

PD 1270

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 26, 2017

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1270
Additional dwelling unit at 3968-3970 N. Avondale Avenue**

Dear Ms. Dale:


Please be advised that your request for a minor change to Planned Development No. 1270 ("PD 1270"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1270.

On March 22, 2017, administrative relief was granted to waive the LEED certification for the building located at 3937-3955 N. Keeler Ave. and on May 19, 2017, administrative relief was granted to allow landscape modifications to the overall site. Your client and the sole owner of all of the property within PD 1270, CP Irving Park, LLC is now seeking administrative relief to allow the replacement of the proposed ground floor retail space at 3968-3970 N. Avondale Ave. with a dwelling unit. PD 1270 permits ground floor dwelling units. As a result of the proposed replacement, the number of dwelling units in the building will increase from 3 to 4, and the total number within PD 1270 will increase from 30 to 31. A window will be added to the Northwest Elevation as shown on the revised, attached exhibit.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed replacement of retail space with a dwelling unit 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.

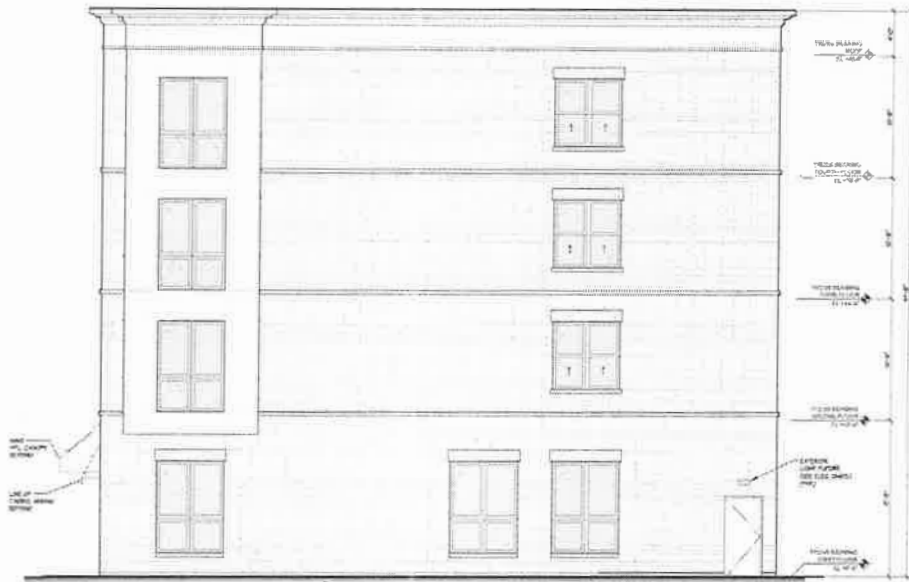
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1270, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action 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, Noah Szafraniec, Main file



NORTHWEST ELEVATION



NORTHEAST ELEVATION



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 19, 2017

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1270
4179 W. Irving Park Rd., 3937-3955 N. Keeler Ave., 3968-3988 N. Avondale Ave.**

Dear Ms. Dale:

Please be advised that your request for a minor change to Planned Development No. 1270 ("PD 1270") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1270.

On March 22, 2017, we granted administrative relief to waive the LEED certification for the building located at 3937-3955 N. Keeler Ave. Your client and the sole owner of all of the property within PD 1270, NRG Irving Park LLC, is now seeking administrative relief to allow for the substitution of the attached, revised Landscape Plan which contains the following modifications:

Avondale Avenue Frontage

- Removal of 4 existing trees and landscape bed to accommodate a Divvy bicycle station.
- Elimination of a tree and landscape bed located at the public and private sidewalk connection north of the curb cut to enhance pedestrian circulation and access.

Keeler Avenue Frontage

- Relocation of a tree located to the west of the trash enclosure to a location 10 feet south of its previously proposed location to allow access to the trash enclosure doors.
- Addition of concrete patios with decorative fencing and ComEd switchgear.

Parking Lot

- Elimination of a tree on the parking lot island directly north of the 3941 N. Keller Ave. building to accommodate ComEd switchgear.
- Elimination of a tree in a parking lot island adjacent to the accessible parking stall to allow accessible access to 3941 N. Keller Ave.

- Removal of the fence located between the parking lot and the residential buildings to enhance pedestrian access and circulation.
- Substitution of a portion of the sidewalk located to the north of the building located at 3968-3970 N. Avondale with additional landscaping.

South Property Line Frontage


- Substitution of a portion of sidewalk with additional landscaping.
- Minor modifications to sidewalks and landscaping between two residential buildings to accommodate final configuration of buildings, trash enclosure location, and transformer.

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

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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1270, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

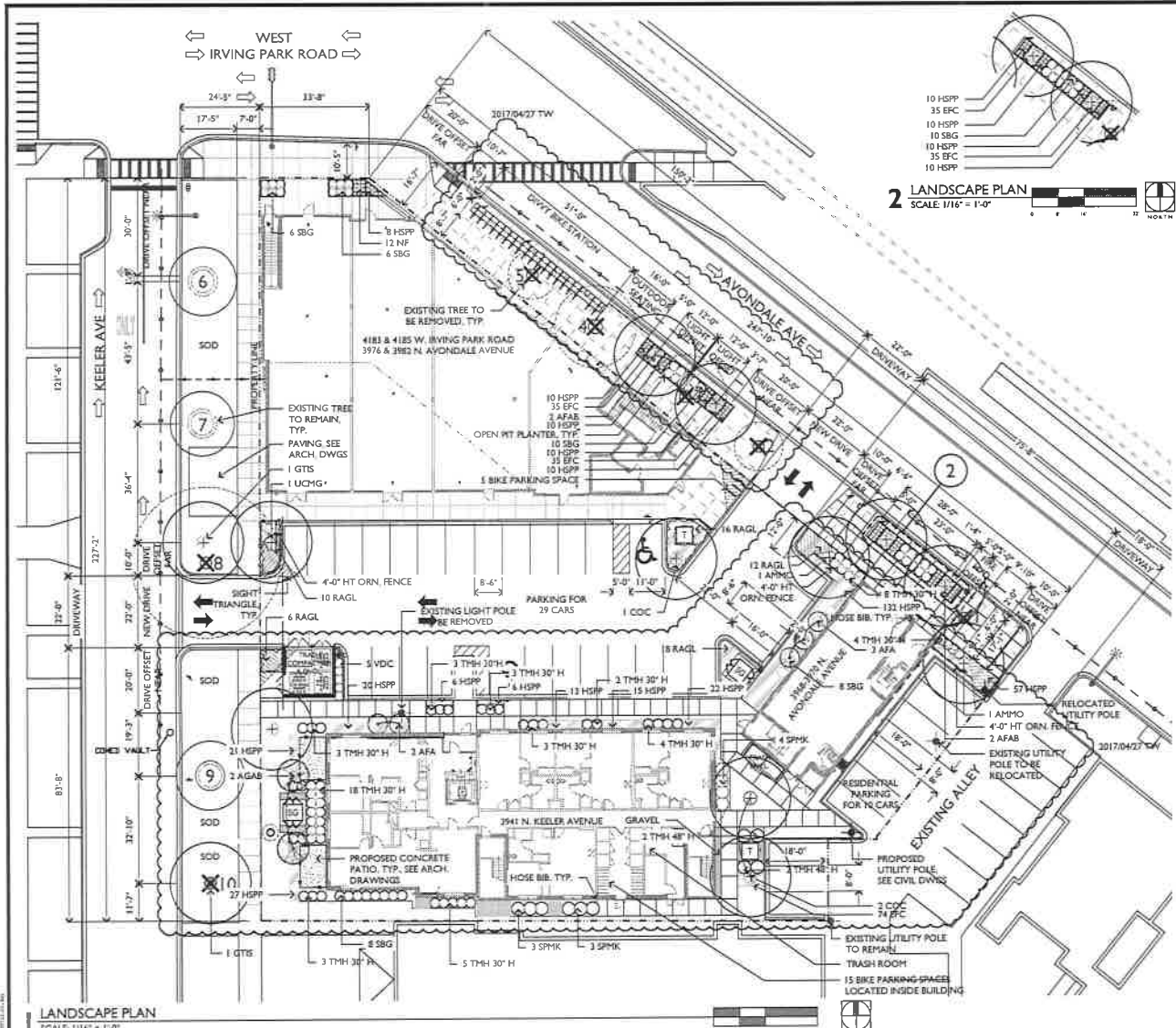
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



2 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

AVONDALE AVENUE

LENGTH (LINEAR FEET)	247'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4

4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO INTERSECTION OFFSETS

KEELER AVENUE

LENGTH (LINEAR FEET)	227'-2"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2

2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO INTERSECTION OFFSETS AND EXISTING TREE LOCATIONS

WEST IRVING PARK ROAD

LENGTH (LINEAR FEET)	33'-8"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	1
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	0

NO TREE CAN BE PROVIDED DUE TO INTERSECTION OFFSETS.

VEHICULAR USE AREA SCREENING

AVONDALE AVENUE

LENGTH (LINEAR FEET)	75'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2

VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

KEELER AVENUE

LENGTH (LINEAR FEET)	58'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	1

VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA	9,790 SF
INTERNAL PLANTING AREA REQUIRED (7.5% OF 9,790)	734 SF
INTERNAL PLANTING AREA PROPOSED	784 SF
NUMBER OF TREES REQUIRED (7.5" / 125)	6
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3

3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO UTILITIES AND ACCESSIBILITY.

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 4183 & 4185 W. IRVING PARK ROAD, 3976 & 3982 N. AVONDALE AVENUE, 3941 N. KEELER AVENUE, CHICAGO ILLINOIS 60641, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE 'GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.'

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2016.

BY (OWNER)

DATE:

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 4183 & 4185 W. IRVING PARK ROAD, 3976 & 3982 N. AVONDALE AVENUE, 3941 N. KEELER AVENUE, CHICAGO ILLINOIS 60641, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE 'GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.'

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT, No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2017.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, P.C.
08/31/2015
DATE:



Hirsch Associates LLC
Architecture + Planning
216 W. Hubbard Street, 5th Floor
Chicago, Illinois 60614-4916
P 312.536.0011 W www.hirschassociates.com
F 312.536.0080 E hirsch@hirschassociates.com

7/24-27-17	LANDSCAPE REVISIONS	
6/10-20-16	REVISED LANDSCAPE PERMIT	
5/10-20-15	ISSUED FOR CONSTRUCTION	
4/30-03-15	CONTRACT ADDITION	
3/30-15-15	REVIS. TO APPROVED PERMIT APPLICATION #100581256 CIVIL & LANDSCAPE ONLY	
2/10-15-15	FOR REVIEW	
1/10-07-15	ISSUED FOR SUB/PERMIT	
WCS	DATE	DESCRIPTION

CERTIFICATION:
I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT, No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2017.



LICENSE NO. 157-000190
EXPIRATION DATE 08-31-2017
DRAWN BY: SCALE: AS NOTED
CHECKED BY: PROJECT NO.: 14022
SHEET TITLE:

LANDSCAPE PLAN

PROJECT TITLE: CENTRUM/AVONDALE RETAIL
PROJECT LOCATION: CHICAGO, ILLINOIS 60641
DRAWING NO.:

LI.01

BICYCLE PARKING SPACES

REQUIRED MINIMUM BICYCLE PARKING SPACES	
27-UNIT RESIDENTIAL BUILDING	15
RETAIL BUILDING	5
PROPOSED BICYCLE PARKING SPACES	
27-UNIT RESIDENTIAL BUILDING	15
RETAIL BUILDING	5



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 22, 2017

Howard Hirsch
Hirsch Associates LLC
225 W. Hubbard Street
5th Floor
Chicago, IL 60654-4916

**Re: Administrative Relief request for Planned Development No. 1270
3937-3955 N. Keeler Avenue**

Dear Mr. Hirsch:

Please be advised that your request for a minor change to Planned Development No. 1270 ("PD 1270"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1270.

Your client and the sole owner of all of the property within PD 1270, NRG Irving Park LLC, is seeking administrative relief to waive the LEED certification required in Statement Number 13 for only the 27 unit residential building at 3937-3955 N. Keeler Ave. (The PD consists of two other buildings, a 2-story retail building and a 4-story, 3-unit residential building with retail on the ground floor on Irving Park Rd. and Avondale Ave).


Upon publication of the ordinance, you chose to pursue Energy Star Certification, an acceptable alternative to us for LEED Certification. As required by Energy Star, energy modeling complying with a baseline meeting ASHRAE 90.1 2007 was completed during the design phase. By the time permit drawings were completed, Energy Star had changed their baseline to ASHRAE 90.1 2010. Unfortunately, the changes to Energy Star also required new construction projects to provide direct exhaust of kitchens to the outside. This requirement was not evident in the published Energy Star requirements and did not come to light until the project was too advanced in construction to comply.

You submitted information showing that the result of the energy model baseline and how it exceeded the requirements of Energy Star, how the design design meets or exceeds Energy Star's prescriptive criteria on building and systems design and how the ventilation meets the requirements for exhaust of ASHRAE 62.1. USGBC has accepted this methodology for meeting ventilation requirements of multi-family residential projects pursuing LEED NC v2009. You petitioned Energy Star to accept this path to compliance but you were denied.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed waiver of LEED/Energy Star Certification 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 Planned Development No. 1270, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Michael Berkshire, Main file

18197

1/21/2015

REPORTS OF COMMITTEES

102217

~~Reclassification Of Area Shown On Map No. 4-E.
(Application No. 18168)
(Common Address: 1626 -- 1736 S. Prairie Ave. And 220 -- 236 E. 18th St.)
[O2014-6812]~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 1033 District symbols and indications as shown on Map Number 4-E in an area bounded by:~~

~~a line 547.15 feet north of and parallel to East 18th Street; South Prairie Avenue; East 18th Street; and the alley next west of and parallel to South Prairie Avenue,~~

~~to those of the DR5 Downtown Residential District and a corresponding use district is hereby established in the area above described.~~

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

Reclassification Of Area Shown On Map No. 9-K.
(As Amended)

(Application No. 18197)
(Common Address: 4179 W. Irving Park Rd., 3937 -- 3955 N. Keeler Ave.
And 3968 -- 3988 N. Avondale Ave.)

RBPD 1270

[SO2014-8044]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; North Avondale Avenue; a 61.09-foot southwesterly line perpendicular to North Avondale Avenue (starting at a point 247.86 feet southeast of the south line of West Irving Park Road as measured along the southwest boundary line of North Avondale Avenue and ending at a point 174.31 feet east of the east boundary line of North Keeler Avenue and 202.16 feet south of the south line of West Irving Park Road); the public alley next east of and parallel to North Keeler Avenue; a line 227.18 feet south of and parallel to West Irving Park Road; and North Keeler Avenue,

to those of a B2-1.5 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B2-1.5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 9-K in the area bounded by:

West Irving Park Road; North Avondale Avenue; a 61.09-foot southwesterly line perpendicular to North Avondale Avenue (starting at a point 247.86 feet southeast of the south line of West Irving Park Road as measured along the southwest boundary line of North Avondale Avenue and ending at a point 174.31 feet east of the east boundary line of North Keeler Avenue and 202.16 feet south of the south line of West Irving Park Road); the public alley next east of and parallel to North Keeler Avenue; a line 227.18 feet south of and parallel to West Irving Park Road; and North Keeler Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1270.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1270 ("Planned Development") consists of approximately 34,537 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). NRG Irving Park LLC, is the applicant ("Applicant") for this Planned Development pursuant to authorization of the owner of the Property.
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.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of 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.

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 15 Statements; a Bulk Regulations and Data Table, and the following plans prepared by Hirsch Associates LLC and dated December 18, 2014 (collectively, the "Plans"): Existing Zoning Map, Existing Land-Use Map, Planned Development Property Line and Boundary Map, Site Plan, Ground Plan, Proposed Landscape/Green Roof Plan, and Building Elevations. Full-sized copies of the Plans are on file with the Department of Planning and Development ("DPD"). 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 conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in this Planned Development: multi-unit residential dwelling units on the ground floor, artist work or sales space; dry cleaner; restaurant; outdoor patio (at grade level or on a rooftop); food and beverage retail sales (provided any sale of liquor shall be accessory only); financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; medical service; offices; personal services (including, without limitation, yoga and fitness studios); hair salon, nail salon or barber shop; multi-family dwelling units above the ground floor; and accessory parking.
6. 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.
7. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 34,537 square feet.
8. 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 DPD. 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.
9. The 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 DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, ~~Fleet and Facility Management~~ and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
11. 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.
12. 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.
13. 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 seek LEED certification and a green roof of not less than 50 percent of the net roof area shall be provided.
14. The Applicant acknowledges and agrees that the change of zoning of the underlying zoning district of this Planned Development Number 1270 from the B3-1 and RS3 to the B2-1.5 Community Shopping 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 Exhibit A, the Applicant has agreed to provide three 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 required affordable 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 DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 14 (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 City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD 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.

- 15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B2-1.5 Neighborhood Mixed-Use District.

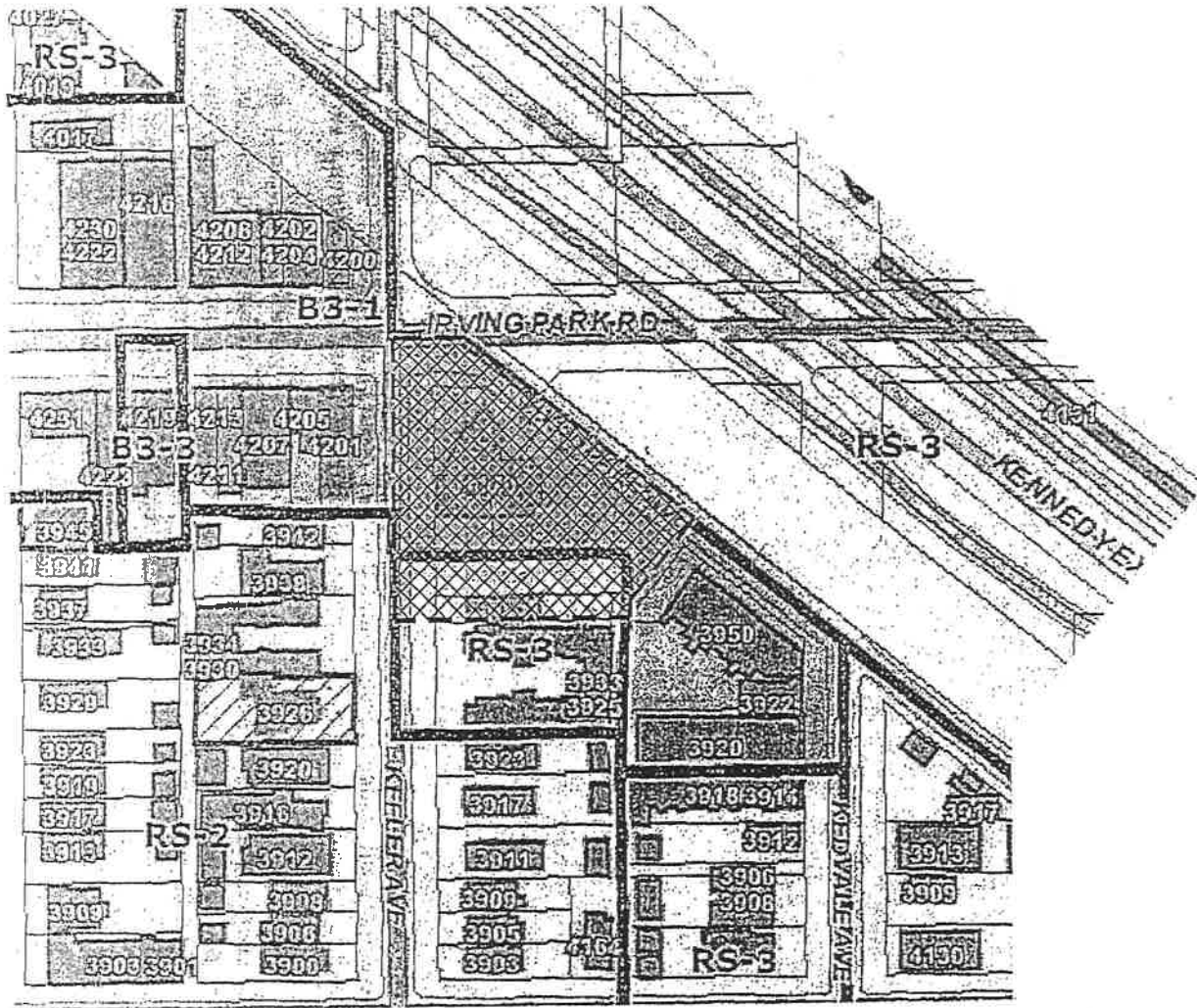
[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site Plan; Ground Plan; Landscape Plan; Plant List and Details; Planned Development Details; Building Elevations; and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements printed on pages 102222 through 102239 of this Journal.]

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

Residential-Business Planned Development No. 1270

Bulk Regulations And Data Table.

Gross Site Area:	56,739 square feet
Area of Public Rights-of-Way:	22,202 square feet
Net Site Area:	34,537 square feet
Maximum Floor Area Ratio:	1.5
Maximum Number of Dwelling Units:	30
Minimum Off-Street Parking Spaces:	38
Minimum Bicycle Parking Spaces:	15 residential; 5 retail
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	50 feet
Minimum Setbacks:	In substantial conformance with the Plans



LEGEND

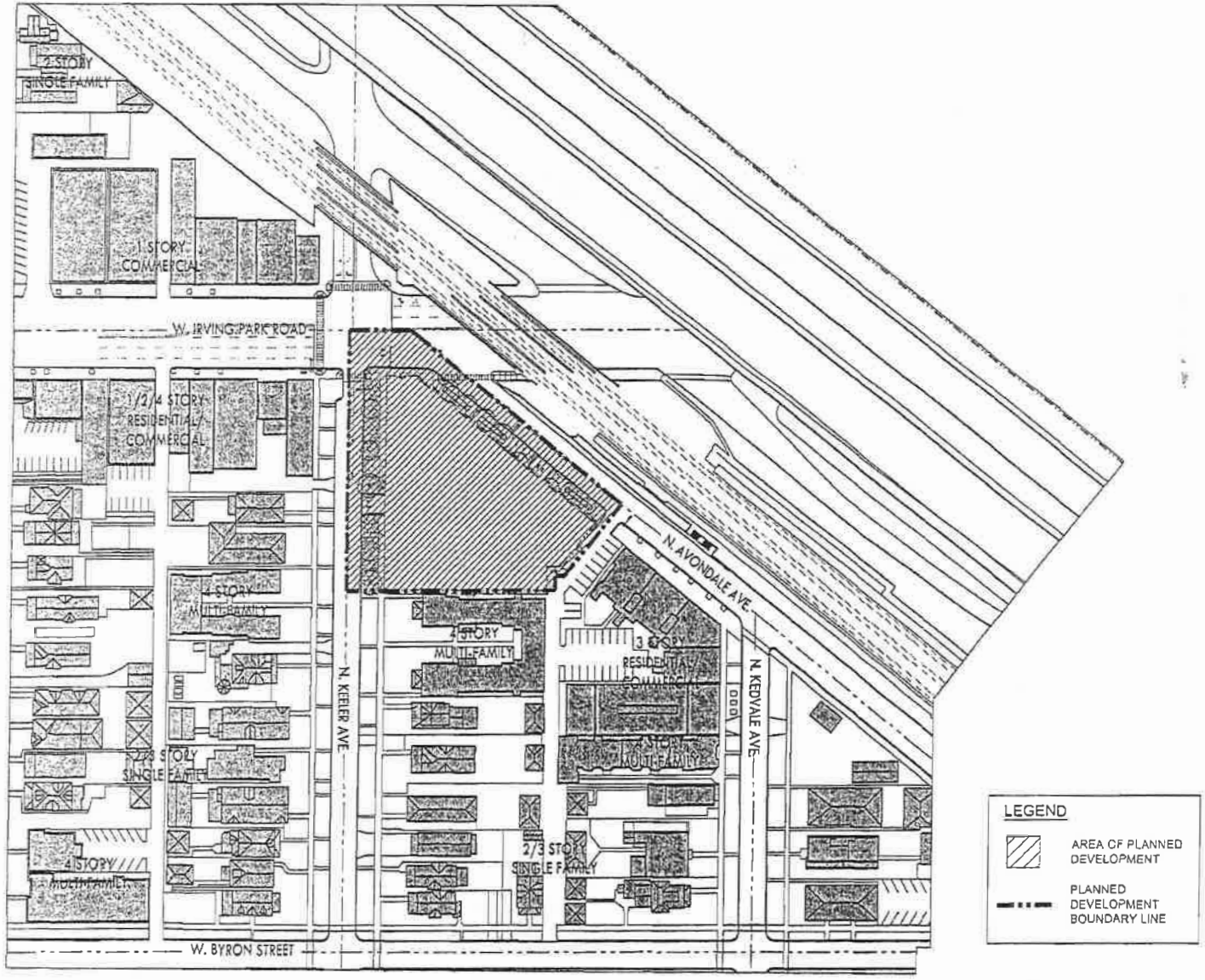
 AREA OF PLANNED DEVELOPMENT

PLANNED DEVELOPMENT EXISTING ZONING MAP (400' in each direction)

NOT TO SCALE

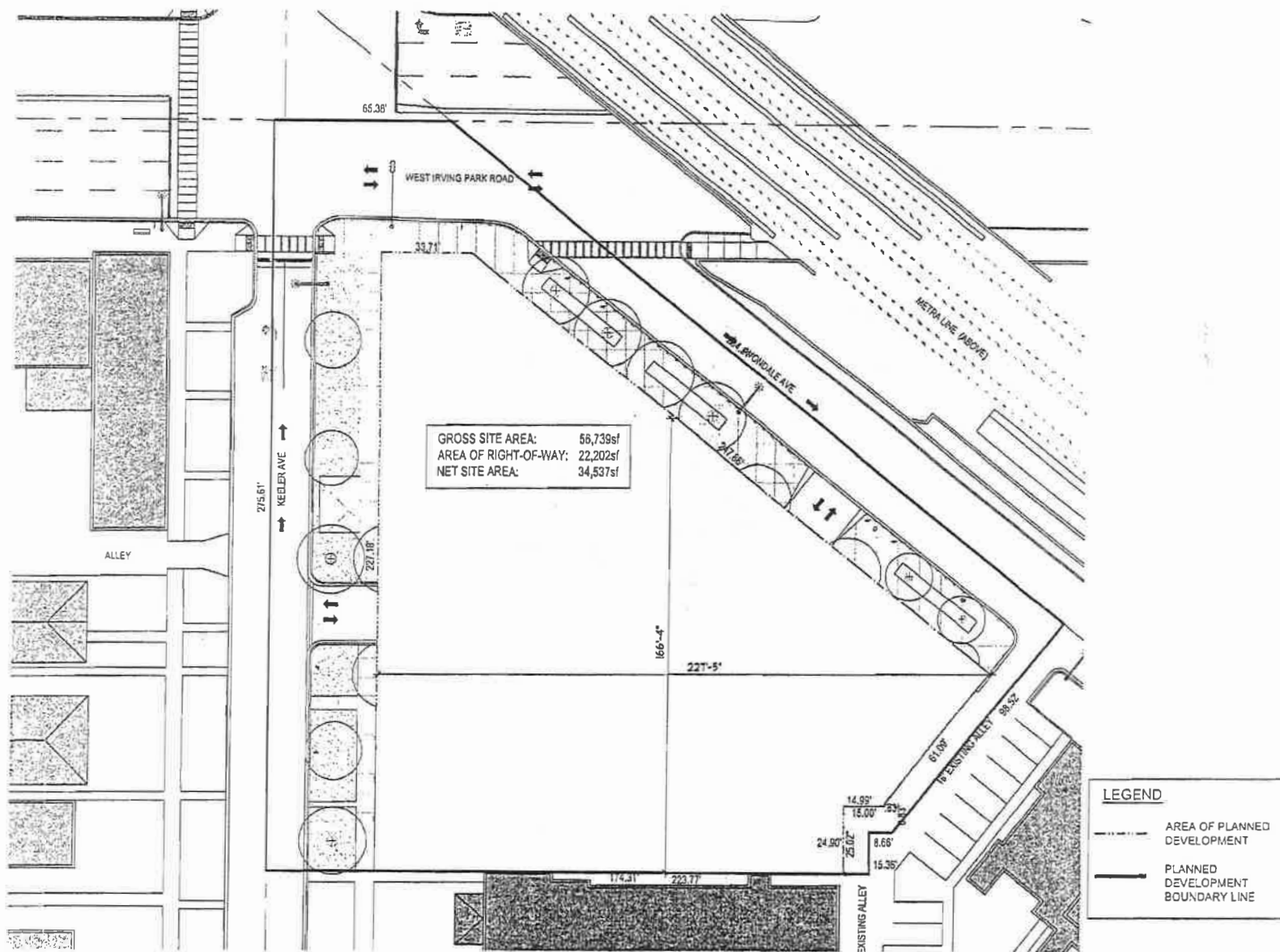


APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
 COUNCIL INTRODUCTION: OCTOBER 8, 2014
 PLANNING COMMISSION: DECEMBER 18, 2014



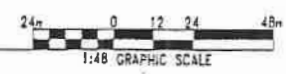
PLANNED DEVELOPMENT EXISTING LAND USE MAP

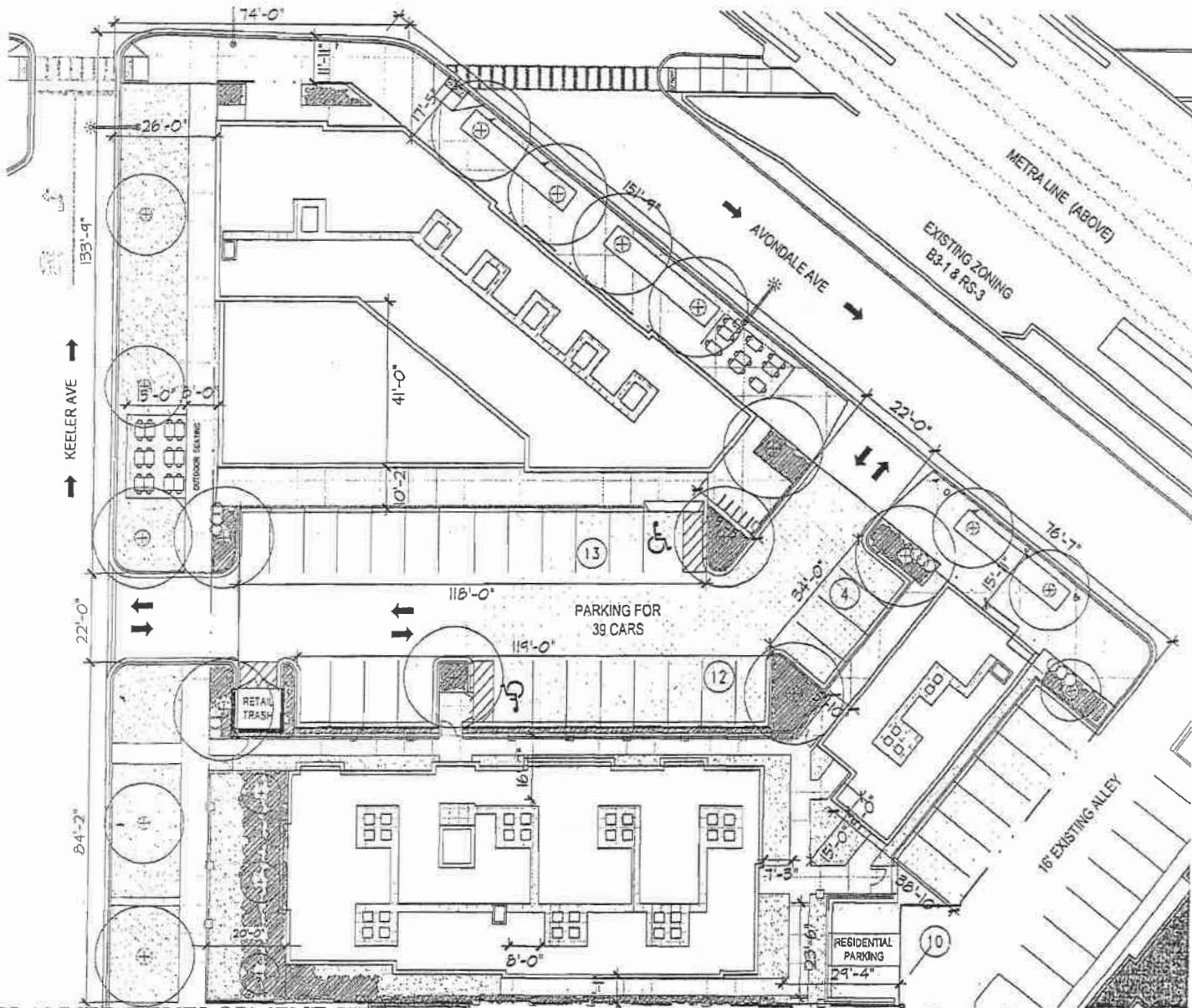
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 COUNCIL INTRODUCTION: OCTOBER 8, 2014
 PLANNING COMMISSION: DECEMBER 18, 2014



PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

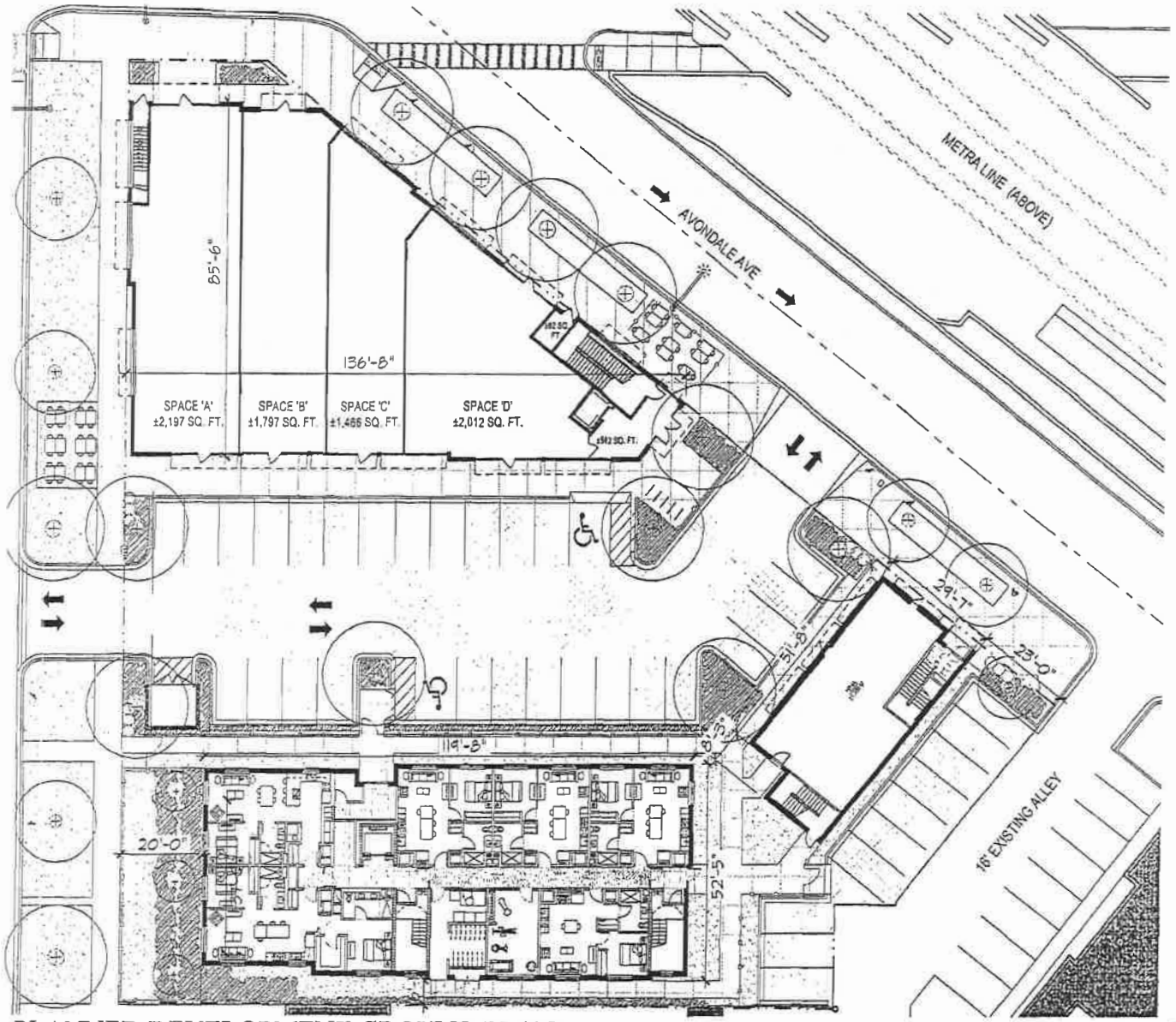
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 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
 COUNCIL INTRODUCTION: OCTOBER 8, 2014
 PLANNING COMMISSION: DECEMBER 18, 2014





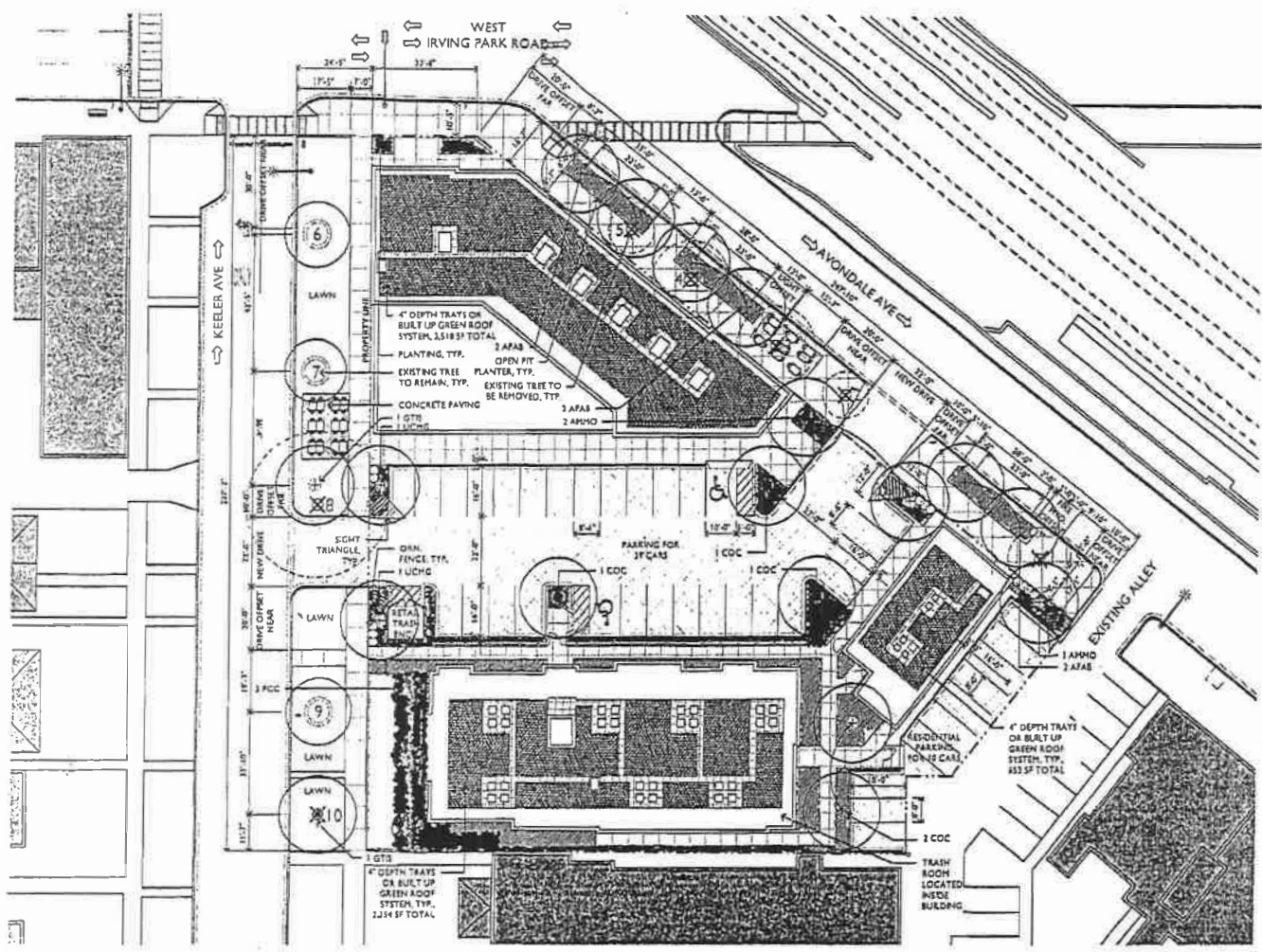
PLANNED DEVELOPMENT SITE PLAN

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 |
 COUNCIL INTRODUCTION: OCTOBER 8, 2014
 PLANNING COMMISSION: DECEMBER 18, 2014



PLANNED DEVELOPMENT GROUND PLAN

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
 COUNCIL INTRODUCTION: OCTOBER 8, 2014
 PLANNING COMMISSION: DECEMBER 18, 2014



LANDSCAPE ORDINANCE ANALYSIS
PARKWAY PLANTING

APPLICABLE RULE	COMPLIANCE
LENGTH (LINEAR FEET) NUMBER OF TREES REQUIRED (1 PER 25 LF) NUMBER OF EXISTING TREES TO REMAIN NUMBER OF ADDITIONAL TREES TO BE PROVIDED	347 LF 14 0 14 TREES ARE PROVIDED
WIDTH (LINEAR FEET) NUMBER OF TREES REQUIRED (1 PER 25 LF) NUMBER OF EXISTING TREES TO REMAIN NUMBER OF ADDITIONAL TREES TO BE PROVIDED	227 LF 9 0 9 TREES ARE PROVIDED
VEHICULAR USE AREA SCREENING LENGTH (LINEAR FEET) NUMBER OF TREES REQUIRED (1 PER 25 LF) NUMBER OF EXISTING TREES TO REMAIN NUMBER OF ADDITIONAL TREES TO BE PROVIDED	227 LF 9 0 9 TREES ARE PROVIDED

VEHICULAR USE AREA SCREENING

APPLICABLE RULE	COMPLIANCE
LENGTH (LINEAR FEET) NUMBER OF TREES REQUIRED (1 PER 25 LF) NUMBER OF EXISTING TREES TO REMAIN NUMBER OF ADDITIONAL TREES TO BE PROVIDED	227 LF 9 0 9 TREES ARE PROVIDED

VEHICULAR USE AREA INTERNAL PLANTING

APPLICABLE RULE	COMPLIANCE
TOTAL VEHICULAR USE AREA INTERNAL PLANTING AREA PROVIDED (1 PER 100 SF) INTERNAL PLANTING AREA REQUIRED NUMBER OF TREES REQUIRED (1 PER 100 SF) NUMBER OF EXISTING TREES TO REMAIN NUMBER OF ADDITIONAL TREES TO BE PROVIDED	1,144 SF 114 SF 114 SF 1 0 1

GREEN ROOF AREA

APPLICABLE RULE	COMPLIANCE
TOTAL VEHICULAR AREA REQUIRED GREEN ROOF AREA (1 PER 100 SF) TOTAL GREEN ROOF AREA PROVIDED	1,144 SF 114 SF 1,144 SF

PLANNED DEVELOPMENT LANDSCAPE PLAN
 APPLICANT: NRG IRVING PARK, LLC
 ADDRESS: 4179 West Irving Park Road, 3937-4000 North Keeler Avenue, 3950-3988 North Avondale Avenue, Chicago, IL 60641
 COUNCIL INTRODUCTION: October 8th, 2014
 PLANNING COMMISSION: December 18th, 2014

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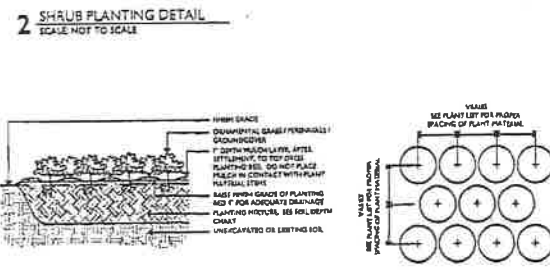
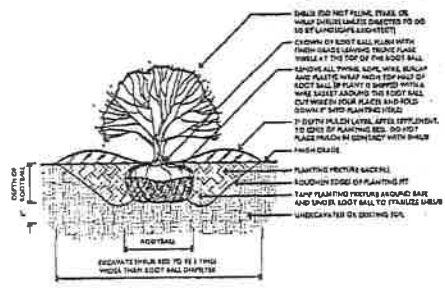
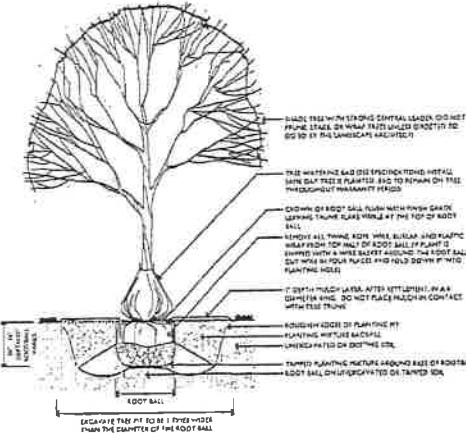


PLANT LIST NOTE: QUANTITIES OF THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
TREES	AAAE	ACELA TREE AUTUMN BLAZE	AUTUMN BLAZE MAPLE	5	4"	-	-	8.8	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AAH	ACELA NYRARD HORTON	STATE STREET MAPLE	3	4"	-	-	8.8	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CCDC	CELTS OCCIDENTAL CHICAGOLAND	CHICAGOLAND COMMON HACKBERRY	3	4"	-	-	8.8	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QTE	QUEPTEA TRICANTHOS VAL INERMIS SHYLINE	SCOTLAND THORNLESS HONEYLOCUST	3	4"	-	-	8.8	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMS	ULMUS C. HORTON QUISST	TRIUMPH ELM	3	4"	-	-	8.8	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
SHRUBS	IG	IGHERGILLA GARDENI	DWARF FORTHEGILLA	-	-	24"	-	#5	1"Ø ON CENTER
	RAQH	RIBES ALPNUM GREEN MOUND	GREEN MOUND ALPINE CURRANT	-	-	18"	-	#1	7"Ø ON CENTER
PERENNIALS & GROUNDCOVER	EPG	EUDIPHLIS FORTUNIS COLORATUS	PURPLE LEAF WINTERCAREPERA	-	-	-	-	QT	1"Ø ON CENTER
	HMPF	HEUCHERA MICRANTHA PALACE PURPLE	PALACE PURPLE CORAL BELLS	-	-	-	-	#1	1"Ø ON CENTER
	HF	HOSTA FRANCOIS	FRANCOIS HOSTA	-	-	-	-	#1	1"Ø ON CENTER
	HEP	HEPATICOCALLIS SPECIES MIX	DAYLILY	-	-	-	-	#1	1"Ø ON CENTER
	HP	HEPETA X FRAASSENII	CATPANT	-	-	-	-	#1	1"Ø ON CENTER
	JFP	JAPANESE SPURGE	JAPANESE SPURGE	-	-	-	-	QT	1"Ø ON CENTER
	PTE	PACHISANDRA TERMINALIS	JAPANESE SPURGE	-	-	-	-	QT	1"Ø ON CENTER

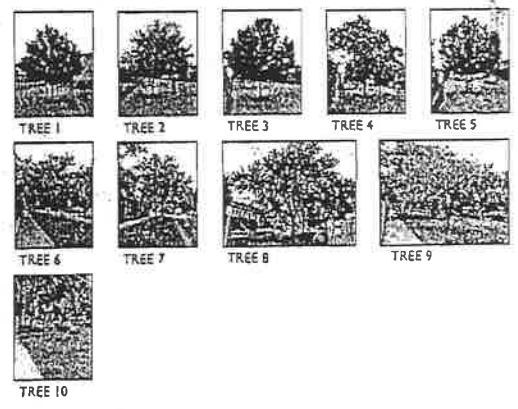
SOIL DEPTH CHART NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (ODS)	6"
LAWN AREAS (PETS)	N/A
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	12" PLANTING MIX
PLANTING BEDS - TREES AND SMALL SHRUBS	18" PLANTING MIX
RAISED PLANTING	24" PLANTING MIX
SHED AND ORNAMENTAL TREES	FOR TREE INSTALLATION DETAIL



GENERAL NOTES:

- THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.
- CONTRACTOR TO PROVIDE A PLAN OF TYPES AND EXTENT OF SOIL MODIFICATION.
- CONTRACTOR TO PROVIDE SOIL PERCOLATION TESTS.
- CONTRACTOR MUST REPAIR ALL SIDEWALKS, CURBS AND GUTTERS AND ALLEYS TO THEIR ORIGINAL FORM IF DAMAGE OCCURS DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS.
- ALL PLANTING SOILS MUST BE AMENDED TO MEET THE FOLLOWING REQUIREMENTS:
 - A. 45-75% - Silt
 - B. 0-25% - CLAY
 - C. 15-15% - SAND
 - D. 3-1% - ORGANIC CONTENT
 - E. PH BETWEEN 6.0 - 7.0
- NATURALLY OCCURRING MINERAL SOIL CAN BE AMENDED AND BLENDED TO MEET SPECIFICATIONS. PULVERIZED SOIL WILL NOT BE ACCEPTED.



EXISTING TREES

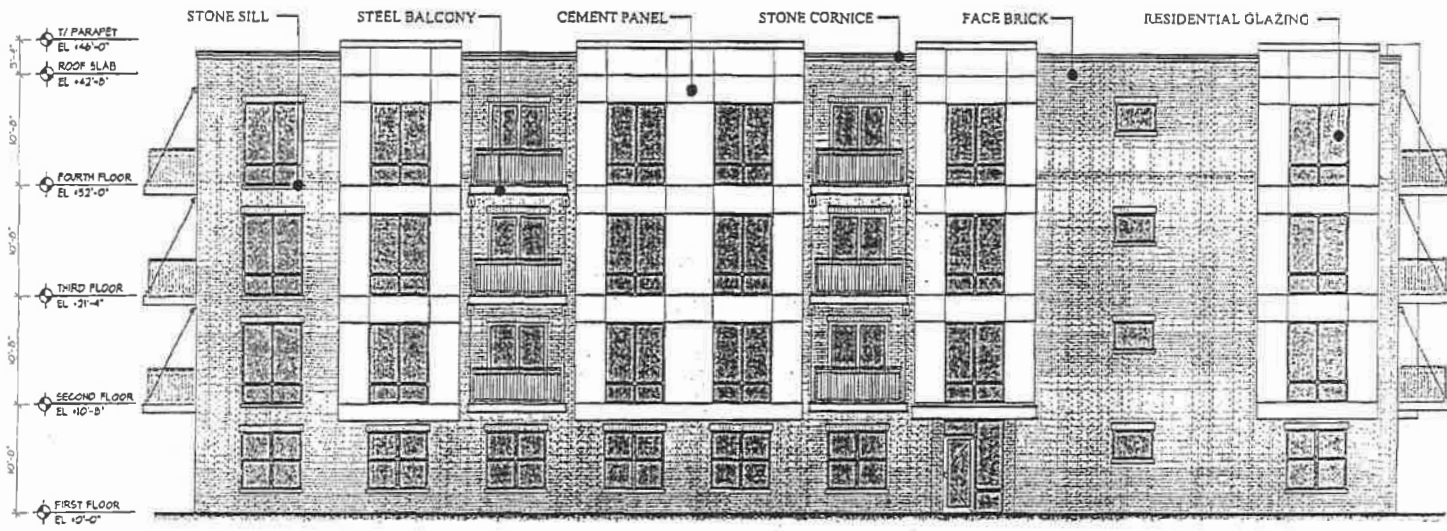
NO.	SIZE	SPECIES	COND.	REMARKS
1	3.5"	ASH	GOOD	TO BE REMOVED
2	8.2"	RED MAPLE	GOOD	TO BE REMOVED
3	8"	ASH	GOOD	TO BE REMOVED
4	14"	SILVER MAPLE	FAIR	TO BE REMOVED
5	9"	ASH	GOOD	TO BE REMOVED
6	8"	HONEY LOCUST	GOOD	TO REMAIN
7	8"	HONEY LOCUST	GOOD	TO REMAIN
8	13"	SILVER MAPLE	GOOD	TO BE REMOVED
9	12"	CORNUS	GOOD	TO REMAIN
10	-	STUMP	-	TO BE REMOVED

PLANNED DEVELOPMENT PLANT LIST AND DETAILS

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4175 West Irving Park Road, 3937-4000 North Keeler Avenue, 3930-3988 North Avondale Avenue, Chicago, IL 60641
 COUNCIL INTRODUCTION: October 8th, 2014
 PLANNING COMMISSION: December 18th, 2014

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NORTH ELEVATION

PLANNED DEVELOPMENT ELEVATIONS

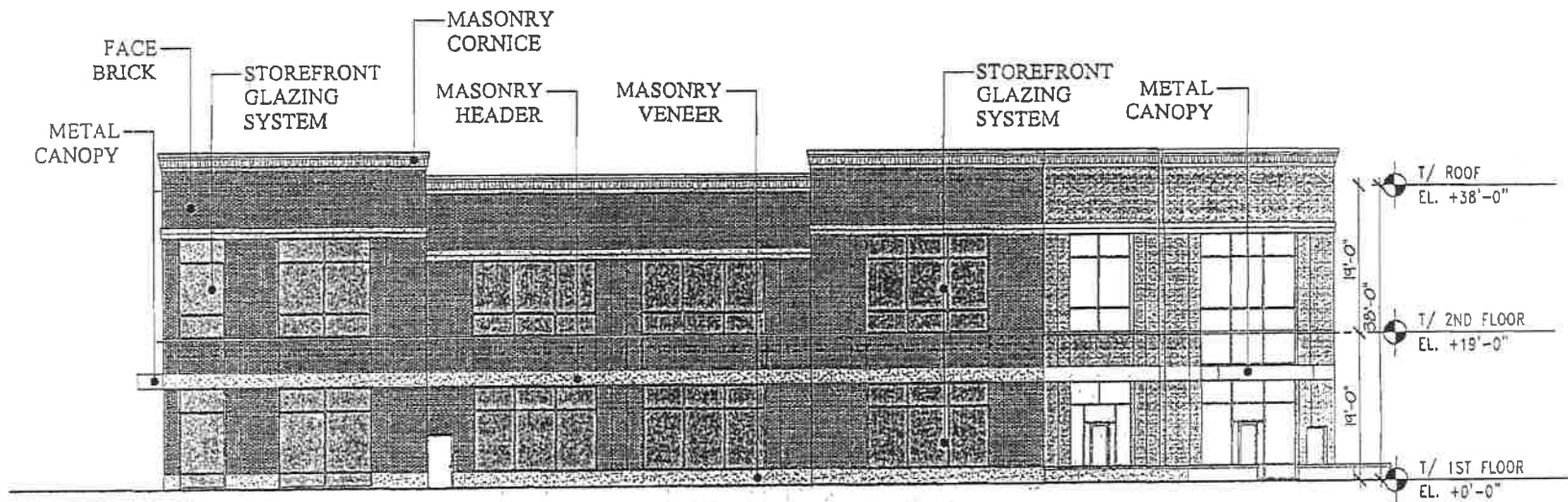
APPLICANT: NRG IRVING PARK LLC
ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
COUNCIL INTRODUCTION: OCTOBER 8, 2014
PLANNING COMMISSION: DECEMBER 18, 2014



1/21/2015

REPORTS OF COMMITTEES

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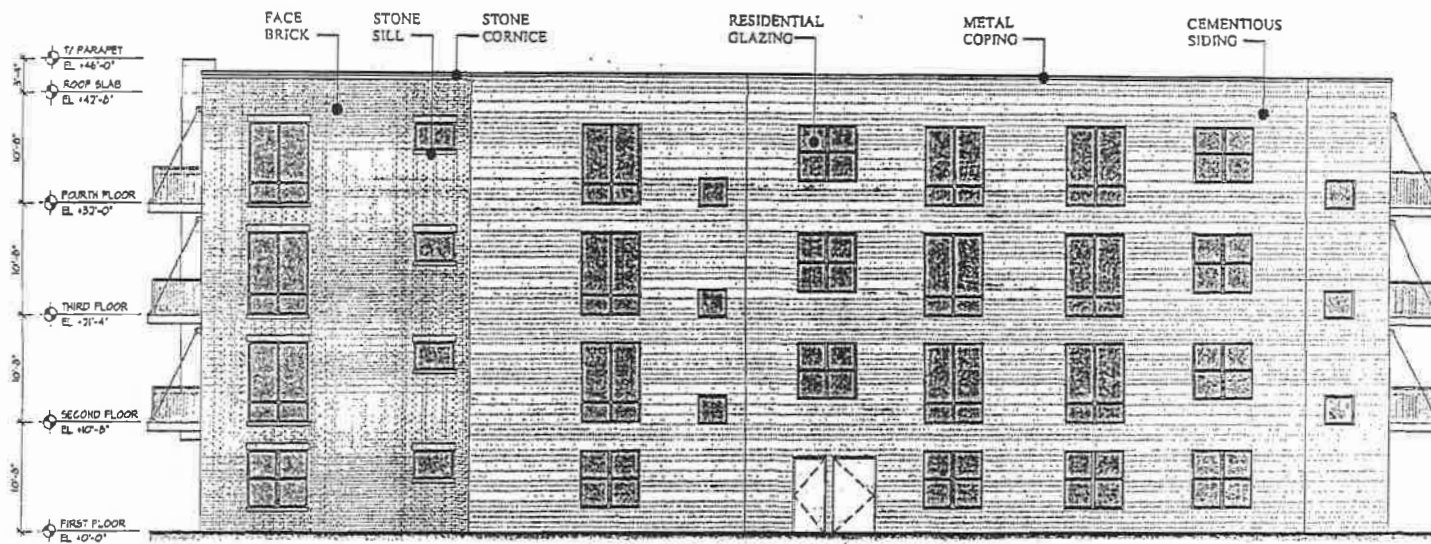


NORTHEAST ELEVATION

PLANNED DEVELOPMENT ELEVATIONS

APPLICANT: NRG IRVING PARK LLC
ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
COUNCIL INTRODUCTION: OCTOBER 8, 2014
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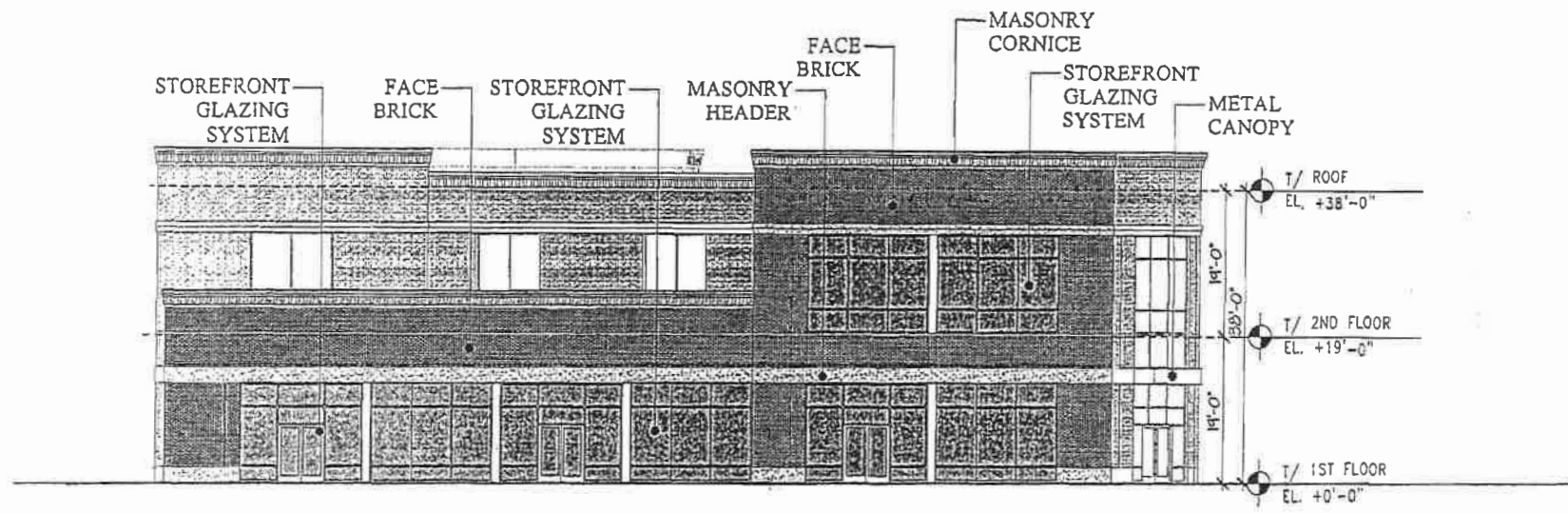


SOUTH ELEVATION

PLANNED DEVELOPMENT ELEVATIONS

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
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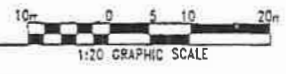


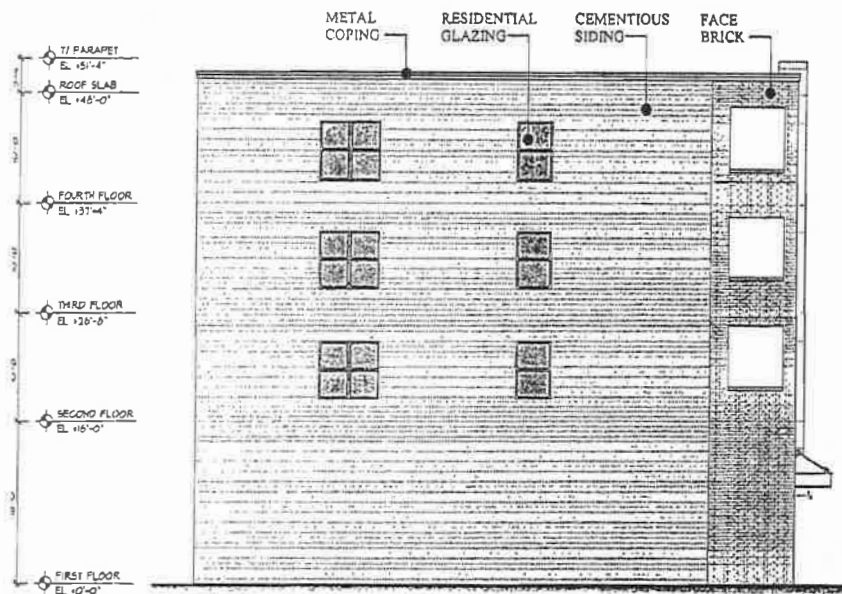


SOUTH ELEVATION

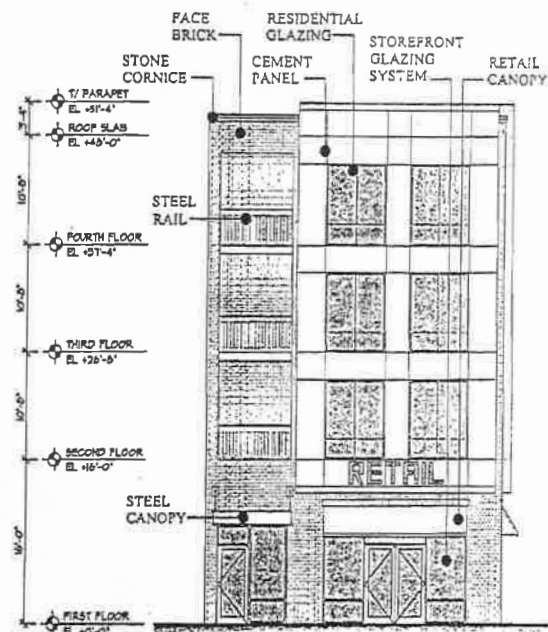
PLANNED DEVELOPMENT ELEVATIONS

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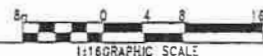
SOUTHEAST ELEVATION

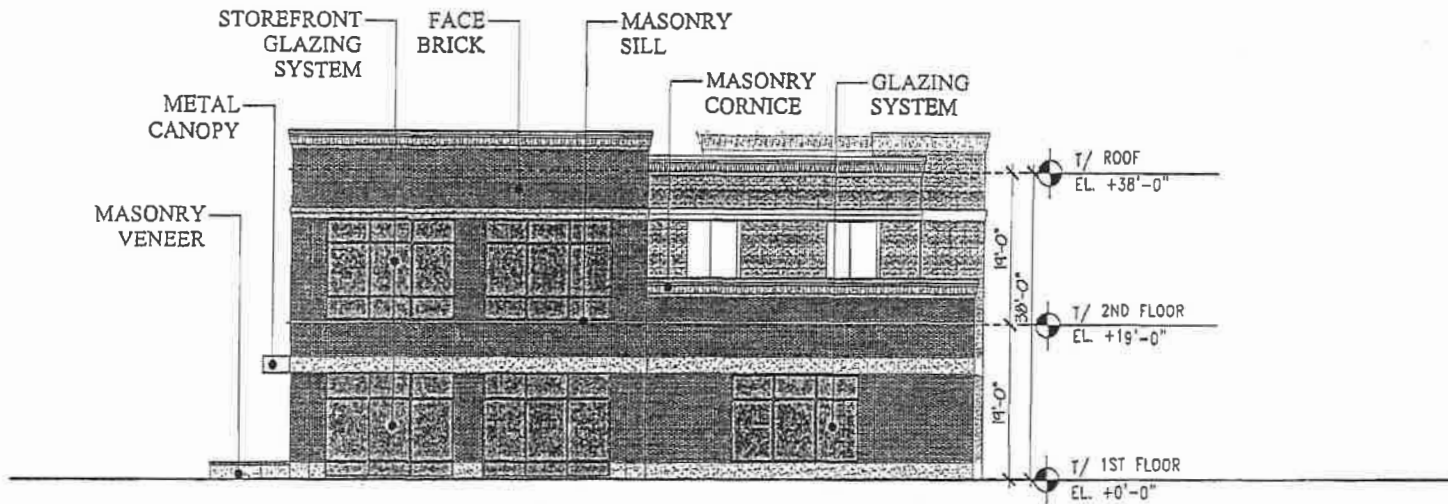


NORTHEAST ELEVATION

PLANNED DEVELOPMENT ELEVATIONS

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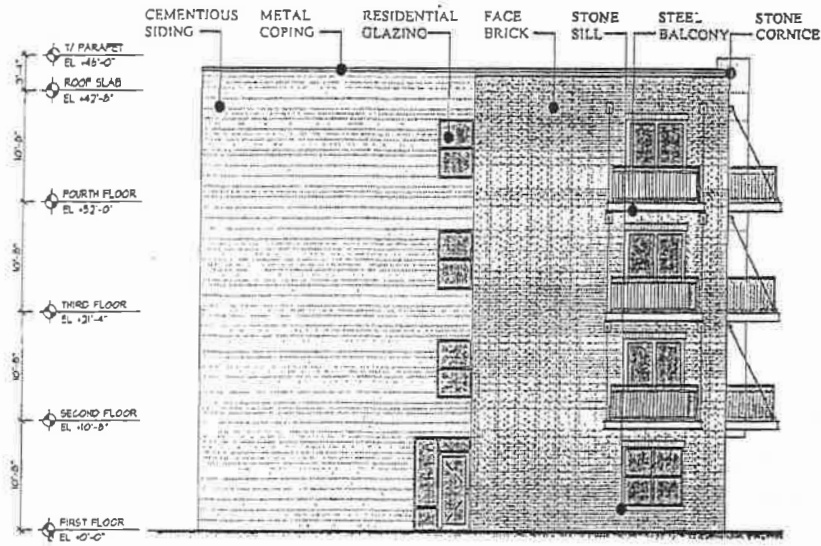


WEST ELEVATION

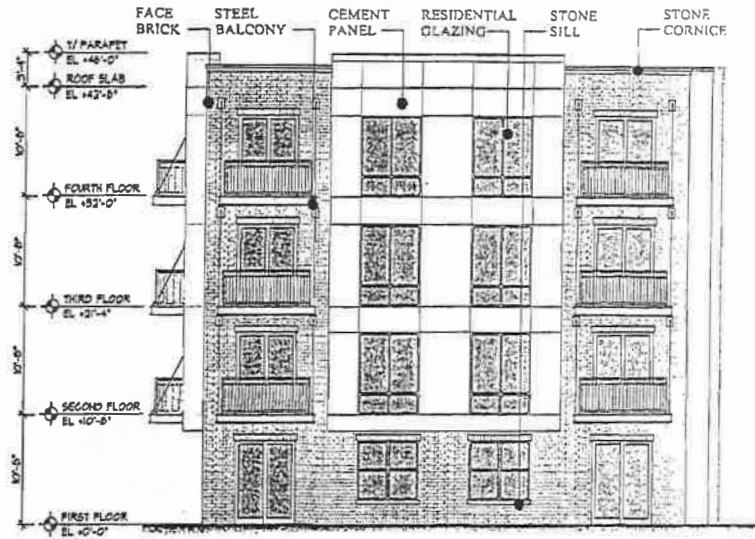
PLANNED DEVELOPMENT ELEVATIONS

APPLICANT: NRG IRVING PARK LLC
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EAST ELEVATION

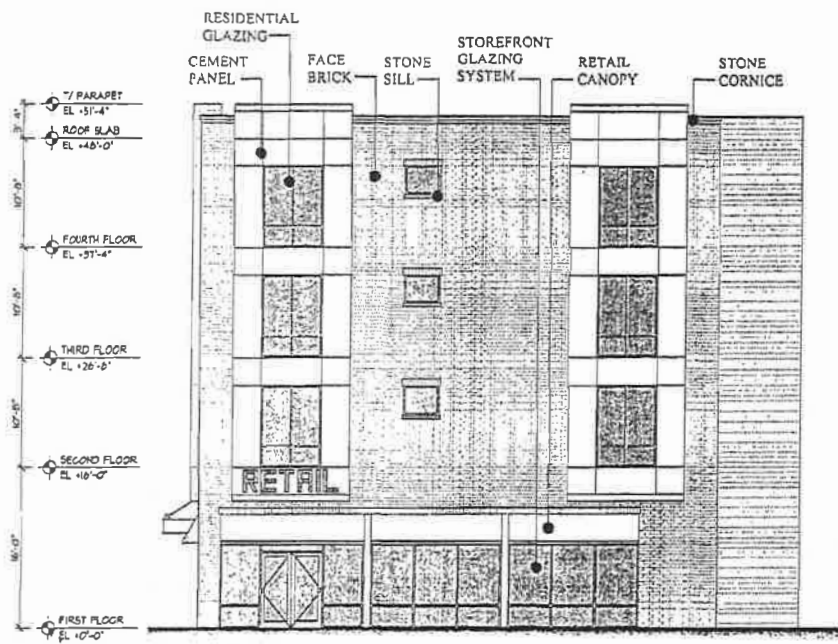


WEST ELEVATION

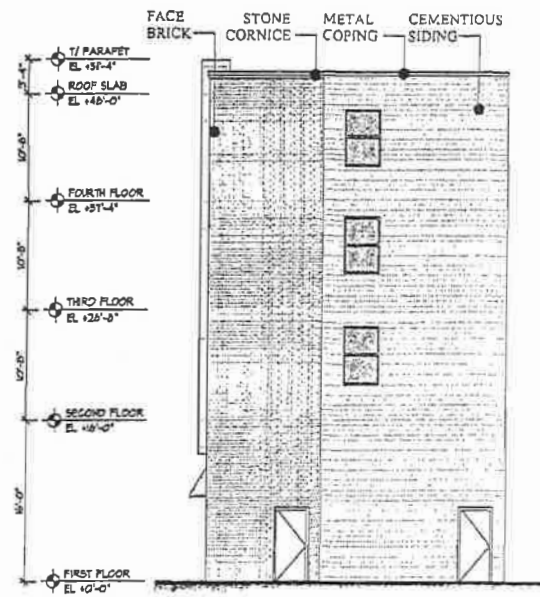
PLANNED DEVELOPMENT ELEVATIONS

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
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NORTHWEST ELEVATION



SOUTHWEST ELEVATION

PLANNED DEVELOPMENT ELEVATIONS

APPLICANT: NRG IRVING PARK LLC
 ADDRESS: 4179 WEST IRVING PARK ROAD, 3937-4000 NORTH KEELER AVENUE, 3950-3988 NORTH AVONDALE AVENUE, CHICAGO, IL 6064 1
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Affordable Housing Profile Form (Rental)

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

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

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

Date: December 18, 2014

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 4179 West Irving Park
 Development Address: 4179 West Irving Park
 Ward: 45th

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

Type of City involvement: Land write-down
 (check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses
 Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: NRG Irving Park, LLC
 Developer Contact (Project Coordinator): Graham Palmer
 Developer Address: 225 West Hubbard Street, Suite 400, Chicago, IL 60654
 Email address: gpalmer@centrumpartners.net May we use email to contact you? Yes No
 Telephone Number: 312-279-2682

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{30}{\text{Total units}} \times 10\% = \frac{3}{\text{total affordable units required}}$ (always round up)
 *20% if TIF assistance is provided

For Density Bonus projects: $\frac{\text{Bonus Square Footage}^*}{\text{Affordable sq. footage required}} \times 25\% =$

*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): N/A
 Cooking gas electric gas heat electric heat other (describe on back)

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

Estimated date for the commencement of marketing: N/A

Estimated date for completion of construction of the affordable units: N/A

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

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

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

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Summer 2015 (est.)
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{30}{\text{Number of total units in development}} \times 10\% = \frac{3}{\text{(round up to nearest whole number)}} \times \$100,000 = \$300,000$$

Amount owed


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

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

(from table below)

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

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


 Marcia Baxter, Kara Brems
 Department of Planning & Development

12-10-2014
 Date


 Developer/Project Manager

12-11-14
 Date