



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2017-3834, Version: 1

ORDINANCE

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

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning

Ordinance be amended by changing all the Cl-2 Neighborhood Commercial District

symbols and indications as shown on Map No.1-G in the area bounded by

the alley next south of and parallel to West Lake Street; North Aberdeen Street; the alley next north of and parallel to West Randolph Street; North May Street; a line 53.37 feet north of and parallel to the alley next north of and parallel to West Randolph Street; and a line 118.59 feet west of and parallel to North Aberdeen Street,

to those of a DX-5 Downtown Mixed-Use 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 DX-5 Downtown Mixed-Use District and

Residential Business Planned Development Number 1283 symbols and indications as

shown on Map No. 1-G in the area bounded by

West Lake Street; a line 125.85 feet east of and parallel to North Aberdeen Street; a line 228.55 feet south of and parallel to West Lake Street; North Aberdeen Street; the alley next north of and parallel to West Randolph Street; North May Street; a line 53.37 feet north of and parallel to the alley next north of and parallel to West Randolph Street; a line 118.59 feet west of and parallel to North Aberdeen Street; the alley next south of and parallel to West Lake Street; and North Aberdeen Street,

to those of a Residential-Business,Planned Development Number 1283, as Amended

which is hereby established in the area above described, subject to such use and bulk

regulations as are set forth in this Plan of Development herewith attached and made a

part and to no others.

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

Common addresses of property: 166 North Aberdeen Street and
167 North Aberdeen Street

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STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development No. 1283, as Amended (Planned Development), consists of approximately 54,881 square feet or approximately 1.26 acres of land which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Aberdeen Acquisitions II, LLC and Lake Acquisitions, LLC, respectively.
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 title holder 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.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance

with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan. Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Sub-Area Map; Landscape Plan; and, Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz Architects and dated April 19, 2018, submitted herein. In addition, the exhibits associated with the original Planned Development 1283, (the existing building located in Sub Area A) are incorporated by reference (6/17/2015 CJP 1810-1818.) 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development No. 1283, as Amended:

Sub-Area A: Offices, retail sales, general; eating and drinking establishments (including taverns); personal services; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading; and

Sub-Area B: Offices, retail sales, general; eating and drinking establishments (including taverns); personal services; sports and recreation participant; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading.

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 Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

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8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 54,881 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will be subject to the following Neighborhood Opportunity Fund floor area bonus criteria; otherwise more specifically described in Sections 16-14-010, 17-4-1000 and other referenced portions of the Municipal Code of Chicago:

Description FAR

Base FAR: 5.0

Neighborhood Opportunity: 1.47

Total FAR: 6.47 Neighborhood Opportunity Bonus

Calculation:

$$1.47 \times 54,881 = 80,675.07 \text{ square feet}$$

$$80,675.07 \text{ square feet} \times \$29.00 \text{ per square foot} \times 0.80 = \$1,871,661.62 \text{ contribution}$$

The Applicant acknowledges that the project has received a bonus FAR of 1.47, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.47. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
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 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.
14. 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.
15. The Applicant acknowledges and agrees that the rezoning of the Property from C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District, and then to Residential Business Planned Development No. 1283, as Amended (PD), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two (2) zones: the Near North Zone and the Near West Zone; the Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the

site location within 2 miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the (second) 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of two-hundred and thirty-six (236) housing units. As a result, the Applicant's affordable housing obligation is forty-seven (47) affordable units (20% of 236), consisting of twenty-four (24) First Units and twenty-three (23) Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units in the rental building to be constructed in the Planned Development, and the Additional Units in a location or locations within the Near North Pilot Area to be approved by the Department of Planning and Development ("DPD"), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level, and the Additional Units to households earning up to 80% or 100% of AMI at prices affordable to households at such income level, as determined by rule and approved by the Commissioner. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or with the Commissioner's approval elects to construct or otherwise locate off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements to reflect any such change 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 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 may enforce remedies for any breach of this Statement No. 15, 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.

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 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

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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. 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 DX-5 Downtown Mixed-Use District.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1283, AS AMENDED BULK REGULATIONS AND DATA TABLE

Gross Site Area: Area in Public R.O.W.: Net Site Area:

Maximum Floor Area Ratio: Sub-Area A: Sub-Area B:
78.670 square feet (1.81 acres) 23,789 square feet (0.55 acres) 54,881 square feet (1.26 acres)

6.47
5.0
8.1

Maximum Number of Residential Dwelling Units and Efficiency Units: 311 units
Sub-Area A: 75 units
Sub-Area B: 236 units

Minimum Number of Off-Street Parking Spaces to be provided*: 214 accessory parking spaces
Sub-Area A: 140 accessory parking spaces
Sub-Area B: 74 accessory parking spaces

*Parking may be shared between Sub-Areas

Number of Bicycle Parking Spaces to be provided:
Sub-Area A:
Sub-Area B:

100 bicycle parking spaces 50 bicycle parking spaces 50 bicycle parking spaces

Number of Off-Street Loading Spaces: Sub-Area A: Sub-Area B:
2 loading spaces, each measuring 10 feet X 25 feet 1 loading space 1 loading space

Setbacks from Property Lines: In substantial compliance with the Site Plan

Maximum Building Heights: 136 feet (existing) within Sub-Area A;
220 feet within Sub-Area B, as measured by the Chicago Zoning Ordinance (241 feet to top of screen wall including rooftop access and the top of the elevator overrun)

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2015 ARO Affordable Housing Voffle Form (AHP) i

Submit this form for projects that are subject to the 2015 ARO, (fill in appropriate title, jurisdiction, City/City of Chicago, or other jurisdiction) ;3

This completed form should be submitted to the City Clerk, 121 N LaSalle Street, Chicago

DEVELOPMENT INFORMATION

Development Name: 166 N Aberdeen Development Address: 166 N Aberdeen

Zoning Application Number, if applicable: Ward: 27

0 Planned Development (PD) [✓] Transit Served Location (TSL) project

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

Type of City Involvement

check all that apply

Q City Land Use Financial Assistance [7]

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received 0 ARO Web Form completed and attached - or submitted online on

D ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) D If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) O If ARO units proposed are off-site, required attachments are included (see next page) D If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

773.888.9200

Developer Phone Attorney Phone 312.782.1983

Developer Name MCZ Development Developer Contact Michael

Lerner Developer Address 806 N Peoria St, 5th Floor Email

mlerner@mczdevelopment.com

<mailto:mlerner@mczdevelopment.com>Attorney Name Nick

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TIMING

Estimated date marketing will begin Se-breiuK^ 1o\ i Estimated date of building permit* kJ dV£»m Wtv 2.tM % Estimated date ARO units will be complete Oc^- c b*v- to l

Kara Breams, DPD Developer/Project Map

*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)

Date

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Date

AFFORDABLE REQUIREMENTS ORDINANCE

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Last updated March 12, 2018

BBPAPO

AFFORDABLE REQUIREMENTS ORDINANCE

Applicant Contact Information

Name: Aberdeen Acquisitions II LLC Email: mlerner@mczdevelopment.com

<mailto:mlerner@mczdevelopment.com>

Development Information

Address

Submitted Date: 04/11/2018

Number From: 166

Number To: N/A

Direction: N

Street Name: Aberdeen

Postal Code: 60607

Development Name

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details

ARO trigger: Downtown Planned Development Total units: 236 Development type: Rent

Requirements

First ARO Units: 24 Additional ARO Units: 23

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 24 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units: 24

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How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 80% AMI
On-Site: 0 Off-Site: 23
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units: 23

Off Site Unit Information for Additional ARO Units

Will the Off-Site Units be for Rental or For-Sale? Rent

Address *

Number: 1014 Direction: N
Street Name: Hamtyy^ Postal Code: 60651

Information S

Zone of Off-site Units: Low / Moderate Income Pilot Area: Near West Ward of Off-site Units:
Distance to Primary Development: 3.6 Miles Off-site Administrative Fee: 115000

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EXISTING ZONING MAP

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Applicant: Aberdeen Acquisitions II, LLC

Address: 166-171 N. Aberdeen

Introduced: May 24, 2017
Plan Commission: April 19, 2018

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EXISTING LAND USE MAP

Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N.Aberdeen

Introduced:
Plan Commission: April 19, 2018

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PLANNED DEVELOPMENT BOUNDARY -& SUBAREA MAP o

Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N. Aberdeen

Introduced: May 24, 2017
Plan Commission: April 19, 2018

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COMMON NAME
SIZE

SPACING REMARKS

COMMON HACKBERRY 4" CALIPER, B&B AS SHOWN STRAIGHT TRUNK & MATCHING HEADS

ENGLISH OAK 4" CALIPER, B&B AS SHOWN HIGH BRANCH, STRAIGHT TRUNK & MATCHING HEADS

SUB AREA "B"

Applicant: Address:

SITE PLAN / LANDSCAPE PLAN

Aberdeen Acquisitions II, LLC 166-171 N.Aberdeen

Introduced: May 24, 2017
Plan Commission: April 19, 2018

- 1 FACE VENEER BRICK
- 2 ALUMINUM AND GLASS STOREFRONT SYSTEM
- 3 ALUMINUM FRAME WINDOW SYSTEM AND INSULATED GLASS VISION GLAZING W/ MINIMAL SPANDREL GLASS
- 4 INSULATED EXTRUDED SLAB EDGE COVER
- 5 METAL MESH BALCONY RAILING
- 6 CORRUGATED METAL CLAD SCREENWALL - VENTED OR PERFORATED AS REQ'D
- 7 METAL CANOPYAT LOBBY ENTRANCE
- 8 GARAGE ENTRY/EXIT OVERHEAD DOOR
- 9 LOADING DOCK OVERHEAD DOOR
- 10 PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
- 11 GLASS BALCONY RAILING
- 12 JUMBO BRICK-ALLEY ELEVATIONS ONLY

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EAST ELEVATION ~

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Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N. Aberdeen

Introduced: May 24 2017
Plan Commission: April 19, 2018

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- 11 GLASS BALCONY RAILING
- 12 JUMBO BRICK-ALLEY ELEVATIONS ONLY

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SOUTH ELEVATION

- TM

Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N. Aberdeen

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WEST ELEVATION

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Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N.Aberdeen

Introduced: May 24 2017
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NORTH ELEVATION

Applicant: Address:
Aberdeen Acquisitions II, LLC 166-171 N.Aberdeen

Introduced: May 24, 2017
Plan Commission: April 19, 2018

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

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

From:

David L. Reifman
Commissioner ,

Reifman

Department of Planning and Development Date: April

19,2018

Re: Proposed Amendment to Planned Development 1283 (generally located at 166 N. Aberdeen)

On April 19, 2018, the Chicago Plan Commission recommended approval of a proposed Amendment to Planned Development 1283 submitted by the Applicant, Aberdeen Acquisitions, LLC. The Amendment would authorize the construction of a 20-story building with 236 dwelling units, ground floor commercial space and accessory parking. A copy of the proposed ordinance, planned development statements, exhibits and bulk table are 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)

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