

# PD 1304

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 18, 2018

Carol D. Stubblefield  
Neal & Leroy, LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change request for PD 1304, Sub area A  
Loading bay reduction at Logan's Crossing, 2456-2544 N. Milwaukee Avenue**

Dear Ms. Stubblefield:


Please be advised that your request for a minor change to Planned Development No. 1304 ("PD 1304"), Sub area A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1304.

Your client and the owner of all of the property within Sub area A, 2500 N. Milwaukee LLC, is seeking a minor change to reduce the number of loading spaces from 5 to 3 spaces for the property located at 2456-2544 N. Milwaukee Ave. The project was originally approved with a two-story fitness club that has since been eliminated and both buildings have been reduced by several floors. This has resulted in a reduction in the number of required loading spaces from 5 to 3 loading spaces. Attached is a copy of a revised Site Plan and Ground Floor Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the reduction in loading spaces 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.

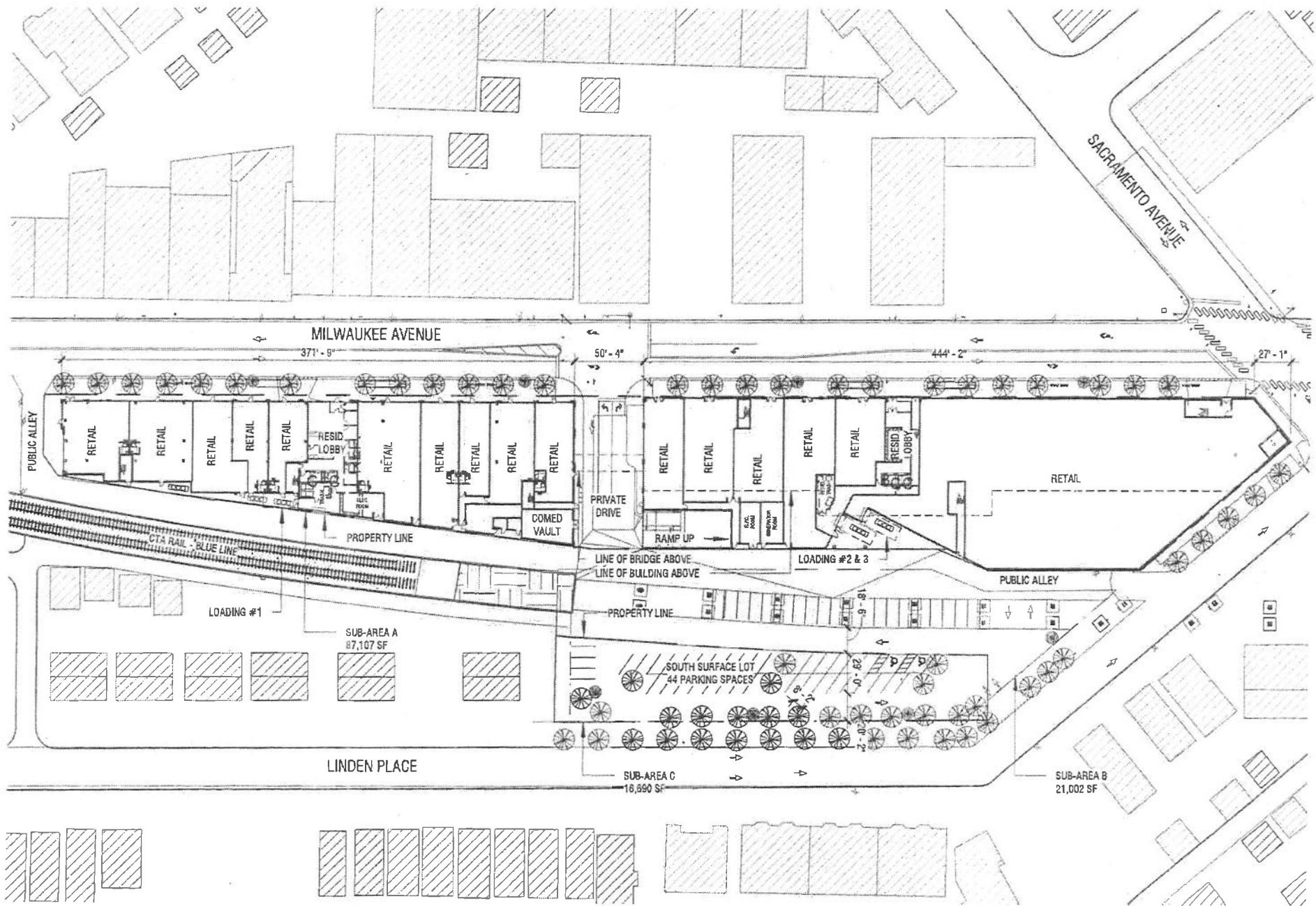
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1304, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

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



## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 12.12.2018

## E. SITE PLAN & GROUND FLOOR PLAN





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 29, 2018

Carol D. Stubblefield  
Neal & Leroy, LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change request CORRECTION for PD 1304, Sub area A  
Logan's Crossing, 2456-2496 N. Milwaukee Avenue**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Planned Development No. 1304 ("PD 1304"), Sub area A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1304.

Your client and the owner of all of the property within Sub area A, 2500 N. Milwaukee LLC, is seeking a correction to your previous minor change approved on June 11, 2018. Our June 11<sup>th</sup> letter approved the reduction of Building B from 6 stories to 4 stories while the drawings attached correctly show it being reduced from 7 stories to 6 stories. Approval was also given to reduce Building A from 6 stories to 5 stories. To further clarify, the north end of Building A is being reduced from 6 to 5 stories while the south end of Building A is being reduced from 6 stories to 4 stories. There is no change to the attached drawings which were previously approved as part of the June 11<sup>th</sup> approval, and are dated May 23, 2018. This request is only to correct a mistake made to the building height in the letter's written description.

With regard to your request, the Department of Planning and Development has determined that allowing the correction of the building height description 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 1304, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

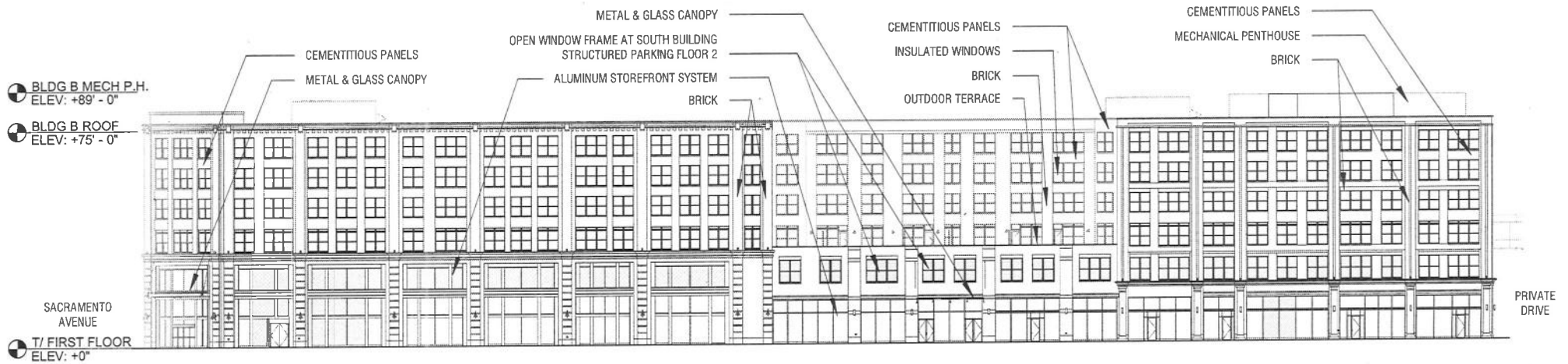
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

**BUILDING-B**

**BUILDING-A**



KEY NORTHEAST ELEVATION 0' 50' 100'



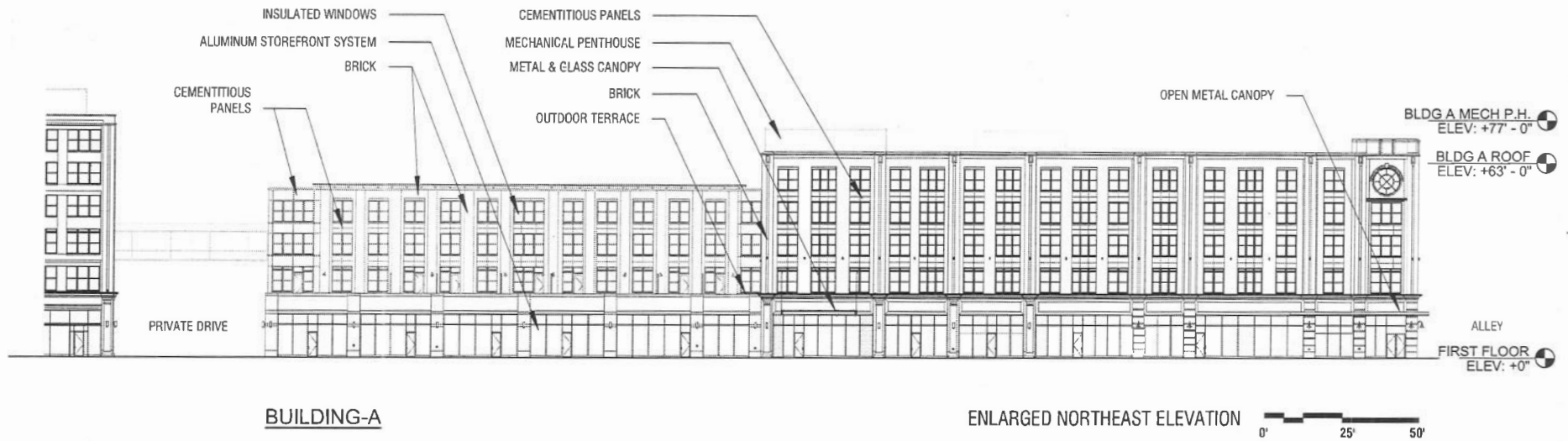
**BUILDING-B**

ENLARGED NORTHEAST ELEVATION 0' 25' 50'

**PLANNED DEVELOPMENT EXHIBITS**

**G1. NORTHEAST ELEVATION (MILWAUKEE AVENUE)**

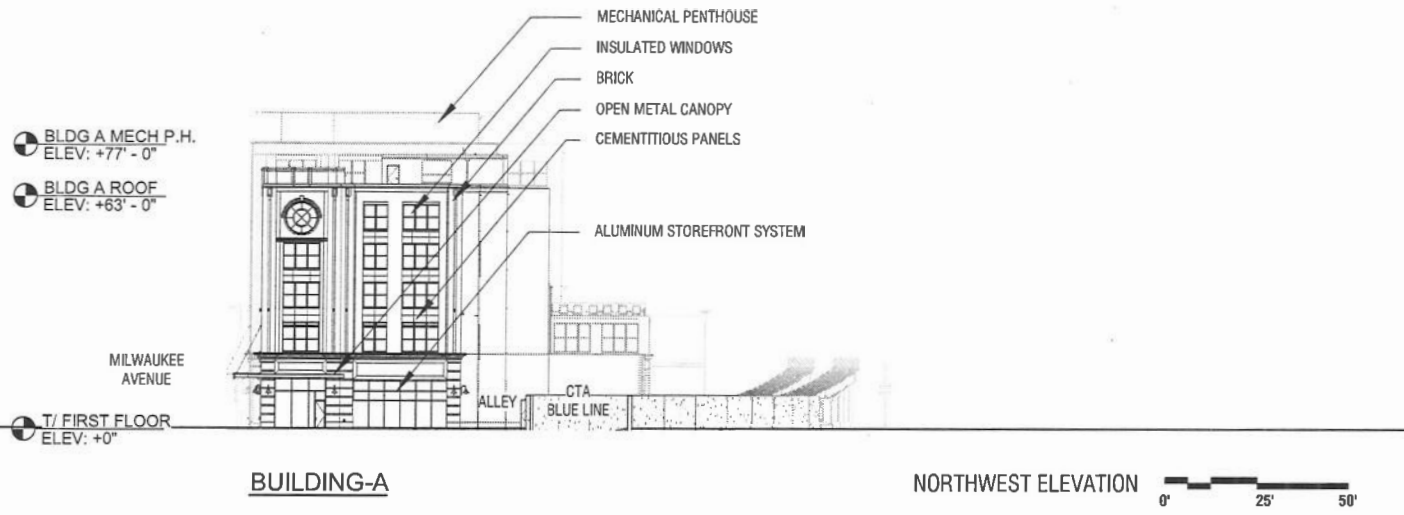
Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

## G2. NORTHEAST ELEVATION (MILWAUKEE AVENUE)



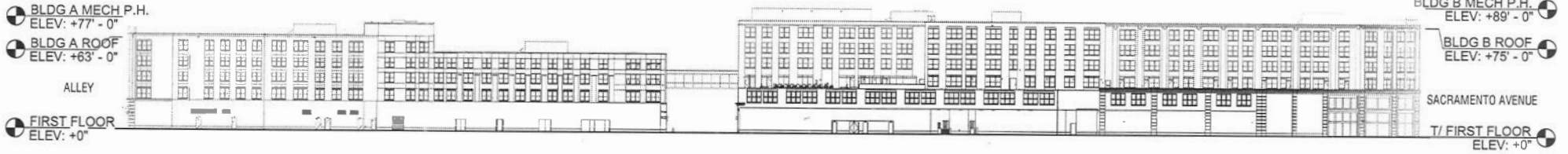
**PLANNED DEVELOPMENT EXHIBITS**

**G3. NORTHWEST ELEVATION (ALLEY)**

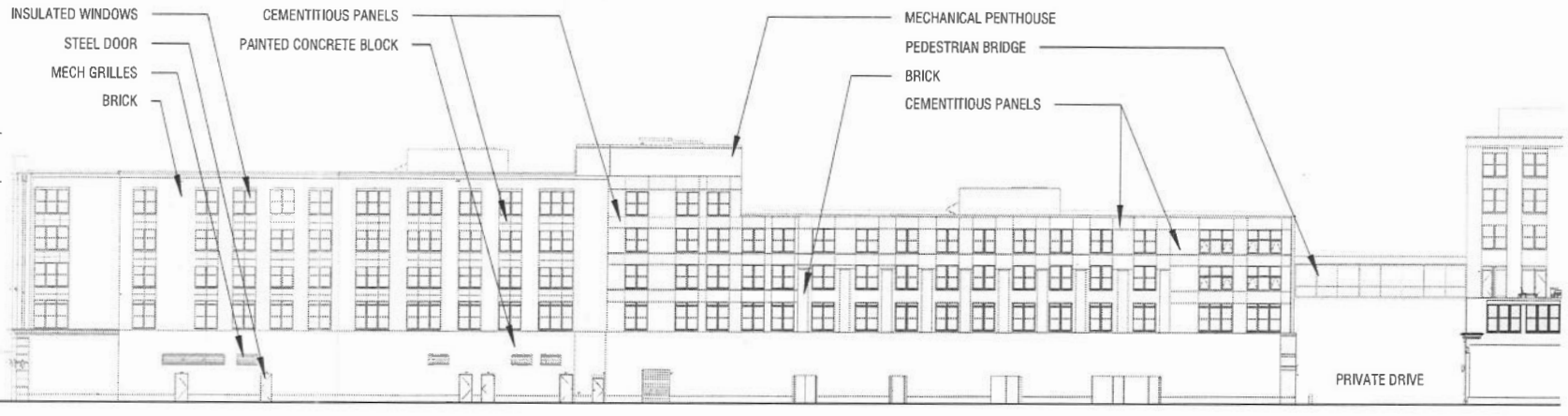
Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

**BUILDING-A**

**BUILDING-B**



KEY SOUTHWEST ELEVATION 0' 50' 100'



**BUILDING-A**

ENLARGED SOUTHWEST ELEVATION 0' 25' 50'

**PLANNED DEVELOPMENT EXHIBITS**

**G4. SOUTHWEST ELEVATION (ALLEY)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

**BUILDING-A**

**BUILDING-B**

BLDG A MECH P.H.  
ELEV: +77' - 0"

BLDG A ROOF  
ELEV: +63' - 0"

ALLEY

FIRST FLOOR  
ELEV: +0"

BLDG B MECH P.H.  
ELEV: +89' - 0"

BLDG B ROOF  
ELEV: +75' - 0"

SACRAMENTO  
AVENUE

T/ FIRST FLOOR  
ELEV: +0"

KEY SOUTHWEST ELEVATION



**BUILDING-B**

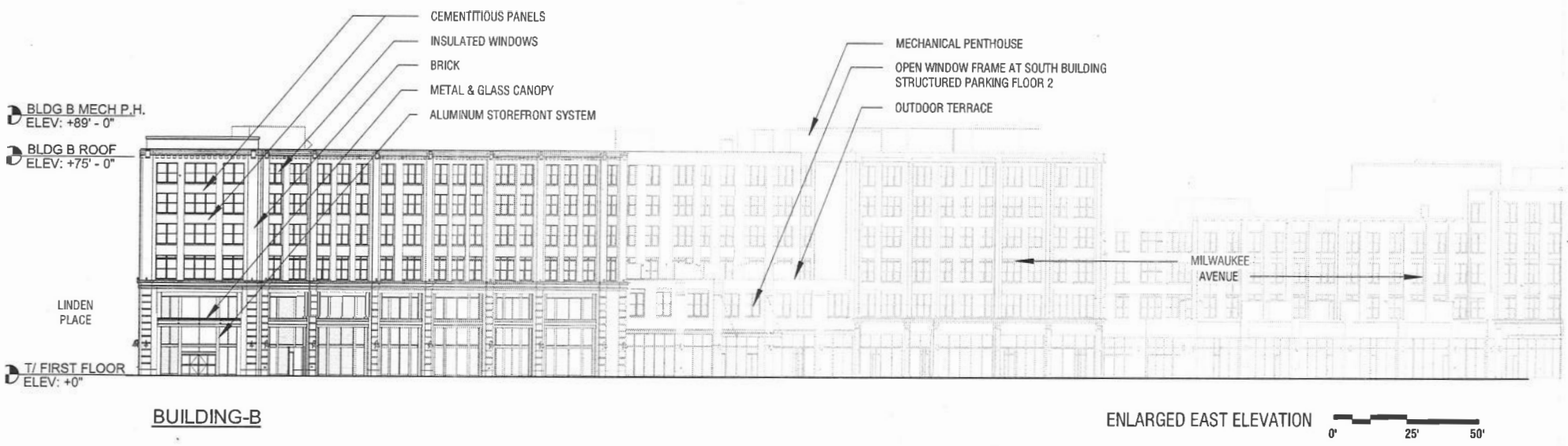
ENLARGED SOUTHWEST ELEVATION



**PLANNED DEVELOPMENT EXHIBITS**

**G5. SOUTHWEST ELEVATION (ALLEY)**

Applicant: Houston 7979 Parking, LLC  
Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
Chicago Plan Commision:12.17.2015 Revised: 05.23.2018



**PLANNED DEVELOPMENT EXHIBITS**

**G6. SOUTHEAST ELEVATION (SACRAMENTO AVENUE)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 11, 2018

Carol D. Stubblefield  
Neal & Leroy, LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: REVISED Administrative Relief request for Planned Development No. 1304  
Sub area A, Logan's Crossing, 2456-2496 N. Milwaukee Avenue**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Planned Development No. 1304 ("PD 1304"), Sub area A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1304.


Your client and the owner of all of the property within Sub area A, 2500 N. Milwaukee LLC, formerly known as Houston 7979 Parking LLC, is seeking to construct a multi-story, mixed-use development at 2456-2496 N. Milwaukee Ave. The project will consist of two buildings connected by a pedestrian bridge. Building A (2496) will be located on the north and Building B (2456) will be on the south at Milwaukee and Sacramento Avenues. A two-story fitness club was proposed for the upper two floors within Building B, however, that space has now been reconfigured into four residential floors. You are seeking administrative relief to allow for the following design modifications to the proposed buildings:

- Modifications at the southwest corner of Building A and internal layout changes to Building B, as shown on the attached, revised, Site Plan and Ground Floor Plan.
- Modifications to the Milwaukee Ave. streetscape and to the roof in order to accommodate floor reductions and mechanical systems, and as shown on the revised, attached Landscape Plan and Green Roof Plan.
- A reduction in the height of Building A from 6 stories to 5 stories and a reduction in the height of Building B from 6 stories to 4 stories.
- The lowering of the pedestrian bridge connector from the 4<sup>th</sup> floor to the 3<sup>rd</sup> floor.
- A reduction in the structured parking to one level, as a result of the elimination of the fitness club. The minimum number of parking spaces in Sub area A is reduced from 267 to 110 and overall, the minimum is reduced from 311 to 154 (110 + 44) spaces.
- The addition of cementitious panels between the windows and other areas of the façade and modifications to the masonry piers, widows, transoms, spandrel panels, and mechanical penthouse. Revised elevations are attached, along with a Typical Section @ Residential Unit.

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 Planned Development No. 1304, 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.

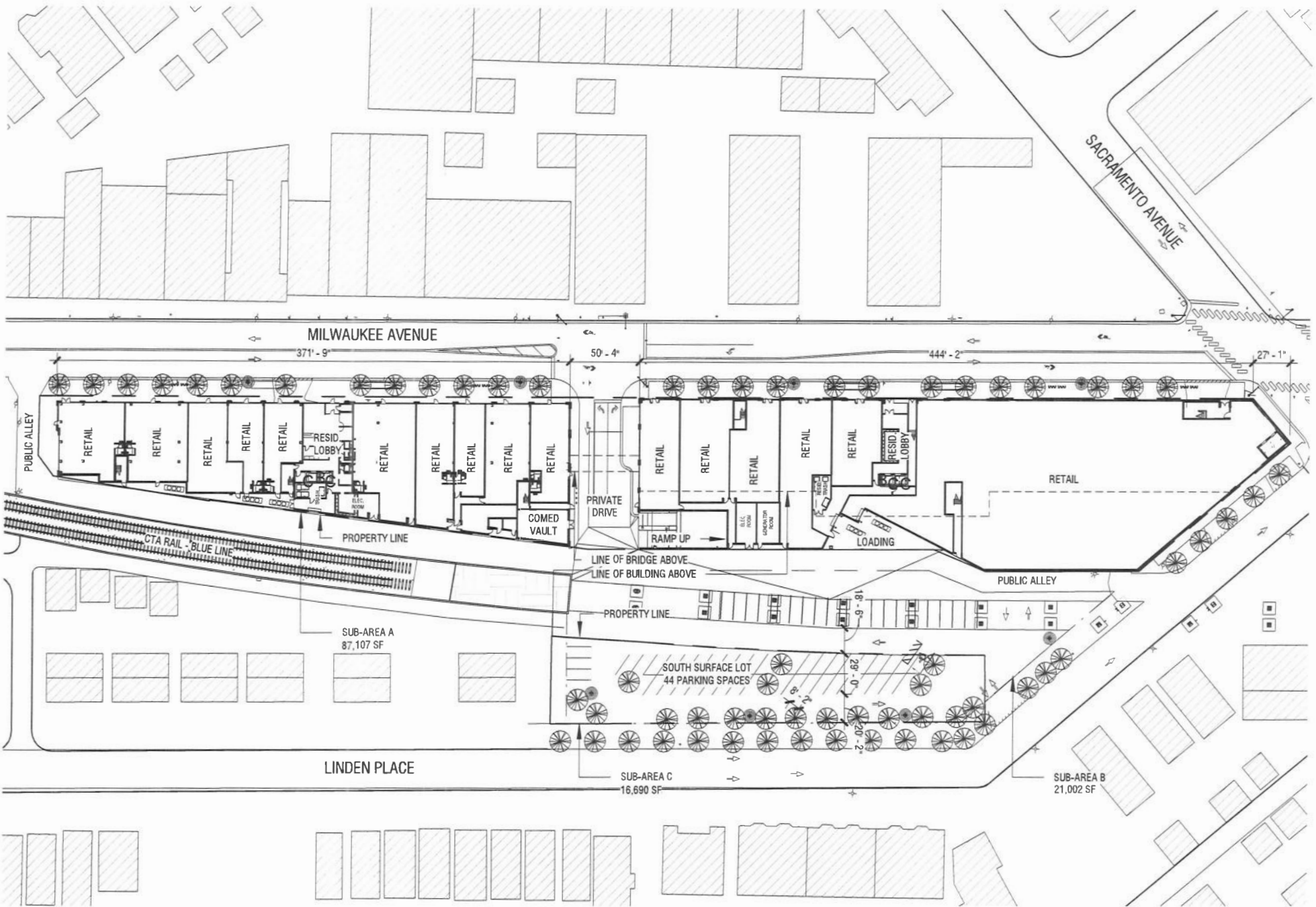
Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

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



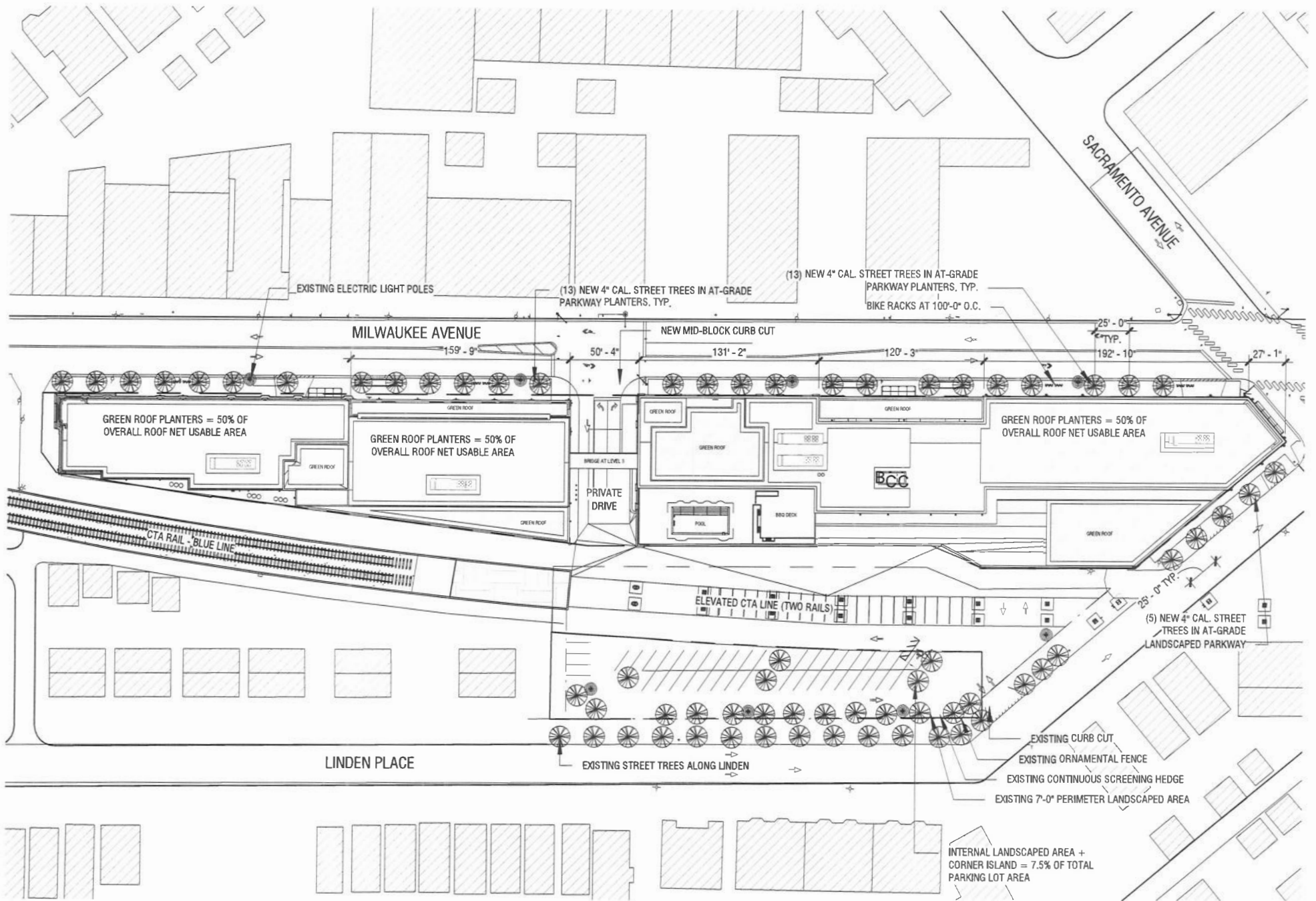
- - - - - PROPERTY LINE (PL) BOUNDARY  
 ———— PLANNED DEVELOPMENT (PD) BOUNDARY

## PLANNED DEVELOPMENT EXHIBITS

## E. SITE PLAN & GROUND FLOOR PLAN

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

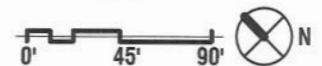


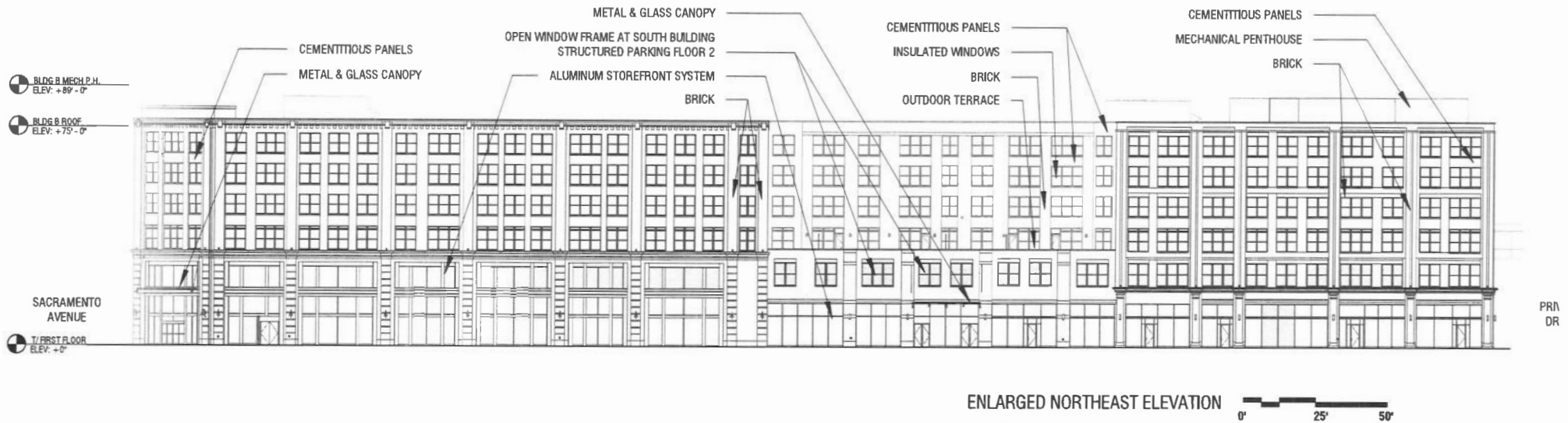


## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

## F. LANDSCAPE PLAN & GREEN ROOF PLAN

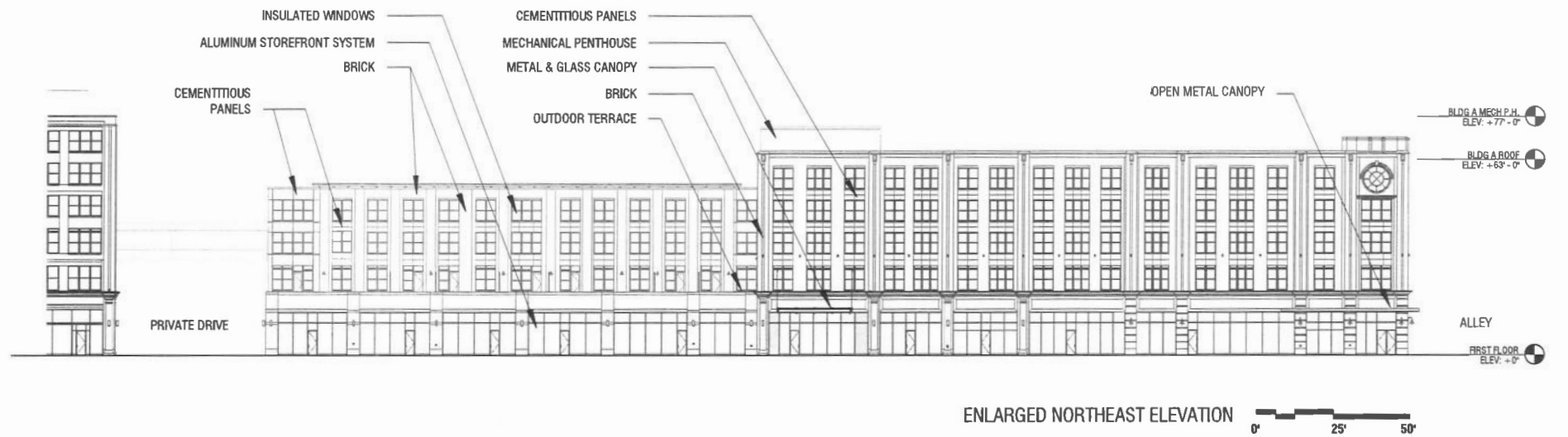




## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

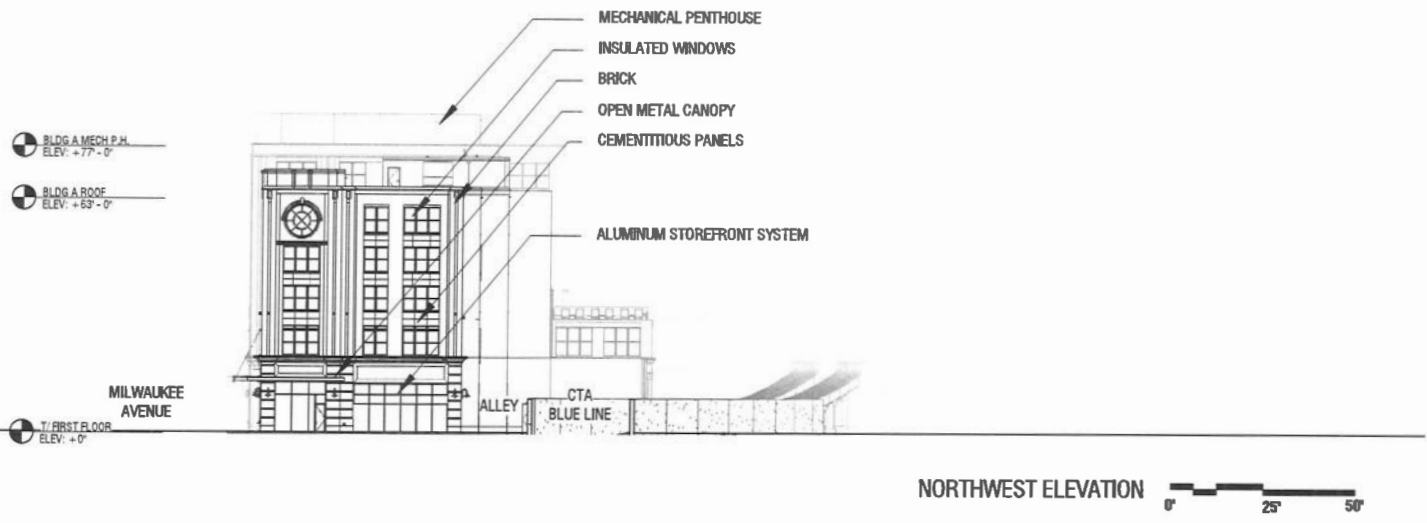
## G1. NORTHEAST ELEVATION (MILWAUKEE AVENUE)



**PLANNED DEVELOPMENT EXHIBITS**

**G2. NORTHEAST ELEVATION (MILWAUKEE AVENUE)**

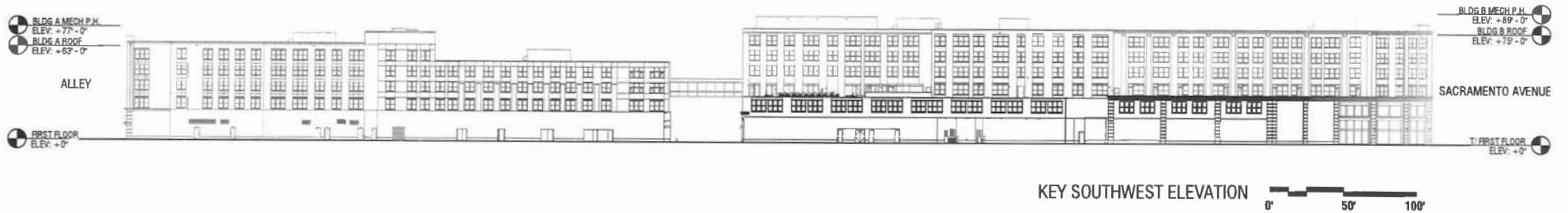
Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



**PLANNED DEVELOPMENT EXHIBITS**

**G3. NORTHWEST ELEVATION (ALLEY)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl, Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



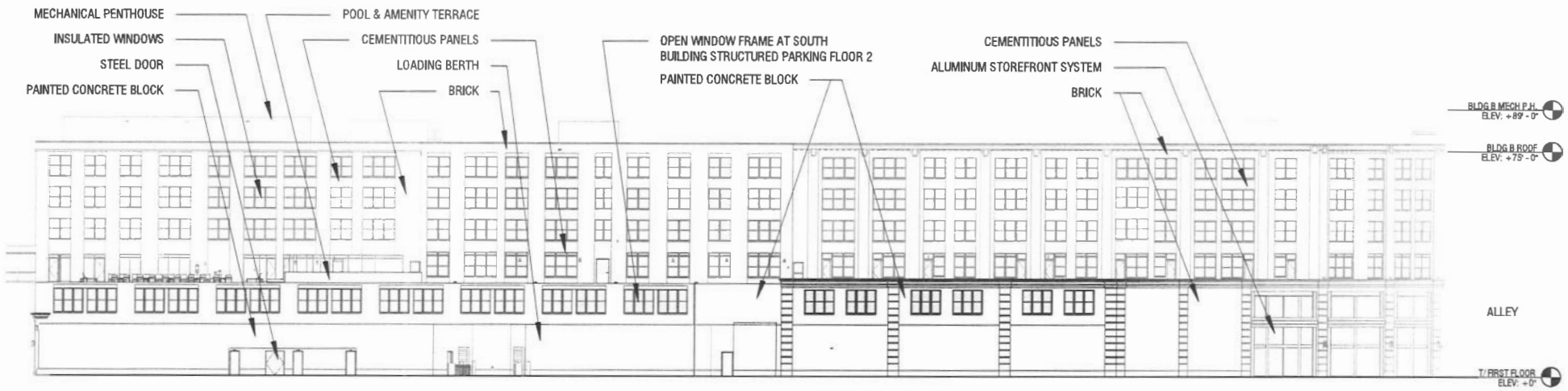
**PLANNED DEVELOPMENT EXHIBITS**

**G4. SOUTHWEST ELEVATION (ALLEY)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



KEY SOUTHWEST ELEVATION 

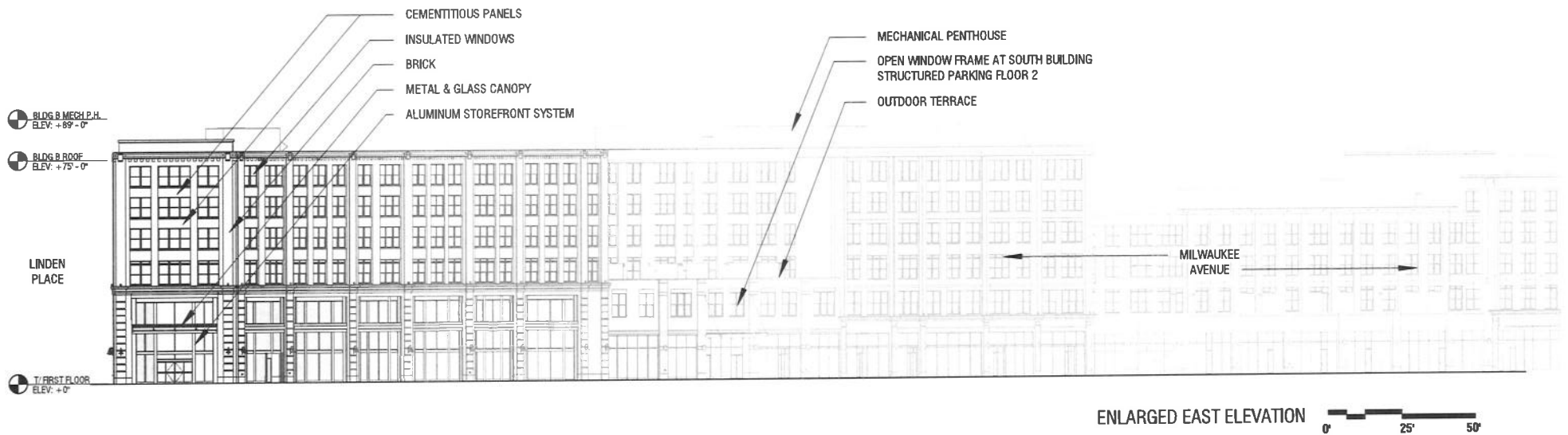


ENLARGED SOUTHWEST ELEVATION 

**PLANNED DEVELOPMENT EXHIBITS**

**G5. SOUTHWEST ELEVATION (ALLEY)**

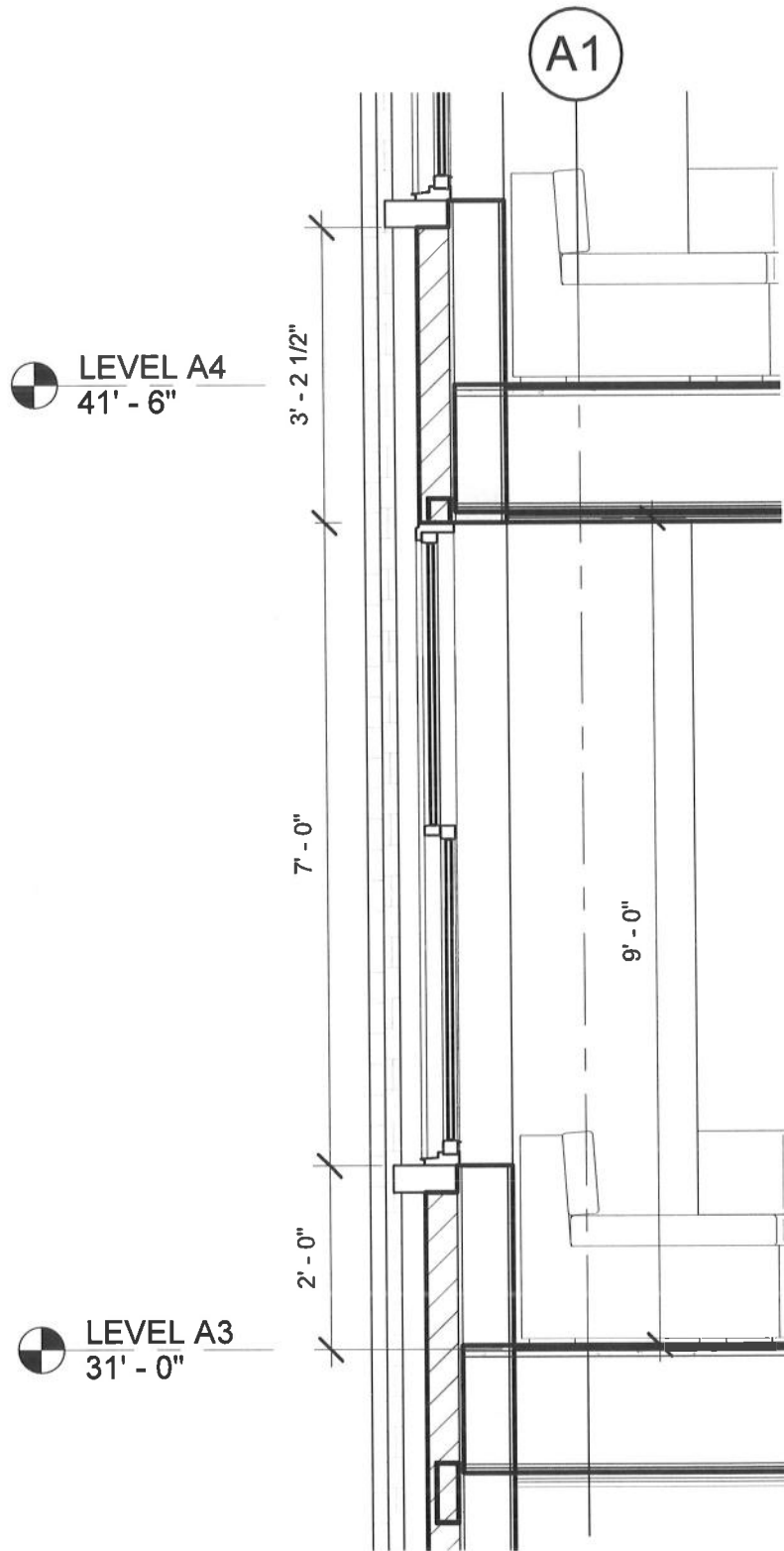
Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



## PLANNED DEVELOPMENT EXHIBITS

## G6. SOUTHEAST ELEVATION (SACRAMENTO AVENUE)

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



SCALE: 1/2" = 1'-0"  
0' 1' 2'

# LOGAN CROSSING

## TYPICAL SECTION @ RESIDENTIAL UNIT

2522 N MILWAUKEE AVE.  
CHICAGO, IL 60647

05/23/18

Antunovich Associates - Architect | 224 West Huron Street, Chicago IL 60654 | Phone: 312-266-1126 Fax: 312-266-7123  
2500 MILWAUKEE, LLC - Owner/Developer | 3201 OLD GLENVIEW ROAD, WILMETTE, IL 60091 | Phone: 847.679.6660  
TERRACO INC - Owner/Developer | 3201 OLD GLENVIEW ROAD, WILMETTE, IL 60091 | 847.679.6660



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 4, 2018

Carol D. Stubblefield  
Neal & Leroy, LLC  
20 S. Clark Street  
Suite 2050  
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 1304, Sub area A  
Logan's Crossing, 2456-2496 N. Milwaukee Avenue**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Planned Development No. 1304 ("PD 1304"), Sub area A, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1304.

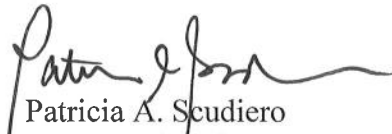
Your client and the owner of all of the property within Sub area A, 2500 N. Milwaukee LLC, formerly known as Houston 7979 Parking LLC, is seeking to construct a multi-story, mixed-use development at 2456-2496 N. Milwaukee Ave. The project will consist of two buildings connected by a pedestrian bridge. Building A (2496) will be located on the north and Building B (2456) will be on the south at Milwaukee and Sacramento Avenues. A two-story fitness club was proposed for the upper two floors within Building B, however, that space has now been reconfigured into four residential floors. You are seeking administrative relief to allow for the following design modifications to the proposed buildings:

- Modifications at the southwest corner of Building A and internal layout changes to Building B, as shown on the attached, revised, Site Plan and Ground Floor Plan.
- Modifications to the Milwaukee Ave. streetscape and to the roof in order to accommodate floor reductions and mechanical systems, and as shown on the revised, attached Landscape Plan and Green Roof Plan.
- A reduction in the height of Building A from 6 stories to 5 stories and a reduction in the height of Building B from 6 stories to 4 stories.
- The lowering of the pedestrian bridge connector from the 4<sup>th</sup> floor to the 3<sup>rd</sup> floor.
- A reduction in the structured parking to one level.
- The addition of cementitious panels between the windows and other areas of the façade and modifications to the masonry piers, widows, transoms, spandrel panels, and mechanical penthouse. Revised elevations are attached, along with a Typical Section @ Residential Unit.

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 Planned Development No. 1304, 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.

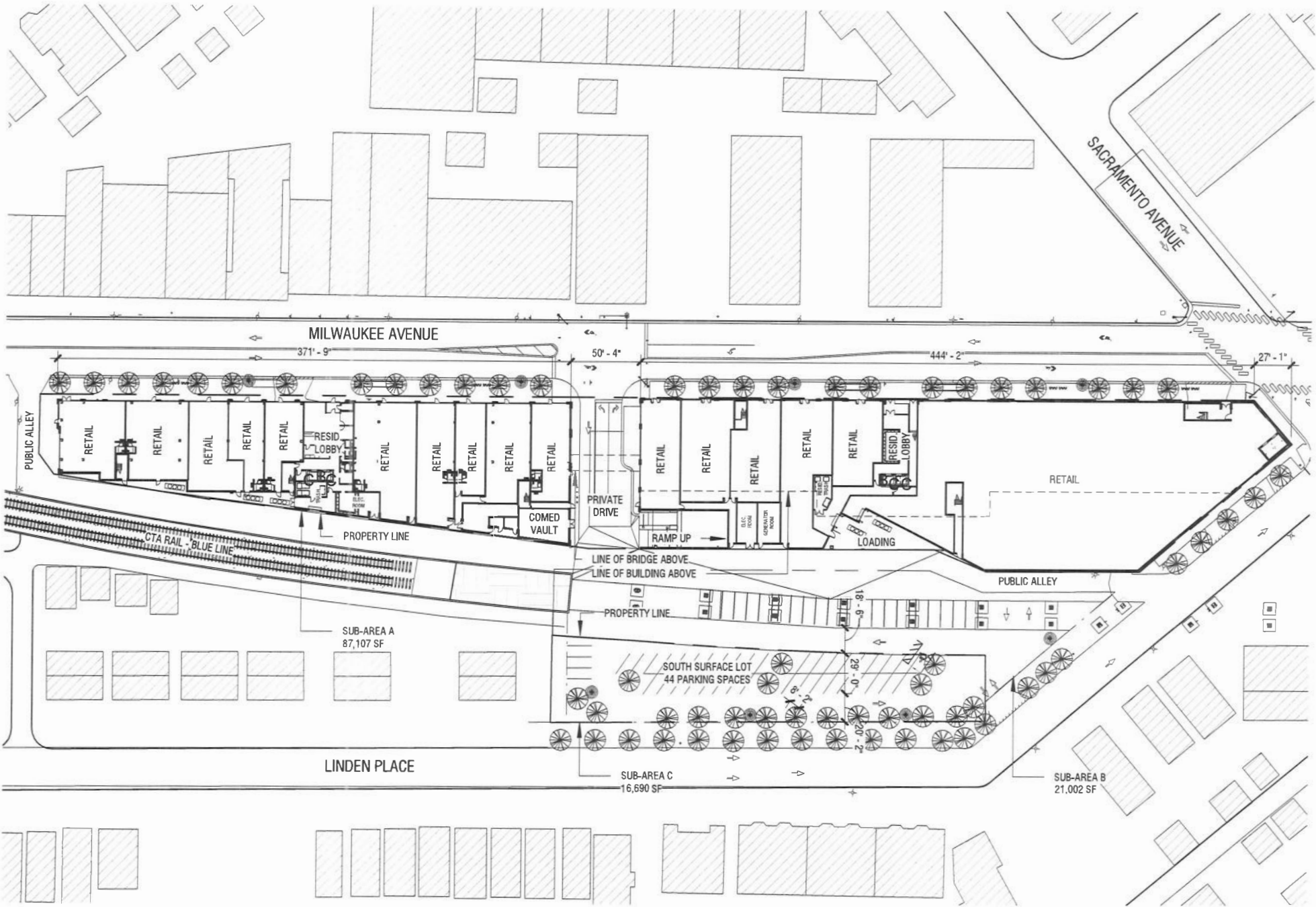
Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

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

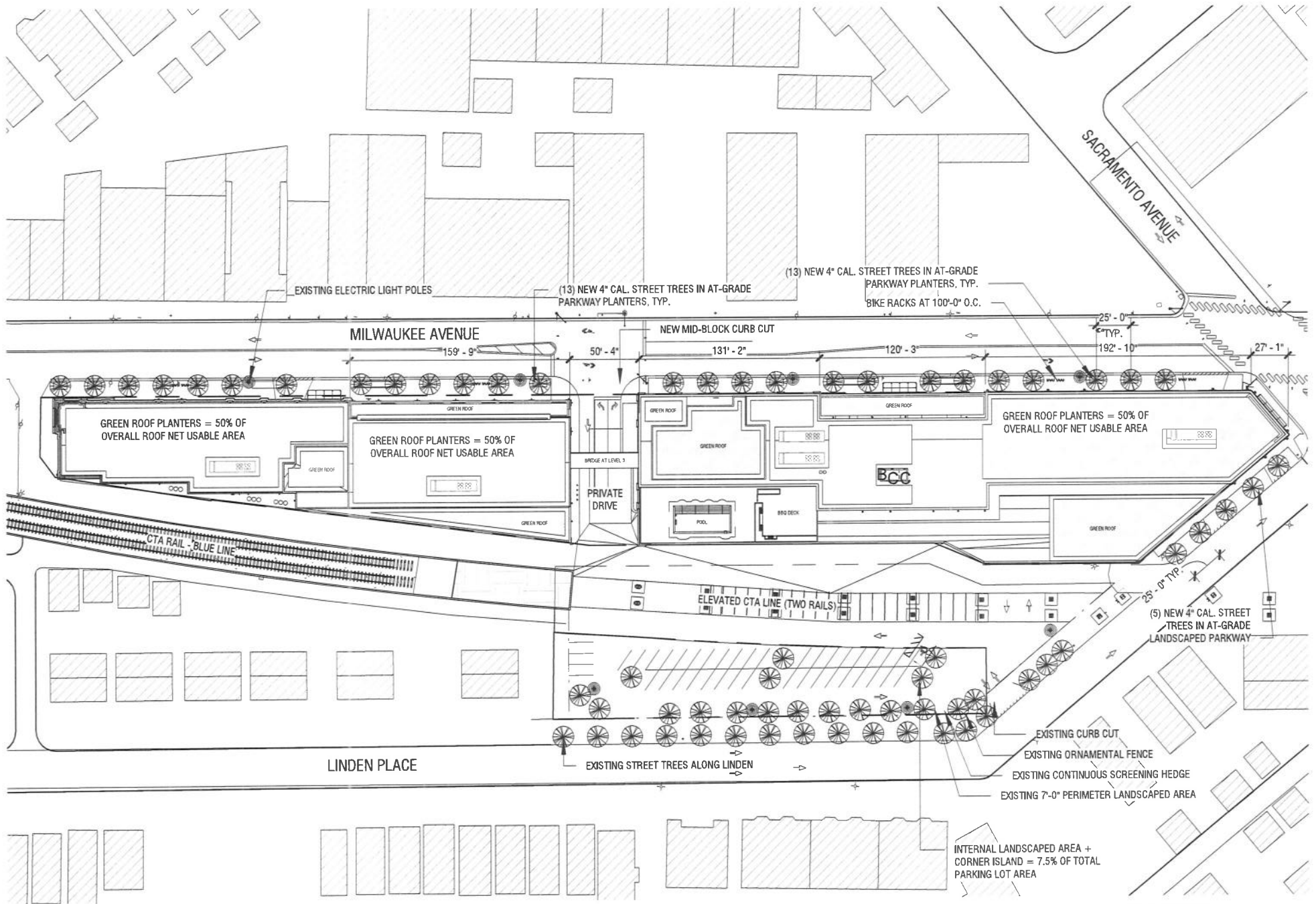


**PLANNED DEVELOPMENT EXHIBITS**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

**E. SITE PLAN & GROUND FLOOR PLAN**



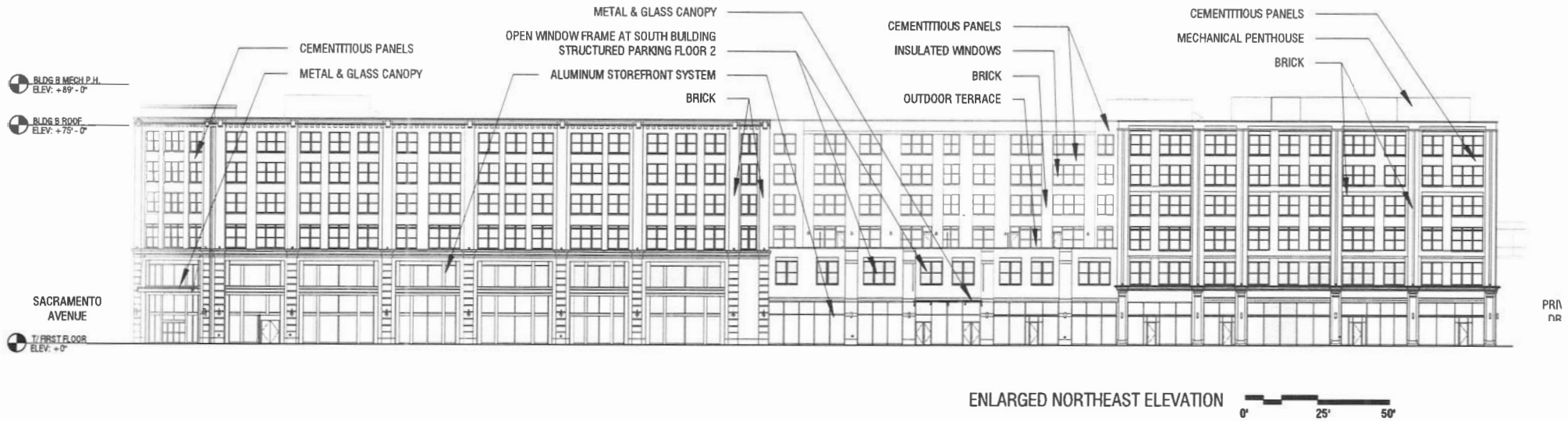


## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

## F. LANDSCAPE PLAN & GREEN ROOF PLAN



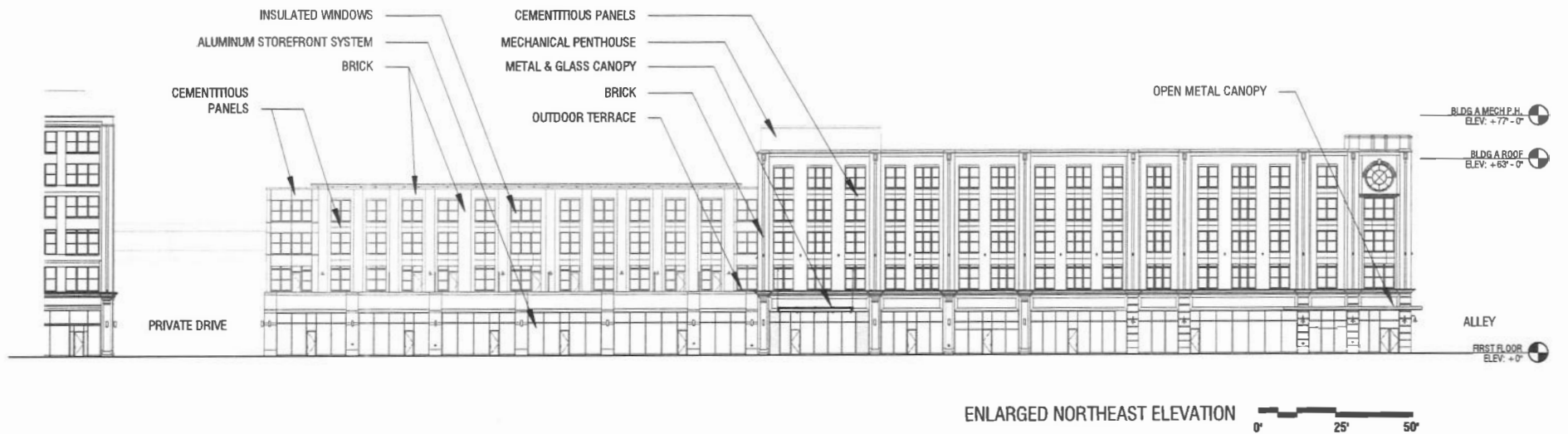


## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

## G1. NORTHEAST ELEVATION (MILWAUKEE AVENUE)

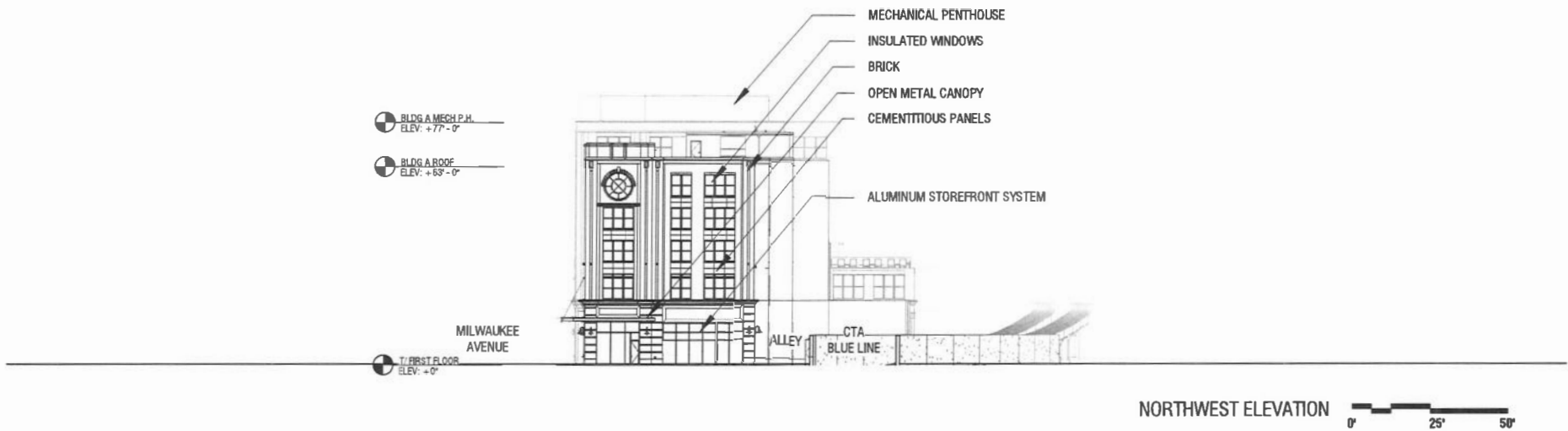
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**PLANNED DEVELOPMENT EXHIBITS**

**G2. NORTHEAST ELEVATION (MILWAUKEE AVENUE)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl, Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



## PLANNED DEVELOPMENT EXHIBITS

## G3. NORTHWEST ELEVATION (ALLEY)

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



KEY SOUTHWEST ELEVATION 0' 50' 100'

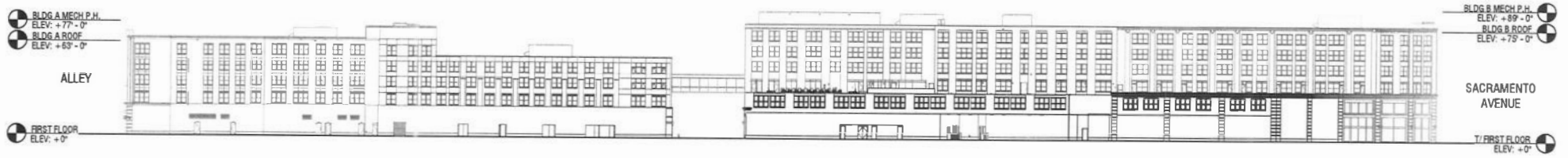


ENLARGED SOUTHWEST ELEVATION 0' 25' 50'

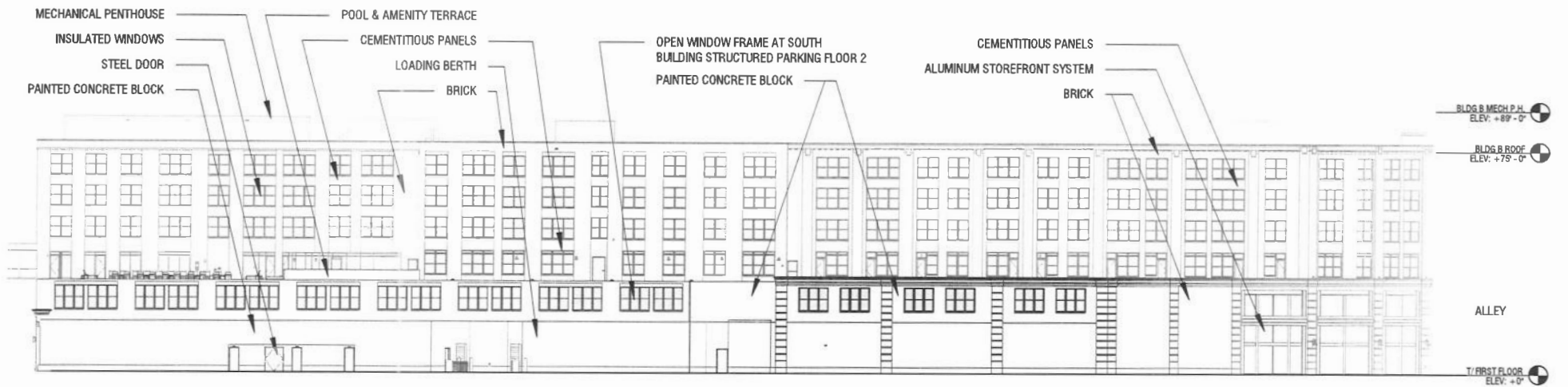
## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

## G4. SOUTHWEST ELEVATION (ALLEY)



KEY SOUTHWEST ELEVATION



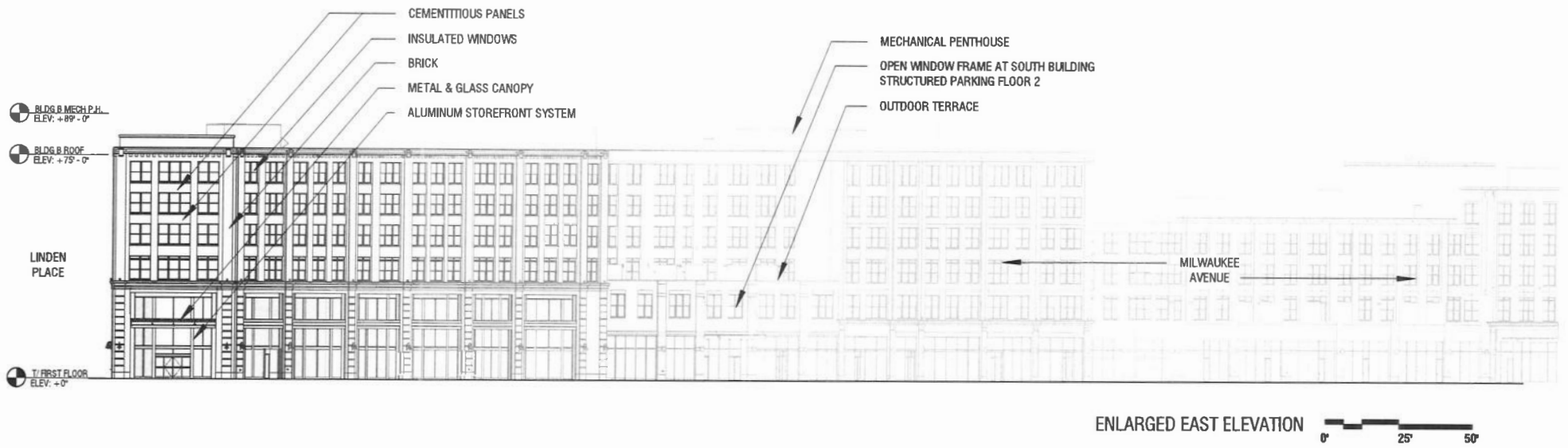
ENLARGED SOUTHWEST ELEVATION



## PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018

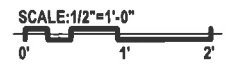
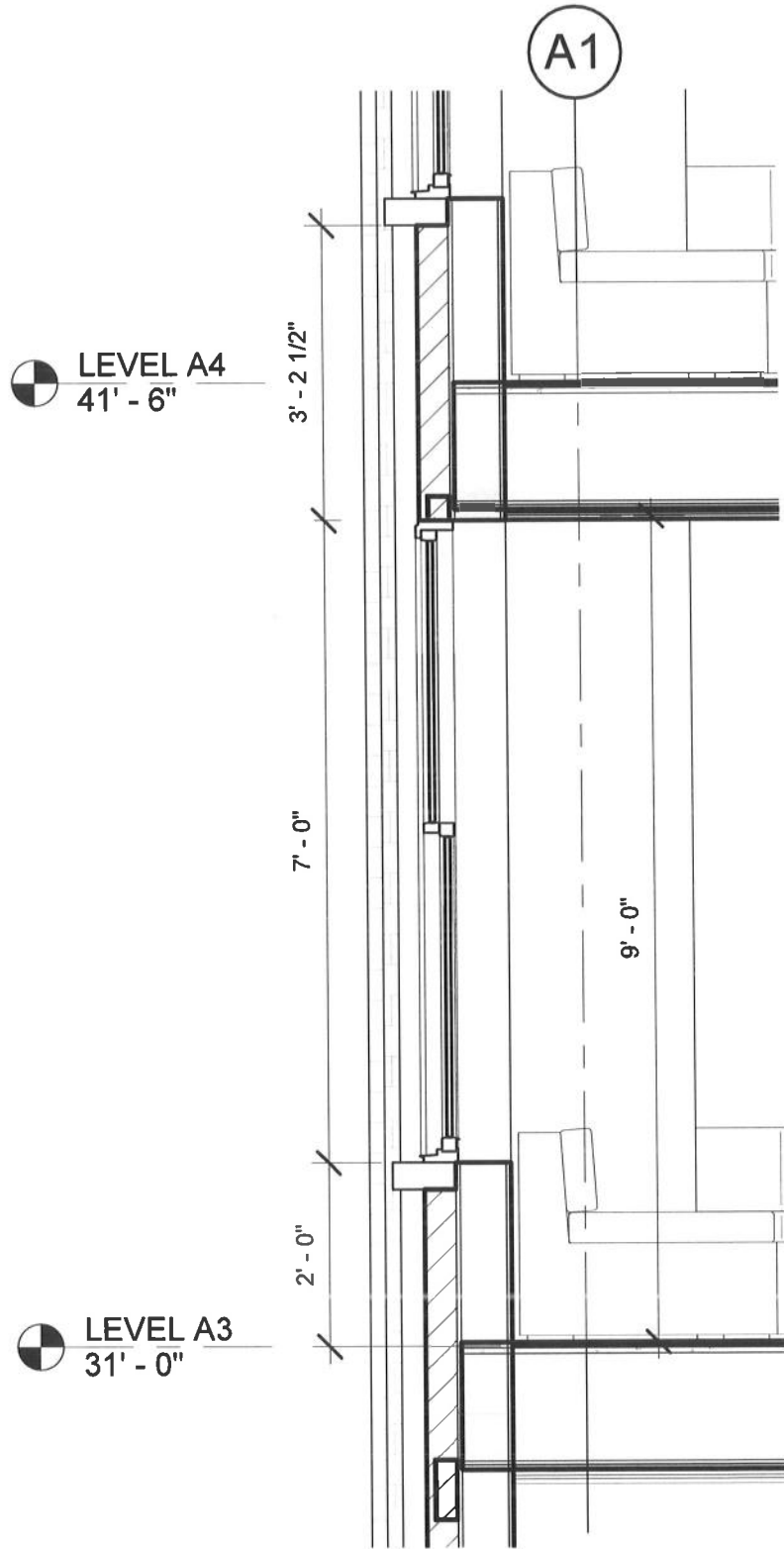
## G5. SOUTHWEST ELEVATION (ALLEY)



**PLANNED DEVELOPMENT EXHIBITS**

**G6. SOUTHEAST ELEVATION (SACRAMENTO AVENUE)**

Applicant: Houston 7979 Parking, LLC  
 Address: 2434-2436 N. Sacramento Ave., 2456-2496 N. Milwaukee Ave., 2401-2467 N Linden Pl., Chicago, Illinois  
 Chicago Plan Commission: 12.17.2015 Revised: 05.23.2018



# LOGAN CROSSING

## TYPICAL SECTION @ RESIDENTIAL UNIT

2522 N MILWAUKEE AVE.  
 CHICAGO, IL 60647

05/23/18

Antunovich Associates - Architect | 224 West Huron Street, Chicago IL 60654 | Phone: 312-266-1126 Fax: 312-266-7123  
 2500 MILWAUKEE, LLC - Owner/Developer | 3201 OLD GLENVIEW ROAD, WILMETTE, IL 60091 | Phone: 847.679.6660  
 TERRACO INC - Owner/Developer | 3201 OLD GLENVIEW ROAD, WILMETTE, IL 60091 | 847.679.6660

18525

*Reclassification Of Area Shown On Map No. 7-1.  
(As Amended)  
(Application No. 18525)*

PD 1304

(Common Address: 2434 -- 2436 N. Sacramento Ave., 2456 -- 2496 N. Milwaukee Ave.,  
2500 -- 2544 N. Milwaukee Ave. And 2401 -- 2467 N. Linden Pl.)

[SO2015-6418]

*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 C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 7-1 in the area bounded by:

North Milwaukee Avenue; North Sacramento Avenue; North Linden Place (running in a westerly direction) North Linden Place (running in a northwesterly direction); a line 375 feet southeast of and parallel to the public alley next southeast of North Kedzie Avenue and perpendicular to North Milwaukee Avenue; the public alley next southwest of and parallel to North Milwaukee Avenue; and the public alley next northwest of and almost parallel to North Sacramento Avenue,

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

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

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

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number 1304 ("Planned Development") consists of approximately 124,799 square feet of net site area which is depicted on the attached Planned Development Boundary Map and Property Line Boundary Map and the Property Line and Subarea Map (the "Property"). Subareas A and C are owned or controlled by Houston 7979 Parking LLC (herein referred to as the "Applicant"). Subarea B is owned or controlled by Chicago Transit Authority (the "CTA"). All required disclosures are contained within the economic disclosure statements filed with the City of Chicago in accordance with the applicable requirements.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the

Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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

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

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations Table; the following plans pertaining to the Applicant's proposed project (the "Project") prepared by Antunovich Associates dated December 7, 2015: Planned Development Boundary and Property Line Map, Property Line and Subarea Map, Existing Land-Use Map, Existing Zoning Map, Site Plan and Ground Floor Plan, Landscape Plan and Green Roof Plan, Northeast Elevation (Milwaukee Avenue), Northeast Elevation (Milwaukee Avenue), Northwest Elevation (Alley), Southwest Elevation (Alley), Southwest Elevation (Alley), Southeast Elevation (Sacramento Avenue). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses shall be permitted on the Property:

Subarea A:

Residential, postal service, animal services (excluding shelter/boarding kennel and stables), artist work and sales space, business support services (excluding

day labor employment agency) urban farm (excluding outdoor operation), communication service establishments, eating and drinking establishments, financial services (excluding pawn shop, payday/title secured loan store), food and beverage sales (excluding poultry), medical service, office, personal service, repair or laundry service (excluding on-premise plants) (consumer), residential storage warehouse, retail sales, sports and recreation (participant) indoor, and wireless communication facilities.

Subarea B:

Transit related uses including commuter rail line, and activities directly related to the provision of commuter rail service, minor utilities and those customary and incidental accessory uses to any of the uses described above, as determined by the Zoning Administrator, and non-accessory parking.

Subarea C:

Accessory Parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 124,799 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The Applicant agrees to a minimum of "LEED" (Leadership in Energy and Environmental Design) basic certification. The Applicant also agrees to provide a vegetative ("green") roof system on a minimum of 50 percent of the net roof area for new buildings in Subarea A. "Net roof area" shall be defined as the total area of the flat roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment and mechanical penthouses required by the City Codes. A vegetative ("green") roof system on a minimum of 50 percent (29,935 square feet) of the net flat roof on Subarea A shall be installed and maintained. Copies of these standards may be obtained from DPD.
15. The Applicant acknowledges and agrees that the rezoning of the Property from C2-2 to C2-5 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 22 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the

Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant shall install a traffic signal at the Milwaukee Access Drive and left-turn arrows on Sacramento Avenue at Milwaukee Avenue (north and south directions). The Applicant shall coordinate the design of the Milwaukee Access Drive, left-turn arrows, and the signal design with the Chicago Department Transportation in order to properly design for pedestrians, bicycles, trucks, vehicular traffic, and on-street parking.
17. The Applicant shall landscape, pave (if necessary), and provide lighting and maintenance for Subarea B (the "Subarea B Improvements"). The Subarea B Improvements shall be designed and constructed in compliance with the Municipal Code of the City of Chicago and at all times, subject to the CTA's consent, which shall be in the CTA's sole and reasonable discretion. The Applicant and the CTA have agreed to enter into a License Agreement for the maintenance of the Subarea B Improvements, which shall be executed by the parties prior to submission for Part II Approval for the Subarea B Improvements.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Unless substantial construction of the proposed improvements as contemplated in this Planned Development has commenced within six years following the adoption of this Planned Development, and is diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provision of this section, then the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to C2-5, Motor Vehicle-Related Commercial District.

[Boundary and Property Line Map; Property Line and Subarea Map;  
Existing Land-Use Map; Existing Zoning Map; Site and Ground  
Floor Plans; Landscape and Green Roof Plans; and Building  
Elevations referred to in these Plan of Development  
Statements printed on pages 17436  
through 17447 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit "A" -- 2007 Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements read as follows:

1/13/2016

## REPORTS OF COMMITTEES

17431

*Planned Development.**Bulk Regulations Table.*

Net Site Area:	124,799 square feet
Subarea A:	87,107 square feet
Subarea B:	21,002 square feet
Subarea C:	16,690 square feet
Area in the Public Right-of-Way:	58,676 square feet
Subarea A:	39,691 square feet
Subarea B:	8,598 square feet
Subarea C:	10,387 square feet
Gross Site Area:	183,475 square feet
Subarea A:	126,798 square feet
Subarea B:	29,600 square feet
Subarea C:	27,077 square feet
Maximum Floor Area Ratio:	3.39
Subarea A:	3.06
Subarea B:	5.0
Subarea C:	0

**Maximum Number of Dwelling Units:**

Subarea A:	220
Subarea B:	0
Subarea C:	0

**Maximum Building Height:**

Subarea A:	98 feet, 0 inches
Subarea B:	0
Subarea C:	0

**Minimum Number of Parking Spaces:**

Subarea A:	267
Subarea B:	0
Subarea C:	44

**Minimum Number of Loading Berths:**

Subarea A:	5
Subarea B:	0
Subarea C:	0

**Minimum Number of Bicycle Parking:**

Subarea A:	125
Subarea B:	0
Subarea C:	0

**Minimum Setbacks:**

In accordance with the Site Plan

Exhibit "A"

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**2007 Affordable Housing Profile Form (Rental)**

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org). Telephone: (312) 744-6476

Date: December 7, 2015

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Logan's Crossing  
Development Address: 2500 North Milwaukee Avenue  
Ward: 32

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

Type of City Involvement:  
(check all that apply)

- City Land
- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ) \*if yes, please provide copy of the TIF Eligible Expenses
- Zoning Increase and/or PD

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Terraco, Inc.  
Developer Contact (Project Coordinator): Kevin Gazley  
Developer Address: 3201 Old Glenview, Wilmette, IL ~~60091~~ 60091  
Email address: [kgazley@terraco realestate.com](mailto:kgazley@terraco realestate.com)  
Telephone Number: 847-679-6660

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required

For ARO projects:  $\frac{220}{\text{Total units}} \times 10\%^* = 22$  (always round up)  
total affordable units required

\*20% if TIF assistance is provided

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

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

b) building details

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

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

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

Estimated date for the commencement of marketing: Summer 2017

1 of 3

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Estimated date for completion of construction of the affordable units: Winter 2018

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Please	See	Attached	Chart	as page 3			<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

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

**SECTION 4: PAYMENT IN LIEU OF UNITS**

**When do you expect to make the payment -in-lieu?**

(typically corresponds with issuance of building permits)

Month/Year

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)


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

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

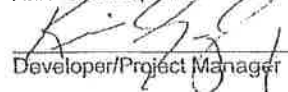
(from table below)

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

Authorization to Proceed (to be completed by Developer & DPD)

  
Kara Breems, DPD

12-11-15  
Date

  
Developer/Project Manager

December 10, 2015  
Date

\* city council must approve zoning change by 7/13/2016 or 2015 ARO will apply  
28 of 3

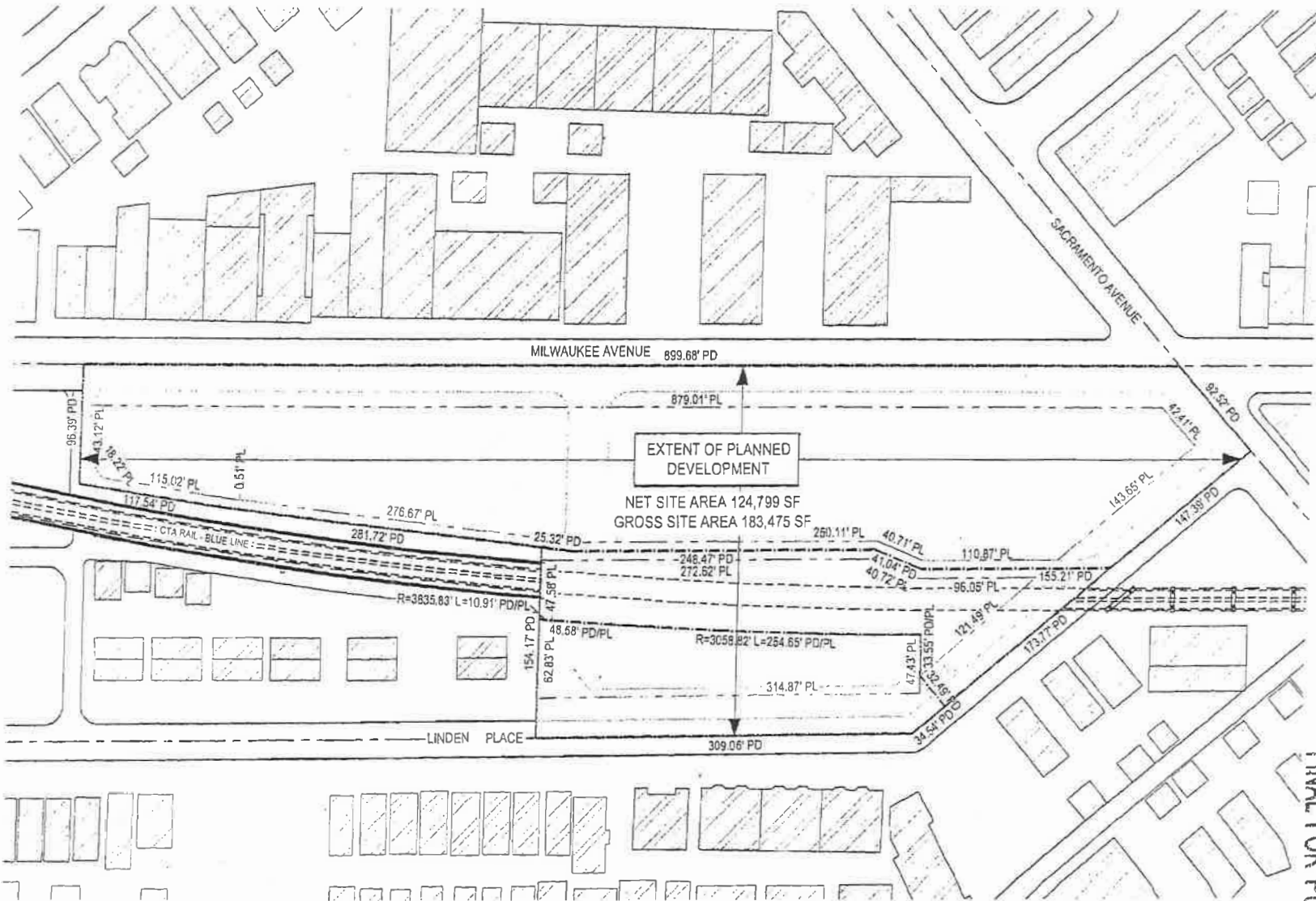
	Unit Type	Number of Units	Number of Bedrooms/ Unit	Total Square Footage per unit	Expected Market Rent	Proposed Affordable Rent	Proposed level of Affordability (50% or less of AMI)	Unit Mix OK to Proceed?
<b>AFFORDABLE UNITS</b>								
	2 bedroom / 2 bathroom	5	2	TBD	TBD	TBD	TBD	
	1 bedroom / 1 bath	14	1	TBD	TBD	TBD	TBD	
	convertible / 1 bath	1	0	TBD	TBD	TBD	TBD	
	studio / 1 bath	2	0	TBD	TBD	TBD	TBD	
	Total Affordable	22						
<b>MARKET RATE</b>								
	2 bedroom / 2 bathroom	48	2	TBD	TBD	N/A	N/A	
	1 bedroom / 1 bath	129	1	TBD	TBD	N/A	N/A	
	convertible / 1 bath	12	0	TBD	TBD	N/A	N/A	
	studio / 1 bath	9	0	TBD	TBD	N/A	N/A	
	Total Market	198						
	Total # of Units	220						

2007 AFFORDABLE HOUSING PROFILE from (KENDALL) ADDENDUM.

Page 3 of 3

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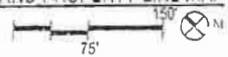
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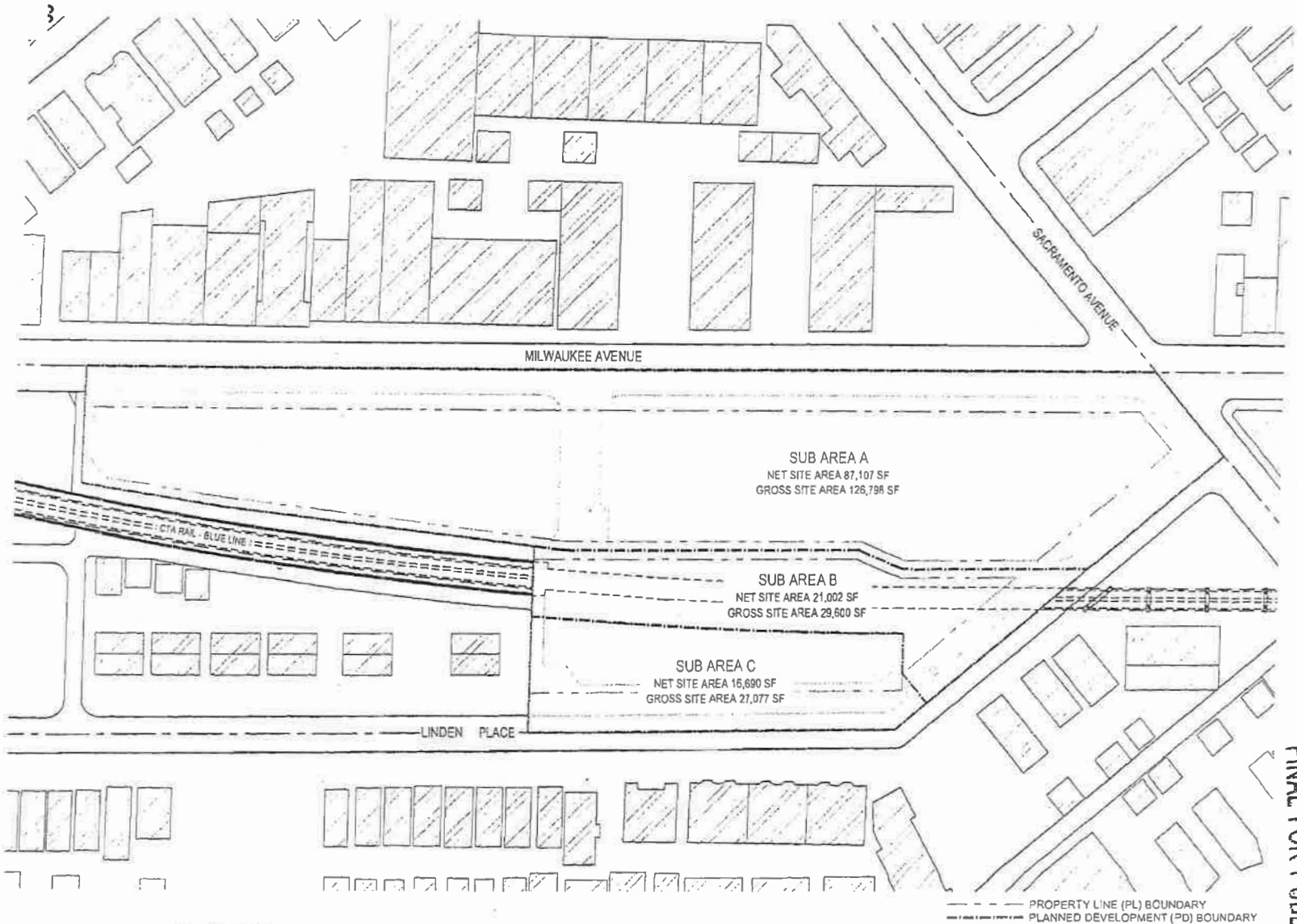
--- PROPERTY LINE (PL) BOUNDARY  
- - - PLANNED DEVELOPMENT (PD) BOUNDARY

A. PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

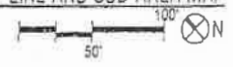


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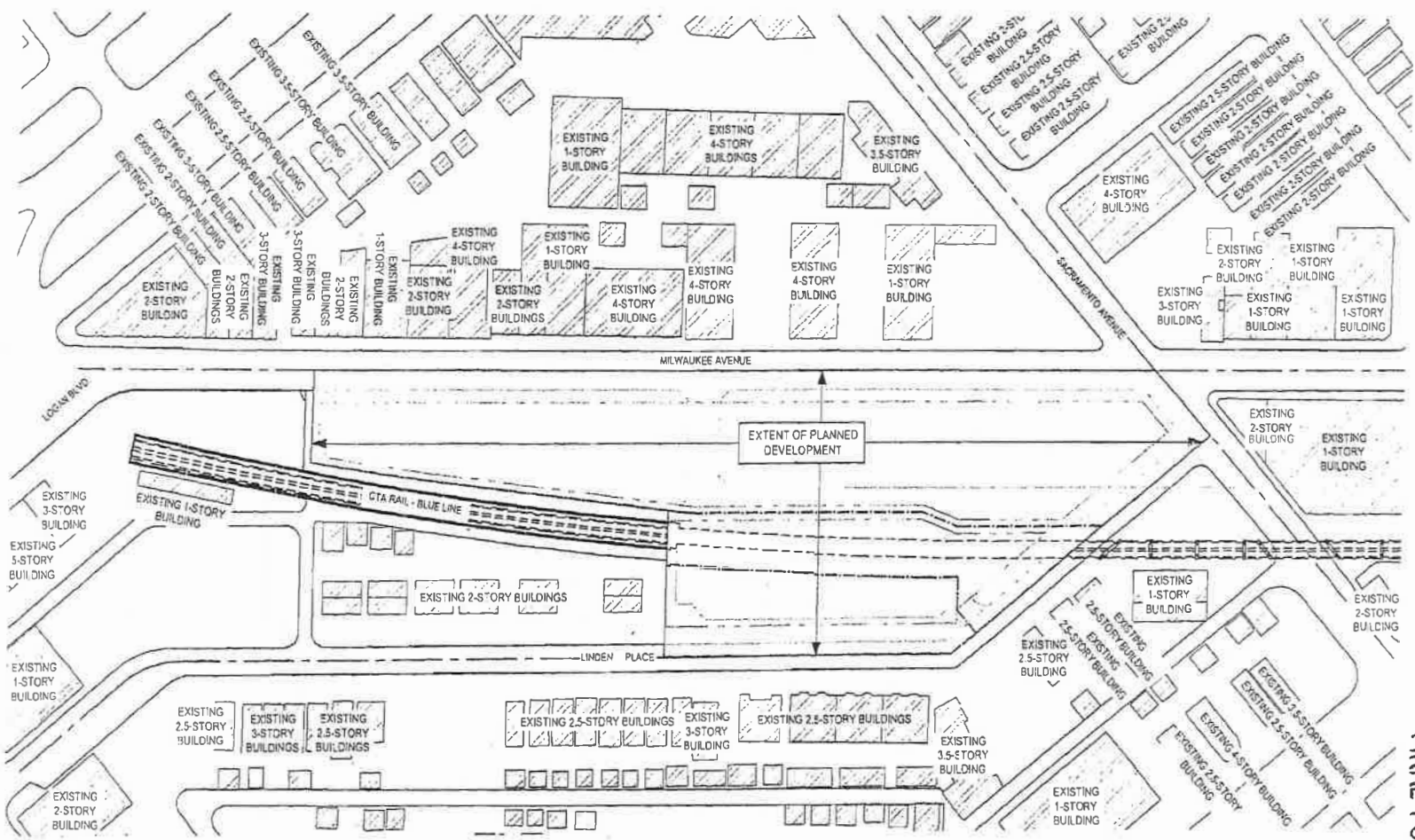
PLANNED DEVELOPMENT EXHIBITS

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 Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

B. PROPERTY LINE AND SUB-AREA MAP



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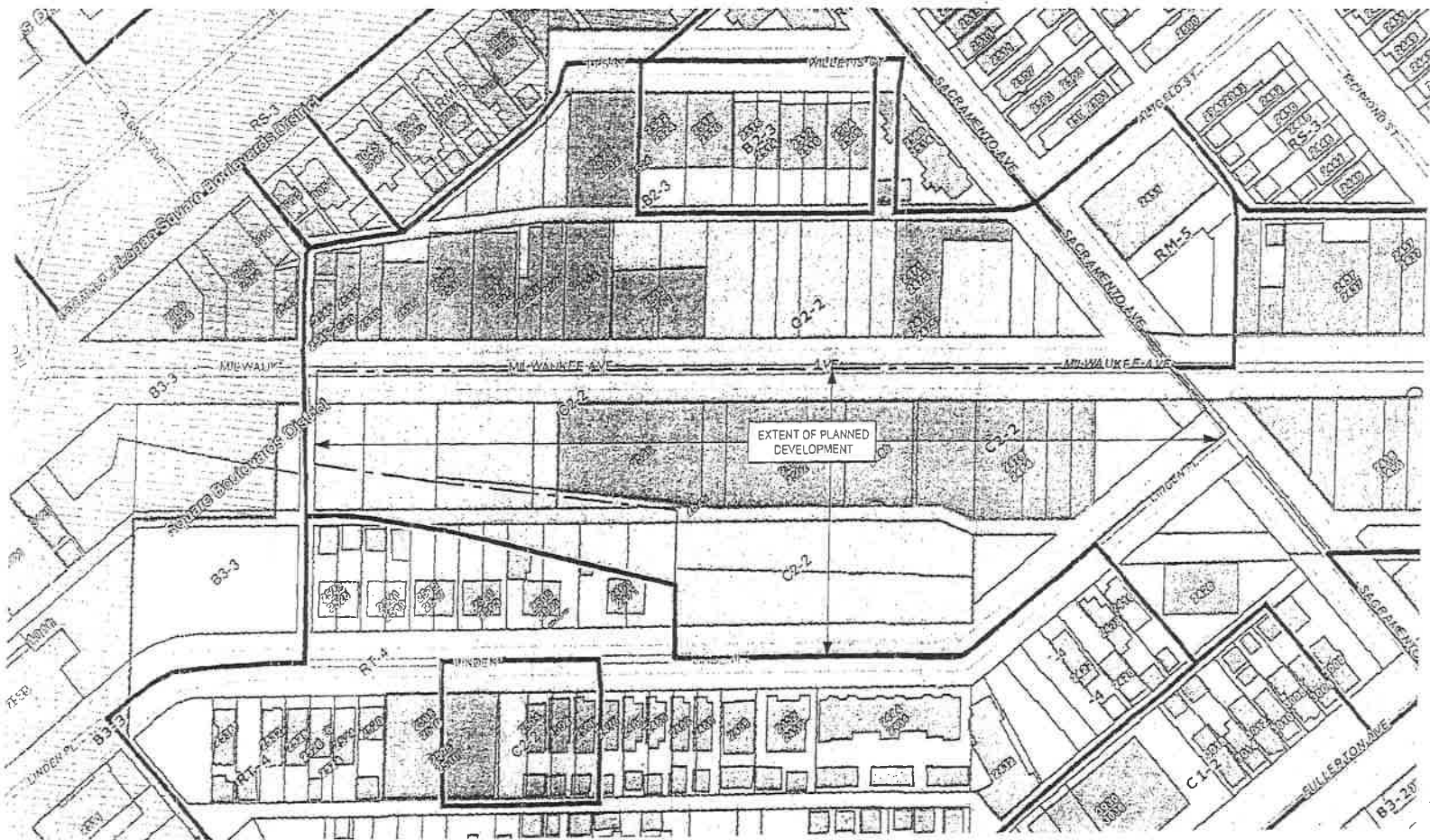
PLANNED DEVELOPMENT EXHIBITS

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 Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

C. EXISTING LAND-USE MAP



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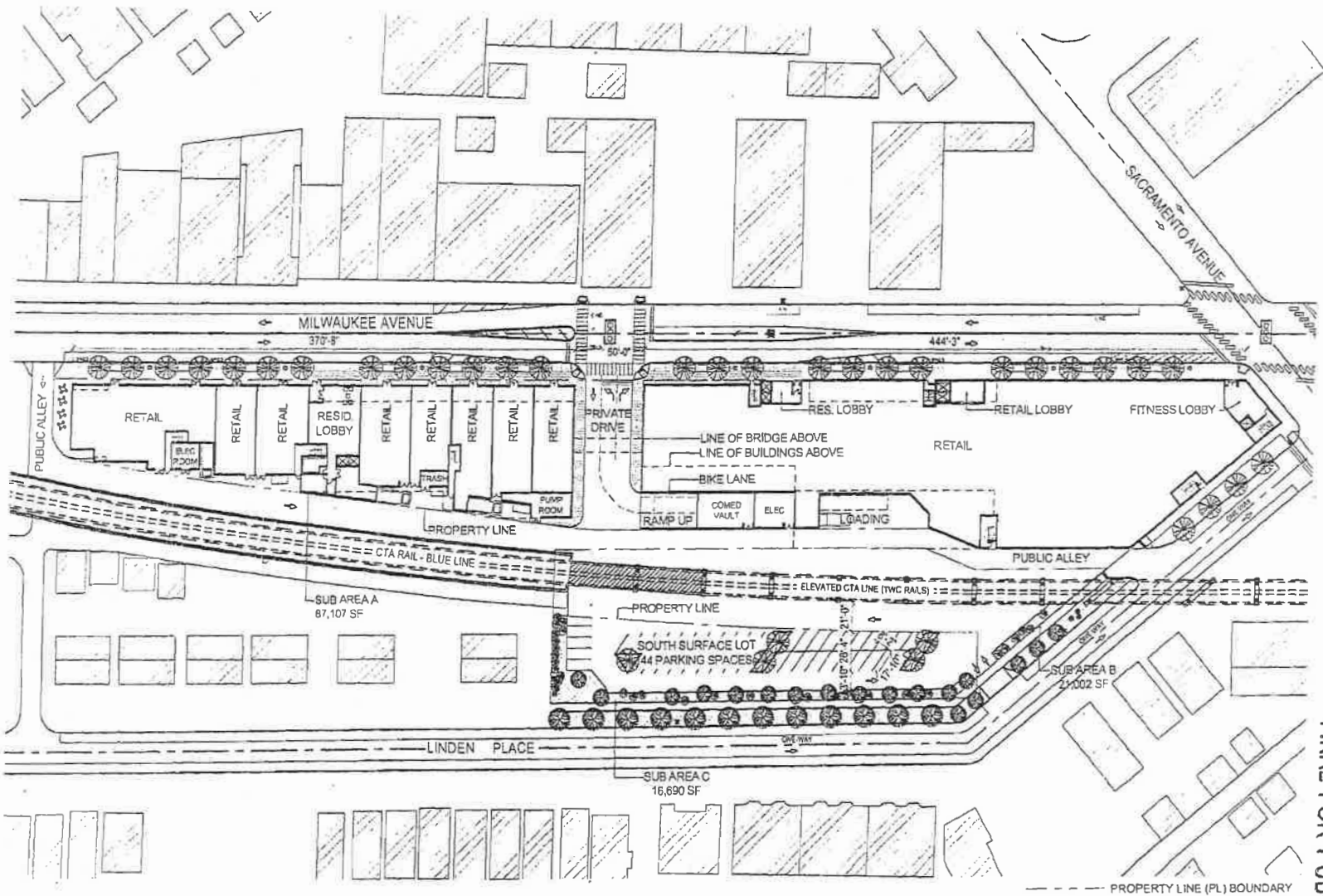
PLANNED DEVELOPMENT EXHIBITS

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 Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave., (3) 2500-2544 N. Milwaukee Ave., (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

D. EXISTING ZONING MAP



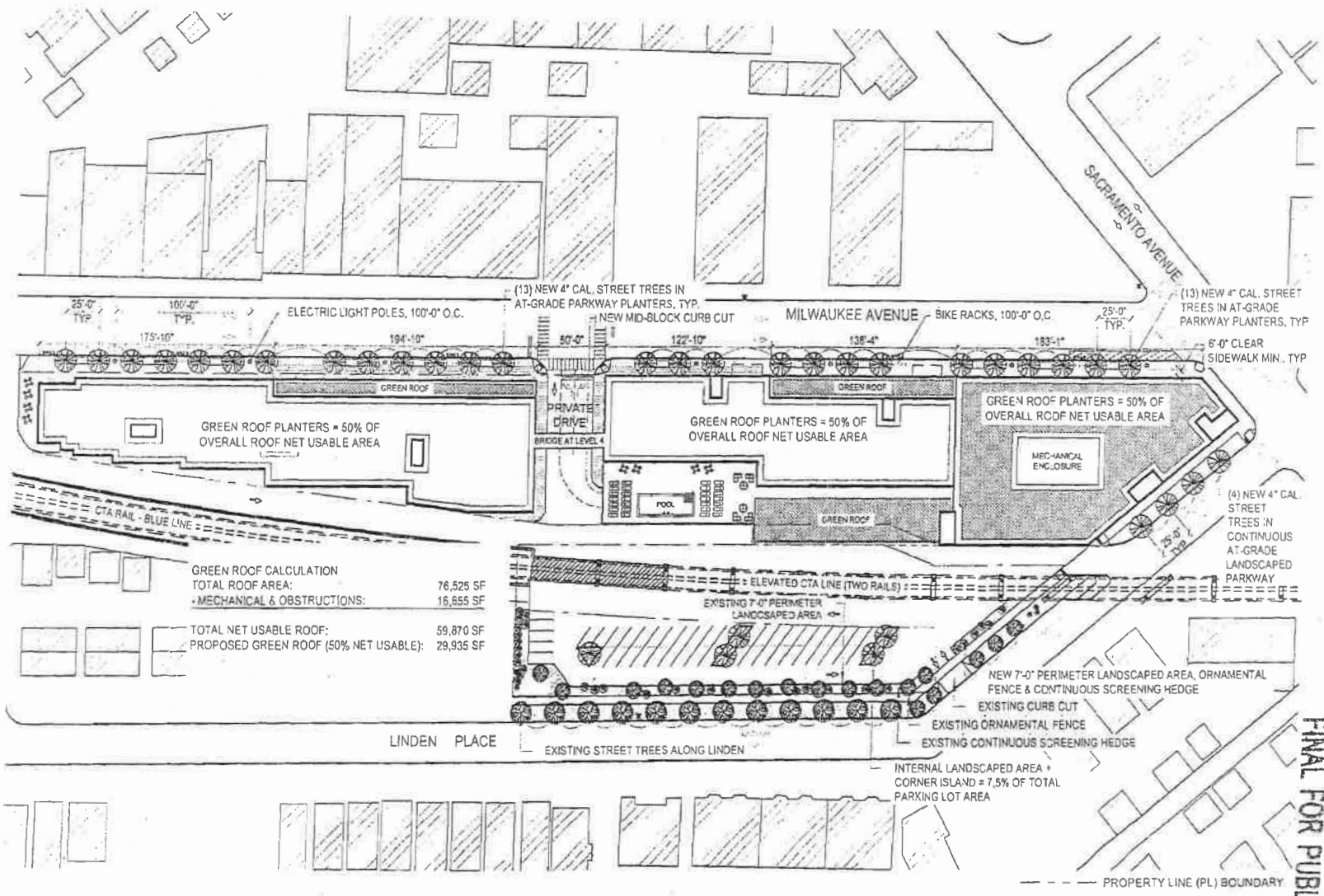
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E. SITE PLAN / GROUND FLOOR PLAN

PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
 Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015



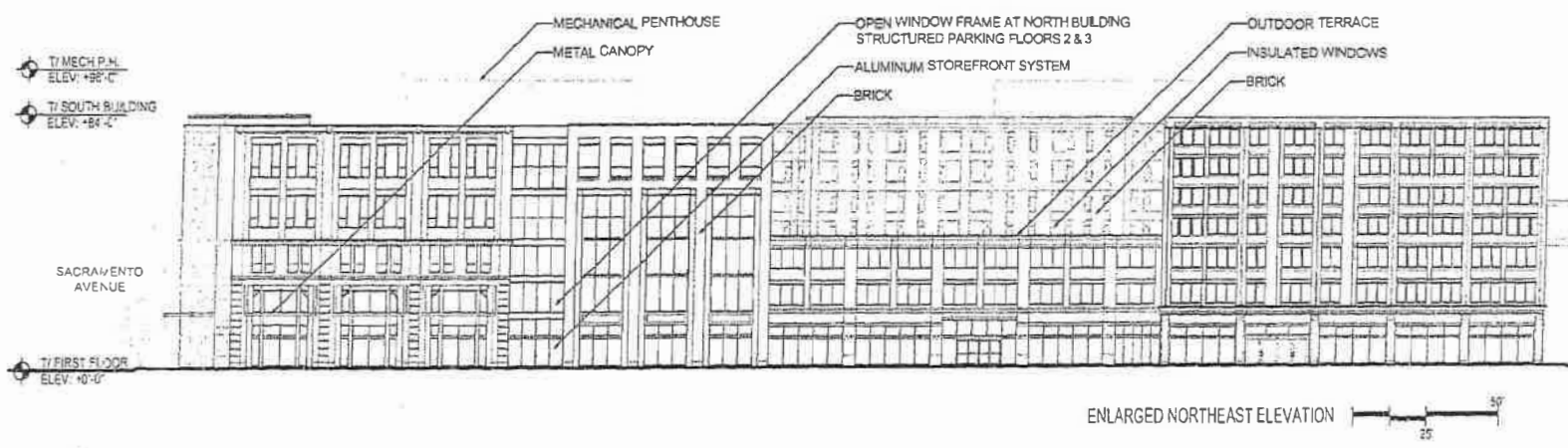
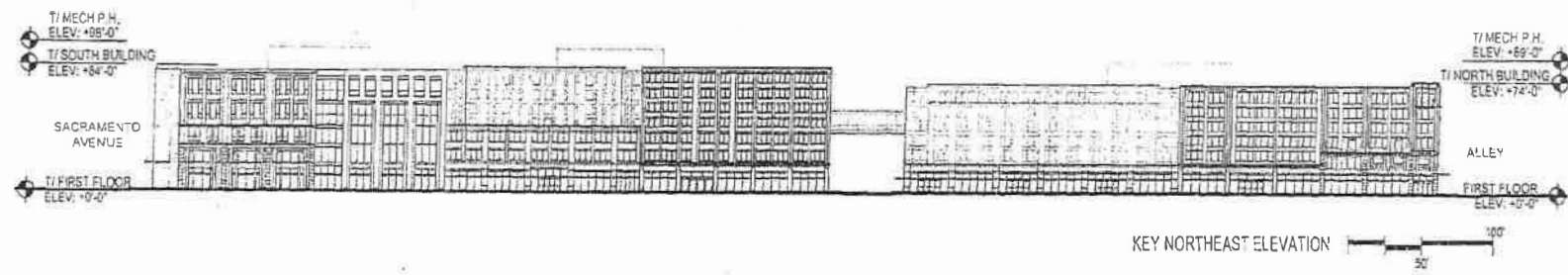
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F. LANDSCAPE PLAN & GREEN ROOF PLAN

PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
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 Chicago Plan Commission: December 17, 2015

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PLANNED DEVELOPMENT EXHIBITS

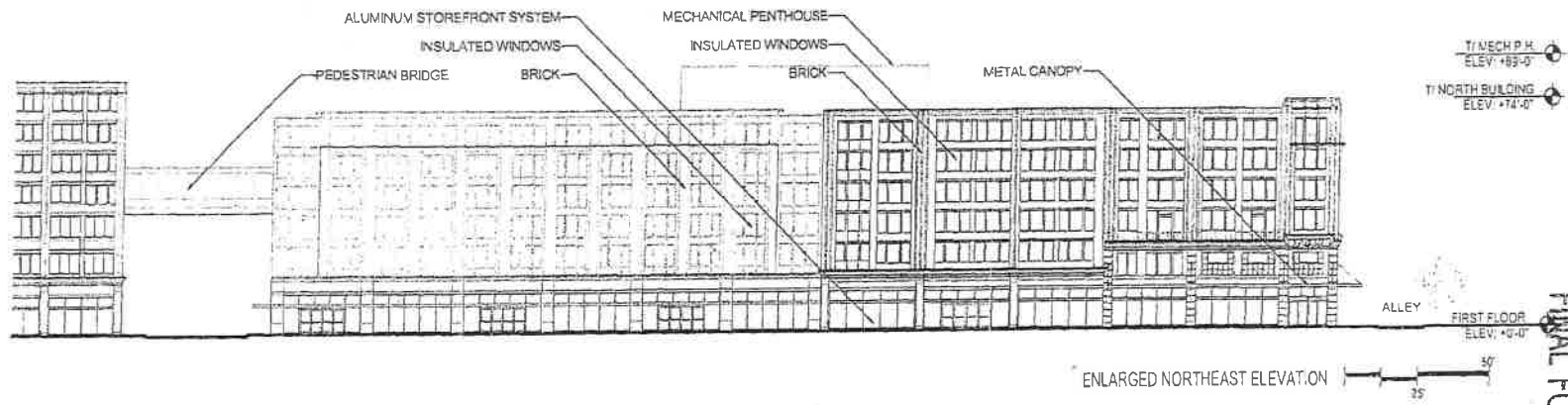
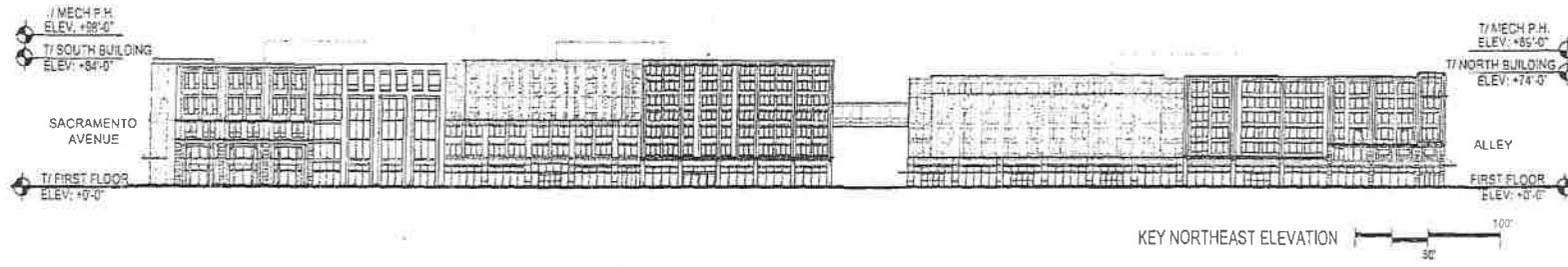
Applicant: Houston 7979 Parking, LLC  
Address: (1) 2434-2436 N. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
Chicago Plan Commission, December 17, 2015

G1. NORTHEAST ELEVATION (MILWAUKEE AVENUE)

1/13/2016

REPORTS OF COMMITTEES

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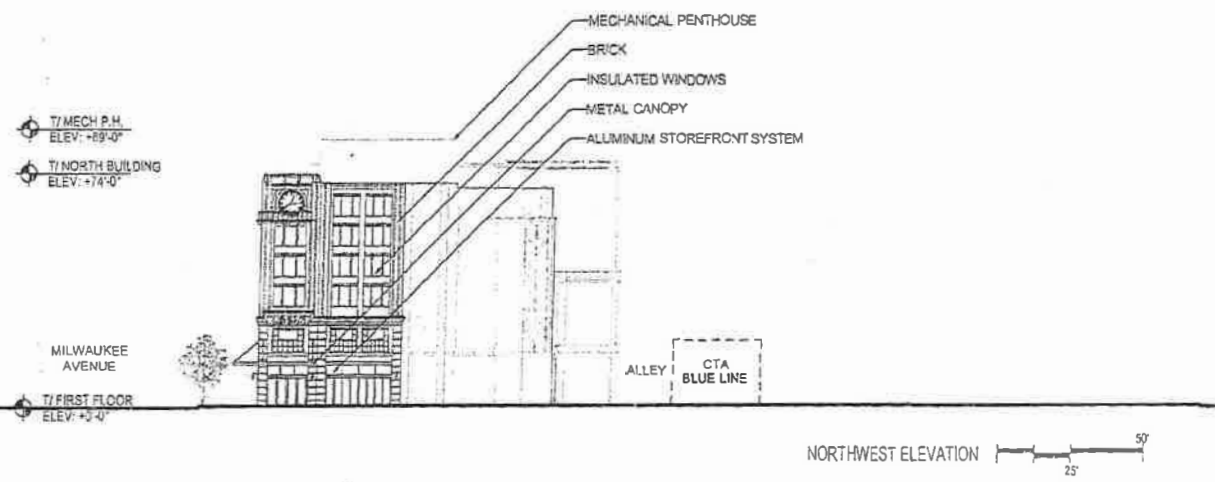
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PLANNED DEVELOPMENT EXHIBITS

G2. NORTHEAST ELEVATION (MILWAUKEE AVENUE)

Applicant: Houston 7979 Parking, LLC  
 Address: (1) 2434-2436 N. Sacramento Ave., (2) 2456-2496 N. Milwaukee Ave., (3) 2500-2544 N. Milwaukee Ave., (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

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G3. NORTHWEST ELEVATION (ALLEY)

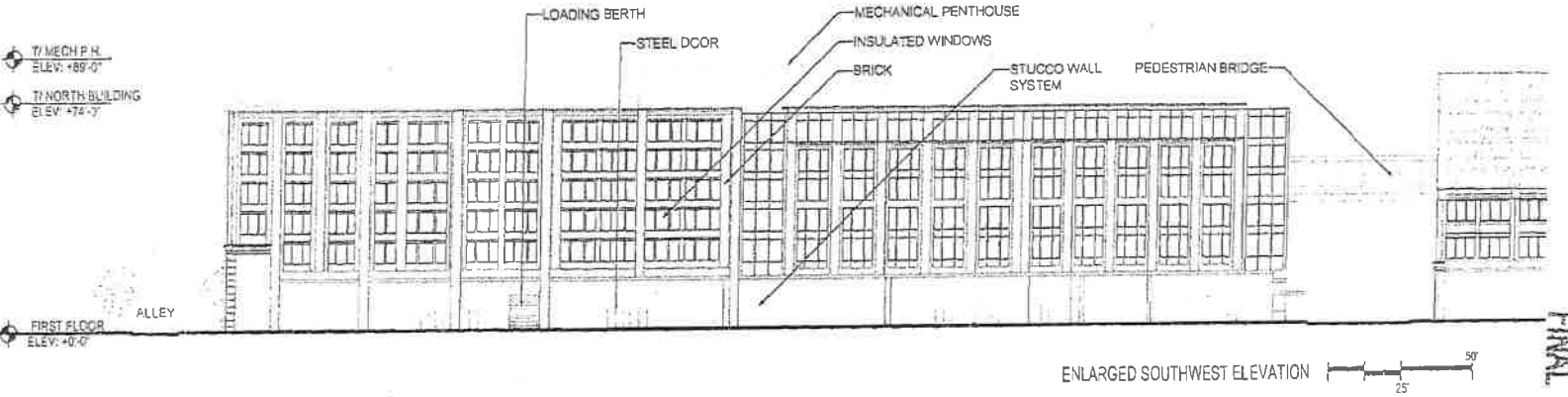
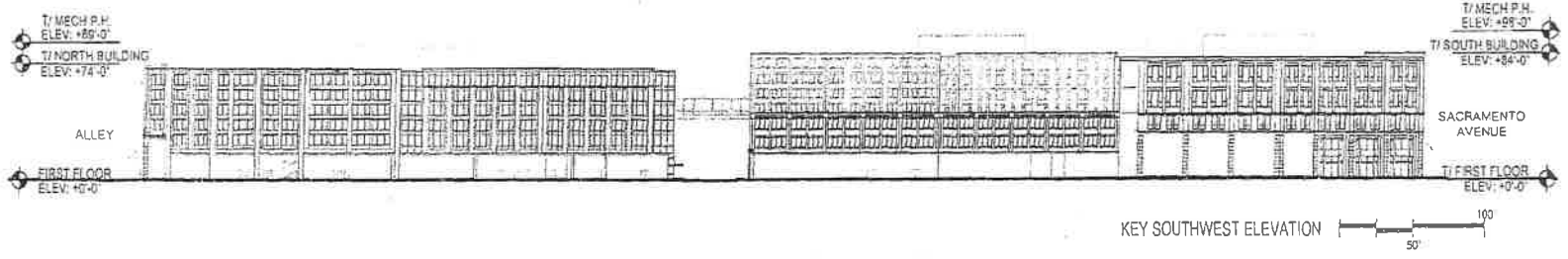
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Chicago Plan Commission, December 17, 2015

1/13/2016

REPORTS OF COMMITTEES

17445



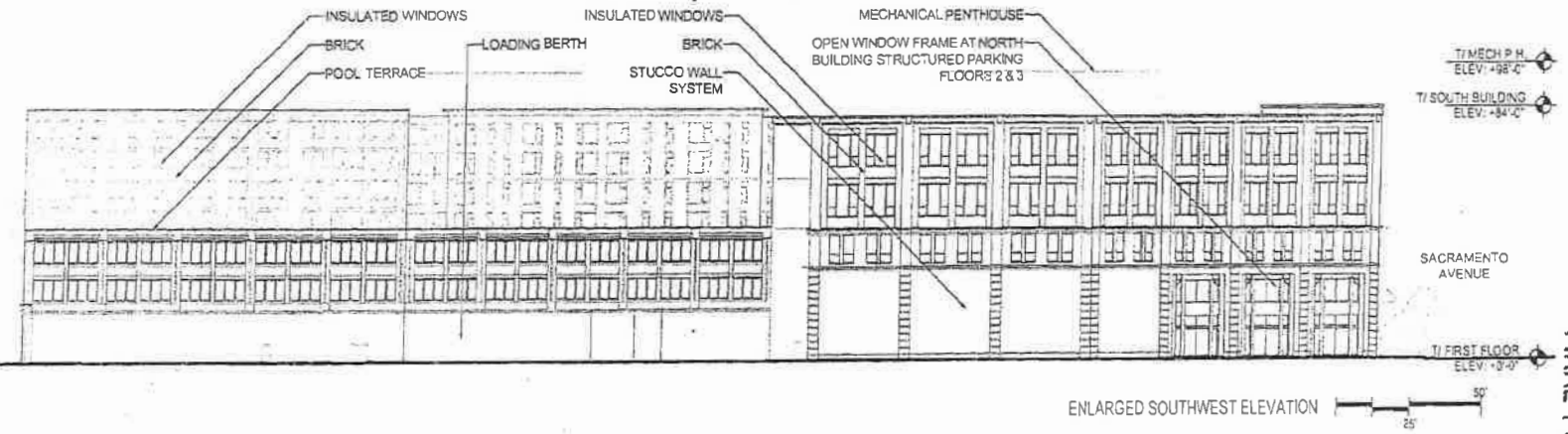
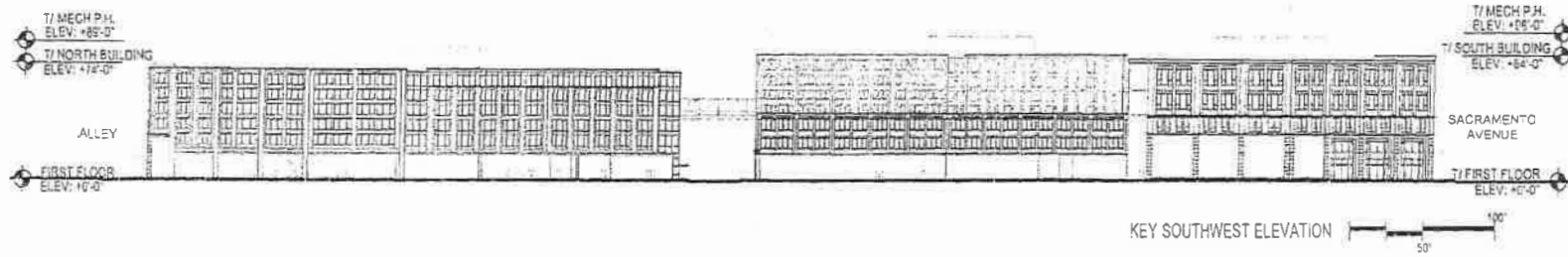
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PLANNED DEVELOPMENT EXHIBITS

G4. SOUTHWEST ELEVATION (ALLEY)

Applicant: Houston 7979 Parking, LLC  
 Address: (1) 2434-2436 N. Sacramento Ave., (2) 2456-2496 N. Milwaukee Ave., (3) 2500-2544 N. Milwaukee Ave., (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission: December 17, 2015

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PLANNED DEVELOPMENT EXHIBITS

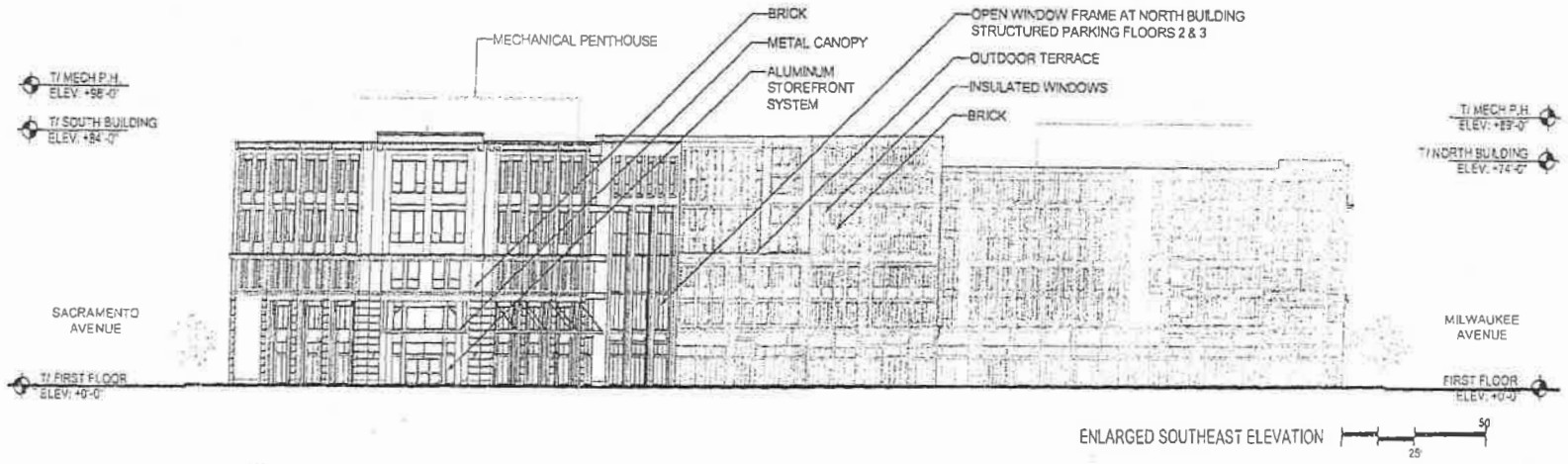
G5. SOUTHWEST ELEVATION (ALLEY)

Applicant: Houston 7979 Parking, LLC  
 Address: (1) 2434-2436 W. Sacramento Ave. (2) 2456-2496 N. Milwaukee Ave. (3) 2500-2544 N. Milwaukee Ave. (4) 2401-2467 N. Linden Place, Chicago, Illinois  
 Chicago Plan Commission, December 17, 2015

1/13/2016

REPORTS OF COMMITTEES

17447



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PLANNED DEVELOPMENT EXHIBITS

Applicant: Houston 7979 Parking, LLC  
Address: (1) 2434-2436 N. Sacramento Ave, (2) 2456-2496 N. Milwaukee Ave, (3) 2500-2544 N. Milwaukee Ave, (4) 2401-2467 N. Linden Place, Chicago, Illinois  
Chicago Plan Commission: December 17, 2015

G6. SOUTHEAST ELEVATION (SACRAMENTO AVENUE)