

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Housing and Economic Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD, (“Planned Development”) consists of approximately TBD 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, TBD.
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 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 Housing and Economic 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.

Applicant:	TBD
Address:	TBD
Introduced:	TBD
Plan Commission:	TBD

4. This Plan of Development consists of TBD Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan (Sub-Area Map, if applicable); Landscape Plan; a Green Roof Plan; Building Elevations (North, South, East and West) and Chicago Builds Green form prepared by (name of architecture firm) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 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 allowed/permitted (choose one) in the area delineated herein as a TBD Planned Development: (list uses as they are defined in the Zoning Ordinance). The following uses shall be prohibited: (list uses as they are defined in the Zoning Ordinance).
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 Housing and Economic 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 measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of TBD square feet.
9. 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 Housing and Economic 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

Applicant: TBD
 Address: TBD
 Introduced: TBD
 Plan Commission: TBD

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, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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. (At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. List all aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy, namely level of LEED certification and green roof % of Net Roof Area and its actual square footage; also, include other major sustainable elements of the project.)
15. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

Applicant: TBD
Address: TBD
Introduced: TBD
Plan Commission: TBD

PROJECT SPECIFIC PLANNED DEVELOPMENT STATEMENTS

In certain cases, additional Planned Development statements may be required based on the scope of the project. Please review the list below and insert any relevant statements.

Planned Developments seeking Floor Area Ratio Bonuses:

The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of ___ square feet and a base FAR of ____. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

<u>Description (list of all bonuses applied for and calculations)</u>	<u>FAR</u>
Base FAR:	_____
Pocket Park:	_____
Upper Level Setbacks:	_____
Green Roof:	_____
Underground Parking:	_____
Underground Loading:	_____
Total FAR:	_____

Planned Developments taking specific Floor Area Ratio Bonuses:

Chicago Public Schools Capital Improvement Fund

Pursuant to the Chicago Public Schools Capital Improvement Program provision of the Zoning Ordinance, the Applicant has asked for an increase in the Floor Area Ratio of the property. The Applicant hereby acknowledges that according to Section 17-4-1023B of the Zoning Ordinance, that eligibility to receive a floor area bonus and contribute to the Chicago Public Schools Capital Improvement Program is contingent upon the Applicant first selecting, qualifying and obtaining the affordable housing bonus. To contribute to the Chicago Public Schools Capital Improvement Program, a cash payment must be made to the Board of Education based on the increase in allowable floor area multiplied by 80% of the median cost of land per buildable square foot. Pursuant to Section 17-4-1023D of the Zoning Ordinance, the Applicant has agreed to provide a cash payment to the Board of Education in the amount of \$____. Prior to the issuance of permits, the Applicant shall enter into an agreement with the City of Chicago and the Chicago Board of Education regarding the manner in which the payment will be made, pursuant to Section 17-17-0101C of the Zoning Ordinance.

Affordable Housing Bonus

Pursuant to Section 17-4-1004-B5 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for [the Property] [Sub-Area ___ of the Property], as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as the Bonus Worksheet Exhibit. Any developer of a project receiving an affordable housing floor area bonus must either provide on-site affordable housing units or make a cash payment to the City’s Affordable Housing Opportunity Fund in accordance with formulas set forth in

Section 17-4-1004-D. In accordance with these formulas and the Bonus Worksheet, the Applicant acknowledges and agrees that it must either provide a minimum of ___ affordable units in the Project consisting of at least ___ square feet of floor area (the “Affordable Units”), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$___ (“Cash Payment”), or \$___ per unit (“Pro Rata Amount”). Prior to the issuance of any building permits for the construction of buildings [on the Property] [in Sub-Area ___ of the Property], the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Covenant and Lien with the City prior to the issuance of any building permits for the construction of buildings [on the Property] [in Sub-Area ___ of the Property] in accordance with Section 17-4-1004-E9. The terms of the Affordable Housing Covenant and Lien and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Covenant and Lien will be recorded against the [Property] [the portion of the Property within Sub-Area ___] and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Covenant and Lien prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Covenant and Lien, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply with the affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Covenant and Lien, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

Affordable Housing Bonus (short form for “in-lieu” payments)

Pursuant to Section 17-4-1004-B5 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for [the Property] [Sub-Area ___ of the Property], as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as the Bonus Worksheet Exhibit. Projects receiving an affordable housing floor area bonus must either provide on-site affordable housing units or make a cash payment to the city’s Affordable Housing Opportunity Fund in accordance with formulas set forth in Section 17-4-1004-D. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-D and the Bonus Worksheet, the Applicant acknowledges and agrees that it must make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$___ (“Cash Payment”). The Applicant must make the required Cash Payment before the issuance of building permits for the construction of any building [on the Property] [in Sub-Area ___ of the Property], and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

Planned Developments containing Sub-Areas:

In each of the following Sub Areas, the following uses shall be permitted in this Planned Development (describe in detail which uses are permitted and which are excluded for each Sub-Area):

Sub-Area A: (list uses as they are defined in the Zoning Ordinance)

Sub-Area B: (list uses as they are defined in the Zoning Ordinance)

Planned Developments requiring Site Plan Approval:

Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Sub-Area(s) TBD, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Sub-Area Site Plan Approval Submittals substantially conform to the provisions of the Planned Development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement TBD. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

Planned Developments that trigger the Affordable Requirement Ordinance:

The Applicant acknowledges and agrees that the rezoning of the Property from ___ to ___ for construction of the Residential Project triggers the requirements of Section 2-44-090 of the Municipal Code (the “Affordable Housing Ordinance”). Any developer of a “residential housing project” within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form, attached hereto as an exhibit, the Applicant has agreed to provide [10% if affordable at 100% AMI, lesser percentage if affordable at 80% AMI] affordable housing units in the Residential Project for households earning up to [80%] [100%] of the Chicago Primary Metropolitan Statistical Area median income (the “Affordable Units”), [and] [or] make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit (“Cash Payment”). At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Covenant and Lien, in substantially the form attached hereto as an exhibit, in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Covenant and Lien and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Covenant and Lien will be recorded against the Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Covenant and Lien prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Covenant and Lien, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

Alternative Compliance with ARO

Sections 2-45-110(b)(1) and (b)(4)(ii) of the Affordable Housing Ordinance provide that PDs subject to the requirements of both the Affordable Housing Ordinance and Section 17-4-1004-D of the Zoning Code may satisfy the Affordable Housing Ordinance requirements by complying with the density bonus requirements in Section 17-4-1004. Section 17-4-1004-D also provides this option:

Property in a DC, DX or DR district that is rezoned to a zoning classification that allows a higher *base floor area ratio* and is subsequently developed with additional residential *dwelling units* must provide on-site affordable housing units or make cash contributions to the city’s Affordable Housing Opportunity Fund in accordance with the standards of

this subsection; provided that the developer of every residential housing project, as that term is defined in section 2-45-110, and every planned development subject to the provisions of this subsection and section 2-45-110 may elect to comply with the affordable housing requirement provisions of section 2-45-110 instead.

If the developer of a PD subject to the ARO and 17-4-1004-D elects to comply with the zoning code's affordability requirements, the following statement should be used (a hybrid of the density bonus statement and the ARO statement):

The Applicant acknowledges and agrees that the rezoning of the Property from ___ to ___ for construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). The Applicant further acknowledges and agrees that the Residential Project is subject to Section 17-4-1004-D of the Zoning Code (involving rezonings in DC, DX and DR districts that allow a higher *base floor area ratio*). Since the Residential Project is subject to the requirements of both Section 2-45-110 and Section 17-4-1004-D, Applicant may comply with the provisions of either, and here has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004, Applicant must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund in accordance with formulas set forth in Section 17-4-1004-D. In accordance with these formulas, Applicant acknowledges and agrees that it must either provide ___ affordable units in the Project consisting of at least ___ square feet of floor area (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$___ ("Cash Payment"), or \$___ per unit ("Pro Rata Amount"). At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to HED for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of any building permits for the Residential Project, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also execute an Affordable Housing Covenant and Lien, in substantially the form attached hereto as an exhibit, prior to the issuance of any building permits for the Residential Project in accordance with Section 17-4-1004-E9. The terms of the Affordable Housing Covenant and Lien and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Covenant and Lien will be recorded against the Property and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Covenant and Lien prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Applicant must comply with the affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Sec. 17-4-1003-E, the

Commissioner of Housing and Economic Development may enforce remedies for breach of the Affordable Housing Covenant and Lien, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

Planned Developments along the Chicago River:

The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contain in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 30-foot-wide river setback and continuous riverside trail as indicated on the Site Plan, Public and Common Open Space Plan and Landscape Plan; and (b) permit connection of such setback and trail to the setback and trails of adjacent properties when the river edges of the adjacent properties are similarly improved. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk that the riverwalk is open to the public during typical Chicago Park District hours. All improvements within the river setback must be substantially completed prior to receipt of Certificate of Occupancy for the principal building, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

Planned Developments involving Open Space:

The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department of Housing and Economic Development, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department of Housing and Economic Development prior to the issuance of any Part II approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department of Housing and Economic Development prior to the issuance of any Part II approval.

Planned Developments involving Historic Preservation:**Chicago Landmark/Chicago Landmark District:**

Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes TBD, which is designated as a Chicago Landmark or within a district designated as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

Excavation, foundation work or new construction adjacent to a designated landmark, either individually or as part of a landmark district, or other historic building identified in the Chicago Historic Resources Survey:

The Applicant acknowledges that the Planned Development project includes excavation, new foundations or other work adjacent to a Chicago Landmark building TBD, a contributing building TBD in a Chicago Landmark District TBD or a building identified in the Chicago Historic Resources Survey TBD. Pursuant to the Zoning Ordinance, Section 17-8-0911, the Applicant acknowledges that it is in the public interest to promote the preservation of historic resources. The applicant shall submit a report, stamped by an engineer, identifying any protective measures that may be required for the historic building and those measures that will be incorporated during construction as part of the project. The report shall be submitted as part of the Part II Review application to the Historic Preservation Division and be subject to the review and acceptance of the Department of Housing and Economic Development.

Chicago Historic Resources Survey (Red/Orange):

The Applicant acknowledges that the Planned Development includes a building commonly known as TBD and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a “Chicago Landmark” or color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as TBD. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.

Historic Water Tank:

Pursuant to the Section 13-32-231 of the Municipal Code, the Applicant acknowledges the City's goals of encouraging the preservation of Historic Chicago Water Tanks and agrees to retain and preserve the TBD water tank on the TBD as part of the Planned Development. Any work to the water tank shall be subject to the review and approval of the Department of Housing and Economic Development as part of Part II Review.