

PD 1307

Table of Contents

| | |
|--------------------------------------|----------|
| 08/30/2016 Minor Change | 2 |
| Exhibits | 3 |
| 02/10/2016 PD Adoption | 5 |
| Ordinance | 5 |
| Statements | 6 |
| Bulk Table | 10 |
| Exhibits | 11 |



DEPARTMENT OF PLANNING AND DEVELOPMENT

August 30, 2016

CITY OF CHICAGO

David Brininstool
Brininstool + Lynch
1144 W. Washington Blvd.
Chicago, IL 60607

**Re: Administrative Relief request for Planned Development No. 1307
Parkway landscaping and parking reduction at 1920 N. Milwaukee Avenue**

Dear Mr. Brininstool:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1307 ("PD 1307"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1307.

Your client and the owner of all of the property within PD 1307, 1920 LLC, is seeking administrative relief for the proposed trees along N. Milwaukee Avenue. Along Milwaukee Ave., trees in continuous planters were shown on the approved Landscape and Green Roof Plan. However, as a result of the sidewalk width being narrower than originally believed, you are requesting to replace the continuous planters with tree grates instead. Secondly, you are also requesting to eliminate one of the ten parking spaces within this transit-oriented development and replace it with a Commonwealth Edison transformer. The attached, revised Site Plan and Landscape Plan shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing these 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 Residential-Business Planned Development No. 1307, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

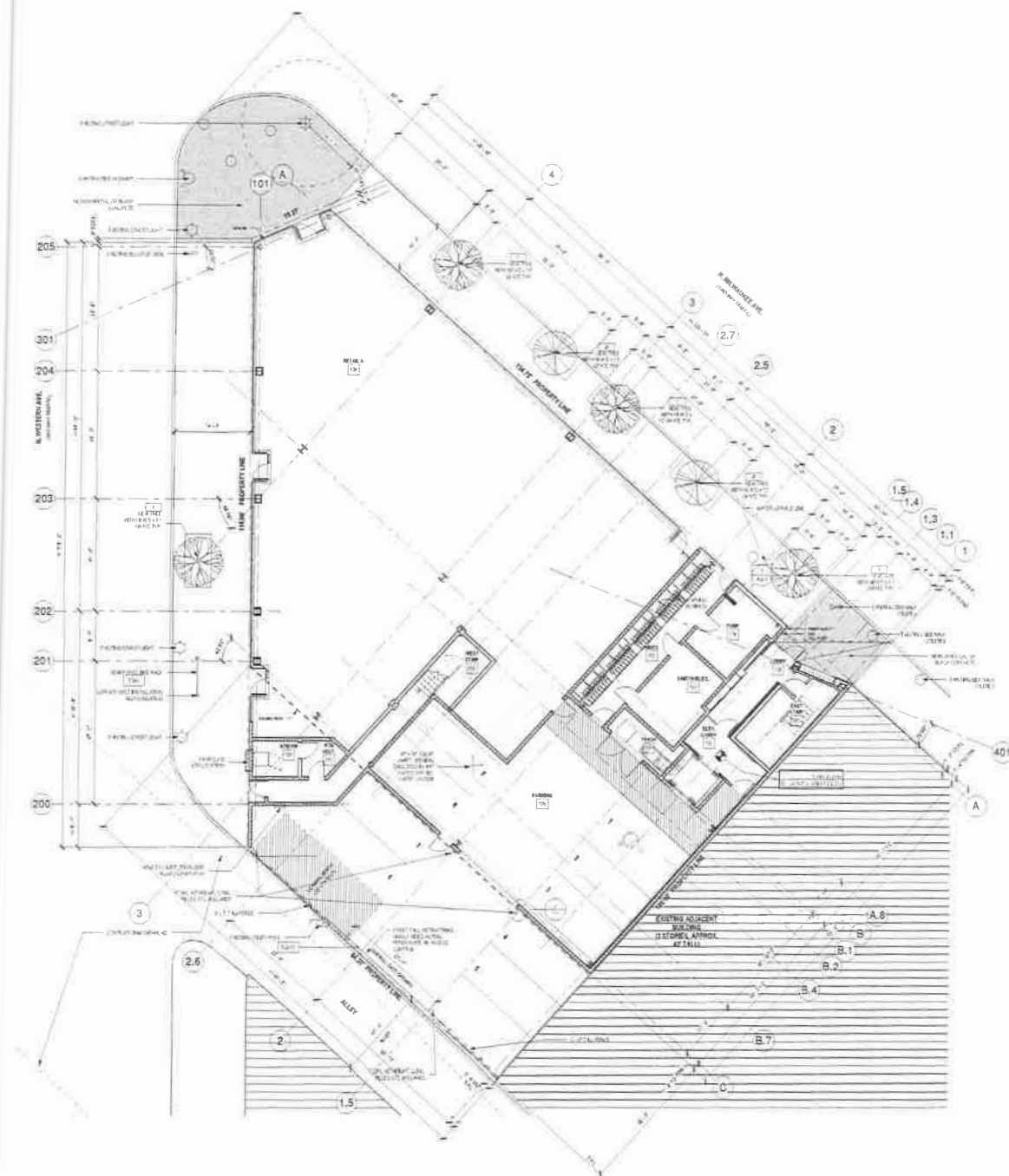
C: Kristina Paprzyca, Mike Marmo, Erik Glass, Noah Szafraniec, Ron Daye, Main file

BRININSTOOL + LYNCH

Brininstool - Lynch Ltd
312 640 5505
1140 West Washington Blvd.
Chicago, Illinois 60607



EL 0'-0" = 18.90 C.C.D.



- 8 08.15.2018 ISSUE FOR PERMIT
- 6 02.28.2018 IN PROGRESS / I DRAFTED BY NEW
- 7 02.27.2018 O/C CORRECTIONS #1
- 5 06.15.2018 IN PROGRESS
- 4 04.18.2018 ISSUE FOR FOUNDATION SUPERSTRUCTURE
- 3 06.10.2018 ISSUE FOR O/C
- 2 03.20.2018 IN PROGRESS
- 1 04.22.2018 IN PROGRESS

1920 LLC
VEQUITY
15007
1920 N. Milwaukee Ave.
Chicago, IL 60647
SITE PLAN

1 SITE PLAN

| LANDSCAPE HARDSCAPE SCHEDULE | | | | | | |
|------------------------------|------------------------------|---|--------------------|-------------------------|------------------------|---|
| Tag | Characteristics | Material Common Name | Latin Name | Size (Inch) | Finish | Remarks |
| ACTIVE SPACE SOILS | | | | | | |
| | SOIL #1 INTENSIVE SOIL DEPTH | ROOFITE - ELEVATED DECK SOIL MEDIUM | | | | W/ FILTER FABRIC, W/ GRATE COVER & DRAINAGE LAYER. 15" MIN. FILL TO FOLLOW ALL MANUF. SPECS & RECS |
| | SOIL #2 EXTENSIVE SOIL DEPTH | ROOFITE - ELEVATED DECK SOIL MEDIUM | | | | W/ FILTER FABRIC, W/ GRANULAR DRAINAGE MEDIUM MULTI COURSE 15" MIN. FILL TO FOLLOW ALL MANUF. SPECS & RECS |
| HARDSCAPE | | | | | | |
| A | PAVER | HANOVER, PRECAST PAVEN, W/ P-C&K SYSTEM | | 2'-0" W 3'-0" X 3'-0" W | SAN-CUT, 1 X 2 PATTERN | SCP RESISTANT FINISH, SELECTED FROM STANDARD MANUF. COLORS FINISHES |
| B | SYNTHETIC LAWN | BOZZE BALL COURT - FOREVER LAWN GOLF GREENS, W/ 10 MIL. PAD | | | | CLASS-A FIRE RATING OVER MANUF. APPROVED COMPACTED AGGREGATE SUB-BASE. SECURE PER MANUFACTURER'S REQUIREMENTS |
| C | POND PEBBLES | | | 6" DEEP | | W/ FILTER FABRIC |
| LANDSCAPE | | | | | | |
| 1 | TREE | SPERMAL, HONEY LOCUST | GLEDBIA FRACAZINOS | 4" CALIPER | | MAIDENHAIR TREE - 8' DIBO BELDIA |
| 2 | TREE | MAIDENHAIR TREE | DIWYO BEESA | 4" CALIPER | | HOVEY LOCUST - GLEDBIA FRACAZINOS |
| 3 | SEMIUM SYSTEM | ALL SEASONS - SEMIUM TILE | | 12"x24" TILES, 24" HIGH | | 1" TERA. ALL SEASONS SEMIUM TILE |

| TREE CALCULATION | | |
|--|----------|-------------------------|
| ITEM | QUANTITY | REMARKS |
| 1. SPERMAL, HONEY LOCUST | 1 | 4" CALIPER |
| 2. MAIDENHAIR TREE | 1 | 4" CALIPER |
| 3. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 4. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 5. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 6. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 7. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 8. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 9. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 10. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 11. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 12. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 13. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 14. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 15. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 16. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 17. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 18. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 19. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 20. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 21. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 22. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 23. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 24. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 25. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 26. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 27. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
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| 29. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 30. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 31. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 32. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 33. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 34. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 35. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
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| 37. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 38. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 39. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
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| 41. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
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| 43. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 44. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 45. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 46. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 47. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 48. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 49. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 50. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 51. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 52. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 53. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 54. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 55. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 56. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 57. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 58. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 59. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
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| 64. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 65. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 66. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
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| 71. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
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| 73. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 74. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 75. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
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| 79. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
| 80. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 81. ALL SEASONS SEMIUM TILE | 1 | 12"x24" TILES, 24" HIGH |
| 82. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 83. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 84. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 85. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
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| 88. BOZZE BALL COURT - FOREVER LAWN GOLF GREENS | 1 | W/ 10 MIL. PAD |
| 89. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 90. ROOFITE - ELEVATED DECK SOIL MEDIUM | 1 | 15" MIN. FILL |
| 91. HANOVER, PRECAST PAVEN | 1 | 2'-0" W 3'-0" X 3'-0" W |
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BRINNSTOOL + LYNCH

Brinnstool + Lynch Ltd
312 540 0555
1141 West Washington Blvd.
Chicago, Illinois 60607



EL 0'-0" = 18.90 C.C.D.

The undersigned hereby certifies that the information contained in this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois. I am not providing this information for any other purpose than that for which it is intended.

[Signature]
Professional Engineer
No. 123456789
State of Illinois

PLANTING DATE:
JUNE 15 2017

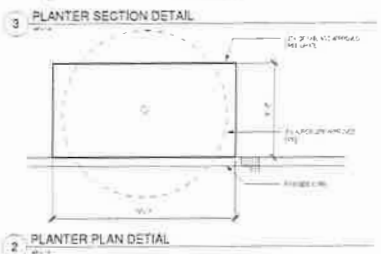
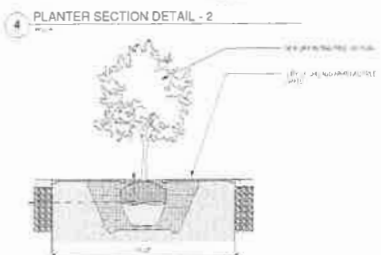
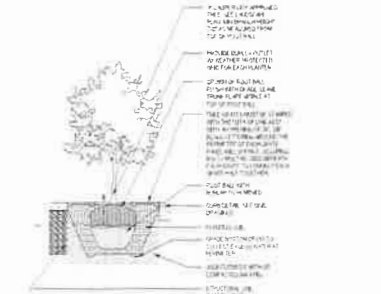
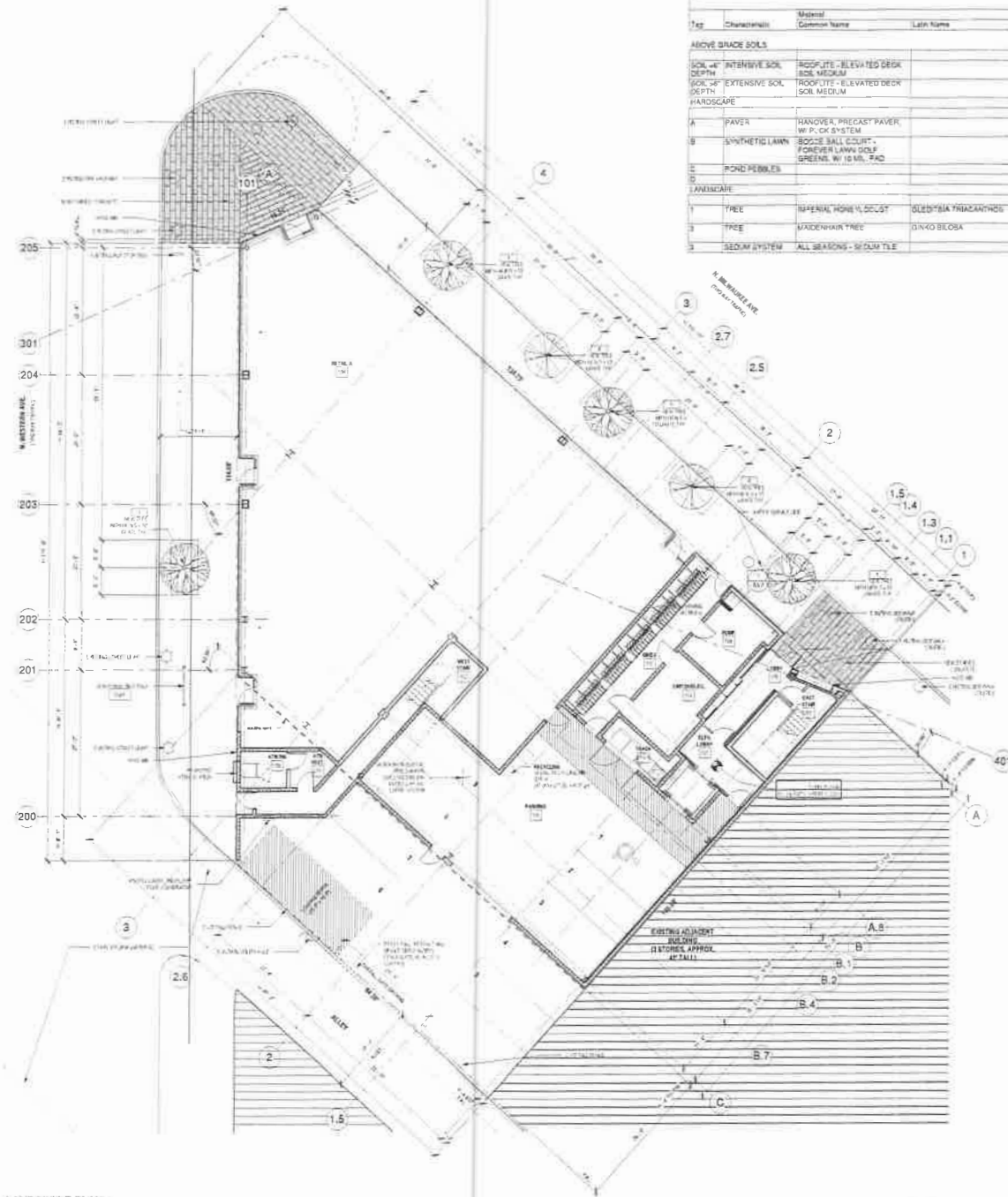


[Signature]

- 3/08/16/2016 ISSUE FOR PERMIT
- 4/27/16/2016 IN PROGRESS (OWNER REVIEW)
- 5/16/16/2016 IN PROGRESS
- 6/16/16/2016 ISSUE FOR FOUNDATION SUPERSTRUCTURE
- 8/16/16/2016 ISSUE FOR CIVIL
- 9/16/16/2016 IN PROGRESS
- 1/24/17/2017 IN PROGRESS

1920 LLC
VELOCITY
15007
1920 N. Milwaukee Ave.
Chicago, IL 60647

SITE PLAN -
LANDSCAPE



1 LANDSCAPE PLAN 1

Reclassification Of Area Shown On Map No. 5-H.
(As Amended)
(Application No. 18511)
(Common Address: 1920 N. Milwaukee Ave.)

RBPD 1307

[SO2015-6401]

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 B3-2 Community Shopping District and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-H in the area bounded by:

starting at a line 20 feet southeast of the east line of North Western Avenue (as measured along the southwest line of North Milwaukee Avenue); North Milwaukee Avenue; a line 155.69 feet southeast of the east boundary line of North Western Avenue (as measured along the southwest boundary line of North Milwaukee Avenue); the public alley next southwest of and parallel to North Milwaukee Avenue; North Western Avenue; a line 20 feet south of the southwest line of North Milwaukee Avenue (as measured along the east boundary line of North Western Avenue); and North Milwaukee Avenue,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Neighborhood Commercial District Symbols and the indications as shown on Map Number 5-H in the area bounded by:

starting at a line 20 feet southeast of the east line of North Western Avenue (as measured along the southwest line of North Milwaukee Avenue); North Milwaukee Avenue; a line 155.69 feet southeast of the east boundary line of North Western Avenue (as measured along the southwest boundary line of North Milwaukee Avenue); the public alley next southwest of and parallel to North Milwaukee Avenue; North Western Avenue; a line 20 feet south of the southwest line of North Milwaukee Avenue (as measured along the east boundary line of North Western Avenue); and North Milwaukee Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1307.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1307 (the "Planned Development") consists of a net site area of approximately 10,888 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by 1920 LLC, an Illinois limited liability company (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea that is established in the event Applicant subdivides the Property need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect (i.e., a diminution of development rights) on other subareas; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant", "ground lessee" or "titleholder" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

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

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

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

4. This plan of development consists of 15 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape and Green Roof Plan; and Elevations (North, South, East and West), all prepared by Brininstool + Lynch Ltd. and dated January 21, 2016 (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted within the area delineated as Residential-Business Planned Development: dwelling units above the ground floor; animal services -- sales and grooming and veterinary; eating and drinking establishments; amusement arcades (accessory only to eating and drinking establishments); indoor participant sports and recreation; banks, currency exchange, credit union and ATM facilities; food and beverage retail sales uses; vacation rental; medical service; office; personal service uses; consumer repair or laundry services; general retail sales; wireless communications facilities; accessory and non-accessory parking (limited to two spaces for car sharing services); and incidental and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 10,888 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 Community Shopping District and M1-1 Light Manufacturing/Business Park District to C1-5 Neighborhood Commercial District for construction of the Residential Project 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 must: (i) develop affordable housing units as part of the residential housing 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-1, the Applicant has agreed to provide five affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") or a combination of the forgoing. At the time of each Part II Review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to the Department for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, the Department may adjust the requirements of this Statement 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of a building permit for the Residential Project, the Applicant must either make the required Cash Payment, execute an Affordable Housing Agreement in substantially the form attached hereto as Exhibit A-2 in accordance with Section 2-45-110(i)(2) of the Affordable Housing Ordinance, or both if a combination of a Cash Payment and provision of Affordable Units is chosen. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that, if applicable, the Affordable Housing Agreement will be recorded against the Property 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 any 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. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development ordinance.

10. 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 and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site Plans 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.
12. 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.
13. Subject to the provisions of Statement Number 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. In order to provide for the orderly development of the Property, the Applicant shall be permitted to establish not more than three subareas within the Planned Development and to allocate development rights to such subareas upon delivery of notice of such subarea establishment to the Department of Planning and Development. The establishment of more than three subareas may only be accomplished by an administrative modification pursuant to Section 17-13-0611-A of the Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In furtherance of this policy, improvements within the Planned Development shall include at least the following sustainable features: (A) 50 percent Green Roof and (B) Building Certification in accordance with City of Chicago's Sustainable Development Policy in effect as of the date of passage and publication.

- 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone this Residential-Business Planned Development to B3-3 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; and Northeast, Southeast, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 18820 through 18828 of this *Journal*.]

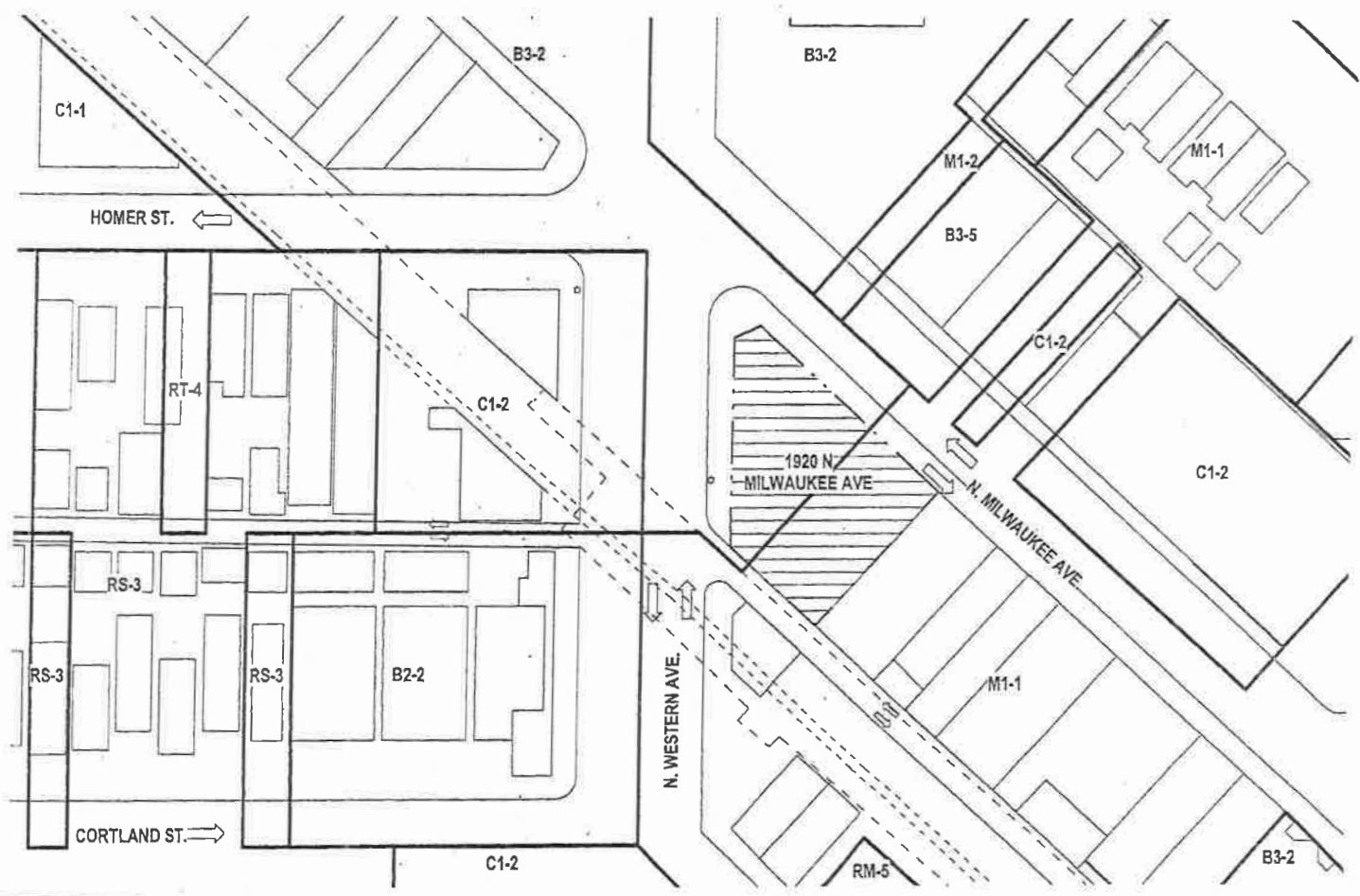
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 1307.

Bulk Regulations And Data Table

| | |
|--|-----------------------------------|
| Gross Site Area: | 25,416 square feet |
| Area in the Public Right-of-Way: | 14,528 square feet |
| Net Site Area: | 10,888 square feet |
| Maximum Permitted FAR: | 5.0 |
| Maximum Number of Dwelling Units: | 44 |
| Minimum Number of Off-Street Parking Spaces: | 10 |
| Minimum Number of Bike Parking Spaces: | 40 |
| Minimum Number of Off-Street Loading Berths: | 1 |
| Setbacks from the Property Line: | In accordance with the Site Plan. |
| Maximum Building Height: | 85 feet |

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Legend

| | |
|---|---------------|
| — | Property Line |
| R | Residential |
| C | Commercial |
| M | Manufacturing |

Applicant: 1920 LLC
 Address: 400 N State St, Suite 400
 Chicago, IL 60654
 Introduced: September 24, 2015
 Plan Commission: January 21, 2016

EXISTING ZONING MAP
 Scale: NTS

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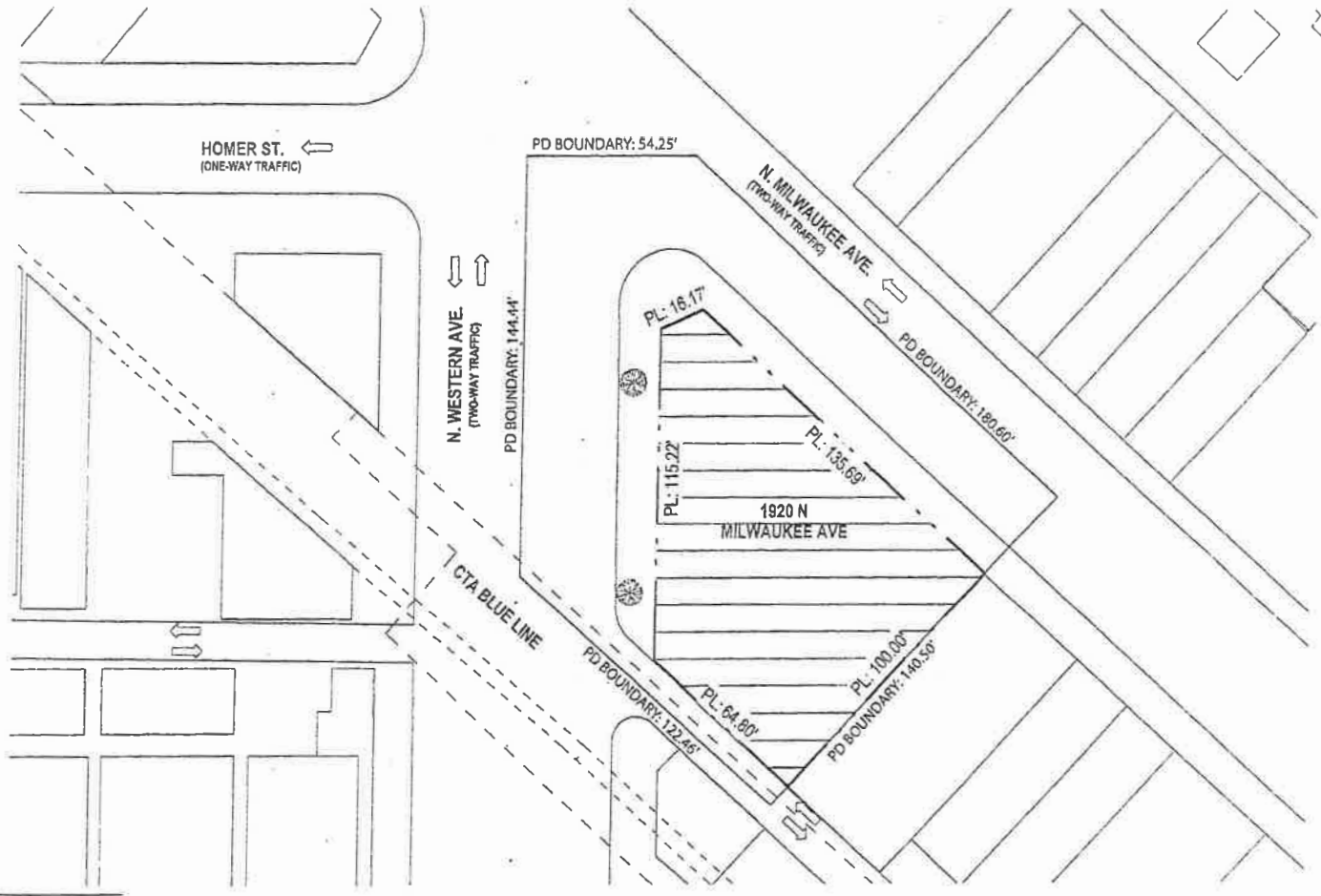
- Property Line
- R Residential
- C Commercial
- M Manufacturing

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 Address: 400 N State St, Suite 400
 Chicago, IL 60654
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 Plan Commission: January 21, 2016

EXISTING LAND USE MAP
 Scale: NTS

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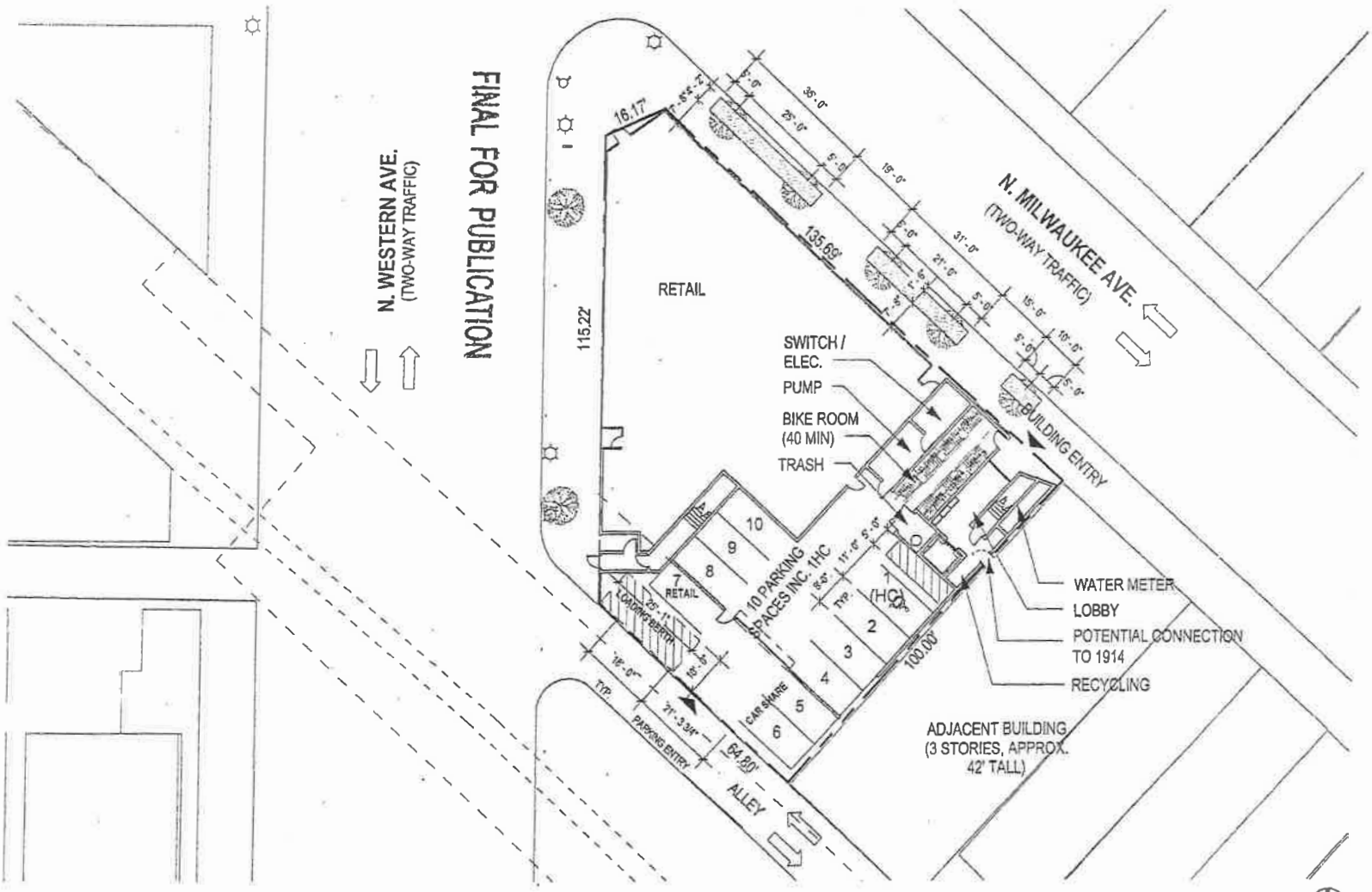
———— Property Line

———— PD Boundary Line

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 Plan Commission: January 21, 2016

PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE MAP
 Scale: 1" = 50' - 0"

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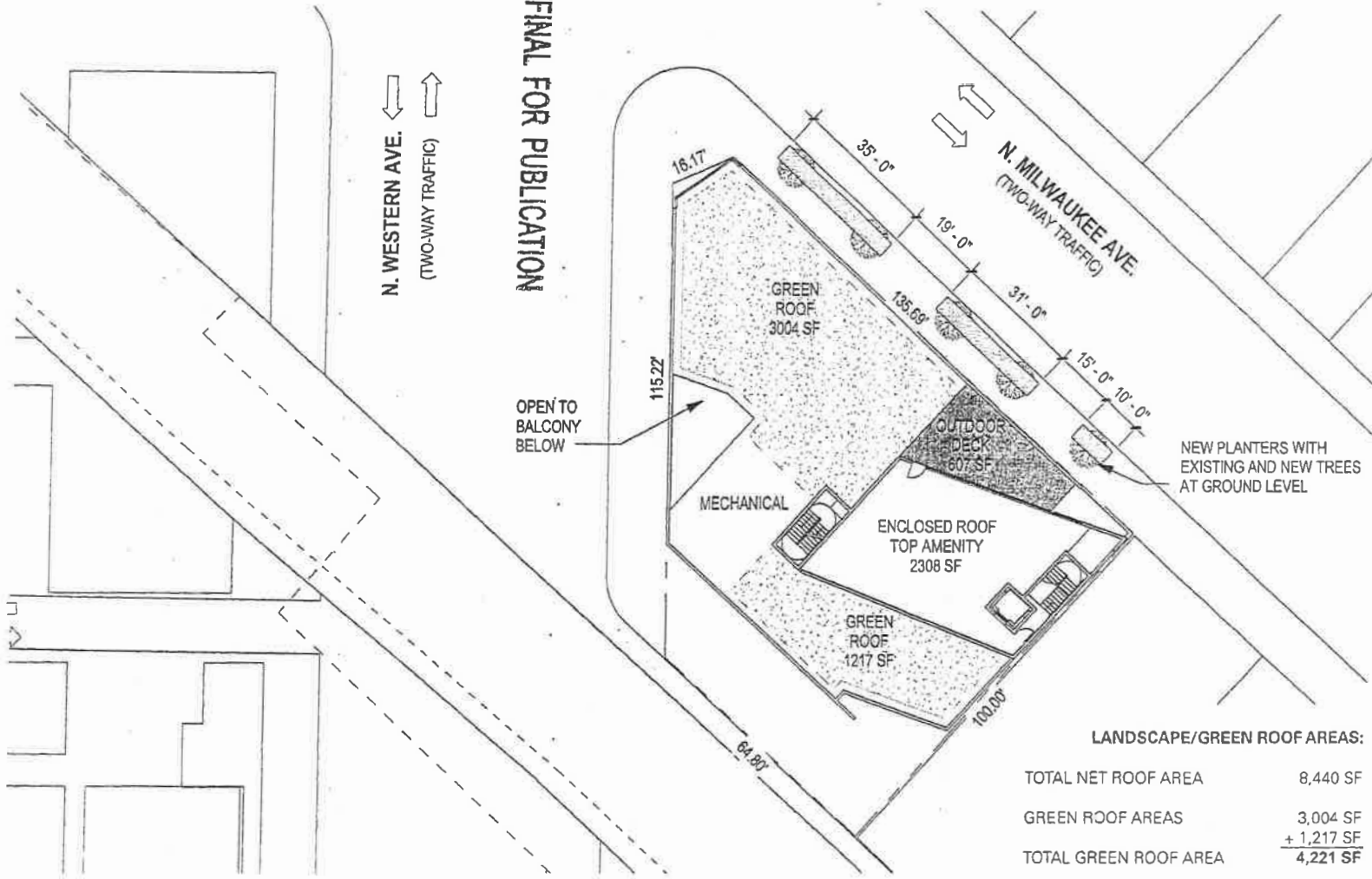
Applicant: 1920 LLC
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 Introduced: September 24, 2015
 Plan Commission: January 21, 2016

SITE PLAN
 Scale: 1/32" = 1'-0"
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N. WESTERN AVE.
(TWO-WAY TRAFFIC)

N. MILWAUKEE AVE.
(TWO-WAY TRAFFIC)



LANDSCAPE/GREEN ROOF AREAS:

| | |
|-----------------------|------------|
| TOTAL NET ROOF AREA | 8,440 SF |
| GREEN ROOF AREAS | 3,004 SF |
| | + 1,217 SF |
| TOTAL GREEN ROOF AREA | 4,221 SF |



LANDSCAPE AND GREEN ROOF
Scale: 1/32" = 1'-0"

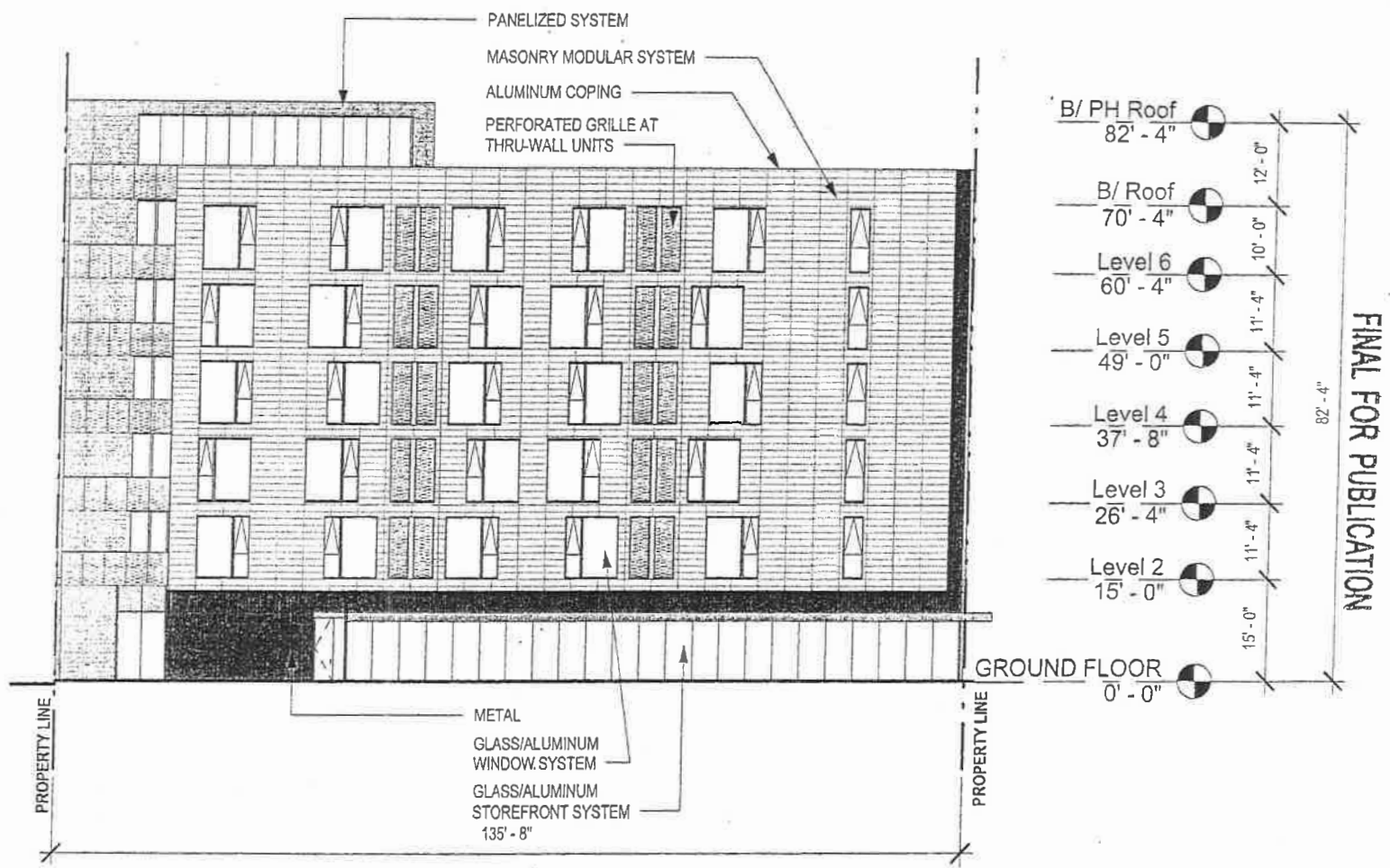
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18825



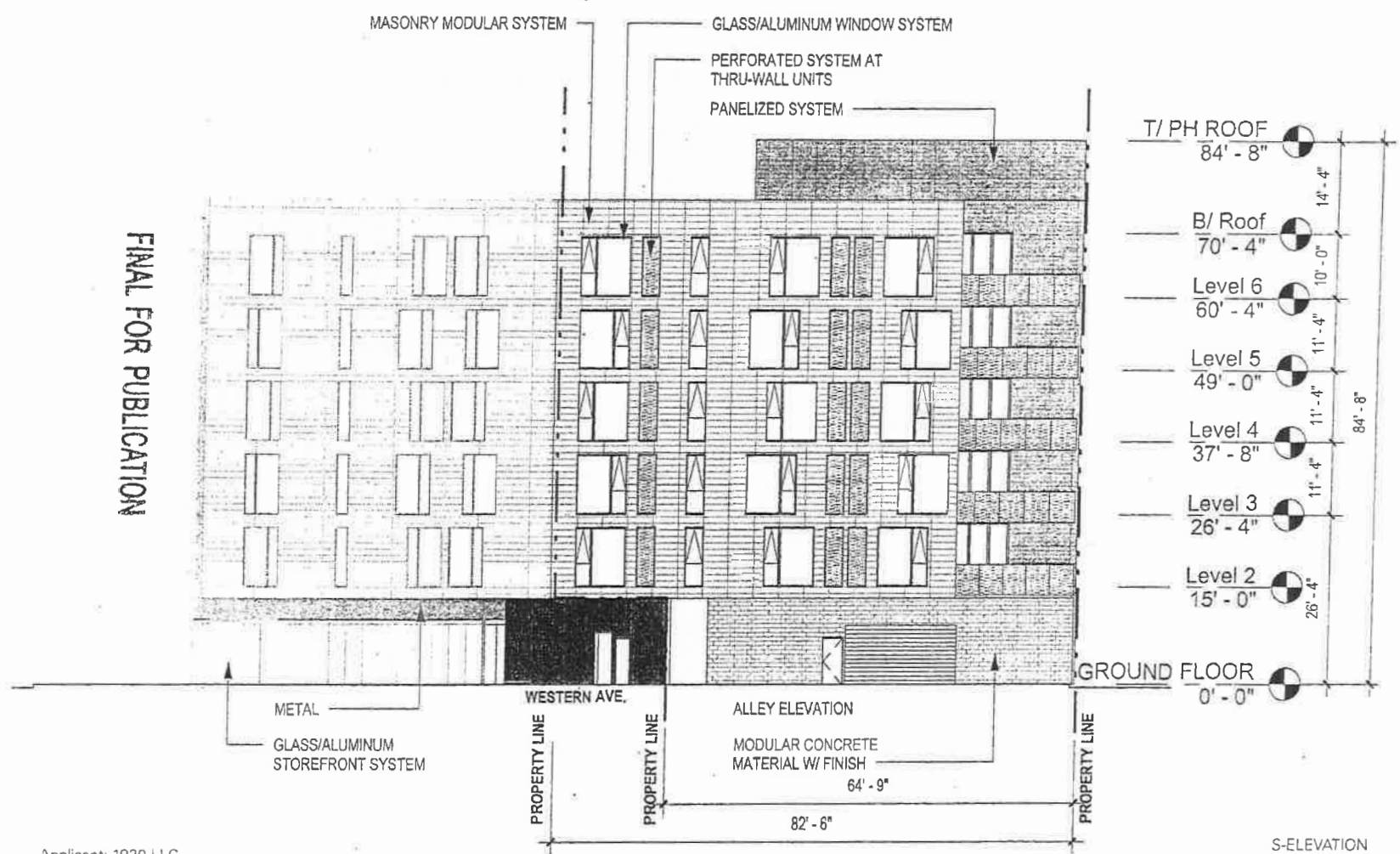
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NE-ELEVATION
Scale: 1" = 20'-0"

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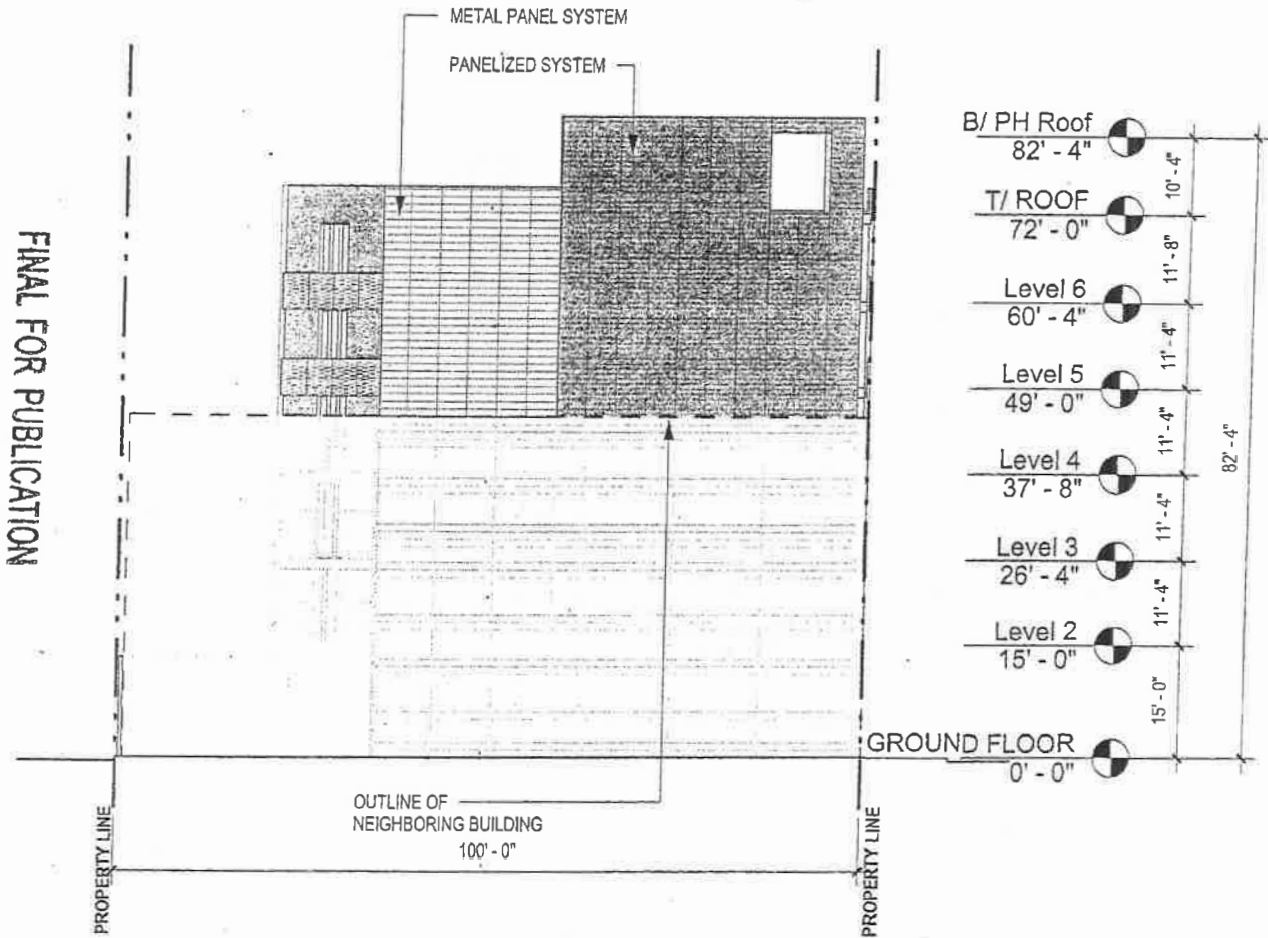
Applicant: 1920 LLC
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 Plan Commission: January 21, 2016

S-ELEVATION
 Scale: 1/16" = 1' - 0"
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18827

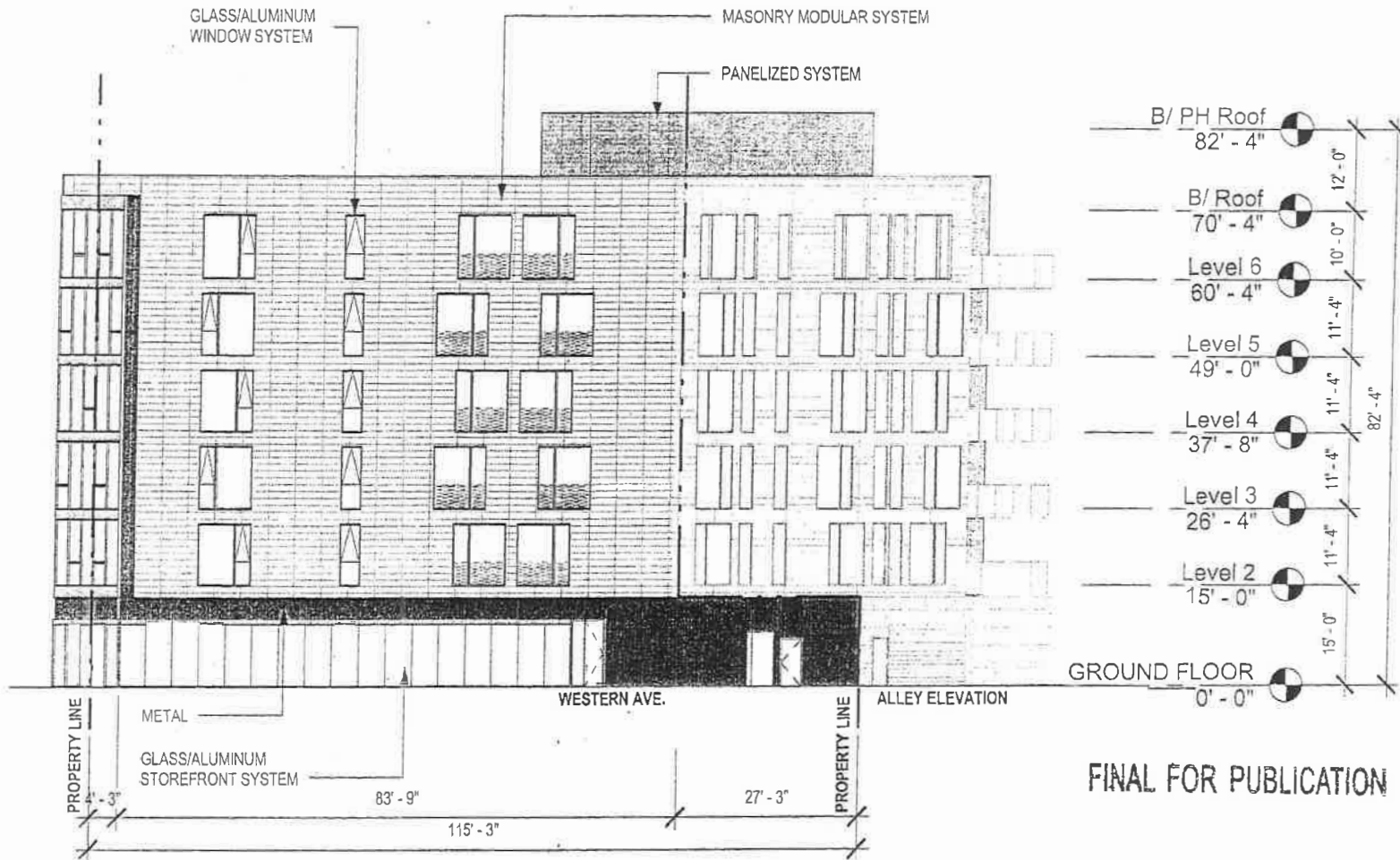


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E-ELEVATION
 Scale: 1/16" = 1' - 0"

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W-ELEVATION
 Scale: 1/16" = 1' - 0"
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