

PD 1204

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10/31/2012 PD Adoption **2**

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*Reclassification Of Area Shown On Map No. 13-H.
(As Amended)
(Application No. 17400)
(Common Address: 1801 -- 1819 W. Argyle St.)*

RPD 1204

[SO2012-36]

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 B1-1 Neighborhood Shopping District symbols and designations as shown on Map Number 13-H in the area bounded by:

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet south of and parallel to West Argyle Street; and a line 200.15 feet west of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District/symbols and designations as shown on Map Number 13-H in the area bounded by:

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet south of and parallel to West Argyle Street; and a line 200.15 feet west of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development No. 1204

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1204 ("Planned Development") consists of consists of a net site area of 125,355 square feet (2.8777 acres), which is depicted on the attached Planned Development Boundary and Property

Line Map ("Property") and is owned or controlled by the applicant, Ravenswood Terrace LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plans for the four- and five- story "C" Buildings; East Building Elevations, West Building Elevations, Building A Elevations, Building A1 Elevations, Building B Elevations, Building C1 Elevations: Front, Rear and Side, Building C2 Elevations: Front, Rear and Side prepared by GREC Architects and dated September 20, 2012, and an Affordable Housing Profile Form submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned

Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: multi-unit residential, accessory parking, and related uses and services.
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 Housing and Economic 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 established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 125,355 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Housing and Economic Development. All the buildings to be constructed in the Planned Development shall be certified under the Chicago Green Homes Program . The applicant shall provide 5,272 square feet of vegetated ("green") roof which is at least fifty percent (50%) of the Unit C buildings' net roof area.
15. The applicant acknowledges and agrees that the rezoning of the Property from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the applicant has agreed to provide 15 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the B2-3 Neighborhood Mixed-Use District.

[Existing Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plan -- Four- and Five-Story C Building; East and West Building Elevations; Building A -- Elevations, Building A-1, B and C1 Elevations; Building C1 -- Rear Elevations; Building C1 -- Side Elevations; Building C2 -- Front Elevations; Building C2 -- Rear Elevation; Building C2 -- Side Elevations; Affordable Nursing Profile Form (Rental); and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 38508 through 38530 of this *Journal*.]

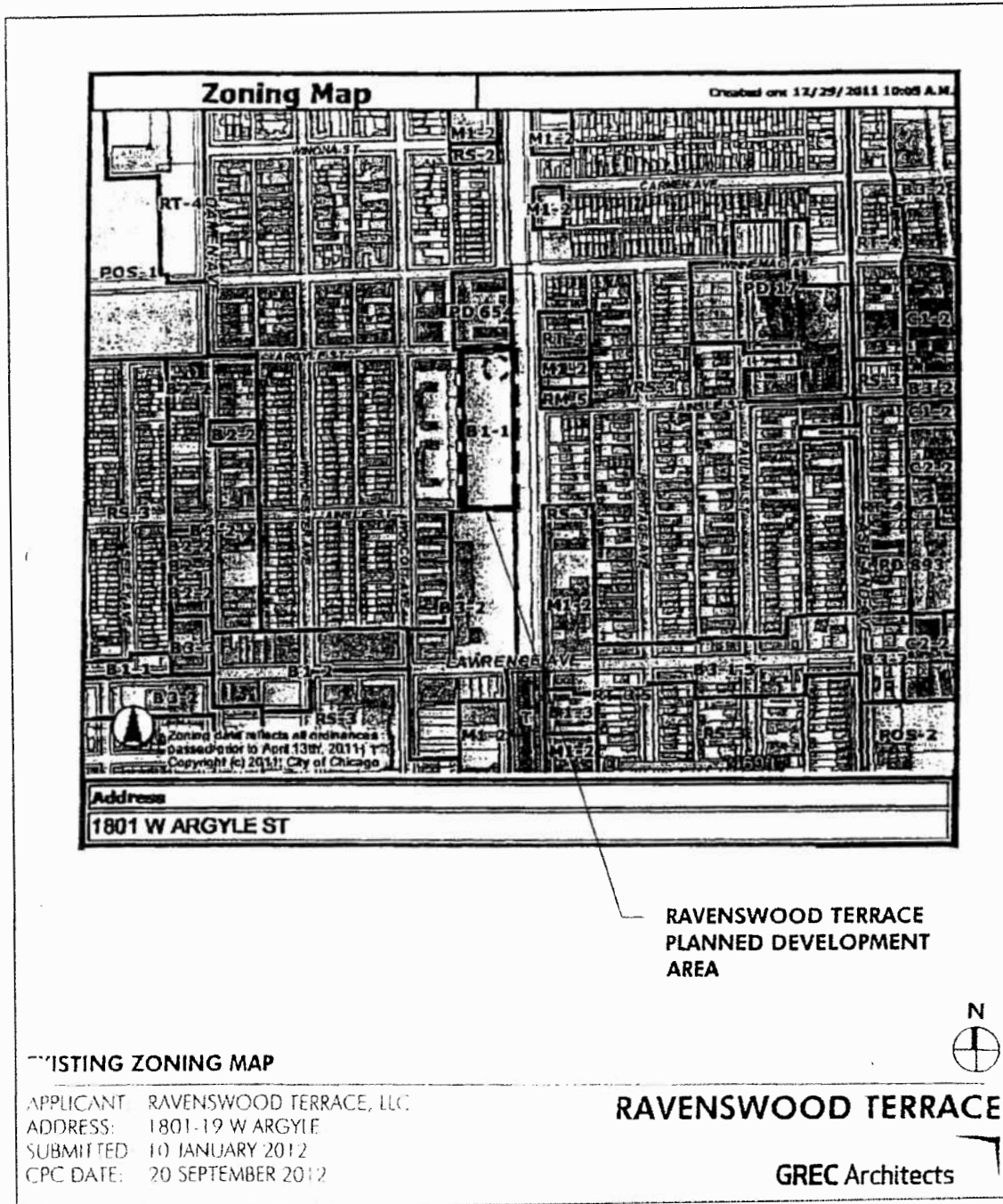
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 1204.

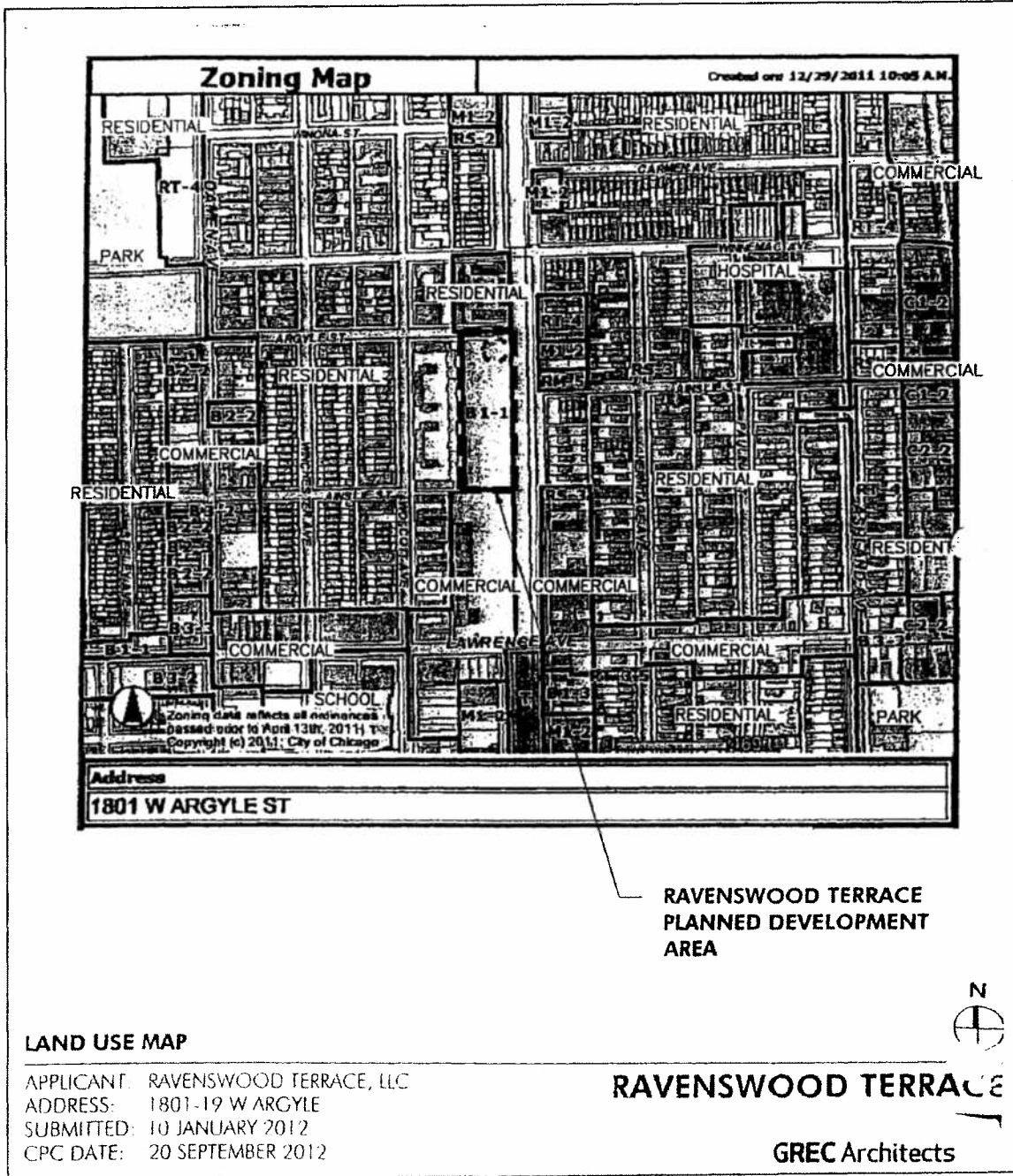
Bulk Regulations And Data Table.

Total Gross Site Area:	131,671 square feet
Total Net Site Area:	125,355 square feet
Maximum Floor Area Ratio:	1.5
Maximum Number of Dwelling Units:	150
Minimum Number of Parking Spaces:	111
Maximum Percent of Site Coverage:	Per approved Site Plan
Maximum Required Building Setbacks:	Per approved Site Plan
Maximum Building Height:	60 feet
Minimum Bicycles Spaces:	50

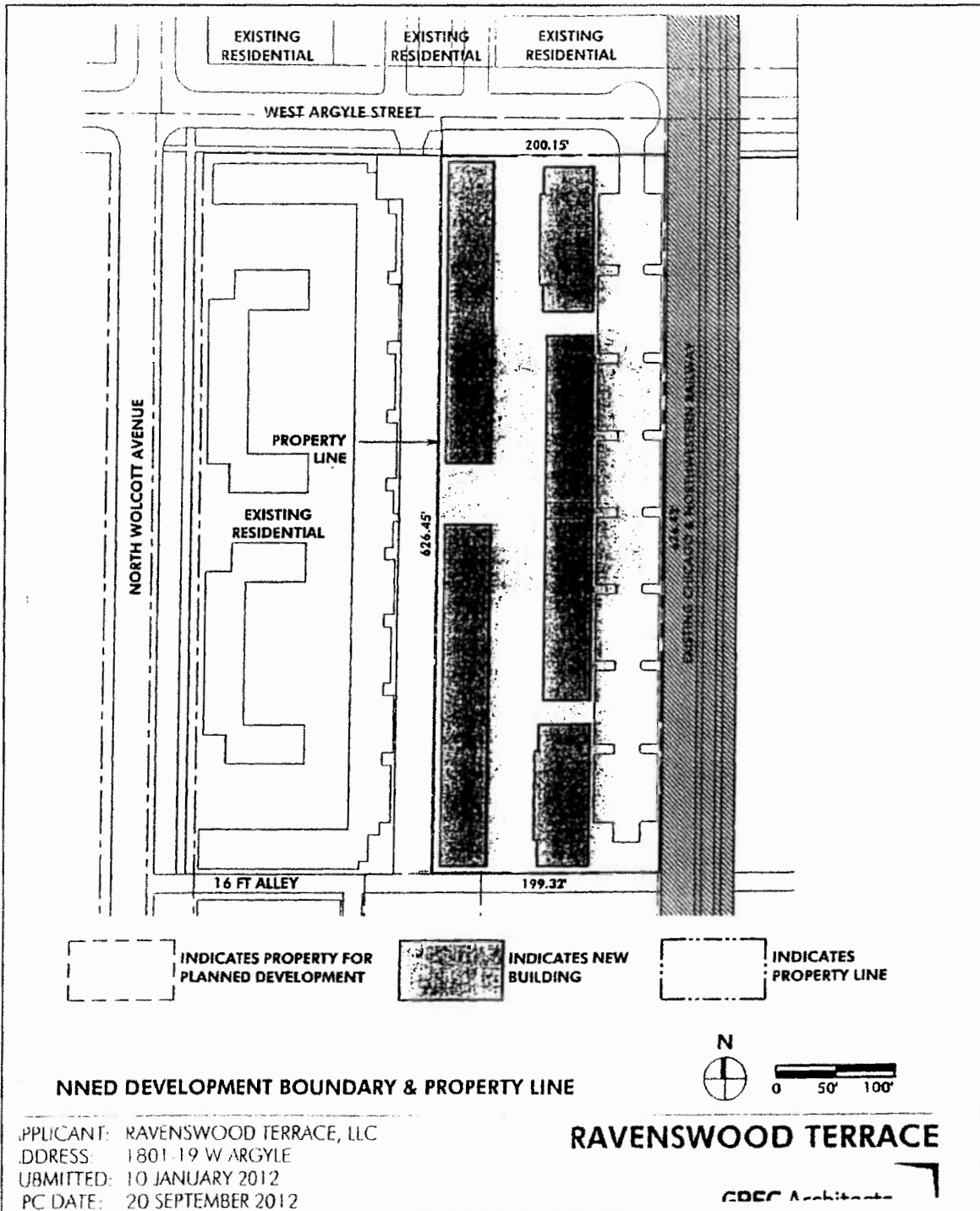
Existing Zone Map.



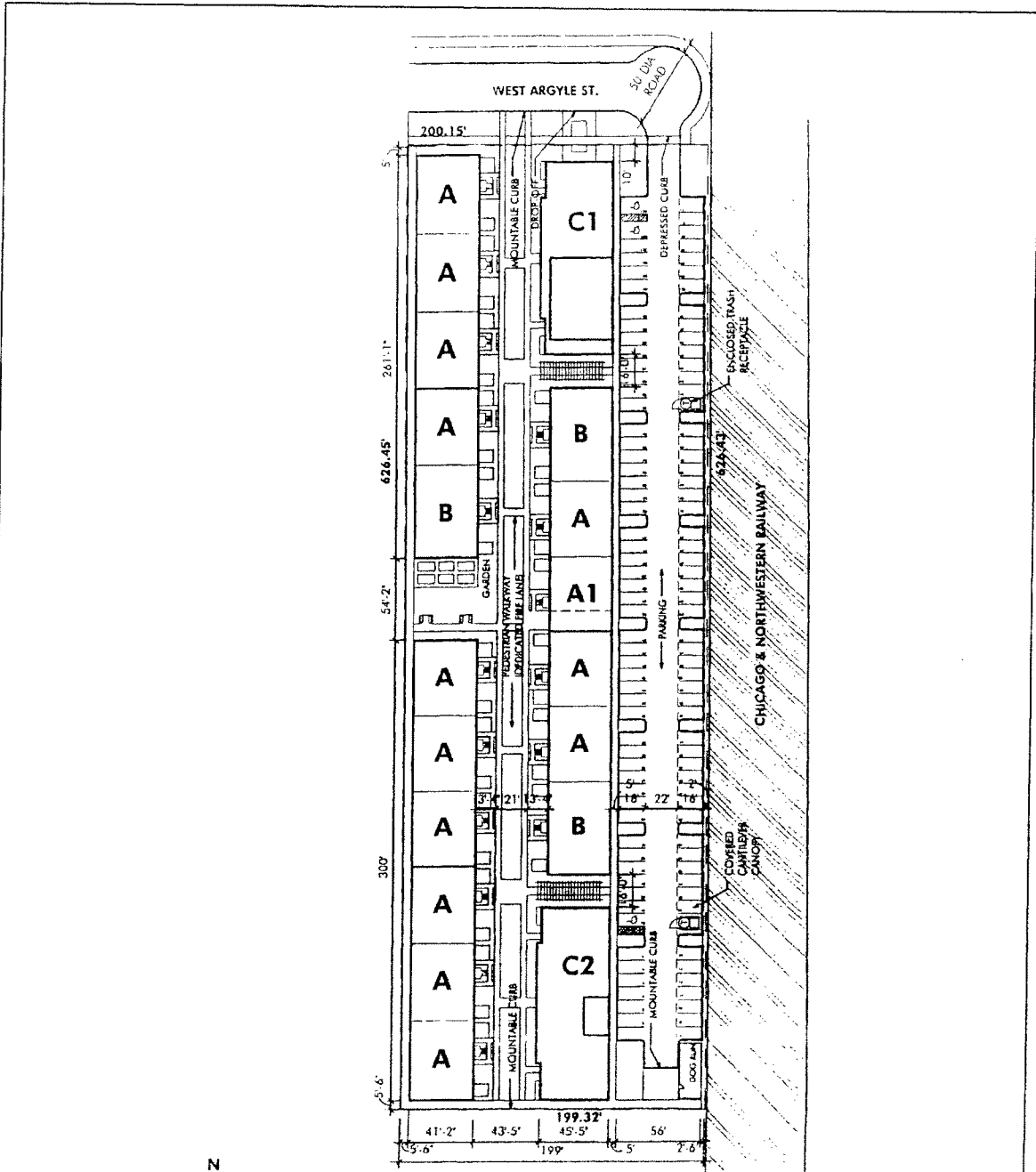
Land-Use Map.



Planned Development Boundary
And Property Line Map.



Site Plan.



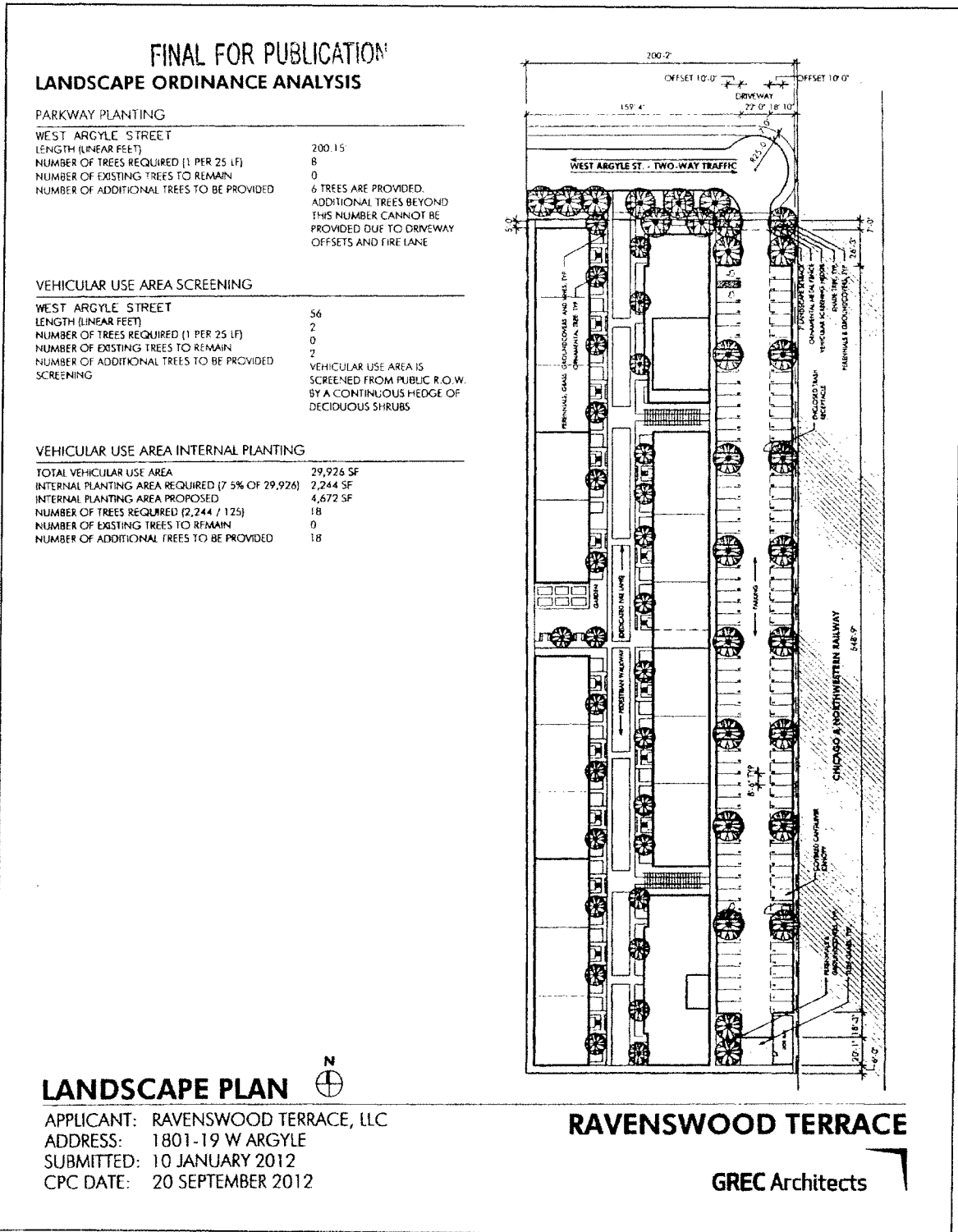
SITE PLAN 

APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 CPC DATE: 20 SEPTEMBER 2012

RAVENSWOOD TERRACE

GREC Architects 

Landscape Plan.



LANDSCAPE PLAN



APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 CPC DATE: 20 SEPTEMBER 2012

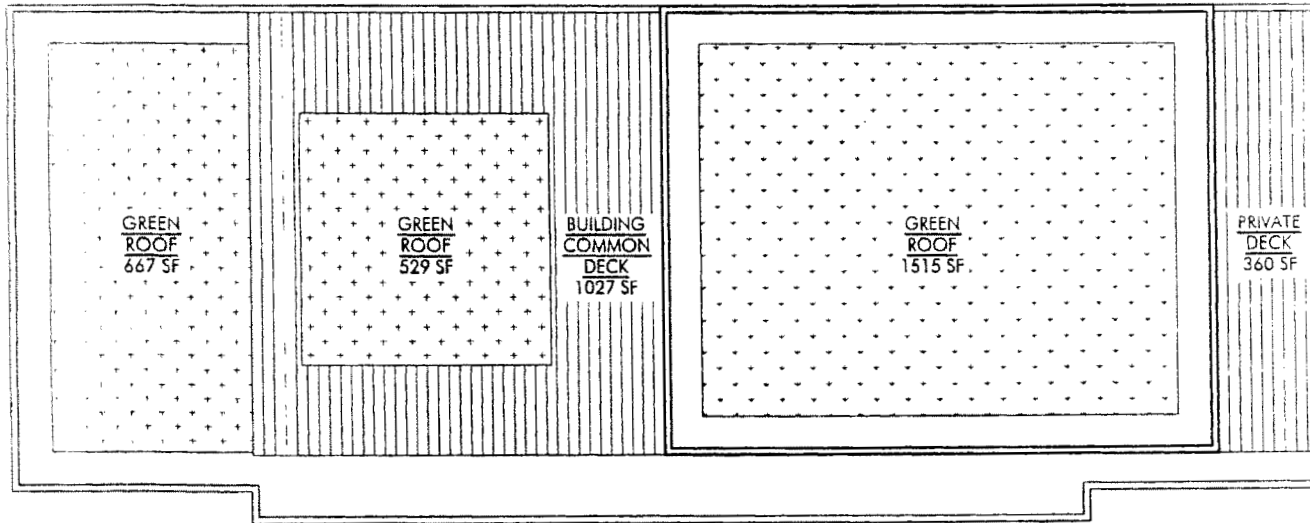
RAVENSWOOD TERRACE

GREC Architects

Green Roof Plan -- Four
Story "C" Building.

ROOF AREA
NET TOTAL (USABLE ROOF): 5,337 SF
NET GREEN: 2,710 SF

51% GREEN ROOF



GREEN ROOF PLAN - 4 STORY "C" BUILDING

APPLICANT: RAVENSWOOD TERRACE, LLC
ADDRESS: 1801-19 W ARGYLE
SUBMITTED: 10 JANUARY 2012
CPC DATE: 20 SEPTEMBER 2012

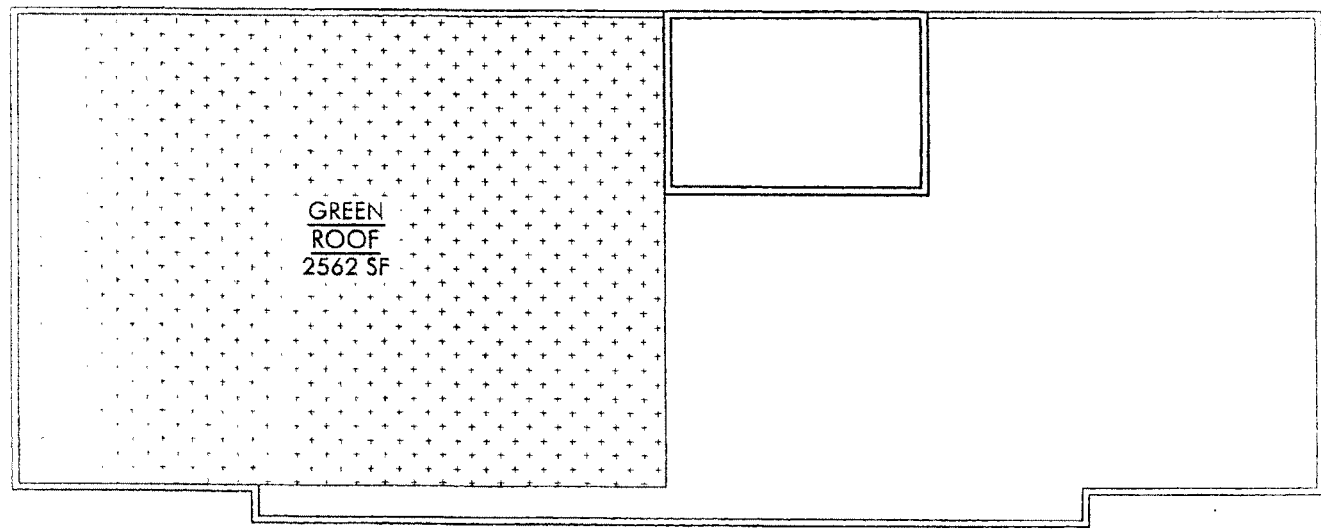
RAVENSWOOD TERRACE

GREC, Architects

Green Roof Plan -- Five
Story "C" Building.

ROOF AREA
NET TOTAL (USABLE ROOF): 5,012 SF
NET GREEN: 2,562 SF

51% GREEN ROOF



GREEN ROOF PLAN - 5 STORY "C" BUILDING

APPLICANT: RAVENSWOOD TERRACE, LLC
ADDRESS: 1801-19 W ARGYLE
SUBMITTED: 10 JANUARY 2012
SUBMIT DATE: 20 SEPTEMBER 2012

RAVENSWOOD TERRACE

GREC Architects

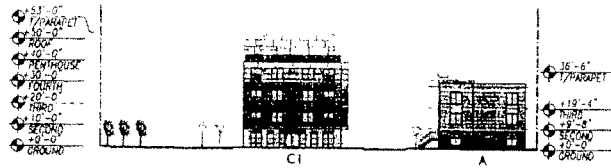
FINAL FOR PUBLICATION

10/31/2012

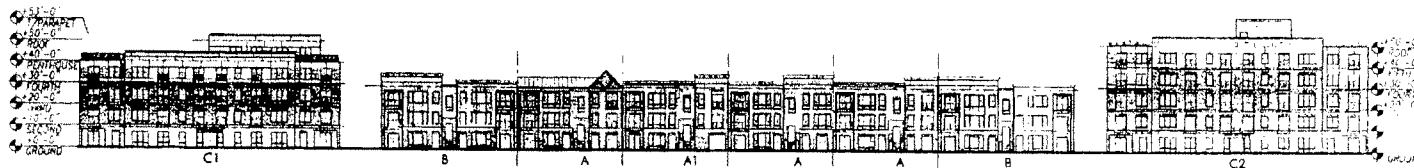
REPORTS OF COMMITTEES

East Building Elevations.

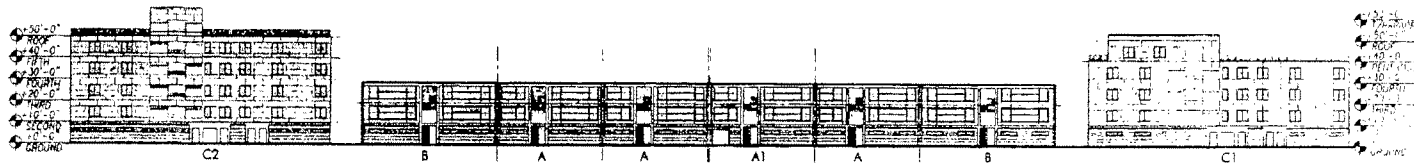
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ARGYLE STREET ELEVATION



WEST ELEVATION



EAST ELEVATION

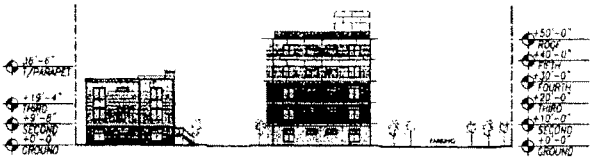
EAST BUILDING ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC
ADDRESS: 1801-19 W ARGYLE
SUBMITTED: 10 JANUARY 2012
CPC DATE: 20 SEPTEMBER 2012

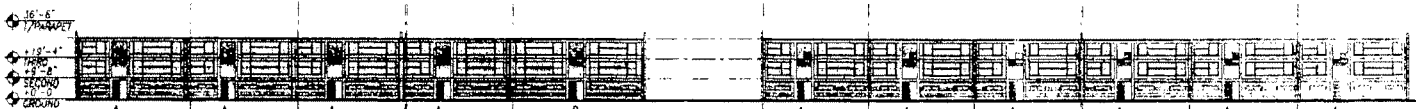
RAVENSWOOD TERRACE

GREC Architects

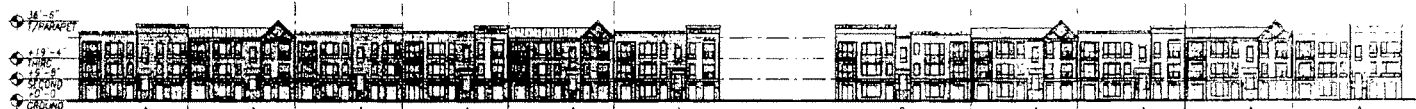
FINAL FOR PUBLICATION



LAWRENCE STREET ELEVATION



WEST ELEVATION



EAST ELEVATION

WEST BUILDING ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC
ADDRESS: 1801-19 W ARGYLE
SUBMITTED: 10 JANUARY 2012
CPC DATE: 20 SEPTEMBER 2012

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West Building Elevations.

Building A -- Elevations.

The architectural drawings show four elevations of Building A: Front, Rear, and two Side elevations. Each elevation includes floor level markers on the left: +0'-0" Ground Floor, +9'-8" Second Floor, +19'-4" Third Floor, and 36'-6" Parapet. Material callouts include 'CEMENT BOARD SIDING 1', 'CEMENT BOARD SIDING 2', and 'BRICK 1'. A scale bar at the bottom right indicates 0, 8, and 16 feet.

BUILDING A - ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 CPC DATE: 20 SEPTEMBER 2012

RAVENSWOOD TERRACE

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Building A1 -- Elevations.

FRONT ELEVATION

REAR ELEVATION

CEMENT BOARD SIDING 1

CEMENT BOARD SIDING 2

BRICK 1

OPEN

30'-6" PARAPET

19'-0" THIRD FLOOR

9'-0" SECOND FLOOR

0" GROUND FLOOR

0 8' 16'

BUILDING A1 - ELEVATIONS

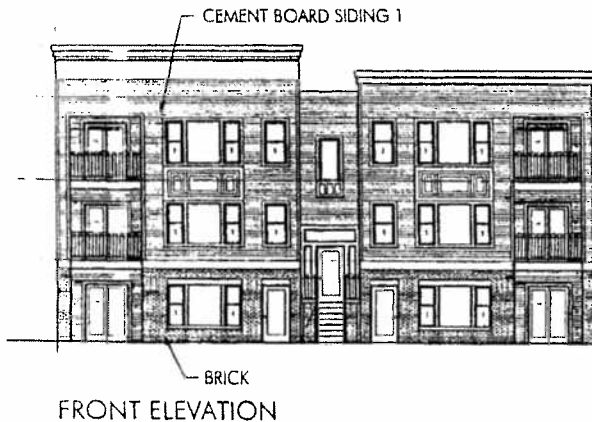
APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 REVISION DATE: 20 SEPTEMBER 2012

RAVENSWOOD TERRACE

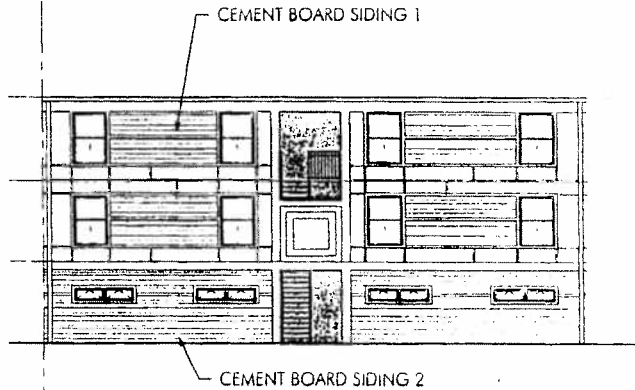
GREC Architects

Building B -- Elevations.

36'-6"
T/PARAPET
+15'-4"
THIRD FLOOR
+9'-3"
SECOND FLOOR
+0'-0"
GROUND FLOOR

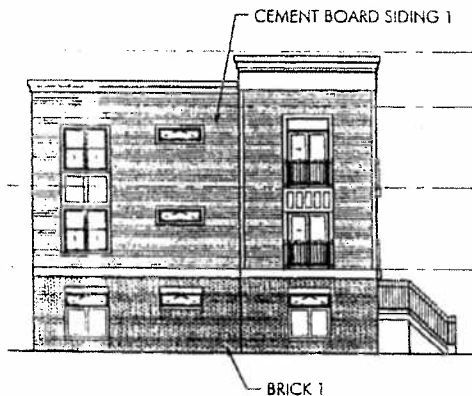


FRONT ELEVATION

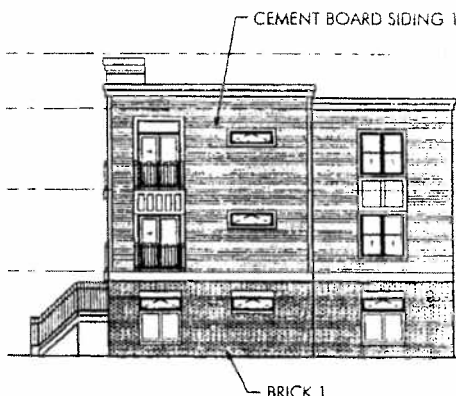


REAR ELEVATION

36'-6"
T/PARAPET
+19'-4"
THIRD FLOOR
+9'-6"
SECOND FLOOR
+0'-0"
GROUND FLOOR



SIDE ELEVATION



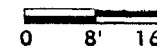
SIDE ELEVATION

BUILDING B - ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC
ADDRESS: 1801-19 W ARGYLE
SUBMITTED: 10 JANUARY 2012
CPC DATE: 10 SEPTEMBER 2012

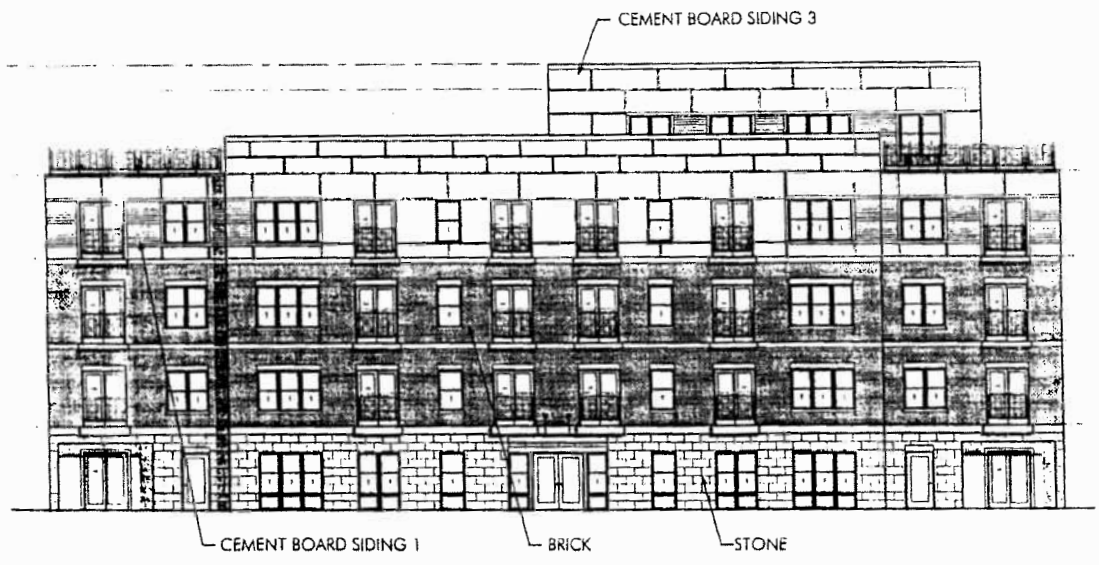
RAVENSWOOD TERRACE

GREC Architects



Building C1 -- Front Elevations.

- +13'-0" T/PARAPET
- +50'-0" ROOF
- +40'-0" PENTHOUSE
- +30'-0" FOURTH FLOOR
- +20'-0" THIRD FLOOR
- +10'-0" SECOND FLOOR
- +0'-0" GROUND FLOOR

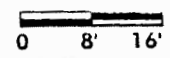


BUILDING C1 - FRONT ELEVATION

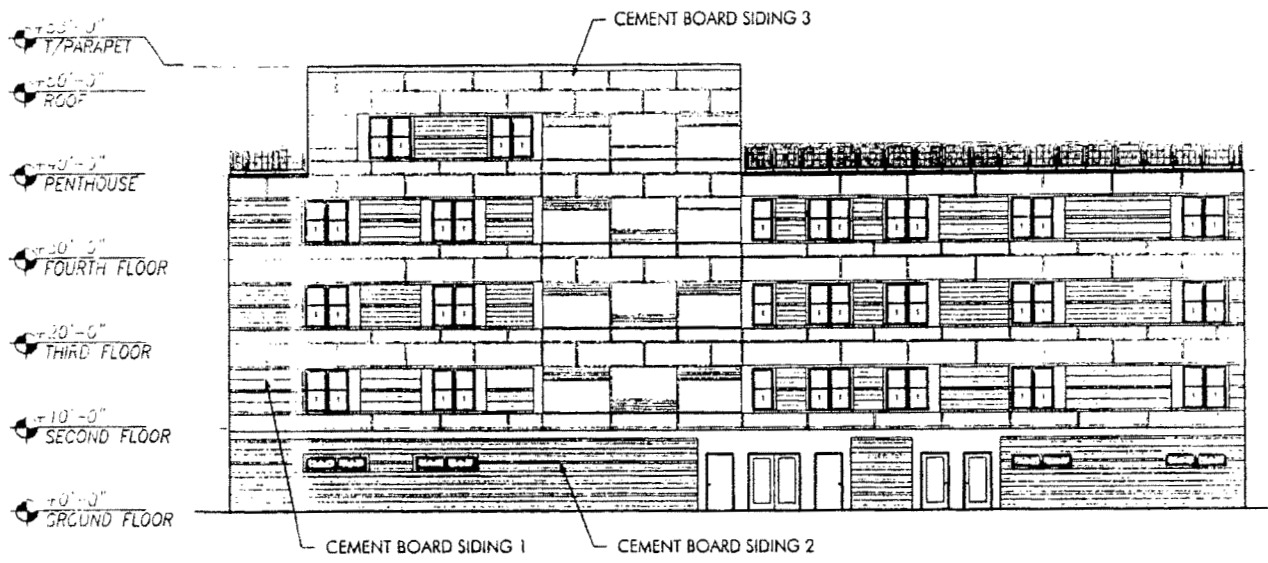
APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 PC DATE: 20 SEPTEMBER 2012

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Building C1 -- Rear Elevation.



BUILDING C1 - REAR ELEVATION

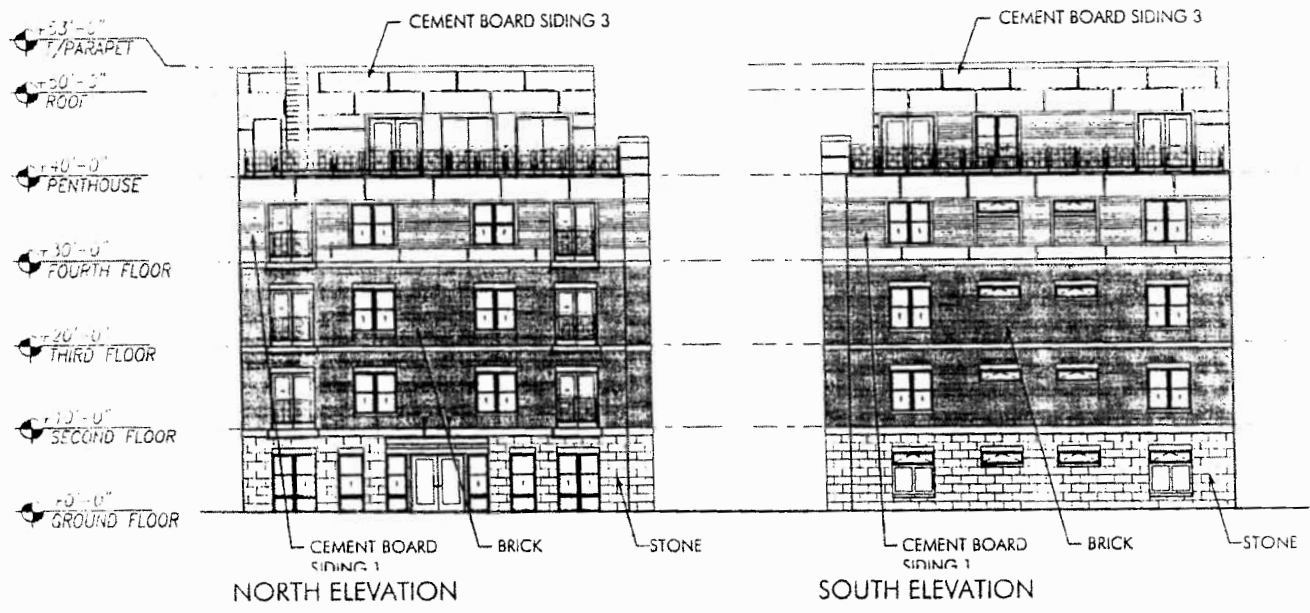


APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
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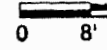
RAVENSWOOD TERR

GREC / itec

Building C1 -- Side Elevations.



BUILDING C1 - SIDE ELEVATIONS

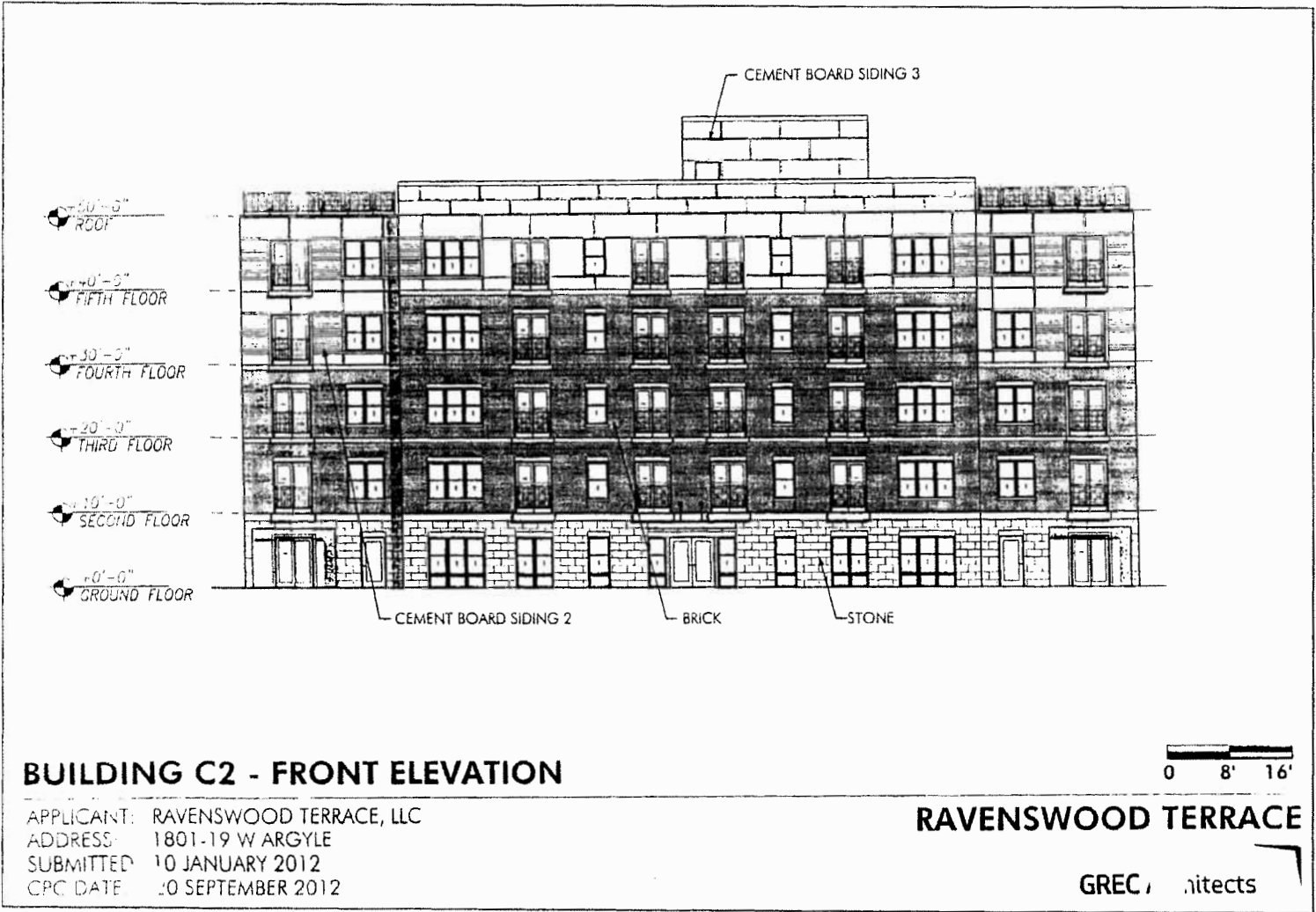


APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
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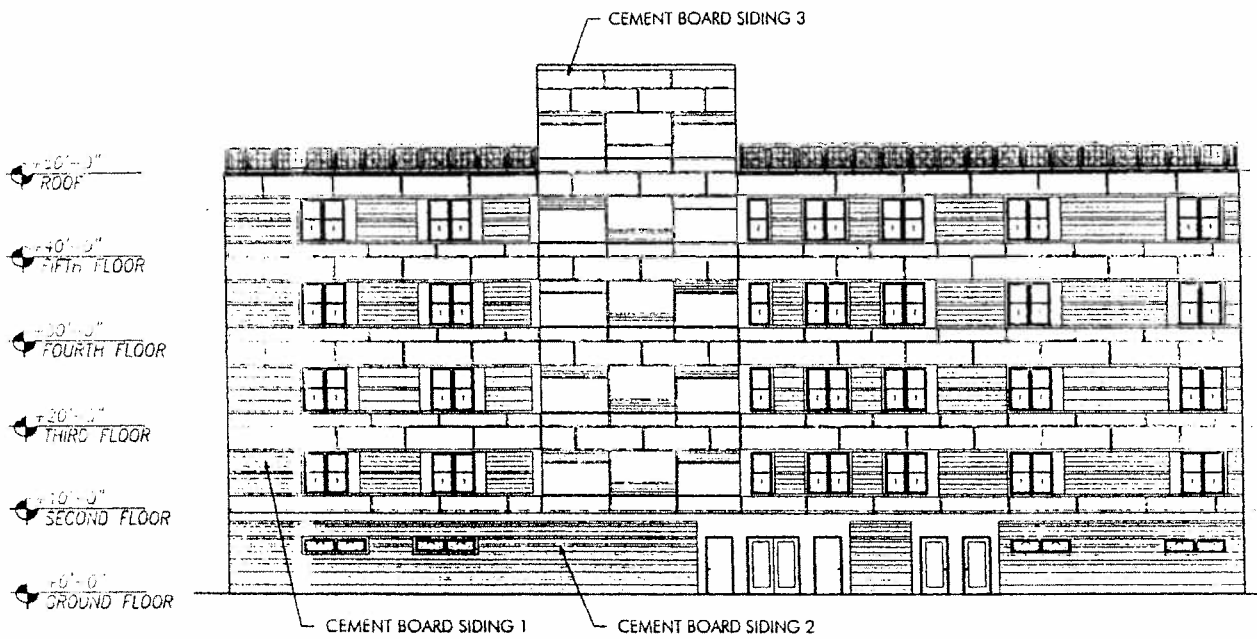
RAVENSWOOD TERRACE

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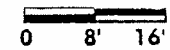
Building C2 -- Front Elevation.



Building C2 -- Rear Elevation.



BUILDING C2 - REAR ELEVATION

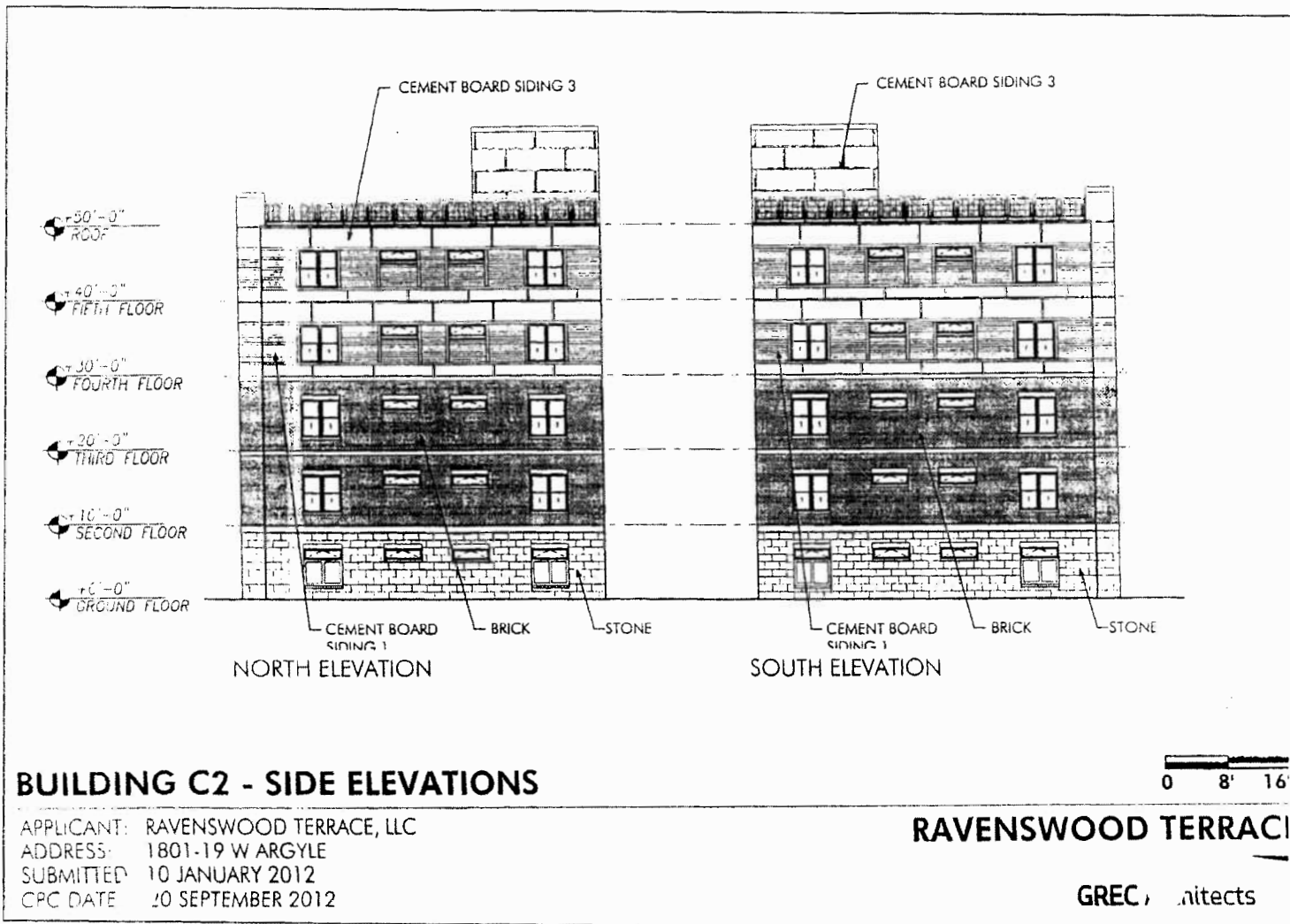


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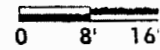
RAVENSWOOD TERRACE

GREC Architects

Building C2 -- Side Elevations.



BUILDING C2 - SIDE ELEVATIONS



APPLICANT: RAVENSWOOD TERRACE, LLC
 ADDRESS: 1801-19 W ARGYLE
 SUBMITTED: 10 JANUARY 2012
 CPC DATE: 20 SEPTEMBER 2012

RAVENSWOOD TERRACE

GREC Architects

Affordable Housing Profile Form (Rental)
(Page 1 of 2)

Affordable Housing Profile Form (Rental)

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

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-6746.

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

Date: September 20, 2012

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ravenswood Terrace

Development Address: Argyle and Ravenswood

Ward: 47th

If you are working with a Planner at the City, what is his/her name? **Fernando Espinoza**

Type of City involvement: no Land write-down

(check all that apply) no Financial Assistance

yes PD,

SECTION 2: DEVELOPER INFORMATION

Developer Name: owner; Ravenswood Terrace LLC;GRUZZ properties LLC developer

Developer Contact (Project Coordinator): Greg Merdinger

Developer Address: 833 N. Orleans Chicago Illinois, 60610 Suite 400

Email address: greg@belgraviagroup.com

May we use email to contact

you? Yes

Telephone Number: 312-751-2777 extension 159

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 150 _____ x 10%* = 15 _____ (always round up)
Total units total affordable units required

*20% if TIF assistance is provided

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

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

b) building details

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

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

Is parking included in the rent for the: affordable units? no market-rate units? no

If parking is not included, what is the monthly cost per space? \$80 average

Estimated date for the commencement of marketing: 2014

Affordable Housing Profile Form (Rental)
(Page 2 of 2)

Estimated date for completion of construction of the affordable units: 2014

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)
<i>Example</i>	1 bed/1 bath	4	One	800	\$1000	759	60%
Affordable Units affordable units and market units are similar in size and makeup	One bedroom one bath	7	One	630 ft. ² of proximate average		per city 60%	
	Two bedroom two bath	8	Two	1100 ft. ² of proximate average		per city 60%	
Market Rate Units	one bedroom	63			\$1291 average	N/A	N/A
	Two bedroom	72			\$2255 average	N/A	N/A
		150 total				N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

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

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

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

Kara Breems 9-18-12
Kara Breems, date
Department of Housing & Economic Development

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GREEN

Project Name: Ravenswood Terrace

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From")
From: 1801 To: 1819 Direction: W Street Name: Argyle Select Street Type: Ave

Ward No: 47 Community Area No: 3

Project Type: Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: B1-1 To: B2-3
 Public project Landmark

Project Size: Total land area in sq. ft.: 125,355 Total building(s) footprint in sq. ft.: 47,995 Total vehicular use area in sq. ft.: 29,926

DPD Project Manager: Enter First Name Last Name

BG/GR Matrix: Select project category: Res. 4 or more Market Rate

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

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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	238	238
Interior Landscape Area	Square footage	2,244	4,672
No. of Interior Trees		18	18
No. of Parkway Trees		2	2

Open Space:

River Setback	Square footage	0	0
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		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	4,672
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage	0

Other sustainable surface treatments:

Green roof	Square footage	5,175	5272
Energy Star roof	Square footage	0	0
High-albedo pavement	Square footage		0

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non-Acc.)			111
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		55	60
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

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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 checked="" 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:**

Alternate sustainable strategies under consideration: LEED Certification; National Green Building Standard (National Association of Home Builders/ICC, 2008)