

PD 1285

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 20, 2019

Katriina S. McGuire
Thompson Coburn LLP
55 E. Monroe St.
36th Floor
Chicago, IL 60603

Re: Minor change request for PD No. 1285, 3401-09 N. Southport Ave.

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1285, ("PD 1285") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1285.

Your client and the owner of all of the property within PD 1285, 3401-09 N. Southport LLC, is seeking a minor change to the proposed four-story mixed-use building to be located at the NE corner of Southport Ave. and Roscoe St. The following modifications are proposed:

- **A decrease in the net site area from 10,289 square feet to 10,278 square feet:** The site abuts CTA property and right-of-way. Shortly before approval of the Planned Development, the CTA contacted the applicant and advised that the legal description of the CTA condemnation was incorrect. At that time, the PD exhibits were revised accordingly. Shortly after the PD was approved in 2015, the CTA filed an additional "Amended Agreed Final Judgement Order" which included a further minor adjustment to the boundary between the subject property and the CTA property. As a result, the net site area measures 10,278 square feet or 11 square feet less than what is reflected in the approved PD.
- **Updated building design:** The approved design is several years old and modifications have been made to improve interior layouts and in response to community concerns. The brick color was changed from red to grey, the recessed balconies at the corner of Southport Ave. and facing Roscoe St. were eliminated, balconies were added in the rear, abutting the CTA property, and limestone details were modified.
- **Roof level revisions:** A roof deck and dog run have been added and as a result, the 50% net green roof has been modified. These modifications are shown on the attached, revised: Site/Roof Plan, 1st Floor Plan, Typical Floor Plan, Green Roof Plan, North, South, East and West Elevations.

With regard to 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1285, 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.

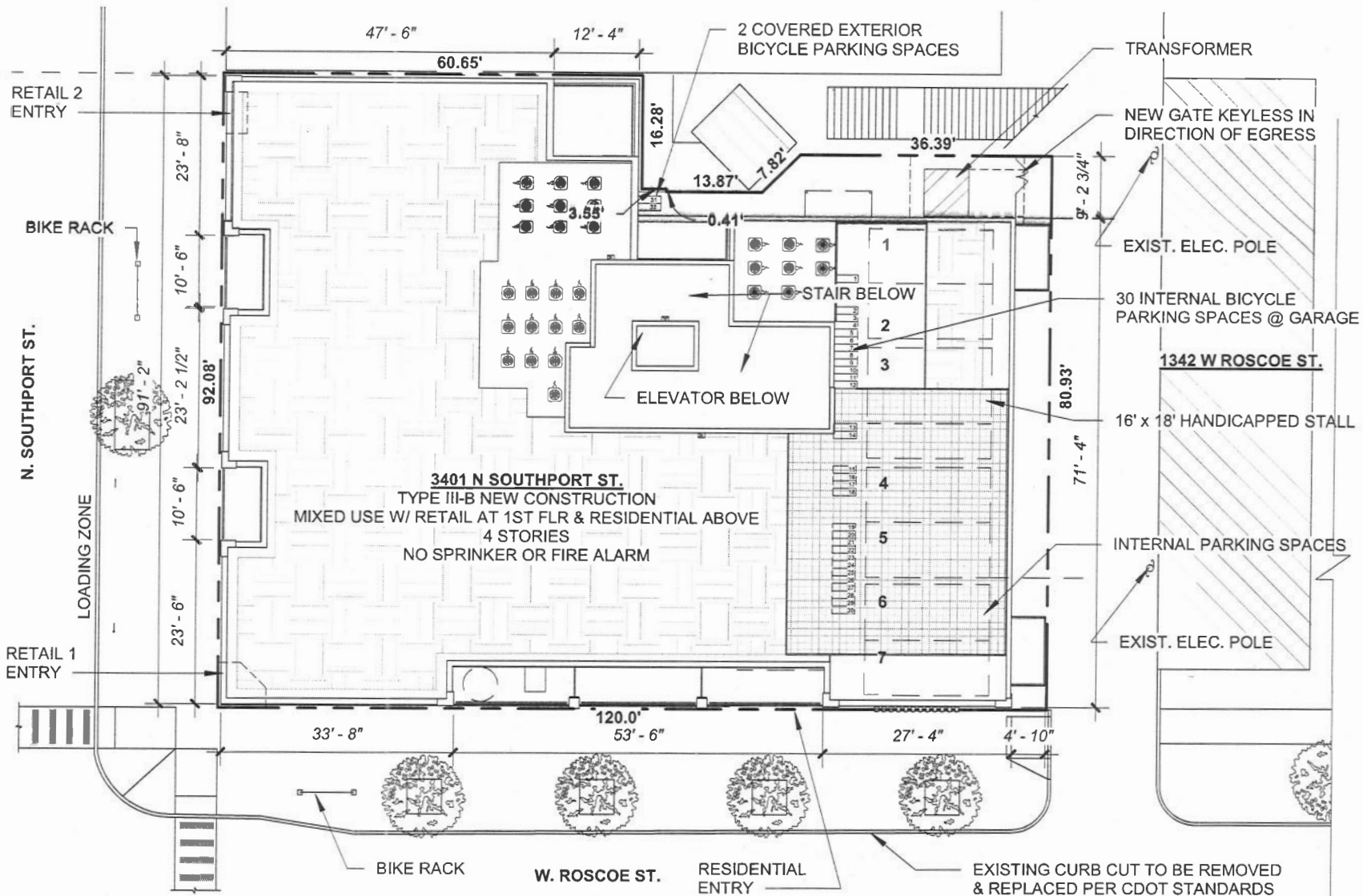
Sincerely,



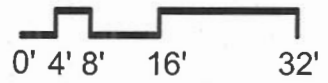
Patrick Murphey
Zoning Administrator

PM:tm

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



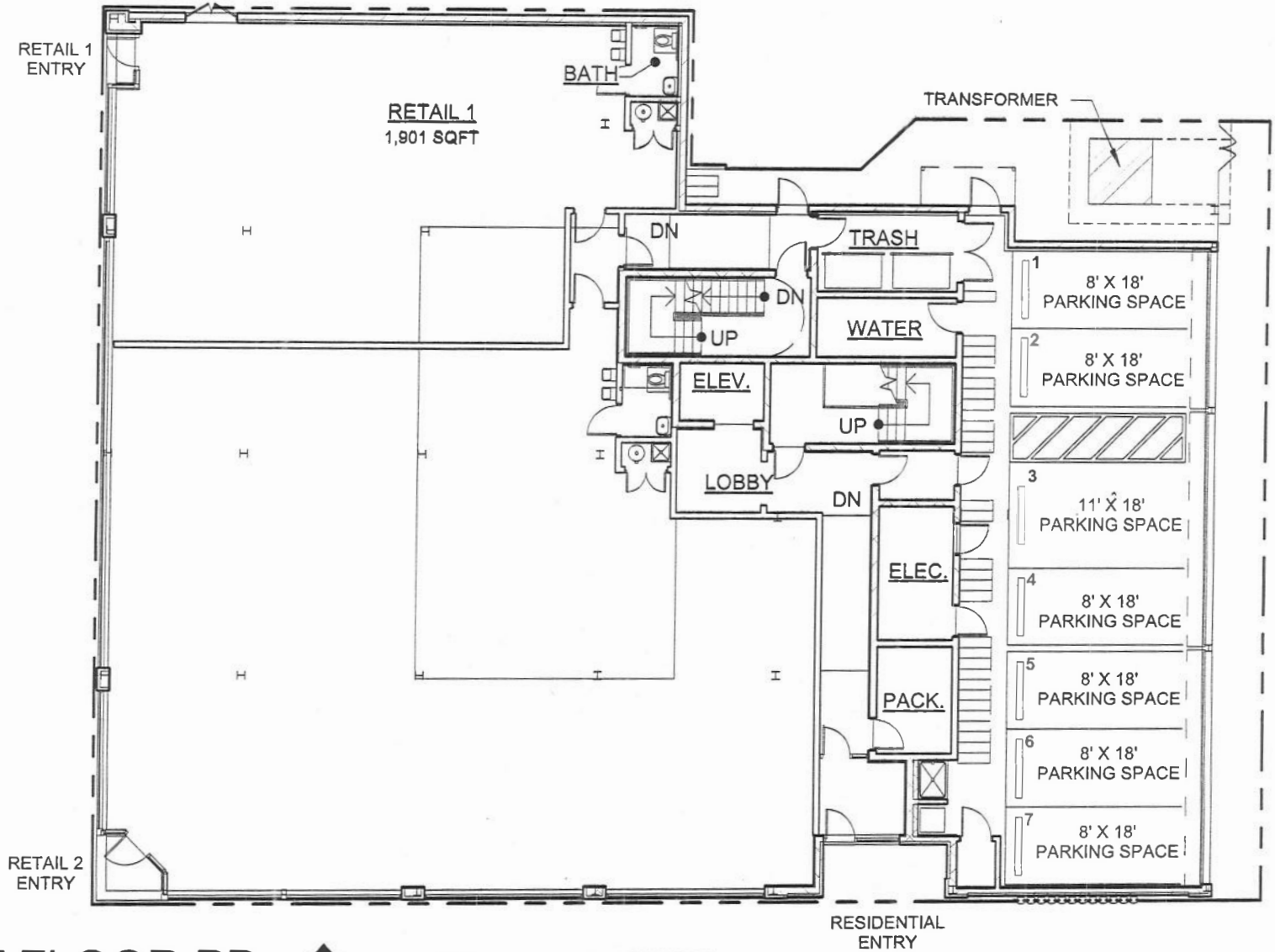
1 SITE / ROOF PLAN PD
 SCALE: 3/64" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

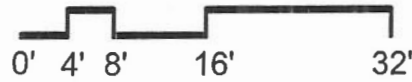
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 2147 N. TALMAN AVE., CHICAGO, IL 60647
 P. 312.429.6444
 E. INFO@SPACEARCHPLAN.COM

VERSION
PD1.2



1 1ST FLOOR PD

SCALE: 1/16" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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VERSION
PD1.4



1 TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"



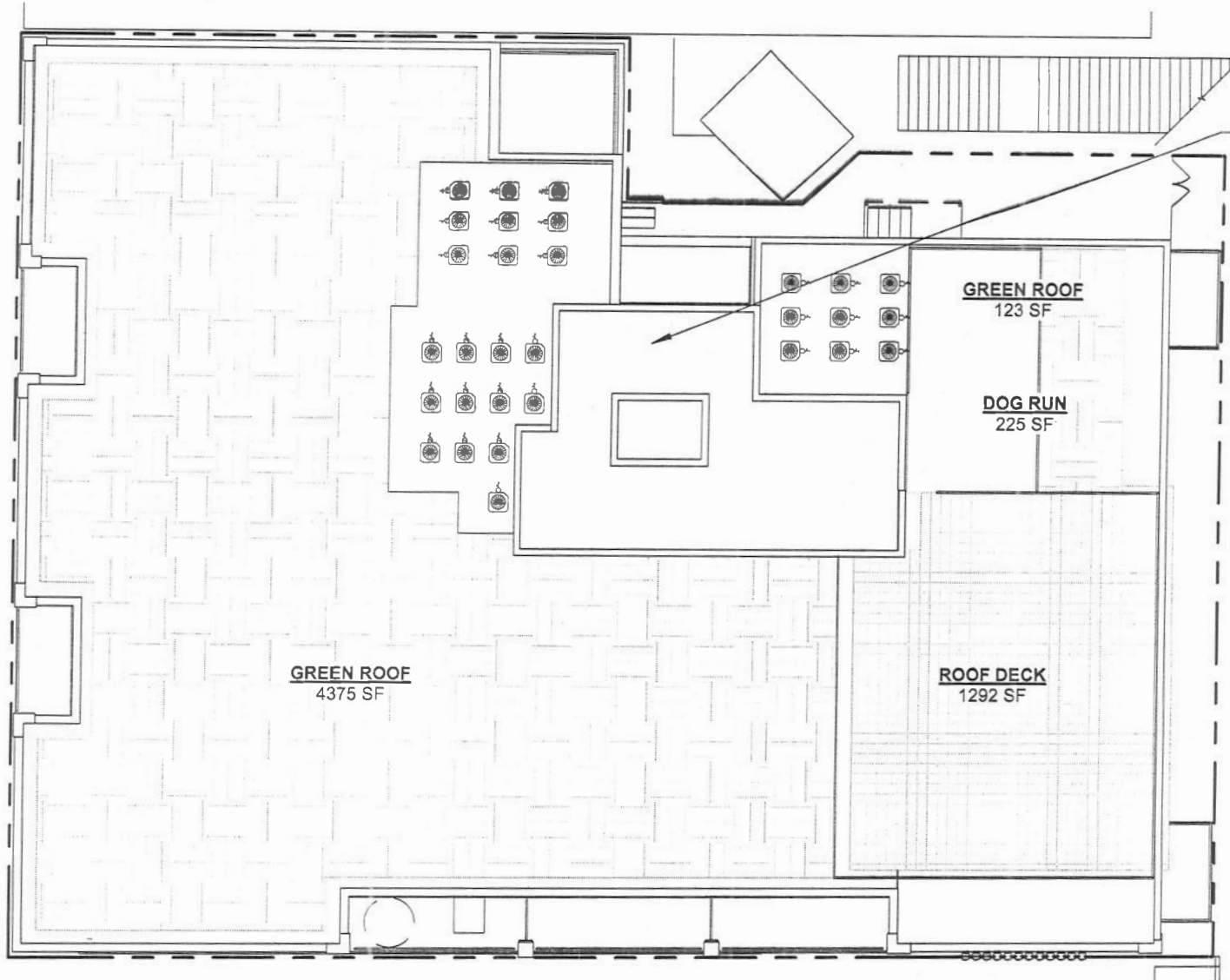
APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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PD1.5

3401 N SOUTHPORT AVE
 TYPE III-B NEW CONSTRUCTION
 MIXED USE W/ RETAIL @ GROUND
 FLOOR & RESIDENTIAL ABOVE
 4 STORIES
 NO SPRINKLER OR FIRE ALARM



GREEN ROOF
4375 SF

GREEN ROOF
123 SF

DOG RUN
225 SF

ROOF DECK
1292 SF

GREEN ROOF CALCULATION

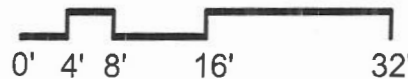
TOTAL ROOF AREA: 8838 SQFT

TOTAL GREEN ROOF AREA:

4375 SQFT + 123 SQFT = 4498 SQFT

4498 SQFT / 8838 SQFT = 50.8%

1 ROOF PD
SCALE: 1/16" = 1'-0"

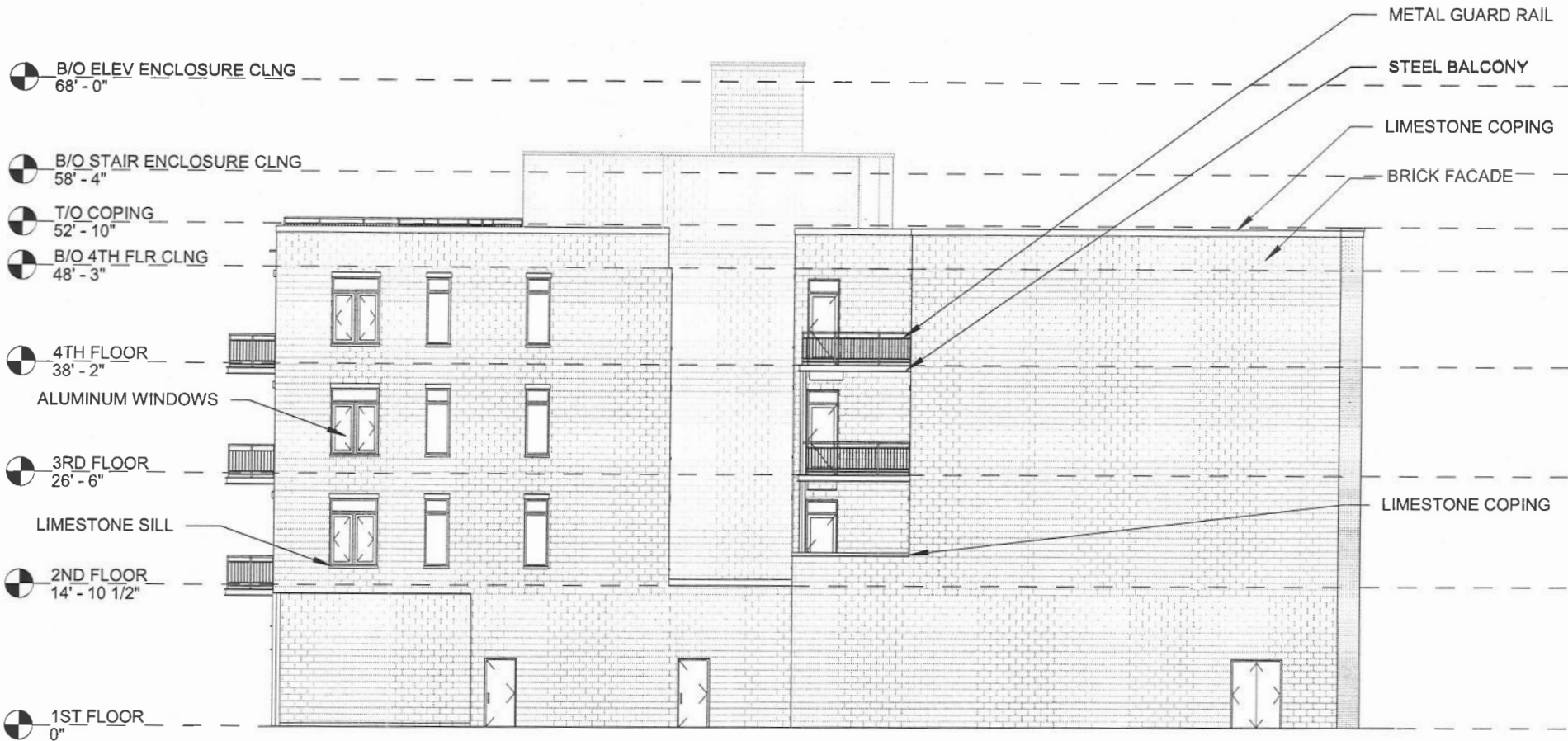


APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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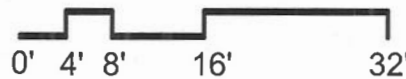
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VERSION
PD1.6



1 NORTH ELEVATION PD

SCALE: 1/16" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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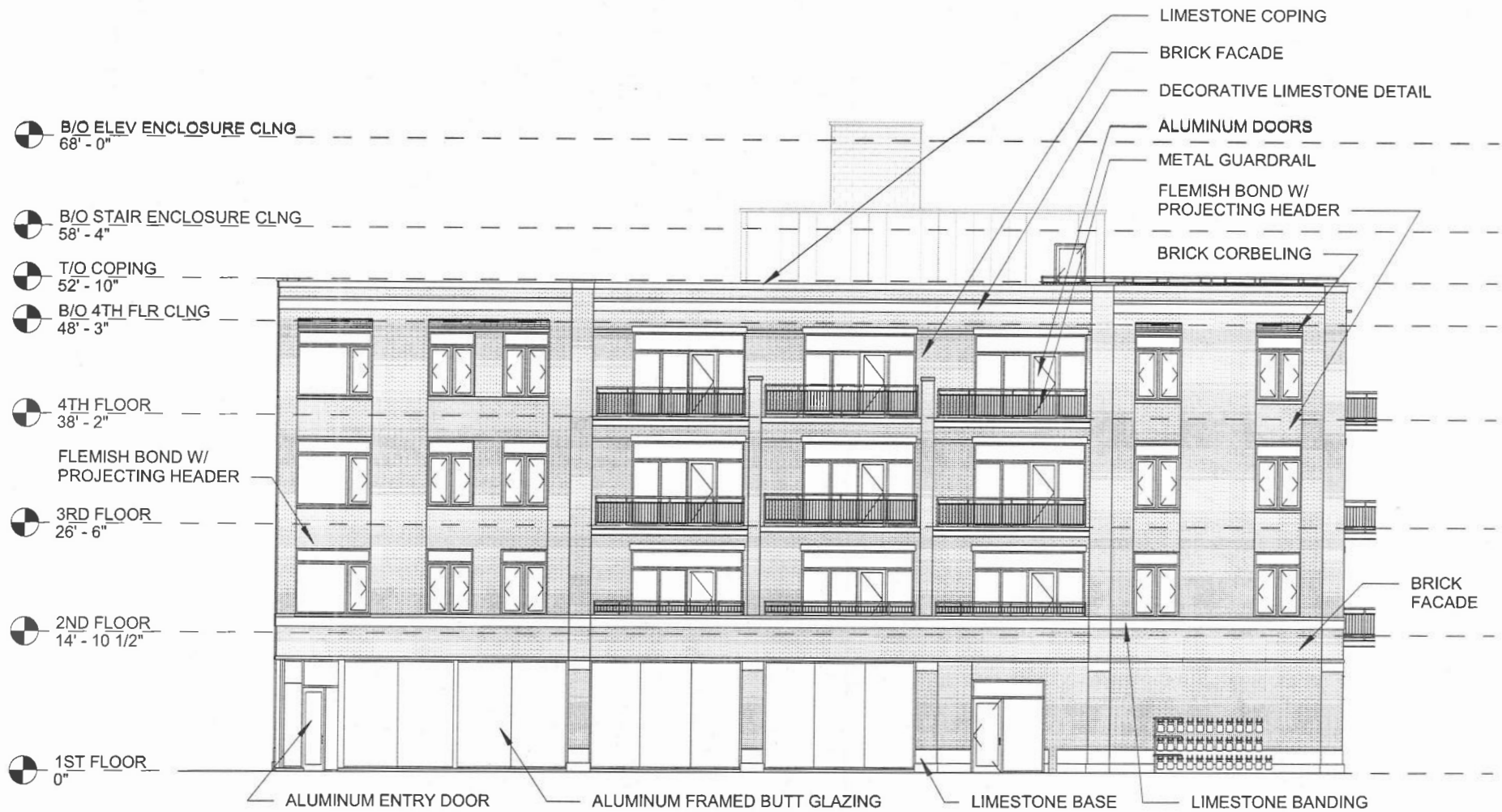
2147 N. TALMAN AVE, CHICAGO, IL 60647

T 312.871.6666

E, INFO@SPACEARCHPLAN.COM

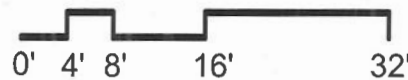
VERSION

PD1.7



1 SOUTH ELEVATION PD

SCALE: 1/16" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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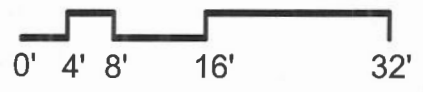
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VERSION
PD1.9



1 EAST ELEVATION PD

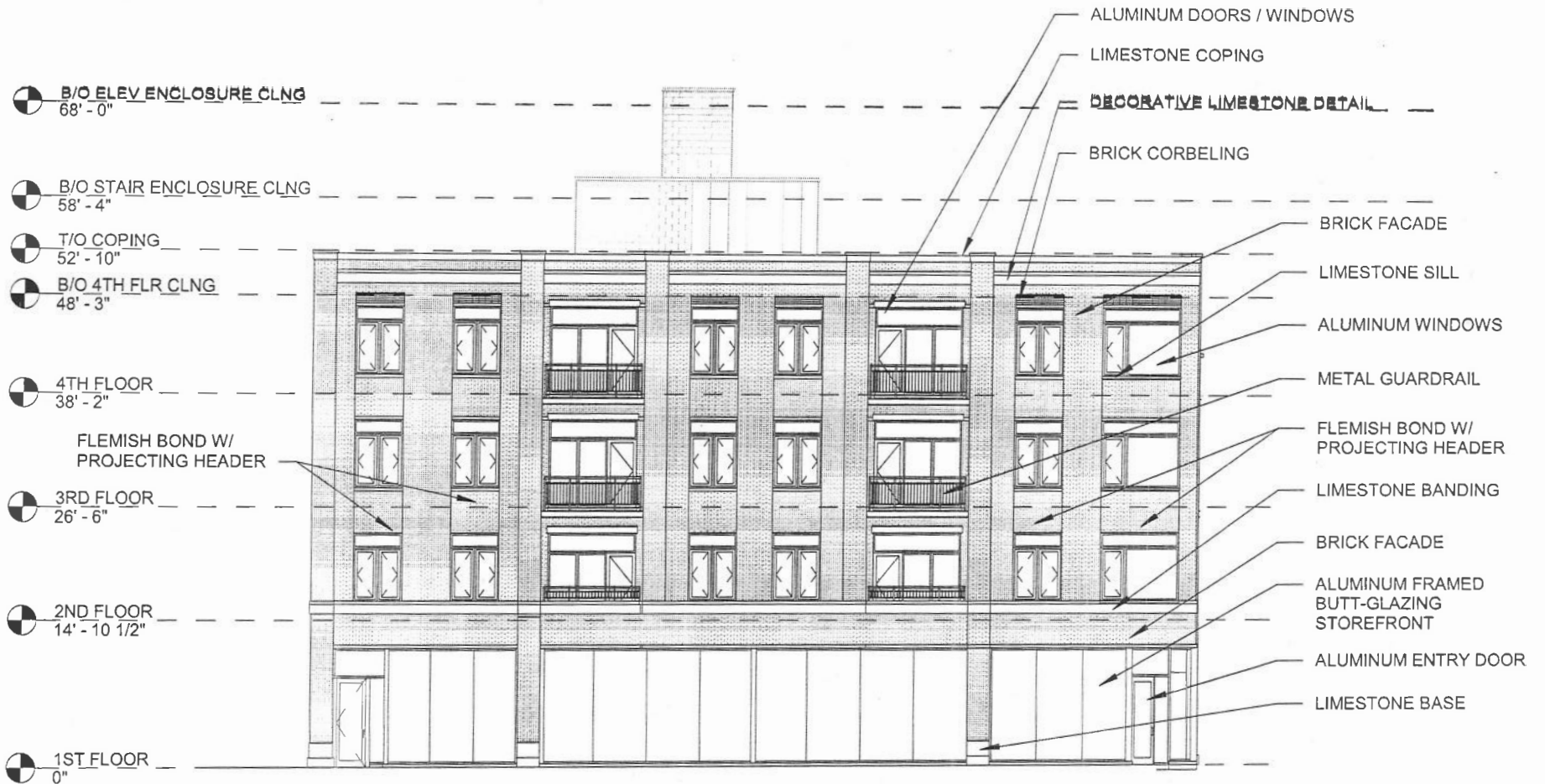
SCALE: 1/16" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

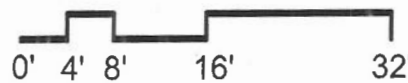
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VERSION
PD1.10



1 WEST ELEVATION PD

SCALE: 1/16" = 1'-0"



APPLICANT: 3401-09 N. SOUTHPORT LLC
 ADDRESS: 3401-09 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

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VERSION
PD1.8

18230

~~SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing the RT4.5 Residential Multi-Unit District designation as shown on Map Number 8-I in the area bounded by:~~

~~a line beginning 132 feet west of the western right-of-way of South Western Avenue extending westward along West 36th Street; a line extending southward along the Chicago Junction Railway Company Line 113.86 feet; a line parallel to West 36th Street extending eastward 359.75 feet; and a line extending north to West 36th Street,~~

~~to the designation of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.~~

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

Reclassification Of Area Shown On Map No. 9-G.
(As Amended)
(Application No. 18230)
(Common Address: 3401 -- 3409 N. Southport Ave.)

RBPID 1285

[SO2014-9402]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

a line 92.14 feet north of and parallel to West Roscoe Avenue running east for 60.70 feet; a line 60.70 feet east of and parallel to North Southport Avenue running south for 16.28 feet; a line 75.86 feet north of and parallel to West Roscoe Avenue running east for 13.87 feet; a line 74.57 east of and parallel to North Southport Avenue running northeast for 7.82 feet to a point 36.36 feet west of the north/south public alley east of North Southport Avenue; a line 80.99 feet north of West Roscoe Avenue running east for 36.39 feet; the north/south public alley east of and parallel to North Southport Avenue; West Roscoe Avenue; and North Southport Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. Changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

a line 92.14 feet north of and parallel to West Roscoe Avenue running east for 60.70 feet; a line 60.70 feet east of and parallel to North Southport Avenue running south for 16.28 feet; a line 75.86 feet north of and parallel to West Roscoe Avenue, running east for 13.87 feet; a line 74.57 feet east of and parallel to North Southport Avenue running northeast for 7.82 feet to a point 36.36 feet west of the north/south public alley east of North Southport Avenue; a line 80.99 feet north of West Roscoe Avenue running east for 36.39 feet; the north/south public alley east of and parallel to North Southport Avenue; West Roscoe Avenue; and North Southport Avenue,

to those of a Residential-Business Planned Development, and a corresponding use district is hereby established in the area above described.

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

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

Residential Business Planned Development No. 1285

Plan Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1285 ("Planned Development"), consists of approximately 10,289 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 3401 -- 3409 North Southport LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the 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 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site Plan/Landscape Plan; Green Roof Plan; and Building Elevations (North, South, East and West) prepared by SPACE Architects & Planners and dated July 16, 2015, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: multi-family residential, eating and drinking establishments, financial services (excluding payday/title secured loan store and pawn shop), food and beverage retail sales, general retail sales, medical service, personal service, dry cleaning service, office, accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 10,289 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of 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. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-3 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 (3) affordable housing units (for rental units, 10 percent of total if leased at prices affordable at 60 percent AMI in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("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 12 (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 Planning and Development 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.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant will achieve Energy Star certification for the Project and will have a 4,643 square foot green roof (51 percent of 9,098 square feet net roof area).
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-2.

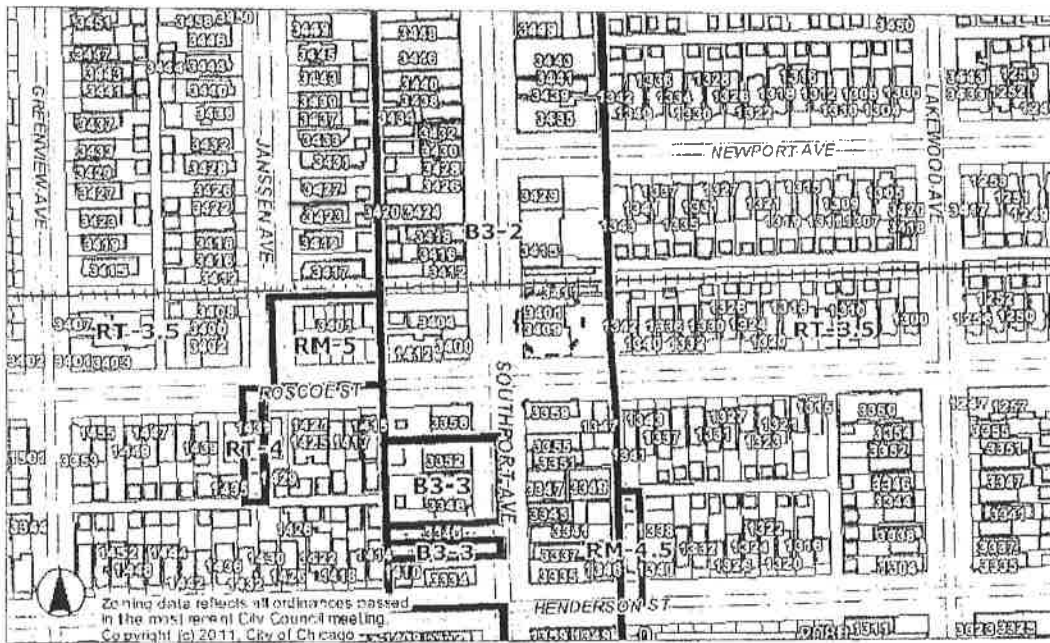
[Zoning Map; Property Line and Boundary Map; Site Plan; First Floor Plan;
Typical Floor Plan; Green Roof Plan; North, South, East and West
Building Elevations; and Affordable Housing Profile Form
(Rental) referred to in these Plan of Development
Statements printed on pages 4334
through 4345 of this *Journal*.]

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

Residential Business Planned Development No. 1285.

Bulk Regulations And Data Table.

Gross Site Area:	21,342 square feet
Area in Public Right-of-Way:	11,053 square feet
Net Site Area:	10,289 square feet
Maximum F.A.R.:	3.5
Maximum Number of Dwelling Units:	30
Minimum Number of Parking Spaces:	7
Minimum Number of Bicycle Parking:	30
Minimum Number of Loading Berths:	0
Maximum Building Height:	50 feet, 0 inches
Minimum Building Setbacks:	Per approved plans



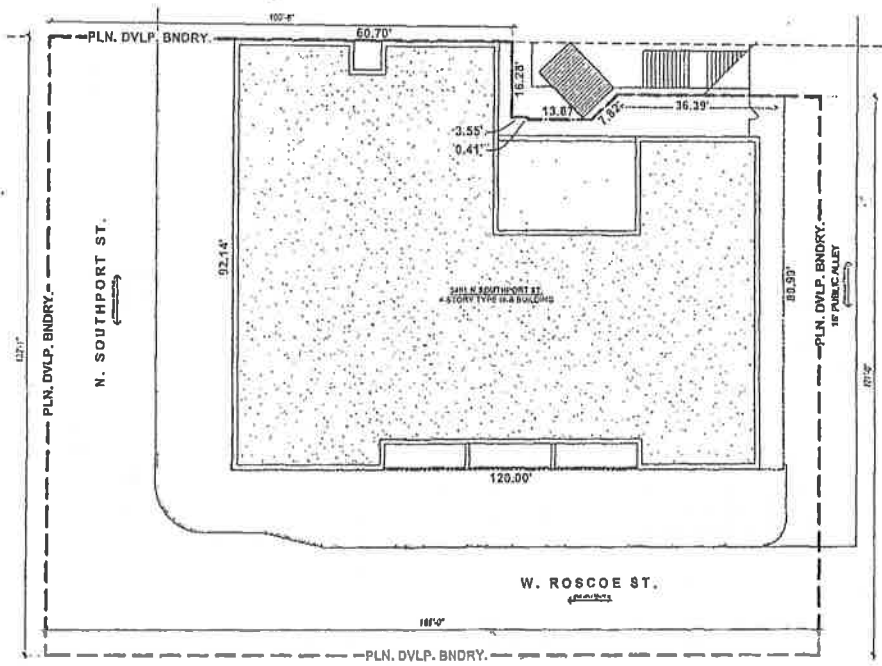
1 ZONING MAP
SCALE: N.T.S.



APPLICANT: 3421-09 N. SOUTHPORT LLC
ADDRESS: 3421-3429 N. SOUTHPORT AVE.
INTRODUCED: NOVEMBER 19, 2014
PLAN COMMISSION: JULY 16, 2015

SPACE
07/16/15

FINAL FOR PUBLICATION

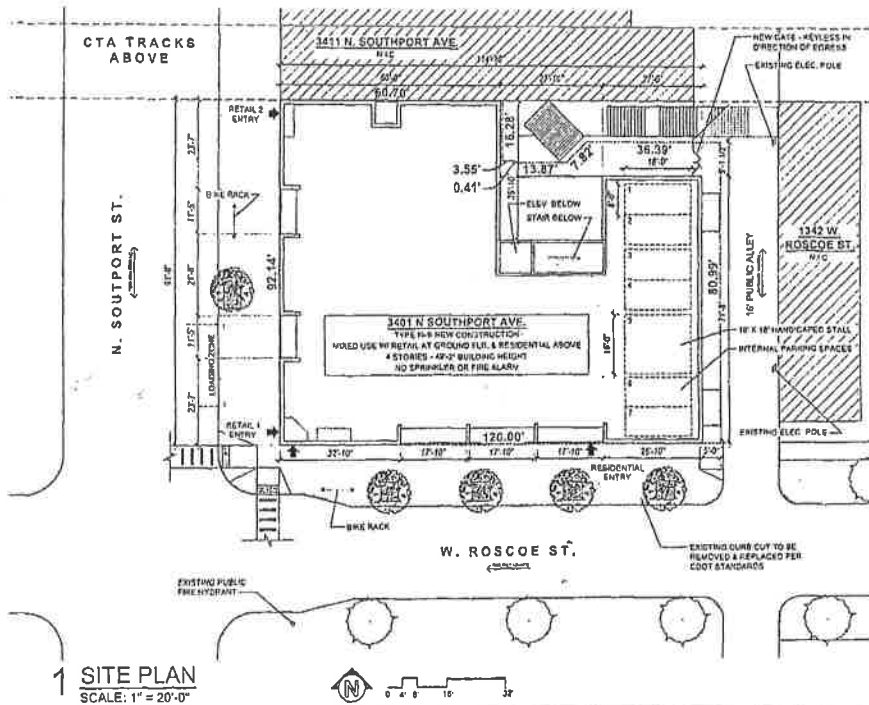


1 PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP

APPLICANT: 1881-018 SOUTHPORT LLC
 ADDRESS: 2401-2409 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 14, 2014
 PLAN COMMISSION: JULY 16, 2015

SPACE
 07/16/15

FINAL FOR PUBLICATION



1 SITE PLAN
SCALE: 1" = 20'-0"

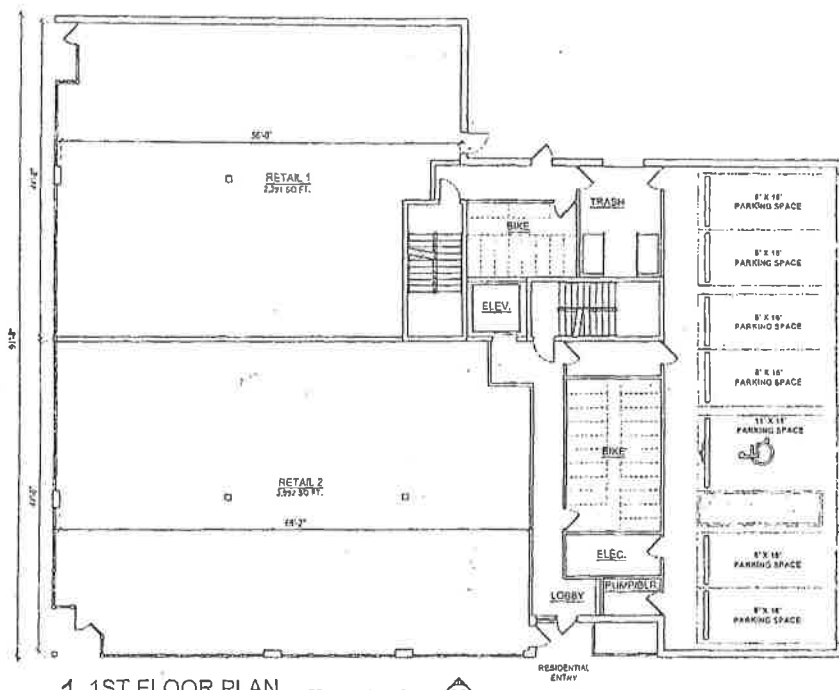
APPLICANT: 3401-N SOUTHPORT LLC ADDRESS: 3401-3409 N. SOUTHPORT AVE. INTRODUCED: NOVEMBER 14, 2014 PLAN COMMISSION: JULY 14, 2015	SPACE <small>ARCHITECTURAL FIRM</small> 07/16/15
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7/29/2015

REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

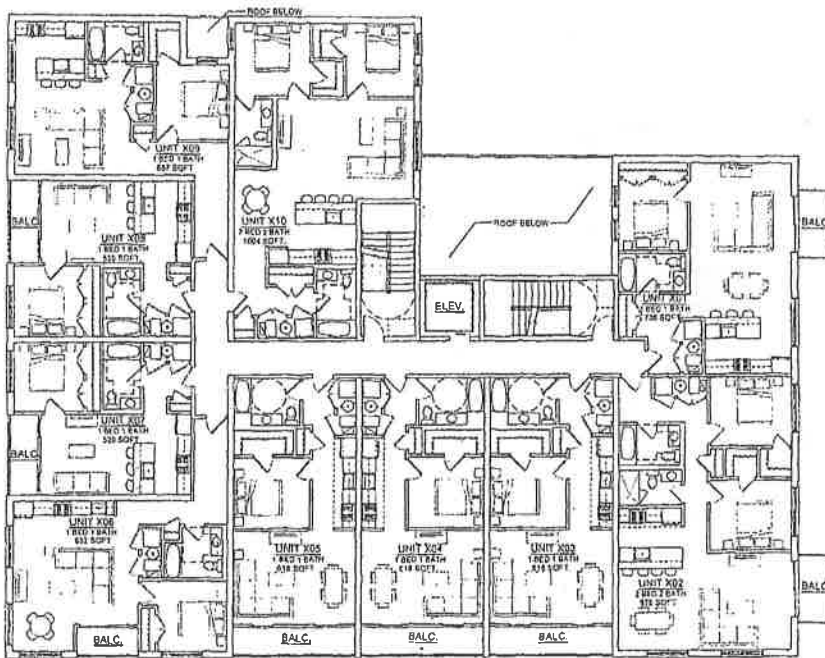
4337



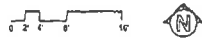
1 1ST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

APPLICANT: 3401-DF N. SOUTHPORT LLC ADDRESS: 3401-3409 N. SOUTHPORT AVE. INTRODUCED: NOVEMBER 19, 2014 PLAY COMMISSION: JULY 18, 2015	SPACE 07/16/15
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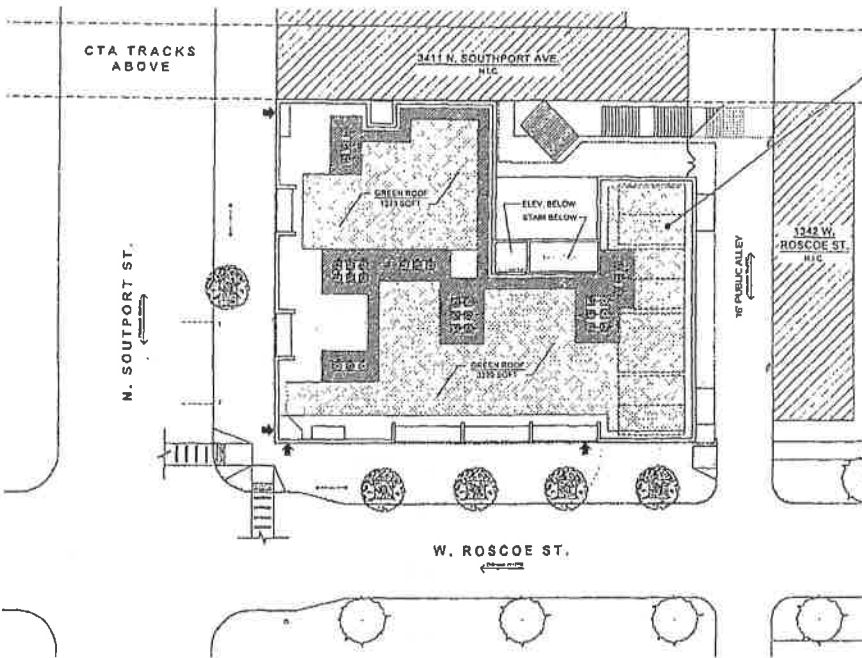


1 TYP. FLOOR PLAN
SCALE: 3/32" = 1'-0"



APPLICANT: 3401-69 N. SOUTHPORT LLC
 ADDRESS: 3401-3409 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

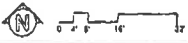
SPACE
 PREPARED BY: [unreadable] 07/16/15
 [unreadable]



3401 N. SOUTHPORT AVE.
 TYPE III-B NEW CONSTRUCTION
 MARKED USE: VEH. RETAIL, ART GROUND FLOOR, RESIDENTIAL ABOVE
 4 STORIES - 48'-0" BUILDING HEIGHT
 NO SPRINKLER OR FIRE ALARM

GREEN ROOF CALCULATION:
 TOTAL ROOF AREA: 8,096 SQ FT
 TOTAL GREEN ROOF AREA: 4,542 SQ FT
 4,542 SQ FT / 8,096 SQ FT = 51%

1 GREEN ROOF PLAN
 SCALE: 1" = 20'-0"



APPLICANT: 3401-N SOUTHPORT LLC
 ADDRESS: 3401-3409 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

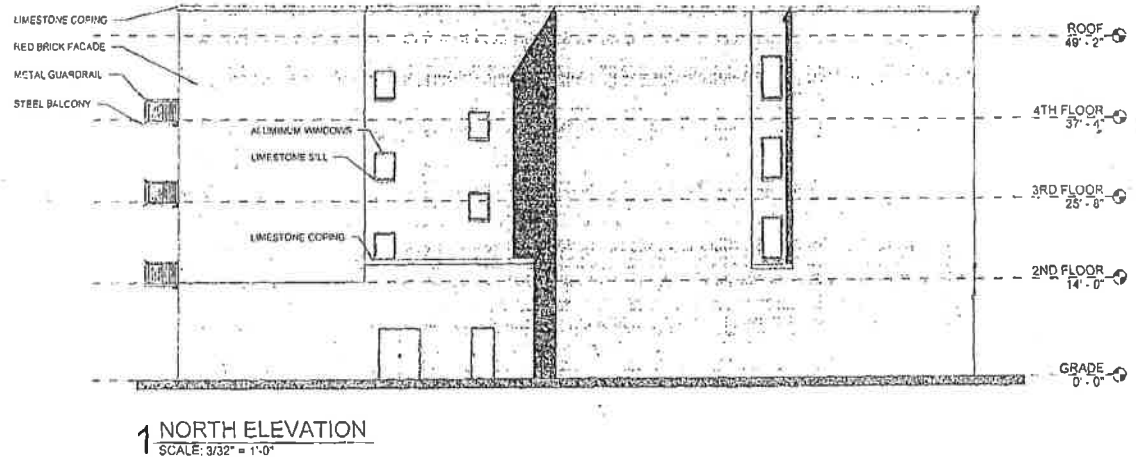
SPACE
 07/16/15

7/29/2015

REPORTS OF COMMITTEES

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4339



1 FIRST FLOOR TUBELINE

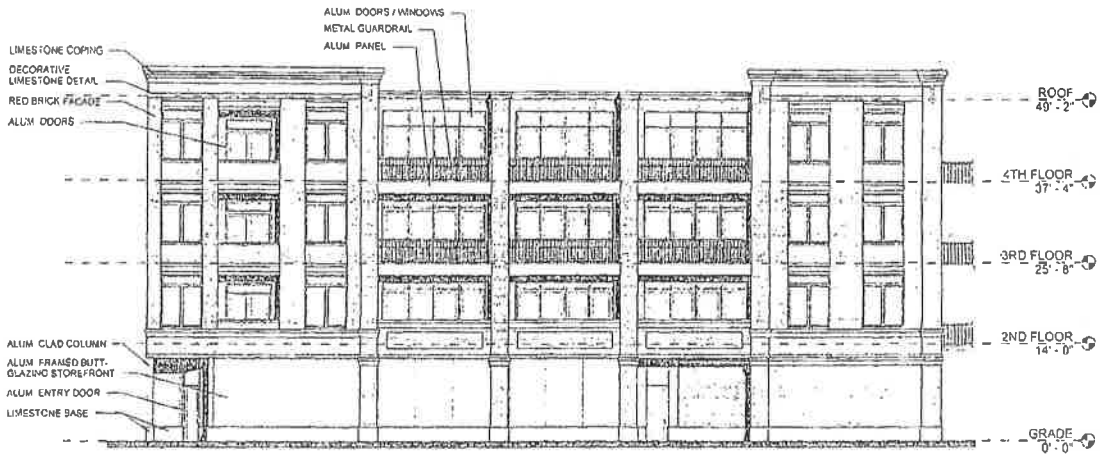
APPLICANT: 3401-01 N. SOUTHPORT LLC
 ADDRESS: 3401 2409 N. SOUTHPORT AVE.
 INTRODUCED NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

SPACE
 07/16/15

7/29/2015

REPORTS OF COMMITTEES

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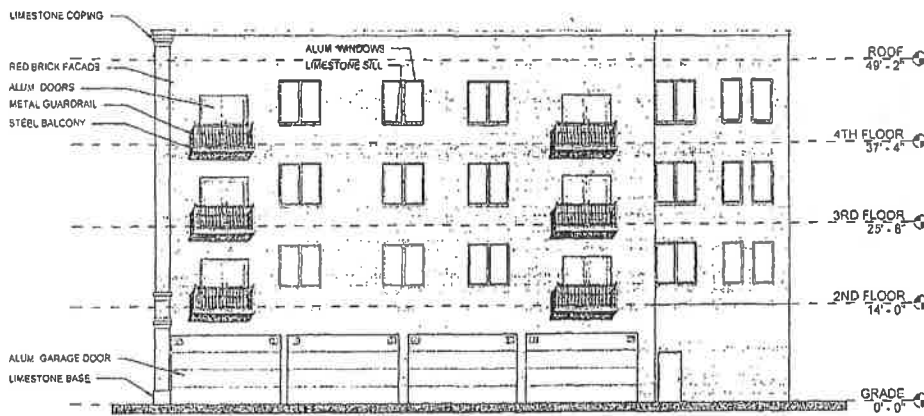
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

APPLICANT: 2401-09 N. SOUTHPORT LLC
 ADDRESS: 3401 2409 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 16, 2015

SPACE
 07/16/15

4341

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

APPLICANT: 2401-01 N SOUTHPORT LLC
 ADDRESS: 2401-01 N SOUTHPORT AVE
 INTRODUCED: NOVEMBER 11, 2014
 PLAN COMMISSION: JULY 16, 2015

SPACE
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APPLICANT: 2401 09 N. SOUTHPORT LLC
 ADDRESS: 2401-2409 N. SOUTHPORT AVE.
 INTRODUCED: NOVEMBER 19, 2014
 PLAN COMMISSION: JULY 6, 2015

SPACE
 07/16/15

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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: 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: 7/2/15

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 3401 N. Southport
Development Address: 3401-09 N. Southport
Ward: 44

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

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: 3401-09 S. Southport LLC
Developer Contact (Project Coordinator): Frank Campise
Developer Address: 1800 W. Berenice, Suite 200, Chicago, IL 60613
Email address: fcampise@jabreal-estate.com May we use email to contact you? Yes No
Telephone Number: 773-472-9600

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects:	30x	10%* = 3	(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 no market-rate units? yes no
If parking is not included, what is the monthly cost per space? _____

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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?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	76%	
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? February 2016
 (typically corresponds with issuance of building permits) Month/Year

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

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

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 southwest; 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
 3401 N Southport LLC
 107 [Signature] Mawyer
 Developer/Project Coordinator

7-8-15
 Date
7/2/15
 Date