

# PD 1171

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

February 4, 2020

Scott Borstein  
Neal & Leroy LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Site Plan Approval for Business Planned Development No. 1171, generally located at  
465 W. Cermak Road**

Dear Mr. Borstein:

Please be advised that your request for site plan approval for Business Planned Development No. 1171 ("PD #1171") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of improvements to the entry area including a canopy, storefront, concrete stairs and ramp, an accessory parking lot and landscape generally located at 465 W. Cermak Road within PD #1171.

The proposed development will include the construction of corner planters at southwest corner of Cermak Road and Grove Street, a vehicular use area of 9,470 square feet to include a drive aisle and 17 vehicular parking stalls, a secondary vehicular use area of 6,136 square feet, an enclosed trash storage area and landscaping including required parkway plantings. No other changes to the exterior or interior of the building at 465 W. Cermak Rd. within PD #1171 are contemplated or approved as part of this site plan approval.

This approval includes the following attached documents prepared by Norr Architects:

- L1.0 Landscape Plan (11.11.19)
- L2.0 Landscape Details (11.11.19)
- A3-01 Building Elevation (3.18.19)
- A3-10 Entry Canopy (3.18.19)

Upon review of the material submitted, DPD has determined that these plans are consistent with and satisfy the requirements of Business Planned Development No. 1171. Accordingly, this site plan submittal is hereby approved as conforming to PD #1171. This site plan approval does not cover any signage, which requires the submission of a sign permit application. Final approval of finishes for stairs, ramp, storefront and entry canopy is required by Historic Preservation staff.

If you have any questions or need further clarification on these comments, please contact Heidi Sperry at (312) 744-0879 or at [heidi.sperry@cityofchicago.org](mailto:heidi.sperry@cityofchicago.org).

Sincerely,

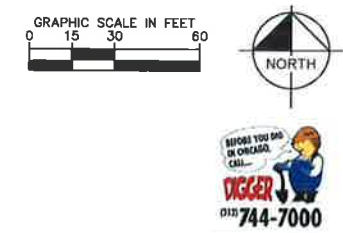
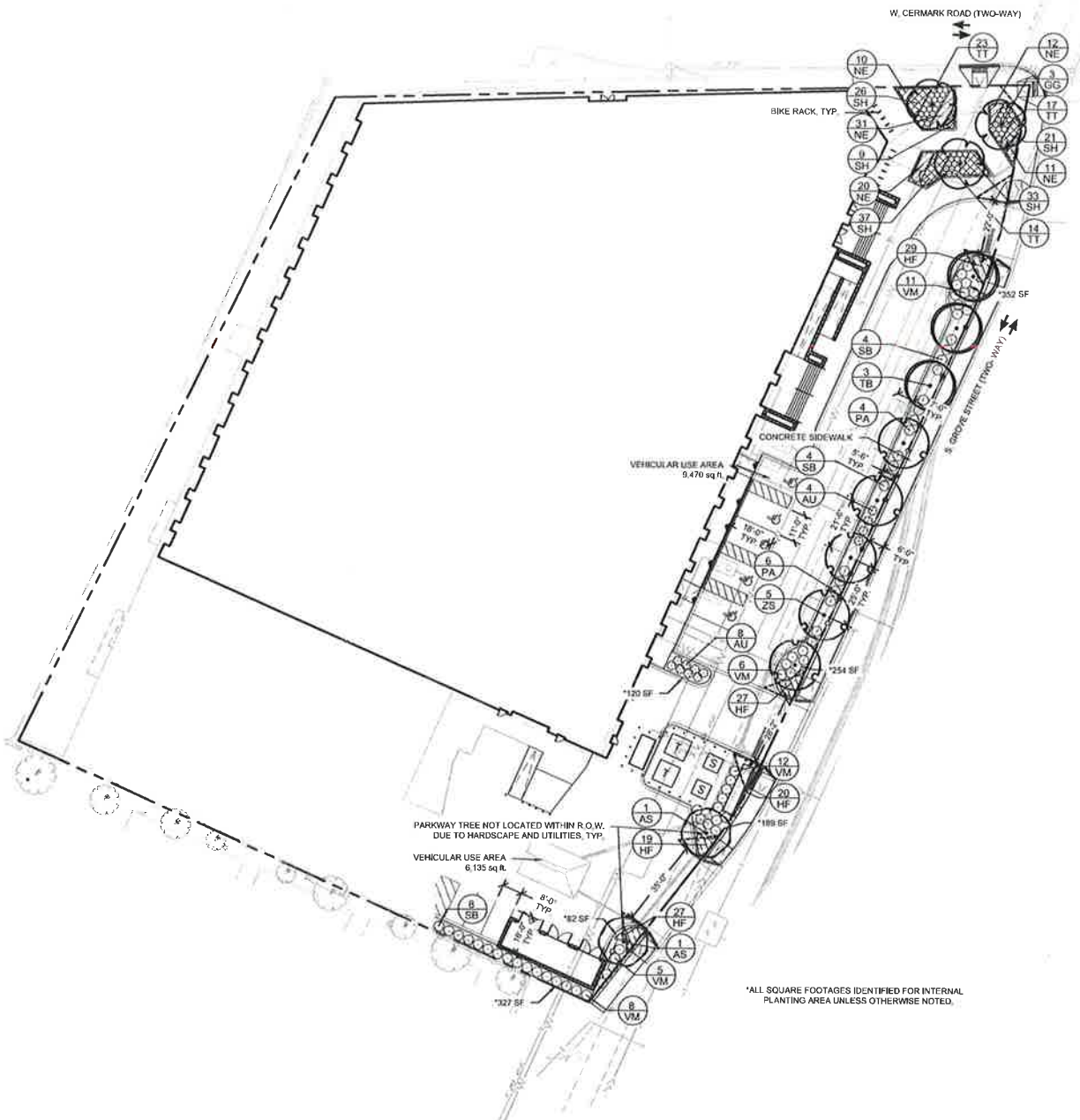


Nancy Radzevich  
Assistant Commissioner  
Planned Developments

Originated by: Heidi Sperry

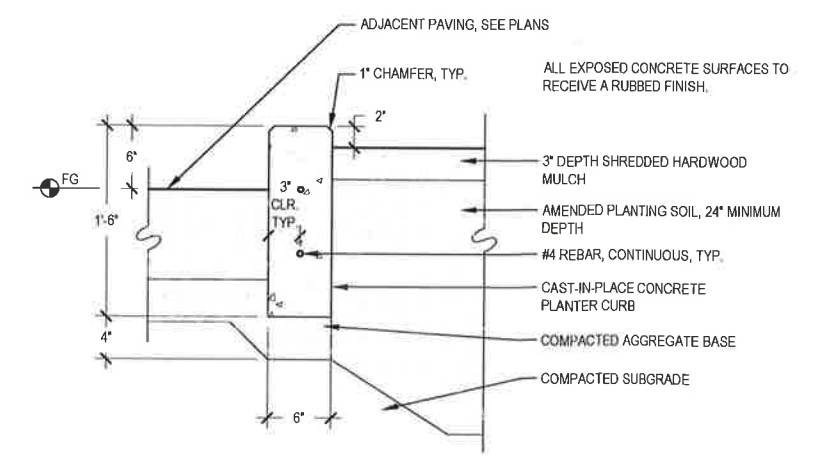
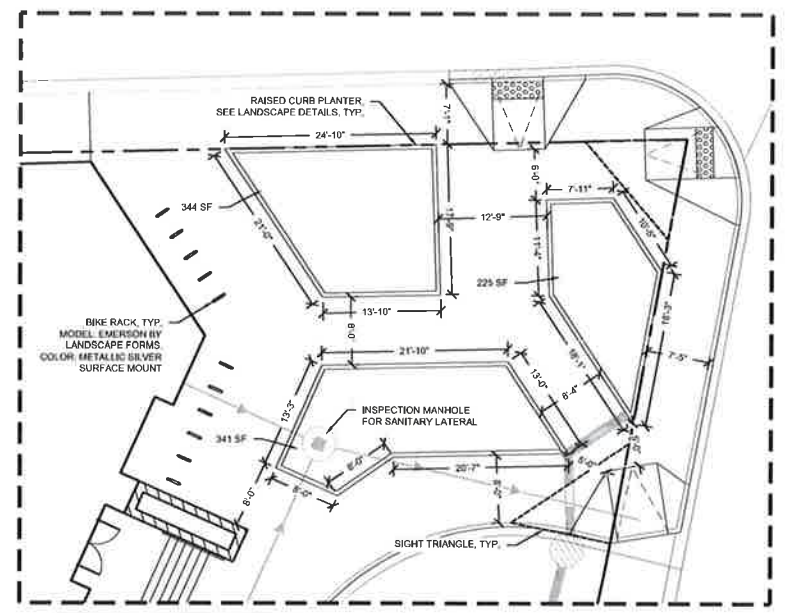
cc: Ron Daye, DPD  
Erik Glass, DPD  
Janice Hill, DPD  
Mike Marmo, DPD  
Lawrence Shure, DPD  
Heidi Sperry, DPD  
Steve Valenziano, DPD  
Planned Development files

Drawing name: K:\CHS\LDV\18020024\_001-605\_cermark\_chicago\_02.dwg (L1.0 LANDSCAPE PLAN) - LANDSCAPE PLAN - Nov 13, 2019 10:56am by Chris Wilson  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Issues of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AS	2	ACER MIYABEI 'STATE STREET' / MIYABEI MAPLE	B & B		2.5" CAL MIN
	GG	3	GINKGO BILOBA 'GOLDEN GLOBE' / GOLDEN GLOBE GINKGO	B & B		2.5" CAL MIN
	TB	3	TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	B & B		2.5" CAL MIN
	ZS	5	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B		2.5" CAL MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AU	12	ARONIA MELANOCARPA 'UCCONNAM166' / LOW SCAPE HEDGER CHOKEBERRY			24" HT MIN
	PA	10	PHYSOCARPUS OPULIFOLIUS 'AMBER JUBILEE' / NINEBARK			24" HT MIN
	SB	16	SYRINGA X 'BLOOMERANG' / LILAC			24" HT MIN
	TT	54	THUJA OCCIDENTALIS 'LINESVILLE' / LINESVILLE ARBORVITAE			12" HT MIN
	VM	42	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN VIBURNUM			24" HT MIN
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	SH	126	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL		18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	HF	122	HEUCHERA X 'FIRE ALARM' / FIRE ALARM CORAL BELLS	1 GAL		18" o.c.
	NE	84	NEPETA X 'EARLY BIRD' / EARLY BIRD CATMINT	1 GAL		18" o.c.



**NOTES:**

- REMOVE ALL UNDERSTORY AND DEAD VEGETATION WITHIN CONSTRUCTION LIMITS.
- SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- NO VEGETATION ABOVE 30' MATURE HEIGHT LOCATED WITHIN SIGHT TRIANGLES.
- LANDSCAPE PLANTERS NEEDED TO ADDRESS REQUIREMENTS FOR SIDEWALKS LESS THAN 9' WIDE PROVIDED IN PLAZA AT NORTHEAST CORNER OF SITE.

**SWORN STATEMENT BY OWNER:**

COMMITTS TO THE PROTECTION AND REPLACEMENT OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM: \*EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

**SWORN STATEMENT BY OWNER:**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR THE PROPERTY AT 465 W. CERMAK ROAD CHICAGO, IL 60616 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY THE CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE OF THE CITY OF CHICAGO AND OF THIS PUBLICATION, "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE"

ANTICIPATED TIME OF PLANTING: \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

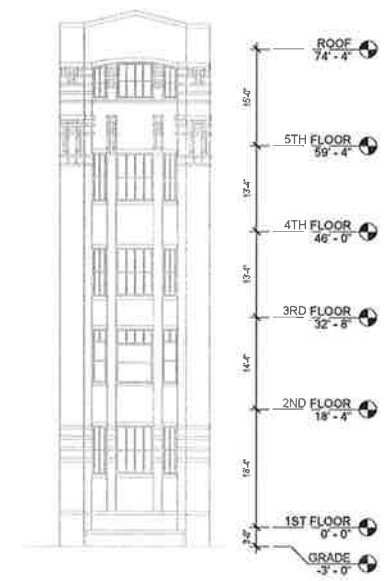
LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

<b>Kimley»Horn</b>									
© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 111 WEST JACOBSON AVENUE, SUITE 1100, CHICAGO, IL 60604 PHONE: 630-487-5550 FAX: 312-728-9449 WWW.KIMLEY-HORN.COM									
SCALE: AS NOTED	DESIGNED BY: CALW	DRAWN BY: CALW	CHECKED BY: DPG	REVISED PER CITY COMMENTS 11/11/19	REVISED PER CITY COMMENTS 11/20/19	CALW	CALW	DATE	BY
<b>NORR</b> ARCHITECTS ENGINEERS PLANNERS									
<b>LANDSCAPE PLAN</b>									
<b>SKY RIVER DEVELOPMENT</b> 465 W. CERMAK ROAD CHICAGO, IL 60616									
ORIGINAL ISSUE: 09/09/2019 KHA PROJECT NO. 168208024 SHEET NUMBER L1.0									

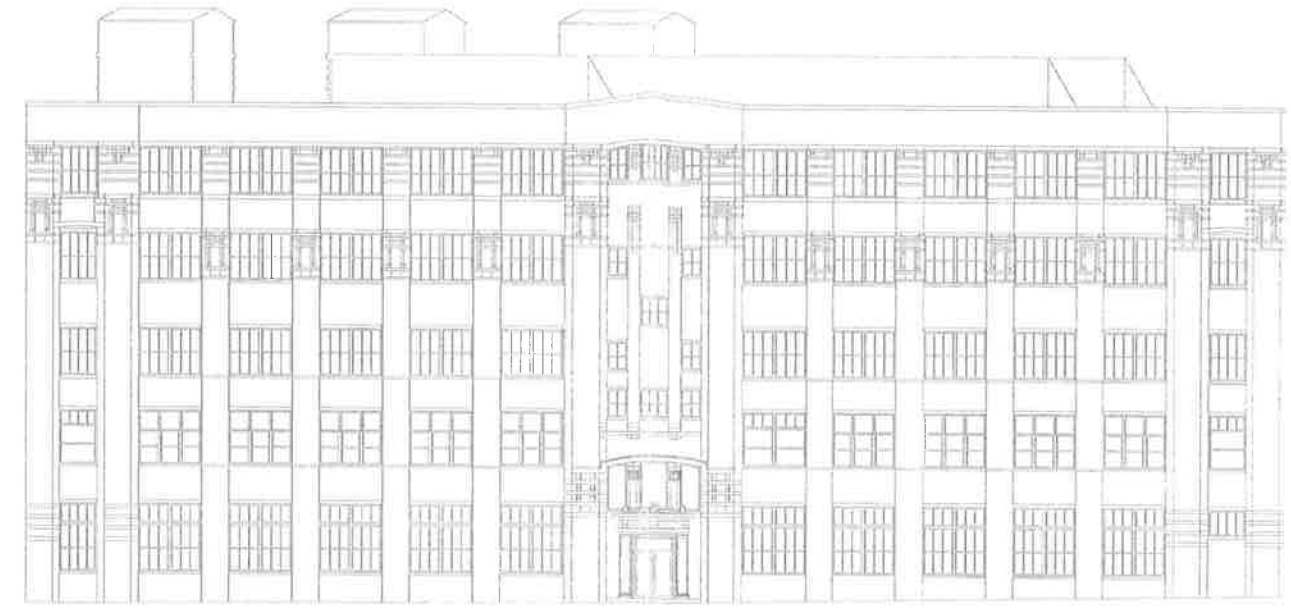


**GENERAL NOTES**

- ELEVATIONS ARE INCLUDED FOR REFERENCE. WINDOW WORK AND REPLACEMENT UNDER SEPERATE PERMIT.



**3 NORTH EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 NORTH ELEVATION - CERMAK STREET**  
SCALE: 3/32" = 1'-0"



**1 EAST ELEVATION - GROVE STREET**  
SCALE: 3/32" = 1'-0"

PROJECT  
NORR PROJECT NO.: NICH17-0015-01  
**SKY RIVER DEVELOPMENT**

465 W. CERMAK  
CHICAGO, IL 60616

DEVELOPER  
**SKY RIVER**  
CHICAGO, IL 60647

ARCHITECT  
**NORR**  
ARCHITECTS PLANNERS  
325 North LaSalle Street, Suite 500  
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STRUCTURAL ENGINEER  
**Klein»Hoffman**  
ARCHITECTURAL & STRUCTURAL ENGINEERING  
150 South Wacker Drive, Suite 1900  
Chicago, IL 60606  
312.251.1900

MEP/FP ENGINEER  
**rtm** engineering consultants  
250 South Wacker Drive, Suite 400  
Chicago, IL 60606  
312.216.0501

NOT FOR  
CONSTRUCTION

SHEET INFORMATION

NO.	DATE	DESCRIPTION
1	10/06/2018	ISSUED FOR PRICING
2	03/16/2019	ISSUED FOR PERMIT

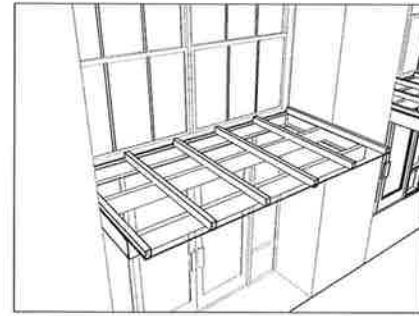
DATE ISSUED Issue Date

SHEET TITLE

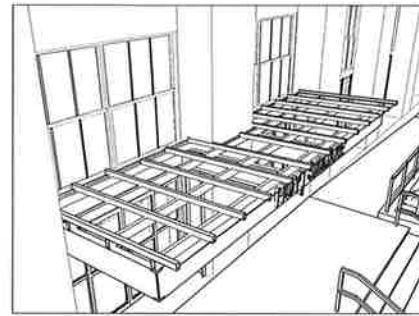
BUILDING ELEVATION

PROFESSIONAL STAMP SHEET NUMBER

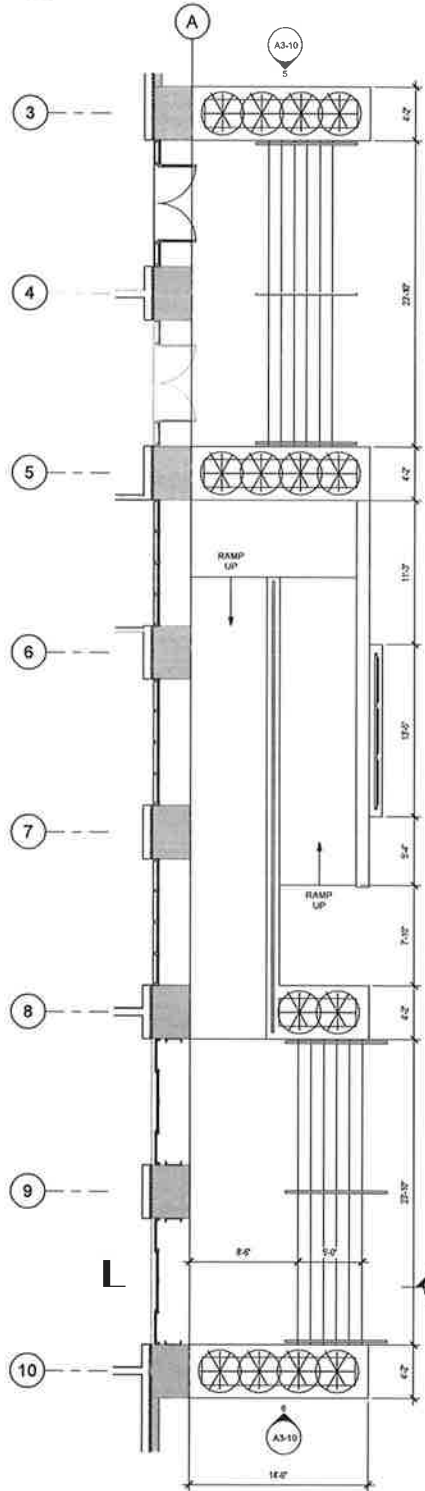
**A3-01**



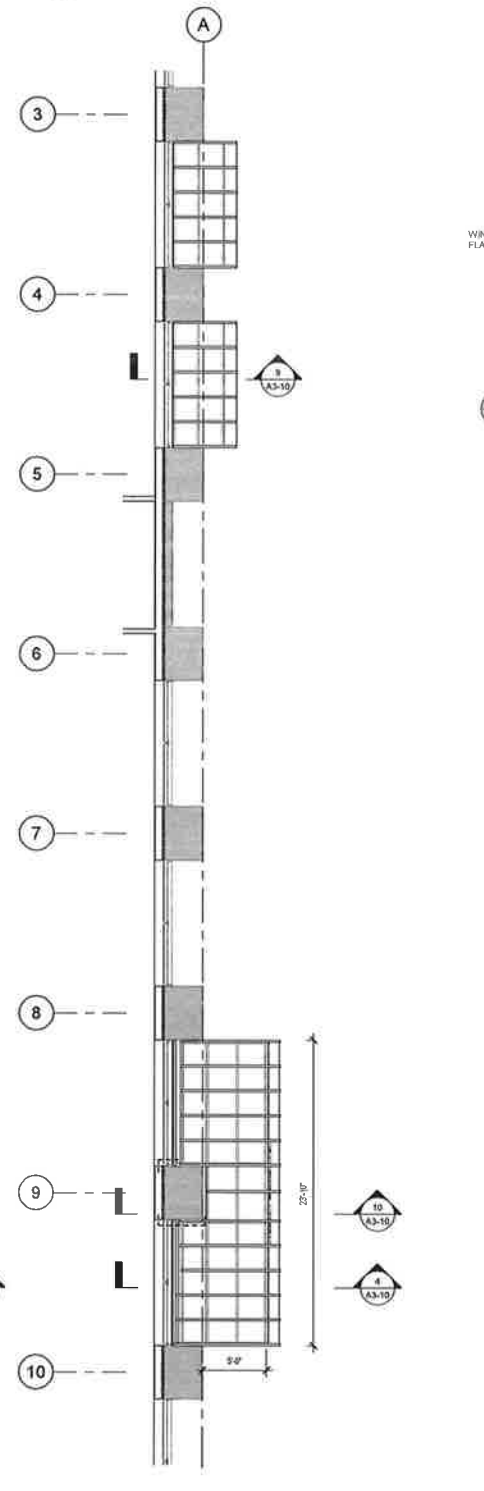
11 3D VIEW OF SECONDARY CANOPY  
SCALE: A3-10



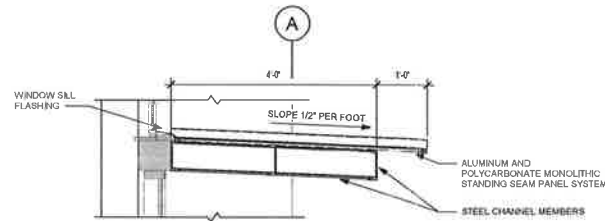
8 3D VIEW OF MAIN ENTRY CANOPY  
SCALE: A3-10



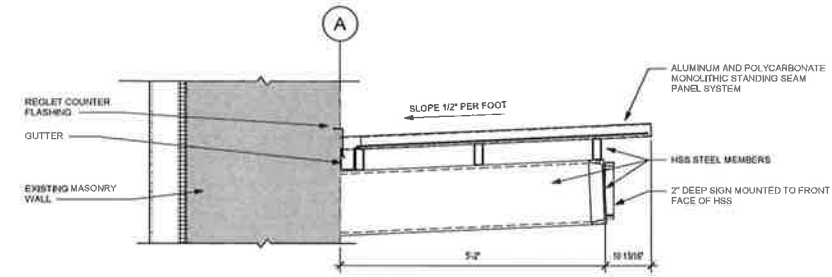
3 ENLARGED PLAN - ENTRY CANOPY  
SCALE: 3/16" = 1'-0"



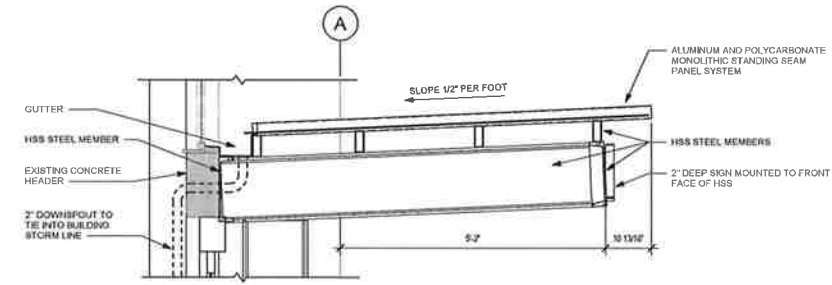
2 ENLARGED PLAN - ENTRY CANOPY ROOF PLAN  
SCALE: 3/16" = 1'-0"



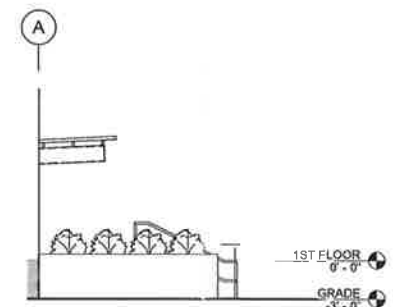
9 SECONDARY CANOPY - SECTION DETAIL  
SCALE: 3/4" = 1'-0"



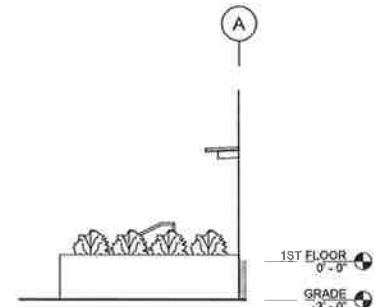
10 MAIN ENTRY CANOPY - SECTION DETAIL B  
SCALE: 3/4" = 1'-0"



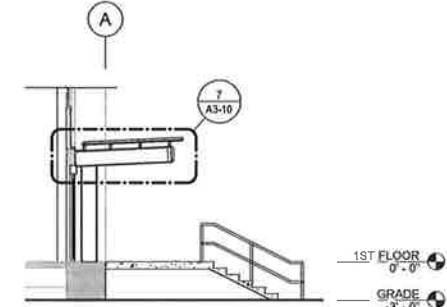
7 MAIN ENTRY CANOPY - SECTION DETAIL A  
SCALE: 3/4" = 1'-0"



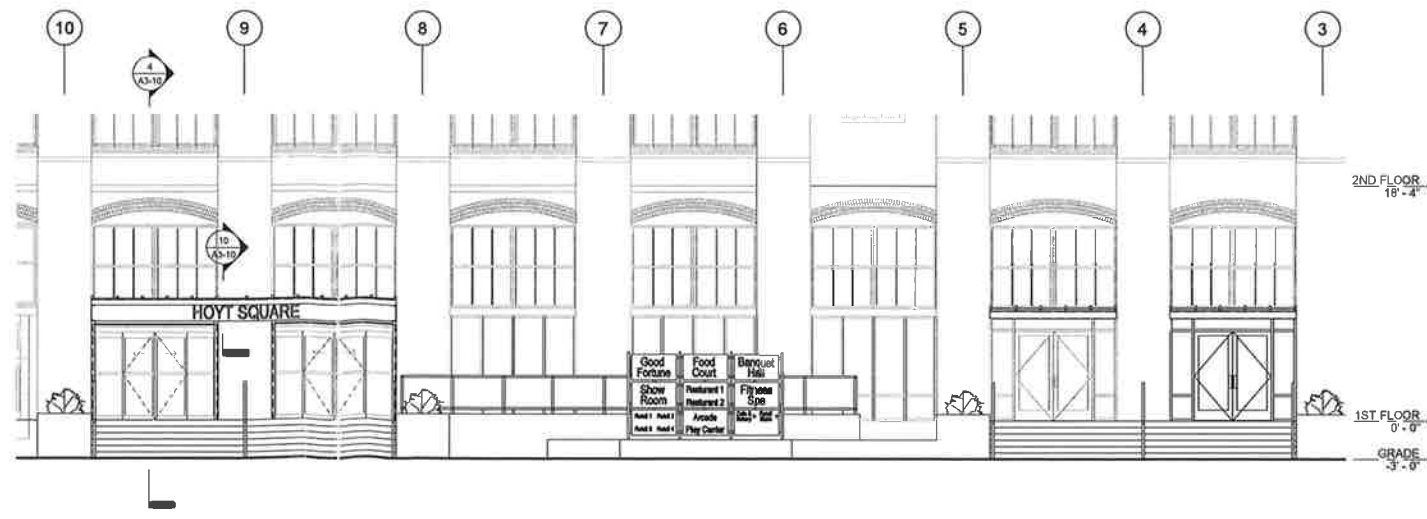
6 ENTRY CANOPY - SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



5 ENTRY CANOPY - NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



4 ENTRY CANOPY - SECTION  
SCALE: 3/16" = 1'-0"



1 ENTRY CANOPY - EAST ELEVATION  
SCALE: 3/16" = 1'-0"

PROJECT  
NORR PROJECT NO.: NCH17-0015-01  
**SKY RIVER DEVELOPMENT**

465 W. CERMAK  
CHICAGO, IL 60616

DEVELOPER  
**SKY RIVER**  
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MEP/FP ENGINEER  
**rtm** engineering consultants  
250 South Wacker Drive, Suite 400  
Chicago, IL 60606  
312.216.0501

NOT FOR CONSTRUCTION

SHEET INFORMATION

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	10/25/2018	ISSUED FOR PRICING
2	03/19/2019	ISSUED FOR PERMIT

DATE ISSUED \_\_\_\_\_ Issue Date \_\_\_\_\_  
SHEET TITLE  
ENTRY CANOPY  
PROFESSIONAL STAMP SHEET NUMBER

A3-10

17062

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

*Reclassification Of Area Shown On Map No. 6-F.*  
(As Amended)  
(Application No. 17062)  
(Common Address: 463 -- 485 W. Cermak Rd.  
And 2200 -- 2230 S. Grove St.)

BPD 1171

[SO2010-3922]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Planned Manufacturing District Number 11 symbols and indications as shown on Map Number 6-F in the area bounded by:

West Cermak Road; South Grove Street; a line 397.48 feet south of West Cermak Road (as measured along the west line of South Grove Street and running perpendicular thereto); and the Chicago River,

to those of a C3-3 Commercial, Manufacturing and Employment District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current C3-3 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 6-F in the area bounded by:

West Cermak Road; South Grove Street; a line 397.48 feet south of West Cermak Road (as measured along the west line of South Grove Street and running perpendicular thereto); and the Chicago River,

to those of a Business Planned Development.

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

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

*Business Planned Development No. 1171.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number \_\_\_\_ (the "Planned Development") consists of a net site area of approximately 78,744 square feet (1.81 acres) of property, which is depicted on the attached Planned

Development Boundary and Property Line (the "Property") and is controlled for purposes of this Planned Development by CORU 465, L.L.C. (the "Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or adjustment of the rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, 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 Chicago Zoning Ordinance ("Zoning Ordinance").
4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Plat of Survey, a Planned Development Boundary and Property Line; a Site Plan/Green Roof Plan; and Elevations prepared by Fujikawa Johnson Gobel Architects and dated August 19, 2010. These and no other zoning controls shall apply to the Property. This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies established criteria for approval of a Planned Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. 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 Property within the Planned Development is indicated on the Planned Development Boundary and Property Line. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: uses in the Commercial Use Group authorized in the C3-3 District, including hotel, commercial, retail, restaurant and banquet and accessory uses including parking and loading.
6. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land Use Planning (D.Z.P.). Temporary signs such as construction and marketing signs shall be permitted, subject to the review and approval of the Department. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to review of the Department of Transportation and the approval of the Department of Zoning and Land Use Planning. Parking for the uses on the Property may be provided off-site with a minimum count of 110 automobile parking spaces

subject to the approval of the Department of Zoning and Planning. The Applicant shall secure the right to use the parking area satisfying the minimum parking requirements of this Planned Development and shall submit such location and the design of the parking area to the Department of Zoning and Planning and the Department of Transportation for their respective approvals prior to the issuance of Part II approval under this Planned Development. The improvement of the parking area shall be completed prior to the issuance of a Certificate of Occupancy for the improvements included within this Planned Development.

8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Zoning and Land Use Planning. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. 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.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Zoning and Land Use Planning 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.
13. 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 Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees to: (a) provide a landscaped 5-foot wide river setback according to the standards of the Chicago River Plan and Design Guidelines as indicated on the Site Plans and Landscape Plan; all improvements within the river setback must be substantially completed prior to receipt of occupancy certificate 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.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Planning. To that end, the Applicant shall provide a vegetated ("green") roof on fifty percent (50%) of the net roof area of the building consisting of approximately 25,000 square feet to be redeveloped pursuant to this Planned Development and exceed ASHRAE 90.1-2004.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project buildings 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 ("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.
16. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. 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 Zoning and Land Use Planning shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District Number 11, Sub-District B.

[Aerial Photo; Existing Zoning Map; Plat of Survey; Planned Development Boundary and Property Line Map; Site Plan; North and East Elevations; South Elevation; West Elevation; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 99481 through 99491 of this *Journal*.]

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

17062

99480

JOURNAL--CITY COUNCIL--CHICAGO

9/8/2010

*Residential-Business Planned Development*

*Plan Of Development*

*Bulk Regulations And Data Table.*

General Description of Land-Use: See Statement Number 5 of this Planned Development.

Maximum Permitted F.A.R.: 3.0 with existing legal nonconforming building with building foot print of 60,455 square feet.\*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way  
Gross Site Area: 113,581.00 square feet (2.61 acres) = 78,744 square feet (1.81 acres) + 34,897.00 square feet (.80 acres).

Setbacks from Property Line:

- Cermak Road: 0 feet
- Grove Avenue: 0 feet
- South Property Line: 0 feet
- Chicago River: 9.5 feet

Maximum Percentage of Site Coverage: In conformance with the Site Plans

Maximum Number of Hotel Rooms: 200 keys

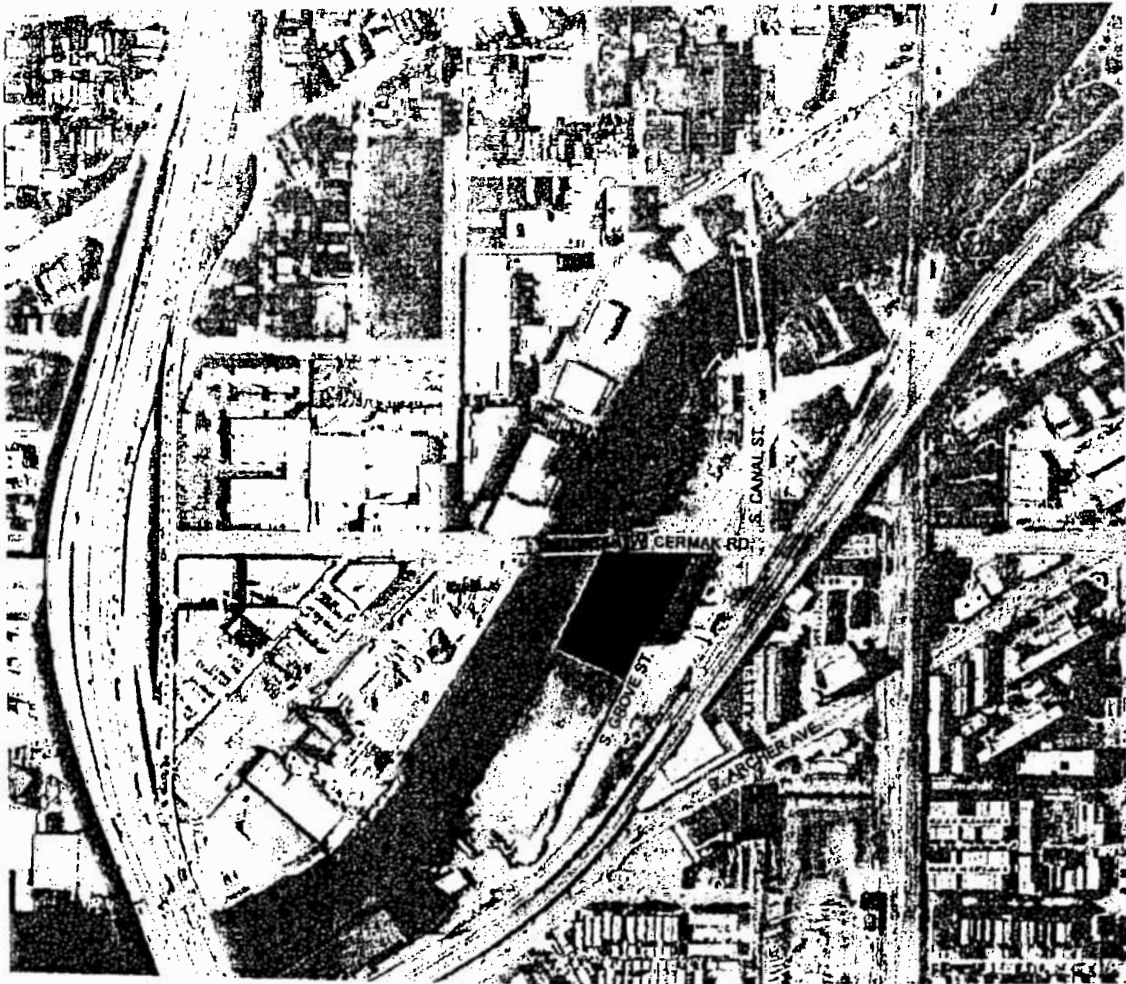
Minimum Number of Off-Street Parking Spaces: .60 per 1,000 square feet in excess of 120,000 square feet minimum of 110 parking spaces.

Minimum Number of Off-Street Loading Berths: Per this Planned Development

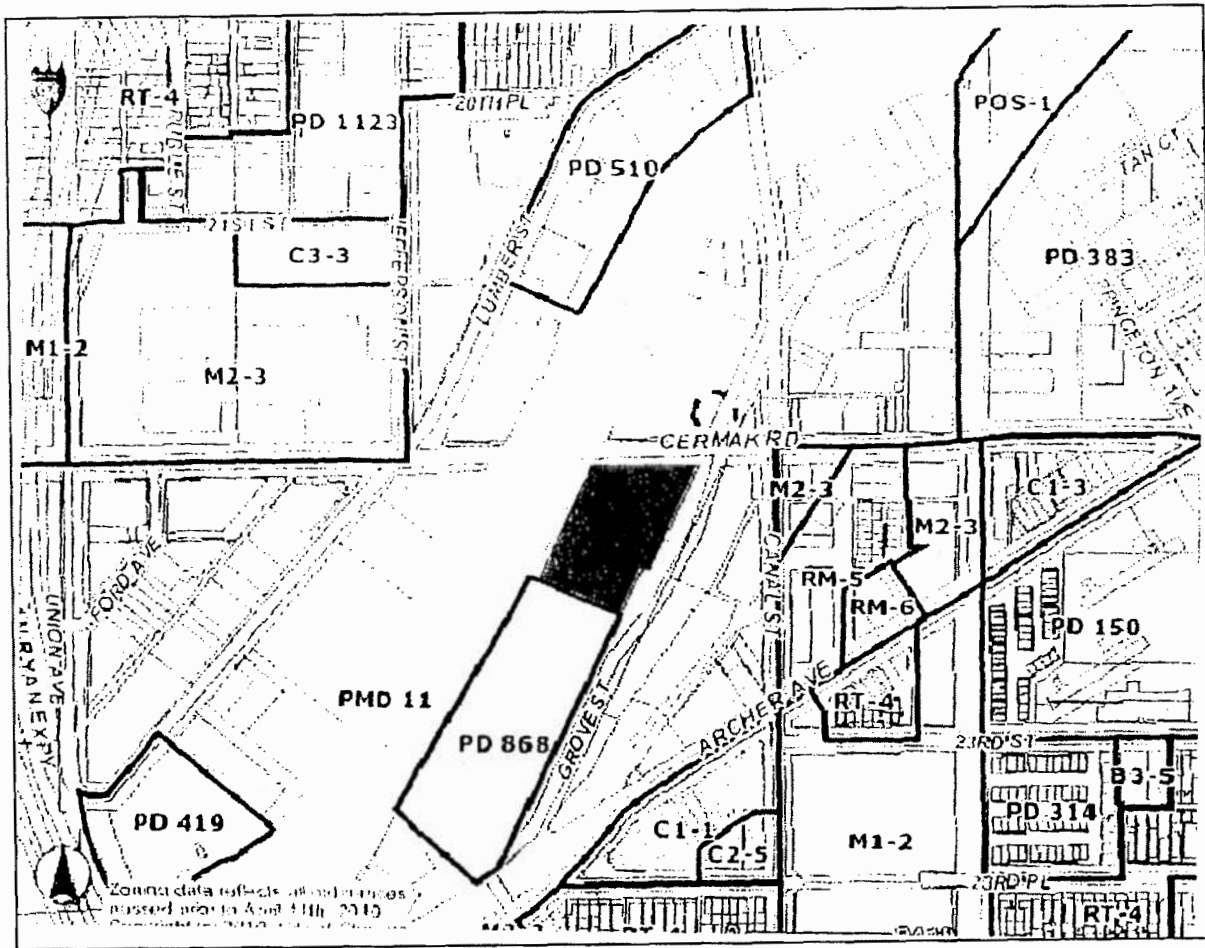
Maximum Building Height: 93.0 feet

\* Should the net site area be reduced as a result of a dedication of land to the City of Chicago, the existing Floor Area of the building shall continue to be deemed legal nonconforming.

Aerial Photo.

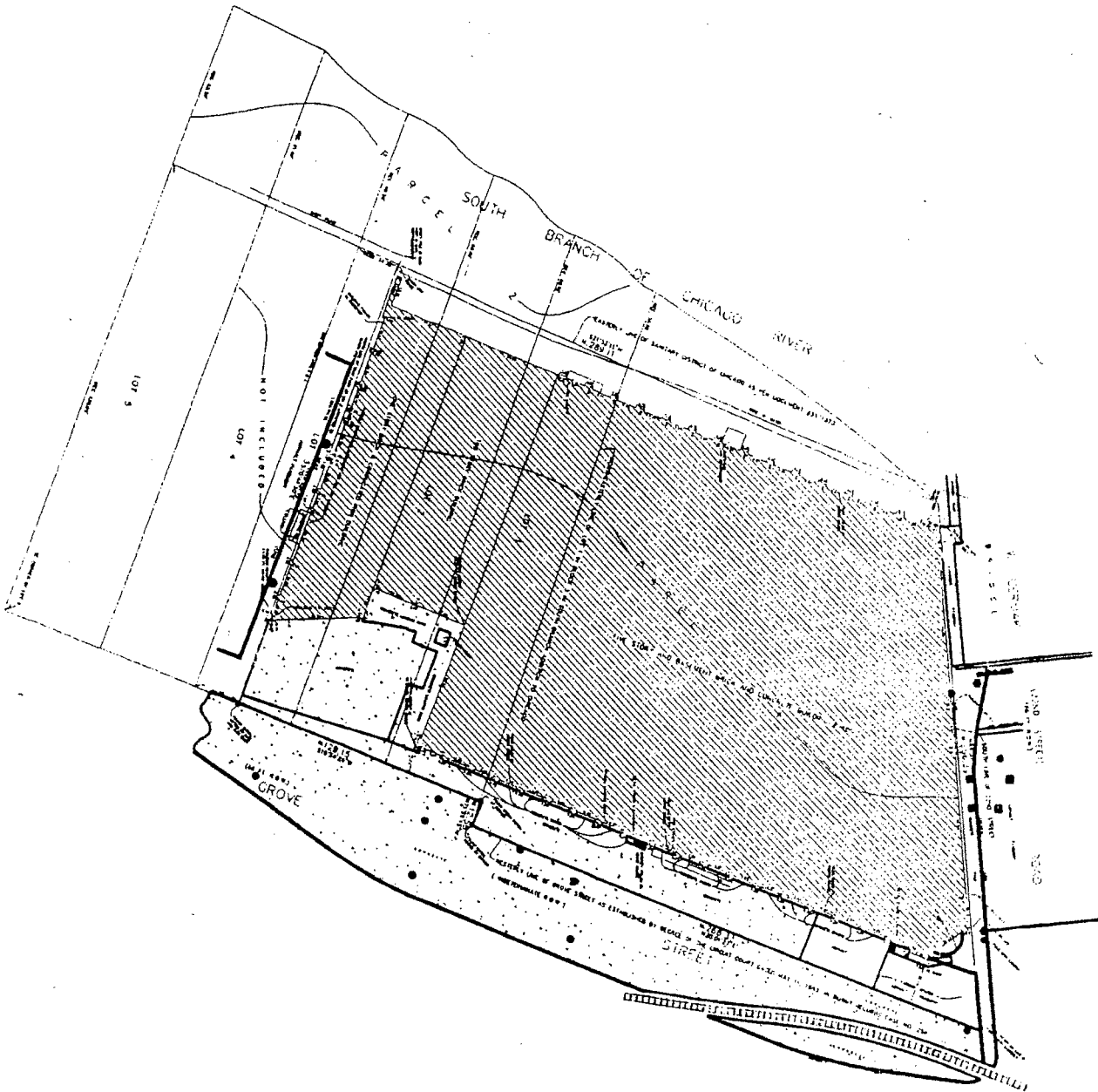


Existing Zoning Map.

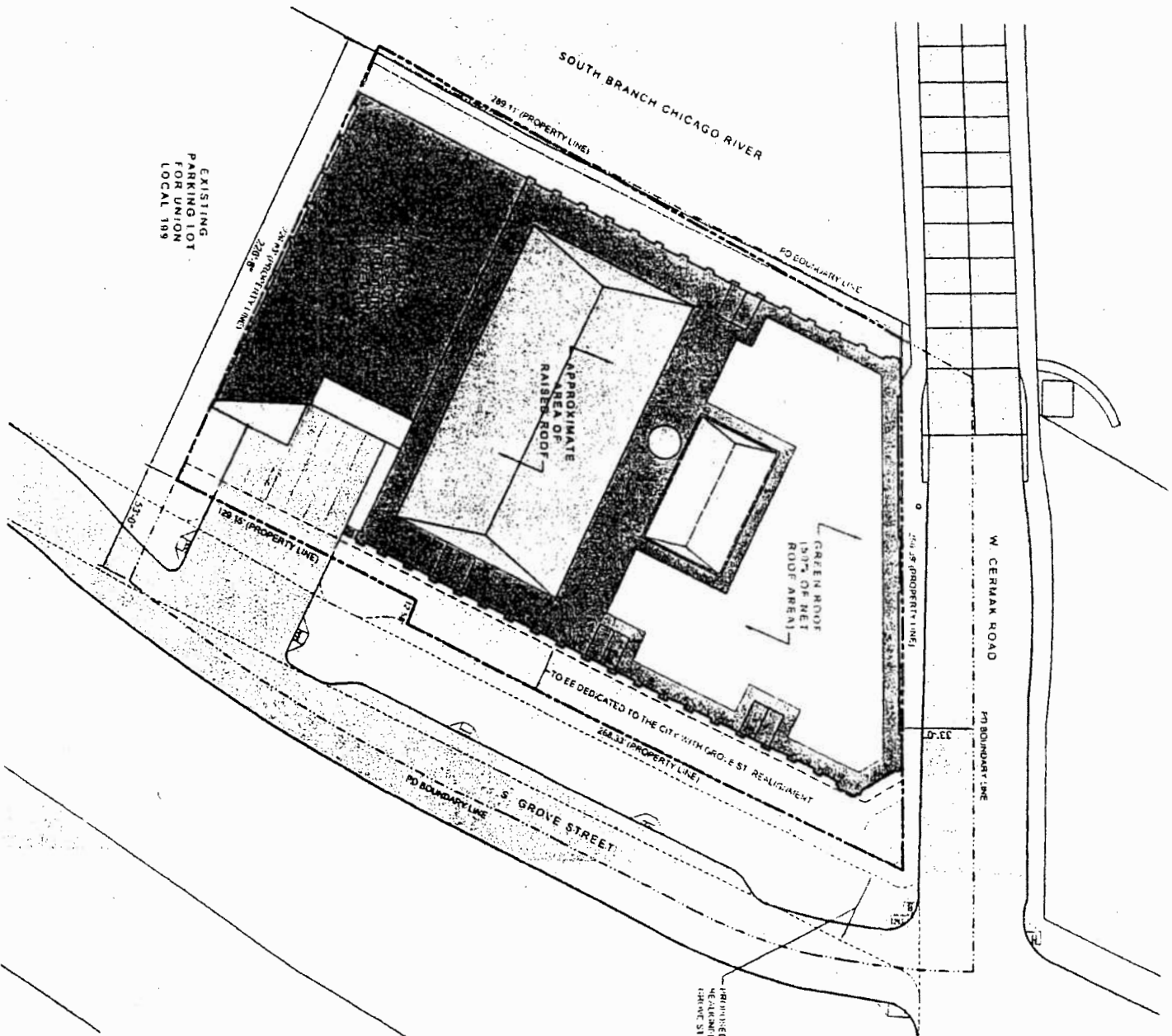


Zoning data reflects all changes passed prior to April 11th, 2010.

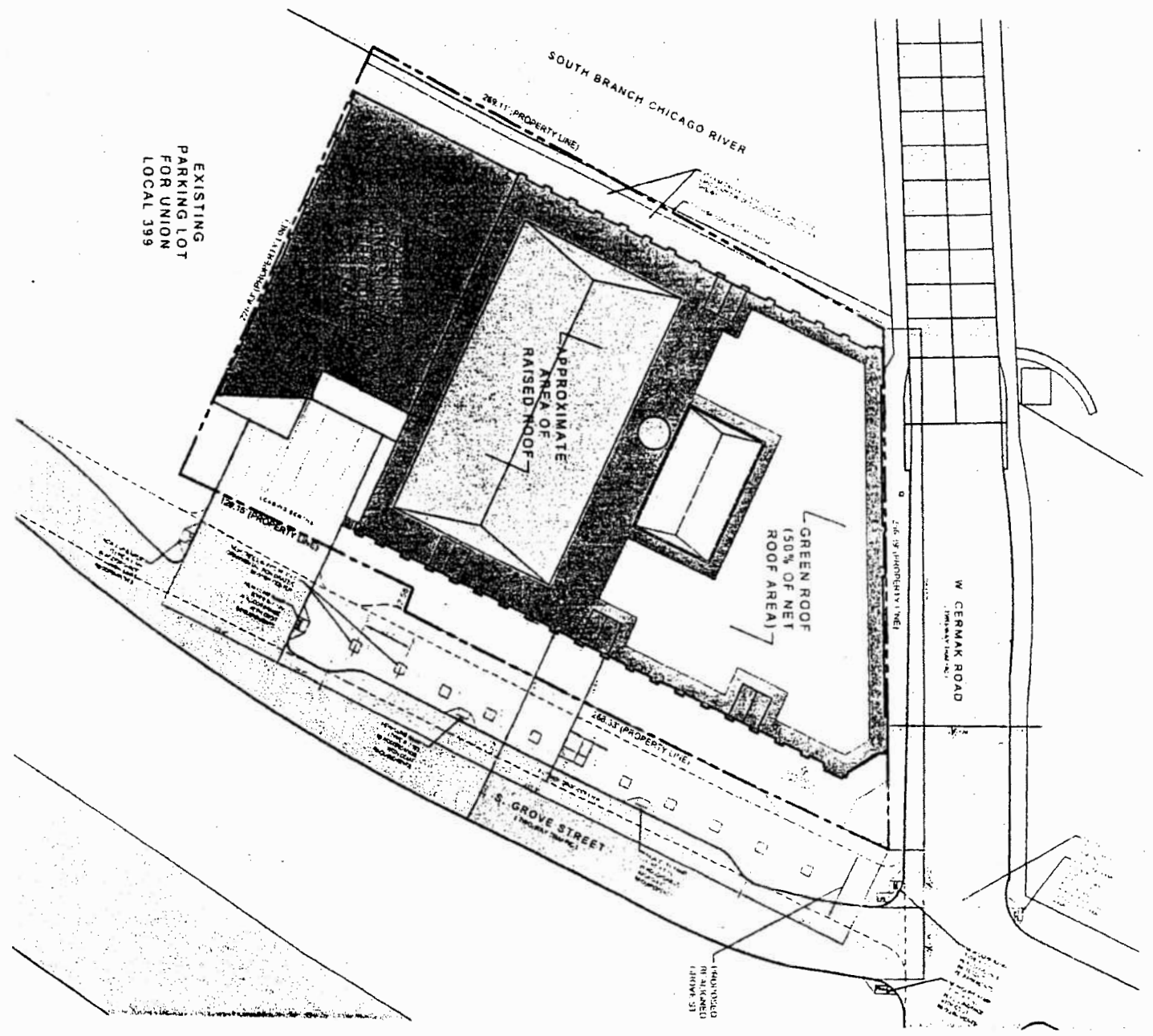
Plat Of Survey.



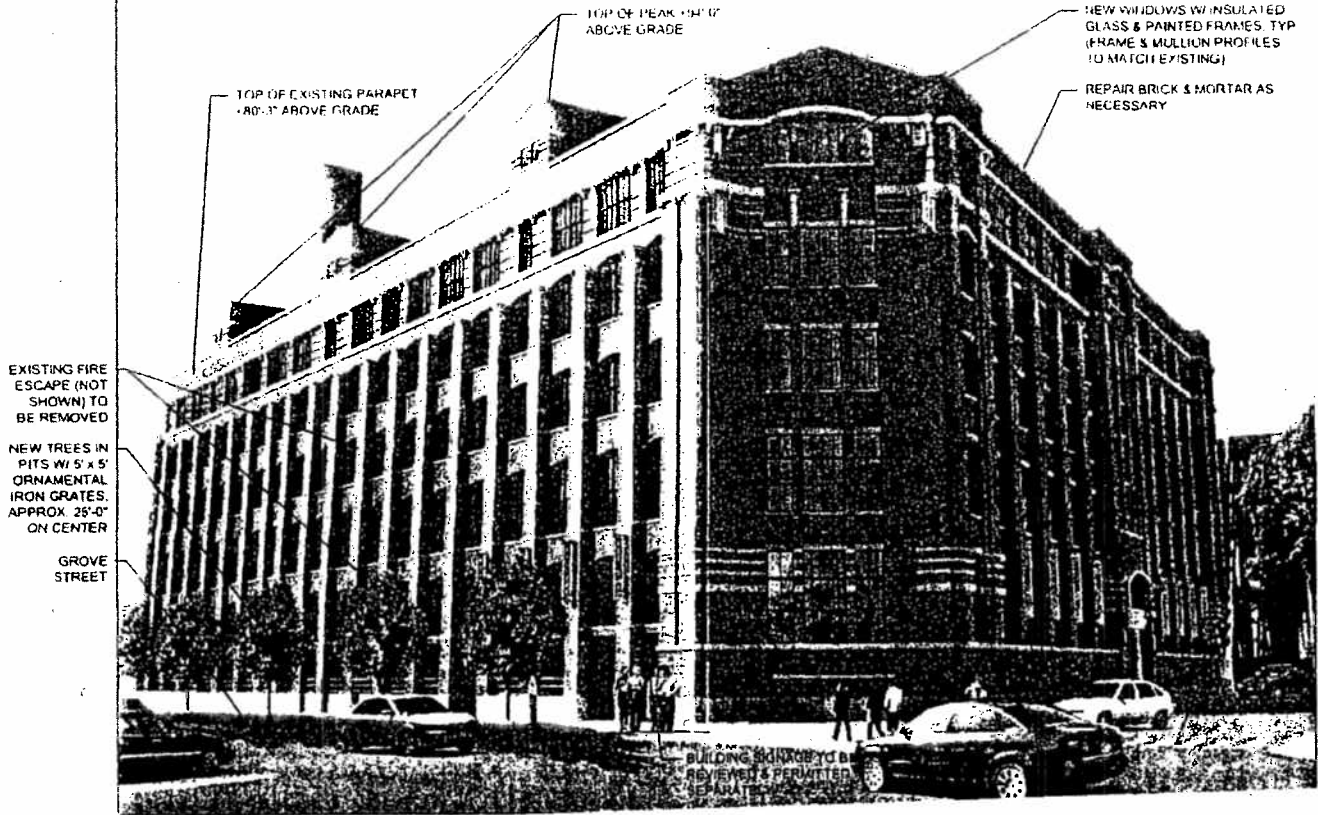
Planned Development Boundary And Property Line Map.

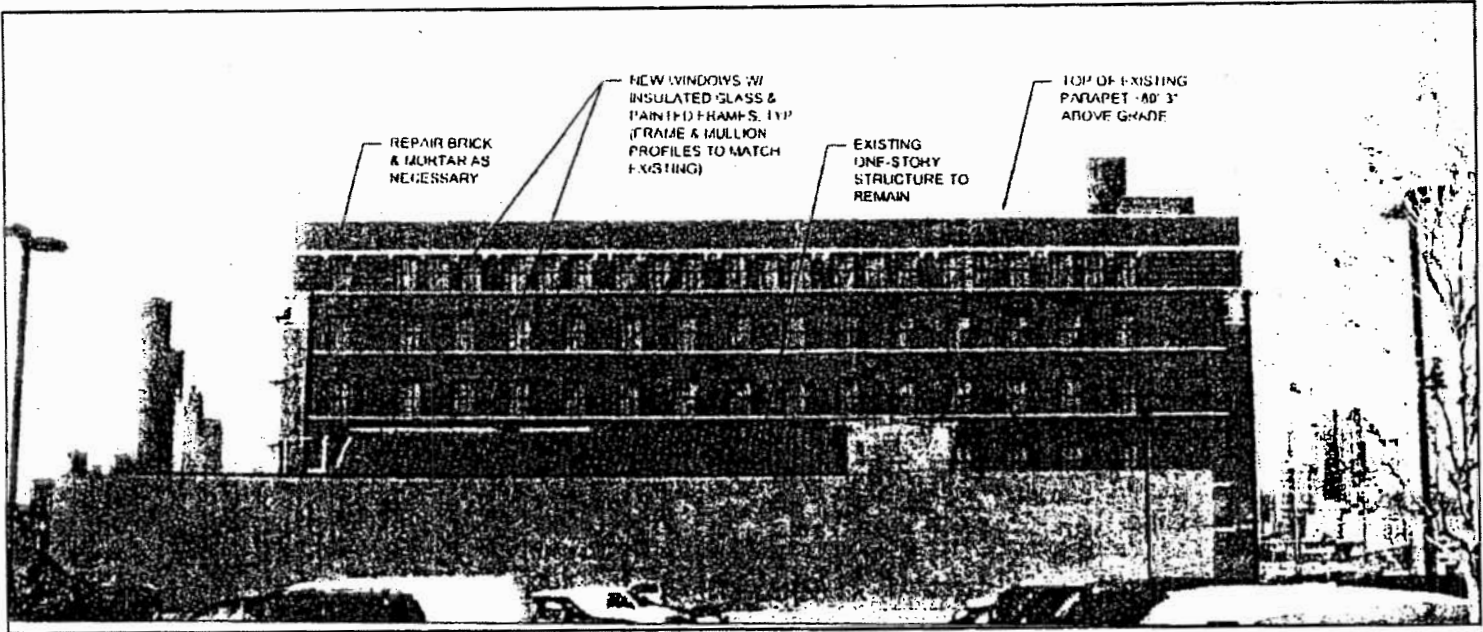


Site Plan.



North And East Elevations.



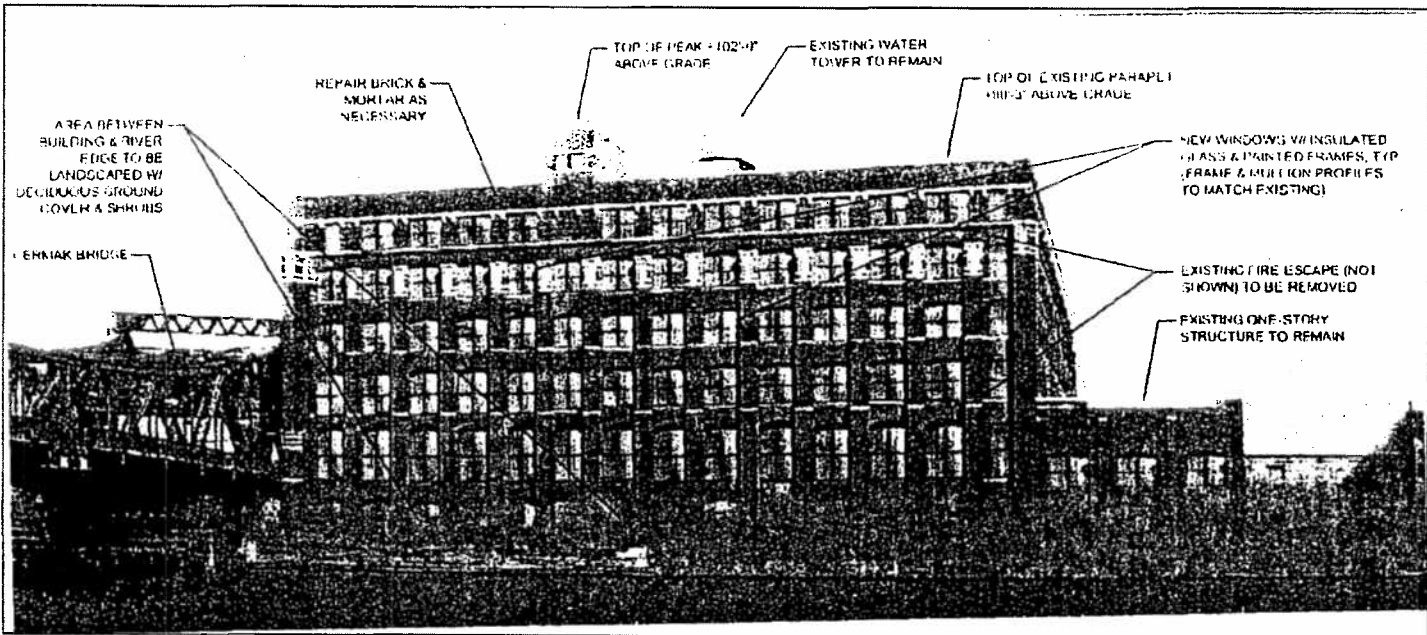


South Elevation.

9/8/2010

REPORTS OF COMMITTEES

99487



West Elevation.

Chicago Builds Green Form.  
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Project Name:

CORU 465, LLC

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
463	485	W	Cermak	Rd

Ward No: Community Area No:

25	
----	--

Project Type:

Check applicable

Planned Development     Redevelopment Agreement     Zoning Change

PD 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.
78,744	59,512	0

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

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:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input checked="" type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green Form.  
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Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage	0	0
Interior Landscape Area	Square footage	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		0	11

Open Space:

River Setback	Square footage	0	5,245
Private Open Space	Square footage	0	0
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	0
Raingarden	Check applicable	<input type="checkbox"/>
Filter strip	Check applicable	<input type="checkbox"/>
Bioswale	Check applicable	<input type="checkbox"/>
Detention pond	Check applicable	<input type="checkbox"/>
Native landscaping	Square footage	3,820
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage	0

Other sustainable surface treatments:

Green roof	Square footage:	50%	50%
Energy Star roof	Square footage:	50%	50%
High-albedo pavement	Square footage:		8,165

Transportation:

No. of accessory parking spaces		0	110
Total no. of parking spaces (Accessory + Non- Acc.)			110
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		1 per 5 autos	22
Within 600 ft of CTA or Metra station entrance	Check if applicable		<input type="checkbox"/>

Chicago Builds Green Form.  
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**Building Certification:**

- |                                  |                          |                          |
|----------------------------------|--------------------------|--------------------------|
| Energy Star building             | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification               | <input type="checkbox"/> |                          |
| LEED Certified                   |                          | <input 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 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 shall exceed ASHRAE 90.1-2004.  
All existing windows to be replaced with new insulated glass windows with thermally-broken aluminum frames.

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All existing windows to be replaced with new insulated glass windows with thermally-broken aluminum frames.