



City of Chicago



SO2017-3197

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 845-855 W Adams St, 201-239 S Peoria St and 844-854 W Jackson Blvd - App No. 19189
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; the public alley next east of South Peoria Street; West Jackson Boulevard; and South Peoria Street

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; the public alley next east of South Peoria Street; West Jackson Boulevard; and South Peoria Street

to those of a Residential Business Planned Development which is hereby established in the area described above.

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

Property Address: 845-55 W. Adams St./201-39 S. Peoria St./844-54 W. Jackson Blvd.

Applicant: V211PeoriaPark, LLC
Address: 845-55 W. Adams St./201-39 S. Peoria St./844-54 W. Jackson Blvd.
Introduction Date: April 19, 2017
Plan Commission Date: October 19, 2017

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____, (“Planned Development”) consists of approximately 46,417 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, V211PeoriaPark, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary, Sub-Area and Property Line Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations; a M/WBE certification submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned

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Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Sub Area A: Artist Live/Work Spaces located on the ground floor and above the ground floor; Day Care; Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Body Art Services; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all, including outdoor patio at-grade); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales; Liquor Store; Liquor Sales; Fortune Telling Service; Medical Service; Office; Parking, non-accessory; Personal Service; Repair or Laundry Service; Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales, Sports and Recreation, Participant (excluding Outdoor); Children's Play Center; Valuable Objects Dealer; Co-located Wireless Communications Facilities; and accessory uses. Sub Area B: Residential Units; Artist Live/Work Spaces located on the ground floor and above the ground floor; Day Care; Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Body Art Services; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all, including outdoor patio at-grade); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales; Liquor Store; Liquor Sales; Fortune Telling Service; Medical Service; Office; Parking, non-accessory; Personal Service; Repair or Laundry Service; Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales, Sports and Recreation, Participant (excluding Outdoor); Children's Play Center; Valuable Objects Dealer; Co-located Wireless Communications Facilities; and accessory uses. Parking provided within Sub Area A of this Planned Development may be used to serve any of the uses within either Sub-Area of the Planned Development. In addition, Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) of the minimum required residential parking spaces, and any parking spaces above the minimum required.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

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measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 46,417 square feet and a base FAR of 7.0, with a 2.0 Floor Area Bonus for a total FAR allowed under this Planned Development of 9.0.

9. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 to DX-7, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Planning and Development ("DPD"), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide ARO units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 275 units. As a result, the Applicant's affordable housing obligation is 28 ARO Units (10% of 275 rounded up), 7 of which are Required Units (25% of 28, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 7 ARO Units in the rental building to be constructed in the Planned Development and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit ("Cash Payment"), as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval, and DPD may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide

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information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT
 PLAN OF DEVELOPMENT
 BULK REGULATIONS AND DATA TABLE

<u>Net Site Area:</u>	46,417 sq. ft.
Sub-Area A:	12,689 sq. ft.
Sub-Area B:	33,728 sq. ft.
<u>Area remaining in the public right-of-way:</u>	24,376.92 sq. ft.
Sub-Area A:	8,424.76 sq. ft.
Sub-Area B:	15,962.16 sq. ft.
<u>GROSS SITE AREA:</u>	70,793.92 sq. ft.
Sub Area A:	21,113.76 sq. ft.
Sub Area B:	49,690.16 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	9.0
Sub-Area A:	7.80
Sub-Area B:	9.40
<u>MAXIMUM NUMBER OF RESIDENTIAL UNITS:</u>	275
Sub-Area A:	0
Sub-Area B:	275
<u>MAXIMUM BUILDING HEIGHT:</u>	225 feet
Sub-Area A:	120 feet
Sub-Area B:	225 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	172
Sub-Area A:	0
Sub-Area B:	172
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	1
Sub-Area A:	0
Sub-Area B:	1
<u>BICYCLE PARKING:</u>	258
Sub-Area A:	0
Sub-Area B:	258
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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ARO Web Form

Development Information

Address

Printed Date: 10/12/2017

Address Number From :845 Address Number To: 855 Street Direction: W
Street :Adams Postal Code: 60607

Development Name, if applicable

Peoria Park

Information

Ward :25 ARO Zone: Downtown

Details

Type of city involvement :DP
Total Number of units in development: 275
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :28 Required *On-site aff. Units: 7

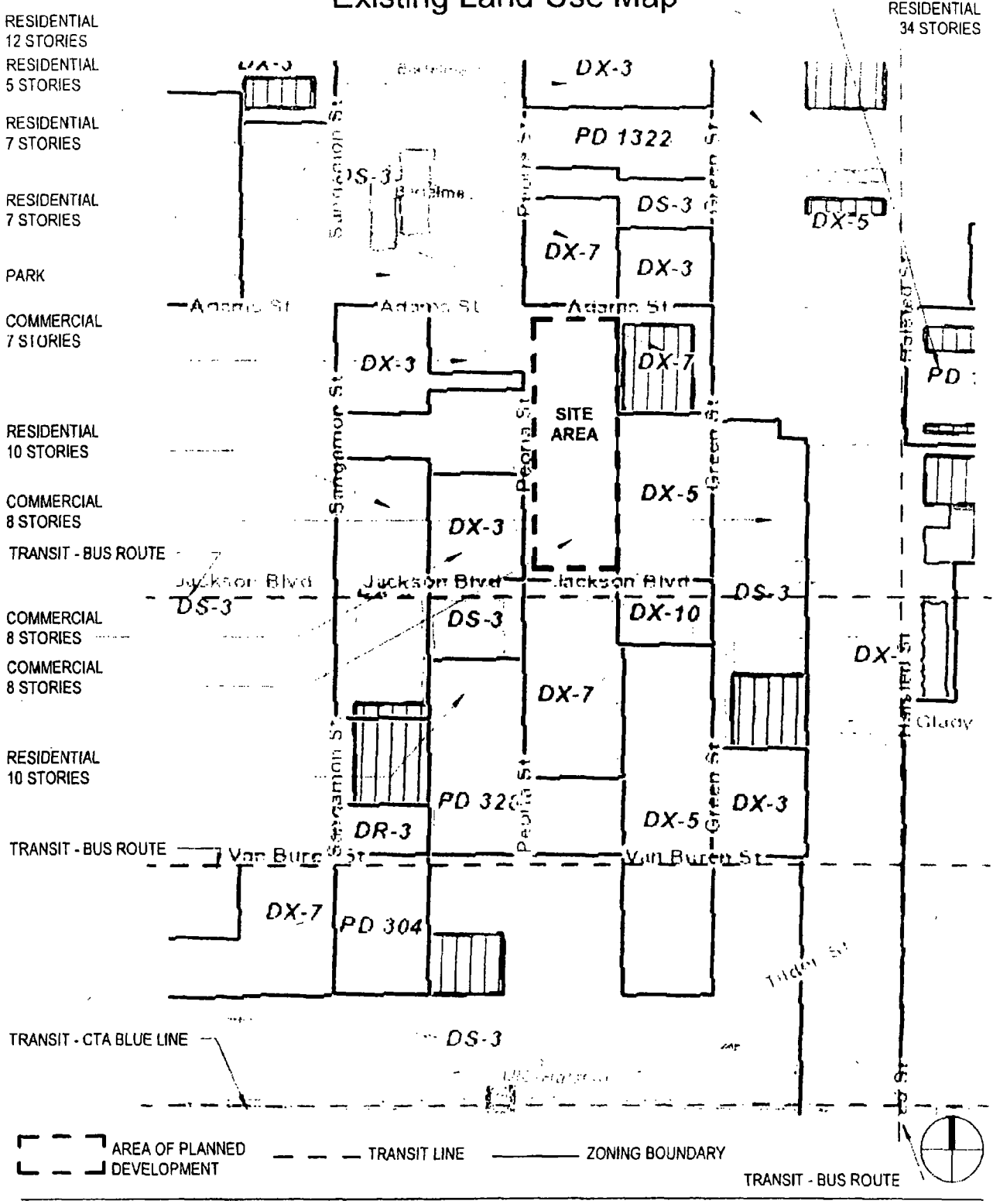
How do you intend to meet your required obligation

On-Site: 7 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 7 Remaining In-Lieu Fee Owed: 3,675,000

Planned Development No.
Existing Land Use Map



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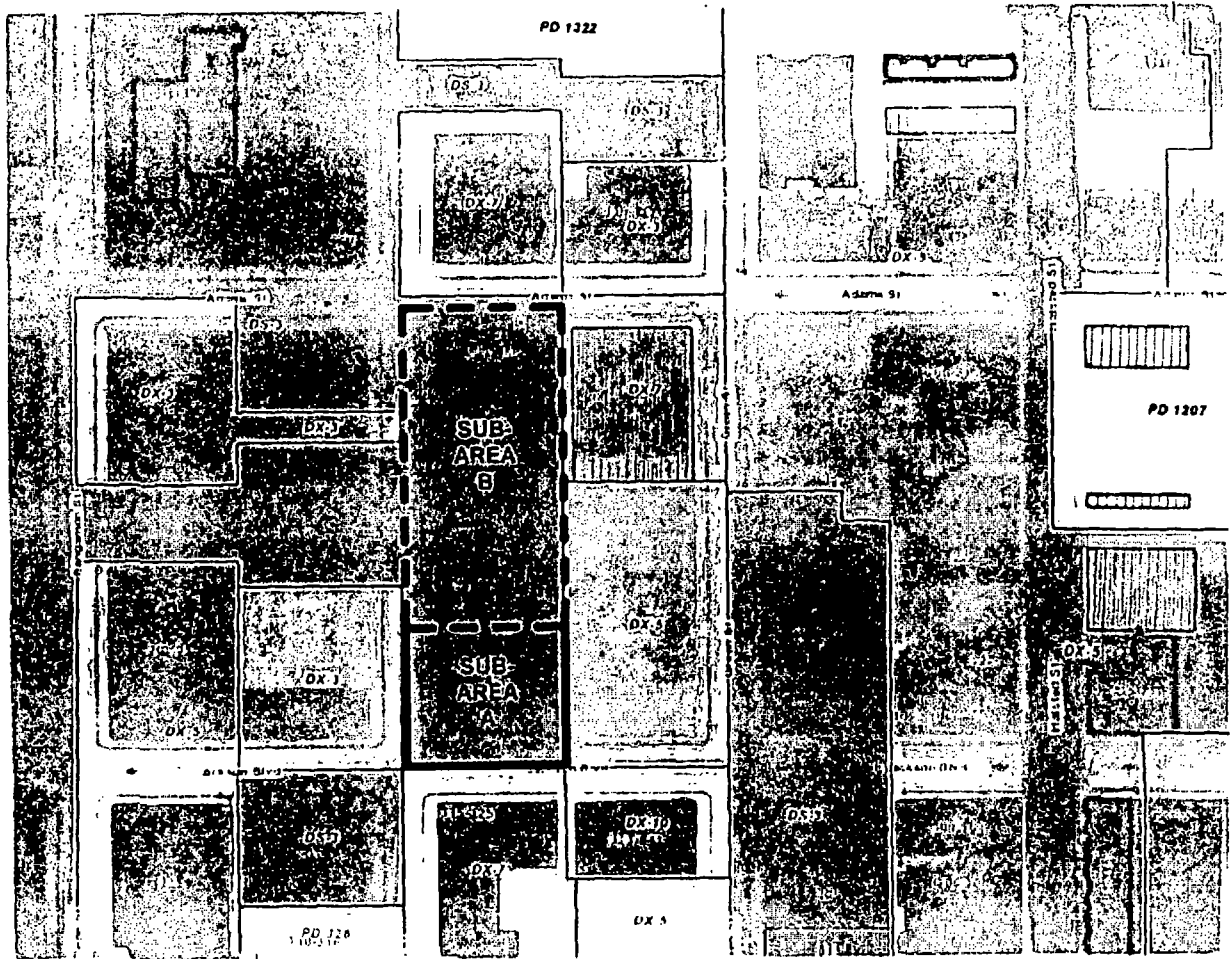
- RESIDENTIAL 12 STORIES
- RESIDENTIAL 5 STORIES
- RESIDENTIAL 7 STORIES
- RESIDENTIAL 7 STORIES
- PARK
- COMMERCIAL 7 STORIES
- RESIDENTIAL 10 STORIES
- COMMERCIAL 8 STORIES
- TRANSIT - BUS ROUTE
- COMMERCIAL 8 STORIES
- COMMERCIAL 8 STORIES
- RESIDENTIAL 10 STORIES
- TRANSIT - BUS ROUTE
- TRANSIT - CTA BLUE LINE

RESIDENTIAL 34 STORIES

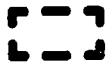
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PD-01

Planned Development No. Existing Zoning and Street System Map



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AREA OF PLANNED DEVELOPMENT



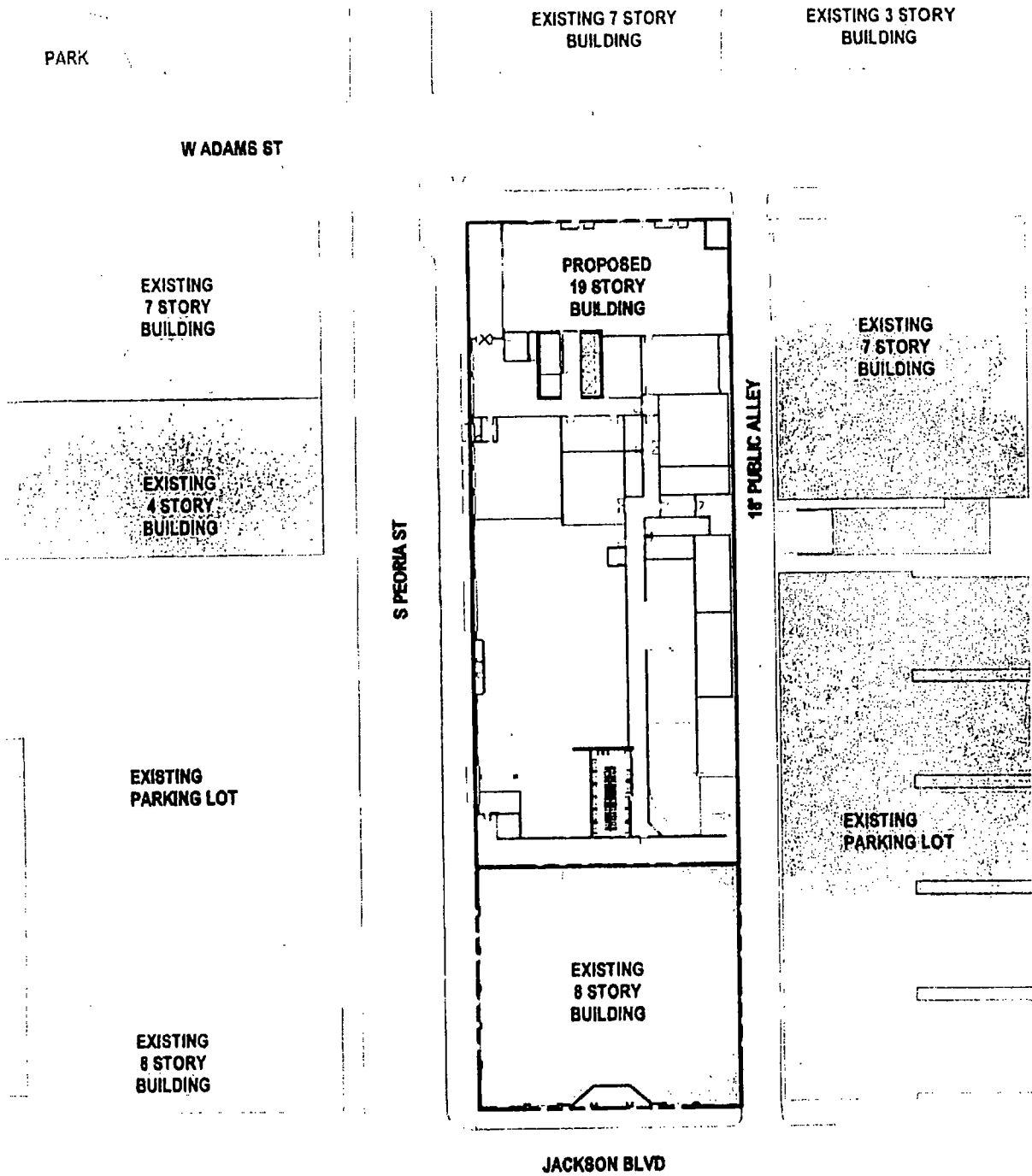
ZONING BOUNDARY



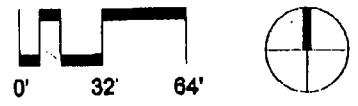
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Planned Development No. Generalized Land Use Map



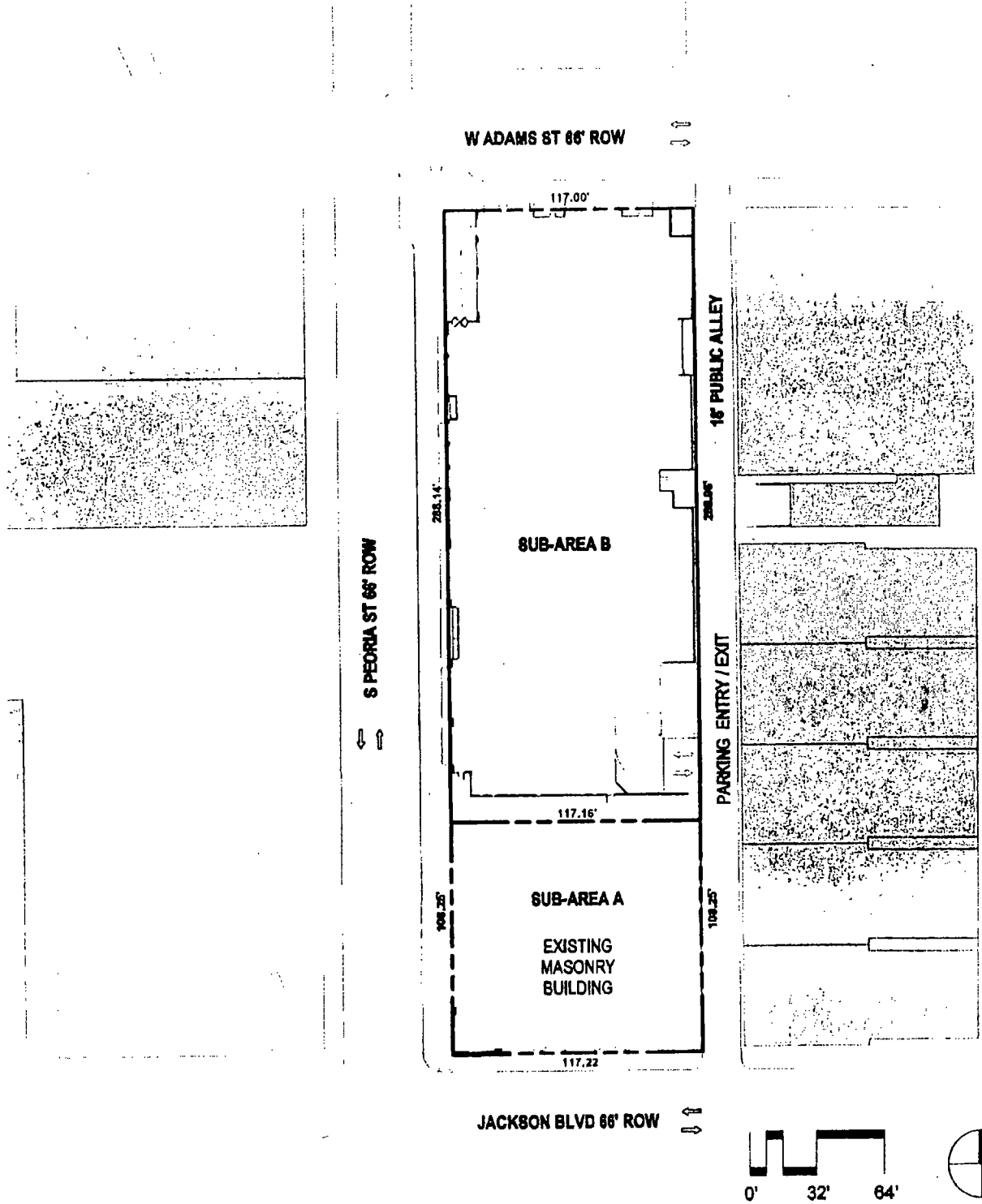
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PD-03

Planned Development No.
PD Sub-Area Boundary / Property Line Map

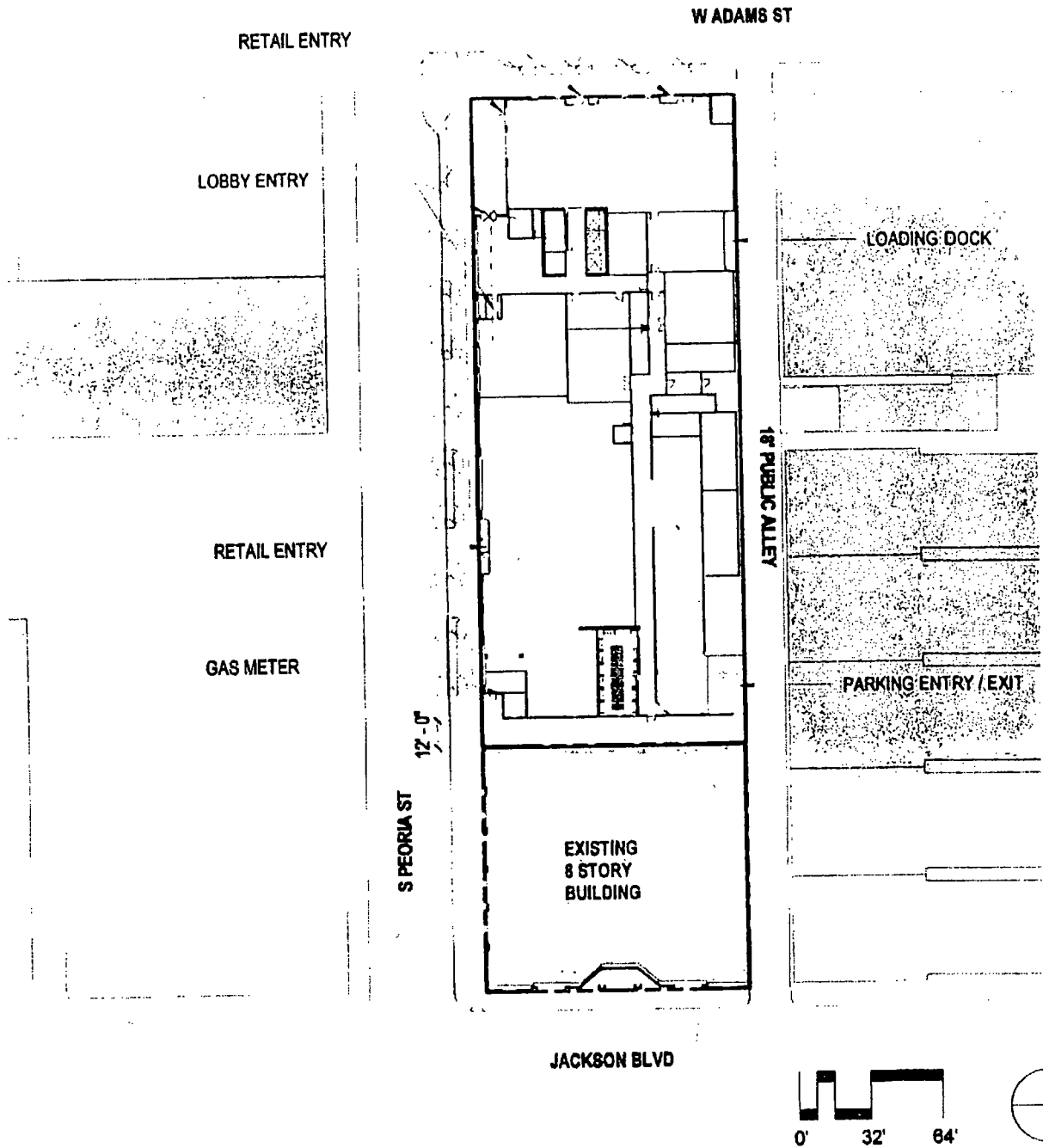


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PD-04

Planned Development No. Site Plan

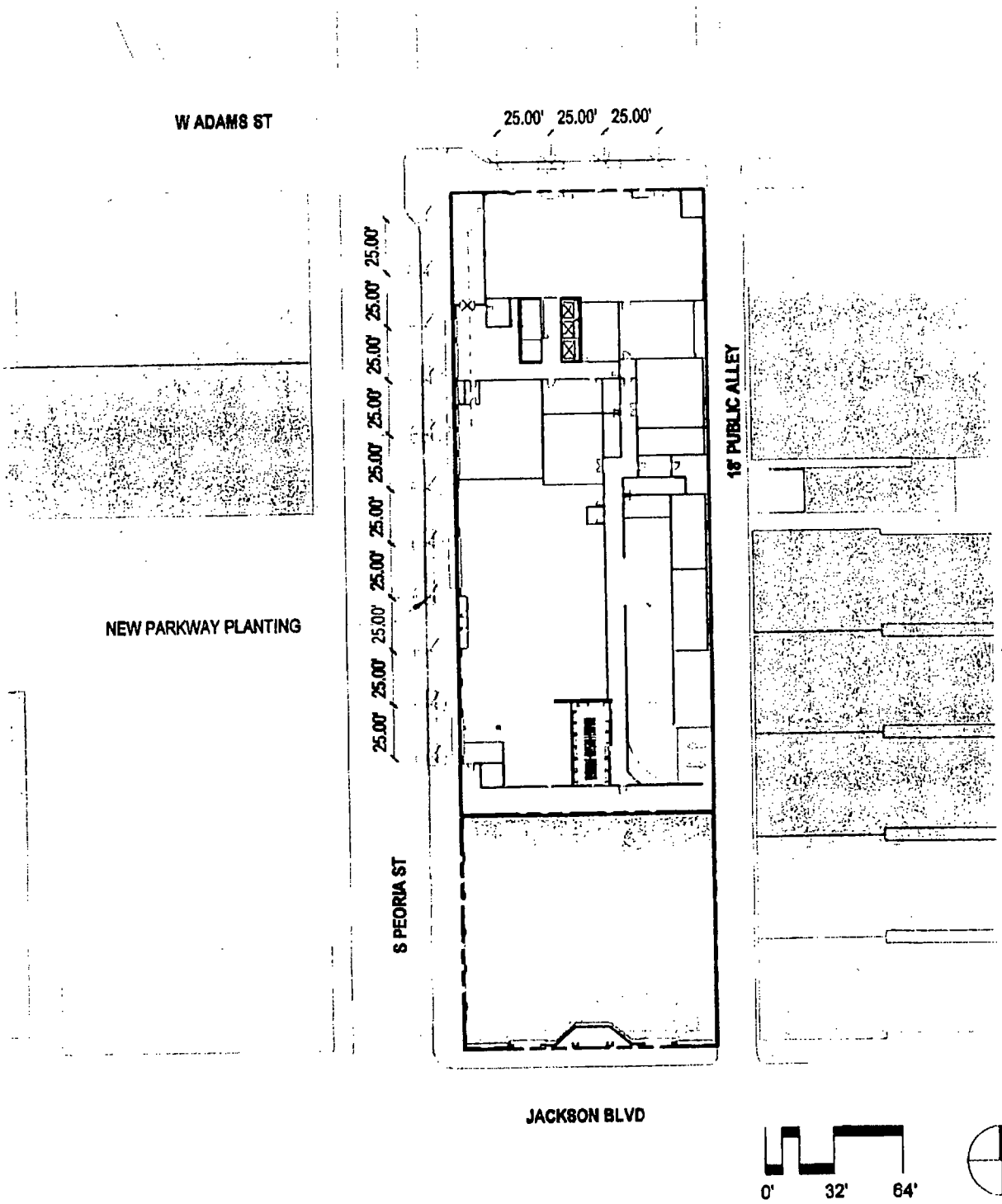


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PD-05

Planned Development No. Landscape Plan



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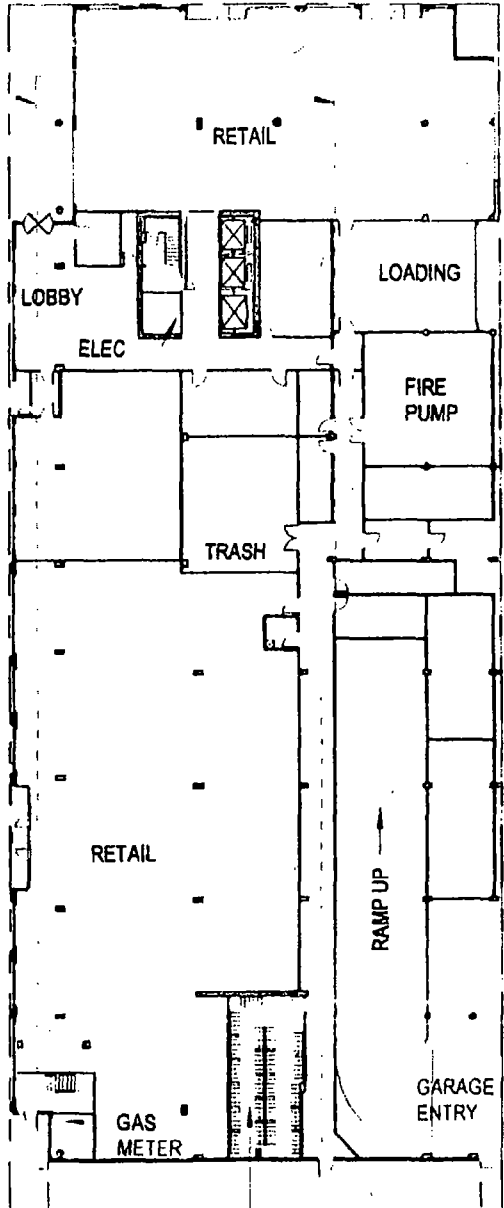
Applicant: V211 Peoria Park LLC
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PD-06

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Planned Development No. Ground Floor Plan SUB-AREA B

OUTLINE OF TOWER ABOVE



BIKE PARKING



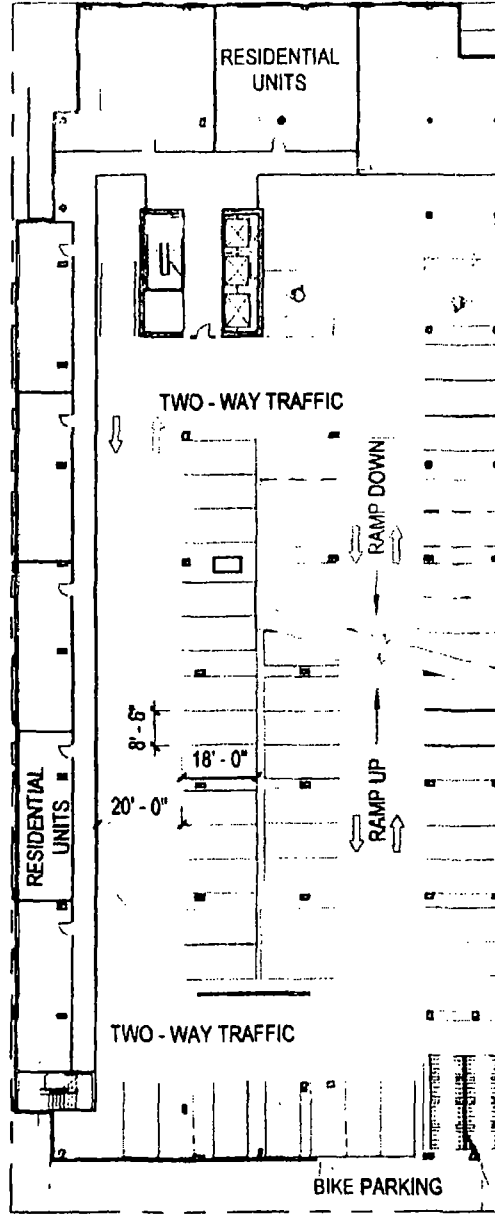
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PD-07

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Planned Development No.
2nd Floor Parking Plan
SUB-AREA B



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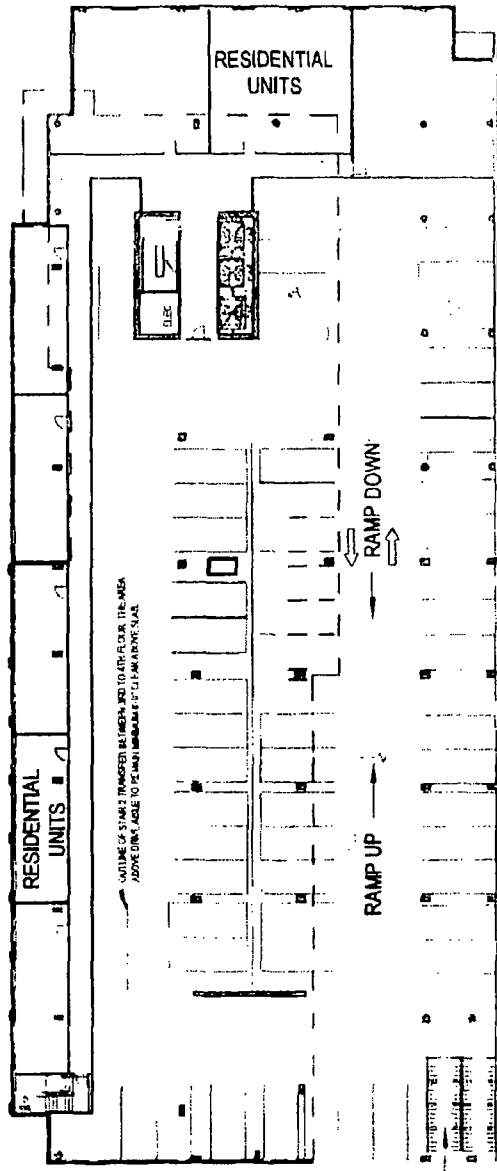


Applicant: V211 Peoria Park LLC
Address: 856 West Adams
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PD-08

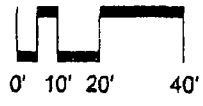
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Planned Development No. 3rd Floor Parking Plan SUB-AREA B



OUTLINE OF STAIRS SHOWN BETWEEN 3RD TO 4TH FLOOR. THIS AREA
RESERVED FOR FUTURE USE TO BE DETERMINED BY THE ARCHITECT.

BIKE PARKING



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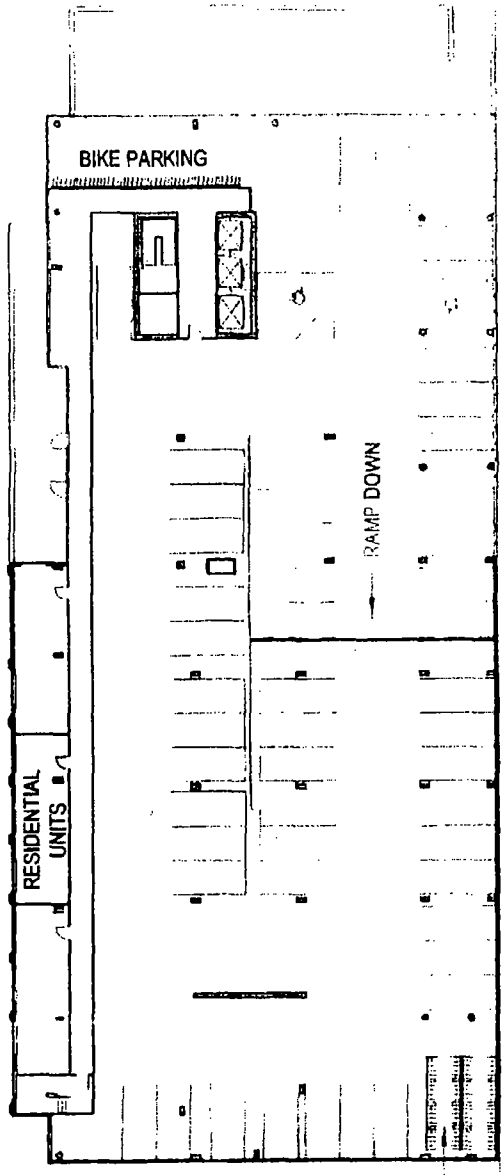
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PD-09

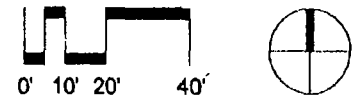
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Planned Development No. 4th Floor Parking Plan SUB-AREA B



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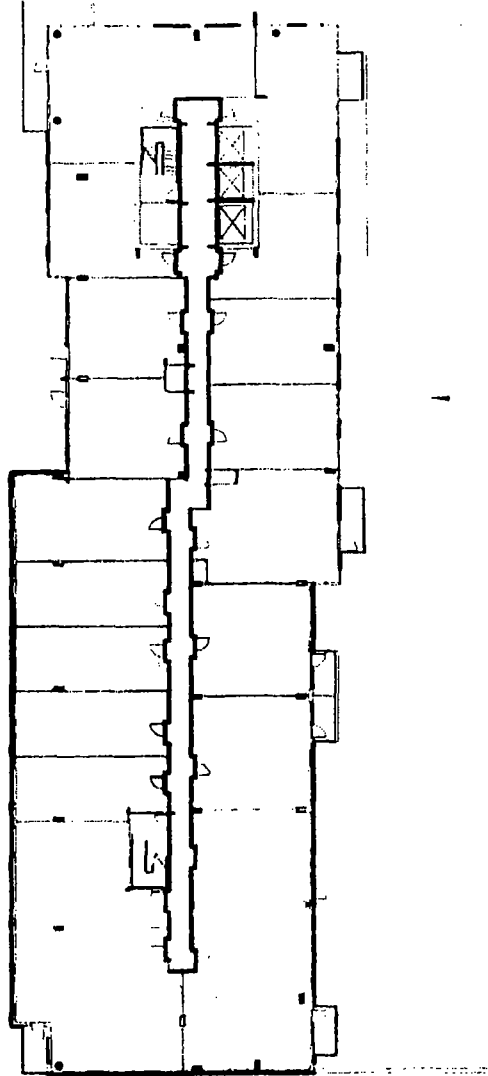


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PD-10

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Planned Development No.
5th - 10th Floor Residential Plan
SUB-AREA B



DOG RUN
AT 5TH FLOOR
ONLY

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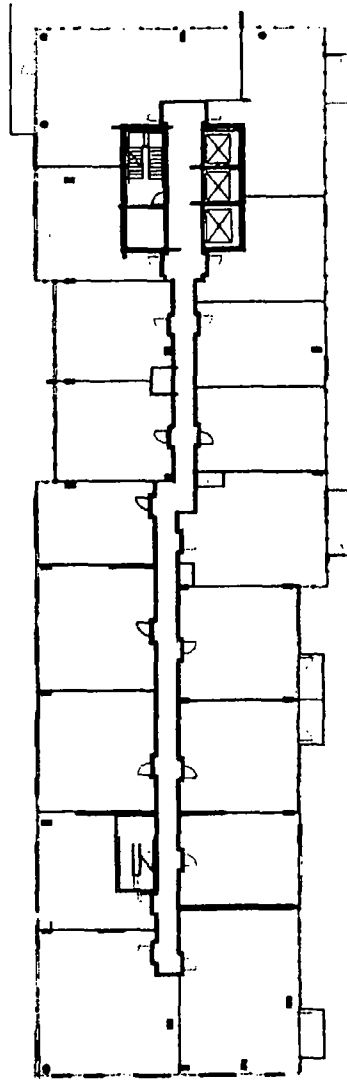


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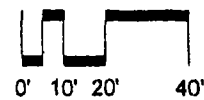
PD-11

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Planned Development No.
11th - 18th Floor Residential Plan
SUB-AREA B



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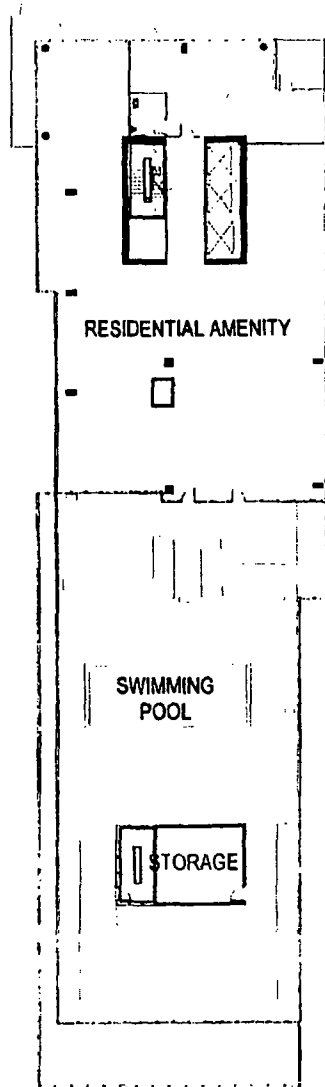


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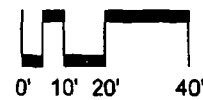
PD-12

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Planned Development No.
19th Floor Penthouse
SUB-AREA B



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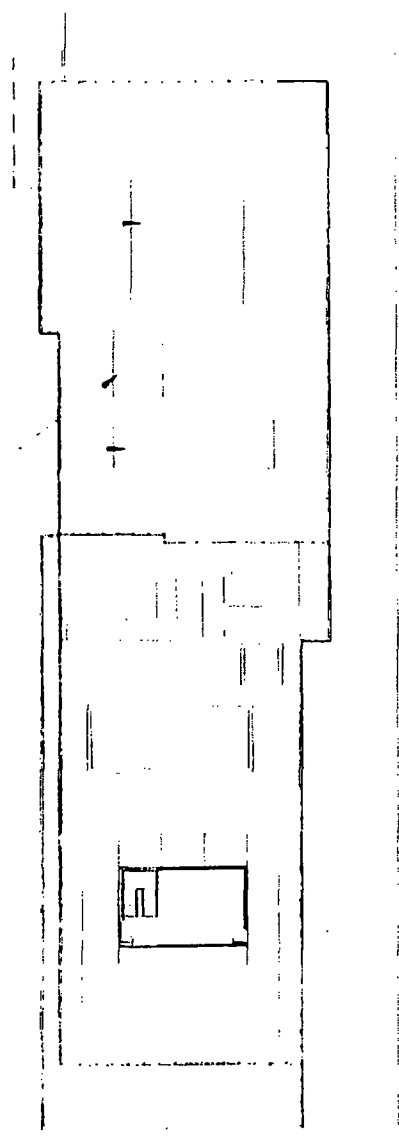
PD-13

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Planned Development No. Green Roof Plan SUB-AREA B

PENTHOUSE ROOF

MECHANICAL
EQUIPMENT



ROOF AREA CALCULATION

NET ROOF AREA = 27,812 SF

9,814 SF = 5TH FLOOR GREEN ROOF

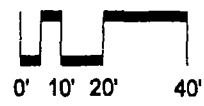
3,038 SF = 11TH FLOOR GREEN ROOF

1,258 SF = 18TH FLOOR GREEN ROOF

13,908 SF = TOTAL GREEN ROOF

GREEN ROOF

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Planned Development No. West Elevation SUB-AREA B

T/MECHANICAL SCREEN
235' - 4"

T/PENTHOUSE
225' - 0"

GLASS AND METAL
RAILING

METAL SLAB
EDGE COVER

GLASS AND
METAL
WINDOW

GLASS AND
METAL
RAILING

GLASS AND
METAL
WINDOW

BRICK

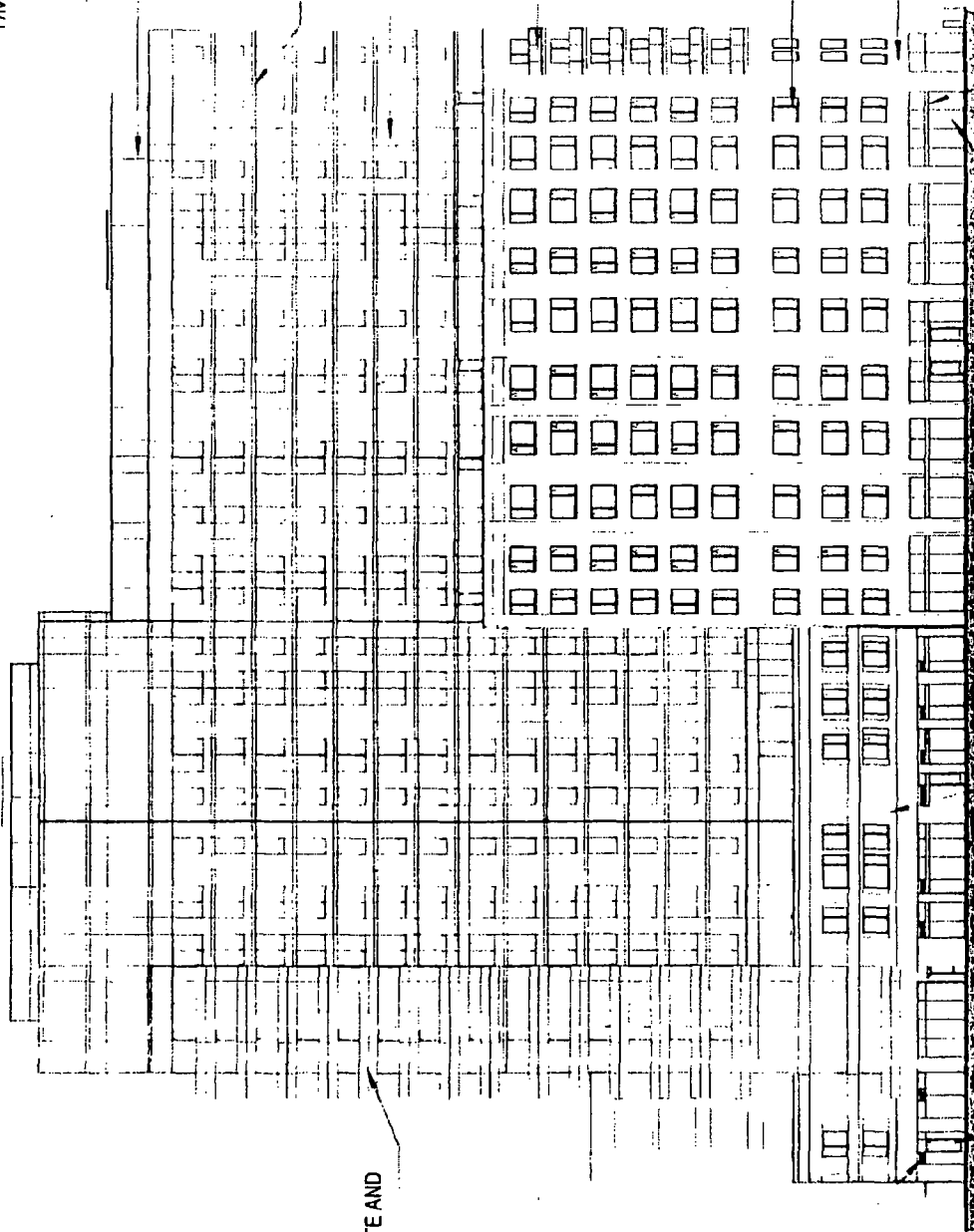
METAL SIGNAGE
CANOPY

GLASS AND METAL
STOREFRONT

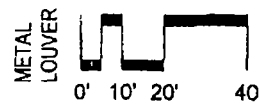
STONE BASE

BRICK

GLASS AND METAL
DOOR / WINDOW



WOOD LAMINATE AND
METAL RAILING

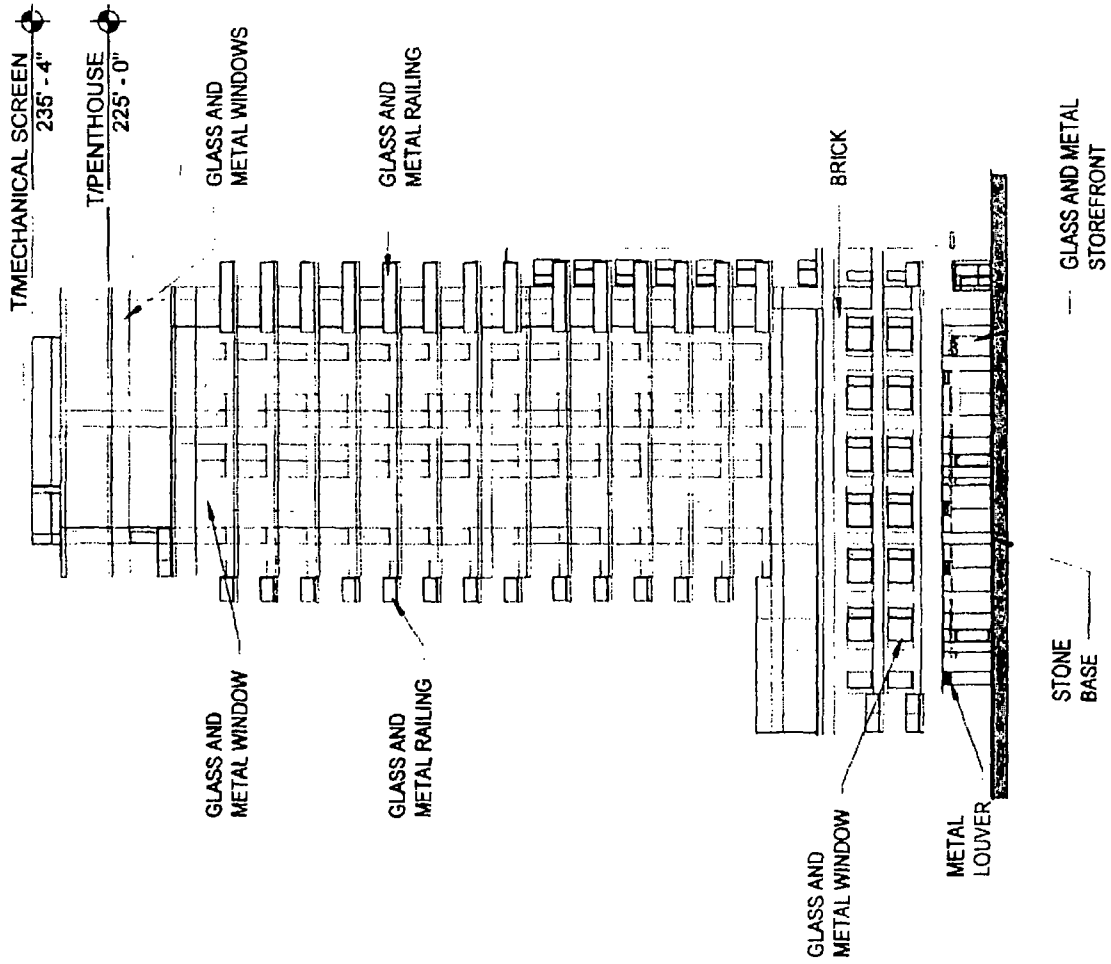


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Applicant: V211 Peoria Park LLC
Address: 855 West Adams
Chicago, IL 60607

Plan Commission Date: October 19, 2017

Planned Development No. **FINAL FOR PUBLICATION**
 North Elevation
 SUB-AREA B

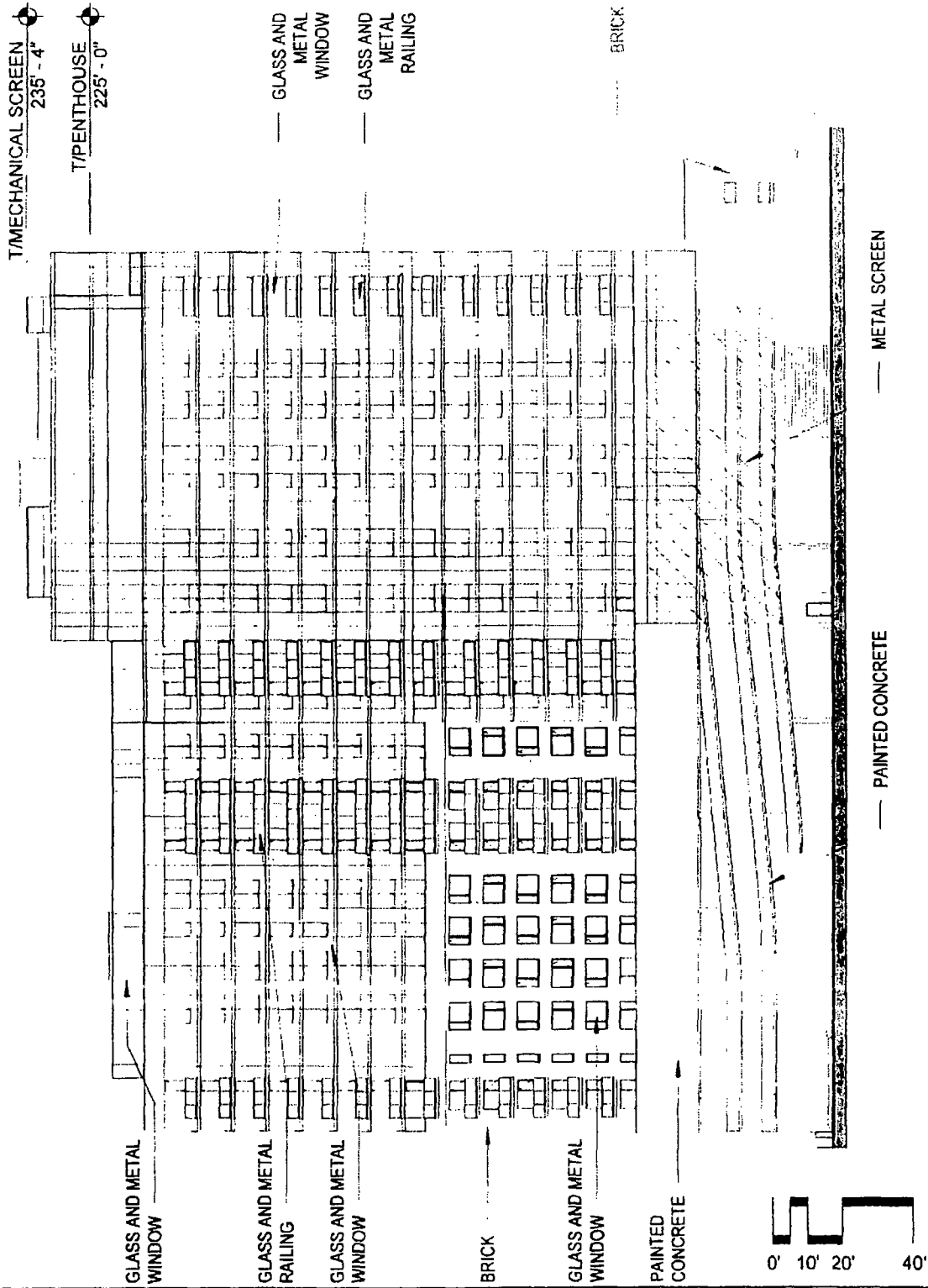


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 Chicago, IL 60607
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Planned Development No. East Elevation SUB-AREA B

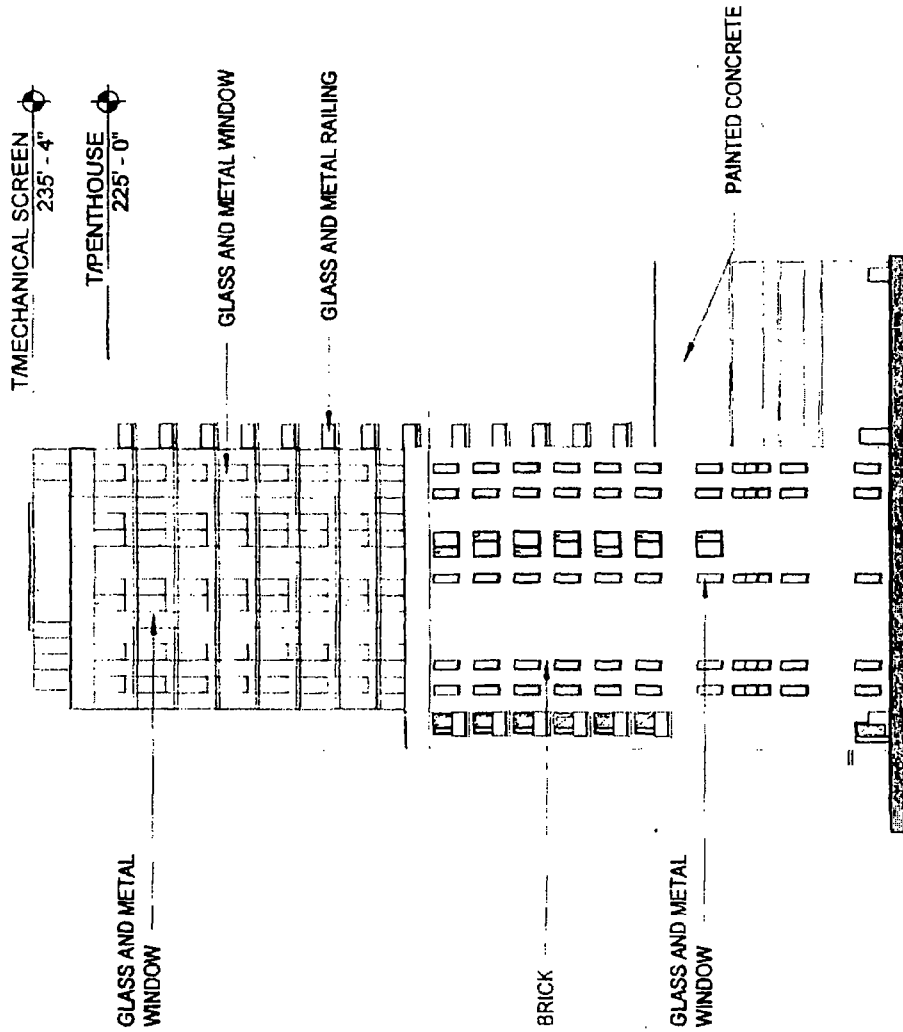


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Plan Commission Date: October 19, 2017

Planned Development No. ~~100~~ FOR PUBLICATION
 South Elevation
 SUB-AREA B



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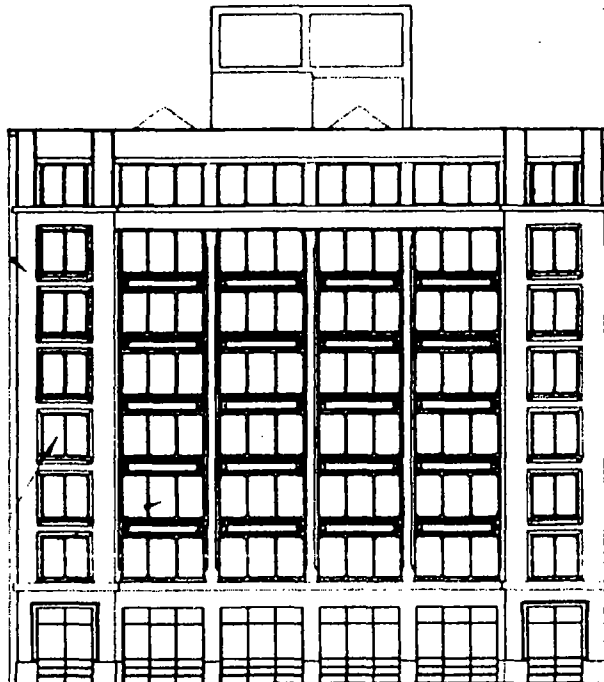
Applicant: V211 Peoria Park LLC
 Address: 855 West Adams
 Chicago, IL 60607
 Plan Commission Date: October 19, 2017

FINAL FOR PUBLICATION

Planned Development No.
West Elevation
SUB-AREA A

EXISTING
BRICK

EXISTING GLASS
AND METAL
WINDOW



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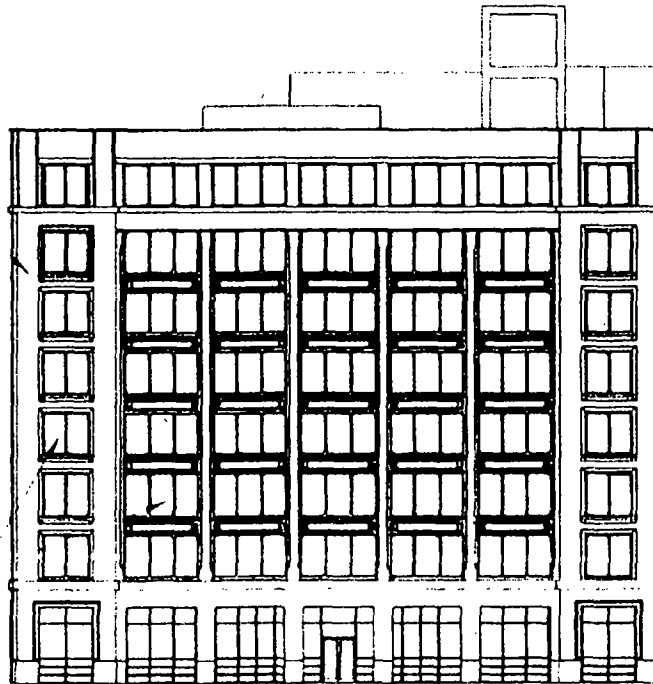
Applicant: V211 Peoria Park LLC
Address: 855 West Adams
Chicago, IL 60607
Plan Commission Date: October 19, 2017

PD-19

Planned Development No.
South Elevation
SUB-AREA A

EXISTING
BRICK

EXISTING GLASS
AND METAL
WINDOW



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Applicant: V211 Peoria Park LLC
Address: 855 West Adams
Chicago, IL 60607
Plan Commission Date: October 19, 2017

Planned Development No. **LEGAL FOR PUBLICATION**
East Elevation
SUB-AREA A

EXISTING
BRICK

EXISTING GLASS
AND METAL
WINDOW



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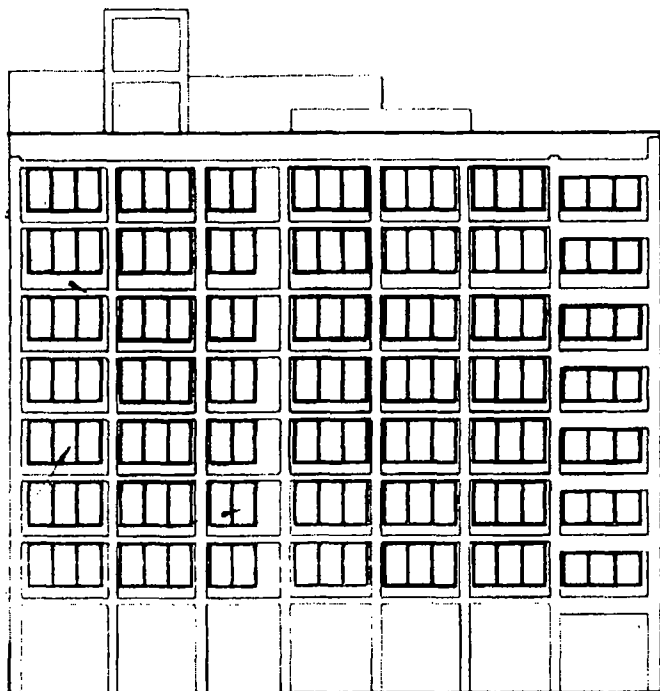
Applicant: V211 Peoria Park LLC
Address: 855 West Adams
Chicago, IL 60607
Plan Commission Date: October 19, 2017

PD-21

Planned Development No.
North Elevation
SUB-AREA A

EXISTING
BRICK

EXISTING GLASS
AND METAL
WINDOW



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Applicant: V211 Peoria Park LLC
Address: 855 West Adams
Chicago, IL 60607
Plan Commission Date: October 19, 2017

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: October 4, 2017

DEVELOPMENT INFORMATION

Development Name: Peoria Park

Development Address: 855 W. Adams Street, Chicago, IL 60607

Zoning Application Number, if applicable:

Ward: 25

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name V211PeoriaPark, LLC

Developer Contact Chris Lynch

Developer Address 820 W. Jackson Blvd., Chicago, IL

Email clynch@whiteoakrp.com

Developer Phone 847-972-1913

Attorney Name Acosta Ezgur, LLC

Attorney Phone 312-327-3350

TIMING

Estimated date marketing will begin June 2019

Estimated date of building permit* March 2018

Estimated date ARO units will be complete September 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

Date

10-13-17


Developer/Project Manager

Date

10/10/17

CHRISTOPHER LYNCH




19189
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

Date: October 19, 2017

Re: Proposed Planned Development for the property generally located at 845-855 W. Adams Street

On October 19, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by V211 Peoria Park LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)