

PD 1383

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April 16, 2021

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

Re: Minor change to PD No. 1283, Subarea B
166 N. Aberdeen Street

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1283 ("PD 1283"), Subarea B has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1283.

166 North Aberdeen Investor LLC, the contract purchaser of the subject property, is seeking a minor change for design and material modifications to the proposed building at 166 N. Aberdeen Street, within Subarea B. The owner of Subarea B, Aberdeen Acquisitions II, LLC, has provided their consent to this request.

The following changes are proposed:

1. Based on an updated survey, the net site area of Subarea B has increased by 12 square feet, from 26,119 square feet to 26,131 square feet and the overall net site area has correspondingly increased from 54,881 square feet to 54,893 square feet, as shown on the revised Bulk Regulations and Data Table and the PD Boundary and Subarea Map (attached).
2. The Subarea B unit count has been reduced from 236 units to 224 units, and the overall unit count has been reduced from 311 units to 299 units. As a result, the minimum off-street parking has also decreased within Subarea B from 74 spaces to 70 spaces, with an overall reduction from 214 spaces to 210 spaces.
3. As illustrated on the revised Site Plan (attached):
 - a. the building setback along the south alley was updated to maintain complaint drive aisles and parking stall dimensions.
 - b. the streetlights were removed from the project scope, as the fixture specification approved in the PD is not the fixture currently used in Fulton Market and because there is an existing streetlight across the street which currently meets the Chicago Department of Transportation ("CDOT") standard of 1 light every 100 feet.

Minor change PD 1283

Subarea B

April 16, 2021

Page 2

- c. the street tree quantities have been updated, and tree grates have been removed and replaced with a continuous planter. Based on the 13' wide sidewalk, CDOT and the Bureau of Forestry are requiring at grade planters with railings. CDOT has implemented a policy to avoid tree grates due to their ongoing maintenance issues and long-term impact on tree health.
4. As illustrated on the revised North, South, East and West Elevations (attached), the alley façade materials were revised to show veneer face brick extending from the Aberdeen and May facades down the alley to a distance where the alley facades are generally concealed from public view, then transitioning to CMU. These elevations were previously shown with brick and jumbo brick. The change to CMU is with the expectation that your client will have murals along the alley, in which case CMU is preferred. Additionally, glass railings have been added and the mechanical screen wall façade materials note was simplified and shown to screen equipment at the amenity deck and roof level. This will allow for better materiality than the corrugated metal clad screen previously approved.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1283, 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,



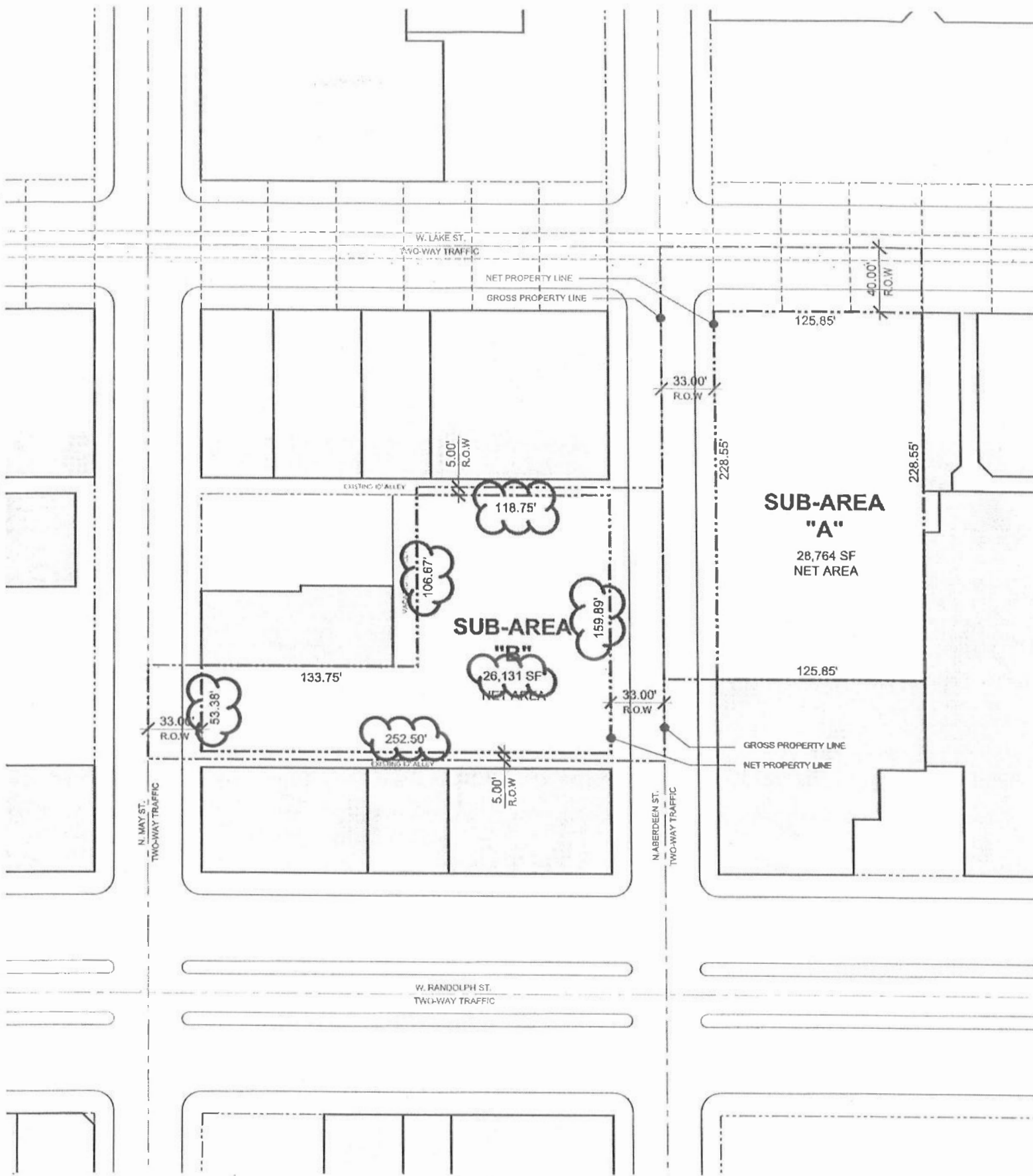
Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Cindy Rubik, Ron Daye, Bill Higgins, Main file

**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1283, AS AMENDED
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	78,682 square feet (1.81 acres)
Area in Public R.O.W.:	23,789 square feet (0.55 acres)
Net Site Area:	54,893 square feet (1.26 acres)
Maximum Floor Area Ratio:	6.47
Sub-Area A:	5.0
Sub-Area B:	8.1
Maximum Number of Residential Dwelling Units and Efficiency Units:	299 units
Sub-Area A:	75 units
Sub-Area B:	224 units
Minimum Number of Off-Street Parking Spaces to be provided*:	210 accessory parking spaces
Sub-Area A:	140 accessory parking spaces
Sub-Area B:	70 accessory parking spaces
*Parking may be shared between Sub Areas	
Number of Bicycle Parking Spaces to be provided:	100 bicycle parking spaces
Sub-Area A:	50 bicycle parking spaces
Sub-Area B:	50 bicycle parking spaces
Number of Off-Street Loading Spaces:	2 loading spaces, each measuring 10 feet by 25 feet
Sub-Area A:	1 loading space
Sub-Area B:	1 loading space
Setbacks from Property Lines:	In substantial compliance with the Site Plan
Maximum Building Heights:	136 feet (existing) within Sub-Area A; 220 feet within Sub-Area B, as measured by the Chicago Zoning Ordinance (241 feet to top of screen wall including rooftop access and the top of the elevator overrun)



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PROJECT NAME: 166 N. ABERDEEN

PROJECT NO: 2018018

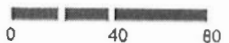
DTL./SHT. REF.:

DATE: 3/26/2021

REV.:

DRAWING TITLE: PD BOUNDARY & SUBAREA MAP

SHEET 1 of 6



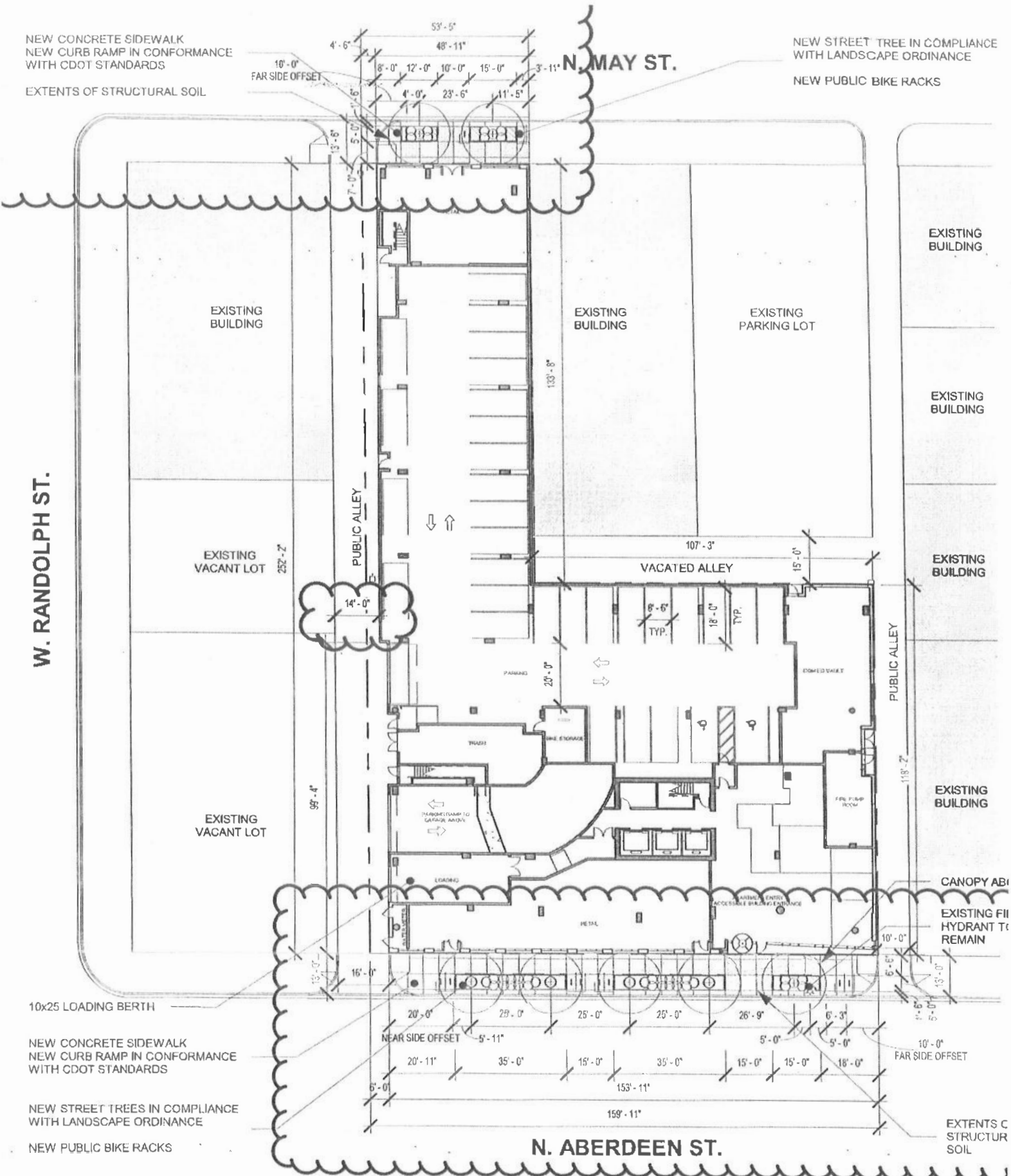
Z1.00

NEW CONCRETE SIDEWALK
 NEW CURB RAMP IN CONFORMANCE
 WITH CDOT STANDARDS

EXTENTS OF STRUCTURAL SOIL

NEW STREET TREE IN COMPLIANCE
 WITH LANDSCAPE ORDINANCE

NEW PUBLIC BIKE RACKS



W. RANDOLPH ST.

N. MAY ST.

N. ABERDEEN ST.

10x25 LOADING BERTH

NEW CONCRETE SIDEWALK
 NEW CURB RAMP IN CONFORMANCE
 WITH CDOT STANDARDS

NEW STREET TREES IN COMPLIANCE
 WITH LANDSCAPE ORDINANCE

NEW PUBLIC BIKE RACKS

CANOPY ABOVE
 EXISTING FIRE
 HYDRANT TO
 REMAIN

EXTENTS OF
 STRUCTURAL
 SOIL



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PROJECT NAME: 166 N. ABERDEEN

PROJECT NO: 2018018 DTL./SHT. REF.:

DATE: 3/26/2021

REV.:

DRAWING TITLE: SITE PLAN

SHEET 2 of 6

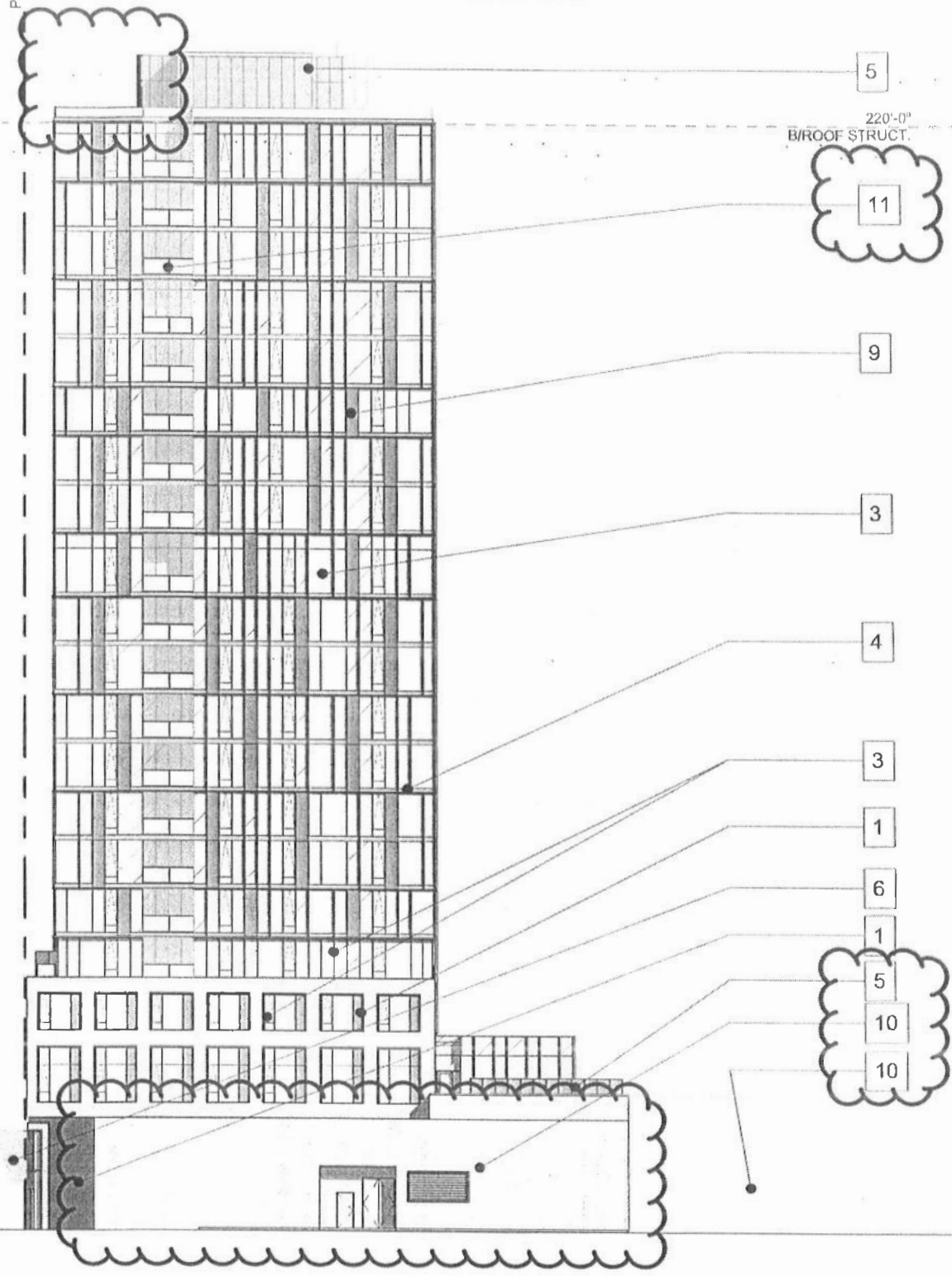


Z1.01

Architecture Planning Interior Design 625 N. Michigan Ave. Chicago, IL 60611 T 312.896.1100 F 312.896.1200

- 2. ALUMINUM AND GLASS STOREFRONT SYSTEM
- 3. ALUMINUM FRAME WINDOW SYSTEM
- 4. INSULATED EXTRUDED SLAB EDGE COVER
- 5. OPAQUE SCREENWALL FOR MECHANICAL EQUIPMENT
- 6. LOBBY ENTRY CANOPY
- 7. GARAGE ENTRY/EXIT OVERHEAD DOOR
- 8. LOADING DOCK OVERHEAD DOOR
- 9. PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
- 10. PAINTED CMU - ALLEY ELEVATIONS ONLY
- 11. GLASS BALCONY RAILING

PROPERTY LINE



PROJECT NAME: 166 N. ABERDEEN

DATE: 3/26/2021

PROJECT NO: 2018018 DTL./SHT. REF.:

REV.:

DRAWING TITLE: NORTH ELEVATION

SHEET 6 of 6

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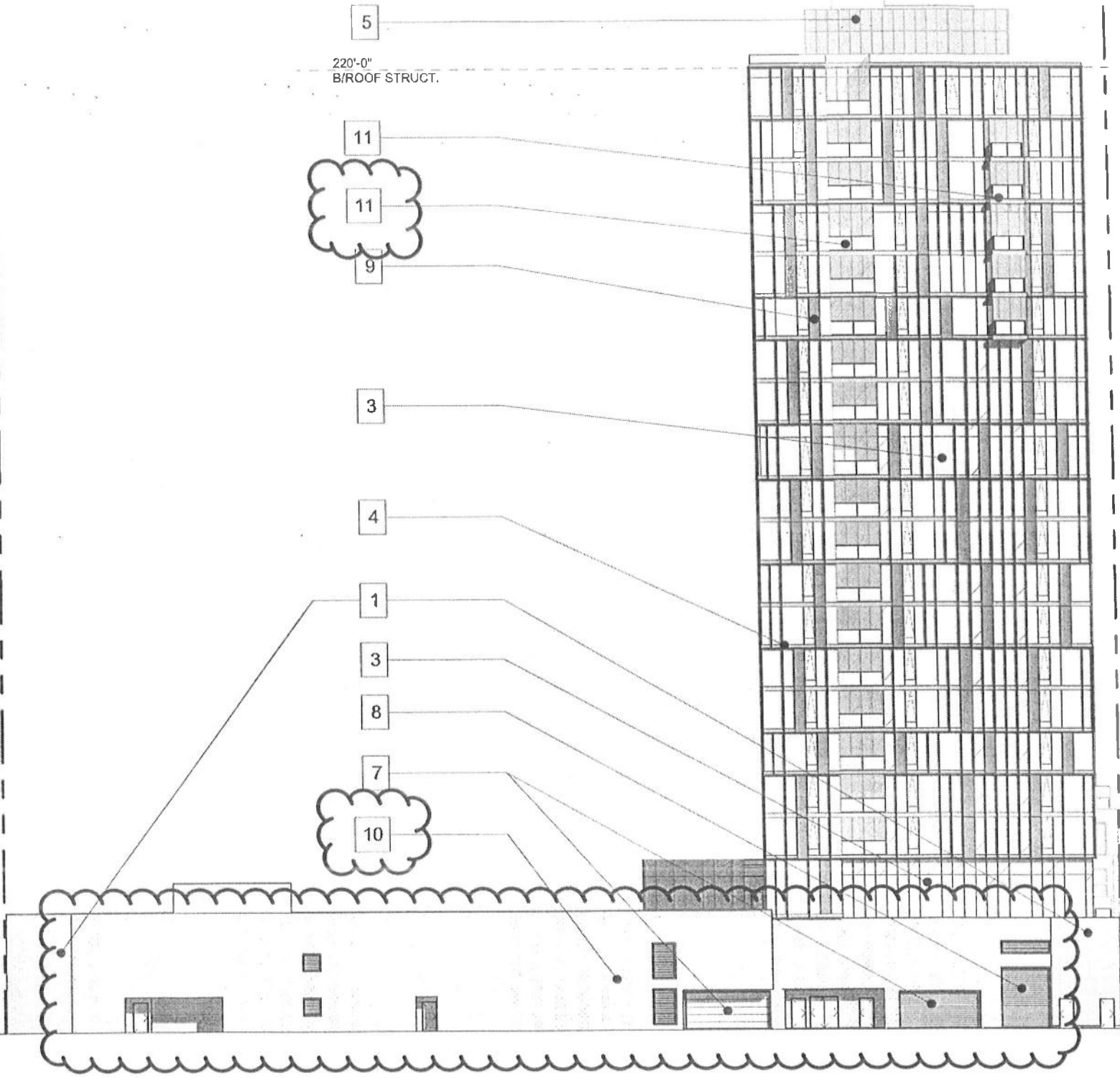
Architecture Planning Interior Design 625 N. Michigan Ave. Chicago, IL 60611 T 312.896.1100 F 312.896.1200



Z1.05

1. PAINTED ALUMINUM
2. ALUMINUM AND GLASS STOREFRONT SYSTEM
3. ALUMINUM FRAME WINDOW SYSTEM
4. INSULATED EXTRUDED SLAB EDGE COVER
5. OPAQUE SCREENWALL FOR MECHANICAL EQUIPMENT
6. LOBBY ENTRY CANOPY
7. GARAGE ENTRY/EXIT OVERHEAD DOOR
8. LOADING DOCK OVERHEAD DOOR
9. PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
10. PAINTED CMU - ALLEY ELEVATIONS ONLY
11. GLASS BALCONY RAILING

PROPERTY LINE



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PROJECT NAME: 166 N. ABERDEEN

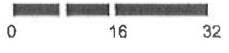
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DRAWING TITLE: SOUTH ELEVATION

DATE: 3/26/2021

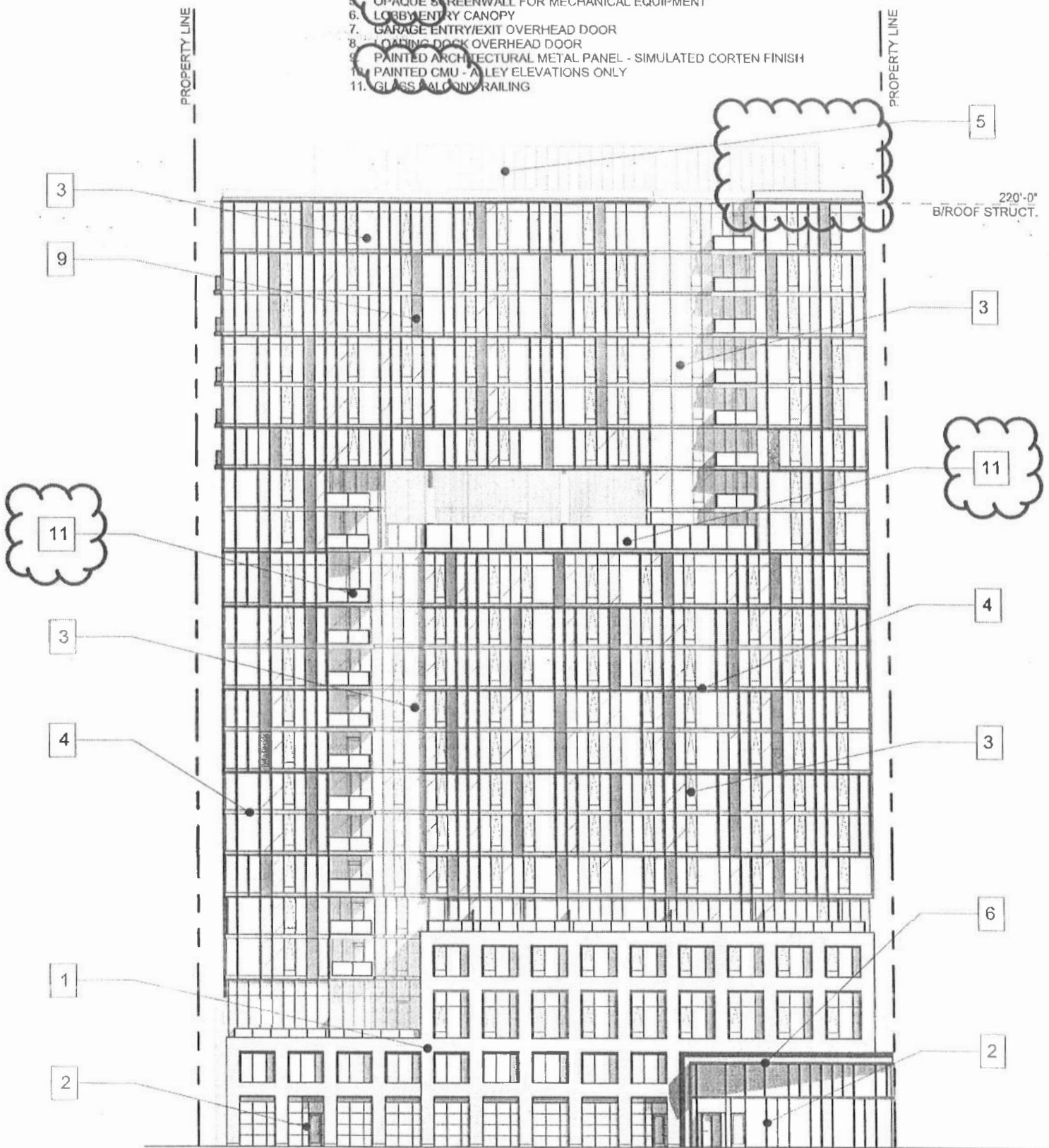
REV.:

SHEET 4 of 6



Z1.03

- 2. ALUMINUM AND GLASS STOREFRONT SYSTEM
- 3. ALUMINUM FRAME WINDOW SYSTEM
- 4. INSULATED EXTRUDED SLAB EDGE COVER
- 5. OPAQUE SCREENWALL FOR MECHANICAL EQUIPMENT
- 6. LOBBY ENTRY CANOPY
- 7. GARAGE ENTRY/EXIT OVERHEAD DOOR
- 8. LOADING DOCK OVERHEAD DOOR
- 9. PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
- 10. PAINTED CMU - ALLEY ELEVATIONS ONLY
- 11. GLASS BALCONY RAILING



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PROJECT NAME: 166 N. ABERDEEN

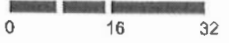
PROJECT NO: 2018018 DTL./SHT. REF.:

DRAWING TITLE: EAST ELEVATION

DATE: 3/26/2021

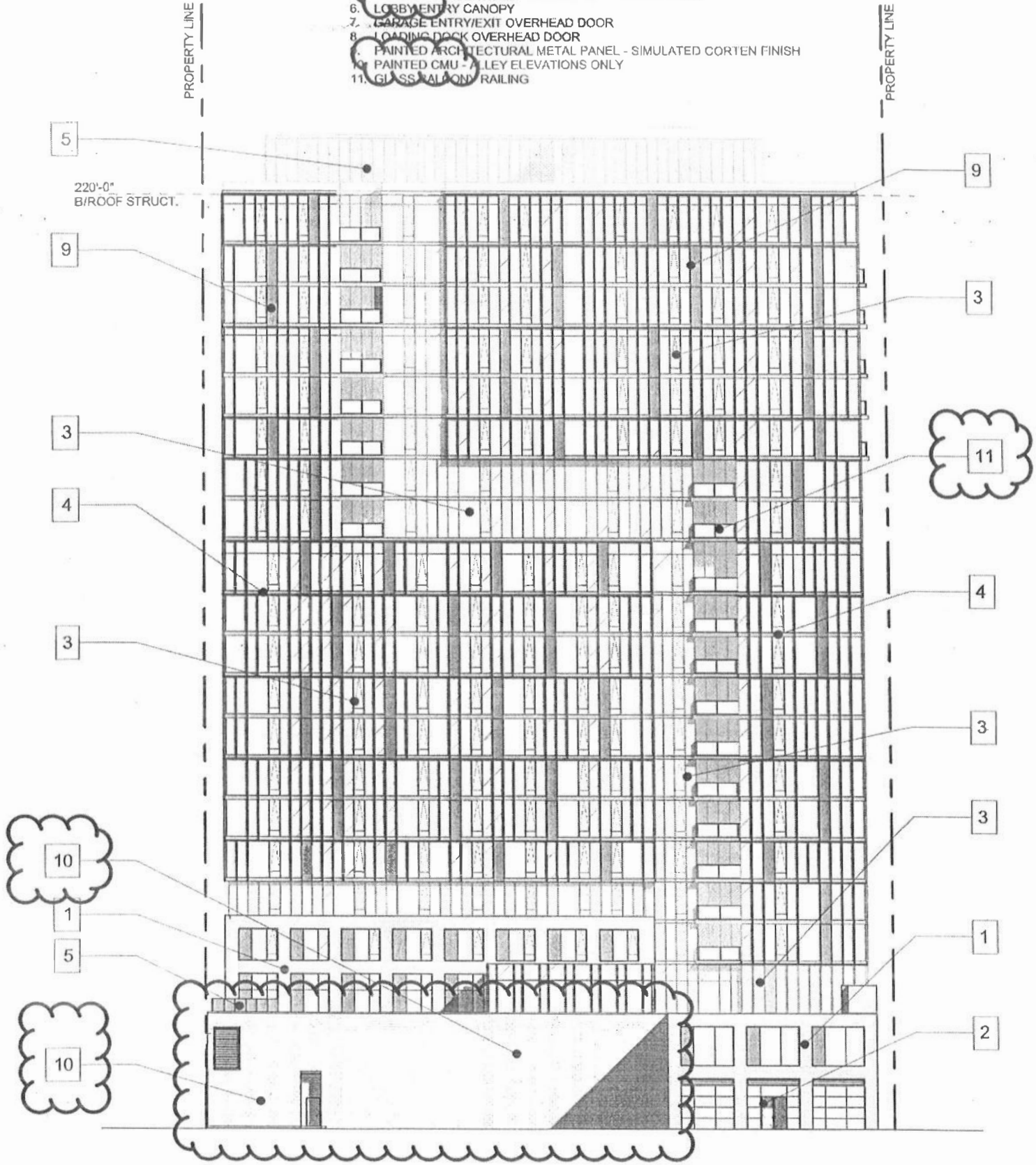
REV.:

SHEET 3 of 6



Z1.02

- 1. FREE VENTILATION
- 2. ALUMINUM AND GLASS STOREFRONT SYSTEM
- 3. ALUMINUM FRAME WINDOW SYSTEM
- 4. INSULATED EXTRUDED SLAB EDGE COVER
- 5. OPAQUE SCREENWALL FOR MECHANICAL EQUIPMENT
- 6. LOBBY ENTRY CANOPY
- 7. GARAGE ENTRY/EXIT OVERHEAD DOOR
- 8. LOADING DOCK OVERHEAD DOOR
- 9. PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
- 10. PAINTED CMU - ALLEY ELEVATIONS ONLY
- 11. GLASS BALCONY RAILING



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PROJECT NAME: 166 N. ABERDEEN

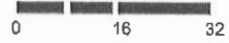
PROJECT NO: 2018018 DTL./SHT. REF.:

DRAWING TITLE: WEST ELEVATION

DATE: 3/26/2021

REV.:

SHEET 5 of 6



Z1.04



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 2, 2020

Daniel Willenborg
CEO, AptAmigo, Inc.
171 N. Aberdeen St., #400
Chicago, IL 60607

Re: PD 1283, Sub area A, 171 N. Aberdeen St.

Dear Mr. Willenborg:

In response to your recent request, please be advised that the subject property is currently zoned Residential-Business Planned Development Number 1283, Sub area A, as amended. You are seeking clarification that a commercial office is a permitted use at the subject property.

Pursuant to Statement No. 5 of PD 1283, the following uses are permitted in Sub area A: offices; retail sales, general: eating and drinking establishments (including taverns); personal services; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading. Therefore, an office is a permitted use at the subject property.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Janice Hill, Main file

19235

5/25/2018

REPORTS OF COMMITTEES

78591

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. 1-G.
(As Amended)
(Application No. 19235)
(Common Address: 166 And 167 N. Aberdeen St.)

RBPID 1283,99

[SO2017-3834]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

the alley next south of and parallel to West Lake Street; North Aberdeen Street; the alley next north of and parallel to West Randolph Street; North May Street; a line 53.37 feet north of and parallel to the alley next north of and parallel to West Randolph Street; and a line 118.59 feet west of and parallel to North Aberdeen Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the DX-5 Downtown Mixed-Use District and Residential Business Planned Development Number 1283 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; a line 125.85 feet east of and parallel to North Aberdeen Street; a line 228.55 feet south of and parallel to West Lake Street; North Aberdeen Street; the alley next north of and parallel to West Randolph Street; North May Street; a line 53.37 feet north of and parallel to the alley next north of and parallel to West Randolph Street; a line 118.59 feet west of and parallel to North Aberdeen Street; the alley next south of and parallel to West Lake Street; and North Aberdeen Street,

to those of Residential-Business Planned Development Number 1283, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 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:

Standard Planned Development Statements.

1. The area delineated herein as Planned Development Number 1283, as amended ("Planned Development"), consists of approximately 54,881 square feet or approximately 1.26 acres of land which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Aberdeen Acquisitions II LLC and Lake Acquisitions LLC, respectively.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys

- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Subarea Map; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz Architects and dated April 19, 2018, submitted herein. In addition, the exhibits associated with the original Planned Development 1283 (the existing building located in Subarea A) are incorporated by reference (June 17, 2015, *Journal of the Proceedings of the City Council of the City of Chicago*, pages 1810 through 1818.) 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Residential Business Planned Development Number 1283; as amended:

Subarea A:

offices, retail sales, general; eating and drinking establishments (including taverns); personal services; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading; and

Subarea B:

offices, retail sales, general; eating and drinking establishments (including taverns); personal services; sports and recreation participant; residential dwelling units located above the ground floor; accessory uses and accessory off-street parking and loading.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 54,881 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will be subject to the following Neighborhood Opportunity Fund floor area bonus criteria; otherwise more specifically described in Sections 16-14-010, 17-4-1000 and other referenced portions of the Municipal Code of Chicago:

Description	FAR
Base FAR	5.0
Neighborhood Opportunity	1.47
Total FAR	6.47

Neighborhood Opportunity Bonus Calculation:

$$1.47 \times 54,881 = 80,675.07 \text{ square feet}$$

$$80,675.07 \text{ square feet} \times \$29.00 \text{ per square foot} \times 0.80 = \$1,871,661.62 \text{ contribution}$$

The Applicant acknowledges that the project has received a bonus FAR of 1.47, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.47. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3. The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
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, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District, and then to Residential Business Planned Development Number 1283, as amended (P.D.), for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two (2) zones: the Near North Zone and the Near West Zone; the Property is located in the Near North Zone. In the Near North Zone, pursuant to ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), in an off-site location within 2 miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the (second) 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of two-hundred and thirty-six (236) housing units. As a result, the Applicant's affordable housing obligation is forty-seven (47) affordable units (20 percent of 236), consisting of twenty-four (24) First Units and twenty-three (23) Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units in the rental building to be constructed in the Planned Development, and the Additional Units in a location or locations within the Near North Pilot Area to be approved by the Department of Planning and Development ("DPD"), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI at

prices affordable to households at such income level, as determined by rule and approved by the Commissioner. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or with the Commissioner's approval elects to construct or otherwise locate off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement Number 15, including any breach of any 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. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a

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

Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Subarea Map; Subarea B Site Plan/Landscape Plan; North, South, East and West Building Elevations; and Conceptual Plans referred to in these Plan of Development Statements printed on pages 78604 through 78612 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form (AHP) and ARO WEB Form referred to in these Plan of Development Statements read as follows:

Residential Business Planned Development No. 1283, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	78,670 square feet (1.81 acres)
Area in Public Right-of-Way:	23,789 square feet (0.55 acre)
Net Site Area:	54,881 square feet (1.26 acres)
Maximum Floor Area Ratio:	6.47
Subarea A:	5.0
Subarea B:	8.1

Maximum Number of Residential Dwelling Units and Efficiency Units:	311
Subarea A:	75 Units
Subarea B:	236 Units
Minimum Number of Off-Street Parking Spaces to be provided*:	214 accessory parking spaces
Subarea A:	140 accessory parking spaces
Subarea B:	74 accessory parking spaces
Number of Bicycle Parking Spaces to be provided:	100 bicycle parking spaces
Subarea A:	50 bicycle parking spaces
Subarea B:	50 bicycle parking spaces
Number of Off-Street Loading Spaces:	2 loading spaces, each measuring 10 feet by 25 feet
Subarea A:	1 loading space
Subarea B:	1 loading space
Setbacks from Property Lines:	In substantial compliance with the Site Plan
Maximum Building Height:	136 feet (existing) within Subarea A; 220 feet within Subarea B, as measured by the Chicago Zoning Ordinance (241 feet to top of screen wall including rooftop access and the top of the elevator overrun)

* Parking may be shared between subareas.

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2015 ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

DEVELOPMENT INFORMATION

Development Name: 166 N Aberdeen
 Development Address: 166 N Aberdeen
 Zoning Application Number, if applicable: _____ Ward: 27
 If you are working with a Planner at the City, what is his/her name? _____

- Type of City Involvement City Land Planned Development (PD)
check all that apply Financial Assistance Transit Served Location (TSL) project
 Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
 If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
 If ARO units proposed are off-site, required attachments are included (see next page)
 If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

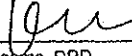
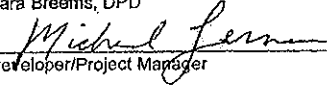
DEVELOPER INFORMATION


Developer Name MCZ Development
 Developer Contact Michael Lerner
 Developer Address 806 N Peoria St, 5th Floor
 Email mlerncr@mczdevelopment.com Developer Phone 773.888.9200
 Attorney Name Nick Ftikas Attorney Phone 312.782.1983

TIMING

Estimated date marketing will begin *September 2019*
 Estimated date of building permit* *November 2018*
 Estimated date ARO units will be complete *December 2019*
 *the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

	<u>4-17-18</u>	<i>but off-site units must be approved by DPD prior to permitting and all final units and square footages must also be approved</i>
Kara Breems, DPD	Date	
	<u>4-11-18</u>	
Developer/Project Manager	Date	


 AFFORDABLE REQUIREMENTS ORDINANCE
 Last updated March 12, 2018

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ARO Web Form

Applicant Contact Information
 Name: Aberdeen Acquisitions II LLC
 Email: mlerner@mczdevelopment.com

Development Information

Address **Submitted Date: 04/11/2018**

Number From: 166 Number To: N/A Direction: N
 Street Name: Aberdeen Postal Code: 60607

Development Name

Are you rezoning to downtown?: Yes
 Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details:
 ARO trigger: Downtown Planned Development
 Total units: 236
 Development type: Rent

Requirements

First ARO Units: 24 Additional ARO Units: 23

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 24 Off-Site: 0
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
 Total Units: 24

APPLICABLE FOR PURIFICATION

Project Name: 166 N Aberdeen
 Zoning Application number, if applicable: [blank]
 Address: 166 N Aberdeen
 Is this a For Sale or Rental Project? Rental
 If a For Sale Project, will you offer ARO units as rentals (Near North only)? [blank]
 Anticipated average gross rent/price? \$3 65/sq/ month
 Total Units in Project: 236
 First Units (10% of total): 24
 Additional Units (20% of total, less number of "First Units"): 23

W1 Plot Units be on-site or off-site? [redacted] If off-site, what is address? [redacted]
 W2 Additional Units be on-site or off-site? [redacted] If off-site, what is address? [redacted]

unit type	market rate			Summary First ARO Units			Additional ARO Units				
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable v. market square footage*	how many?	% of total	avg. square footage	affordable v. market square footage*
studio	80	42%	515	8	36%	496	93%	tbd			
one-bed	82	43%	691	9	32%	668	97%				
two-bed	50	26%	1,026	8	25%	1,005	98%				

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

If this is a for-sale project, please submit a current appraisal or CMA for the market rate units in the development.
 *First 10% of units, if off-site ARO units, must remain within two miles of Project and within Plot area, and/or in Higher Income or Downtown ARO Zone. Additional 10% of ARO units (Near North Zone) or 5% of ARO units (Near West Zone) may be built anywhere within Plot area only.
 **If receiving TIF funding, all units must be on-site. Rental developers can meet entire obligation by building for-sale units.

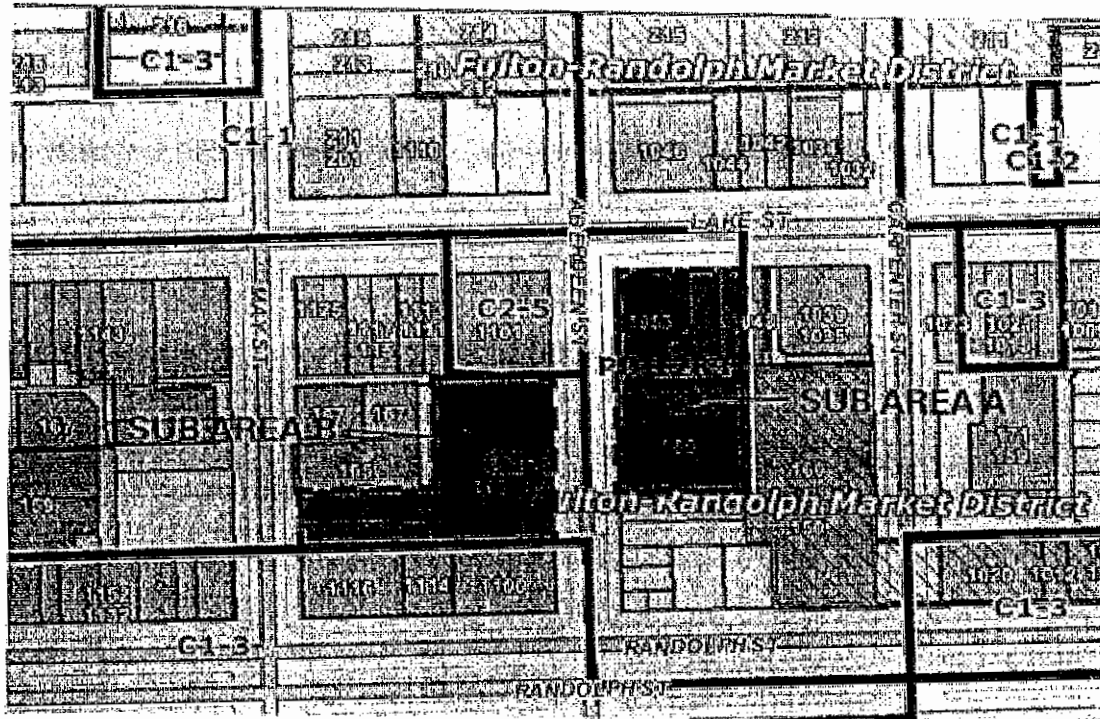
	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	Not included	Not included	
Laundry	In Unit	In Unit	
Appliances			
Refrigerator	TBD	TBD - Comparable to market	
age/EnergyStar/make/model/color	TBD	TBD - Comparable to market	
Dishwasher	TBD	TBD - Comparable to market	
age/EnergyStar/make/model/color	TBD	TBD - Comparable to market	
Stove/Oven	TBD	TBD - Comparable to market	
age/EnergyStar/make/model/color	TBD	TBD - Comparable to market	
Microwave	TBD	TBD - Comparable to market	
age/EnergyStar/make/model/color	TBD	TBD - Comparable to market	
Bathroom(s)	1 per studio/1 per 1 bed/2 per 2 bed	1 per studio/1 per 1 bed/2 per 2 bed	
how many?			
Hot bath? Full bath?			
Kitchen countertop material	TBD	TBD - Comparable to market	
Flooring material	TBD	TBD - Comparable to market	
HVAC	TBD	TBD - Comparable to market	
Other			

5/25/2018

REPORTS OF COMMITTEES

78603

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EXISTING ZONING MAP

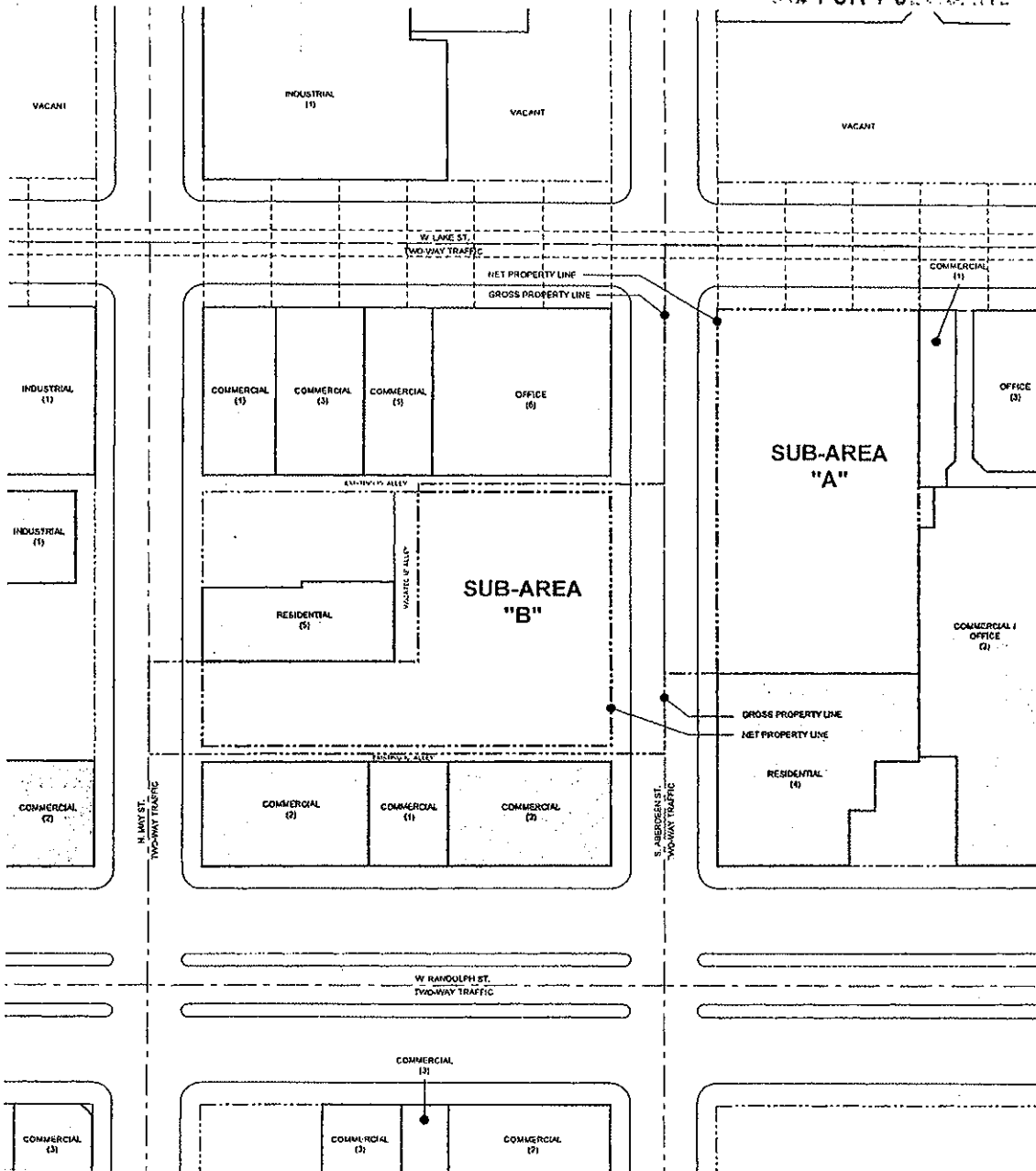


Applicant: Aberdeen Acquisitions II, LLC
 Address: 166-171 N. Aberdeen

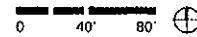
Introduced: May 24, 2017
 Plan Commission: April 19, 2018



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EXISTING LAND USE MAP

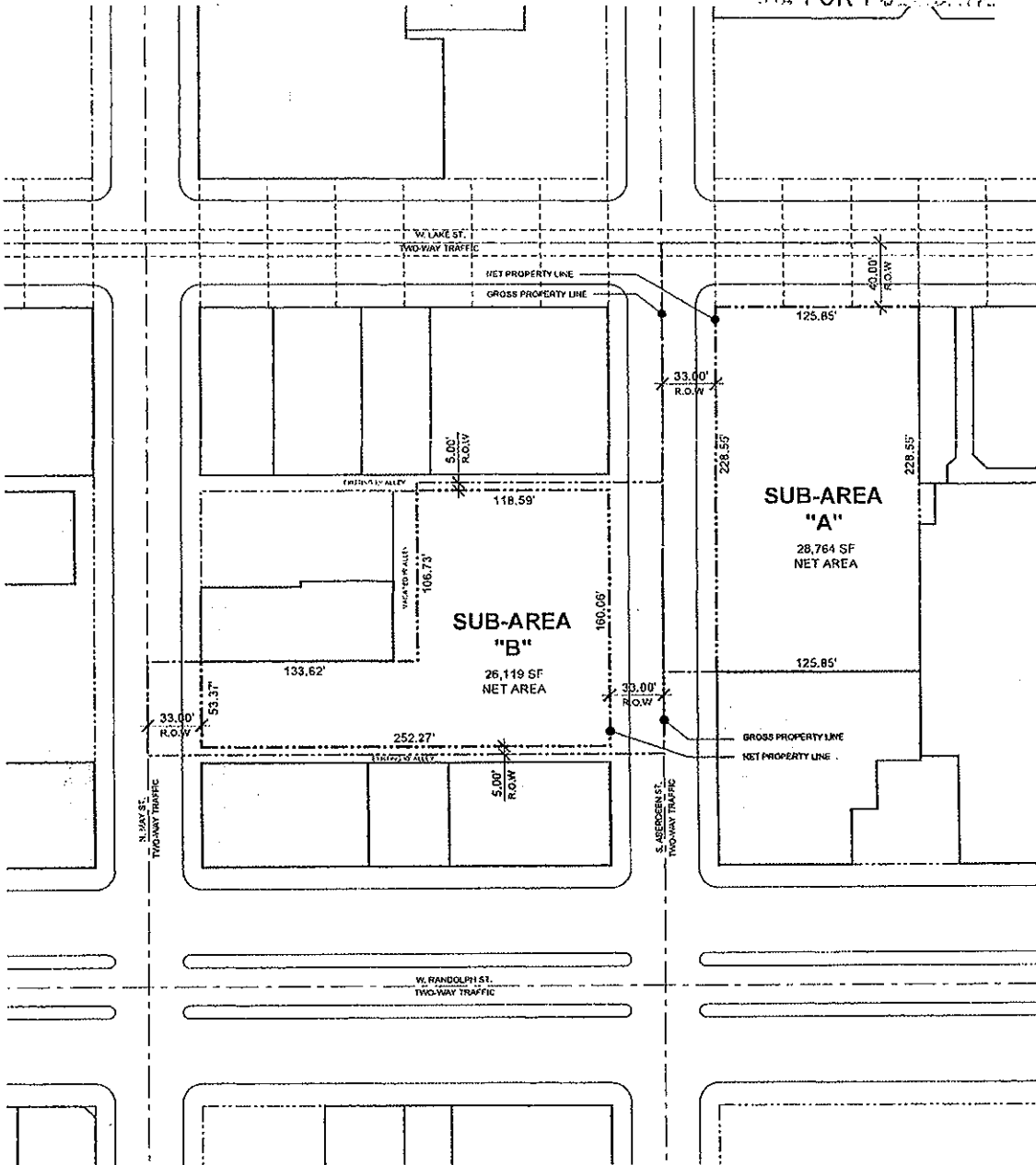


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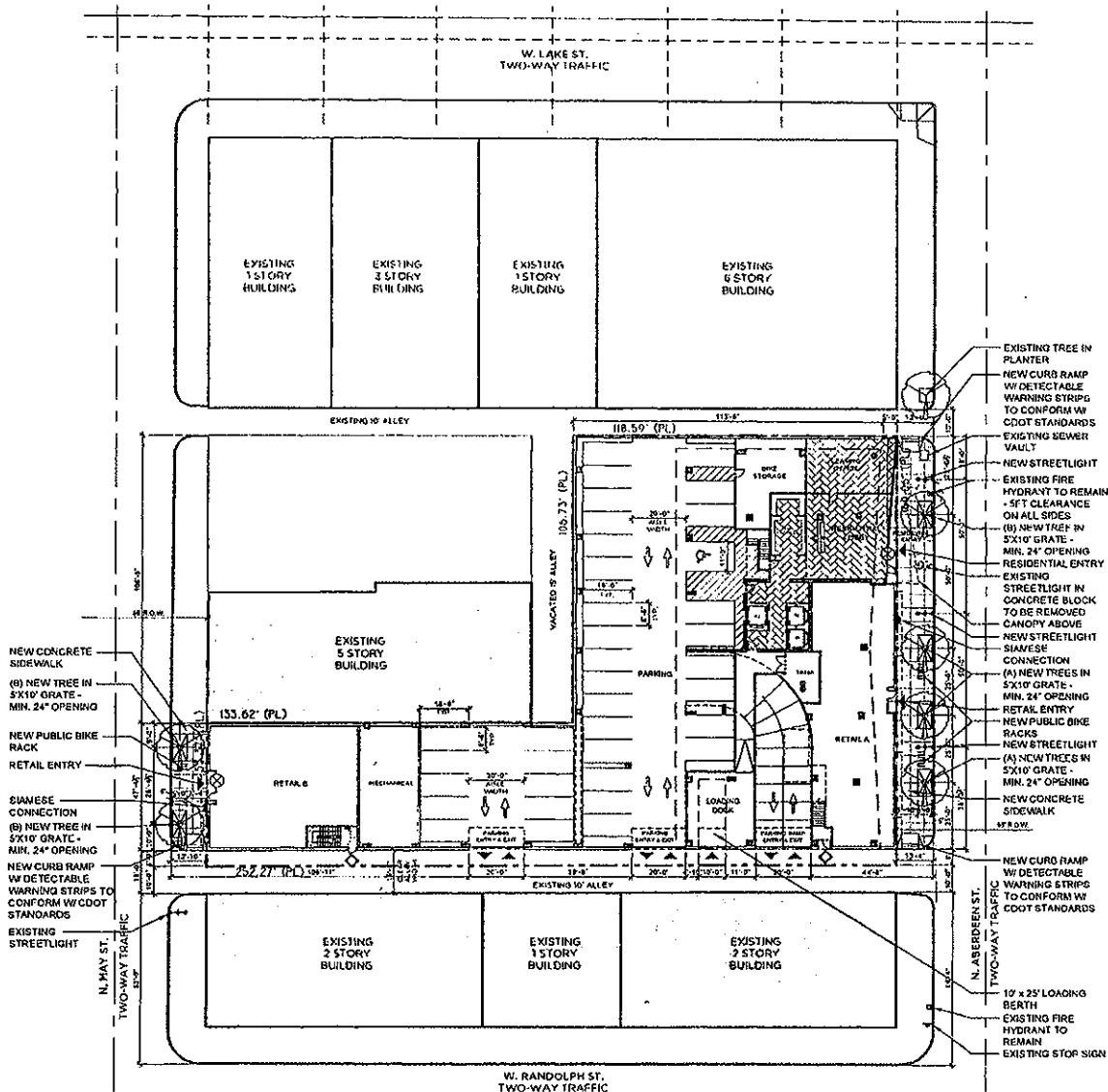
PLANNED DEVELOPMENT BOUNDARY & SUBAREA MAP

Applicant: Aberdeen Acquisitions II, LLC
Address: 166-171 N. Aberdeen

Introduced: May 24, 2017
Plan Commission: April 19, 2018

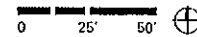


DRAWING FOR PUBLICATION



PARKWAY TREES							
MARK	UNIT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
(A)	EACH	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4" CALIPER, B&B	AS SHOWN	STRAIGHT TRUNK & MATCHING HEADS
(B)	EACH	3	QUERCUS ROBUR	ENGLISH OAK	4" CALIPER, B&B	AS SHOWN	HIGH BRANCH, STRAIGHT TRUNK & MATCHING HEADS

SUB AREA "B"
SITE PLAN / LANDSCAPE PLAN



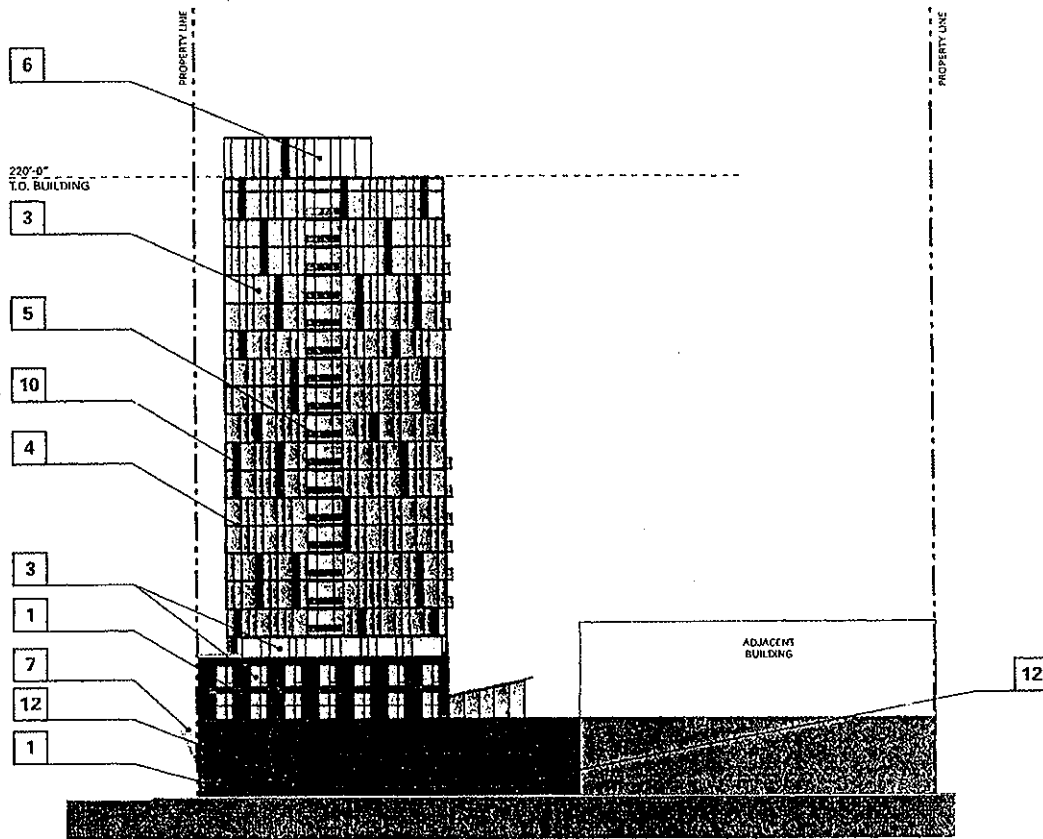
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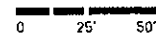


FINAL FOR PUBLICATION

- 1 FACE VENEER BRICK
- 2 ALUMINUM AND GLASS STOREFRONT SYSTEM
- 3 ALUMINUM FRAME WINDOW SYSTEM AND INSULATED GLASS VISION GLAZING W/ MINIMAL SPANDREL GLASS
- 4 INSULATED EXTRUDED SLAB EDGE COVER
- 5 METAL MESH BALCONY RAILING
- 6 CORRUGATED METAL CLAD SCREENWALL - VENTED OR PERFORATED AS REQ'D
- 7 METAL CANOPY AT LOBBY ENTRANCE
- 8 GARAGE ENTRY/EXIT OVERHEAD DOOR
- 9 LOADING DOCK OVERHEAD DOOR
- 10 PAINTED ARCHITECTURAL METAL PANEL - SIMULATED CORTEN FINISH
- 11 GLASS BALCONY RAILING
- 12 JUMBO BRICK - ALLEY ELEVATIONS ONLY



NORTH ELEVATION



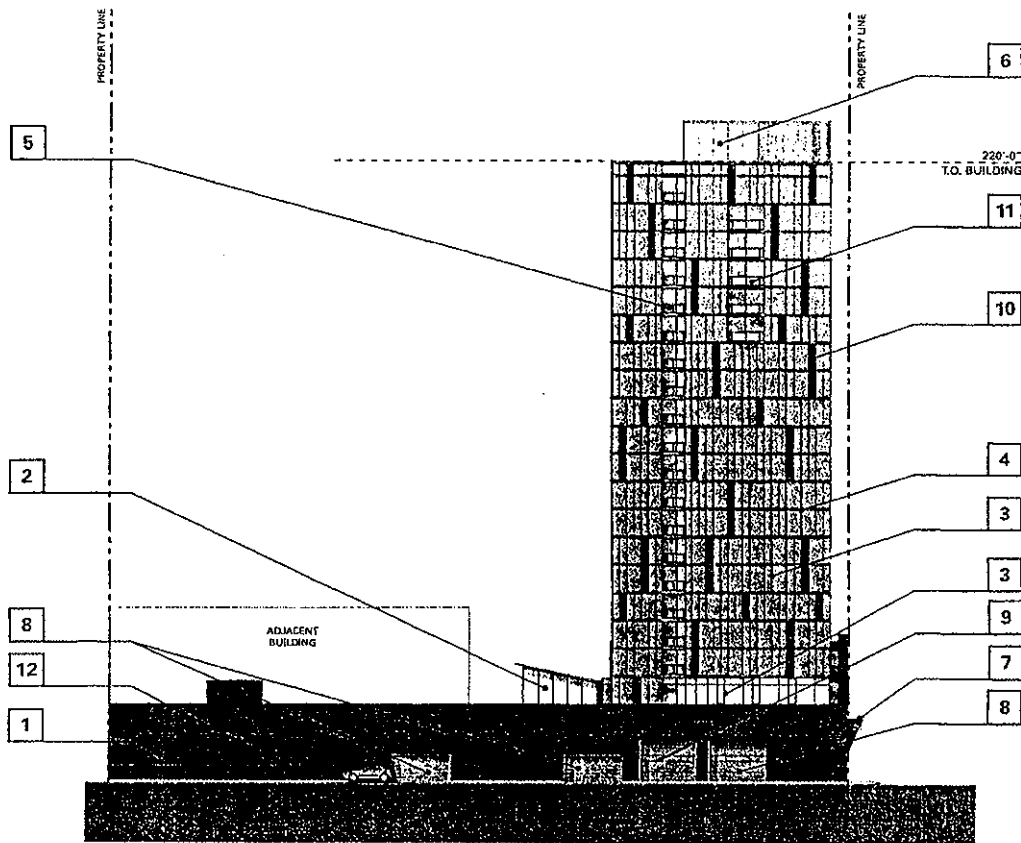
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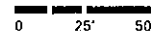


NOT FOR PUBLICATION

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SOUTH ELEVATION



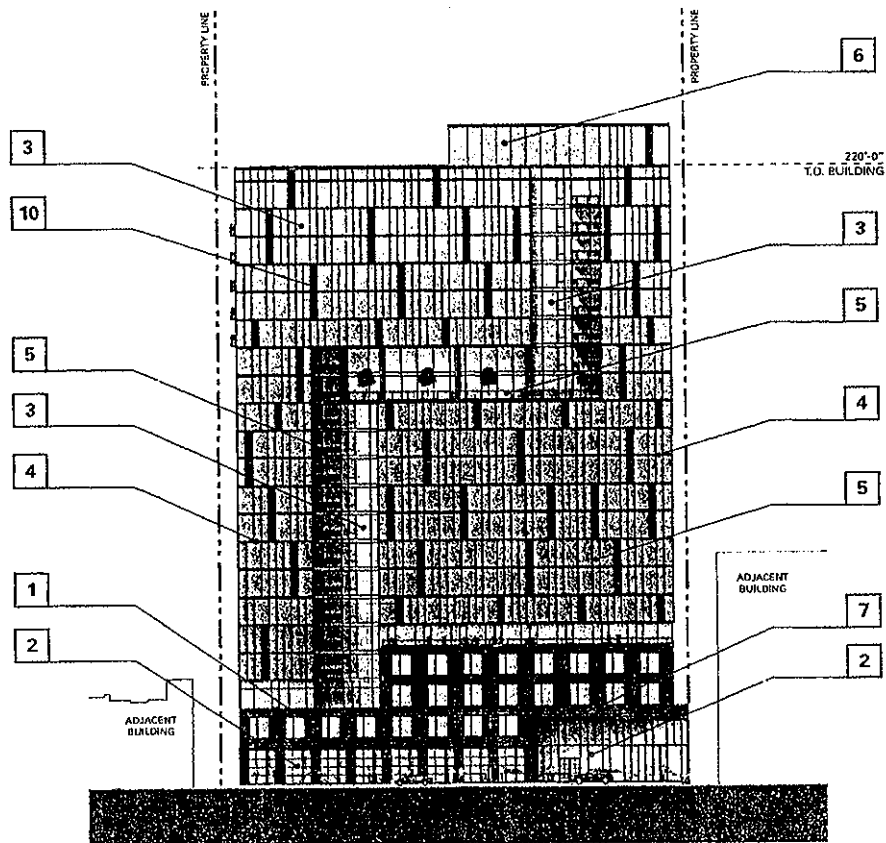
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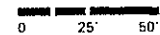


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EAST ELEVATION



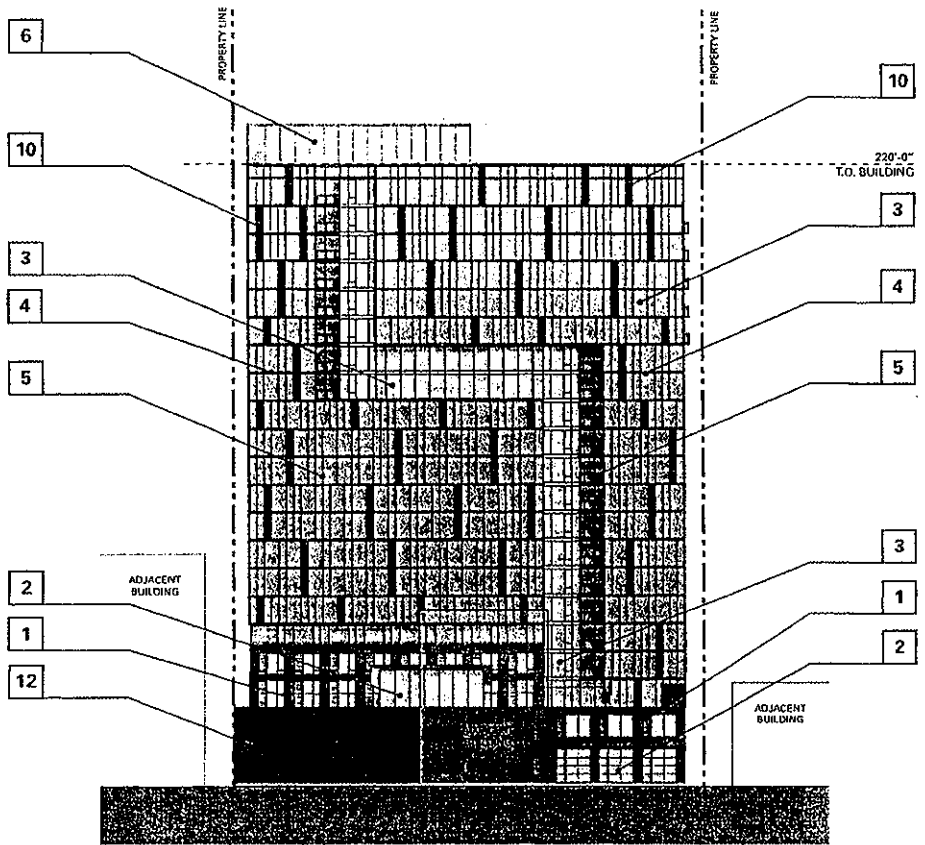
Applicant: Aberdeen Acquisitions II, LLC
 Address: 166-171 N. Aberdeen

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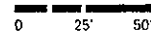


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WEST ELEVATION

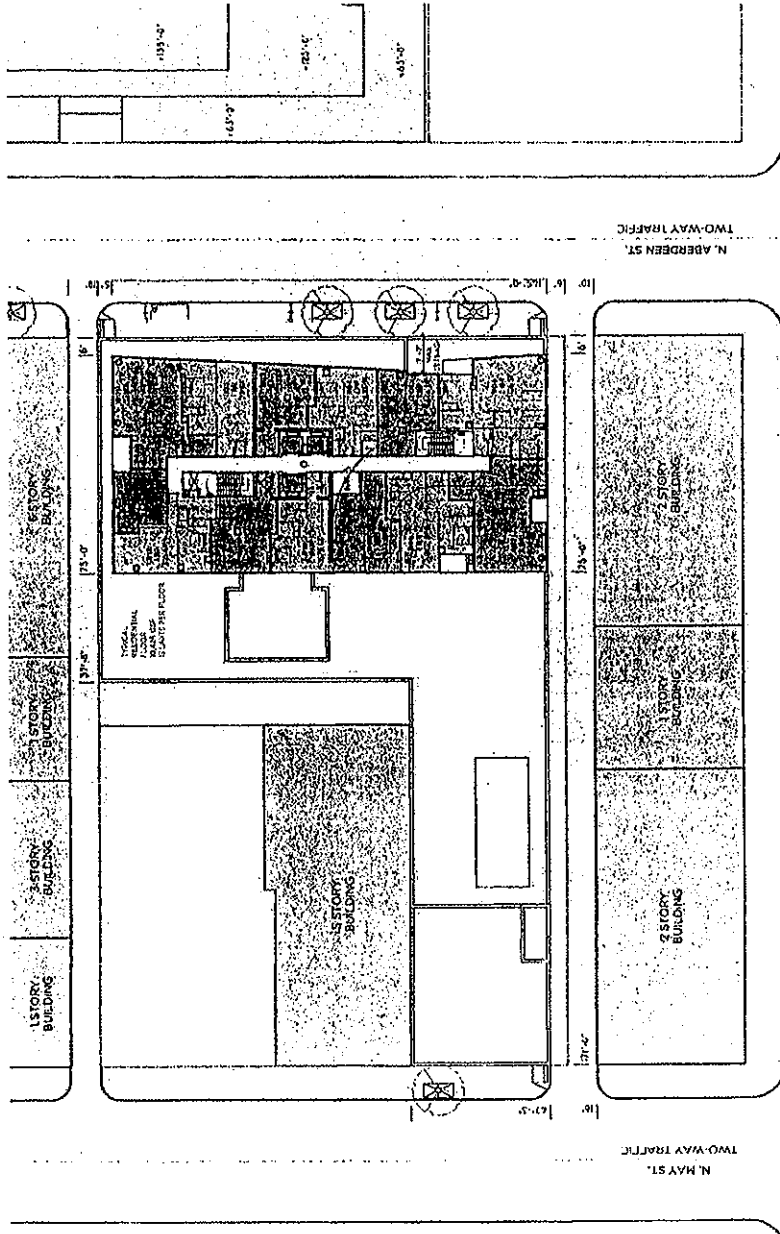


Applicant: Aberdeen Acquisitions II, LLC
 Address: 166-171 N. Aberdeen

Introduced: May 24, 2017
 Plan Commission: April 19, 2018



... FOR PUBLICATION



04-12-2018

Conceptual Plans
186 N. Aberdeen
Chicago, IL

SCE
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18274

On motion of Alderman Solis, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, Silverstein -- 46.

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18274)
(Common Address: 1051 -- 1055 W. Lake St. And 167 N. Aberdeen St.)
[SO2015-58]

RBPD 1283

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; a line 125.85 feet east of and parallel to North Aberdeen Street; a line 228.55 feet south of and parallel to West Lake Street; and North Aberdeen Street,

to those of a C1-5 Neighborhood Commercial 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 C1-5 Neighborhood Commercial District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1283 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-Business Planned Development No. 1283.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1283 (the "Planned Development") consists of approximately twenty-eight thousand seven hundred sixty-four (28,764) square feet (plus or minus point sixty-six (0.66) acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, "Lake Acquisitions LLC".
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 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, assignees or grantees and approval by the City Council. 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 by 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.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 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.

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site/Landscape Plan; Green Roof Plan; Typical Parking Floor; North Building Elevation; South Building Elevation; East Building Elevation; and West Building Elevation prepared by Hartshorne Plunkard and Associates and dated May 21, 2015 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Residential-Business Planned Development: offices; retail sales, general; eating and drinking establishments (restaurants and taverns); dwelling units located above the ground floor; accessory uses and accessory off-street parking and off-street loading.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. 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 floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using Net Site Area of 28,764 square feet or (0.66 acre of land area).
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 Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
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 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles Promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that code.
14. The applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by the DPD. The proposed building shall provide a vegetated ("green") roof totaling a minimum of 50 percent of the net roof area or 13,000 square feet and obtain a LEED certification.
15. The applicant acknowledges and agrees that the rezoning of the Property from C1-2 Neighborhood Commercial District to a C1-5 Neighborhood Commercial District for construction of this Planned Development triggers the requirement 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 six 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"), and make a cash payment of \$200,000 dollars to the Affordable Housing Opportunity Fund ("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 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, and/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 Planning and Development (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 Council, without amending the Planned Development.

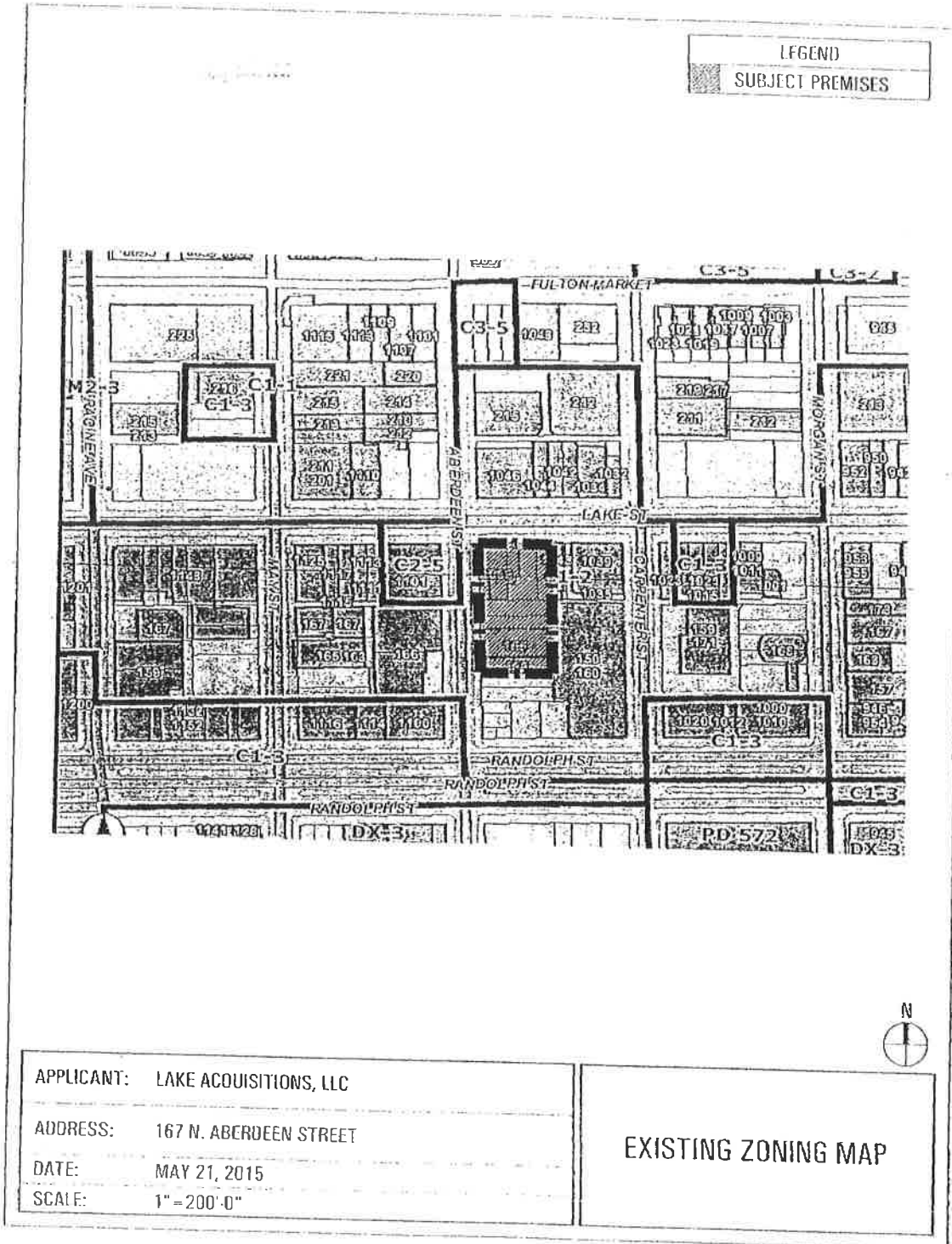
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a C1-5 Neighborhood Commercial District which was the underlying zoning that formed the basis of this Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site Plan/Landscape Plan; Typical Parking Plan; Green Roof Plan; North, South, East and West Building Elevations; and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements printed on pages 1807 through 1818 of this *Journal*.]

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

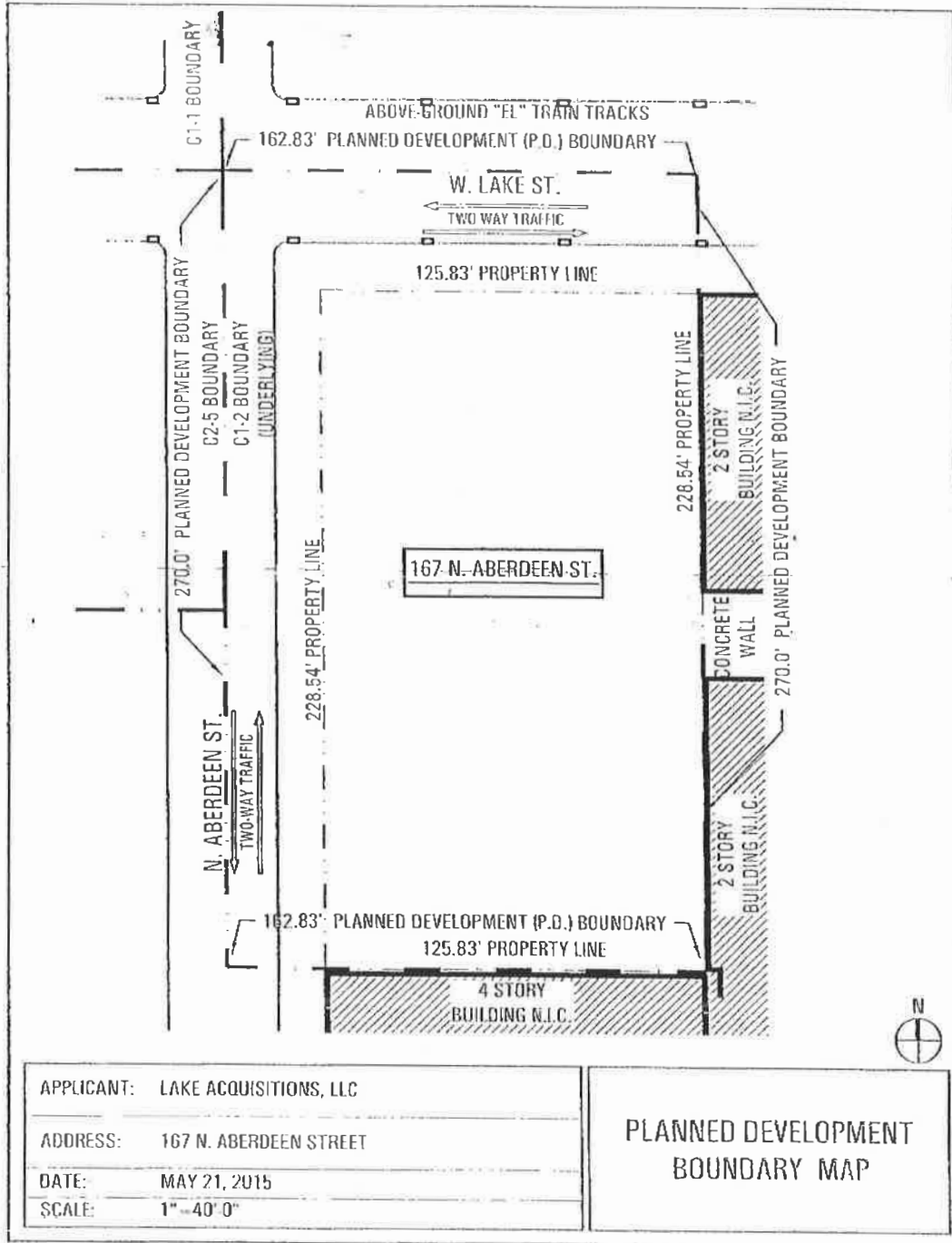
*Residential-Business Planned Development No. 1283.**~~Bulk~~ Regulations And Data Table.*

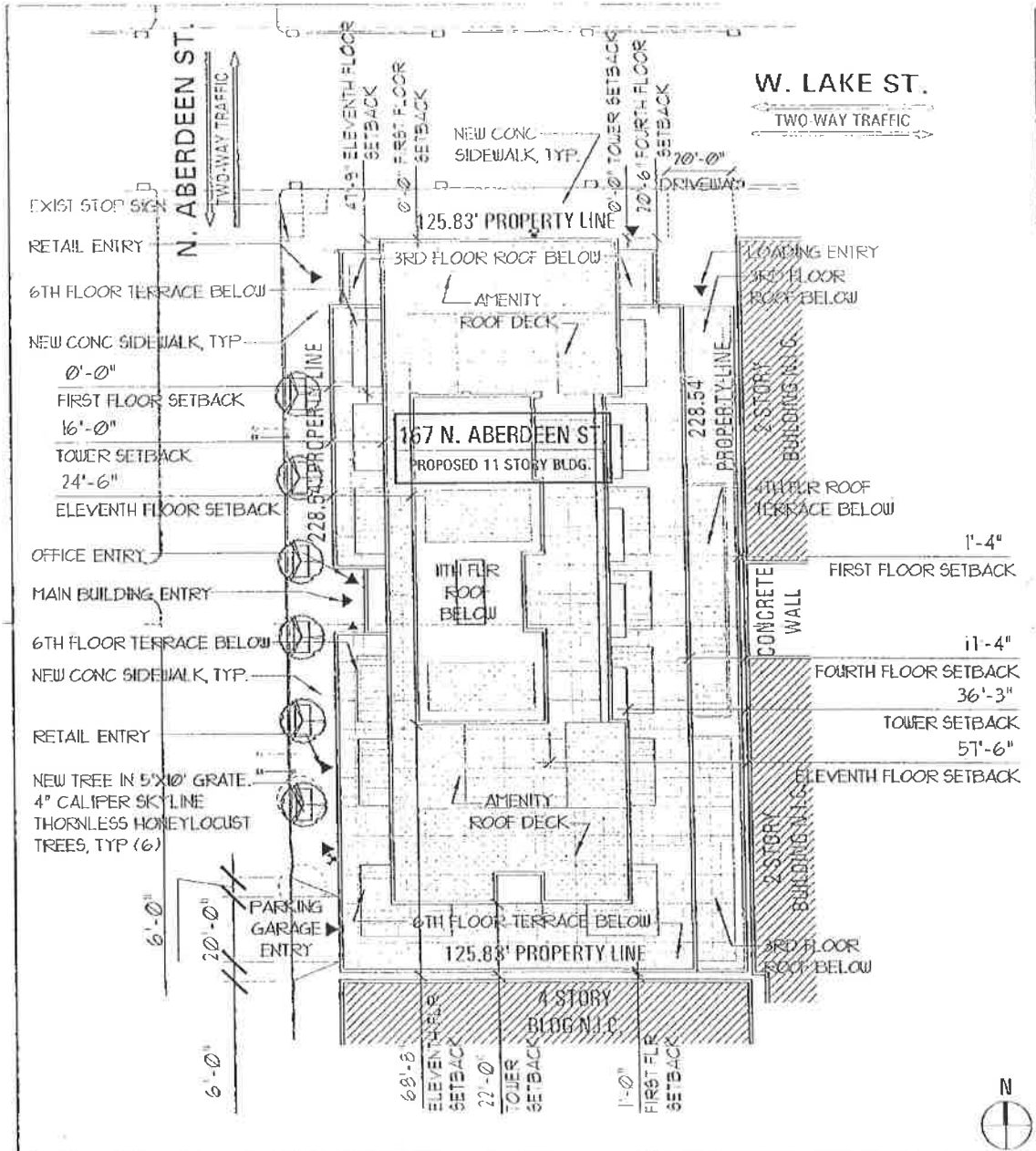
Gross Site Area:	42,670 square feet (0.98 acre)
Area in Public Right-of-Way:	13,906 square feet (0.32 acre)
Net Site Area:	28,764 square feet (0.66 acre)
Permitted Floor Area Ratio:	5.0
Maximum Number of Residential (both dwelling and efficiency) Units:	75 units
Minimum Number of Off-Street Parking Spaces to be Provided (All parking provided is accessory):	140 total parking spaces 65 parking spaces (non-residential) 75 parking spaces (residential)
Minimum Number of Bicycle Parking Spaces:	50 bicycle spaces
Minimum Off-Street Loading Spaces:	One (1) space at 10 feet by 25 feet
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	136 feet as measured by the Chicago Zoning Ordinance



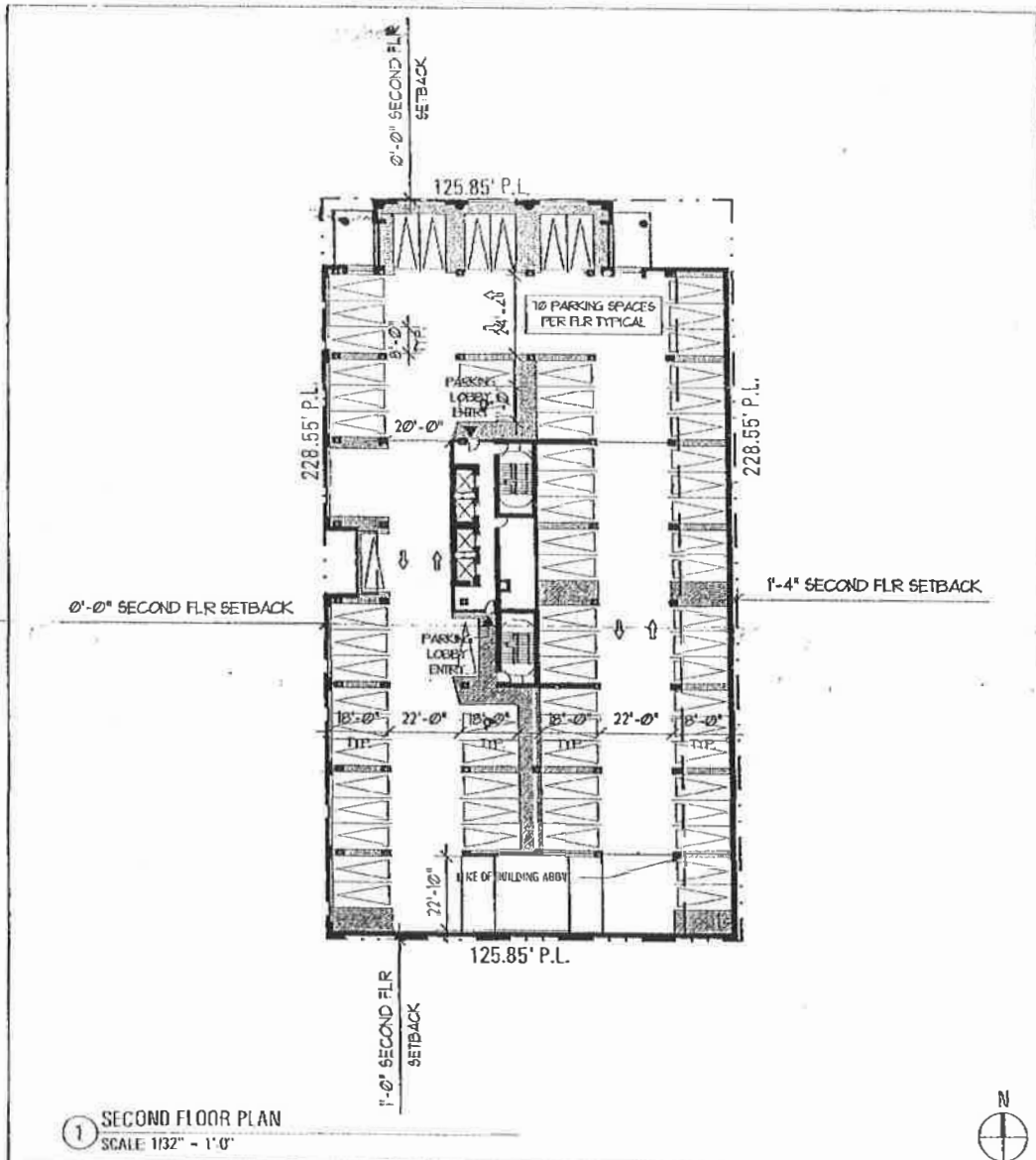
APPLICANT: LAKE ACQUISITIONS, LLC
ADDRESS: 167 N. ABERDEEN STREET
DATE: MAY 21, 2015
SCALE: 1" = 200' 0"

EXISTING ZONING MAP





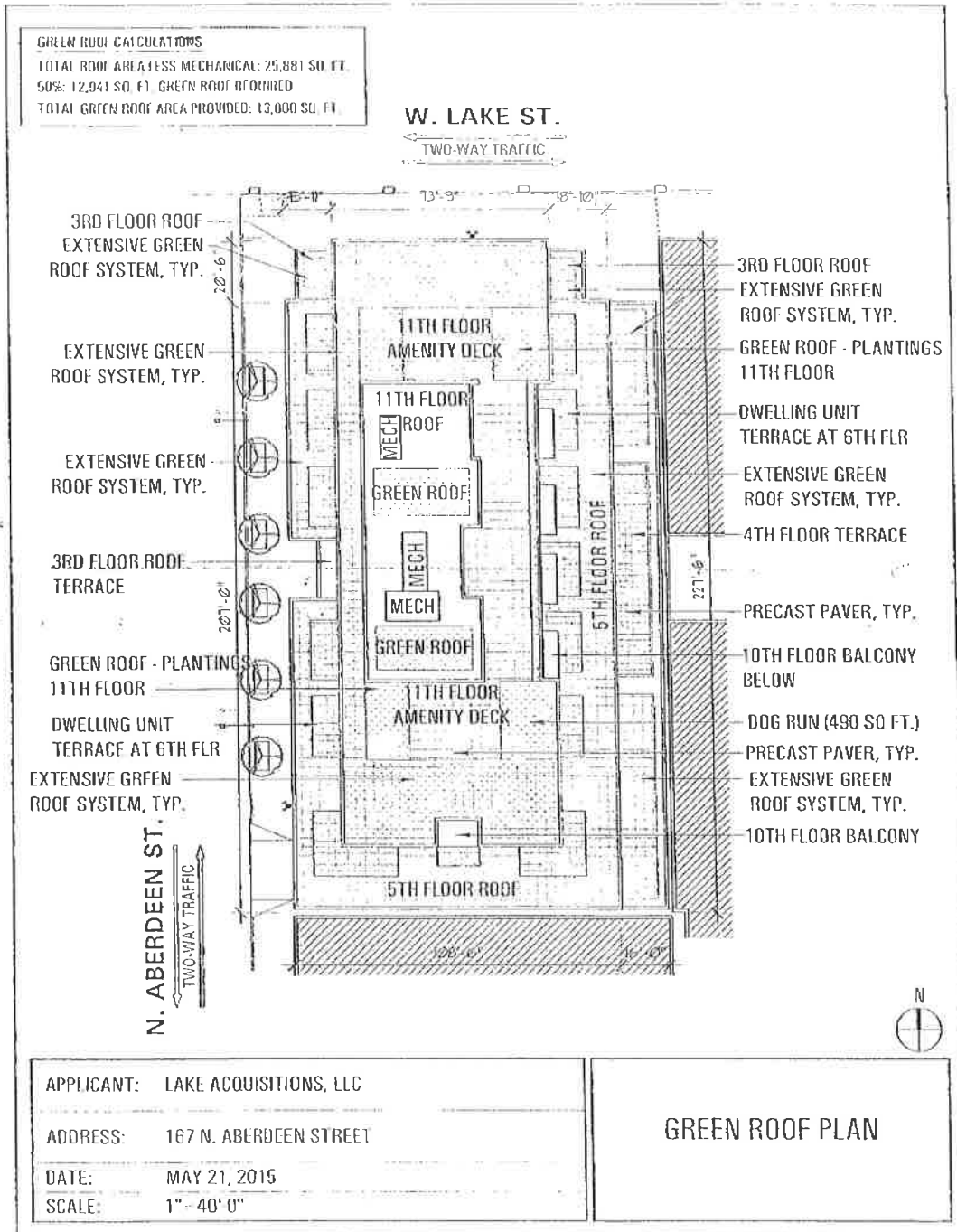
APPLICANT:	LAKE ACQUISITIONS, LLC	SITE PLAN / LANDSCAPE PLAN
ADDRESS:	167 N. ABERDEEN STREET	
DATE:	MAY 21, 2015	
SCALE:	1" = 40'-0"	

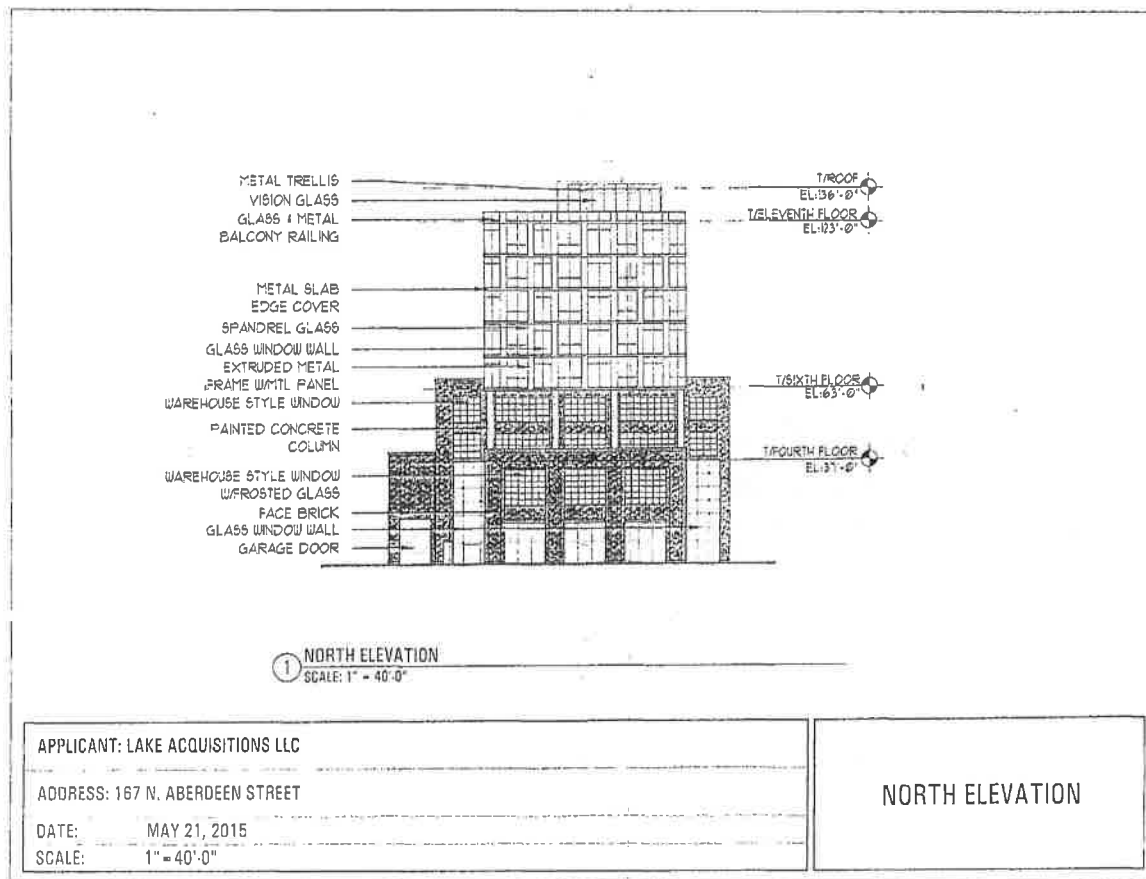


1 SECOND FLOOR PLAN
 SCALE: 1/32" = 1'-0"

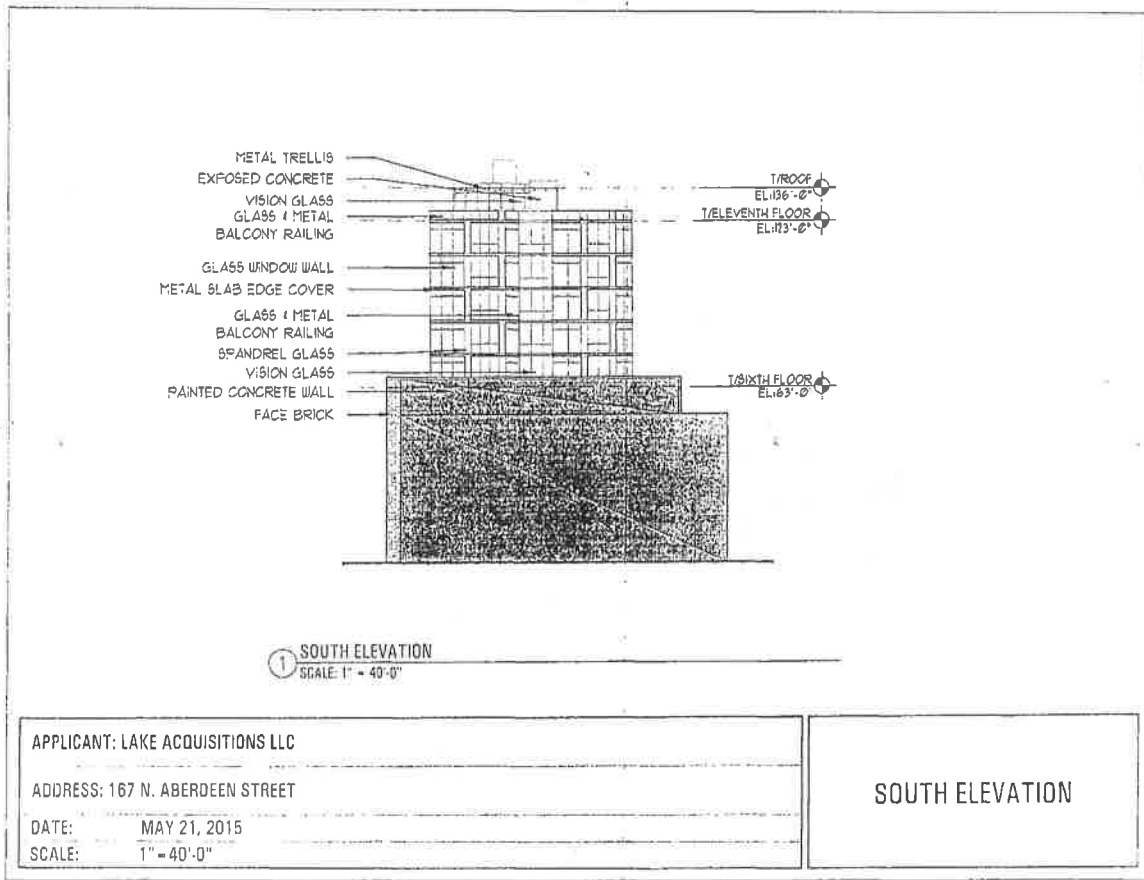
APPLICANT:	LAKE ACQUISITIONS, LLC
ADDRESS:	167 N. ABERDEEN STREET
DATE:	MAY 21, 2015
SCALE:	1" = 40'-0"

TYP PARKING PLAN





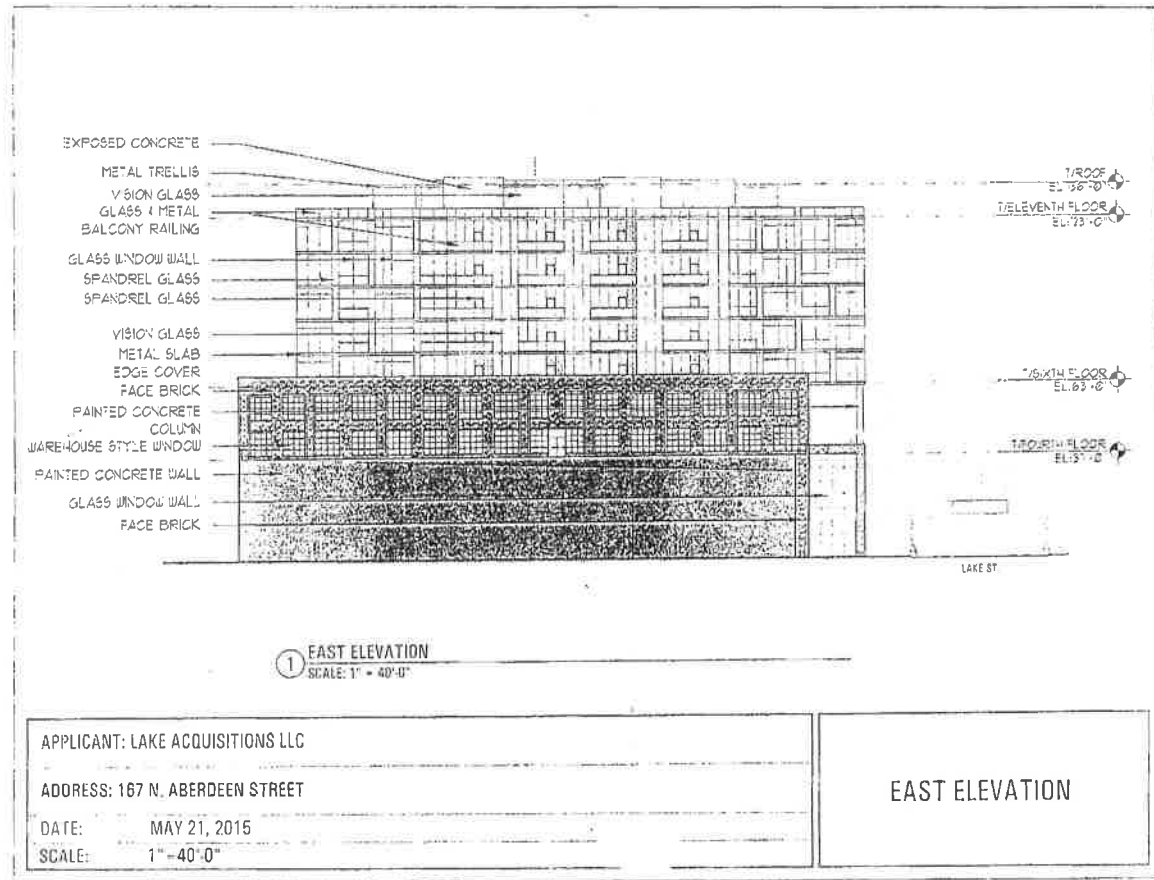
50
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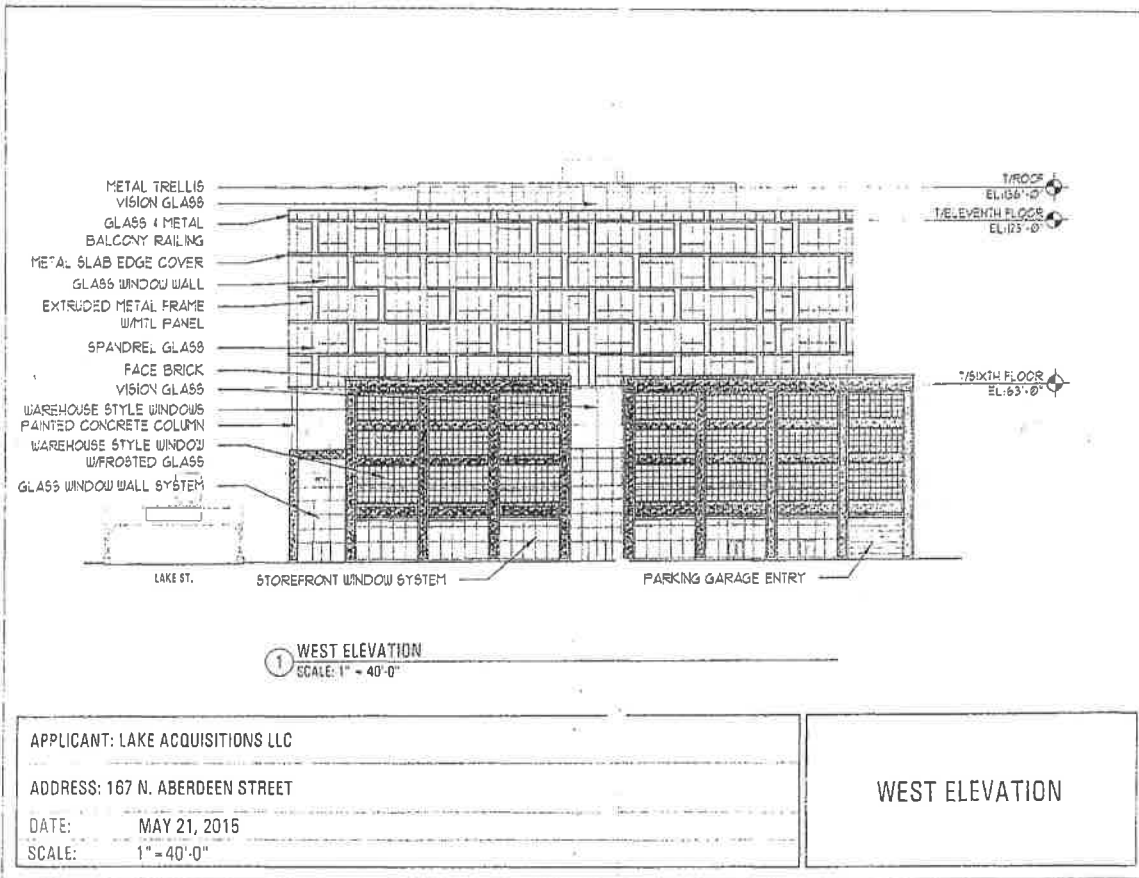


6/17/2015

REPORTS OF COMMITTEES

1815





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: Kara Breems, Department of Planning & 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/dpd

Date: 5/18/15

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 165 N ABERDEEN ST.

Development Address: CHICAGO, IL 60607

Ward: 27th

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

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

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

SECTION 2: DEVELOPER INFORMATION

Developer Name: ANSELSON LAW DEVELOPERS, LLC

Developer Contact (Project Coordinator): TODD WILSON

Developer Address: 1630N BOND ST # C-1 CHICAGO, IL 60607

Email address: _____ May we use email to contact you? Yes No

Telephone Number: THURMAN ENCLOSURE DEVELOPMENT, LLC
(312) 402-6624

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects:	<u>75</u> x 10%* = <u>8.0</u> (always round up)
	Total units / total affordable units required
*20% if TIF assistance is provided	

For Density Bonus projects:	_____ X 25% = _____
	Bonus Square Footage* / Affordable sq. footage required
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).	

b) building details

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

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

Is parking included in the rent for the: affordable units? yes market-rate units? yes
If parking is not included, what is the monthly cost per space? 200-250/MONTH

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

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Studio	3	0	Avg. 701	TBD		60%	
	1BR	2	1	Avg. 737	TBD		60%	
	2BR	1	2	Avg. 1300	TBD		60%	
Market Rate Units	Studio	25	0	Avg. 701	TBD	N/A	N/A	
	1BR	35	1	Avg. 737	TBD	N/A	N/A	
	2BR	15	2	Avg. 1300	TBD	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? At Permit Issuance
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{75}{\text{Number of total units in development}} \times 10\% = \frac{8,600}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{860,000}{\text{Amount owed}}$$

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

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

(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 northwest, Congress on south, Lake Shore Dr on east	\$31
North; Division on north; Chicago River on south/west, Lake Shore Dr. on east	\$43
South; Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West; Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

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

[Signature]
 Kara Breems
 Department of Planning & Development

5/18/15
 Date

[Signature]
 Developer/Project Coordinator

5/18/15
 Date