

PD 1027

Table of Contents

09/16/2020 Minor Change-Revised	2
08/21/2020 Minor Change	4
07/24/2019 Minor Change	6
Exhibits	7
02/05/2014 PD Amendment	15
Ordinance	15
Statements	15
Bulk Table	18
ARO	21
Exhibits	23
05/29/2012 Zoning Letter	34
09/13/2006 PD Adoption	35
Ordinance	35
Statements	36
Bulk Table	39
Exhibits	41



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 16, 2020

Sylvia C. Michas
Taft Law
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: REVISED Minor change for PD No. 1027, parking at 504 N. Green St.

Dear Ms. Michas:

Please be advised that your revised request for a minor change to Residential Business Planned Development No. 1027, ("PD 1027") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1027. On Aug. 21, 2020, we approved a minor change in which you incorrectly identified the existing parking as having 93 rather than 99 spaces.

You are seeking a minor change on behalf of Flatiron LLC, the sole owner of PD 1027. PD 1027 requires a minimum of 88 accessory parking spaces for the existing 227 dwelling units at 504 and 505 N. Green St. The existing 14-story building at 504 N. Green St. contains commercial space within the first floor, 99 interior accessory parking spaces located on the first through third floors and dwelling units on the upper floors. Since your client purchased the property in 2019, several of the existing 99 spaces have been vacant and unoccupied, as many of the residents do not own automobiles. Additionally, the property is a transit served location, located within 1,320 feet of the CTA Blue Line Station at 502 N. Milwaukee Ave.

You are seeking a minor change to a) lease 22 of the 88 required accessory spaces to non-residents and b) convert the existing 11 non required accessory parking spaces to non-accessory parking spaces.

PD 1027 has an underlying zoning district of B2-5 and allows all uses permitted in the B2-5 Neighborhood Mixed-Use District except those in the group living use category. In keeping with the parking standards of the Zoning Ordinance, up to 25% of the number of parking spaces required for residential uses may be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.

Therefore, the Department of Planning and Development has determined that allowing up to 25% (or 22) of the required 88 accessory parking spaces to be leased out to non-residents will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

In regards to your second request, it is my determination that the Zoning Ordinance treats non-required, accessory parking the same as non-accessory parking in all business and commercial districts. Therefore, the conversion of 11 extra non-required, accessory parking spaces to non-accessory parking is also permitted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1027, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Finally, when your request was submitted, it was determined that there were two illegal signs located at the top of the building. As of August 11, 2020, both of those signs have been permanently removed.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 21, 2020

Sylvia C. Michas
Taft Law
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: Minor change for PD No. 1027, parking at 504 N. Green St.

Dear Ms. Michas:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1027, ("PD 1027") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1027.

You are seeking a minor change on behalf of Flatiron LLC, the sole owner of PD 1027. PD 1027 requires a minimum of 88 accessory parking spaces for the existing 227 dwelling units at 504 and 505 N. Green St. The existing 14-story building at 504 N. Green St. contains commercial space within the first floor, 93 interior accessory parking spaces located on the first through third floors and dwelling units on the upper floors. Since your client purchased the property in 2019, several of the existing 93 spaces have been vacant and unoccupied, as many of the residents do not own automobiles. Additionally, the property is a transit served location, located within 1,320 feet of the CTA Blue Line Station at 502 N. Milwaukee Ave.

You are seeking a minor change to a) lease 22 of the 88 required accessory spaces to non-residents and b) convert the existing 5 non required accessory parking spaces to non-accessory parking spaces.

PD 1027 has an underlying zoning district of B2-5 and allows all uses permitted in the B2-5 Neighborhood Mixed-Use District except those in the group living use category. In keeping with the parking standards of the Zoning Ordinance, up to 25% of the number of parking spaces required for residential uses may be leased out on a daily, weekly, or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use.

Therefore, the Department of Planning and Development has determined that allowing up to 25% (or 22) of the required 88 accessory parking spaces to be leased out to non-residents will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

In regards to your second request, it is my determination that the Zoning Ordinance treats non-required, accessory parking the same as non-accessory parking in all business and commercial districts. Therefore, the conversion of 5 extra non-required, accessory parking spaces to non-accessory parking is also permitted.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1027, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Finally, when your request was submitted, it was determined that there were two illegal signs located at the top of the building. As of August 11, 2020, both of those signs have been permanently removed.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 24, 2019

John J. George
Akerman LLP
71 S. Wacker Dr., 47th Floor
Chicago, IL 60606

Re: Minor change request for PD No. 1027, 504 and 505 N. Green St.

Dear Mr. George:

Please be advised that your request for a minor change to Planned Development No. 1027, ("PD 1027") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1027.

Your client and the sole property owner, Flatiron LLC, is seeking a minor change to insert a glass storefront system in a section of the building that was originally a shell space for use as a bus shelter. Secondly, streetscape improvements, including the addition of an irrigation system, plantings and an ornamental railing, will be added along Green St. and at the Milwaukee and Grand corner plaza. The following drawings are attached: Enlarged Low Rise Key Plan, Project Site Plan/Key, Existing and Proposed Elevations, Layout and Landscape Plan, Irrigation Plan, Landscape Details, Site Details, and Corner Park-Plan Rendering of Proposed Improvements

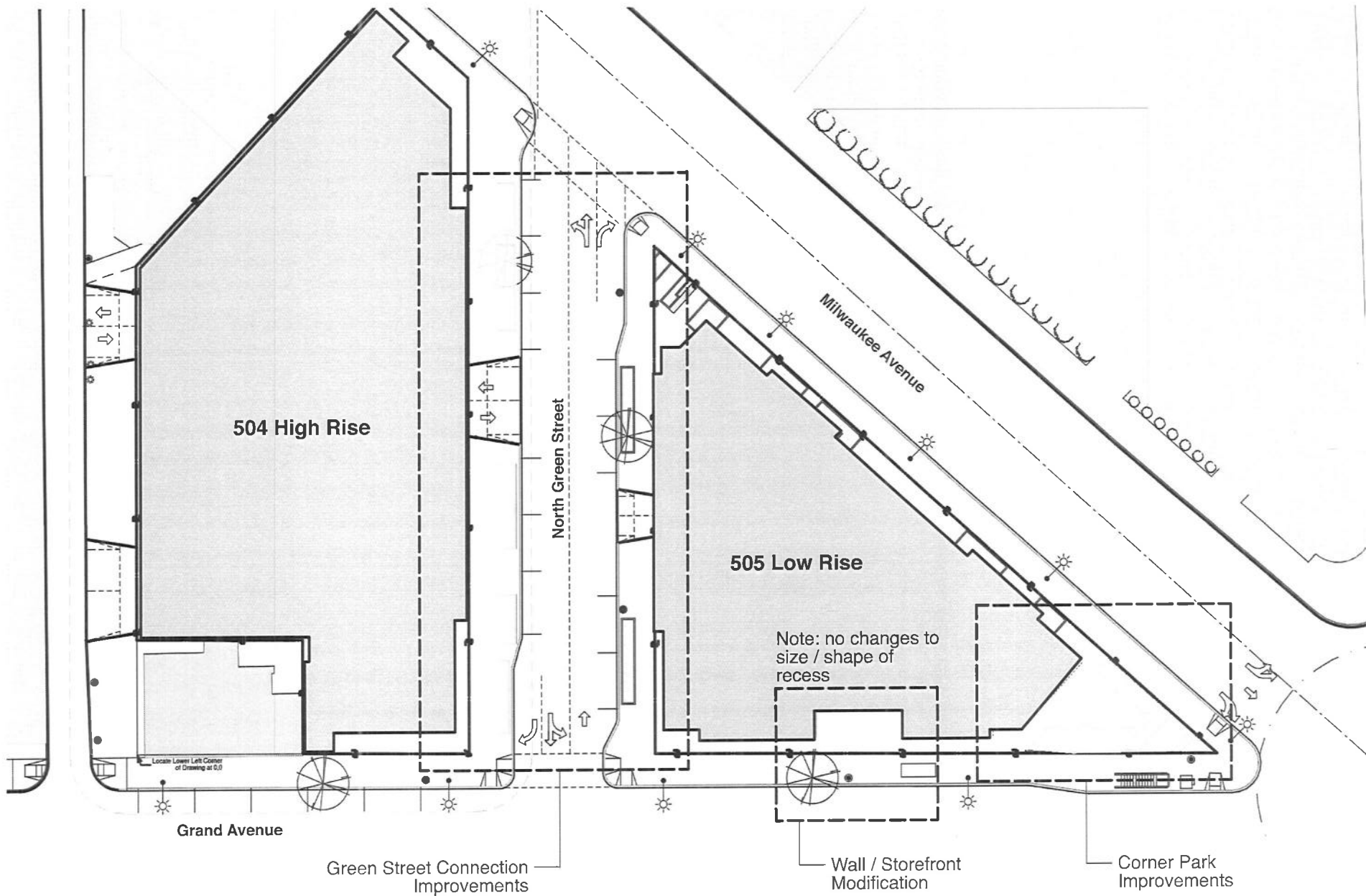
With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1027, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patrick Murphey
Zoning Administrator

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

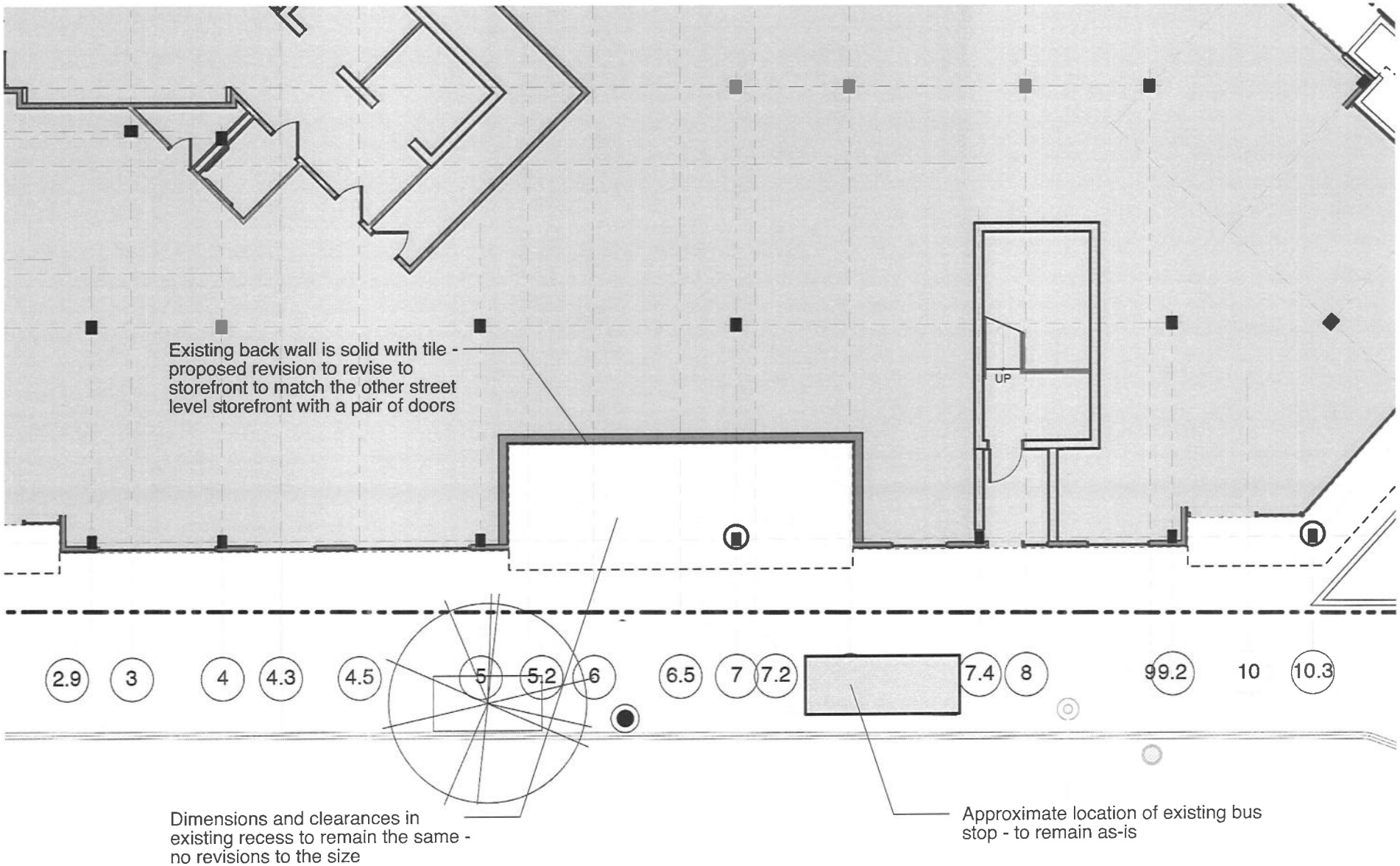


Enlarged Low Rise Key Plan
 504 / 505 North Green Street - Chicago IL

ARCHITECT
 Newcastle Limited

ARCHITECT
 Pappageorge Haymes Partners

LANDSCAPE ARCHITECT
 Hitchcock Design Group



Project Site Plan / Key

504 / 505 North Green Street - Chicago IL

ARCHITECT
Newcastle Limited

ARCHITECT
Pappageorge Haymes Partners

LANDSCAPE ARCHITECT
Hitchcock Design Group



The elevation above represents the existing south elevation



The elevation above represents the proposed revision at the recess

Existing and Proposed Elevations

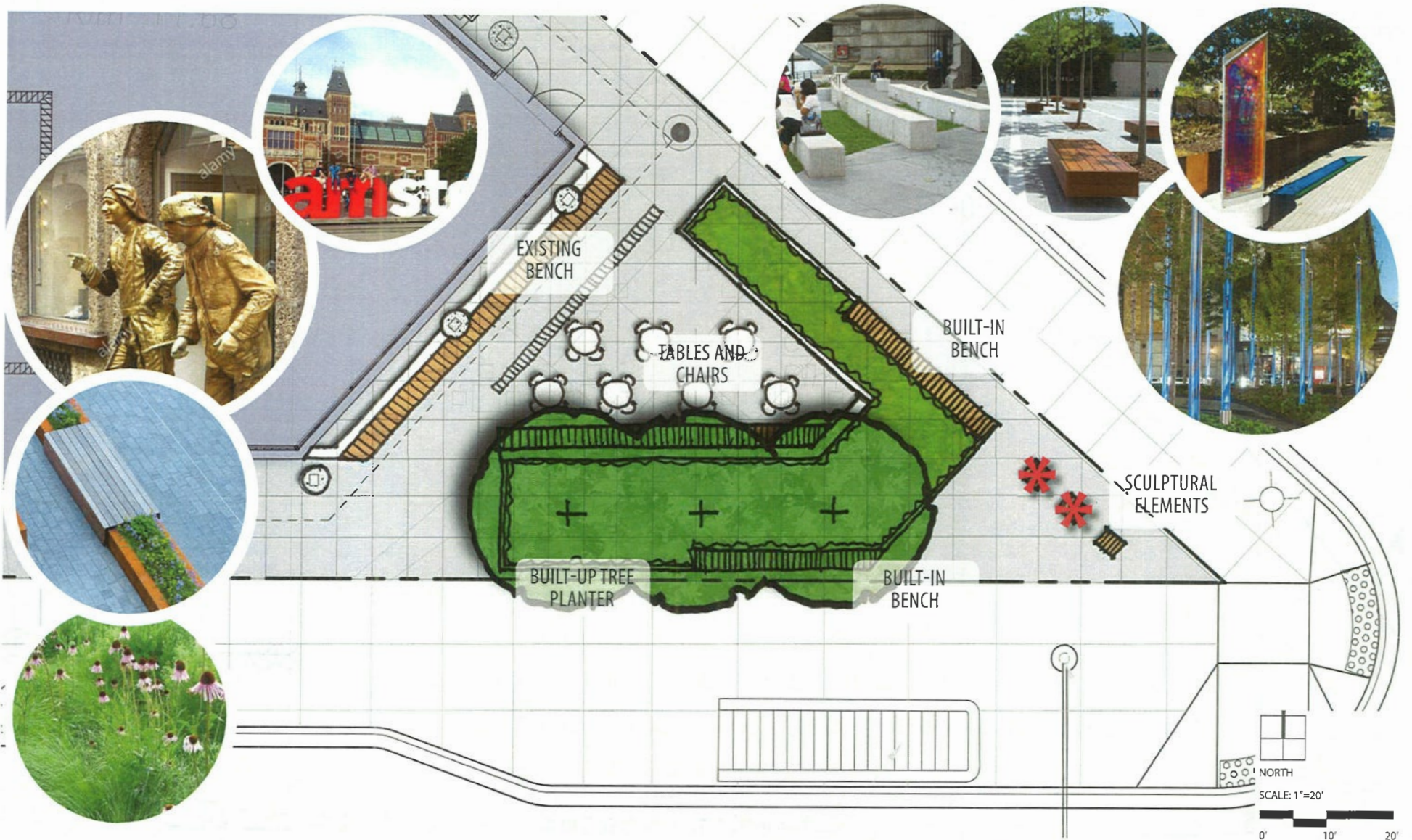
504 / 505 North Green Street - Chicago IL

ARCHITECT
Newcastle Limited

ARCHITECT
Pappageorge Haymes Partners

LANDSCAPE ARCHITECT
Hitchcock Design Group

5/17/19



The image above is a plan rendering of proposed improvements to the corner park at W Grand St and N Milwaukee Ave

Corner Park - Plan Rendering of Proposed Improvements
 504 / 505 North Green Street - Chicago IL

ARCHITECT
 Newcastle Limited

ARCHITECT
 Pappageorge Haymes Partners

LANDSCAPE ARCHITECT
 Hitchcock Design Group

5/16/19

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17705

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 17705)*

RBPD 1027, 99

(Common Address: 500 -- 536 N. Milwaukee Ave., 806 -- 834 W. Grand Ave.,
500 -- 522 N. Green St. And 501 -- 517 N. Green St.)

[SO2013-2476]

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 Residential Business Planned Development Number 1027 symbols and indications as shown on Map Number 1-G in the area bounded by:

beginning at North Milwaukee Avenue; North Halsted Street; West Grand Avenue; a line 324.19 feet west of the intersection of North Milwaukee Avenue and West Grand Avenue as measured along the north right-of-way line of West Grand Avenue and perpendicular thereto; a line 40.29 feet north of and parallel to West Grand Avenue; the alley next east of and parallel to North Peoria Street; a line 171.82 feet north of and parallel to West Grand Avenue; a point 171.82 feet north of West Grand Avenue and 135.48 feet east of North Peoria Street; and a line from a point 171.82 feet north of West Grand Avenue and 135.48 feet east of North Peoria Street to a point 398.82 feet northwest of the intersection of North Milwaukee Avenue and West Grand Avenue as measured along the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto (ToB),

to those of Residential Business Planned Development Number 1027, 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.

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

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

Residential Business Planned Development No. 1027, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1027, as amended, consists of approximately 42,019.46 square feet (0.96 acre).

2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (south, northeast, west, east from Green Street and west from Green Street), dated January 16, 2014, prepared by Pappageorge Haymes Ltd. Architects. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Business Planned Development": all uses permitted in the B2-5 Neighborhood Mixed-Use District, except those in the Group Living Use Category; Drive-Through uses as long as reviewed and approved through Site Plan Approval and approved by the Chicago Department of Transportation ("CDOT"), Fire Department and Mayor's Office for Persons with Disabilities ("MOPD"); accessory parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development subject to the review and approval of the Department of Transportation and Department of Planning and Development. Any service drives, including any drive-through or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There will be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
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 improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Green Roof Plan and Building Elevations and in accordance with the landscape provisions of the Chicago Zoning Ordinance and 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. Applicant agrees that it will cooperate to provide space to the Chicago Transit Authority ("CTA") for the installation by the CTA of an elevator as indicated on the site plan or in a location mutually agreed upon by the CTA and applicant.
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 titleholders and any ground lessors.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be LEED Certified and shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of each building to be constructed within this Planned Development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures and roof-mounted equipment. The total square footage of the "green roof" is 12,783 square feet.
15. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
16. 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 B2-5 Neighborhood Mixed-Use District.

[Existing Zoning Map; Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 74820 through 74833 of this *Journal*.]

Bulk Regulations and Data Table; Confirmation Letter; and Affordable Housing Profile Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1027, As Amended.

Bulk Regulations And Data Table.

Gross Site Area: 89,575.38 square feet (2.06 acres)

Net Site Area:	42,019.46 square feet (0.96 acre) = 89,575.38 square feet (gross site area) minus 47,555.92 square feet (public streets and alleys)
Maximum Floor Area Ratio:	5.0
Maximum Number Of Residential Units:	227
Minimum Number Of Efficiency Units:	45
Maximum Percentage Of Site Coverage:	In accordance with site plan
Number Of Off Street Parking Spaces:	Accessory Parking, minimum: 88 spaces
Minimum Number Of Loading Spaces:	One at 10 feet by 25 feet berth in each building (total of two berths)
Number Of Bicycle Parking Spaces:	Minimum: 50 Spaces
Setbacks From Property Line:	In accordance with site plan
Maximum Building Height:	+179 feet to topmost element of building +159 feet underside of roof structure
Green Roof:	12,783 square feet = 50 percent of applicable roof area



January 7, 2014

Chicago Department of Planning and Development
121 N LaSalle, Room 1006
Chicago, IL 60602
Attention: Marcia Baxter

Re: Urban Form Investments, LLC
500-536 North Milwaukee Ave., 806-834 W. Grand Ave., 500-522 N. Green St., 501-517
N. Green St., Chicago, Illinois (the "Project")

Dear Ms. Baxter:

The undersigned (the "Developer") is seeking a higher base floor area ratio for the real property commonly known as 500-536 North Milwaukee Ave., 806-834 W. Grand Ave., 500-522 N. Green St., 501-517 N. Green St., on which the above residential Project is to be located. The City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1000 et seq. (the "Zoning Ordinance") requires, the Developer to acknowledge and agree that if such higher base floor area ratio is approved and residential units are constructed as part of the Project, it shall be obligated to either provide affordable housing units or contribute to the City's Affordable Housing Opportunity Fund. The Developer has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund (via the Department of Planning and Development) prior to the issuance of building permits for the project. The City has determined that for this Project, 10% of the new residential units proposed as a result of the planned development amendment will be required to be affordable, or alternatively, a contribution must be made in the amount of \$100,000 per affordable unit. The previous planned development, approved in 2006, provided for 145 residential units. The proposed planned development provides for 227 residential units, a difference of 82 units. Therefore 8.2 units, rounded up to 9 units, must be provided or a contribution of \$900,000.00 must be made. Developer's shall make a cash payment in lieu of providing the residential units and the total contribution will be \$900,000.00. This letter constitutes the undersigned's written acknowledgment of such obligation and is being provided pursuant to Title 17, Chapter 17-4-1000 et seq. of the Zoning Ordinance.

Sincerely,

Urban Form Investments, LLC

A handwritten signature in black ink, appearing to be a stylized 'U' or 'F' followed by a flourish, located below the typed name of the sender.

Urban Form Investments, LLC 640 N. LaSalle St. Suite 275 Chicago, IL 60654

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: MBaxter@cityofchicago.org Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: 01/08/14

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 500 N. Milwaukee
Development Address: 500-536 N. Milwaukee, 806-834 W. Grand Ave., 500-522 N. Green St., 501-517 N. Green St.
Ward: 27th Ward

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

Type of City involvement: Land write-down
(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?)
 Zoning increase, PD, or City Land purchase

*If yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: Urban Form Investment, LLC
Developer Contact (Project Coordinator): Michael Breheny
Developer Address: 640 N. LaSalle
Email address: mbreheny@gmail.com May we use email to contact you? Yes No
Telephone Number: 773-960-5705

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 322 x 10%* = 9 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: _____ X 25% = _____
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? _____

Estimated date for the commencement of marketing:
 Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? _____
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{82}{\text{Number of total, new units since PD approved in 2006}} \times 10\% = \frac{9}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{900,000}{\text{Amount owed}}$$

For Density Bonus projects, use the following formula to calculate payment owed:

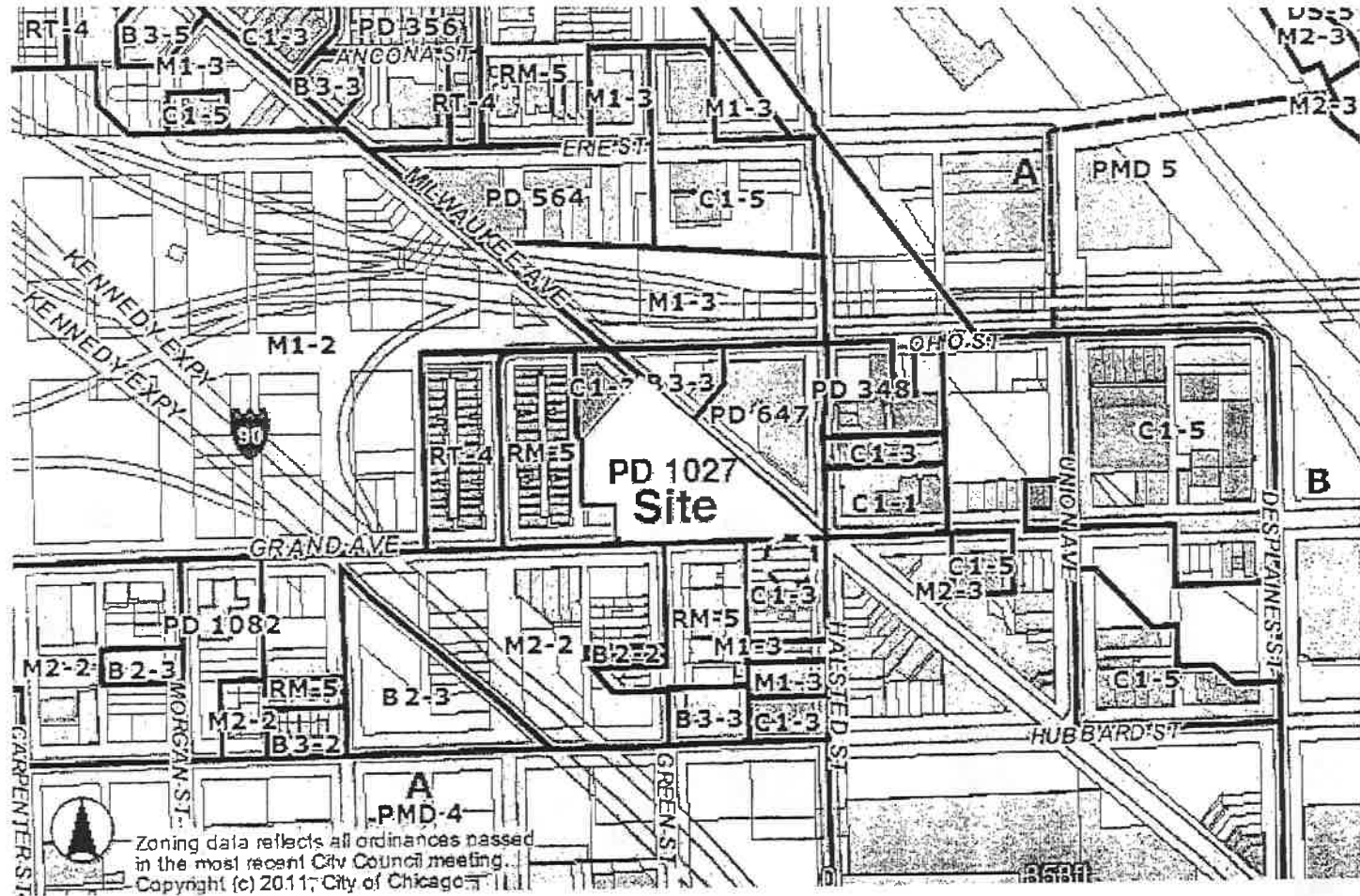
$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of DPD)

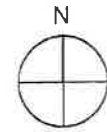
Marcia Baxter
 Marcia Baxter,
 Department of Planning & Development
 Developer/Project Coordinator

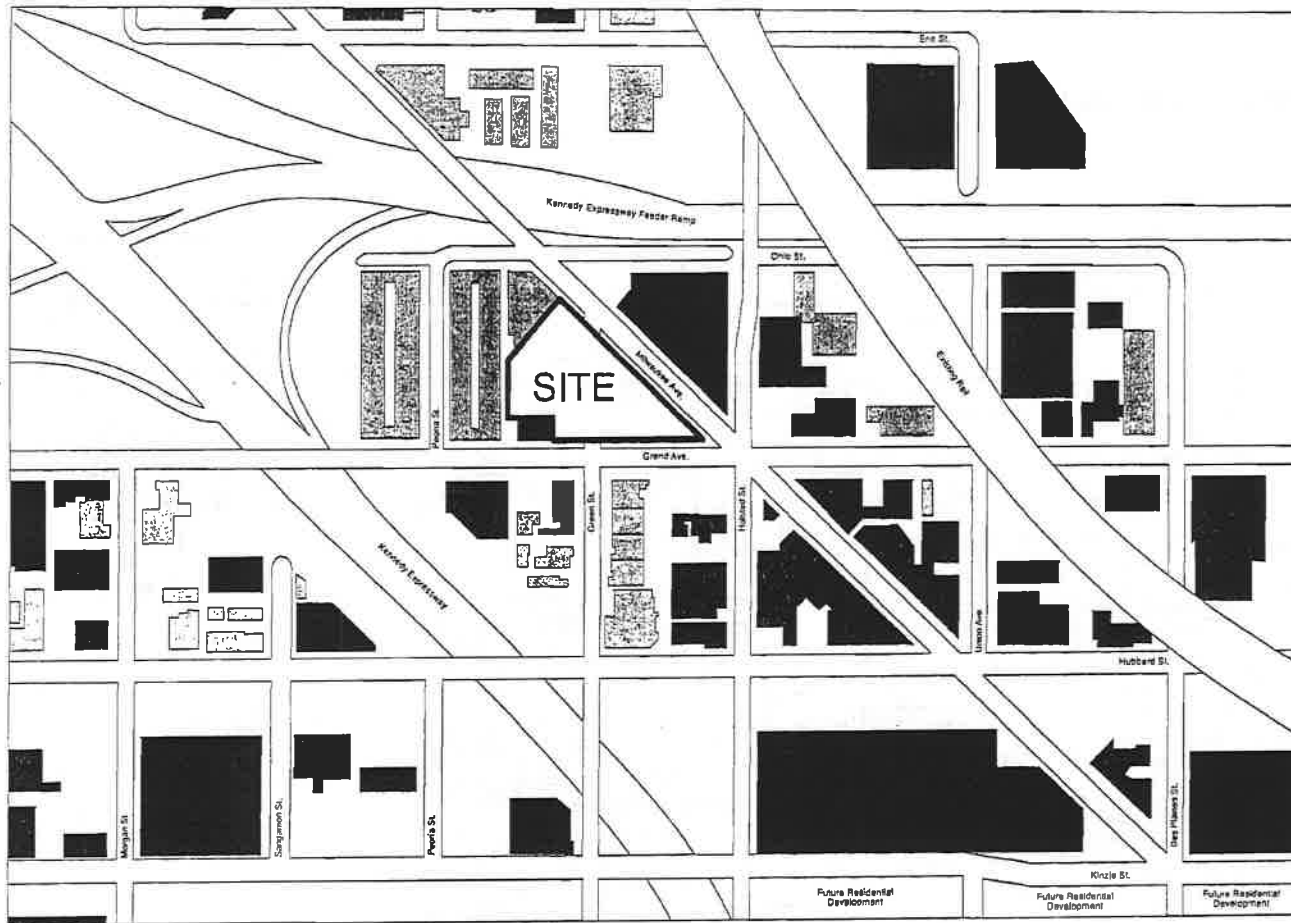
1/14/14
 Date
1-16-14
 Date



Existing Zoning Map

APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

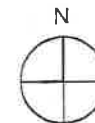


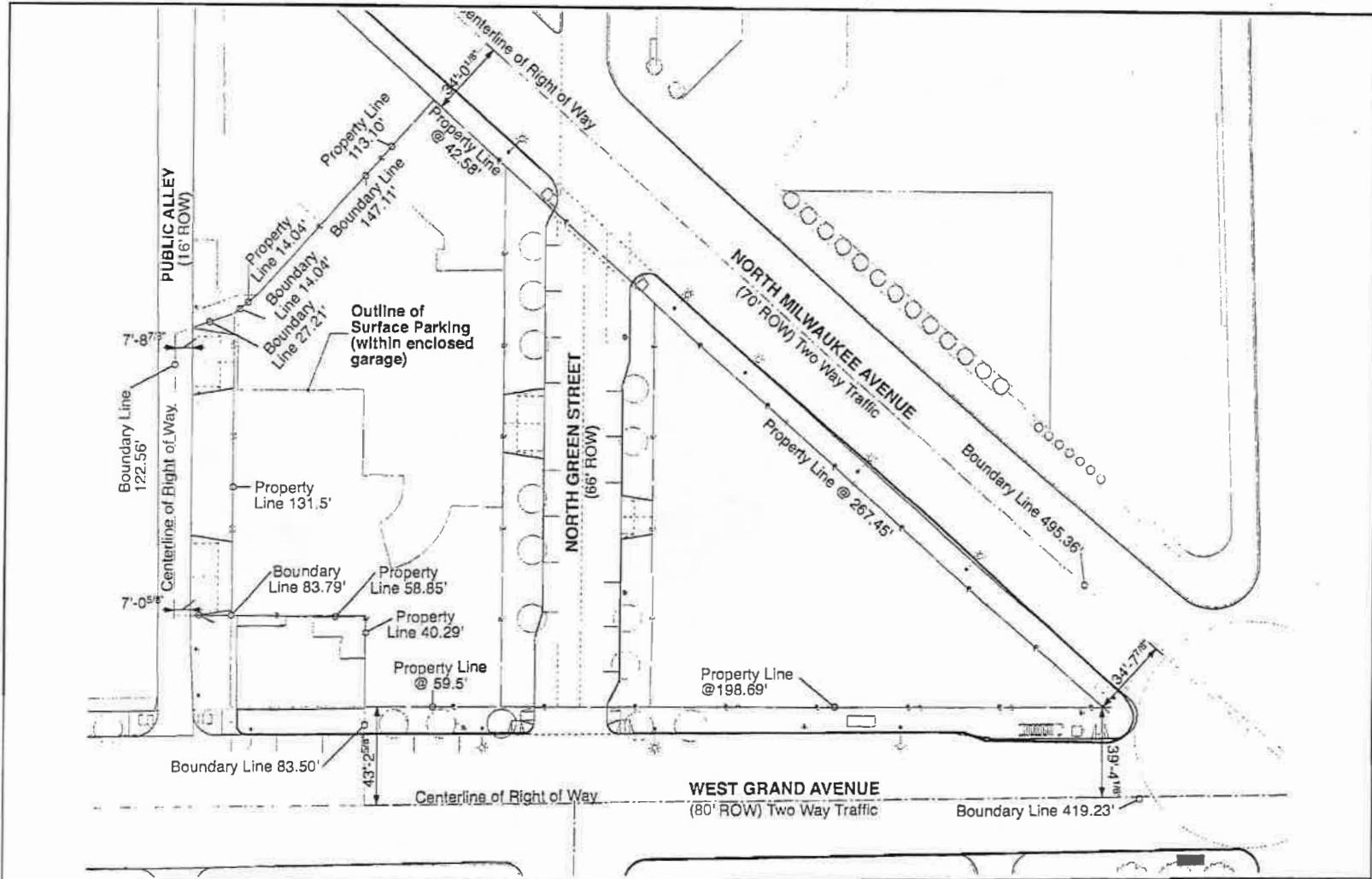


-  Existing Residential
-  Existing Commercial
-  Existing Mixed Use - Commercial & Residential
-  Manufacturing

APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

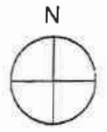
Land Use Map





APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

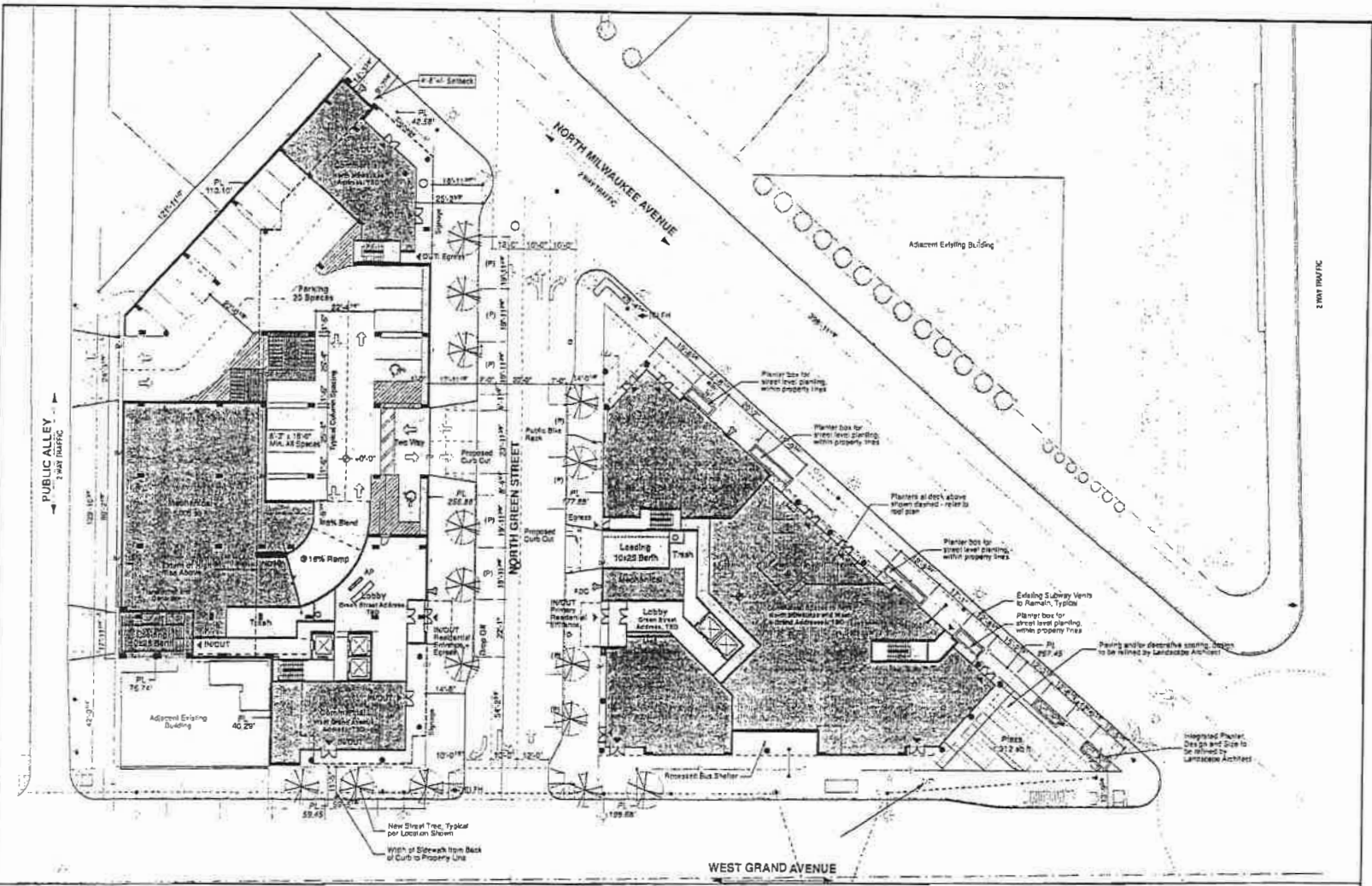
Planned Development Property Line and Boundary Map



2/5/2014

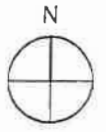
REPORTS OF COMMITTEES

74827



APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

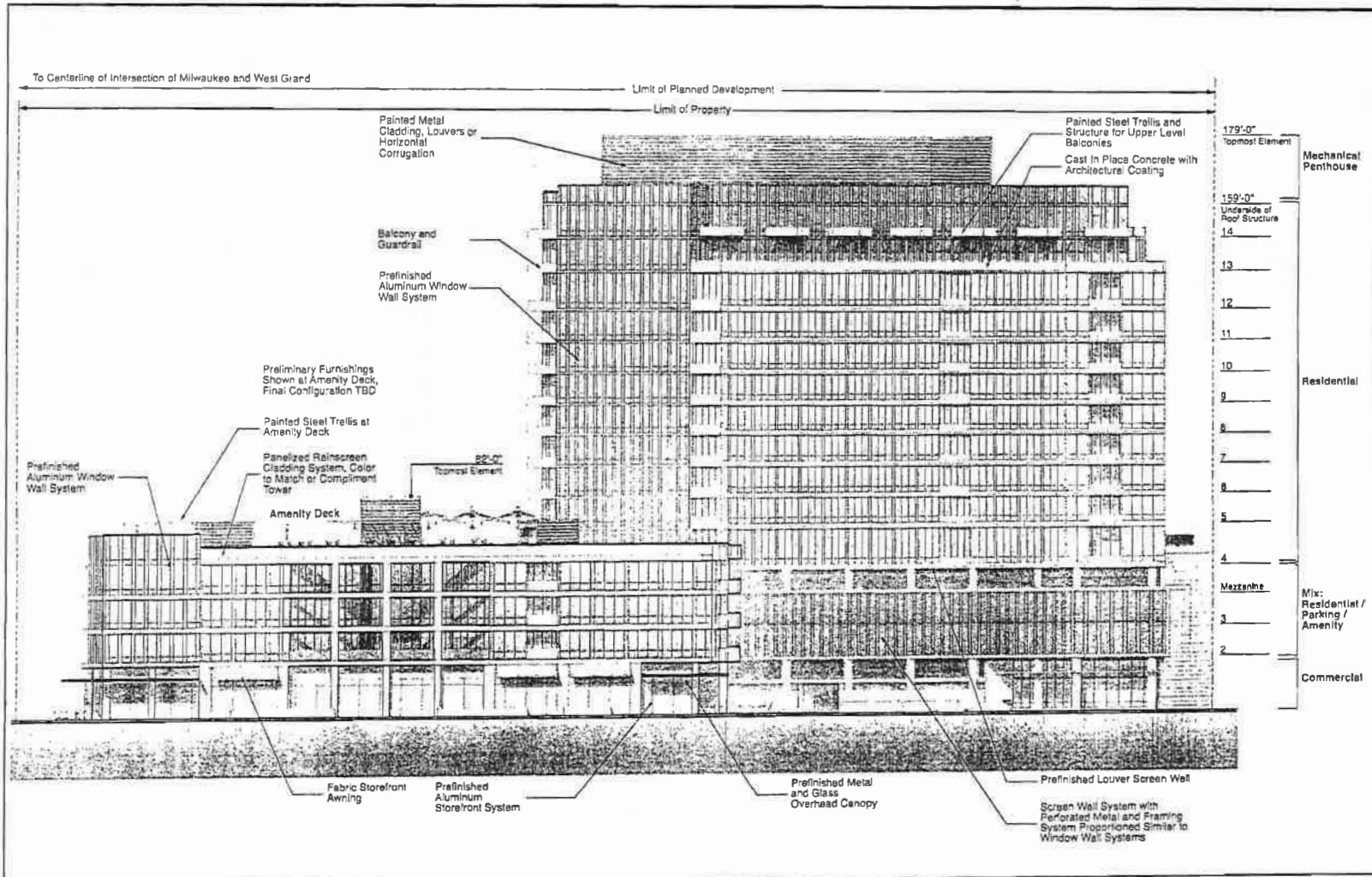
Landscape Plan



2/5/2014

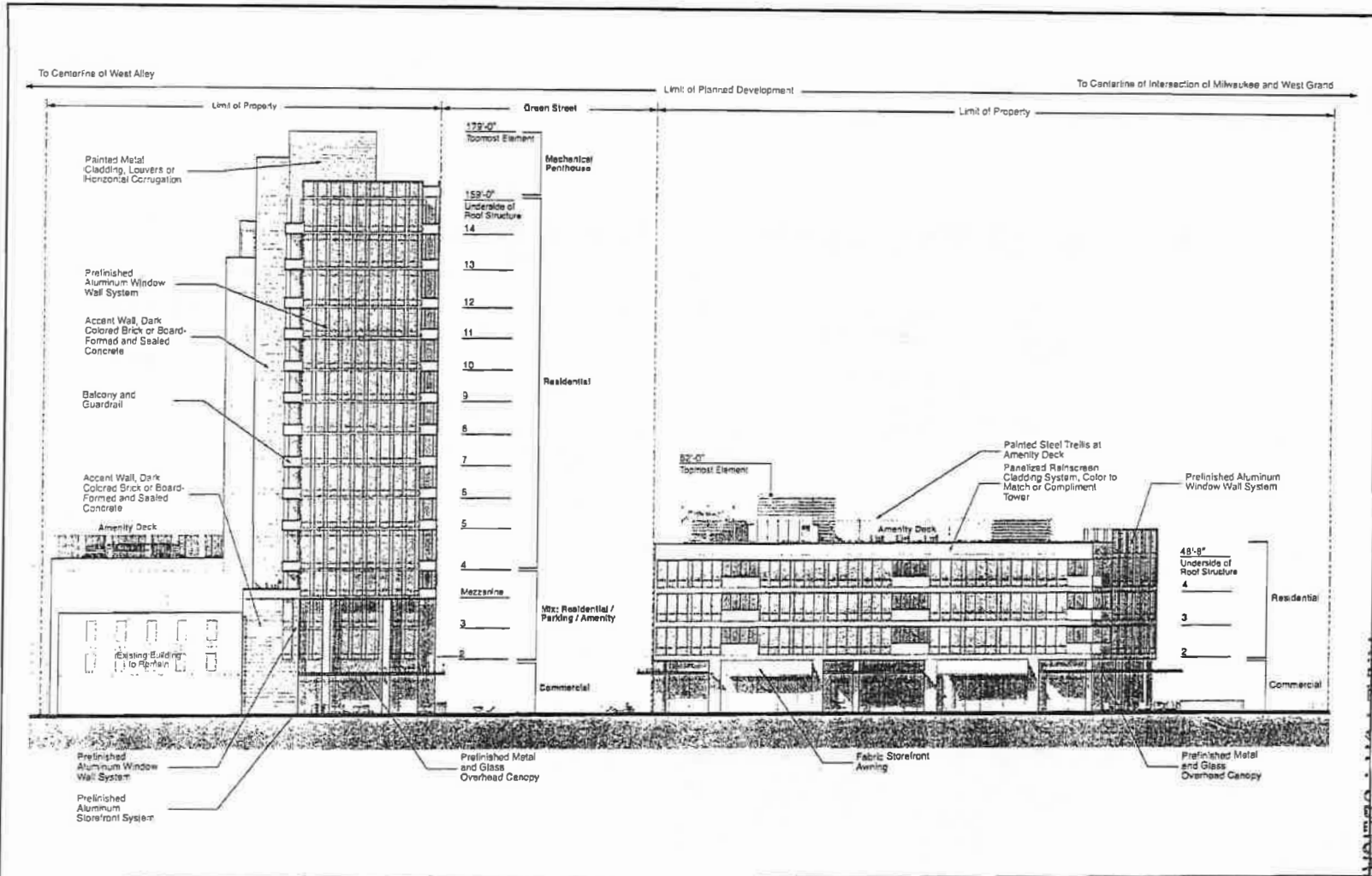
REPORTS OF COMMITTEES

74829



APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

Northeast Elevation



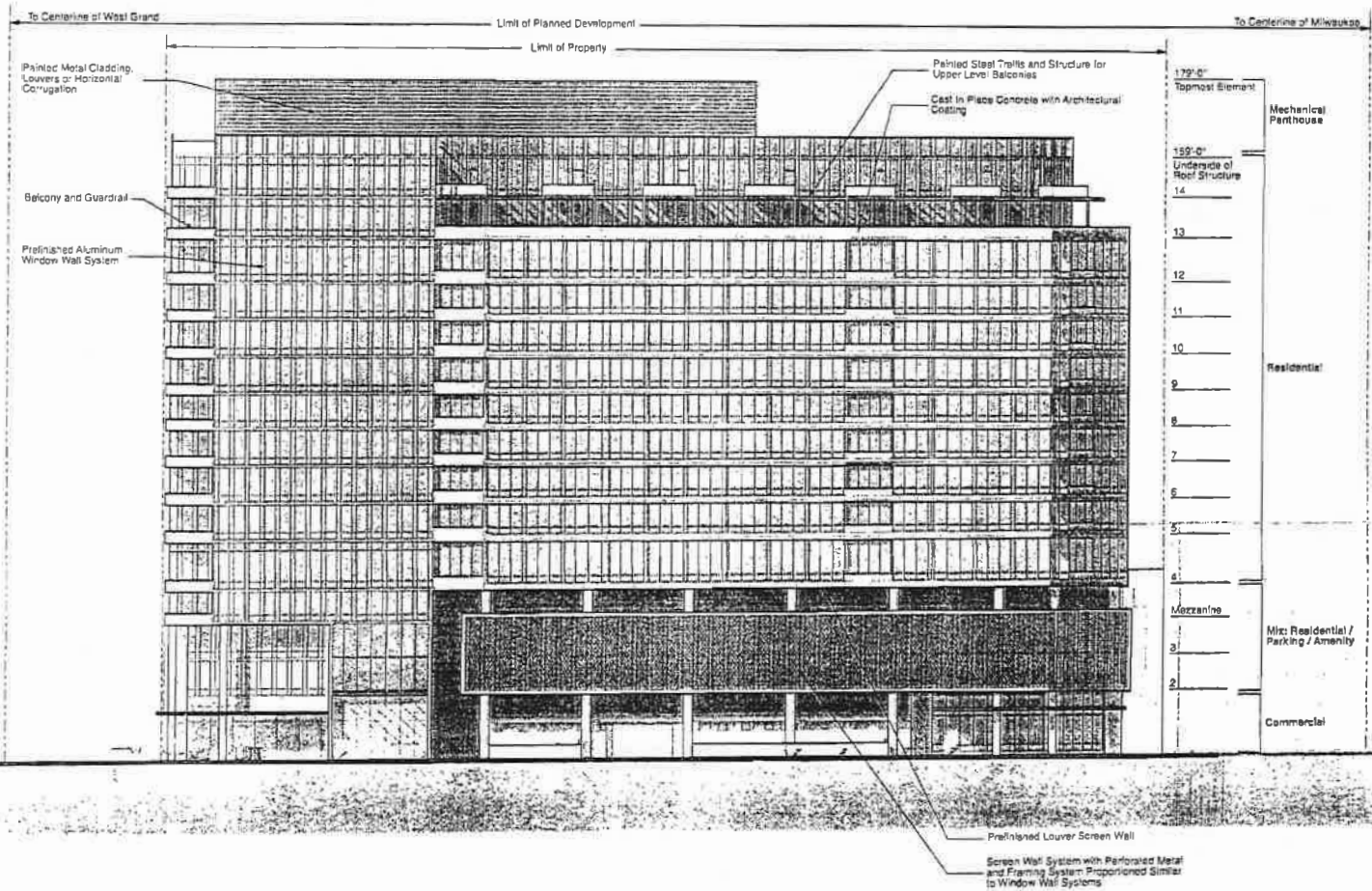
APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

South Elevation

2/5/2014

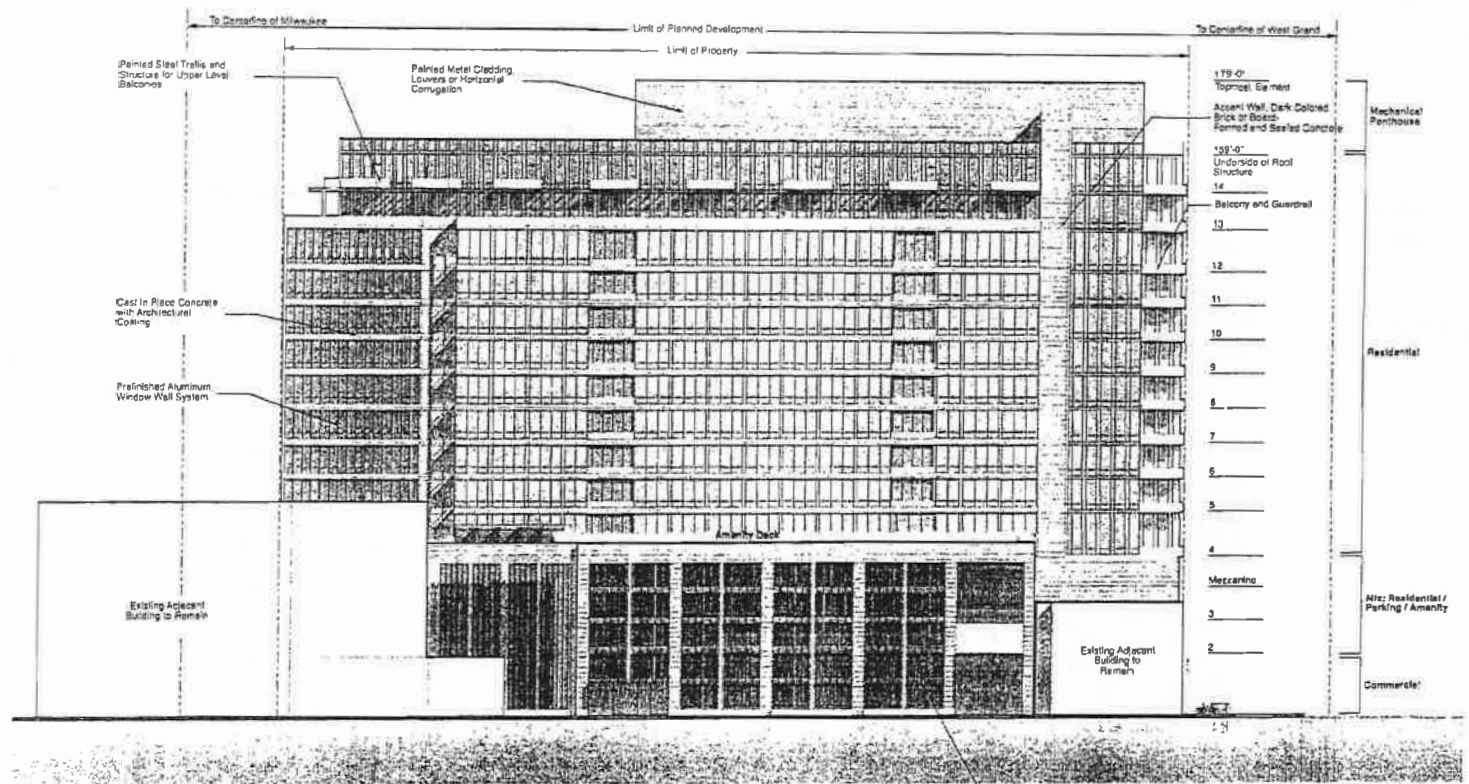
REPORTS OF COMMITTEES

74831



East Elevation from Green Street

APPLICANT: URBAN FORM INVESTMENTS, LLC
ADDRESS: 500-536 NORTH MILWAUKEE AVE;
806-836 WEST GRAND AVE
DATE INTRODUCED: APRIL 10, 2013
CHICAGO PLAN COMMISSION: JANUARY 16, 2014



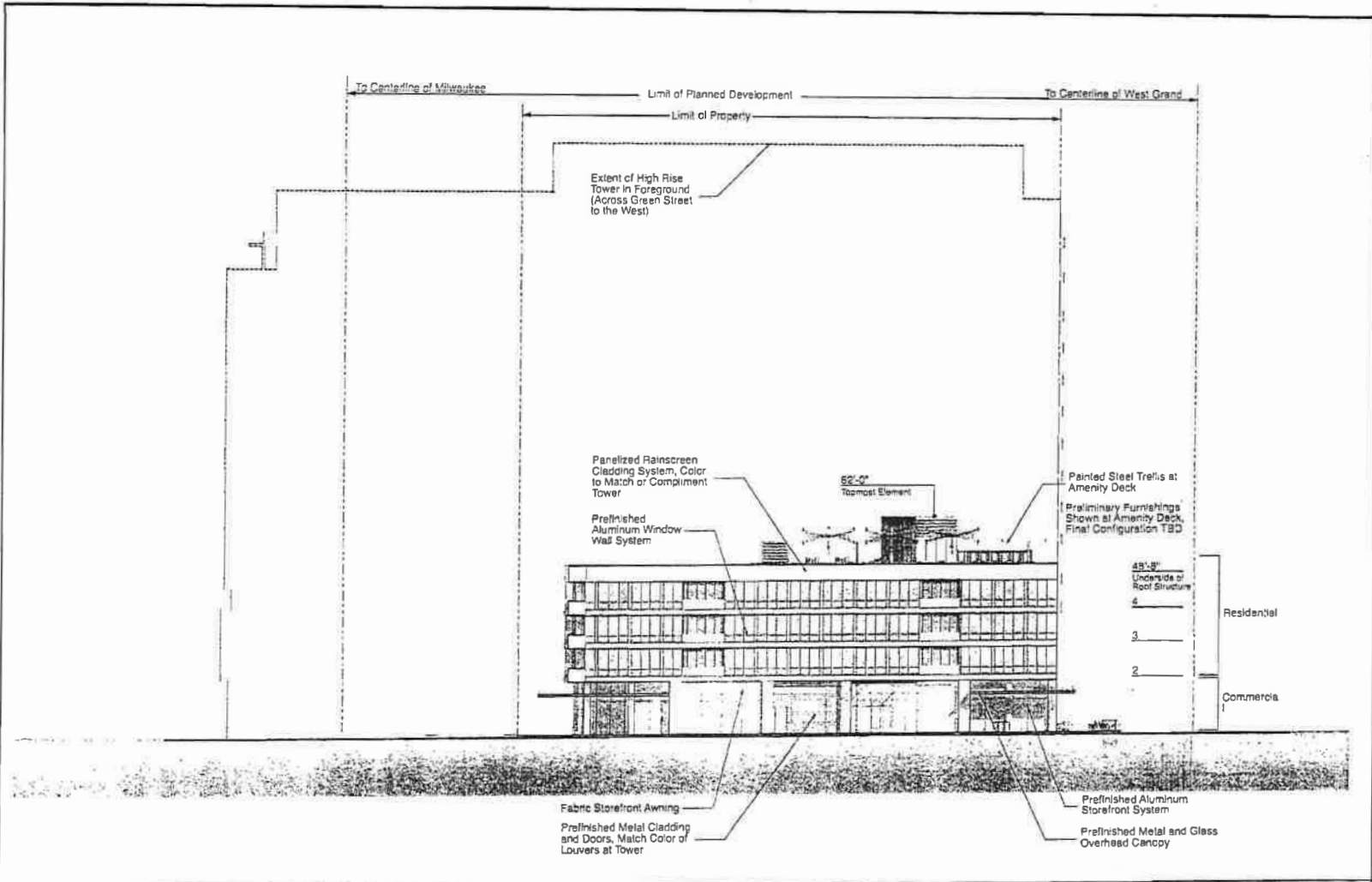
APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

West Elevation

2/5/2014

REPORTS OF COMMITTEES

74833



APPLICANT: URBAN FORM INVESTMENTS, LLC
 ADDRESS: 500-536 NORTH MILWAUKEE AVE;
 806-836 WEST GRAND AVE
 DATE INTRODUCED: APRIL 10, 2013
 CHICAGO PLAN COMMISSION: JANUARY 16, 2014

West Elevation from Green Street



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 29, 2012

Ms. Sara K. Barnes
The Law Offices of Samuel V.P. Banks
221 North LaSalle Street, Thirty-Eighth Floor
Chicago, Illinois 60601

**Re: One-year sunset extension for Residential Business Planned Development No. 1027,
Northwest corner of North Milwaukee and West Grand Avenues**


Dear Ms. Barnes:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 1027 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development ("PD").

Residential Business Planned Development No. 1027 was passed by the Chicago City Council on September 13, 2006. Statement No. 14 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. Your client, TVO Grand Development, LLC ("TVO") is under contract with the owner, Irving Naiditch, to purchase the property. TVO is seeking additional time to develop their proposal for the property. According to your request letter, they are proposing a new 26-story, mixed-use building with 299 dwelling units. However, please be aware that the PD identifies a maximum of 145 dwelling units and a maximum building height of 135 feet, therefore, TVO may need to amend the PD. However, at this time, you are only requesting an extension, and we will allow a one-year extension, pursuant to Statement No. 14.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1027, I hereby approve a one-year sunset extension from September 13, 2012 to September 13, 2013.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

15416

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-G.

(As Amended)

(Application Number 15416)

RBPD 1027

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-G in area bounded by:

North Milwaukee Avenue; West Grand Avenue; a line 324.19 feet west of the intersection of North Milwaukee Avenue and West Grand Avenue (as measured from the north right-of-way line of West Grand Avenue and perpendicular thereto); a line 40.29 feet north of and parallel to West Grand Avenue; a line 116.40 feet east of and parallel to North Peoria Street; a line from a point 116.40 feet east of North Peoria Street and 165.54 feet north of West Grand Avenue to a point 134.6 feet east of North Peoria Street and 171.64 feet north of West Grand Avenue; a line from a point 134.6 feet east of North Peoria Street and 171.64 feet north of West Grand Avenue to a point 145.36 feet east of North Peoria Street and 179.65 feet north of West Grand Avenue; and a line from a point 145.36 feet east of North Peoria Street and 179.65 feet north of West Grand Avenue and to a point 398.82 feet northwest of the intersection of North Milwaukee Avenue and West Grand Avenue (as measured from the southwesterly right-of-way line of North Milwaukee Avenue and perpendicular thereto).

to the designation of a B2-5 Neighborhood 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, is hereby amended by changing all B2-5 Neighborhood Mixed-Use District symbols and indications established in Section 1 above to the designation of Residential Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Business Planned Development Number 1027

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 15416 consists of approximately fifty-eight thousand forty-two and sixteen-hundredths (58,042.16) square feet (one and three-tenths (1.3) acres).
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council. At the time of this approval the project includes vacated North Green Street from North Milwaukee Avenue to West Grand Avenue. The applicant is in the process of negotiating a price for the release of the covenant of North Green Street with the City.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among

property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and North, East, South and West Building Elevations dated August 17, 2006, prepared by Pappageorge Haymes, Ltd. Architects. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Business Planned Development": all uses permitted in the B2-5 Neighborhood Mixed-Use District, including but not limited to commercial and residential uses and accessory parking and related uses and drive-through uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with the planned development subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Drive-through uses shall be permitted in this Planned Development. Any service drives, including any drive-through or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There will be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction

shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
 9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Green Roof Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
 12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design (L.E.E.D.) Green Building Rating System. The applicant shall provide a vegetated ("green") roof on at least thirty-seven percent (37%) of the net roof area of each building to be constructed within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. The total square footage of the "green roof" is ten thousand seven hundred thirty-eight (10,738) square feet.
 13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables,
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15416

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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of M1-3 Limited Manufacturing/Business Park District.

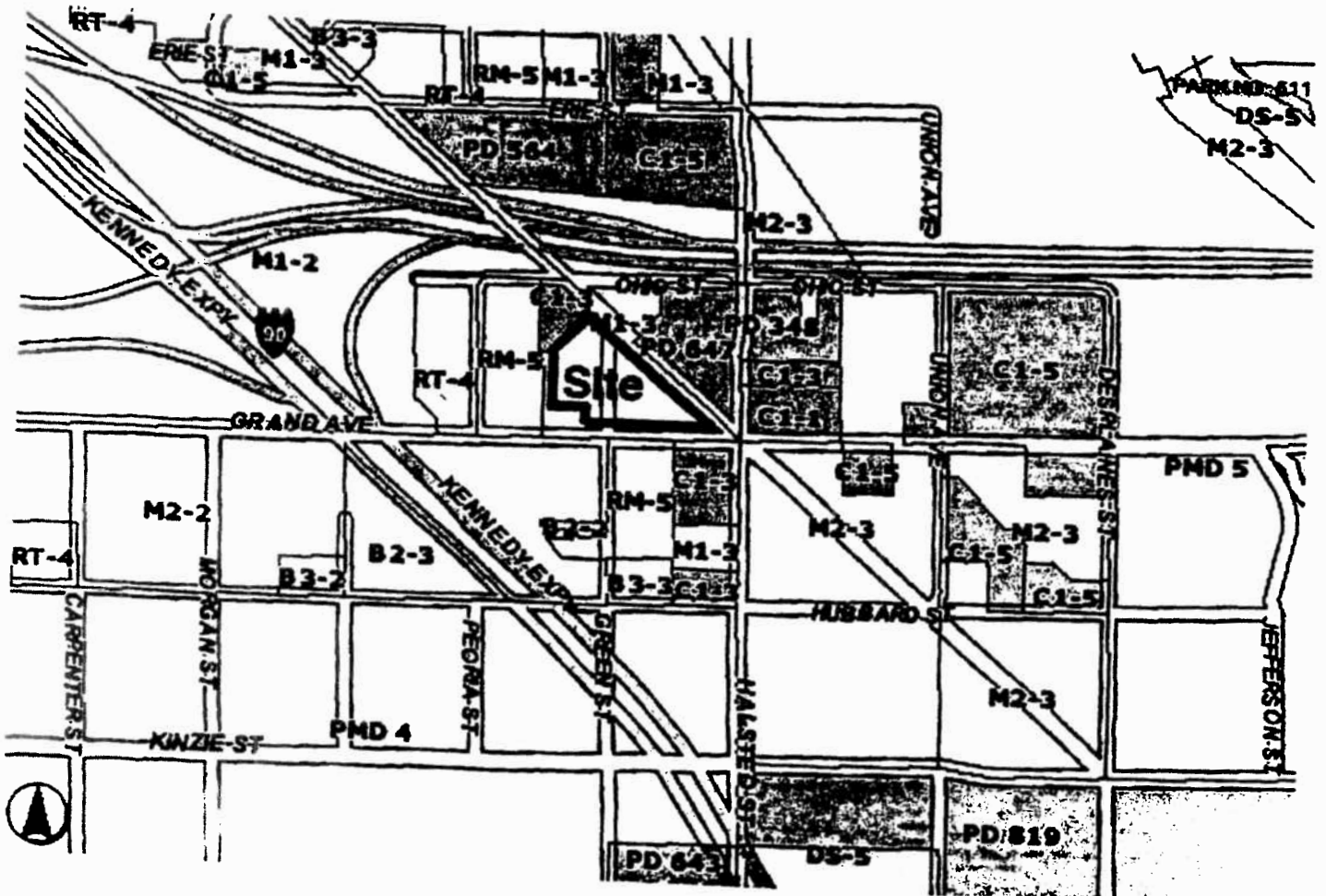
[Existing Zoning Map; Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 84998 through 85008 of this *Journal*]

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

Bulk Regulations And Data Table.

Gross Site Area:	89,575.38 square feet (2.06 acres)
Net Site Area:	58,042.16 square feet (1.3 acres)
	89,575.38 square feet (Gross Site Area)
	- 31,533.22 square feet (Area in Public Streets and Alleys)
	<hr/> 58,042.16 square feet (1.3 acres)

Maximum Floor Area Ratio:	3.649
Maximum Number of Residential Units:	145
Maximum Percentage of Site Coverage:	In accordance with Site Plan
Number of Off-Street Parking:	
Residential Accessory Parking Minimum:	145 spaces
Commercial Non-Accessory Parking Minimum:	42 spaces
Number of Bicycle Parking:	50 residential spaces <u>60 public spaces</u> 110 total spaces
Setbacks from Property Line:	In accordance with Site Plan
Maximum Building Height:	135 feet to bottom of roof structure of last residential floor 165 feet to top most element of building
Green Roof:	10,738 square feet; 37% of applicable roof area



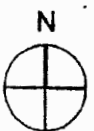
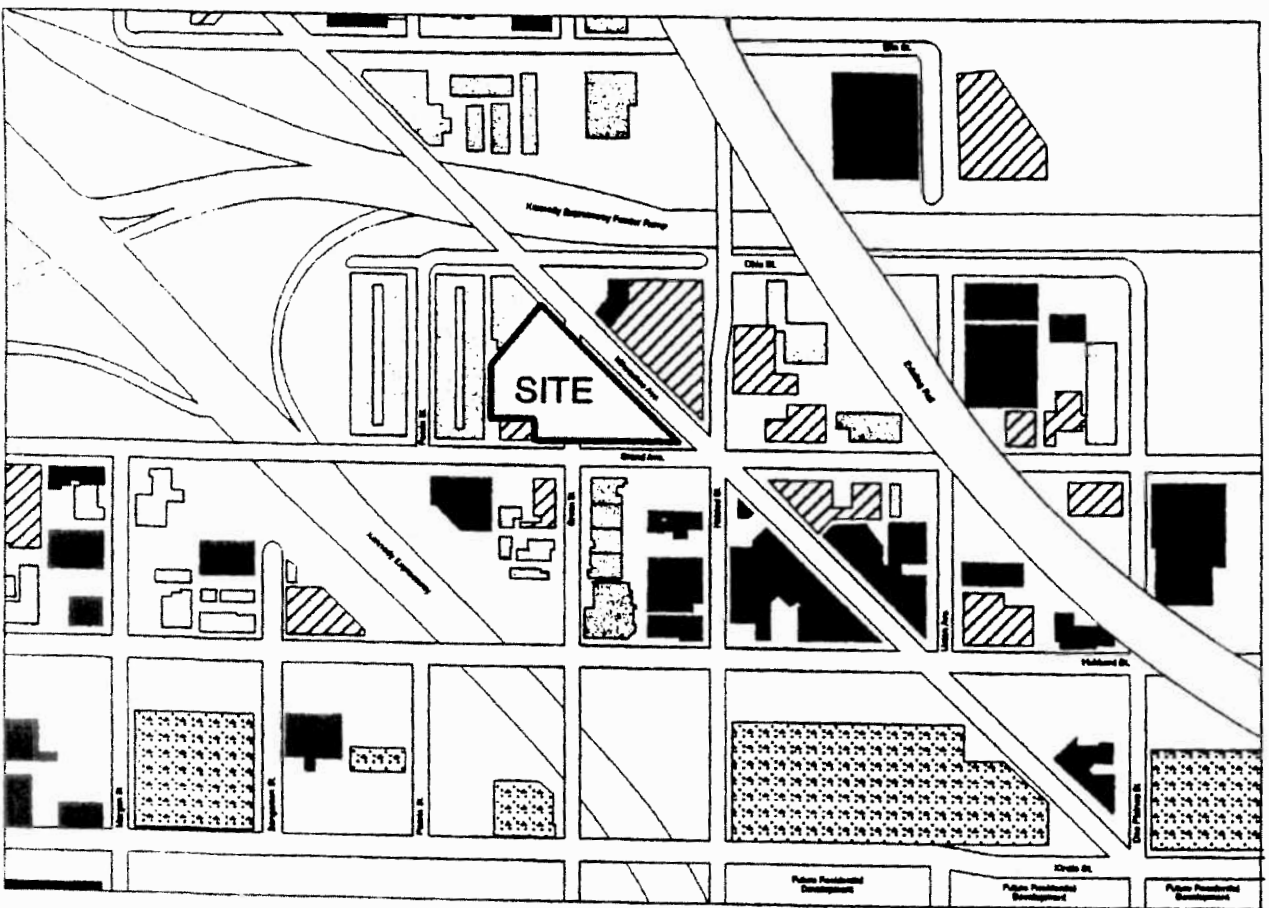
Existing Zoning Map.

9/13/2006

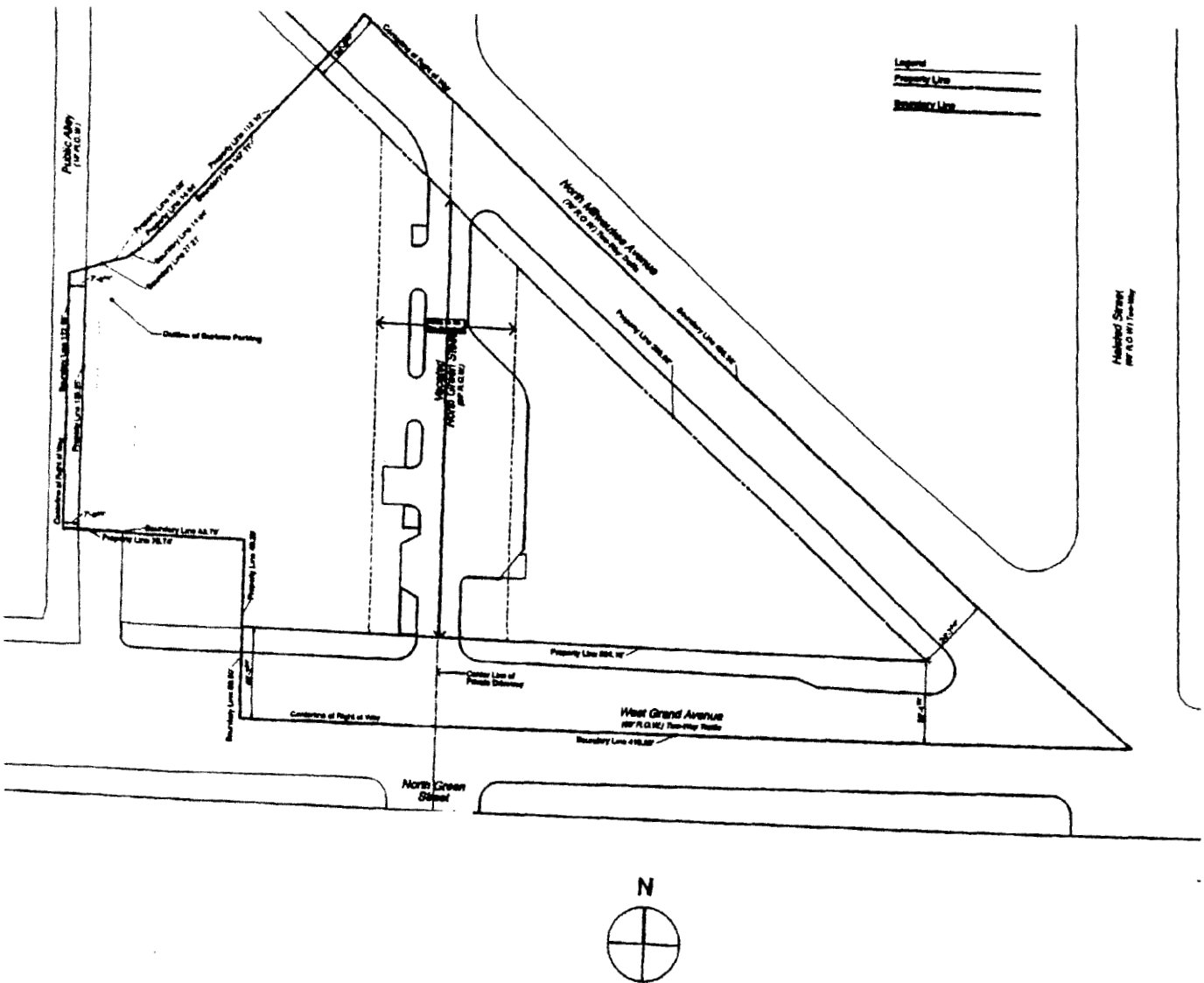
REPORTS OF COMMITTEES

84999

Land-Use Map.



Planned Development Property Line And Boundary Map.

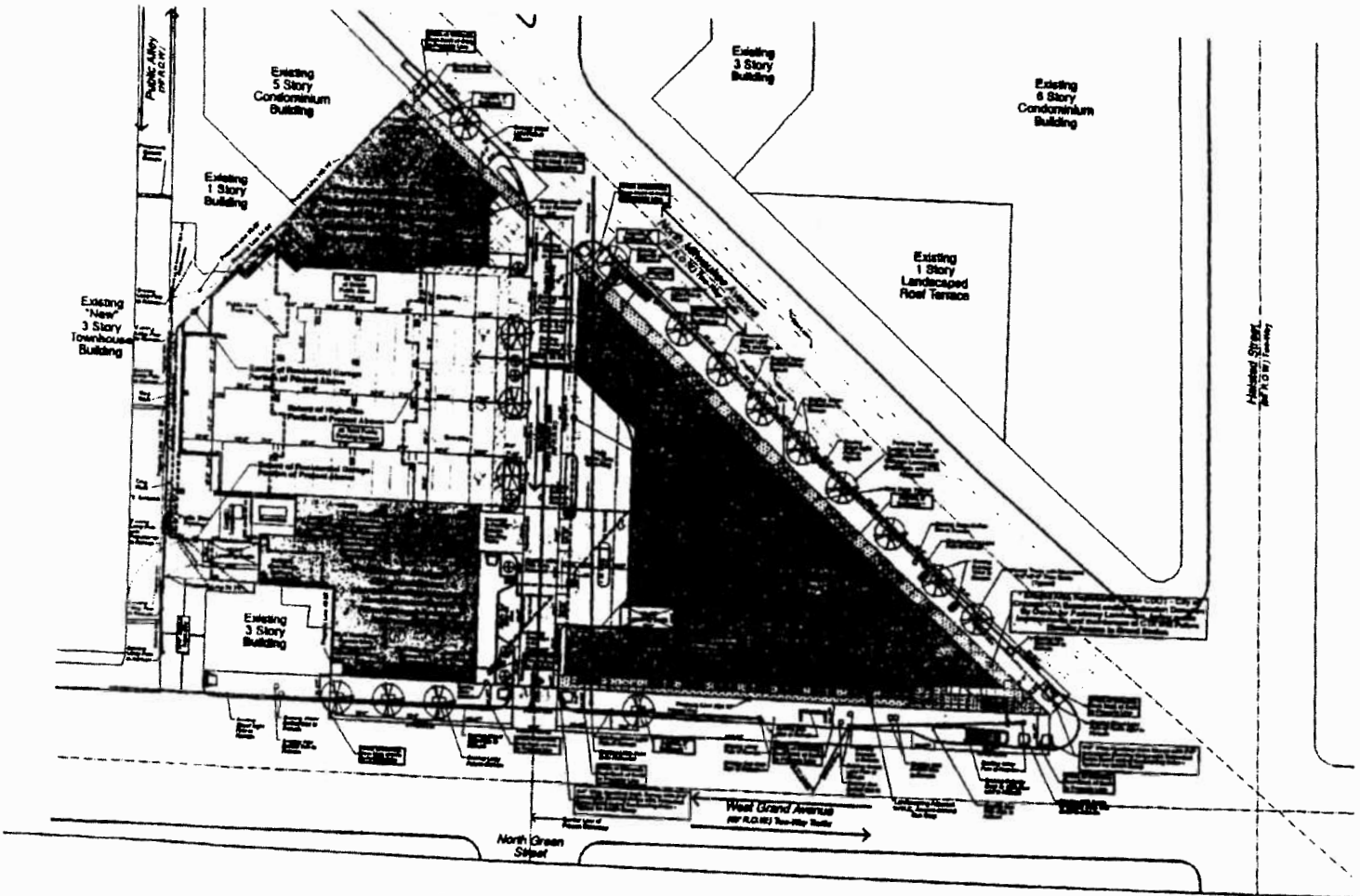


9/13/2006

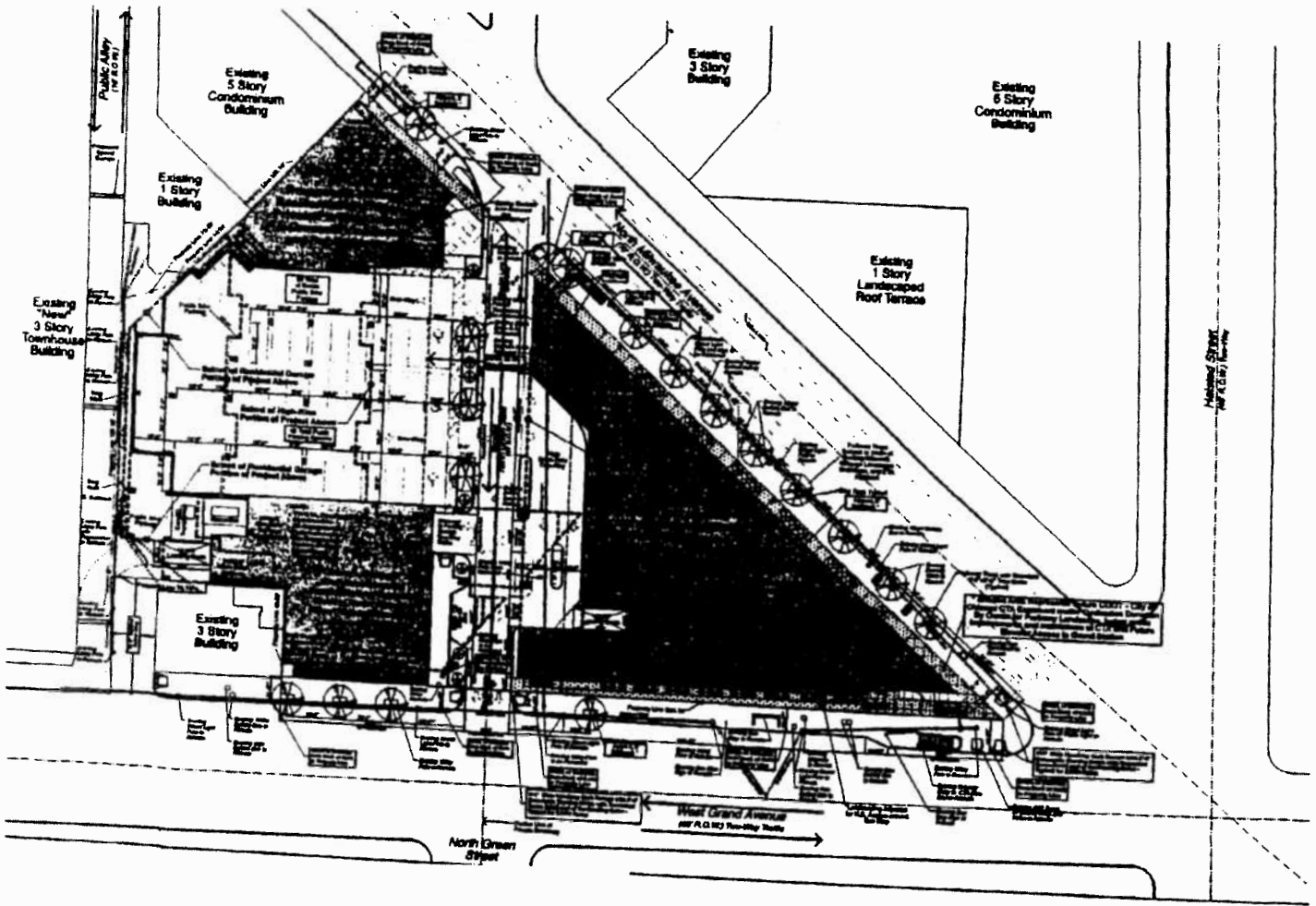
REPORTS OF COMMITTEES

85001

Site Plan.



Landscape Plan.

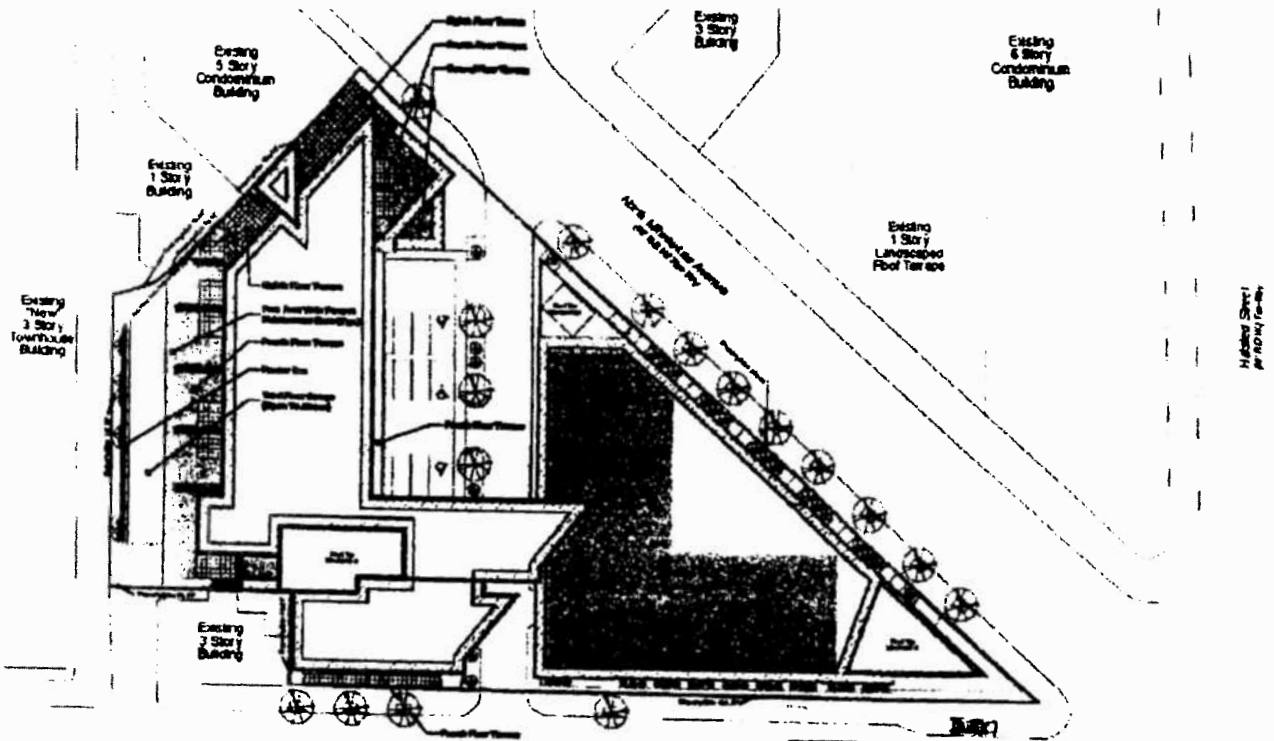


9/13/2006

REPORTS OF COMMITTEES

85003

Green Roof Plan.

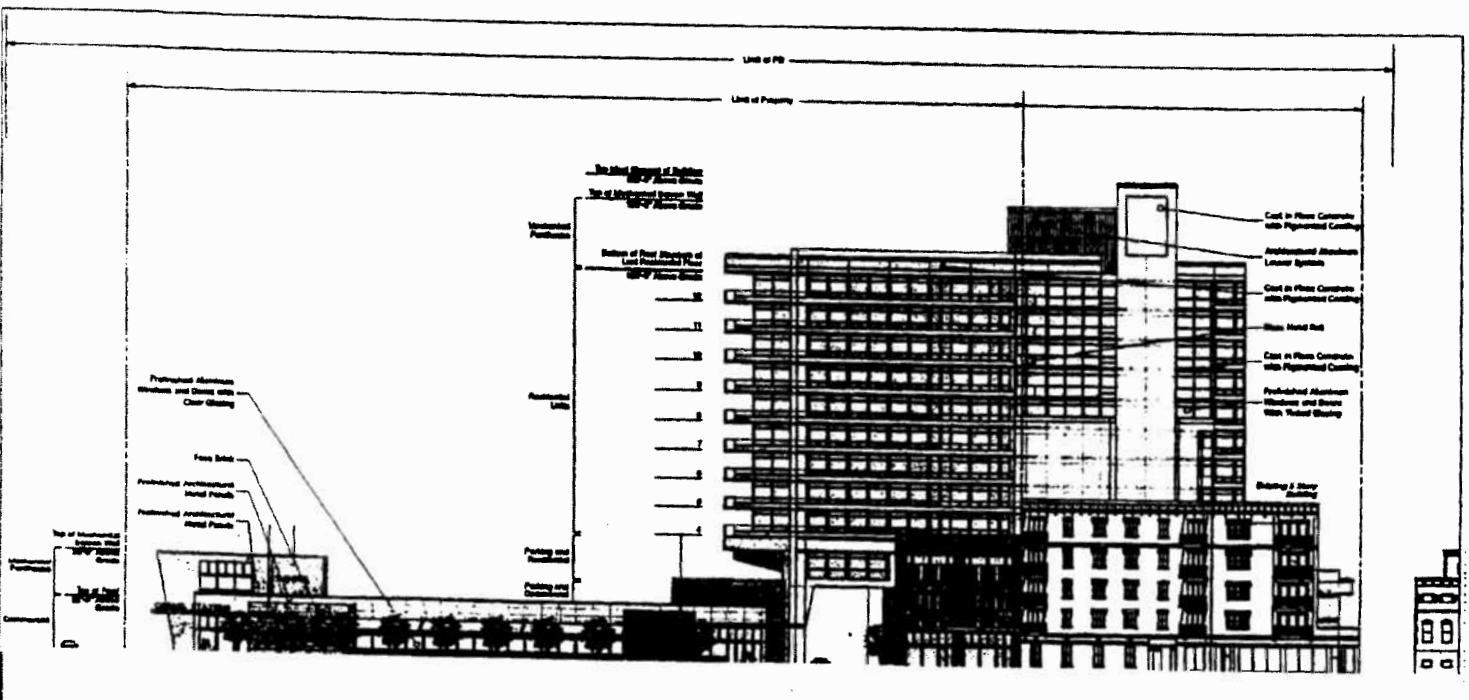


Total Net Roof Area of Commercial: 13,679 sq.ft.
Total Net Roof Area of Residential: 15,594 sq.ft.
Total Net Roof Area: 29,273 sq. ft.

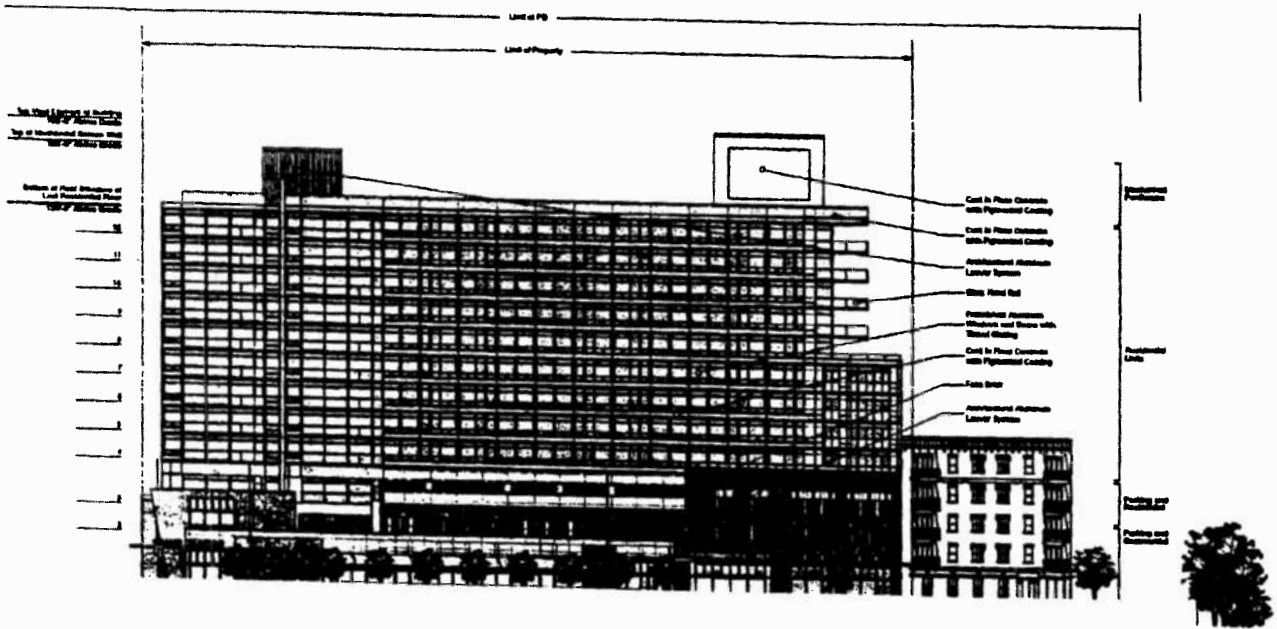
Note: Not including 4'-0" parapet/mechanical equipment maintenance area, major mechanical equipment areas

Green Roof Area: 10,738 sq. ft. 37% of applicable roof area

North Elevation.



East Elevation.



9/13/2006

REPORTS OF COMMITTEES

85007

West Elevation.

