

# PD 1292

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*Reclassification Of Area Shown On Map No. 3-G.*

(As Amended)

(Application No. 22627)

(Common Address: 1465 -- 1483 N. Kingsbury St./835 -- 919 W. Blackhawk St./  
1450 -- 1472 N. Dayton St.)

*BPD 1292,99*

[SO2024-0014456]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1292 District, as amended, symbols and indications as shown on Map Number 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeastwardly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street,

to Residential-Business Planned Development Number 1292, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

*Business Planned Development No. 1292, As Amended.*

*Standard Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1292, as amended ("Planned Development") consists of approximately 122,317 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, BDBC SPE 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.

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.

The Applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of certificates of occupancy for the building to be constructed in Subarea A. The Applicant shall fully fund, design and construct the signal at its sole cost. All plans and improvements must be reviewed and approved by CDOT.

4. This plan of development consists of 18 Statements: a Bulk Regulations and Data Table; a Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Sub-Area Map; a Site Plan; a Landscape Plan; a Landscape Plan -- Phased; a Roof Plan; and Building Elevations prepared by GREC Architects and dated December 17, 2020, as published in the January 27, 2021 *Journal of the Proceedings of the City Council of the City of Chicago*, pages 27160 to 27178, and as have been amended by minor changes dated October 15, 2021, November 22, 2021, August 15, 2023 and September 23, 2024. 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 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 within the Planned Development:

Subarea A:

multi-family dwelling units, general retail sales; offices; business support services; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and outdoor patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; medical service; children's play center; food and beverage retail sales; vacation rental; temporary construction staging and parking; interim parking and landscaping; accessory parking and loading and accessory uses. The applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces.

Subarea B:

multi-family dwelling units; accessory parking and loading; and accessory uses.

**Subarea C:**

multi-family dwelling units; group living, not otherwise classified; vacation rental; hotel; accessory parking and loading; and accessory uses.

**Subarea D:**

indoor participant sports and recreation; art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; accessory parking and accessory uses.

**Subarea E:**

publicly accessible open space.

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 122,317 square feet and a base FAR of 5.0.
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.

The Applicant or its successors or assignees, shall, at its own cost, construct the proposed open space depicted in Subarea E (the "Open Space"). The Applicant or its successors or assignees shall be responsible for maintaining, repairing, replacing, and

managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition. The Open Space shall be open to the public during normal park hours from 6:00 A.M. to 11:00 P.M. every day, and the Applicant shall post a sign visible from the public right-of-way stating the same.

The Applicant intends to construct the improvements on Subareas B, C and E as the initial phase of the planned development. Construction of the Open Space in Subarea E shall be completed prior to the issuance of any building permit for improvements to be constructed on Subarea A.

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 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 (i) 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 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 foregoing, 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.

16. The Applicant acknowledges and agrees that the rezoning of the Property from BPD Number 1292 to C2-5 and then to RBPD Number 1292, as amended, 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 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 Housing (the "Commissioner"), in an off-site location within two 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 453 market rate housing units. Applying the incentive for family-sized units pursuant to Section 2-45-117(G)(6) of the ARO, sixty-six (66) ARO units are required. The Applicant has agreed to satisfy its affordable housing obligation by providing sixty-seven (67) ARO units, of which thirty-four (34) are First Units and thirty-three (33) are Additional Units as set forth in the Affordable Housing Profile. The First Units will be constructed in the Subarea B

building as for-sale condominium units. The Additional Units shall be for-sale townhome units to be located within a development located at 2849 -- 2853 West Congress Parkway, 505 -- 515 South Francisco Avenue and 2830 -- 2856 and 2818 West Harrison Street (the "Off-Site Property"). 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 additional off-site units instead of on-site units, or at a different location than the Off-Site Property, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("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, as well as against the Off-Site Property, or the applicable portion thereof, and will constitute a lien against such properties. The Commissioner may enforce remedies for any breach of this Statement 16, 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.

17. The Applicant acknowledges that the Property is in close proximity to properties used for heavy industrial operations including but not limited to concrete, paving and construction material manufacturing (the "Neighboring Uses"). The Neighboring Uses are, in compliance with any City of Chicago code or regulation, permitted to operate 24 hours a day, 7 days a week with levels of noises and odors that are not static and may change. The Applicant agrees that it shall not object to the continuation of the Neighboring Uses and that the Neighboring Uses do not and shall not constitute a nuisance to the Property. Any tenant or potential buyer will be made aware of this condition at time of lease or purchase.
18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a Planned Development Number 1292, as amended on January 27, 2021.

[Zoning Map; Existing Land-Use Map; Boundary and Subareas; Site Plan; Landscape Plan; Landscape Plan -- Phased; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 24758 through 24771 of this *Journal*.]

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

*Business Planned Development No. 1292, As Amended.**Bulk Regulations And Data Table.*

## FINAL FOR PUBLICATION

GROSS SITE AREA (SF):	
SUB-AREA A	38,610 SF
SUB-AREA B	25,722 SF
SUB-AREA C	35,461 SF
SUB-AREA D	37,208 SF
SUB-AREA E	23,075 SF
TOTAL	160,076 SF
PUBLIC RIGHT-OF-WAY AREA (SF):	
SUB-AREA A	12,397 SF
SUB-AREA B	5,787 SF
SUB-AREA C	4,909 SF
SUB-AREA D	12,312 SF
SUB-AREA E	2,354 SF
TOTAL	37,759 SF
TOTAL NET SITE AREA (SF):	
SUB-AREA A	26,213 SF
SUB-AREA B	19,935 SF
SUB-AREA C	30,552 SF
SUB-AREA D	24,896 SF
SUB-AREA E	20,721 SF
TOTAL	122,317 SF
FLOOR AREA RATIO:	
SUB-AREA A	12.46
SUB-AREA B	2.49
SUB-AREA C	5.57
SUB-AREA D	2.62
SUB-AREA E	N/A
MAX. TOTAL/OVERALL FAR	5

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MAX. RESIDENTIAL DWELLING UNITS	
SUB-AREA A	327
SUB-AREA B	34
SUB-AREA C	126 units, with 432 maximum beds if group living, not otherwise classified
SUB-AREA D	N/A
SUB-AREA E	N/A
TOTAL	487
MAX. NUMBER OF OFF-STREET LOADING SPACES	
SUB-AREA A	2 (10' x 25')
SUB-AREA B	1 (10' x 25')
SUB-AREA C	1 (10' x 25')
SUB-AREA D	-
SUB-AREA E	N/A
MIN. NUMBER OF OFF-STREET PARKING SPACES	
SUB-AREA A	110
SUB-AREA B	34
SUB-AREA C	40
SUB-AREA D	16
SUB-AREA E	N/A
TOTAL	200
MIN. NUMBER OF BICYCLE PARKING SPACES	
SUB-AREA A	80
SUB-AREA B	17
SUB-AREA C	90
SUB-AREA D	80
SUB-AREA E	N/A
MAX. BUILDING HEIGHT	
SUB-AREA A	299'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA B	70'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA C	125'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA D	80'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA E	N/A
SETBACKS FROM PROPERTY LINE	IN ACCORDANCE W/ SITE PLAN

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ZONING MAP

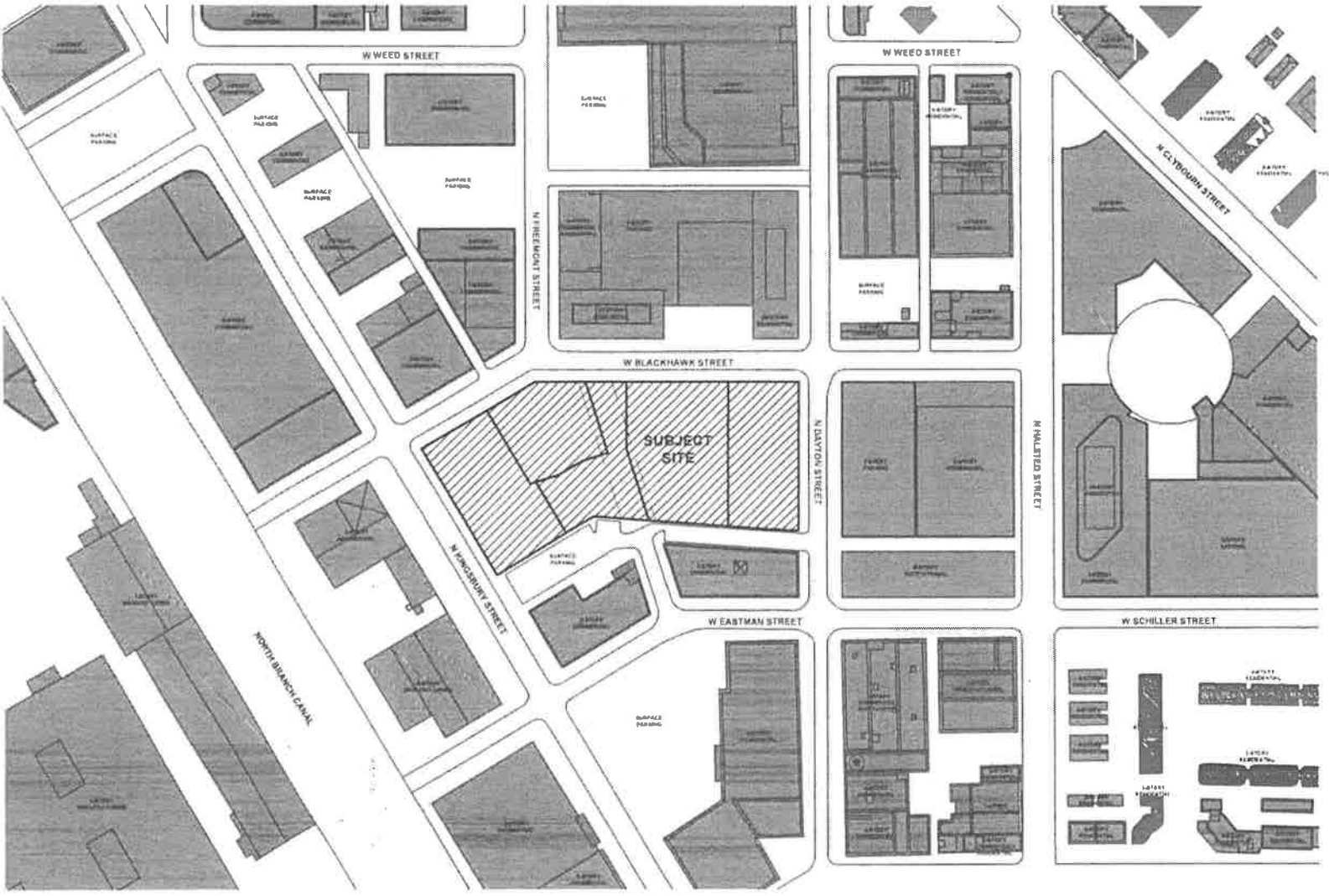
APPLICANT: THE SHOPS AT BIG DEAN, LLC  
 ADDRESS: 1463-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST,  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

NOT TO SCALE



G|R|E|C ARCHITEC

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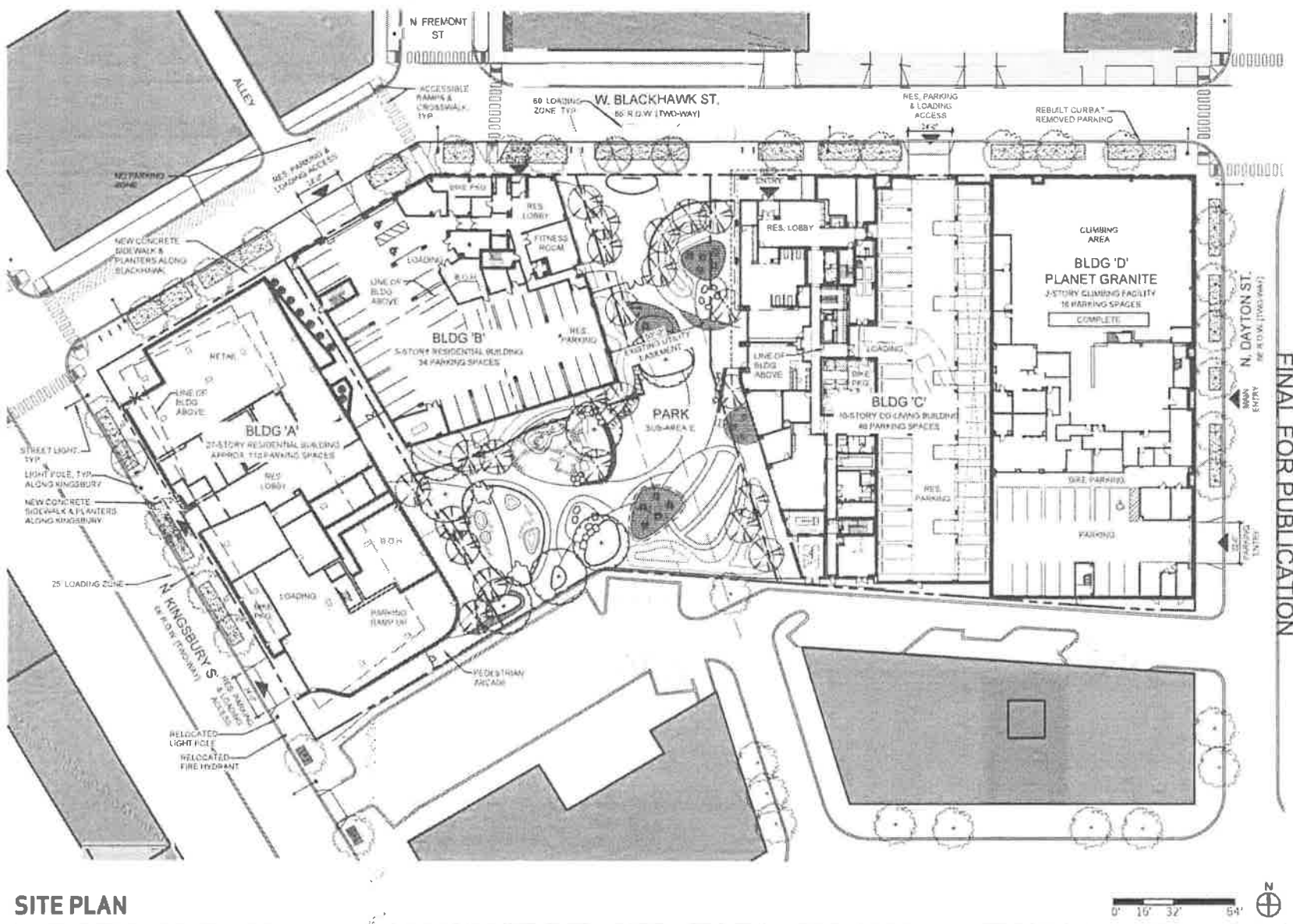


**EXISTING LAND USE MAP**

APPLICANT: THE SHOPS AT BIG DEAHL LLC  
 ADDRESS: 1453-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

625  
 G|R|E|C ARCHITECTS





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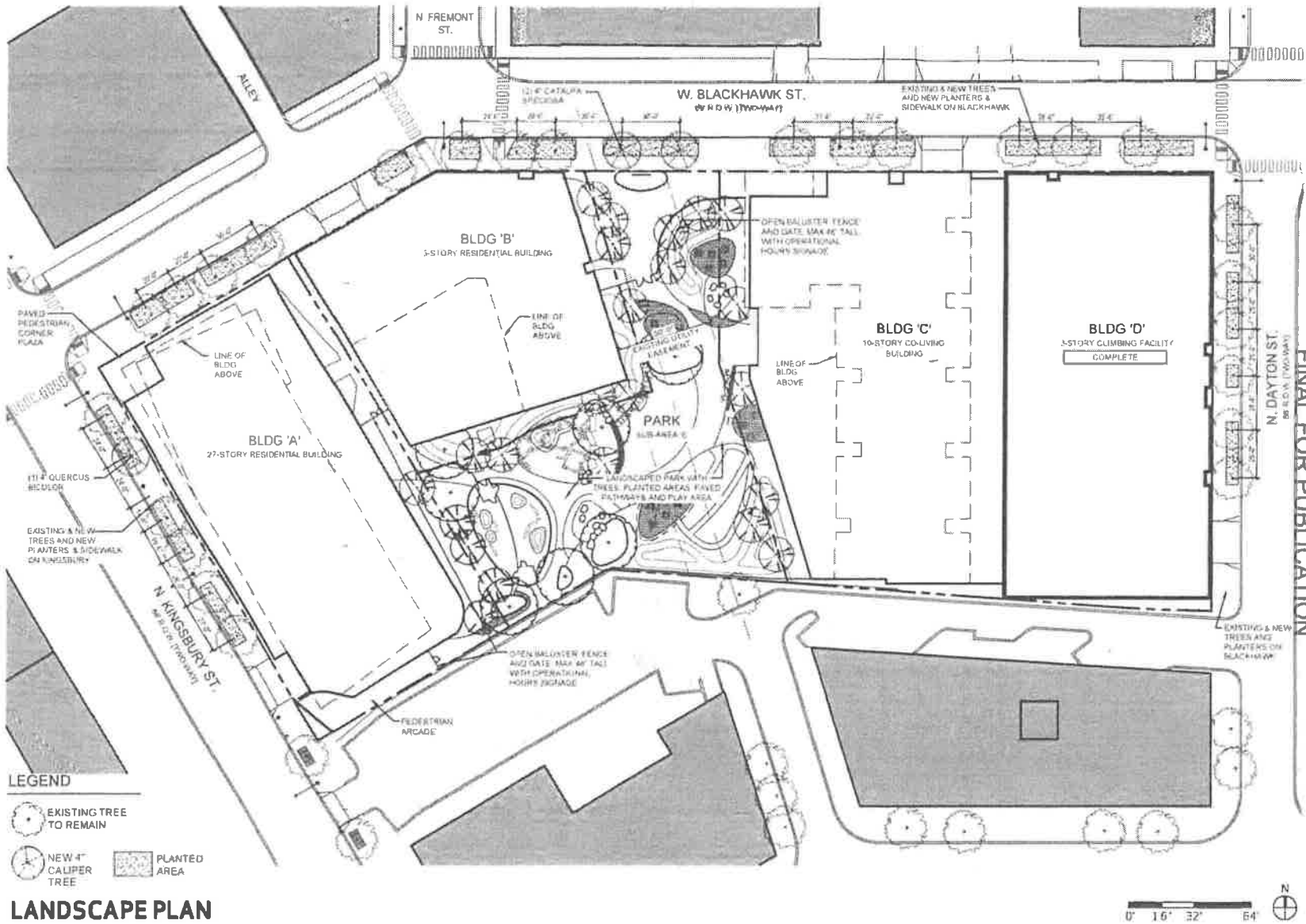
**SITE PLAN**

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1453-1483 N KINGSBURY ST / 835-919 W BLACKHAWK ST. / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021



GIR|E|C ARCHITECTS



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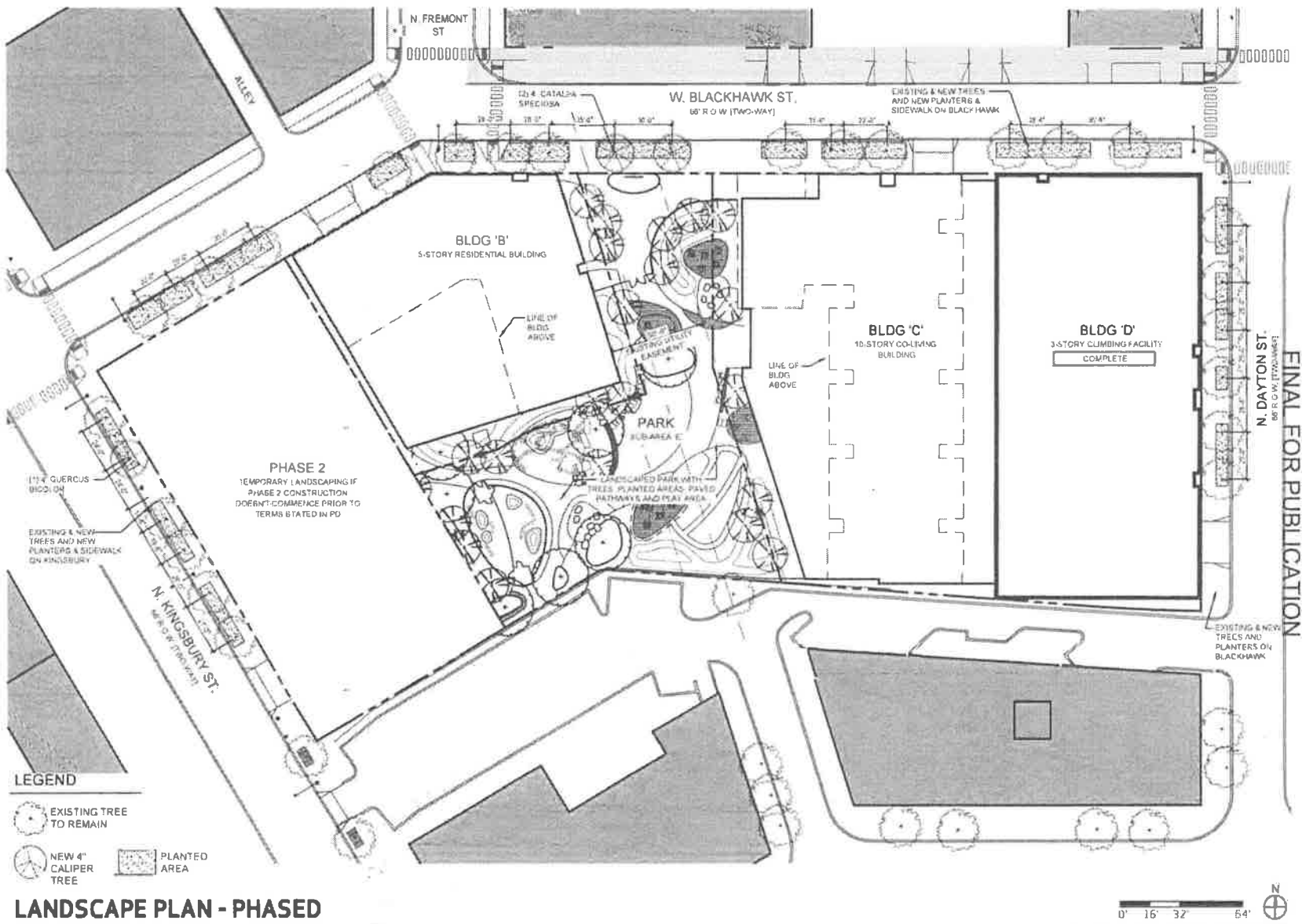
- LEGEND**
- EXISTING TREE TO REMAIN
  - NEW 4" CALIPER TREE
  - PLANTED AREA

**LANDSCAPE PLAN**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N KINGSBURY ST. / 835-919 W BLACKHAWK ST. / 1450-1472 N DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

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LEGEND

- EXISTING TREE TO REMAIN
- NEW 4" CALIPER TREE
- PLANTED AREA

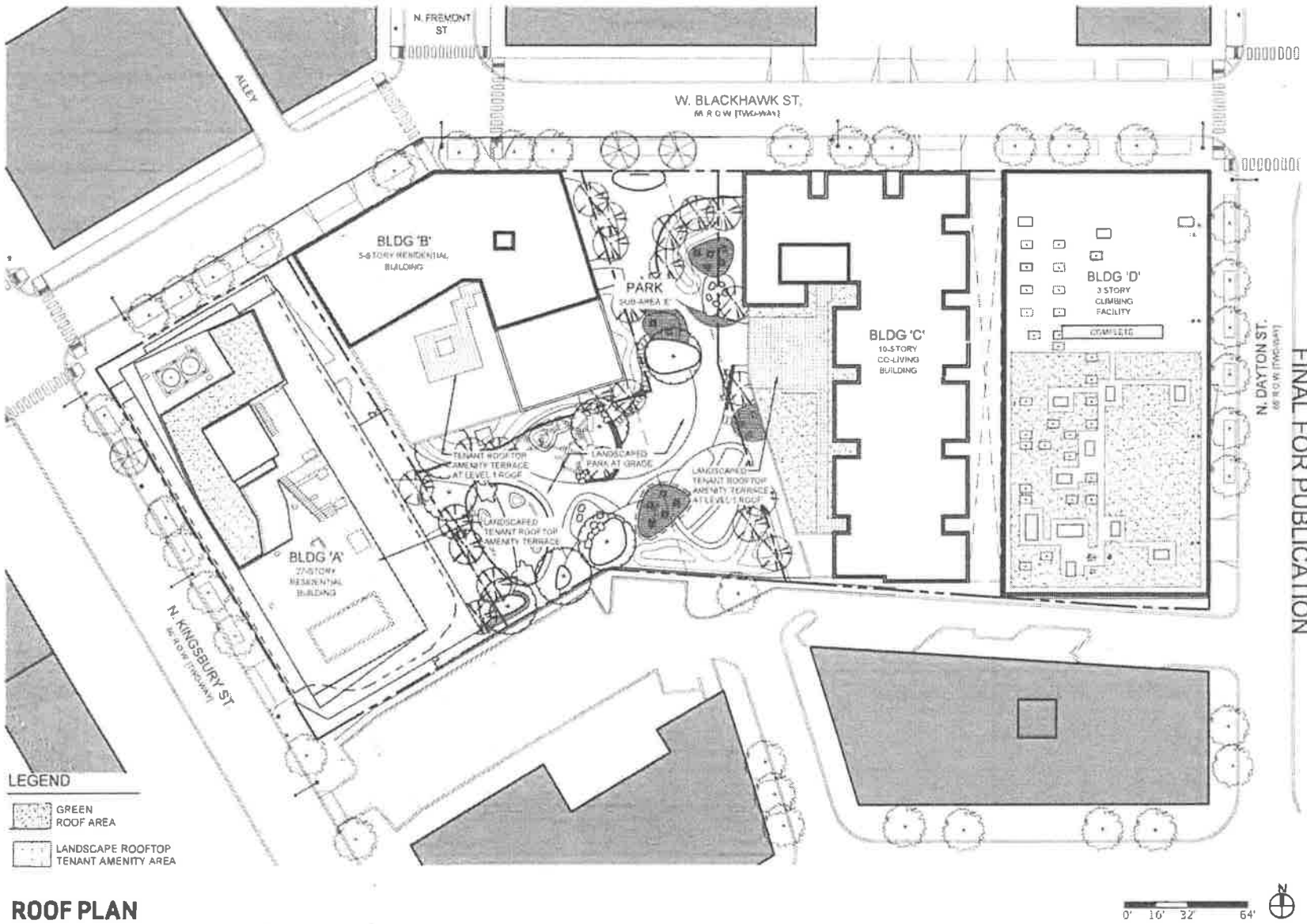
LANDSCAPE PLAN - PHASED

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST / 835-919 W. BLACKHAWK ST / 1450-1472 N. DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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GRIEJC ARCHITECTS



LEGEND

-  GREEN ROOF AREA
-  LANDSCAPE ROOFTOP TENANT AMENITY AREA

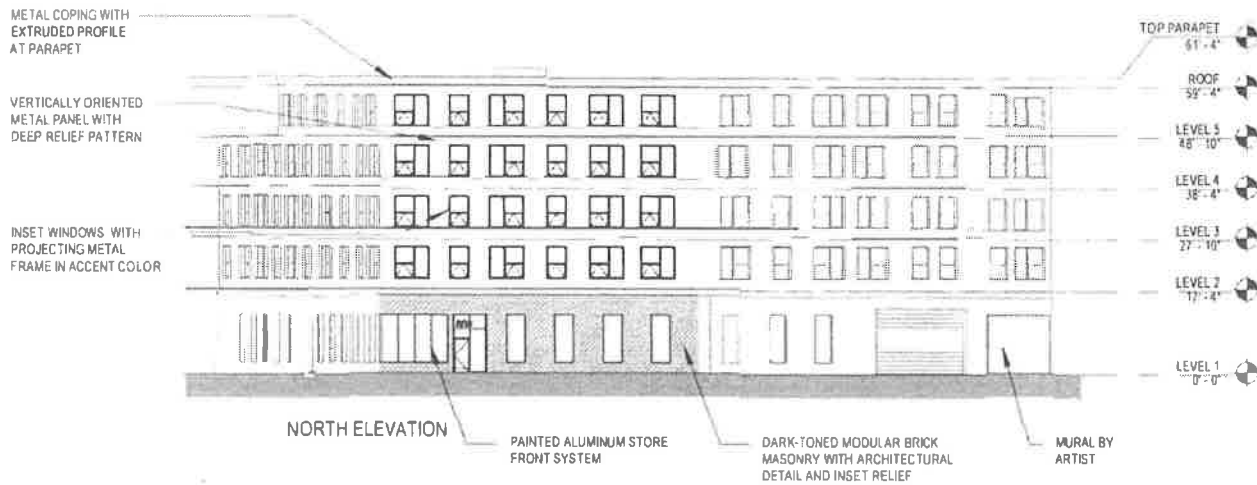
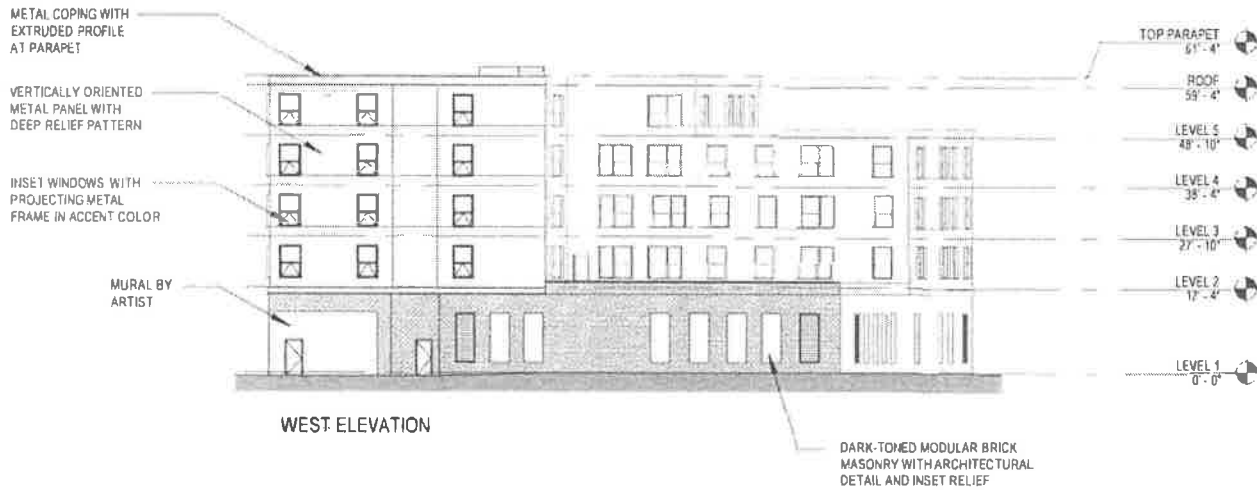
ROOF PLAN

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST // 835-919 W. BLACKHAWK ST // 1450-1472 N. DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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GRIEJC ARCHITECTS 3 1

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ELEVATIONS - SUB-AREA 'B'

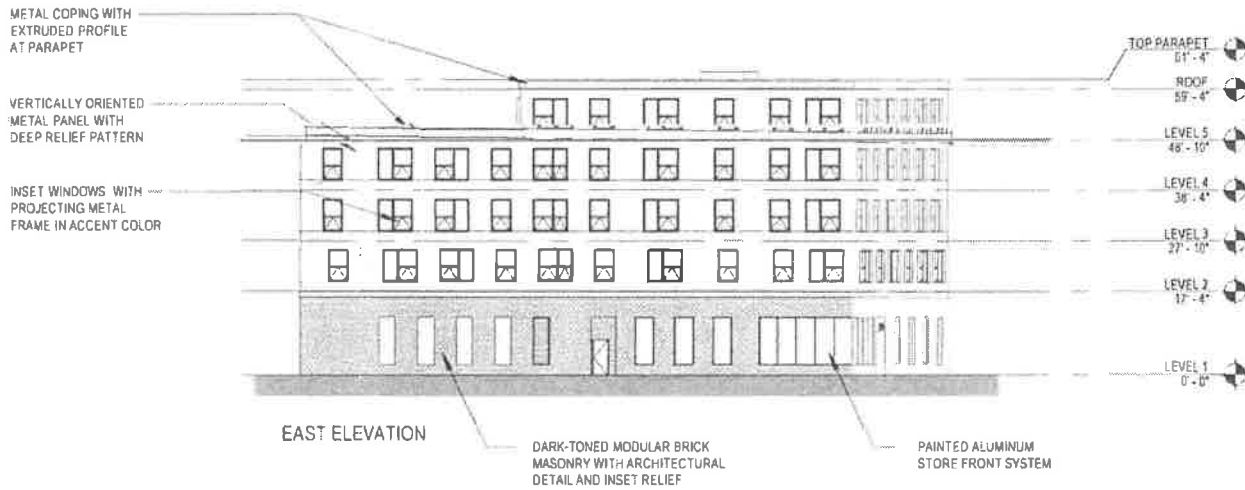
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ADDRESS: 1463-1483 N. KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

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GRIEICH ARCHITECTS I



FINAL FOR PUBLICATION

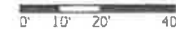


ELEVATIONS - SUB-AREA 'B'

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
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INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

G|R|E|C ARCHITECTS



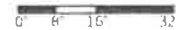
FINAL FOR PUBLICATION



**EAST ELEVATION - SUB-AREA 'C'**

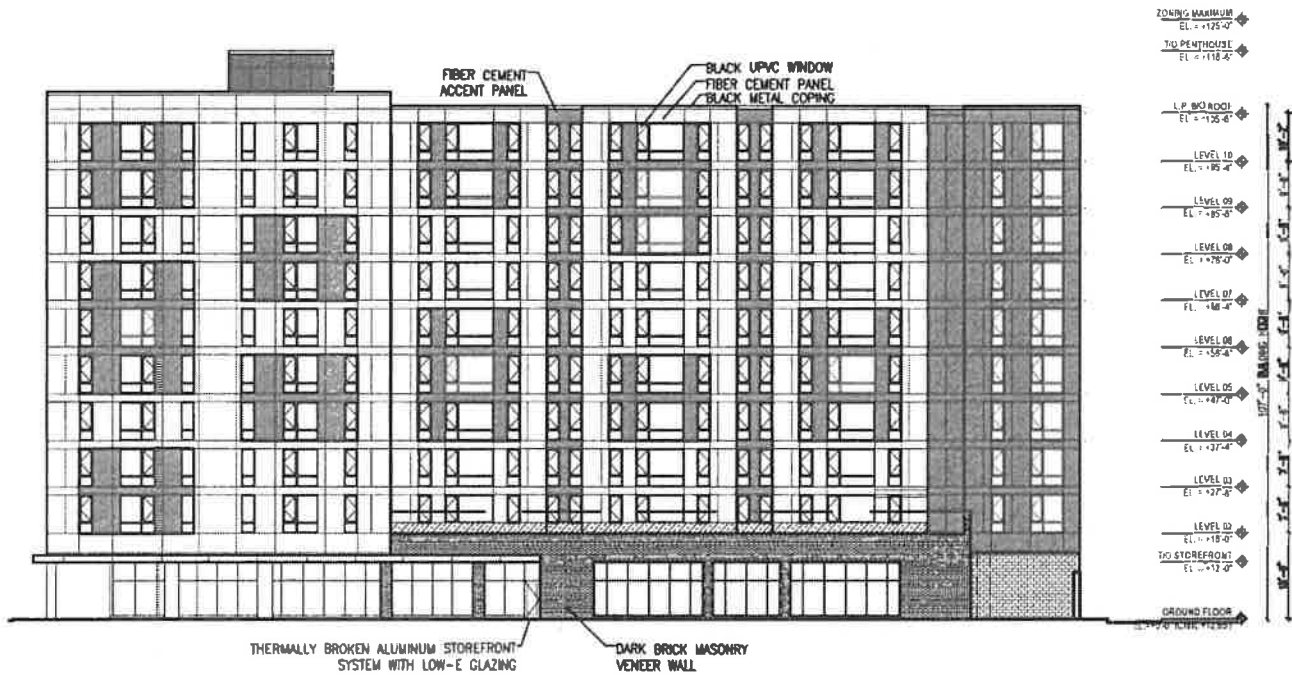
APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1463 N. KINGSBURY ST / 835-919 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

**REVISED 11.09.2021**



**GRIEIC ARCHITECTS**  
 7

FINAL FOR PUBLICATION



WEST ELEVATION - SUB-AREA 'C'

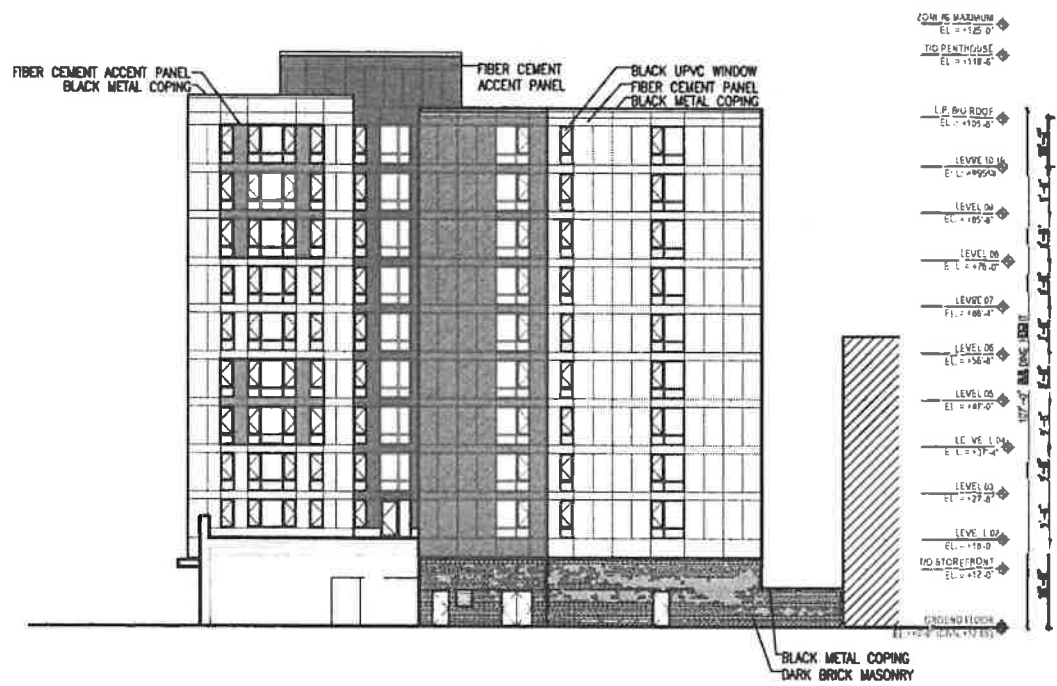
APPLICANT: THE SHOPS AT BIG DEAHL LLC  
ADDRESS: 1463-1483 N KINGSBURY ST / 835-819 W BLACKHAWK ST / 1450-1472 N DAYTON ST  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021



GIR/IC ARCHITECTS

FINAL FOR PUBLICATION



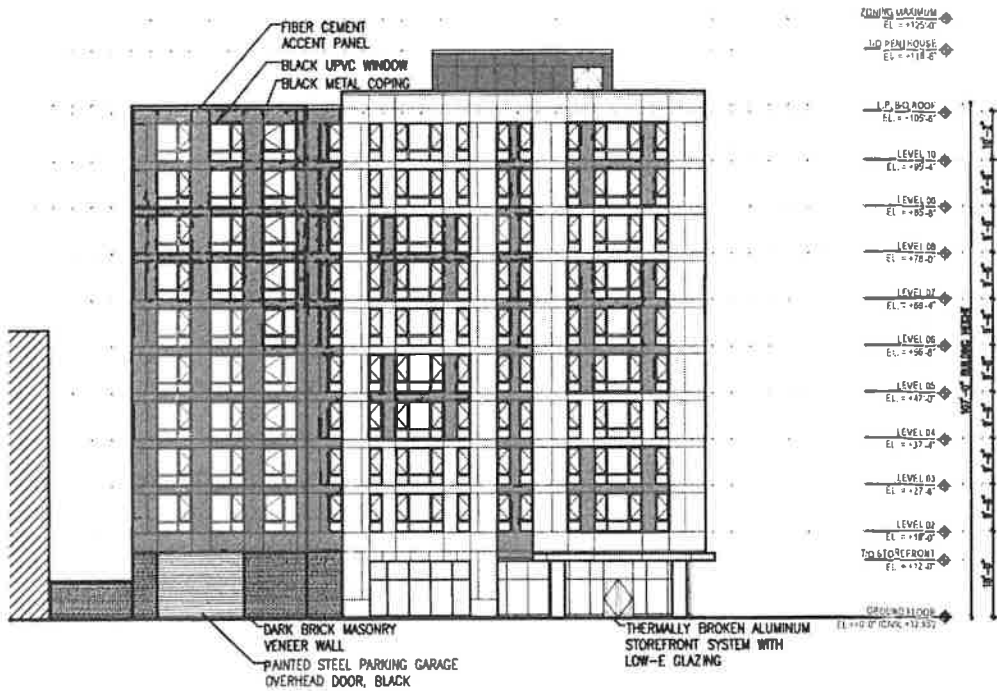
**SOUTH ELEVATION - SUB-AREA 'C'**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST / 835-919 W. BLACKHAWK ST / 1450-1472 N. DAYTON ST  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020

**REVISED 11.09.2021**

0' 8' 16' 32'  
72  
G|R|E|C ARCHITECTS

FINAL FOR PUBLICATION



**NORTH ELEVATION - SUB-AREA 'C'**

APPLICANT: THE SHOPS AT BIG DEAN, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / B35-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

**REVISED 11.09.2021**



G|R|E|C ARCHITECTS





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 23, 2024

Michael Drew  
The Shops at Big Deah LLC  
c/o Jeff Berta  
Structured Development  
211 N. Clinton, Suite 3S  
Chicago, IL 60661

**Re: Minor change to PD 1292, Subarea C, Vacation rental use**

Dear Mr. Drew:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1292 ("PD 1292") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Numbers 5 and 12 of PD 1292.

On behalf of The Shops at Big Deahl LLC, the sole owner of Subarea C, you are seeking a minor change to add vacation rental as a permitted use within Subarea C of the Planned Development. Currently, pursuant to Statement No. 5, the following uses are permitted in Subarea C: multi-family dwelling units; group living, not otherwise classified (with a maximum number of 432 beds); accessory parking and loading; and accessory uses. Vacation rental is currently a permitted use within Subarea A of PD 1292.

The Department of Planning and Development has determined that allowing the expansion of vacation rental use from Subarea A to Subarea C 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1292, 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,



Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 15, 2023

Katriina McGuire  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, Illinois 60603

**Re: Minor Change to Residential Business Planned Development No. 1292, as amended  
1465-1483 N. Kingsbury St., 835-919 W. Blackhawk St., 1450-1472 N. Dayton St.  
Request for Minor Change**

Dear Ms. McGuire,

Please be advised that your request for a minor change to Residential Business Planned Development No. 1292, as amended ("PD 1292") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 3 and 12 of PD 1292.

The Shops at Big Deahl LLC (the "Applicant"), the developer and an owner of PD 1292, has filed a minor change to revise the delivery timeframe of a new traffic signal at the intersection of North Halsted and West Blackhawk Street to be fully completed and operational by June 30, 2024.

Statement 3 of PD 1292 requires the Applicant "to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Street to be operational prior to the issuance of Certificates of Occupancy for the building to be constructed in Subarea A." As detailed below, review and supply chain delays rendered the Applicant unable to install the new signal by the time the Subarea A building is otherwise eligible for Certificates of Occupancy (currently estimated October 2023). Accordingly, the Applicant requested that the deadline for completion of the installation of the traffic signal be extended to June 30, 2024.

The Applicant submitted the Traffic Signal Requirements ("TSR") on September 20, 2022, which was approved on February 15, 2023. A week later, the Signal Timing engineering was submitted and subsequently the required OUC submittal was made. The OUC approval was completed July 11, 2023. Until the full OUC approval was granted, the orders for required materials could not be placed. The Applicant has now released John Burns Construction Company, the contractor responsible for the traffic signal installation and orders for the necessary materials have been placed. Construction permits are expected shortly, and pre-work, including demolition, conduit installation, foundation, handholds installation and cable pulls is expected to start as soon as September 7, 2023, and the traffic signal installation is expected to be fully completed and operational by February 15, 2024. However, the delivery

PD 1292, as amended  
Minor Change  
August 15, 2023  
Page 2

timeframe for some of the necessary materials could be as late as March 2024. While the traffic signal would not be operational by the time Certificates of Occupancy will have been issued for Subarea A, the Applicant will have ordered all necessary materials and have commenced the installation process before such time. It will diligently pursue the installation to completion.

The approval includes the following attached exhibits prepared by GREC Architects and dated August 2, 2023:

- CDOT Stamped Improvement Plan

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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1292, 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 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.

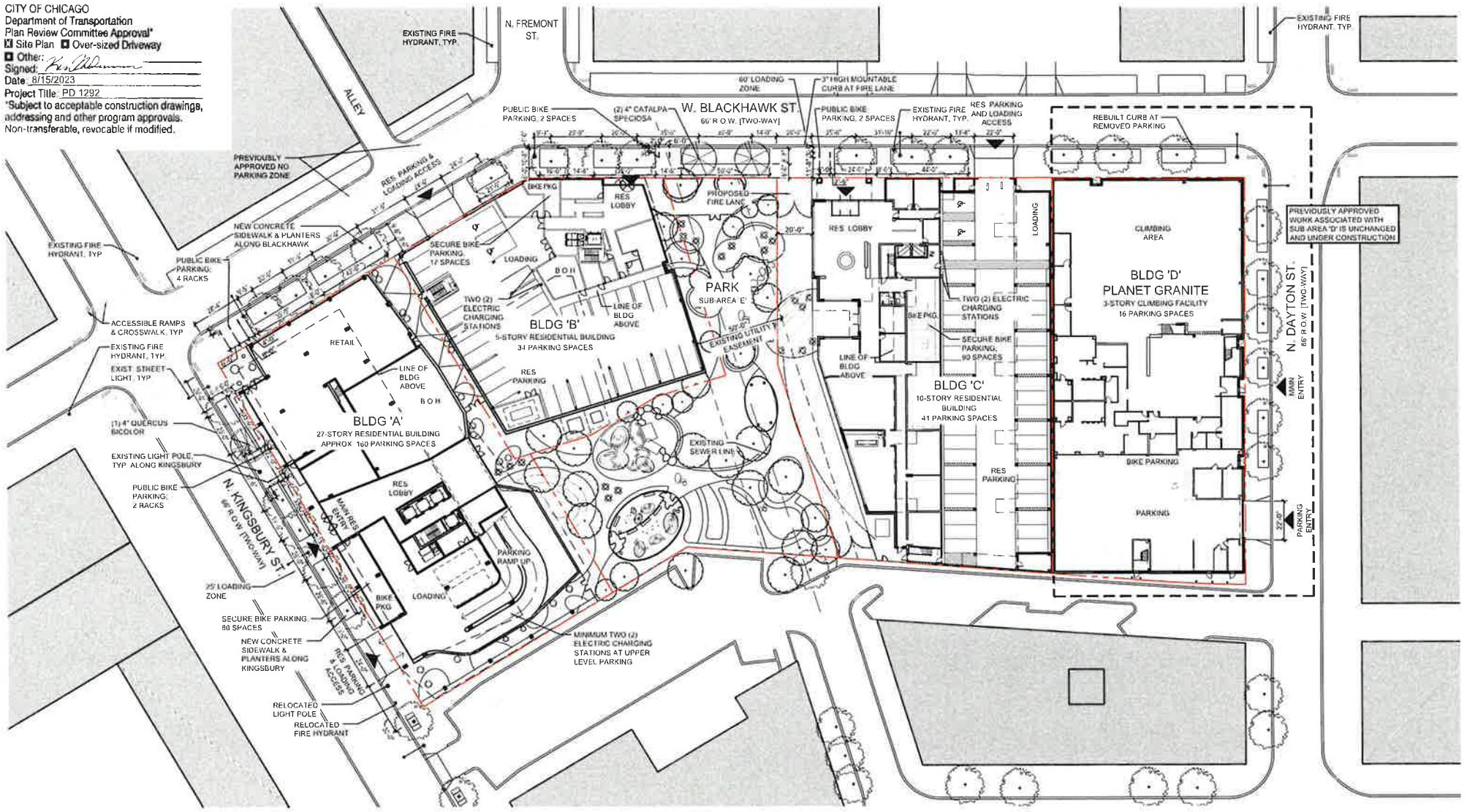
Sincerely,



Noah Szafraniec,  
Assistant Commissioner, Plan Commission and Planned Developments

cc: Kevin McGuiness, Teresa McLaughlin, Mike Marmo, Erik Glass, Heidi Sperry, Main File

CITY OF CHICAGO  
 Department of Transportation  
 Plan Review Committee Approval\*  
 Site Plan Over-sized Driveway  
 Other:  
 Signed: *[Signature]*  
 Date: 8/15/2023  
 Project Title: PD 1292  
 \*Subject to acceptable construction drawings,  
 addressing and other program approvals.  
 Non-transferable, revocable if modified.



**SITE PLAN**

SCALE: 1" = 50'-0"

**GENERAL NOTES**

- 1 ALL DRIVEWAY ENTRANCES WILL BE PROVIDED WITH SIGANGE, STOP BAR AND AUDIO/VISUAL WARNING DEVICES
- 2 ALL DRIVEWAY CROSSINGS TO BE LEVEL
- 3 ALL EXISTING CURB CUTS TO BE REMOVED AND BE RECONSTRUCTED TO FULL-HEIGHT CURB
- 4 ALL ADA RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH CDOT RULES AND REGULATIONS
- 5 OFF-SITE TRAFFIC SIGNAL TO BE INSTALLED AT INTERSECTION OF BLACKHAWK AND HALSTED PER PLANNED DEVELOPMENT

**LEGEND**

- ACCESSIBLE PEDESTRIAN CURB CUT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE
- EXISTING POLE-MOUNTED STREETLIGHT
- EXISTING POLE-MOUNTED SIDEWALK LIGHT



November 22, 2021

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe Street  
37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor Change to PD No. 1292 - Subareas B, C and E  
1465-1483 N. Kingsbury Street**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Business Planned Development No. 1292, ("PD 1292") 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 1292. This request is being made on behalf of the owner of PD 1292, The Shops at Big Deahl LLC. The following changes are proposed:

1. **Subarea B Design changes.** The design changes to the proposed 5-story, residential building include:
  - Revisions to the grade level entry location and corresponding façade revisions.
  - Addition of a setback at the 5<sup>th</sup> floor due to unit layout revisions.
  - A reduction in the overall building height to 61'-4" to the top of the parapet.
  - The elimination of the green roof and replacement with 100 points under the Chicago Sustainable Development Policy.
  
2. **Subarea C Design changes.** The design changes to the proposed 10-story, co-living building include:
  - Façade revisions to the windows and patterning of the fiber cement panels.
  - Incorporation of a burnt orange accent color at the building entry and core massing.
  - Removal of roof over a portion of the ground-floor, parking garage.
  - Elimination of a ground-floor building inset to increase the amount of ground floor amenity space.
  - Reduction of Subarea C parking from 41 to 40 spaces, related to the design development process. This will reduce the overall PD off-street parking requirement from 201 to 200 spaces.
  - Reconfiguration of the 2<sup>nd</sup> floor roof deck to allow for two exits and additional green roof area. The typical floors will remain the same.
  
3. **Subarea E changes.**
  - The Fire Department has determined that the fire lane that was previously located adjacent to the park along the boundary of Subarea C, is not required. The fire lane has now been eliminated and the area has been included in Subarea E to expand the park landscaping. Additionally, fencing and gate details have been added. The Bureau of Fire Prevention approved the revised Site Plan on Oct. 25, 2021.

Minor change  
PD 1292  
November 22, 2021  
Page 2

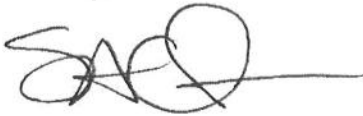
The following revised exhibits, dated November 9, 2021, are attached:

- Bulk Regulations and Data Table
- Site Plan
- Landscape Plan
- Landscape Plan - Phased
- Roof Plan
- West and North Elevations – Subarea B
- East and South Elevations – Subarea B
- East Elevation – Subarea C
- West Elevation – Subarea C
- South Elevation – Subarea C
- North Elevation – Subarea C
- Subarea E Park Fence
- Subarea E Park Gate

Regarding your request, the Department of Planning and Development has determined that allowing the proposed changes 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 1292, 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 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

**BIG DEAHL - 1450 N DAYTON**

PD# 1292

BULK REGULATIONS DATA TABLE (11.9.21)

GROSS SITE AREA (SF):	
SUB-AREA A	38,610 SF
SUB-AREA B	25,722 SF
SUB-AREA C	35,461 SF
SUB-AREA D	37,208 SF
SUB-AREA E	23,075 SF
TOTAL	160,076 SF
PUBLIC RIGHT-OF-WAY AREA (SF):	
SUB-AREA A	12,397 SF
SUB-AREA B	5,787 SF
SUB-AREA C	4,909 SF
SUB-AREA D	12,312 SF
SUB-AREA E	2,354 SF
TOTAL	37,759 SF
TOTAL NET SITE AREA (SF):	
SUB-AREA A	26,213 SF
SUB-AREA B	19,935 SF
SUB-AREA C	30,552 SF
SUB-AREA D	24,896 SF
SUB-AREA E	20,721 SF
TOTAL	122,317 SF
FLOOR AREA RATIO:	
SUB-AREA A	12.46
SUB-AREA B	2.49
SUB-AREA C	5.57
SUB-AREA D	2.62
SUB-AREA E	N/A
MAX. TOTAL/OVERALL FAR	5

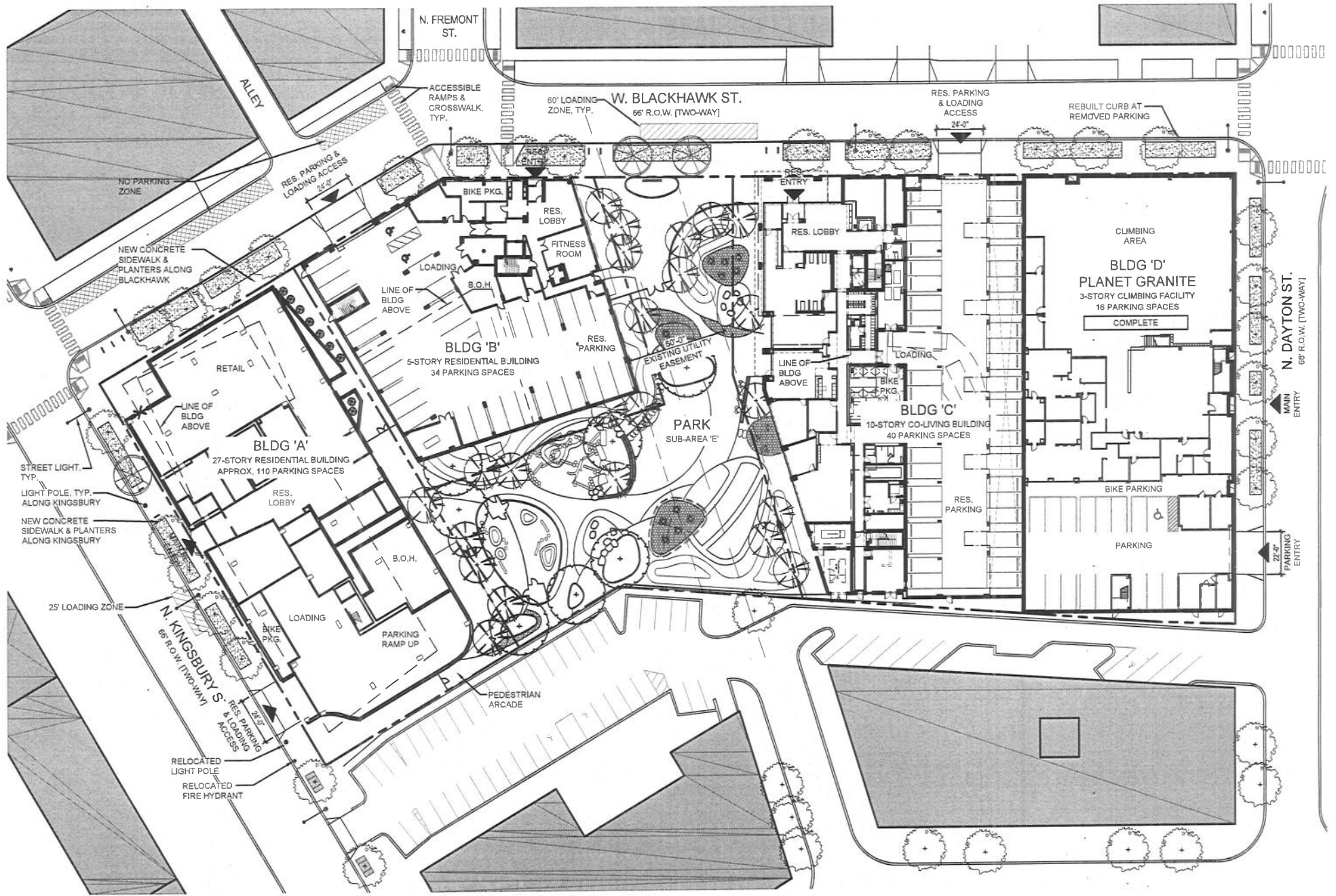
**BIG DEAHL - 1450 N DAYTON**

PD# 1292

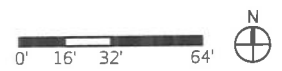
BULK REGULATIONS DATA TABLE

(11.9.21)

<b>MAX. RESIDENTIAL DWELLING UNITS</b>	
SUB-AREA A	327
SUB-AREA B	34
SUB-AREA C	126 units, with 432 maximum beds if group living, not otherwise classified
SUB-AREA D	N/A
SUB-AREA E	N/A
TOTAL	487
<b>MAX. NUMBER OF OFF-STREET LOADING SPACES</b>	
SUB-AREA A	2 (10' x 25')
SUB-AREA B	1 (10' x 25')
SUB-AREA C	1 (10' x 25')
SUB-AREA D	-
SUB-AREA E	N/A
<b>MIN. NUMBER OF OFF-STREET PARKING SPACES</b>	
SUB-AREA A	110
SUB-AREA B	34
SUB-AREA C	40
SUB-AREA D	16
SUB-AREA E	N/A
TOTAL	200
<b>MIN. NUMBER OF BICYCLE PARKING SPACES</b>	
SUB-AREA A	80
SUB-AREA B	17
SUB-AREA C	90
SUB-AREA D	80
SUB-AREA E	N/A
<b>MAX. BUILDING HEIGHT</b>	
SUB-AREA A	299'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA B	70'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA C	125'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA D	80'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA E	N/A
SETBACKS FROM PROPERTY LINE	IN ACCORDANCE W/ SITE PLAN



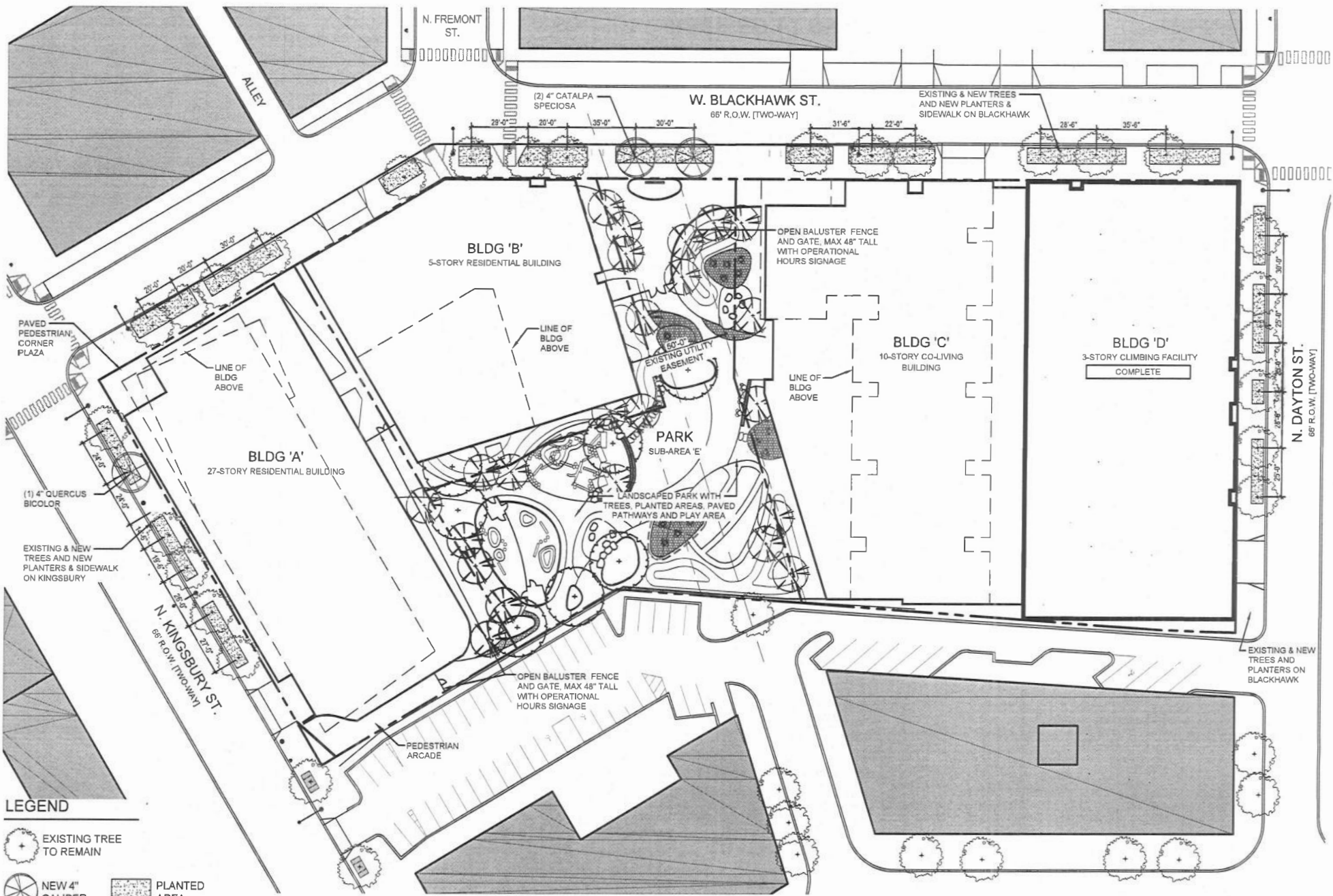
# SITE PLAN






APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

G|R|E|C ARCHITECTS



**LEGEND**

-  EXISTING TREE TO REMAIN
-  NEW 4" CALIPER TREE
-  PLANTED AREA

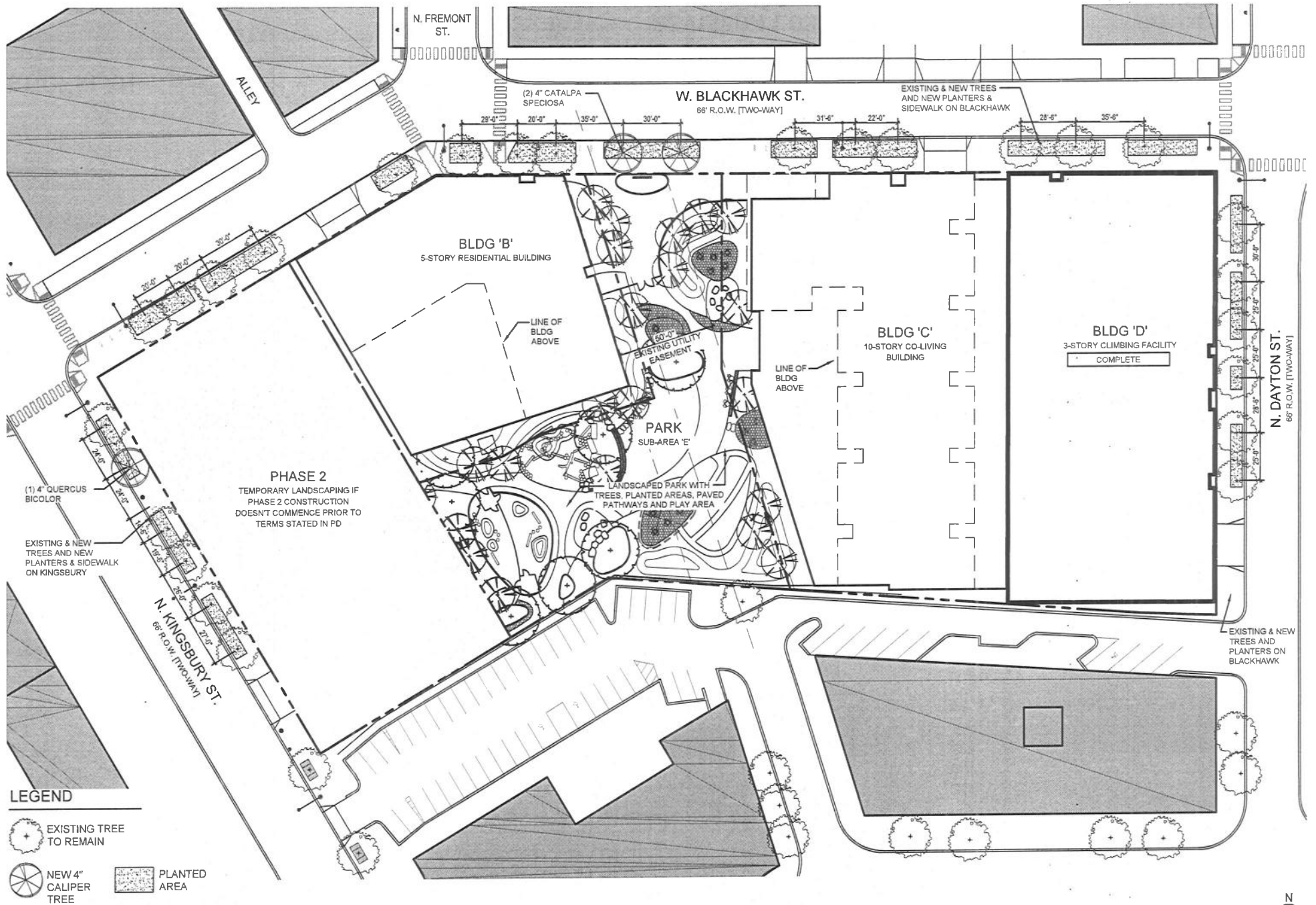
**LANDSCAPE PLAN**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
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**REVISED 11.09.2021**



G|R|E|C ARCHITECTS



- LEGEND**
- EXISTING TREE TO REMAIN
  - NEW 4" CALIPER TREE
  - PLANTED AREA

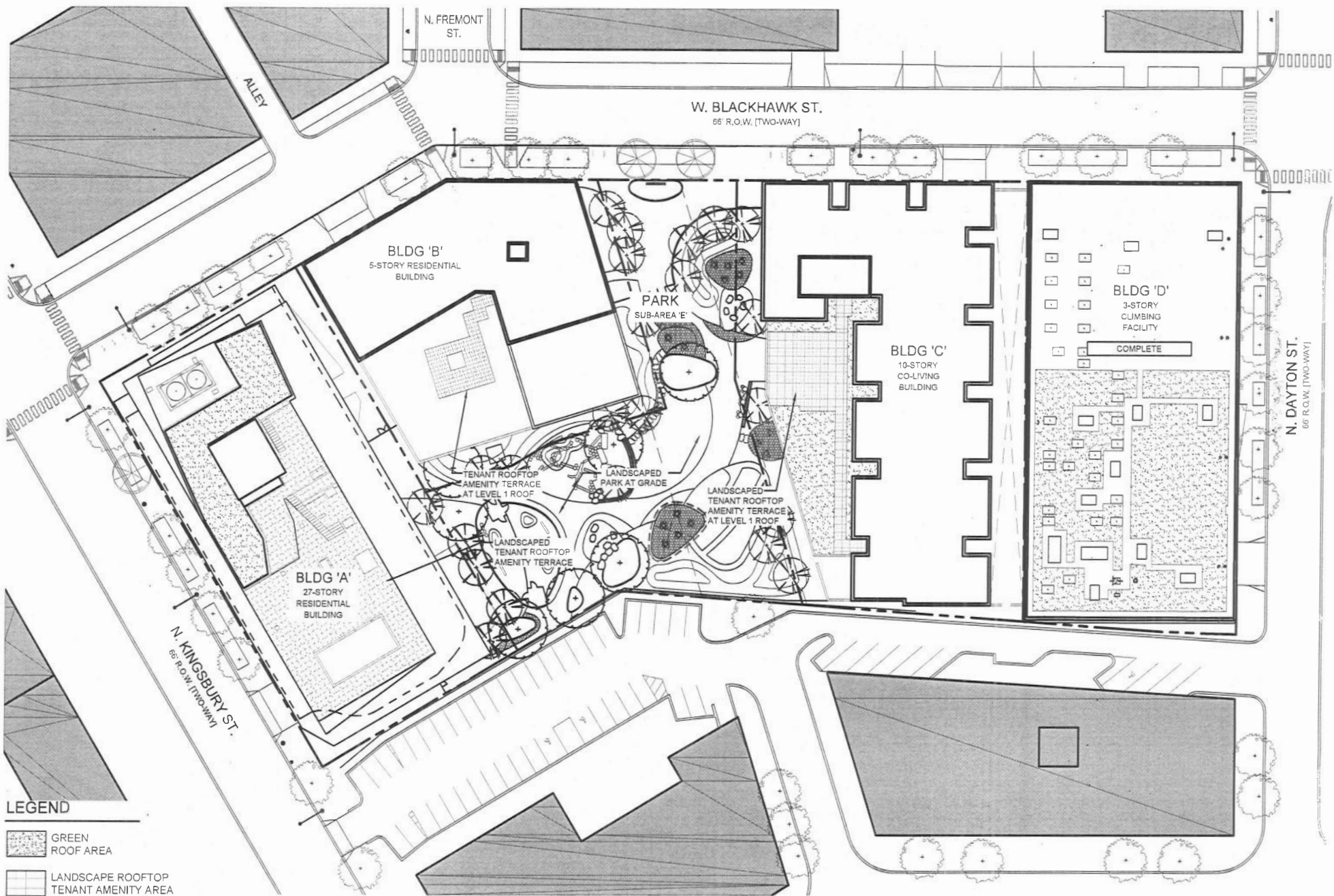
# LANDSCAPE PLAN - PHASED

**APPLICANT:** THE SHOPS AT BIG DEAHL, LLC  
**ADDRESS:** 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
**INTRODUCTION DATE:** 9 SEPTEMBER 2020  
**PLAN COMMISSION DATE:** 17 DECEMBER 2020

**REVISED 11.09.2021**



**G|R|E|C ARCHITECTS**



**LEGEND**

-  GREEN ROOF AREA
-  LANDSCAPE ROOFTOP AMENITY AREA

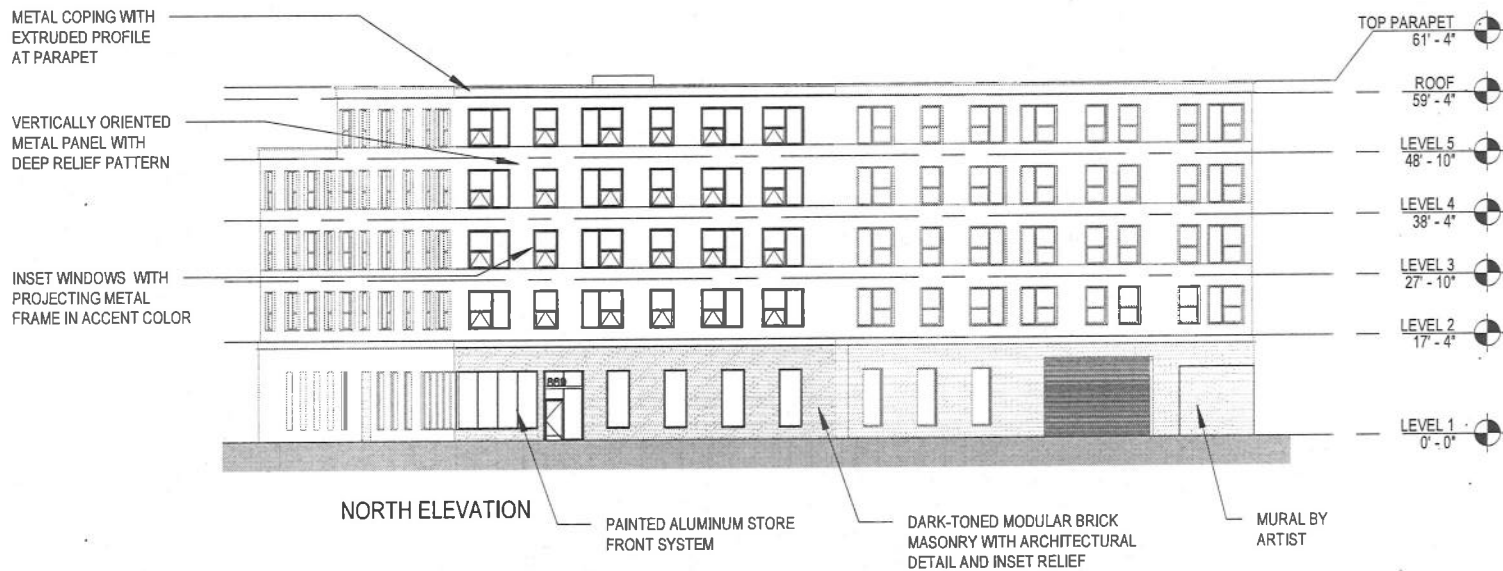
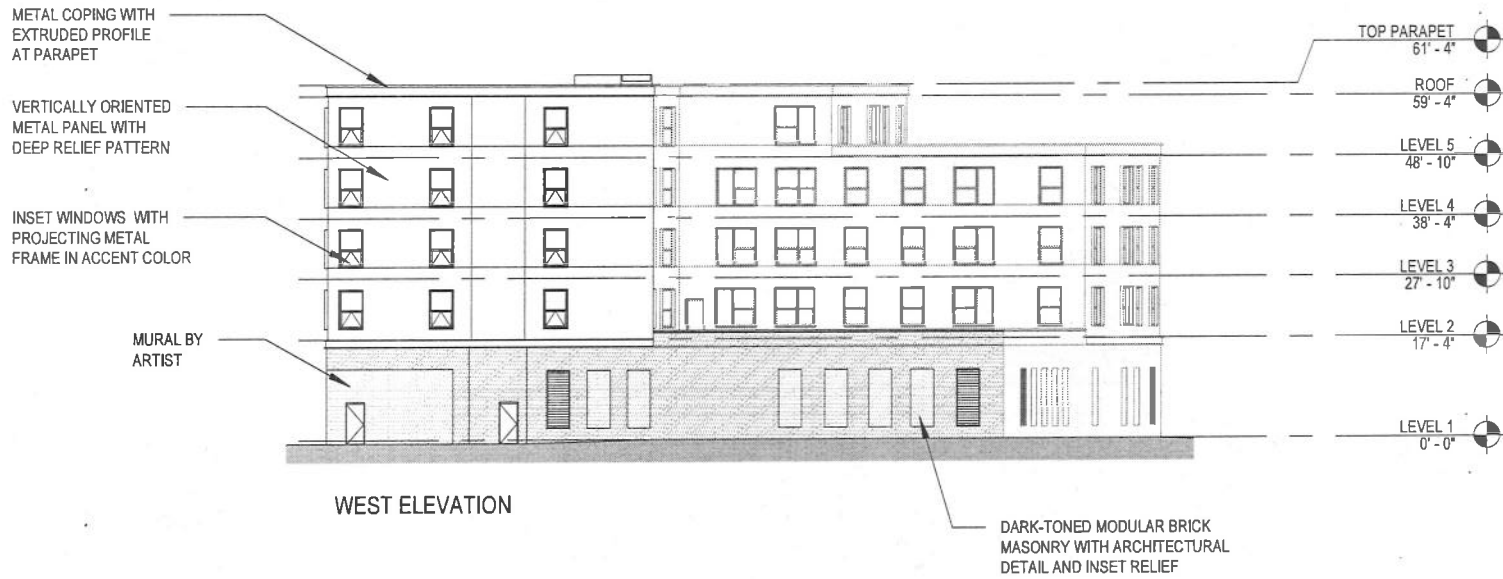
**ROOF PLAN**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

**REVISED 11.09.2021**



G|R|E|C ARCHITECTS



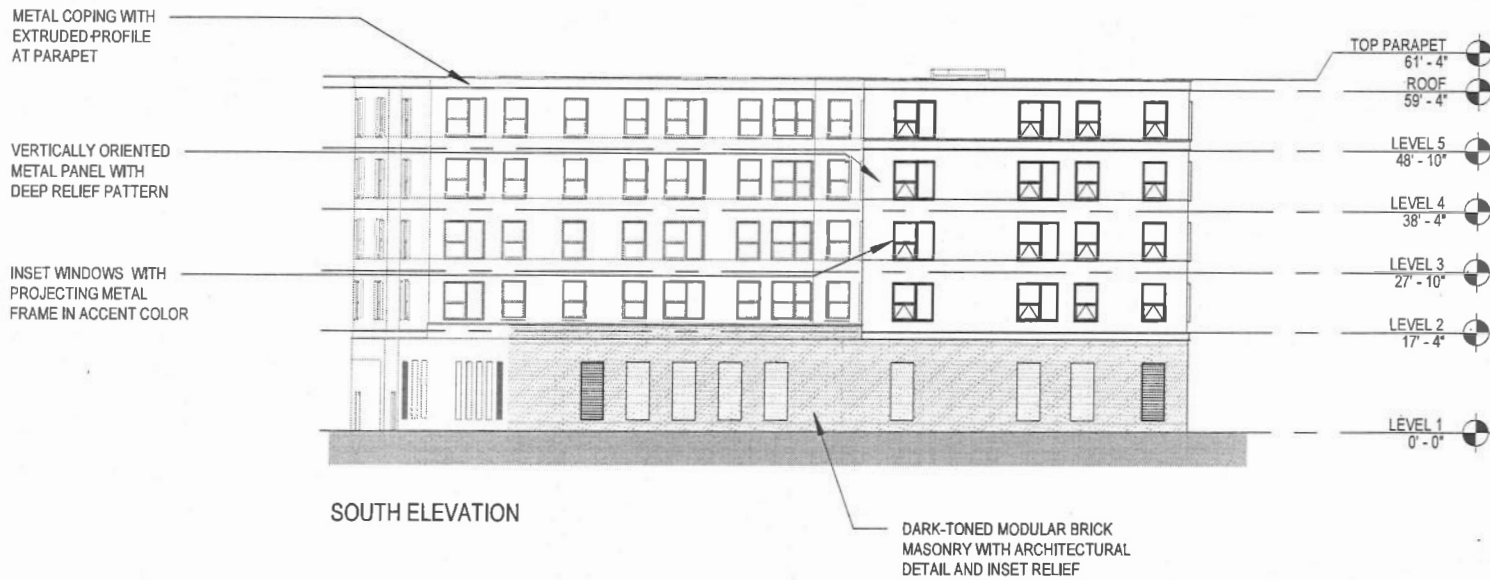
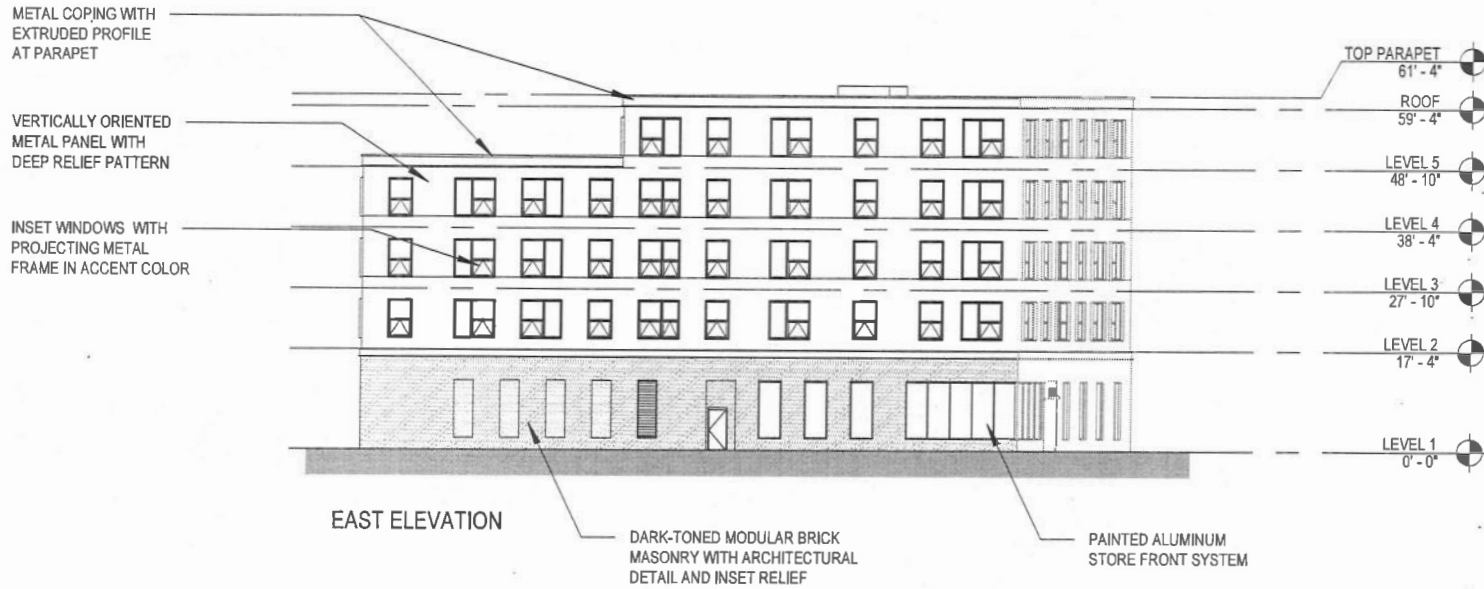
## ELEVATIONS - SUB-AREA 'B'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

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## ELEVATIONS - SUB-AREA 'B'

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021





# EAST ELEVATION - SUB-AREA 'C'

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

G|R|E|C ARCHITECTS



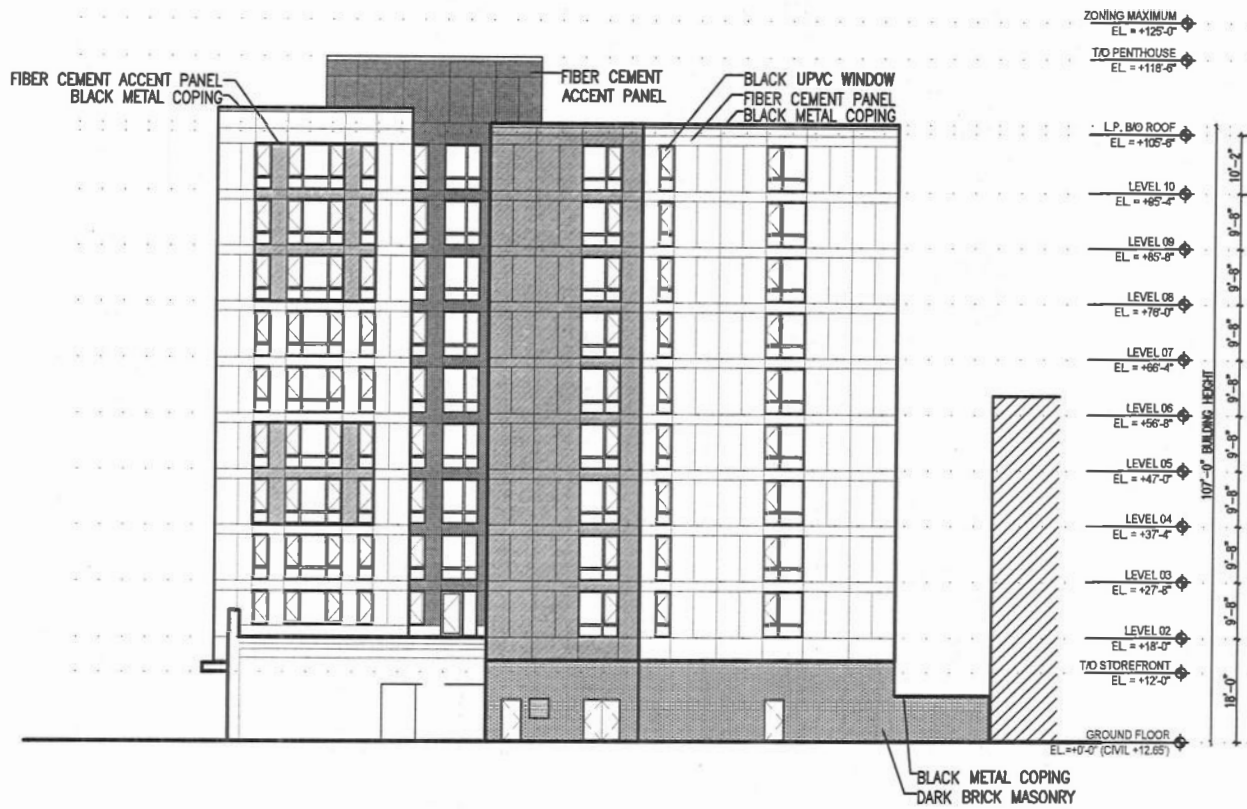


# WEST ELEVATION - SUB-AREA 'C'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

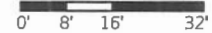
**REVISED 11.09.2021**

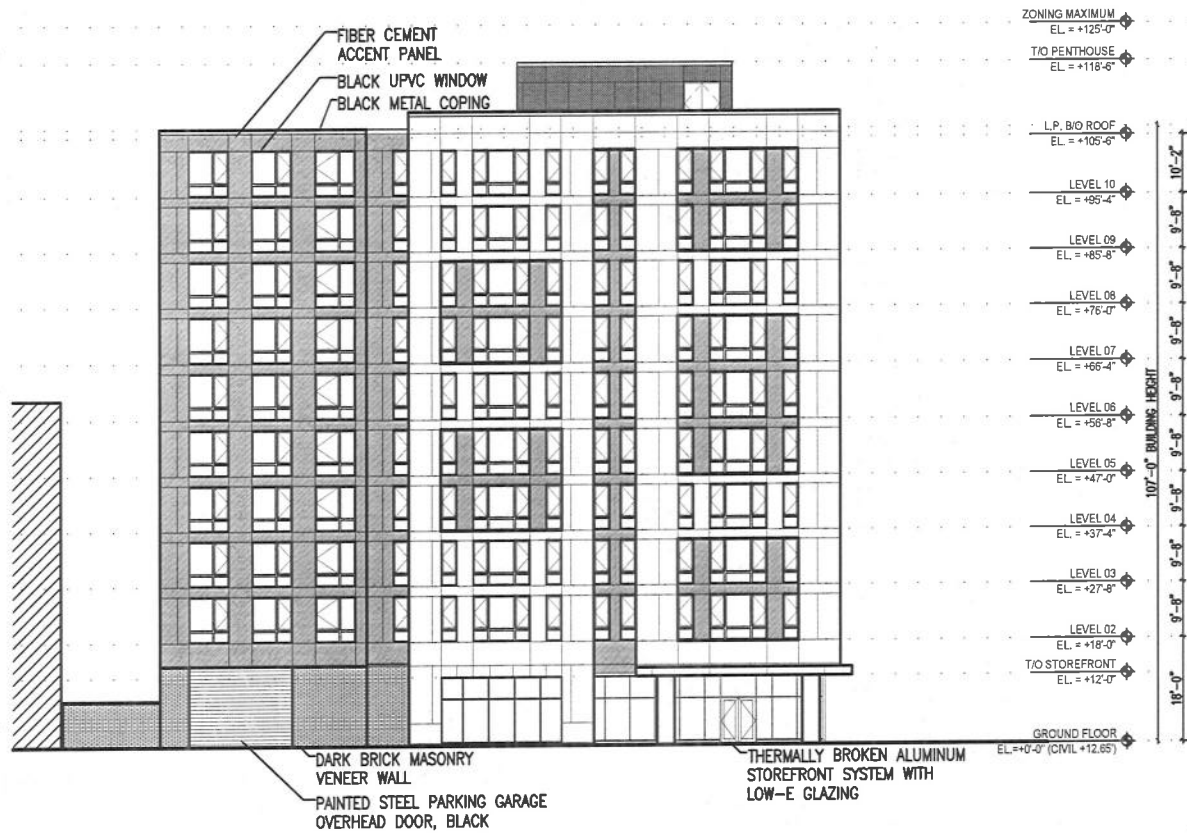


# SOUTH ELEVATION - SUB-AREA 'C'

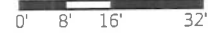
APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021





## NORTH ELEVATION - SUB-AREA 'C'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.09.2021

G|R|E|C ARCHITECTS

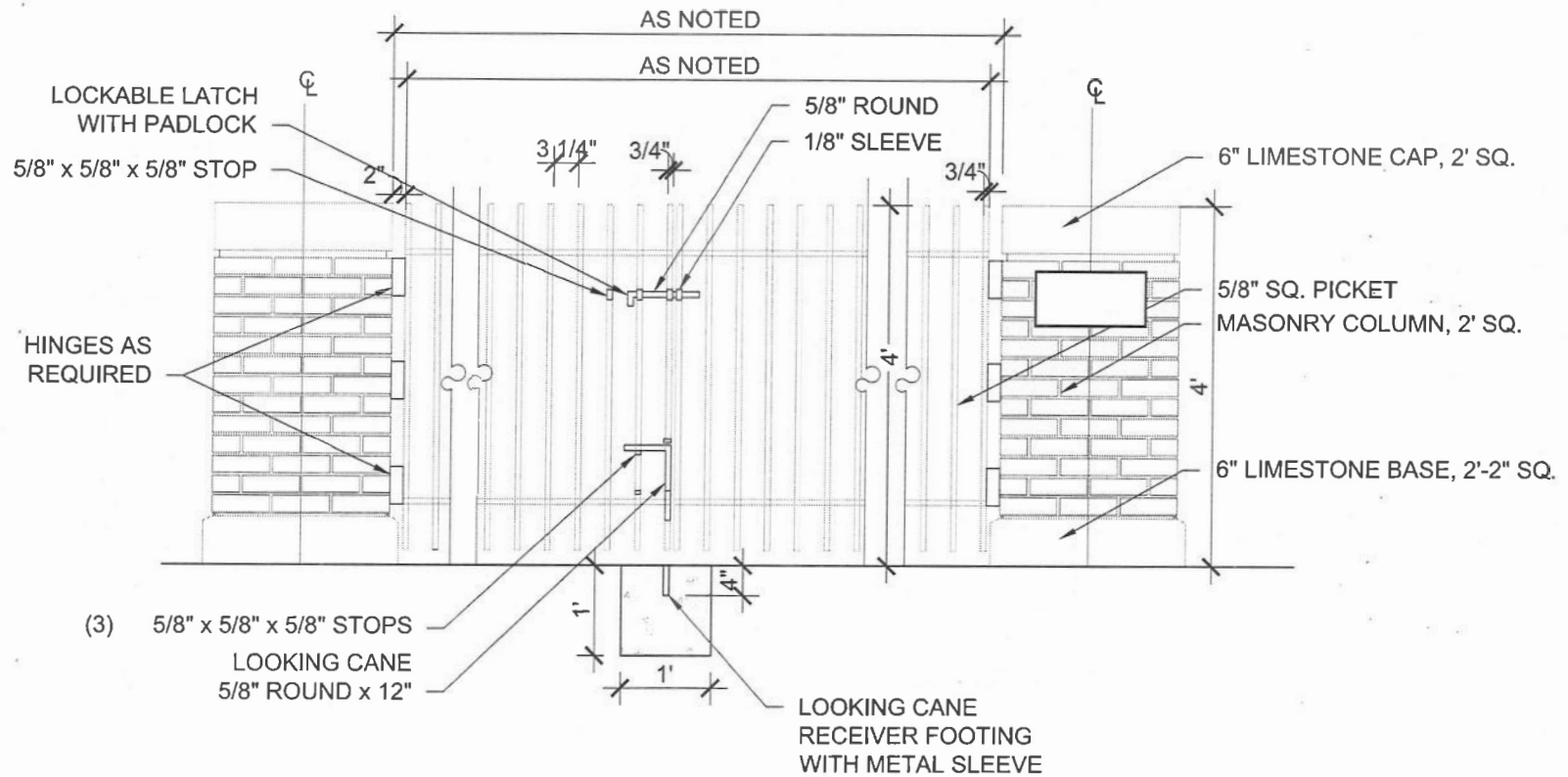


## SUB-AREA 'E' PARK FENCE

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
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REVISED 11.12.2021

G|R|E|C ARCHITECTS



○ DOUBLE SWING GATE DETAIL  
1/2" = 1'-0"

## SUB-AREA 'E' PARK GATE

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

REVISED 11.12.2021

G|R|E|C ARCHITECTS



October 15, 2021

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe Street, 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor Change to PD No. 1292  
1450-1472 N. Dayton St.**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Business Planned Development No. 1292, ("PD 1292") 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 1292.

This request is being made on behalf of White Oak Realty Partners, the proposed developer of Subarea A, in conjunction with The Shops at Big Deahl LLC, the owner of PD 1292. The following changes are proposed:

- **Subarea Boundary Adjustments.** The individual site areas, public right-of-way areas, and floor area ratios ("FAR") in Subareas A, B, C and E have been modified slightly due to squaring off the subarea boundaries. The total overall numbers remain the same and the overall FAR remains 5.0.
- **Design Changes.** The design changes to the proposed Subarea A building include:
  - Screening the rooftop mechanical.
  - Addition of a rooftop terrace and pool deck.
  - Increased frontage of retail storefront along Paseo.
  - Increased percentage of glazing at the residential floors on the North, South and West elevations.
  - Addition of balconies on the East and South elevations.
  - Relocation of interior and exterior amenities to the top two floors with private terraces at the seventh floor.
  - Change in color of the metal panels at the residential floors to a warm-toned bronze color.
  - Change in color of the ribbed metal panels at the garage levels to a mix of two warm-toned colors (complementary to the residential floors above) in varying panel widths and rib spacing.
  - Changed in color of the masonry to warm gray blend.
- **Setback Changes.** The setback changes to the proposed Subarea A building include:
  - Podium setback from the east property line has changed to 15'-6" (this Paseo setback previously varied from 10'-0" to 16'-0").
  - Tower setback from the east property line at the upper levels has been reduced from 31'-6" to 28'-10".
  - Tower setback from the north property line has been reduced to 6'-5" and 7'-4".
  - Tower setback from the south property line (west elevation) has increased from 15'-3" and 23'-0" to 16'-6" and 23'-6".
  - Podium setback from the West property line has been reduced from 1'-8" to 1'-0".

Minor change  
PD 1292  
October 15, 2021  
Page 2

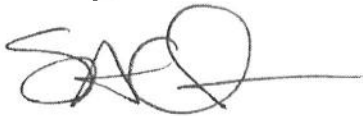
The following revised exhibits are attached:

- Bulk Regulations and Data Table (August 17, 2021)
- PD Boundary and Subarea Map (August 17, 2021)
- Site Plan – Subarea A (October 7, 2021)
- Landscape Plan – Subarea A (October 7, 2021)
- Roof Plan – Subarea A (October 7, 2021)
- West and North Elevations – Subarea A (August 17, 2021)
- East and South Elevations – Subarea A (August 17, 2021)

Regarding your request, the Department of Planning and Development has determined that allowing the proposed boundary, design and setback 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 1292, 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 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,

A handwritten signature in black ink, appearing to read 'S. Valenziano', with a long horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

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

BULK REGULATIONS DATA TABLE

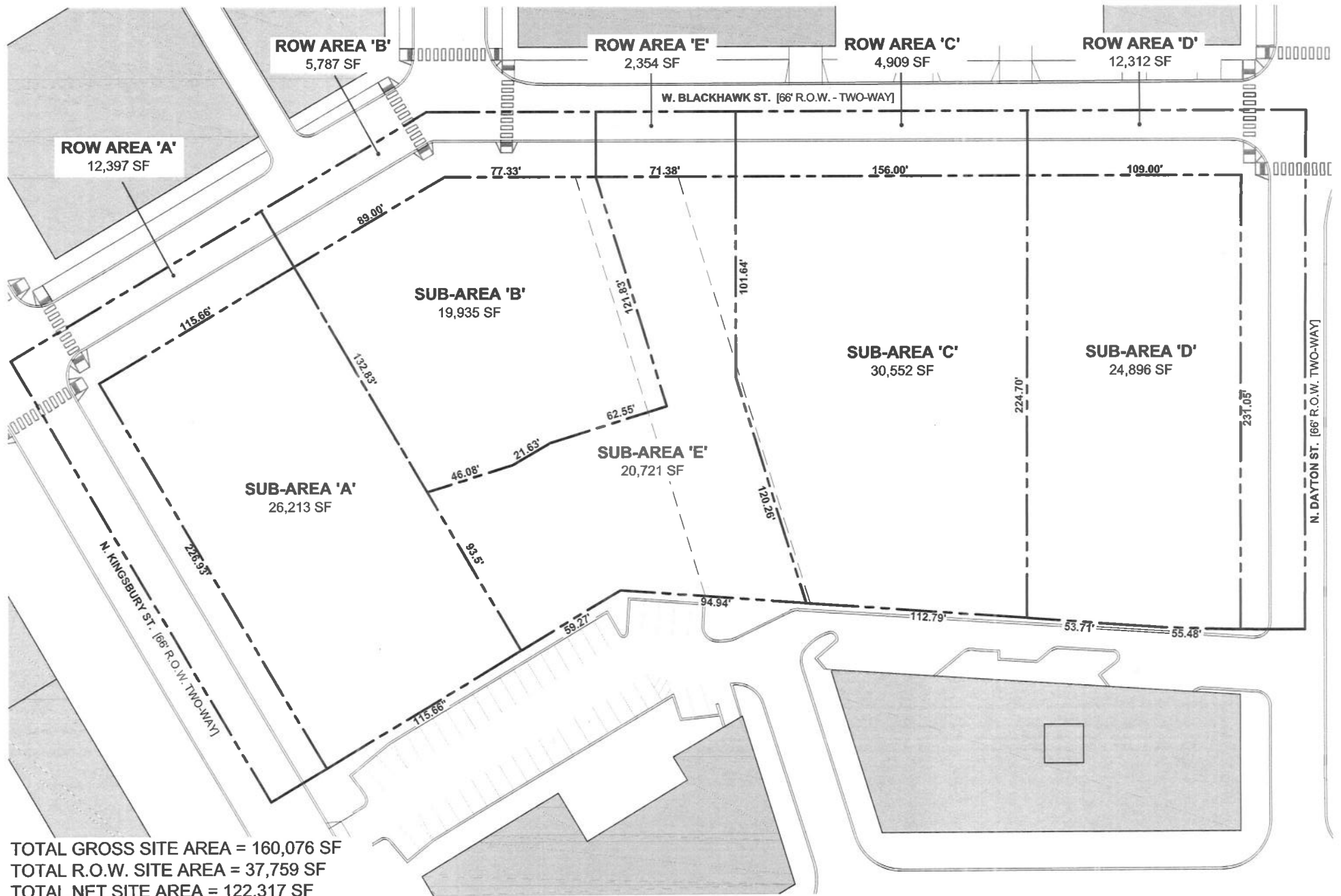
GROSS SITE AREA (SF):	
SUB-AREA A	38,610 SF
SUB-AREA B	25,722 SF
SUB-AREA C	35,461 SF
SUB-AREA D	37,208 SF
SUB-AREA E	23,075 SF
TOTAL	160,076 SF
PUBLIC RIGHT-OF-WAY AREA (SF):	
SUB-AREA A	12,397 SF
SUB-AREA B	5,787 SF
SUB-AREA C	4,909 SF
SUB-AREA D	12,312 SF
SUB-AREA E	2,354 SF
TOTAL	37,759 SF
TOTAL NET SITE AREA (SF):	
SUB-AREA A	26,213 SF
SUB-AREA B	19,935 SF
SUB-AREA C	30,552 SF
SUB-AREA D	24,896 SF
SUB-AREA E	20,721 SF
TOTAL	122,317 SF
FLOOR AREA RATIO:	
SUB-AREA A	12.46
SUB-AREA B	2.49
SUB-AREA C	5.57
SUB-AREA D	2.62
SUB-AREA E	N/A
MAX. TOTAL/OVERALL FAR	5

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020  
 REVISED DATE: 17 AUGUST 2021

BULK REGULATIONS DATA TABLE

MAX. RESIDENTIAL DWELLING UNITS	
SUB-AREA A	327
SUB-AREA B	34
SUB-AREA C	126 units, with 432 maximum beds if group living, not otherwise classified
SUB-AREA D	N/A
SUB-AREA E	N/A
TOTAL	487
MAX. NUMBER OF OFF-STREET LOADING SPACES	
SUB-AREA A	2 (10' x 25')
SUB-AREA B	1 (10' x 25')
SUB-AREA C	1 (10' x 25')
SUB-AREA D	-
SUB-AREA E	N/A
MIN. NUMBER OF OFF-STREET PARKING SPACES	
SUB-AREA A	110
SUB-AREA B	34
SUB-AREA C	41
SUB-AREA D	16
SUB-AREA E	N/A
TOTAL	201
MIN. NUMBER OF BICYCLE PARKING SPACES	
SUB-AREA A	80
SUB-AREA B	17
SUB-AREA C	90
SUB-AREA D	80
SUB-AREA E	N/A
MAX. BUILDING HEIGHT	
SUB-AREA A	299'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA B	70'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA C	125'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA D	80'-0" AS MEASURED BY 17-17-0311-A OF THE CZO
SUB-AREA E	N/A
SETBACKS FROM PROPERTY LINE	IN ACCORDANCE W/ SITE PLAN

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020  
 REVISED DATE: 17 AUGUST 2021



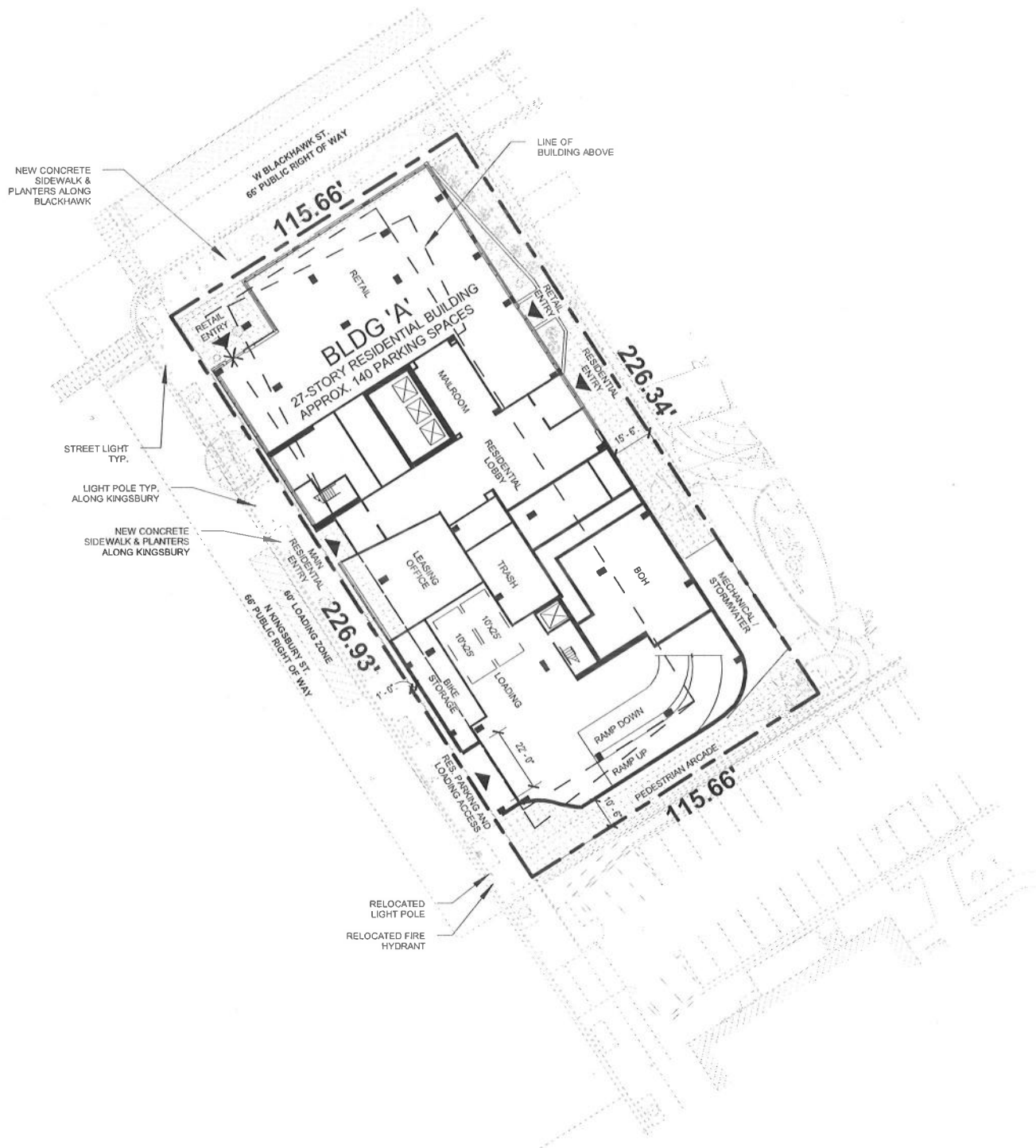
TOTAL GROSS SITE AREA = 160,076 SF  
 TOTAL R.O.W. SITE AREA = 37,759 SF  
 TOTAL NET SITE AREA = 122,317 SF

**PD BOUNDARY AND SUB-AREAS**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020  
 REVISED DATE: 17 AUGUST 2021

# Planned Development No. - PD1292

## SITE PLAN - SUB AREA 'A'



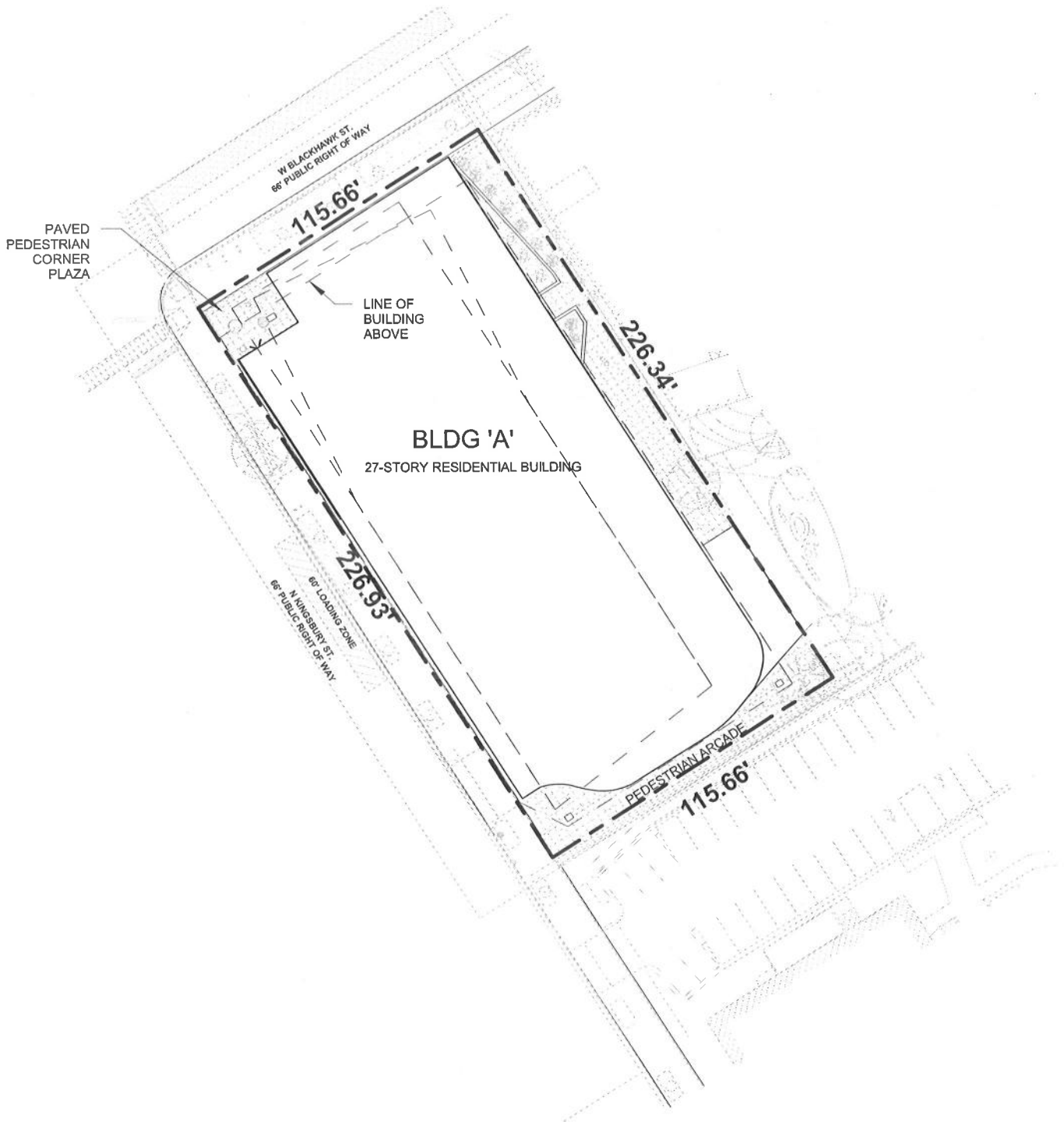
APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472N. DAYTON ST.



INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020  
REVISED DATE: 7 OCTOBER 2021

# Planned Development No. - PD1292

## LANDSCAPE PLAN - SUB AREA 'A'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472N. DAYTON ST.

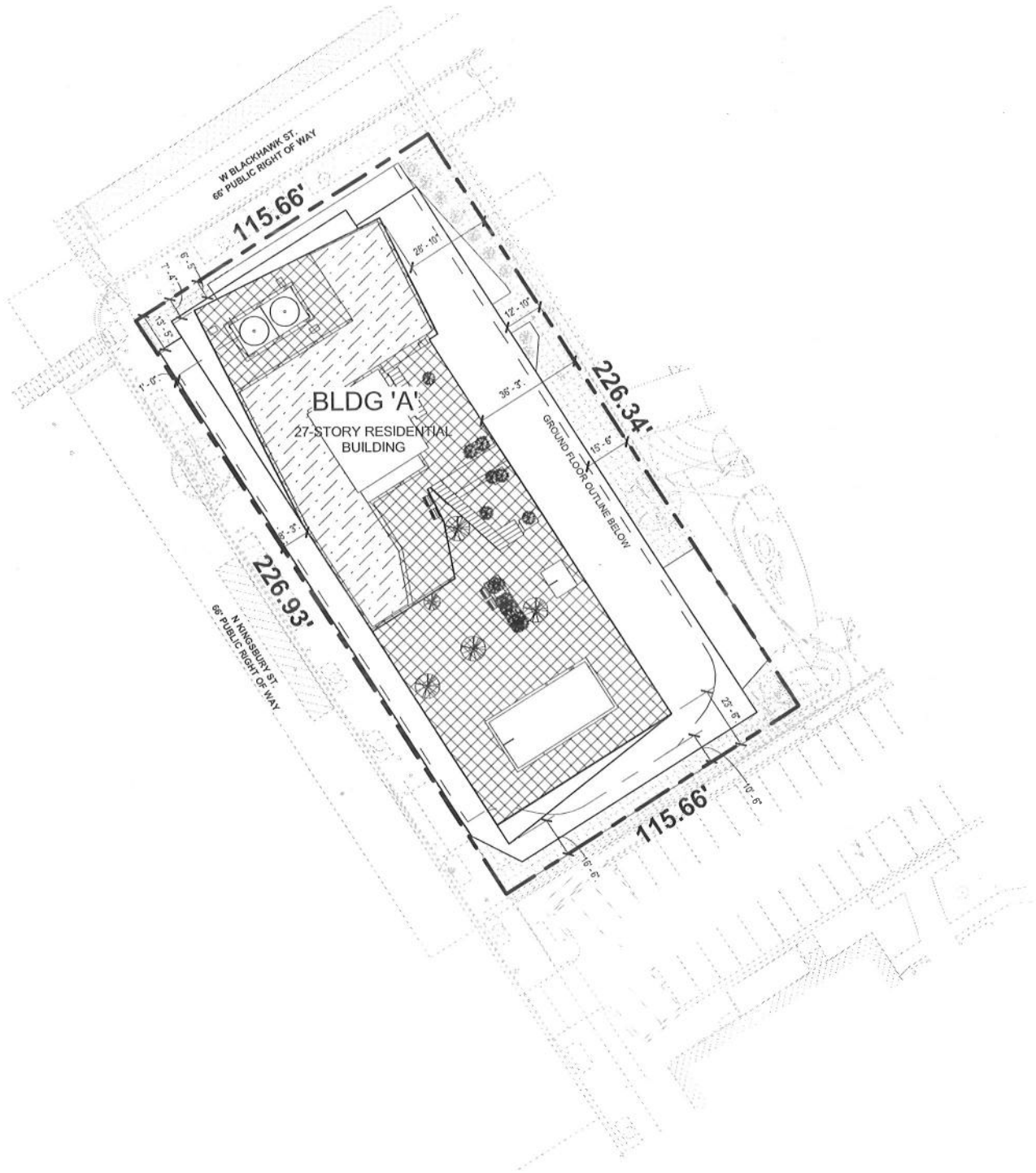


INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020  
REVISED DATE: 7 OCTOBER 2021

PD-01

# Planned Development No. - PD1292

## ROOF PLAN - SUB AREA 'A'



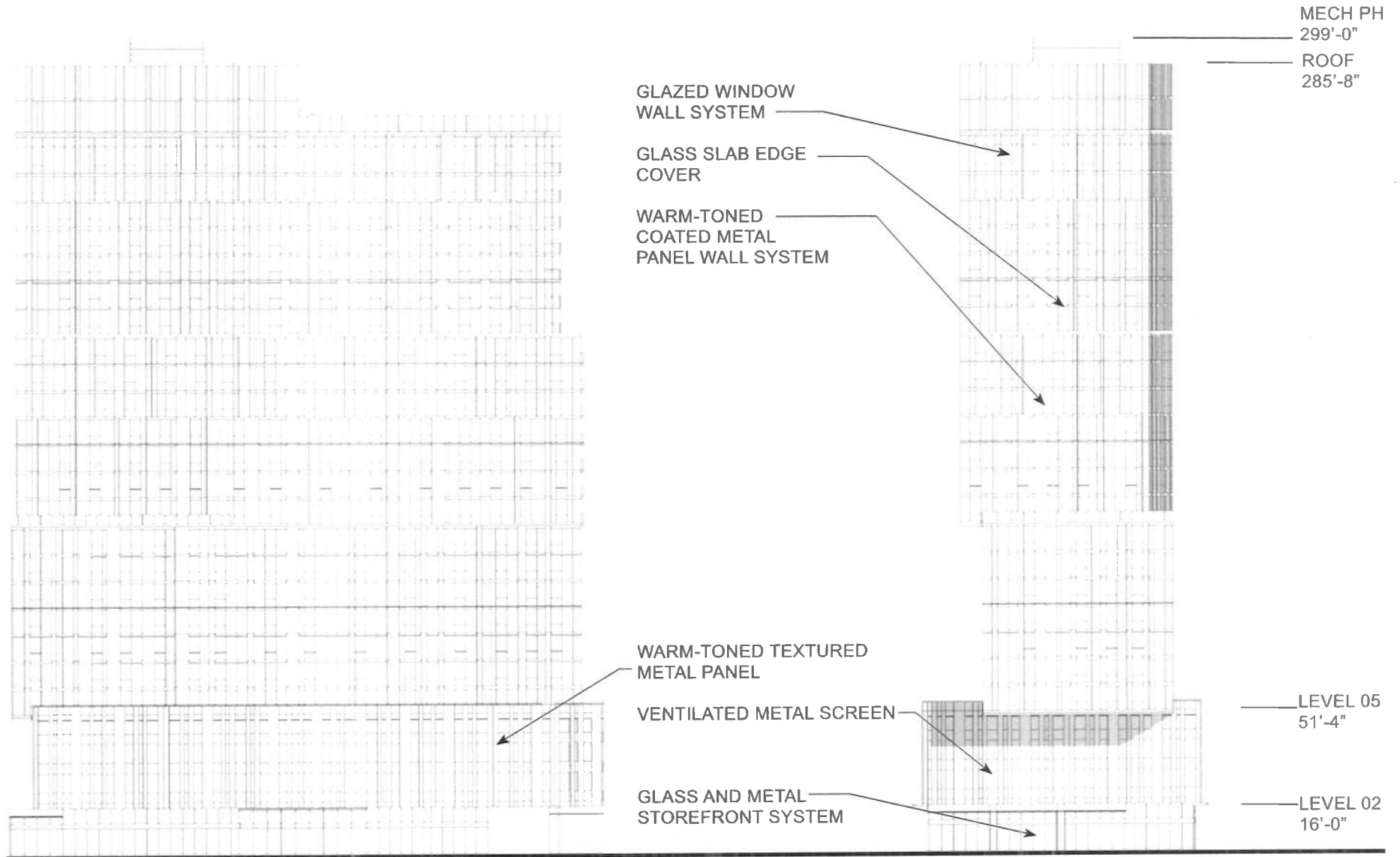
APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472N. DAYTON ST.



INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020  
REVISED DATE: 7 OCTOBER 2021

WEST ELEVATION  
SUB-AREA 'A'

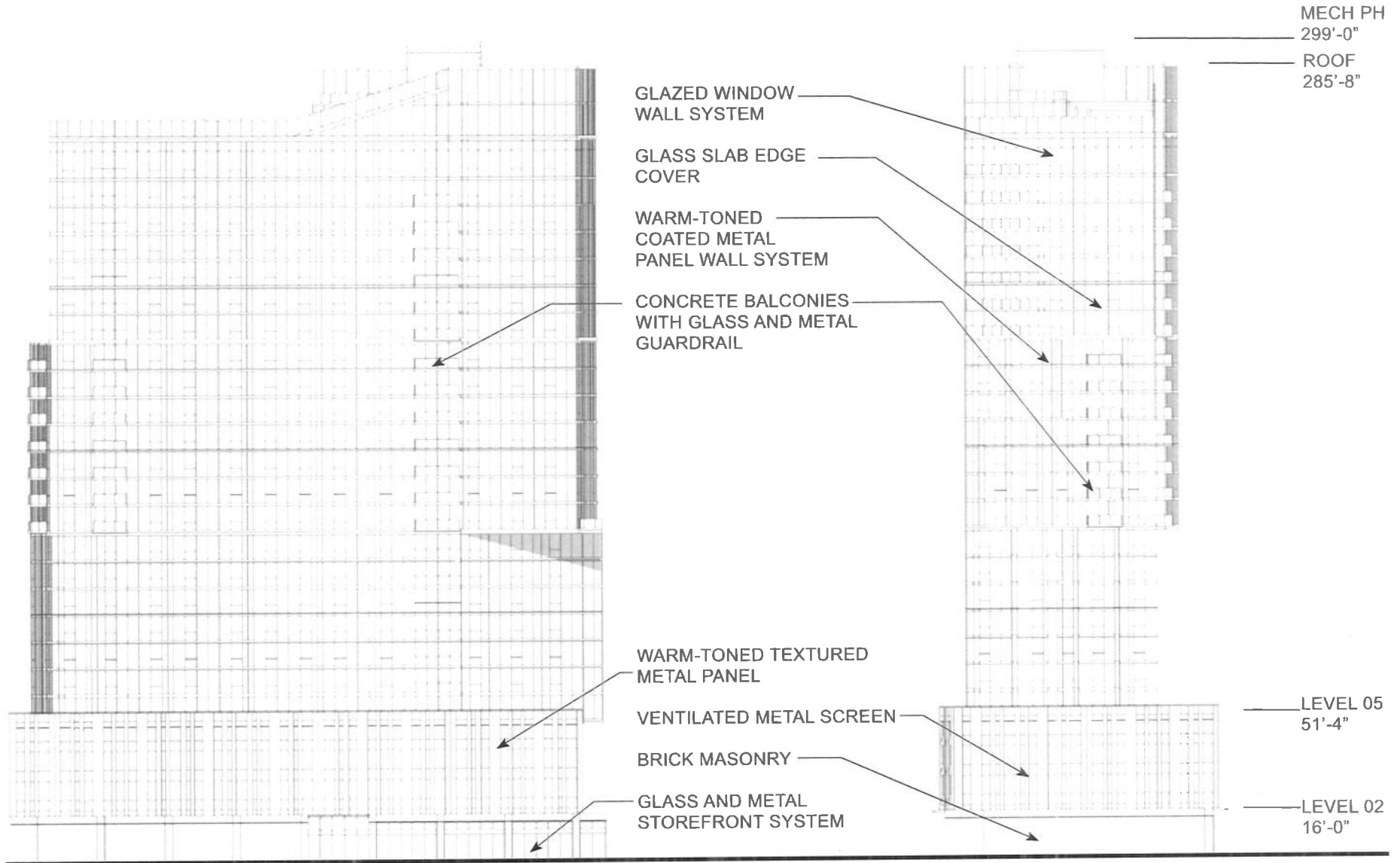
NORTH ELEVATION  
SUB-AREA 'A'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020  
REVISED DATE: 17 AUGUST 2021

EAST ELEVATION  
SUB-AREA 'A'

SOUTH ELEVATION  
SUB-AREA 'A'



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020  
 REVISED DATE: 17 AUGUST 2021

20479

1/27/2021

REPORTS OF COMMITTEES

27145

*Reclassification Of Area Shown On Map No. 3-G.  
(As Amended)*

(Application No. 20479)

(Common Address: 1465 -- 1483 N. Kingsbury St./835 -- 919 W. Blackhawk St./  
1450 -- 1472 N. Dayton St.)

RBPD1292,99

[SO2020-4578]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development Number 1292 District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeastwardly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street,

to those of a C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. Changing all the C2-5 Motor Vehicle-Related Commercial District symbols and indications shown on Map Number 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeastwardly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street,

to Residential Business Planned Development Number 1292, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

*Residential-Business Planned Development No. 1292, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1292, as amended ("Planned Development") consists of approximately 122,317 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, The Shops at Big Deahl 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.
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 ("DPD") and Transportation ("CDOT"). 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.

The Applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of Certificates of Occupancy for the building to be constructed in Subarea A. The Applicant shall fully fund, design and construct the signal at its sole cost. All plans and improvements must be reviewed and approved by CDOT.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Subarea Map; Site Plan; Landscape Plan; Landscape Plan-Phased; a Roof Plan; and Building Elevations prepared by GREC Architects and dated December 17, 2020, 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 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 within the Planned Development:

Subarea A:

Multi-family dwelling units, general retail sales; offices; business support services; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and outdoor patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; medical service; children's play center; food and beverage retail sales; vacation rental; temporary construction staging and parking; interim parking and landscaping; accessory parking and loading and accessory uses. The Applicant may lease to members of the public on an hourly, daily, weekly, or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces.

Subarea B:

Multi-family dwelling units; accessory parking and loading; and accessory uses.

Subarea C:

Multi-family dwelling units; group living, not otherwise classified (with a maximum number of 432 beds); accessory parking and loading; and accessory uses.

Subarea D:

Indoor participant sports and recreation; art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments (excluding drive through facilities); restaurants; taverns and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; accessory parking and accessory uses.

Subarea E:

Publicly accessible open space.

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 122,317 square feet and a base FAR of 5.0.
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.

The Applicant intends to use Subarea A for temporary construction staging and construction parking during construction of the improvements to be developed in Subareas B, C and E. Within six (6) months after issuance of the final Certificate of Occupancy for the improvements proposed in Subareas B and C (whichever is last) either of the following conditions must be fulfilled: (i) the issuance of any building permit for improvements to be constructed on Subarea A, as depicted in the exhibits associated with this P.D., must have commenced; or (ii) the improvements depicted in the Subarea A Interim Site/Landscape Plan, as described in the exhibits associated with this P.D. must be completely installed (or otherwise provided by the following June 1<sup>st</sup>, if the above deadline for installing such improvements occurs at such a time when seasonal weather conditions would not allow completion of the Subarea A Interim Site/Landscape Plan).

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space improvements depicted in Subarea E on the attached Landscape Plan (hereinafter, the "Open Space"). The Open Space shall be substantially complete prior to issuance of the last final Certificate of Occupancy for the improvements to be constructed in Subarea B and Subarea C (whichever is last) (or otherwise provided by the following June 1<sup>st</sup>, if the above deadline for installing such improvements occurs at such a time when seasonal weather conditions would not allow completion of the Open Space). The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide

sufficient liability insurance coverage for the operation of the Open Space for public use. The Open Space shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and the Applicant shall post a sign at all entries visible from the public right-of-way stating the same.

Prior to the issuance of the first building permit for the Planned Development, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City, consistent with the terms of this Statement 10, and no other material terms, for the construction, maintenance, and management of the Open Space. The DEMA obligations shall be binding upon the Applicant, its successors or assigns, including but not limited to a master association whose purpose includes maintaining the Open Space. Upon completion of the Open Space, the public access provided herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access agreement shall be on file with DPD.

The Commissioner of DPD is hereby authorized to enter into the DEMA and all other documents contemplated by the statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA and public access agreement so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this statement.

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 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 (i) 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 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 foregoing, 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.
16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 1292 to C2-5, and then to Residential-Business Planned Development Number 1292, as amended, for construction of the project triggers the requirements of Section 2-44-080 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 2-44-090 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 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 the 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 Housing ("DOH"), in an off-site location within two 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 approval of the Commissioner of DOH, 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 453 housing units. As a result, the Applicant's affordable housing obligation is 91 affordable units (20 percent of 453, rounded up), consisting of 45 First Units and 46 Additional Units. Pursuant to 2-44-090(G)(6), which provides an incentive for family-sized units, Applicant has submitted a proposal for 67 ARO units, of which 34 are First Units and 33 are Additional Units as set forth in the Affordable Housing Profile. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units in the Subarea B Building in the Planned Development as an all-affordable building consisting of for-sale condominium units. The Additional Units shall be for-sale townhome units to be located within a development located at 2849 -- 2853 West Congress Parkway, 505 -- 515 South Francisco Avenue and 2830 -- 2856 and 2818 West Harrison Street. These First Units and Additional Units are to be approved by DOH, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant is required to sell the First Units and the Additional Units to households earning up to 120 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at 100 percent of AMI, 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, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH 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 2-44-080(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 16, 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.
17. The Applicant acknowledges that the Property is in close proximity to properties used for heavy industrial operations including but not limited to concrete, paving and construction material manufacturing (the "Neighboring Uses"). The Neighboring Uses are, in compliance with any City of Chicago code or regulation, permitted to operate 24 hours a day, 7 days a week with levels of noises and odors that are not static and may change. The Applicant agrees that it shall not object to the continuation of the Neighboring Uses and that the Neighboring Uses do not and shall not constitute a nuisance to the Property. Any tenant or potential buyer will be made aware of this condition at time of lease or purchase.
  18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a C2-5 Motor Vehicle-Related Commercial District.

[Zoning Map; Existing Land-Use Map; Boundary and Subareas; Site Plan; Landscape Plan; Landscape Plan -- Phased; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 27160 through 27178 of this *Journal*.]

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

*Business Planned Development No. 1292.*

*Bulk Regulations And Data Table.*

*Big Deahl -- 1450 Dayton Street.*

Gross Site Area (square feet):

Subarea A:	39,685 square feet
Subarea B:	25,301 square feet
Subarea C:	37,400 square feet

Subarea D:	37,208 square feet
Subarea E:	20,482 square feet
TOTAL:	160,076 square feet

Public Rights-of-Way Area (square feet):

Subarea A:	12,431 square feet
Subarea B:	5,753 square feet
Subarea C:	5,149 square feet
Subarea D:	12,312 square feet
Subarea E:	2,114 square feet
TOTAL:	37,759 square feet

Total Net Site Area (square feet):

Subarea A:	27,254 square feet
Subarea B:	19,548 square feet
Subarea C:	32,251 square feet
Subarea D:	24,896 square feet
Subarea E:	18,368 square feet
TOTAL:	122,317 square feet

Floor Area Ratio:

Subarea A:	11.98
Subarea B:	2.65

Subarea C:	5.13
Subarea D:	2.72
Subarea E:	N/A
MAX TOTAL/OVERALL FAR:	5

**Maximum Residential Dwelling Units:**

Subarea A:	327
Subarea B:	34
Subarea C:	126 units, with 432 maximum beds if group living, not otherwise classified
Subarea D:	N/A
Subarea E:	N/A
TOTAL:	487

**Maximum Number of Off-Street Loading Spaces:**

Subarea A:	2 (10 feet by 25 feet)
Subarea B:	1 (10 feet by 25 feet)
Subarea C:	1 (10 feet by 25 feet)
Subarea D:	-
Subarea E:	N/A

**Minimum Number of Off-Street Parking Spaces:**

Subarea A:	110
------------	-----

Subarea B:	34
Subarea C:	41
Subarea D:	16
Subarea E:	N/A
TOTAL:	201

Minimum Number of Bicycle Parking Spaces:

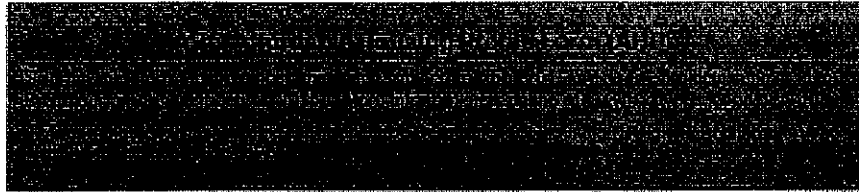
Subarea A:	80
Subarea B:	17
Subarea C:	90
Subarea D:	80
Subarea E:	N/A

Maximum Building Height:

Subarea A:	299 feet, 0 inches as measured by 17-17-0311-A of the CZO
Subarea B:	70 feet, 0 inches as measured by 17-17-0311-A of the CZO
Subarea C:	125 feet, 0 inches as measured by 17-17-0311-A of the CZO
Subarea D:	80 feet, 0 inches as measured by 17-17-0311-A of the CZO
Subarea E:	N/A

Setbacks from Property Line: In accordance with Site Plan

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**Date:**

**DEVELOPMENT INFORMATION**

Development Name: Shops at Big Deahl

Development Address: 1450 N. Dayton

Zoning Application Number, if applicable: PD 1292

Ward: 27

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

Type of City Involvement  
*check all that apply*

City Land

Financial Assistance

Zoning Increase

Planned Development (PD)

Transit Served Location (TSL) project

**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: Structured Development

Developer Contact: J. Michael Drew

Developer Address: 211 N. Clinton St. Chicago, IL 60610

Developer Email: mdrew@strdev.com

Developer Phone: 312-261-5777

Attorney Name: Katrina S. McGuire

Attorney Phone: 312-580-2326

**TIMING**


Estimated date marketing will begin: See Affordable Housing Profile Form - Timing attachment


Estimated date of building permit: See Affordable Housing Profile Form - Timing attachment

Estimated date ARO units will be complete: See Timing

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)**

 12-7-20  
Developer or their agent Date

 12-16-2020  
Justin Root or Denise Roman, DOH Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



**FINAL FOR PUBLICATION**

ARO Web Form

**Applicant Contact Information**  
 Name: Katriina McGuire  
 Email: kmcguire@thompsoncoburn.com

**Development Information**

**Address** **Submitted Date: 12/15/2020**

Number From: 1450 Number To: 1472 Direction: N  
 Street Name: Dayton Postal Code: 60642

**Development Name**  
 The Shops at Big Deah

Are you rezoning to downtown?: No  
 Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

Ward: 27 ARO Zone: Higher Income Pilot Area: Near North

**Details**  
 ARO trigger: Zoning change and planned development  
 Total units: 453  
 Development type: Rent  
 Date submitted: 12/15/2020

**Requirements**

First ARO Units: 45 Additional ARO Units: 46

---

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

On-Site: 0 Off-Site: 34  
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0  
 Total Units: 34

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<b>Off-Site Unit Information for First ARO Units</b>		
<b>Address</b>		
Will the Off-Site Units be for Rental or For-Sale? Sale		
Number: L35	Direction: W	
Street Name: Blackhawk	Postal Code: 60642	
<b>Information</b>		
Zone of Off-site Units: Higher Income	Pilot Area: Near North	Ward of Off-site Units: 27
Distance to Primary Development: 0 Miles	Off-site Administrative Fee: 170000	

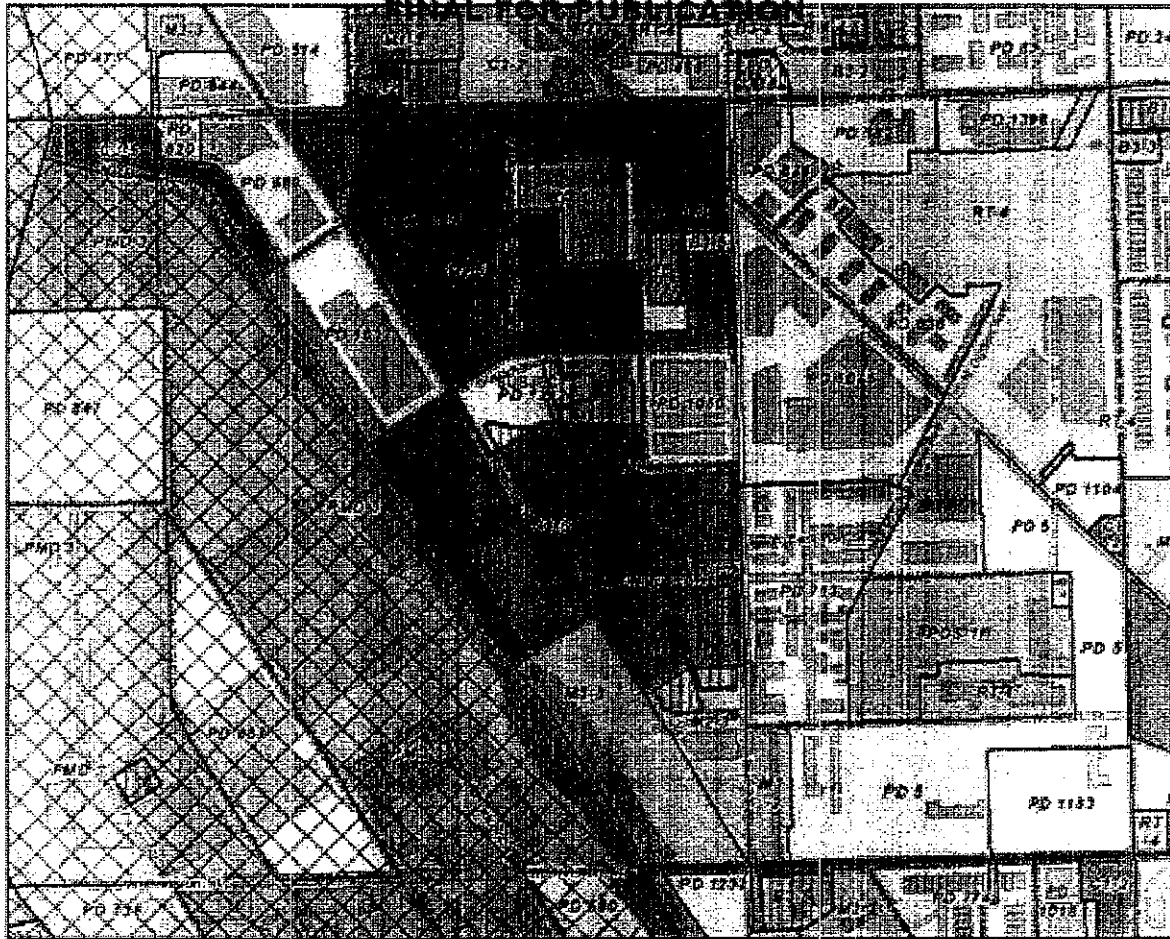
<b>How do you intend to meet your ARO obligation for the Additional ARO Units?</b>	
Will the Units be <input type="checkbox"/> <input type="checkbox"/> AMI or 100 <input type="checkbox"/> AMI: 100 <input type="checkbox"/> AMI	
On-Site: 0	Off-Site: 33
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
Total Units: 33	

<b>Off Site Unit Information for Additional ARO Units</b>		
Will the Off-Site Units be for Rental or For-Sale? Sale		
<b>Address</b>		
Number: 2040	Direction: W	
Street Name: Congress	Postal Code: 60612	
<b>Information</b>		
Zone of Off-site Units: Low / Moderate Income	Pilot Area: Near West	Ward of Off-site Units: 27
Distance to Primary Development: 3.4 Miles	Off-site Administrative Fee: 165000	

All Off-site units are to be approved by DOH prior to the execution of the Affordable Housing Agreement, which precedes construction at either the Triggering Project or any Off-site project.

THIS IS A PRELIMINARILY APPROVED AHP; specifically, the average square footage for market-rate 2-bedroom units will be reduced/altered prior to the recordation of the Affordable Housing Agreement to ensure that the average square footage of the affordable (ARO) 2-bedroom units are at least 85% of the average square footage of the market-rate 2-bedroom units.

Off-site addresses provided above are preliminary and incomplete in nature and may not reflect the final location(s) of some/all Off-site units.



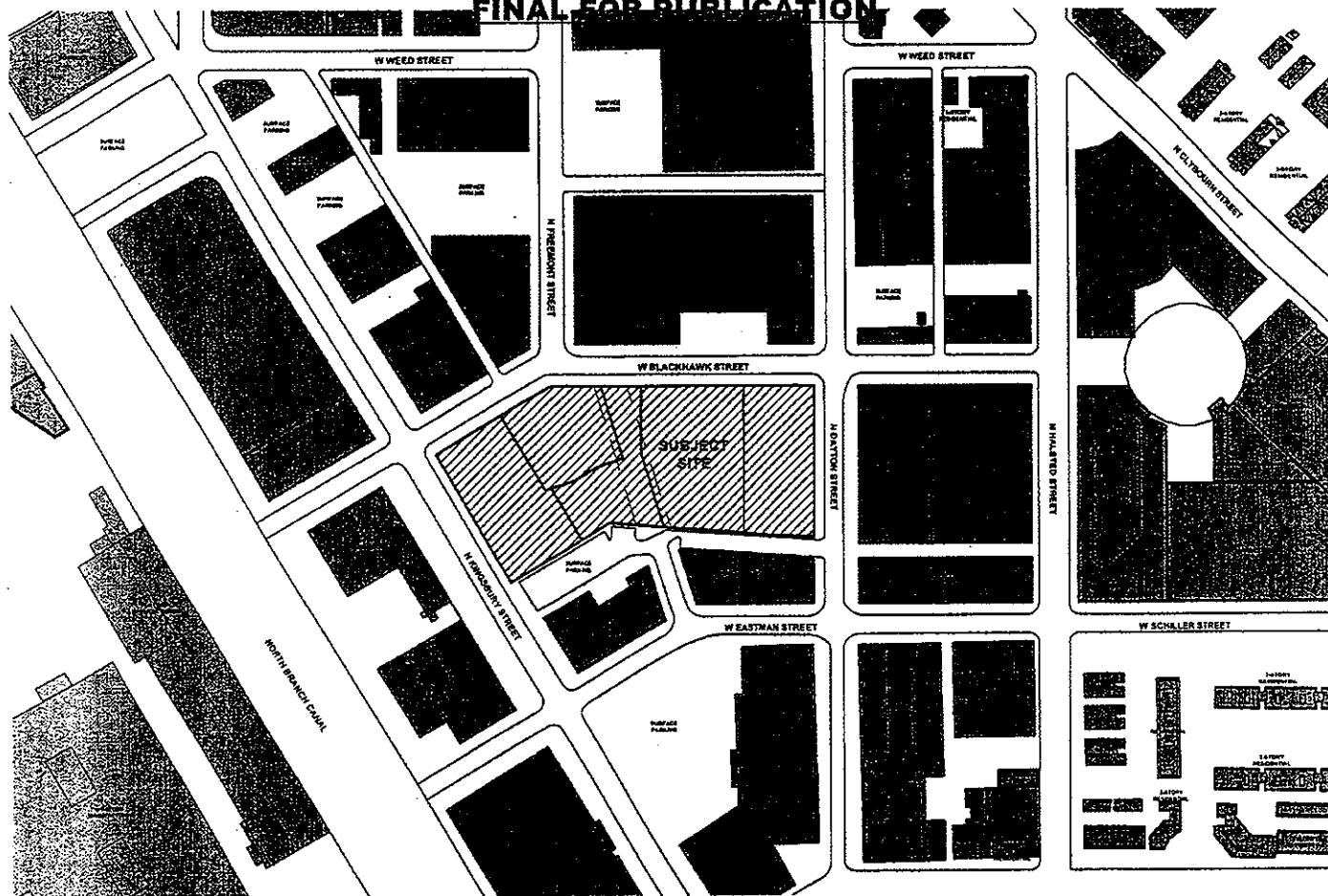
ZONING MAP

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST., 835-919 W. BLACKHAWK ST.,/1450-1472N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

NOT TO SCALE 

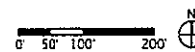
GIRJEI ARCHITECTS 

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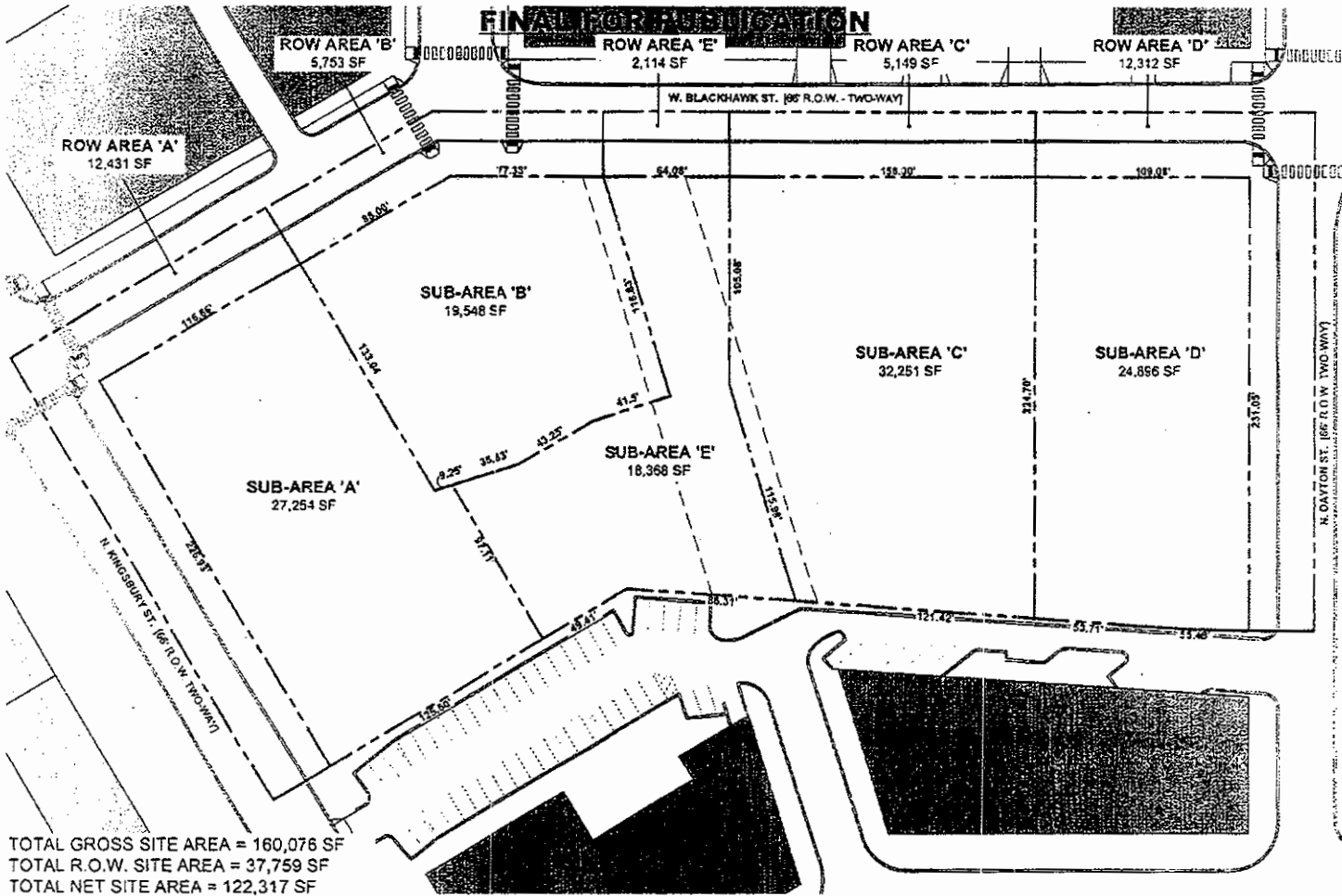


EXISTING LAND USE MAP

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020



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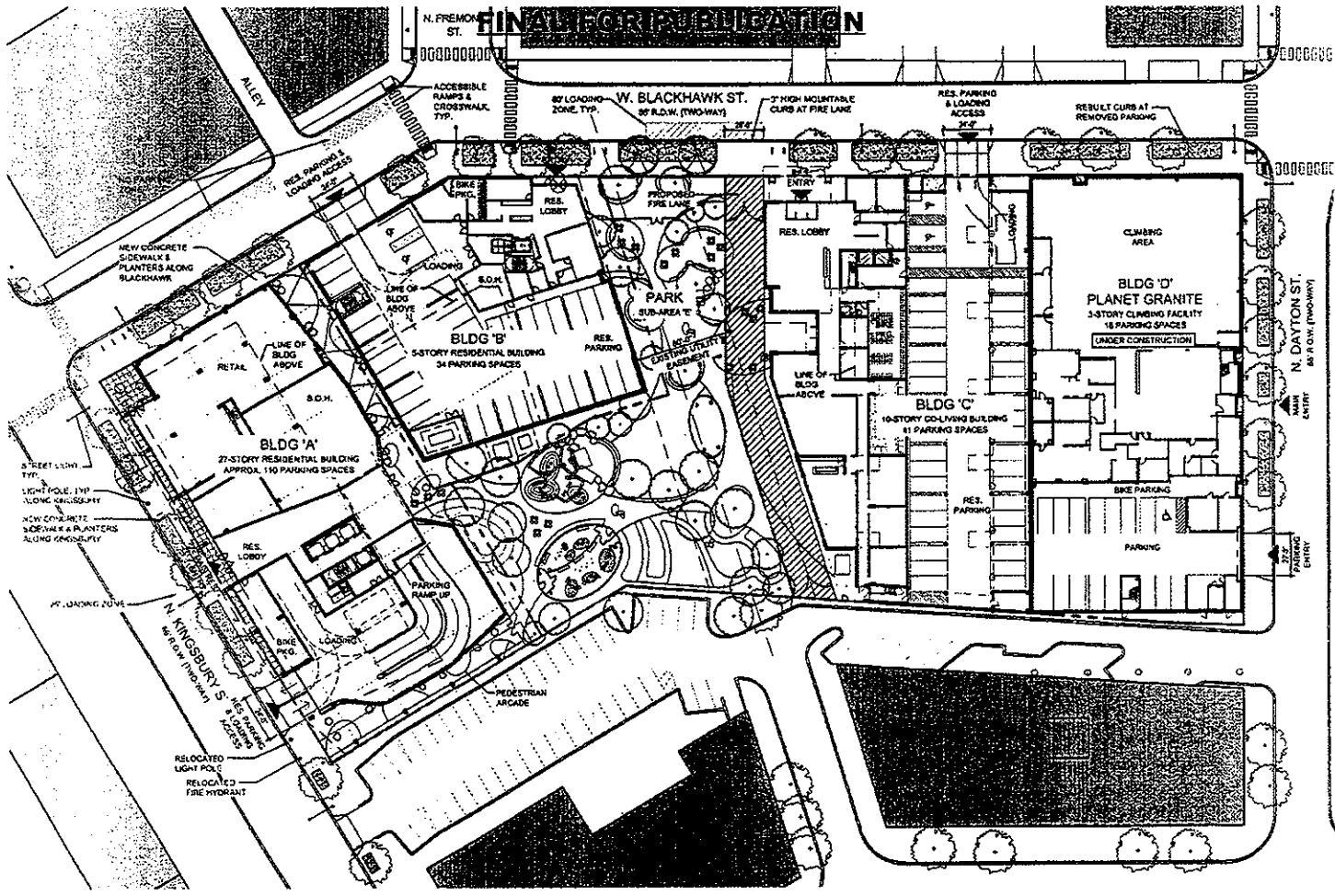


TOTAL GROSS SITE AREA = 160,076 SF  
 TOTAL R.O.W. SITE AREA = 37,759 SF  
 TOTAL NET SITE AREA = 122,317 SF

**PD BOUNDARY & SUB-AREAS**

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

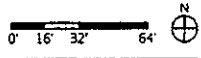
GJR E|C ARCHITECTS



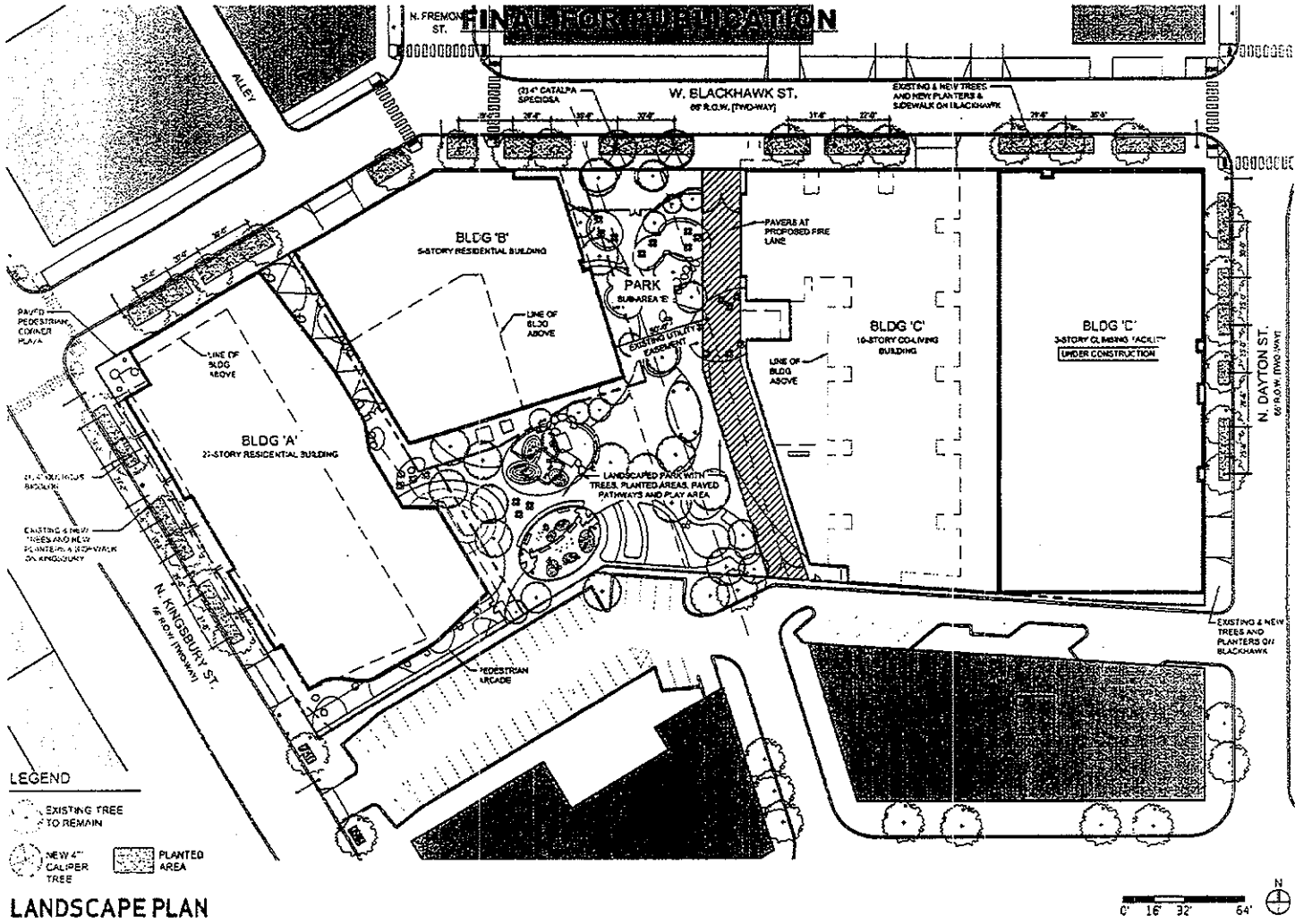
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SITE PLAN

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

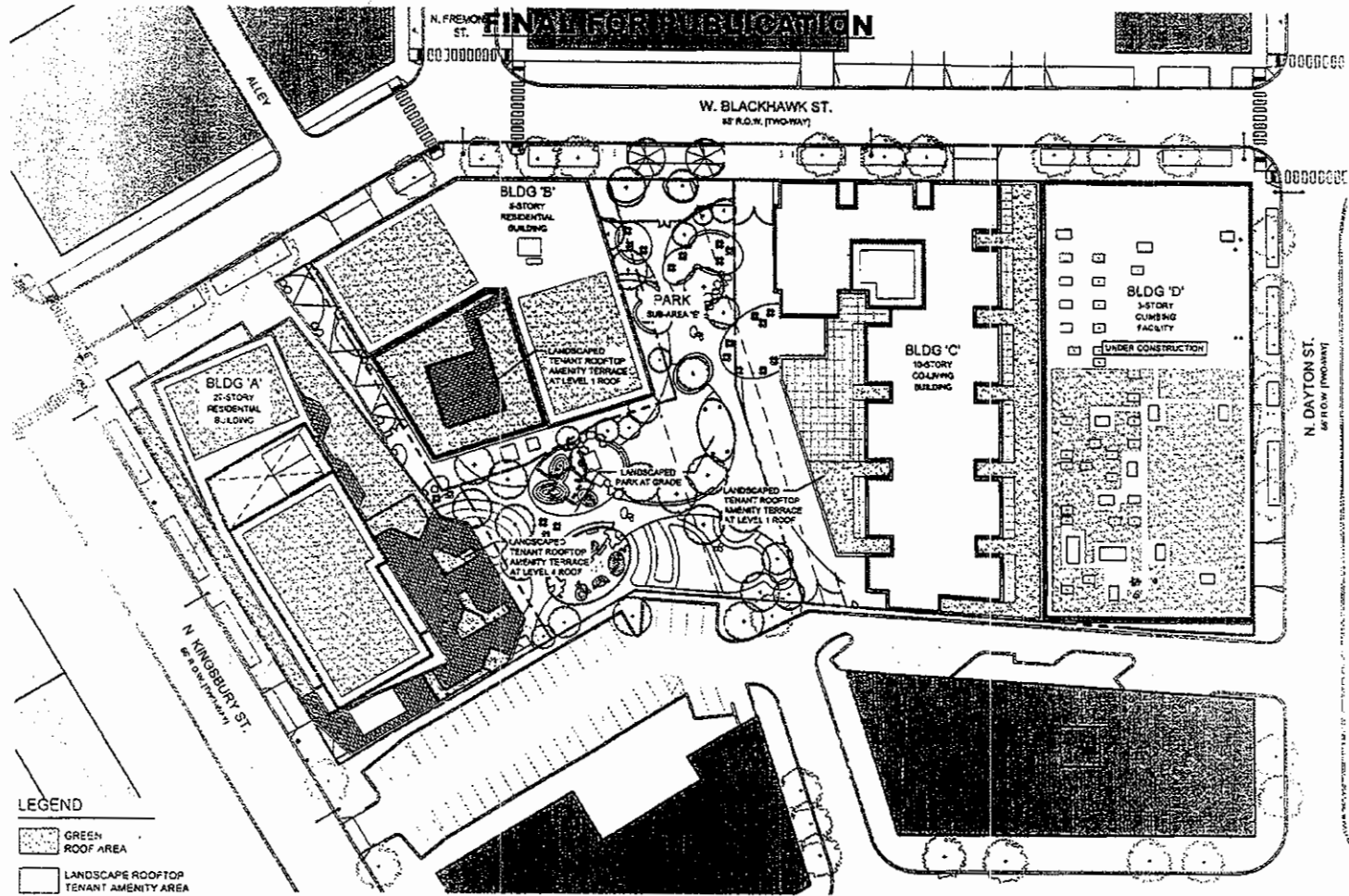


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APPLICANT: THE SHOPS AT BIG DEAR, LLC  
 ADDRESS: 1463-1493 N. KINGSBURY ST., #E5-919 W. BLACKHAWK ST.,/1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

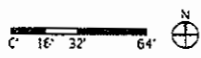




- LEGEND**
- GREEN ROOF AREA
  - LANDSCAPE ROOFTOP TENANT AMENITY AREA

**ROOF PLAN**

APPLICANT: THE SHCPS AT BIG DEAN, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

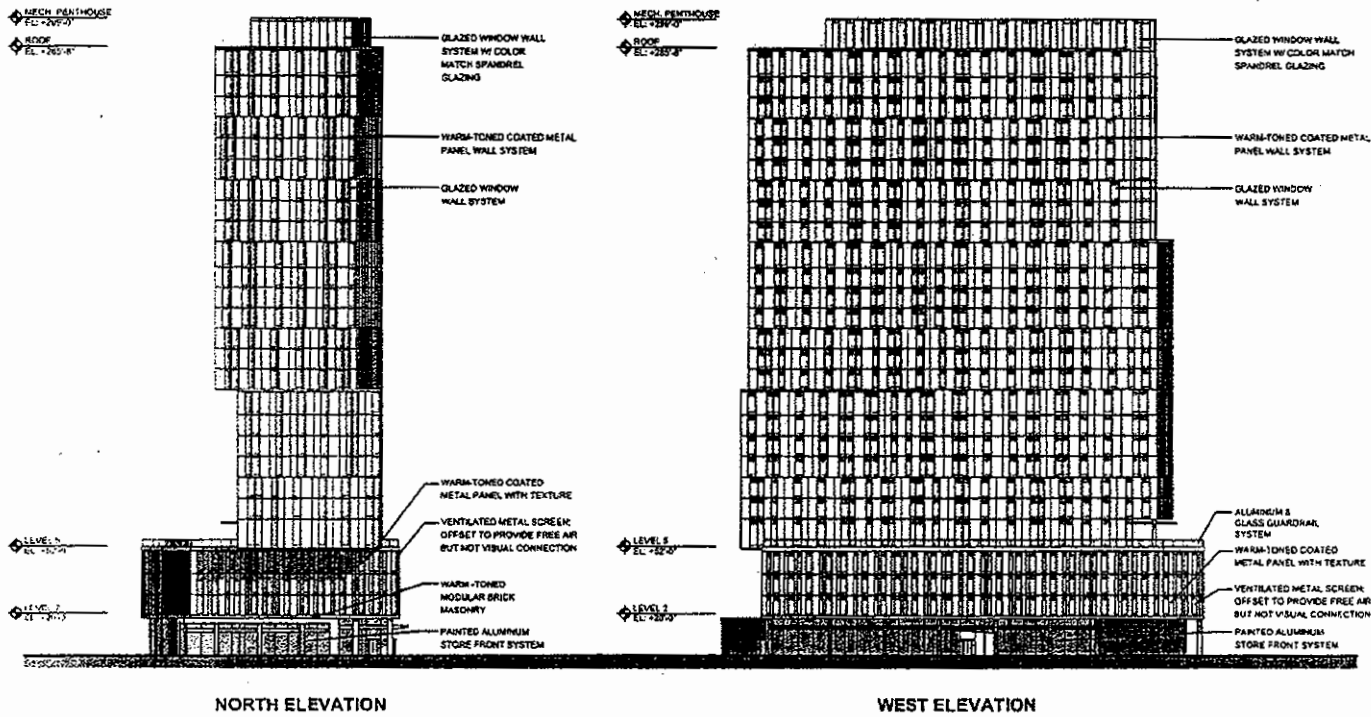


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1/27/2021

REPORTS OF COMMITTEES



**ELEVATIONS - SUB-AREA 'A'**

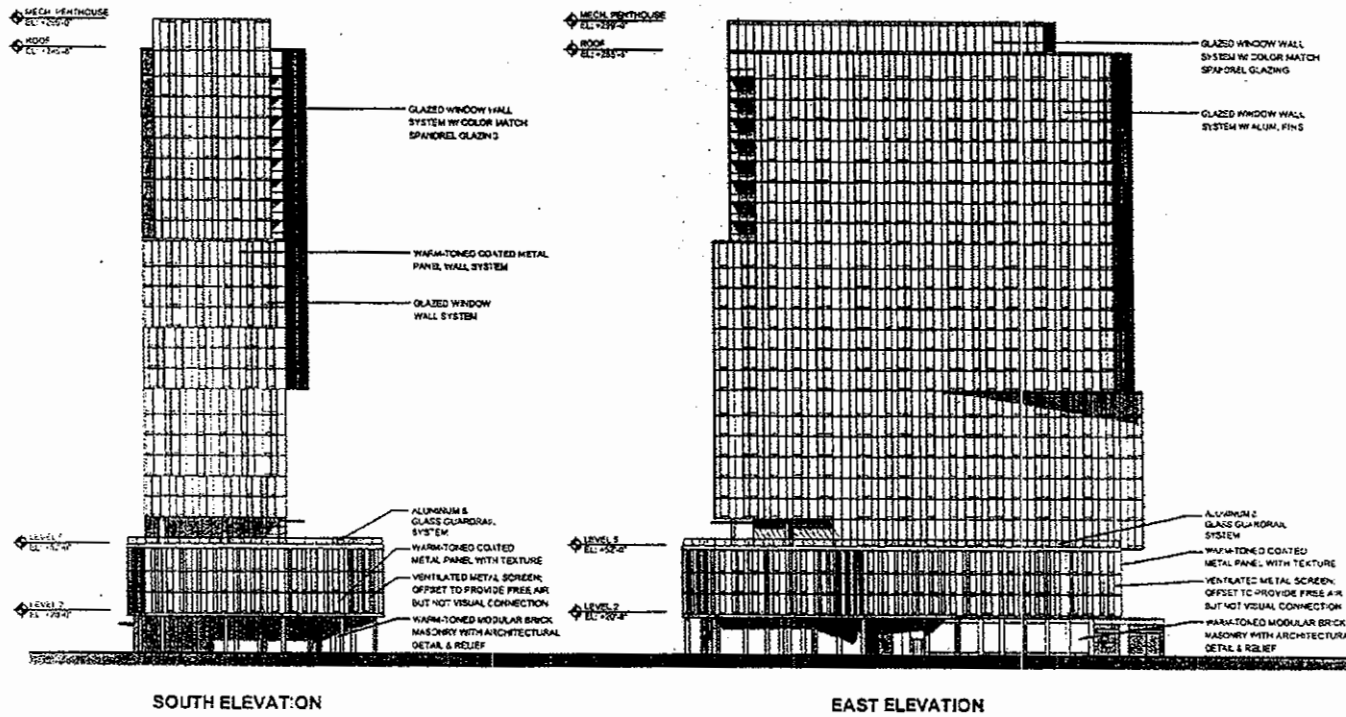
APPLICANT: THE SHOPS AT BIG DEAL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

0' 16' 32' 64'

GR|E|C ARCHITECTS

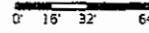
27167

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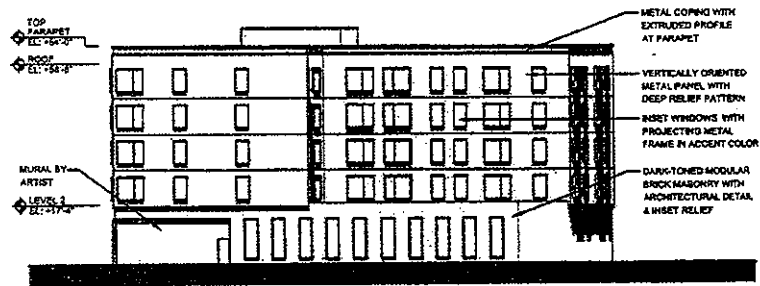
### ELEVATIONS - SUB-AREA 'A'

APPLICANT: THE C-OPS AT BIG DEAHL LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST., 835-919 W. BLACKHAWK ST., 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

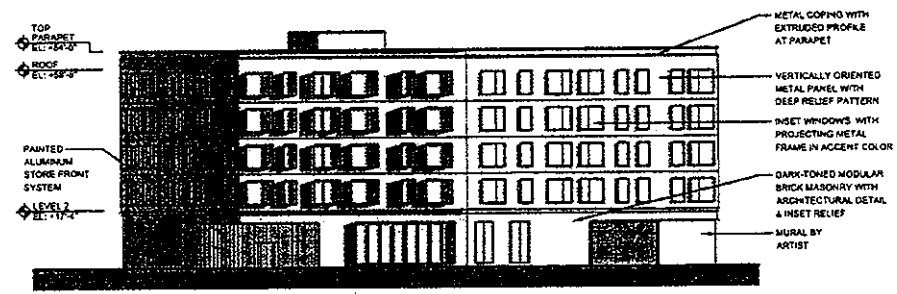


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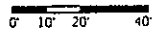


WEST ELEVATION



NORTH ELEVATION

**ELEVATIONS - SUB-AREA 'B'**



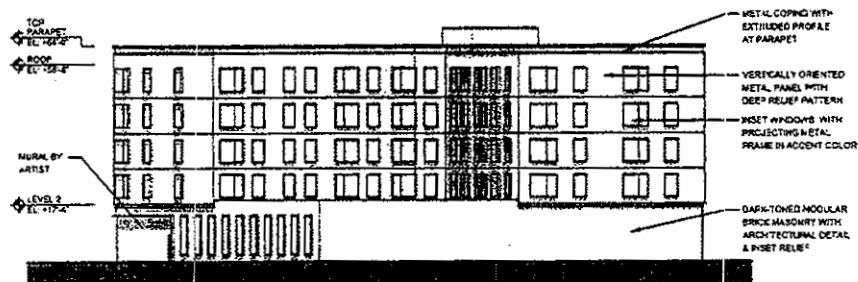
APPLICANT: THE SHOPS AT BIG DEAM, LLC  
 ADDRESS: 1403-1483 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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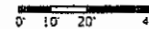
**EAST ELEVATION**



**SOUTH ELEVATION**

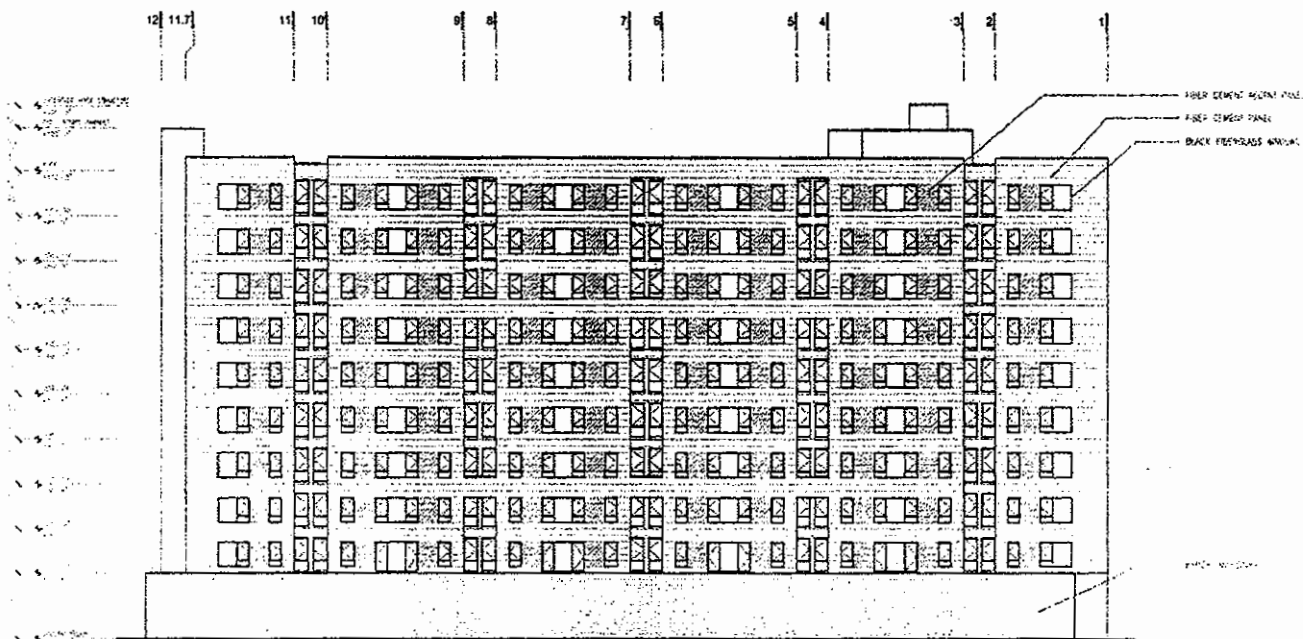
**ELEVATIONS - SUB-AREA 'B'**

APPLICANT: THE SHOPS AT BIG DEAHU, LLC  
 ADDRESS: 1463-1463 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020



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1/27/2021

REPORTS OF COMMITTEES

27171

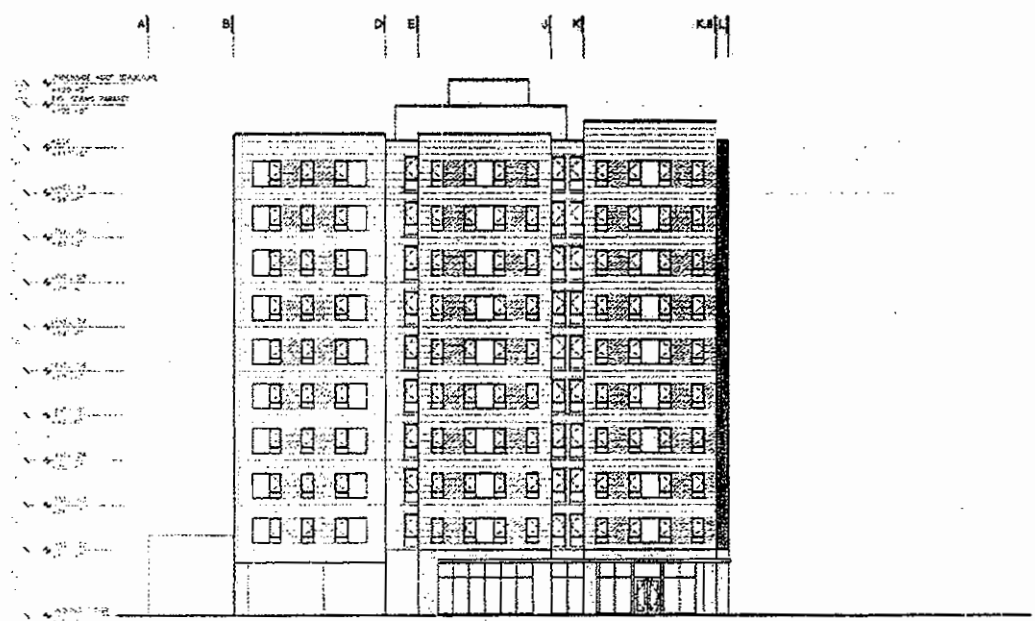
**EAST ELEVATION - SUB-AREA 'C'**

APPLICANT: THE SHOPS AT BIG DEAH, LLC  
ADDRESS: 1463-1483 N. KINGSBURY ST., 835-919 W. BLACKHAWK ST., 1450-1472 N. DAYTON ST.  
INTRODUCTION DATE: 9 SEPTEMBER 2020  
PLAN COMMISSION DATE: 17 DECEMBER 2020



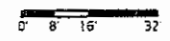
G|R|E|C ARCHITECTS

**FINAL FOR PUBLICATION**



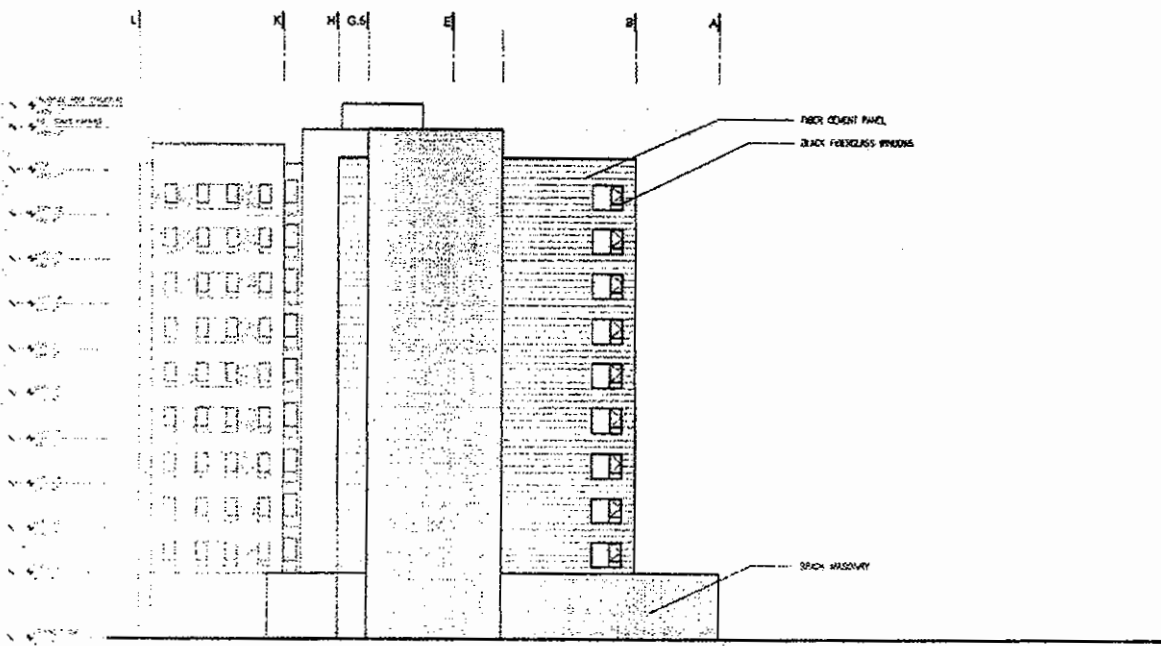
**NORTH ELEVATION - SUB-AREA 'C'**

APPLICANT: THE SHOPS AT BIG DASH, LLC  
 ADDRESS: 1463-1493 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1490-1472 N. CAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020



G|R|E|C ARCHITECTS

**FINAL FOR PUBLICATION**



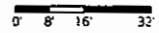
1/27/2021

REPORTS OF COMMITTEES

27173

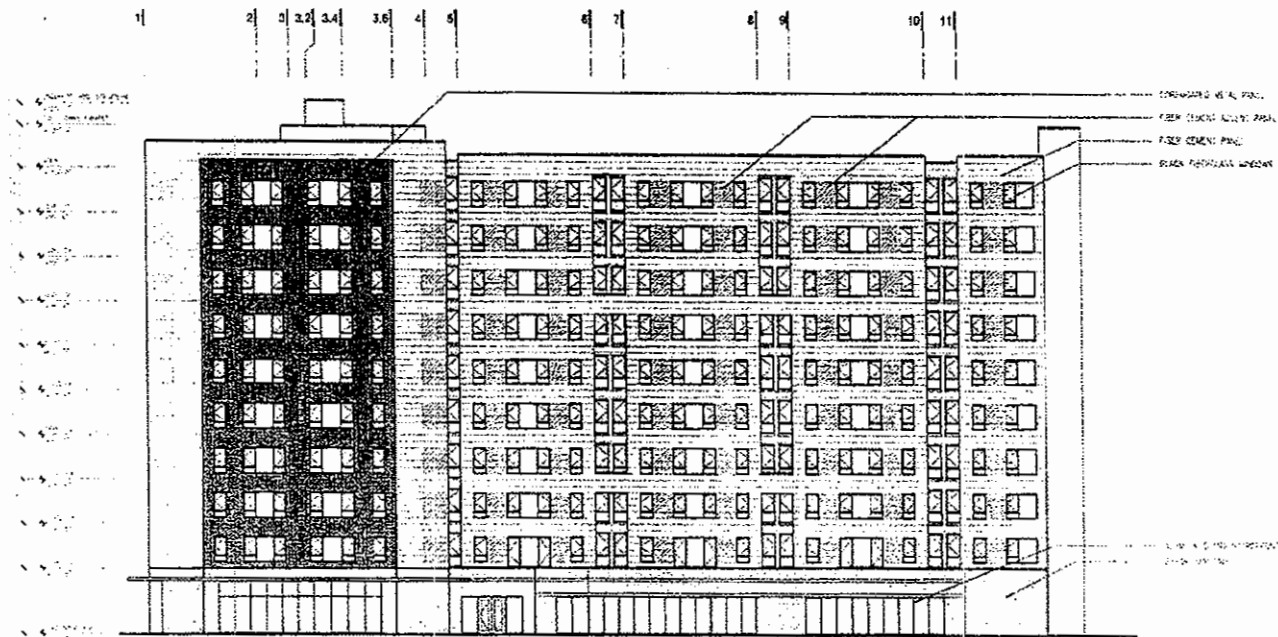
**SOUTH ELEVATION - SUB-AREA 'C'**

APPLICANT: THE SHOPS AT BIG DEAML, LLC  
 ADDRESS: 1463-1483 N. ANGBURY ST., / 835-919W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020



GIR|E|C ARCHITECTS

**FINAL FOR PUBLICATION**



**WEST ELEVATION - SUB-AREA 'C'**

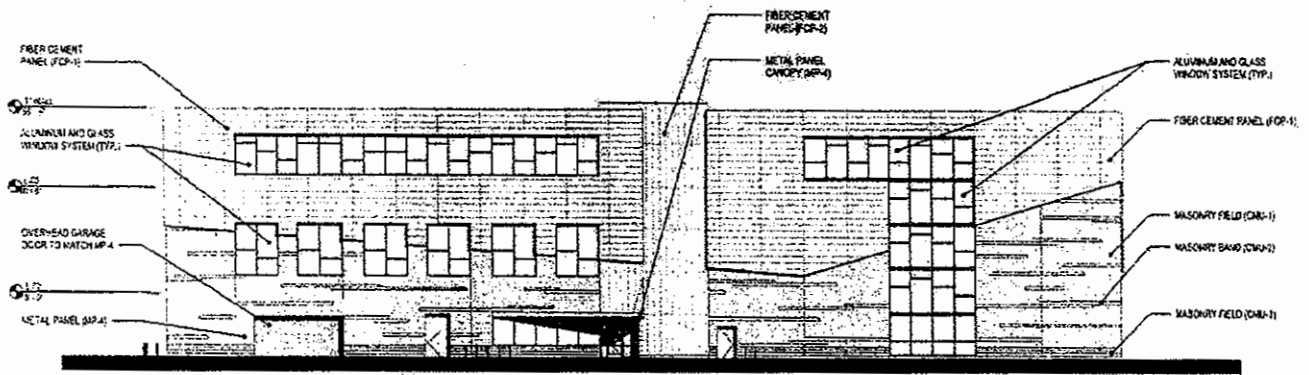
APPLICANT: THE SHOPS AT BIG DEAN, LLC  
 ADDRESS: 1463 1403 N. KINGSBURY ST. / 935-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

GJR|E|C ARCHITECTS

**FINAL FOR PUBLICATION**

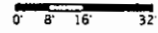
1/27/2021

REPORTS OF COMMITTEES



UNDER CONSTRUCTION

**EAST ELEVATION - SUB-AREA 'D'**

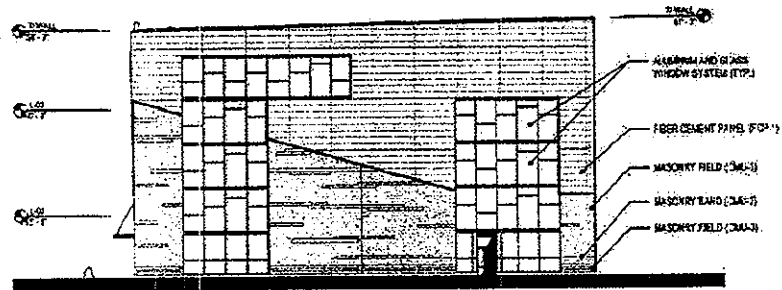


APPLICANT: THE SHOPS AT BIG DEAH, LLC  
 ADDRESS: 1463-1472 N. KINGSBURY ST. / 835-919 W. BLACKHAWK ST. / 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

GIRJEI ARCHITECTS

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UNDER CONSTRUCTION

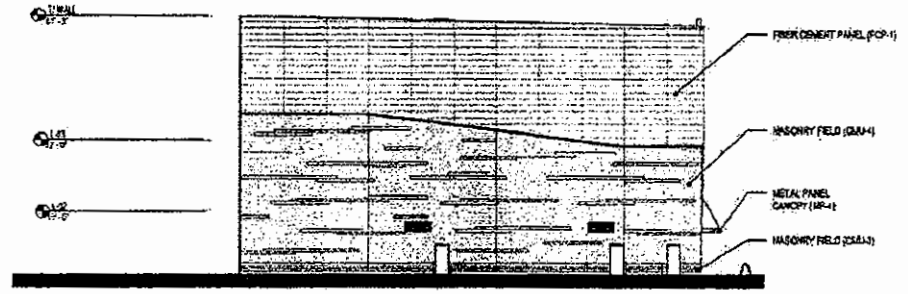
**NORTH ELEVATION - SUB-AREA 'D'**

APPLICANT: THE MOPS AT BIG DEAN, LLC  
 ADDRESS: 1-62-1483 N. KINGSBURY ST., 835-919 W. BLACKHAWK ST., 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 5 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

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GJR/EIC ARCHITECTS

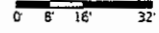
**FINAL FOR PUBLICATION**



UNDER CONSTRUCTION

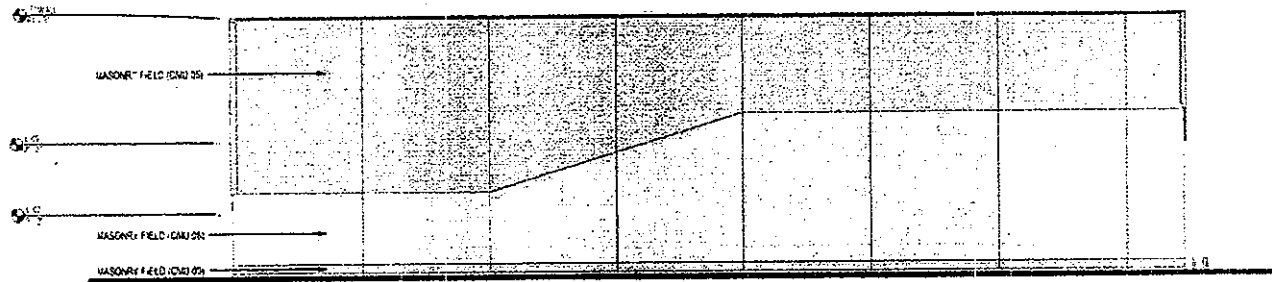
**SOUTH ELEVATION - SUB-AREA 'D'**

APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1453-1483 N. KINGSBURY ST., 835-919 W. BLACKHAWK ST., 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2020  
 PLAN COMMISSION DATE: 17 DECEMBER 2020



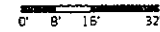
GIRIJC ARCHITECTS

**FINAL FOR PUBLICATION**



UNDER CONSTRUCTION

**WEST ELEVATION - SUB-AREA 'D'**



APPLICANT: THE SHOPS AT BIG DEAHL, LLC  
 ADDRESS: 1463-1483 N. KINGSBURY ST., 7635-919 W. BLACKHAWK ST., 1450-1472 N. DAYTON ST.  
 INTRODUCTION DATE: 9 SEPTEMBER 2021  
 PLAN COMMISSION DATE: 17 DECEMBER 2020

G|R|E|C ARCHITECTS



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 28, 2019

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor change request for PD No. 1292, 1450-1472 N. Dayton St.**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Business Planned Development No. 1292, ("PD 1292") 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 1292.

Your client and the owner of all of the property within Sub areas C and D of PD 1292, The Shops At Big Deahl, LLC, is seeking a minor change to allow for the following:

1. A transfer of floor area from Sub area C to D: as construction drawings for the proposed indoor sports and recreational facility in Sub area D at 1450-1472 N. Dayton were finalized, it was discovered that additional floor area was required. As a result, you are seeking to increase the Sub area D FAR from 1.72 to 1.78 and correspondingly decrease the Sub area C FAR from 1.69 to 1.63, and as shown on the attached, revised Bulk Table.
2. Design changes to the proposed building: a reduction in the parapet height, a revision of the masonry pattern, including the addition of a dark colored masonry base to ground the building and the addition of a striated color change to the masonry wall, the addition of horizontal mullions to the window wall, the enlargement of the 2<sup>nd</sup> floor "punched openings" to allow more light to enter the buildings, and the revision of the parking entry from one large door to two smaller doors for a more pedestrian feel. Revised, Sub area D, North, South, East and West Elevations are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed floor area transfer and design 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 1292, 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

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

**BUSINESS PLANNED DEVELOPMENT NO. 1292, as amended  
BULK REGULATIONS AND DATA TABLE**

<b>Gross Site Area (sf):</b>	
Subarea A:	72,146 square feet
Subarea B:	22,171 square feet
Subarea C:	28,550 square feet
Subarea D:	37,209 square feet
<b>Total</b>	<b>160,076 square feet</b>
<b>Area of Public Rights of Way(sf):</b>	
Subarea A:	17,669 square fee
Subarea B:	4,016 square feet
Subarea C:	3,762 square feet
Subarea D:	12,312 square feet
<b>Total</b>	<b>37,759 square feet</b>
<b>Net Site Area</b>	
Subarea A:	54,477 square feet
Subarea B:	18,155 square feet
Subarea C:	24,788 square feet
Subarea D:	24,897 square feet
<b>Total</b>	<b>122,317 square feet</b>
<b>Permitted Floor Area Ratio</b>	<b>5.0</b>
Subarea A:	9.67

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St.,  
835-919 W. Blackhawk St.,  
1450-1472 N. Dayton St.

Introduction Date: June 27, 2018  
Plan Commission: May 21, 2019

Subarea B:	0
Subarea C:	1.63
Subarea D:	1.78
Maximum Number of Dwelling Units	0 dwelling units
Maximum Number of Off-Street Parking Spaces to be provided:	550 total parking spaces
Subarea A:	468, of which up 55 may be non-accessory parking spaces
Subarea B:	0
Subarea C:	65
Subarea D:	17
Minimum Number of Bicycle Parking Spaces:	130
Subarea A:	30
Subarea B:	20
Subarea C:	0
Subarea D:	80
Minimum Off-Street Loading Spaces:	Three (3) spaces at 10 feet by 50 feet
Subarea A:	Three (3) spaces at 10 feet by 50 feet
Subarea B:	-
Subarea C:	-
Subarea D:	-
Setbacks from Property Line:	In compliance with the attached Site Plan

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St.,  
835-919 W. Blackhawk St.,  
1450-1472 N. Dayton St.

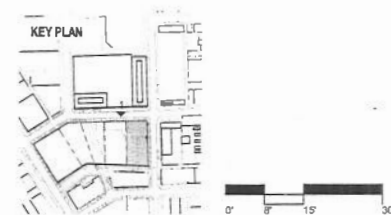
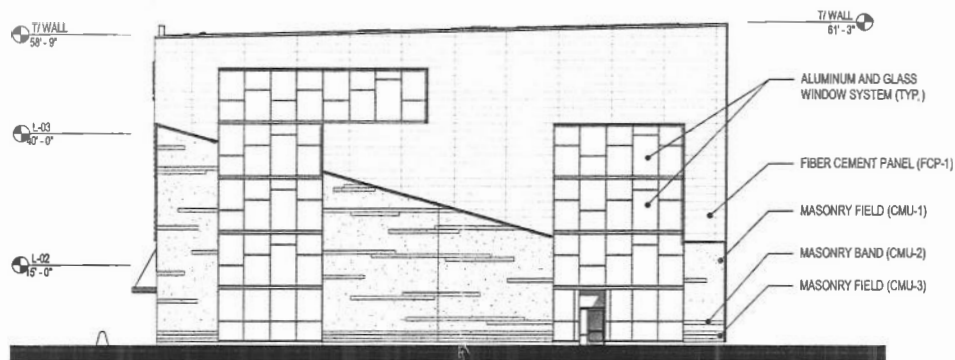
Introduction Date: June 27, 2018  
Plan Commission: May 21, 2019

Maximum Building Height	
Subarea A:	90 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance
Subarea B:	0
Subarea C:	70 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance
Subarea D:	80 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St.,  
 835-919 W. Blackhawk St.,  
 1450-1472 N. Dayton St.  
 Introduction Date: June 27, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

NORTH ELEVATION  
SUB AREA 'D'



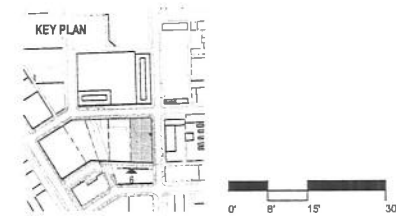
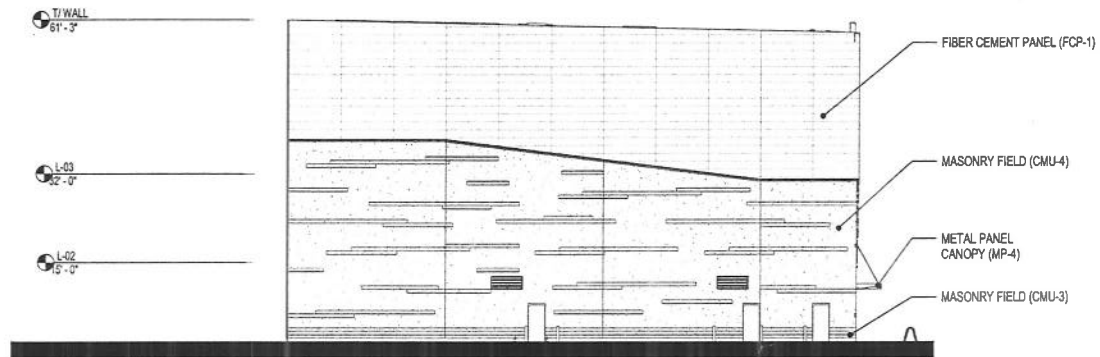
**CALLISONRTKL**  
A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: May 21, 2019  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

SOUTH ELEVATION  
SUB AREA 'D'



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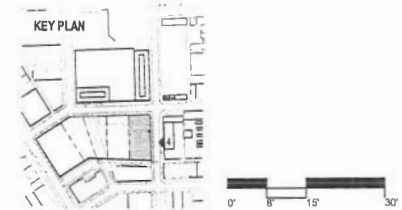
Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

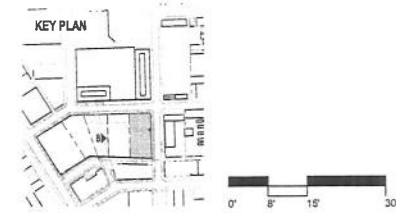
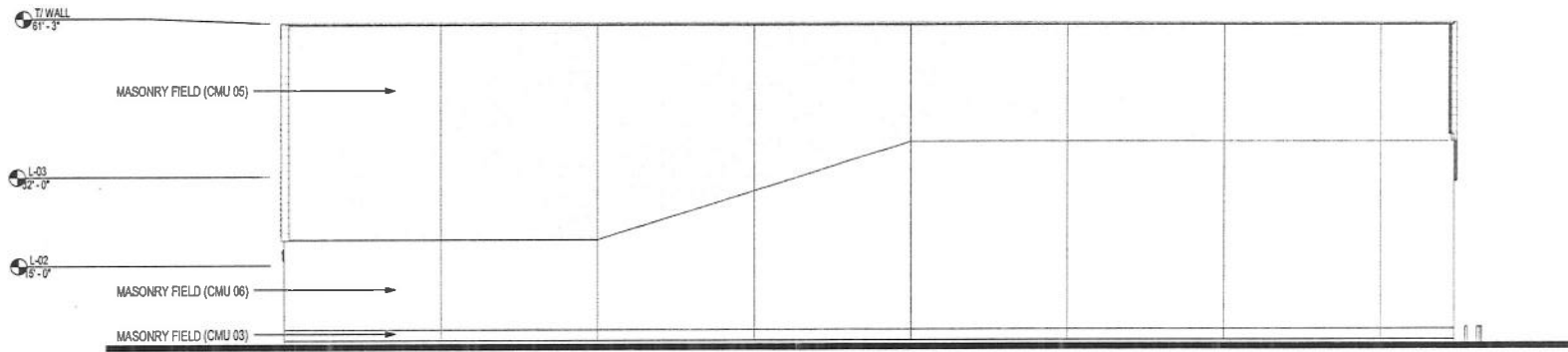
EAST ELEVATION  
SUB AREA 'D'



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

PARK ELEVATION WEST

SUB AREA 'D'



**CALLISONRTKL**  
A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: May 21, 2019  
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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 28, 2019

Katriina S. McGuire  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor change request for PD No. 1292, 1450-1472 N. Dayton St.**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Business Planned Development No. 1292, ("PD 1292") 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 1292.

Your client and the owner of all of the property within Sub areas C and D of PD 1292, The Shops At Big Deahl, LLC, is seeking a minor change to allow for the following:

1. A transfer of floor area from Sub area C to D: as construction drawings for the proposed indoor sports and recreational facility in Sub area D at 1450-1472 N. Dayton were finalized, it was discovered that additional floor area was required. As a result, you are seeking to increase the Sub area D FAR from 1.72 to 1.78 and correspondingly decrease the Sub area C FAR from 1.69 to 1.63, and as shown on the attached, revised Bulk Table.
2. Design changes to the proposed building: a reduction in the parapet height, a revision of the masonry pattern, including the addition of a dark colored masonry base to ground the building and the addition of a striated color change to the masonry wall, the addition of horizontal mullions to the window wall, the enlargement of the 2<sup>nd</sup> floor "punched openings" to allow more light to enter the buildings, and the revision of the parking entry from one large door to two smaller doors for a more pedestrian feel. Revised, Sub area D, North, South, East and West Elevations are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed floor area transfer and design 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 1292, 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

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

**BUSINESS PLANNED DEVELOPMENT NO. 1292, as amended  
BULK REGULATIONS AND DATA TABLE**

<b>Gross Site Area (sf):</b>	
Subarea A:	72,146 square feet
Subarea B:	22,171 square feet
Subarea C:	28,550 square feet
Subarea D:	37,209 square feet
<b>Total</b>	<b>160,076 square feet</b>
<b>Area of Public Rights of Way(sf):</b>	
Subarea A:	17,669 square fee
Subarea B:	4,016 square feet
Subarea C:	3,762 square feet
Subarea D:	12,312 square feet
<b>Total</b>	<b>37,759 square feet</b>
<b>Net Site Area</b>	
Subarea A:	54,477 square feet
Subarea B:	18,155 square feet
Subarea C:	24,788 square feet
Subarea D:	24,897 square feet
<b>Total</b>	<b>122,317 square feet</b>
<b>Permitted Floor Area Ratio</b>	<b>5.0</b>
Subarea A:	9.67

Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St.,  
 835-919 W. Blackhawk St.,  
 1450-1472 N. Dayton St.

Introduction Date: June 27, 2018  
 Plan Commission: May 21, 2019

Subarea B:	0
Subarea C:	1.63
Subarea D:	1.78
Maximum Number of Dwelling Units	0 dwelling units
Maximum Number of Off-Street Parking Spaces to be provided:	550 total parking spaces
Subarea A:	468, of which up 55 may be non-accessory parking spaces
Subarea B:	0
Subarea C:	65
Subarea D:	17
Minimum Number of Bicycle Parking Spaces:	130
Subarea A:	30
Subarea B:	20
Subarea C:	0
Subarea D:	80
Minimum Off-Street Loading Spaces:	Three (3) spaces at 10 feet by 50 feet
Subarea A:	Three (3) spaces at 10 feet by 50 feet
Subarea B:	-
Subarea C:	-
Subarea D:	-
Setbacks from Property Line:	In compliance with the attached Site Plan

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St.,  
835-919 W. Blackhawk St.,  
1450-1472 N. Dayton St.

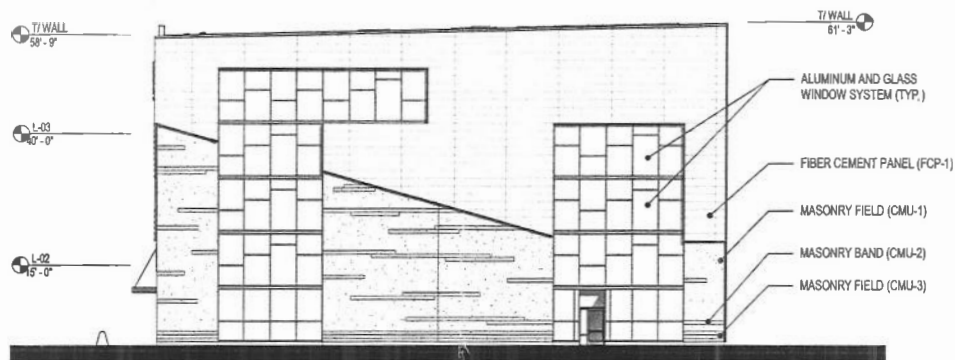
Introduction Date: June 27, 2018  
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Maximum Building Height	
Subarea A:	90 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance
Subarea B:	0
Subarea C:	70 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance
Subarea D:	80 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

Applicant: The Shops At Big Deahl, LLC  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

NORTH ELEVATION  
SUB AREA 'D'



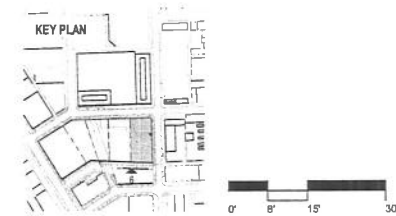
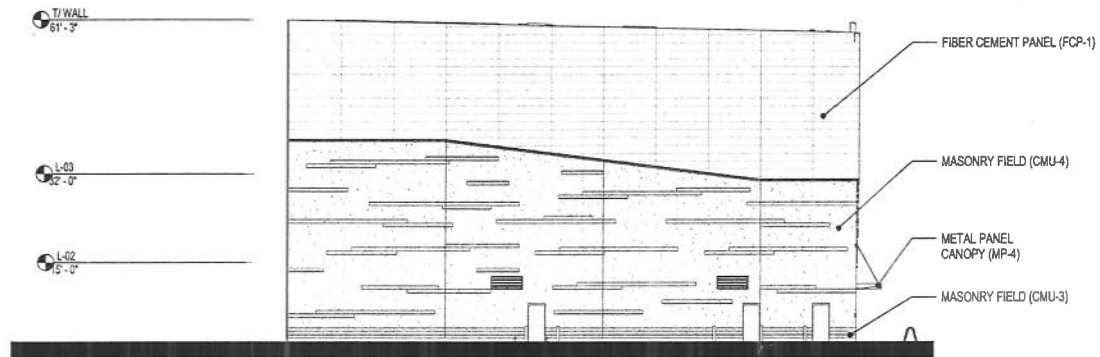
**CALLISONRTKL**  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

SOUTH ELEVATION  
SUB AREA 'D'



**CALLISONRTKL**  
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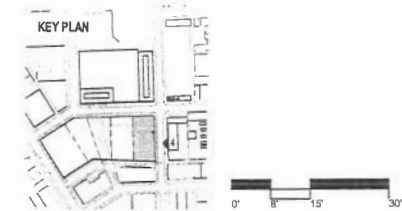
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

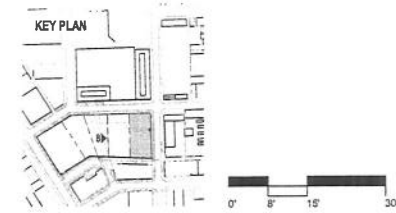
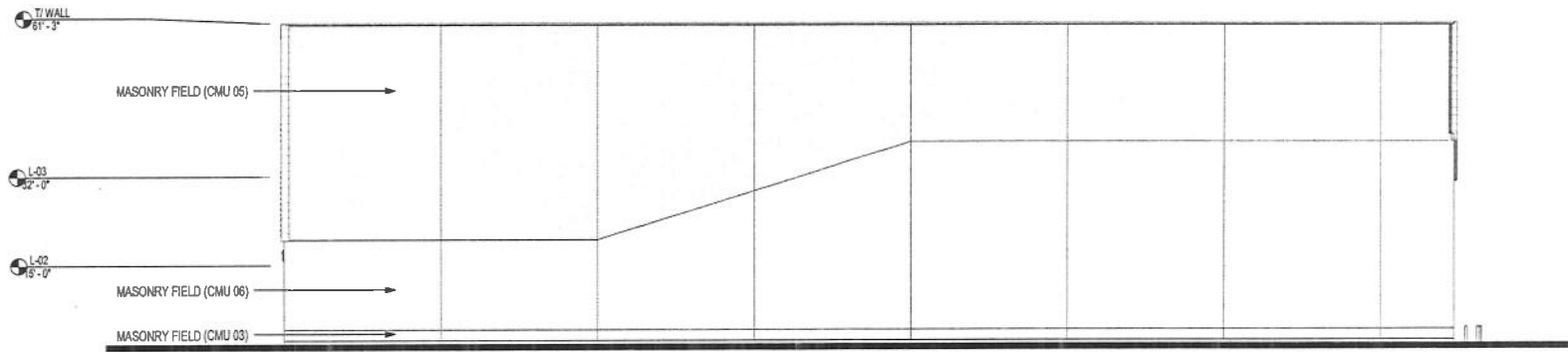
EAST ELEVATION  
SUB AREA 'D'



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

PARK ELEVATION WEST

SUB AREA 'D'



**CALLISONRTKL**  
A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: May 21, 2019  
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Reclassification Of Area Shown On Map No. 3-G.

(As Amended)

(Application No. 19711)

(Common Address: 1463 -- 1483 N. Kingsbury St./835 -- 919 W. BlackHawk St./  
1450 -- 1472 N. Dayton St.)

BPD 1292,99

[SO2018-4928]

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 C3-5 Commercial, Manufacturing and Employment District and Business Planned Development Number 1292 symbols and indications as shown on Map Number 3-G in the area bounded by:

West Blackhawk Street; North Dayton Street; a line extending westward a distance of approximately 261.44 feet from a point on the west right-of-way line of North Dayton Street located approximately 231.05 feet south (measured along said west line of North Dayton Street) of the intersection of the south line of West Blackhawk Street and the west line of North Dayton Street; a line extending northeastwardly a distance of approximately 174.93 feet from a point on the east right-of-way line of North Kingsbury Street located approximately 226.93 feet southeasterly (measured along said east line of North Kingsbury Street) of the intersection of the south line of West Blackhawk Street and the east line of North Kingsbury Street; and North Kingsbury Street,

to those of Business Planned Development Number 1292, as amended, 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 apart thereof and to no others.

SECTION 2. 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:

**BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Planned Development Number 1292, as amended (the "Planned Development"), consists of approximately 122,317 square feet 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, The Shops at Big Deahl LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 & 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.

The applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of the certification of occupancy for the buildings to be constructed in Sub-Area A. The applicant shall fully fund, design, and construct the signal at its sole cost. All plans and any improvement must be reviewed and approved by CDOT.

4. This Plan of Development consists of 16 Statements and a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Demo Site Plan; a Planned Development Property Line, Boundary Map, and Sub-Area Map; a Phasing Plan – Phase One; a Phasing Plan – Phase Two; a Phasing Plan – Phase Three; a Site Plan; a Landscape Plan; Site Plan – Sub-Area “A”; a Site Plan – Sub-Area “B”; a Site Plan – Sub-Area “C”; a Site Plan Sub-Area “D”; Ground Floor Plans; Level 2 Floor Plans; Level 2.5 Parking Plan; Green Roof Plan; North Elevation; West Elevation; East Elevation; South Elevation; Park Elevation – East; and Park Elevation – West, all prepared by CallisonRTKL Associates, dated June 19, 2018 and revised October 18, 2018, 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 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 within the Planned Development:

Sub-Area A: art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments, restaurants, taverns, and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; temporary construction parking and construction staging; interim parking and landscaping; and related accessory uses, non-accessory parking (as set forth in the attached Bulk Regulations and Data Table) and off-street accessory parking and off-street loading.

Sub-Area B: publicly-accessible open space.

Sub-Area C: Lodge or Private Club; Community Centers, Recreation Buildings and Similar Assembly Use; and related Accessory Uses, including without limitation Day Care, Religious Assembly, Entertainment and Spectator Sports (excluding Inter-Track Wagering Facility), office,

personal service, retail sales, sports and recreation (including Outdoor, Indoor and Children's Play Center), and off-street accessory parking and loading.

Sub-Area D: Indoor Participant Sports and Recreation; art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments, restaurants, taverns, and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; related accessory uses, off-street accessory parking and off-street loading.

6. On-Premise 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-Premise 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 122,317 square feet and a base FAR of 5.0.
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.

The Applicant intends to use Sub-Area A for temporary construction staging and construction parking during construction of the improvements to be developed in Sub-Areas C and D, and during construction of the project located at 1535 North Dayton, which is being constructed by the Applicant's affiliate in sequence with development of this Planned Development. Within six (6) months after issuance of the final Certificate of Occupancy for the improvements proposed in Sub-Areas C and D, and for the project located at 1535 North Dayton (whichever is last) either of the following conditions must be fulfilled: (i) Part II Review, pursuant to Section 17-13-0610 of the Municipal Code, for the improvements proposed for Sub-Area A, as depicted in the exhibits associated with this PD, must have commenced; or (ii) the improvements depicted in the Sub-Area A Interim Site/Landscape Plan, as described in the exhibits associated with this PD must be completely installed (or otherwise provided by the following June 1st, if the above deadline for installing such

improvements occurs at such a time when seasonal weather conditions would not allow completion of the Sub-Area A Interim Site/Landscape Plan).

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space depicted in Sub-Area B on the attached Landscape Plan (hereinafter, the "Open Space"). The Open Space shall be substantially complete no later than 6 months after issuance of the last final certificate of occupancy for the improvements to be constructed in Sub-Area C and Sub-Area D. The Applicant shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition. The Open Space shall be open to the public during normal park hours from 6:00am to 11:00pm every day, and the Applicant shall post a sign visible from the public right of way stating the same.

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 title holders 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 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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 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.

16. 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 a C3-5 Commercial, Manufacturing, and Employment District.

[Existing Zoning Map; Existing Land-Use Map; Demo Site Plan; Property Line and Boundary Map; Phasing Plan -- Phases One, Two and Three; Site Plan; Landscape Plan; Subareas A, B, C and D Site Plans; Ground Floor Plans; Level Two Floor Plans; Level 2.5 Parking Plan; Green Roof Plan; North, South, East and West Building Elevations; and East and West Park Elevations referred to in these Plan of Development Statements printed on pages 87879 through 87903 of this *Journal*.]

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

10/31/2018

## REPORTS OF COMMITTEES

87877

**BUSINESS PLANNED DEVELOPMENT NO. 1292, as amended**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	
Subarea A:	72,146 square feet
Subarea B:	22,171 square feet
Subarea C:	28,550 square feet
Subarea D:	37,209 square feet
Total	160,076 square feet
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Subarea D:	24,897 square feet
Total	122,317 square feet
Permitted Floor Area Ratio	5.0
Subarea A:	9.67
Subarea B:	0

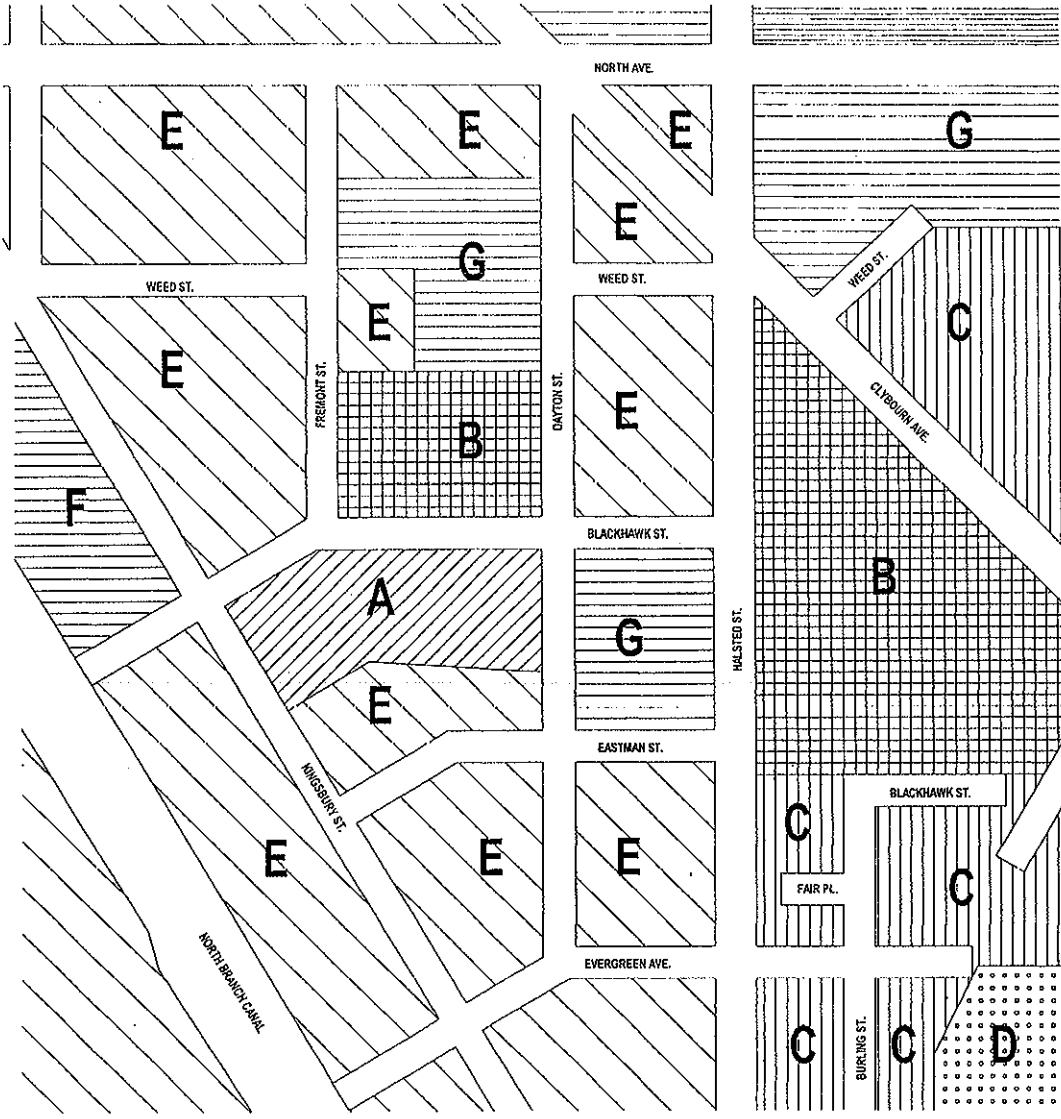
Subarea C:	1.69
Subarea D:	1.72
Maximum Number of Dwelling Units	0 dwelling units
Maximum Number of Off-Street Parking Spaces to be provided:	550 total parking spaces
Subarea A:	468, of which up to 55 may be non-accessory parking spaces
Subarea B:	0
Subarea C:	65
Subarea D:	17
Minimum Number of Bicycle Parking Spaces:	130
Subarea A:	30
Subarea B:	20
Subarea C:	0
Subarea D:	80
Minimum Off-Street Loading Spaces:	Three (3) spaces at 10 feet by 50 feet
Subarea A:	Three (3) spaces at 10 feet by 50 feet
Subarea B:	-
Subarea C:	-
Subarea D:	-
Setbacks from Property Line:	In compliance with the attached Site Plan
Maximum Building Height	
Subarea A:	90 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance

Subarea B:	0
Subarea C:	70 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance
Subarea D:	80 feet, as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
EXISTING LAND-USE MAP

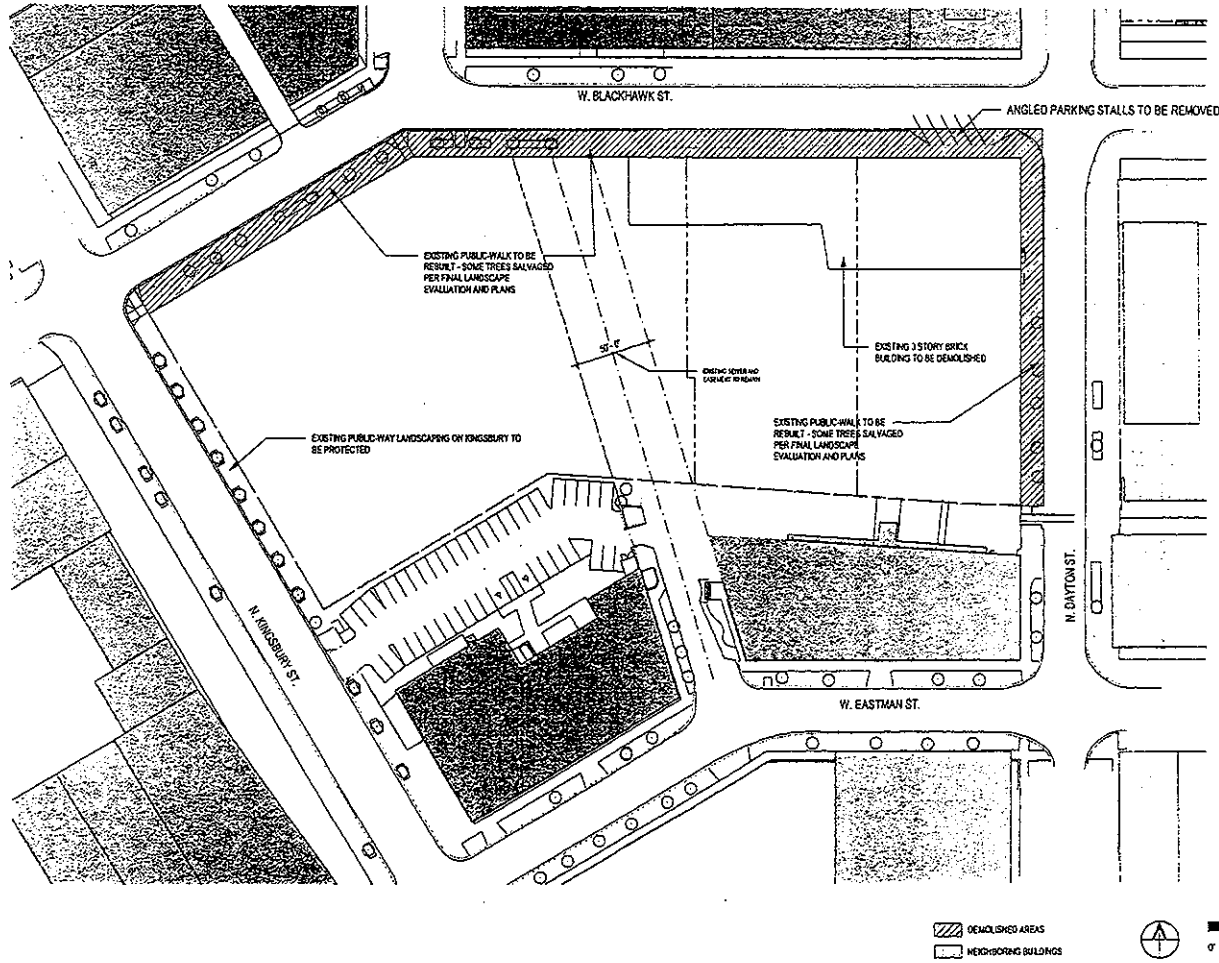
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	SUBJECT SITE		PARK / OPEN SPACE		BUSINESS
	RESIDENTIAL / RETAIL MIXED-USE		MANUFACTURING		
	RESIDENTIAL		RETAIL		

BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

DEMO SITE PLAN



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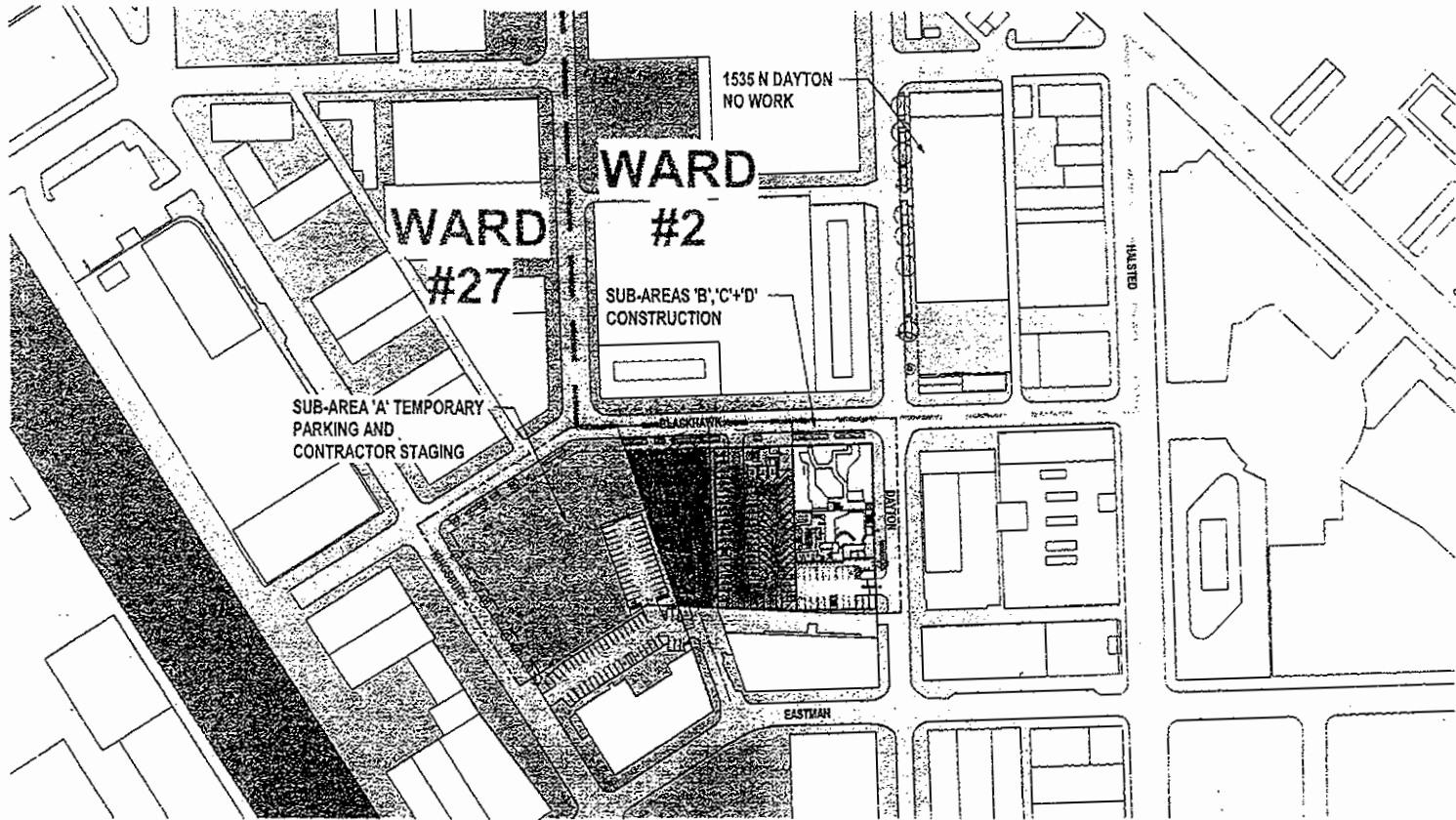
10/31/2018

REPORTS OF COMMITTEES

87881



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
PHASING PLAN - PHASE ONE



10/31/2018

REPORTS OF COMMITTEES

87883

UNIVERSITY OF CHICAGO

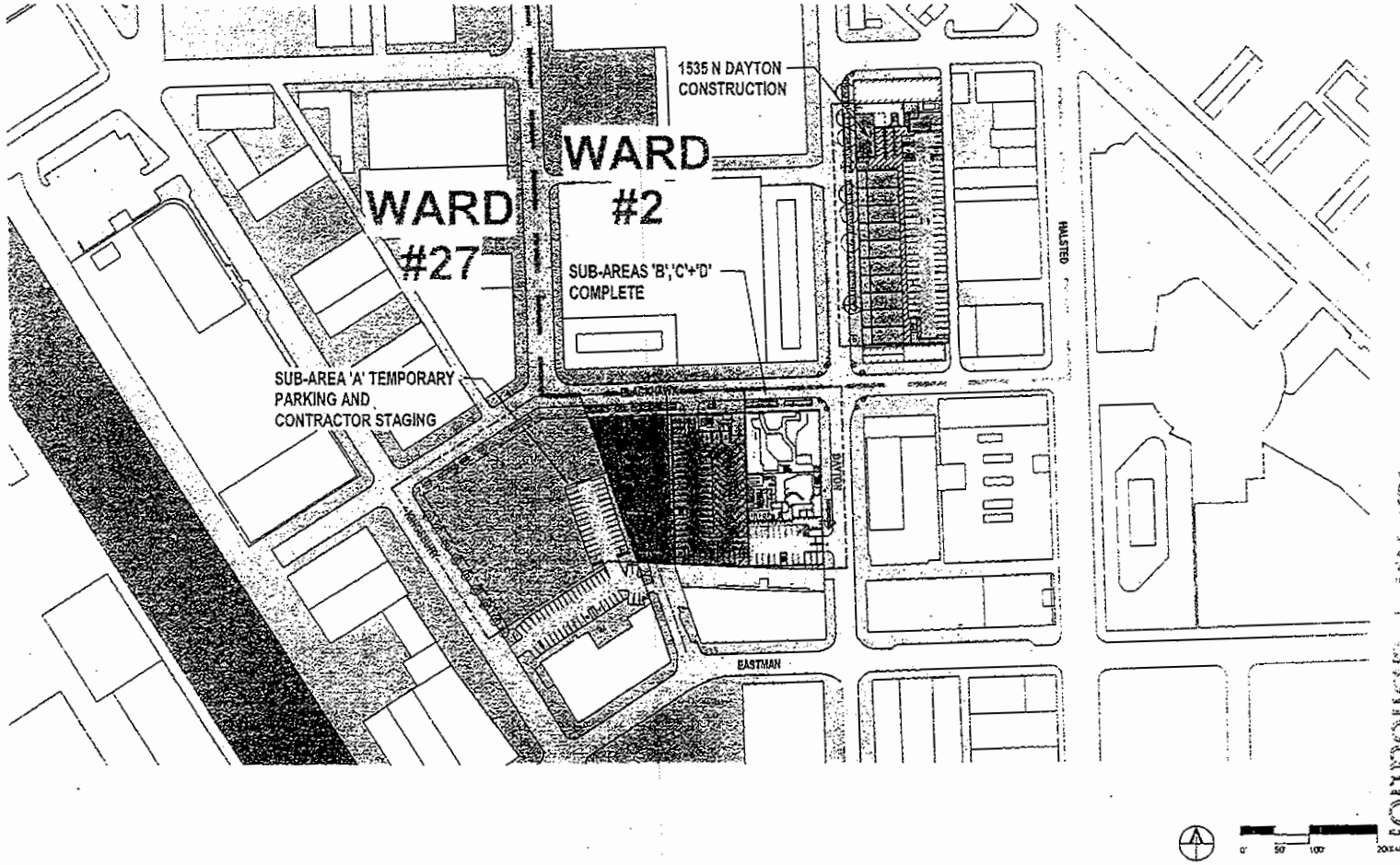
**CALLISONRTKL**  
A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018

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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
PHASING PLAN - PHASE TWO



87884

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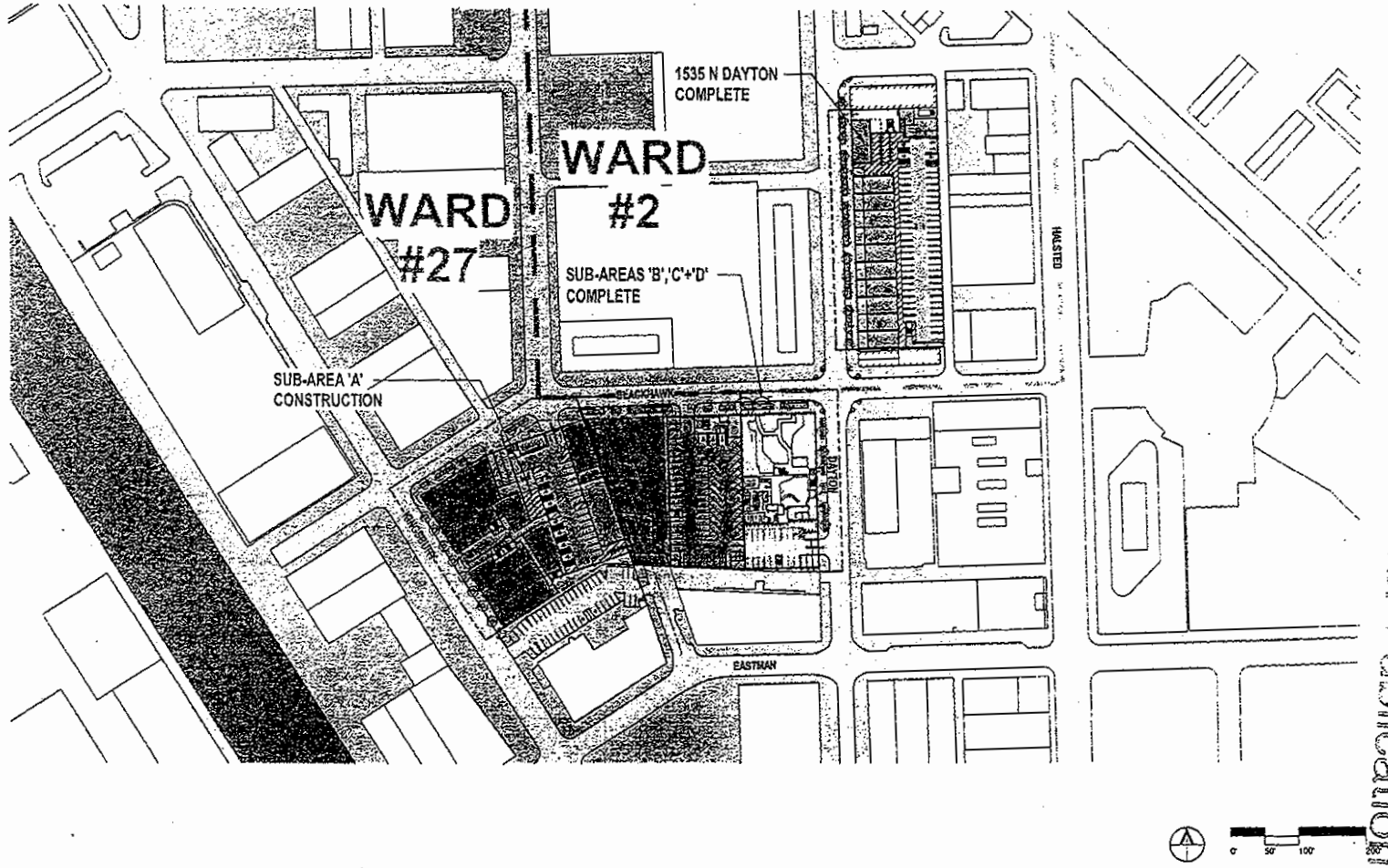
10/31/2018

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Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
PHASING PLAN - PHASE THREE



10/31/2018

REPORTS OF COMMITTEES

87885

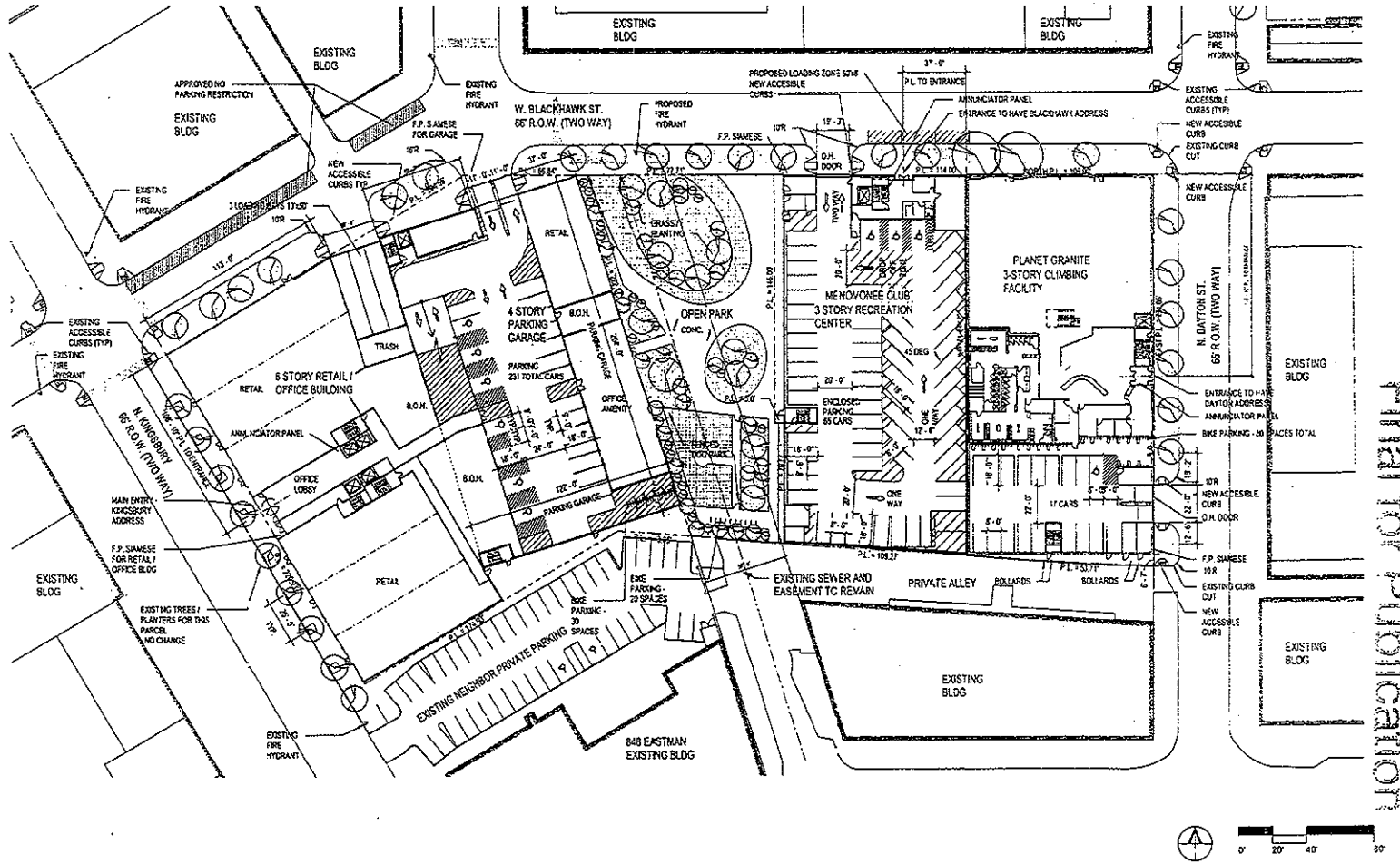
**CALLISONRTKL**  
A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

SITE PLAN



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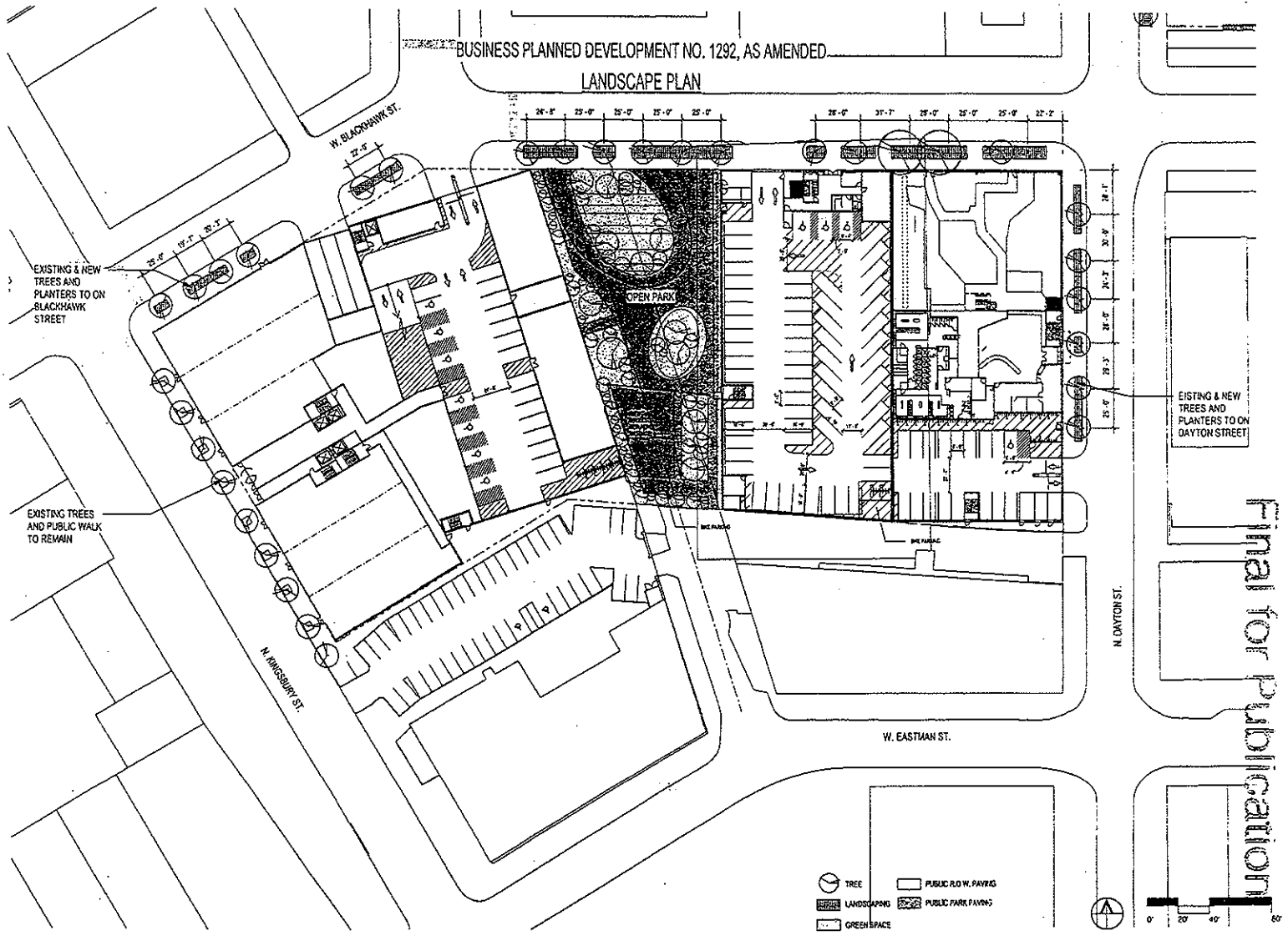
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Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 8, 2018  
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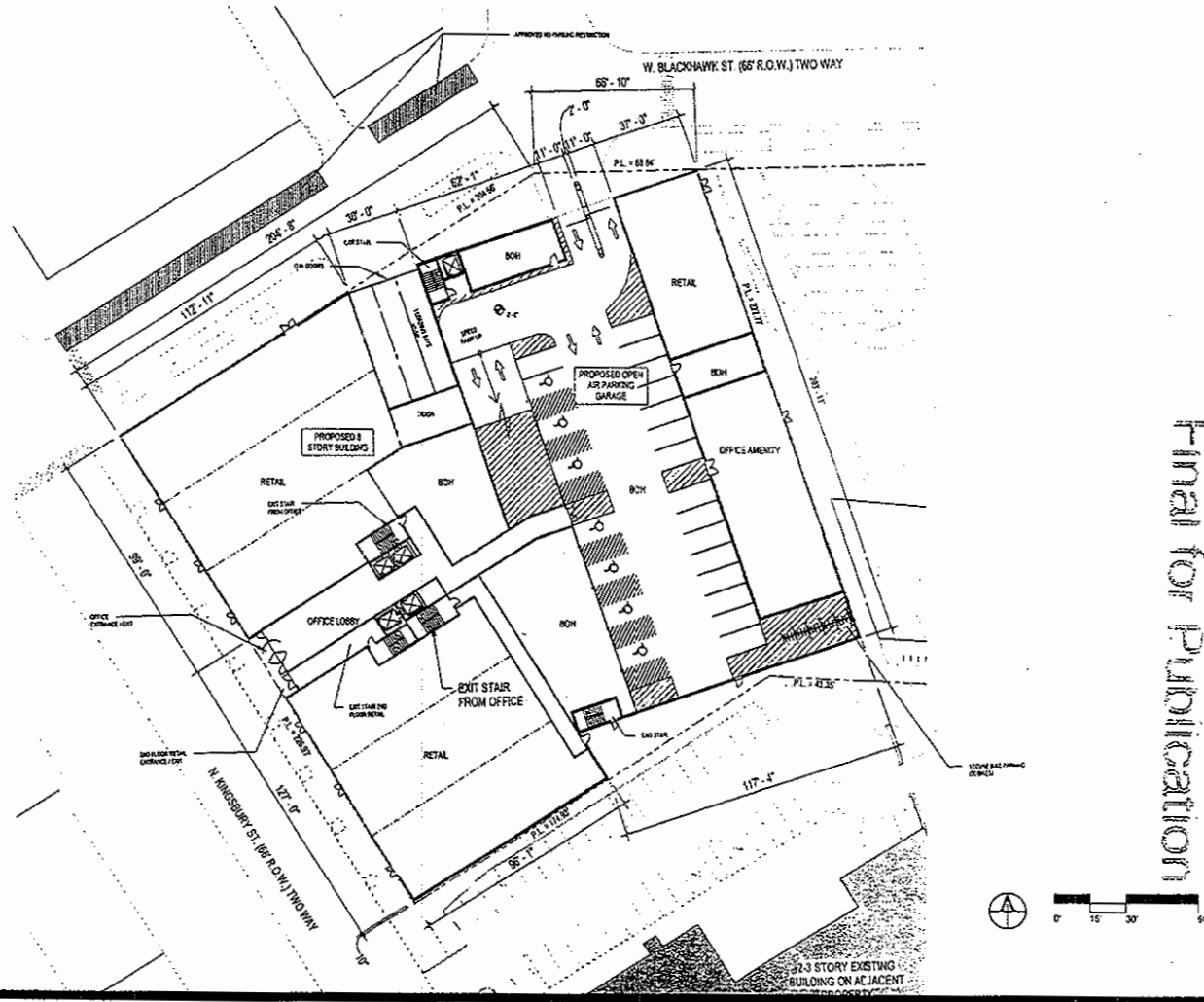


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 A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 201  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
SITE PLAN - SUB-AREA "A"



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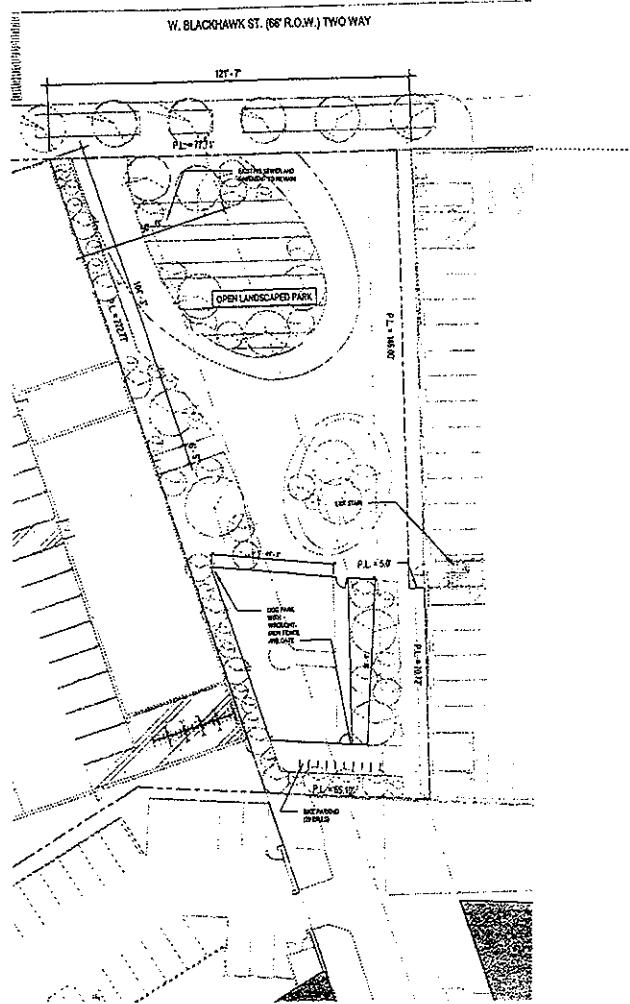
10/31/2018

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 A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
SITE PLAN - SUB-AREA "B"



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REPORTS OF COMMITTEES

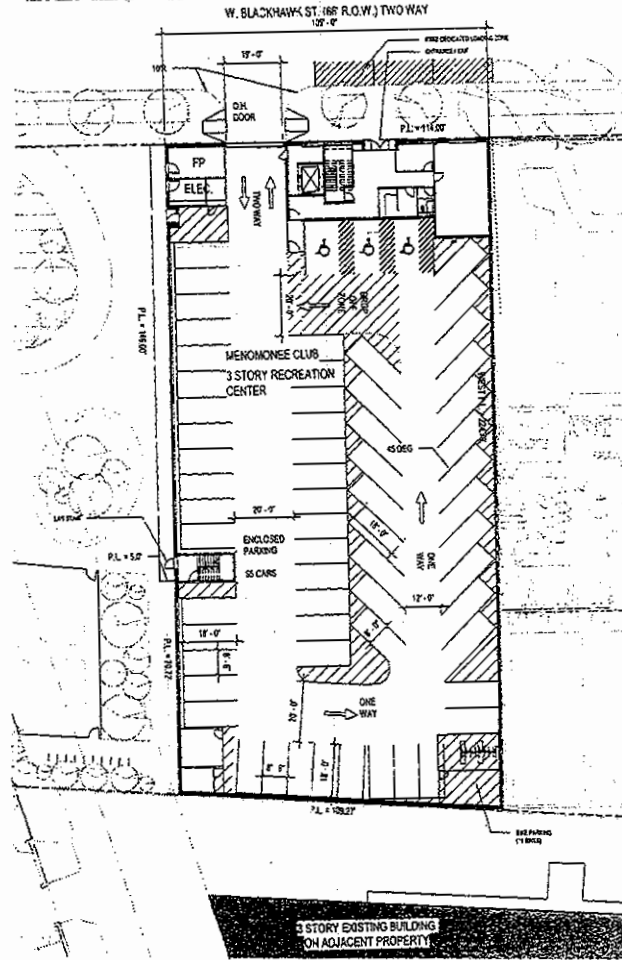
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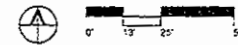
Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 2011  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
 SITE PLAN - SUB-AREA "C"



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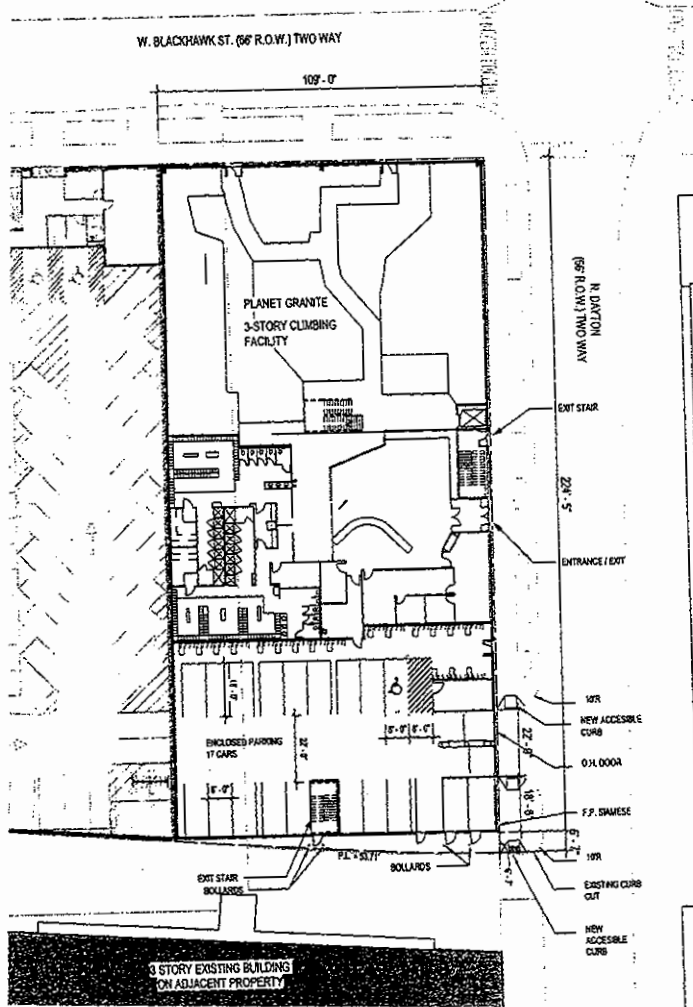
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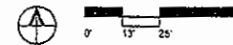
Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
 SITE PLAN - SUB-AREA "D"



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REPORTS OF COMMITTEES

87891

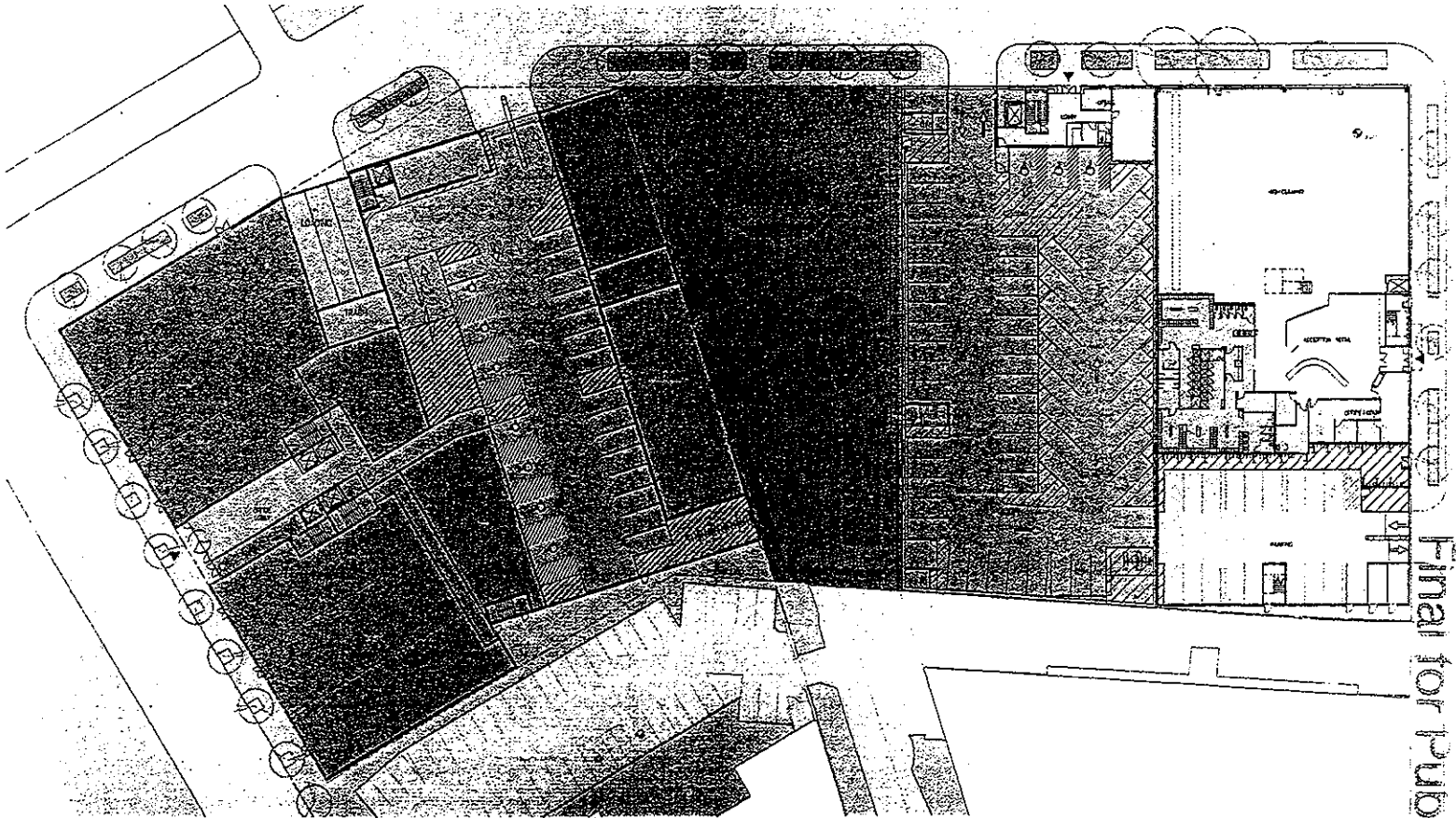
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 A DESIGN CONSULTANCY OF ARCADIS

Applicant: The Shops At Big Deah, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

GROUND FLOOR PLANS



LEVEL 1 FLOOR PLAN

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10/31/2018

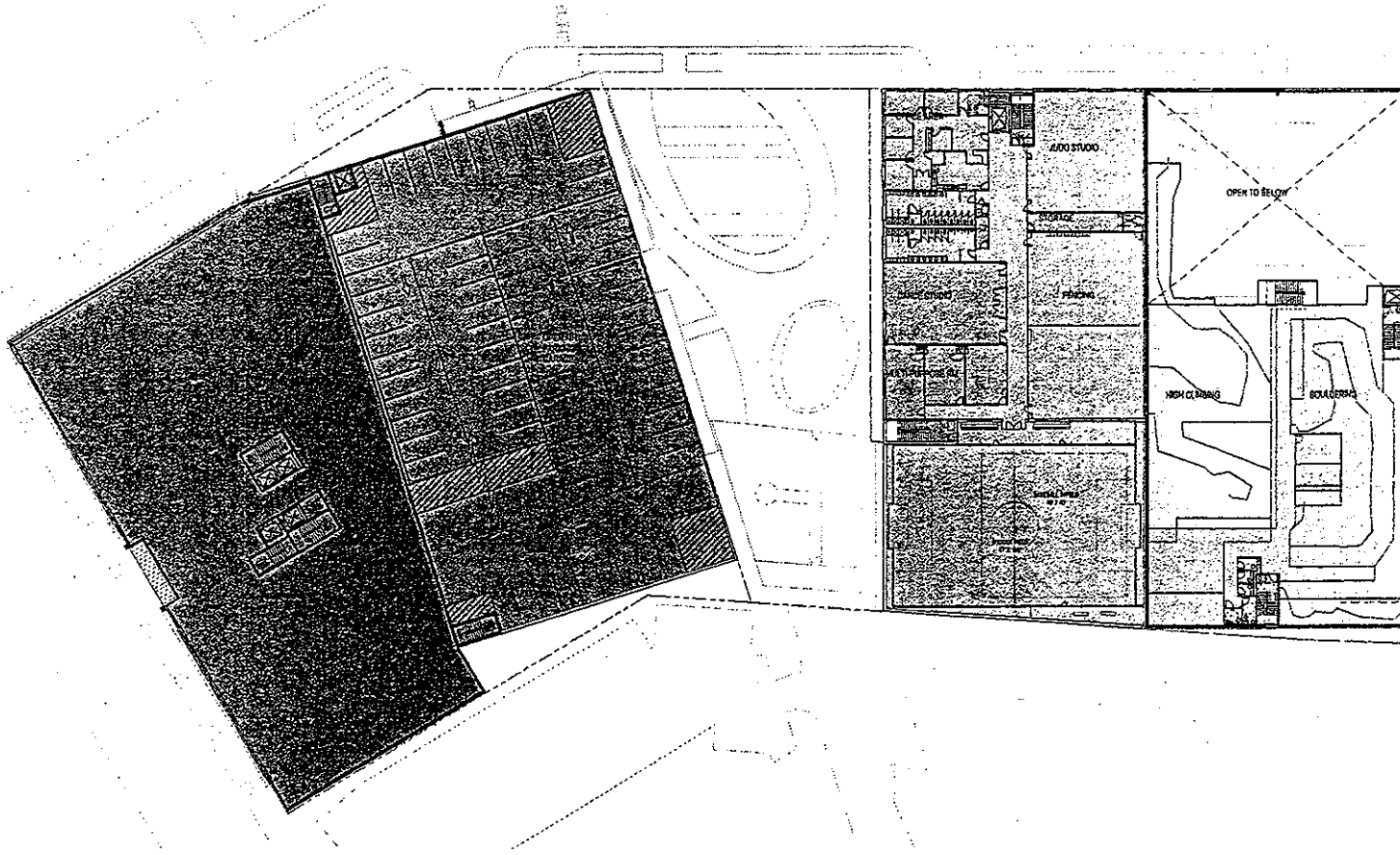
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Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1453-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018

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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
LEVEL 2 FLOOR PLANS



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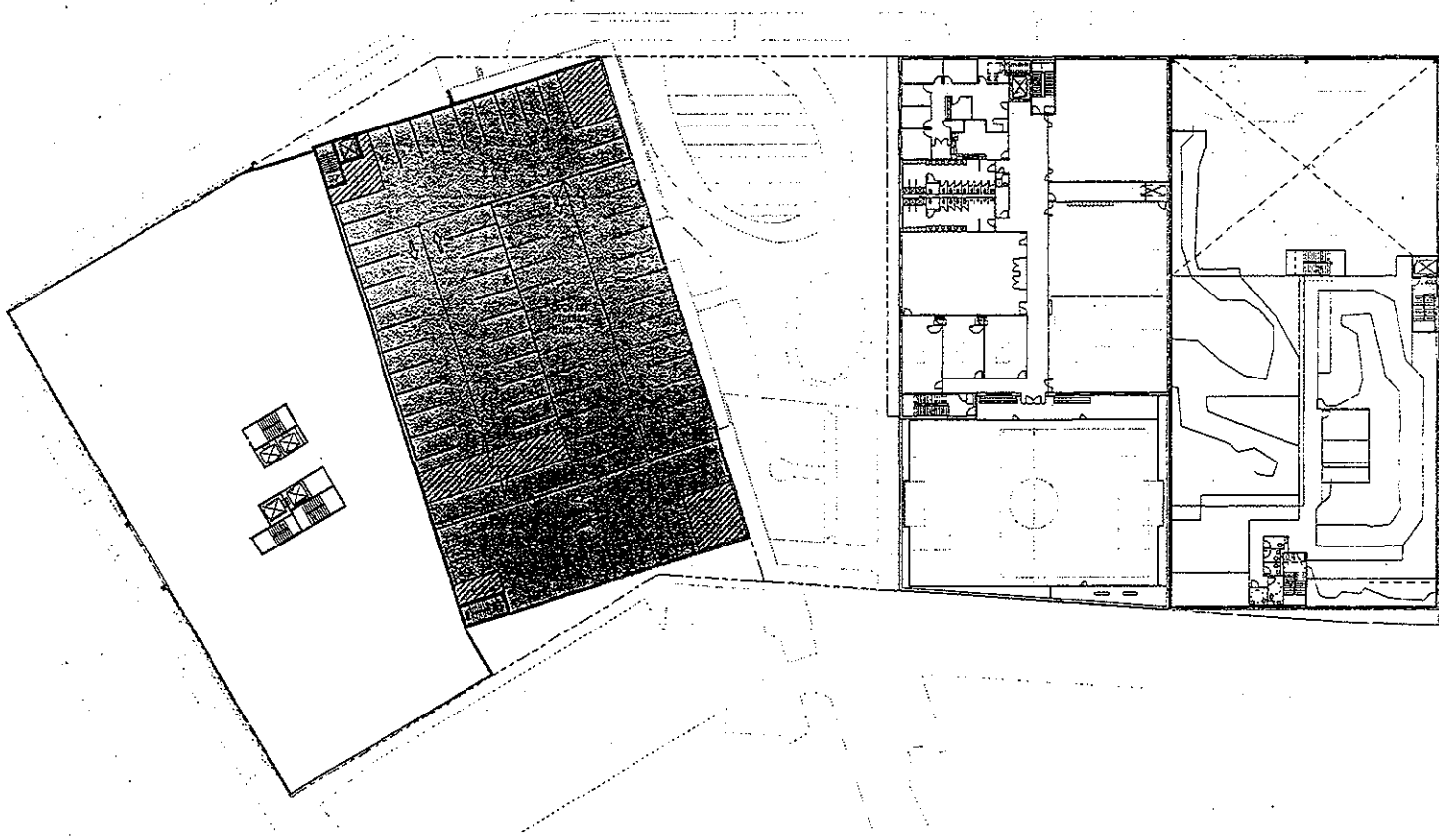
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REPORTS OF COMMITTEES

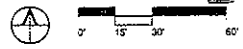
87893

BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

LEVEL 2.5 PARKING PLAN



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Applicant: The Shops At Big Deahi, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

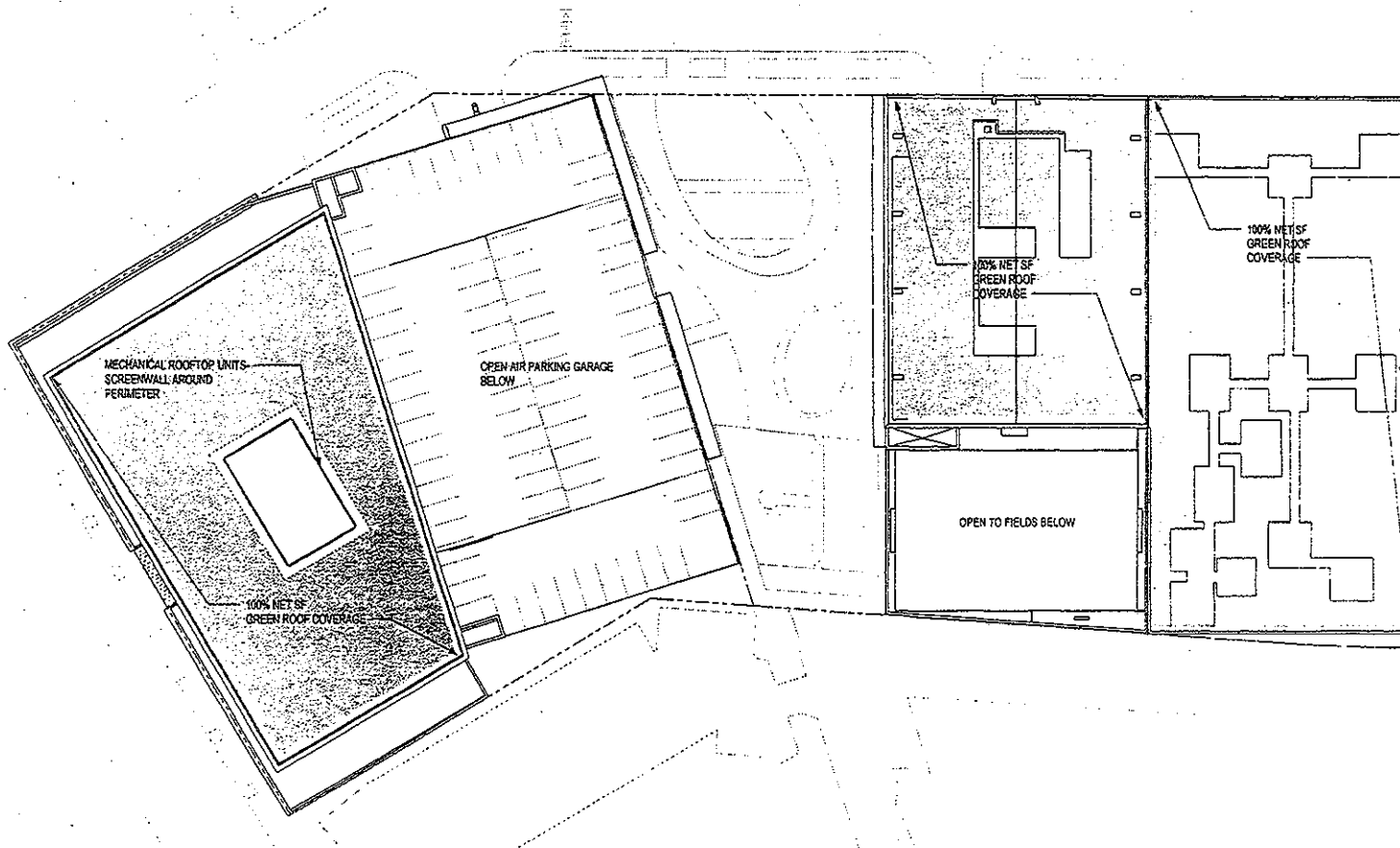
Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
GREEN ROOF PLAN

10/31/2018

REPORTS OF COMMITTEES

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GREEN ROOF PLAN

SUB-AREA A

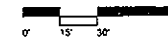
GROSS SQUARE FOOTAGE OF ROOF: 20,469 SF  
 ESTIMATED GREEN ROOF SQUARE FOOTAGE: 16,786 SF

SUB-AREA C

GROSS SQUARE FOOTAGE OF ROOF: 20,469 SF  
 ESTIMATED GREEN ROOF SQUARE FOOTAGE: 12,045 SF

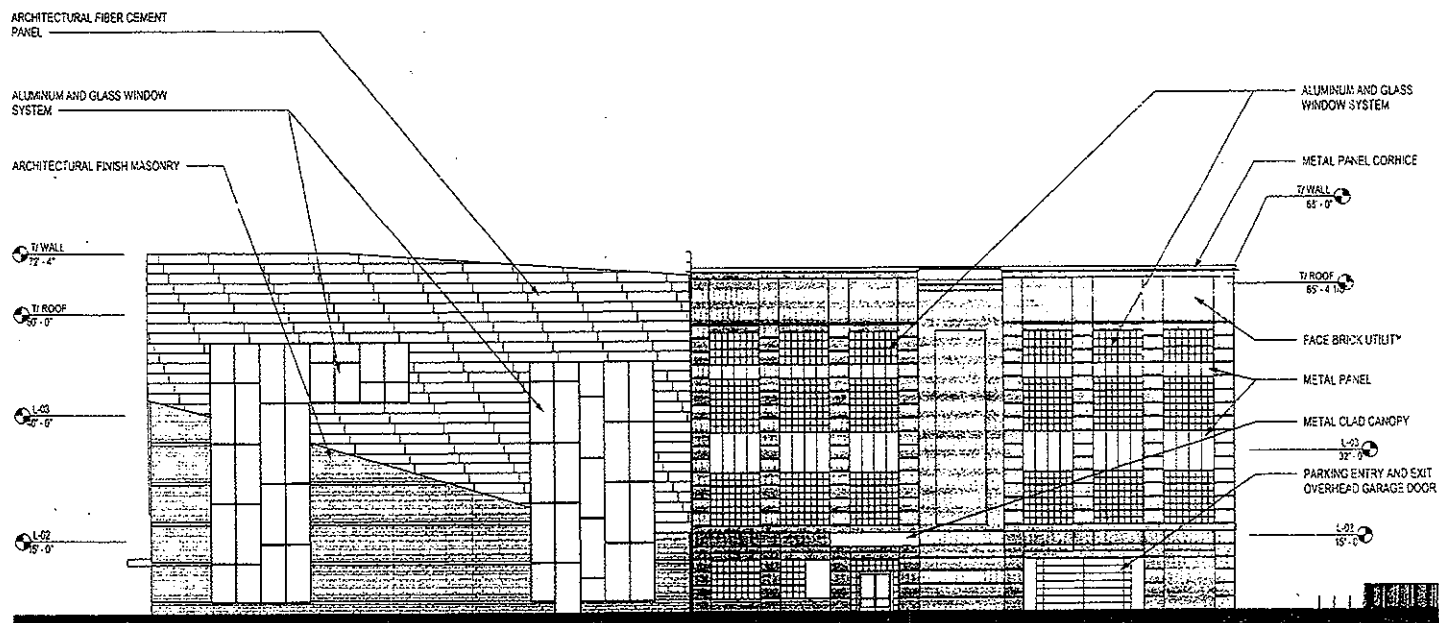
SUB-AREA D

GROSS SQUARE FOOTAGE OF ROOF: 23,903 SF  
 ESTIMATED GREEN ROOF SQUARE FOOTAGE: 16,890 SF



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

NORTH ELEVATION

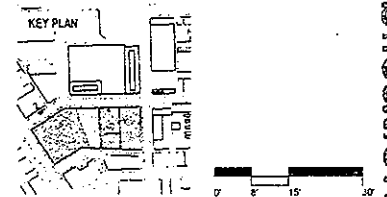
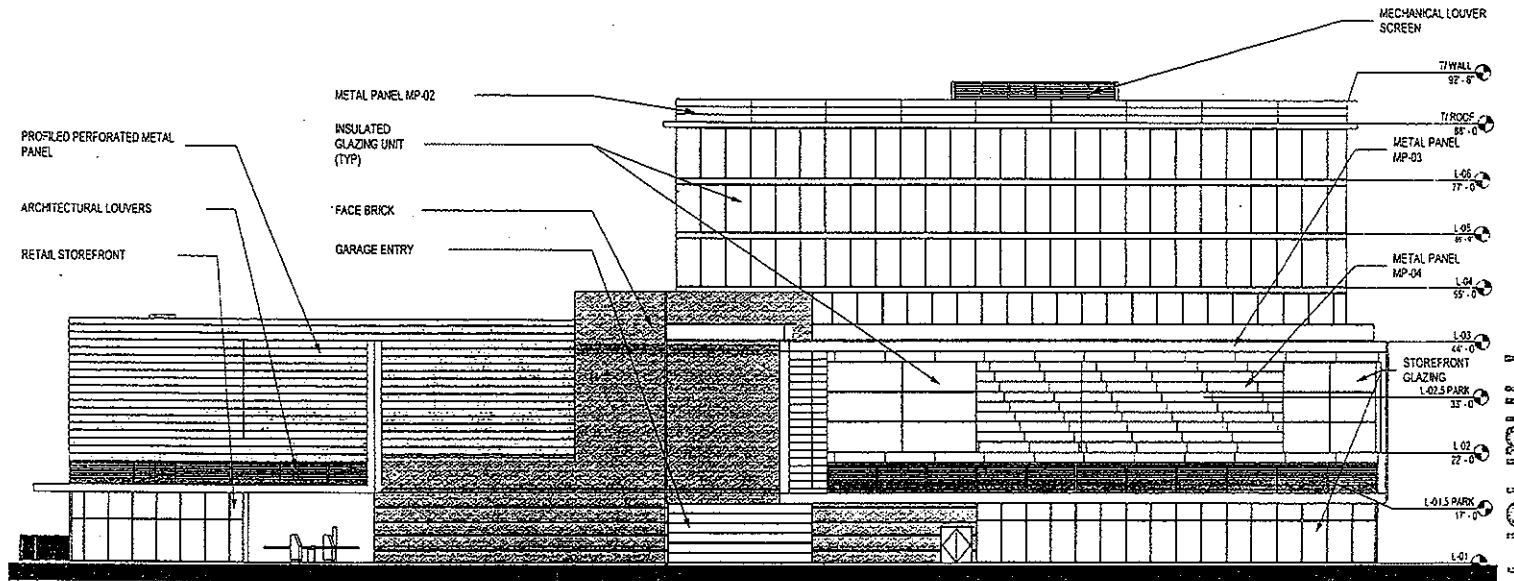


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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
NORTH ELEVATION

10/31/2018

REPORTS OF COMMITTEES



87897

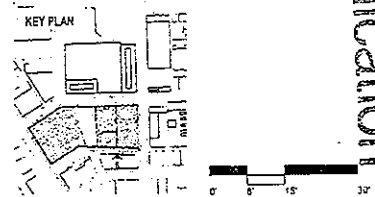
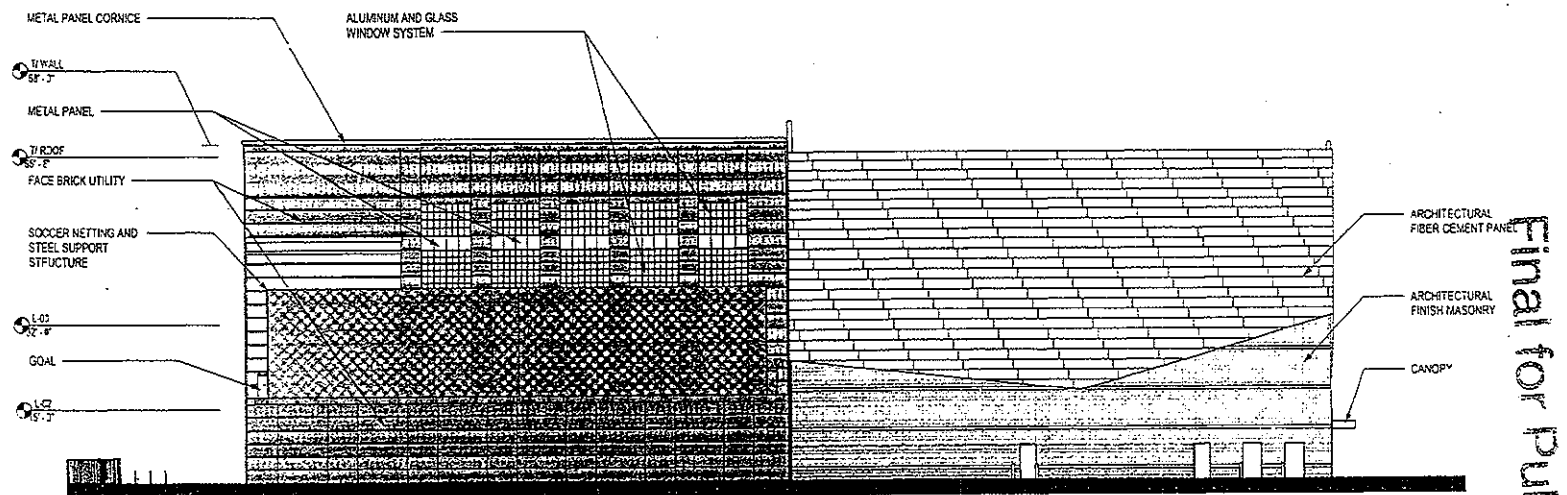
BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

SOUTH ELEVATION

87898

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10/31/2018



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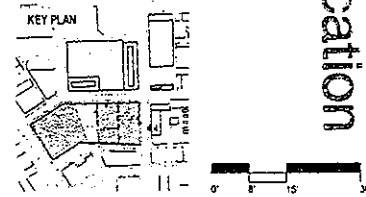
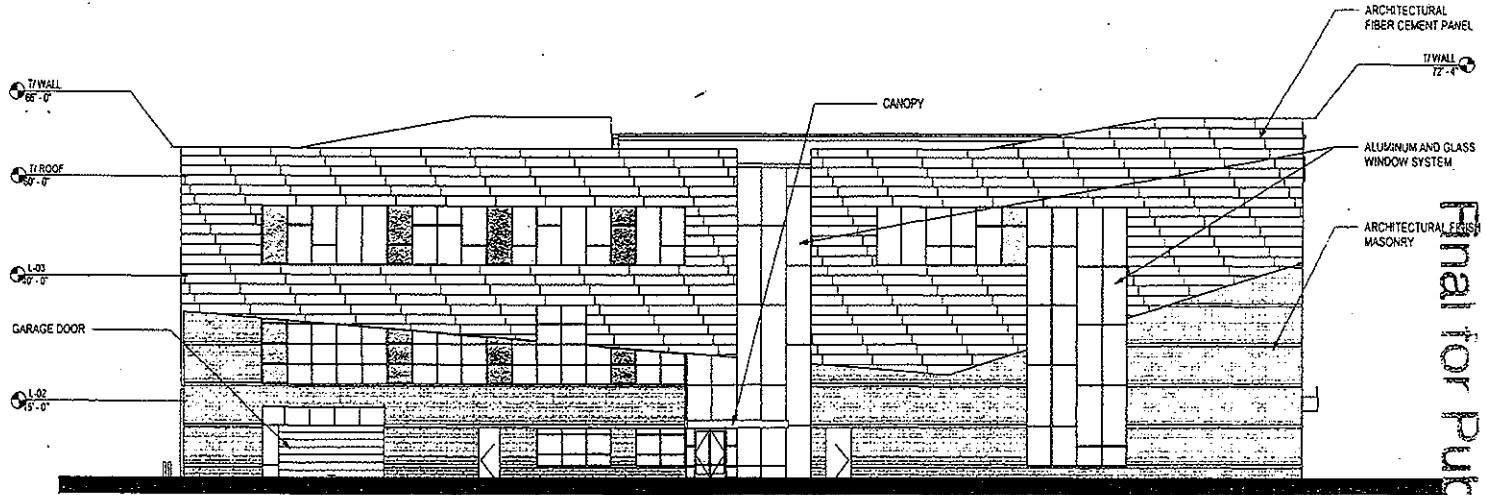
Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1453-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018  
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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
EAST ELEVATION

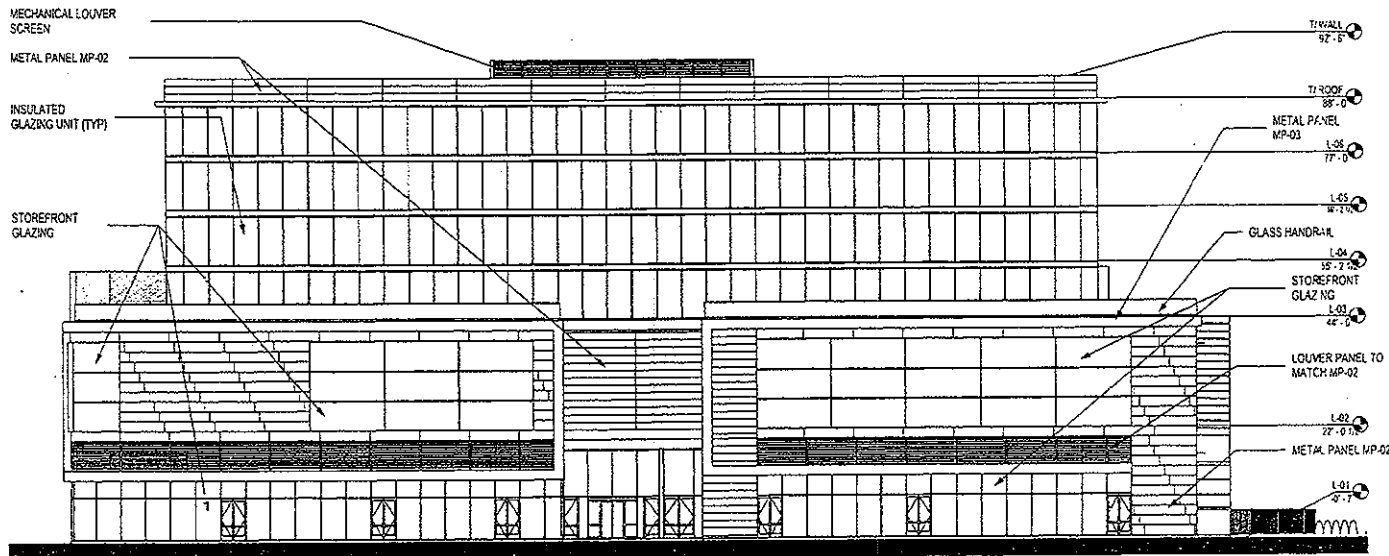
10/31/2018

REPORTS OF COMMITTEES



BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

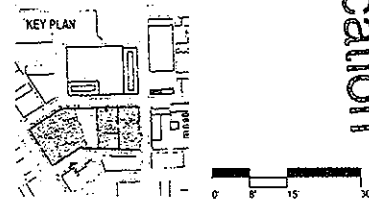
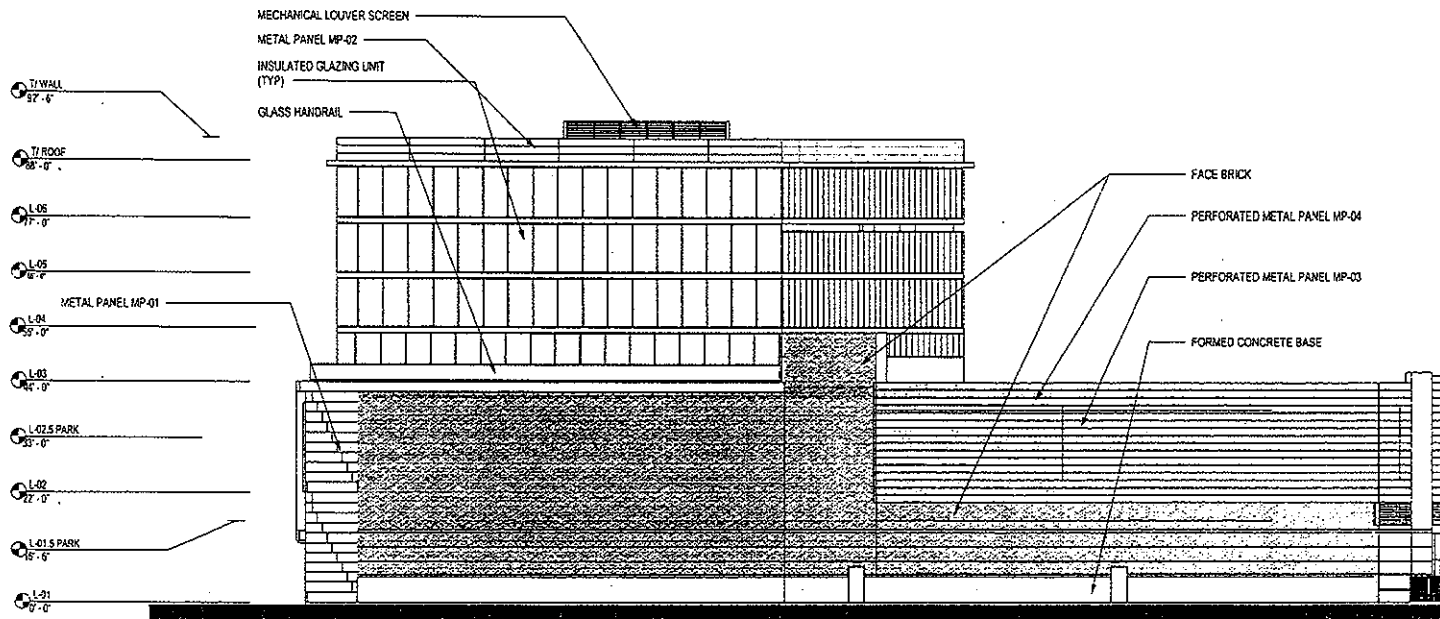
WEST ELEVATION



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BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
SOUTH ELEVATION



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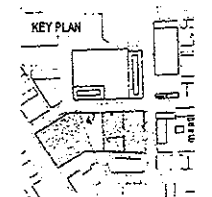
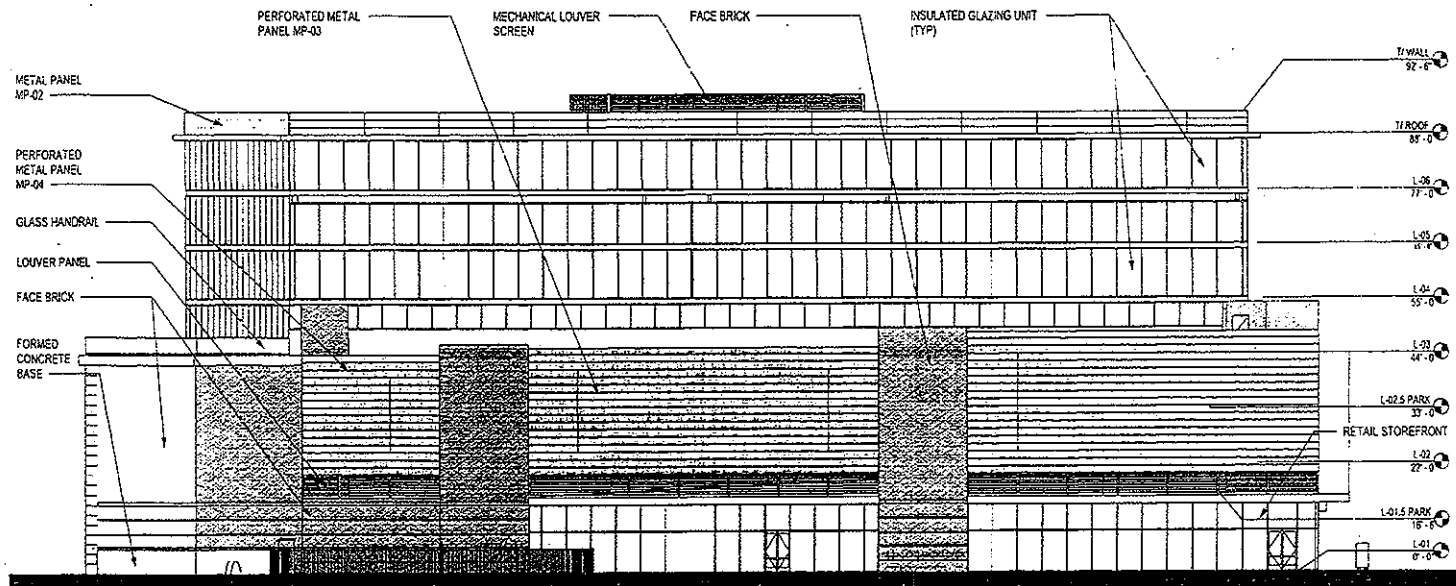
10/31/2018

REPORTS OF COMMITTEES

87901

BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED

PARK ELEVATION - EAST



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10/31/2018

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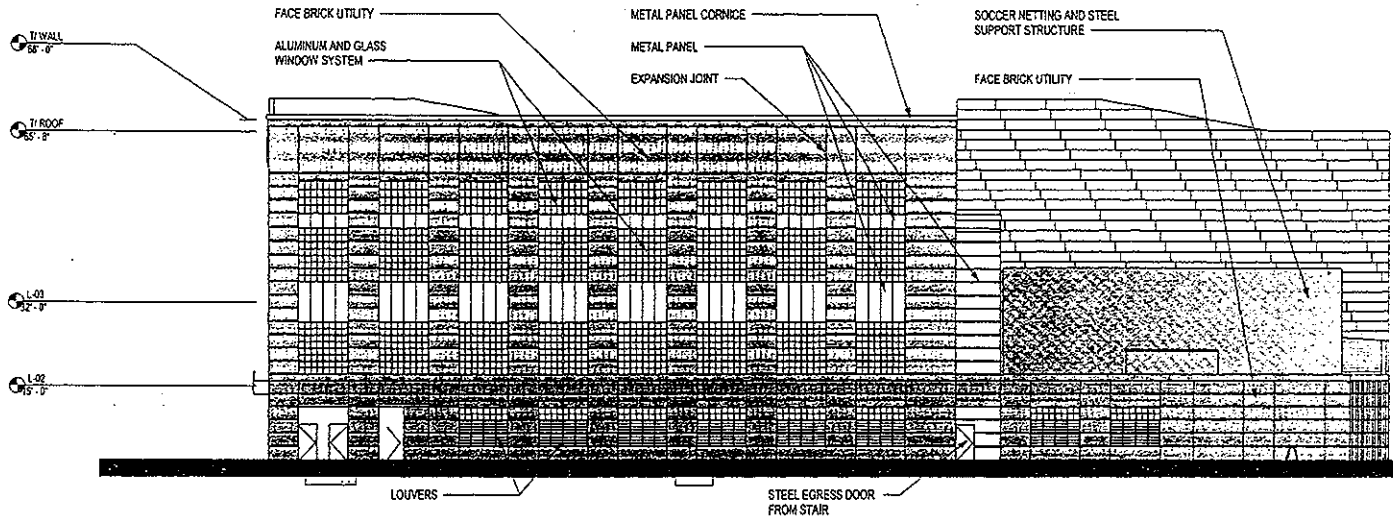
Applicant: The Shops At Big Deahl, LLC  
Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
Chicago Plan Commission Date: October 18, 2018  
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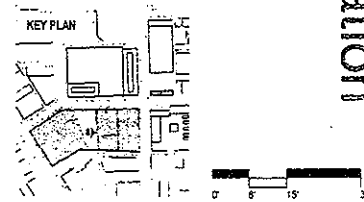
BUSINESS PLANNED DEVELOPMENT NO. 1292, AS AMENDED  
PARK ELEVATION WEST

10/31/2018

REPORTS OF COMMITTEES



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Applicant: The Shops At Big Deahl, LLC  
 Address: 1463-1483 N Kingsbury St. / 835-919 W Blackhawk St. / 1450-1472 N Dayton St.

Introduction Date: June 27, 2018  
 Chicago Plan Commission Date: October 18, 2018  
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87903



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 20, 2017

Mariah F. DiGrino  
DLA Piper LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, IL 60601-1293

**Re: Administrative Relief request for Planned Development No. 1292  
1450 N. Dayton St.**

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Business Planned Development No. 1292 ("PD 1292"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1292.

Your client and the owner of all of the property within PD 1292, Structured Development LLC, is seeking administrative relief to allow for a maximum height increase from 90 feet to 104 feet and modifications to the plans and elevations for a proposed four-story, mixed-use building at 1450 N. Dayton St.

The proposed height increase and sloped roof design on the commercial portion of the building is needed to accommodate a proposed climbing gym and as a result, the third and fourth floors of commercial space will be combined. The newly designed sloped portion will be clad in a translucent, insulated, fiberglass panel system. Additionally, modifications were made to: the parking garage ramp, building entry and retail configuration, setbacks, landscaping along Blackhawk and Kingsbury Streets, green roof layout, building terraces, and the building elevations. The sloped parking deck was redesigned as a flat deck with a ramp. In regards to landscaping, three additional trees were added along Blackhawk and Kingsbury as a result of the relocation of the main building entry. Also, the Blackhawk landscape bed was relocated along Kingsbury, so as not to impede on-street parking access along Blackhawk St.

The attached, revised drawings, dated January 3, 2017, shall be inserted into the main file: Site Plan, Landscape Plan, Green Roof Plan, Parking Facility Level 1 Plan, Parking Facility Level 2 Plan, Parking Facility Level 3 Plan, Parking Facility Roof Plan, Building Section, Building Elevation – Blackhawk Street (East), Building Elevation – Blackhawk Street (West), Building Elevation – Alley (West), Building Elevation – Dayton Street.

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 Business Planned Development No. 1292, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

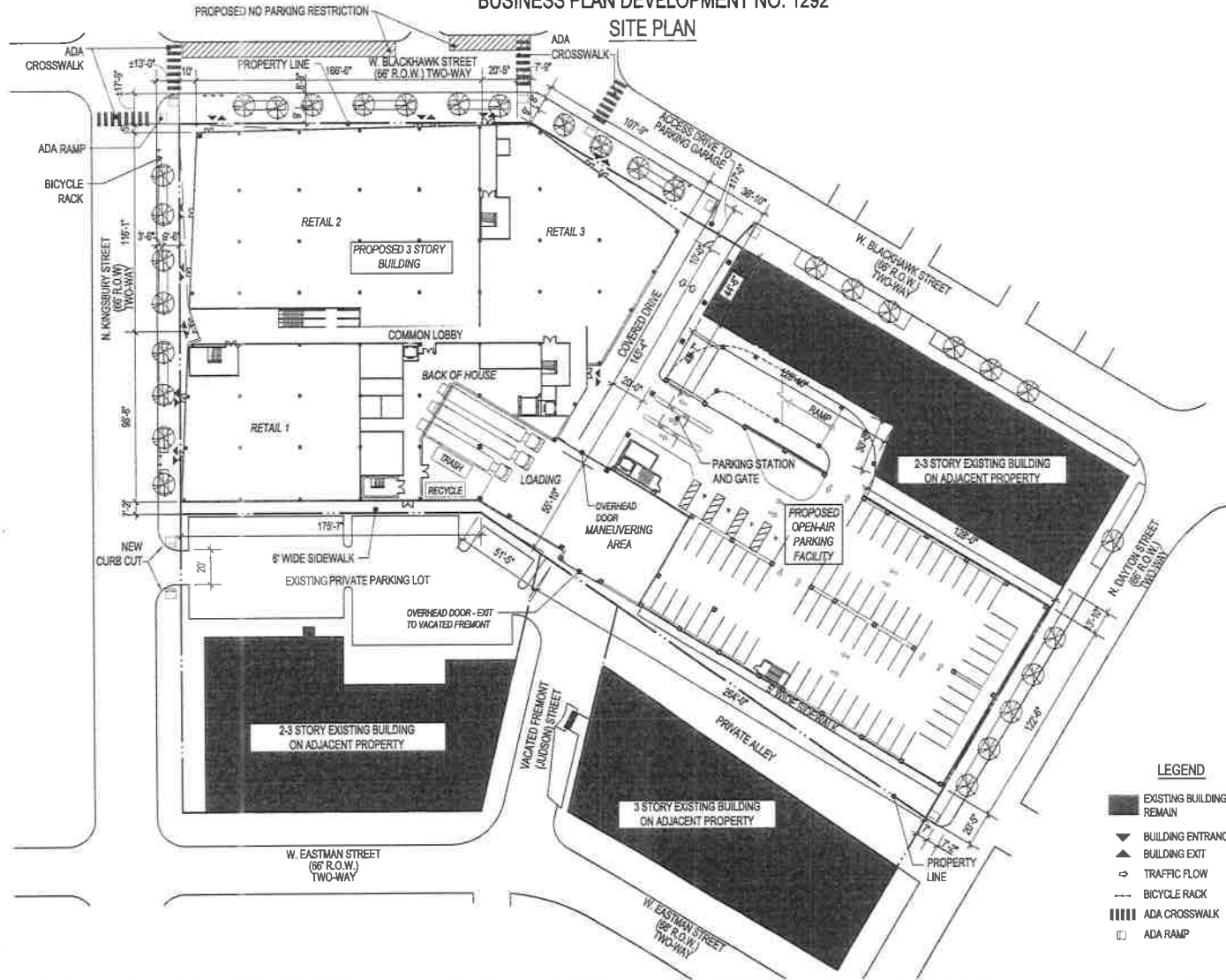


Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

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

SITE PLAN

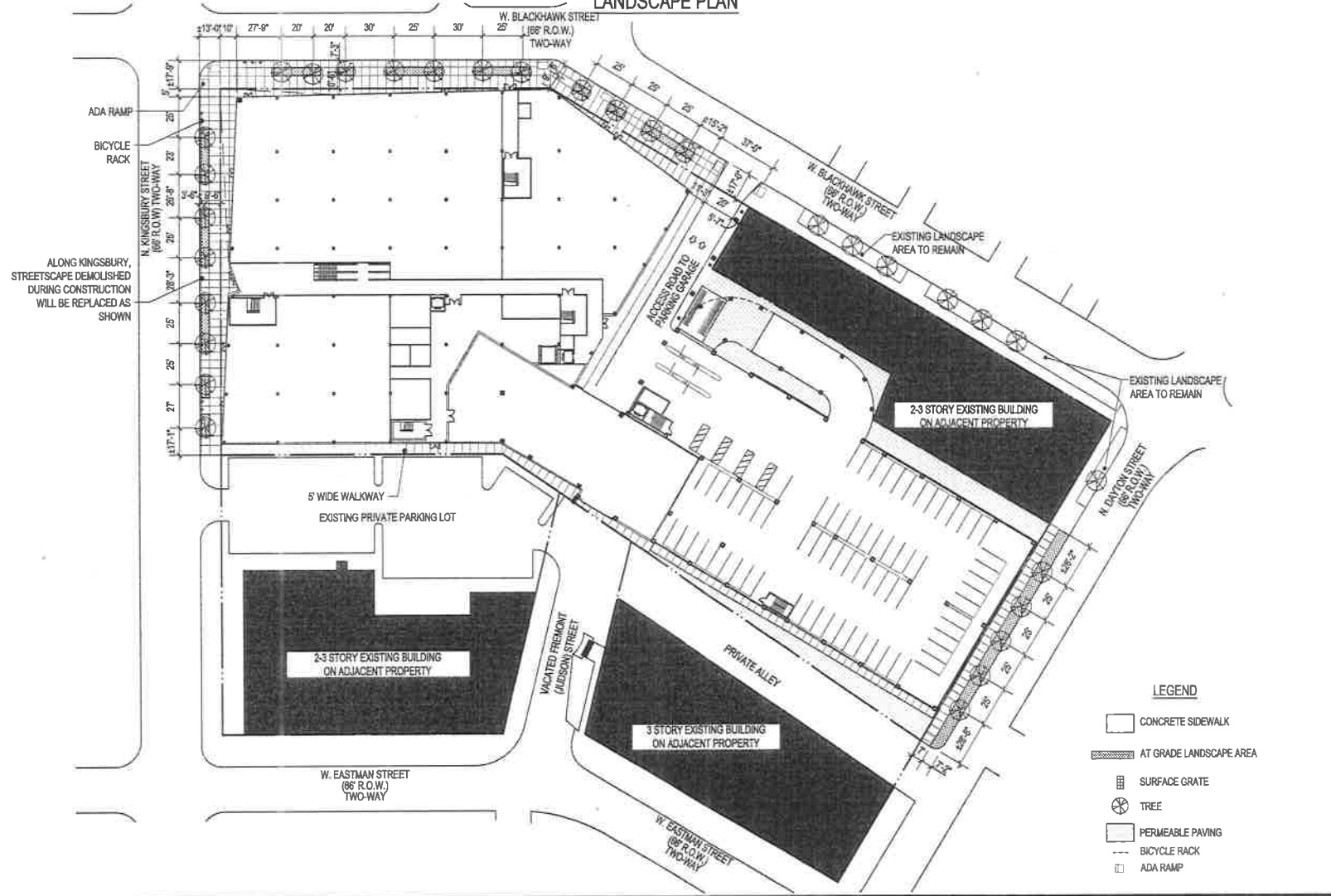


LEGEND

- EXISTING BUILDING TO REMAIN
- BUILDING ENTRANCE
- BUILDING EXIT
- TRAFFIC FLOW
- BICYCLE RACK
- ADA CROSSWALK
- ADA RAMP



BUSINESS PLAN DEVELOPMENT NO. 1292

LANDSCAPE PLAN



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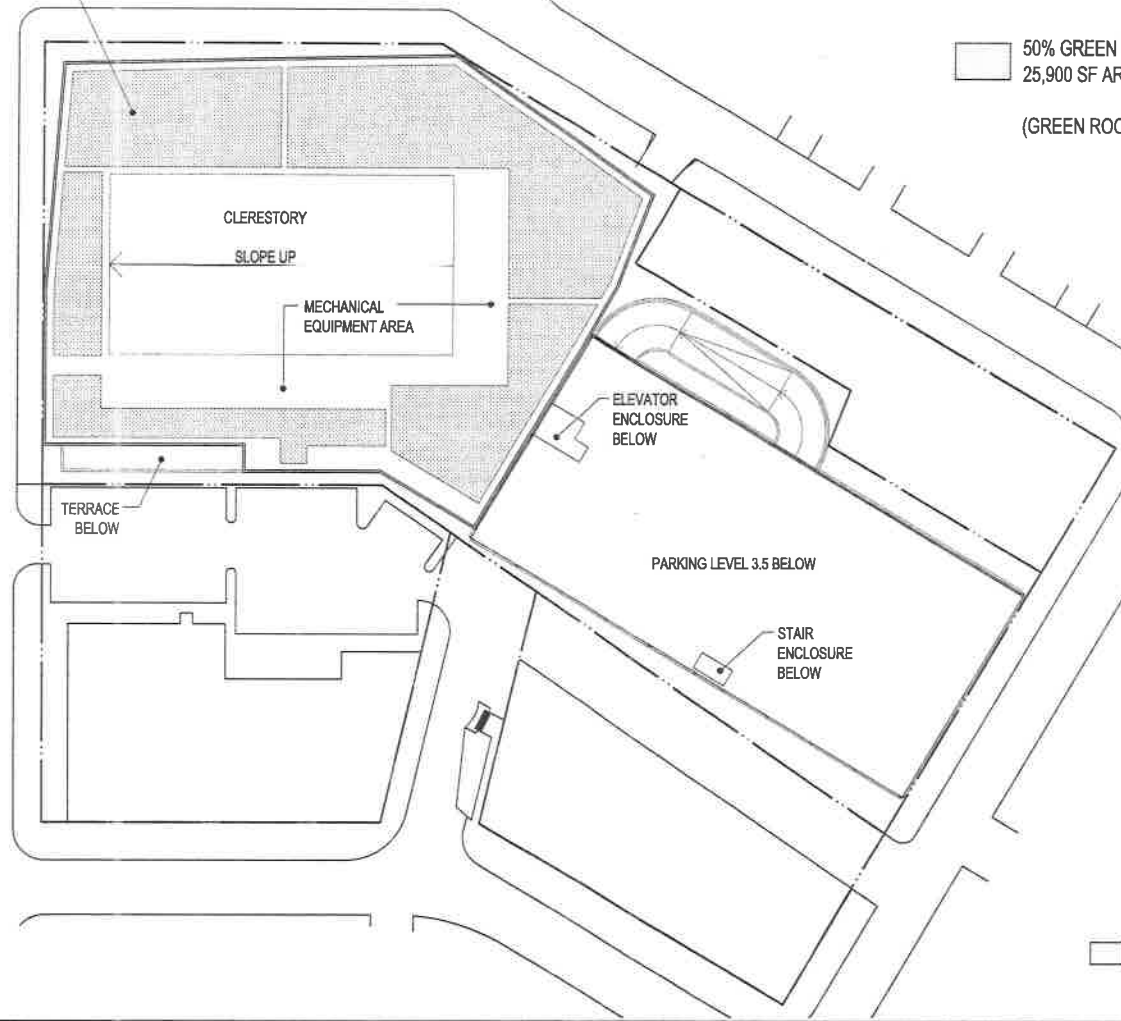
1450 N. DAYTON, CHICAGO, ILLINOIS  
APPLICANT: STRUCTURED DEVELOPMENT, LLC

 NORTH  
 SCALE: 1" = 80'  
 DATE: 03/18/2015 (REVISED: 01/03/2017)

BUSINESS PLAN DEVELOPMENT NO. 1292

GREEN ROOF PLAN

GREEN ROOF



50% GREEN ROOF LOCATIONS  
25,900 SF AREA

(GREEN ROOF REQUIREMENT 25,830 SF)

LEGEND

50% GREEN ROOF LOCATIONS  
25,900 SF AREA

(GREEN ROOF REQUIREMENT 25,830 SF)

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1450 N. DAYTON, CHICAGO, ILLINOIS  
APPLICANT: STRUCTURED DEVELOPMENT, LLC



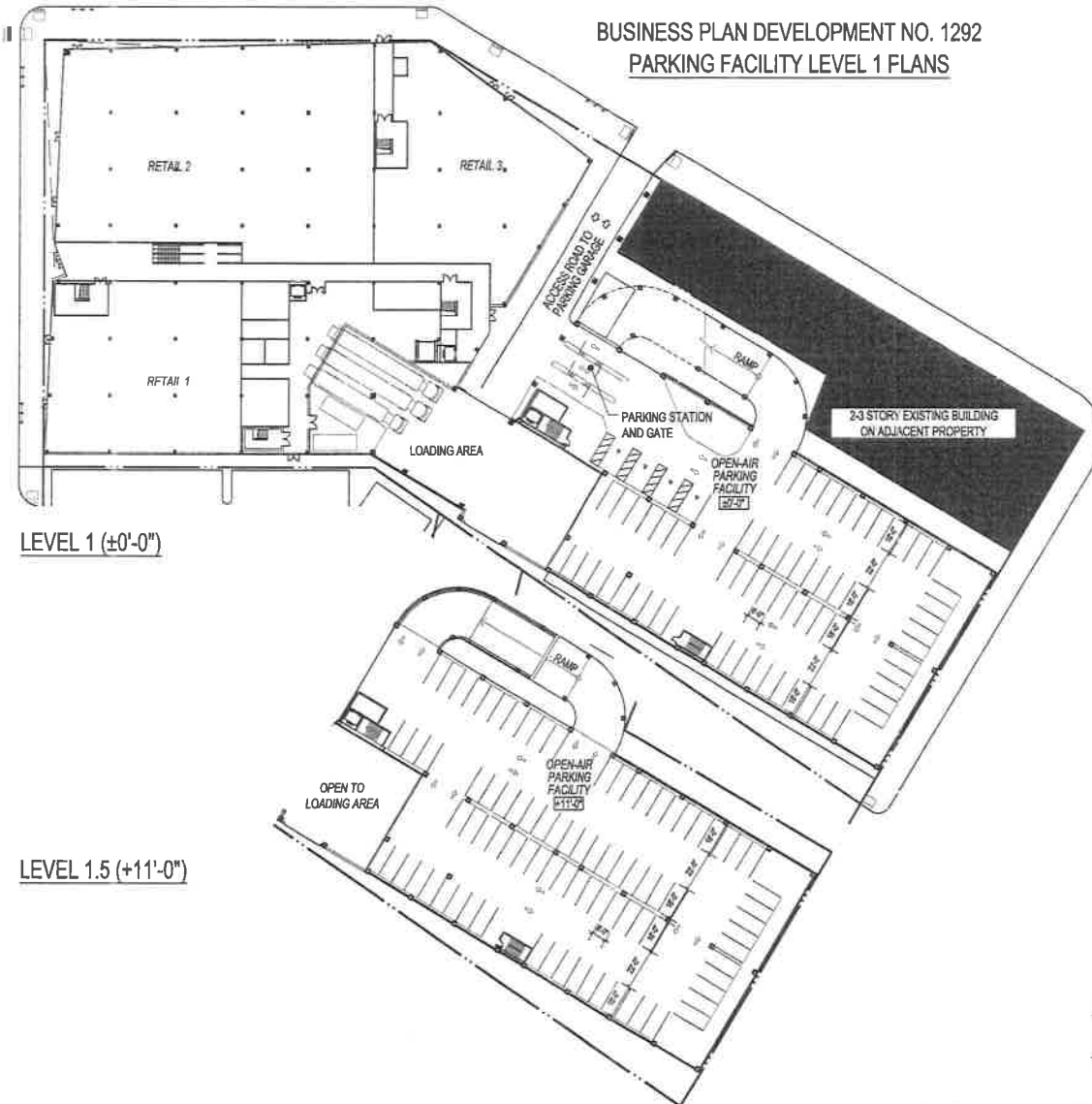
NORTH

0' 20' 40' 80'

SCALE: 1" = 80'

DATE: 03/18/2015 (REVISED: 01/03/2017)

BUSINESS PLAN DEVELOPMENT NO. 1292  
PARKING FACILITY LEVEL 1 FLANS



LEVEL 1 (±0'-0")

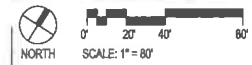
LEVEL 1.5 (+11'-0")

OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

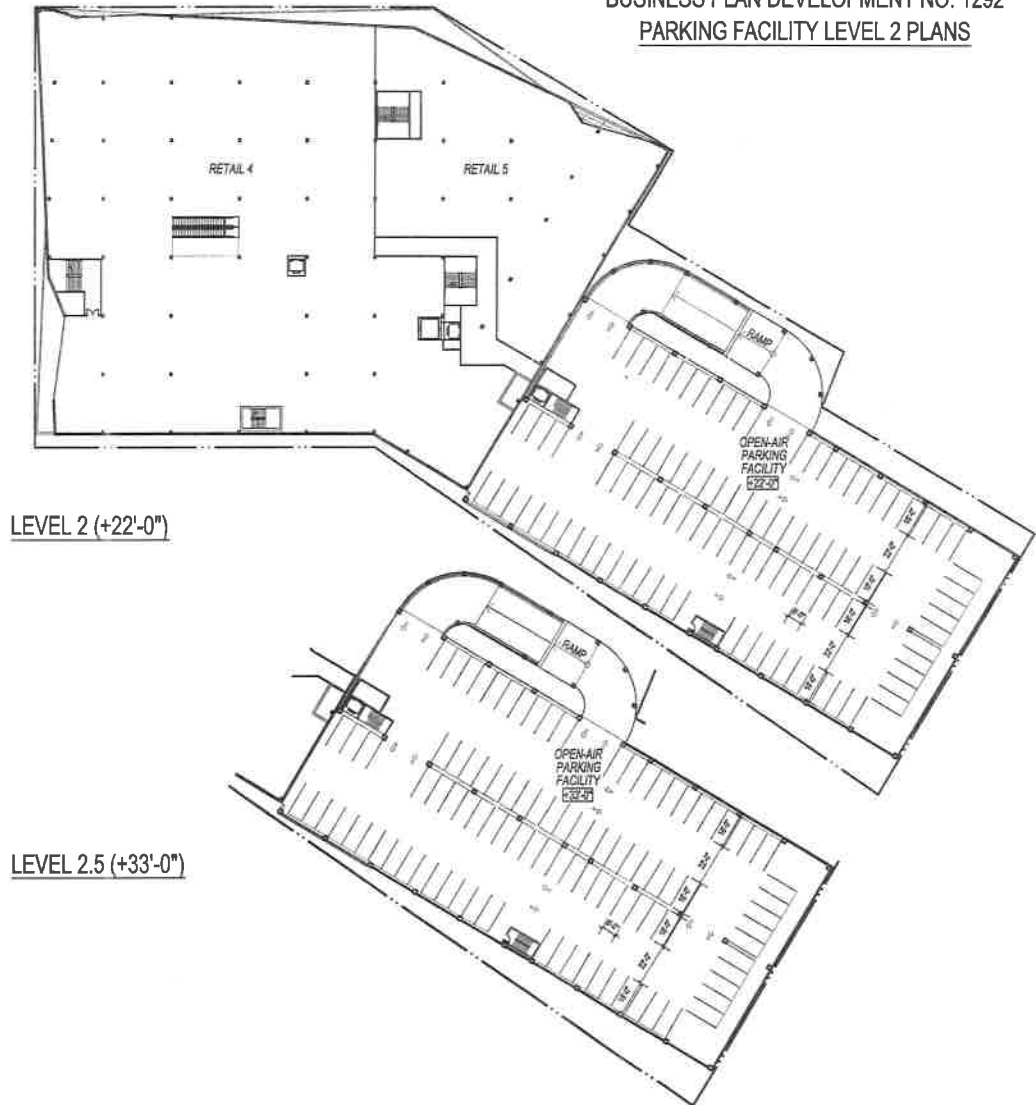
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1450 N. DAYTON, CHICAGO, ILLINOIS  
 APPLICANT: STRUCTURED DEVELOPMENT, LLC



DATE: 03/18/2015 (REVISED: 01/03/2017)

BUSINESS PLAN DEVELOPMENT NO. 1292  
PARKING FACILITY LEVEL 2 PLANS



LEVEL 2 (+22'-0")

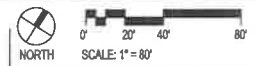
LEVEL 2.5 (+33'-0")

OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

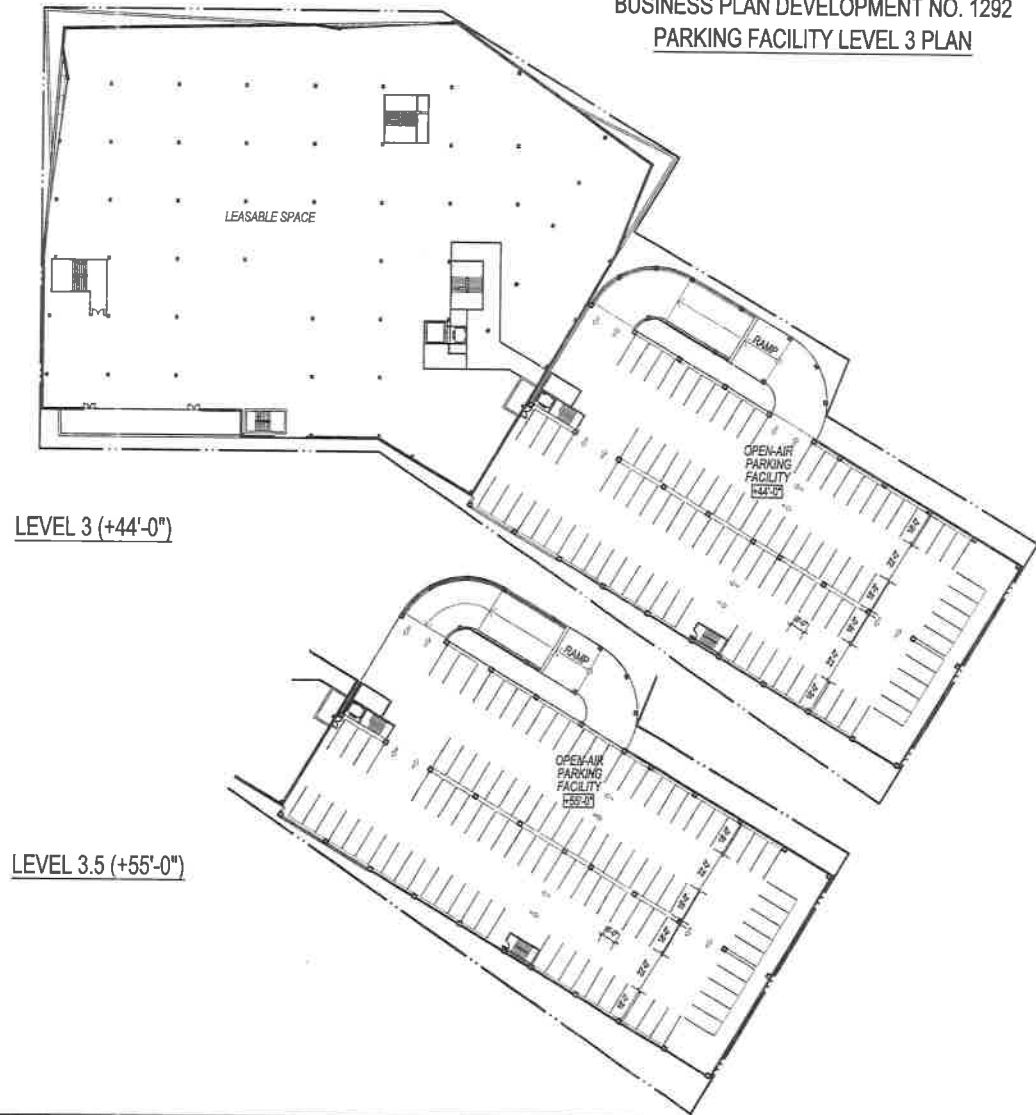
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1450 N. DAYTON, CHICAGO, ILLINOIS  
APPLICANT: STRUCTURED DEVELOPMENT, LLC



DATE: 03/18/2015 (REVISED: 01/03/2017)

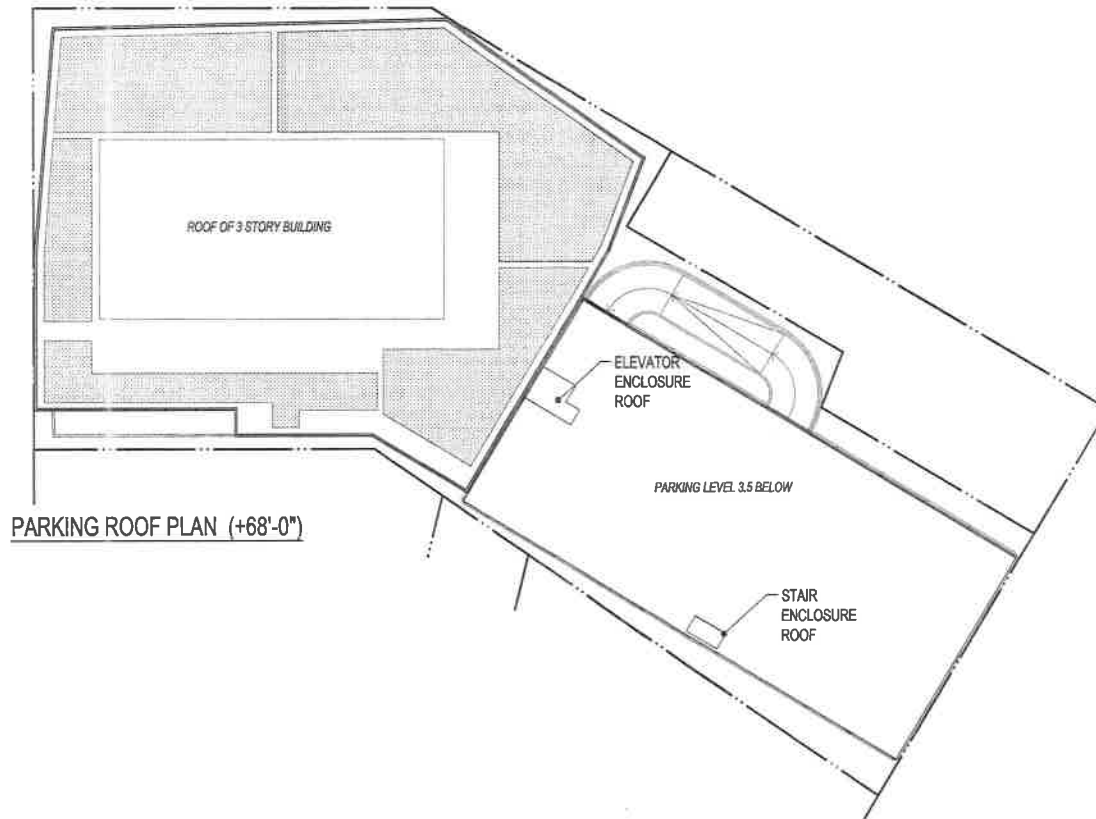
BUSINESS PLAN DEVELOPMENT NO. 1292  
PARKING FACILITY LEVEL 3 PLAN



OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

BUSINESS PLAN DEVELOPMENT NO. 1292  
PARKING FACILITY ROOF PLAN

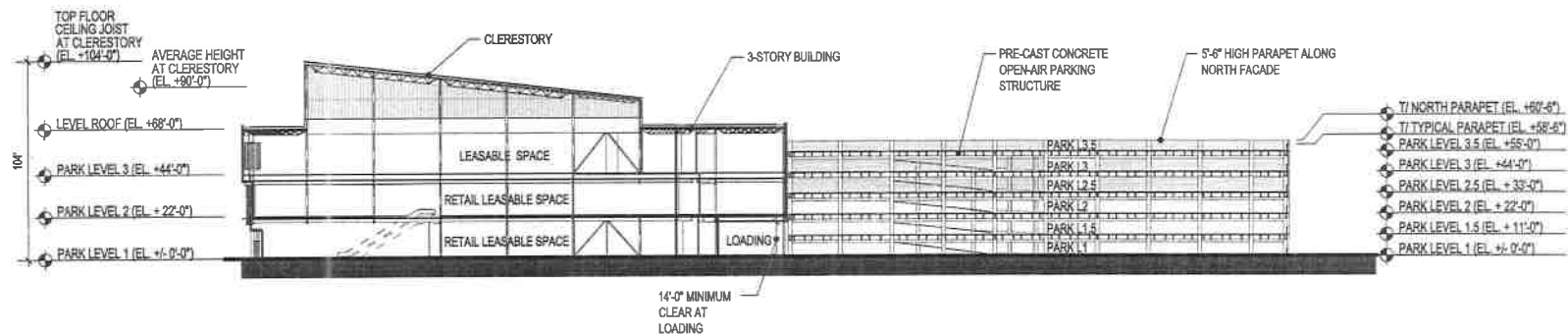


PARKING ROOF PLAN (+68'-0")

OFF-STREET PARKING SPACES

538	STANDARD
11	ACCESSIBLE
550	TOTAL

BUSINESS PLAN DEVELOPMENT NO. 1292  
BUILDING SECTION



BUILDING SECTION KEY



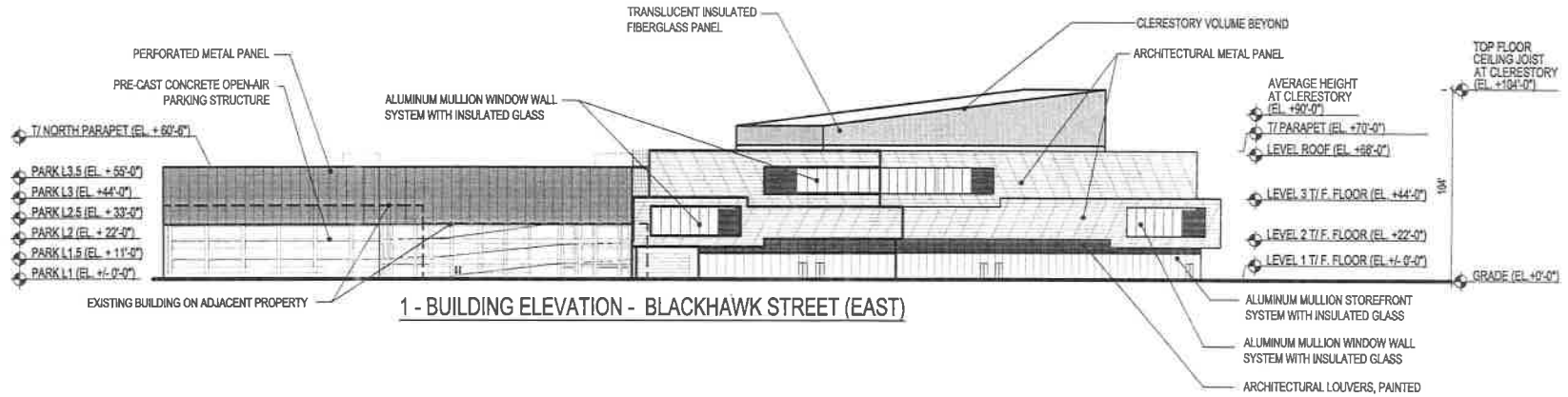
**CALLISORTKL**  
 A DESIGN CONSULTANCY OF ARCADIS

1450 N. DAYTON, CHICAGO, ILLINOIS  
 APPLICANT: STRUCTURED DEVELOPMENT, LLC

0' 20' 40' 80'  
 SCALE: 1" = 60'

DATE: 03/18/2015 (REVISED: 01/03/2017)

BUSINESS PLAN DEVELOPMENT NO. 1292  
BUILDING ELEVATIONS



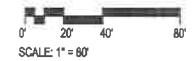
1 - BUILDING ELEVATION - BLACKHAWK STREET (EAST)

BUILDING ELEVATION KEY



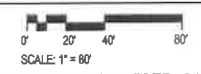
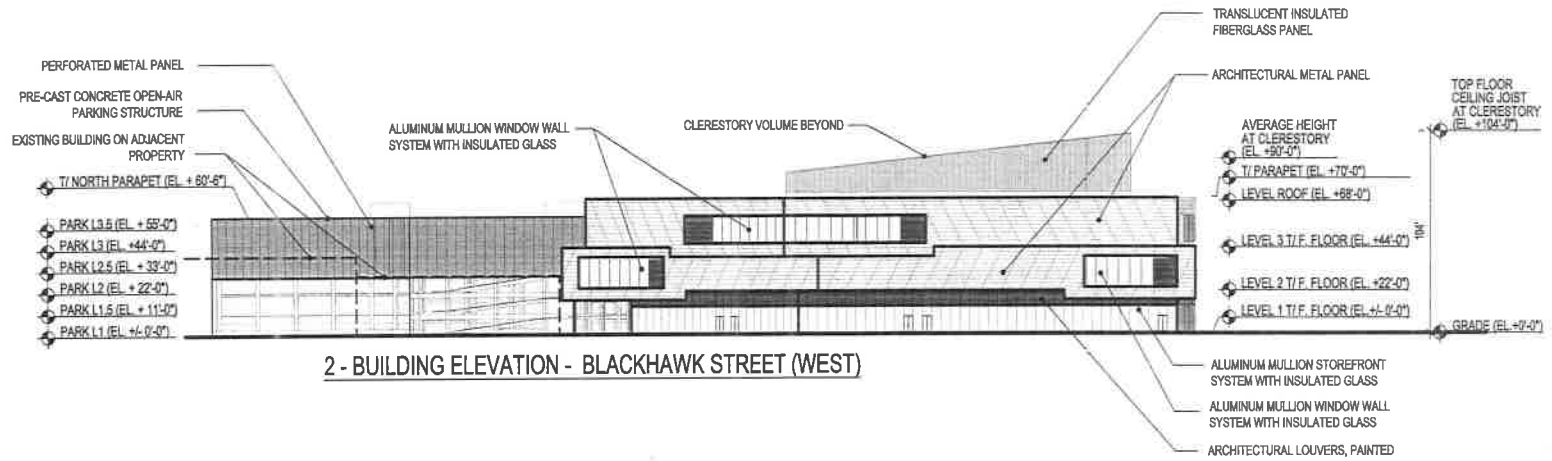
**CALLISORTKL**  
 A DESIGN CONSULTANCY OF ARCADIS

1450 N. DAYTON, CHICAGO, ILLINOIS  
 APPLICANT: STRUCTURED DEVELOPMENT, LLC



DATE: 03/18/2015 (REVISED: 01/03/2017)

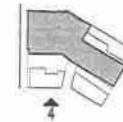
BUSINESS PLAN DEVELOPMENT NO. 1292  
BUILDING ELEVATIONS



BUSINESS PLAN DEVELOPMENT NO. 1292  
BUILDING ELEVATIONS



BUILDING ELEVATION KEY



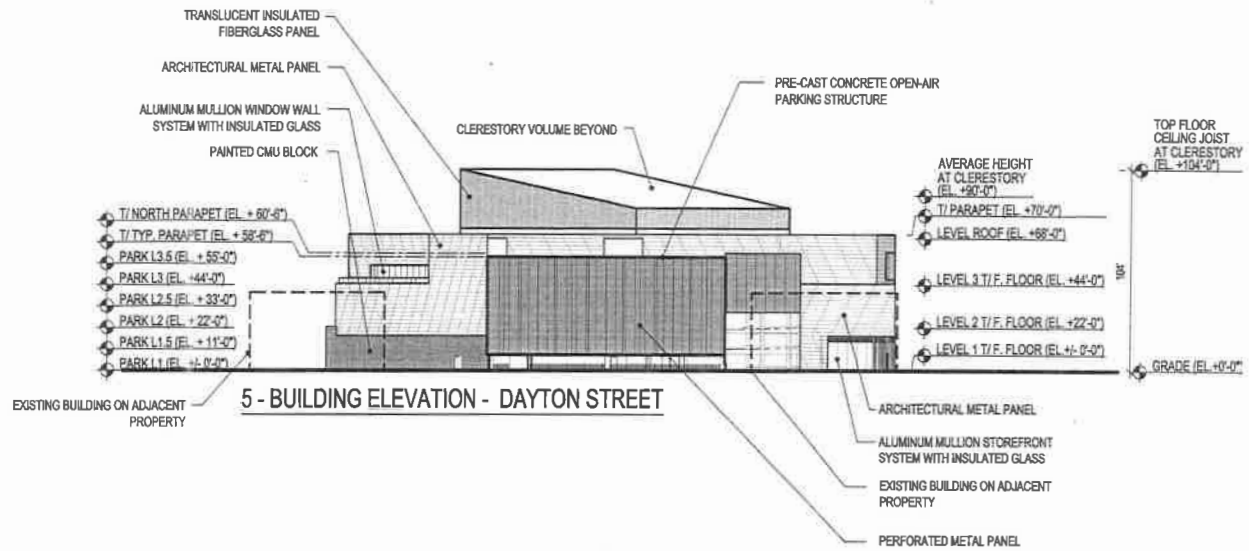
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 A DESIGN CONSULTANCY OF ARCADIS

1450 N. DAYTON, CHICAGO, ILLINOIS  
 APPLICANT: STRUCTURED DEVELOPMENT, LLC



DATE: 03/18/2015 (REVISED: 01/03/2017)

BUSINESS PLAN DEVELOPMENT NO.1292  
BUILDING ELEVATIONS



BUILDING ELEVATION KEY



by deleting the language stricken through and inserting the underscored language as follows:

17-3-0503-D [Pedestrian Streets And Pedestrian Retail Streets.]

1. The following street segments are classified as pedestrian streets:

Street	Segment		Coordinates	
	From	To	From	To
(Omitted text is unaffected by this ordinance.)				
Milwaukee	Logan Boulevard	Kedzie	2600 N	2653 N
Milwaukee	Logan	Berteau Central Park	2600 N	3000 N/ 3600 W
(Omitted text is unaffected by this ordinance.)				

(Omitted text is unaffected by this ordinance.)

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

BPD 1292

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 3-G.

(As Amended)

(Application No. 18293)

(Common Address: 1450 W. Dayton St. And 848 W. Eastman St.)

[SO2015-1357]

(Committee Meeting Held September 21, 2015)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 24, 2015.

*To the President and Members of the City Council:*

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 21, 2015, the following items were passed by a majority of the members present:

Page 1 contains Mayoral Application Number 196 regarding transit oriented developments.

Pages 1 through 5 of the committee report contain various map amendments. Please let the record reflect that Alderman Joe Proco Moreno voted "no" on Application Number 18470 which is on page 4.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
*Chairman.*

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

*Yeas* -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*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 C3-5 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 3-G in the area bounded by:

beginning at West Blackhawk Street; a line 261.84 feet west of the intersection of West Blackhawk Street and North Dayton Street, as measured along the south right-of-way line of West Blackhawk Street and perpendicular thereto; a line from a point 261.84 feet west of the intersection of West Blackhawk Street and North Dayton Street and 44.68 feet south of West Blackhawk Street to a point 133 feet west of North Dayton Street and 44.08 feet south of West Blackhawk Street; a line from a point 133 feet west of North Dayton Street and 44.08 feet south of West Blackhawk Street to a point 127.98 feet west of North Dayton Street and 74.75 feet south of West Blackhawk Street; a line from a point 127.98 feet west of North Dayton Street and 74.75 feet south of West Blackhawk Street to a point 74.25 feet south of West Blackhawk Street and the west right-of-way line of North Dayton Street; North Dayton Street; a line from a point 231.05 feet south of West Blackhawk Street and the west right-of-way line of North Dayton Street to a point 316.9 feet west of North Dayton Street (said line having air average bearing of 87 degrees, 29 minutes and 41 seconds) to the northwest, connected by a 174.93-foot line running to the southwest (bearing 57 degrees, 24 minutes and 17 seconds) perpendicular to North Kingsbury Street; said described prior line is a line 226.93 feet southeast of West Blackhawk Street, as measured along the east right-of-way line of North Kingsbury Street and perpendicular to North Kingsbury Street (intersection previously define line); and North Kingsbury Street, running northwest to point of beginning,

to those of Business Planned Development Number 1292 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 2. 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:

*Business Planned Development No. 1292.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 1292 (the "Planned Development") consists of approximately one hundred six thousand seven hundred and ninety-three (106,793) square feet or two point four five (2.45) acres 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, "Structure Development 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 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.
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 adjustments 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 for 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 Department 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.

The applicant commits to provide and fully fund the installation of a new signal at the intersection of North Halsted and West Blackhawk Streets to be operational prior to the issuance of the certification of occupancy for any portion of the development. The applicant shall fully fund, design, and construct the signal at its sole cost. All plans and any improvement must be reviewed and approved by CDOT.

4. This plan of development consists of fifteen (15) 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 Plans; Landscape Plans; and Building Elevations and Sections prepared by RTKL Associates and dated

September 17, 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 ("DPD"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of 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 Business Planned Development: art sales area (gallery); business support services (excluding day labor employment agencies); offices; general retail sales; eating and drinking establishments, restaurants, taverns, and patios; financial services (excluding payday/title loan stores and pawn shops); personal service uses; and related accessory uses and off-street accessory 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. Off-premises signs are prohibited within the boundary of this 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 the Net Site Area of 106,793 square feet or 2.45 acres 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 and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines. Final

landscape plan review and approval will be by the Department of Planning and Development. ~~Any interim review~~ 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 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 26,980 square feet and obtain a LEED certification.
15. 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 C3-5 Commercial, Manufacturing and Employment District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map;  
Site Plan; Landscape Plan; Site Demolition Plan; Green Roof Plan;  
Parking Garage Levels 1, 2, 3 and 4 Plans; Building Section;  
and Building Elevations attached to this ordinance  
printed on pages 7520 through  
7535 of this *Journal*.]

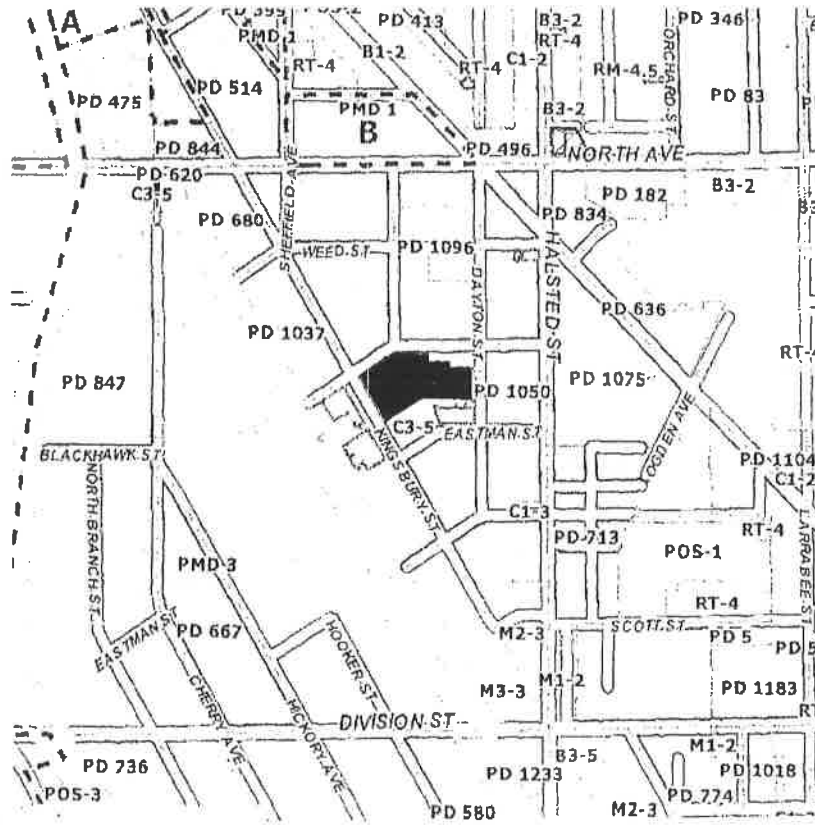
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1292.*

*Bulk Regulations And Data Table.*

Gross Site Area:	131,884 square feet
Area in Public Right-of-Way:	25,091 square feet
Net Site Area:	106,793 square feet
Permitted Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	0 dwelling units
Maximum Number of Off-Street Parking Spaces to be provided:	550 total parking spaces (accessory and non-required accessory parking only)
Minimum Number of Bicycle Parking Spaces:	50 spaces
Minimum Off-Street Loading Spaces:	Three (3) spaces at 10 feet by 25 feet
Setbacks from Property Line:	In compliance with the attached Site Plan
Maximum Building Height:	90 feet as measured by Section 17-17-0311-A of the Chicago Zoning Ordinance








BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_  
EXISTING ZONING MAP

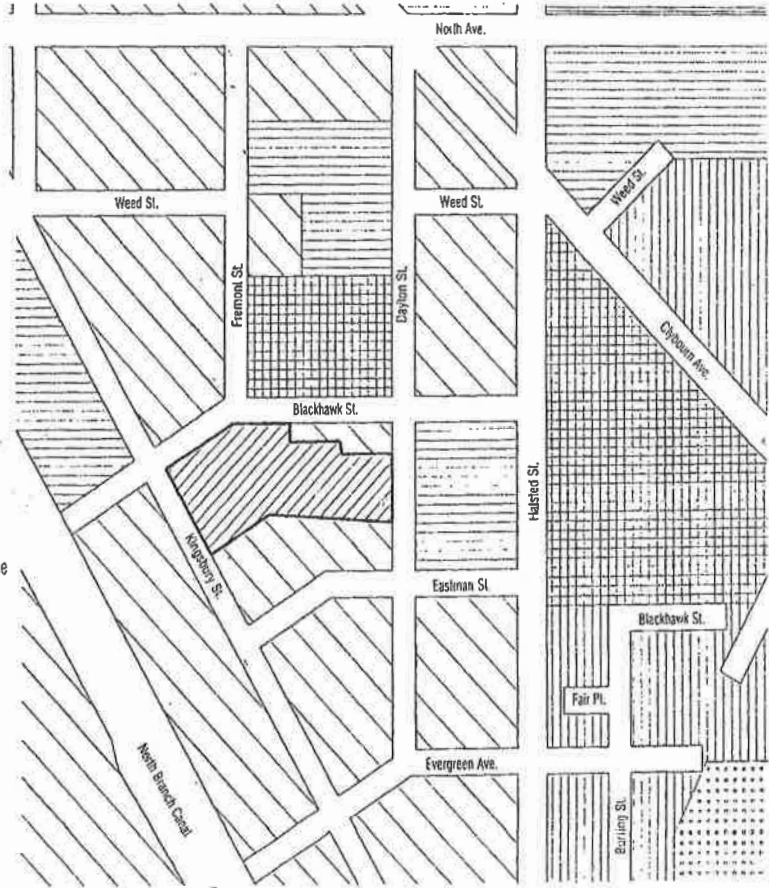


APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
 EXISTING LAND-USE MAP

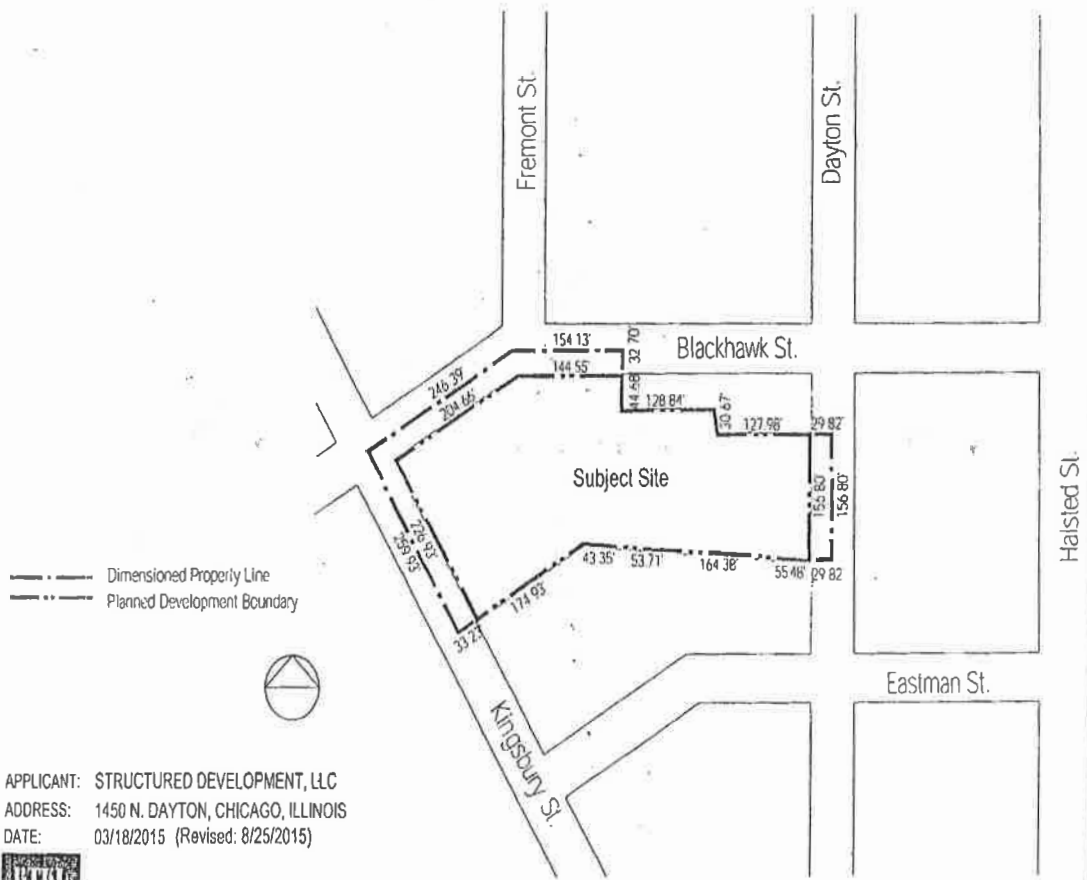
-  Subject Site
-  Residential/Retail Mixed-Use
-  Residential
-  Park/Open Space
-  Commercial
-  Retail
-  Business



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_  
PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

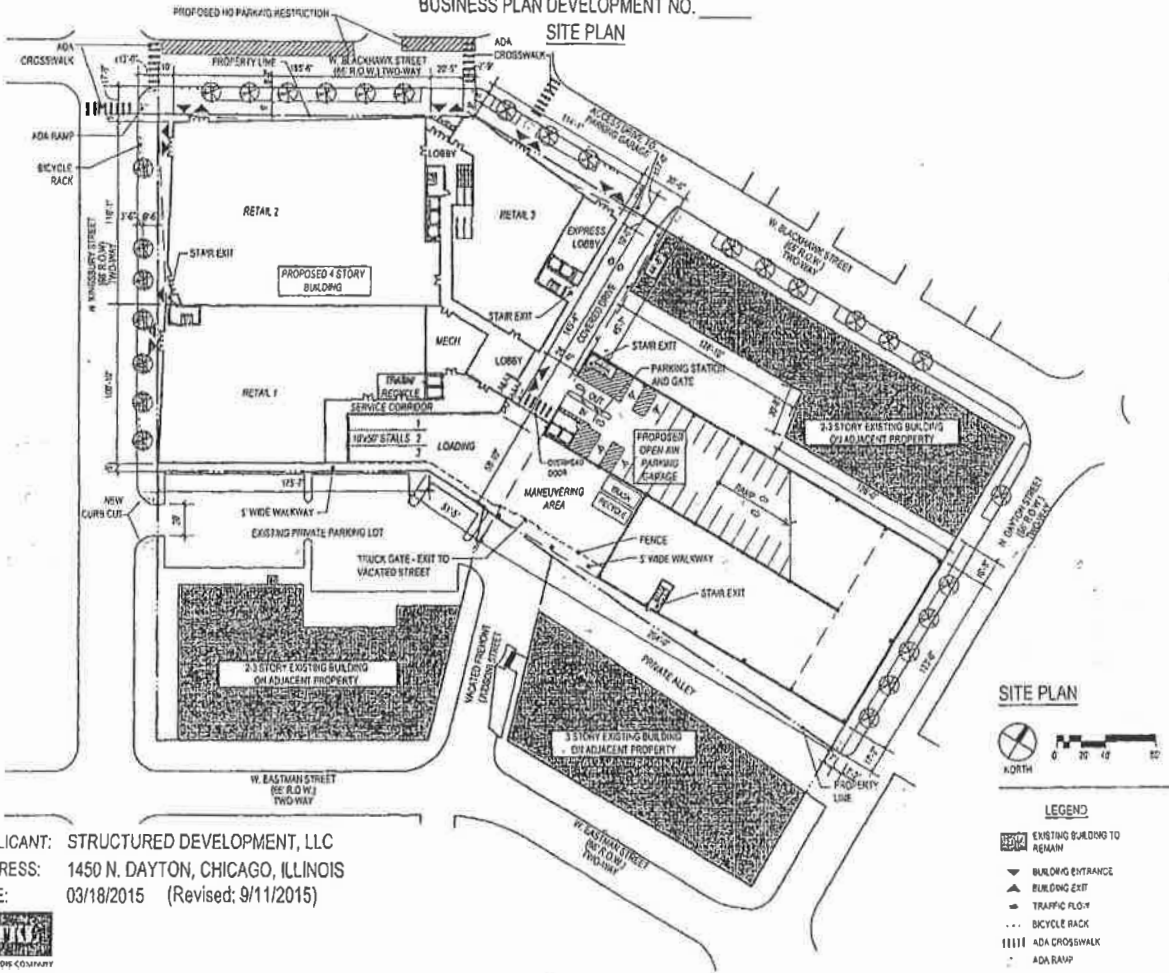


APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_

SITE PLAN



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 9/11/2015)



9/24/2015

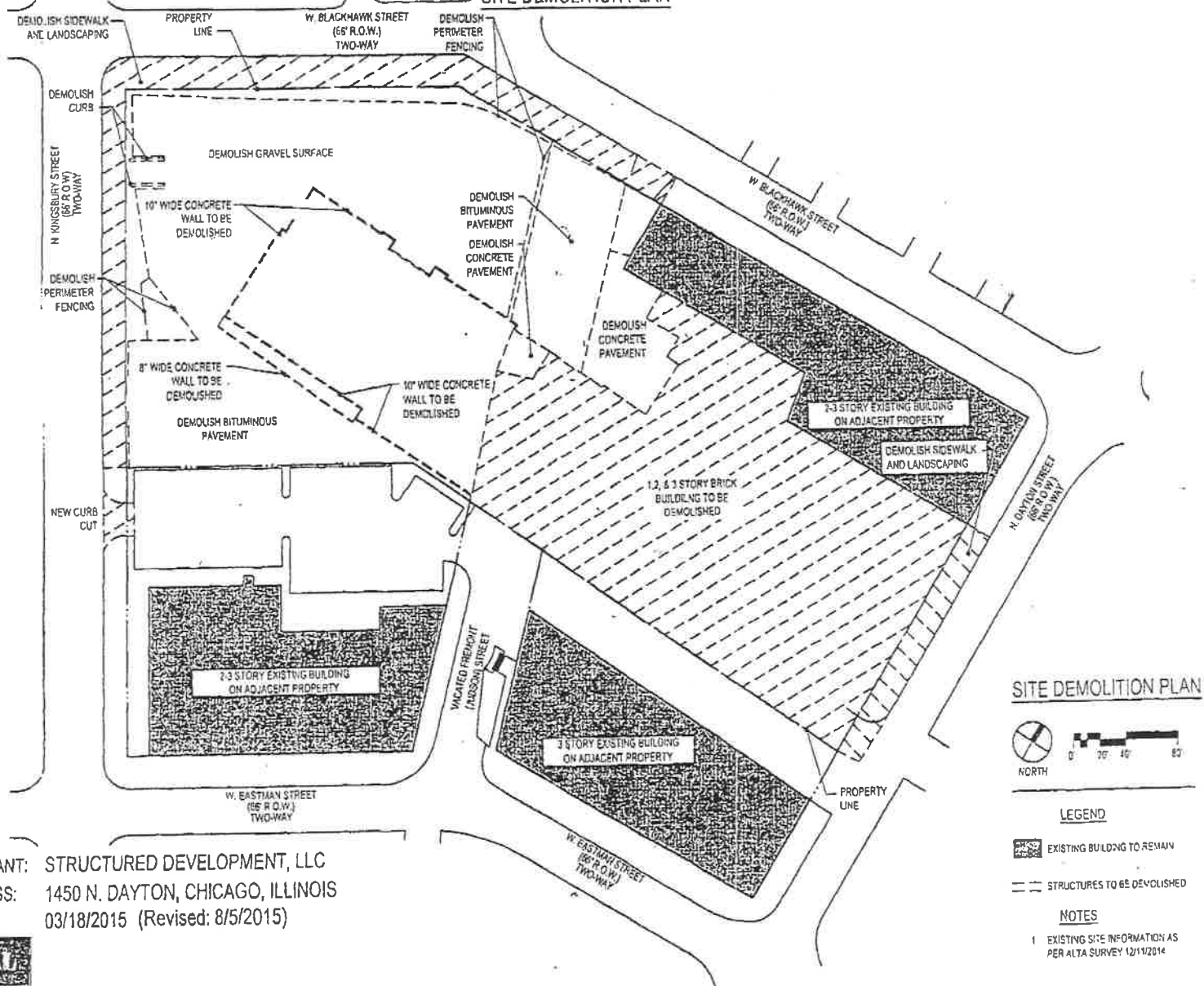
REPORTS OF COMMITTEES

7523

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BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
 SITE DEMOLITION PLAN



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/5/2015)

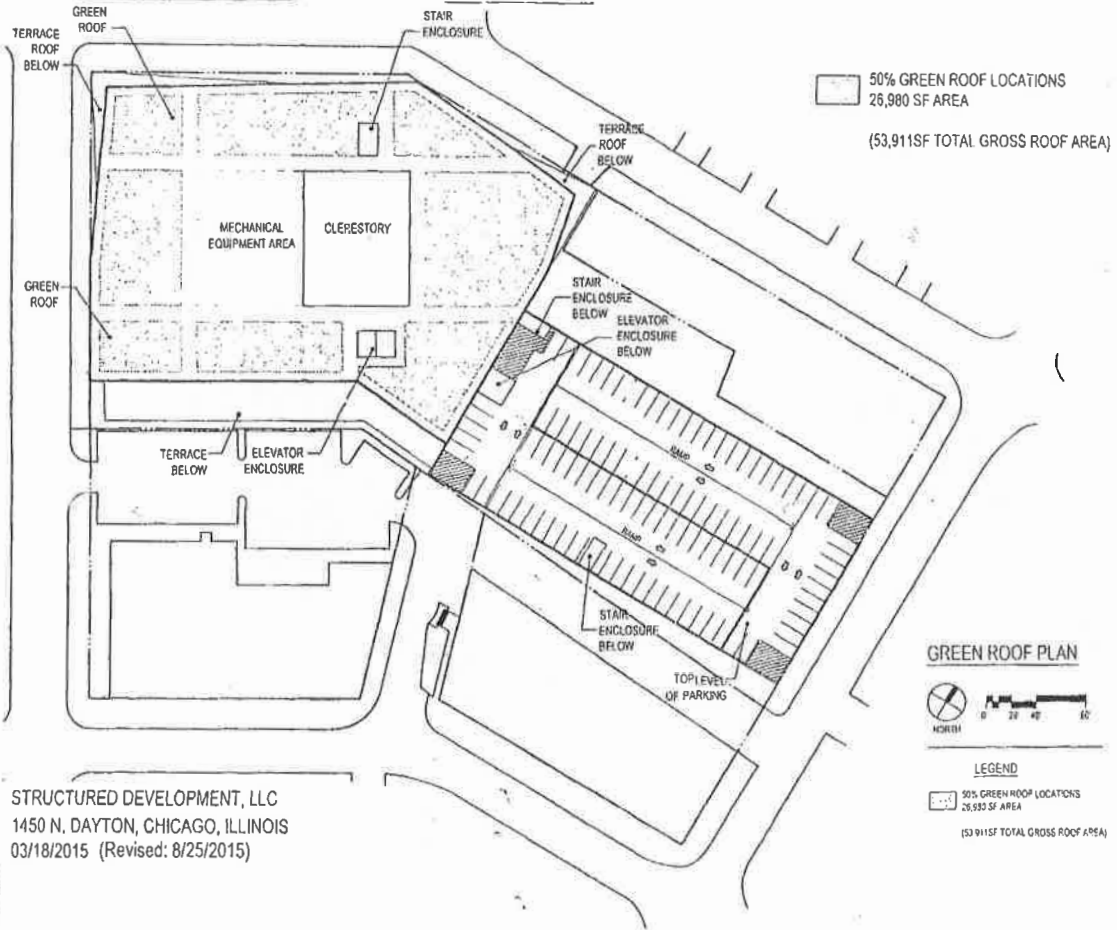


9/24/2015

REPORTS OF COMMITTEES

7525

BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
**GREEN ROOF PLAN**

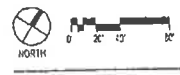
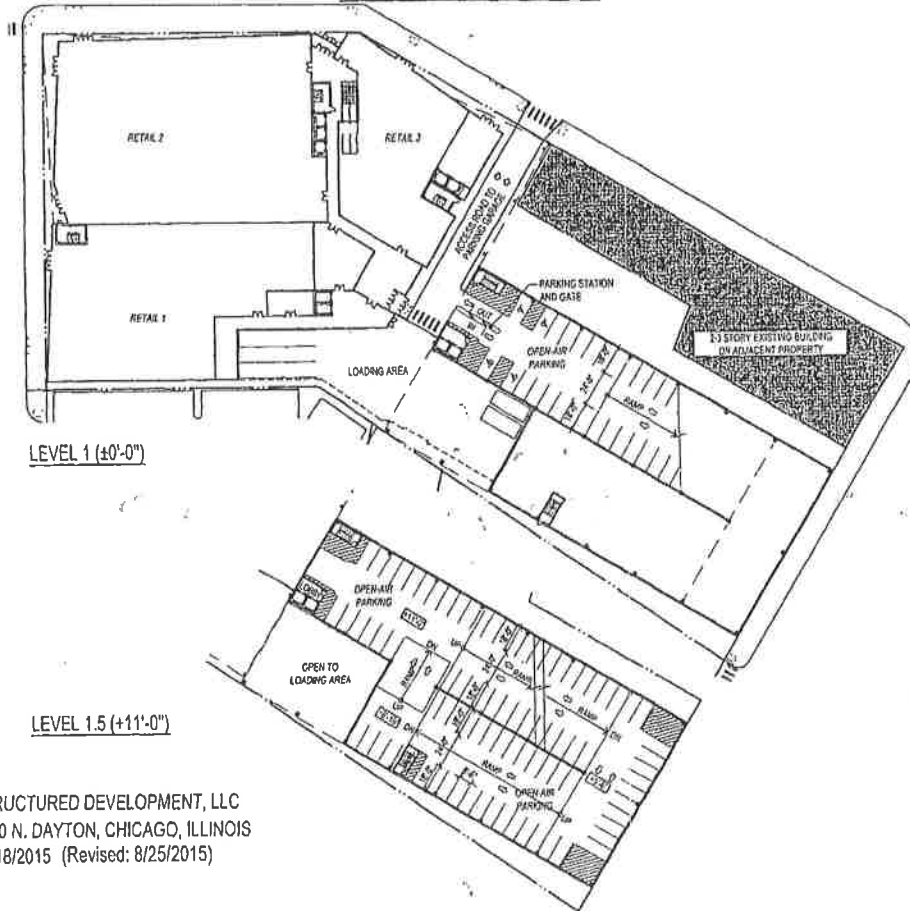


APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



FINAL FOR PUBLICATION

BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
 PARKING GARAGE LEVEL 1 PLANS



OFF-STREET PARKING SPACES

530	STANDARD
11	ACCESSIBLE
560	TOTAL

APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)

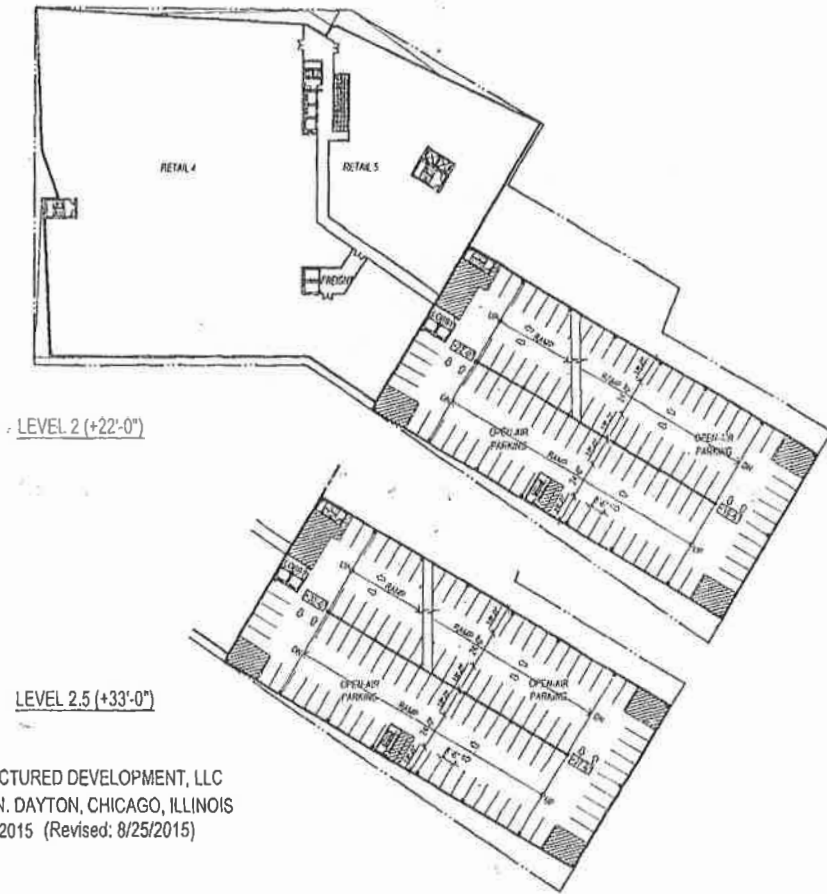


9/24/2015

REPORTS OF COMMITTEES

7527

BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
PARKING GARAGE LEVEL 2 PLANS



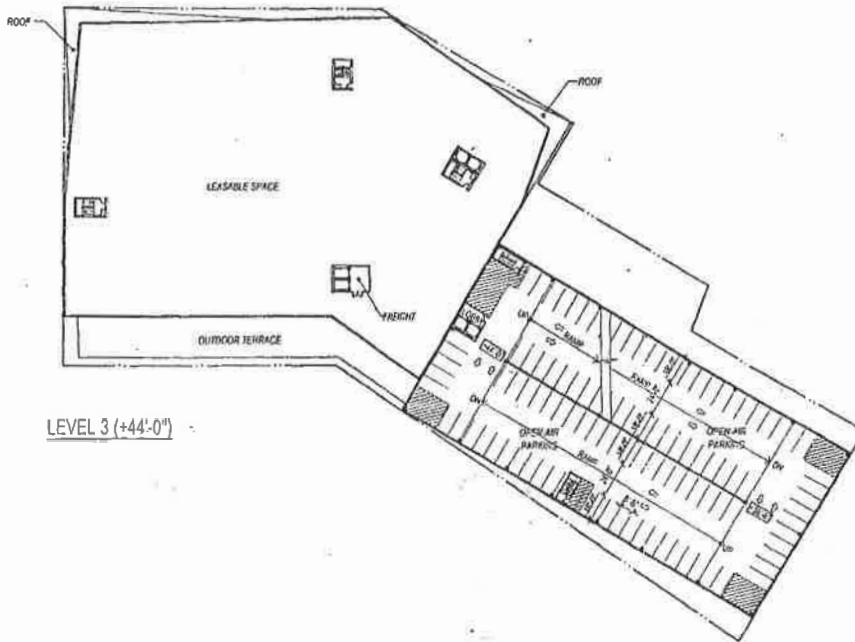
APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
PARKING GARAGE LEVEL 3 PLAN



LEVEL 3 (+44'-0")



OFF-STREET PARKING SPACES

529	STANDARD
11	ACCESSIBLE
560	TOTAL

APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)

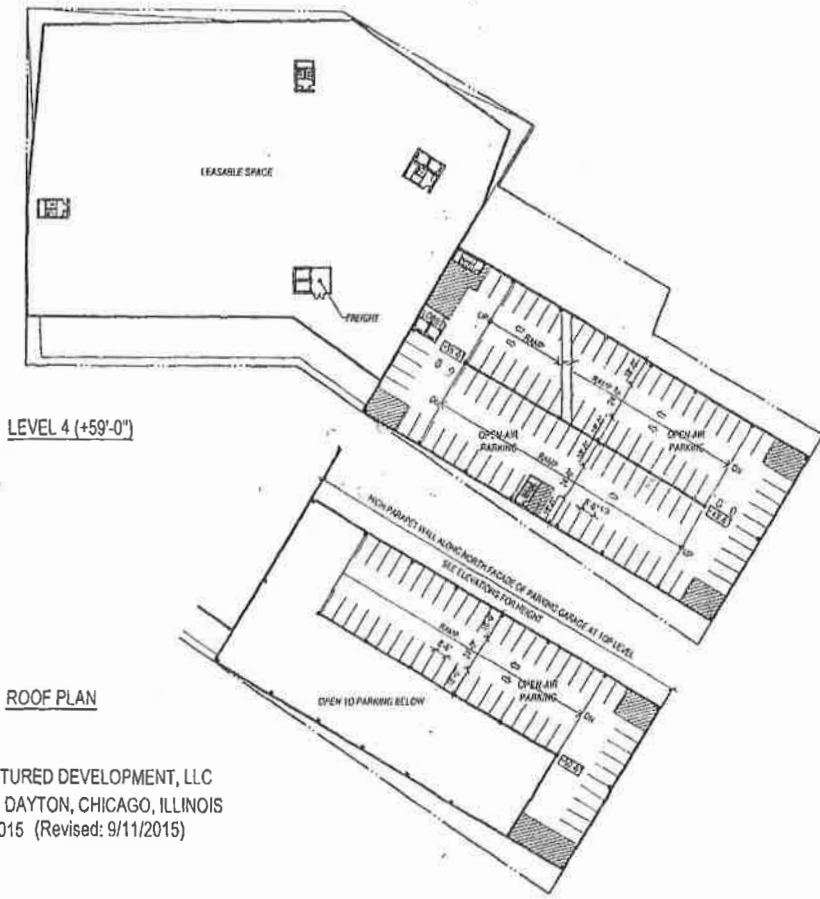


9/24/2015

REPORTS OF COMMITTEES

7529

BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
PARKING GARAGE LEVEL 4 PLANS



LEVEL 4 (+59'-0")

ROOF PLAN



OFF-STREET PARKING SPACES

539	STANDARD
11	ACCESSIBLE
550	TOTAL

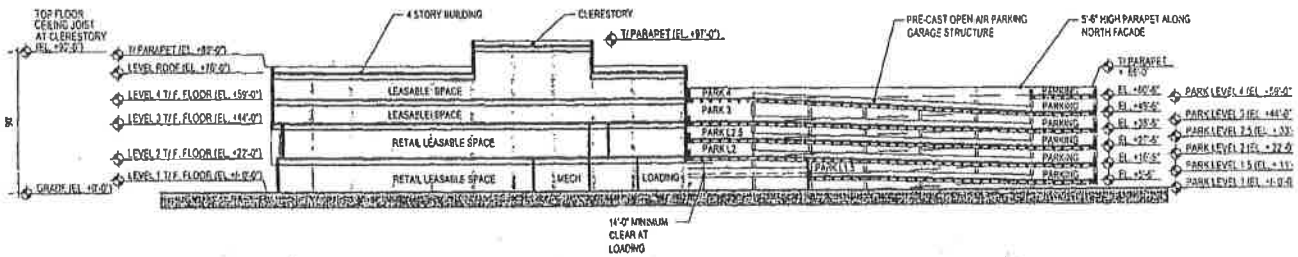
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 DATE: 03/18/2015 (Revised: 9/11/2015)



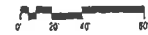
BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
BUILDING SECTION

9/24/2015

REPORTS OF COMMITTEES



BUILDING SECTION



BUILDING SECTION KEY



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 9/11/2015)



7531

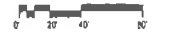
BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
BUILDING ELEVATIONS

7532

JOURNAL--CITY COUNCIL--CHICAGO



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 9/11/2015)



BUILDING ELEVATION KEY



9/24/2015

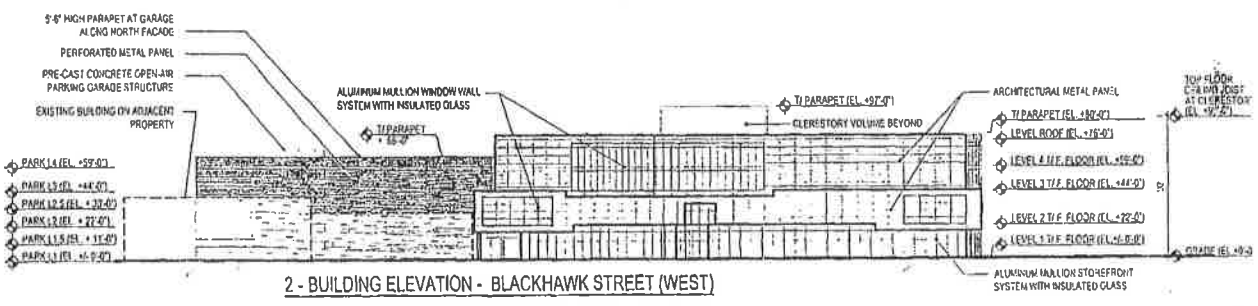
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BUILDING ELEVATIONS

9/24/2015

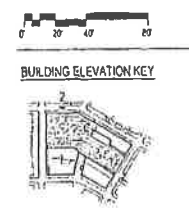
REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

7533



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 9/11/2015)



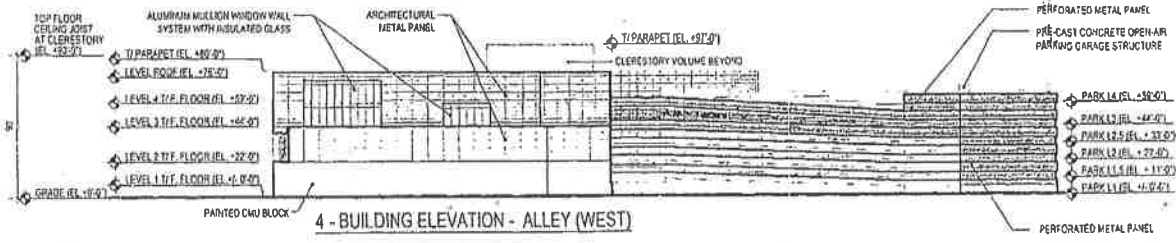
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BUILDING ELEVATIONS

7534

JOURNAL--CITY COUNCIL--CHICAGO

FINAL FOR PUBLICATION

9/24/2015



4 - BUILDING ELEVATION - ALLEY (WEST)

APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)



BUILDING ELEVATION KEY



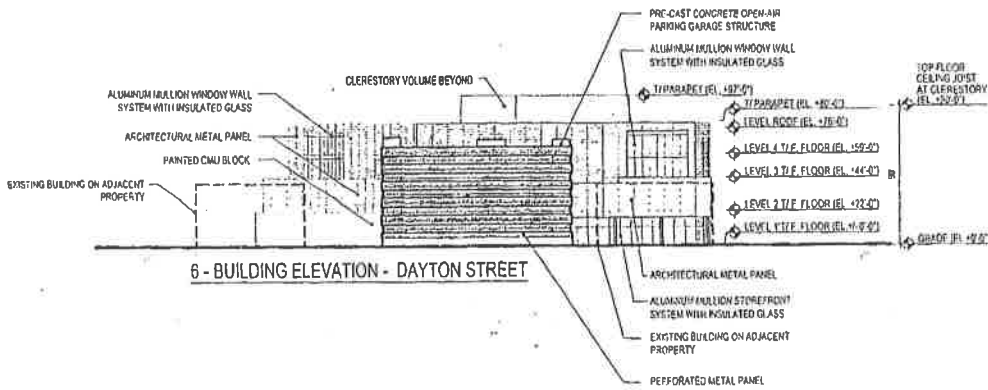
BUSINESS PLAN DEVELOPMENT NO. \_\_\_\_\_  
BUILDING ELEVATIONS

9/24/2015

REPORTS OF COMMITTEES

FINAL FOR PUBLICATION

7535



BUILDING ELEVATION KEY



APPLICANT: STRUCTURED DEVELOPMENT, LLC  
 ADDRESS: 1450 N. DAYTON, CHICAGO, ILLINOIS  
 DATE: 03/18/2015 (Revised: 8/25/2015)

