area.

Subarea B:

Multi-unit residential; vacation rental; accessory parking for all three Subareas; up to 4% percent non-accessory parking in accordance with Section 17-10-0503 of the Zoning Ordinance, including six (6) parking spaces for the adjacent school site, provided that no special use shall be required for the foregoing; uses that are accessory and related amenities for the principal residential use, including fitness center, pool, meeting rooms and office space to support residents engaged in school or home occupations, party room, convenience retail not to exceed 1,500 square feet in floor area, and drop-off dry cleaners (no on-premises plant).

Subarea C:

Multi-unit residential and accessory uses.

Any portion of the Property may be used on an interim basis during construction for construction staging, the storage of construction materials, and parking for construction purposes.

5. This Planned Development consists of these seventeen (17) Statements, a Bulk Regulations and Data Table, and the following plans (collectively, the "Approved Plans") prepared by Studio/Gang/Architects, Ltd. and dated February 18, 2016: Existing Zoning Map; Planned Development Boundary, Property Line, Right-of-Way and Subarea Map; Site Plan - Extended; Subarea B Site Plan; Landscape Plan; Landscape Detail; Green Roof Plan; Lower Level Parking and Tower Plan; Level 1 Parking and Tower Plan; Level 2 Parking Plan; Level 3 Parking Plan and Subarea B South, North, East and West Elevations. These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
6. On-premises signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development (the "Department"). Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. Off-premises signs shall not be permitted in the Planned Development.

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7. The improvements on Subarea B of the Property shall be designed, constructed, and maintained: (i) in substantial conformance with this Planned Development and the Subarea B Site Plan, Landscape Plan, and Building Elevations; and (ii) in accordance with the parkway tree and the landscaping and screening provisions of the Chicago Zoning Ordinance. With respect to the driveway and vehicle use area on the south side of the building proposed for Subarea B, where the unique design of the building is reflected in the Site Plans and Landscape Plans, the Approved Plans shall control. The landscaping and screening provisions of the Chicago Zoning Ordinance shall control in the event of any other conflict with the Subarea B Site Plans and Landscape Plans.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development. The required parking facilities within the Planned Development shall be permitted to have drive aisle and parking space dimensions in substantial conformity with those depicted on the Approved Plans. Nothing in this Plan of Development will prohibit automotive lifts or valet parking if applicable approvals and licenses are obtained.
9. Any service drive 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 ("CDOT") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking ingress and egress as depicted in the Approved Plans shall be subject to the review and approval of CDOT and the Department.

All work in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of CDOT.

The Applicants as specified in Statement 3 shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of such Applicants or their respective successors, assignees or grantees and approval by the City Council.

10. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
11. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply, provided, however, no floor area used for parking and loading will count as floor area for F.A.R. purposes. It is also hereby

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acknowledged that: (i) any existing non-conformities with respect to F.A.R. and minimum lot area ("M.L.A.") within Subarea A are legal non-conformities; and (ii) in accordance with the attached Bulk Regulations and Data Table, F.A.R. and M.L.A. for Subarea B and Subarea C are permitted to be calculated on an aggregate basis, and F.A.R. and M.L.A. from Subarea C are being incorporated into Subarea B to permit the construction of the improvements to be located within Subarea B.

12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the Applicants as specified in Statement 3 and after a determination is made by the Zoning Administrator that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Zoning Administrator shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that interior parking layouts and demising walls for the rooms and other interior spaces as shown on the Approved Plans are illustrative only and that the reconfiguration of such interior spaces shall not be deemed to require any further approvals pursuant hereto.
13. The Applicants acknowledge that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. Development within Subarea B shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department as follows: The Applicant for Subarea B shall: (a) obtain LEED certification, Green Globe or Energy Star certification for the Subarea B development; and (b) provide a vegetated ("green") roof on at least fifty percent of the Net Roof Area within Subarea B as shown on the Green Roof Plan (approximately 6,600 square feet). "Net Roof Area" shall exclude: rooftop parking areas, perimeter setbacks, roof areas occupied by rooftop structures and roof-mounted equipment, and roof areas above any enclosed mechanical penthouse.
14. The Applicants acknowledge that it is in the public interest to design, construct and maintain the building and other improvements within Subarea B in a manner that promotes, enables, and maximizes universal access throughout Subarea B. Plans for all buildings and improvements within Subarea B shall be reviewed and approved by the Mayor's Office for People with Disability ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility.
15. Upon Part II Review for any improvements within Subarea B, a Part II Review Fee shall be assessed by the Department pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval for Subarea B.

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16. All further development within the Planned Development shall comply with the 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 of Chicago or any other provision of that Code.
17. Unless substantial construction has commenced within six (6) years following adoption of this amendment to the Planned Development, and unless completion is thereafter diligently pursued, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the pre-existing classifications of Residential, Business Planned Development Number 282, as amended and modified, prior to the approval of this Plan of Development. Said six (6) years may be extended for up to one (1) additional year, if before expiration, the Zoning Administrator determines that a good cause for such an extension is shown.

[Existing Zoning Map; Boundaries, Property Line, Right-of-Way Adjustment and Subarea Map; Extended Site Plan; Subarea B Site Plan; Proposed Landscape Plan; Landscape Details; Green Roof Plan; North, South, East and West Building Elevations; and Lower Level, Levels 1 and 2 Parking and Tower Plans and Level 3 Parking Plan referred to in these Plan of Development Statements printed on pages 21035 through 21049 of this Journal.]

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

Residential-Business Planned Development No. 282, As Amended.

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area (178,750.49 square feet/4.10 acres) = Net Site Area (120,950.44 square feet/2.78 acres) + public right-of-way (57,799.96 square feet/1.33 acres)

Net Site Area:

Subarea A:	51,892.30 square feet
Subarea B:	52,503.47 square feet

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Subarea C:	16,554.67 square feet
TOTAL:	120,950.44 square feet
Maximum Floor Area Ratio:	6.5* (Blended for overall Planned Development)
Subarea A:	6.41 (per existing condition)
Subarea B:	7.0*
Subarea C:	1.82 (per existing condition)
Maximum Dwelling Units and Efficiency Standards:	
Subarea A:	Maximum 220 dwelling units (including at least 33 efficiency units)
Subarea B:	Maximum 250 dwelling units (including 81 efficiency units)
Subarea C:	Maximum 53 dwelling units (including 44 efficiency units)
TOTAL:	Maximum 523 dwelling units
Permitted Uses:	As listed in Statement 4.
Minimum Off-Street Parking Spaces to be provided:	
Subarea A:	0 (per existing condition)

* Excludes all floor area devoted to parking and loading.

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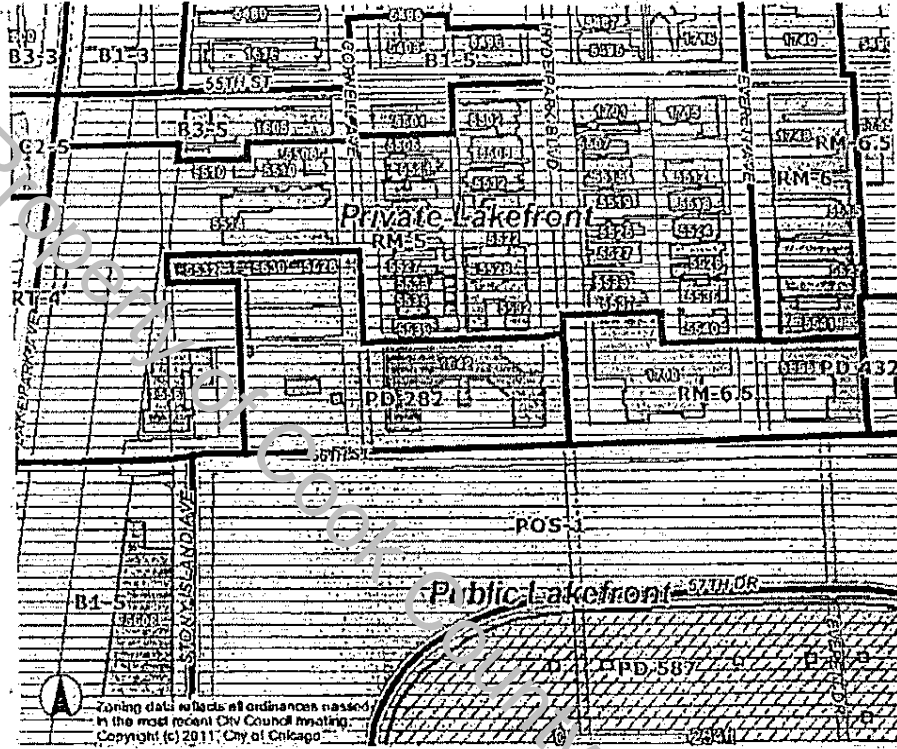
Subarea B:	Prior to completion and initial occupancy of Subarea B building (but excluding construction periods): 163
	During construction within Subarea B: 0
	Following completion and initial occupancy of Subarea B building: 316
Subarea C:	0 (per existing condition)
Minimum Bicycle Parking:	1 for each 2 auto spaces provided
Minimum Off-Street Loading Berths:	
Subarea A:	0 (per existing condition)
Subarea B:	2 at 10 feet by 25 feet
Subarea C:	0 (per existing condition)
Maximum Building Heights:	
Subarea A:	Existing, no change requested by applicant
Subarea B:	299 feet to underside of top habitable floor
Subarea C:	Existing, no change requested by applicant
Minimum Setbacks from Property Line:	
Subarea A:	Existing, no change requested by applicant
Subarea B:	In substantial conformance with Site Plans
Subarea C:	Existing, no change requested by applicant

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REPORTS OF COMMITTEES

21035



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ADDRESSES BY SUBAREA:	APPLICANTS BY SUBAREA:
A: 5543-59 S. Cornell Ave./ 1634-64 E. 56th St.	A: Windermere House, LLC;
B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.	B: Solstice on the Park, LLC;
C: 5528-37 S. Cornell Ave	C: 5528 S. Cornell Avenue Owner, LLC;

EXISTING ZONING MAP
SCALE: NTS

STUDIO/
GANG
/ARCHITECTS

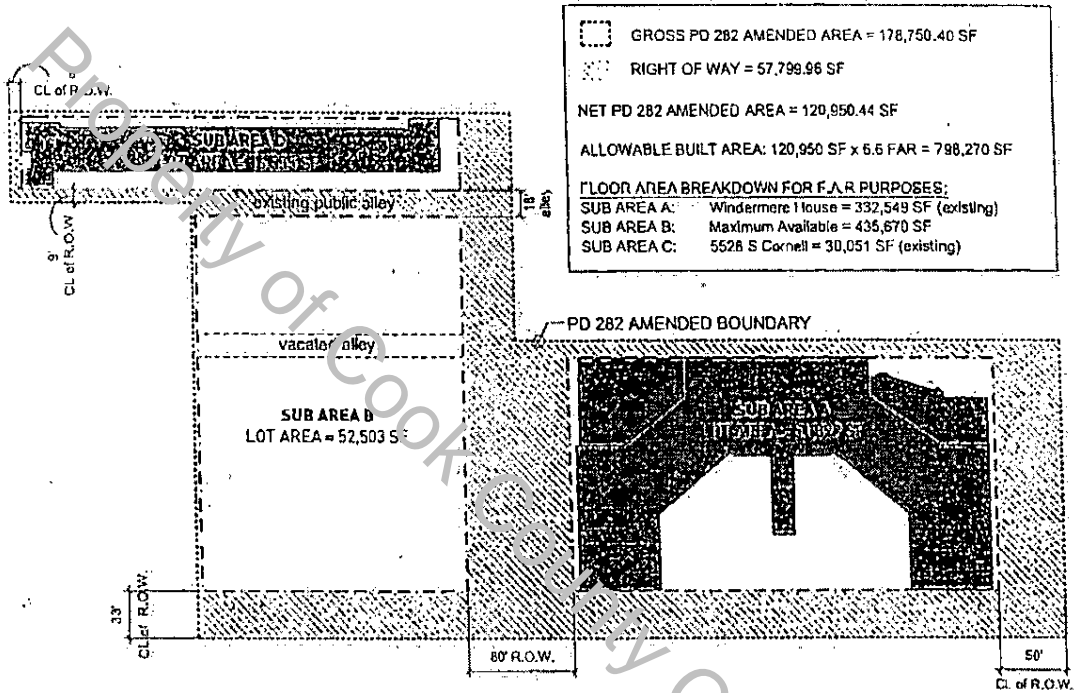
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<p>ADDRESSES BY SUBAREA: A: 5543-59 S. Cornell Ave./ 1634-64 E. 56th St.; B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.; C: 5528-32 S. Cornell Ave</p>	<p>APPLICANTS BY SUBAREA: A: Windermere House, LLC; B: Solstice on the Park, LLC; C: 5528 S. Cornell Avenue Owner, LLC;</p>
---	--

**PLANNED DEVELOPMENT BOUNDARY,
 PROPERTY LINE, RIGHT-OF-WAY
 ADJUSTMENT & SUB-AREA MAP**
 SCALE: NTS

**STUDIO/
 GANG
 /ARCHITECTS**

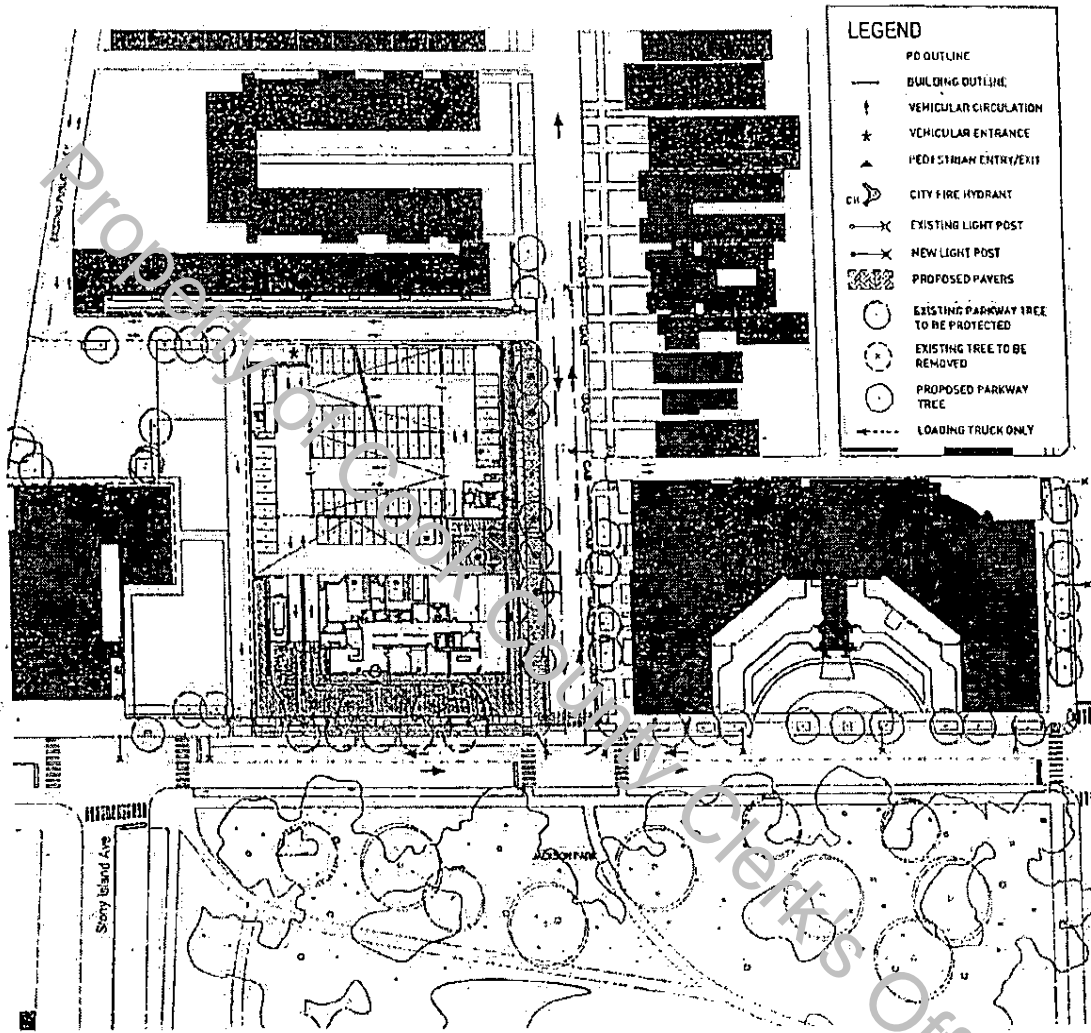
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REPORTS OF COMMITTEES

21037



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 C: 5528-32 S. Cornell Ave

APPLICANTS BY SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park, LLC;
 C: 5528 S. Cornell Avenue Owner, LLC;

EXTENDED SITE PLAN
 SCALE: 1"=100'-0"

STUDIO/GANG ARCHITECTS

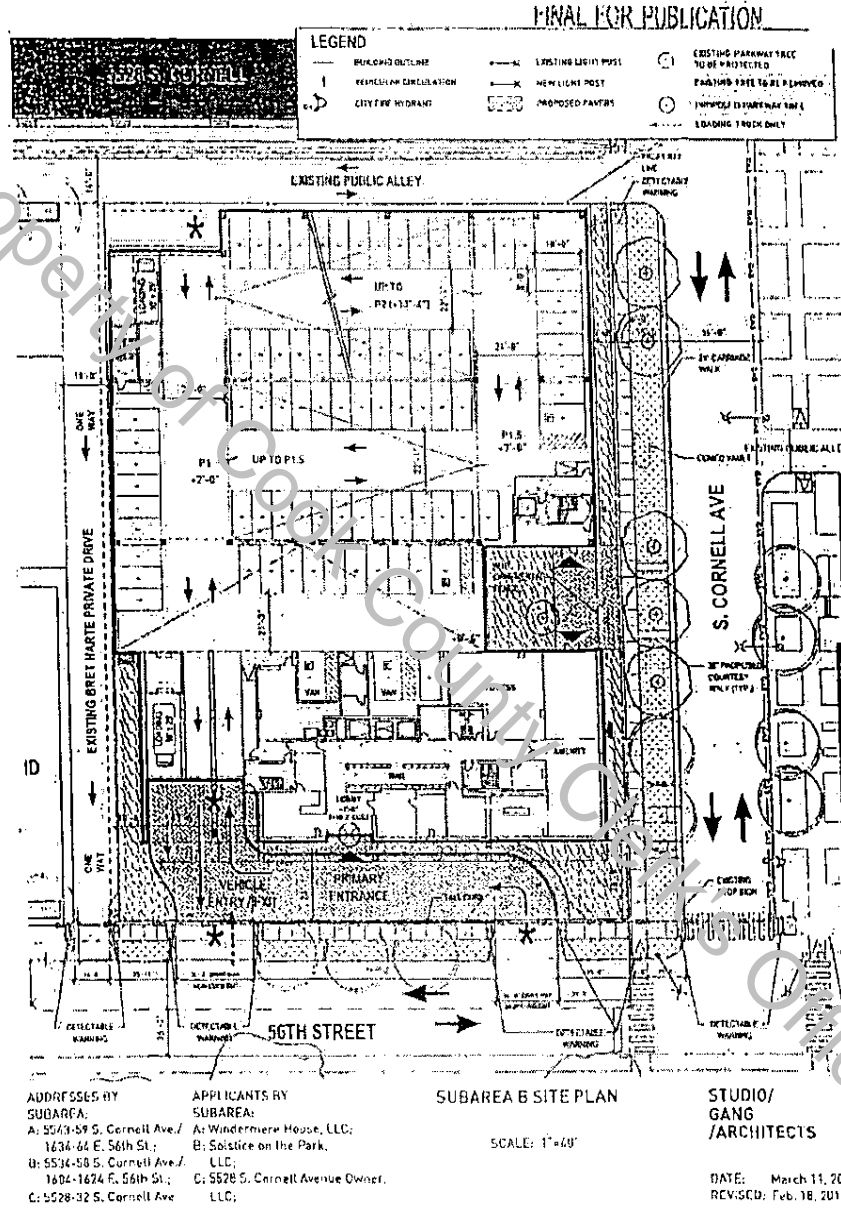
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 REVISED: Feb. 18, 2016

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21038

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3/16/2016



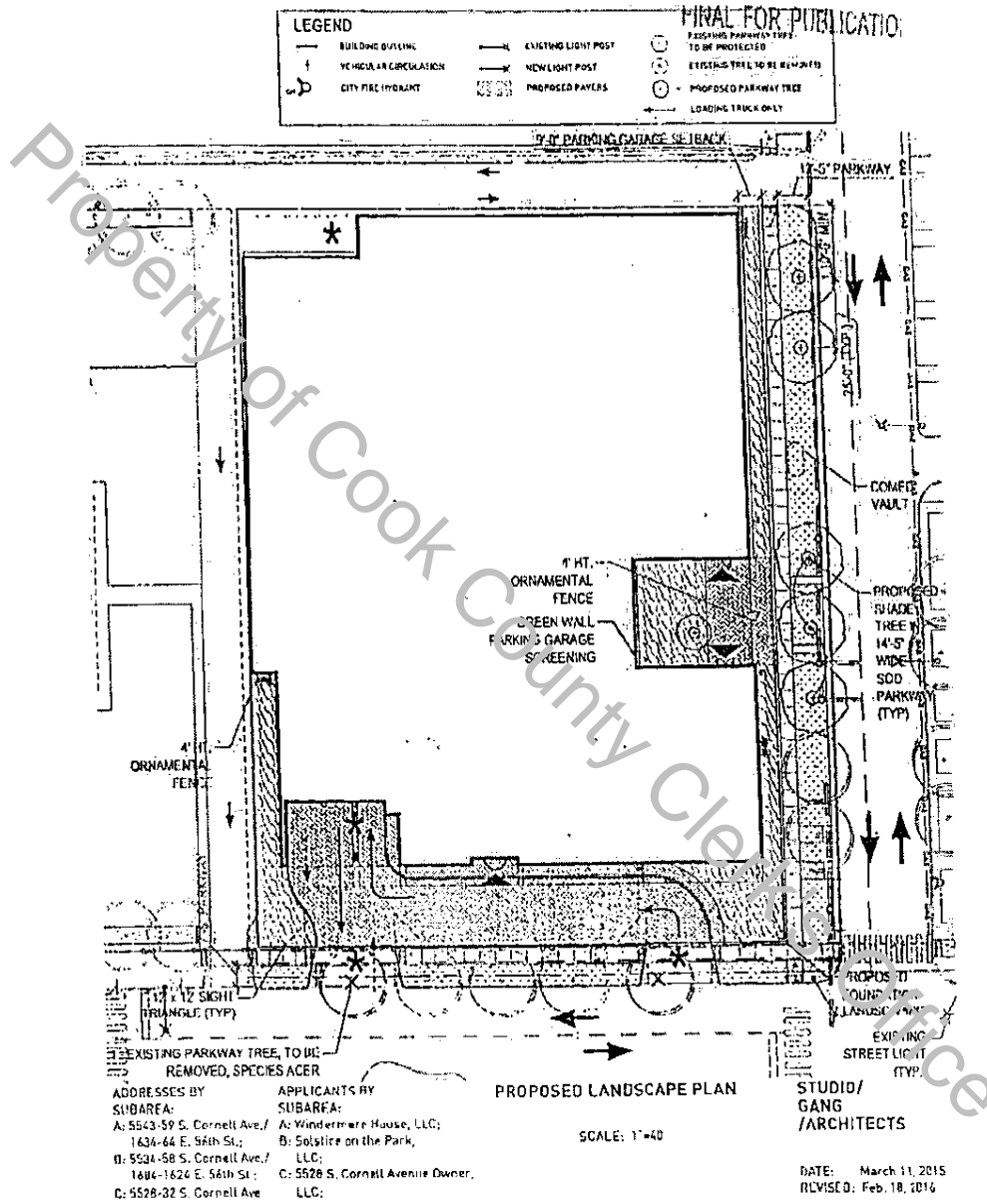
Property of Cook County Office

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REPORTS OF COMMITTEES

21039

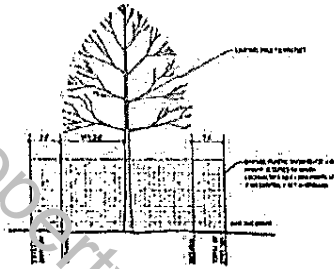


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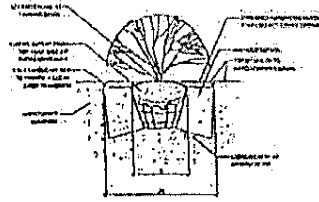
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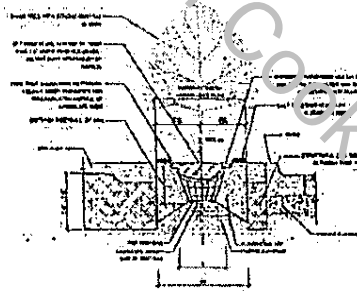
3/16/2016



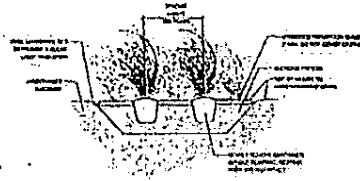
1 TREE PROTECTION DETAIL
SCALE: NTS



3 SHRUB PLANTING DETAIL
SCALE: NTS



2 PARKWAY TREE PLANTING DETAIL
SCALE: NTS



4 PERENNIAL PLANTING DETAIL
SCALE: NTS

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APPLICANTS BY

- SUBAREA:
 A: Windermere House, LLC;
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 LLC;
 C: 5528 S. Cornell Avenue Owner,
 LLC;

LANDSCAPE DETAILS

SCALE: NTS

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GANG
/ARCHITECTS

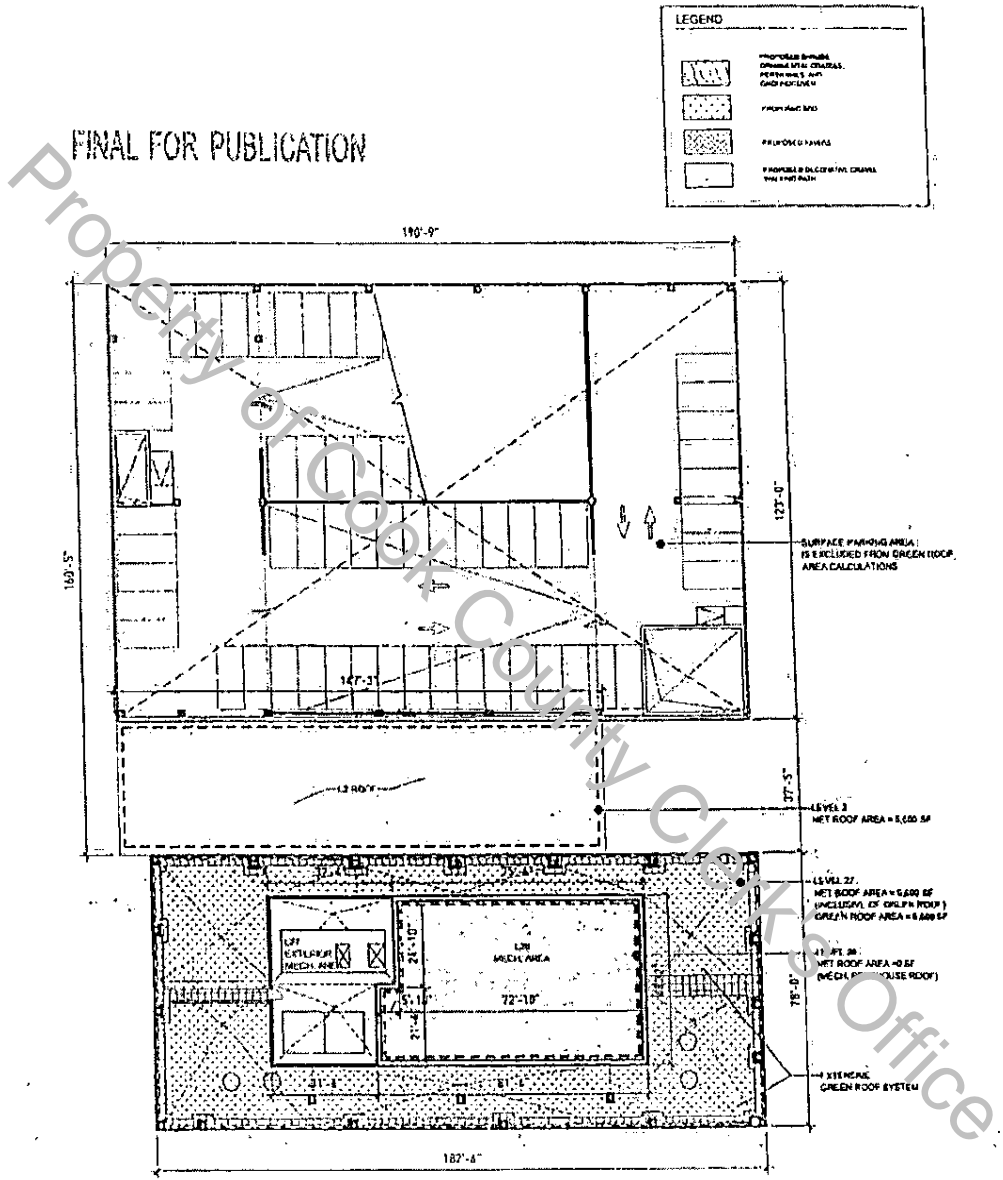
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21041



ADDRESSES BY SUBAREA:	APPLICANTS BY SUBAREA:
A: 5543-59 S. Cornell Ave./ 1634-64 F. 56th St.	A: Windermere House, LLC;
B: 5534-58 S. Cornell Ave./ 1604-1624 E. 56th St.	B: Solstice on the Park, LLC;
C: 5528-32 S. Cornell Ave.	C: 5528 S. Cornell Avenue Owner, LLC;

GREEN ROOF PLAN

SCALE: 1"=40'

STUDIO/GANG/ARCHITECTS

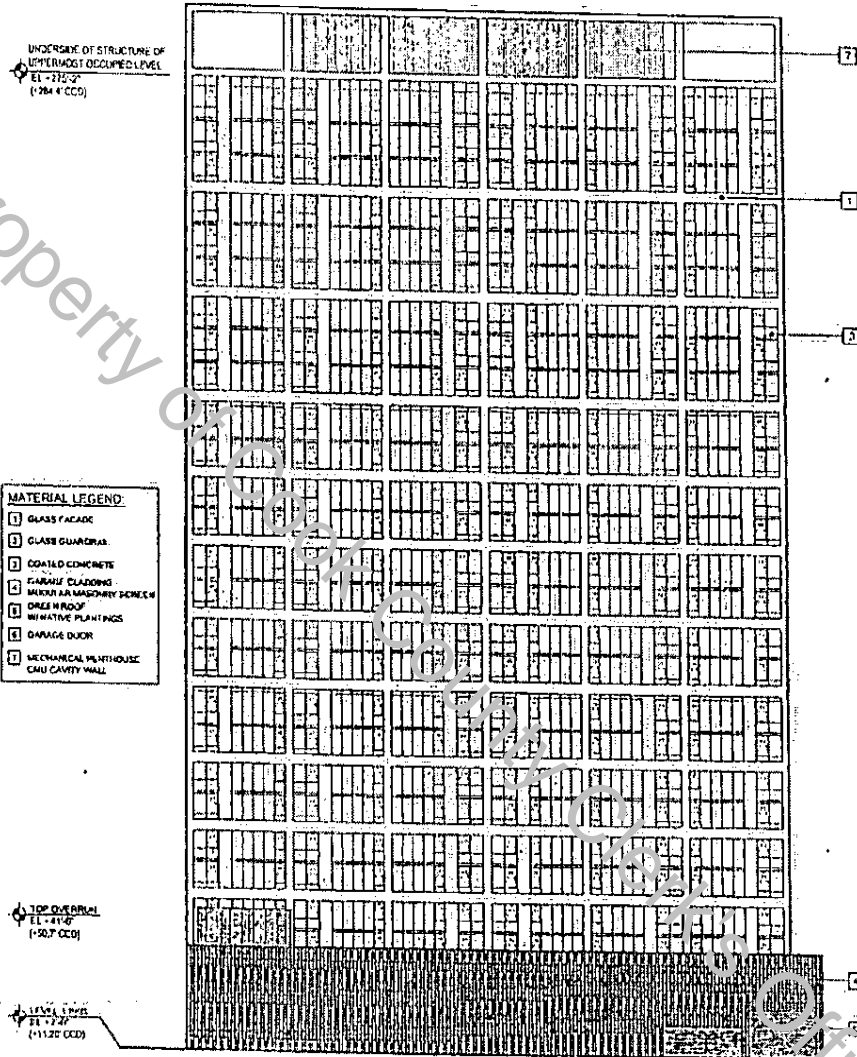
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APPLICANTS BY
SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
LLC;
 C: 5528 S. Cornell Avenue Owner,
LLC;

NORTH ELEVATION
SCALE: 1"=40'-0"

STUDIO/
GANG
/ARCHITECTS

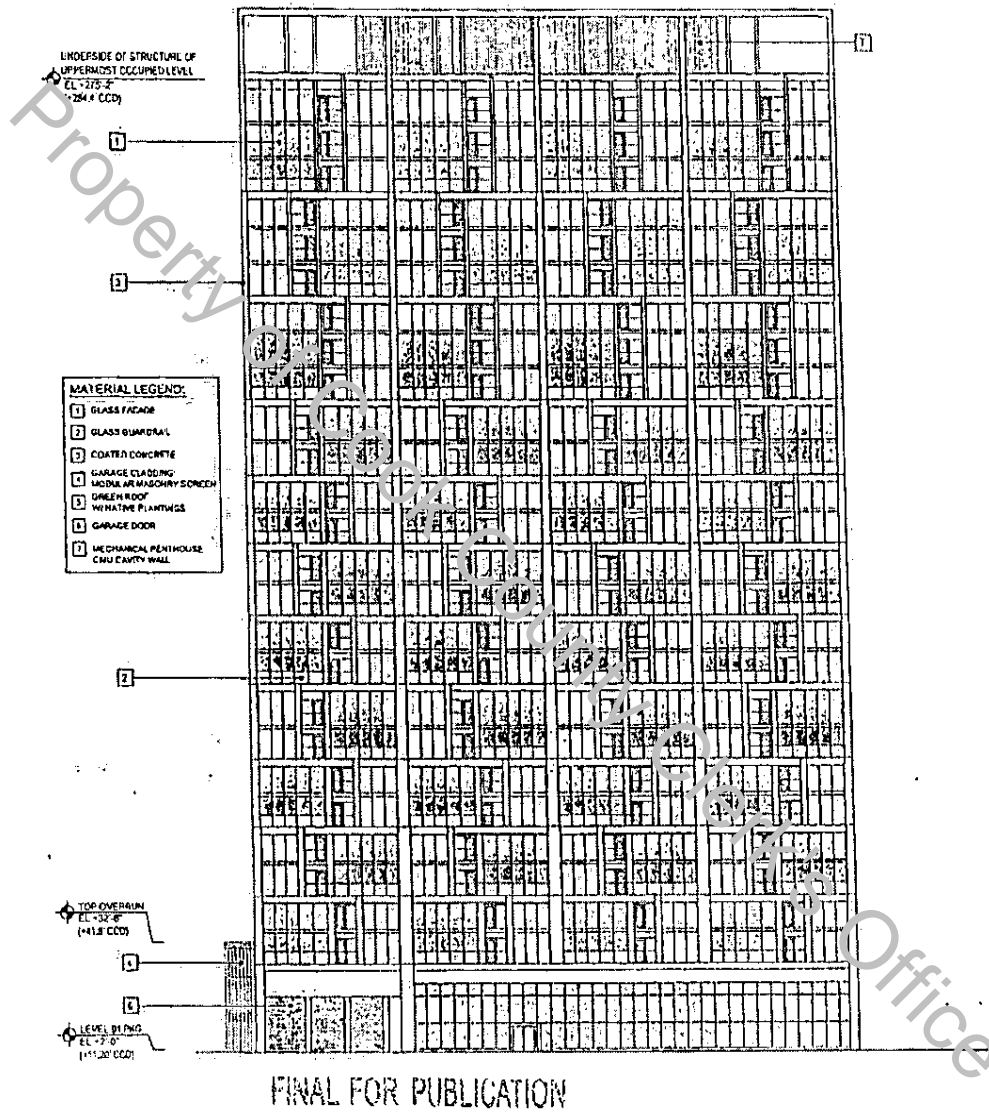
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21043



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- C: 5528-32 S. Cornell Ave

APPLICANTS BY SUBAREA:

- A: Windermere House, LLC;
- B: Solstice on the Park, LLC;
- C: 5528 S. Cornell Avenue Owner, LLC;

SOUTH ELEVATION

SCALE: 1"=40'-0"

**STUDIO/
GANG
/ARCHITECTS**

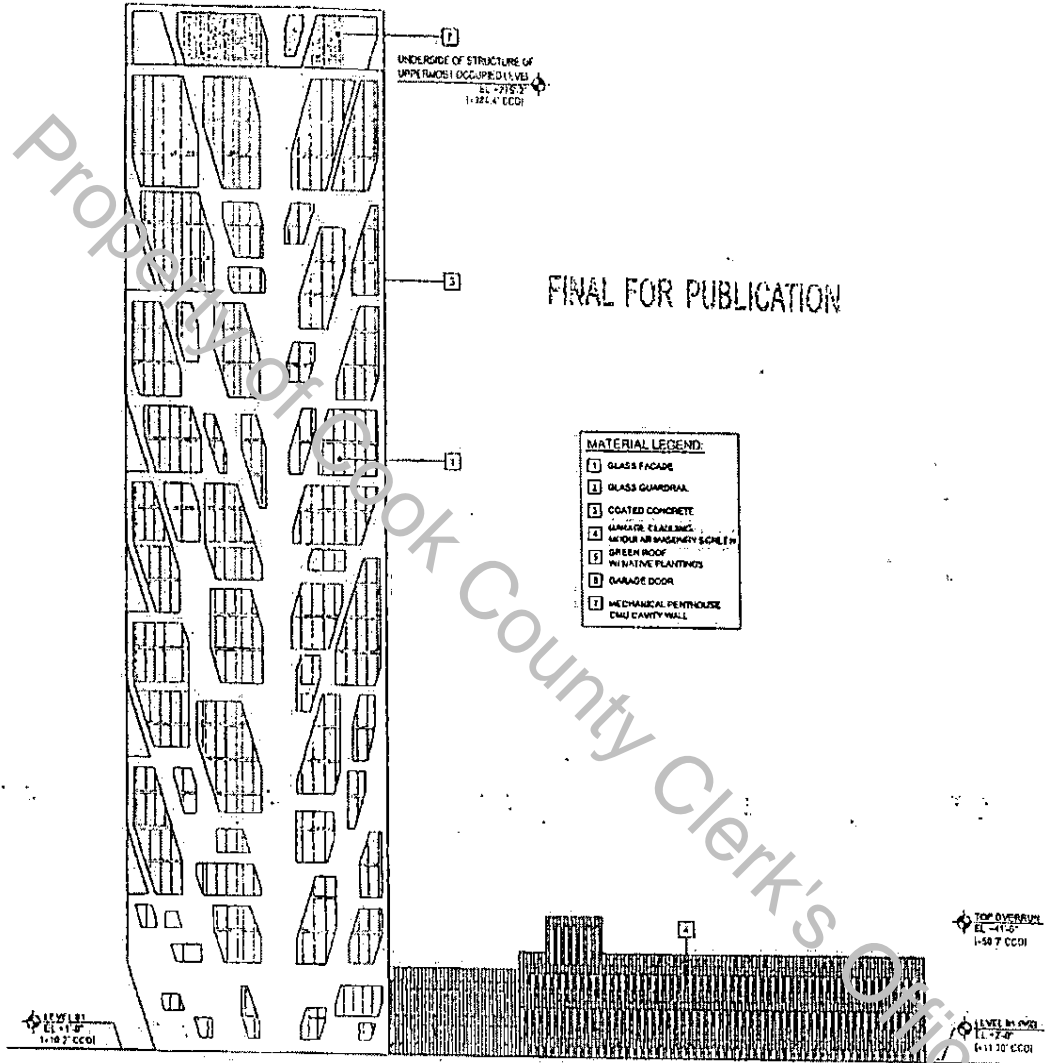
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3/16/2016



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1604-1624 E. 56th St.;
C: 5528-32 S. Cornell Ave

APPLICANTS BY
SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
LLC;
C: 5528 S. Cornell Avenue Owner,
LLC;

EAST ELEVATION

SCALE: 1"=40'-0"

STUDIO/
GANG
/ARCHITECTS

DATE: March 11, 2015
REVISED: Feb. 18, 2016

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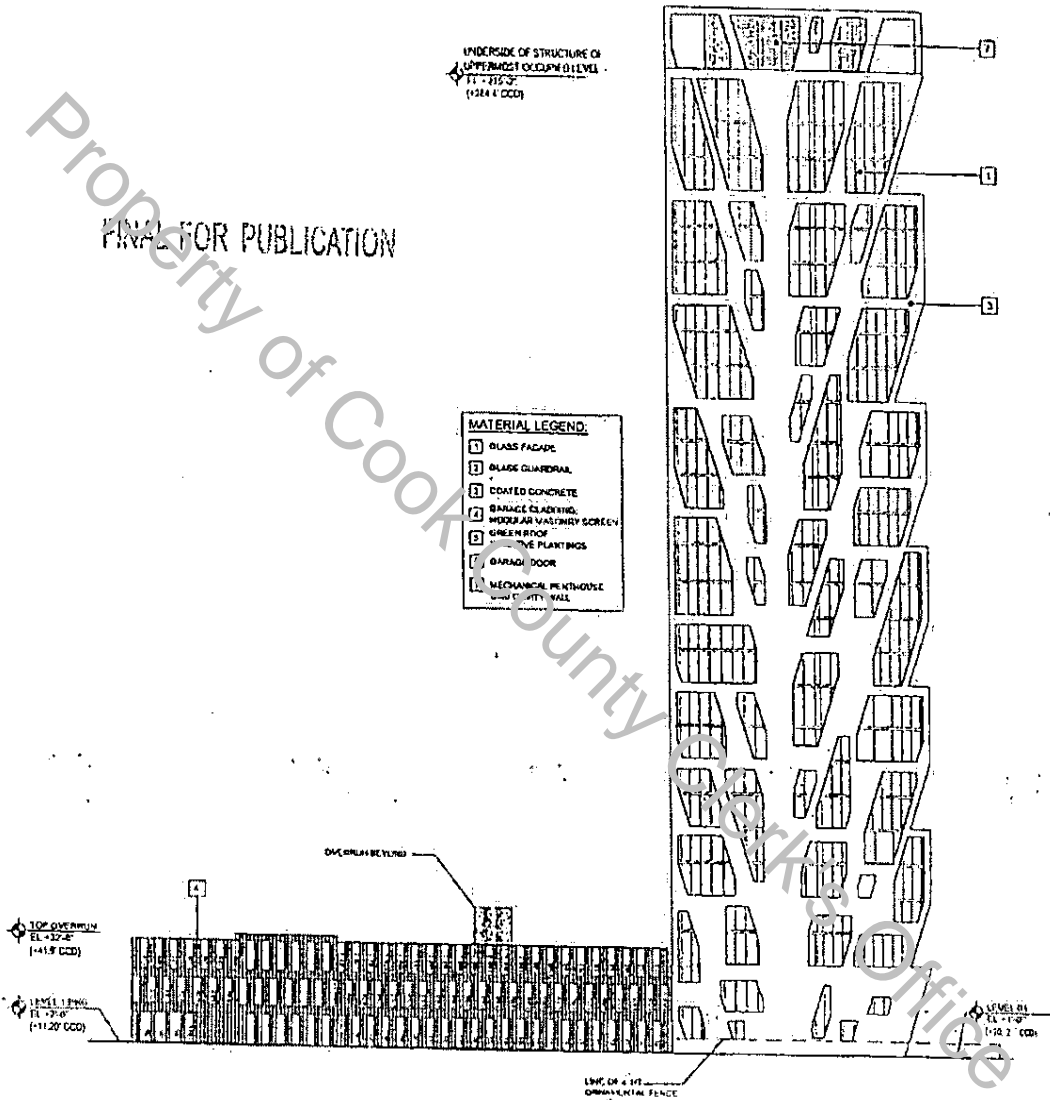
3/16/2016

REPORTS OF COMMITTEES

21045

Property of Cook County

FINAL FOR PUBLICATION



ADDRESSES BY
SUBAREA:
A: 5543-59 S. Cornell Ave./
1634-64 E. 56th St.;
B: 5534-58 S. Cornell Ave./
1604-1624 E. 56th St.;
C: 5528-32 S. Cornell Ave

APPLICANTS BY
SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
LLC;
C: 5528 S. Cornell Avenue Owner,
LLC;

WEST ELEVATION

SCALE: 1" = 40'-0"

STUDIO/
GANG
/ARCHITECTS

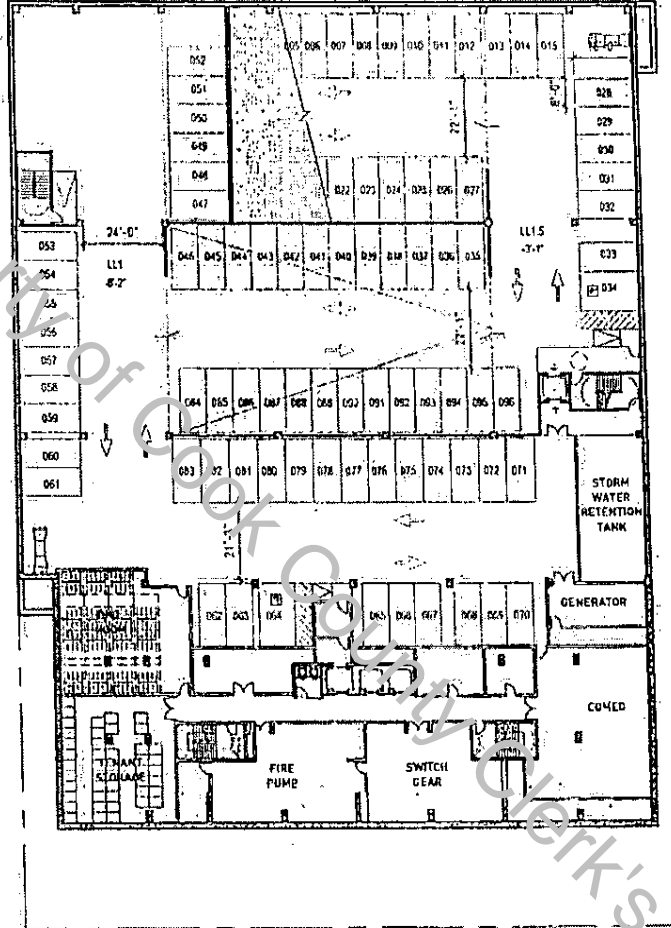
DATE: March 11, 2015
REVISED: Feb. 18, 2016

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21046

JOURNAL--CITY COUNCIL--CHICAGO

3/16/2016



FINAL FOR PUBLICATION

Property of Cook County Clerk's Office

ADDRESSES BY
 SUBAREA:
 A: 5543-59 S. Cornell Ave./
 1634-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5528-32 S. Cornell Ave

APPLICANTS BY
 SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
 LLC;
 C: 5528 S. Cornell Avenue Owner,
 LLC;

LOWER LEVEL PARKING AND
 TOWER PLAN
 SCALE: 1"=40'-0"

STUDIO/
 GANG
 /ARCHITECTS

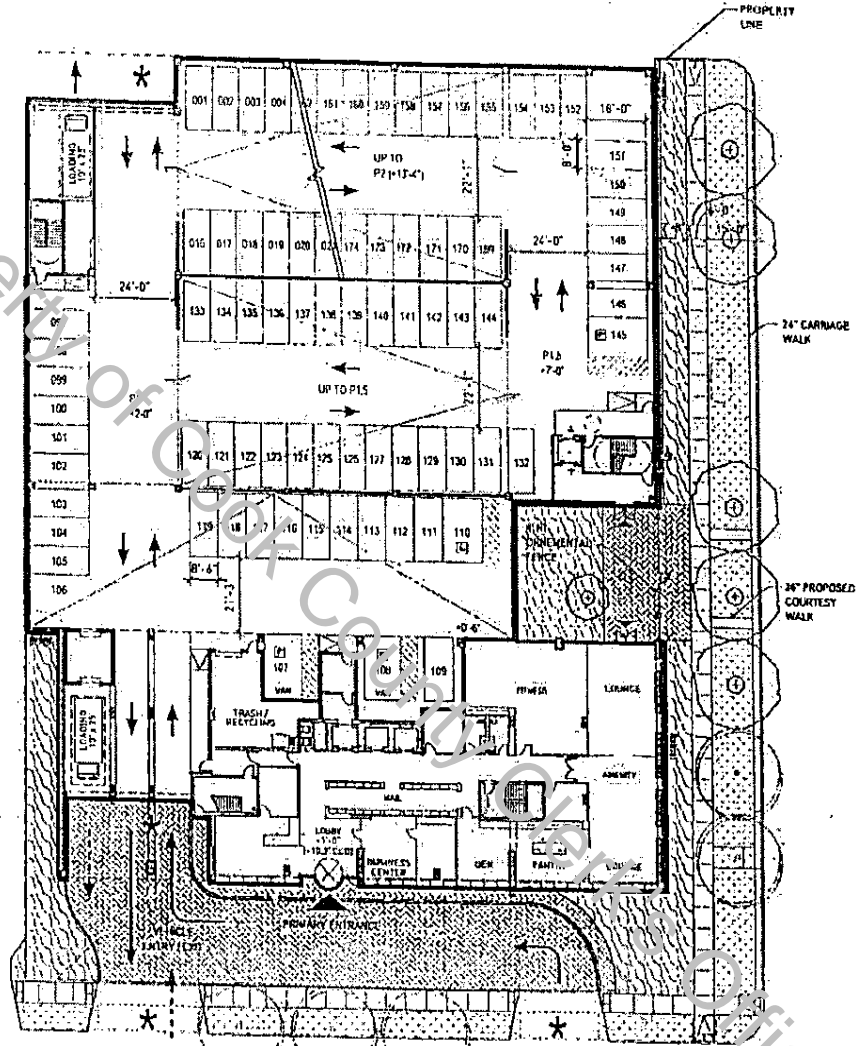
DATE: March 11, 2015
 REVISED: Feb. 16, 2016

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3/16/2016

REPORTS OF COMMITTEES

21047



FINAL FOR PUBLICATION

ADDRESSES BY
SUBAREA:
A: 5543-59 S. Cornell Ave./
1634-64 E. 56th St.;
B: 5534-58 S. Cornell Ave./
1604-1624 E. 56th St.;
C: 5528-32 S. Cornell Ave

APPLICANTS BY
SUBAREA:
A: Windermere House, LLC;
B: Solstice on the Park,
LLC;
C: 5528 S. Cornell Avenue Owner,
LLC;

LEVEL 1 PARKING AND
TOWER PLAN
SCALE: 1"=40'-0"

STUDIO/
GANG
/ARCHITECTS

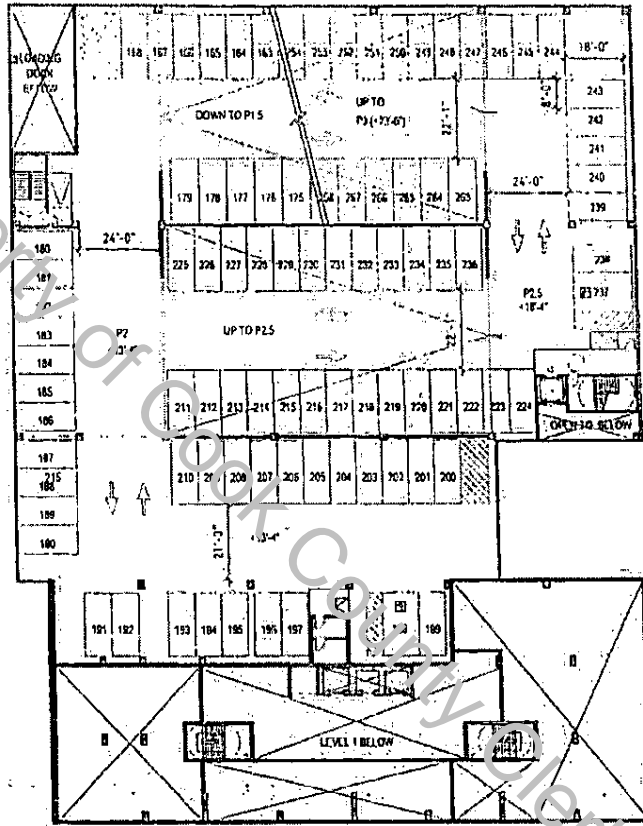
DATE: March 11, 2015
REVISED: Feb. 18, 2016

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3/16/2016



FINAL FOR PUBLICATION

ADDRESSES BY
 SUBAREA:
 A: 5543-59 S. Cornell Ave /
 1434-64 E. 56th St.;
 B: 5534-58 S. Cornell Ave./
 1604-1624 E. 56th St.;
 C: 5528-32 S. Cornell Ave

APPLICANTS BY
 SUBAREA:
 A: Windermere House, LLC;
 B: Solstice on the Park,
 LLC;
 C: 5528 S. Cornell Avenue Owner,
 LLC;

LEVEL 2 PARKING AND
 TOWER PLAN
 SCALE: 1"=40'-0"

STUDIO/
 GANG
 /ARCHITECTS

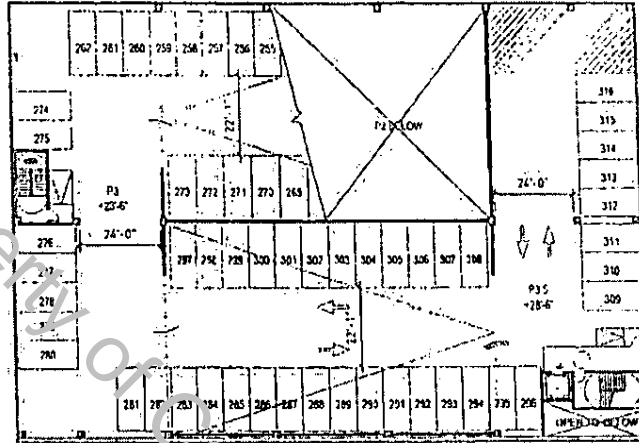
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 REVISED: Feb. 18, 2016

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3/16/2016

REPORTS OF COMMITTEES

21049



FINAL FOR PUBLICATION

**ADDRESSES BY
SUBAREA:**

- A: 5543-59 S. Cornell Ave./
1634-64 E. 56th St.;
- B: 5534-58 S. Cornell Ave./
1604-1624 E. 56th St.;
- C: 5528-32 S. Cornell Ave

**APPLICANTS BY
SUBAREA:**

- A: Windermere House, LLC;
- B: Solstice on the Park,
LLC;
- C: 5528 S. Cornell Avenue Owner,
LLC;

LEVEL 3 PARKING PLAN

SCALE: 1"=40'-0"

**STUDIO/
GANG
/ARCHITECTS**

DATE: March 11, 2015
REVISED: Feb. 18, 2016

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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 21, 2014

Ms. Danielle Meltzer Cassel
Vedder Price
222 North LaSalle Street
Suite 2600
Chicago, Illinois 60601

**Re: One-year sunset extension for Residential-Business Planned Development No. 282,
As amended, East 55th Street and South Cornell Avenue**


Dear Ms. Cassel:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential-Business Planned Development No. 282 ("PD 282") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Residential-Business Planned Development No. 282, as amended, was passed by the Chicago City Council on March 12, 2008. Statement No. 14 of PD 282 contains the sunset provisions, which requires commencement of substantial construction of the improvements in Sub area B within six years of the effective date of the ordinance. As a result of economic conditions, you are requesting, on behalf of your clients and the owners of the property, a one-year extension of the sunset provisions. The three owners of PD 282 are: Windermere House, LLC, owner of Sub area A, Solstice on the Park, LLC owner of Sub area B and 5528 S. Cornell Avenue, LLC, owner of Sub area C.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 282, I hereby approve a one-year sunset extension from March 12, 2014 to March 12, 2015.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fred Deters, Main file

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold J. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-3578 (TTY)

<http://www.cityofchicago.org>

June 25, 2008

Mr. Graham C. Grady
Bell, Boyd & Lloyd LLP
70 West Madison Street
Suite 3100
Chicago, IL 60602

Re: **Administrative Relief request for Residential Business Planned Development No. 282, As Amended, Subarea B, Solstice on the Park**

Dear Mr. Grady:

Please be advised that your request for a minor change to Residential Business Planned Development No. 282, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to:

- Add one story to the proposed residential building, from 26 to 27 stories and increase the number of dwelling units by one, from 147 to 148. The maximum building height will not exceed the approved 299 feet. The additional story will be added by reducing the typical floor to ceiling height from 10'-6" to 10'-2". The maximum number of dwelling units allowed is 150.
- Increase the area of the building from 381,690 square feet to 397,440 square feet. This increase of 15,750 square feet will increase the FAR from 7.27 to 7.57. A maximum FAR of 8.0 is allowed.
- Reduce the amount of off-street parking from 423 parking spaces (100 of which were tandem) to 394 parking spaces. This 29-space reduction will still provide substantial parking for the 148 dwelling unit building. Additionally, the proposed building will be located within 600 feet of the Metra station at East 56th St. and South Stony Island Ave.

The following drawings, prepared by Studio Gang Architects, and revised June 16, 2008, shall be inserted into the main file:

- Exhibit 5 - Proposed Site Plan
- Exhibit 7 - 56th Street Elevation
- Exhibit 8 - West Elevation
- Exhibit 9 - North Elevation
- Exhibit 10 - Cornell Street Elevation

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk

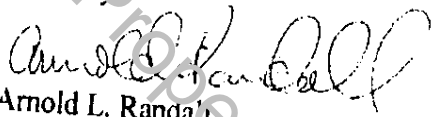


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or density, do not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 282, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Arnold L. Randa
Commissioner

ALR:SA:HG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, Fred Deters, DPD files

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REPORTS OF COMMITTEES

16399
23395

*Reclassification Of Area Shown On Map Number 8-F.
(Application Number A-7300)*

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 8-F in the area bounded by:

West 31st Street; a line 24 feet east of and parallel to South Wallace Street; the public alley next east of and parallel to West 31st Street; and South Wallace Street,

to those of a B1-1 Neighborhood Shopping District.

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

*Reclassification Of Area Shown On Map Number 9-H.
(Application Number A-7309)*

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 RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 9-H in the area bounded by:

a line 194 feet south of and parallel to West Roscoe Street; the public alley next east of and parallel to North Leavitt Street; a line 216 feet south of and parallel to West Roscoe Street; and North Leavitt Street,

to those of an RS3 Residential Single-Unit (Detached House) District.

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

*Reclassification Of Area Shown On Map Number 14-C.
(As Amended)*

(Application Number 16399) RBPD 282,09

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

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Ordinance, be amended by changing all the RM6 Residential Multi-Unit District and Residential-Business Planned Development Number 282 symbols and indications as shown on Map Number 14-C in the area bounded by:

a line 264.06 feet south of and parallel to East 55th Street; South Cornell Avenue; the alley next north of and parallel to East 56th Street; South Hyde Park Boulevard; East 56th Street; a line 200.02 feet west of and parallel to South Cornell Avenue; a line 314.06 feet south of and parallel to East 55th Street; and the alley next west of South Cornell Avenue,

to those of an RM6.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 14-C in the area bounded by:

a line 264.06 feet south of and parallel to East 55th Street; South Cornell Avenue; the alley next north of and parallel to East 56th Street; South Hyde Park Boulevard; East 56th Street; a line 200.2 feet west of and parallel to South Cornell Avenue; a line 314.06 feet south of and parallel to East 55th Street; and the alley next west of South Cornell Avenue,

to the designation of Residential-Business Planned Development Number 282, 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 attached hereto and made a part thereof and to no others.

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

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

Residential-Business Planned Development Number 282, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 282, as amended (the "Planned Development"), consists of approximately one hundred twenty thousand nine hundred forty-five (120,945) square feet (two and seventy-seven hundredths (2.77) acres) (the "Property") net site area which is owned and/or controlled by Antheus Capital, L.L.C. (the "owner"), and which is depicted on the attached Planned Development Boundary, Property Line, Right-of-Way Adjustment and Subarea Map. The property is divided into three (3) subareas.

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2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees and approved by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the legal titleholders and any ground lessees and their respective successors and assigns. All rights granted hereunder to the applicant shall inure to the benefit of its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-2-0400 of the Chicago Zoning Ordinance, at the time applications for amendments or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect on any other subarea; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the property so transferred.
4. The following uses shall be permitted in the Planned Development as follows:
- Subarea A: residential units (both dwelling and efficiency), other residential uses, residential support services and temporary buildings for sales and construction purposes.
- All residential support services shall conform to all of the requirements of the Zoning Ordinance with the exception of one (1) space which contains more than

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five thousand (5,000) square feet of floor space at the time of adoption of this amended Planned Development Ordinance. That space may continue as a permitted use at its current size and location.

Subarea B: residential units (both dwelling and efficiency) and other residential uses; accessory uses and accessory parking, including accessory parking spaces designated for any residential use or business uses located within Subarea A, B or C of this Planned Development, and accessory loading temporary buildings and sales trailers. Accessory uses shall include, but not be limited to: off-street parking and amenities for residents of the building to include a drop-off drycleaning, valet, residential support services, home-occupation, and non-commercial office space and retail sales not to exceed two thousand (2,000) square feet in total.

Subarea C: residential units (both dwelling and efficiency) and other residential uses.

5. This plan of development consists of these fourteen (14) statements: a Bulk Regulations and Data Table; and the following documents prepared by Studio/Gang Architects, Ltd. and dated December 13, 2007 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Boundary, Property Line, Right-of-Way Adjustment and Subarea Map; a Site Plan; a Landscape Plan; and Subarea B North, South, East and West Building Elevations. Full sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
6. On-premise signs (identification signs) shall be permitted upon the Property subject to the review and approval of the Commissioner of the Department of Planning and Development, provided that such signs are compatible with the character of development authorized by this Planned Development and the character of the area in which it is located. Temporary signs such as construction and marketing and temporary on-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-premise signs shall not be permitted in the Planned Development.
7. The improvements authorized by the Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans describe in Statement Number 5 above and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any

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statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. The only instance where a provision of the Planned Development may deviate from landscape and screening provisions of the Chicago Zoning Ordinance pertains to the driveway and vehicle use area on the south side of the building proposed for Subarea B, where the unique design of the building is reflected in the landscape plan; otherwise, the Chicago Zoning Ordinance shall control. With the exception noted above, nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

The Applicant acknowledges the importance of providing accessory parking for the uses established and operating within Subareas A and C. It is hereby acknowledged that Subarea C is currently owned and operated by entities identified in Statement Number 1, its use, operation and development shall be governed by the RM8.5 Residential Multi-Unit District respectively, except as concerns the floor area ratio ("F.A.R.") and the maximum lot area ("M.L.A.") which are being incorporated into improvements to be located within Subarea B.

8. Any service drive 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. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking ingress and egress as depicted in the plans shall be subject to the review and approval of C.D.O.T. and the Department of Planning and Development ("D.P.D."). All work proposed in the public way must be designed and constructed in accordance with the C.D.O.T. "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public street or alley during construction or demolition shall be subject to the review and approval of C.D.O.T.
9. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of F.A.R. calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
11. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereto. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change.

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in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or divisions of interior spaces shall not be deemed to require any further approvals pursuant hereto.

12. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The applicant has agreed to, and shall, obtain Leadership in Energy and Environmental Design ("L.E.E.D.") for the Subarea B building depicted in this Planned Development. The applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of the Subarea B building (approximately twenty-two thousand nine hundred (22,900) square feet of green roof). "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. The green roof shall include the rooftop structures and roof-mounted equipment. The green roof shall include the roof over the parking garage in the Subarea B.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. Unless substantial construction of the improvements in Subarea B has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing classifications of the Residential-Business Planned Development Number 282 and RM6 Residential Multi-Unit District designations. Said six (6) years may be extended for up to one (1) additional year, if before expiration, the Commissioner of the Department of Planning and Development determines that a good cause for such an extension is shown.

[South and East Building Elevations referred to
in these Plan of Development Statements
unavailable at time of printing.]

[Existing Zoning Map; Planned Development Boundary, Property Line,
Right-of-Way Adjustment and Subarea Map; Site Plan; Landscape
Plan; Building Elevations; and Street Elevations referred
to in these Plan of Development Statements
printed on pages 23403 through
23410 of this Journal.]

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23401

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

Residential-Business Planned Development Number 282, As Amended.

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area (178,752.90 square feet/4.10 acres) = Net Site Area (120,945 square feet/2.78 acres) + public right-of-way (57,807.60 square feet/1.33 acres)

Amended Planned Development public right-of-way (57,807.60 square feet/1.33 acres) = previous Planned Development public right-of-way (56,153.55 square feet/1.29 acres) - public right-of-way to be vacated (3,197.82 square feet/0.07 acre) + public right-of-way to be dedicated (4,851.87 square feet/0.11 acre)

Planned Development public right-of-way unaffected = (52,955.73 square feet/1.22 acres)

Net Site Area:	120,945 square feet (2.78 acres)
Subarea A:	51,892
Subarea B:	52,572
Subarea C:	16,551
Maximum Floor Area Ratio:	8.6 (Blended)
Subarea A:	6.51
Subarea B:	8.00*
Subarea C:	1.8
Maximum Number of Allowed Dwelling Units:	423 units (with a minimum of 34 efficiency units)
Subarea A:	220 units
Subarea B:	150 units
Subarea C:	53 units

* excludes all floor area devoted to accessory parking spaces, including those spaces provided to accommodate uses located within Subareas A and/or C.

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Permitted Uses:	As listed in Statement Number 4
Minimum Number of Off-Street Parking Spaces to be provided:	
Subarea A:	0 spaces
Subarea B:	423 spaces (includes the accessory parking for Subareas A and C uses)*
Subarea C:	0 spaces
Minimum Number of Bicycle Parking Spaces:	1 for each 2 auto spaces
Minimum Number of Off-Street Loading Berths:	
Subarea A:	0 berths
Subarea B:	2 berths at 10 feet by 25 feet
Subarea C:	0 berths
Maximum Building Heights:	
Subarea A:	Existing, no change requested by applicant
Subarea B:	299 feet
Subarea C:	Existing, no change requested by applicant
Minimum Setback from Property Line:	
Subarea A:	Existing, no change requested by applicant.
Subarea B:	In substantial conformance with attached Site Plan.
Subarea C:	Existing, no change requested by applicant.

* excludes all floor area devoted to accessory parking spaces, including those spaces provided to accommodate uses located within Subareas A and/or C.

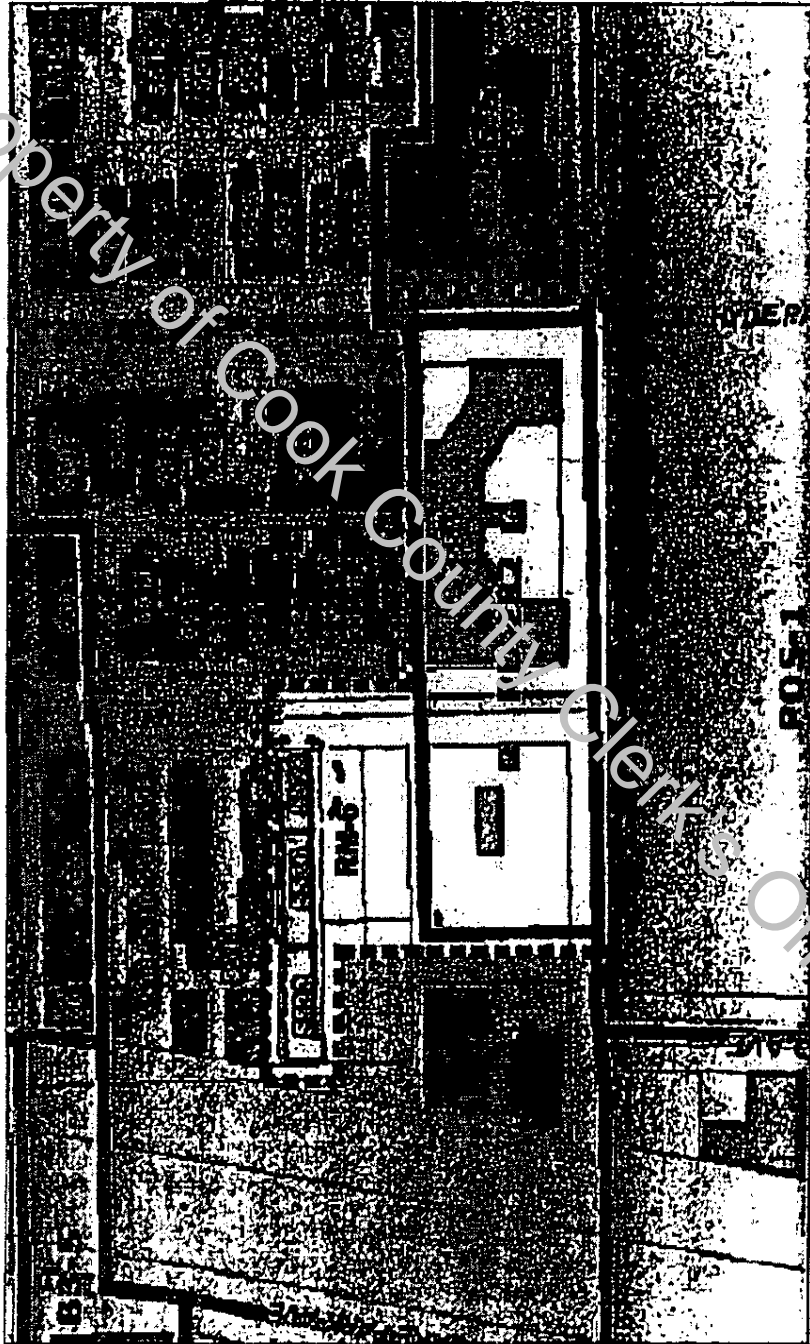
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23403

Existing Zoning Map.



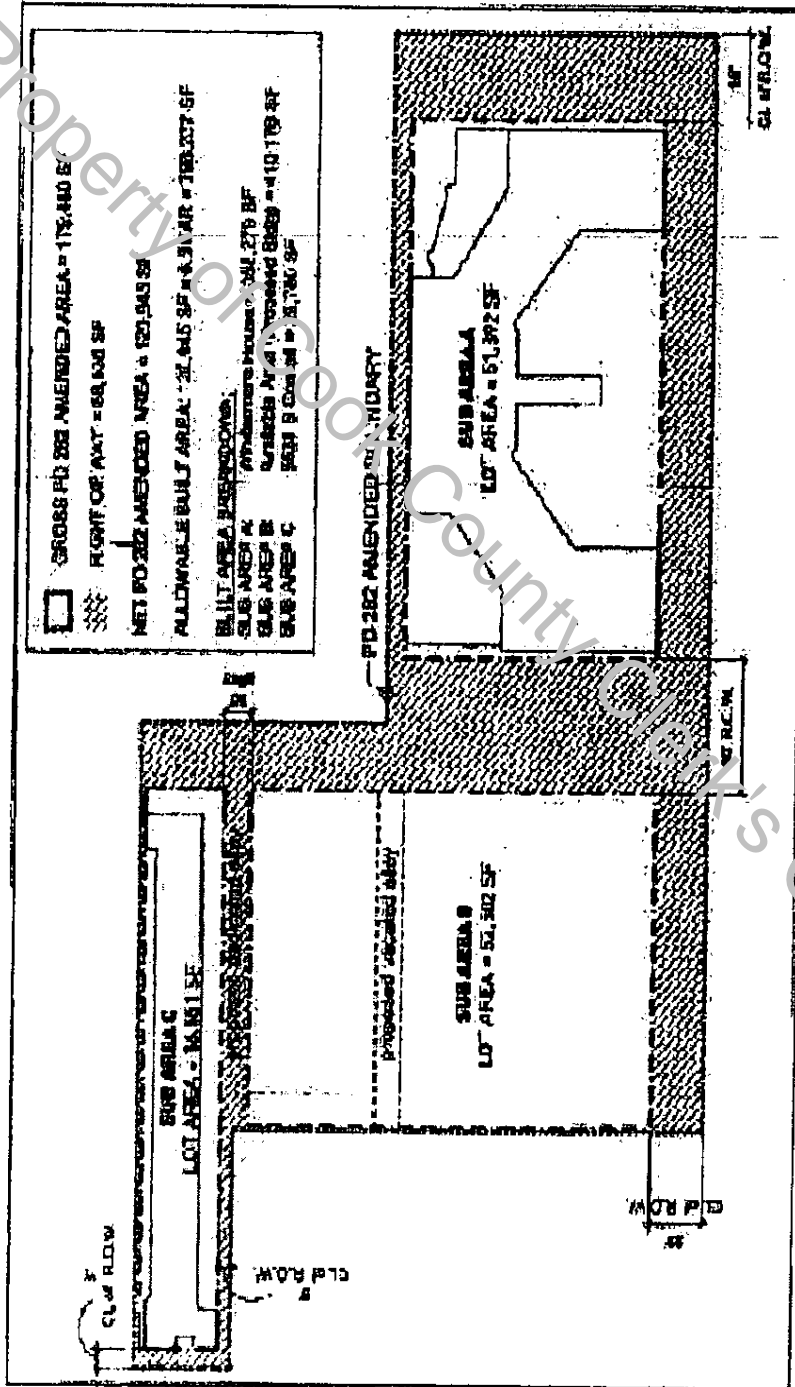
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3/12/2008

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



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County Clerk's Office

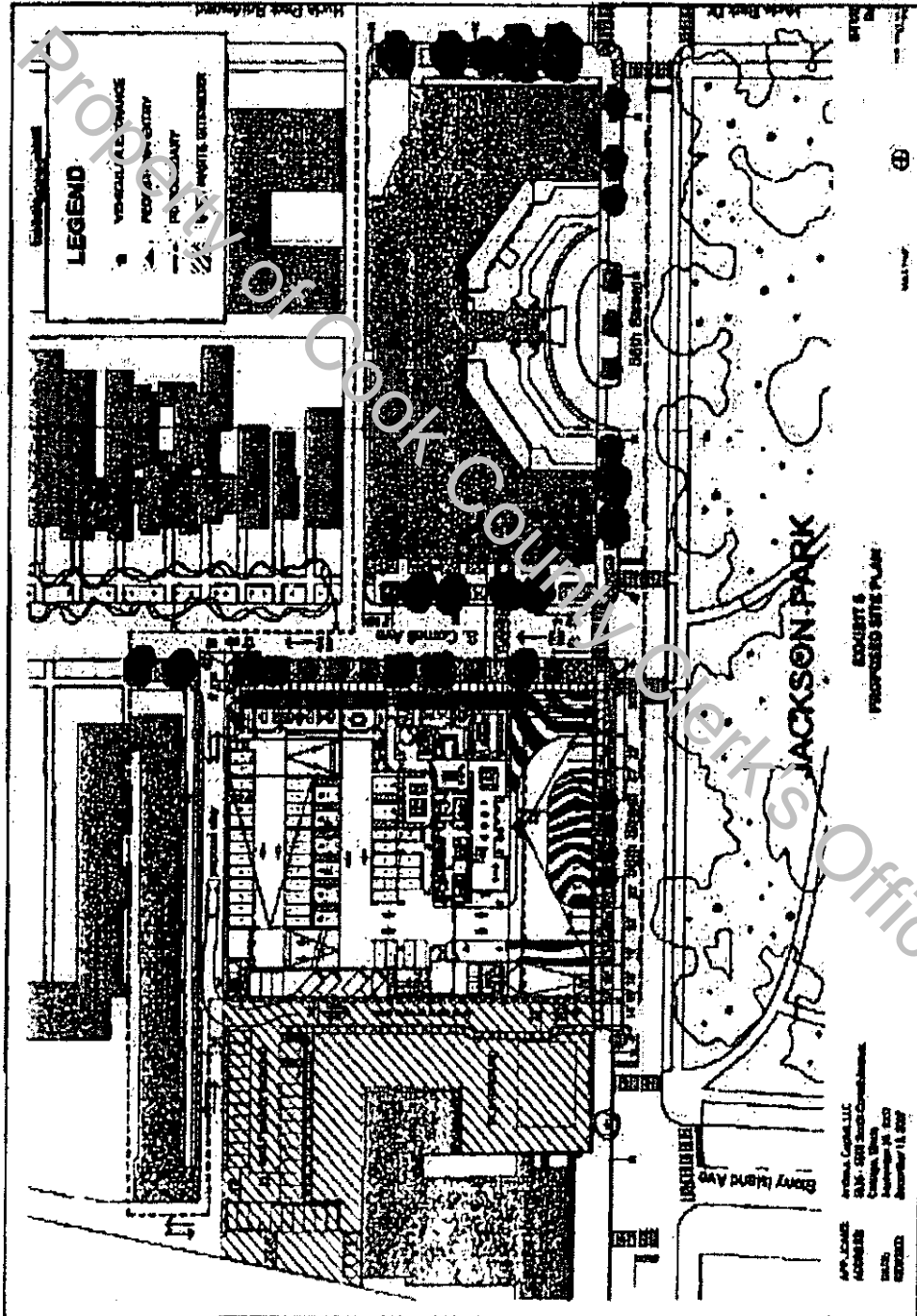
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REPORTS OF COMMITTEES

23405

Proposed Site Plan.



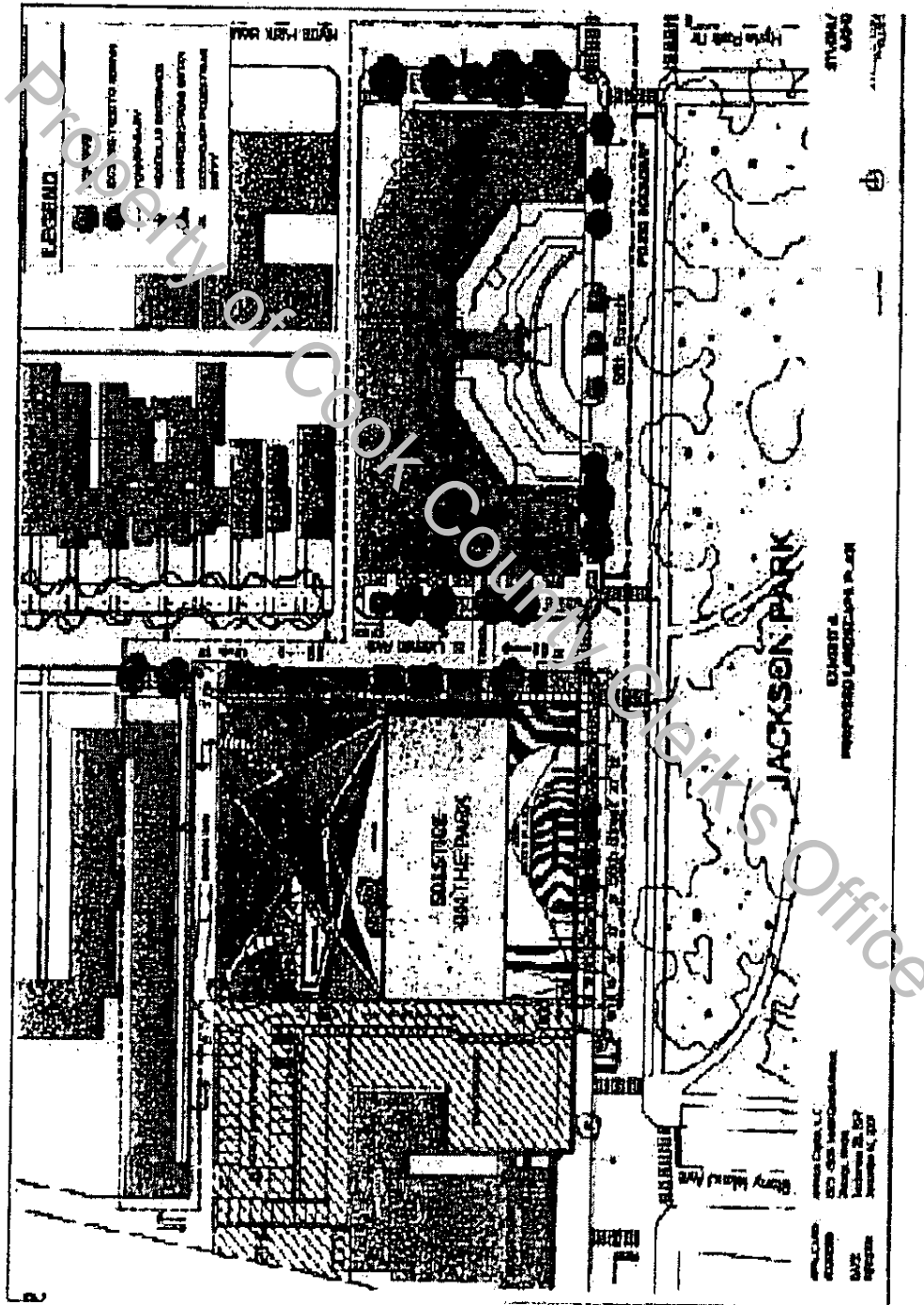
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3/12/2008

Proposed Landscape Plan.



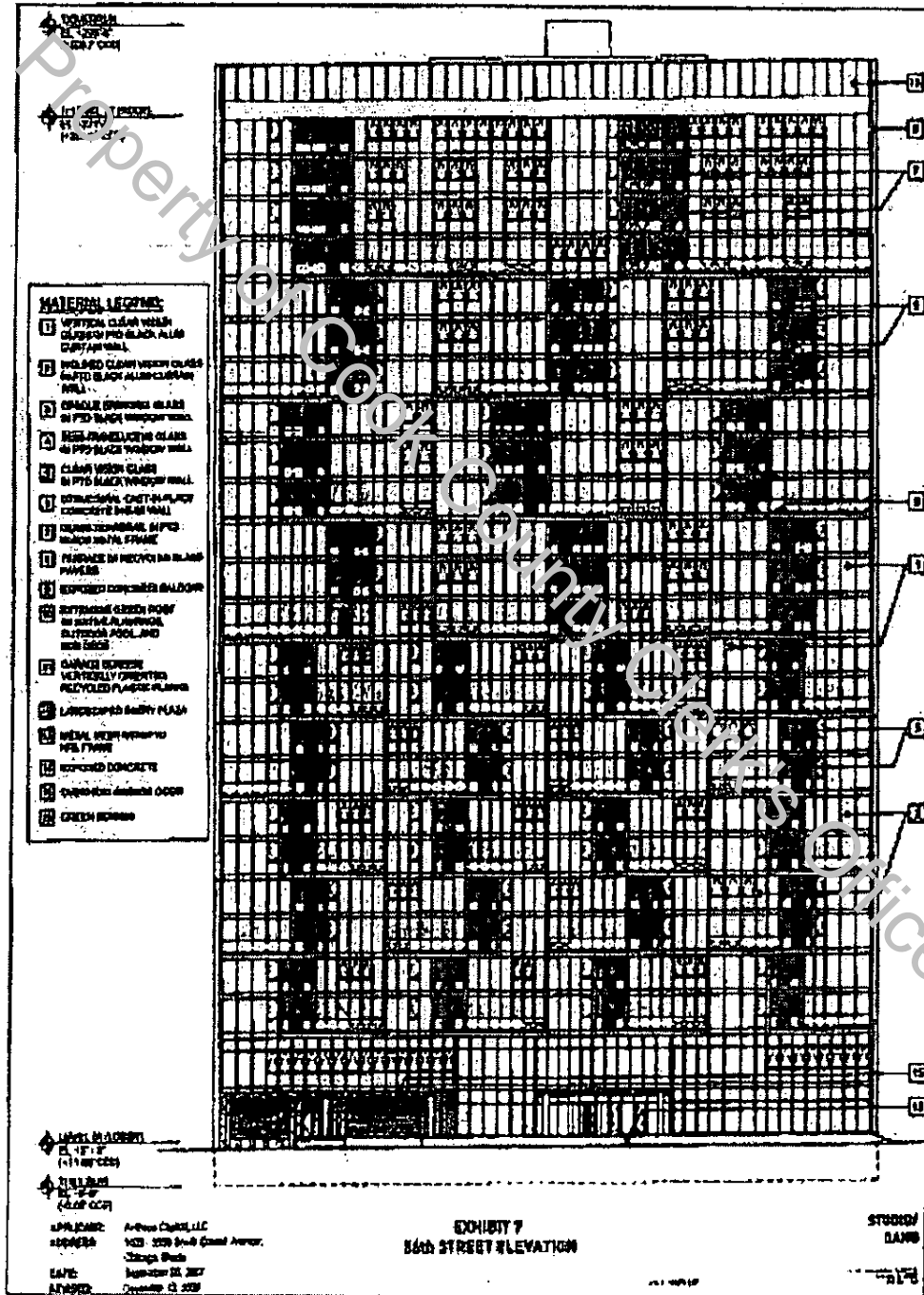
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23407

East 58th Street Building Elevation.



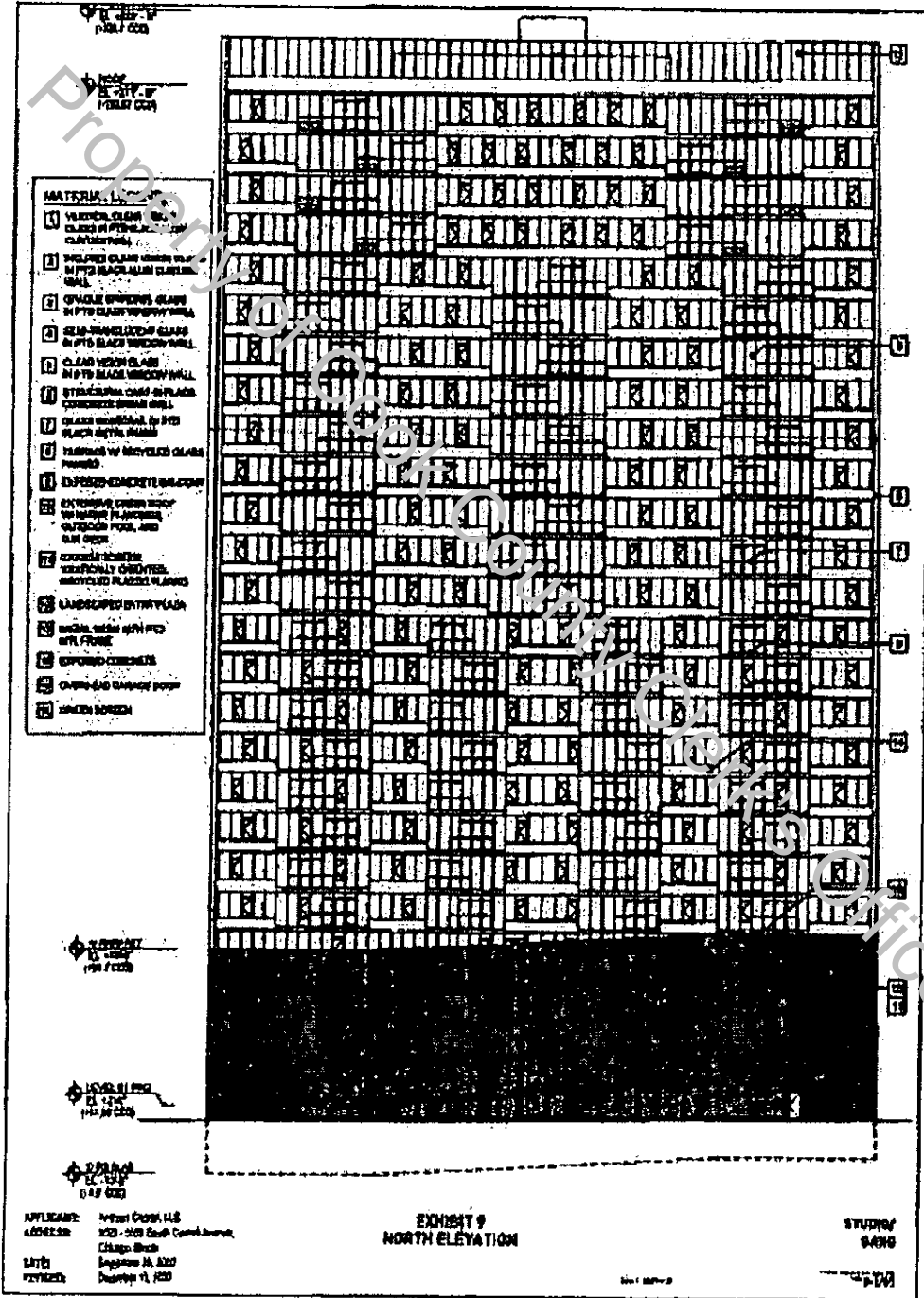
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23408

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3/12/2008

North Elevation.



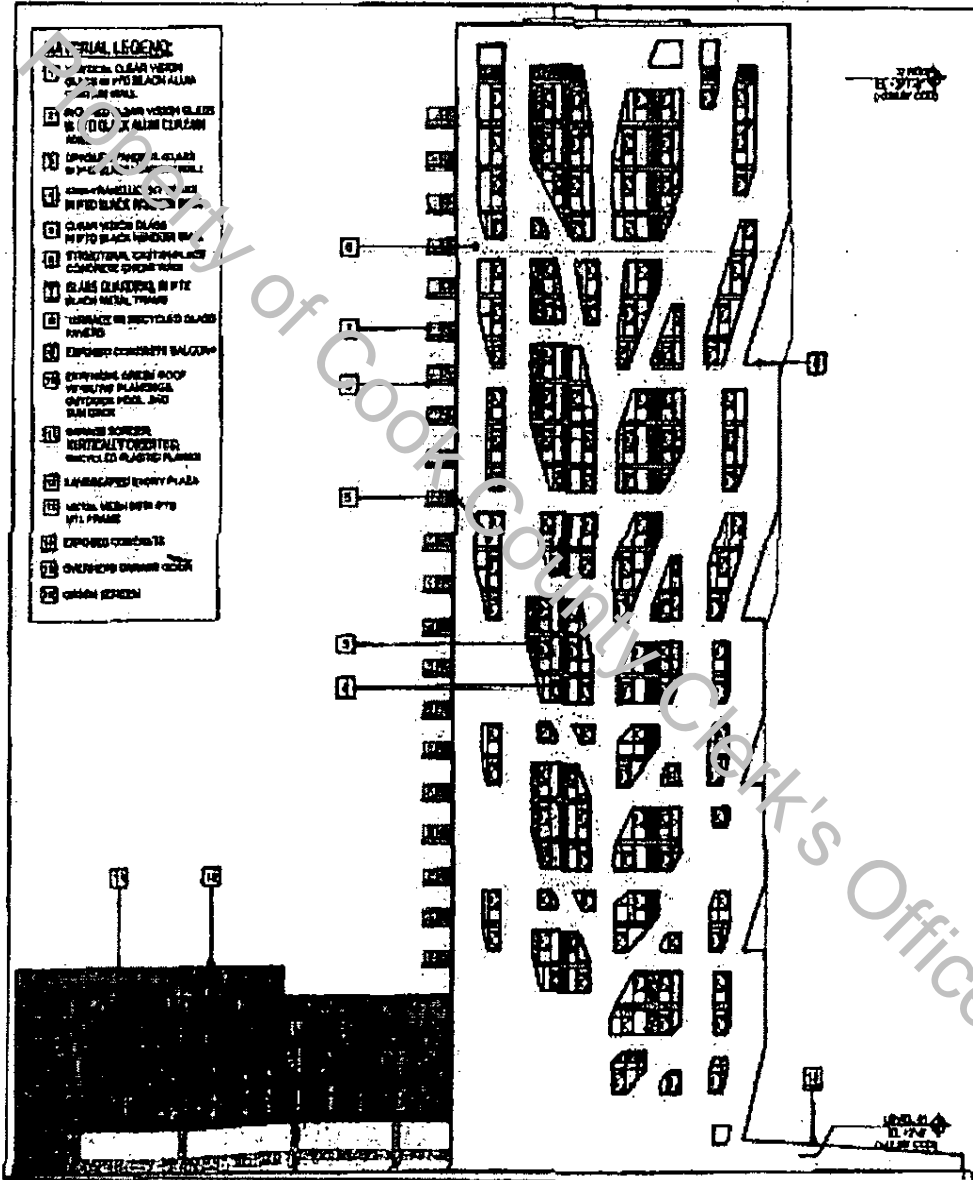
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REPORTS OF COMMITTEES

23409

West Elevation.



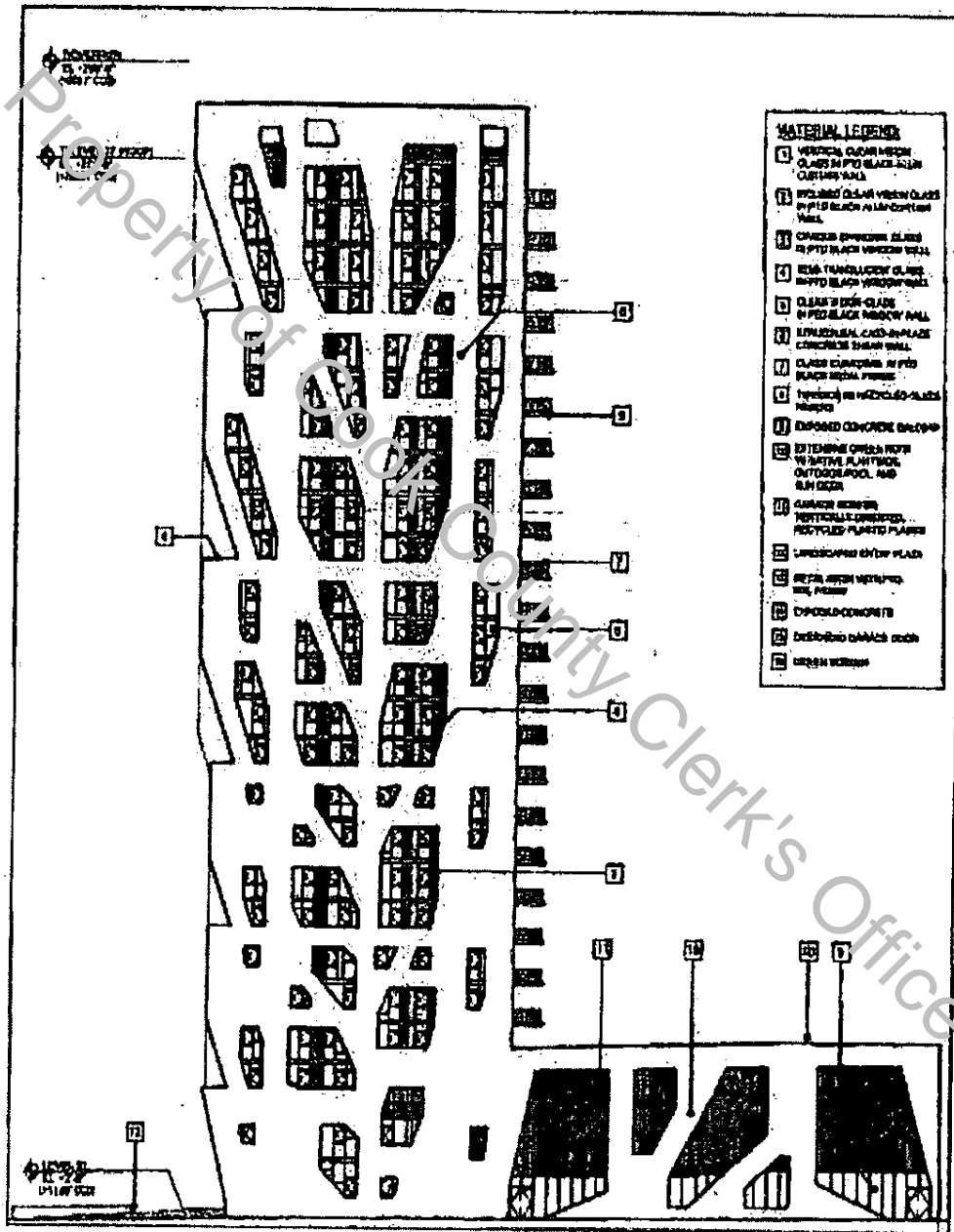
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23410

JOURNAL-CITY COUNCIL-CHICAGO

3/12/2008

South Cornell Street Elevation.



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May 5, 1982

(Continued from page 10634)

*Reclassification of Area Shown on Map No. 9-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 the B4-2 Restricted Service District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Roscoe Street; N. Damen Avenue; the alley next south of and parallel to W. Roscoe Street; and N. Hoyne Avenue,

to those of B1-1 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. 11-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. 11-G in the area bounded by

W. Lakeside Place; N. Clarendon Avenue; W. LeLand Avenue; a line 196.71 feet west of and parallel to N. Clarendon Avenue; the alley next north of and parallel to W. LeLand Avenue; and a line 124 feet west of and parallel to N. Clarendon Avenue,

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. 11-K.**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 B4-2 Restricted Service District symbols and indications as shown on Map No. 11-K in the area bounded by

on the north by a line 248.16 feet north of and parallel to Montrose Avenue, on the east by N. Pulaski Road; on the south by a line 51.17 feet north of and parallel to Montrose Avenue; and on the west by the public alley next west and parallel to N. Pulaski Road,

to those of a C1-1 Restricted 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. 14-C.**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 and R7 General Residence Districts symbols and indications as shown on Map No. 14-C in the area bounded by

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the alley next north of E. 56th Street; S. Hyde Park Boulevard; E. 56th Street; and a line 200.10 feet west of and parallel to S. Cornell Avenue,

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

[Planned Development printed on pages 10642 thru 10649 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. 16-L.

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 C1-1 Restricted Commercial and C2-1 General Commercial Districts symbols and indications as shown on Map No. 16-L in the area bounded by

W. 63rd Street; S. Cicero Avenue; W. 65th Street; the alley next west of and parallel to S. Cicero Avenue; the alley next south of and parallel to W. 63rd Street; and S. Leamington Avenue.

to those of a B2-1 Restricted 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.

*Chicago Zoning Ordinance Amended to Reclassify
Area Shown on Map No. 8-F.*

On motion of Alderman Barnett 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 April 21, 1982, page 10341, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

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

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheehan, Kelley, Sherman, Stemberk, Lipinski, Shumbert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casay, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Marlo, Clawis, Axelrod, Schuler, Volini, Orr, Stone--48.

Nays--Alderman Huels--1.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-F in area bounded by

a line 264 feet north of and parallel to W. Pershing Road; the alley next east of and parallel to S. Emerald Avenue; a line 192 feet north of and parallel to W. Pershing Road; and S. Emerald Avenue,

(Continued on page 10650)

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PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

No. 282

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (the "Planned Development") consists of two sub-areas which total approximately 84,714.13 square feet, or 1.94 acres, of real property.

Sub-area A of the Planned Development, as shown on the attached Generalized Land Use Map, consists of approximately 51,877.2 square feet or 1.19 acres of property bounded on the north by a public alley approximately 164.2 feet north of and parallel to East 56th Street, on the east by South Hyde Park Boulevard, on the south by East 56th Street, and on the west by South Cornell Avenue.

Sub-area B of the Planned Development, as shown on the attached Generalized Land Use Map, consists of approximately 32,836.41 square feet or .75 acres of property bounded on the north by a public alley approximately 164.1 feet north of and parallel to East 56th Street, on the east by South Cornell Avenue, on the south by East 56th Street, and on the west by a line approximately 200.1 feet west of and parallel to South Cornell Avenue.

APPLICANT: American National Bank and Trust Co., Trust
No. 50472

DATE: December 29, 1981

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the alley next north of E. 56th Street; S. Hyde Park Boulevard; E. 56th Street; and a line 200.10 feet west of and parallel to S. Cornell Avenue.

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

[Planned Development printed on pages 10642 thru 10649 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. 16-L.

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 C1-1 Restricted Commercial and C2-1 General Commercial Districts symbols and indications as shown on Map No. 16-L in the area bounded by

W. 63rd Street; S. Cicero Avenue; W. 65th Street; the alley next west of and parallel to S. Cicero Avenue; the alley next south of and parallel to W. 83rd Street; and S. Leamington Avenue,

to those of a B2-1 Restricted 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.

*Chicago Zoning Ordinance Amended to Reclassify
Area Shown on Map No. 8-F.*

On motion of Alderman Barnett 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 April 21, 1982, page 10341, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

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

Yeas--Aldermen Roti, Barnett, Kanner, Evans, Bloom, Sawyer, Bertrand, Hamus, Shaw, Vrdolyak, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Starobek, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marci, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volin, Orr, Stone--48.

Nays--Alderman Huelo--1.

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-F in area bounded by

a line 284 feet north of and parallel to W. Pershing Road; the alley next east of and parallel to S. Emerald Avenue; a line 192 feet north of and parallel to W. Pershing Road; and S. Emerald Avenue.

(Continued on page 10650)

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The owner of record of the property ("Applicant") is American National Bank and Trust Company of Chicago under Trust No. 50472 dated December 1, 1980.

2. The Applicant or its successors, assignees or grantees shall obtain all required Chicago reviews, approvals and permits in connection with this Plan of Development.

3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.

4. The following are the permitted uses in each sub-area of the Planned Development:

(1) Sub-Area A: Those uses described in the attached Table of Controls.

(2) Sub-Area B: Residential, business and related uses as permitted in an R-6 district; and non-accessory public parking.

5. Business and business identification signs may be permitted within the Planned Development subject to

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the review and approval of the Commissioner of the Department of Planning and of the Department of Inspectional Services, provided, however, that no such exterior business sign (excepting any sign identifying the building located in Sub-Area A) shall be placed on the south facade of the said building in such manner as would be visible from the park south of 56th Street and that, excepting any such sign identifying the building located in Sub-Area A or the business of any tenant thereof, there shall be no neon or similar electrified sign, or advertising signs, placed on said building.

6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago to provide ingress or egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and shall have a minimum width of sixteen feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.

7. The height restriction of each building and any appurtenance attached thereto shall be subject to:

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(1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration;

(2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and

(3) Height limitations as approved by the Federal Aviation Agency pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Agency.

8. Off-street parking and loading facilities will be provided in accordance with this Plan of Development.

9. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of the Plan of Development.

10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning.

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Trust No. 50472

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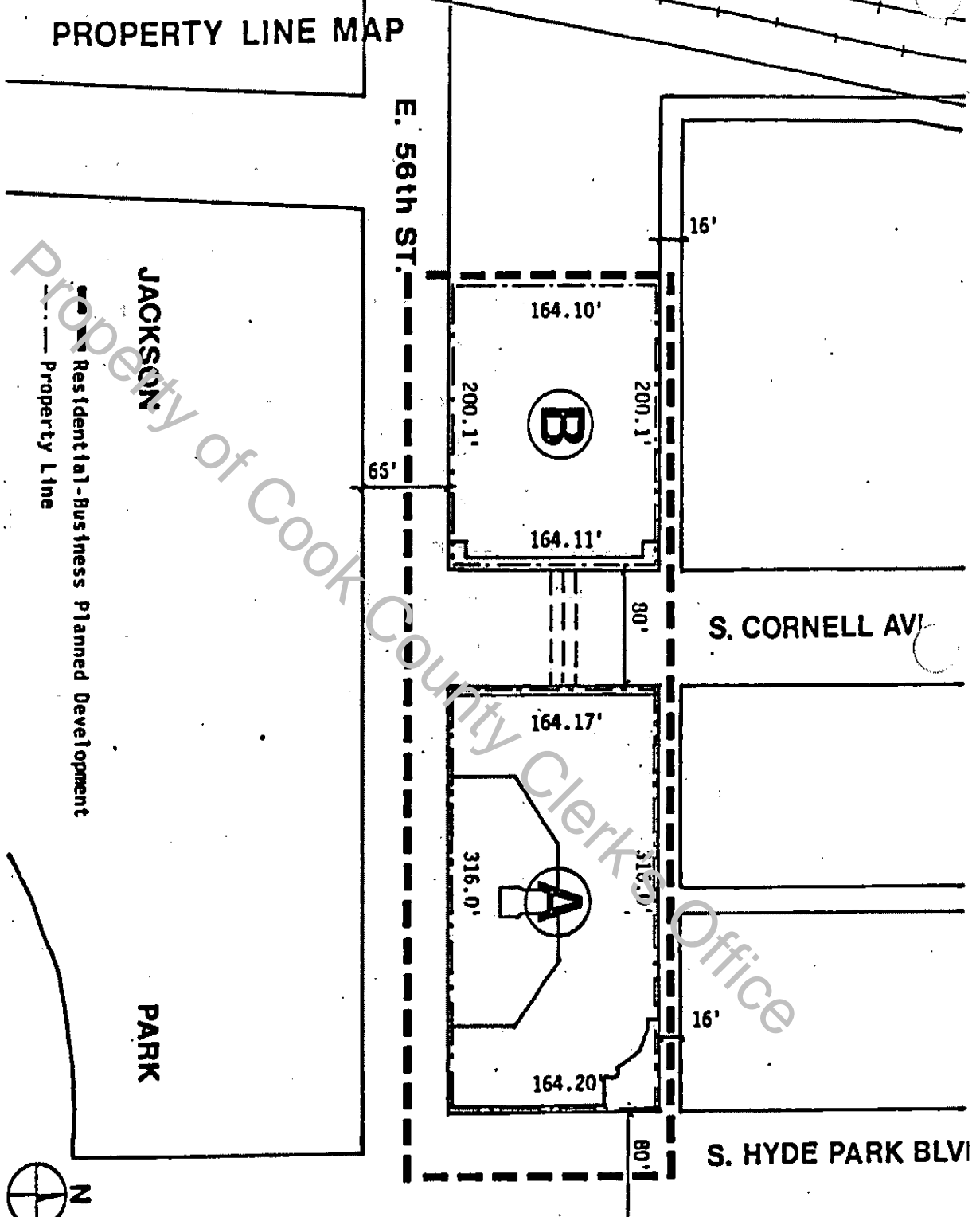
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RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PROPERTY LINE MAP



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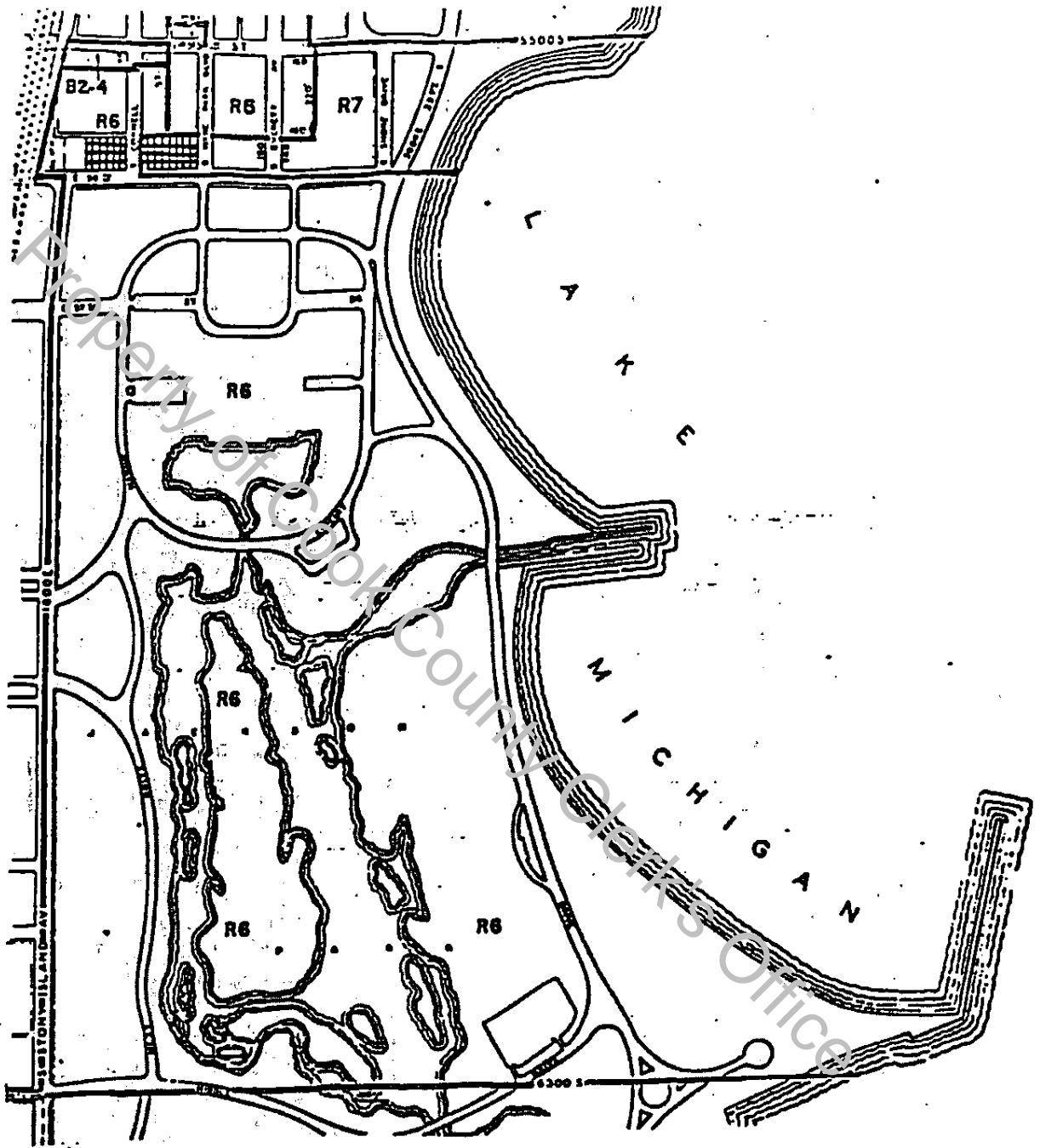
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EXISTING ZONING



LEGEND

-  ZONING DISTRICT BOUNDARY
-  PLANNED DEVELOPMENT

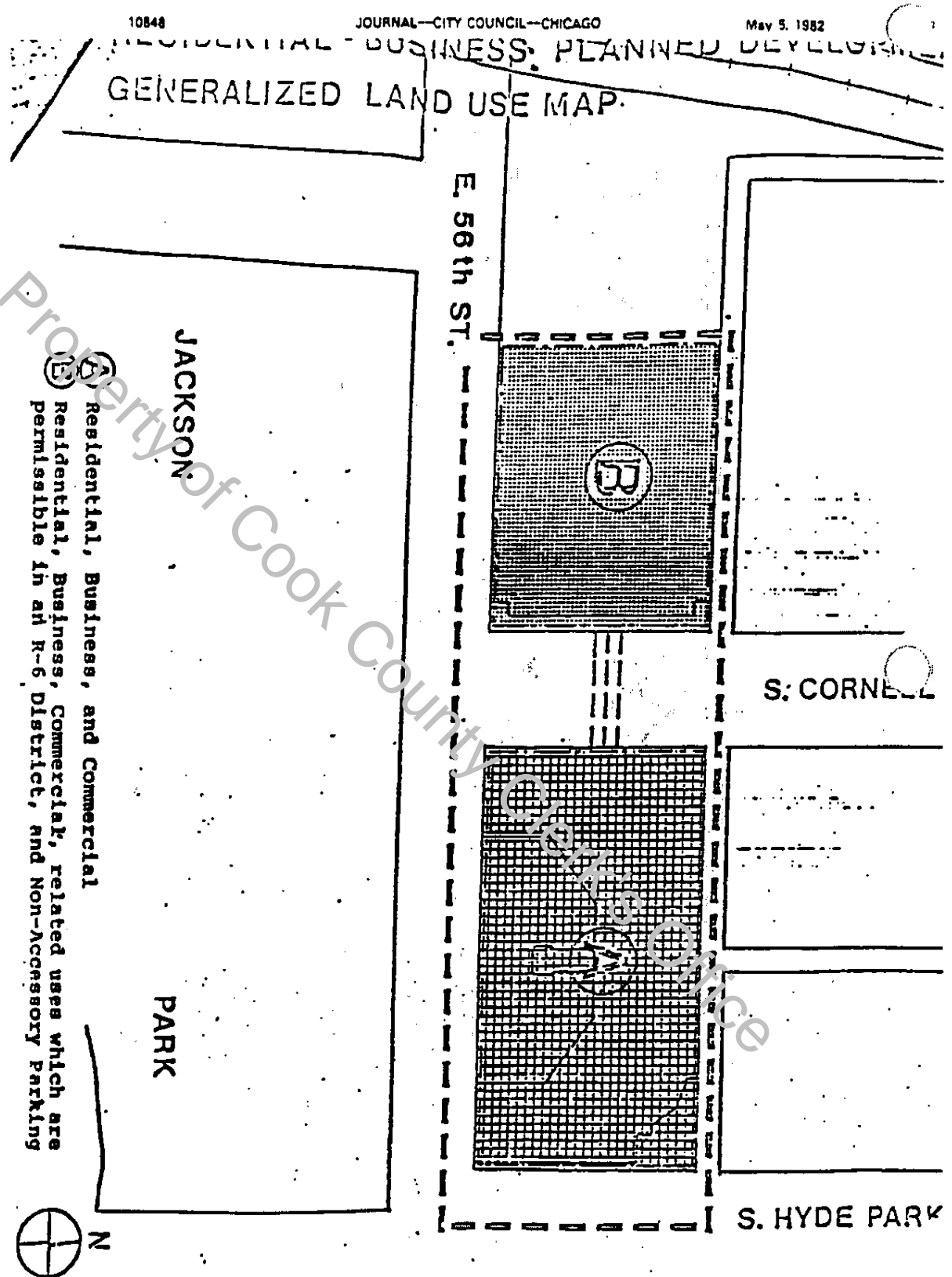
NORTH



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APPLICANT: American National Bank & Trust Co.
 TRUST NO. 50472
 DATE: December 30, 1981

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT**USE AND BULK REGULATIONS AND DATA**

	<u>Sub-Area A</u>	<u>Sub-Area B</u>
Net Site Area		
- In Square Feet	51,877.72	32,836.41
- In Acres	1.19	.75
Gross Site Area	81,247.72' =	49,244' =
Net Site Area & Area of Public Street	51,877.72' + 29,370'	32,836.41' + 16,408'
General Description of Land Use	Residential, business, commercial and related uses	Uses in accordance with R-6 district, and non- accessory public parking
Maximum Number of Dwelling Units	240	In accordance with R-6 distr
Minimum Number of Accessory Parking Spaces Required	0	In accordance with R-6 distr
Maximum Number of Non-accessory Public Parking Spaces Permitted	0	180
Maximum Number of Accessory and Non-Accessory Public Parking Spaces Permitted	0	160 + 180 = 340
Minimum Number of Loading Spaces	2	In accordance with R-6 distr:
Maximum Number of Dwelling Units	240	In accordance with R-6 distr:
Maximum Area of Above-Grade Business and Commercial Space	25,000 square feet located on first floor	In accordance with R-6 distr:
Maximum F.A.R.	6.51	In accordance with R-6 distr:
Maximum % of Land Covered	65%	In accordance with R-6 distr:

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DATE: December 29, 1981

REVISED: February 11, 1982

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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.

**Failed to Pass--PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO
ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS
(Adverse Committee Recommendations).**

On motion of Alderman Barnett 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 April 21, 1982, pages 10341-10342 recommending that the City Council *Do Not Pass* three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas:

Alderman Barnett moved to *Concur* in the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendations?" and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas--None.

Nays--Aldermen Roti, Barnett, Kennar, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Bardon, Smetzer, Kellam, Sheehan, Kelley, Sherman, Stemberk, Lipinski, Shumpert, Marzullo, Nardulli, Carothers, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Nataruc, Liberman, Merlo, Clewis, Axelrod, Schuster, Volini, Orr, Stone--49.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 5-G.

An ordinance to classify as an R5 General Residence District instead of an R4 General Residence District, the area bounded by

a line 263.3 feet south of and parallel to W. Belden Avenue; N. Racine Avenue; a line 407.3 feet south of and parallel to W. Belden Avenue; and a public alley 124.15 feet west of and parallel to N. Racine Avenue (Map No. 5-G).

Reclassification of Area Shown on Map No. 11-G.

An ordinance to classify as a B4-4 Restricted Service District instead of an R4 General Residence District, the area bounded by

W. Buena Avenue; N. Broadway; a line 125 feet southeast of W. Buena Avenue as measured along the west line of N. Broadway and perpendicular to N. Broadway; a line 140 feet south of and parallel to W. Buena Avenue; a line 81 feet west of N. Broadway as measured along the south line of W. Buena Avenue and perpendicular to W. Buena Avenue (Map No. 11-G).

Reclassification of Area Shown on Map No. 15-N.

An ordinance to classify as a Residential-Business Planned Development instead of a B4-1 Restricted Service District, the area bounded by