

5/21/2025

REPORTS OF COMMITTEES

22633  
28711

*Reclassification Of Area Shown On Map No. 7-H. WRPD 1127,99*  
(As Amended)  
(Application No. 22633)  
(Common Address: 2235 -- 2249 W. Oakdale Ave.)

[SO2025-0014813]

*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 of the Waterway-Residential Planned Development Number 1127 District symbols and indications all as shown on Map Number 7-H in the area bounded by:

West Oakdale Avenue; the public alley next east of and parallel to North Oakley Avenue; a line 145.00 feet south of and parallel to West Oakdale Avenue; a line 372.77 feet east of and parallel to North Oakley Avenue; a line 135.00 feet south of and parallel to West Oakdale Avenue; a line 398.58 feet east of and parallel to North Oakley Avenue; the North Branch of the Chicago River; and a line 106.60 feet east of and parallel to North Oakley Avenue,

to those of an RM5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications all as shown on Map Number 7-H in the area bounded by:

West Oakdale Avenue; the public alley next east of and parallel to North Oakley Avenue; a line 145.00 feet south of and parallel to West Oakdale Avenue; a line 372.77 feet east of and parallel to North Oakley Avenue; a line 135.00 feet south of and parallel to West Oakdale Avenue; a line 398.58 feet east of and parallel to North Oakley Avenue; the North Branch of the Chicago River; and a line 106.60 feet east of and parallel to North Oakley Avenue

to those of a Waterway-Residential Planned Development Number 1127, as amended, which is hereby established in the area described above.

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

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

*Waterway-Residential Planned Development No. 1127, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Waterway Residential Planned Development Number 1127, as amended ("Planned Development") consists of approximately 80,468 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, ZSD Oakdale 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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development. The Applicant acknowledges that a portion of the required riveredge improvements as further identified in Statement 17 are to be located beyond the private property line on property controlled by the City. The Applicant shall enter into an agreement with the City, as reviewed and approved by the Department of Transportation, to provide for the Applicant's installation and maintenance of such improvements that are to be located beyond the private property lines.

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

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

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

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

Garbage collection is not within the scope of City services and will be managed by the HOA for the Planned Development.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; and Building Elevations submitted herein. 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 permitted in the area delineated herein as a Waterway-Residential Planned Development: Residential Units, including on the ground floor; single-family houses, townhouses, enclosed and unenclosed accessory parking spaces, and accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a new site area of 80,468 square feet and a base FAR of 1.50.
9. The Applicant acknowledges and agrees that the rezoning of the Property from WRPD1127 to WRPD1127, as amended ("P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an Inclusionary Housing Area within the meaning of the ARO and permits the construction of 35 dwelling units. The Applicant intends to construct 35 owner-occupied townhome units.

Developers of owner-occupied rental projects in inclusionary housing areas may provide 10/20 percent of the units in the project as affordable housing, off-site for rental at a weighted average of 60/80/100 percent of the AMI, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO, or for sale at a weighted average of 100 percent of the AMI, not to exceed at 120 percent of the AMI as set forth in (F)(3) of the ARO. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(3) of the ARO. Applicant also elects to apply the incentive for family-sized units under subsection (V) of the ARO. As a result, the Applicant's affordable housing obligation is 6 affordable units (20 percent of 35 is 7 units,

with a one-unit reduction applied for providing all family-sized units) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 6 new, off-site, for-sale units within 2 separate 3-unit buildings, with both buildings located in ARO Inclusionary Housing Areas in accordance with the requirements of subsection (H) of the ARO, as set forth in the Affordable Housing Profile (AHP) attached hereto.

If the Applicant requests any material change to its method of compliance with the ARO after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase

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\* Editor's note: Numbering sequence error; (i) missing in original document.

thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. 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 Chicago Zoning Ordinance (Section 17-8-0912) and the Chicago River Design Guidelines. The Applicant also acknowledges the desirability to include wildlife habitat and other natural features in or near the water's edge. To further these goals, the Applicant agrees to: (a) provide and maintain a landscaped minimum 30-foot-wide river setback and 16-foot-wide 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 informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries to the riverwalk that the riverwalk is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. The Applicant shall provide the menu of improvement items identified on the Landscape Plan with supporting documentation necessary to meet the requirements of the Chicago River Design Guidelines, in effect at the time the Part II review process. All improvements within the river setback must substantially be 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.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to an RM5 Residential Multi-Unit District.

[Existing Land-Use Map; Property Line and Boundary Map; Zoning Map; Site Plan; Landscape Plan; Roof Plan; Units C/D Front and Back Elevations; Unit C Side Elevation; Units B/A Front and Back Elevations; Unit A Side Elevation; Full Site Elevations; Units A, B, C and D Plans; Zoning Data; Site Plan -- Roof Plan and Ground Floor Plans; Floor Plans; Building Elevations; and Zoning Data referred to in these Plan of Development Statements printed on pages 28723 through 28756 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

*Waterway-Residential Planned Development No.1127, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	114,683.30 square feet
Net Site Area:	80,468.00 square feet
Area Remaining in the Public Way:	34,215.30 square feet
Maximum FAR:	1.50
Setbacks From Property Line:	Per site plan
Maximum Number of Units:	35
Minimum Number of Accessory Off-Street Parking Spaces:	35
Maximum Building Height:	51 feet



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\* An official website of the City of Chicago. Here's how you know.

## EFORMS ADMIN TOOL



## ARO Intake Application

Submission ID: 949343

## Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: <https://code.legis.municode.com/codes/chicago?item=/hierarchy/2-44-0-2508874>

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at <https://code.legis.municode.com/codes/chicago?item=/hierarchy/2-44-0-2508874>. If you have any questions about completing this application, please contact [ARORules@cityofchicago.org](#).

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [ARFeedback@cityofchicago.org](#).

Applicant Name *	Applicant Contact Person *
ZSD Oakdale LLC	Jeff Berta
Applicant Email *	Applicant Phone *
jberta@zsdcorp.com	(630) 709-4294
Applicant Address *	
3151 N. Halsted Street	
Attorney Name *	Attorney Email *
Michael Ezgur	michael@acostaezgur.com

## Development Information

Development Address:

From *	To	Direction *	Street Name *
2235	49	W	OAKDALE
Zip Code *	Ward *	ARO Zone *	
606188001	32	ARO Inclusionary Ar	

Development Name *	If you are working with a Planner at the City, what is his/her/their name?
Oakdale Townhomes	Yangdi Wang

Zoning Application Number (if applicable)	Council Introduction Date *
	1/15/2025

Is your project currently in, or do you plan to rezone to, a downtown zoning district? \*

ARO Trigger *	Development Type *
Zoning Entitlement	Ownership

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Total Units \*

35

Is your Project in a Transit Served Location? \*

Not TSL - or FAR doesn't exceed 3.5.

Estimated date marketing will begin \*

2/1/2026

Estimated date of building permit (In-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) \*

7/1/2025

## ARO Requirements

ARO Option

20% at 60% average AMI  
 16% at 50% average AMI  
 13% at 40% AMI  
 10% at 30% AMI

ARO Option

20% at 100% AMI  
 16% at 80% AMI

ARO Option \*

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option \*

10% AT A WEIGHTED AVERAGE OF 100% AMI  
 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units  
Required \*

7.0

Minimum On-Site  
Units \*

0

Maximum Units Paid  
For In-Lieu \*

4

Proposed On-Site  
Units \*

0

Proposed Off-Site  
Units \*

6

Proposed In-Lieu  
Units \*

1.0

No in-lieu units proposed. web form error.

In-Lieu Amount  
Owed \*

\$161,279.00

On-Site Units To  
CLUHTF or CHA \*

0

No in lieu fee proposed. Web form error.

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: (fractional unit) x [applicable in lieu fee].

Off Site Address

From	To	Direction	Street Name
3116		N	OAKLEY

Zip Code	Ward	ARO Zone
606186408	32	ARO Inclusionary Ar

Off-Site Type

New construction

Off-Site Admin Fee

\$30,000.00

## Forms

Unit Mix and Square Footage Spreadsheet \*

ARF Affordable Units Worksheet - 7/1/2025

Dimensioned Floor Plans with affordable units highlighted

5-0502 Chicago 2025 T. 2. 2. 2.

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If ARO units are CLHIF or CHA, attach signed acceptance letter  
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
  - A. Schematic and design development drawings for on-site units
  - B. Schematic and design development drawings for off-site units
  - C. A Physical Needs Assessment (PNA)
  - D. Surveys
  - E. Outstanding code violations
  - F. Scope of work and estimated cost of renovations

## Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Boundary Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

## OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

## Signature

Developer or their Agent \*

Jeff Berta

Managing Deputy Commissioner



## Summary

## Notes

Note



Search within these results:

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Summary				
Matrix data			ASD	
how many?	how many?	inc. square footage	how many?	inc. square footage
all 3	0	0%	0	0%
one-bed	0	0%	0	0%
two-bed	0	0%	0	0%
three-bed	28	80%	3,360	0
four-bed	7	20%	8,316	0

\* The average affordable square footage should be 85% or greater of market rate square footage for compatible use type. Off use units without minimum lot area specified in the Design Guidelines

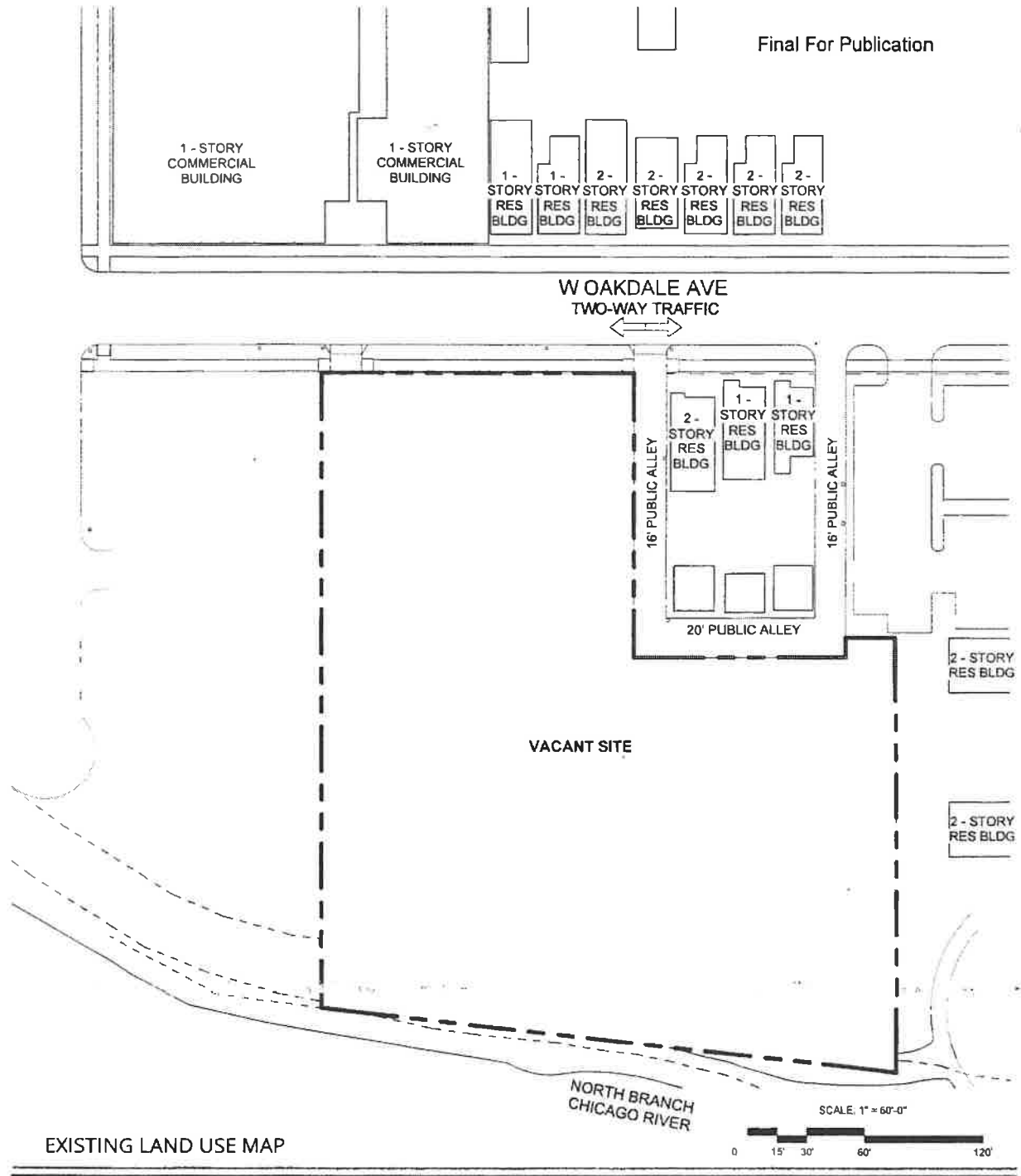
[illegible]

All 6 units will be sold to buyers at 100%-1020% AMI levels.

Project Name	2221 W. GILMAN
Zone/Agency, also number, if applicable	HD 1127 Archdiocese
Address	2221 W. GILMAN
Is this of or for SAC or a Total Project?	For SAC
Anticipated average # employees	1300.00
Total Units in Project	
Total Employees	235
Total Employees not required	7
Each Available: not required	16

<sup>5</sup> [5] Incentive for family-sized units. The Commission may reduce the required number of attributable units in exchange for units with multiple bed-rooms, according to the following equivalency table. Designers who reduce the required number of attributable units pursuant to this incentive shall give equivalent in-kind or selling units at no background or make-to-incentive partial person house-holds, as specified in the rules.

[illegible]

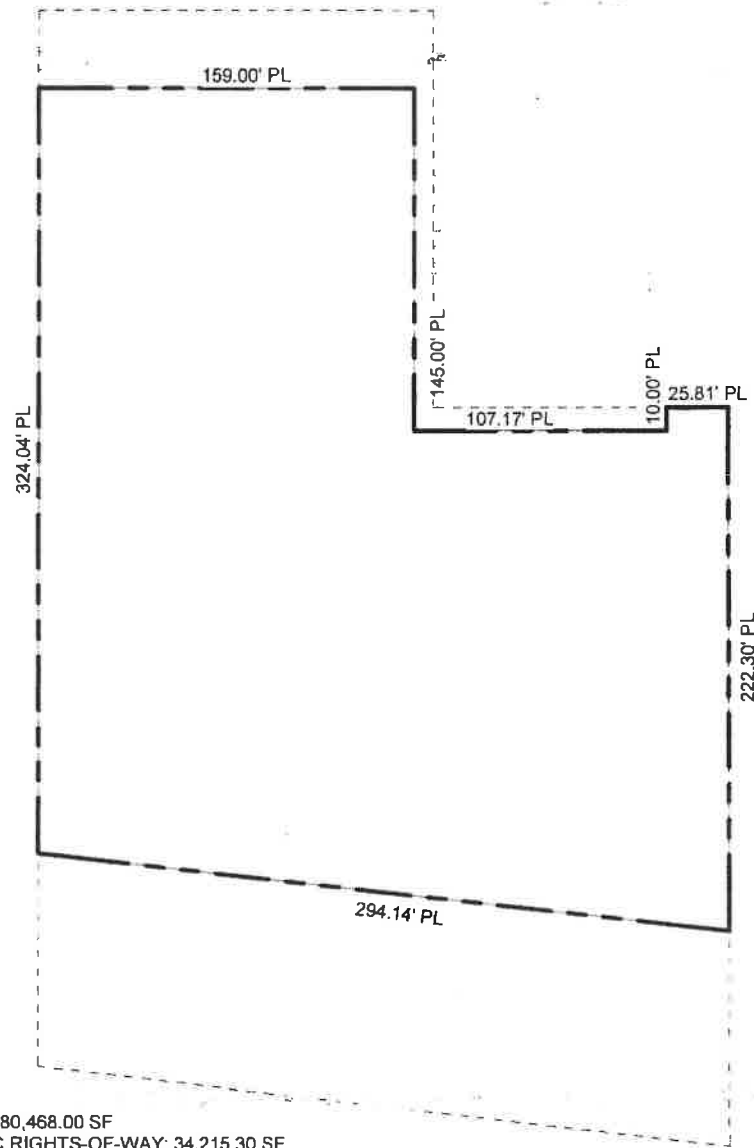


APPLICANT: ZSD OAKDALE LLC  
 ADDRESS: 2235-49 WEST OAKDALE AVENUE  
 INTRODUCTION DATE: JANUARY 15, 2025  
 PLAN COMMISSION DATE: MAY 15, 2025



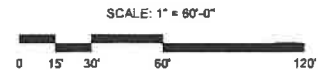
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NET SITE AREA: 80,468.00 SF  
AREA OF PUBLIC RIGHTS-OF-WAY: 34,215.30 SF  
GROSS SITE AREA: 114,683.30 SF

PD PROPERTY LINE AND BOUNDARY

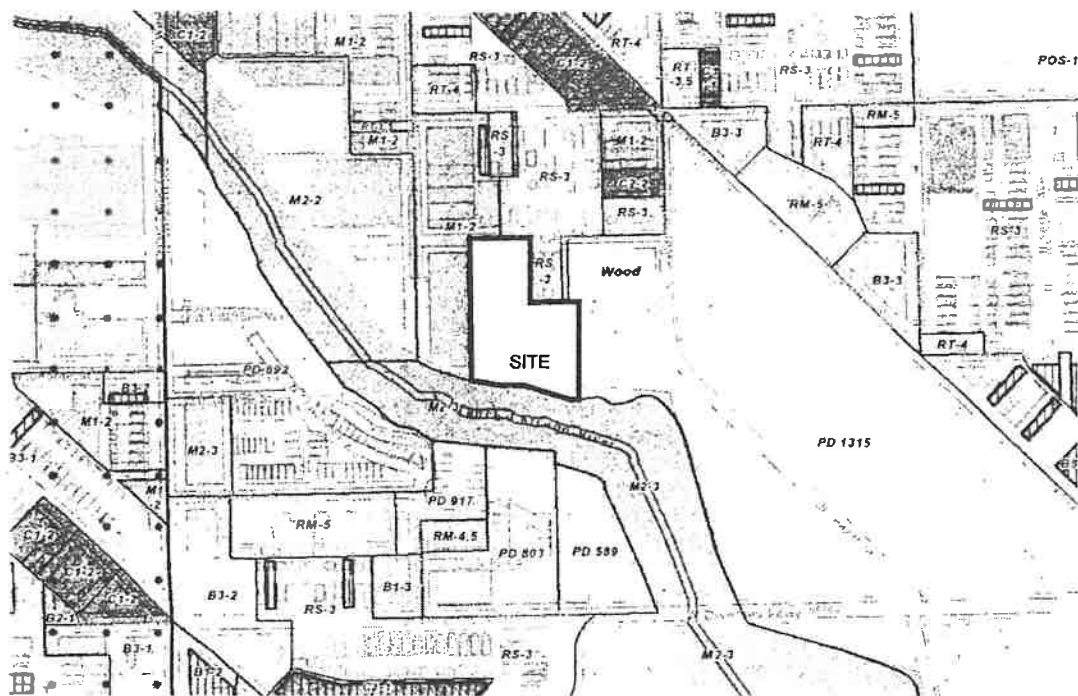


APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025



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## ZONING MAP

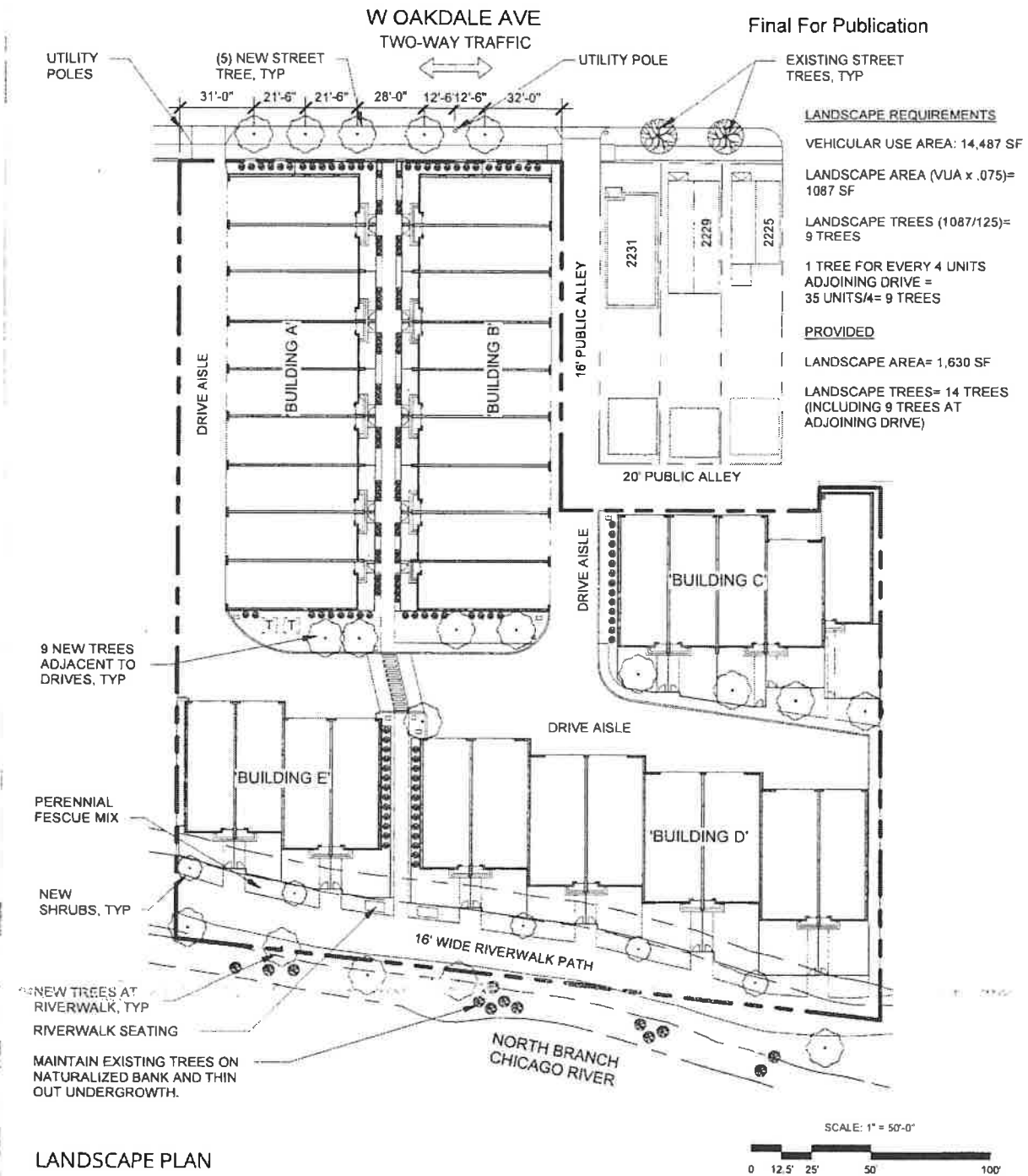
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ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025



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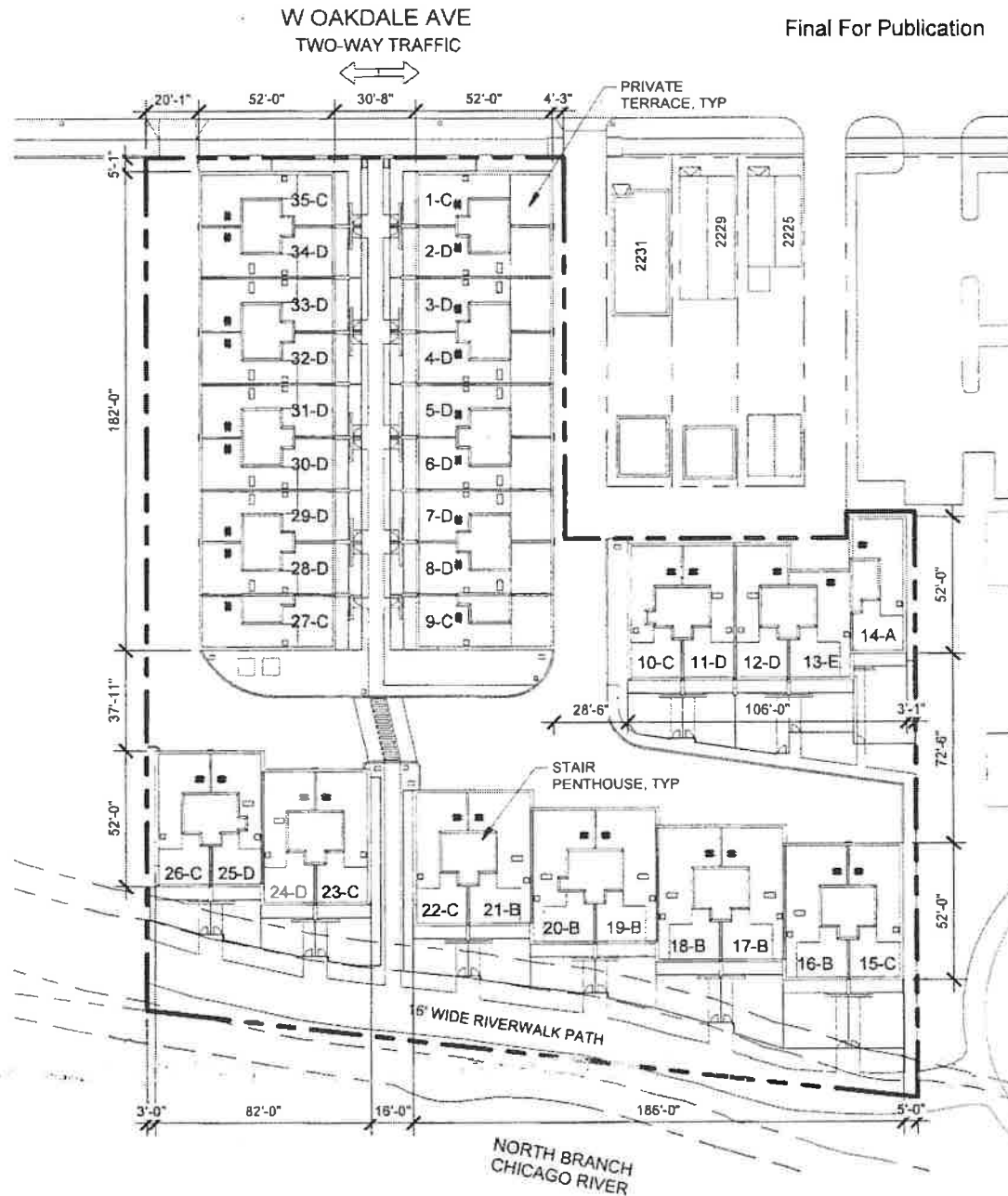




APPLICANT: ZSD OAKDALE LLC  
 ADDRESS: 2235-49 WEST OAKDALE AVENUE  
 INTRODUCTION DATE: JANUARY 15, 2025  
 PLAN COMMISSION DATE: MAY 15, 2025



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## ROOF PLAN

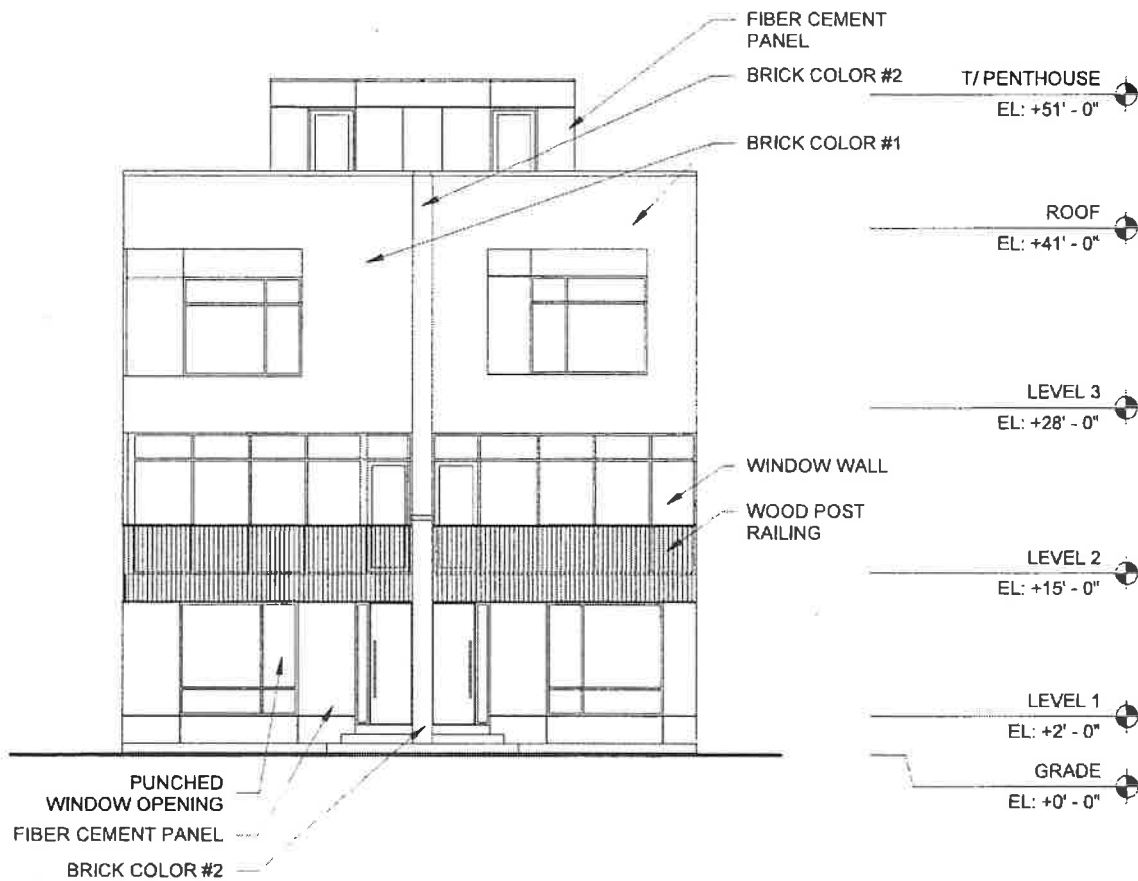
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 ADDRESS: 2235-49 WEST OAKDALE AVENUE  
 INTRODUCTION DATE: JANUARY 15, 2025  
 PLAN COMMISSION DATE: MAY 15, 2025



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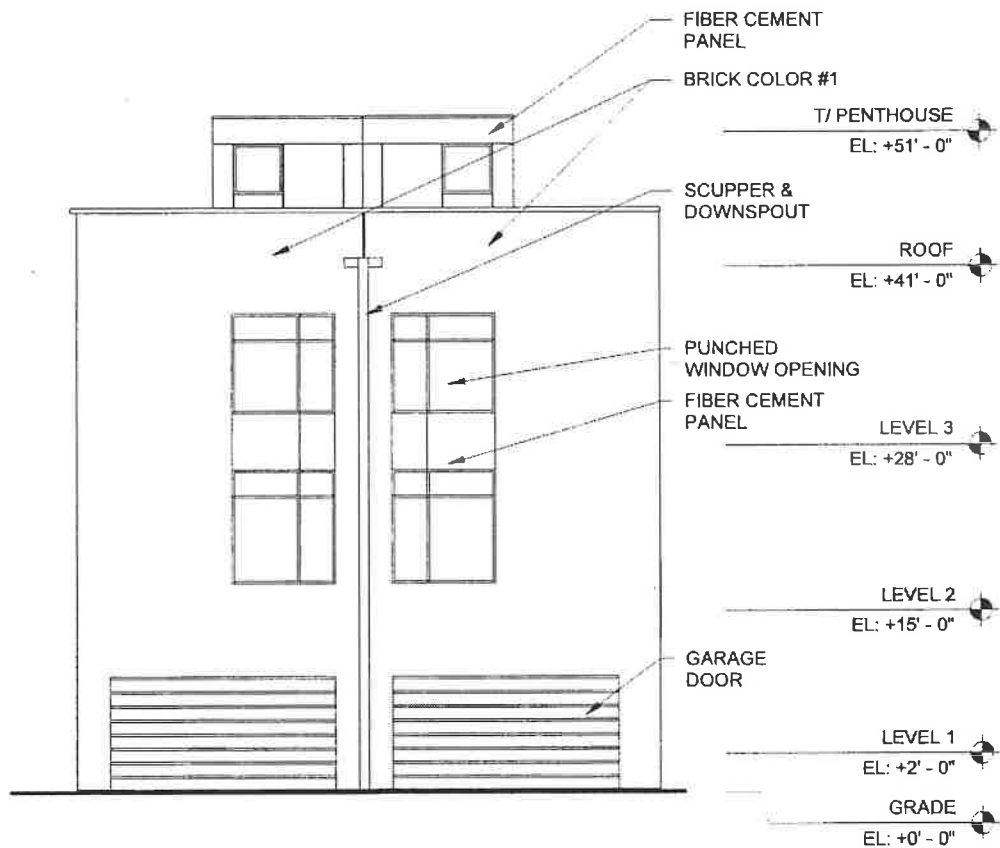


UNITS C/D FRONT ELEVATION

APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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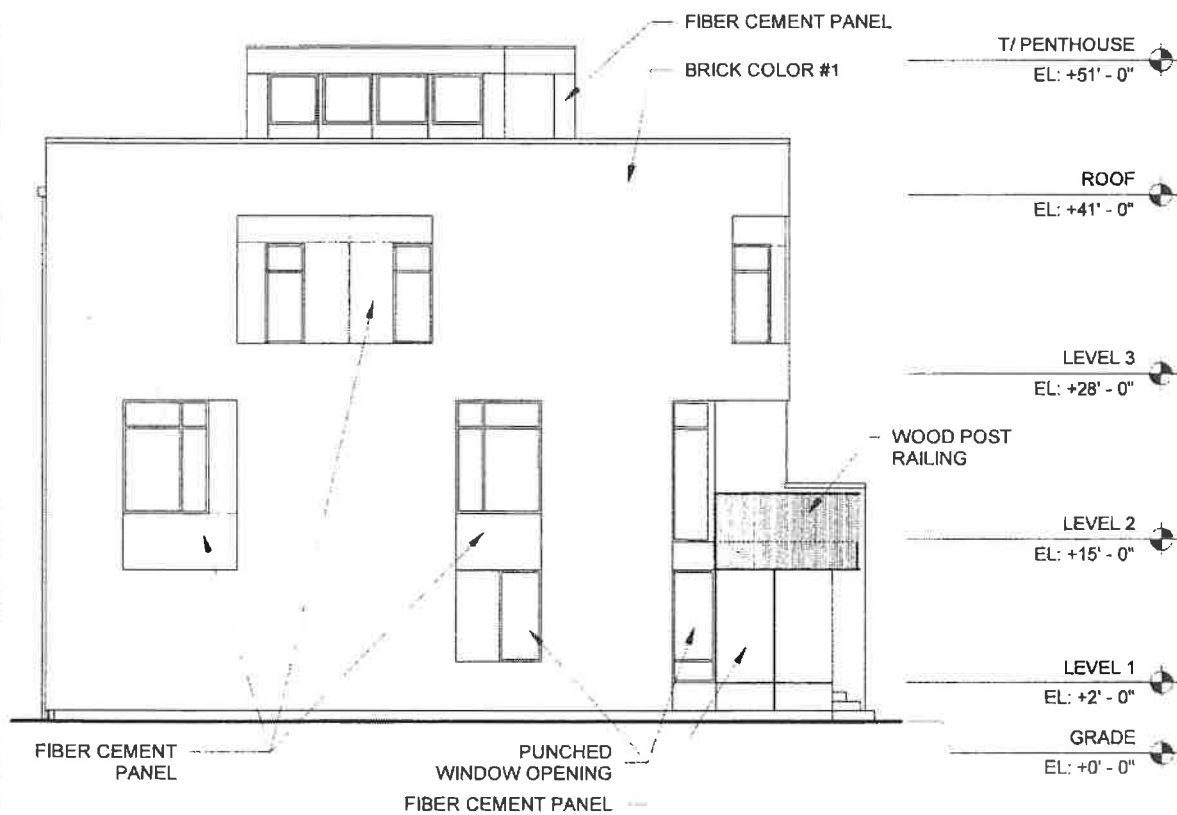
UNITS C/D BACK ELEVATION



APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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& DESIGN  
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UNIT C SIDE ELEVATION



APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

**SGV** ARCHITECTURE  
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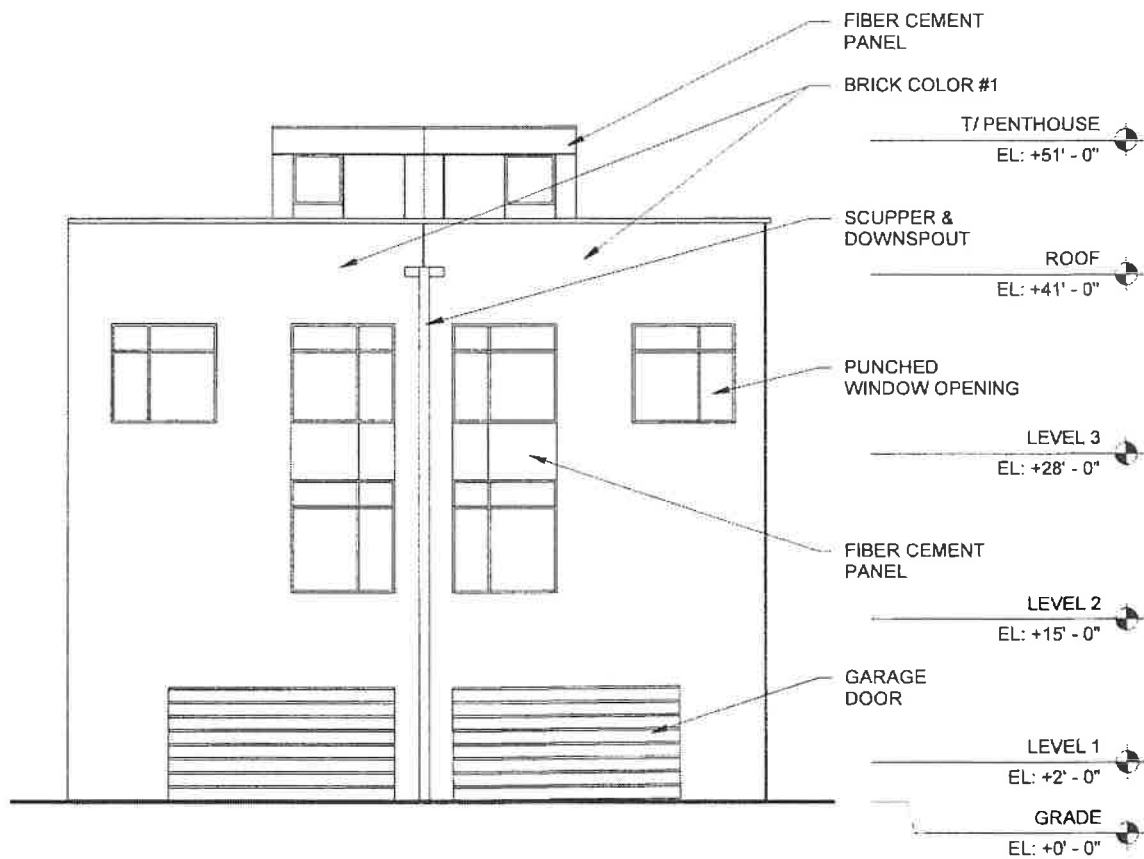


UNITS B/A FRONT ELEVATION

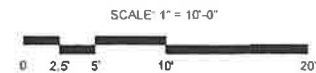
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ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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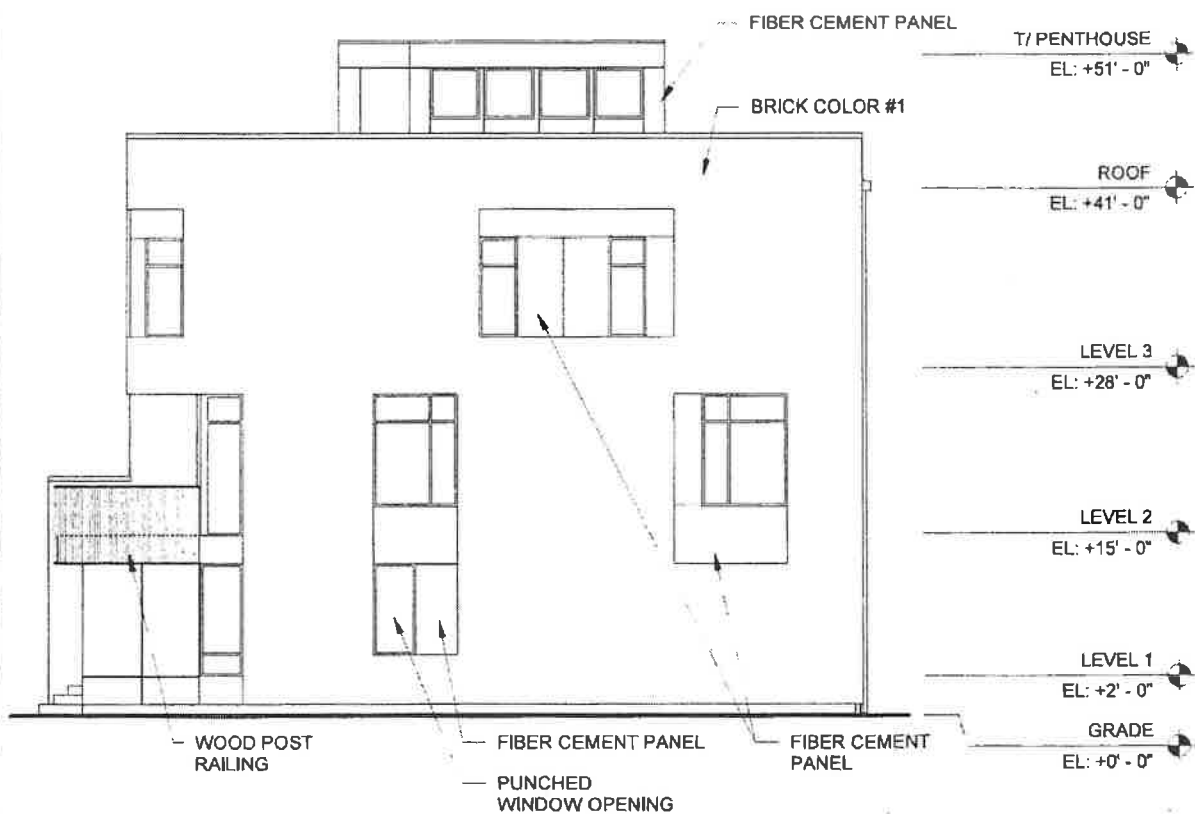
UNITS B/A BACK ELEVATION



APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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UNIT A SIDE ELEVATION

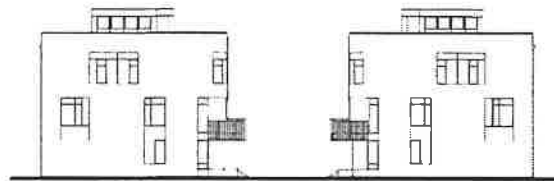
SCALE: 1" = 10'-0"

0 2.5 5 10 20

APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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Oakdale Elevation (Building A &amp; B)

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Courtyard Elevation (Building A &amp; B)



Rear Elevation (Building A &amp; B)

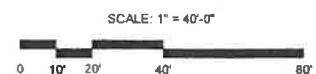


Building C Elevation



River Elevation (Building E &amp; D)

## FULL SITE ELEVATIONS



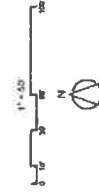
APPLICANT: ZSD OAKDALE LLC  
ADDRESS: 2235-49 WEST OAKDALE AVENUE  
INTRODUCTION DATE: JANUARY 15, 2025  
PLAN COMMISSION DATE: MAY 15, 2025

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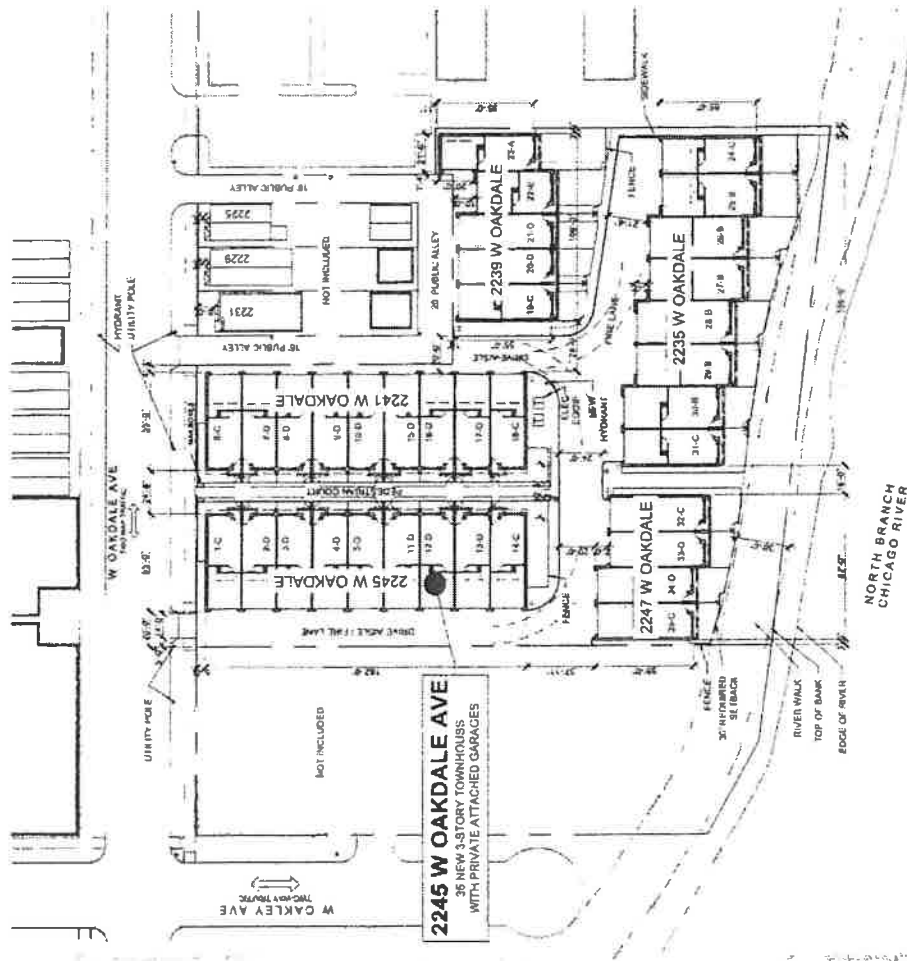
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2245 W OAKDALE  
AVE  
CHICAGO, IL



SITE PLAN

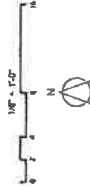
FEBRUARY 25, 2025





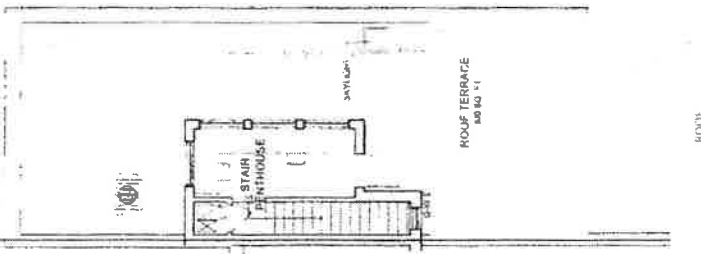
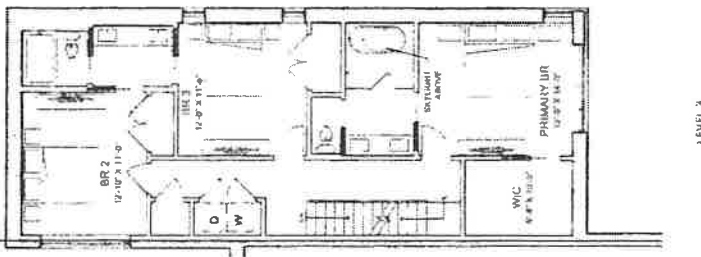
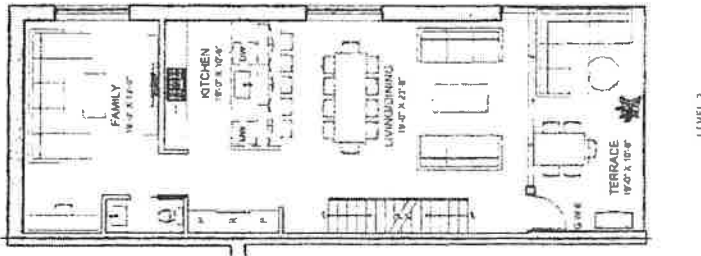
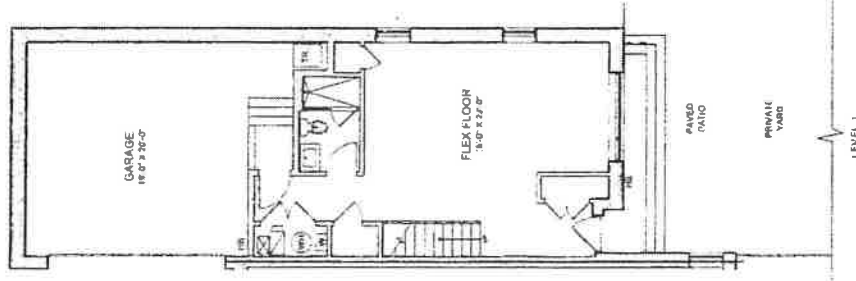
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2245 W OAKDALE  
AVE  
CHICAGO, IL



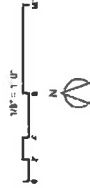
UNITA PLAN  
3,423 SF

FEBRUARY 25, 2025

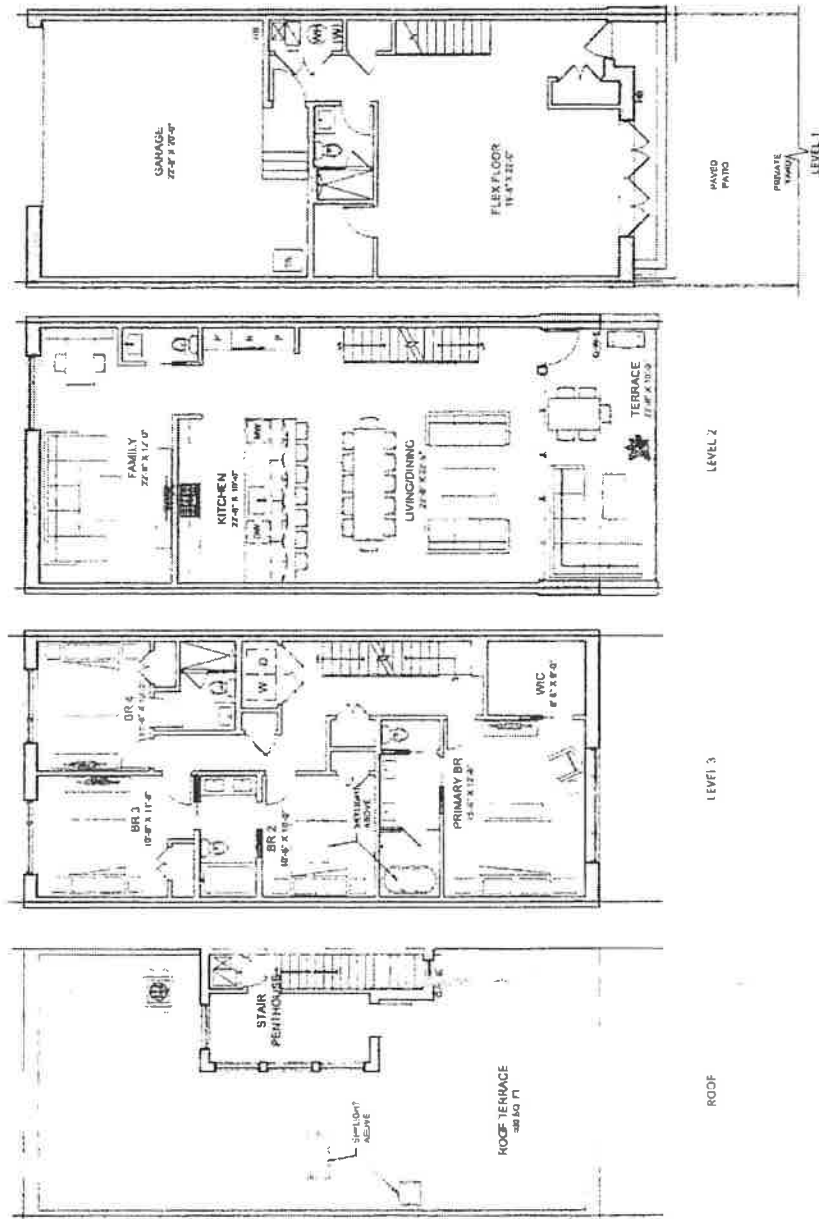




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2245 W OAKDALE  
AVE  
CHICAGO, ILUNIT 8 PLAN  
3,885 SF

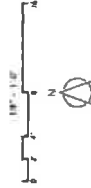
FEBRUARY 25, 2025





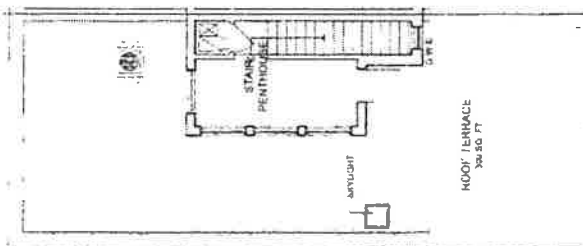
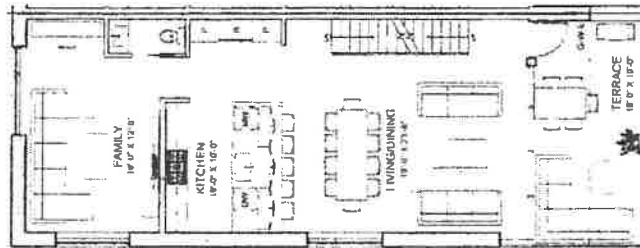
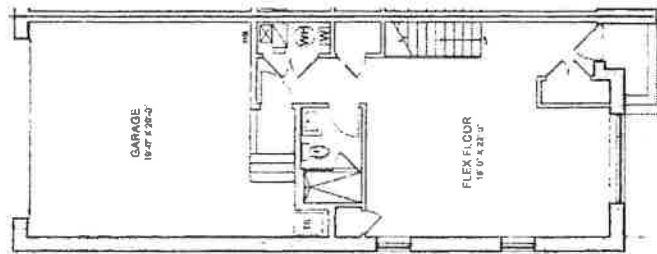
Final For Publication

2245 W OAKDALE  
AVE  
CHICAGO, IL



UNIT C PLAN  
3,423 SF

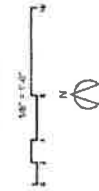
FEBRUARY 25, 2025





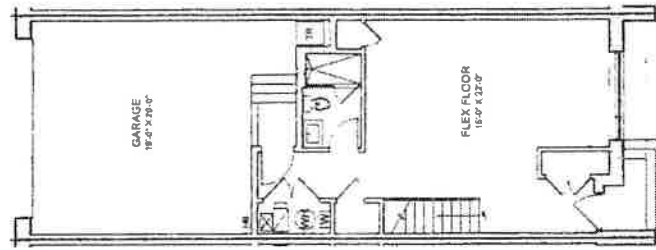
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2245 W OAKDALE  
AVE  
CHICAGO, IL

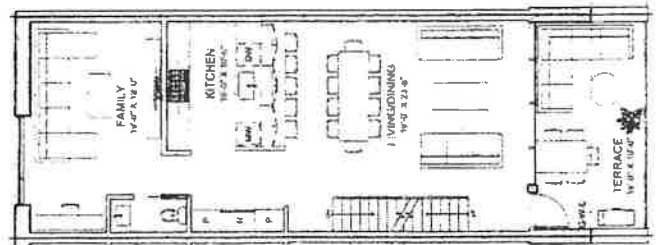


UNIT D PLAN  
3,269 SF

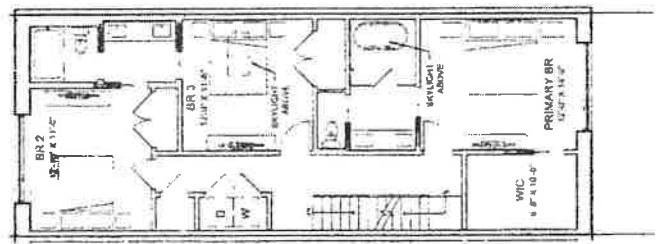
FEBRUARY 25, 2023



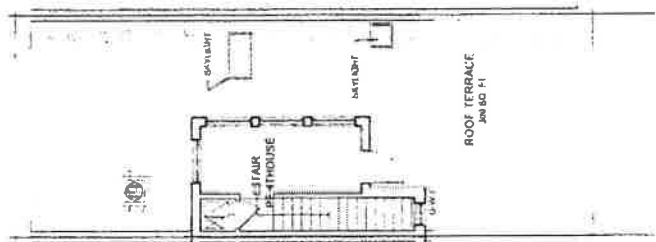
LEVEL 1



LEVEL 2



LEVEL 3

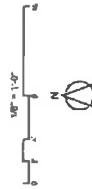


ROOF



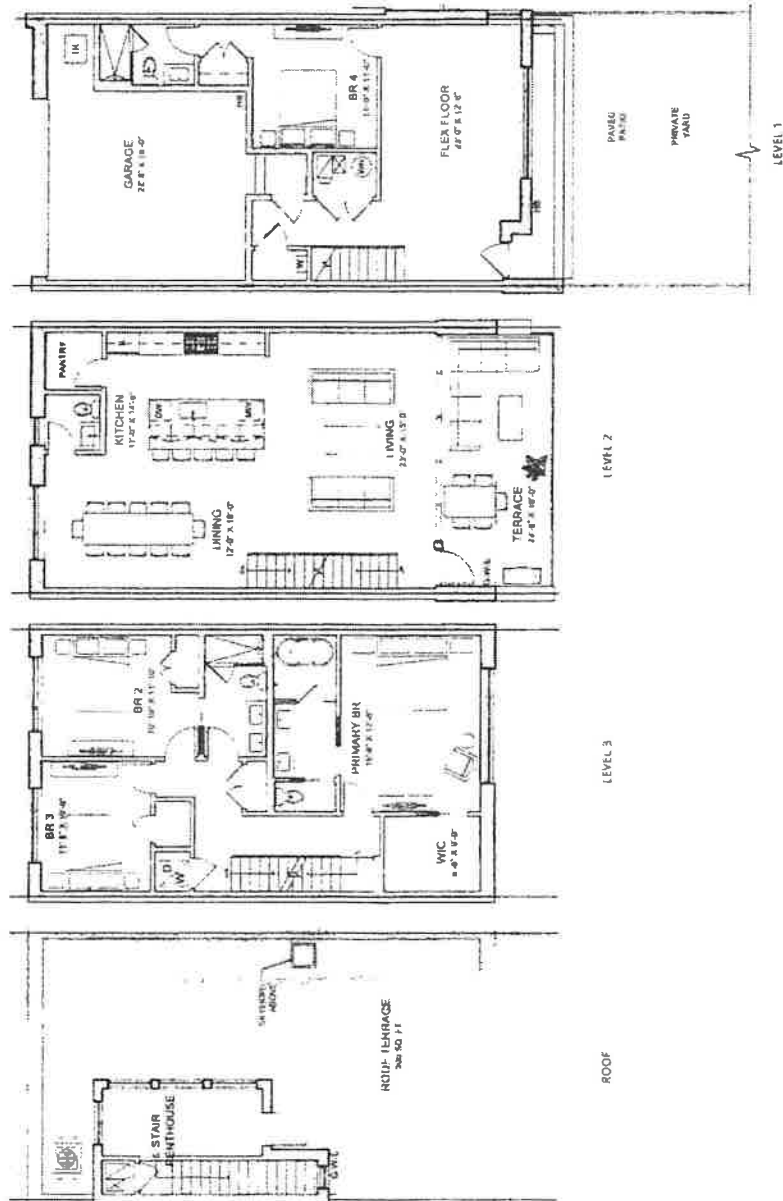
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2245 W OAKDALE  
AVE  
CHICAGO, IL



UNIT C PLAN  
3,165 SF

FEBRUARY 25, 2025



# Zoning Data Affordable Building Site

5/2/2025

CITY OF CHICAGO ZONING ORDINANCE

Final For Publication

BULK & DENSITY	EXISTING ZONING	PROPOSED ZONING	VARIANCES	PROPOSED PROJECT
Lot Area [SF]	3,500.0	3,500.0		3,500.0
Zoning District	C1-2	B2-2		B2-2
Use Group	Neighborhood Commercial	Residential		Residential
Maximum Floor Area Ratio [F.A.R.]	2.2	2.2		Actual Ratio [F.A.R.] 1.3
Maximum Area Allowed by F.A.R.	7,700.0	7,700.0		Actual Area [F.A.R.] 4,695.0
Minimum Lot Area Per Dwelling Unit [SF]	1,000.0	1,000.0		Actual Lot Area Per Unit 1,166.7
Maximum Number of Dwelling Units	3.0	3.0		Actual Number of Units 3.0
YARDS/HEIGHT				
Required Yards [ft]	Front 10'-0"	At least 50% of existing adjacent & zoned lots	Variance Proposed	Proposed 5'-0"
Side [Cumulative]	10'-0"	0'		Proposed 6'-0"
Side (Minimum One Side)	10'-0"	0'		Proposed 3'-0"
Rear	10'-0"	30' @ residential levels		Proposed 46'-0"
Minimum Open Space [SF]		n/a		Proposed n/a
Maximum Building Height [ft]	50'-0"	45'-0"		Proposed 38'-0"
RESIDENTIAL PARKING/LOADING				
Required Off Street Parking Spaces	1 per Unit	1 per Unit		Provided 2.0
Required Bicycle Parking	1 per 2 auto spaces	3.0		Provided 3.0

ZONING DATA

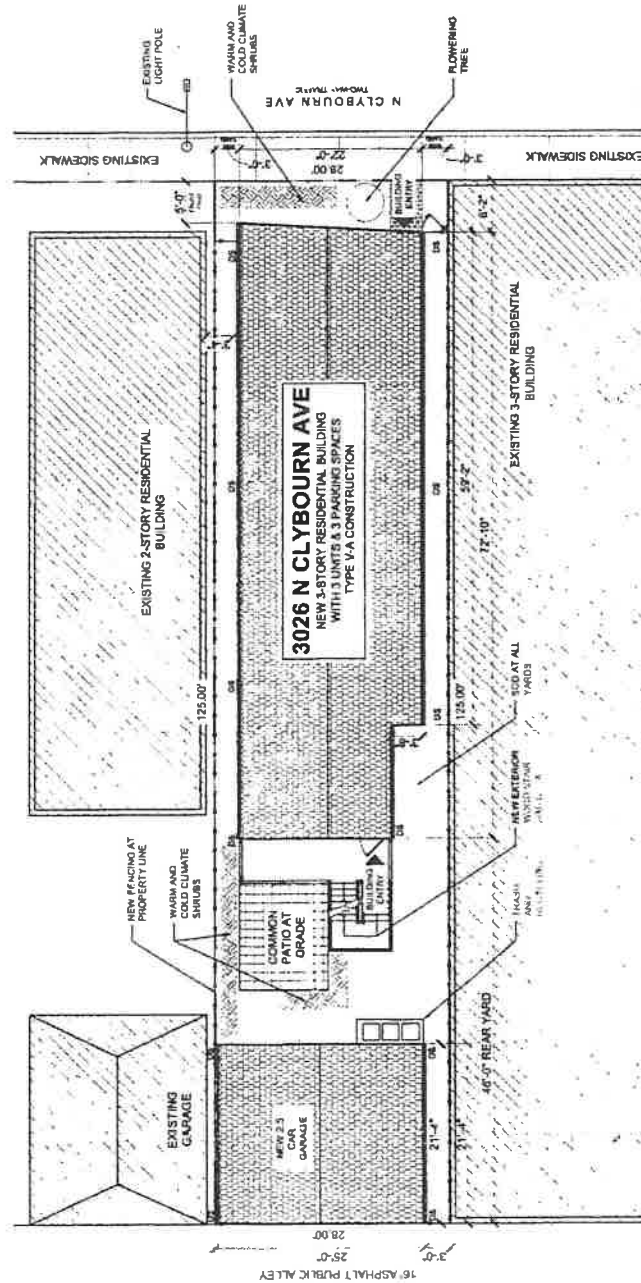
3026 N. CLYBOURN AVE  
CHICAGO, ILLINOIS 60618



MAY 2, 2025



Final For Publication



SITE PLAN - ROOF PLAN

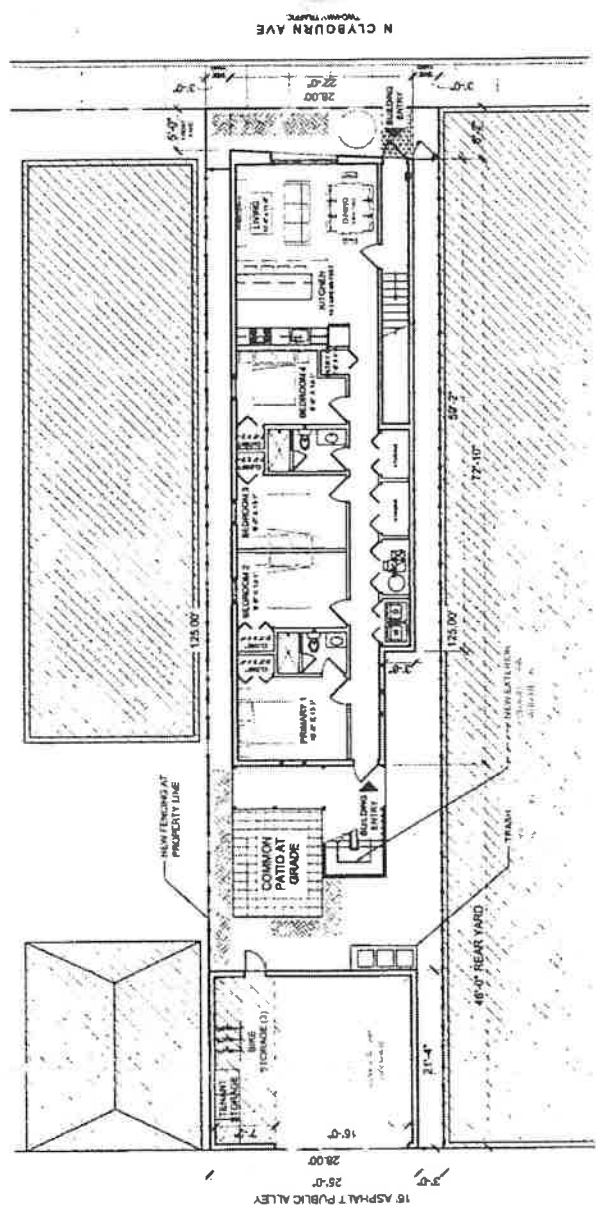
1/18" = 1'-0"

3026 N. CLYBOURN AVE  
CHICAGO, ILLINOIS 60618



MAY 2, 2025

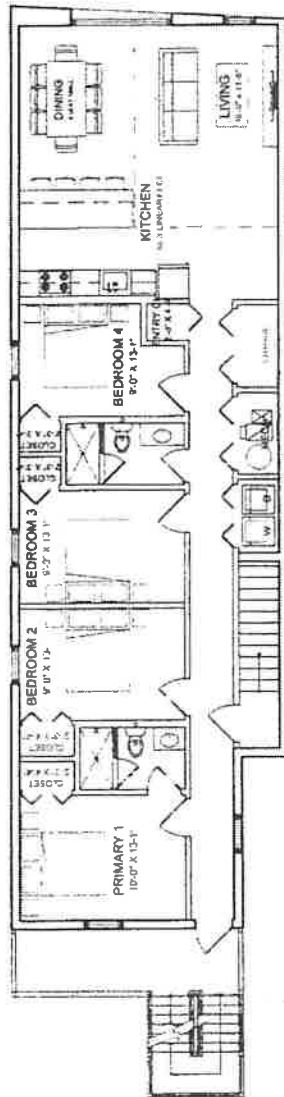
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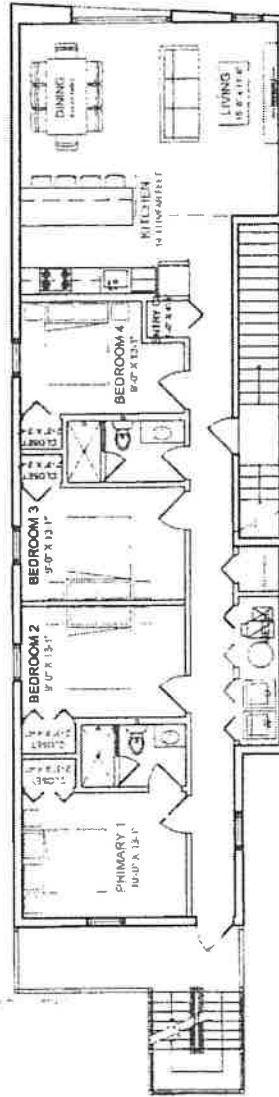
SITE PLAN - GROUND FLOOR PLAN  
1/16" = 1'-0"  
3026 N. CLYBOURN AVE  
CHICAGO, ILLINOIS 60618



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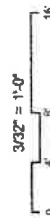


THIRD FLOOR PLAN



SECOND FLOOR PLAN

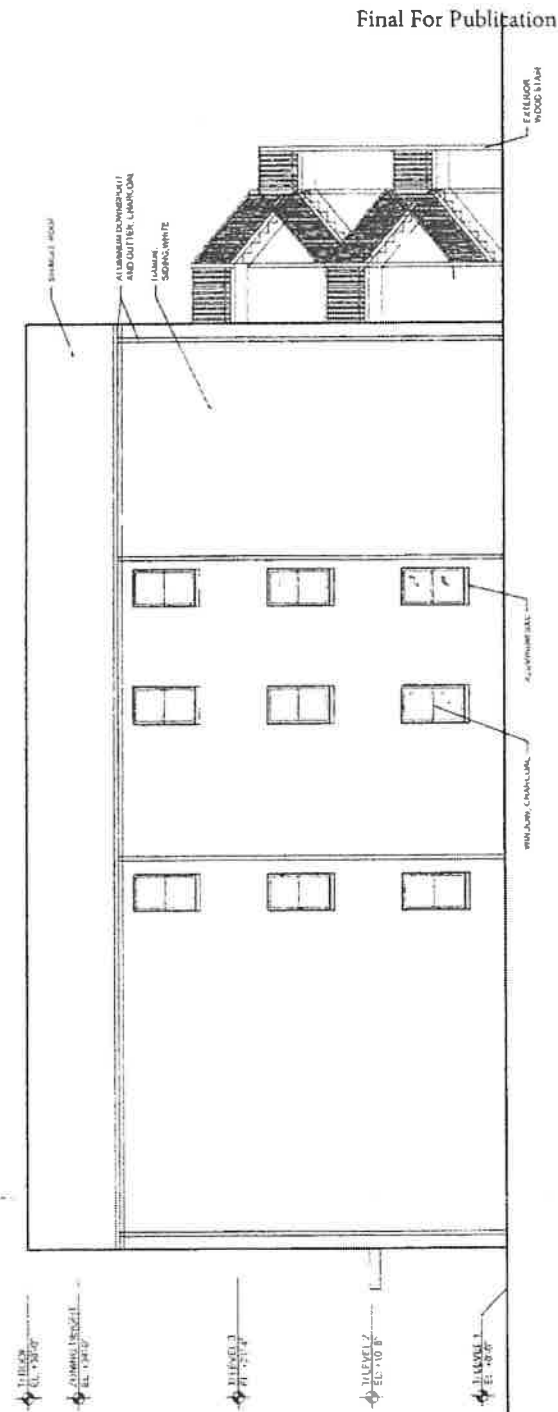
SECOND & THIRD FLOOR PLANS



3026 N. CLYBOURN AVE  
CHICAGO, ILLINOIS 60618

MAY 2, 2025





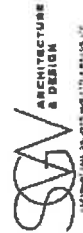
NORTH ELEVATION

 $3/32" = 1'-0"$ 

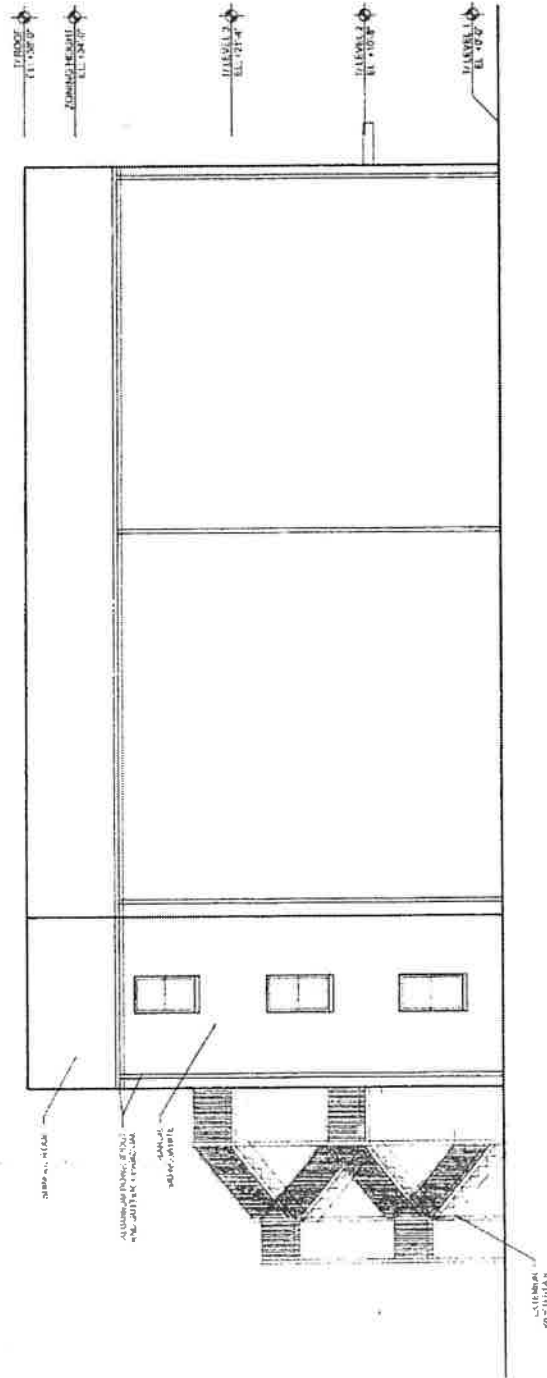
3026 N. CLYBOURN AVE  
CHICAGO, ILLINOIS 60618

MAY 2 2025

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SOUTH ELEVATION  
 3/32" = 1'-0"  
 0 5 10  
 3026 N. CLYBOURN AVE  
 CHICAGO, ILLINOIS 60618

SGV ARCHITECTURE  
 & DESIGN  
 1144 N. CLAY ST. SUITE 200 CHICAGO, IL 60610

MAY 2 2015

# Zoning Data Affordable Building Site

5/2/2025

CITY OF CHICAGO ZONING ORDINANCE

Final For Publication

BULK & DENSITY	EXISTING ZONING	PROPOSED ZONING	VARIANCES	PROPOSED PROJECT
Lot Area [SF]	2,954.0	2,954.0		2,954.0
Zoning District	C1-2	B2-2		B2-2
Use Group	Neighborhood Commercial	Residential		Residential
Maximum Floor Area Ratio [F.A.R.]	2.2	2.2		Actual Ratio [F.A.R.] 1.7
Maximum Area Allowed by F.A.R.	6,498.8	6,498.8		Actual Area [F.A.R.] 4,935.0
Minimum Lot Area Per Dwelling Unit [SF]	1,000.0	1,000.0		Actual Lot Area Per Unit 984.7
Maximum Number of Dwelling Units	2.0	2.0	10% adjustment	Actual Number of Units 3.0
1 Additional Unit				
YARDS/HEIGHT				
Required Yards [ft]				
Front	10'-0"	At least 50% of existing adjacent R zoned lots		Proposed 2'-0"
Side [Cumulative]	10'-0"	0'		Proposed 6'-4"
Side [Minimum One Side]	10'-0"	0'		Proposed 3'-0"
Rear	10'-0"	30' @ residential levels		Proposed 32'-11"
Minimum Open Space [SF]		n/a		Proposed n/a
Maximum Building Height [ft]	50'-0"	45'-0"		Proposed 38'-0"
RESIDENTIAL PARKING/LOADING				
Required Off-Street Parking Spaces	1 per Unit	1 per Unit		Provided 2.0
Required Bicycle Parking	1 per 2 auto spaces	3.0		Provided 3.0

ZONING DATA



3116 N. OAKLEY AVE  
CHICAGO, ILLINOIS 60618

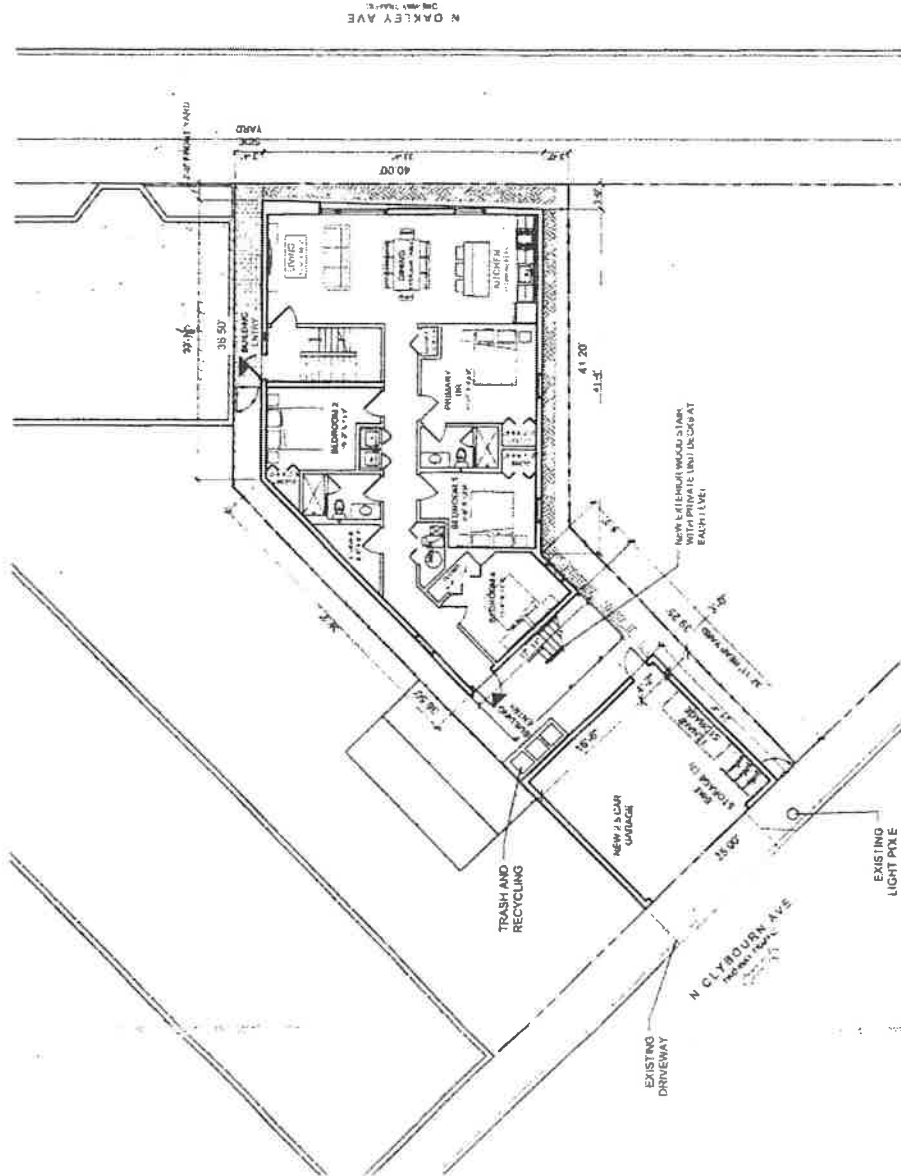
MAY 2, 2025

**VGS**  
ARCHITECTURE  
& DESIGN





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SITE PLAN - GROUND FLOOR

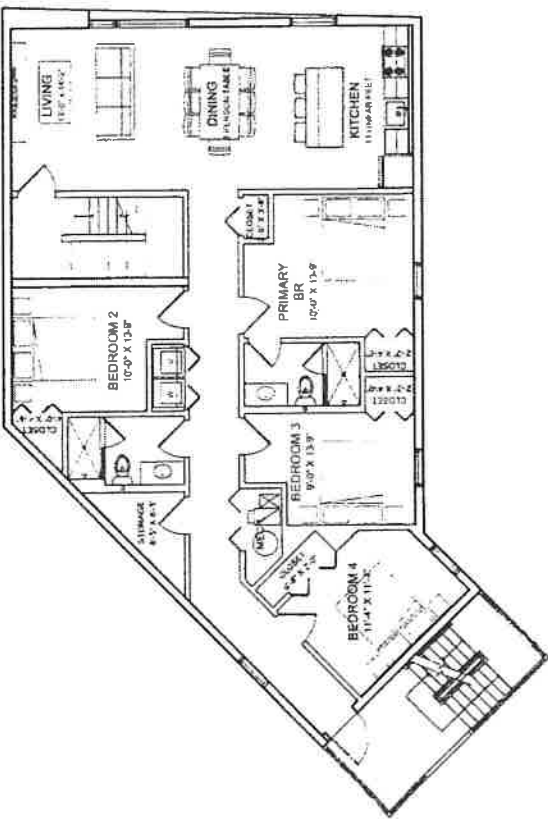
1/16" = 1'-0"

3116 N. OAKLEY AVE  
CHICAGO, ILLINOIS 60618



MAY 2, 2026

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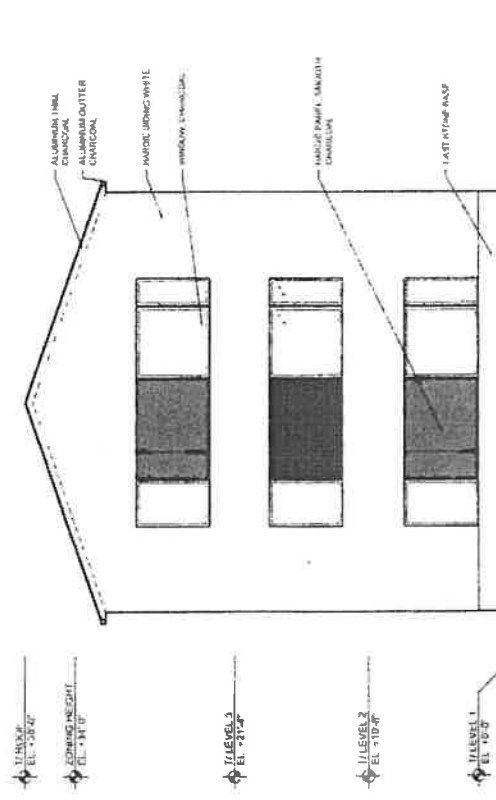
TYPICAL SECOND & THIRD FLOOR PLAN

3/32" = 1'-0"



3116 N. OAKLEY AVE  
CHICAGO, ILLINOIS 60618

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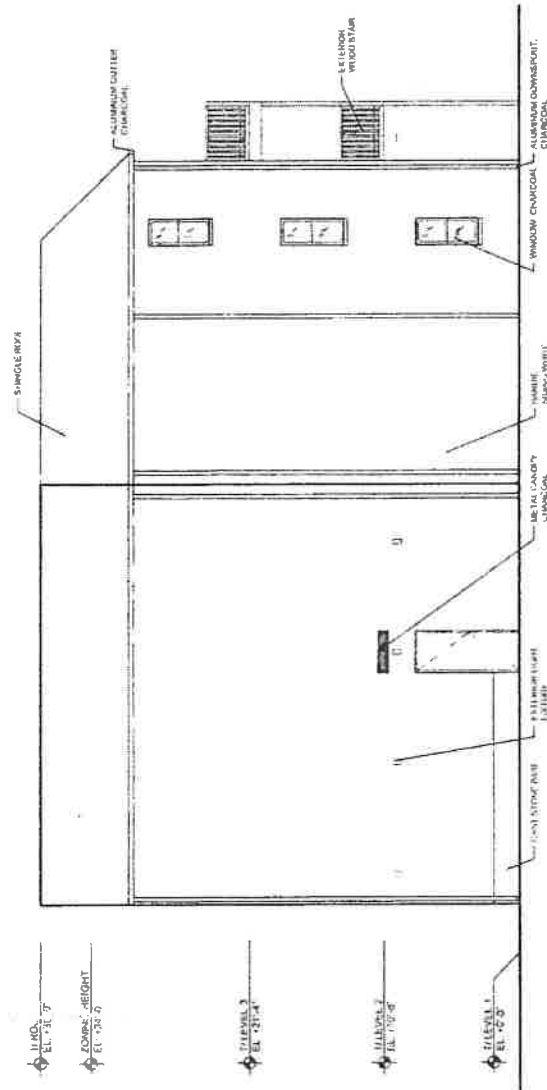


EAST ELEVATION  
 3/32" = 1'-0"  
 0 4' 8' 16'  
 3116 N. OAKLEY AVE  
 CHICAGO, ILLINOIS 60618

MAY 2, 2025



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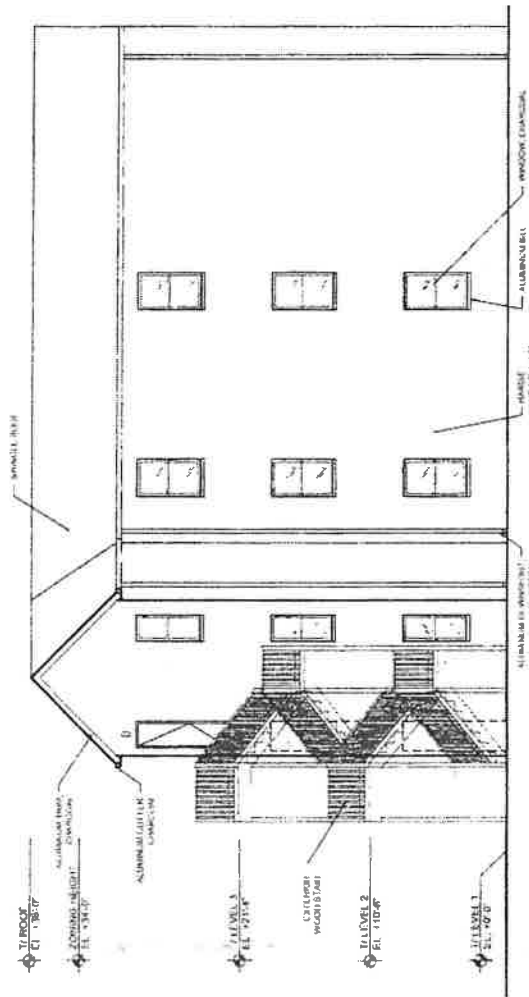


NORTH ELEVATION  
 332' = 1'-0"  
 3116 N. OAKLEY AVE  
 CHICAGO, ILLINOIS 60618



MAY 2, 2025

Final For Publication



SOUTH ELEVATION

3/32" = 1'-0"

3116 N. OAKLEY AVE  
CHICAGO, ILLINOIS 60618

MAY 2, 2025



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 2, 2016

Bernard I. Citron  
Thompson Coburn LLP  
55 E. Monroe Street  
37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 1127  
2221 West Oakdale Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Waterway Residential Planned Development No. 1127 ("PD 1127"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of PD 1127.

PD 1127 was passed by the City Council on November 5, 2008 and was granted a one-year extension which expired on November 5, 2015. It allowed 33 townhomes and four single family homes to be located along the Chicago River at 2221 W. Oakdale Ave. On November 12, 2015, administrative relief was granted for a residential development containing 37 townhomes. No homes were constructed and now your client, CA Development, is seeking administrative relief and has the consent of the sole property owner, Alsco Inc.

On behalf of CA Development, you are seeking administrative relief for a residential development containing 18 single family homes. Alderman Scott Waguespack, the Department of Transportation, and the Fire Department have approved the revised Site Plan. The following revised, drawings shall be inserted into the main file:

- Site Plan
- Tree Preservation Plan
- Landscape Plan
- River walk Details
- Landscape Details
- Linden – Lots 1-4 Typical Floor Plans
- Linden House Elevation B and Elevation A
- Linden House Elevation A Rear
- Linden House Elevation A Side (2)
- River side Residence – Lots 5-13 Basement, First Floor, and Second Floor Plans

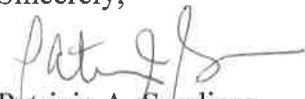
River side Residence – Lots 5-13 Front Elevation A and Front Elevation B  
River side Residence – Lots 5-13 Rear Elevation A and Rear Elevation B  
River side Residence – Lots 5-13 Partial Side Elevation A and Side Elevation B  
River side Residence – Lots 5-13 Side Elevation B and Partial Side Elevation A  
Hickory House – Lots 14-15 Typical Floor Plans  
Hickory House – Lots 14-15 Front Elevation – Option 2\*  
Hickory House – Lots 14-15 Rear Elevation  
Hickory House – Lots 14-15 Side Elevations  
Hickory – Lots 16-18 Typical Floor Plans  
Hickory House – Lots 16 & 18 Front Elevation  
Hickory House – Lots 16 & 18 Rear Elevation  
Hickory House – Lots 16 & 18 Side Elevations  
Hickory House – Lot 17 Front Elevation  
Hickory House – Lot 17 Rear Elevation  
Hickory House – Lot 17 Side Elevations  
Hickory House Alt. – Front Elevation  
Hickory House Alt. – Rear Elevation  
Hickory House Alt. – Side Elevations

\*It should be noted that the open stair between the two houses on Lots 14 and 15 will be improved with a wrought iron trellis and flower boxes as show on the elevation drawings.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 18 single family home development 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 Waterway Residential Planned Development No. 1127, 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,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



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FAX: 616.771.2245  
WWW.ERIKSSON-ENG.COM  
CAPITAL: 04-00000000  
CAPITAL: 04-00000000

# OAKDALE DEVELOPMENT RESIDENTIAL 2221 W. Oakdale Ave. Chicago, Illinois

Revised for Set.

Expiration Date: \_\_\_\_\_

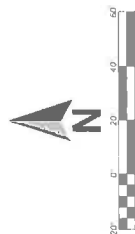
No. 1 Date Description

DATE	08/23/18
PROJECT	OAKDALE
SCALE	0.000000

## TREE PRESERVATION PLAN

Sheet No.

L100



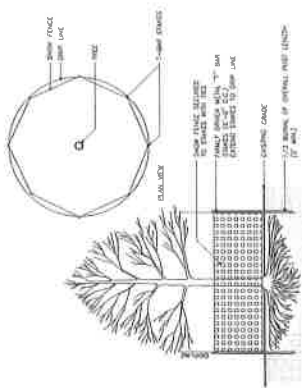
Scale: 1" = 20'

### EXISTING TREE INVENTORY

TREE #	TREE NAME	COMMON NAME	TREE SIZE	CONDITION
1	1000000000	Red Maple	12" DBH	Good
2	1000000000	Red Maple	12" DBH	Good
3	1000000000	Red Maple	12" DBH	Good
4	1000000000	Red Maple	12" DBH	Good
5	1000000000	Red Maple	12" DBH	Good
6	1000000000	Red Maple	12" DBH	Good
7	1000000000	Red Maple	12" DBH	Good
8	1000000000	Red Maple	12" DBH	Good
9	1000000000	Red Maple	12" DBH	Good
10	1000000000	Red Maple	12" DBH	Good
11	1000000000	Red Maple	12" DBH	Good
12	1000000000	Red Maple	12" DBH	Good
13	1000000000	Red Maple	12" DBH	Good
14	1000000000	Red Maple	12" DBH	Good
15	1000000000	Red Maple	12" DBH	Good
16	1000000000	Red Maple	12" DBH	Good
17	1000000000	Red Maple	12" DBH	Good
18	1000000000	Red Maple	12" DBH	Good
19	1000000000	Red Maple	12" DBH	Good
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21	1000000000	Red Maple	12" DBH	Good
22	1000000000	Red Maple	12" DBH	Good
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26	1000000000	Red Maple	12" DBH	Good
27	1000000000	Red Maple	12" DBH	Good
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38	1000000000	Red Maple	12" DBH	Good
39	1000000000	Red Maple	12" DBH	Good
40	1000000000	Red Maple	12" DBH	Good
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### TREE PRESERVATION NOTES

1. ALL EXISTING TREES TO BE PRESERVED SHALL BE IDENTIFIED FROM THE CONSTRUCTION AND OTHER DAMAGED AREAS AND OF THE TREE PRESERVATION PLAN.
2. THE CONSTRUCTION SHALL MAINTAIN THE EXISTING TREES AND MAINTAIN THE EXISTING TREES TO REMAIN IN THE EXISTING AREAS. THE CONSTRUCTION SHALL MAINTAIN THE EXISTING TREES TO REMAIN IN THE EXISTING AREAS.
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### 1 TREE PROTECTION DETAIL

SEE L100-101



155 CONNOR DRIVE, SUITE A  
 CHRYSLAR, LINDSEY 50030  
 (415) 232-4000  
 FAX (415) 232-4000  
 WWW.CHRYSLAR.COM  
 LICENSE NO. 104 00300  
 EXPIRES 04/01/01

OAKDALE DEVELOPMENT  
RESIDENTIAL  
2221 W. Oakdale Ave.  
Chicago, Illinois

22221 W. Oakdale Ave.  
Chicago, Illinois

Transcribed for Social

Expiration Date

Case	Constitution
------	--------------

08/31/16

LANDSCAPE  
PI AN

L200



Scale: 1" = 20'

## PLANT SCHEDULE

[illegible]

## SILVER JEROME

- THE UNIVERSITY OF CHICAGO, CHICAGO, ILL., HAS RECENTLY RECEIVED A \$100,000 GIFT FROM THE NATIONAL ASSOCIATION OF COLLEGE BODIES TO ASSIST IN CARRYING OUT A PROGRAM OF RESEARCH AND REPORTING ON THE STATUS OF THE COLLEGE IN THE UNITED STATES. THE PROGRAM WILL BE CONDUCTED BY THE UNIVERSITY OF CHICAGO, WHICH HAS BEEN SELECTED AS THE LEADING INSTITUTION IN THE COUNTRY FOR THE STUDY OF THE COLLEGE. THE PROGRAM WILL BE CONDUCTED BY THE UNIVERSITY OF CHICAGO, WHICH HAS BEEN SELECTED AS THE LEADING INSTITUTION IN THE COUNTRY FOR THE STUDY OF THE COLLEGE. THE PROGRAM WILL BE CONDUCTED BY THE UNIVERSITY OF CHICAGO, WHICH HAS BEEN SELECTED AS THE LEADING INSTITUTION IN THE COUNTRY FOR THE STUDY OF THE COLLEGE.

PROJECT: 12002

Schedule of flights	Passengers	Passenger-kilometers
1	100	100
2	100	200
3	100	300
4	100	400
5	100	500
6	100	600
7	100	700
8	100	800
9	100	900
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24	100	2400
25	100	2500
26	100	2600
27	100	2700
28	100	2800
29	100	2900
30	100	3000
31	100	3100
32	100	3200
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34	100	3400
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42	100	4200
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Seven Statements by Owner.

1. The aforementioned statements have been reviewed personally and the property at 2221 N. Cassmeyer Avenue, Chicago, IL 60618 is the last of the company's land, now designed and not to be replaced, maintained and repaired as required by Chicago and substantial damage to the property is anticipated with the requirements of Title 15, Chapter 32 of the Chicago Zoning Ordinance, and the City of Chicago (Chicago Landmarks Division).

2. Existing structures on the property have been 100% to be protected while property is under construction and will be replaced by current use.

1

**Swarm Stormwater By Regulating Landscapes Architect:**

3. The preliminary estimates reported in Vol. 19 of *Annals*, *Advances* and *Research* are based on the data for the year 1971. For example, the average of the 1971-72 estimates of the gross regional product of the USSR is 1000 billion rubles, and the average of the 1971-72 estimates of the gross regional product of the USSR is 1000 billion rubles, and the average of the 1971-72 estimates of the gross regional product of the USSR is 1000 billion rubles.

Order

David S. Greiner, *Architect*  
Registered Landscape Architect  
Thomas Manning, 157-0254  
Greiner & Manning





OAKDALE DEVELOPMENT  
RESIDENTIAL  
2221 W. Oakdale Ave.  
Chicago, Illinois

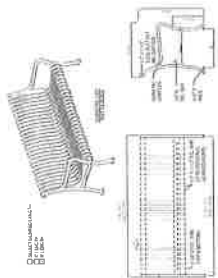
Kommunikationstechnik

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Invoice No.	000	Date	06/31/18
Payment No.	000	Total Due	0000.00

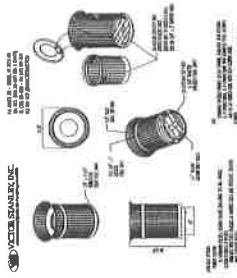
## RIVERWALK DETAILS

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8' STEEL BENCH



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Journal of Internal Medicine 252: 495–502



## 36 GALLON TRASH RECEPTACLE

10

[illegible]

1

The landscape planning plan and construction details S. 60518 has been designed in accordance with the Ontario Landfilling Ordinance.



Steven A. Argoff

Sharon S. Gregory, PhD/MSA  
Registered Landscape Architect  
License Number: 157-002663  
Expires: 8-31-18

10' Wide Multi-use  
Asphalt Path

Proposed 8' Steel Bench  
with Intermediate Arm Rest  
Chicago Park District  
Standard Bench  
To Be Locate Every 250  
1-F Min.

Proposed Trash Receptacle  
Chicago Park District  
Standard Receptacle  
To Be Located Every 250  
L.F.

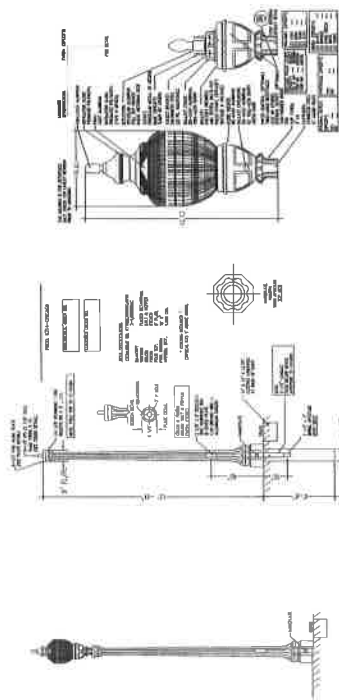
Proposed Canopy Tree  
See Plan For Locations

Perennials and Ornamental  
Gross Planting Pockets—  
See Plan For Locations

Low-mow Turf Grass  
High Ornamental  
Metal Fence Along  
Private Rear Yards

RIVERWALK SECTION WITH PIER

頁 53



14' LIGHT POLE &amp; ACORN LUMINAIRE

11



145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
Phone: (847) 223-4804  
Fax: (847) 223-4804  
E-mail: INFO@CEA.LTD.COM  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184 003220  
EXPIRES: 04/30/2017

OAKDALE DEVELOPMENT  
RESIDENTIAL  
2221 W. Oakdale Ave.  
Chicago, Illinois

2221 W. Oakdale Ave.  
Chicago, Illinois

Expiration Date:

[illegible]

Design by	SSG	Date	08/31/16
Approved by	XXX	Quantity	0000 00

LANDSCAPE  
DETAILS

L400



4" ORNAMENTAL METAL FENCE



ANNUAL PERENNIAL & GROUND COVER DETAIL



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NEW YORK, N.Y.

**Notes:**

1. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).
2. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).
3. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).
4. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).
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9. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).
10. The authors gratefully acknowledge the financial support of the National Natural Science Foundation of China (Grant No. 81103001) and the National Science Foundation of China (Grant No. 81103001).

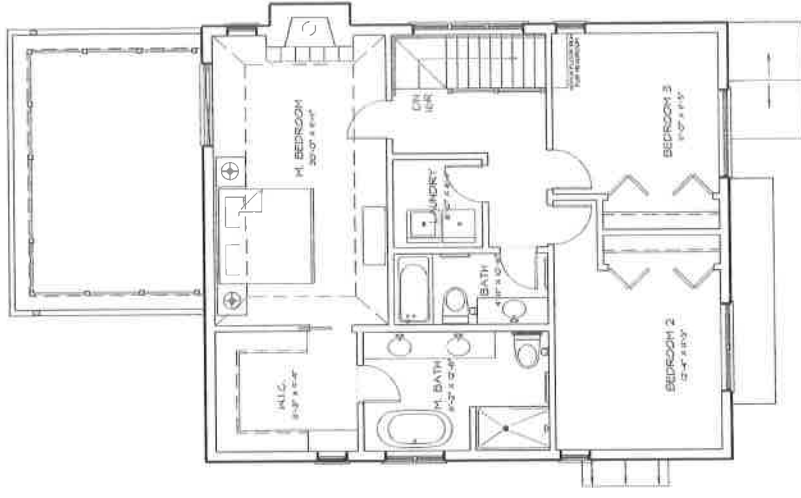
### Conclusions

— *Staphylinidae* 8. *Psocidae* 1 numerous beetles.

6. The longitudinal multimodal research in the 2000s of interest, encompassing not the multimodal planning plan and coordination aspects when on the physical substrate (e.g., for the example of 2317 F. Street, San Francisco, CA, 94118) has been designed in microsystem with the



Signature \_\_\_\_\_  
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 City \_\_\_\_\_  
 State \_\_\_\_\_  
 Zip \_\_\_\_\_

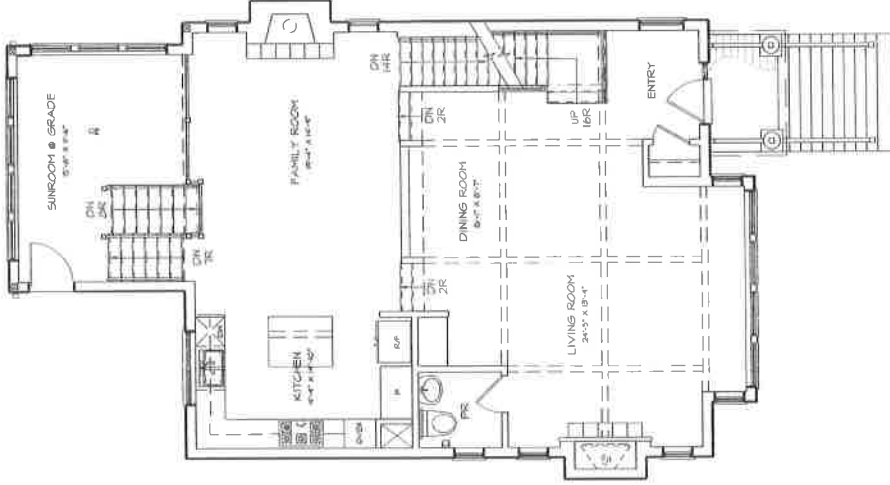


SECOND FLOOR

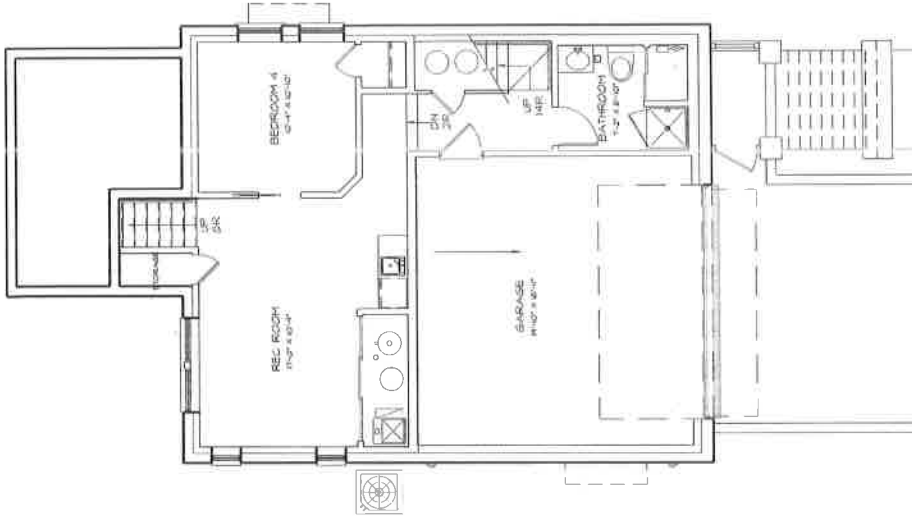


2221 W. Oakdale  
CA Development  
FAA 16056  
09/15/2016

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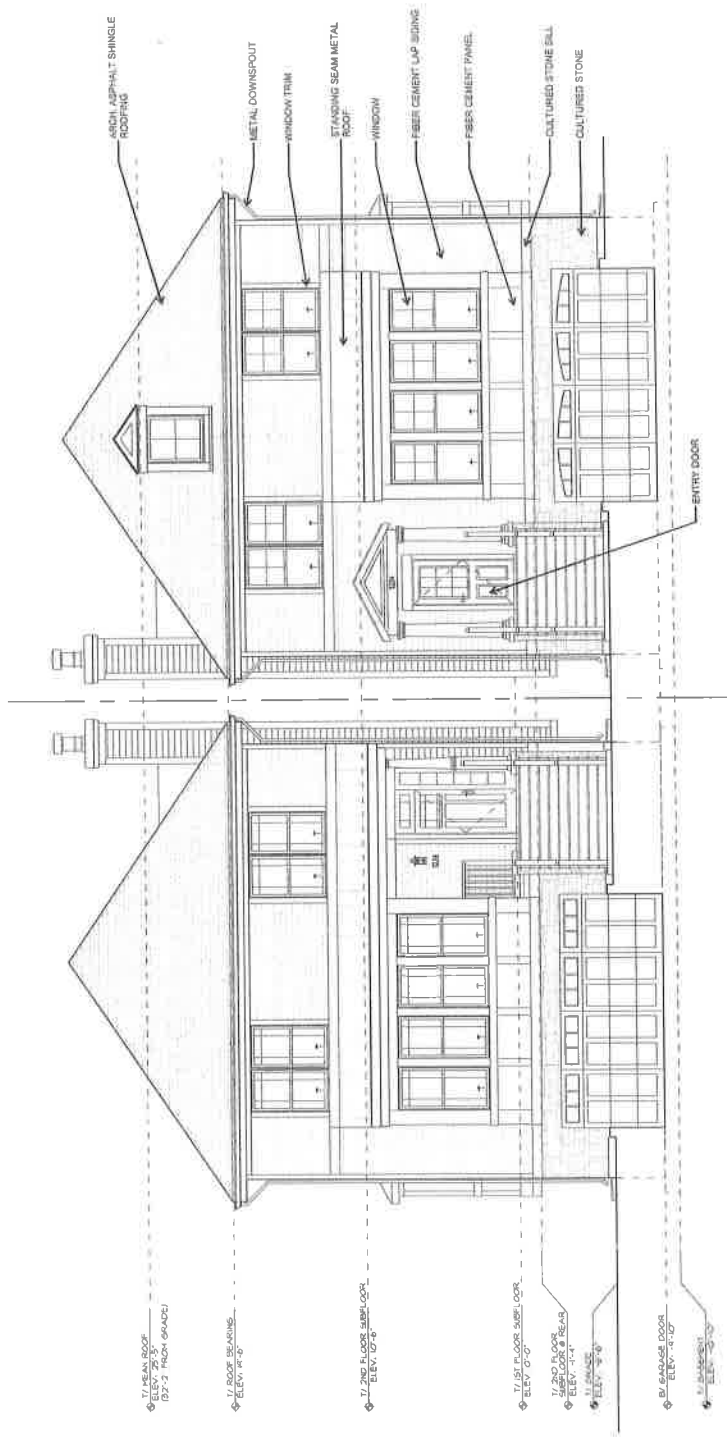


FIRST FLOOR



BASEMENT

TYPICAL FLOOR PLANS  
LINDEN - LOTS 1-4



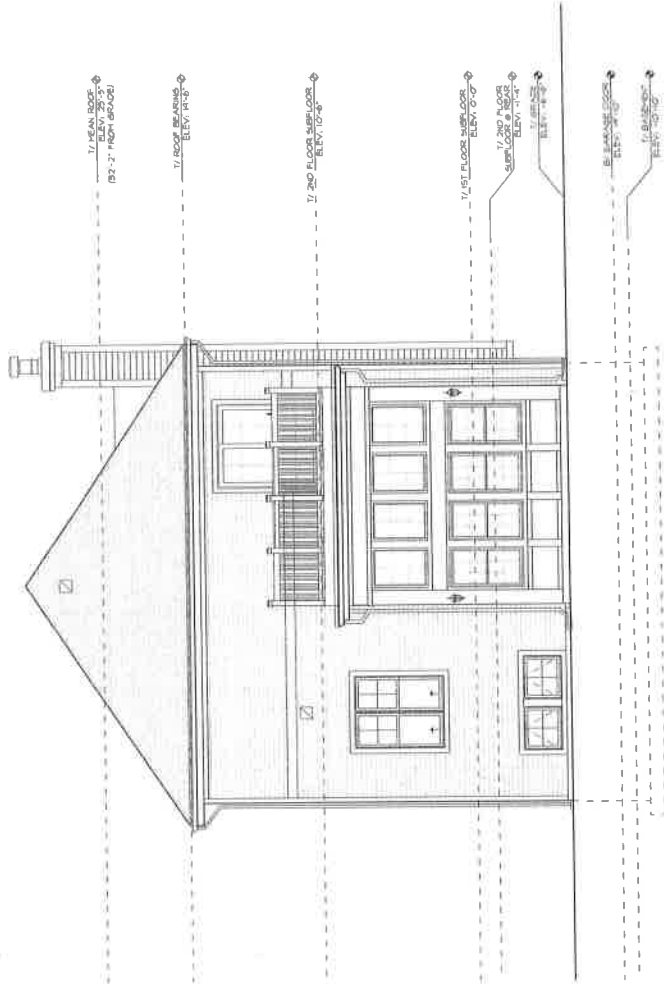
ELEVATION 'A'

ELEVATION 'B'

**FitzGerald**  
 ASSOCIATES Architects  
 912 West Lake Street Chicago, Illinois 60607  
 312.563.9100 312.563.1519  
 www.fitzgeraldassociates.net

2221 W OAKDALE - LINDEN HOUSE  
 9/15/2016  
 PROJECT 16056  
 1/8" = 1'-0"



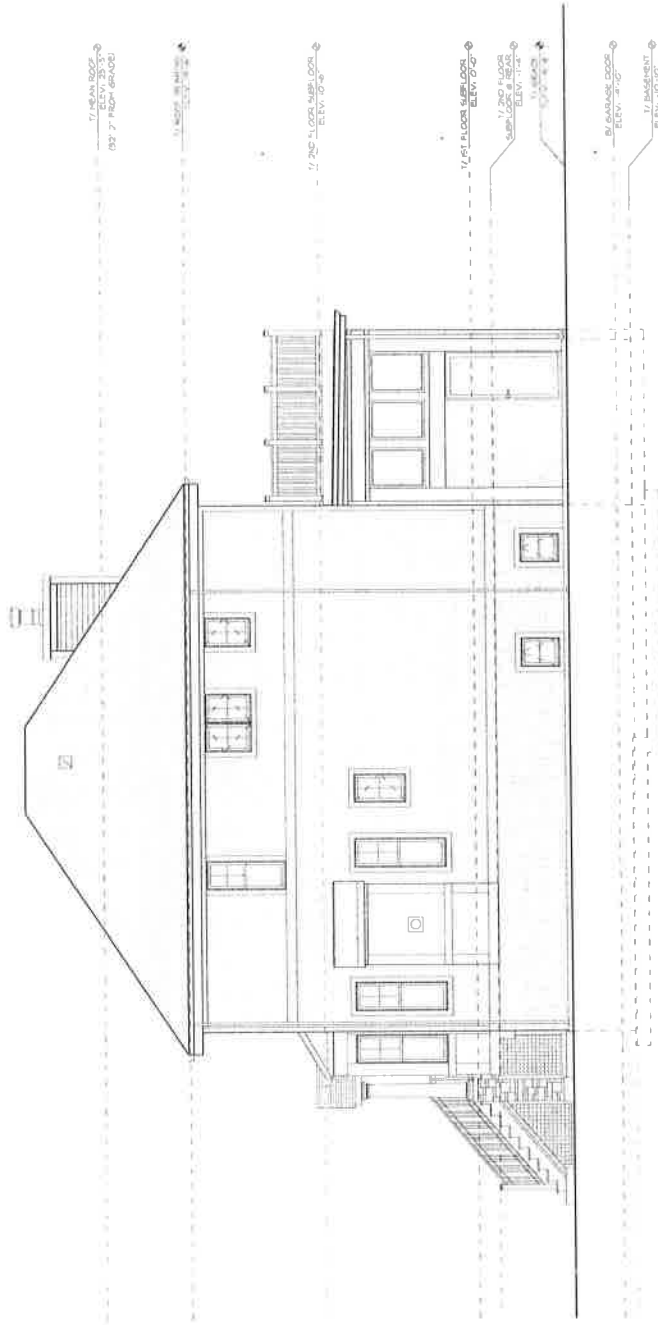


ELEVATION 'A' REAR

2221 W OAKDALE - LINDEN HOUSE  
 1/8" = 1'-0" PROJECT 16056







ELEVATION 'A' SIDE

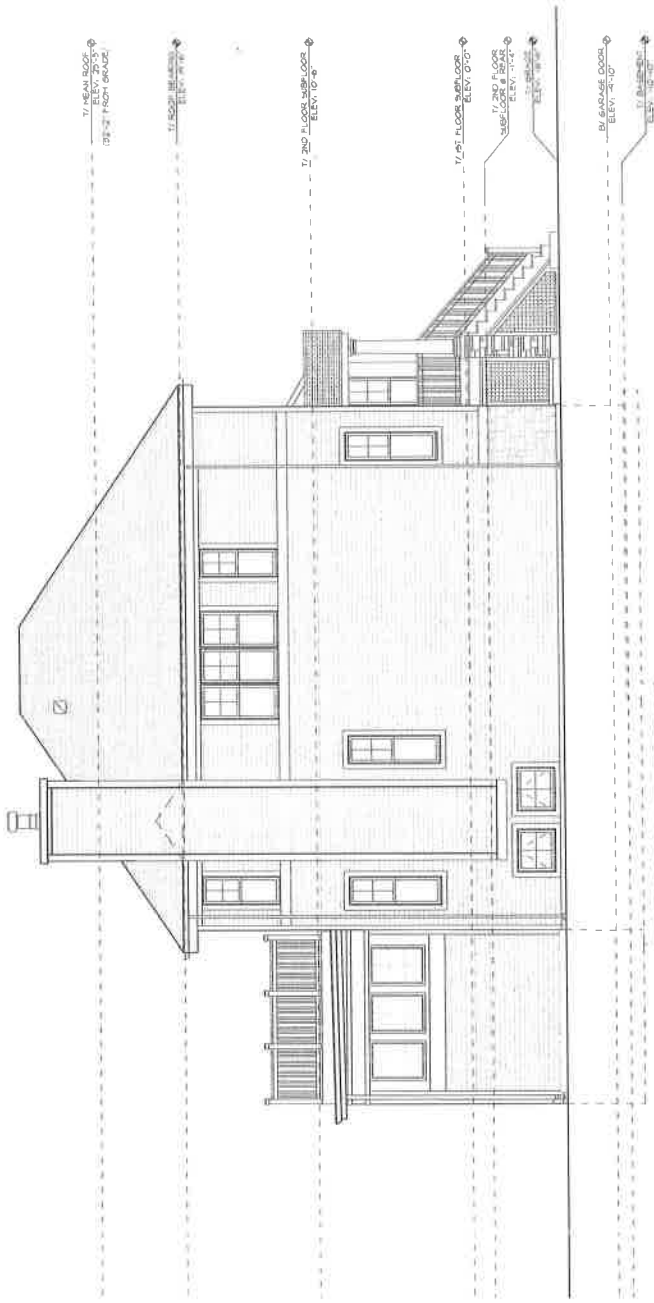


2221 W OAKDALE - LINDEN HOUSE 9/15/2016

1/8" = 1'-0"

PROJECT 16056

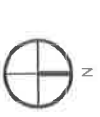
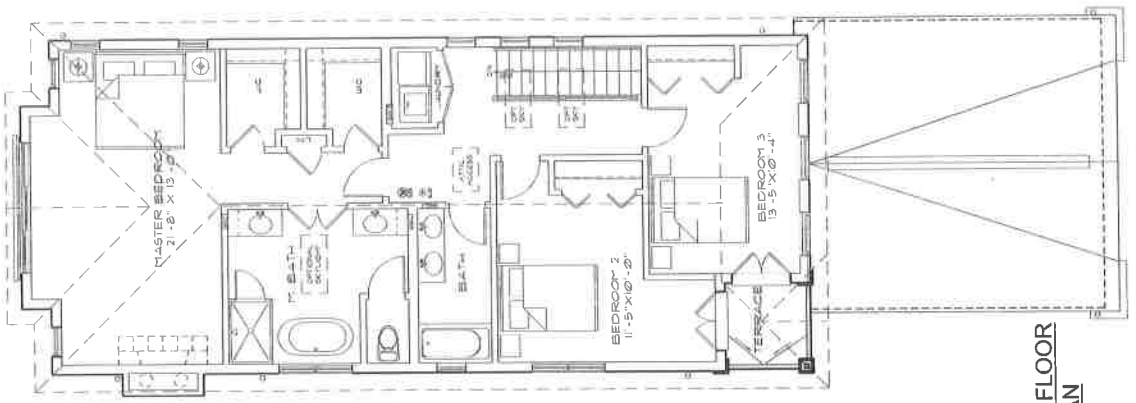
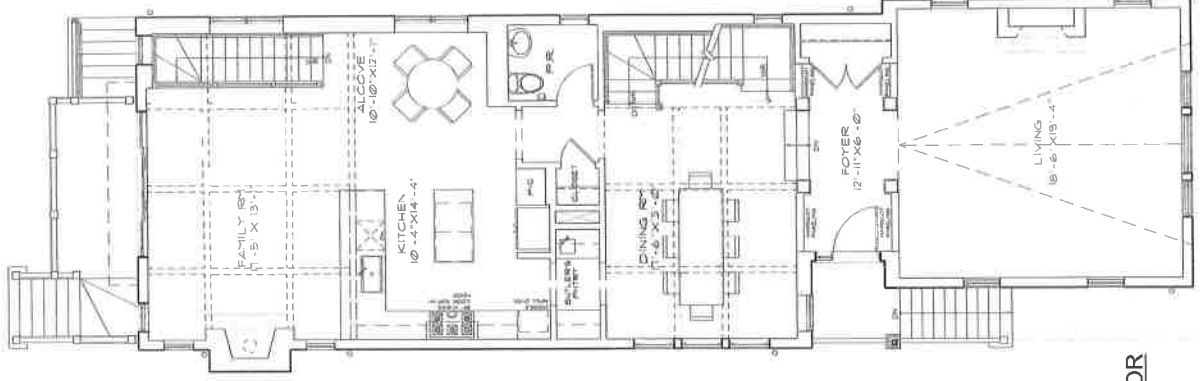
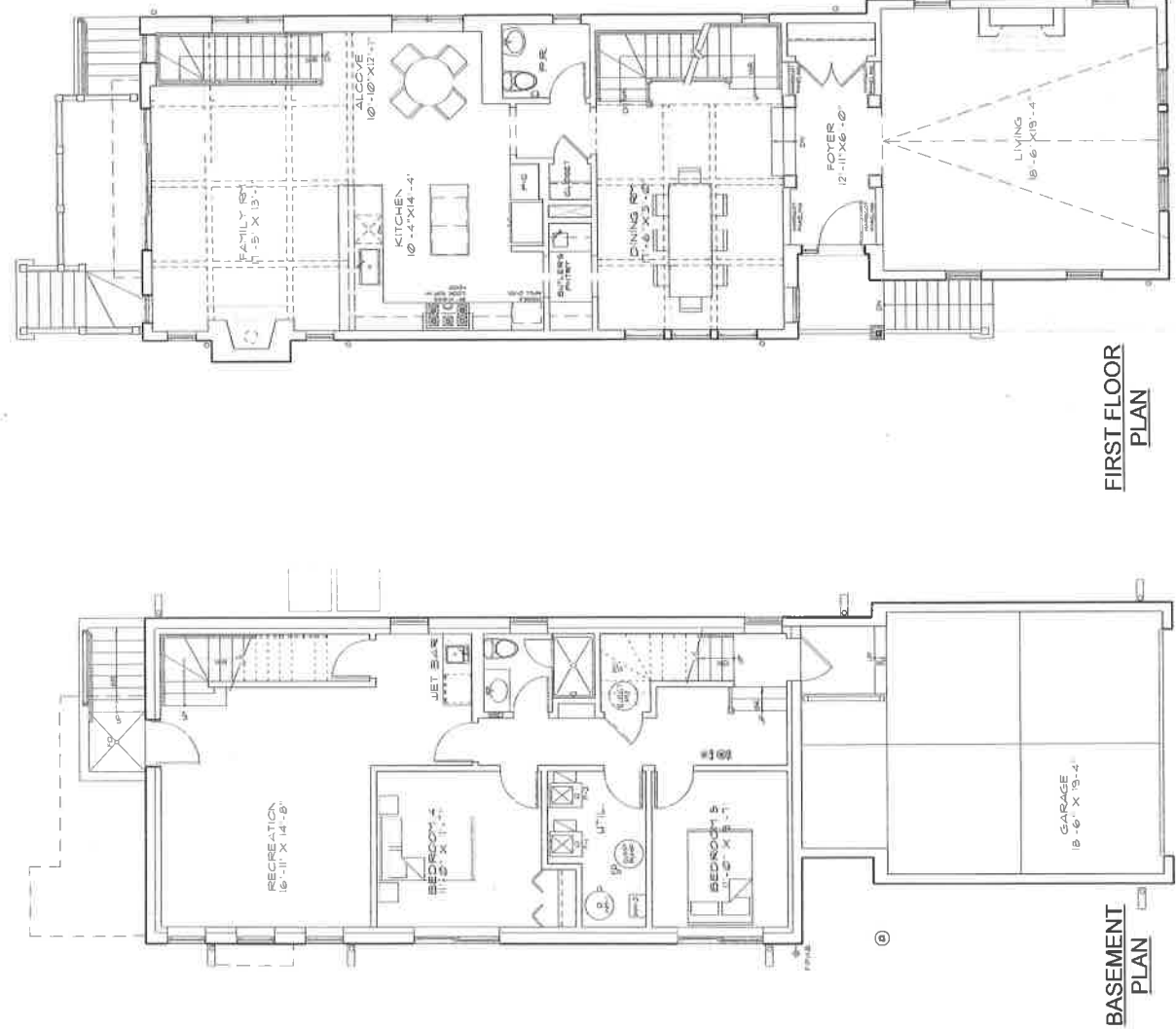
**FitzGerald**  
 ASSOCIATES Architects  
 522 West Lake Street Chicago, Illinois 60601  
 (312) 563-1834  
 WWW.FITZGERALDARCHITECTS.COM



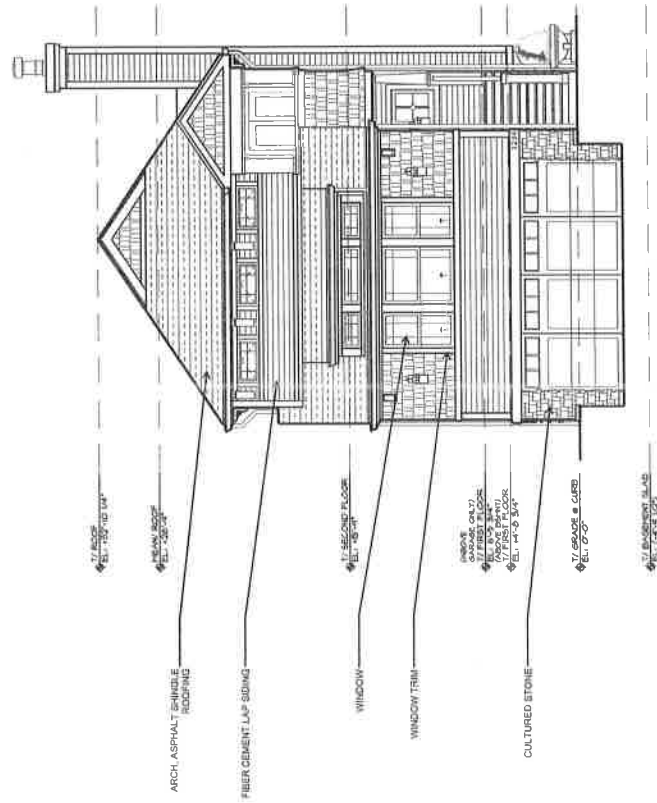
ELEVATION 'A' SIDE

2221 W OAKDALE - LINDEN HOUSE  
 1/8" = 1'-0"  
 9/15/2016  
 PROJECT 16056

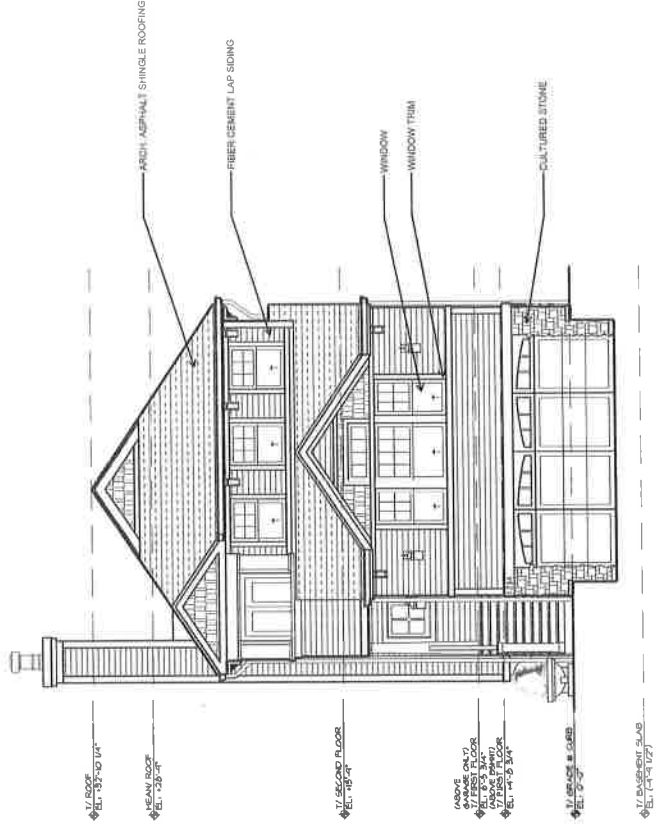




LOTS 5 - 13



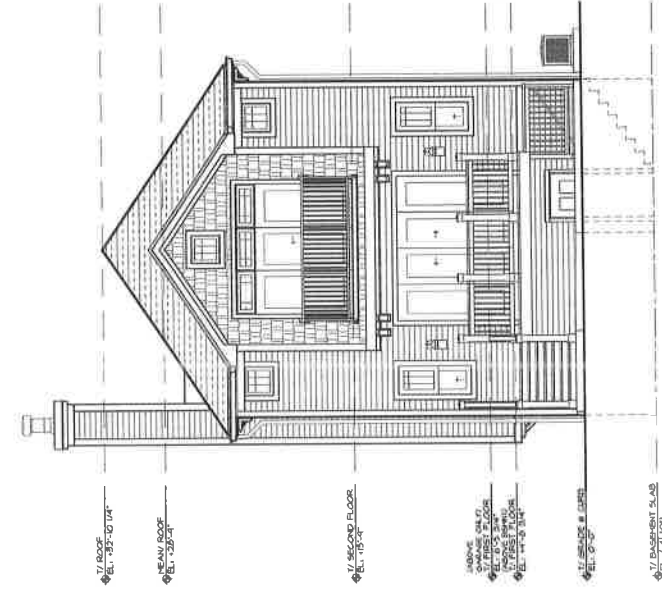
FRONT ELEVATION 'A'



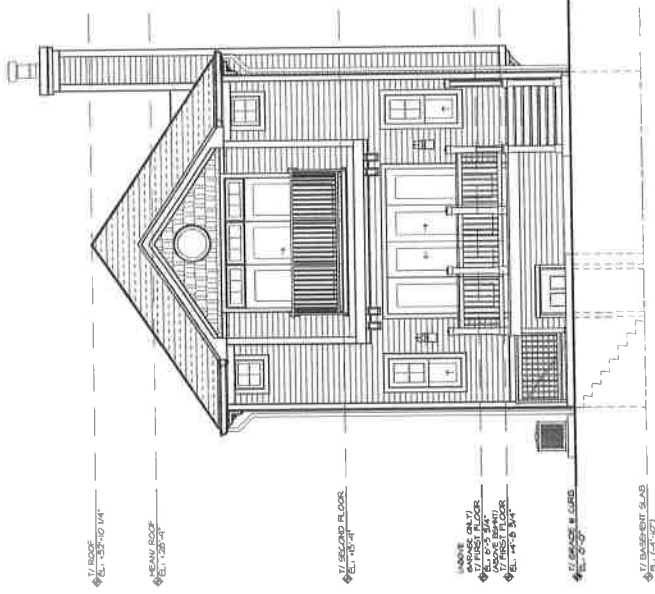
FRONT ELEVATION 'B'

2221 W OAKDALE - RIVER SIDE RESIDENCE  
 1/8" = 1'-0"





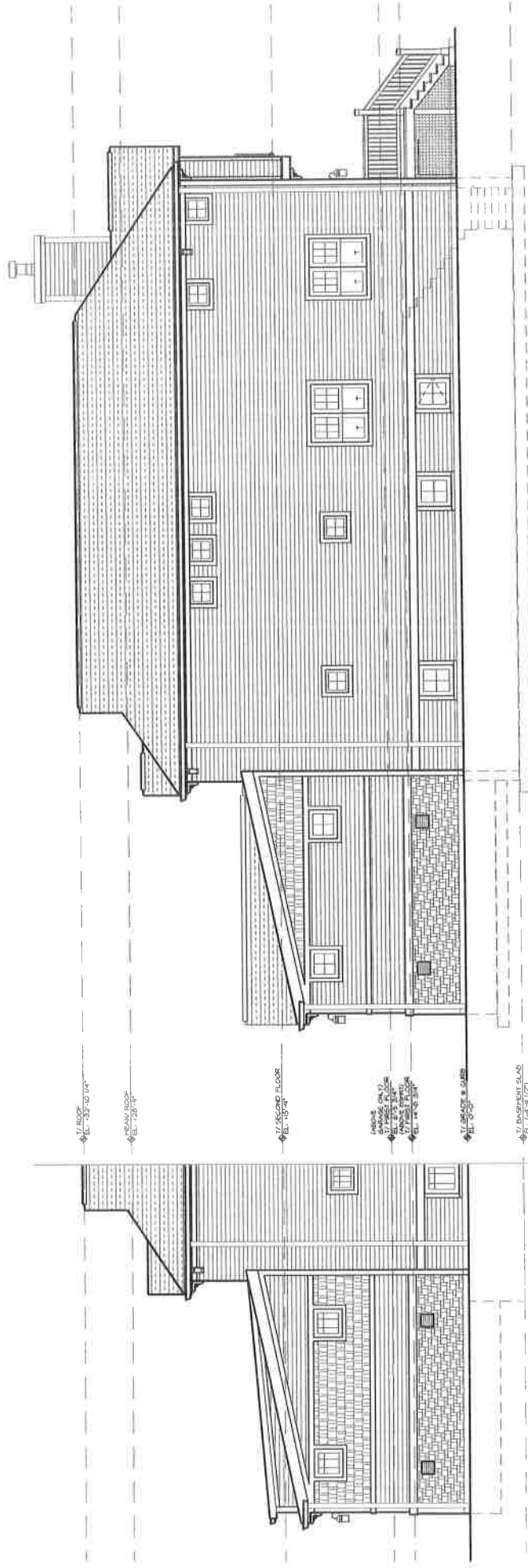
REAR ELEVATION 'A'



REAR ELEVATION 'B'



2221 W OAKDALE - RIVER SIDE RESIDENCE 9/15/2016  
 1/8" = 1'-0" PROJECT 16056



PARTIAL SIDE ELEVATION 'A'

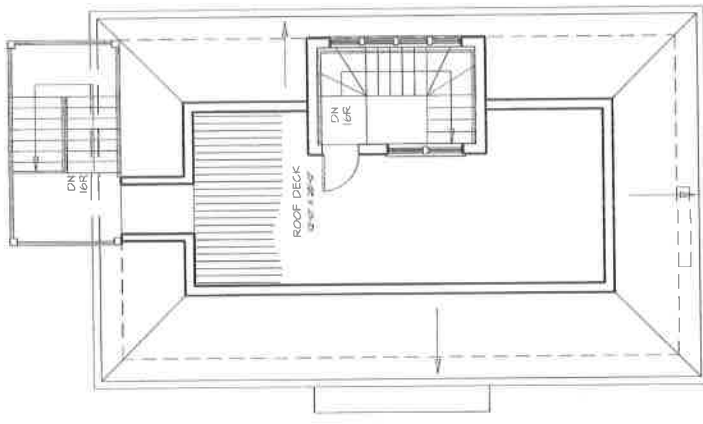
SIDE ELEVATION 'B'



2221 W OAKDALE - RIVER SIDE RESIDENCE  
 9/15/2016  
 PROJECT 16056  
 1/8" = 1'-0"

FitzGerald  
 Associates Architects  
 912 West Lake Street Chicago, Illinois 60607  
 312.563.5500 312.563.5555  
 www.fitzgeraldassociates.net



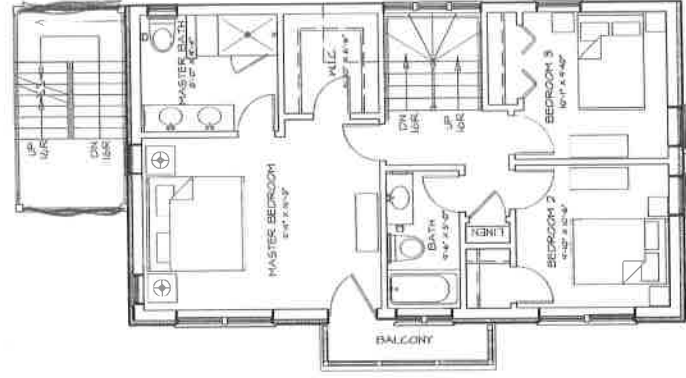


ROOF

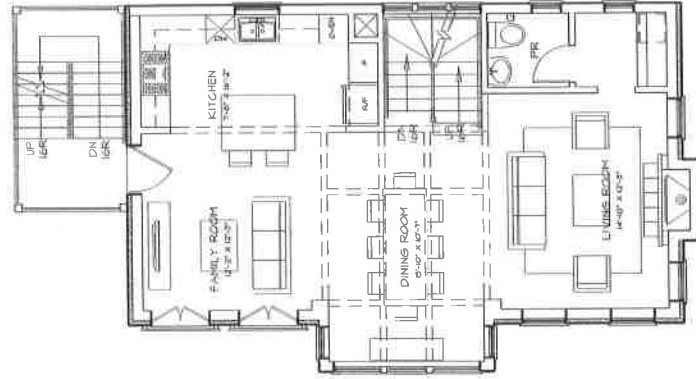


2221 W. Oakdale  
CA Development  
FAA 16056  
09/15/2016

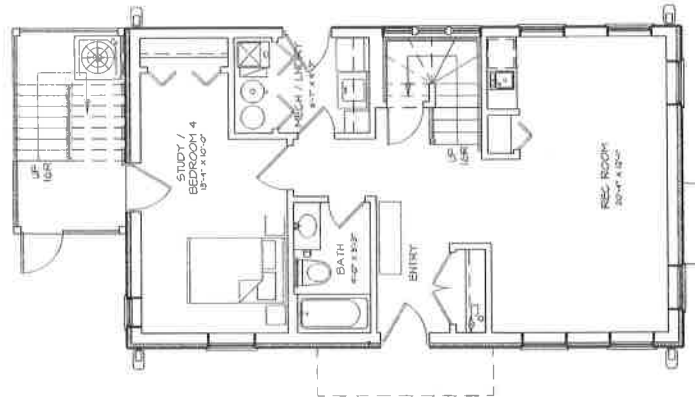
A1-2



THIRD FLOOR



SECOND FLOOR

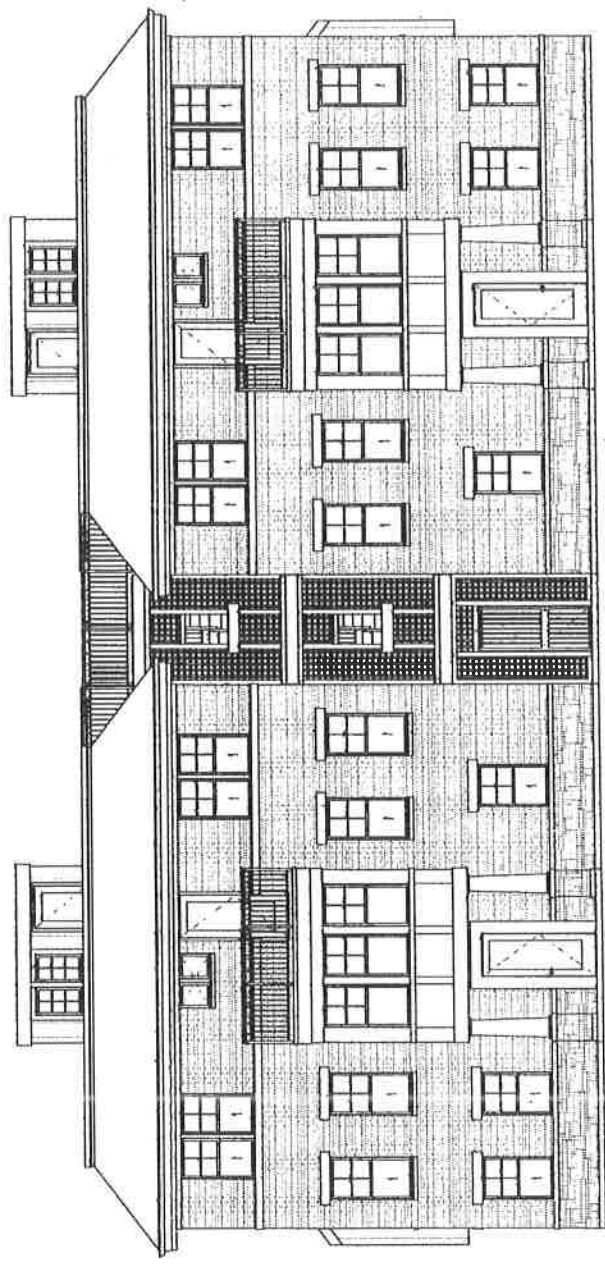


FIRST FLOOR

TYPICAL FLOOR PLANS  
HICKORY - LOTS 14-15

**FitzGerald**  
ASSOCIATES ARCHITECTS





1 FRONT ELEVATION - OPTION 2  
1/8" = 1'-0"

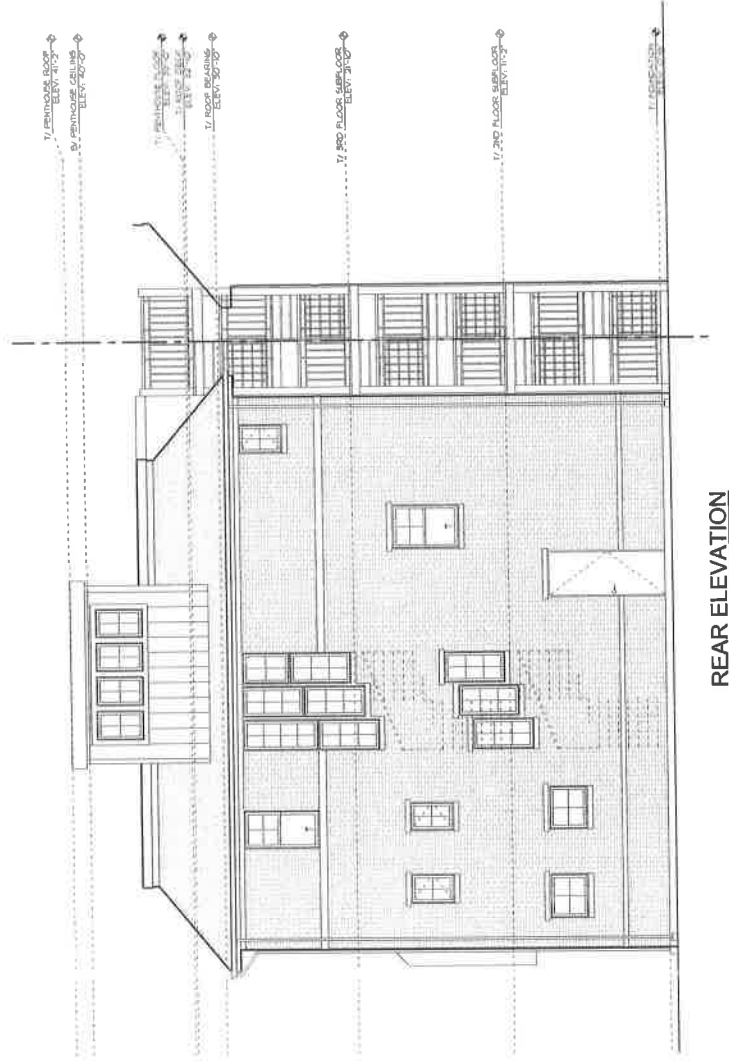


*Harbor House (14-15)*

FAA Project Template 2017  
16056  
10/21/18  
SD-05

2221 W. OAKDALE

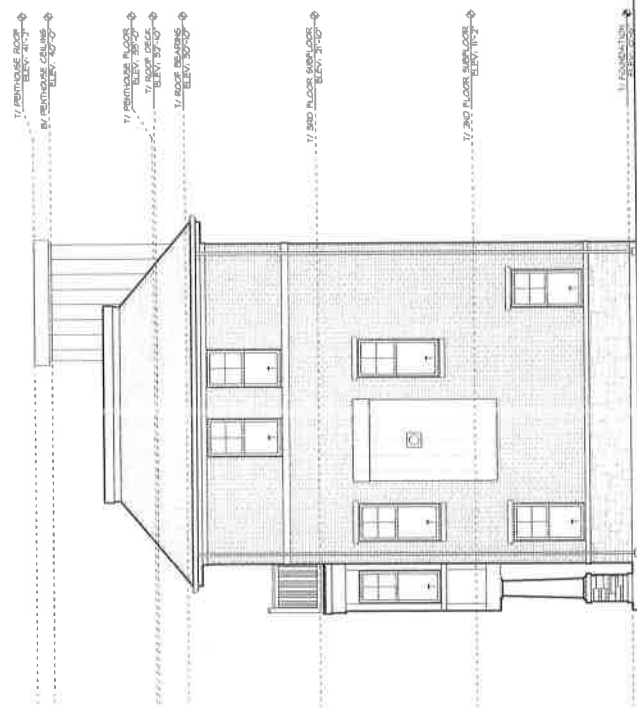
**FitzGerald**  
Associates Architects



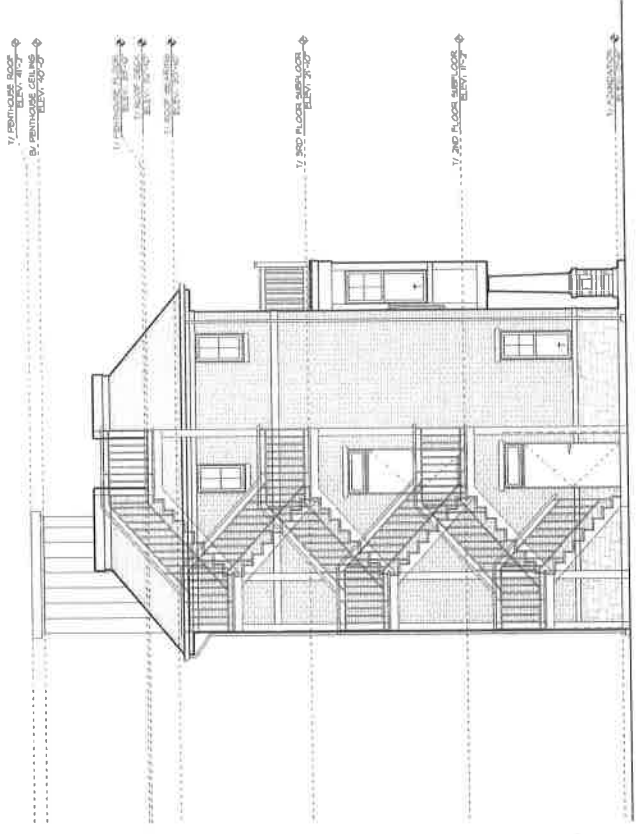
REAR ELEVATION



2221 W OAKDALE - HICKORY HOUSE (14-15) 9/15/2016  
 1/8" = 1'-0" PROJECT 16056



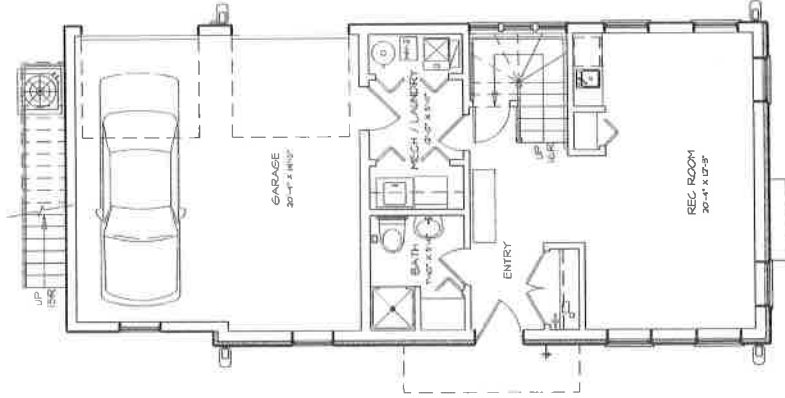
SIDE ELEVATION



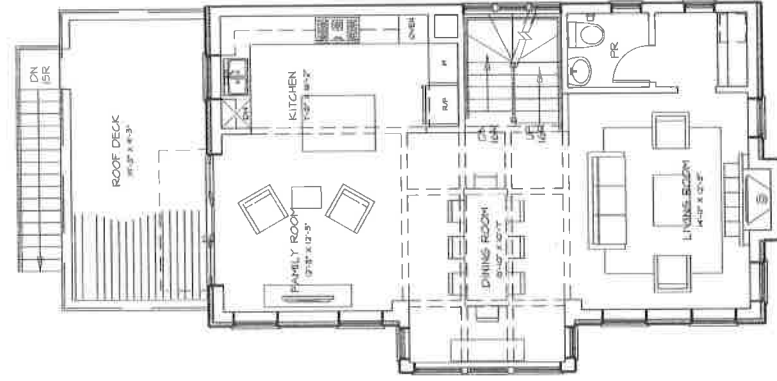
SIDE ELEVATION



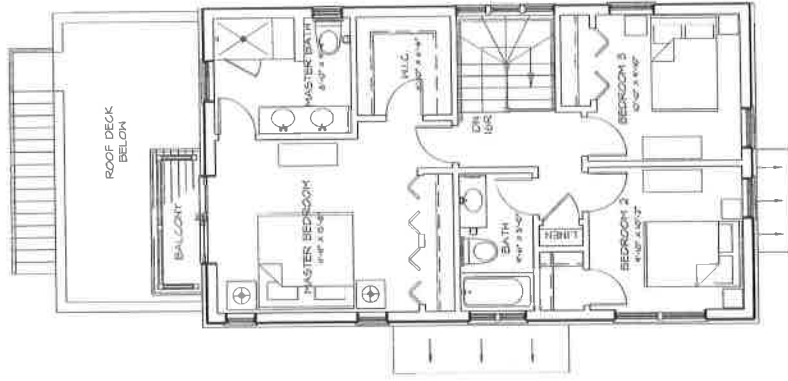
2221 W OAKDALE - HICKORY HOUSE (14-15) 9/15/2016  
 1/8" = 1'-0" PROJECT 16056



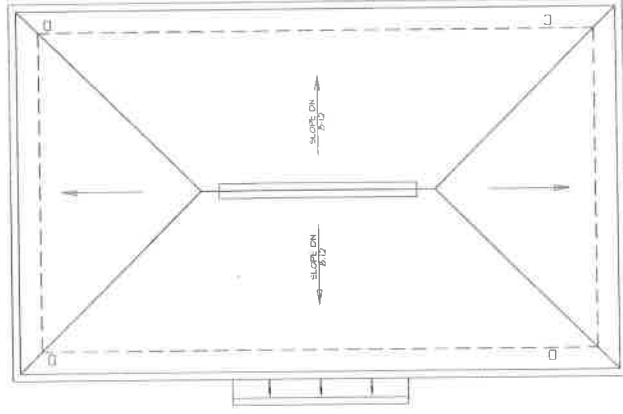
FIRST FLOOR



SECOND FLOOR



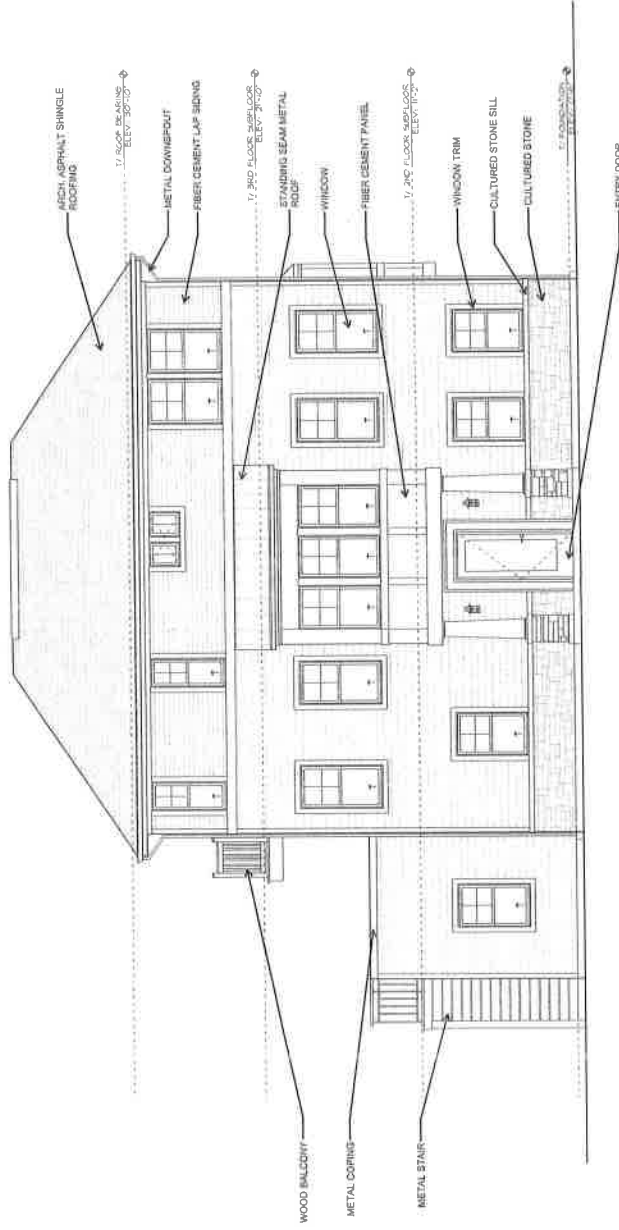
THIRD FLOOR



ROOF



2221 W. Oakdale  
CA Development  
FAA 18056  
09/15/2016



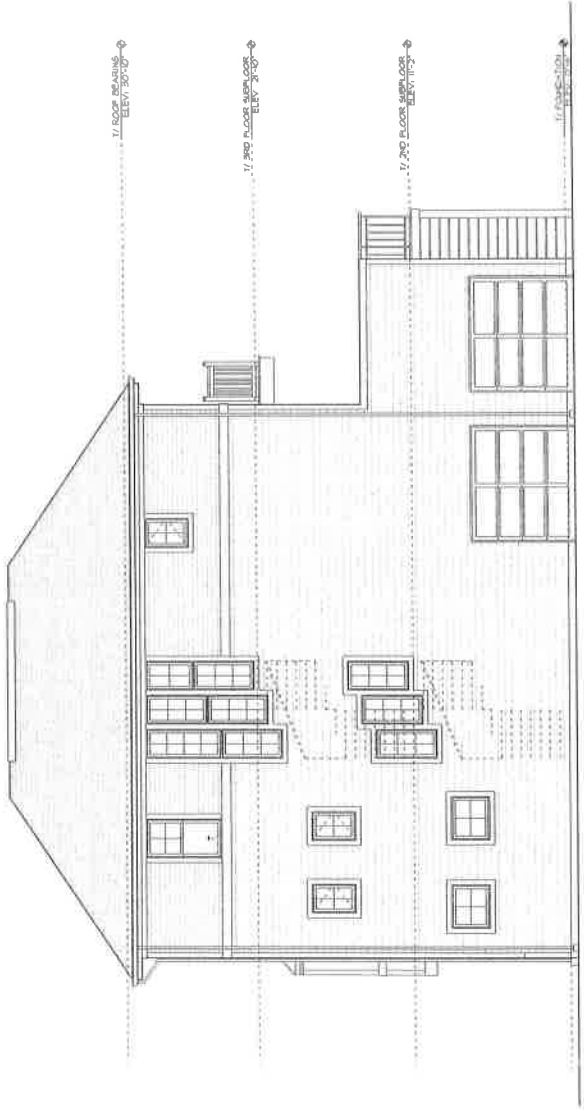
FRONT ELEVATION

2221 W OAKDALE - HICKORY HOUSE (16&18) 9/14/2016

1/8" = 1'-0"

PROJECT 16056



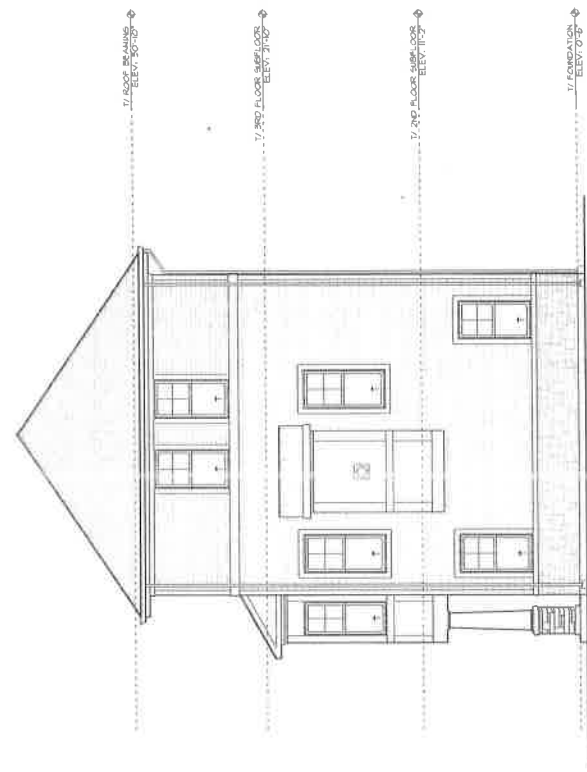


REAR ELEVATION

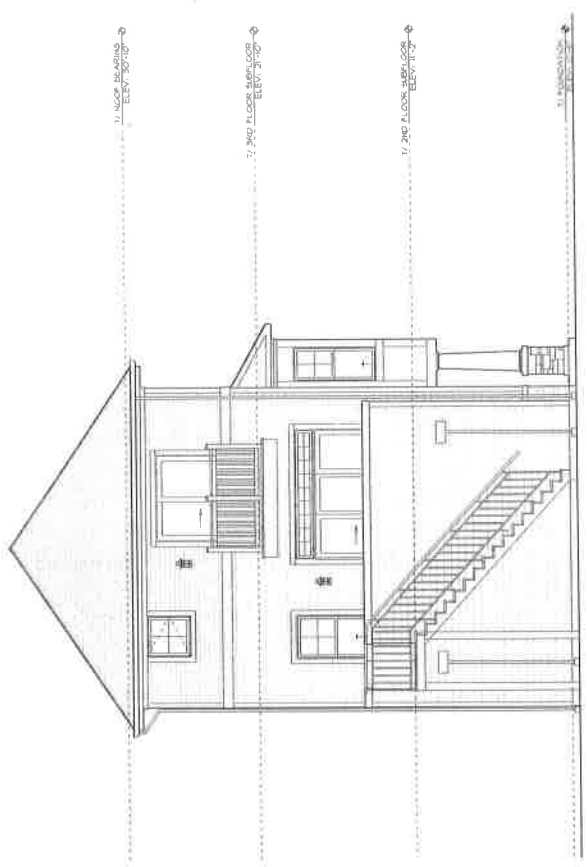
2221 W OAKDALE - HICKORY HOUSE (16&18) 9/14/2016

1/8" = 1'-0" PROJECT 16056





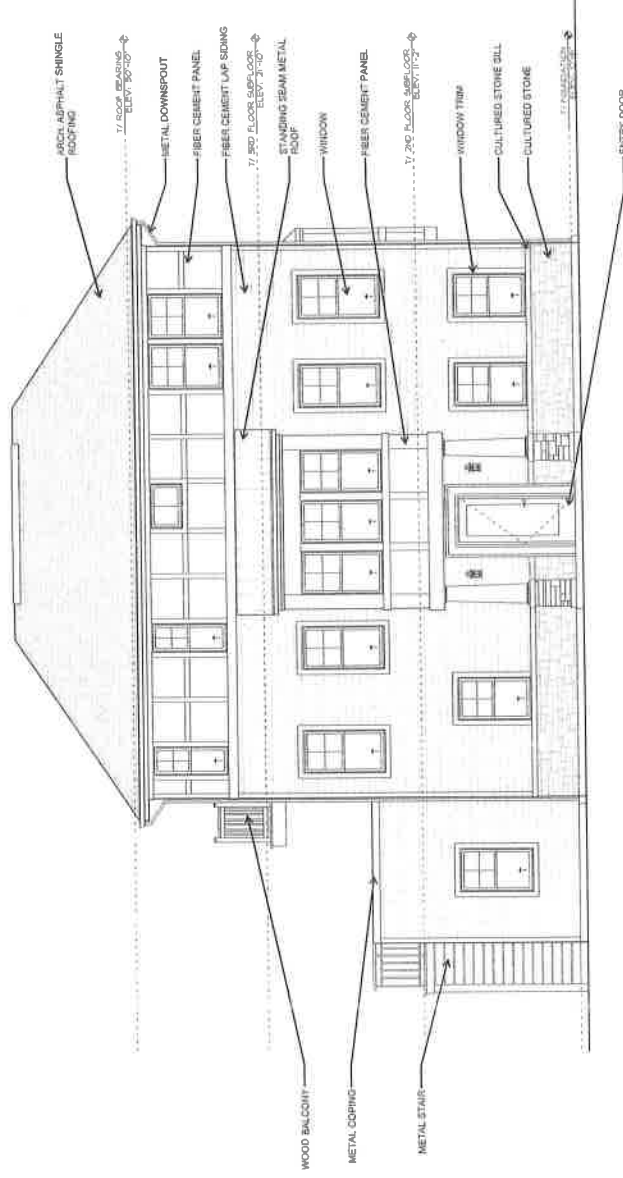
SIDE ELEVATION



SIDE ELEVATION

2221 W OAKDALE - HICKORY HOUSE (16&18) 9/14/2016  
 1/8" = 1'-0" PROJECT 16056



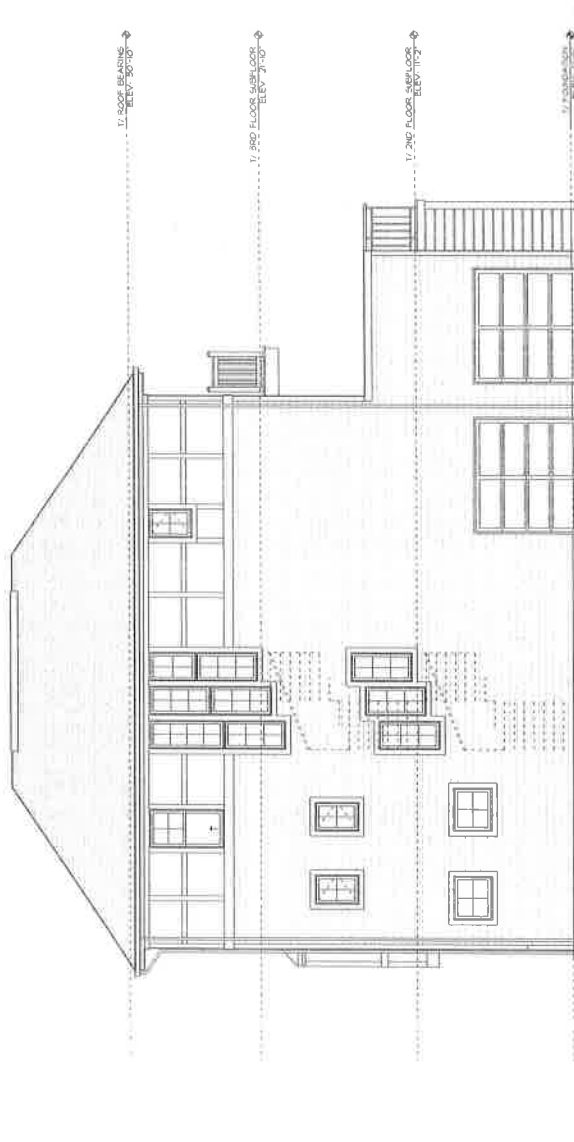


FRONT ELEVATION



2221 W OAKDALE - HICKORY HOUSE (17) 9/14/2016  
 1/8" = 1'-0" PROJECT 16056

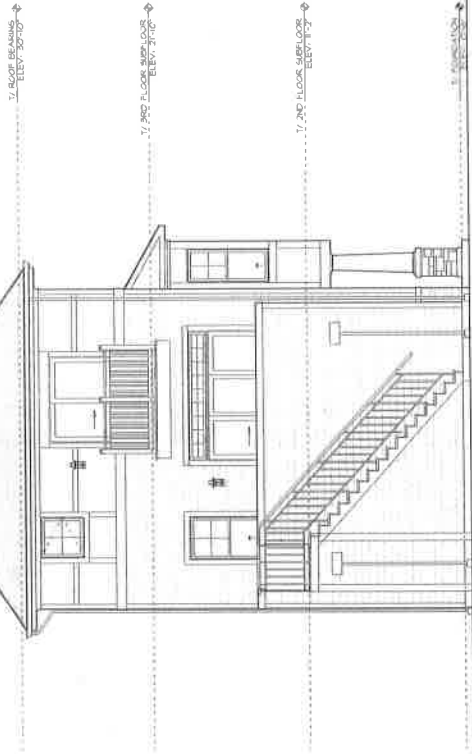
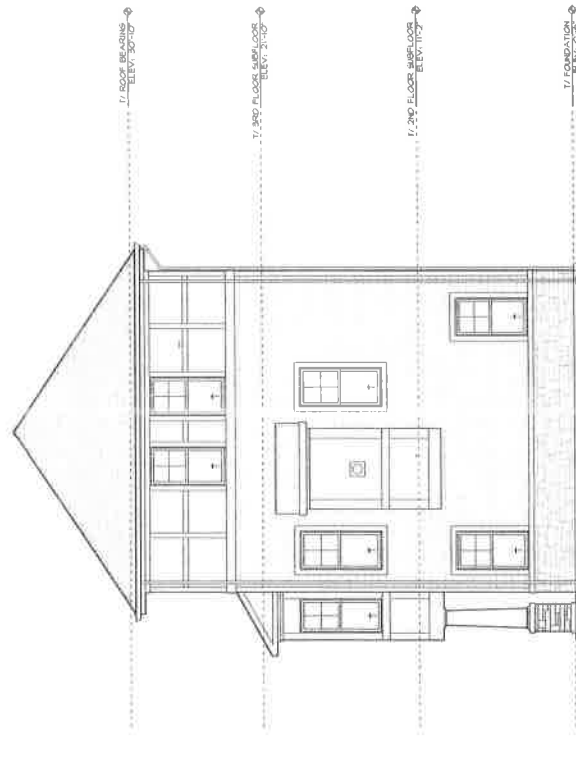




REAR ELEVATION

2221 W OAKDALE - HICKORY HOUSE (17) 9/14/2016  
 1/8" = 1'-0" PROJECT 16056





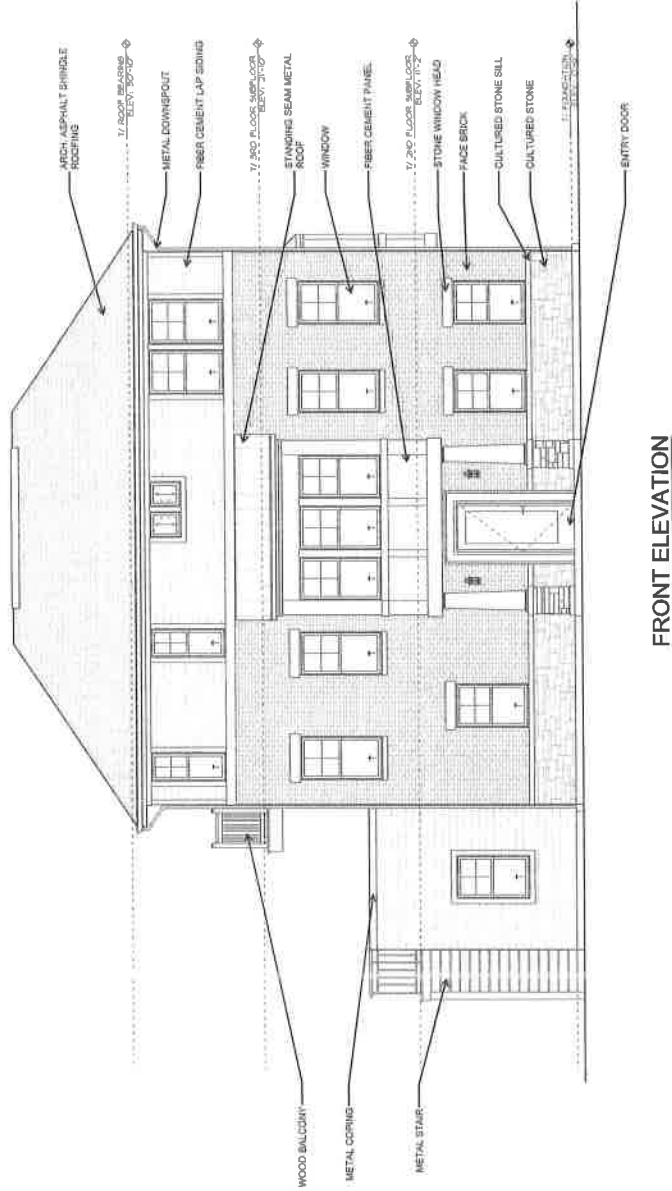
SIDE ELEVATION

SIDE ELEVATION

2221 W OAKDALE - HICKORY HOUSE (17) 9/14/2016  
 1/8" = 1'-0" PROJECT 16056

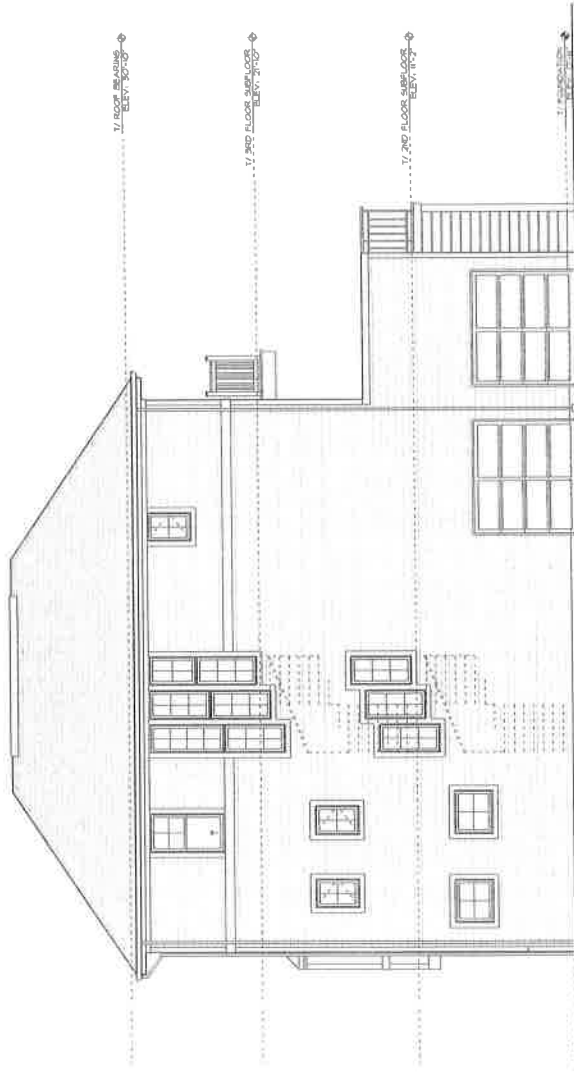


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**2221 W OAKDALE - HICKORY HOUSE (ALT.)** 9/14/2016  
 1/8" = 1'-0" PROJECT 16056



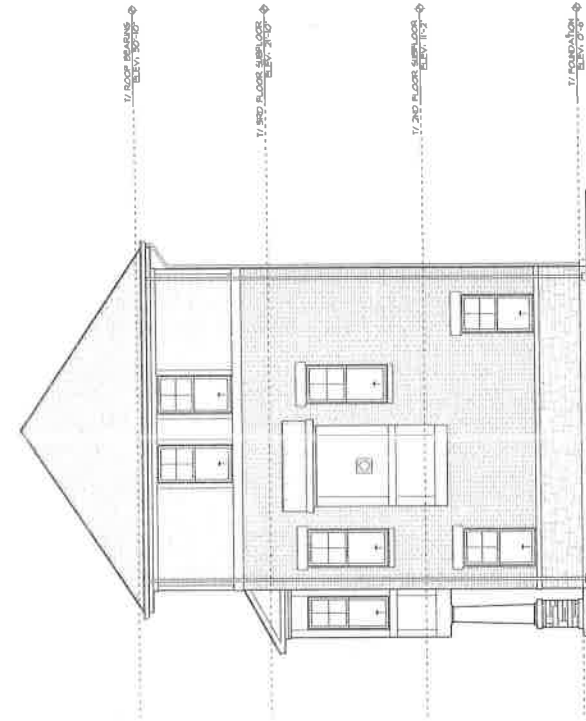


REAR ELEVATION

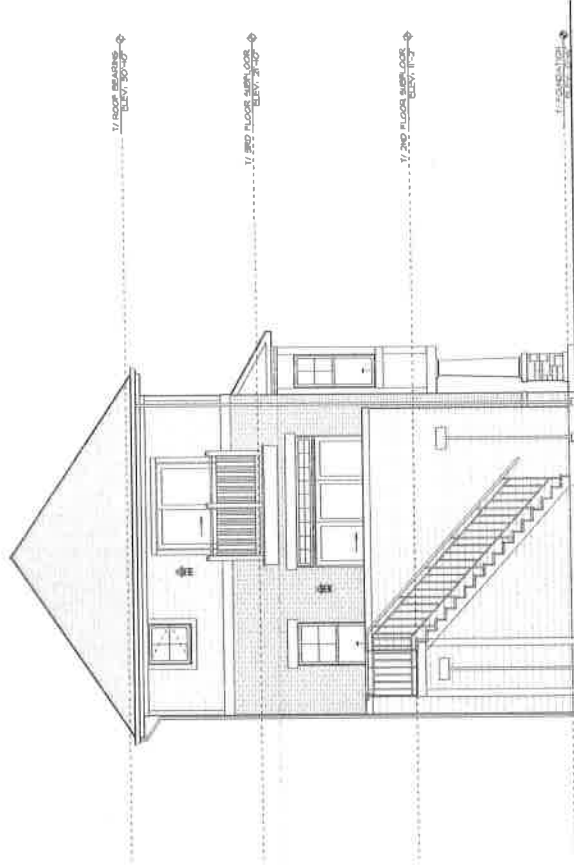
2221 W OAKDALE - HICKORY HOUSE (ALT.) 9/14/2016

1/8" = 1'-0" PROJECT 16056





SIDE ELEVATION



SIDE ELEVATION

2221 W OAKDALE - HICKORY HOUSE (ALT.) 9/14/2016

PROJECT 16056

1/8" = 1'-0"





DEPARTMENT OF PLANNING AND DEVELOPMENT

November 12, 2015

CITY OF CHICAGO

Sylvia C. Michas  
Chico & Nunes, P.C.  
333 West Wacker Dr., Suite 1420  
Chicago, IL 60606

**Re: Administrative Relief request for Waterway Residential Planned Development No. 1127  
2221 West Oakdale Avenue**

Dear Ms. Michas:

Please be advised that your request for a minor change to Waterway Residential Planned Development No. 1127 ("PD 1127"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of PD 1127.

Your client and the contract purchaser of the property located within PD 1127, is seeking administrative relief to allow for a residential development containing 37 townhomes. The PD passed on November 5, 2008 and was granted a one-year extension which expired on November 5, 2015. The owner of the property, Alsco Inc. has provided their consent to this request. The PD permitted 33 townhomes and four single family homes to be located along the Chicago River at 2221 W. Oakdale Ave. No homes were constructed and now your client is proposing to build 37 townhomes. Alderman Scott Waguespack, the Department of Transportation, and the Fire Department have approved the revised Site Plan. The revised, attached Site Plan, Landscape Plan, Second Floor Plan, Site Elevations and Typical Townhome Elevations shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed development 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.

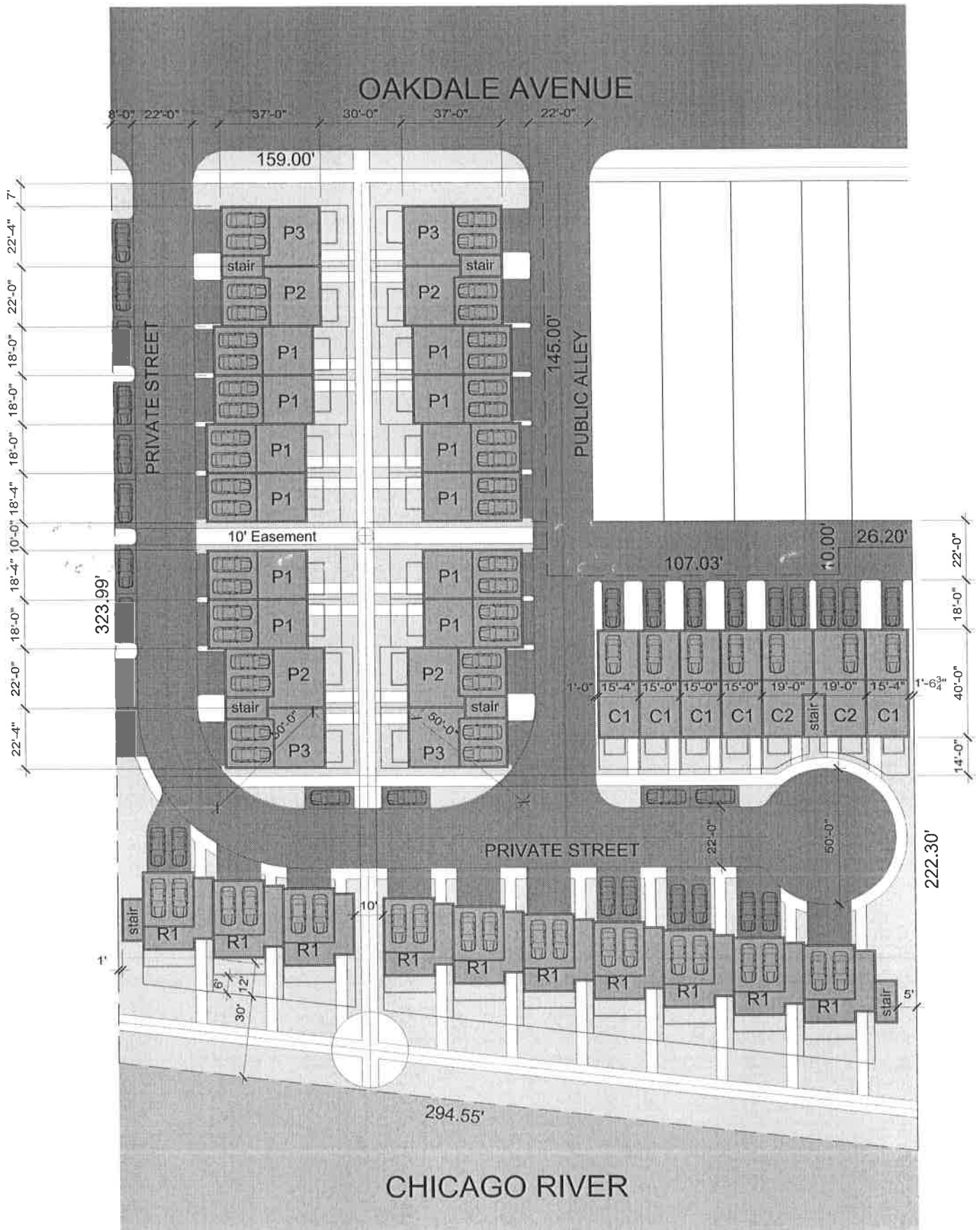
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Residential Planned Development No. 1127, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this 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,

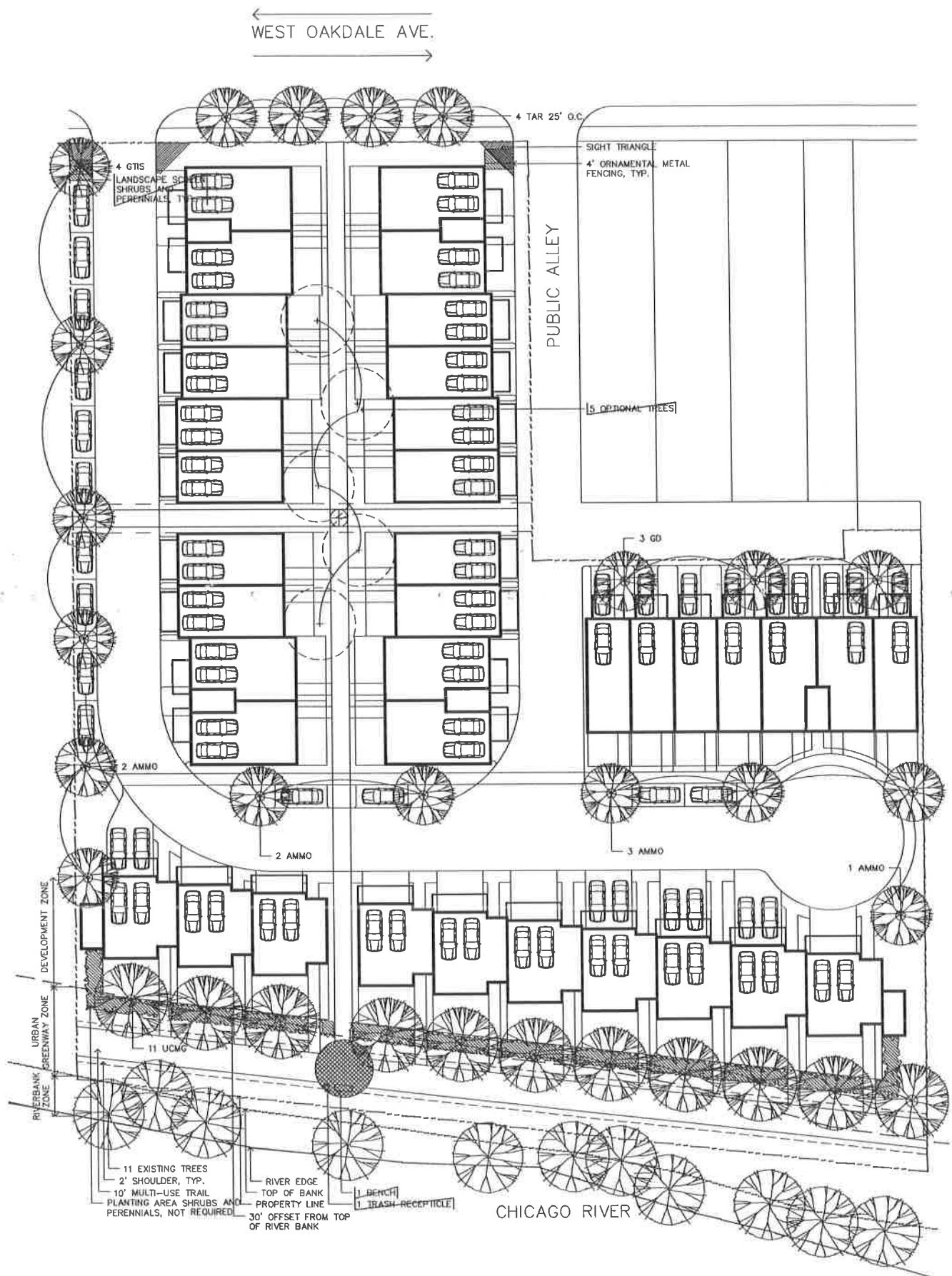
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

## SITE PLAN

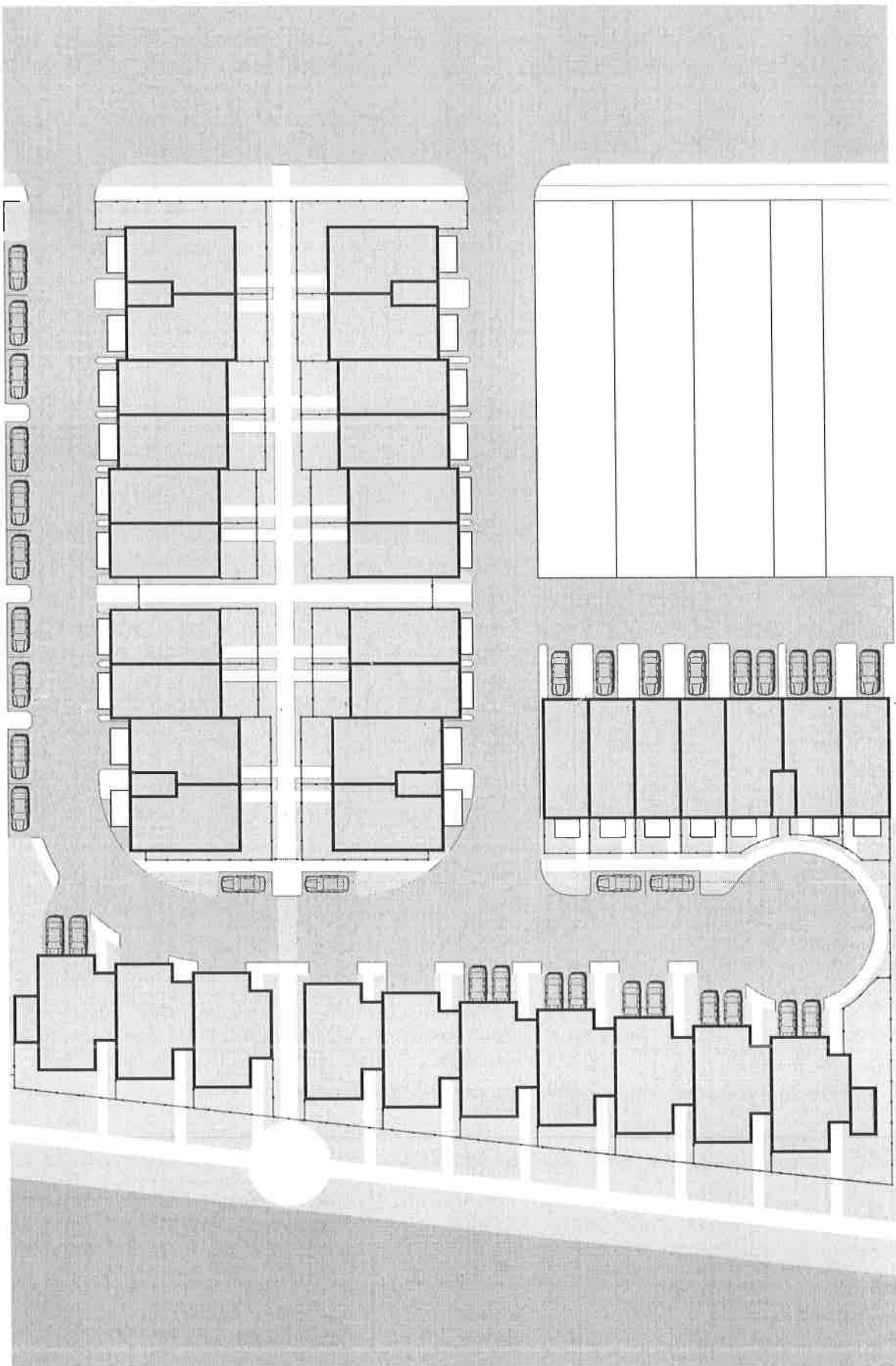


LANDSCAPE PLAN

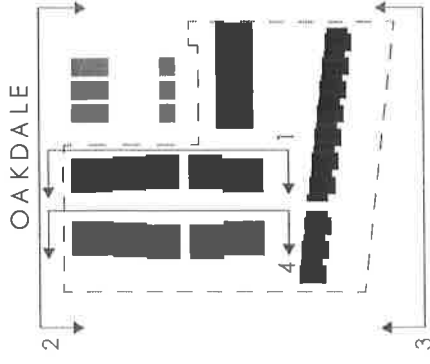




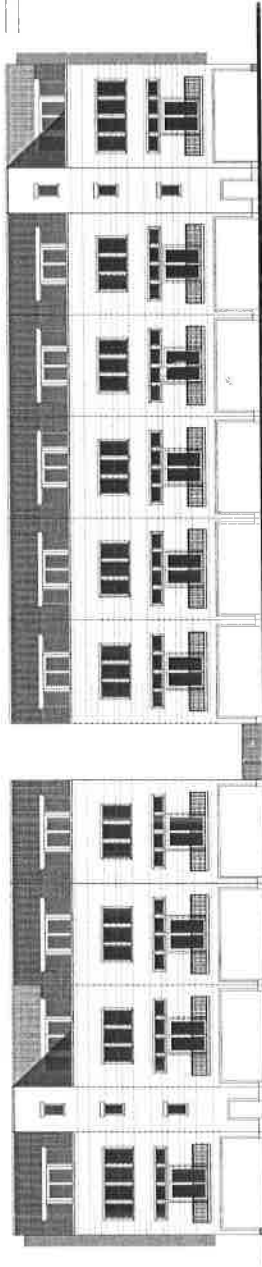
GENERALIZED SECOND FLOOR PLAN



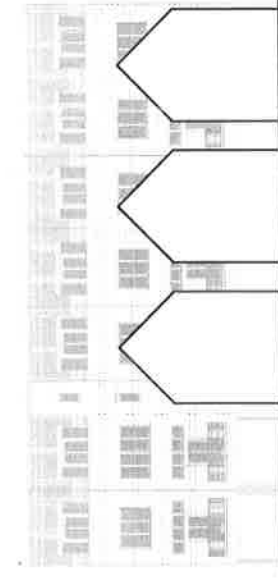
# SITE ELEVATIONS



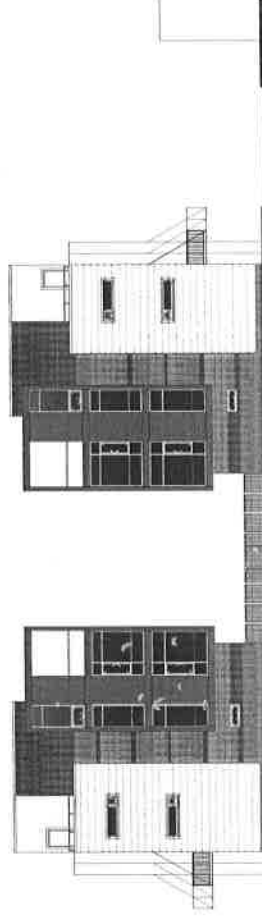
— BUILDING HEIGHT 45'-0"  
 --- ZONING HEIGHT 43'-0"



① ALLEY ELEVATION, TYP.

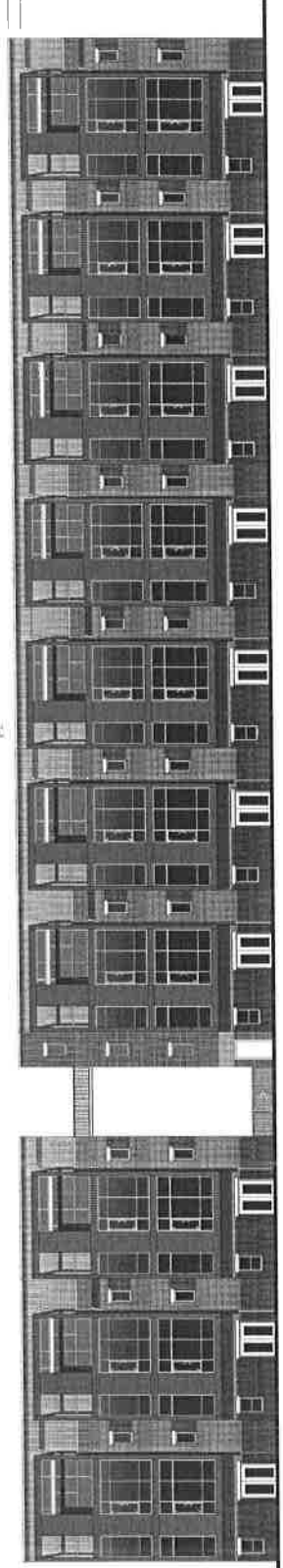


— BUILDING HEIGHT 45'-0"  
 --- ZONING HEIGHT 43'-0"



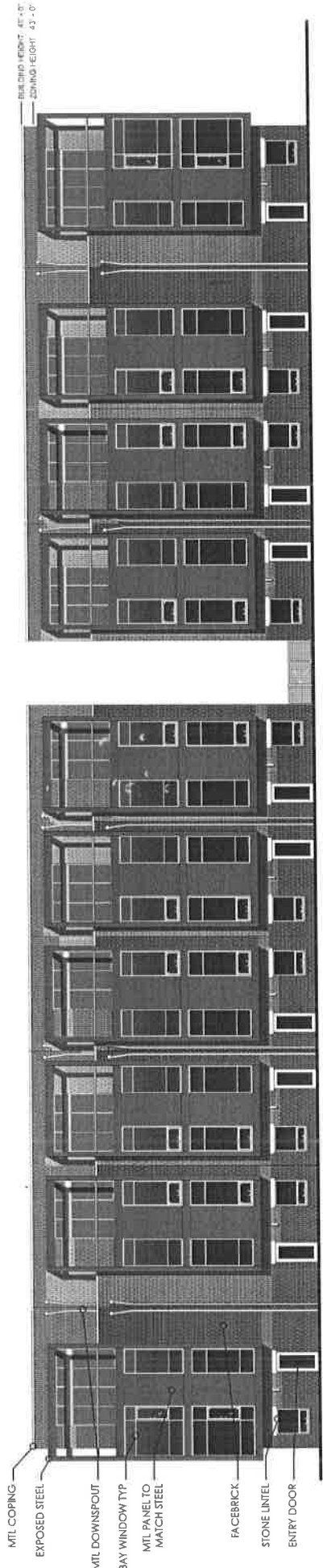
② OAKDALE ELEVATION

— BUILDING HEIGHT 45'-0"  
 --- ZONING HEIGHT 43'-0"



③ CHICAGO RIVER ELEVATION

TYPICAL TOWNHOME ELEVATIONS



FRONT ELEVATION, TYP.

4



REAR ELEVATION, TYP.

5



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 14, 2014

Mark J. Kupiec  
Law Offices of Mark J. Kupiec & Associates  
Suite 1801  
77 West Washington Street  
Chicago, IL 60602

Re: **One-year sunset extension for Waterway Residential Planned Development No. 1127  
2221 West Oakdale Avenue**


Dear Mr. Kupiec:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Waterway Residential Planned Development No. 1127 has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Waterway Residential Planned Development No. 1127 was passed by the Chicago City Council on November 5, 2008. Statement No. 15 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. As a result of economic conditions, you are requesting on behalf of both of your client's, the owner of the property, Alsco Inc., and the contract purchaser, Panoptic Taris Development LLC, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Residential Planned Development No. 1127, I hereby approve a one-year sunset extension from November 5, 2014 to November 5, 2015.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file

16356

is left to the builder/property owner except in the case of lots with lot frontage along a primary boulevard, where buildings and structures must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on both sides of the subject lot; there is no maximum depth to the required setback along a primary boulevard. (See Section 17-17-0306 for rules governing the measurement of front setbacks.)

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO  
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION  
OF AREA SHOWN ON MAP NUMBER 7-H.

(As Amended)  
(Application Number 16356)

WRPD 1127

(Committee Meeting Held August 26, 2008)

The Committee on Zoning submitted the following report:

CHICAGO, November 5, 2008.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on August 26, 2008, I beg leave to recommend that Your Honorable Body Pass one ordinance transmitted herewith for the purpose of reclassifying a particular area. It is referred to as Application Number 16356 for property located at 2221 West Oakdale Avenue. This ordinance was corrected and amended in its amended form.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalweski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 47.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed :

*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 of the M1-2 Limited Manufacturing District symbols as shown on Map Number 7-H in the area generally bounded by:

West Oakdale Avenue; a line 358.53 feet west of and parallel to North Leavitt Street; a line 145 feet south of and parallel to West Oakdale Avenue; a line 225.27 feet west of and parallel to North Leavitt Street; the north branch of the Chicago River; and a line 106.6 feet east of and parallel to North Oakley Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM4.5 Residential Multi-Unit District symbols as shown on Map Number 7-H in the area described in Section 1 of this ordinance, to the designation of a Waterway Residential Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part of hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

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

*Waterway Residential Planned Development Number 1127*

*Plan Of Development Statements.*

1. The area delineated herein as a Waterway Residential Planned Development ("Planned Development"), consists of approximately eighty thousand two hundred seventy-six and seventy-seven hundredths (80,276.77) square feet (one point eight-four thousandths (1.84) acres) of property located in an irregular-shaped area

generally lying between West Oakdale Avenue; a line approximately two hundred twenty-five (225) feet west of and parallel to North Leavitt Street; the north branch of the Chicago River; and a line approximately one hundred six (106) feet east of and parallel to North Oakley Avenue (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Belgravia Group, Ltd.

2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the Applicant, its successors and assigns and, if different from the applicant, the legal titleholders of the Property. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different from the applicant, the legal titleholders of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by the applicant or its successors and assigns. For purposes of this Planned Development, portions of the improvements located on the Property will be organized as a Homeowners Association. Accordingly, the term "owner" shall be deemed to refer solely to the homeowners association of the owners of such portions of the improvements, and not to the individual unit owners therein.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The plan of development consists of these fifteen (15) 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 Riveredge Cross-Section; a proposed Plant Palette; Generalized First and Second Floor Plans; and Building Elevations prepared by Sullivan Goulette and Wilson dated July 17, 2008. Full sized copies of the Building Elevations and Landscape Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in this Waterway Residential Planned Development: single-family houses, townhouses, unenclosed parking spaces, and accessory and related uses.  
  
Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.
6. On-premise signs, identification signs and temporary signs such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Off-premise signs are prohibited.
7. All driveways providing ingress and egress from the public right-of-way to the property line shall be adequately designed and paved in accordance with the regulations of the Chicago Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Closure of all or any part of any public street or alley during demolition or construction shall be subject to review and approval of the Chicago Department of Transportation.
8. For purposes of floor area and floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of this Planned Development. Building height shall be measured as set forth in Section 17-17-0311 of the Chicago Zoning Ordinance and per the Bulk Data Table.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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-A of the Chicago Zoning Ordinance.
11. 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. Accordingly, the Applicant commits to design, construct and maintain the buildings located within the Planned Development as L.E.E.D. certified buildings consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. All buildings shall be certified under the L.E.E.D. For Homes program. Further, Applicant will enroll in the Chicago Green Homes program for the buildings to be rated at the one-star level upon completion of the Planned Development.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Plans for the building 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.

13. The Applicant acknowledges the importance of the Chicago River as a resource for commerce and recreation and also acknowledges the City's goal of establishing a continuous public riverfront trail for bicycling, jogging and other recreational uses. The Applicant shall provide a public river setback and trail substantially as shown on the Site and Landscape Plan that will also connect southward to the existing riverfront trail at the Chicago Housing Authority Lathrop Homes. The design of the riverfront trail shall conform to the Chicago River Design Guidelines and Standards. Access to the riverwalk shall be ungated, appropriately signed, and open to the public free of charge during normal Chicago Park District hours from 6:00 A.M. to 11:00 P.M.. The riverwalk may be gated for security purposes after hours. The Applicant will provide natural river bank improvements by stabilizing the river bank, thinning weedy trees, and planting native vegetation. All improvements within the river setback area must be completed no later than one (1) year following issuance of an occupancy certificate for the first structure completed on the property. The Applicant further agrees that at such time as this riverfront property becomes a critical link to the continuous multipurpose riverside trail, as determined by the Department of Planning and Development, to convey the river setback area to a public or private land trust, as approved by the Department of Planning and Development. Such conveyance is to be in the form of a fee simple property transfer or an easement or other agreed upon instrument for the sole purpose of facilitating public recreational use of the Chicago River.
14. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
15. Substantial construction of the development contemplated by this Planned Development must commence within six (6) years following city council approval of this Planned Development. If a building permit is not obtained, or completion of the improvements is not diligently pursued, this Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of M1-2 Limited Manufacturing/Business Park District.

[Plant Palette referred to in these Plan of Development statements  
unavailable at time of printing.]

11/5/2008

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[Existing Zoning and Street System Map; Existing Land-Use Map; Property Line and Boundary Plan; Generalized Site Plan; Landscape Plan; Section; Floor Plans; Building Elevations; Chicago Builds Green Form; and Depictions of North Oakley Avenue and West Oakdale Avenue referred to in these Plan and Development Statements printed on pages 45010 through 45028 of this *Journal*.]

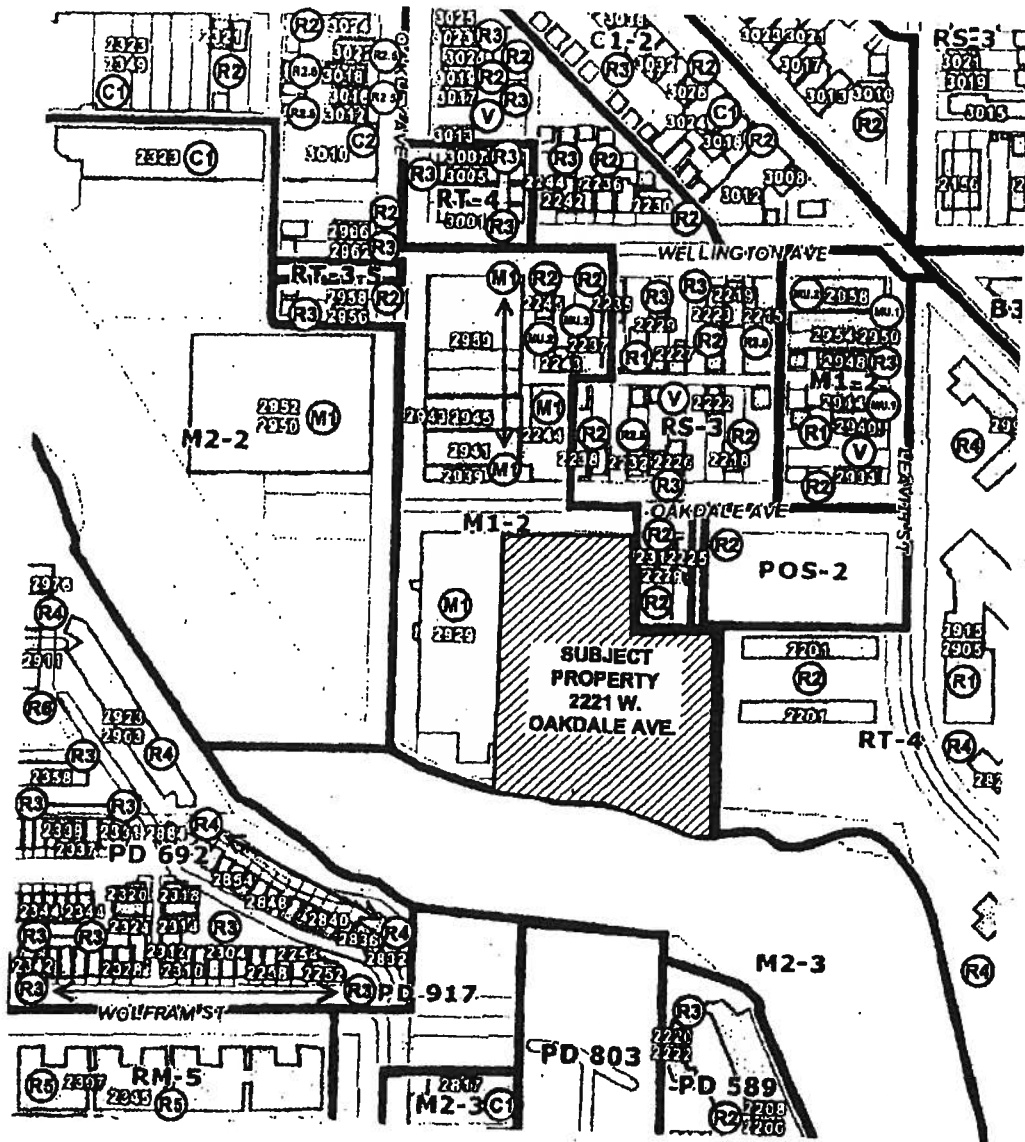
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table.*

Net Site Area:	80,276.77 square feet (1.84 acres)
Area in Public Right-of-Way:	34,437.22 square feet (0.79 acre)
Gross Site Area:	114,713.99 square feet (2.63 acres)
Maximum Floor Area Ratio:	1.35
Setbacks:	In substantial compliance with the Site Plan
Maximum Number of Dwelling Units:	37 Total
Single-Family:	4
Townhouses:	33
Minimum Number of Parking Spaces:	83 Total
Dwelling Units:	69
Guest Parking:	13
Maximum Building Height:	47 feet (measured from the top of the first floor slab on grade)
Maximum Site Coverage:	In accordance with the Site Plan



Existing Land-Use Area Map.



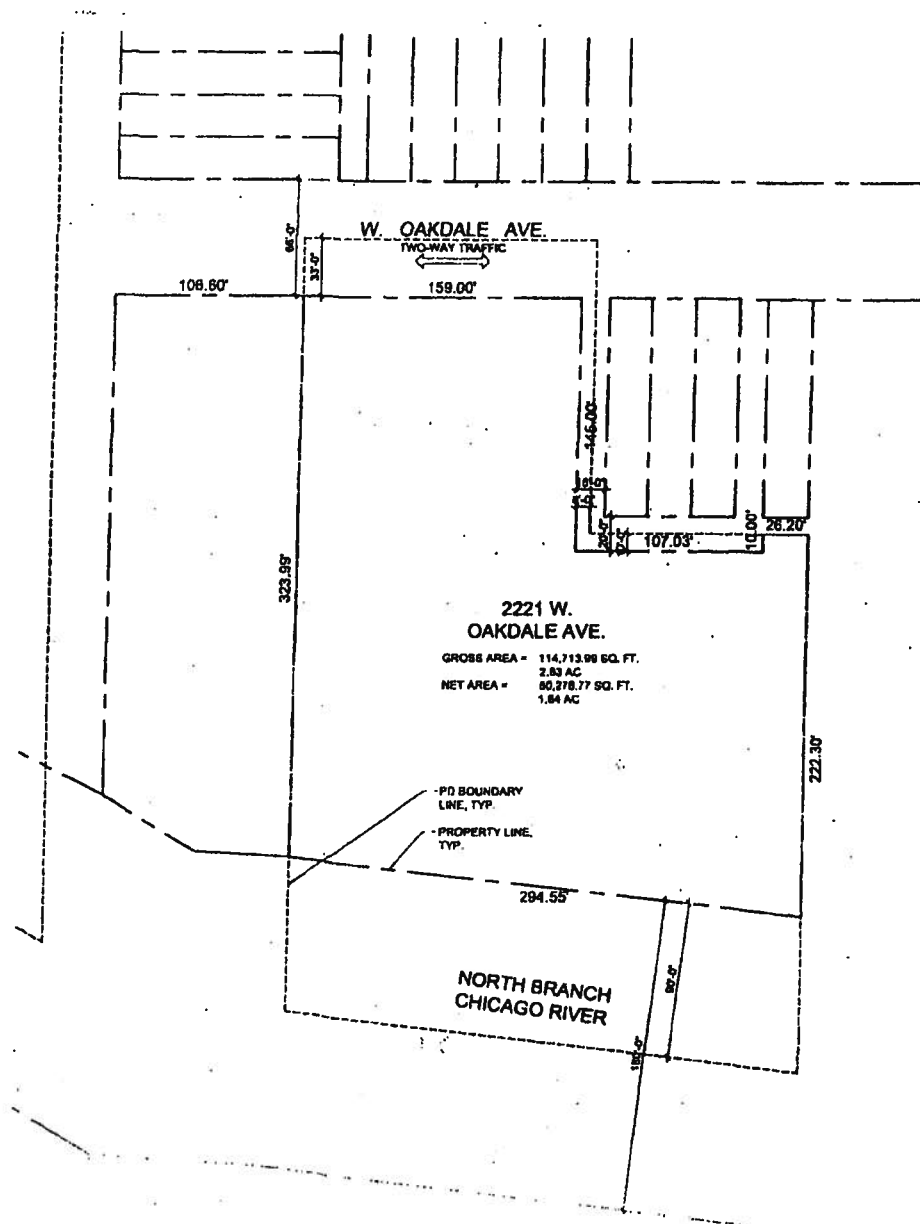
NORTH



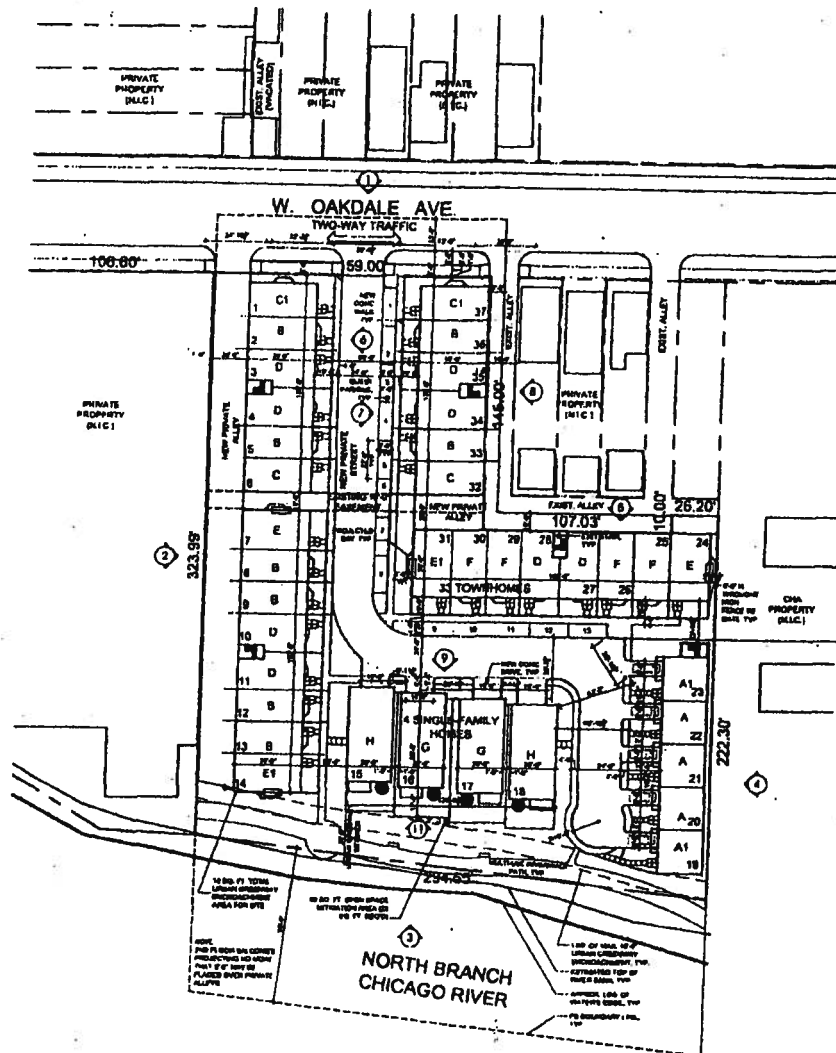
## LEGEND:

- Ⓒ = COMMERCIAL
- Ⓜ = MANUFACTURING
- Ⓜ = MIXED USE
- Ⓡ = RESIDENTIAL
- Ⓥ = VACANT
- 1-8 = # OF STORIES

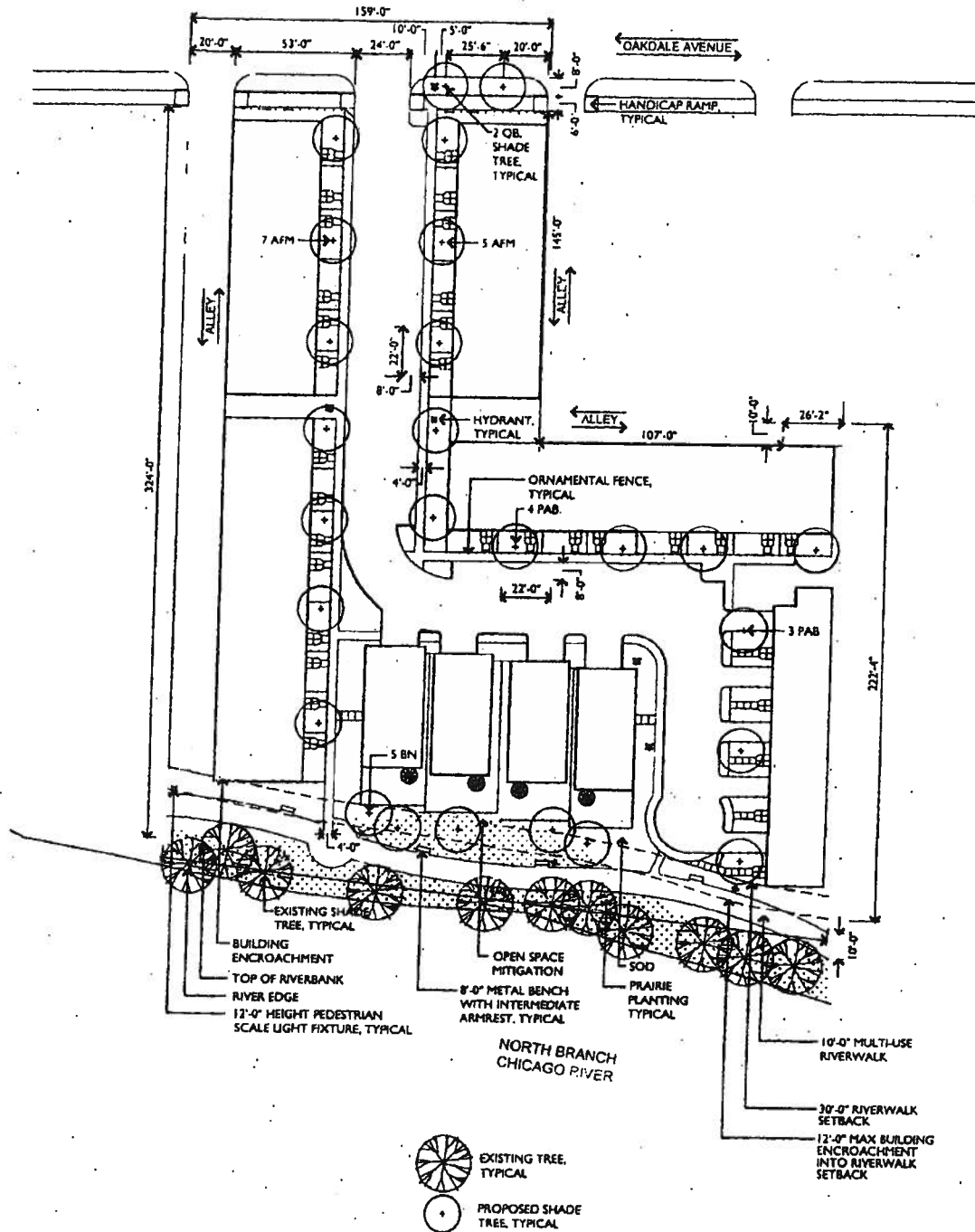
## Property Line And Boundary Plan.



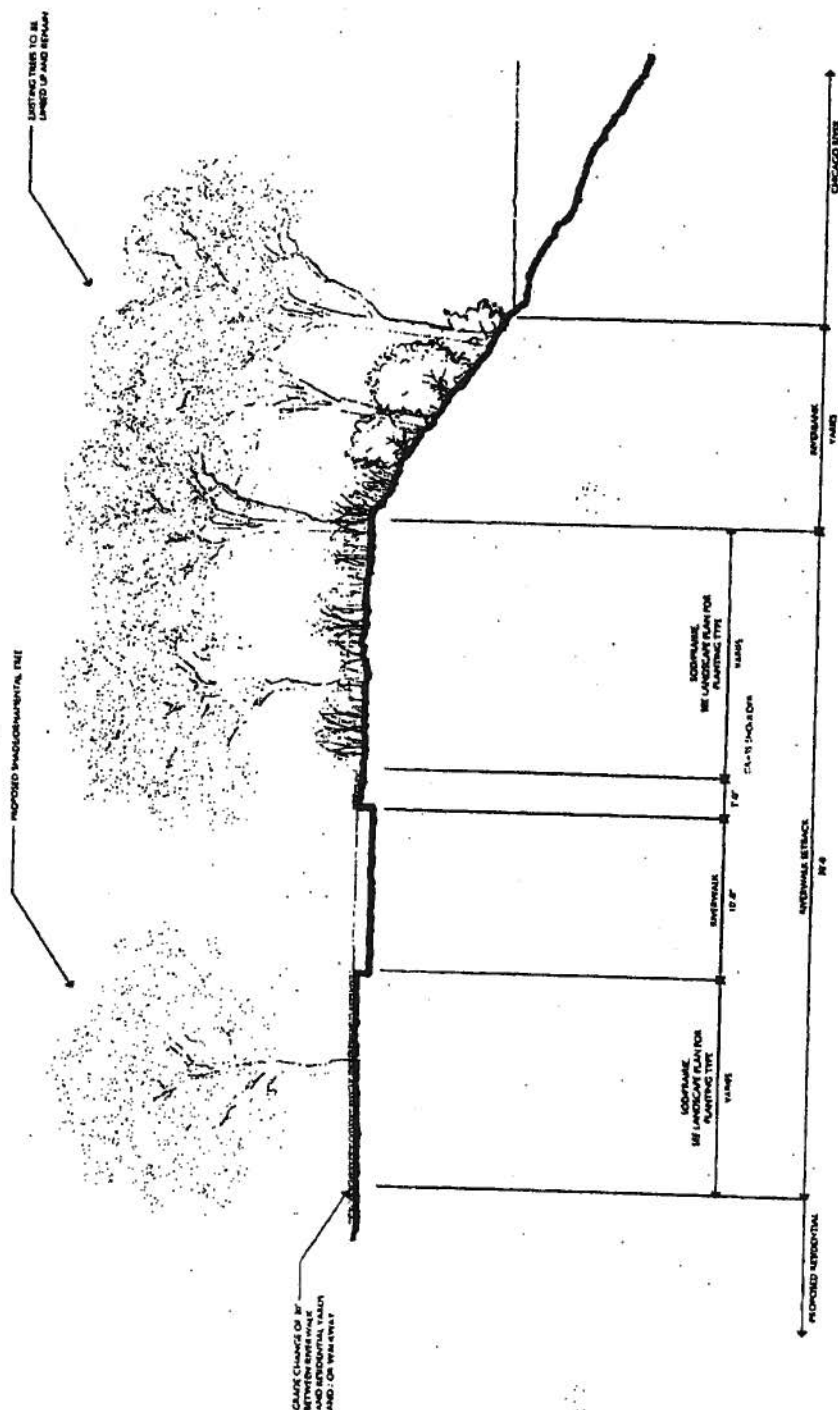
Generalized Site Plan.



## Landscape Plan.

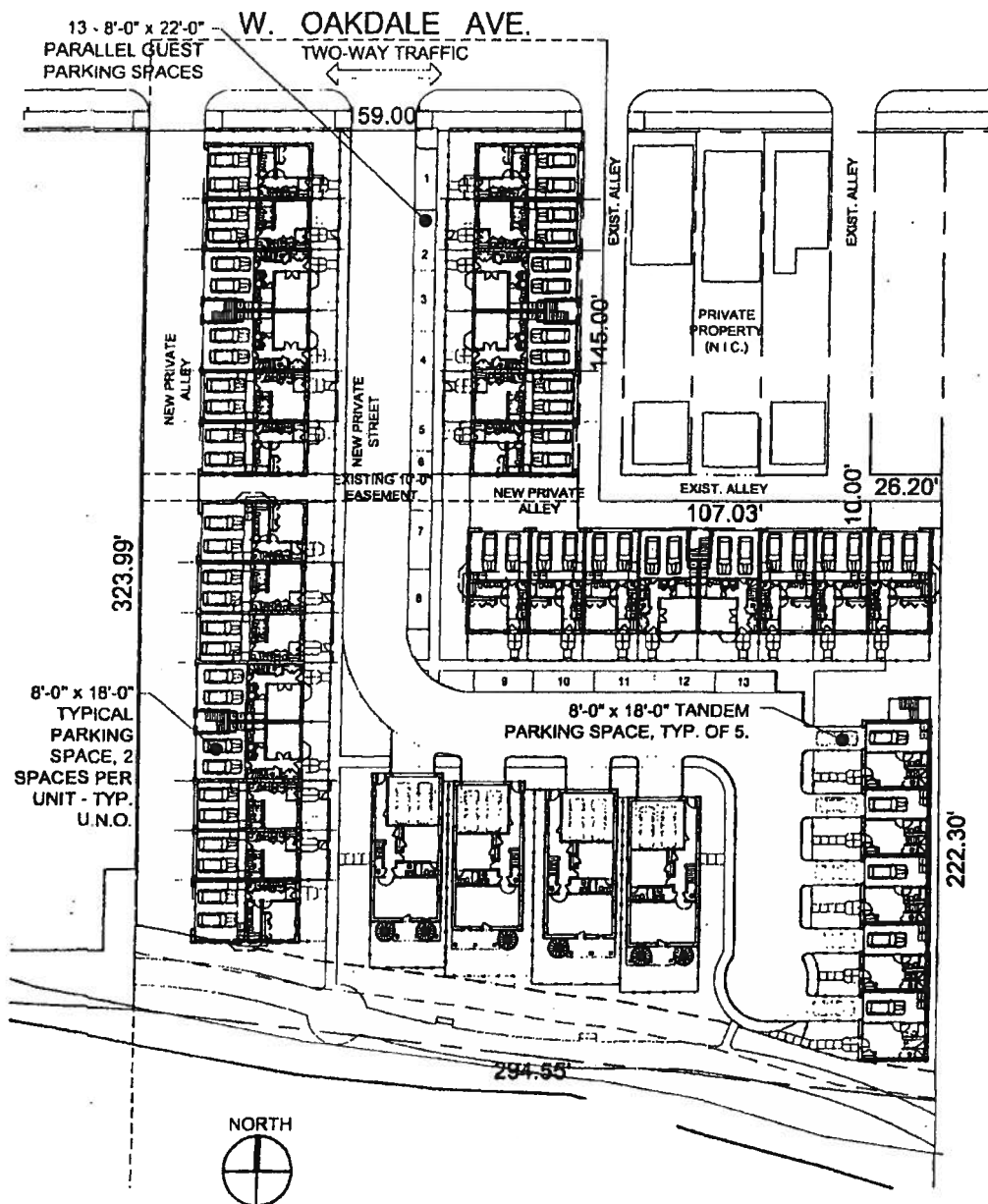


## Section.

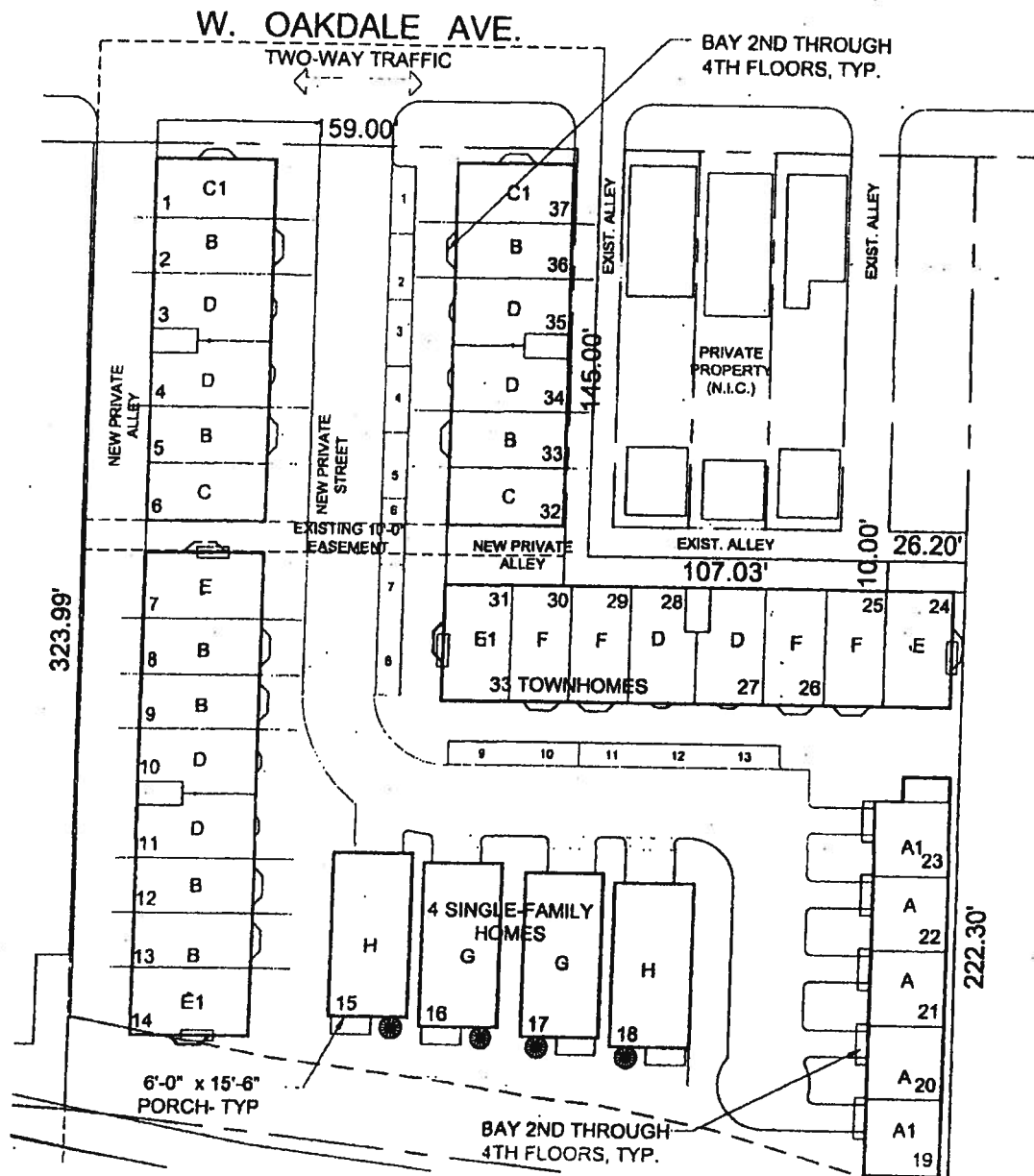




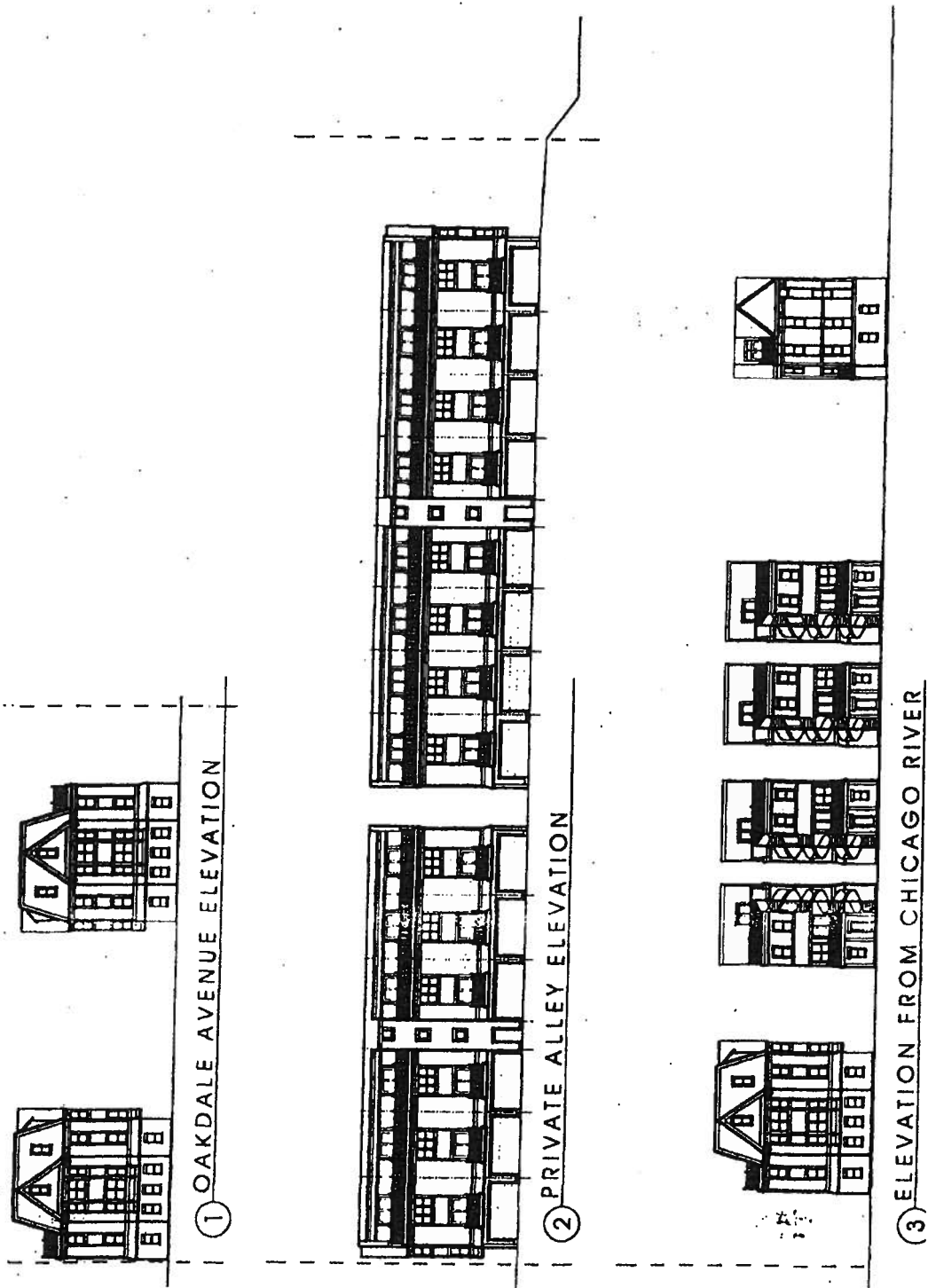
## First Floor Plan.



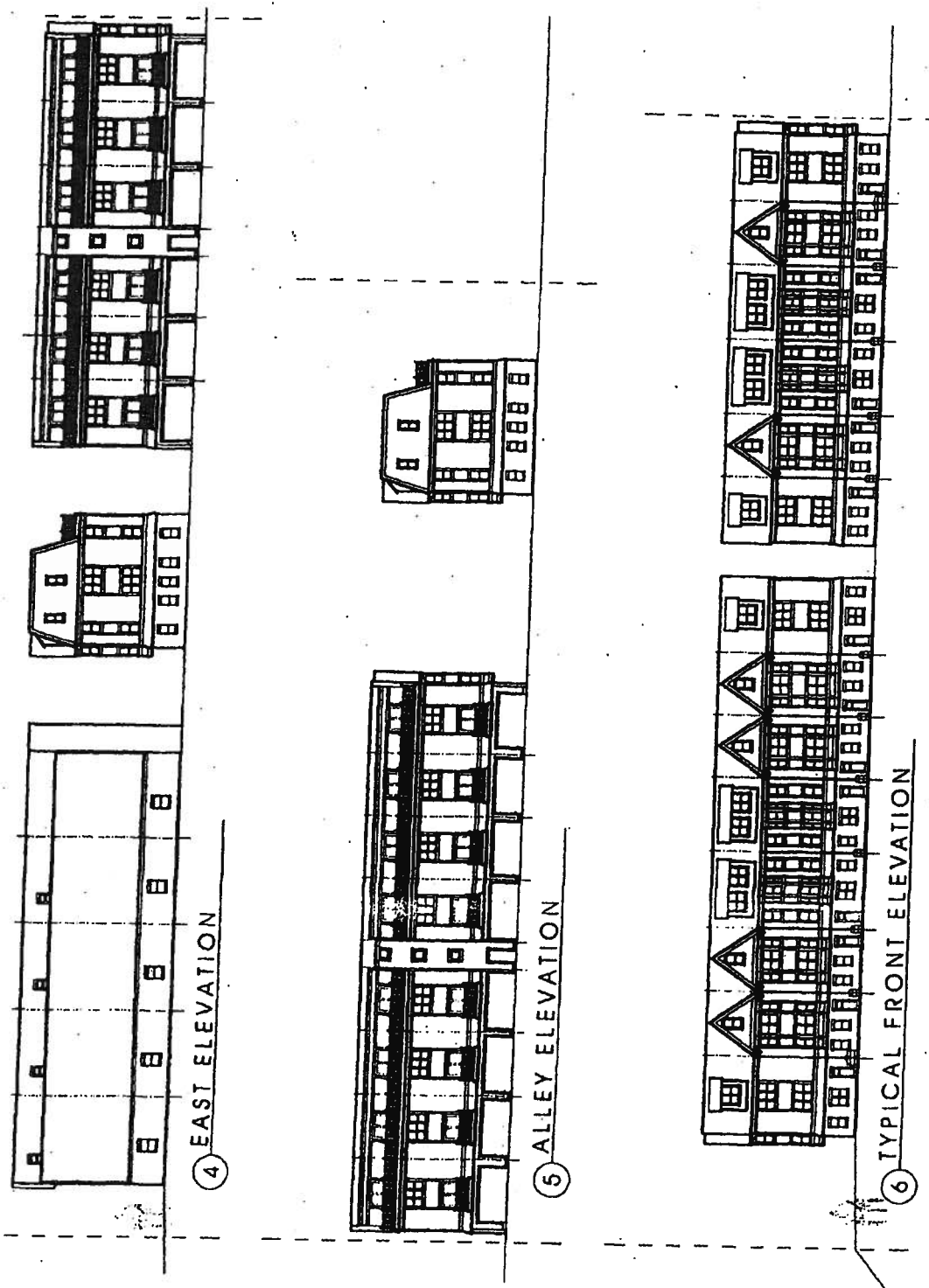
## Generalized Second Floor Plan.



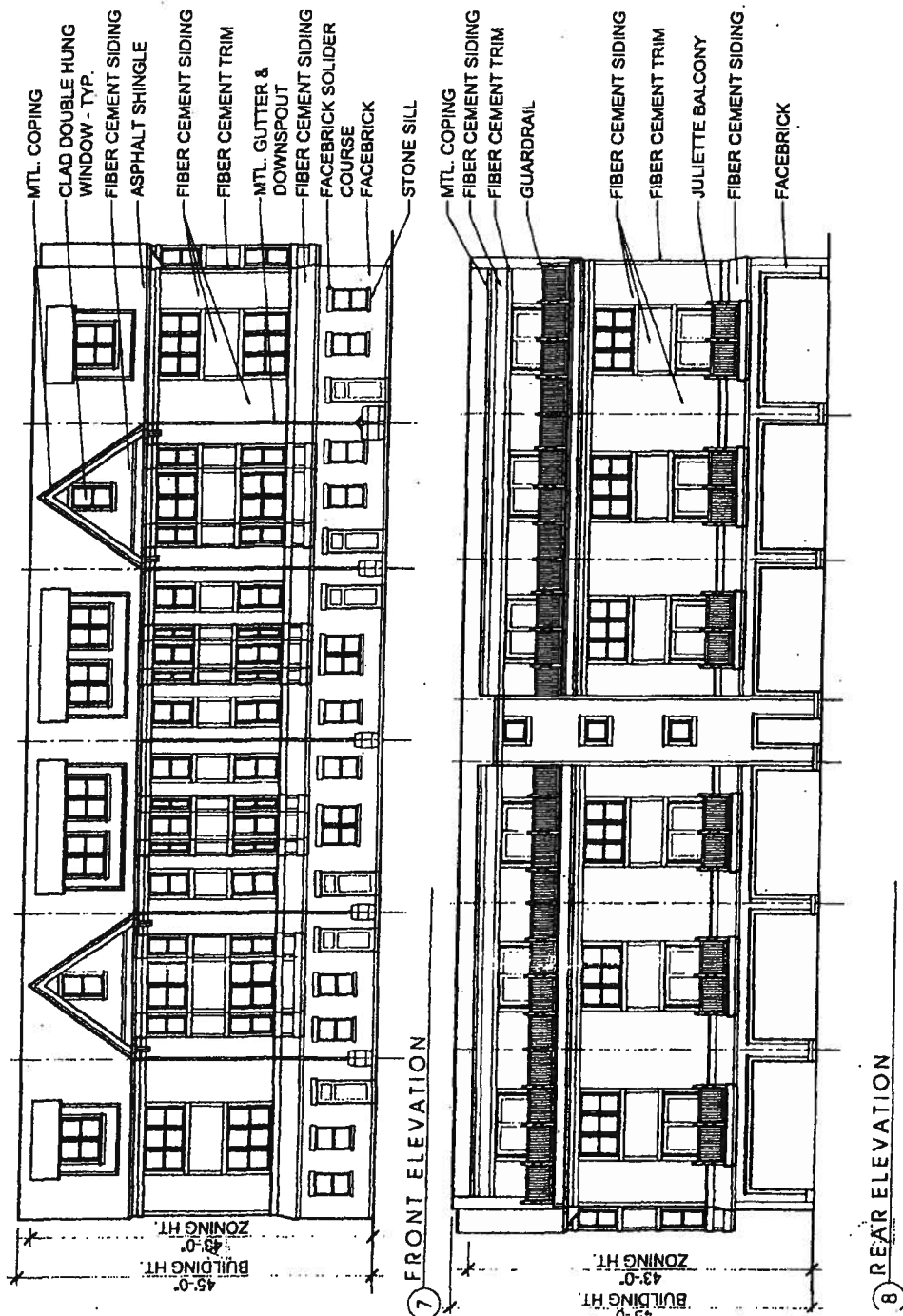
Site Elevations.  
(Page 1 of 2)



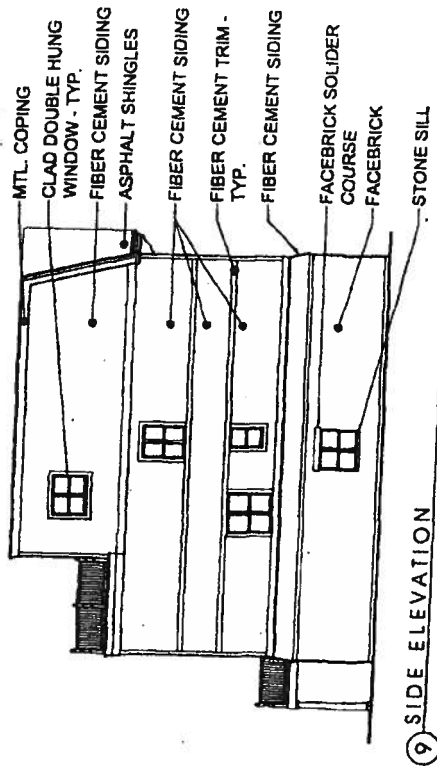
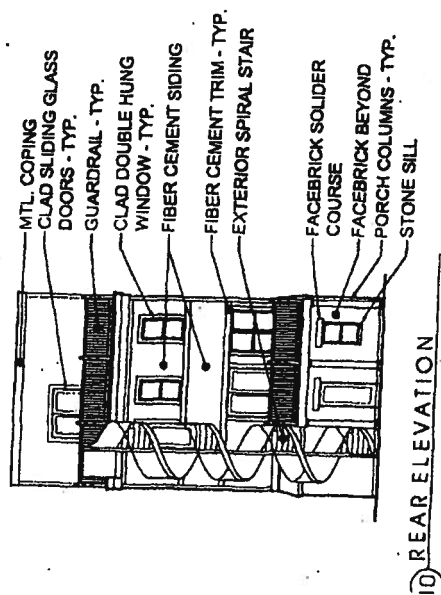
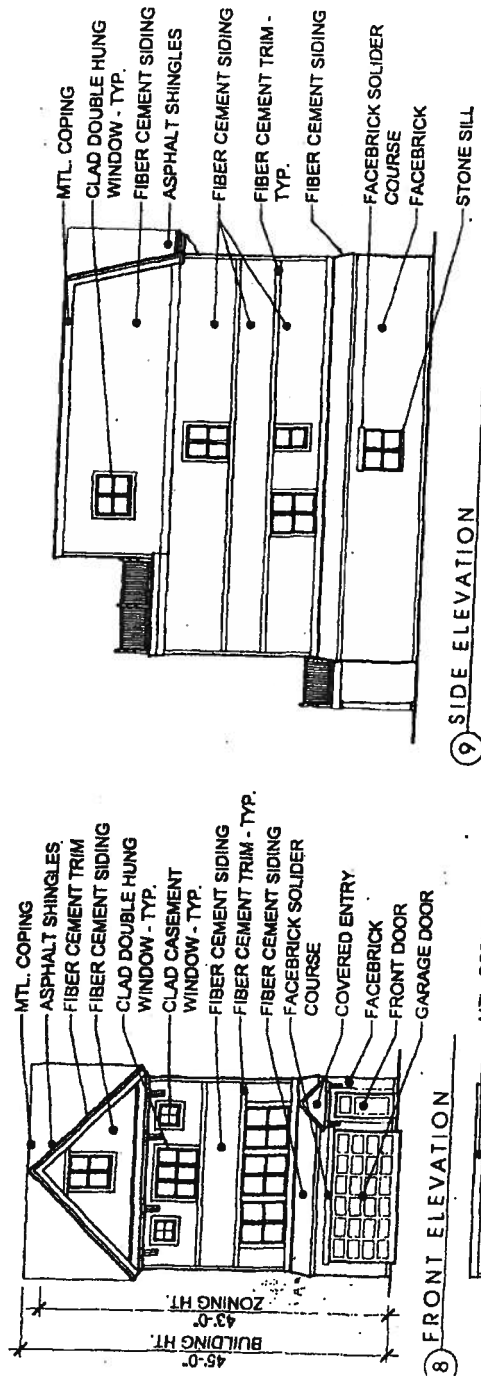
Site Elevations.  
(Page 2 of 2)



## Typical Townhome Elevations.



Typical Single-Family Home Elevations.



Chicago Builds Green.  
(Page 1 of 3)

Project Name:

Bankside (Oakdale Phase)

Project Location:

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2221		W	Oakdale	Ave

Ward No: Community Area No:

1 5

Check applicable:

Project Type:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning ChangePD No: RDA No: From:  To: ☐ Public project☐ Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
80,276	31,311	20,294

DPD Project Manager:

Enter First Name Last Name

Sarah Sheehan

BG/GR Matrix:

Select project category:

Res. 4 or more TH

Financial Incentives:

Check applicable:

☐ TIF☐ Empowerment Zone Grant☐ Class L☐ GRIF☐ Ind. Dev. Revenue Bonds☐ Class 6b☐ SBIF☐ Bank Participation Loan☐ DOH☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park☐ Water features in a plaza or pocket park☐ Chicago Riverwalk Improvements☐ Setbacks above the ground floor☐ Winter gardens☐ Lower level planting terrace☐ Indoor through-block connection☐ Green roof☐ Sidewalk widening☐ Underground parking and loading☐ Arcades☐ Concealed above-ground parking

Chicago Builds Green.  
(Page 2 of 3)

Required per Zoning  
Code or Green  
Roof/Building Green  
Matrix

To be Provided by  
the development:

Please fill, if applicable

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	56	51
Square footage:	1,015	14,854
	8	24
	6	4

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	18,299	9,171
Square footage:	9,000	9654
Square footage:	0	16,922

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	6,888
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
Square footage:	6,518
Gallons:	1,800
Square footage:	0

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	0	0
Square footage:	0	0
Square footage:		0

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non-Acc.)  
No. of parking spaces dedicated to car sharing  
services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

	0	13
		87
	0	0
	0	0

Check if applicable:

☐



**Building Certification:**

Energy Star building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input checked="" type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies  
not captured above:**

*(IE: Other than Energy Star Roof - or Energy Star Building  
Certification)*

**Other sustainable strategies  
and/or Project Notes:**

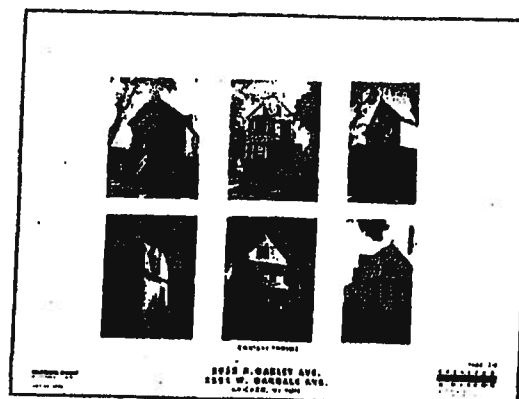
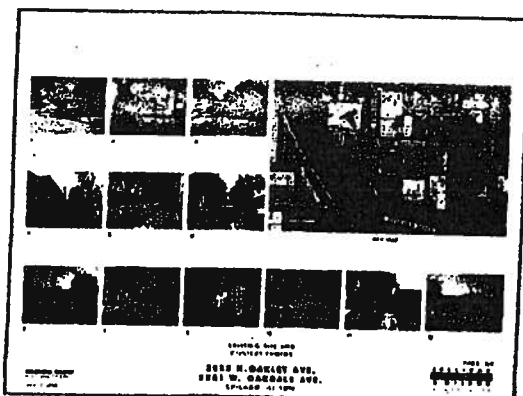
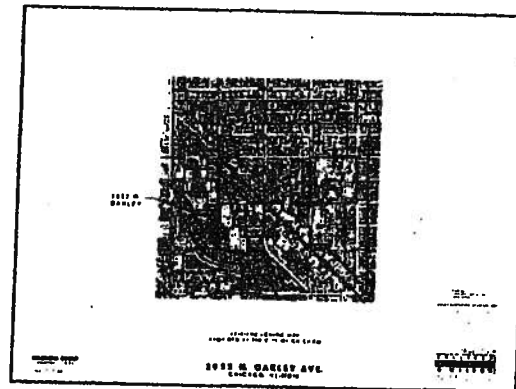
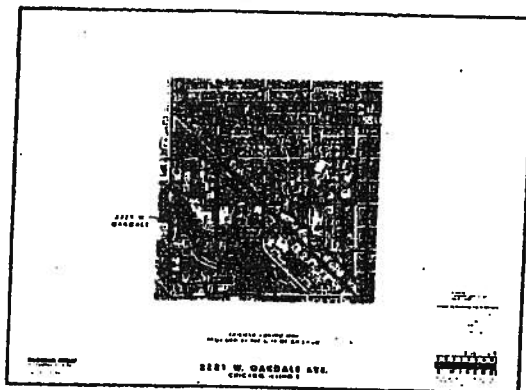
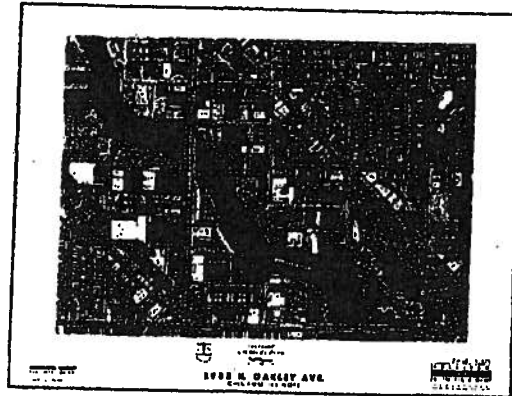
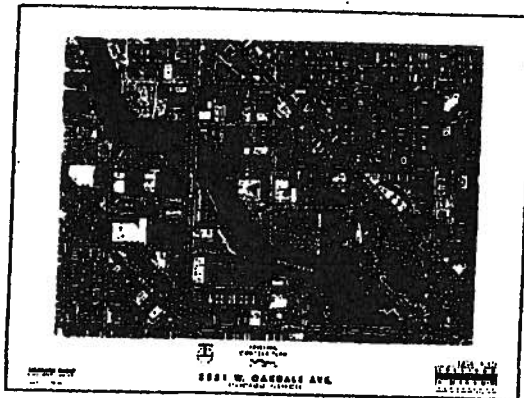
Project will be Energy Star tested (and rated) and will be enrolling in LEED for  
Homes and Chicago Green Homes.

11/5/2008

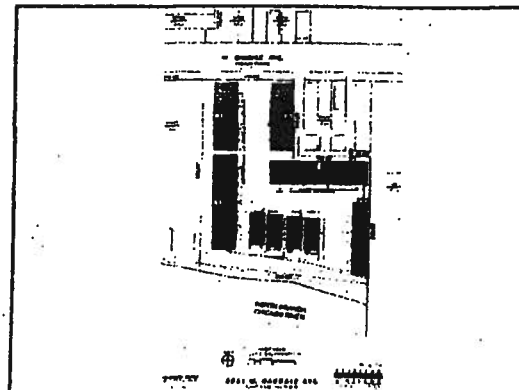
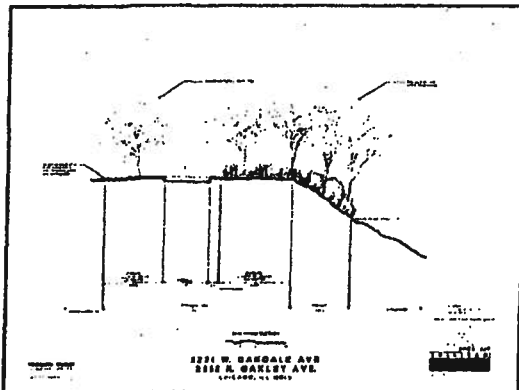
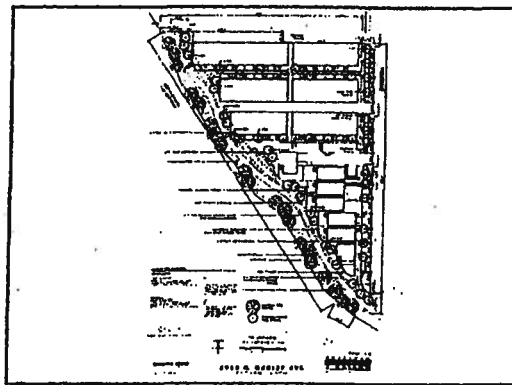
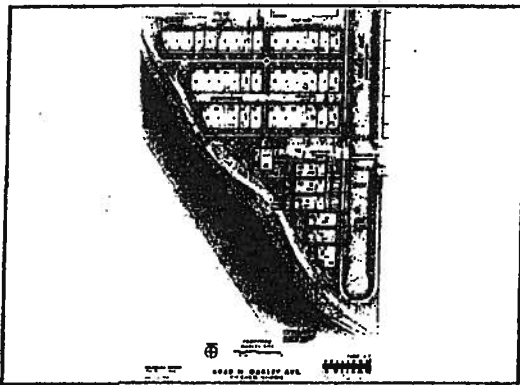
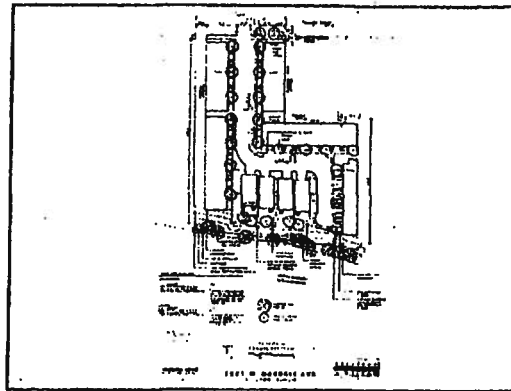
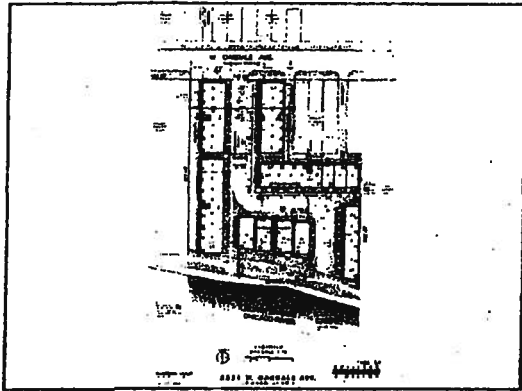
REPORTS OF COMMITTEES

45025

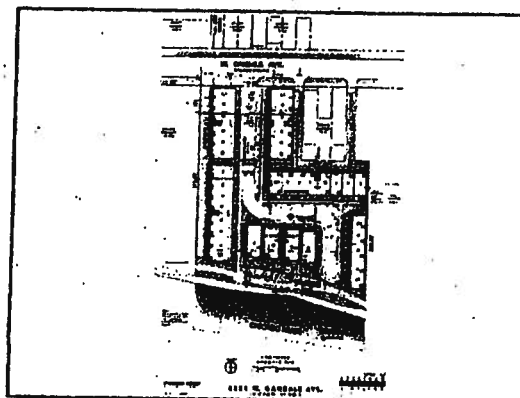
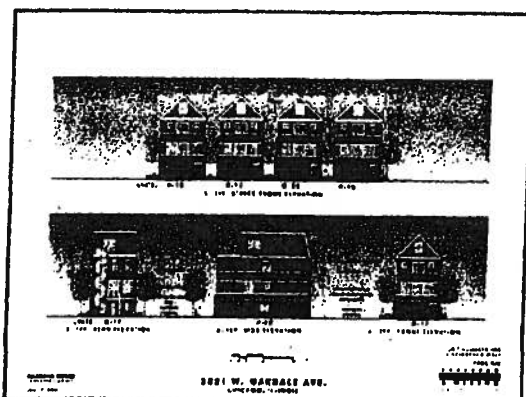
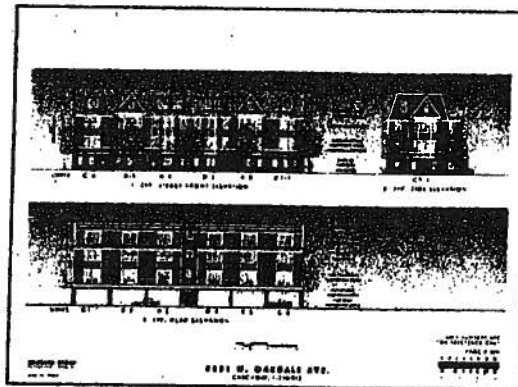
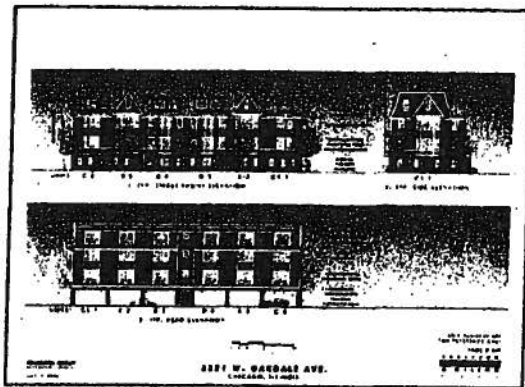
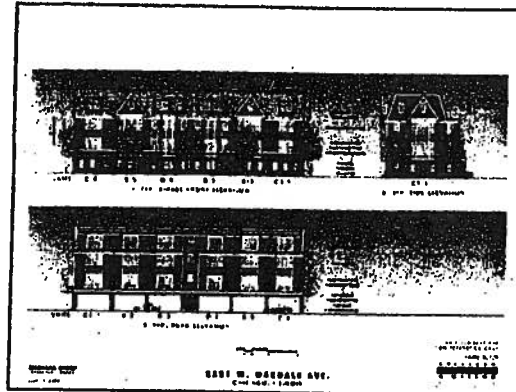
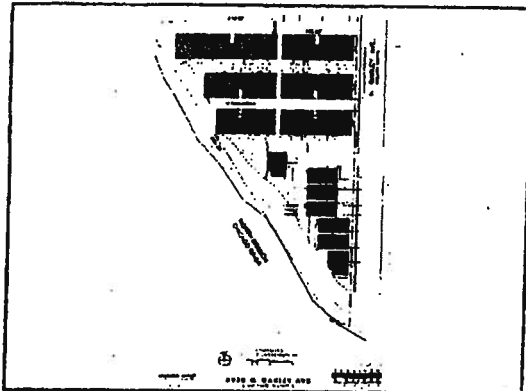
Depictions Of North Oakley Avenue And  
West Oakdale Avenue.  
(Page 1 of 4)



Depictions Of North Oakley Avenue And  
West Oakdale Avenue.  
(Page 2 of 4)



Depictions Of North Oakley Avenue And  
West Oakdale Avenue.  
(Page 3 of 4)



Depictions Of North Oakley Avenue And  
West Oakdale Avenue.  
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