

PLANNED DEVELOPMENT NO. _____

Plan of Development Statements

1. The area delineated herein as Planned Development No. _____ (“Planned Development”) consists of approximately 48,308 square feet (1.10 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is under the single designated control of the Applicant, Mesa Development, 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 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single 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, assigns 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.

4. This Plan of Development consists of Fifteen Statements; a Bulk Regulations Table; an aerial site map; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; A Green Roof Plan/Landscape Plan; and a Ground Floor Plan; Floor Plans for Levels 2 and 3; and

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Building Elevations prepared by Valerio Dewalt Train Associates dated February 13, 2013.

5. The following uses are permitted in the area delineated herein as a Planned Development: residential dwelling units; retail sales; financial services; accessory parking; and accessory uses.
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 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 48,308 square feet.
9. Upon review and determination ("Part II Review"), and 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 review associated with the site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to 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 by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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

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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. All new buildings shall be Certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and shall include a green roof which covers a minimum of 50% of each building's net roof area. The building will have a green roof of approximately 16,700 square feet. All buildings constructed in this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix in effect on the date of approval of this Planned Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a B3-2, Community Shopping District.

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BULK REGULATIONS TABLE

Gross Site Area:	64,354 Square Feet
Area in Public Right-of-Way:	16,046 Square Feet
Net Site Area:	48,308 Square Feet
Maximum Floor Area Ratio:	5.0
Maximum Building Height:	140 feet
Maximum Number of Dwelling Units:	267
Minimum Number of Parking Spaces:	200

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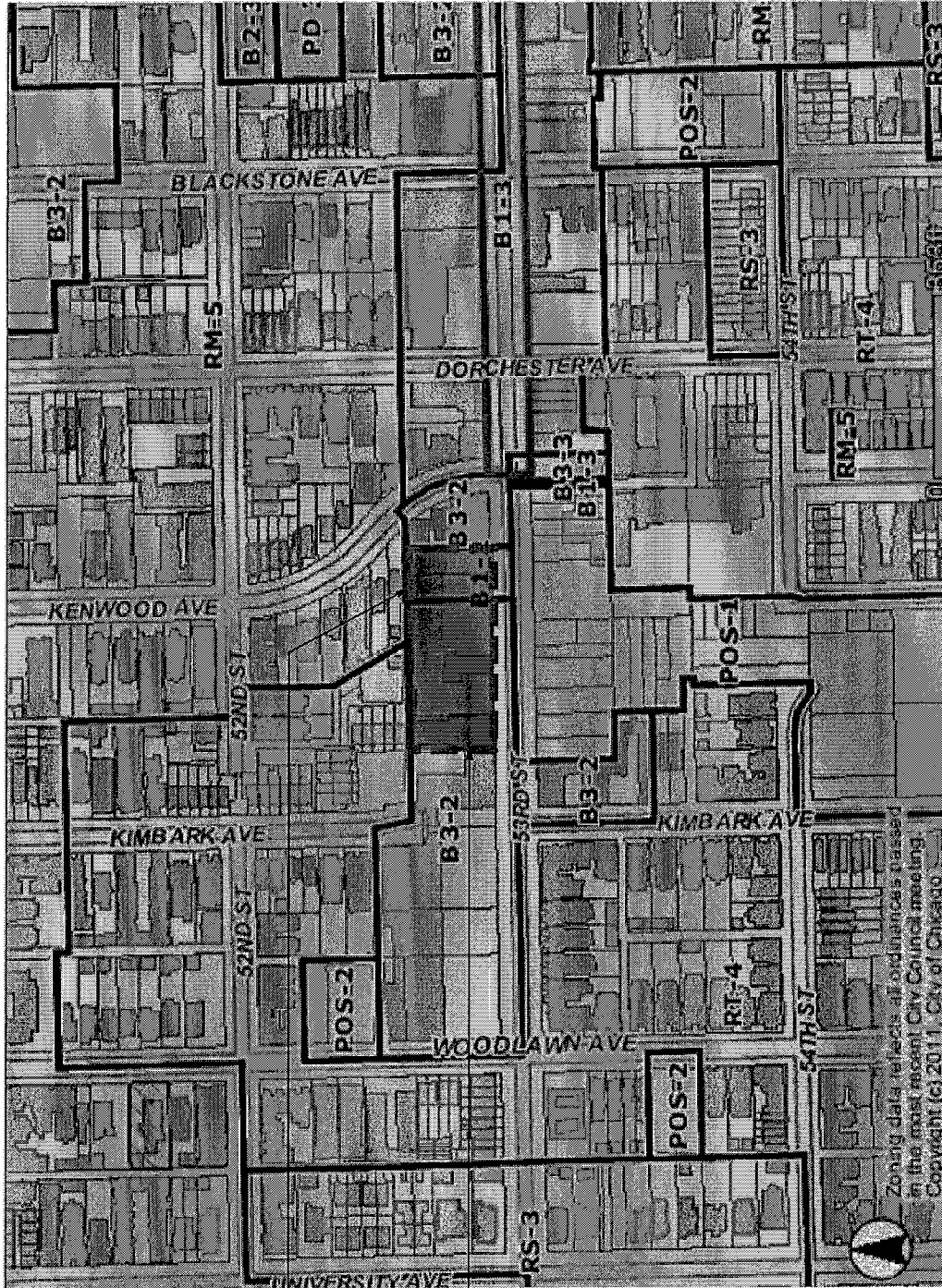
CURRENT SITE
AERIAL IMAGE

EXISTING AERIAL SITE
IMAGERY

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ADDRESS: 1330 E. 53RD ST.

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PORTION OF SITE
ZONED AS B1-2

PORTION OF SITE
ZONED AS B3-2

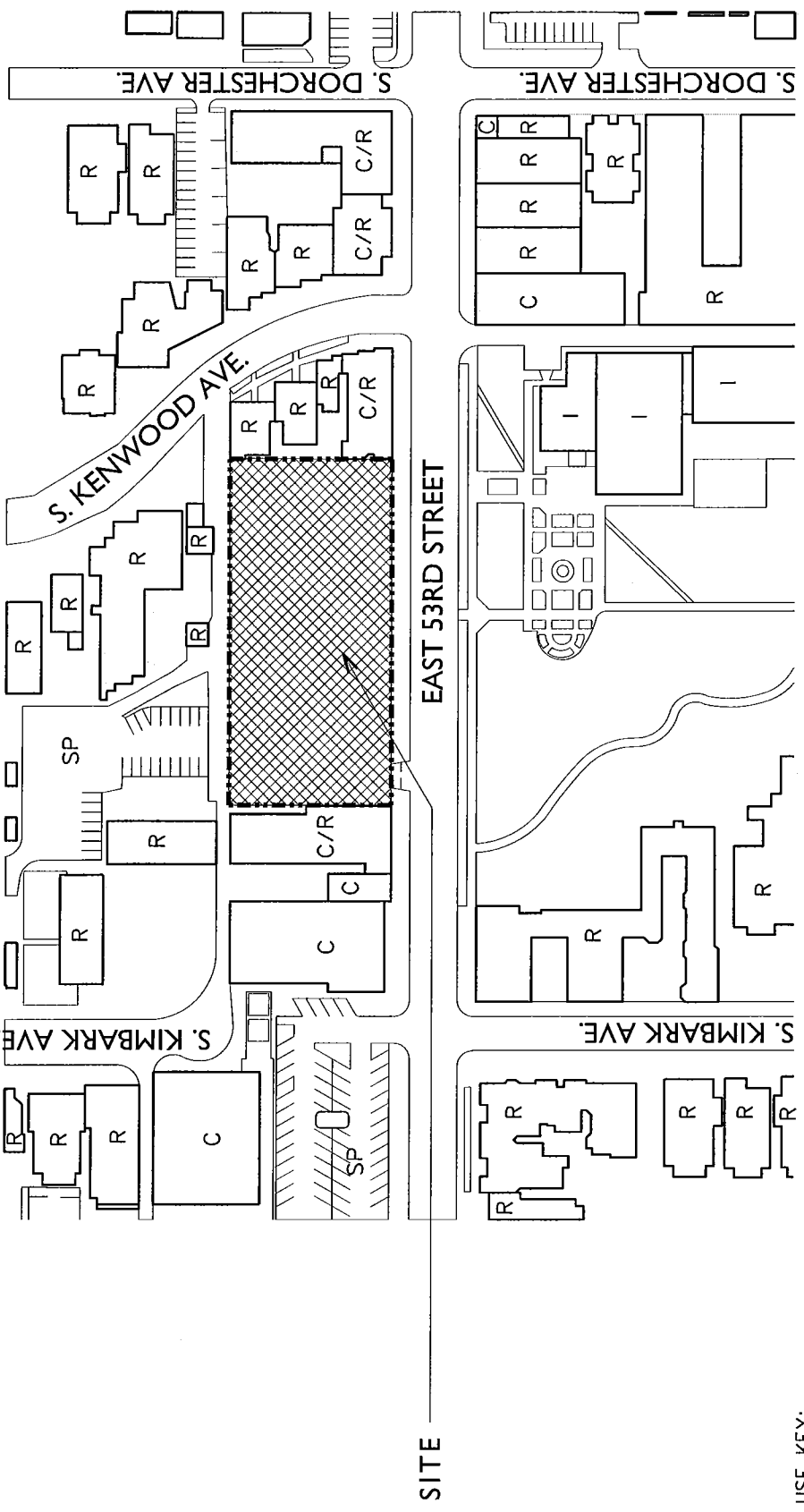
Zoning data reflects all ordinances passed
in the most recent City Council meeting
Copyright (c) 2011, City of Chicago

EXISTING ZONING AND
STREET MAP SYSTEM

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SITE

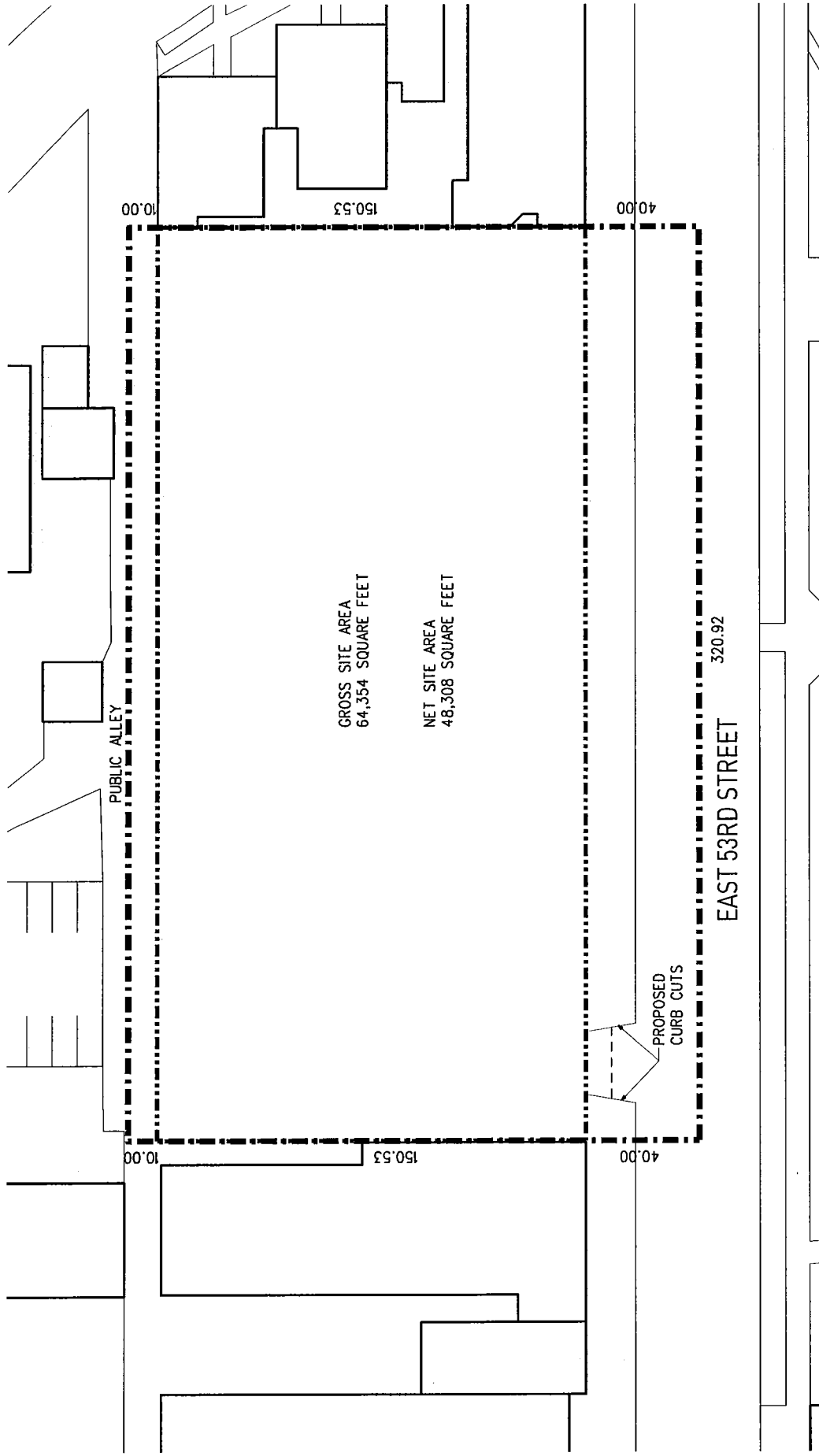
USE KEY:

- R - RESIDENTIAL
- C - COMMERCIAL / OFFICE
- I - INSTITUTIONAL
- P - PARKING GARAGE
- SP - SURFACE PARKING



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EXISTING LAND USE
 AREA MAP

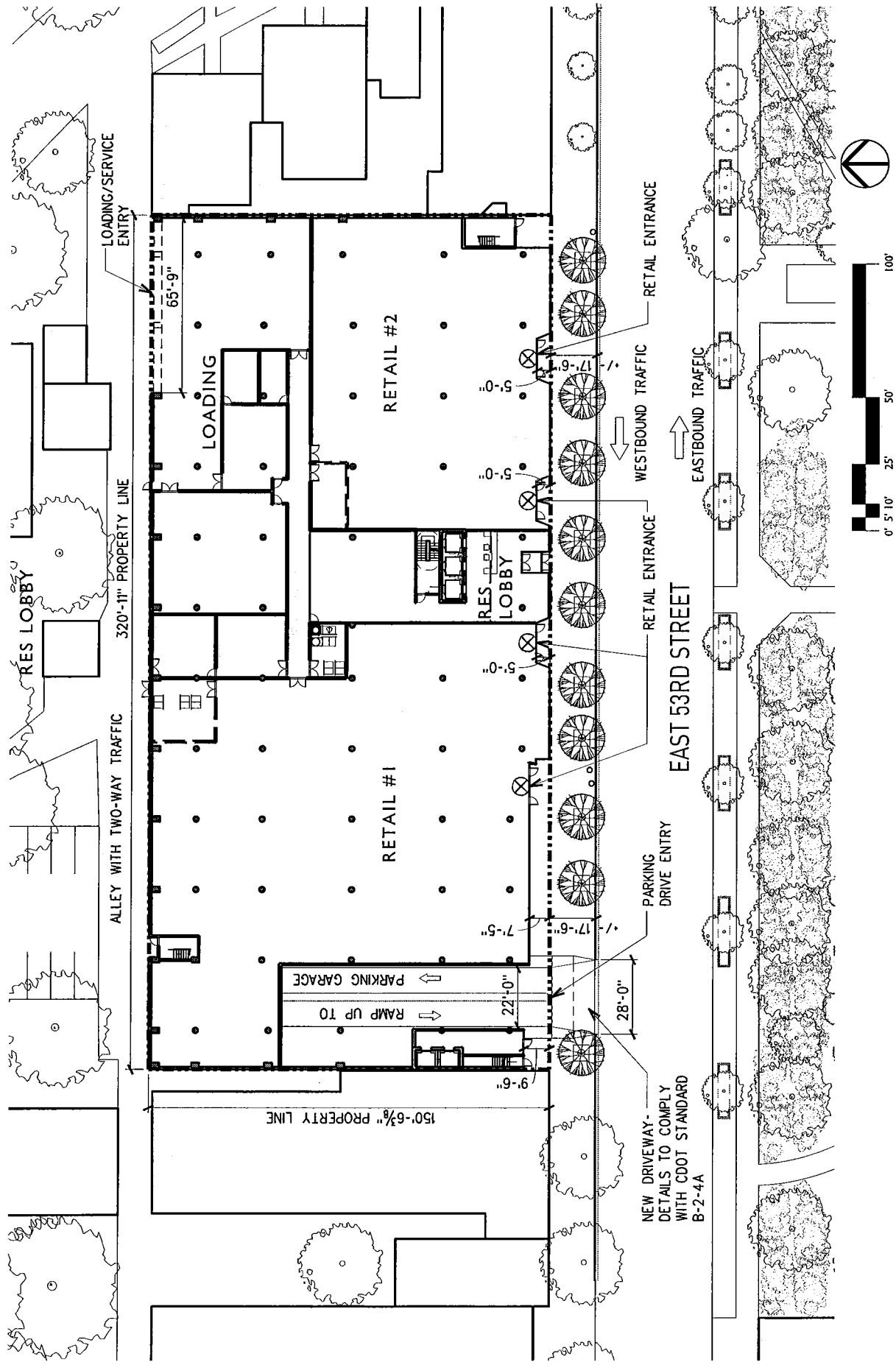


LEGEND
 - - - - - PROPERTY LINE
 ■■■■■ PD BOUNDARY



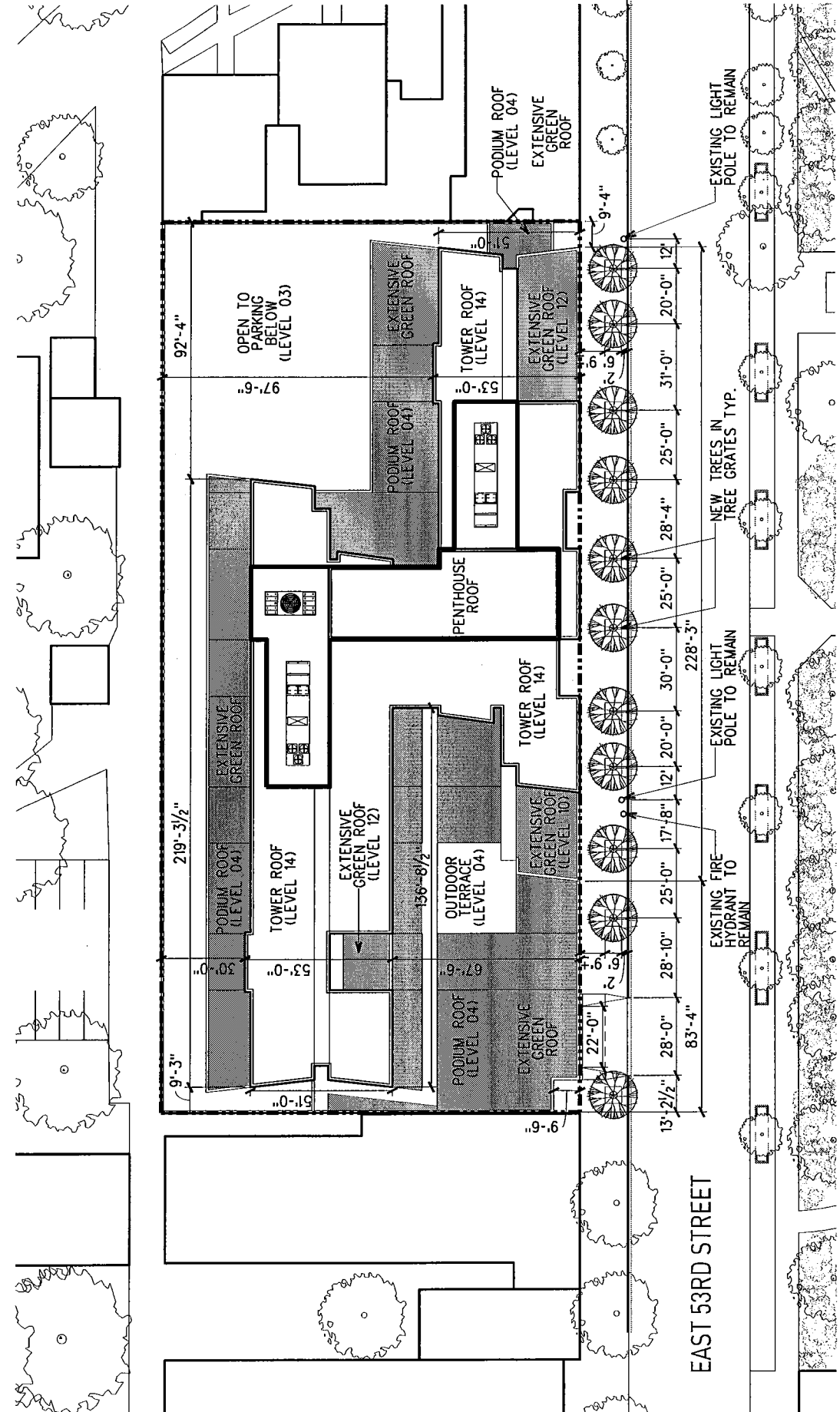
PLANNED DEVELOPMENT
 BOUNDARY AND PROPERTY
 LINE MAP

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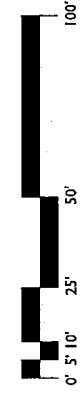
GENERALIZED SITE PLAN



EAST 53RD STREET

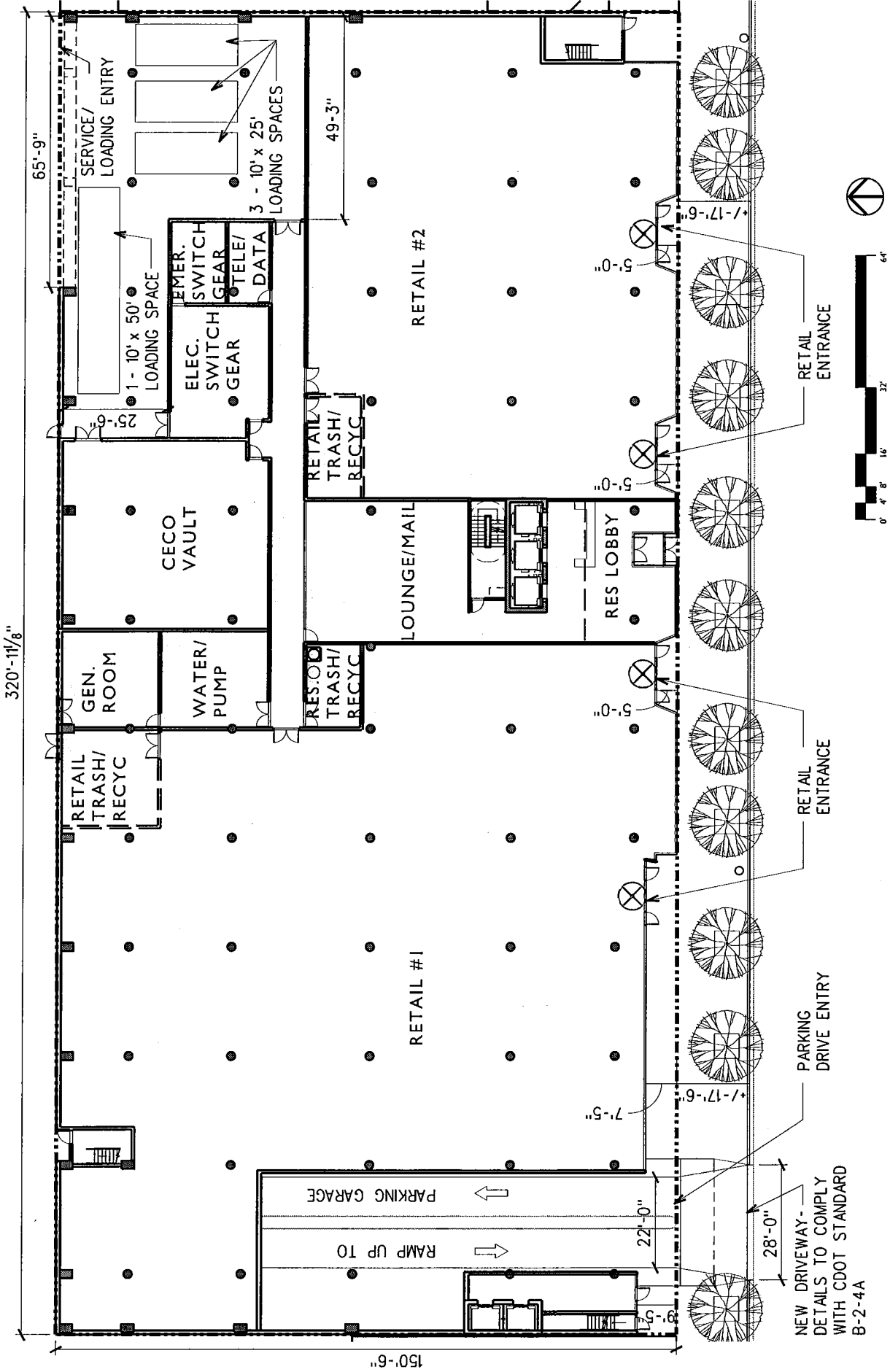
NEW GREEN ROOF SYSTEM (ALL SHADED AREAS)	
TOTAL GROSS ROOF AREA *	39,462 SF
TOTAL MECHANICAL/SERVICE AREA:	6,444 SF
TOTAL NET ROOF AREA:	33,018 SF
GREEN ROOF REQUIRED (50% NET ROOF AREA)	16,509 SF
GREEN ROOF PROVIDED *	16,723 SF (50.6%)

- NEW PARKWAY TREES
- NEW PARKWAY TREE GRATES



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LANDSCAPE PLAN / GREEN ROOF PLAN

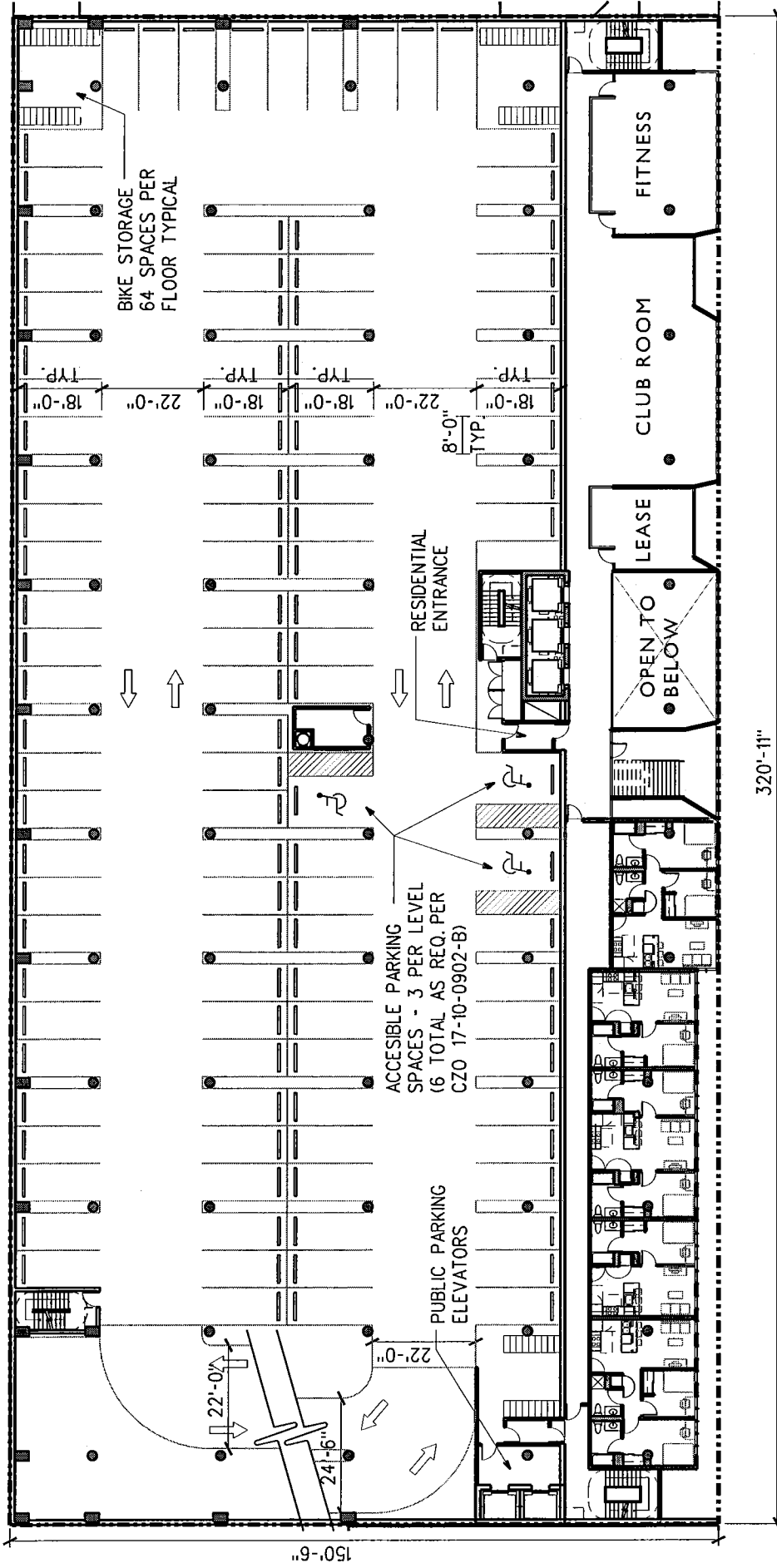


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GROUND FLOOR PLAN

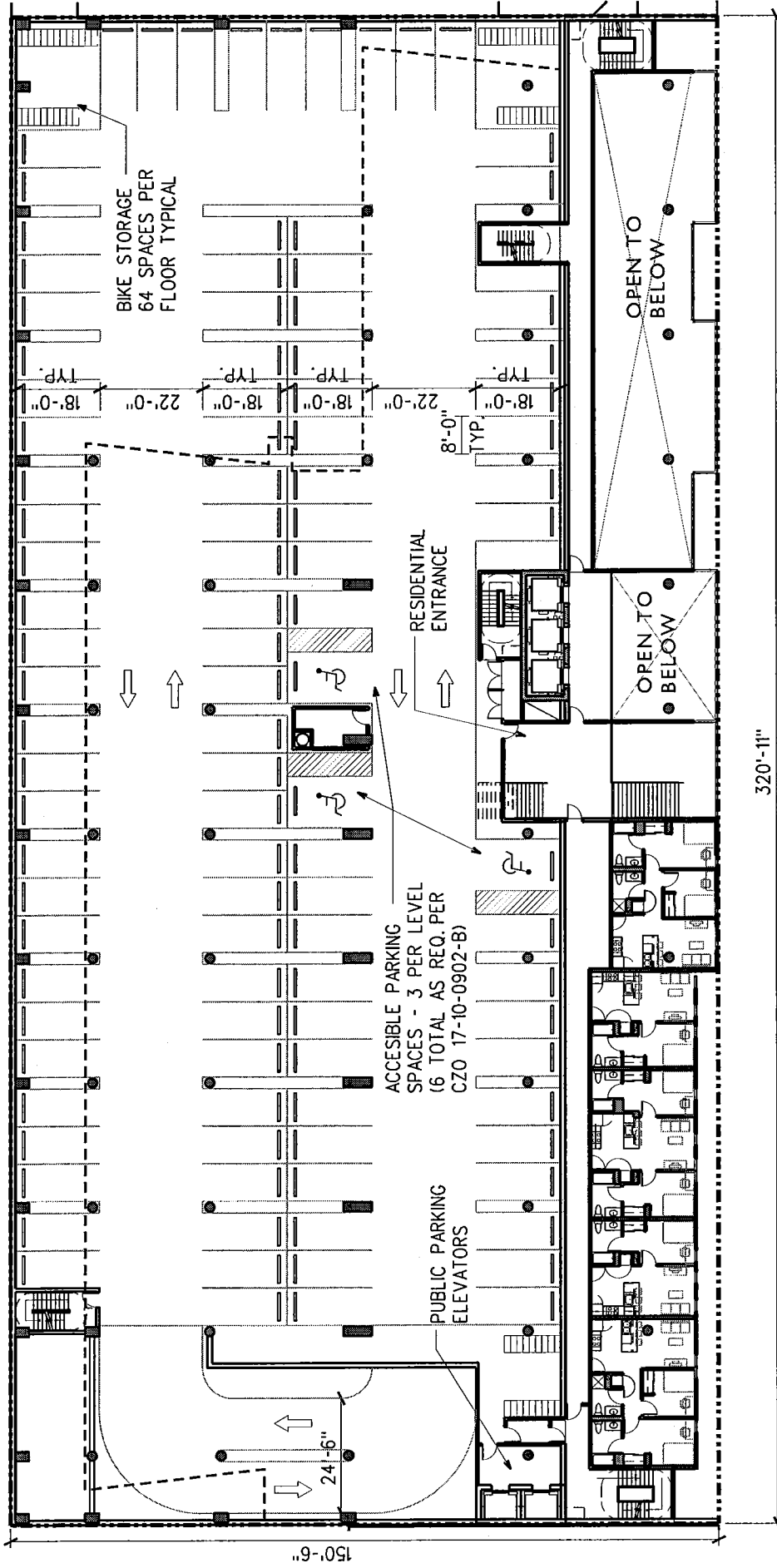


LEVEL 02 FLOOR PLAN

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LEVEL 03 FLOOR PLAN

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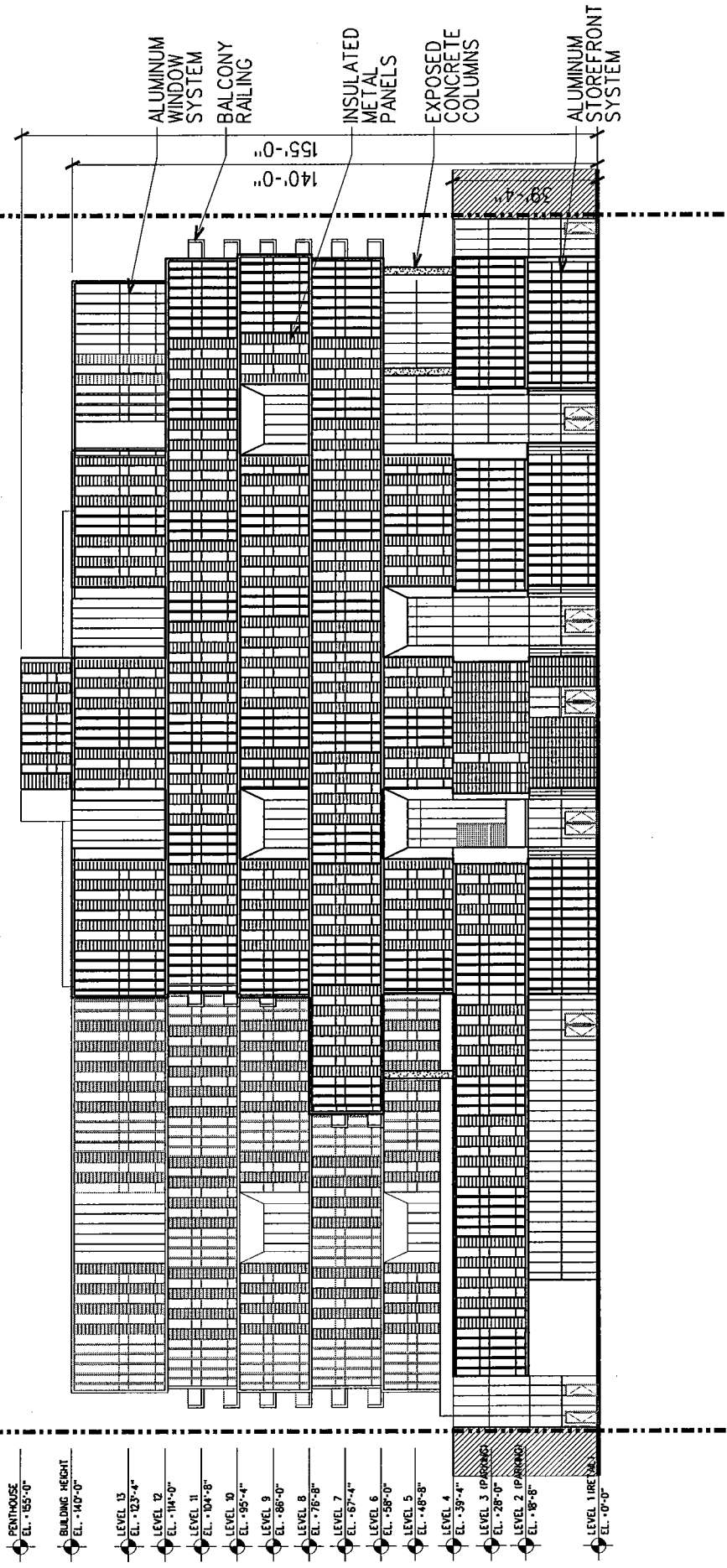
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RENDERING

VIEW FROM NORTHWEST
LOOKING SOUTHEAST



- PENTHOUSE
EL. +155'-0"
- BUILDING HEIGHT
EL. +140'-0"
- LEVEL 13
EL. +123'-4"
- LEVEL 12
EL. +114'-0"
- LEVEL 11
EL. +104'-8"
- LEVEL 10
EL. +95'-4"
- LEVEL 9
EL. +86'-0"
- LEVEL 8
EL. +76'-8"
- LEVEL 7
EL. +67'-4"
- LEVEL 6
EL. +58'-0"
- LEVEL 5
EL. +48'-8"
- LEVEL 4
EL. +39'-4"
- LEVEL 3 (PARKING)
EL. +28'-0"
- LEVEL 2 (PARKING)
EL. +18'-8"
- LEVEL 1 (BASE)
EL. +0'-0"

ALUMINUM WINDOW SYSTEM
BALCONY RAILING
155'-0"
140'-0"
INSULATED METAL PANELS
EXPOSED CONCRETE COLUMNS
ALUMINUM STOREFRONT SYSTEM

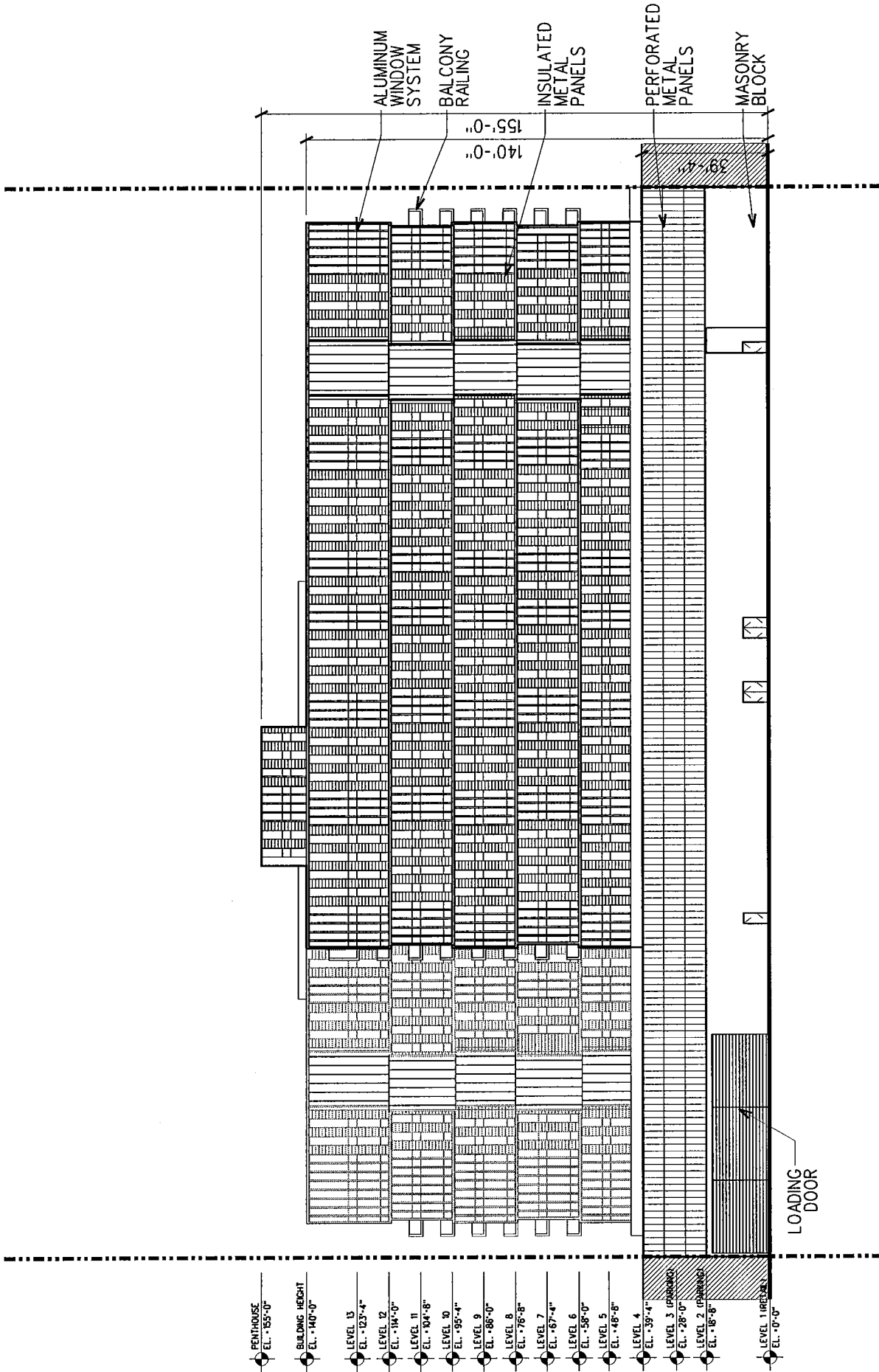
SOUTH ELEVATION

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SCALE: 1"=40'-0"



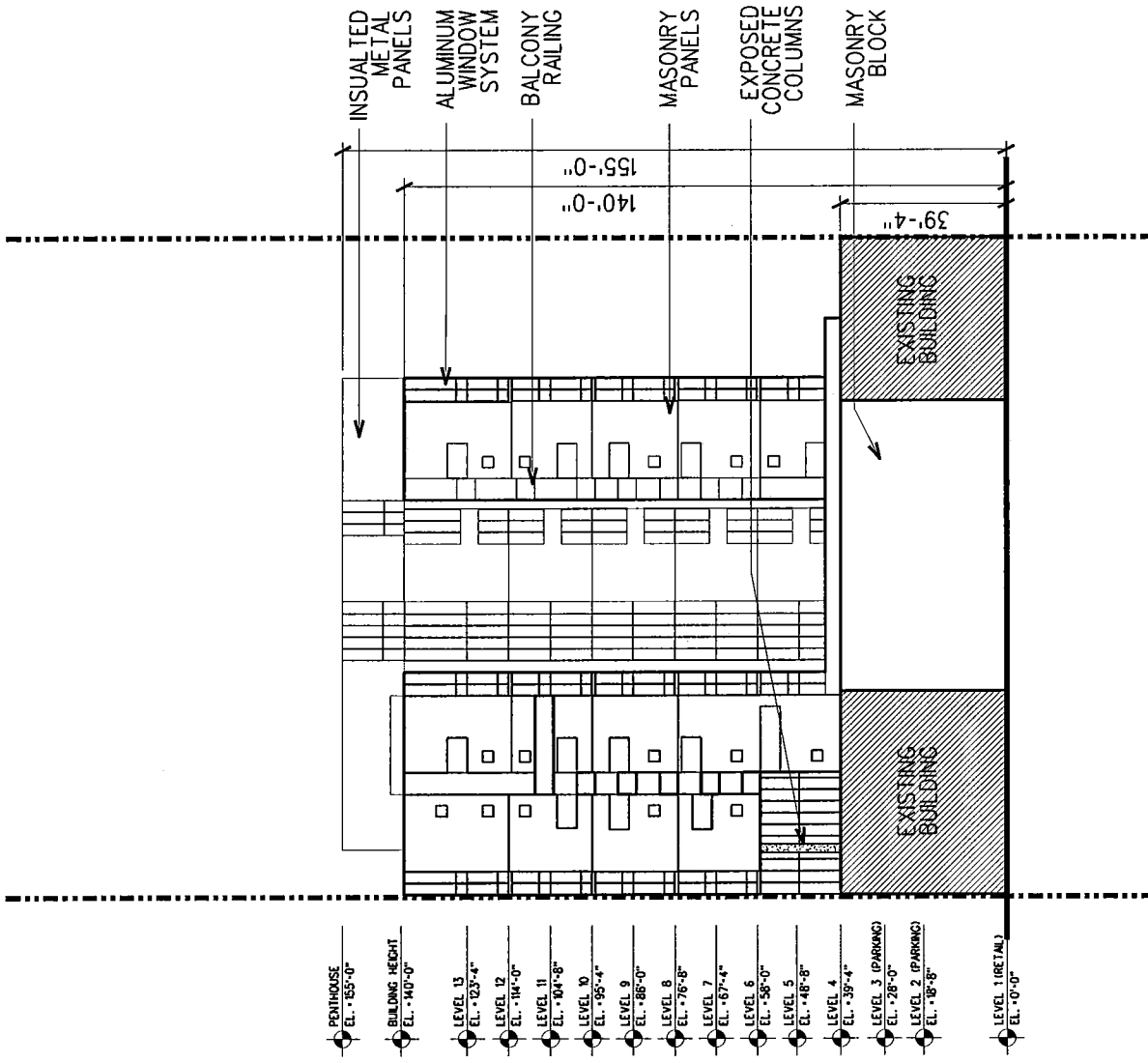
NORTH ELEVATION

APPLICANT: MESA DEVELOPMENT, LLC

ADDRESS: 1330 E. 53RD ST.

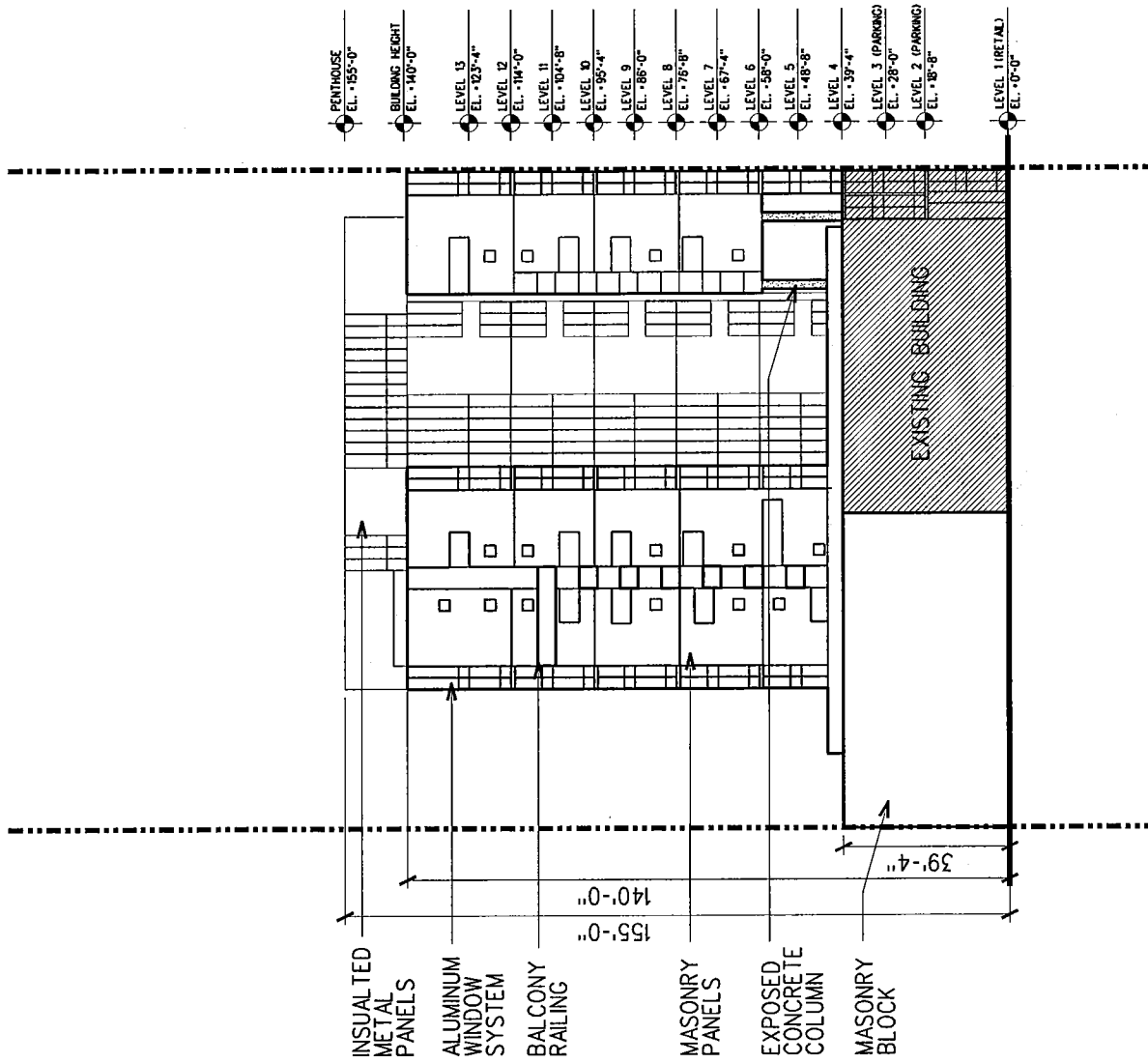
DATE INTRODUCED: FEBRUARY 13, 2013

SCALE: 1"=40'-0"



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

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PENTHOUSE	EL. +155'-0"
BUILDING HEIGHT	EL. +140'-0"
LEVEL 13	EL. +123'-4"
LEVEL 12	EL. +114'-0"
LEVEL 11	EL. +104'-8"
LEVEL 10	EL. +95'-4"
LEVEL 9	EL. +86'-0"
LEVEL 8	EL. +76'-8"
LEVEL 7	EL. +67'-4"
LEVEL 6	EL. +58'-0"
LEVEL 5	EL. +48'-8"
LEVEL 4	EL. +39'-4"
LEVEL 3 (PARKING)	EL. +28'-0"
LEVEL 2 (PARKING)	EL. +18'-8"
LEVEL 1 (RETAIN)	EL. +0'-0"

INSULATED METAL PANELS
 ALUMINUM WINDOW SYSTEM
 BALCONY RAILING
 MASONRY PANELS
 EXPOSED CONCRETE COLUMN
 MASONRY BLOCK

155'-0"
 140'-0"

39'-4"

EXISTING BUILDING

WEST ELEVATION

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SCALE: 1"=40'-0"