

# PD 1315

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

February 6, 2025

William Tippens  
Related Midwest  
350 W. Hubbard St. Ste. 300  
Chicago, Illinois 60654

**Re: Planned Development No. 1315, Lathrop – Request for Minor Change and Site Plan Approval**

To Mr. Tippens:

Please be advised that your request for a minor change and site plan approval to Waterway Residential Business Planned Development No. 1315 (“PD 1315”) has been considered by the Department of Planning and Zoning (“DPD”), pursuant to Section’s 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 17 of PD 1315. This request seeks to accommodate a revised development strategy and the next development phase,

Related Midwest, with the consent of the sole property owner of PD 1315, the Chicago Housing Authority, is requesting administrative relief to:

- Update the Rights of Way Adjustments map to reflect the retention of the original roadway system, eliminating the proposed vacations and the dedication of a new street system.
- Transfer four (4) dwelling units from Sub-Area 4 to Sub-Area 1, resulting in an increase in Sub-Area 1 from 544 to 548 and a decrease in Sub-Area 4 from 334 to 330.
- Update the Sub-Areas Map for the following boundary adjustments:
  - Sub-Area 1: Adjust the south boundary to align with the Senior Building property line (Sub-Area 3) and eliminate proposed new right-of-way.
  - Sub-Area 3: Adjust Sub-Area boundaries to coincide with the Senior Building property lines.
  - Sub-Area 4: Adjust boundaries to coincide with the Senior Building property line and adjust southern boundary to place the parking area/proposed future development site all within Sub-Area 5.
  - Sub-Area 5: Adjust boundaries to coincide with the Senior Building property line and adjust so the proposed parking area/proposed future development site is all within Sub-Area 5.

- Revise the river edge improvements on the South Campus to reflect the retention of Leavitt Street and the public ROW adjacent to the river.
- Revise the Bulk and Data Tables to reflect the revised Net Site Area and revised Area in the Public Right of Way as identified in the adjustments described above and on the attached exhibits, the gross site area remains unchanged.

With regard to your first 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 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 1315, 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 commences within such time period and thereafter is 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 approval will lapse and become null and void.

Secondly, Related Midwest seeks site plan approval for Phase 1C of the Lathrop Homes development referred to as the “Preservation Phase.” This includes:

- The rehabilitation of all the remaining historic structures on the South Campus.
- Removal of ground floor parking from the building known as S-102 and replacement with a community center.
- A transfer of dwelling in the S-102 building, as noted on page 1.
- The rehabilitation of the Powerhouse at the south end of the site.
- The implementation of traffic calming measures along Leavitt Street and bump-outs at intersections throughout the site.
- The construction of two new surface parking lots in place of buildings which will be demolished.

We have reviewed the following drawings and exhibits and those are made part of this planned development and accompany this letter:

- Exhibit 1: Planned Development and Property Line Map – updated with new site plan south of Diversey Avenue
- Exhibit 2: Rights of Way Adjustment Map – updated with retention of existing roadway system as well as the proposed dedication of Schubert between Hoyne and Damen
- Exhibit 3: Sub-Area Map – updated with revised Sub-Area boundaries
- Exhibit 4: General Land-Use Plan – South: updated with current site plan and uses
- Exhibit 5: Site Plan – Phase IC – S 102: updated to show new S-102 footprint
- Exhibits 5A-5D: Phase IC – Building S102 Elevations

- Exhibit 6: Site Plan – South – Added for new site plan on South Campus
- Exhibit 7: Landscape Planting Plan and Riverfront Key Plan – Added for new site plan and planting plan on South Campus as well as riverfront section key.
- Exhibits 7A – 7E: Riverfront Sections
- Exhibit 8: Landscape Detail Key Plan
- Exhibits 8A – 8G: Landscape Detail Plans
- Exhibit 9: Pedestrian Circulation, Site Lighting, Bicycle Parking and Open Space
- Exhibit 10: Future Development Sites
- Exhibits 11 - 16: Updated Bulk and Data Tables

We have reviewed the drawings and exhibits submitted, and they comply with and satisfy the requirements of PD 1315. Accordingly, this site plan approval is hereby approved.

Sincerely,



Noah Szafraniec  
Assistant Commissioner  
Department of Planning and Development

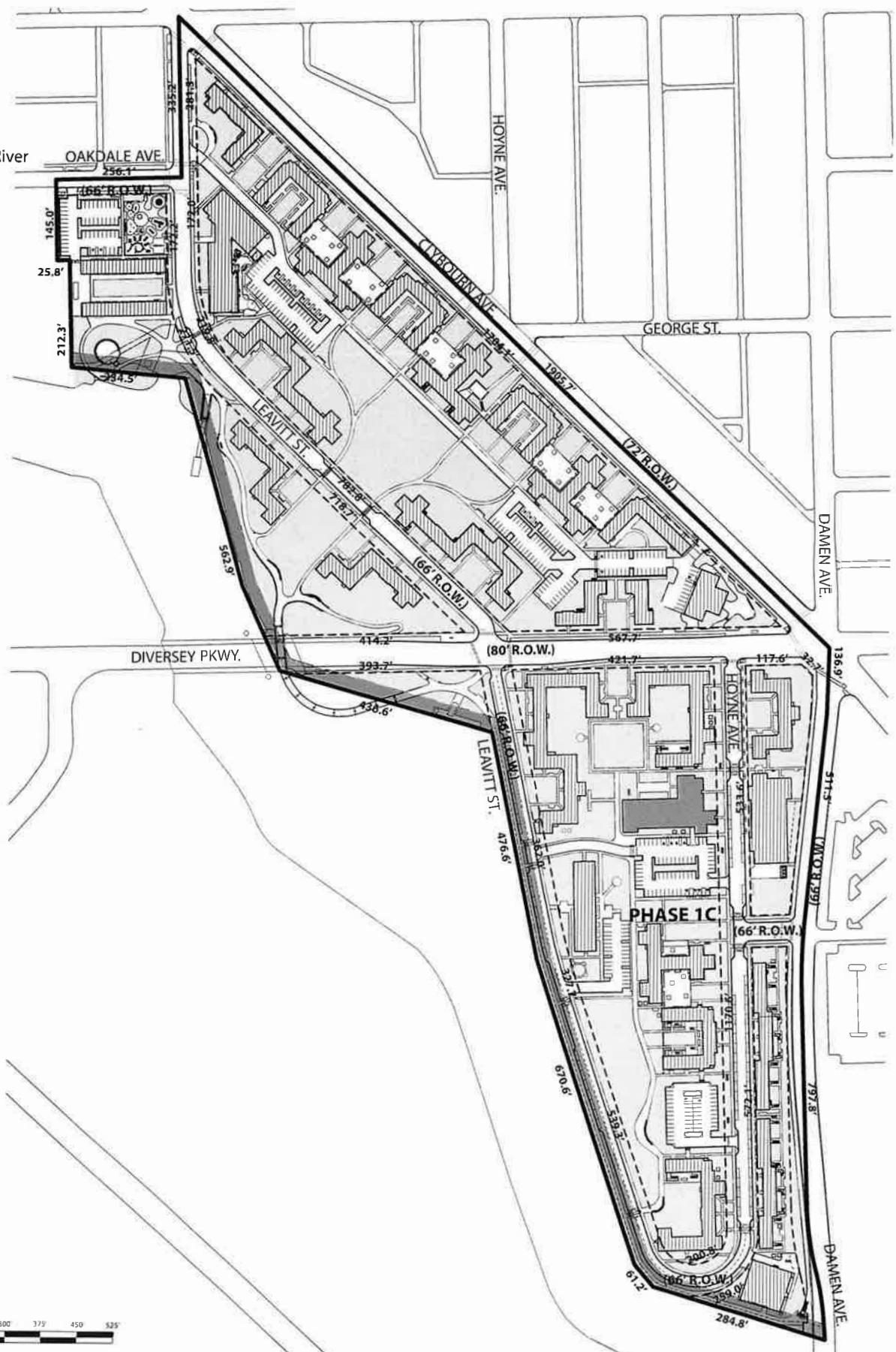
Cc: Noah Szafraniec, Mike Marmo, Janice Hill, Stephen Nutt, PD Main File

## LEGEND

— PD Boundary  
- - - Property Line  
— 30' Setback From River

Gross Site Acreage

39.7 acres



## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

$$1'' = 300'$$

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

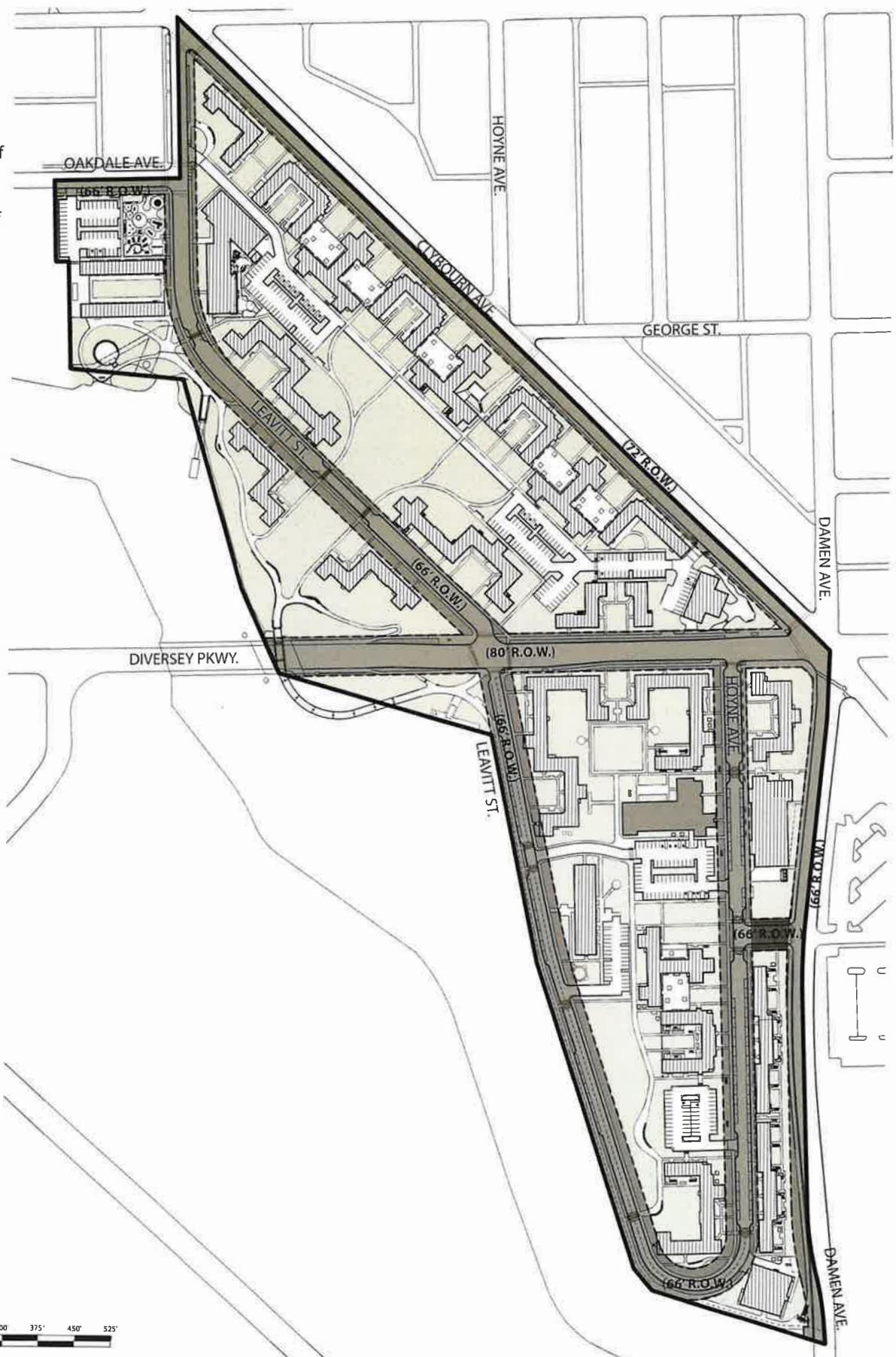
**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL**

JANUARY 31, 2025

1

## LEGEND

- PD Boundary
- Proposed to be Dedicated: 4,960 sf
- Existing ROW to Remain: 481,176 sf



## RIGHTS OF WAY ADJUSTMENT MAP

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL**

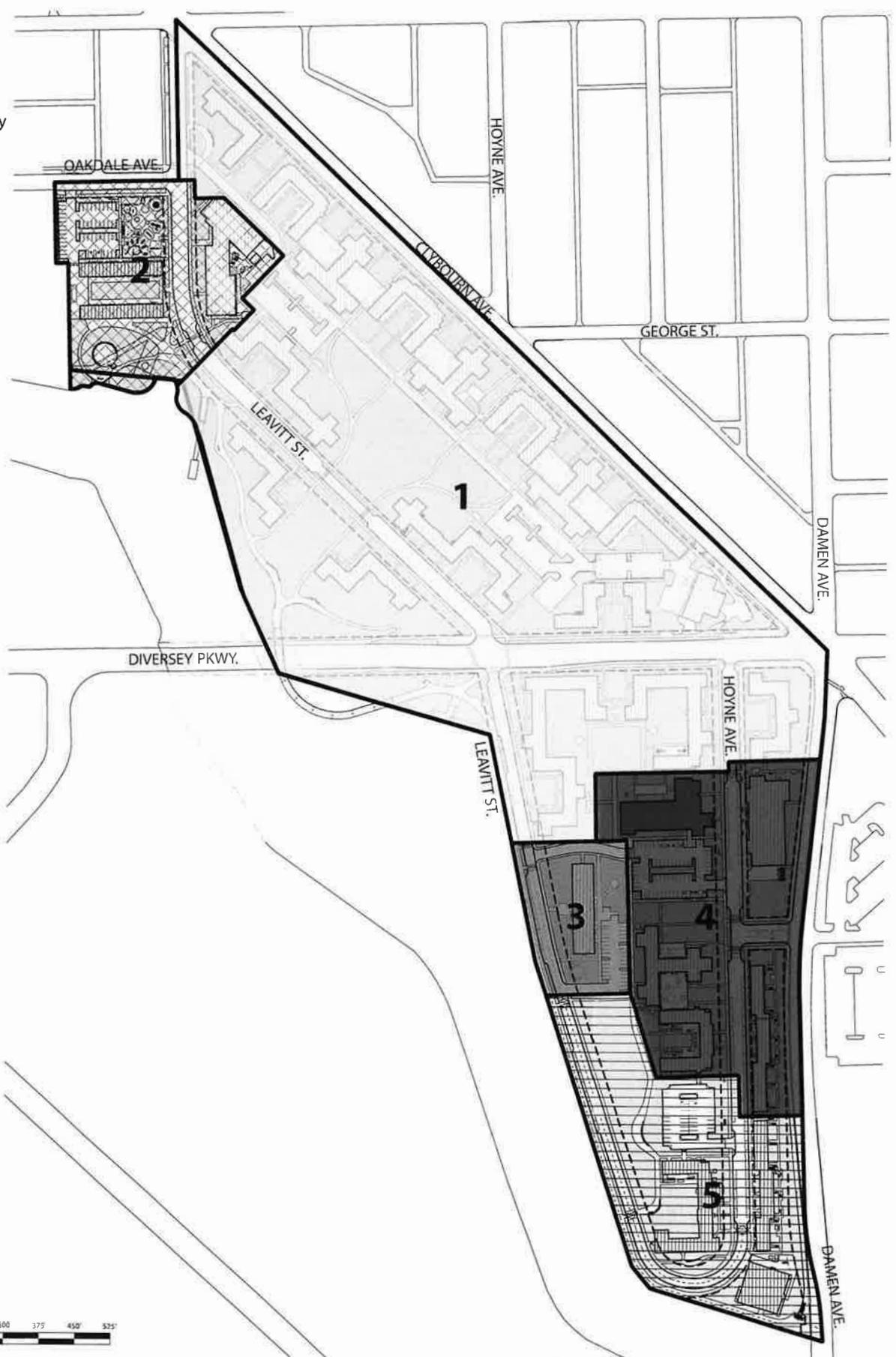
JANUARY 31, 2025

$$1'' = 300'$$

2

## LEGEND

- PD Boundary
- Sub-Area Boundary
- Sub-Area 1
- Sub-Area 2
- Sub-Area 3
- Sub-Area 4
- Sub-Area 5



## SUB-AREA MAP

APPLICANT LATHROP COMMUNITY PARTNERS

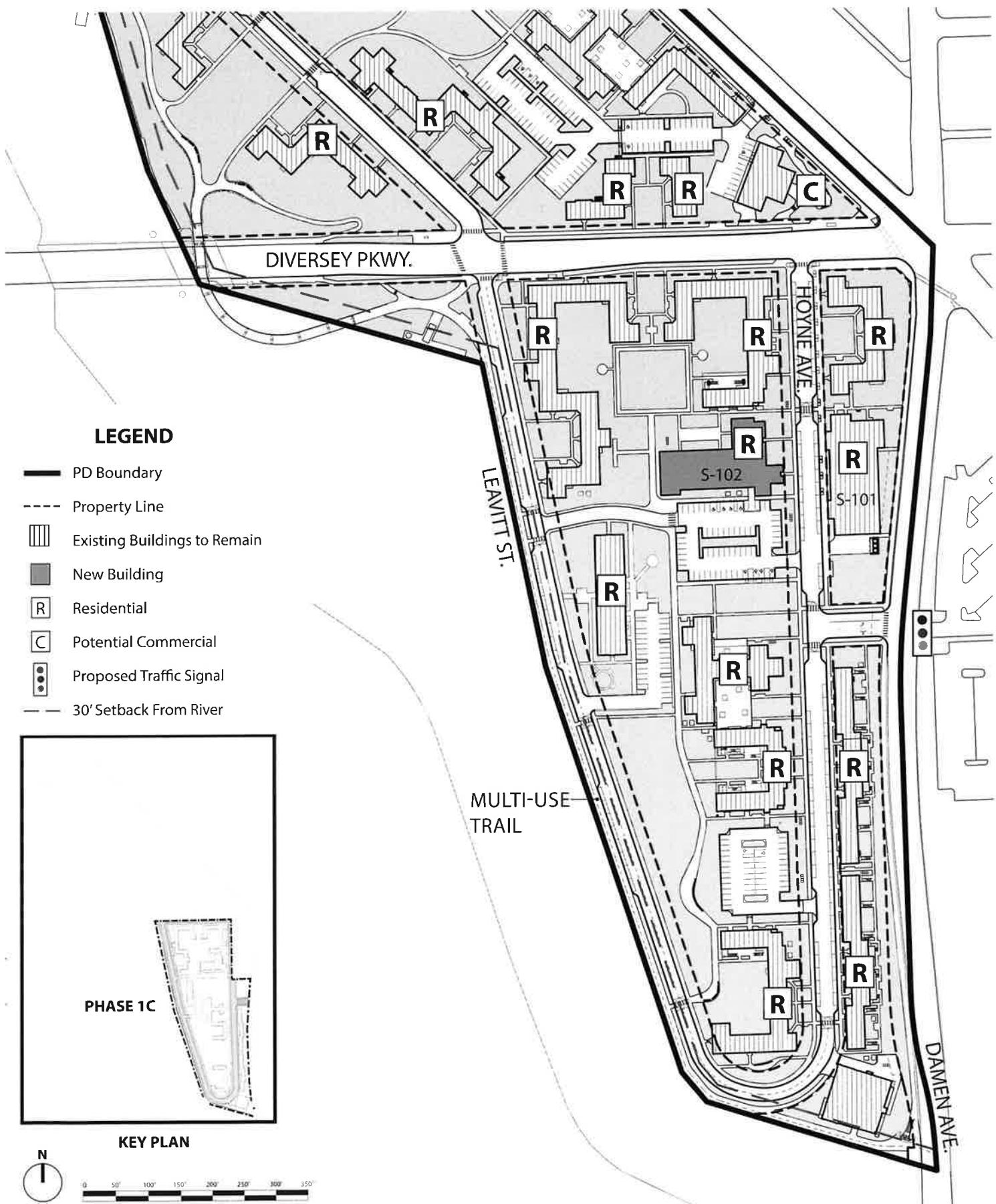
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL

JANUARY 31, 2025

1" = 300'

3



**GENERAL LAND-USE PLAN - SOUTH**

1" = 200'

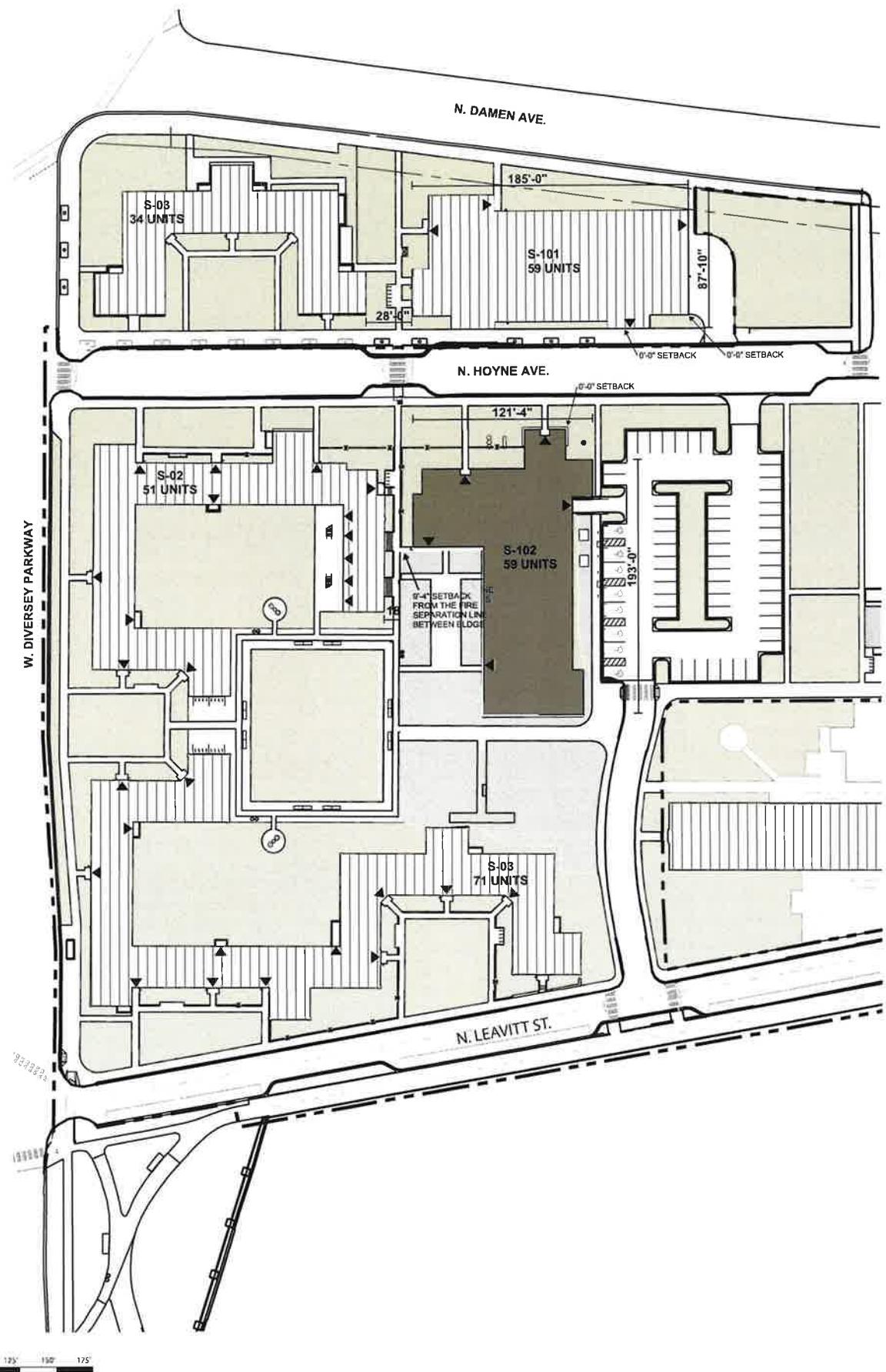
**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL** JANUARY 31, 2025

## LEGEND

- PD Boundary
- - - Property Line
- ▨ Existing Building  
(Existing Setbacks to Remain)
- ▨ New Building
- ▲ Building Entry



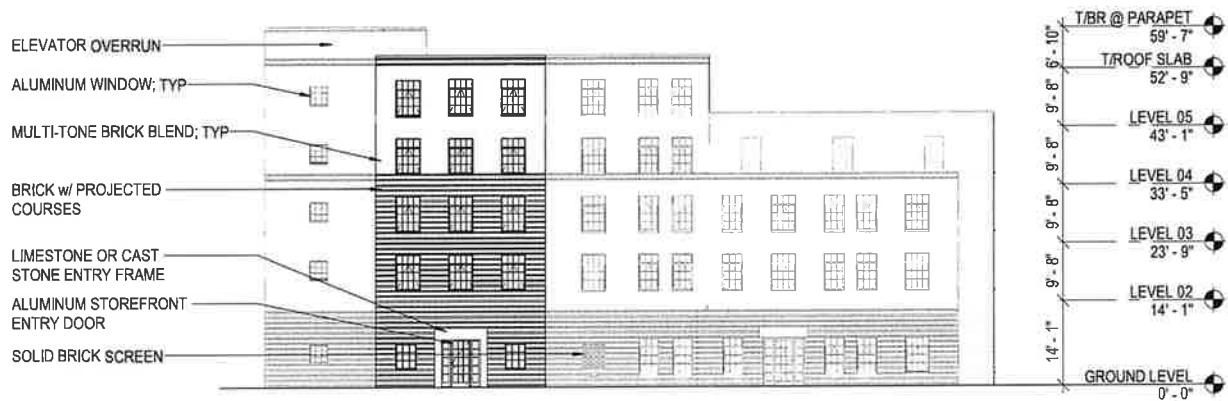
### SITE PLAN - PHASE 1C - S102

1" = 100'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025



**S102 BUILDING - EAST ELEVATION**

SCALE: 1/32" = 1'- 0"

10' 25' 50' 75'

**ELEVATIONS - PHASE 1 - BUILDING S102 - EAST**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL** JANUARY 31, 2025

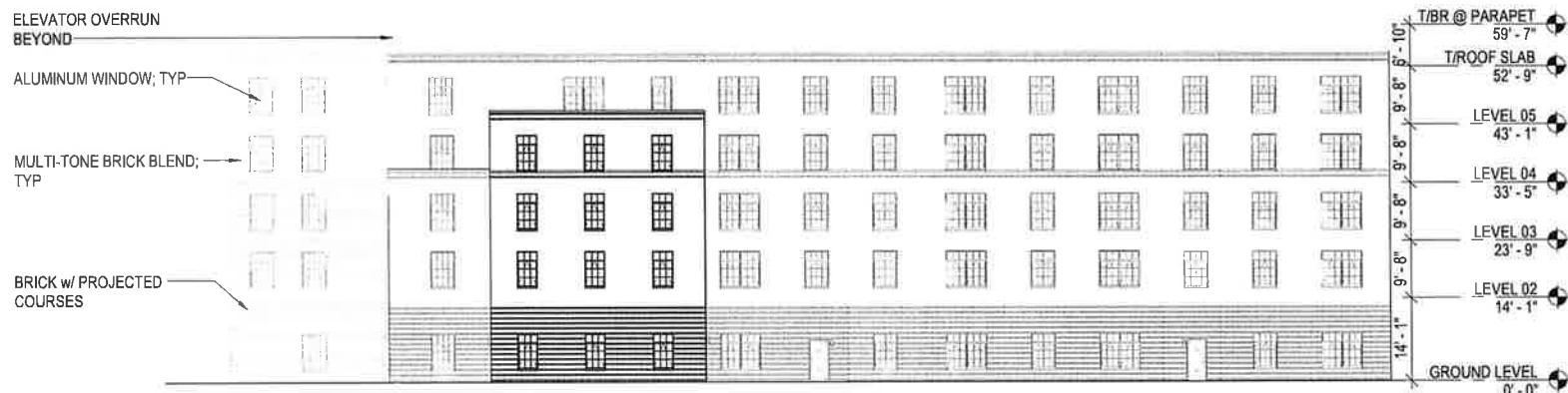
**5A**

**ELEVATIONS - PHASE 1 - BUILDING S102 - NORTH**

1/32" = 1'-0"

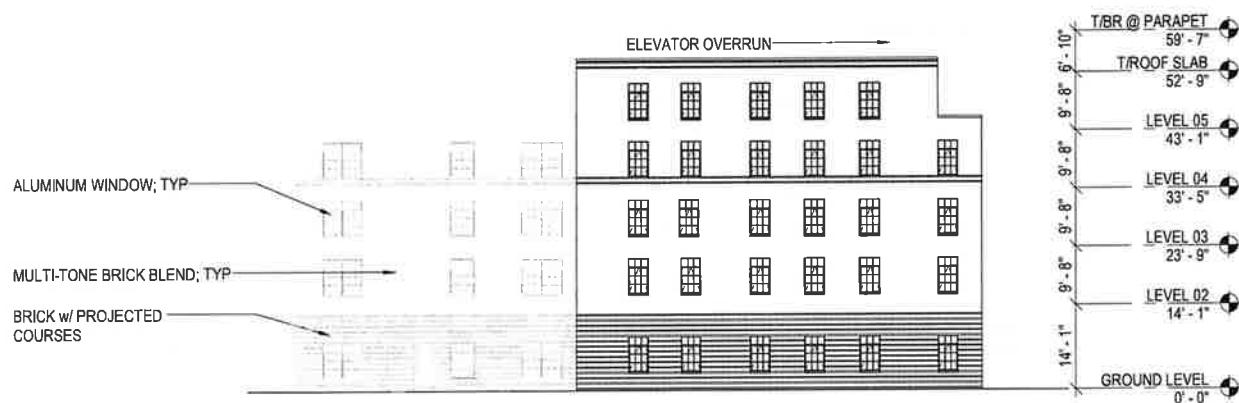
APPLICANT LATHROP COMMUNITY PARTNERS  
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE, NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE  
ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL

JANUARY 31, 2025

**S102 BUILDING - NORTH ELEVATION**

SCALE: 1/32" = 1'-0"





**S102 BUILDING - WEST ELEVATION**

SCALE: 1/32" = 1'-0"

10' 25' 50' 75'

**ELEVATIONS - PHASE 1 - BUILDING S102 - WEST**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL** JANUARY 31, 2025

**5C**

**ELEVATIONS - PHASE 1 - BUILDING S102 - SOUTH****APPLICANT**

LATHROP COMMUNITY PARTNERS

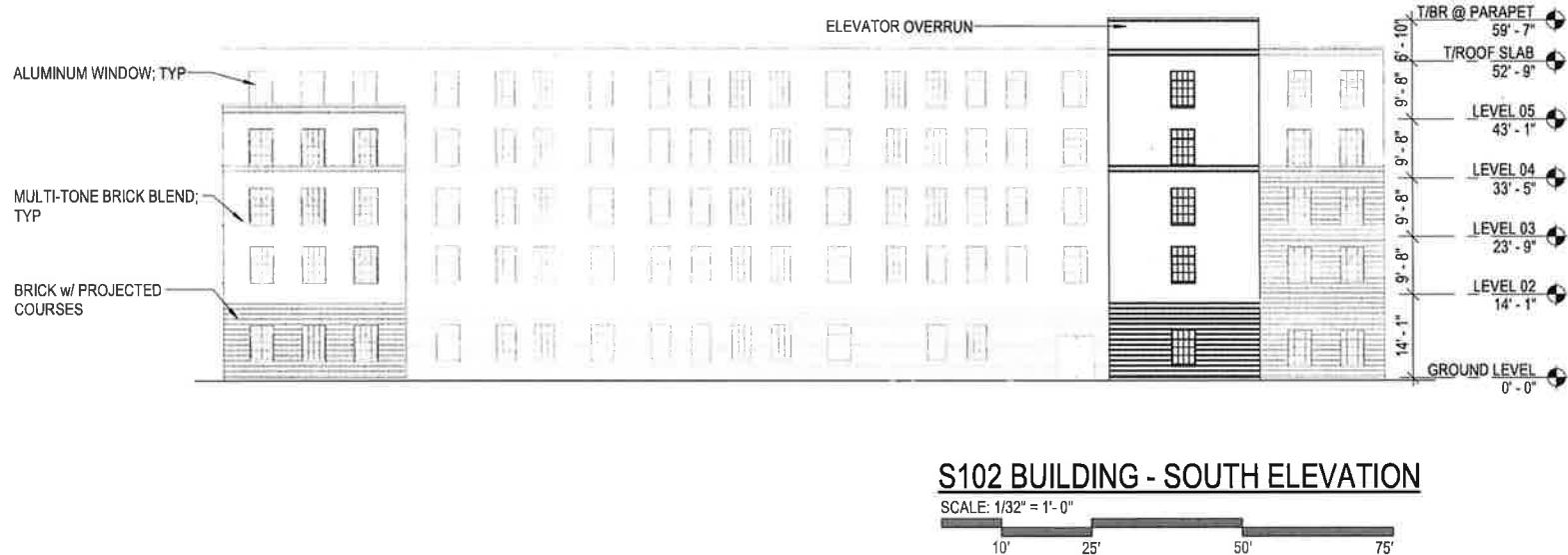
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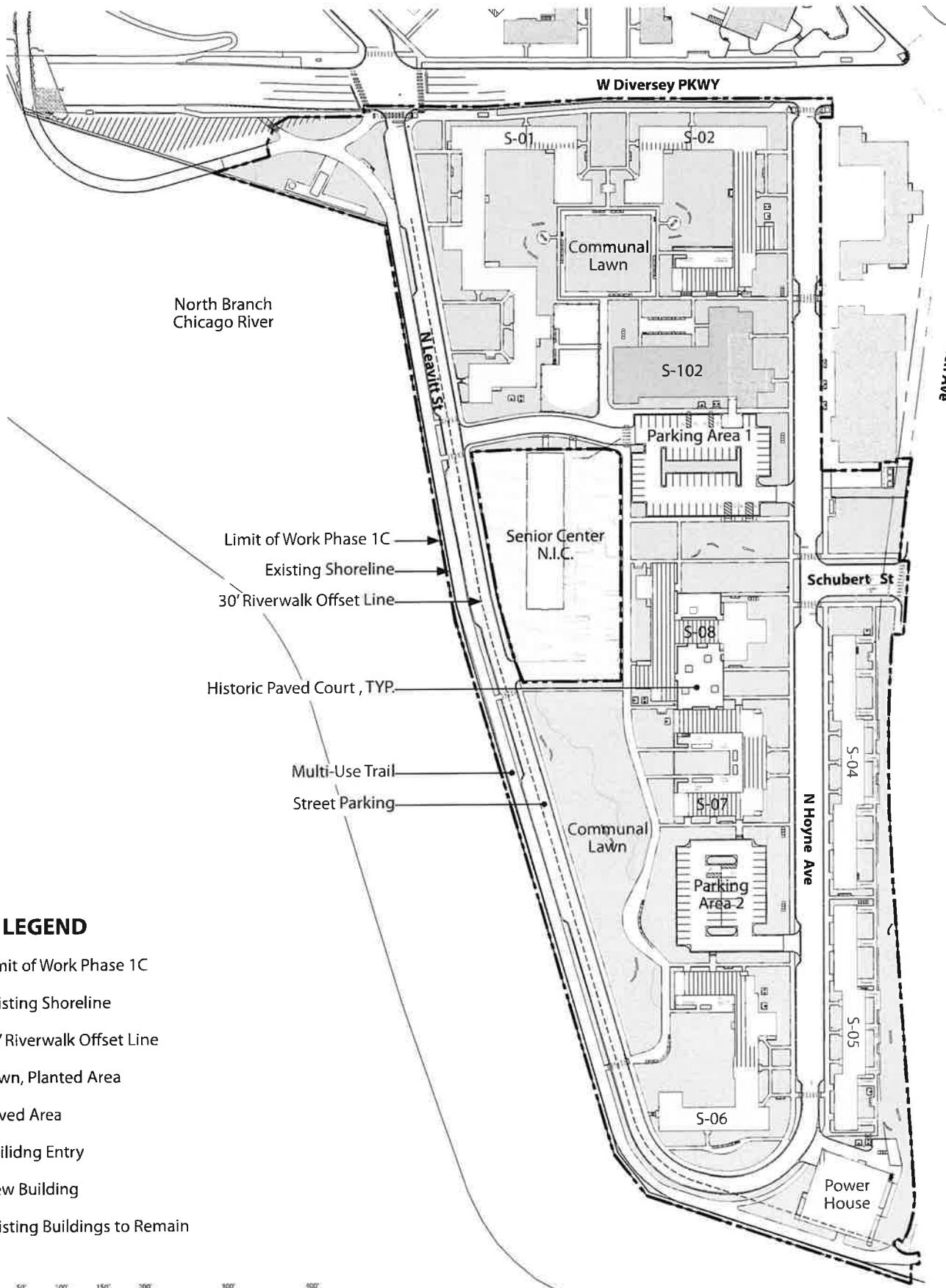
LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL**

JANUARY 31, 2025

1/32" = 1'-0"

**5D**



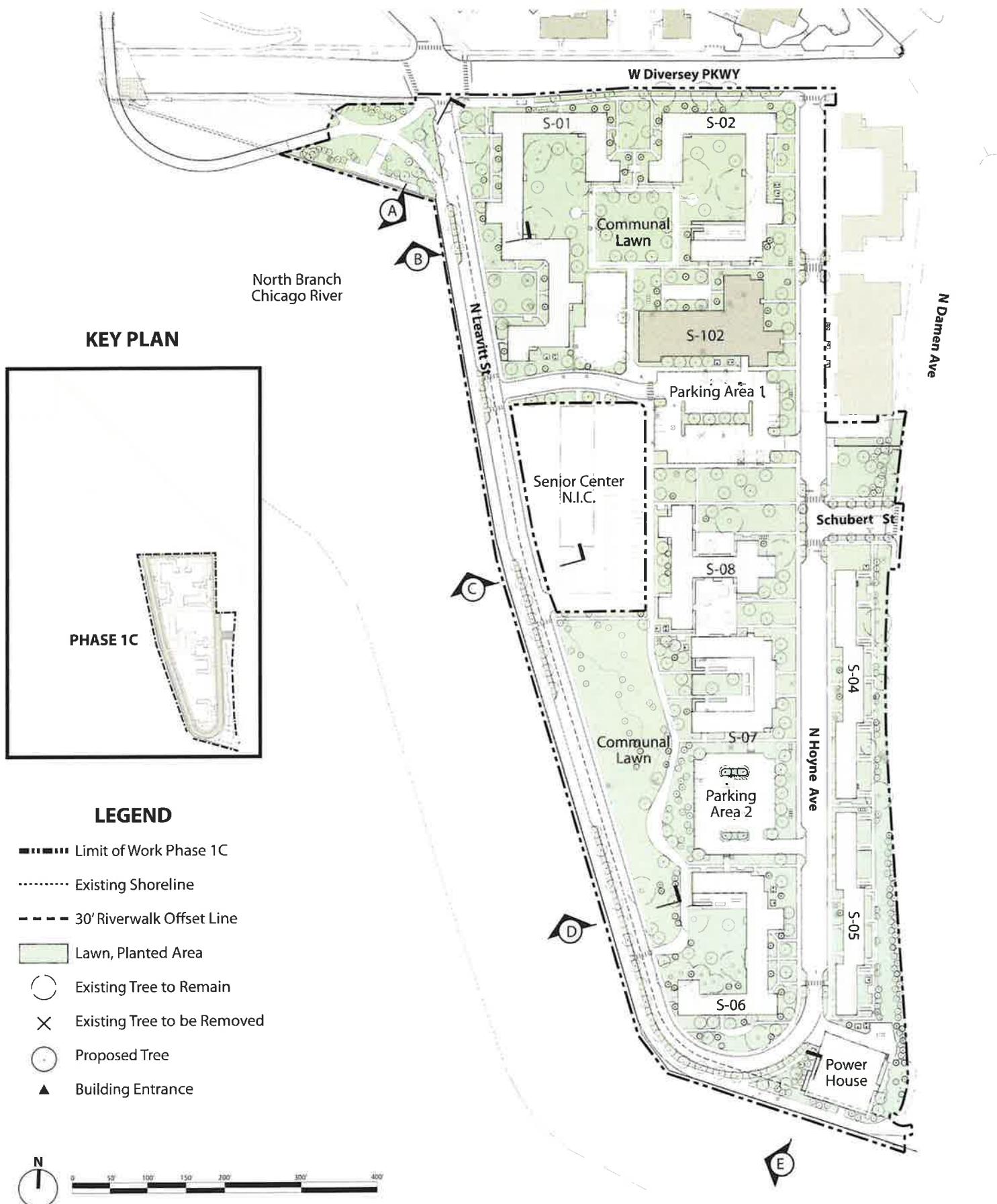
### SITE PLAN - SOUTH

APPLICANT LATHROP COMMUNITY PARTNERS

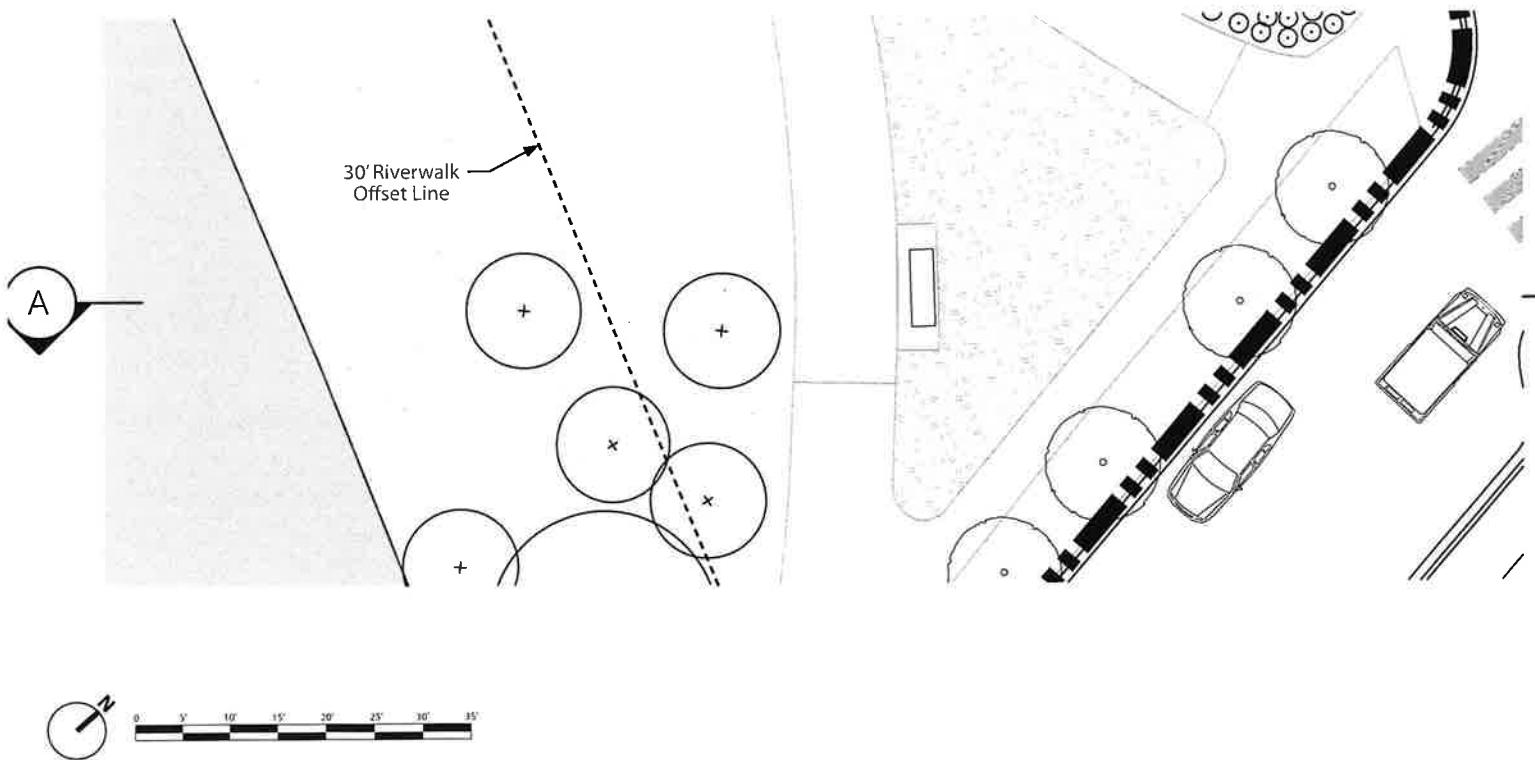
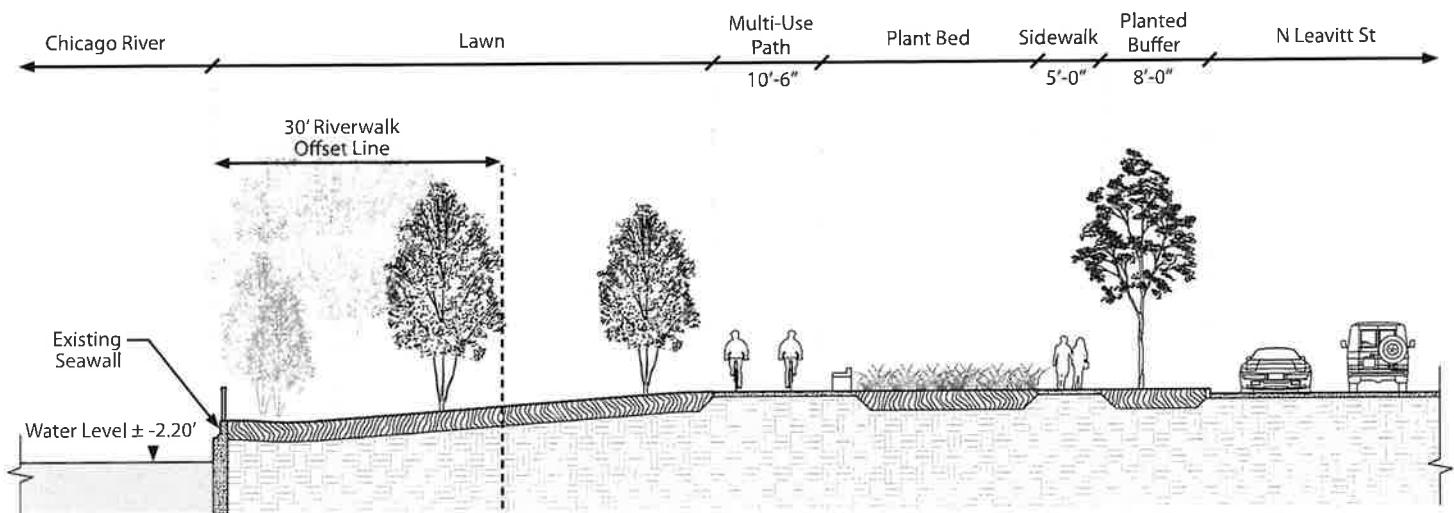
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

1" = 170'



<b>LANDSCAPE PLANTING AND RIVERFRONT KEY PLAN</b>		1" = 170'	<b>7</b>
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS		
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE		
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>		JANUARY 31, 2025	



**SECTION A - TRIANGLE AT DIVERSEY**

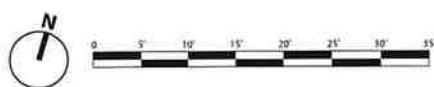
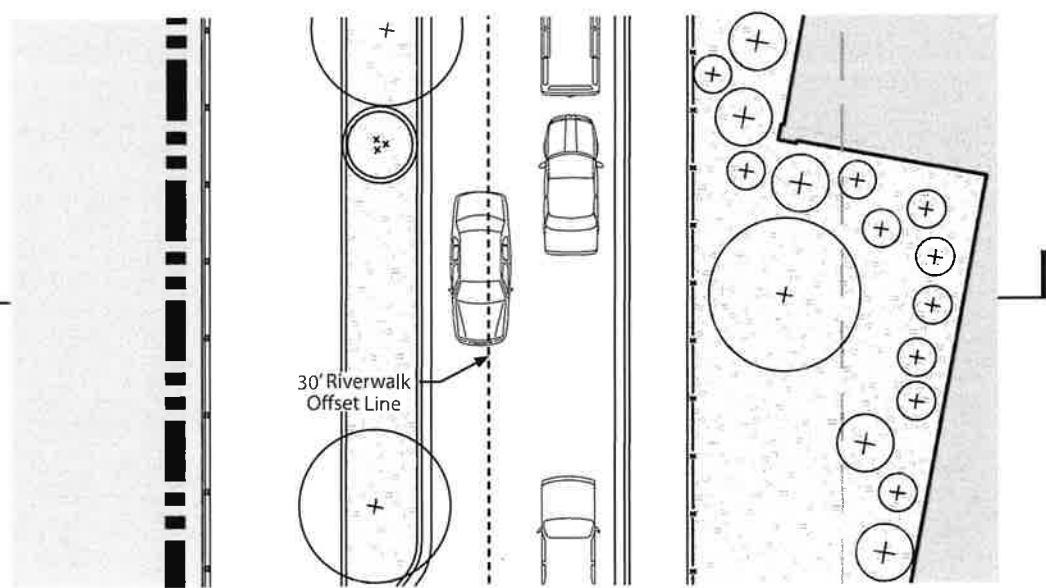
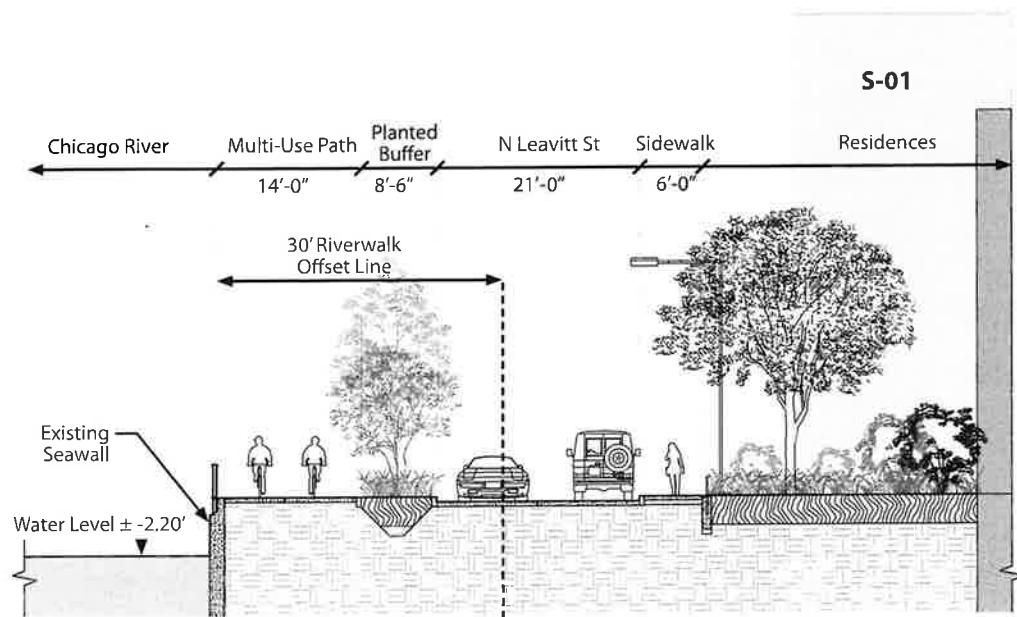
1" = 20'

**APPLICANT** LATHROP COMMUNITY PARTNERS

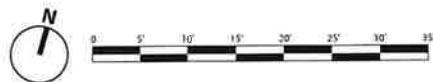
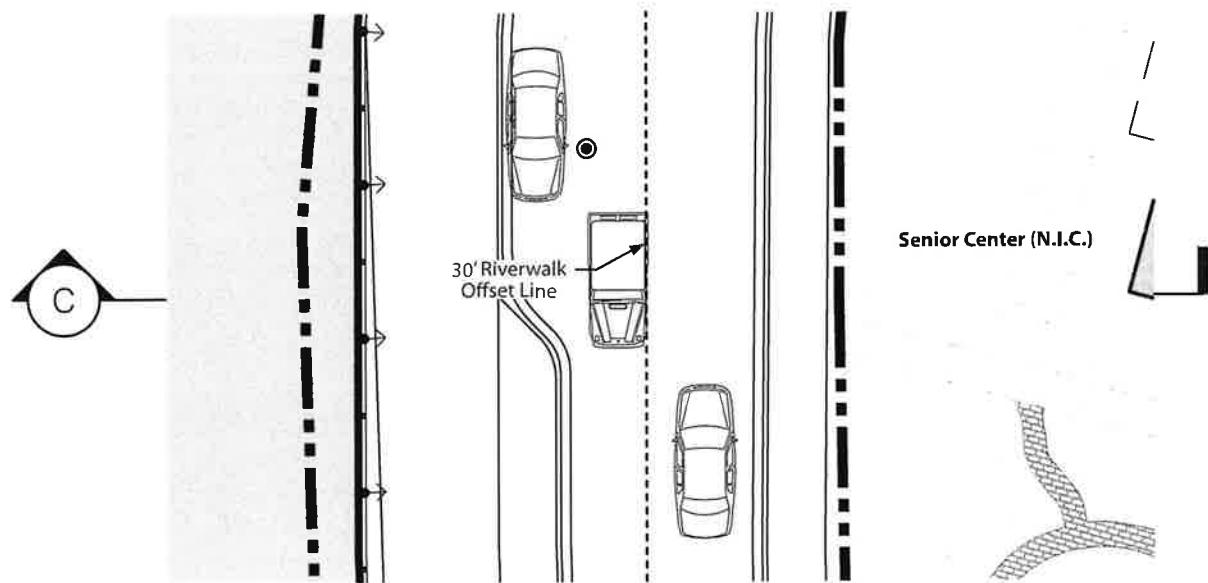
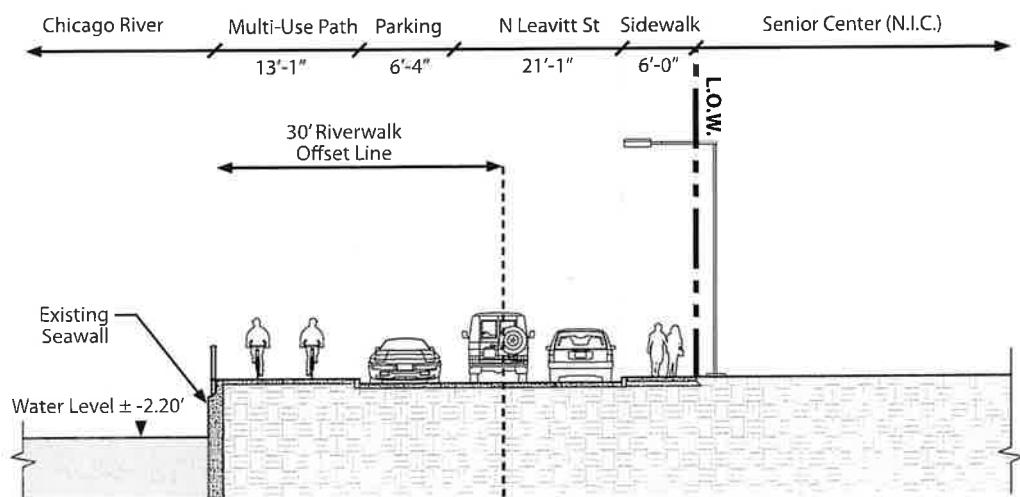
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL** JANUARY 31, 2025

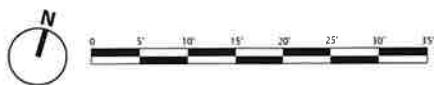
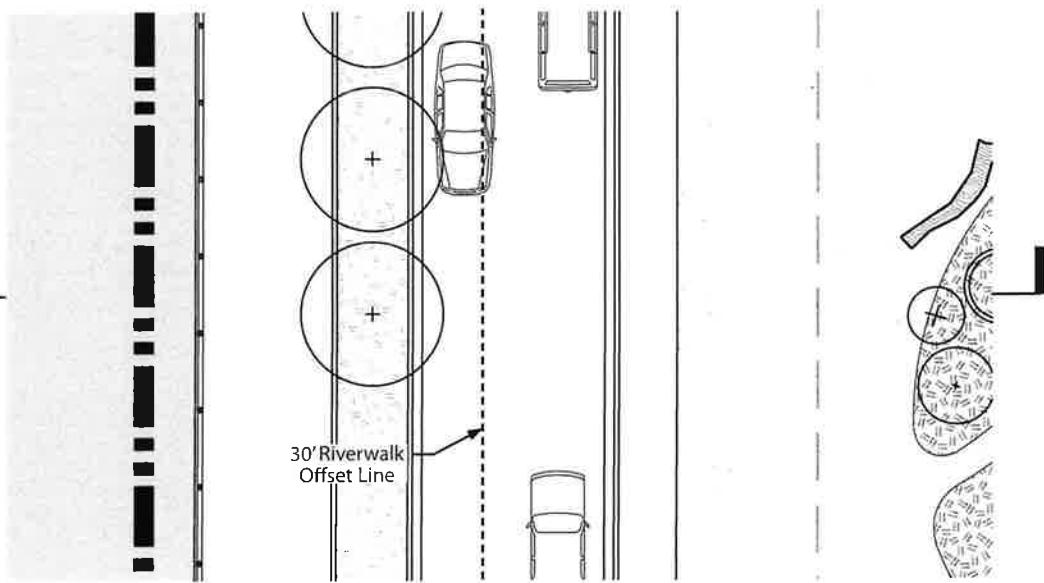
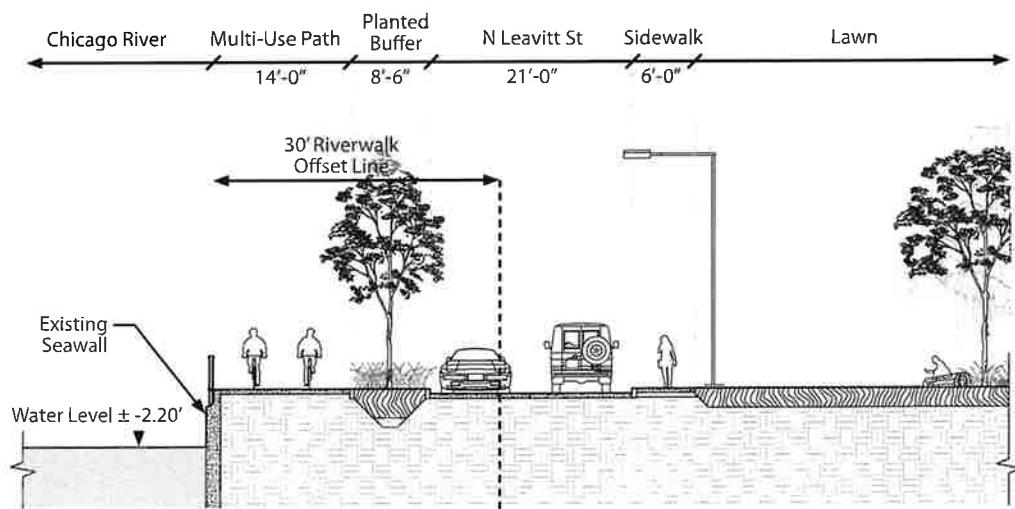
**7A**



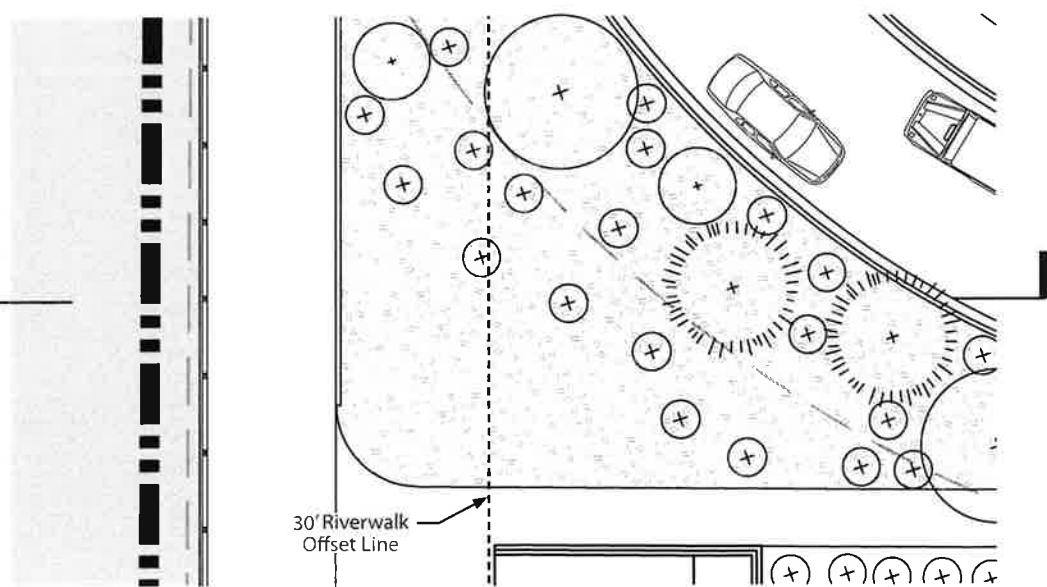
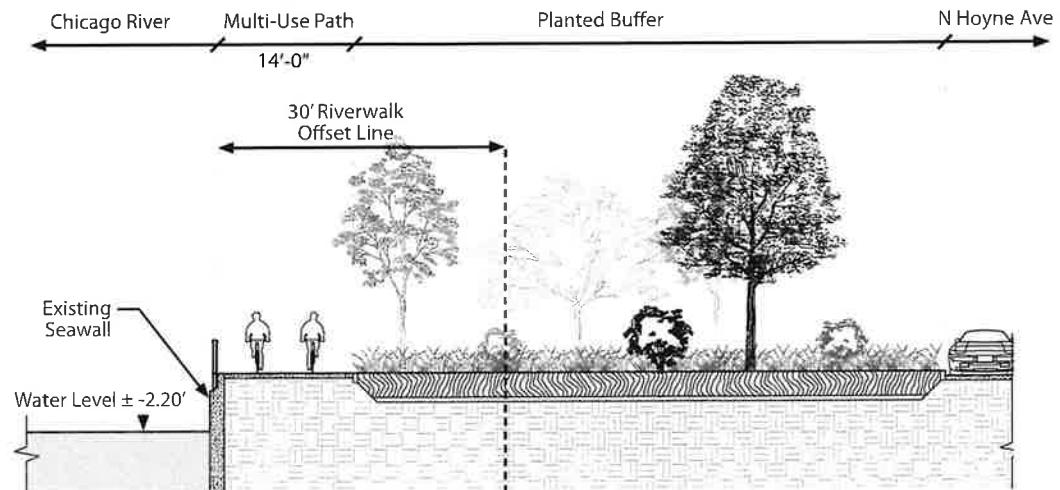
<b>SECTION B - LEAVITT AT S01</b>		1" = 20'
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS	
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>	JANUARY 31, 2025	



<b>SECTION C - LEAVITT AT SENIOR TOWER</b>		1" = 20'
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS	
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>	JANUARY 31, 2025	7C



<b>SECTION D - LEAVITT AT OPEN SPACE</b>		1" = 20'
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS	
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>	JANUARY 31, 2025	<b>7D</b>



**SECTION E - GREEN SPACE BY POWER HOUSE**

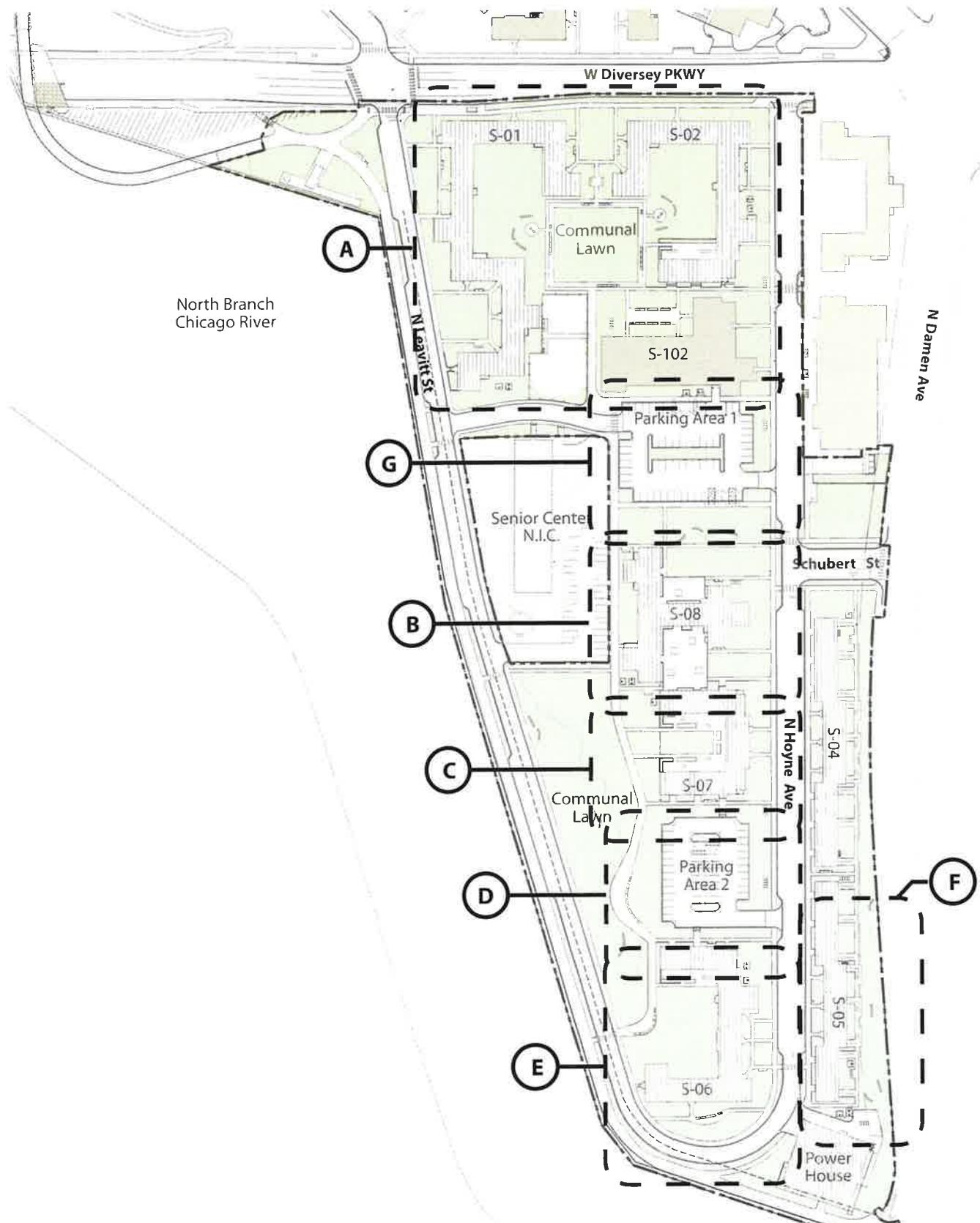
1" = 20'

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL** JANUARY 31, 2025

7E



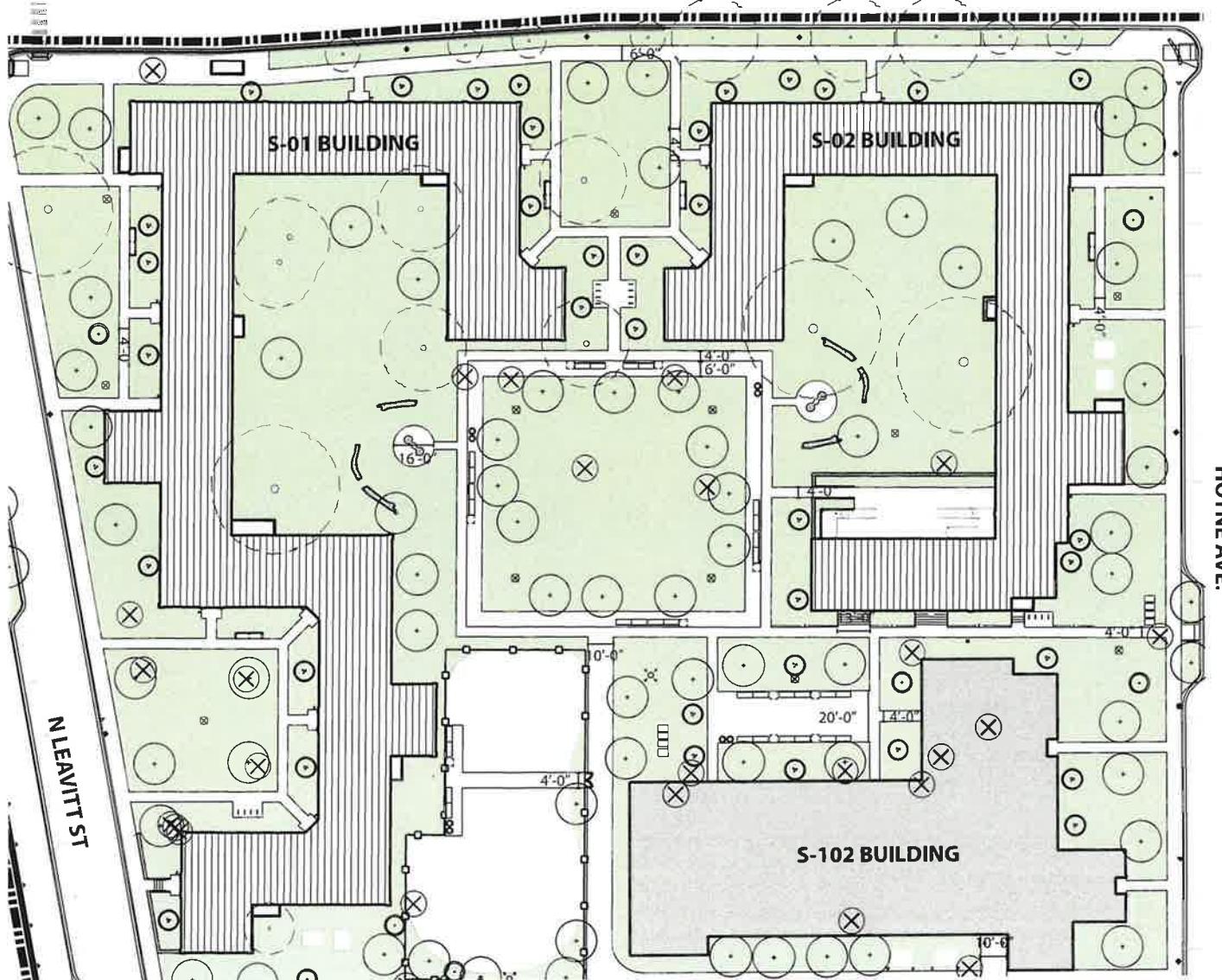
### LANDSCAPE DETAIL KEY PLAN

1" = 170'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025



## LEGEND

- Lawn, Planted Area
- Paved Area
- ▲ Building Entry
- New Building
- Existing Buildings to Remain

- Existing Trees to Remain
- X Removed Trees
- + Proposed Trees
- ← → Fence
- ◆ Existing Light Post
- LP Proposed Light Post



## DETAIL PLAN A: S-01, S-02, S-102 BUILDINGS, ENTRY COURTYARD

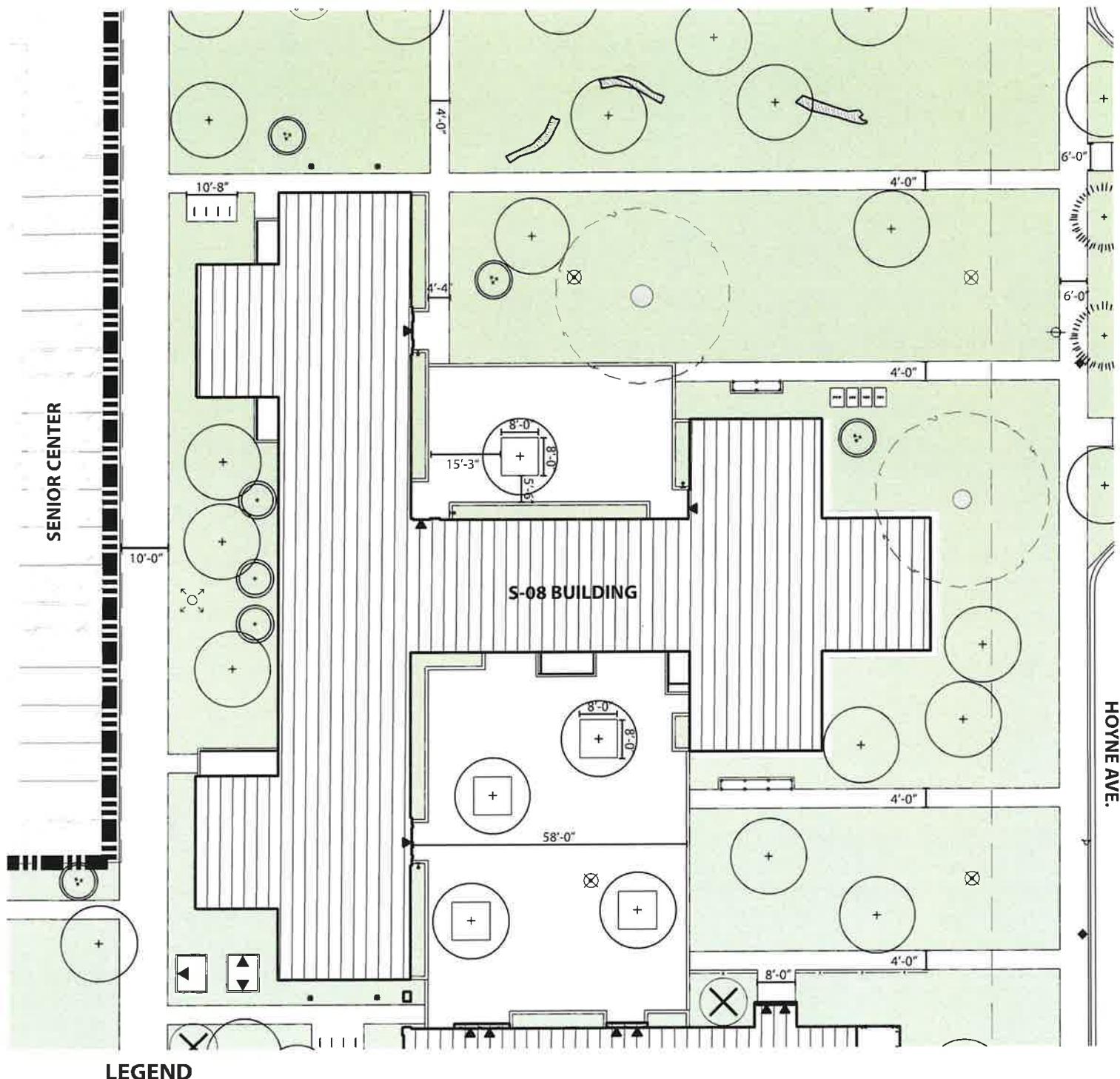
1" = 50'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

8A



#### LEGEND

<span style="background-color: #80c080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Lawn, Planted Area	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Existing Trees to Remain
<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Paved Area	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">X</span> Removed Trees
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">▲</span> Building Entry	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">●</span> Proposed Trees
<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> New Building	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">—</span> Fence
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; background-image: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span> Existing Buildings to Remain	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">◆</span> Existing Light Post
	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; text-align: center;">●</span> Proposed Light Post

N  0 50' 100' 150' 200' 300' 400'

#### DETAIL PLAN B: S0-8 BUILDING & COURTYARDS

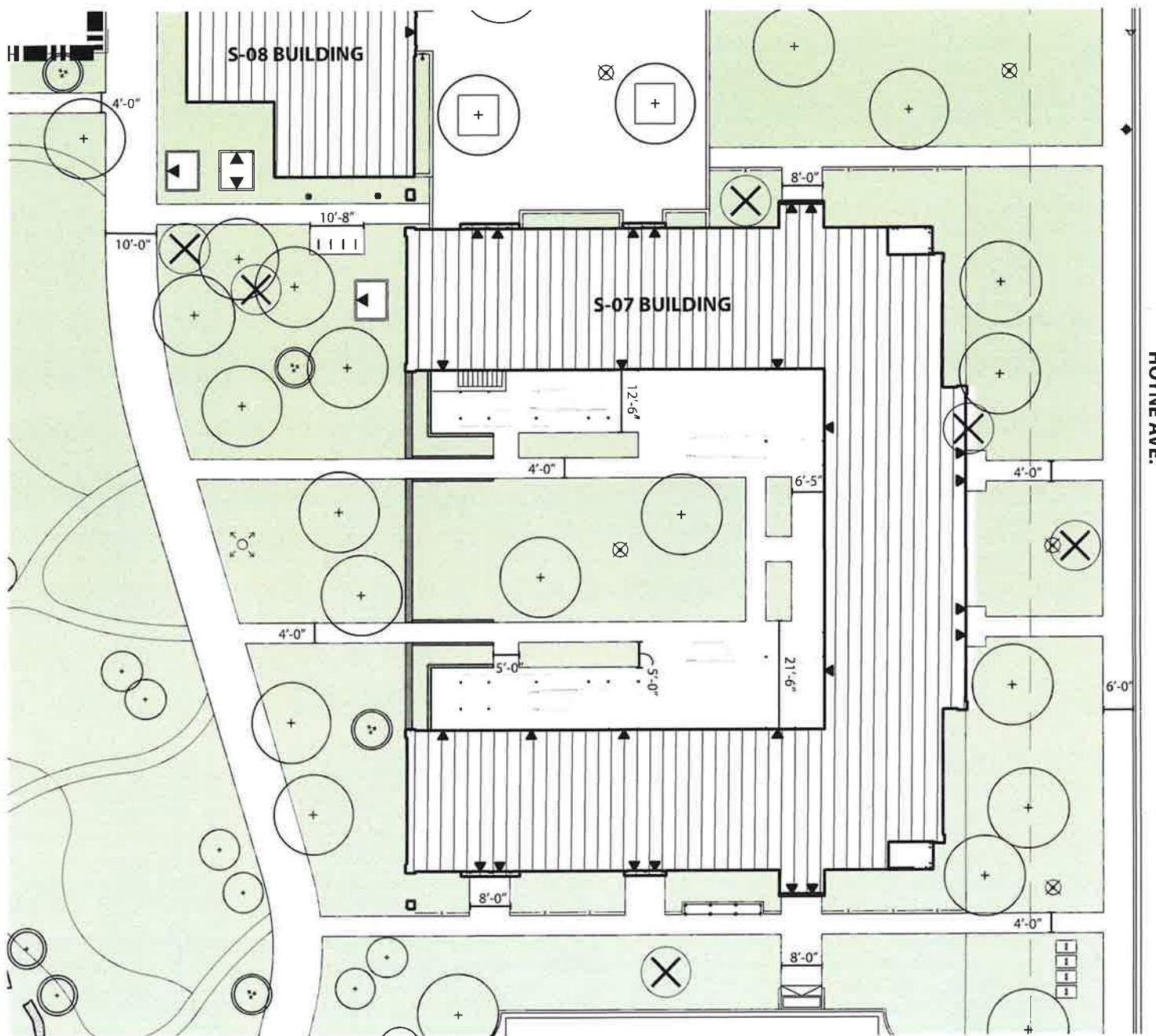
1" = 30'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

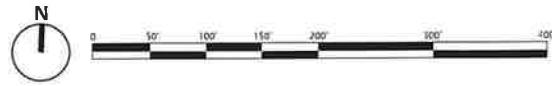
8B



## LEGEND

- Lawn, Planted Area
- Paved Area
- Building Entry
- New Building
- Existing Buildings to Remain

- Existing Trees to Remain
- Removed Trees
- + Proposed Trees
- Fence
- ◆ Existing Light Post
- + Proposed Light Post



## DETAIL PLAN C: S-07 BUILDING

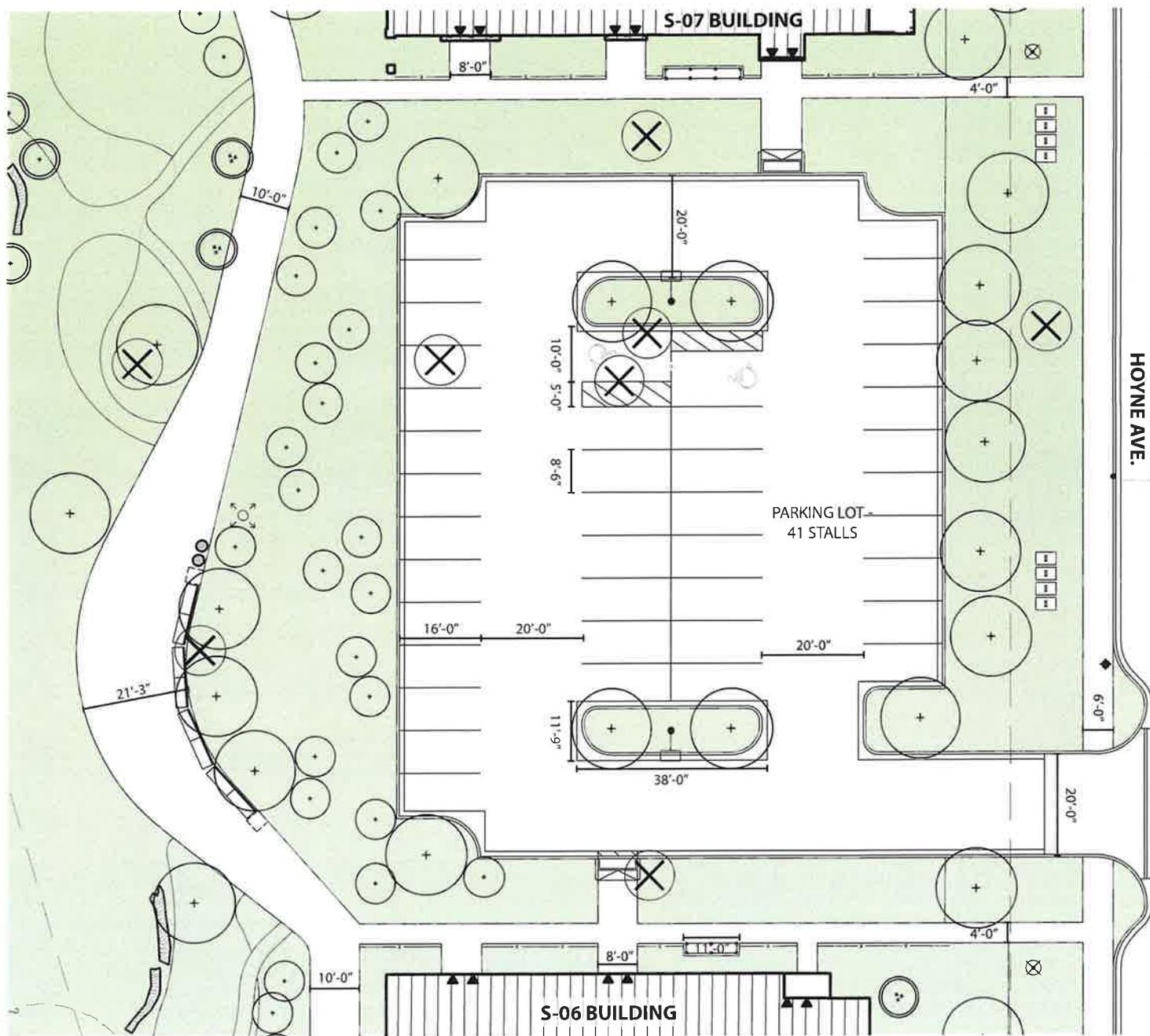
1" = 30'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

8C



### LEGEND

- Lawn, Planted Area
- Paved Area
- ▲ Building Entry
- New Building
- Existing Buildings to Remain

- Existing Trees to Remain
- ✗ Removed Trees
- Proposed Trees
- Existing Light Post
- Proposed Light Post



0 50' 100' 150' 200' 300' 400'

1" = 30'

### DETAIL PLAN D: SOUTH PARKING LOT

APPLICANT LATHROP COMMUNITY PARTNERS

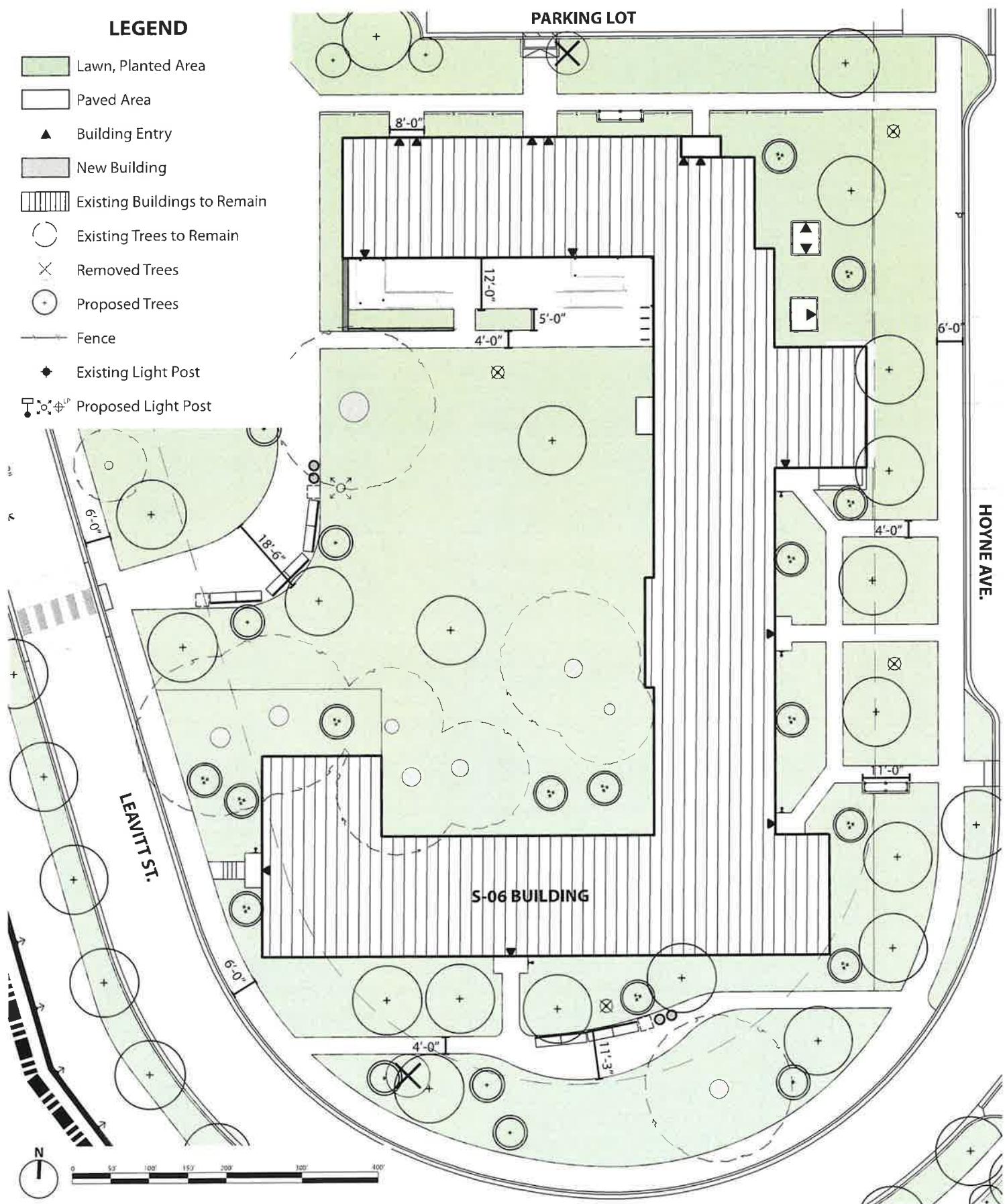
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

8D

## LEGEND

- [Light Green Box] Lawn, Planted Area
- [White Box] Paved Area
- ▲ Building Entry
- [Grey Box] New Building
- [Hatched Box] Existing Buildings to Remain
- (Circle with +) Existing Trees to Remain
- (X) Removed Trees
- (Circle with +) Proposed Trees
- Fence
- ◆ Existing Light Post
- Proposed Light Post



## DETAIL PLAN E: S-06 BUILDING

### APPLICANT

LATHROP COMMUNITY PARTNERS

### ADDRESS

LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

### ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL

JANUARY 31, 2025

1" = 30'

8E

N DAMEN AVE.

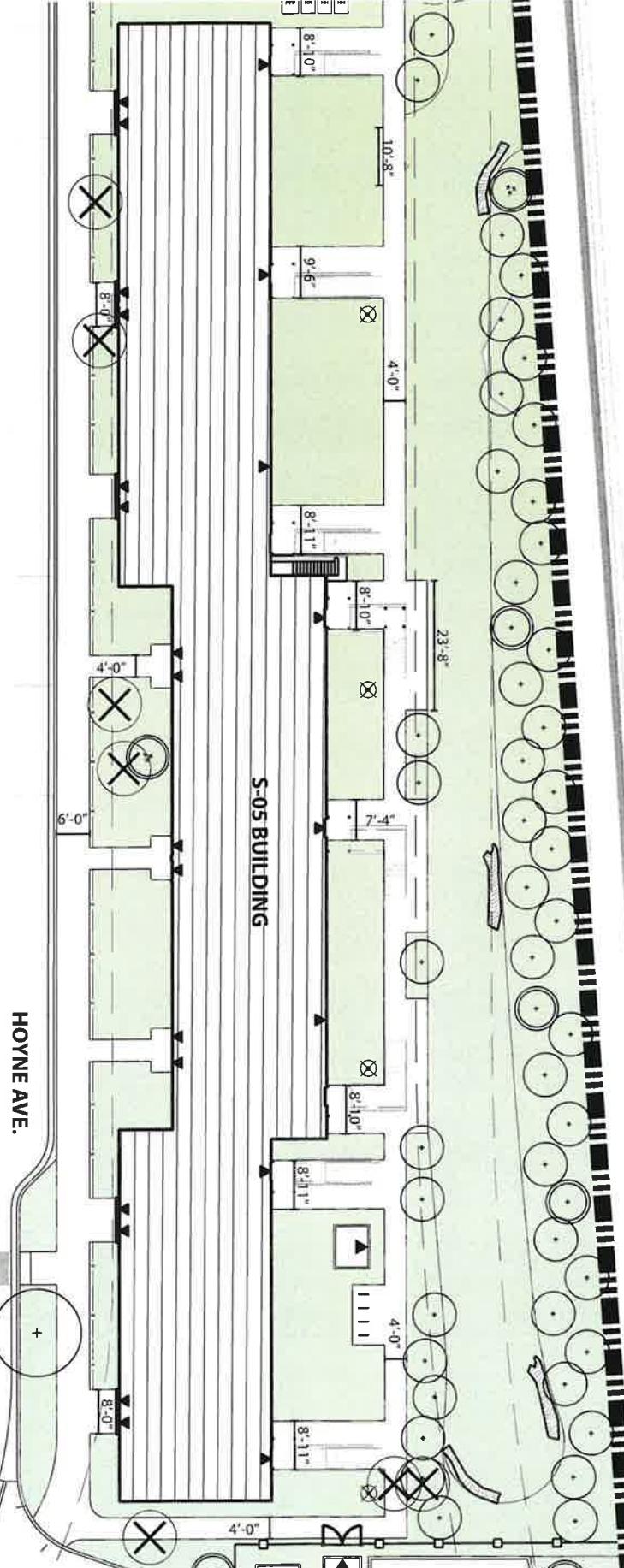
### LEGEND

- Lawn, Planted Area
- Paved Area
- Building Entry
- New Building
- Existing Buildings to Remain
- Existing Trees to Remain
- Removed Trees
- Proposed Trees
- Fence
- Existing Light Post
- Proposed Light Post



HOYNE AVE.

S-05 BUILDING



### DETAIL PLAN F: S-05 BUILDING

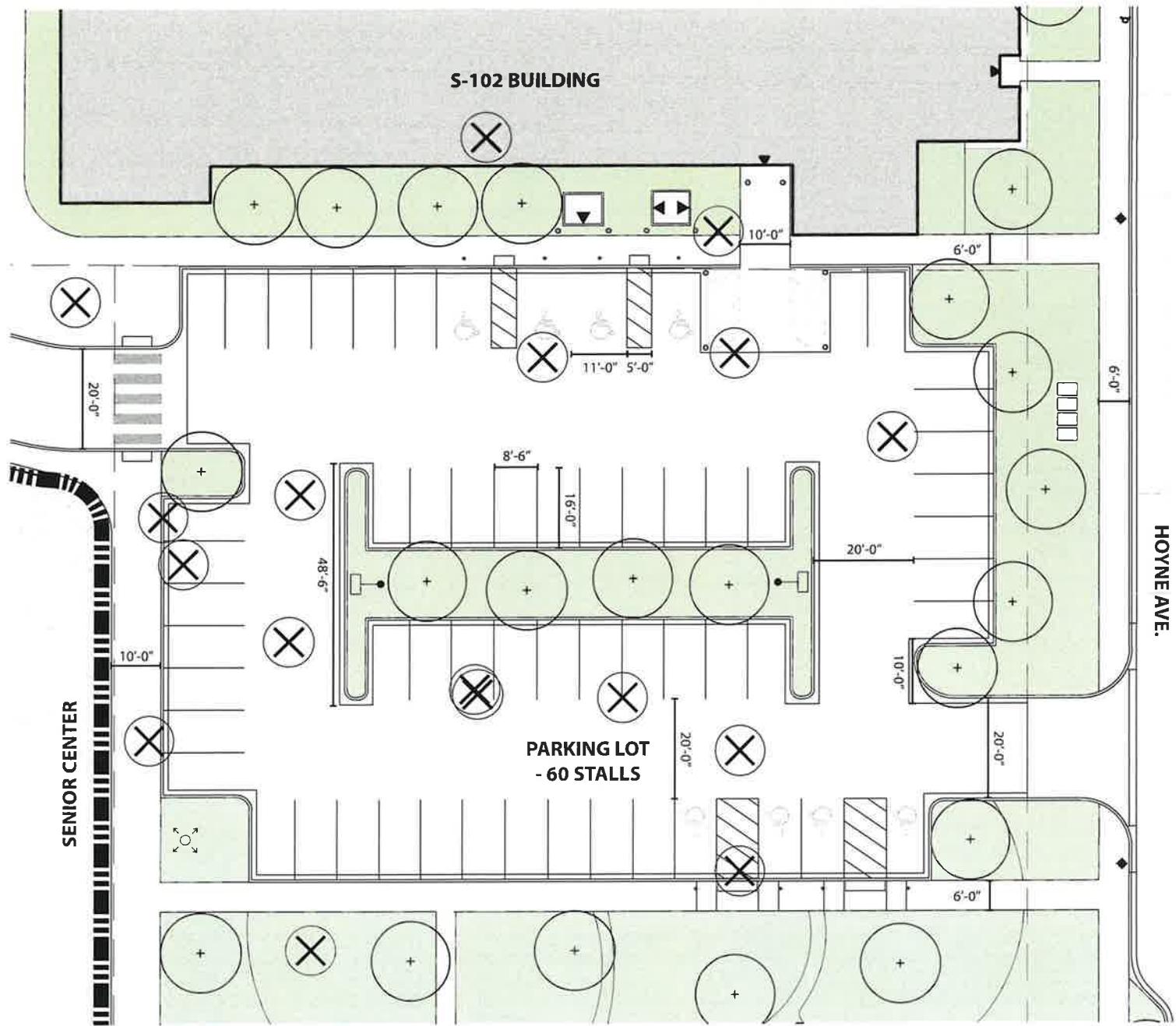
1" = 30'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

8F



## LEGEND

-  Lawn, Planted Area
-  Paved Area
-  Building Entry
-  New Building
-  Existing Buildings to Remain

- Existing Trees to Remain
- ✗ Removed Trees
- Proposed Trees
- ↔ Fence
- Existing Light Post
- ◆ Proposed Light Post



$$1'' = 30'$$

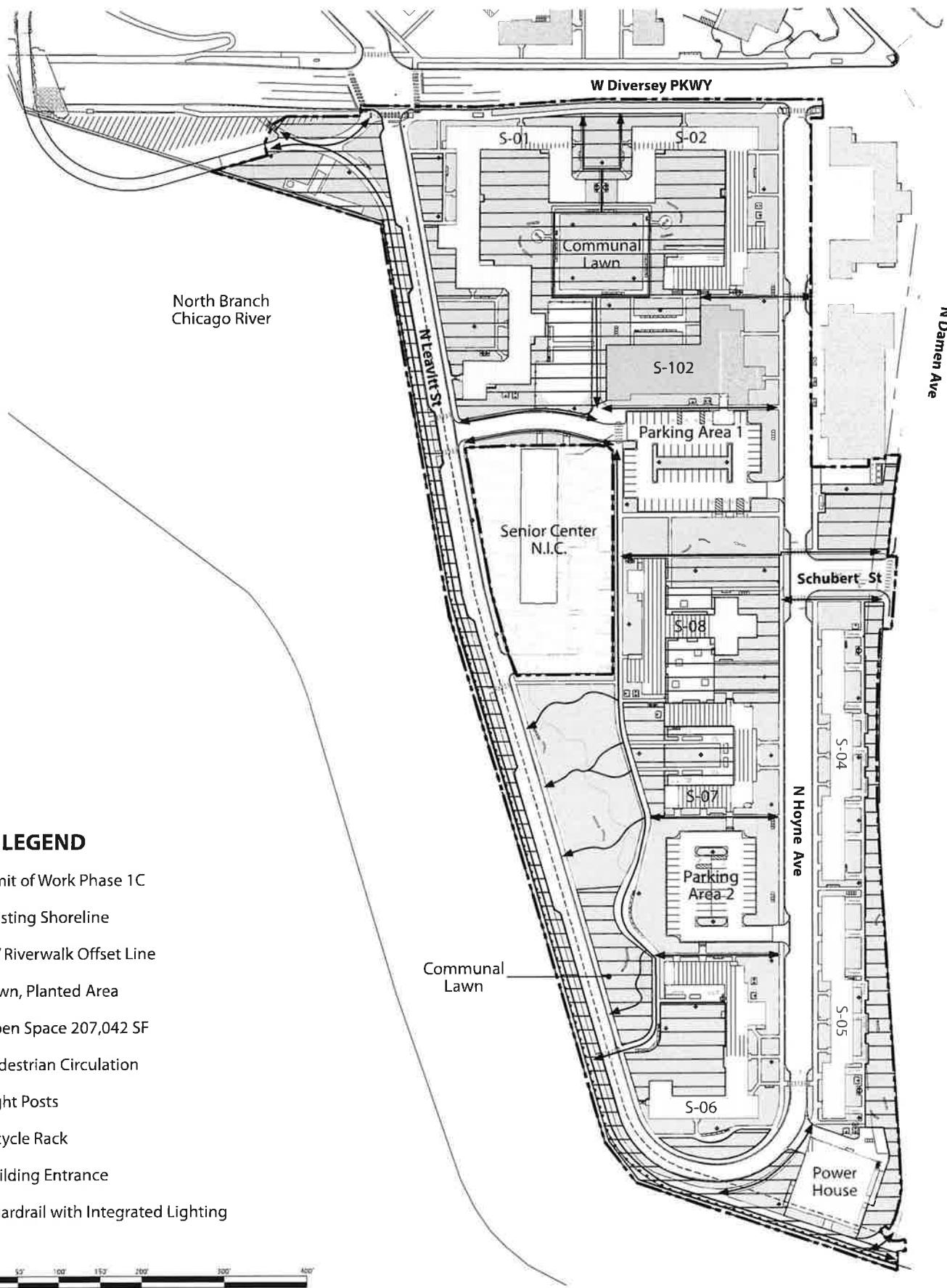
8G

DETAIL PLAN G: NORTH PARKING LOT

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025



#### PEDESTRIAN CIRCULATION, SITE LIGHTING, BICYCLE PARKING, & OPEN SPACE

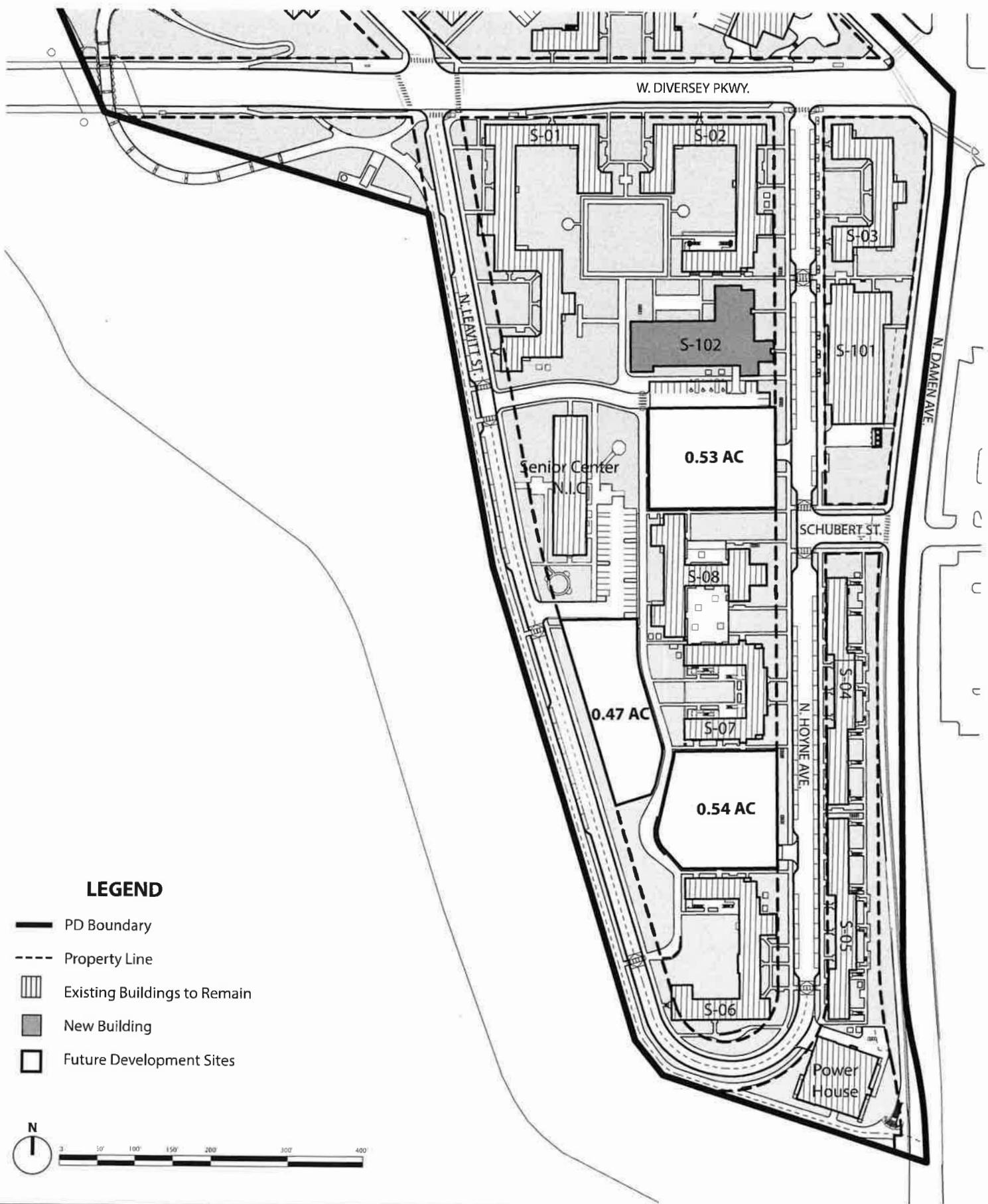
1" = 170'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL

JANUARY 31, 2025



#### FUTURE DEVELOPMENT SITES

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL JANUARY 31, 2025

1" = 170'

	Total of Sub-areas
Gross Site Area (sf)	1,730,722
Gross Site Acreage	39.7
ROW Area (sf)	486,136
ROW Acreage	11.2
<b>Net Site Area (sf)</b>	<b>1,244,587</b>
<b>Net Site Acreage</b>	<b>28.5</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.2</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>1,493,504</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	1,208
Minimum # Loading Berths	Per Site Plan Approval
Minimum # Residential Parking Spaces Required <sup>2</sup>	580

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> Based on 530 units in historic buildings at 0.34 parking ratio = 180 parking spaces

586 units in new construction at 0.68 parking ratio = 398 parking spaces

and 29 existing parking spaces for senior building for a total of 607 parking spaces.

Final parking space count will vary based on future phase development and final unit count in historic buildings and new construction.

<b>BULK DATA TABLE: SUMMARY</b>	
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS
<b>ADDRESS</b>	LATHROP HOMES- SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>	JANUARY 31, 2025

	Sub-area 1
Gross Site Area (sf)	1,035,222
Gross Site Acreage	23.8
ROW Area (sf)	266,742
ROW Acreage	6.1
<b>Net Site Area (sf)</b>	<b>768,480</b>
<b>Net Site Acreage</b>	<b>17.6</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>0.88</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>680,028</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	42 feet
Minimum Setbacks	Per Attached Site Plan
Maximum # Dwelling Units	548
Minimum # Loading Berths	Per Attached Site Plan
Minimum # Residential Parking Spaces Required <sup>2</sup>	185

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> Based on 0.34 spaces per unit parking ratio for Sub-area 1 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area. (all historic buildings)

<b>BULK DATA TABLE: SUB-AREA 1</b>	
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL	JANUARY 31, 2025

	Sub-area 2
Gross Site Area (sf)	152,365
Gross Site Acreage	3.5
ROW Area (sf)	32,427
ROW Acreage	0.7
<b>Net Site Area (sf)</b>	<b>119,938</b>
<b>Net Site Acreage</b>	<b>2.8</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>0.59</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>71,346</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	24 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	1
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	0

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> Based on 0.34 spaces per unit parking ratio for Sub-area 2 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area. (all historic buildings)

<b>BULK DATA TABLE: SUB-AREA 2</b>	
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
<b>ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL</b>	JANUARY 31, 2025

	Sub-area 3
Gross Site Area (sf)	68,373
Gross Site Acreage	1.6
ROW Area (sf)	21,661
ROW Acreage	0.5
<b>Net Site Area (sf)</b>	<b>46,712</b>
<b>Net Site Acreage</b>	<b>1.1</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.59</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>74,500</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	97 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	92
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	29

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> currently provided

<b>BULK DATA TABLE: SUB-AREA 3</b>	
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL	JANUARY 31, 2025

Sub-area 4	
Gross Site Area (sf)	252,360
Gross Site Acreage	5.8
ROW Area (sf)	74,386
ROW Acreage	1.7
<b>Net Site Area (sf)</b>	<b>177,974</b>
<b>Net Site Acreage</b>	<b>4.1</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.78</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>317,666</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	70 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	330
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	227

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> Based on 0.68 spaces per unit parking ratio for Sub-area 4 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in the sub area.

BULK DATA TABLE: SUB-AREA 4	
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL	JANUARY 31, 2025

Sub-area 5	
Gross Site Area (sf)	222,404
Gross Site Acreage	5.1
ROW Area (sf)	90,921
ROW Acreage	2.1
<b>Net Site Area (sf)</b>	<b>131,483</b>
<b>Net Site Acreage</b>	<b>3.0</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>2.8</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>368,797</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	161 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	318
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	216

<sup>1</sup> includes basement areas from existing buildings.

<sup>2</sup> Based on 0.68 spaces per unit parking ratio for Sub-area 5 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in the sub area.

<b>BULK DATA TABLE: SUB-AREA 5</b>	
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
ISSUED FOR MINOR CHANGE AND SITE PLAN APPROVAL	JANUARY 31, 2025



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 5, 2018

William Tippens  
Lathrop Community Partners  
350 W. Hubbard Street  
Suite 300  
Chicago, IL 60654

**Re: Administrative Relief for Planned Development No. 1315  
Leavitt St. and Diversey Pkwy. traffic signal replacement**

Dear Mr. Tippens:

Please be advised that your request for a minor change to Waterway Residential Business Planned Development No. 1315 ("PD 1315"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statements No. 8 and No. 17 of the Planned Development.

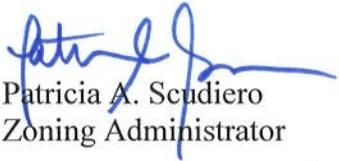
Statement No. 8 of the PD Ordinance requires the modification of the traffic signal at Diversey and Leavitt to provide countdown pedestrian signal indication and a leading eastbound left turn arrow prior to the issuance of the Cert. of Occupancy for any building in Subarea 1. You are requesting administrative relief to postpone the timing of the traffic signal improvements until the realignment of the intersection to provide a perpendicular approach from the north at Leavitt and Diversey and the resurfacing of Diversey between the bridge at the Chicago River and Damen occurs. Both the realignment and resurfacing are planned as part of your Phase 1B construction which is scheduled to begin in September of this year, prior to the delivery of the final units in Phase 1A, but not ahead of first occupancy. A site plan identifying Phases 1A with its occupancy schedule and 1B with its anticipated commencement date is attached. CDOT is aware of and approves this request and the property owner, the Chicago Housing Authority, has provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the installation of the new traffic signal to coincide with the realignment and resurfacing work 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 Waterway Residential Business Planned Development No. 1315, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

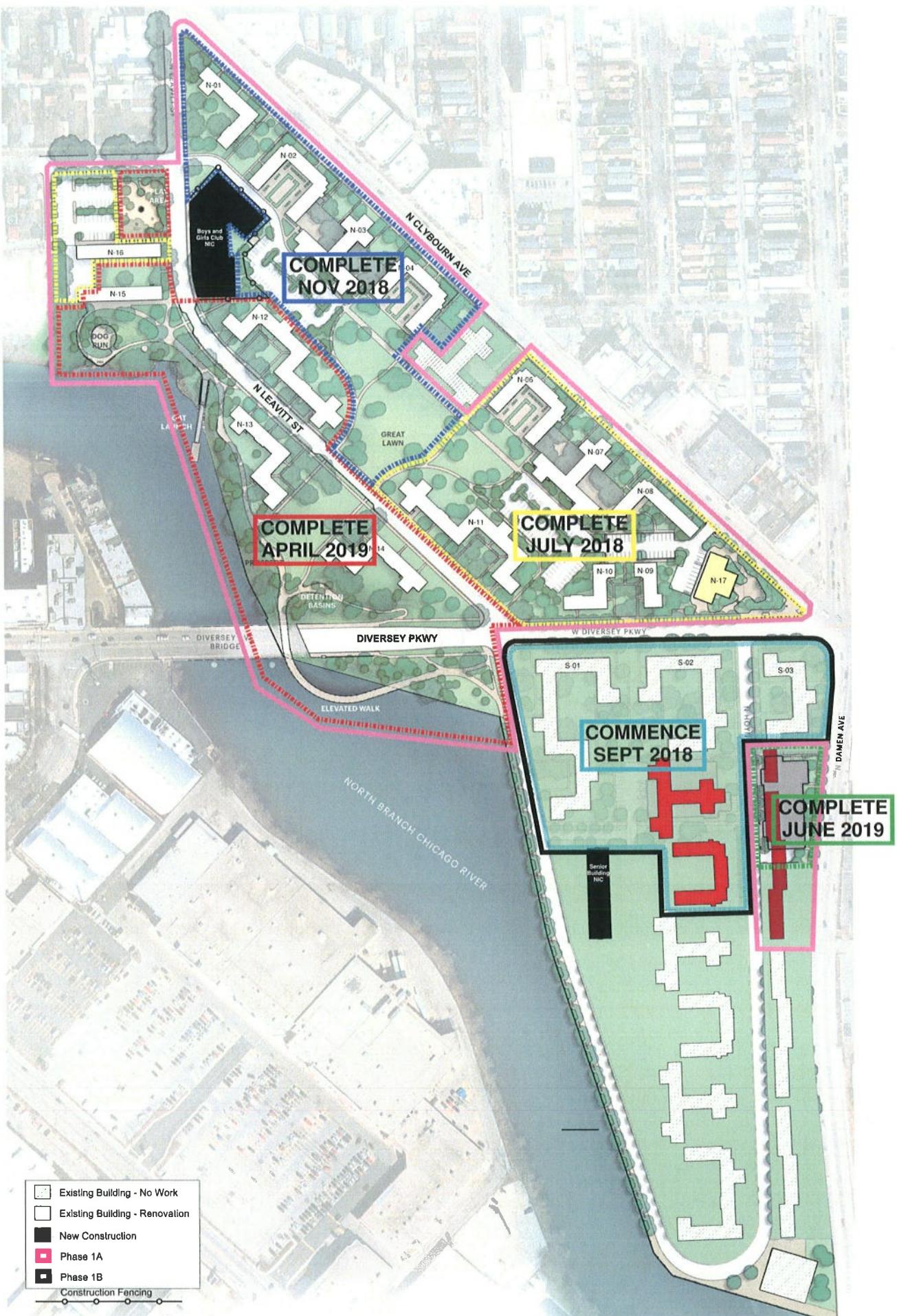
Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Steve Pautsch, Main file



Lathrop Homes Phase 1A  
Construction Phasing Plan  
October 2017



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 28, 2016

William Tippens  
Lathrop Community Partners  
350 E. Hubbard  
Suite 300  
Chicago, IL 60654

**Re: Administrative Relief and Site Plan Approval for Planned Development No. 1315,  
Phase 1 of Lathrop Homes redevelopment**

Dear Mr. Tippens:

Please be advised that your request for a minor change and site plan approval to Waterway Residential Business Planned Development No. 1315 (“PD 1315”), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 and No. 17 of the Planned Development.

You are requesting administrative relief as a result of the National Park Service requirement that two buildings, the Administration Building (N-17) at the NW corner of Damen, Diversey, and Clybourn and the building (S-03) at the SW corner of Damen, Diversey, and Clybourn, identified for demolition in Phase 1 must now be retained. They have also requested that a single dwelling unit be provided in Subarea 2. With the consent of the property owner, the Chicago Housing Authority, you are seeking the following modifications:

- Increase the lot area of Subarea 1 and correspondingly decrease the lot area of Subarea 4 to incorporate the two existing historic buildings in the Subarea designated for historic structures.
- Increase the number of dwelling units permitted in Subarea 1 from 504 to 544 units to accommodate the retention of S-03. The overall maximum unit count will not change.
- Approve a maximum of one dwelling unit in Subarea 2 to allow compliance with the National Park Service’s requirement that the existing dwelling unit in building N-16 will be retained. The overall maximum unit count of 1,208 units will not change.
- Realign Parker Ave. and eliminate the northern connection between Hoyne St. and Damen Ave. to accommodate the historic buildings and the two newly proposed construction buildings.
- Provide that dwelling units constructed in existing historic buildings will be required to have a minimum of 0.34 parking spaces per dwelling unit.
- Provide that dwelling units constructed in new buildings will be required to have a minimum of 0.68 parking spaces per dwelling unit.

- Correct a scrivener's error regarding the parking for the senior building, thereby reducing the required parking from 63 spaces to the number of existing spaces (29).

With regard to your first 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 Waterway Residential Business Planned Development No. 1315, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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.

In regards to your second request, you are also seeking site plan approval in accordance with Statement Number 15 of PD 1315. A courtesy presentation of this site plan review was presented to the Chicago Plan Commission on October 20, 2016. We have reviewed the attached exhibits, dated October 20, 2016, submitted for the revised Phase 1 Plan:

Existing Zoning Map

Surrounding Land Use Map

Planned Development Boundary and Property Line Map

Right of Way Adjustment Map

Sub Area Map

General Land-Use Plan - North

General Land-Use Plan - South

Site Plan – Phase 1 - Buildings N01, N02, N03

Site Plan – Phase 1 - Buildings N04, N05, N06, N07

Site Plan – Phase 1 - Buildings N08, N09, N10, ADMIN, S02, S03

Site Plan – Phase 1 - Buildings 1A, 1B

Site Plan – Phase 1 - Buildings N12, N13

Site Plan – Phase 1 - Buildings N11, N14

Preliminary Phasing Plan

Elevations – Phase 1 – Building S101 – West

Elevations – Phase 1 – Building S101 – North

Elevations – Phase 1 – Building S101 – East

Elevations – Phase 1 – Building S101 – South

Elevations – Phase 1 – Building S102 – East

Elevations – Phase 1 – Building S102 – North

Elevations – Phase 1 – Building S102 – West

Elevations – Phase 1 – Building S102 – South

Landscape Site Plan

Landscape Planting Plan  
Riverfront Plan and Section Key  
Section A – Dog Run  
Section B – Boat Launch  
Section C – Prospect  
Section D – Riverwalk and Detention Basins  
Section E – Riverwalk and Underpass  
Section F – Outboard Path  
Section G – Promenade  
Landscape Detail Key Plan  
Detail Plan A: Great Lawn and Special T Building  
Detail Plan B: Southeast Parking Area – 93 Spaces  
Detail Plan C: Northwest Parking Area  
Detail Plan D: Bar Building Parking Area  
Detail Plan E: Typical N. Clybourn Courtyard  
Detail Plan F: N. Clybourn and W. Diversey Pkwy  
Detail Plan G: Diversey Pkwy and N. Damen Ave  
Pedestrian Circulation, Site Lighting, Bicycle Parking, & Open Space  
Bulk Data Table Summary  
Bulk Data Table: Sub-Area 1  
Bulk Data Table: Sub-Area 2  
Bulk Data Table: Sub-Area 3  
Bulk Data Table: Sub-Area 4  
Bulk Data Table: Sub-Area 5

The revised plan retains the two historic buildings and includes two new buildings within Subarea 4. Building S-101 will contain approximately 60,674 square feet, 59 dwelling units and 40 parking spaces and will be located immediately to the south of Building S-03. Building S-102 will contain approximately 46,488 square feet, 40 dwelling units and 28 parking spaces, and will be located immediately south of S-02.

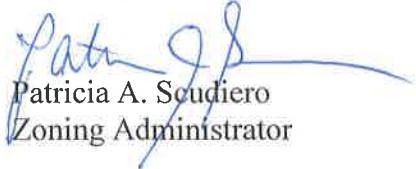
As revised, Phase 1 will be developed into three subareas as follows:

- Subarea 1: 544 dwelling units will be constructed in 17 existing, historic buildings. A minimum of 185 parking spaces will be constructed for these units in accordance with the PD. The Administration Building (N-17) will be rehabilitated for property management, leasing and retail uses.
- Subarea 2: Building N-15 will be adaptively reused as a boat house and N-16 will be adaptively reused as a storage and maintenance facility, including workshop space. A single historic unit will be rehabilitated for the use of the property superintendent.
- Subarea 4: Buildings S-101 and S-102 described above, will contain a total of 99 dwelling units.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal for Waterway Residential Business Planned

Development No. 1315 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

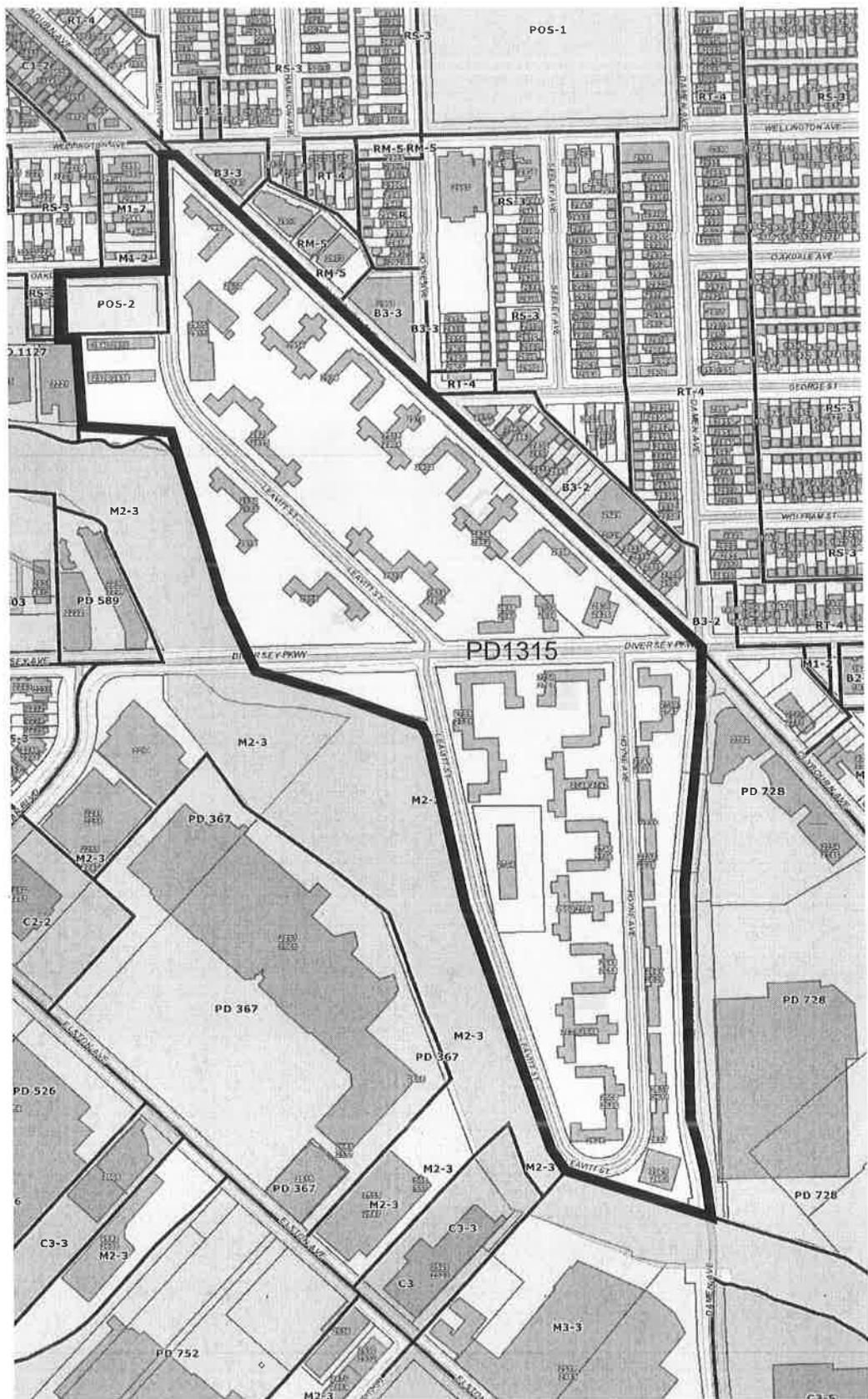
PAS:PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

## LEGEND

— Zoning Boundaries

— PD Boundary



## EXISTING ZONING MAP

NTS

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

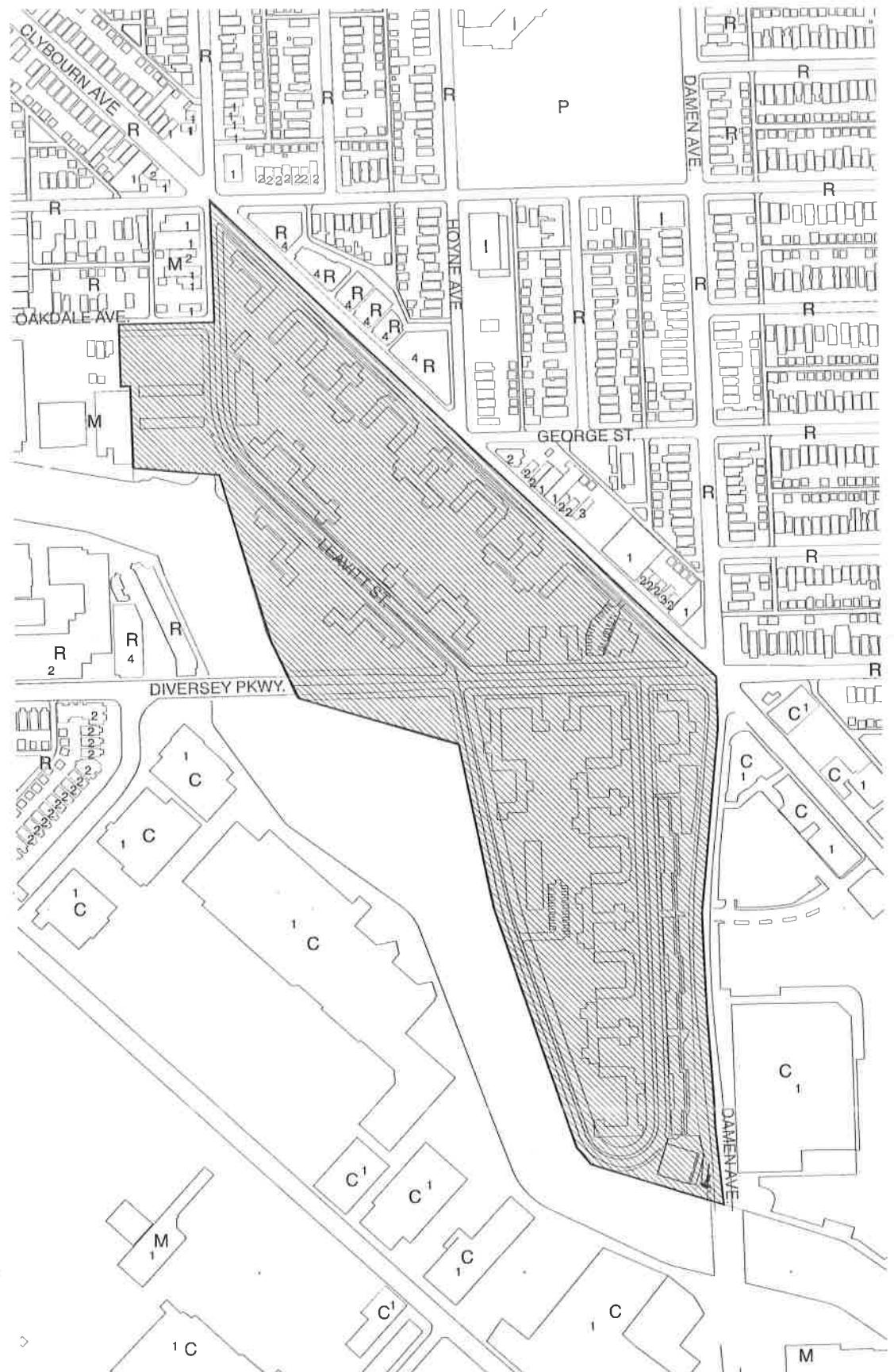
PLAN COMMISSION FEBRUARY 18, 2016

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

PLAN COMMISSION OCTOBER 20, 2016

## LEGEND

- C Business/Commercial
- R Residential
- P Parks and Open Space
- I Institutional
- M Manufacturing
- Subject Premises



## SURROUNDING LAND USE MAP

NTS

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

PLAN COMMISSION FEBRUARY 18, 2016

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

PLAN COMMISSION OCTOBER 20, 2016

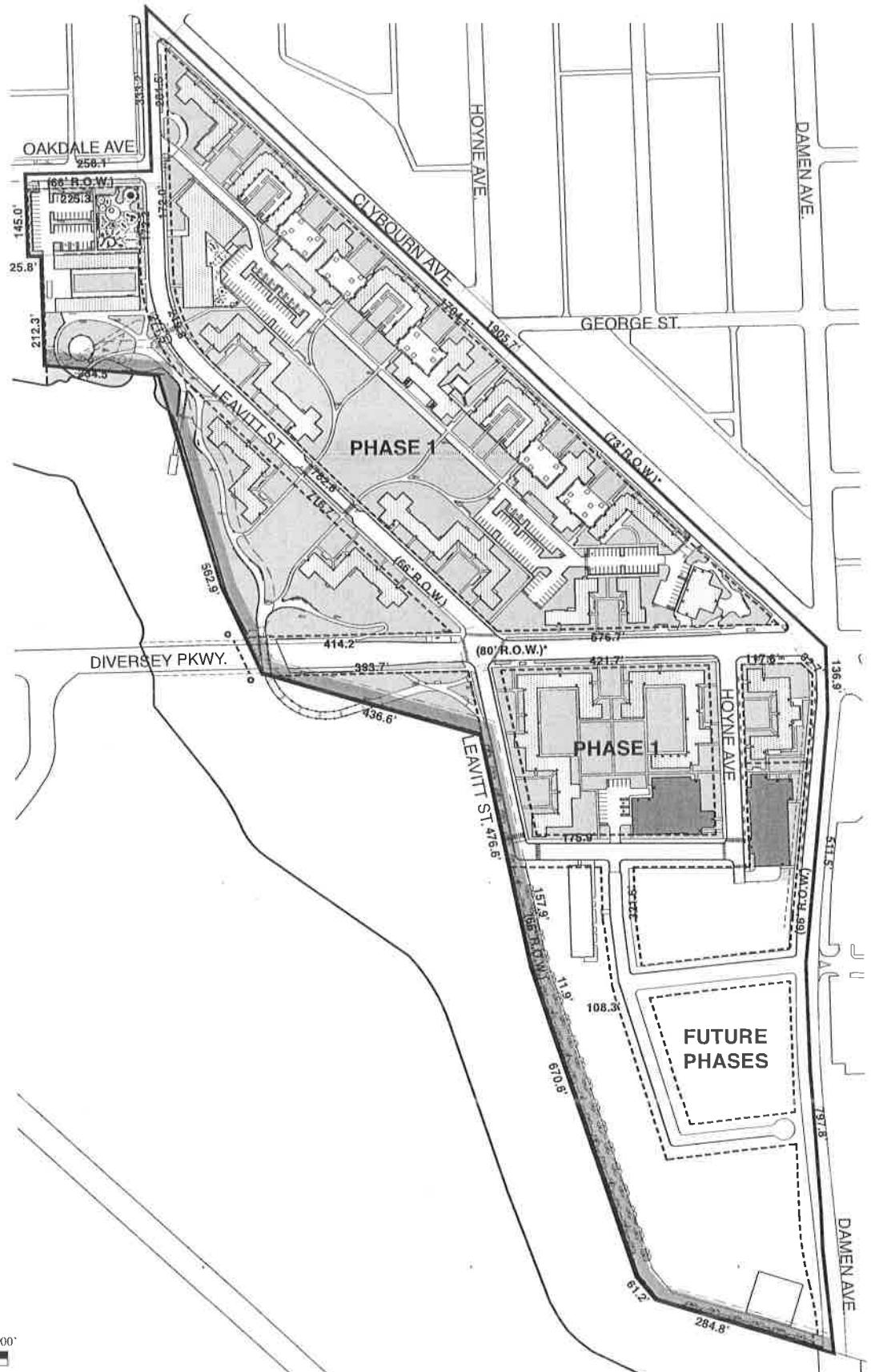
2

## LEGEND

- PD Boundary
- Property Line
- 30' Setback From River



Gross Site Acreage  
39.4 acres



## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

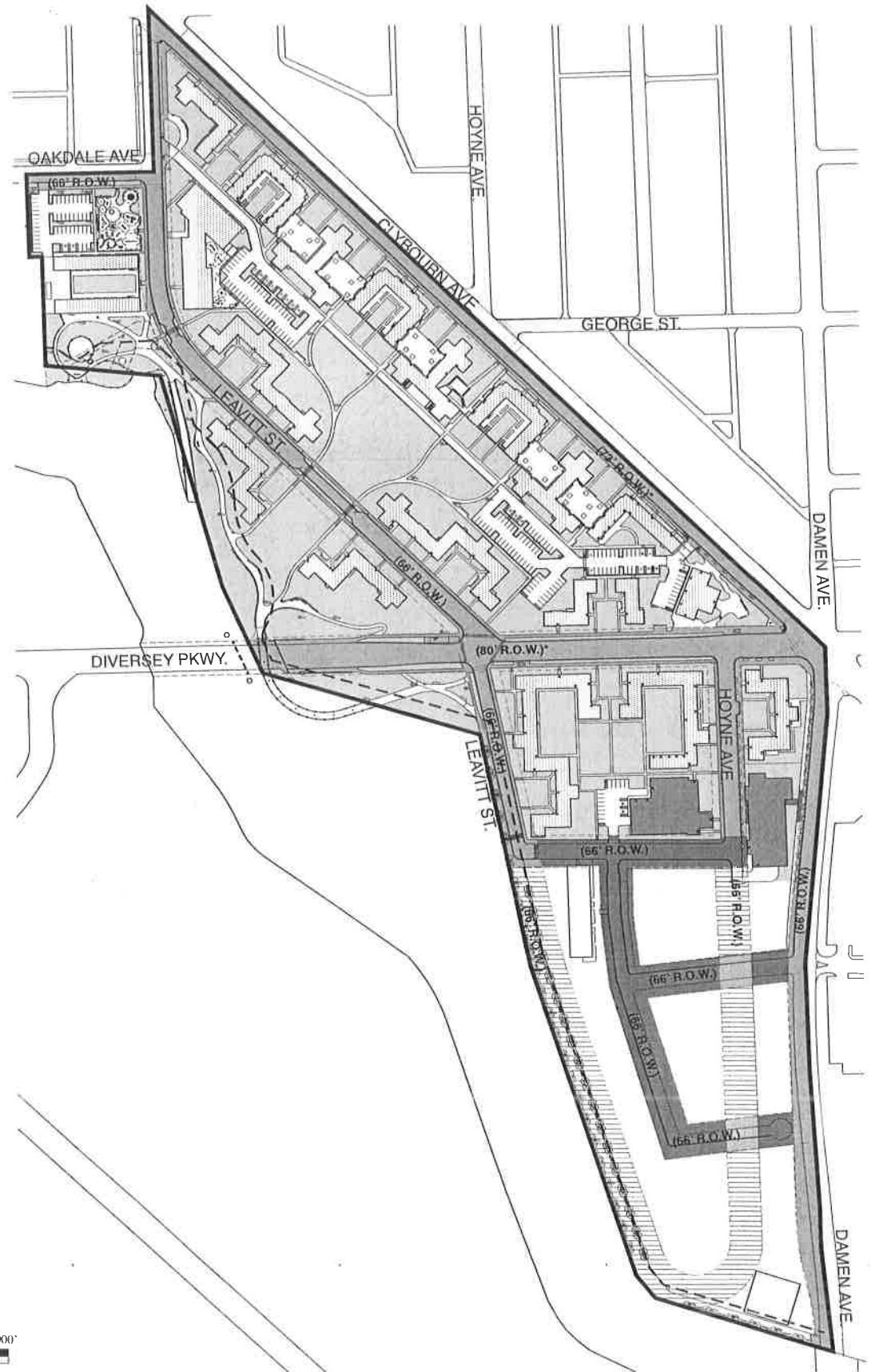
1" = 300'

3

APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
INTRODUCTION DATE	SEPTEMBER 24, 2015
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016
PLAN COMMISSION	FEBRUARY 18, 2016
PLAN COMMISSION	OCTOBER 20, 2016

## LEGEND

- PD Boundary
- Proposed to be Vacated: 116,033 sf
- Proposed to be Dedicated: 92,946 sf
- Existing ROW to Remain: 369,757 sf



## RIGHTS OF WAY ADJUSTMENT MAP

APPLICANT	LATHROP COMMUNITY PARTNERS	1" = 300'
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION FEBRUARY 18, 2016
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	PLAN COMMISSION OCTOBER 20, 2016

**LEGEND**

- PD Boundary
- Sub Area Boundary
- Sub Area 1
- Sub Area 2
- Sub Area 3
- Sub Area 4
- Sub Area 5

**SUB AREA MAP**

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

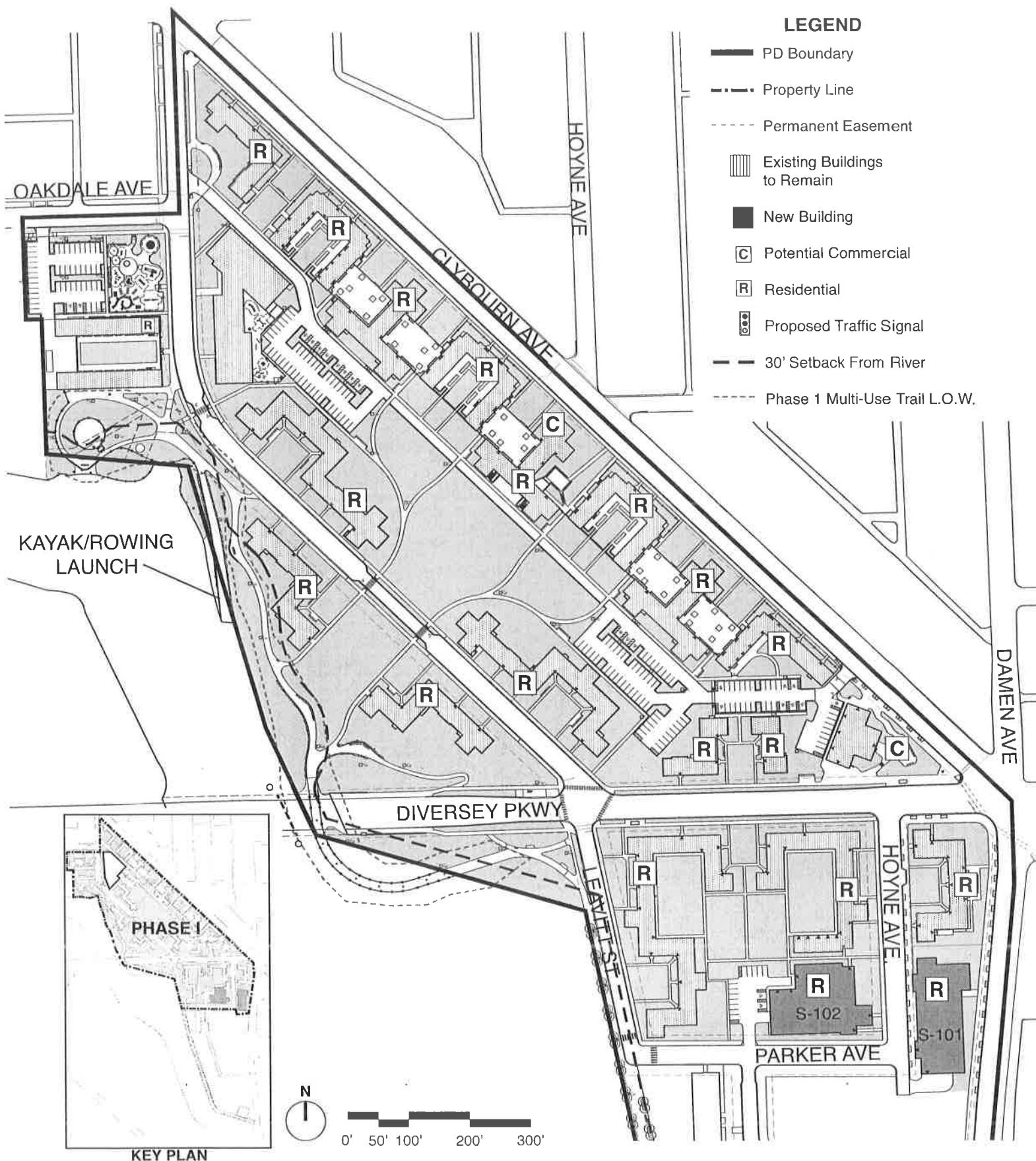
**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

1" = 300'

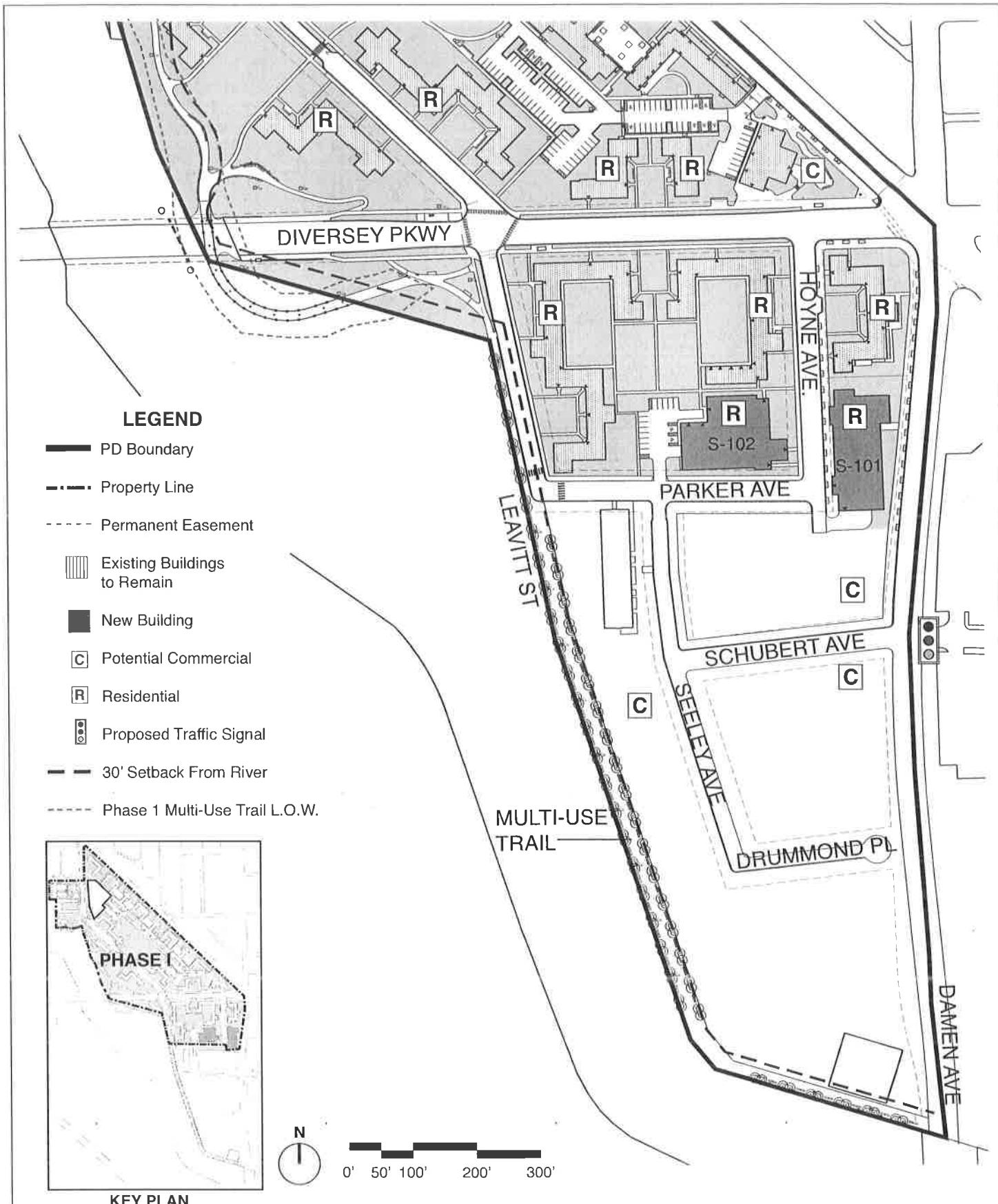
5

**PLAN COMMISSION** FEBRUARY 18, 2016

**PLAN COMMISSION** OCTOBER 20, 2016



APPLICANT	LATHROP COMMUNITY PARTNERS	1" = 200'
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION FEBRUARY 18, 2016
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	PLAN COMMISSION OCTOBER 20, 2016



#### GENERAL LAND-USE PLAN - SOUTH

1" = 200'

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

### LEGEND

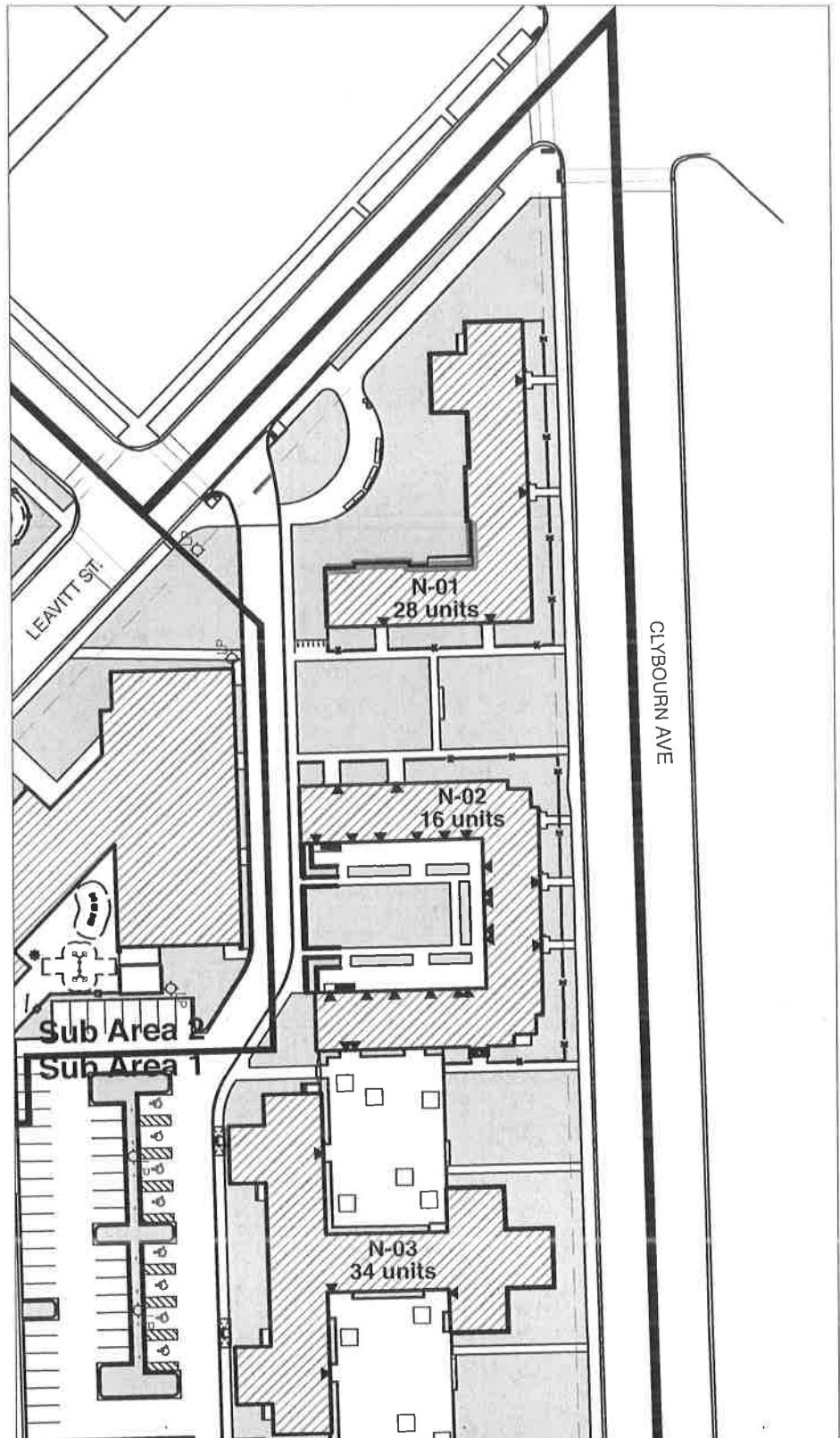
- PD Boundary
- Property Line
- Sub Area Boundary
- ▨ Historic Building  
(Existing Setbacks to Remain)
- ▲ Building Entry



0 26' 52' 80' 106' 133' 160' 186'



KEY PLAN



KEY PLAN

### SITE PLAN - PHASE 1 - BUILDINGS N01, N02, N03

1" = 80'

APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
INTRODUCTION DATE	SEPTEMBER 24, 2015
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016

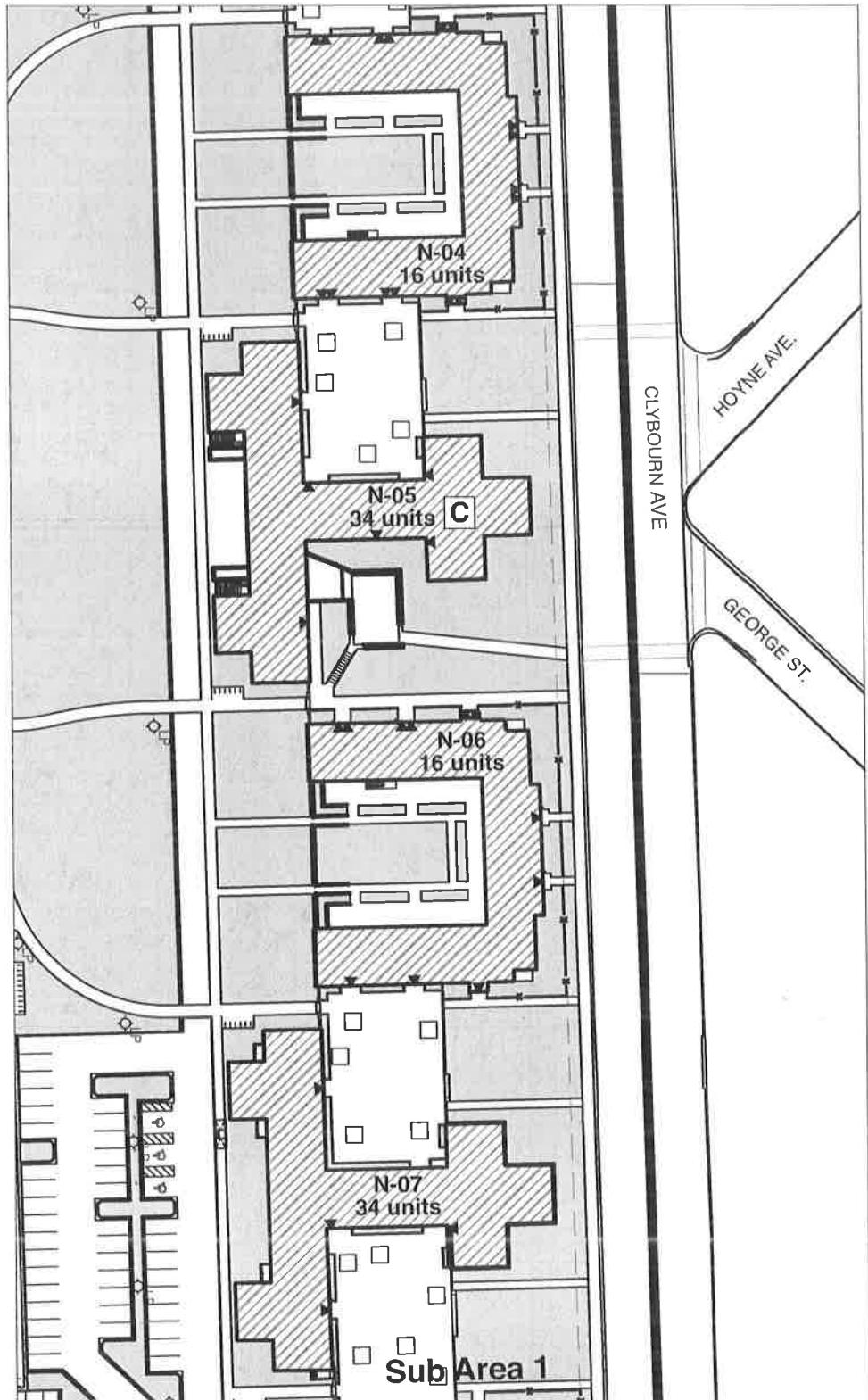
PLAN COMMISSION FEBRUARY 18, 2016  
PLAN COMMISSION OCTOBER 20, 2016

## LEGEND

- PD Boundary
- Property Line
- Sub Area Boundary
- Historic Building  
(Existing Setbacks to Remain)
- Potential Commercial
- Building Entry



0 26' 52' 80' 106' 133' 160' 186'



### SITE PLAN - PHASE 1 - BUILDINGS N04, N05, N06, N07

1" = 80'

APPLICANT	LATHROP COMMUNITY PARTNERS	9
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	
PLAN COMMISSION		FEBRUARY 18, 2016
PLAN COMMISSION		OCTOBER 20, 2016

### LEGEND

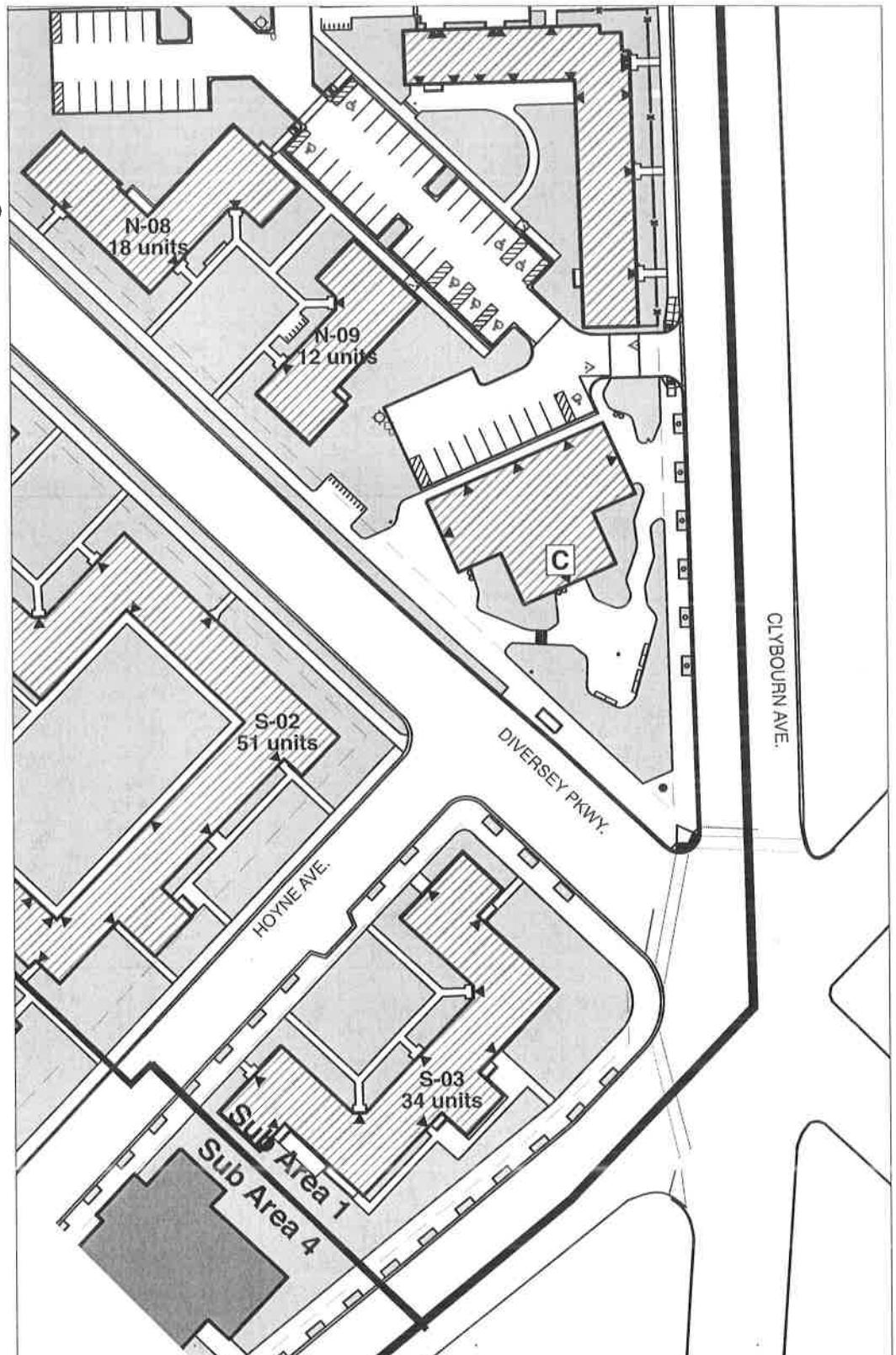
- PD Boundary
- Property Line
- Sub Area Boundary
- ▨ Historic Building  
(Existing Setbacks to Remain)
- New Building
- Potential Commercial
- ▲ Building Entry



0 26' 52' 80' 106' 133' 160' 186'



KEY PLAN



### SITE PLAN - PHASE 1 - BUILDINGS N08, N09, N10, ADMIN, S02, S03

1" = 80'

APPLICANT LATHROP COMMUNITY PARTNERS

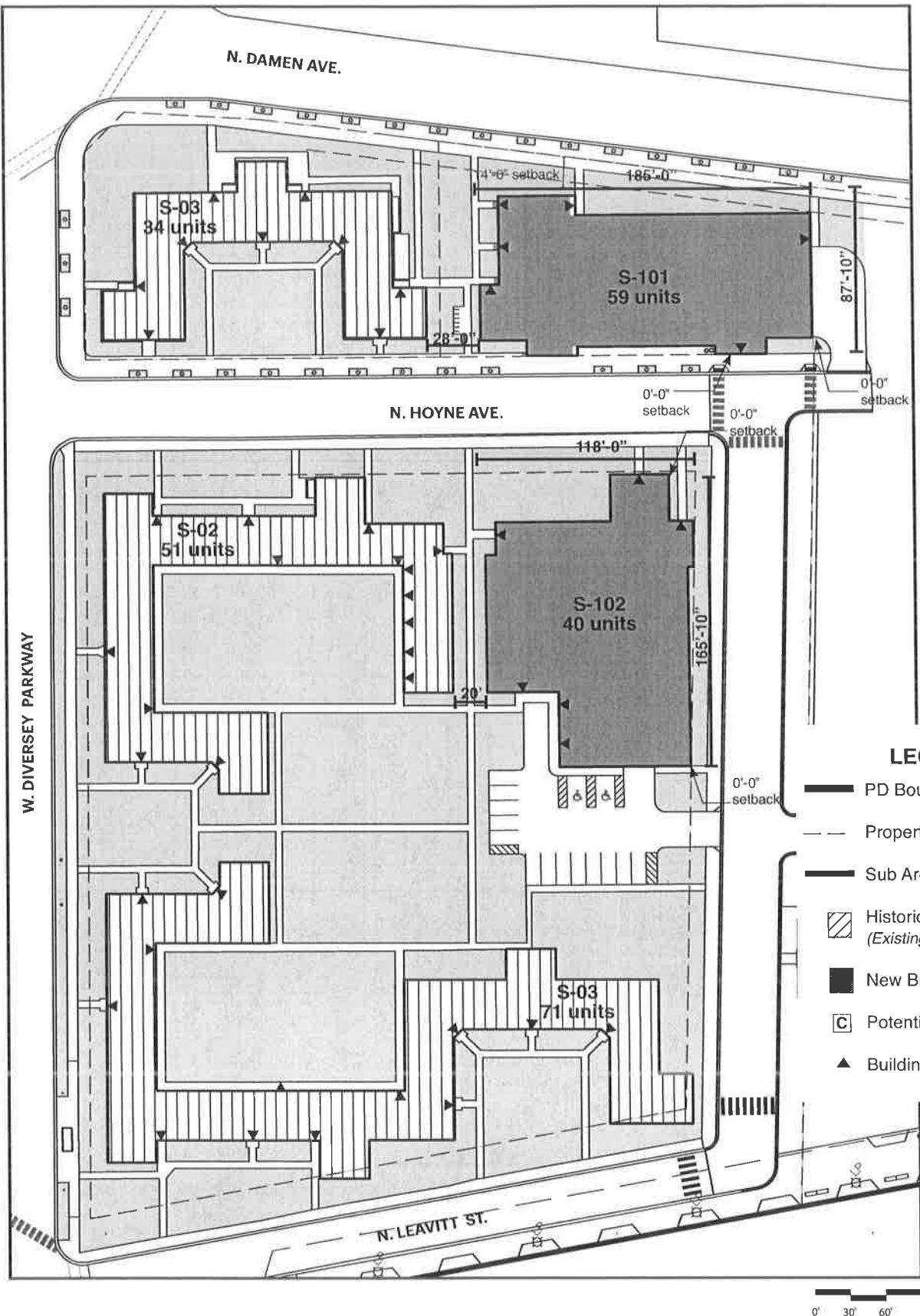
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

PLAN COMMISSION FEBRUARY 18, 2016

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

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### SITE PLAN - PHASE 1 - BUILDINGS 1A, 1B

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** FEBRUARY 18, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

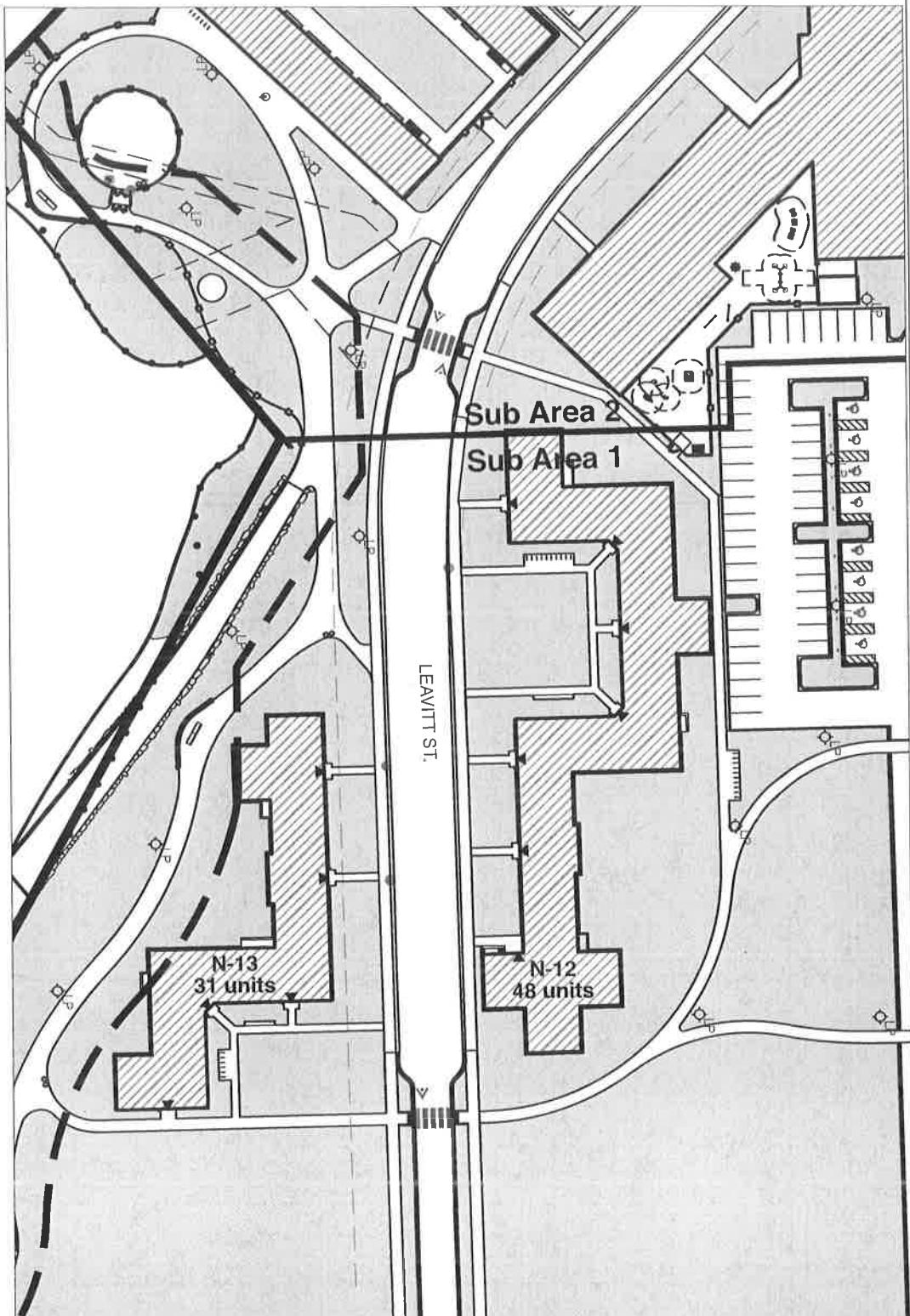
**10A**

### LEGEND

- PD Boundary
- Property Line
- Sub Area Boundary
- Permanent Easement
- ▨ Historic Building  
(*Existing Setbacks to Remain*)
- 30' Setback From River
- ▲ Building Entry



0 26° 52° 80° 106° 133° 160° 186°



### SITE PLAN - PHASE 1 - BUILDINGS N12, N13

1" = 80'

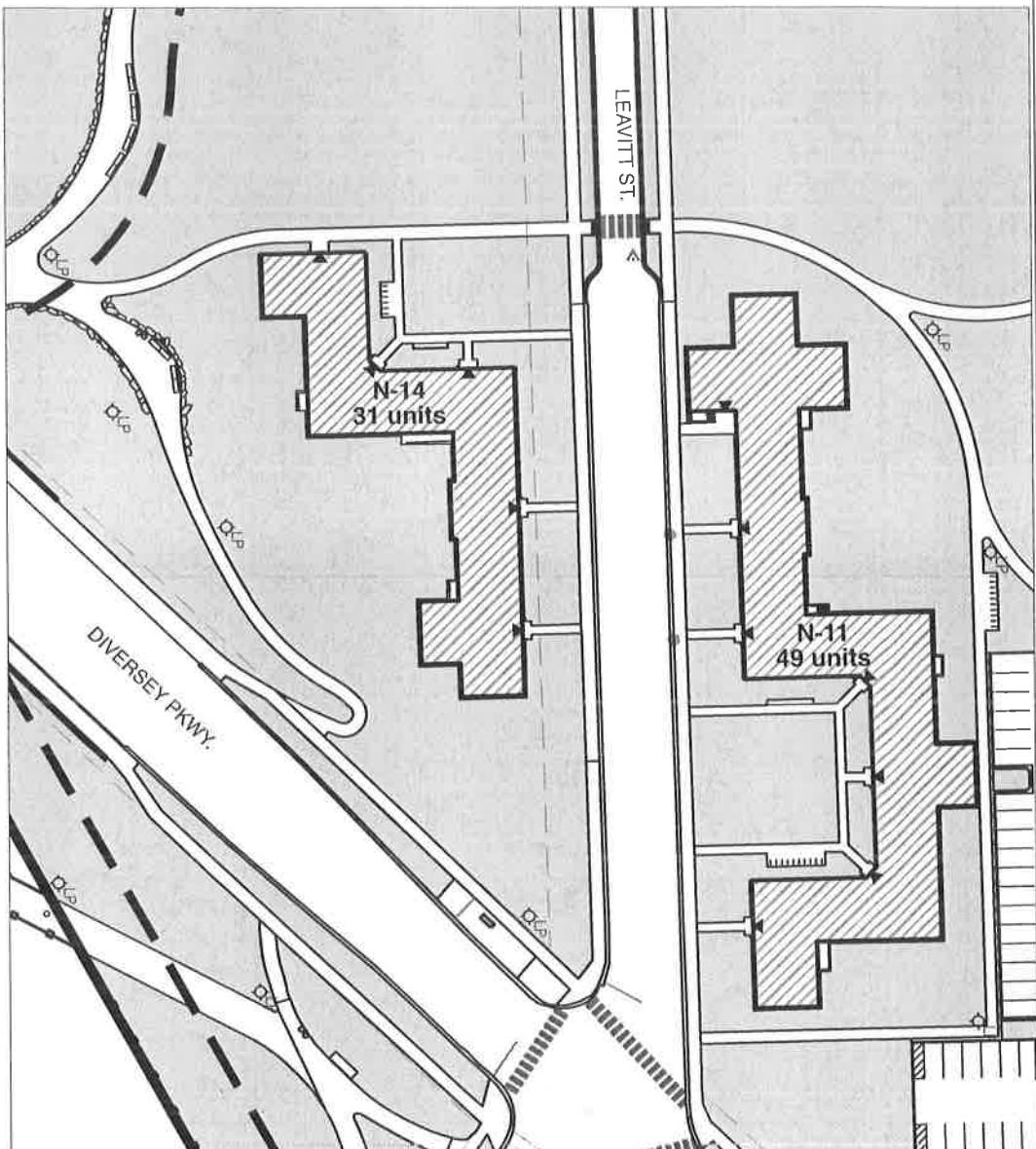
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
INTRODUCTION DATE	SEPTEMBER 24, 2015
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016
PLAN COMMISSION	FEBRUARY 18, 2016
PLAN COMMISSION	OCTOBER 20, 2016

## LEGEND

- PD Boundary
- Property Line
- Sub Area Boundary
- ▨ Historic Building  
(Existing Setbacks to Remain)
- - - 30' Setback From River
- ▲ Building Entry



0 26° 52° 80° 106° 133° 160° 186°



KEY PLAN

### SITE PLAN - PHASE 1 - BUILDINGS N11, N14

1" = 80'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

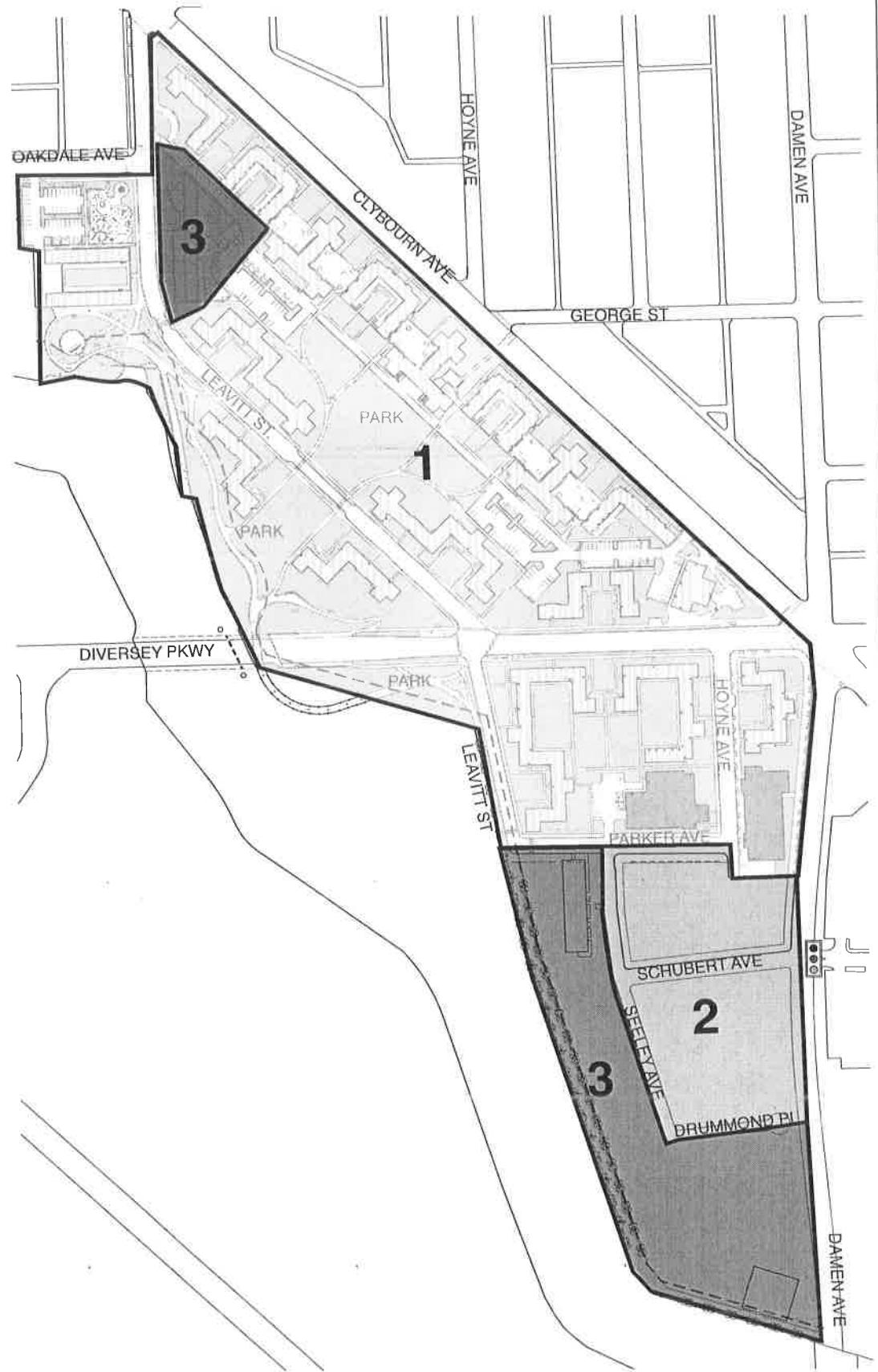
PLAN COMMISSION FEBRUARY 18, 2016

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

PLAN COMMISSION OCTOBER 20, 2016

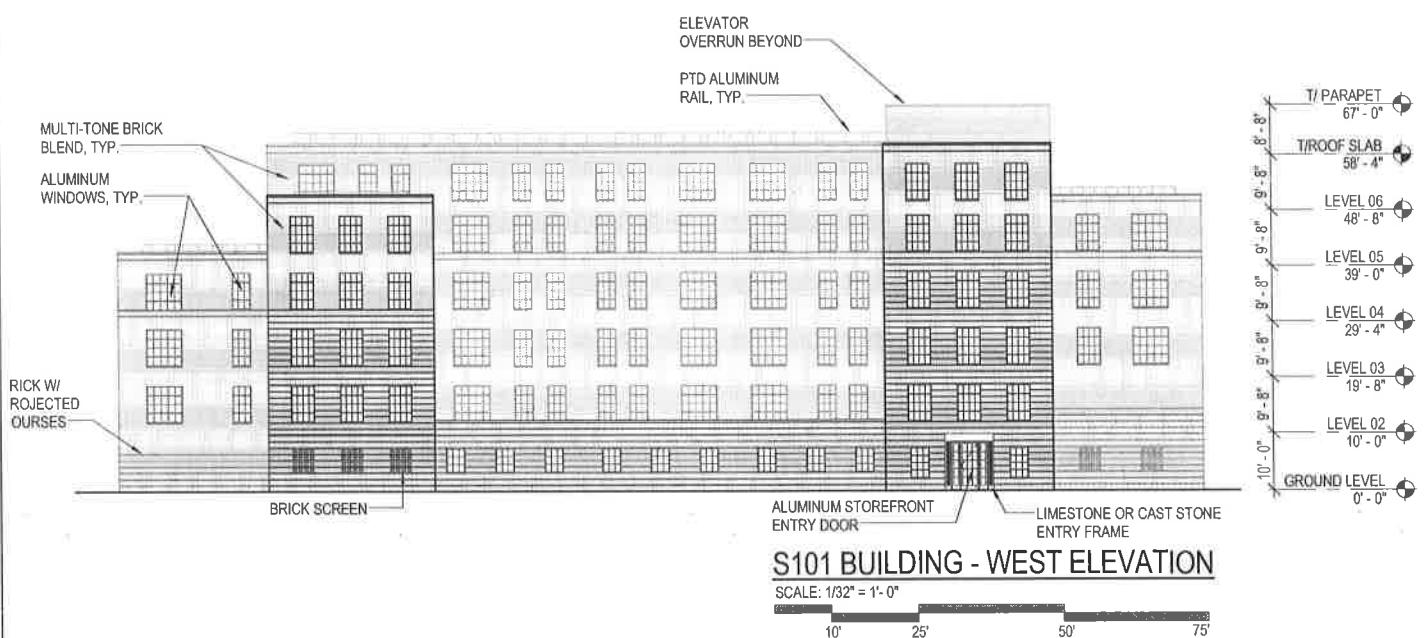
## LEGEND

- PD Boundary
- Property Line
- Phasing Boundary
- New Construction
- PHASE 1
- PHASE 2
- PHASE 3



## PRELIMINARY PHASING PLAN

APPLICANT	LATHROP COMMUNITY PARTNERS	13
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION FEBRUARY 18, 2016
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**ELEVATIONS - PHASE 1 - BUILDING S101 - WEST**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

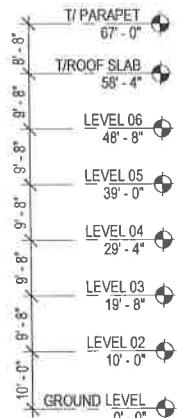
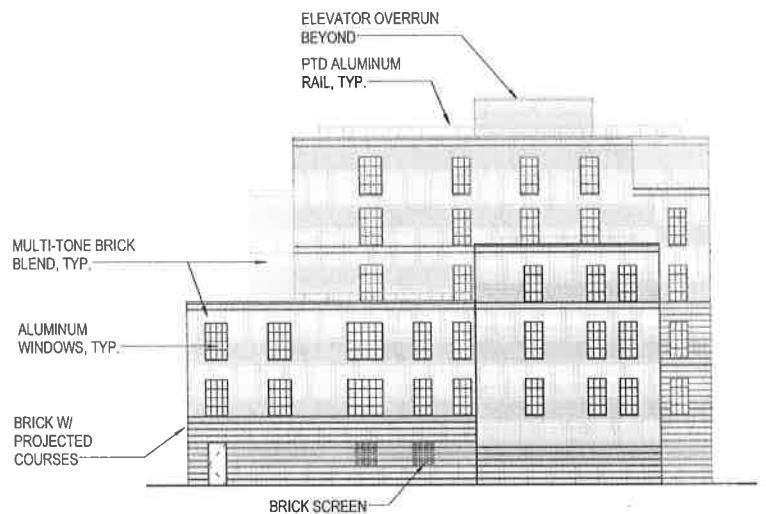
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

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**S101 BUILDING - NORTH ELEVATION**

SCALE: 1/32" = 1'- 0"



**ELEVATIONS - PHASE 1 - BUILDING S101 - NORTH**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

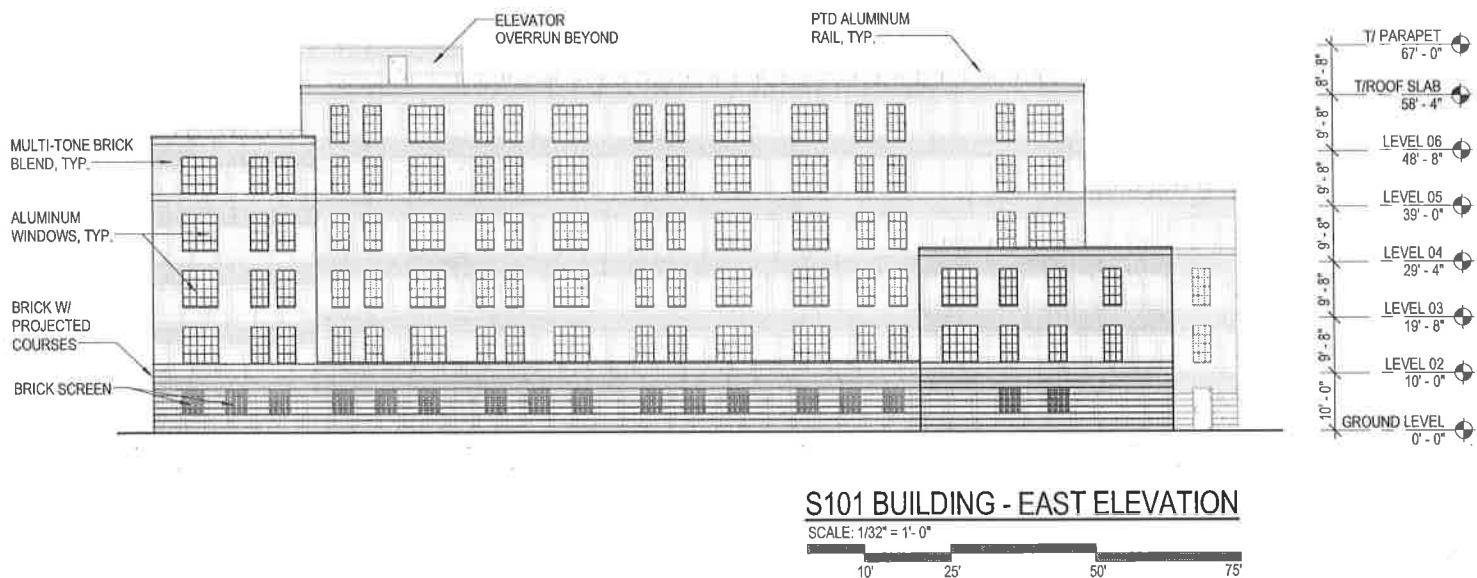
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

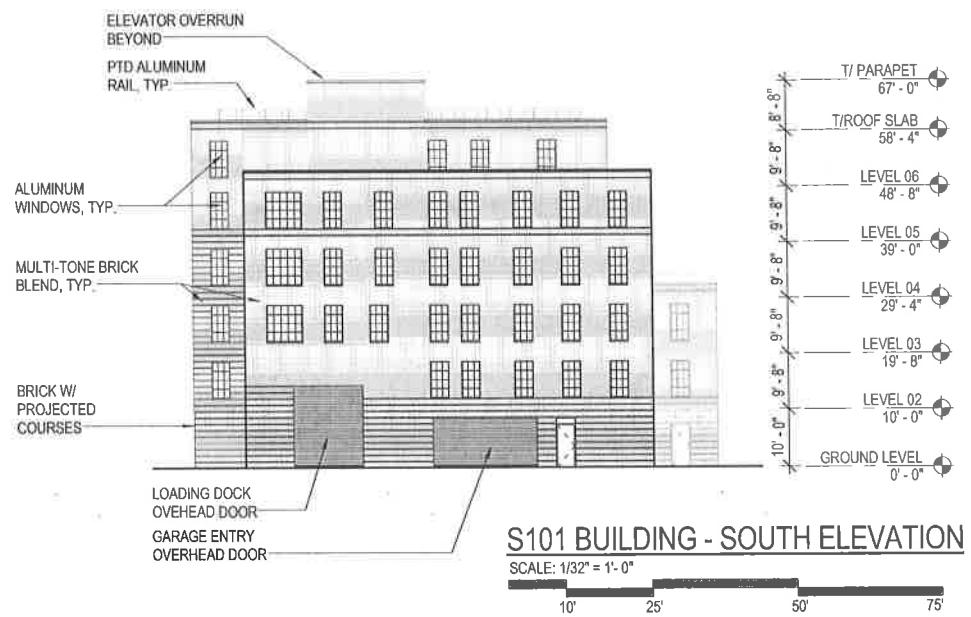
**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016



<b>ELEVATIONS - PHASE 1 - BUILDING S101 - EAST</b>		1/32" = 1'-0"	<b>16</b>
<b>APPLICANT</b>	LATHROP COMMUNITY PARTNERS		
<b>ADDRESS</b>	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE		
<b>INTRODUCTION DATE</b>	SEPTEMBER 24, 2015	<b>PLAN COMMISSION</b> FEBRUARY 18, 2016	
<b>REQUEST FOR MINOR CHANGE</b>	AUGUST 23, 2016	<b>PLAN COMMISSION</b> OCTOBER 20, 2016	



**ELEVATIONS - PHASE 1 - BUILDING S101 - SOUTH**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

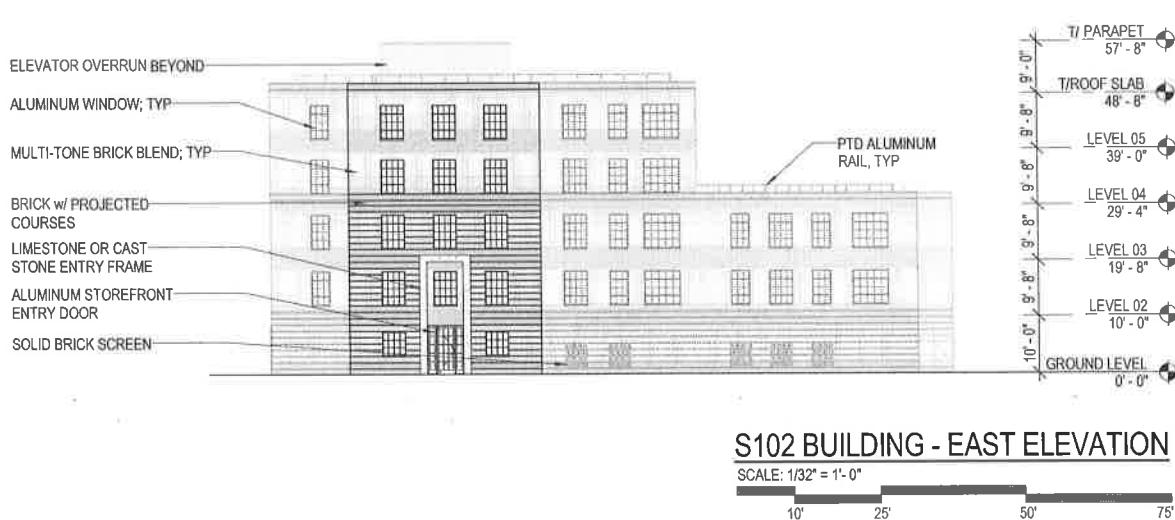
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016



**ELEVATIONS - PHASE 1 - BUILDING S102 - EAST**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

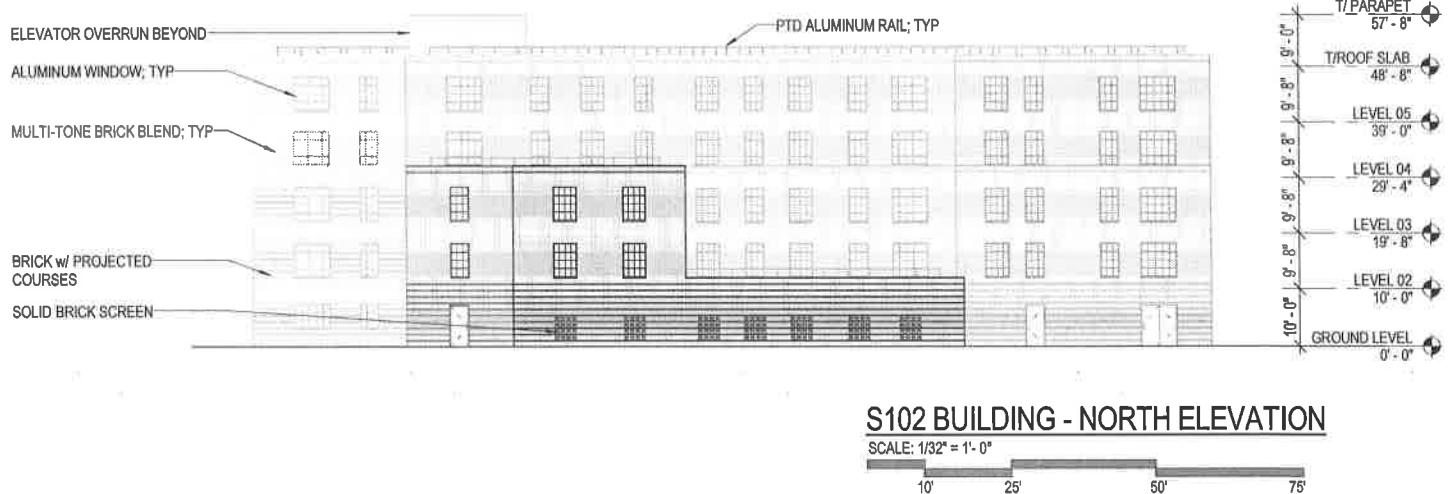
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

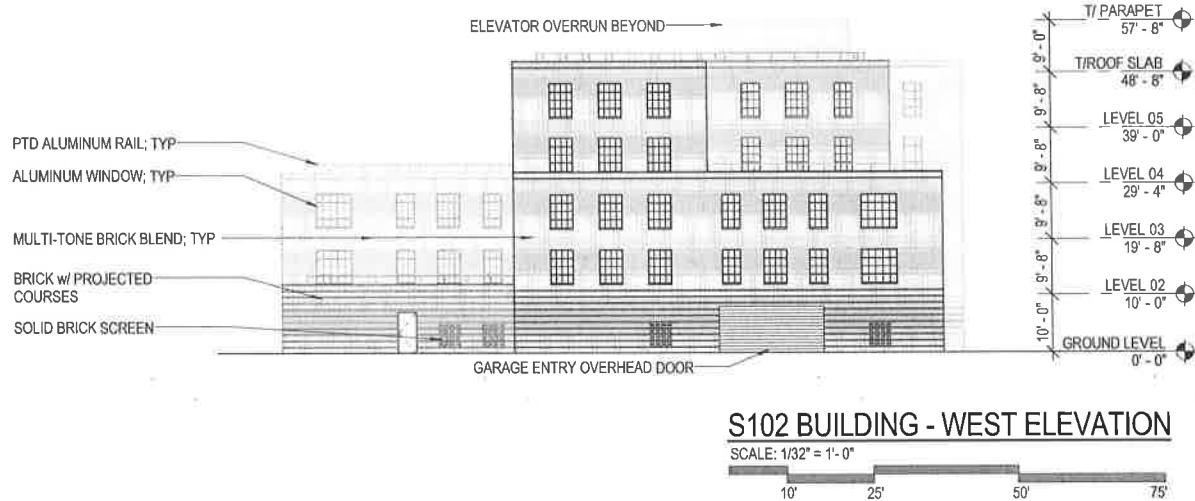
**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016



ELEVATIONS - PHASE 1 - BUILDING S102 - NORTH		1/32" = 1'-0"	19
APPLICANT	LATHROP COMMUNITY PARTNERS		
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE		
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION	FEBRUARY 18, 2016
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	PLAN COMMISSION	OCTOBER 20, 2016



**ELEVATIONS - PHASE 1 - BUILDING S102 - WEST**

1/32" = 1'-0"

**APPLICANT** LATHROP COMMUNITY PARTNERS

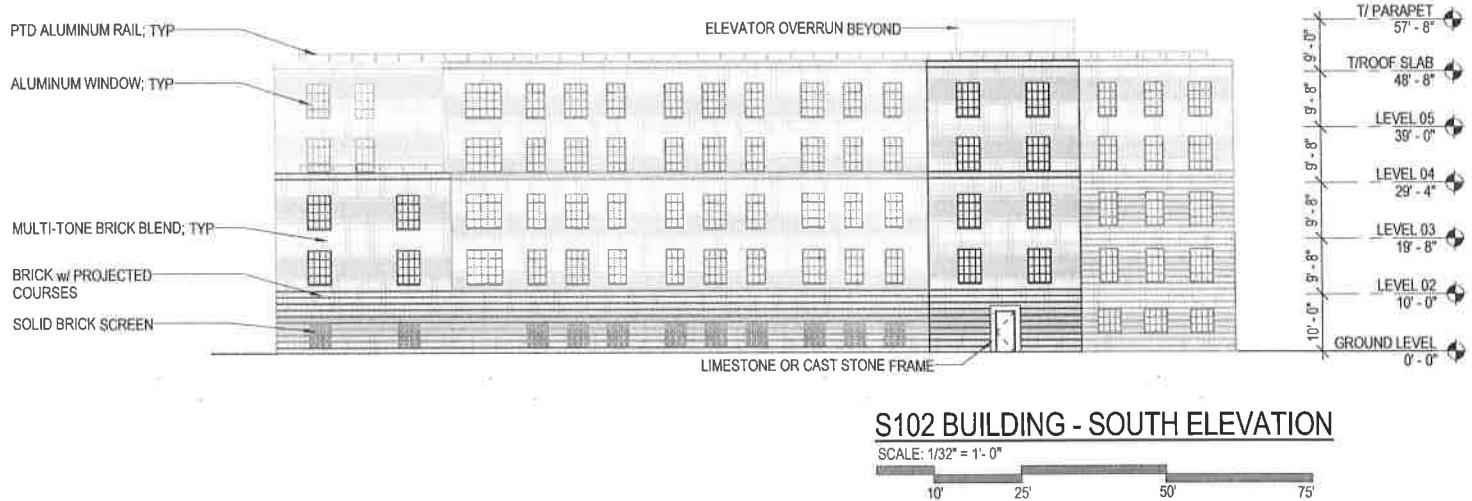
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

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ELEVATIONS - PHASE 1 - BUILDING S102 - SOUTH		1/32" = 1'-0"
APPLICANT	LATHROP COMMUNITY PARTNERS	
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION FEBRUARY 18, 2016
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	PLAN COMMISSION OCTOBER 20, 2016

20A

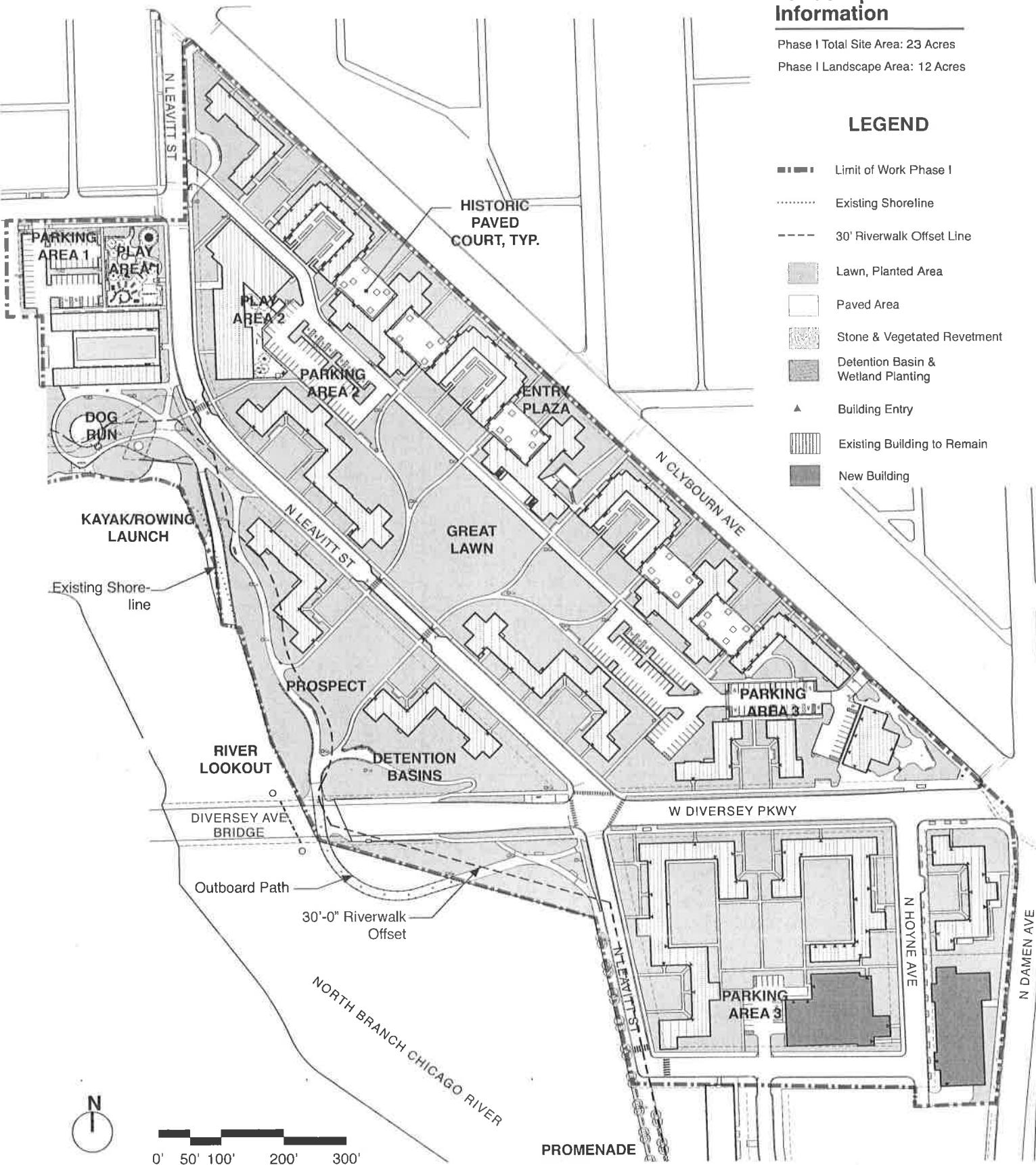
## Landscape Information

Phase I Total Site Area: 23 Acres

Phase I Landscape Area: 12 Acres

## LEGEND

- Limit of Work Phase I
- Existing Shoreline
- 30' Riverwalk Offset Line
- Lawn, Planted Area
- Paved Area
- Stone & Vegetated Revetment
- Detention Basin & Wetland Planting
- ▲ Building Entry
- Existing Building to Remain
- New Building



### PHASE 1 LANDSCAPE SITE PLAN

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

1"=200'

21

PLAN COMMISSION FEBRUARY 18, 2016

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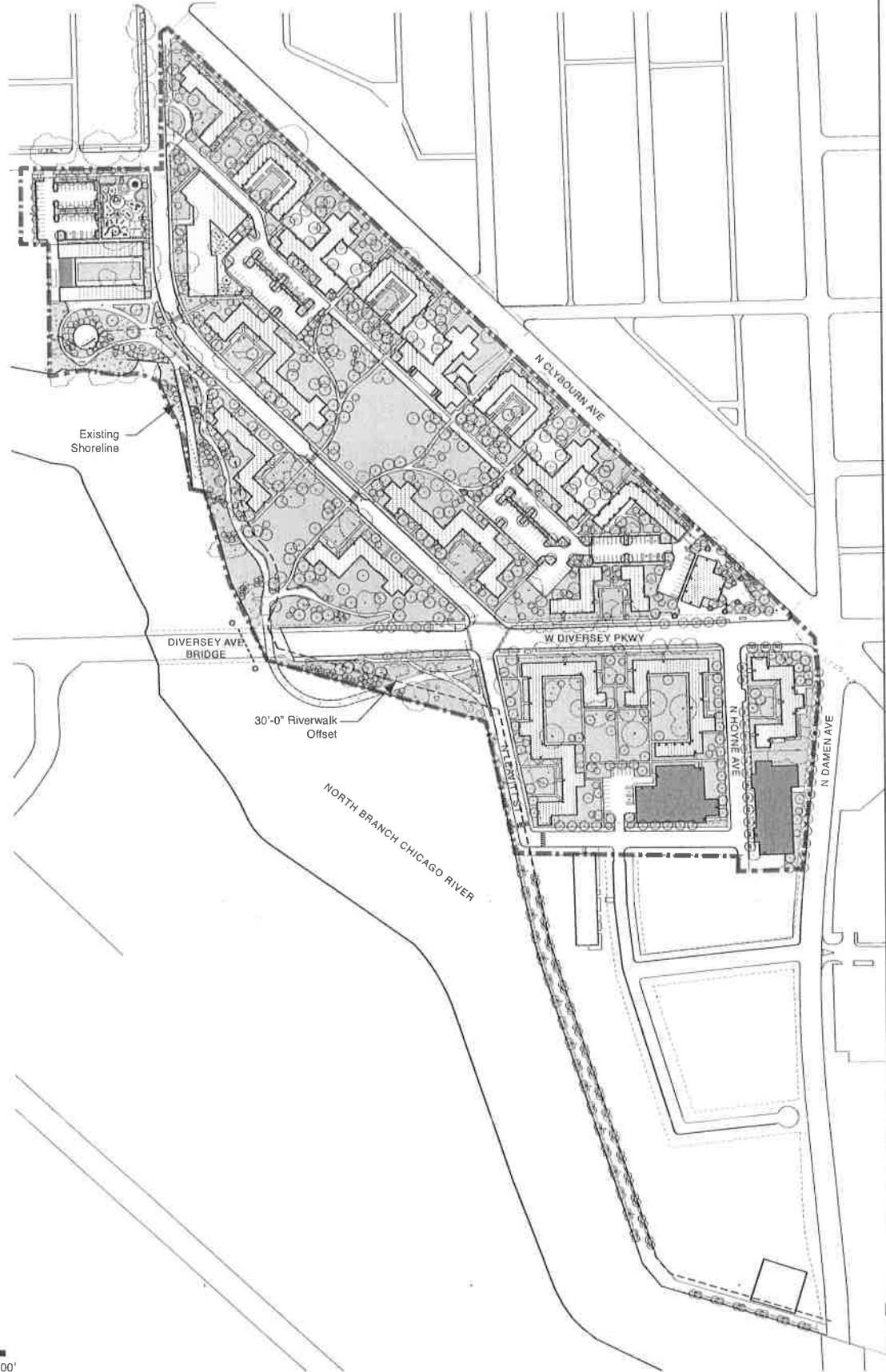
## Landscape Information

Phase I Total Site Area: 23 Acres

#### Phase I Landscape Area: 12 Acres

## LEGEND

- Limit of Work Phase I
- Existing Shoreline
- 30' Riverwalk Offset Line
-  Lawn, Planted Area
-  Detention Basin & Wetland Planting
-  Existing Tree to Remain
-  Existing Tree to Be Removed
-  Proposed Tree
- ▲ Building Entry



## LANDSCAPE PLANTING PLAN

$$1'' = 300'$$

APPLICANT LATHROP COMMUNITY PARTNERS

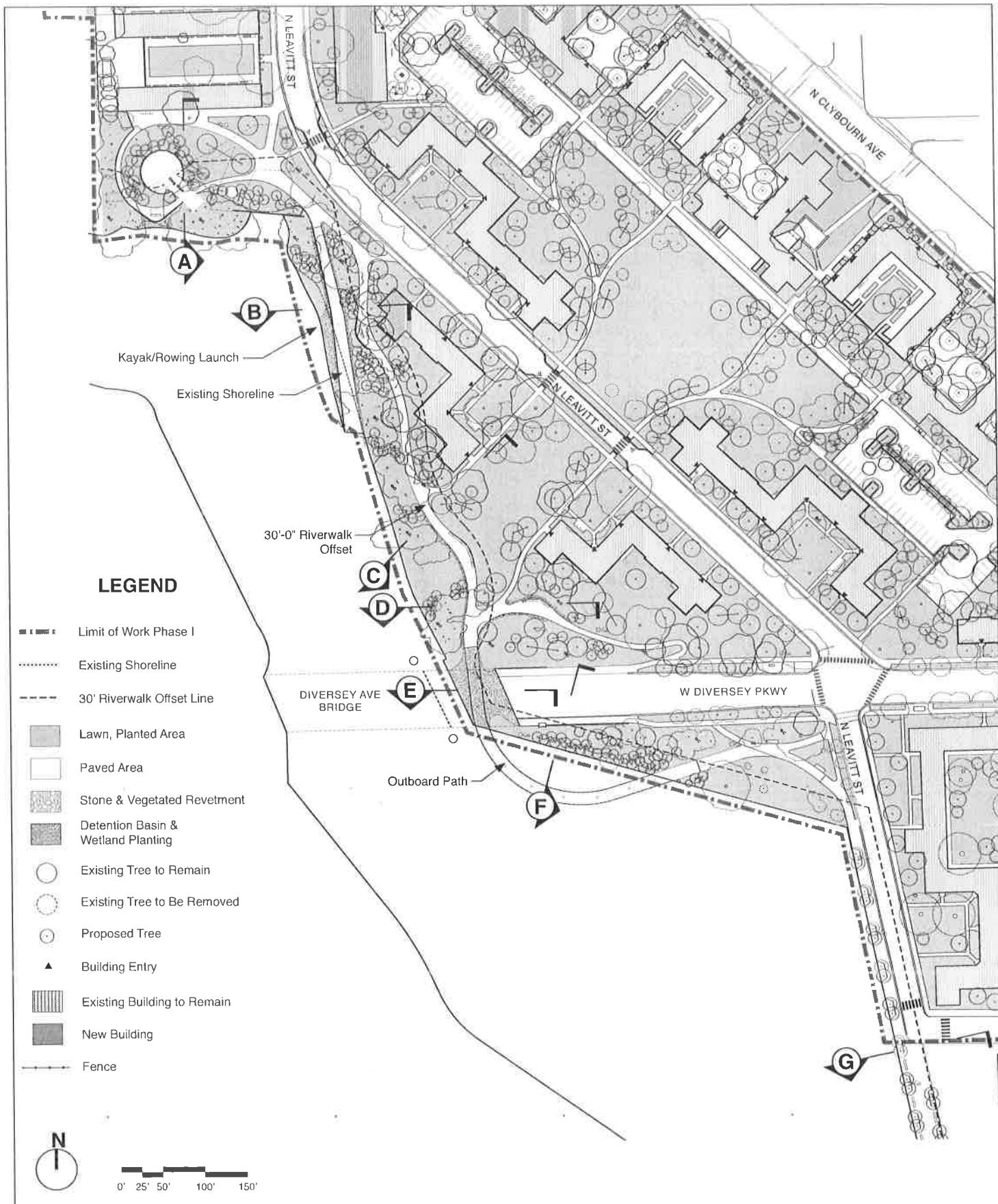
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

PLAN COMMISSION FEBRUARY 18, 2016

INTRODUCTION DATE: SEPTEMBER 27, 2016  
**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

PLAN COMMISSION OCTOBER 20, 2016



**RIVERFRONT PLAN AND SECTION KEY**

1"=150'

23

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

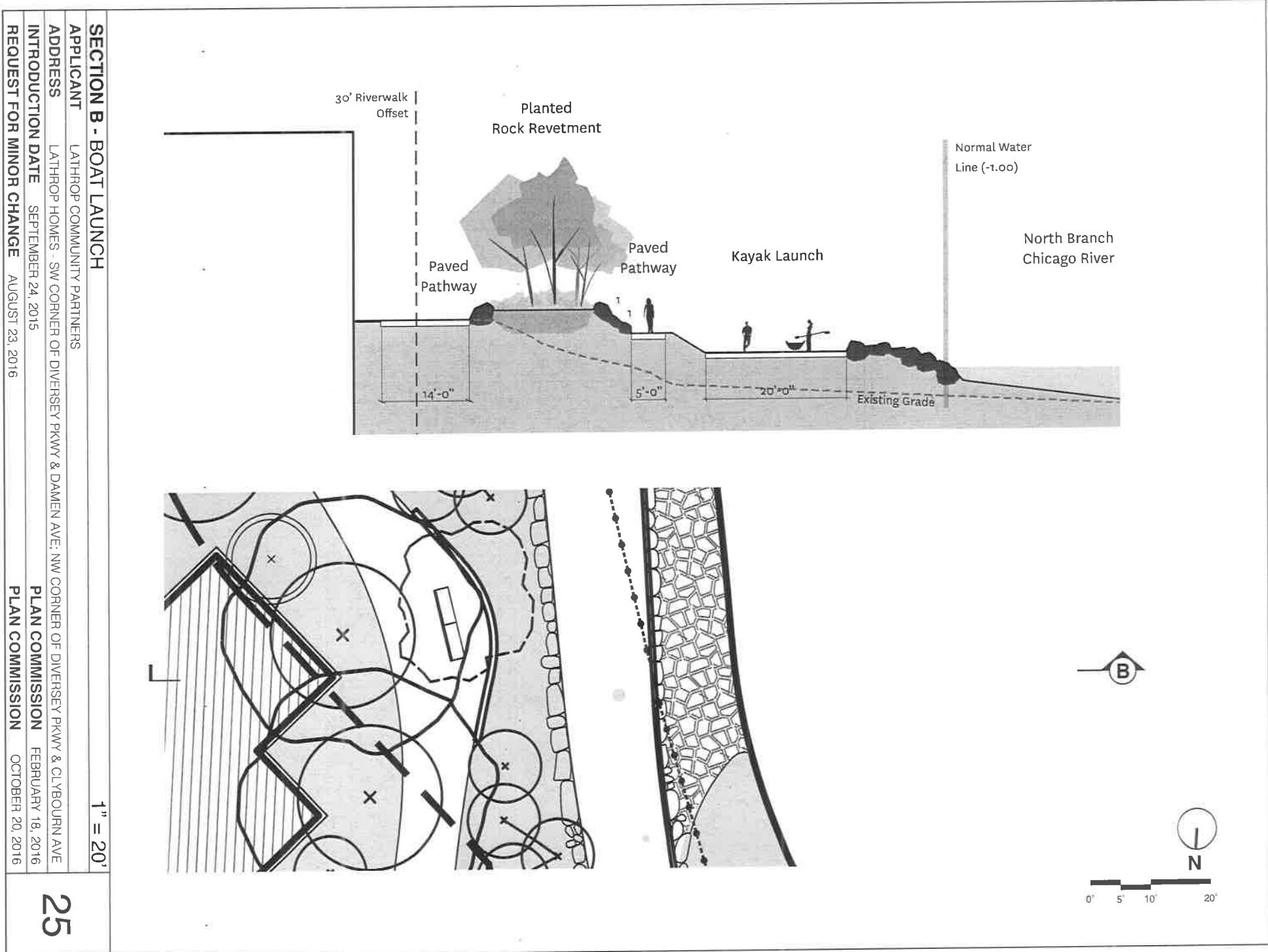
**INTRODUCTION DATE** SEPTEMBER 24, 2015

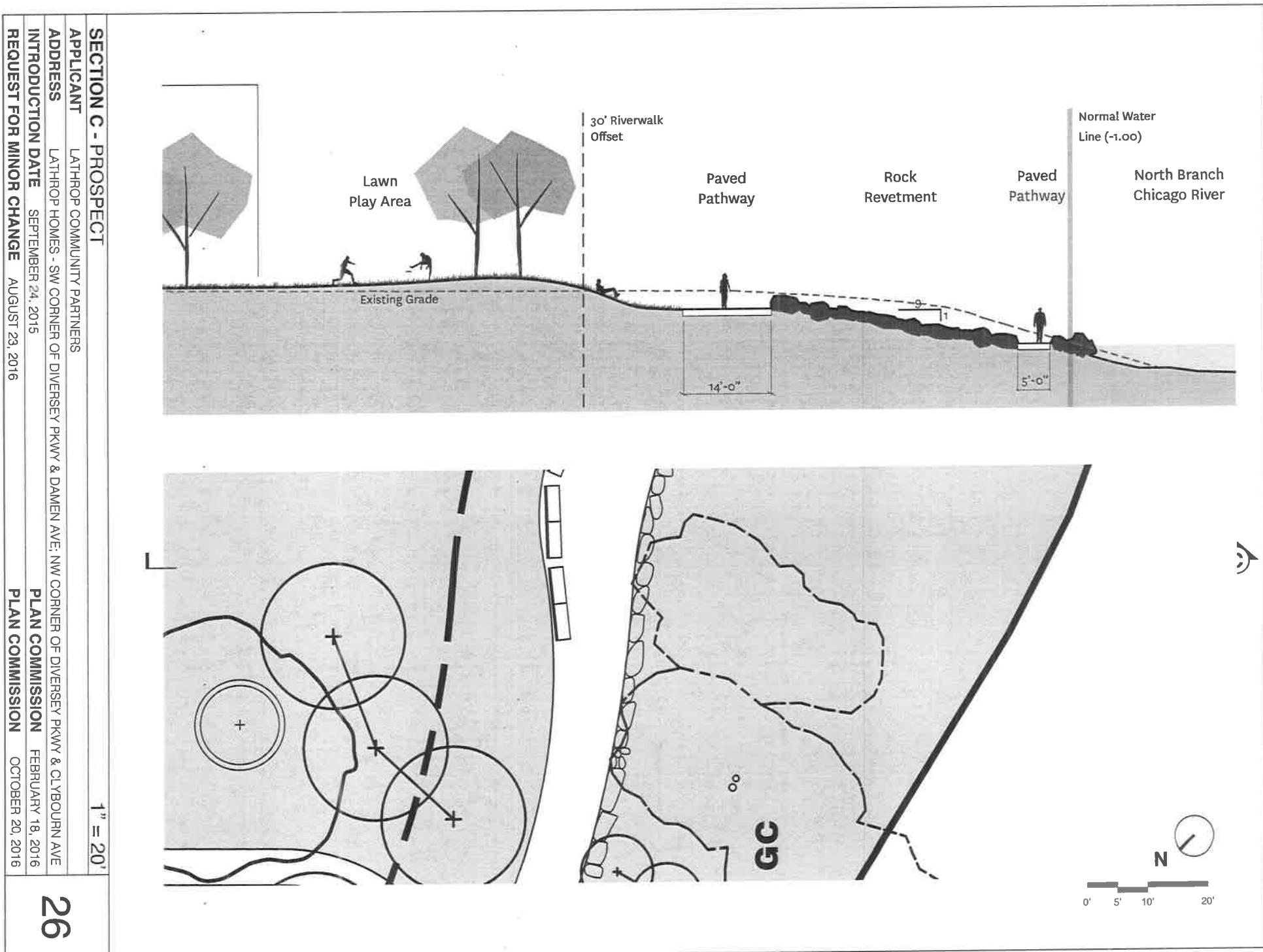
**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

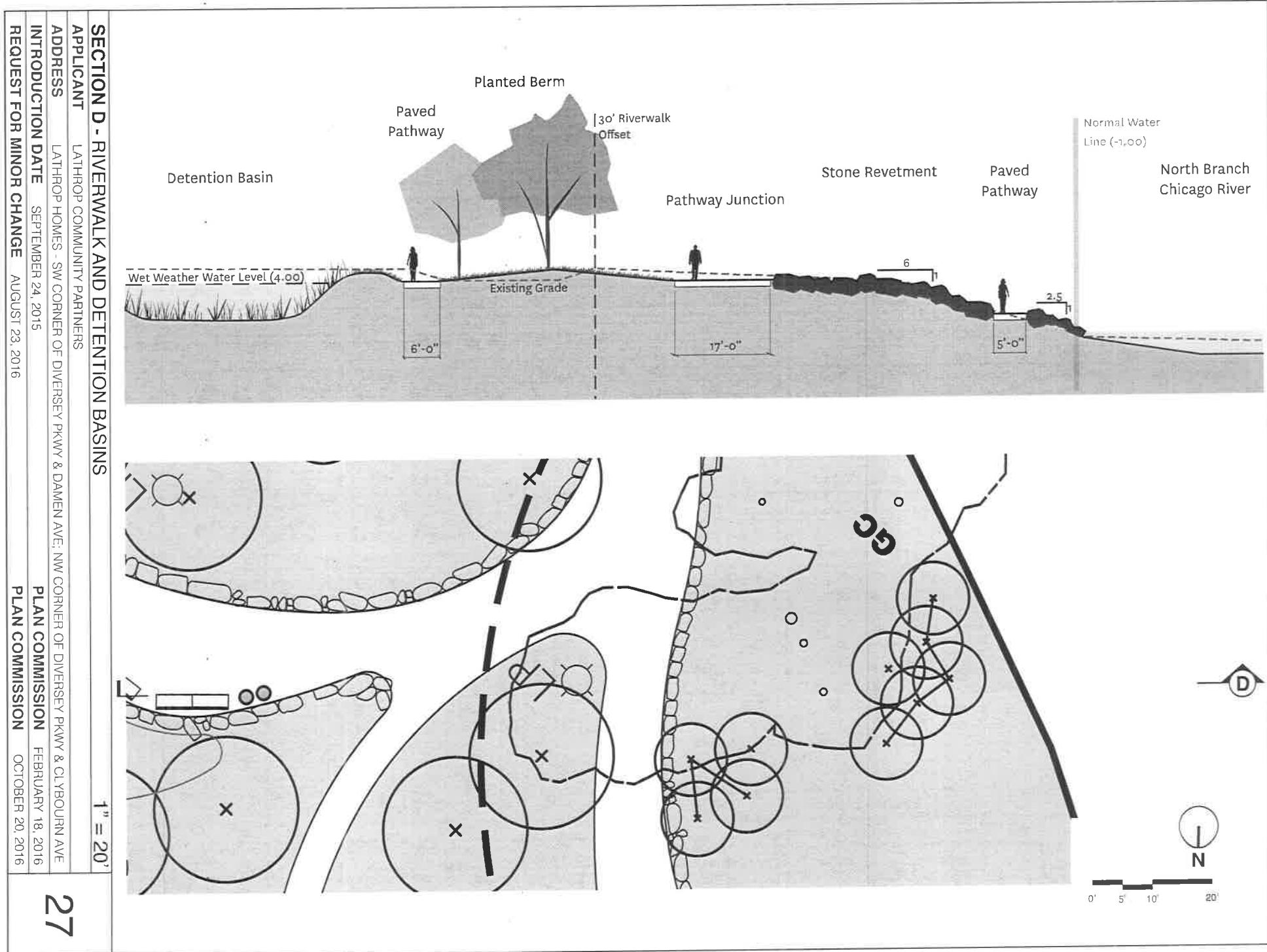
**PLAN COMMISSION** FEBRUARY 18, 2016

**PLAN COMMISSION** OCTOBER 20, 2016









SECTION E - RIVERWALK AND UNDERPASS

**APPLICANT**

LATHROP COMMUNITY PARTNERS

**ADDRESS**

LATHROP HOMES - SW CORNER

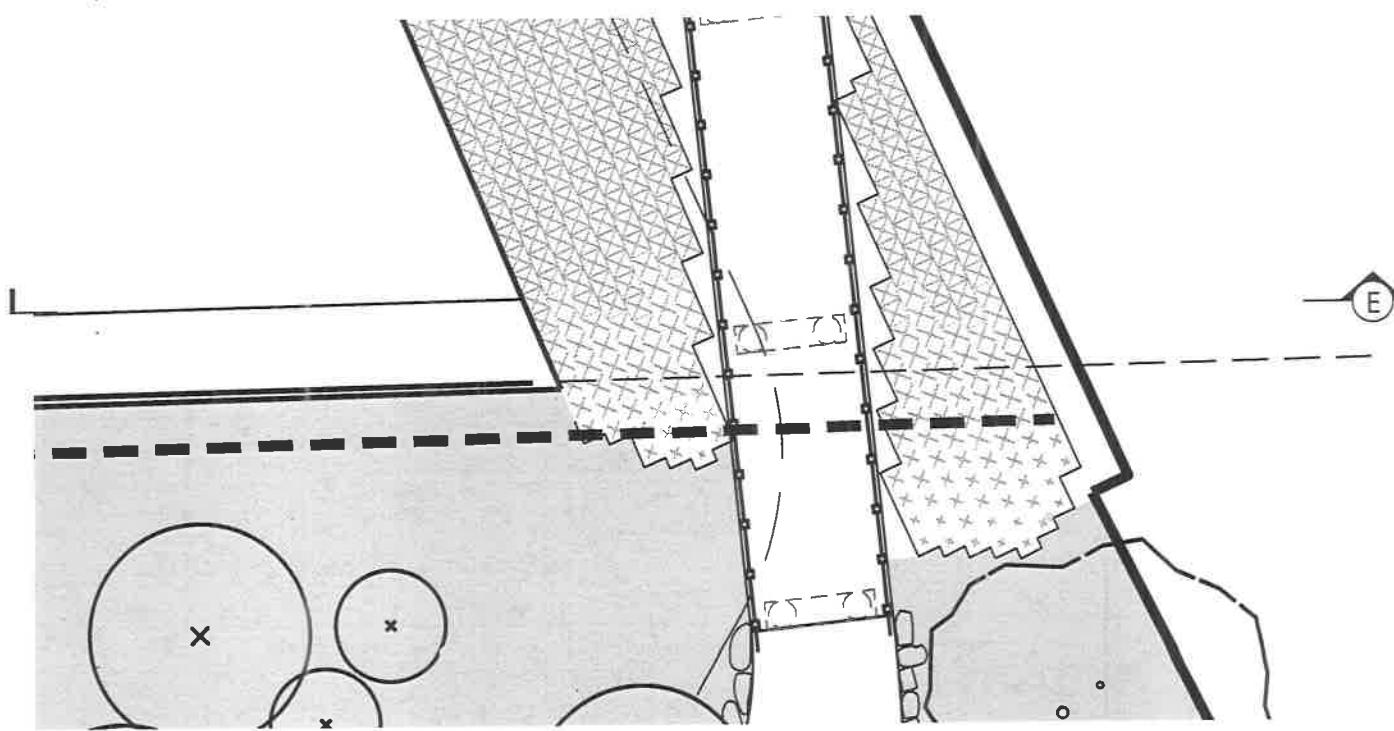
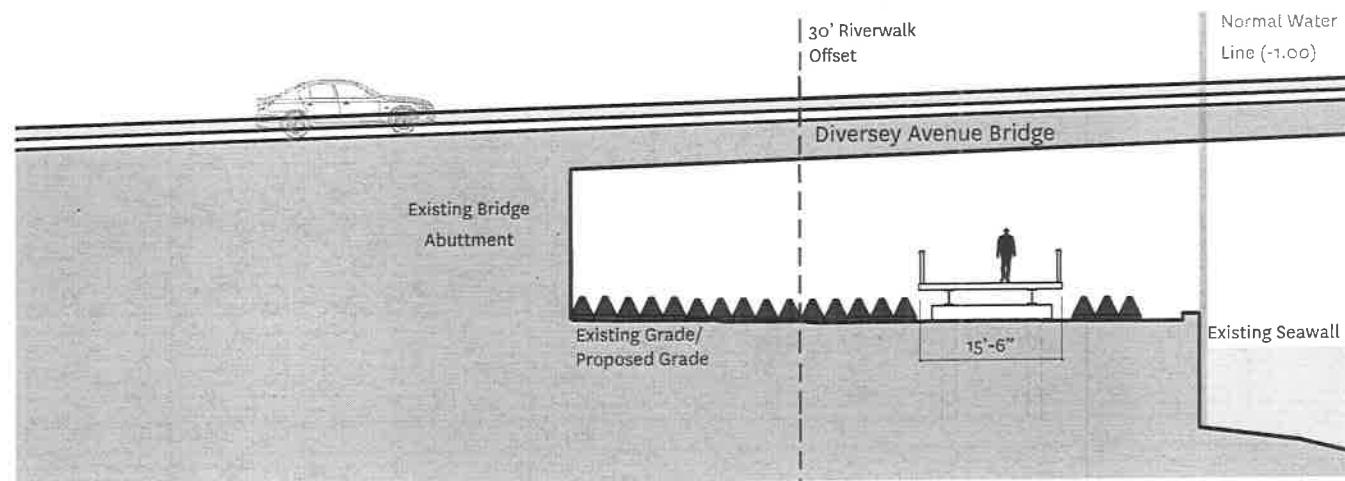
## REQUEST FOR MINOR

AUGUST 23, 2016

## PLAN COMMISSION

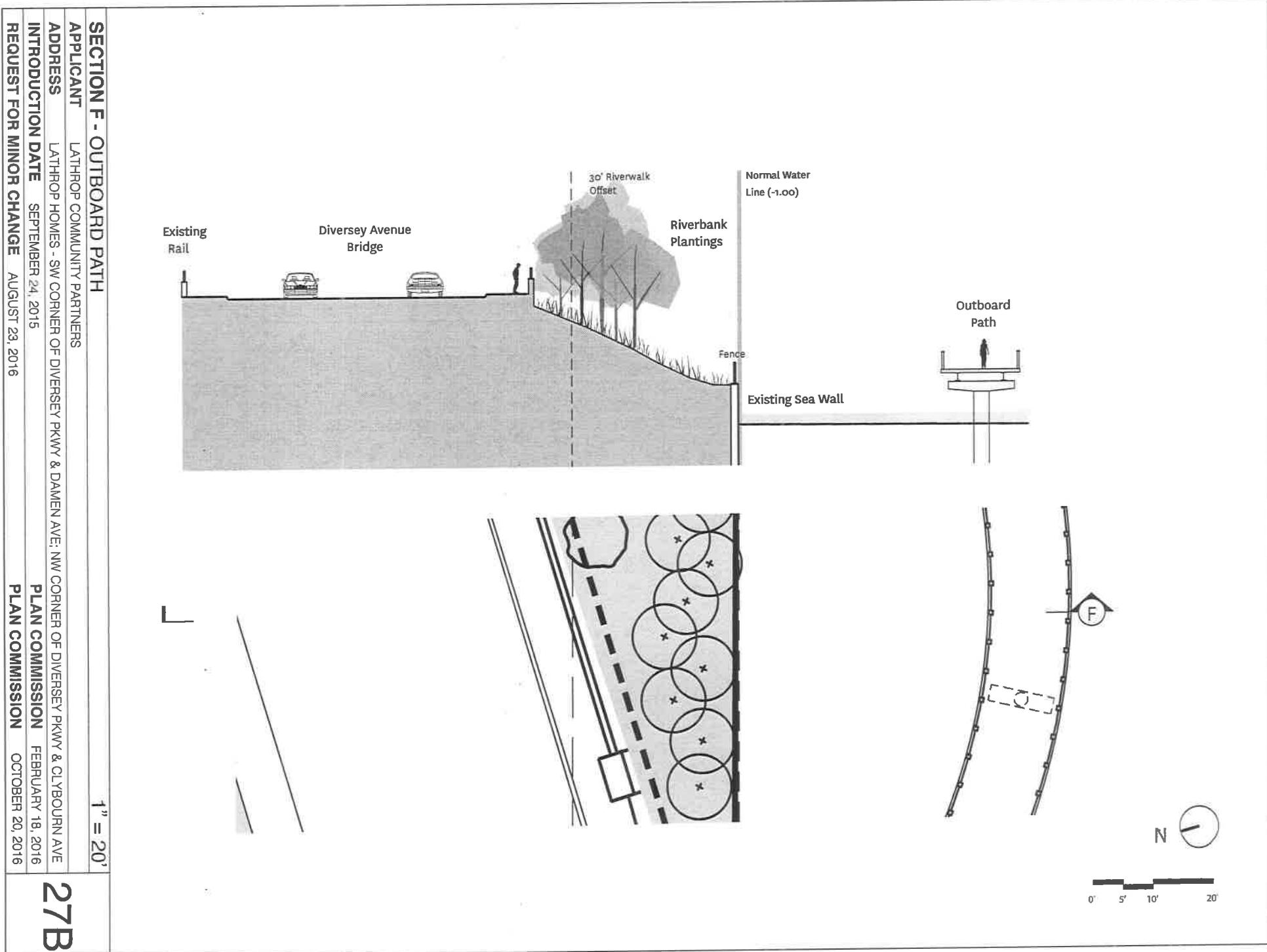
OCTOBER 20, 2016

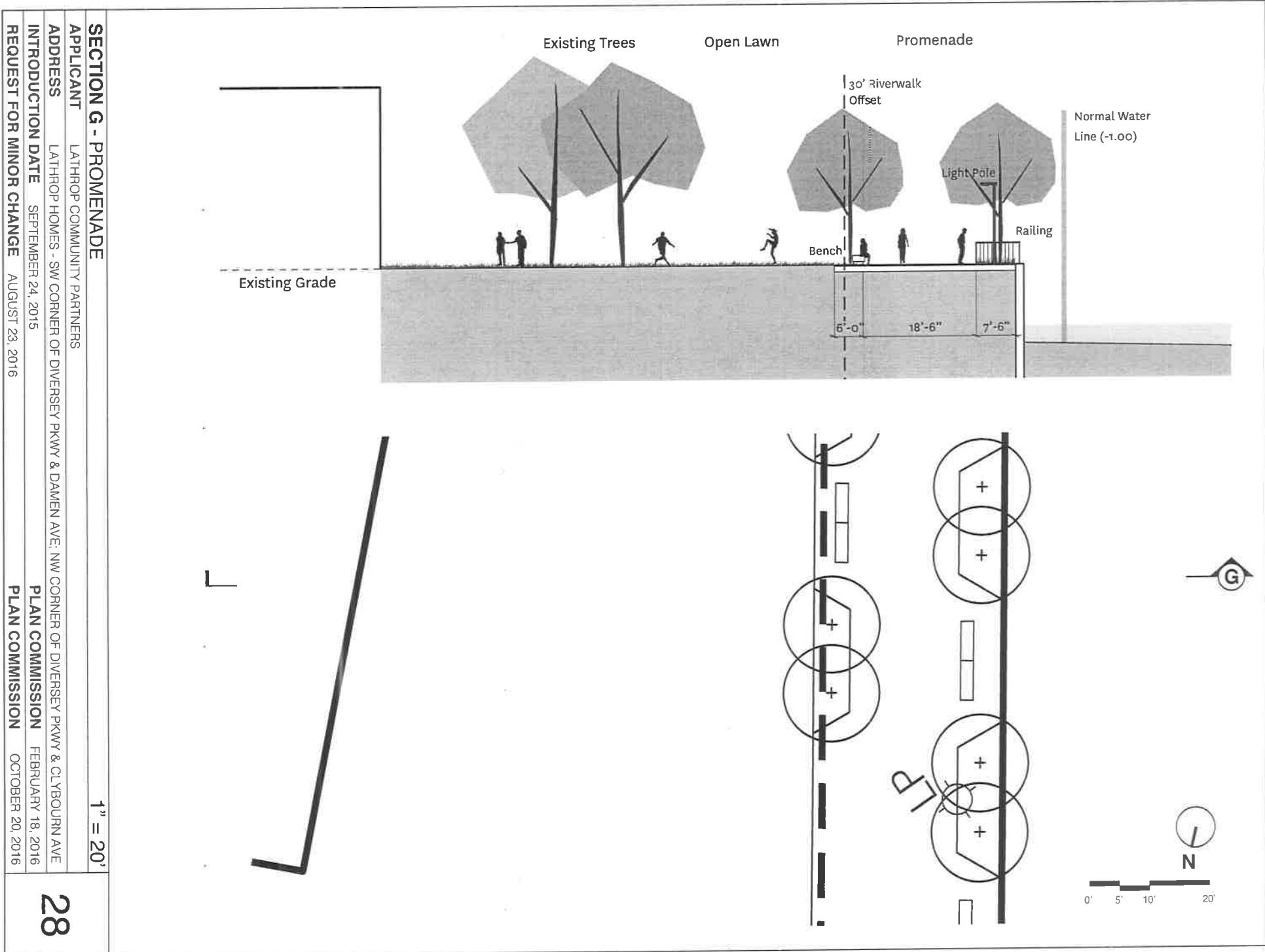
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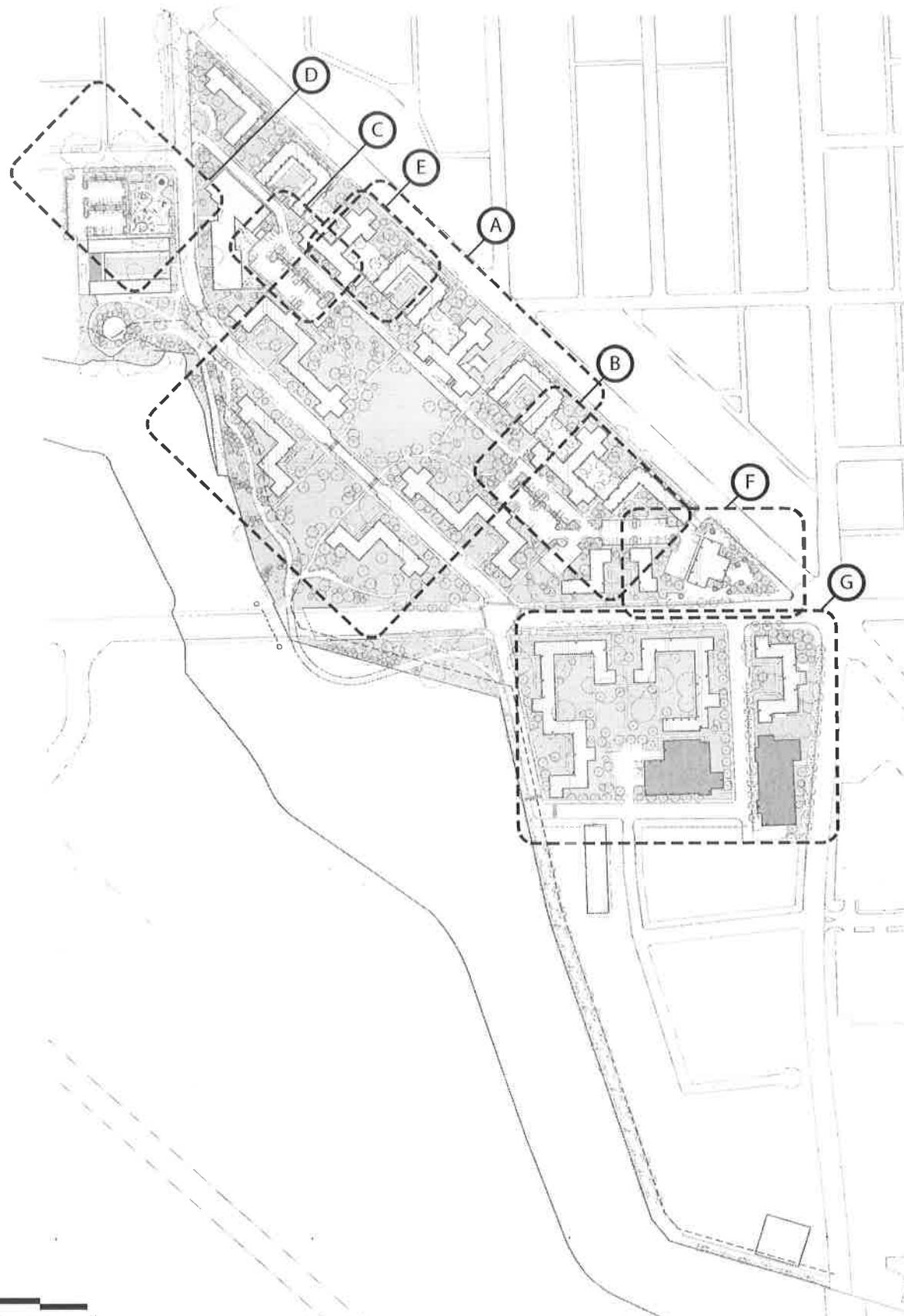


1" = 20'

27A







#### LANDSCAPE DETAIL KEY PLAN

1"=300'

APPLICANT LATHROP COMMUNITY PARTNERS

29

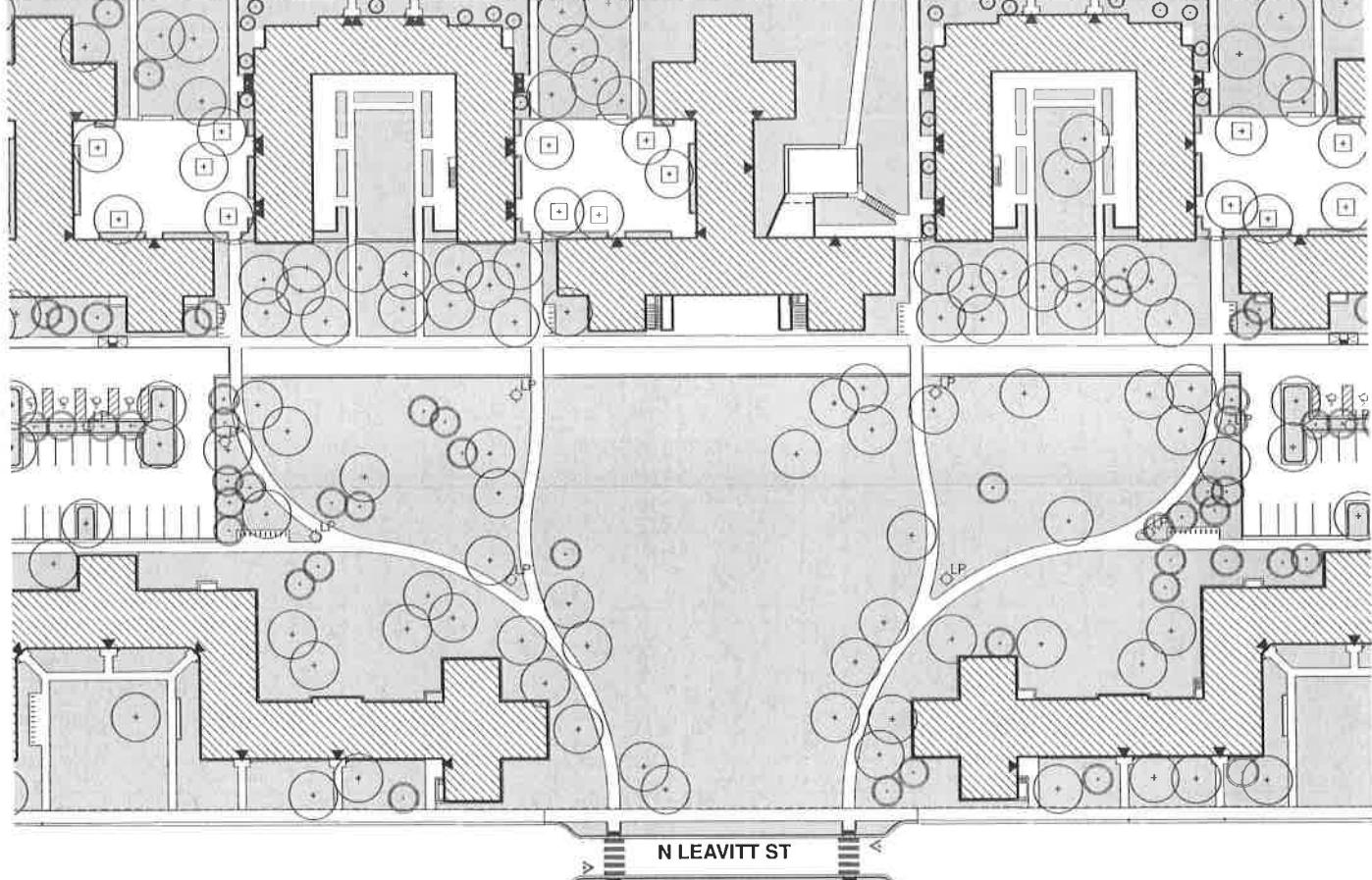
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

PLAN COMMISSION FEBRUARY 18, 2016

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#### LEGEND

- [Shaded Box] Lawn, Planted Area
- [White Box] Paved Area
- ▲ Building Entry
- [Hatched Box] Existing Building to Remain
- [Solid Gray Box] New Building
- Existing Tree to Remain
- Removed Tree
- Proposed Tree
- Fence
- Existing Light Post
- <sup>LP</sup> Light Post

0' 10' 20' 40'



#### DETAIL PLAN A: GREAT LAWN AND SPECIAL T BUILDING

1" = 50

APPLICANT LATHROP COMMUNITY PARTNERS

30

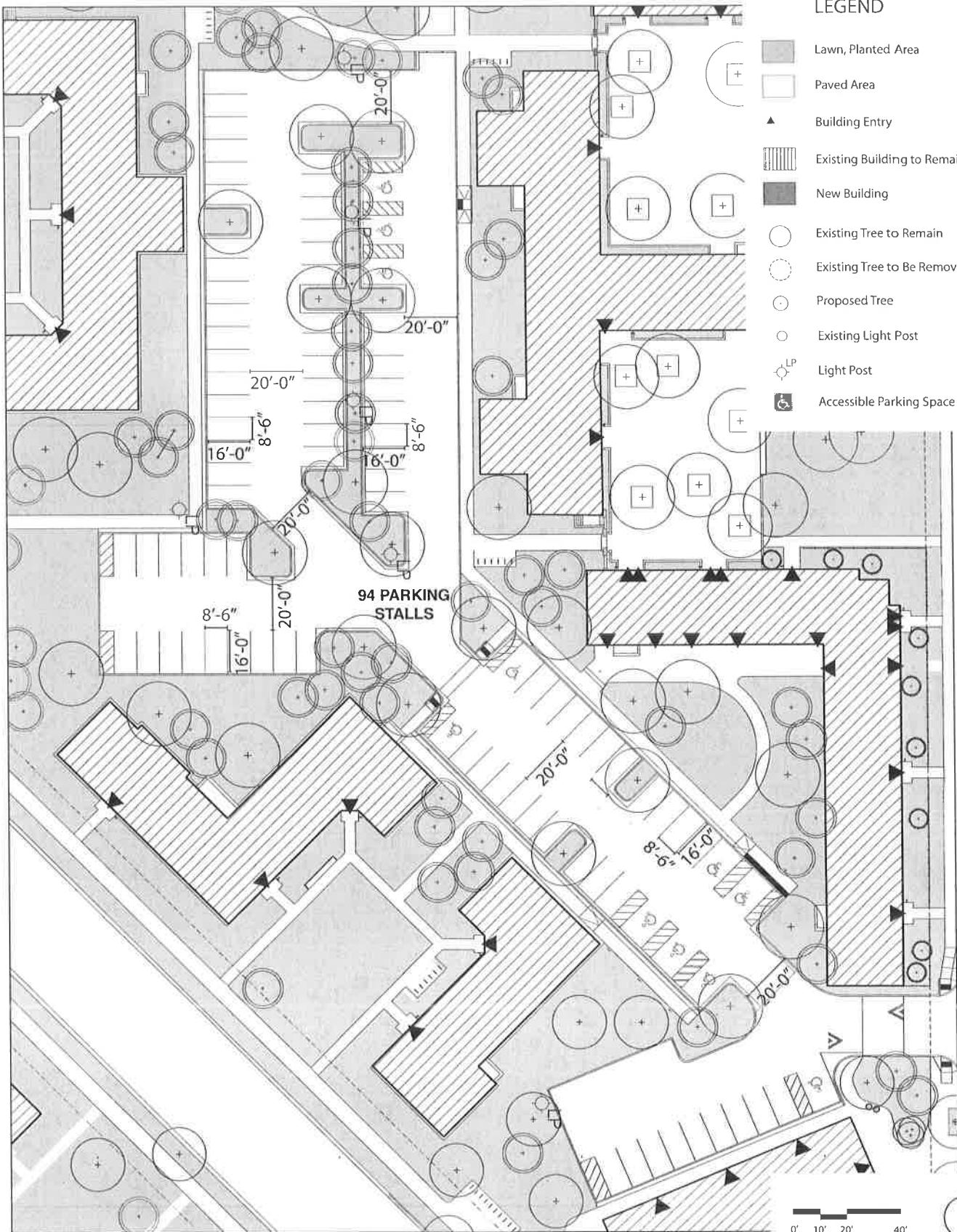
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

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**DETAIL PLAN B: SOUTHEAST PARKING AREA - 93 SPACES**

1" = 50'

**APPLICANT** LATHROP COMMUNITY PARTNERS

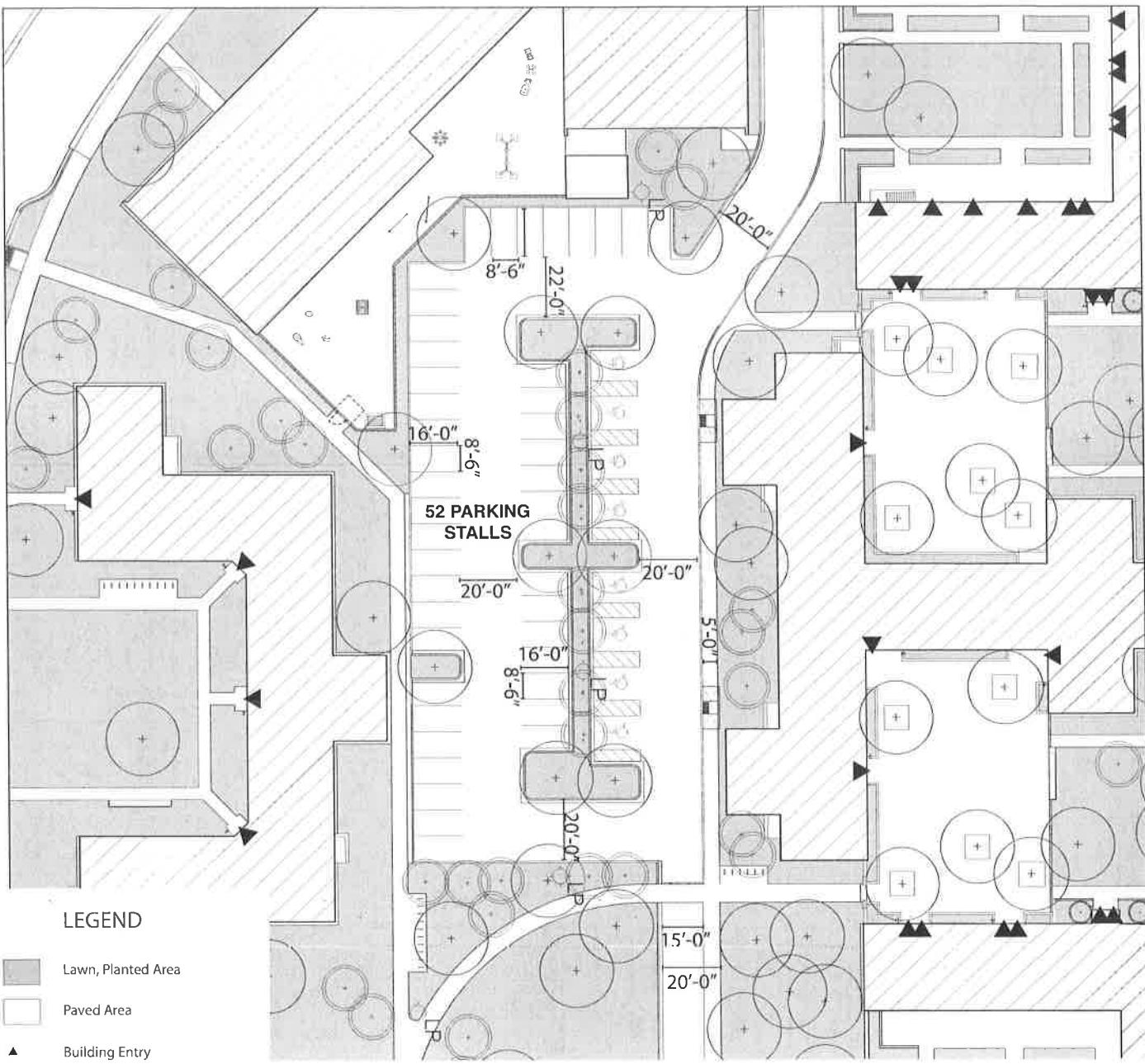
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

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1" = 50'

32

**DETAIL PLAN C: NORTHWEST PARKING AREA**

**APPLICANT** LATHROP COMMUNITY PARTNERS

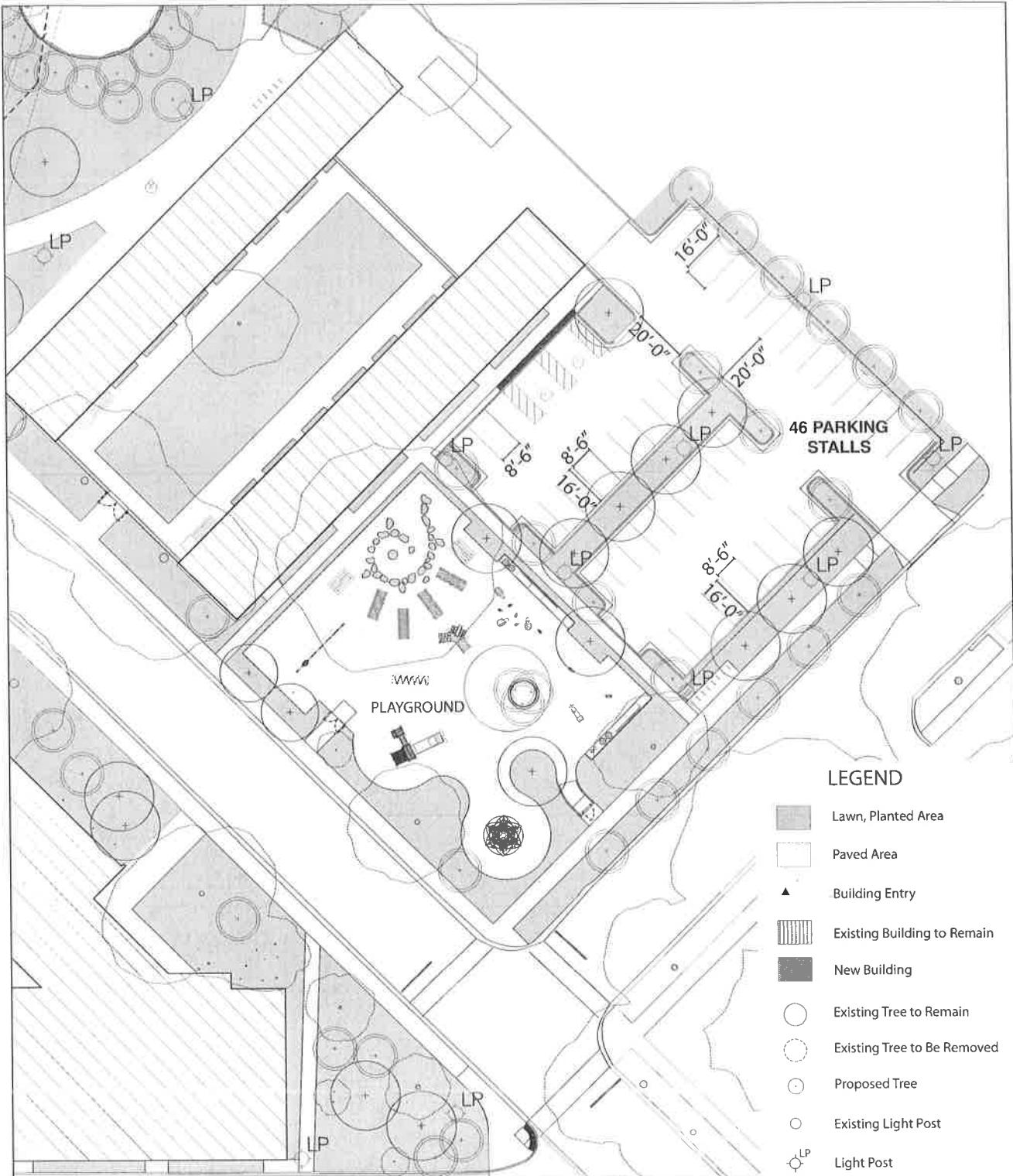
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

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0' 10' 20' 40'



**DETAIL PLAN D: BAR BUILDING PARKING AREA**

1" = 50'

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

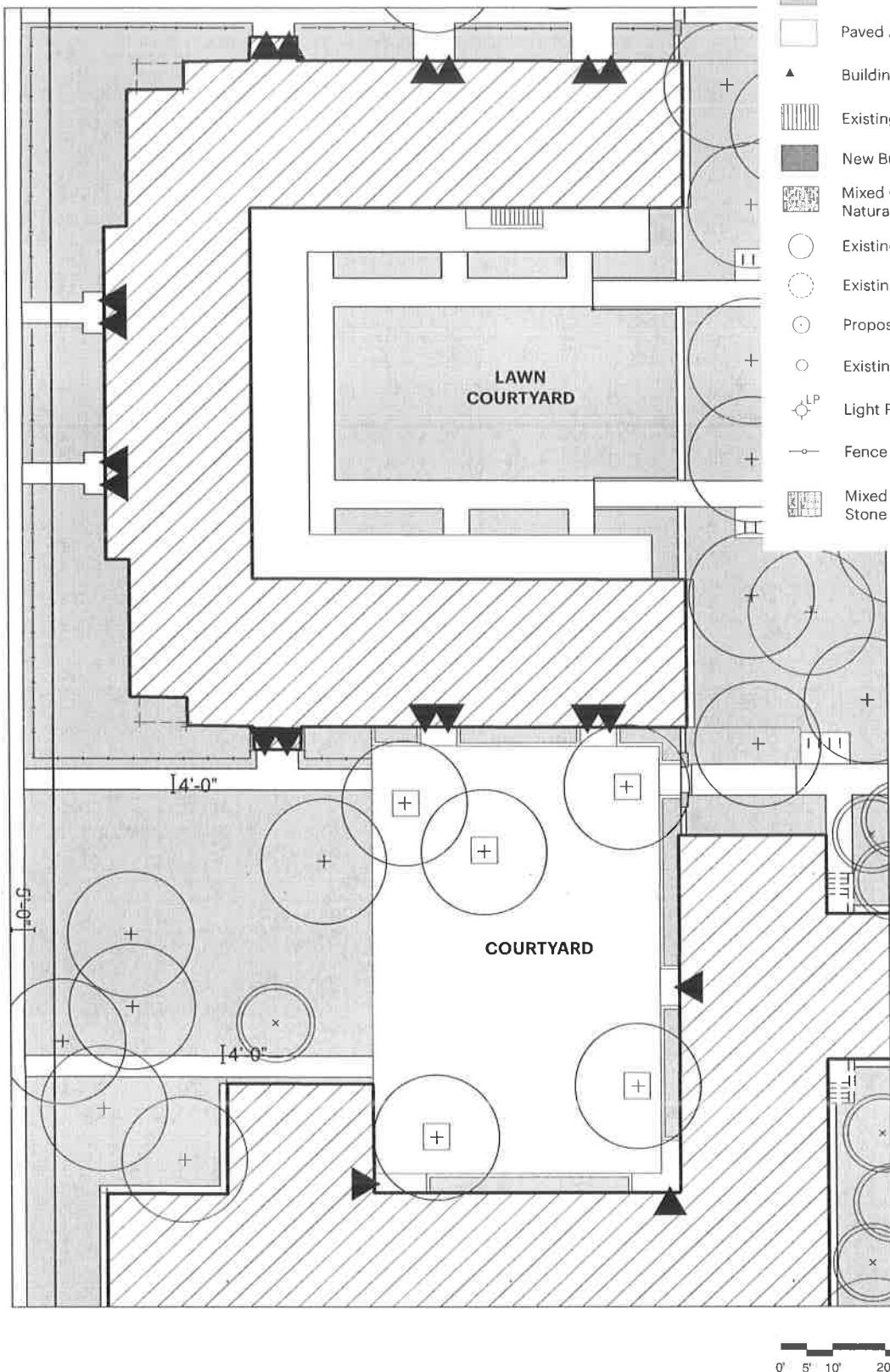
**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

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## LEGEND

- Lawn, Planted Area
- Paved Area
- Building Entry
- Existing Building to Remain
- New Building
- Mixed Concrete and Natural Stone Unit Paving
- Existing Tree to Remain
- Existing Tree to Be Removed
- Proposed Tree
- Existing Light Post
- Light Post
- Fence
- Mixed Conc. and Natural Stone Unit Pavinggg



### DETAIL PLAN E: TYPICAL N. CLYBOURN COURTYARD

1" = 30'

APPLICANT LATHROP COMMUNITY PARTNERS

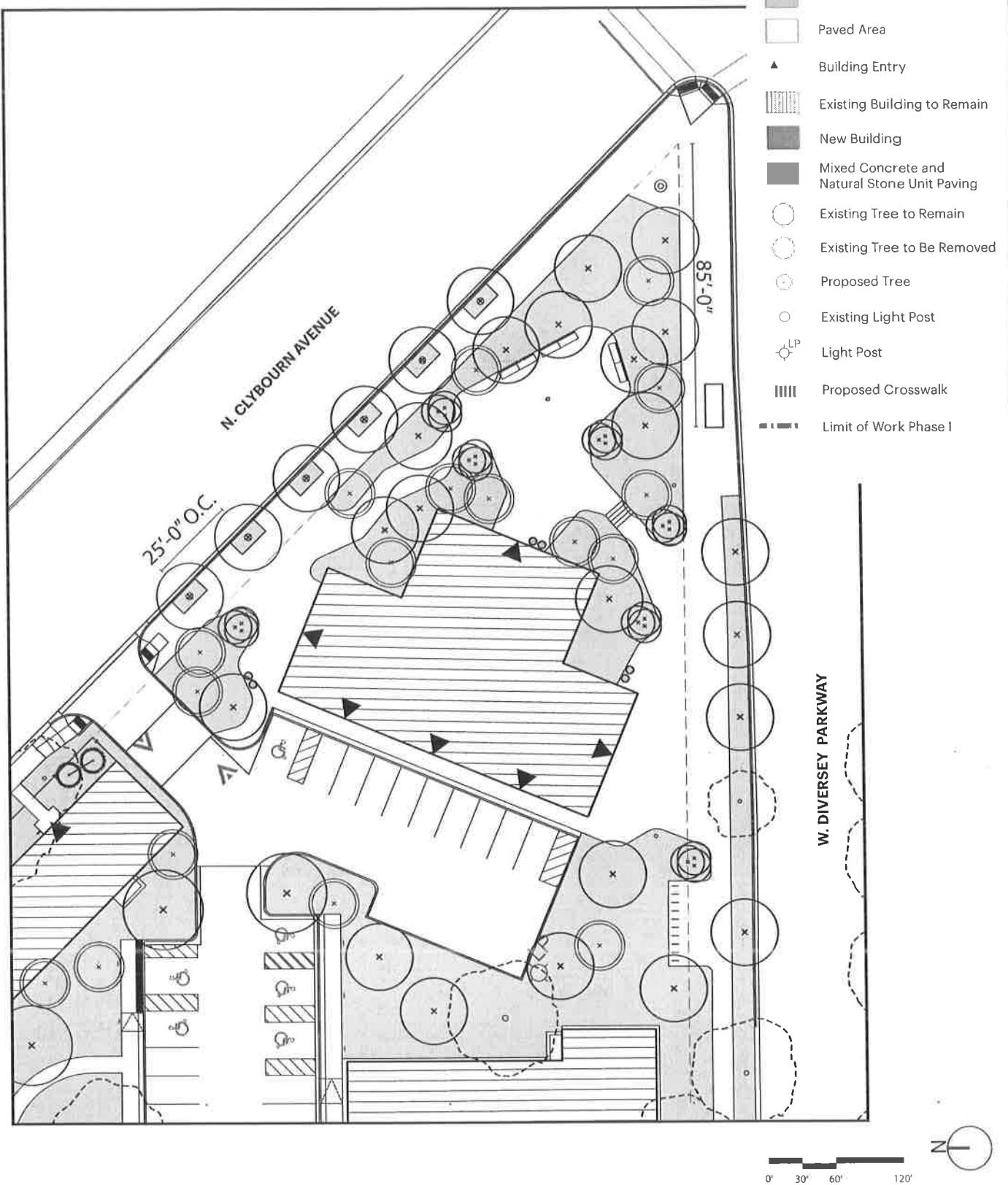
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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DETAIL PLAN F: N. CLYBOURN AND W. DIVERSEY PKWY

$$1'' = 40'$$

**APPLICANT** LATHROP COMMUNITY PARTNERS

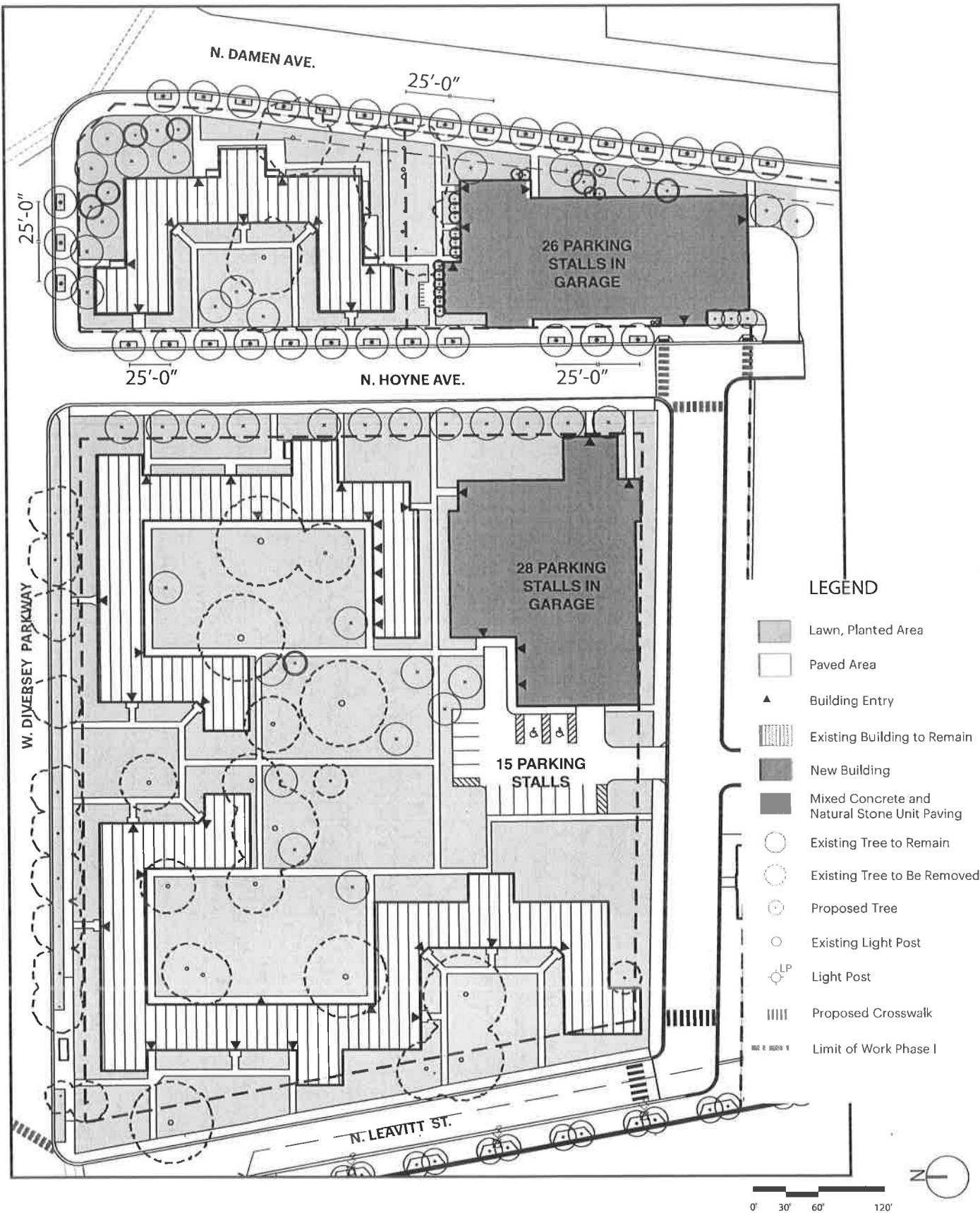
**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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**DETAIL PLAN G: DIVERSEY PKWY AND N. DAMEN AVE**

1" = 80'

**35A**

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

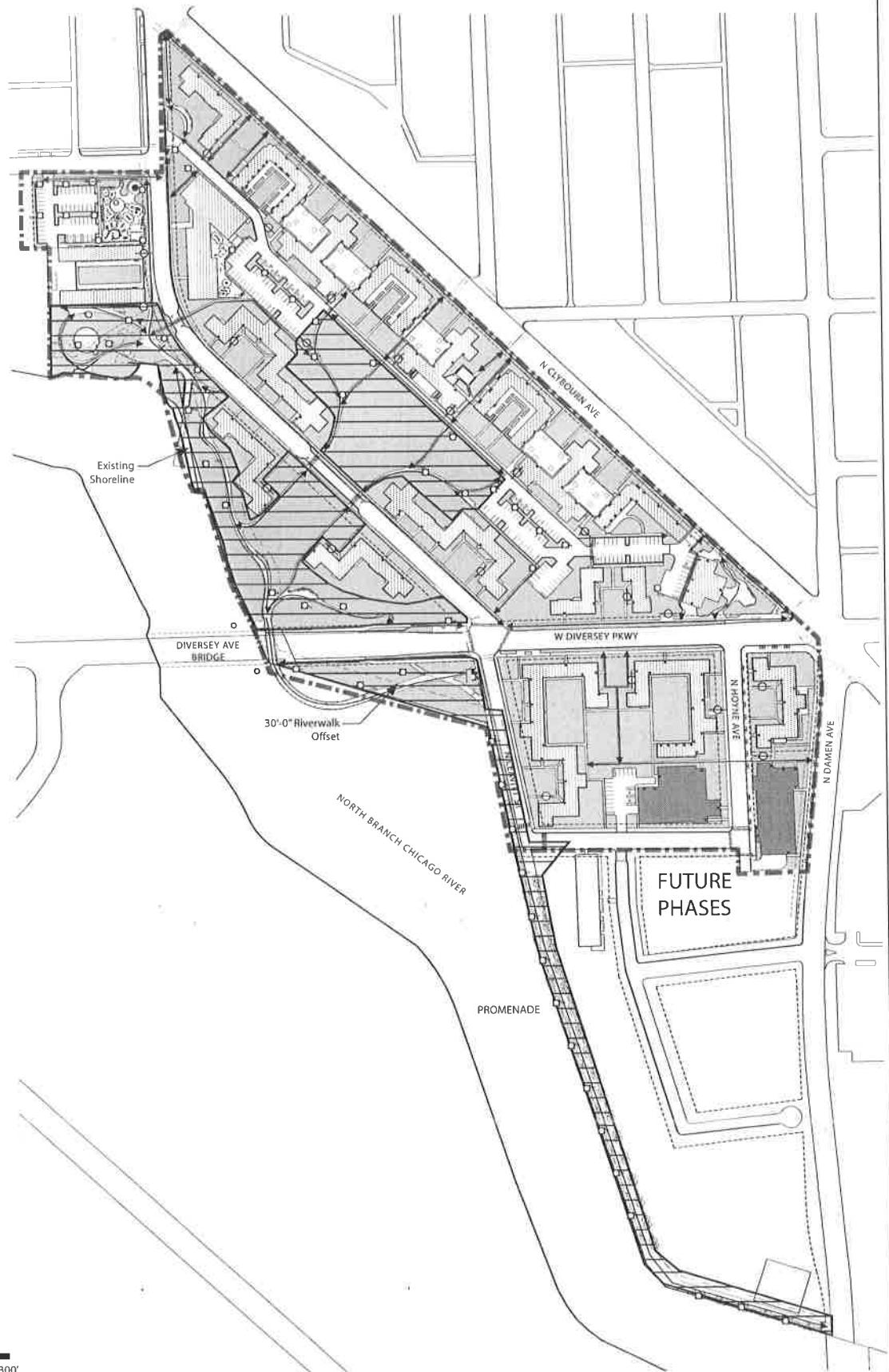
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**PLAN COMMISSION** FEBRUARY 18, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

## LEGEND

- Limit of Work Phase I
- Existing Shoreline
- 30' Riverwalk Offset Line
- Lawn, Planted Area
- Open Space
- Pedestrain Circulation
- Light Posts
- Bicycle Rack (8 per Rack)
- Building Entry



## PEDESTRIAN CIRCULATION, SITE LIGHTING, BICYCLE PARKING, & OPEN SPACE

1"=300'

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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	Total of Sub-areas
Gross Site Area (sf)	1,730,722
Gross Site Acreage	39.7
ROW Area (sf)	462,703
ROW Acreage	10.6
<b>Net Site Area (sf)</b>	<b>1,268,019</b>
<b>Net Site Acreage</b>	<b>29.1</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.2</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>1,518,937</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	1,208
Minimum # Loading Berths	Per Site Plan Approval
Minimum # Residential Parking Spaces Required <sup>2</sup>	580

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> Based on 530 units in historic buildings at 0.34 parking ratio = 180 parking spaces

586 units in new construction at 0.68 parking ratio = 398 parking spaces

and 29 existing parking spaces for senior building for a total of 607 parking spaces.

Final parking space count will vary based on future phase development and final unit count in historic buildings and new construction.

#### BULK DATA TABLE: SUMMARY

APPLICANT	LATHROP COMMUNITY PARTNERS	
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION FEBRUARY 18, 2016
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	PLAN COMMISSION OCTOBER 20, 2016

	Sub-area 1
Gross Site Area (sf)	1,038,111
Gross Site Acreage	23.8
ROW Area (sf)	289,447
ROW Acreage	6.6
<b>Net Site Area (sf)</b>	<b>748,664</b>
<b>Net Site Acreage</b>	<b>17.2</b>
Maximum Percentage of Site Covered	Per Attached Site Plan
<b>Maximum FAR<sup>1</sup></b>	<b>0.88</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>658,824</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	42 feet
Minimum Setbacks	Per Attached Site Plan
Maximum # Dwelling Units	544
Minimum # Loading Berths	Per Attached Site Plan
Minimum # Residential Parking Spaces Required <sup>2</sup>	185

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> Based on 0.34 spaces per unit parking ratio for Sub-area 1 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area. (all historic buildings)

#### BULK DATA TABLE: SUB-AREA 1

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

PLAN COMMISSION FEBRUARY 18, 2016

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

PLAN COMMISSION OCTOBER 20, 2016

	Sub-area 2
Gross Site Area (sf)	152,365
Gross Site Acreage	3.5
ROW Area (sf)	32,427
ROW Acreage	0.7
<b>Net Site Area (sf)</b>	<b>119,938</b>
<b>Net Site Acreage</b>	<b>2.8</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>0.59</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>71,346</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	24 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	1
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	0

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> Based on 0.34 spaces per unit parking ratio for Sub-area 2 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area. (all historic buildings)

#### BULK DATA TABLE: SUB-AREA 2

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

REQUEST FOR MINOR CHANGE AUGUST 23, 2016

PLAN COMMISSION FEBRUARY 18, 2016

PLAN COMMISSION OCTOBER 20, 2016

	Sub-area 3
Gross Site Area (sf)	62,100
Gross Site Acreage	1.4
ROW Area (sf)	15,906
ROW Acreage	0.4
<b>Net Site Area (sf)</b>	<b>46,194</b>
<b>Net Site Acreage</b>	<b>1.1</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.59</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>73,611</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	97 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	92
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	29

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> currently provided

**BULK DATA TABLE: SUB-AREA 3**

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

	Sub-area 4
Gross Site Area (sf)	273,984
Gross Site Acreage	6.3
ROW Area (sf)	86,032
ROW Acreage	2.0
<b>Net Site Area (sf)</b>	<b>187,952</b>
<b>Net Site Acreage</b>	<b>4.3</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>1.78</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>334,555</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	70 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	334
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	227

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> Based on 0.68 spaces per unit parking ratio for Sub-area 4 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area.

#### BULK DATA TABLE: SUB-AREA 4

APPLICANT	LATHROP COMMUNITY PARTNERS	<span style="font-size: 1.5em;">41</span>
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	
REQUEST FOR MINOR CHANGE	AUGUST 23, 2016	
PLAN COMMISSION	FEBRUARY 18, 2016	
PLAN COMMISSION	OCTOBER 20, 2016	

	Sub-area 5
Gross Site Area (sf)	204,162
Gross Site Acreage	4.7
ROW Area (sf)	38,891
ROW Acreage	0.9
<b>Net Site Area (sf)</b>	<b>165,271</b>
<b>Net Site Acreage</b>	<b>3.8</b>
Maximum Percentage of Site Covered	Per Site Plan Approval
<b>Maximum FAR<sup>1</sup></b>	<b>2.35</b>
<b>Maximum FAR Floor Area (sf)<sup>1</sup></b>	<b>387,955</b>
Existing FAR Floor Area to Remain (sf) <sup>1</sup>	
Maximum Commercial Area Per Tenant (sf)	
Maximum Commercial Area (sf)	
Maximum Building Height	161 feet
Minimum Setbacks	Per Site Plan Approval
Maximum # Dwelling Units	318
Minimum # Loading Berths	Per Zoning Code
Minimum # Residential Parking Spaces Required <sup>2</sup>	216

<sup>1</sup> includes basement areas from existing buildings

<sup>2</sup> Based on 0.68 spaces per unit parking ratio for Sub-area 4 for maximum permitted dwelling units. Min required parking spaces will decrease if fewer units are developed in sub area.

#### BULK DATA TABLE: SUB-AREA 5

**APPLICANT** LATHROP COMMUNITY PARTNERS

**ADDRESS** LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

**INTRODUCTION DATE** SEPTEMBER 24, 2015

**PLAN COMMISSION** FEBRUARY 18, 2016

**REQUEST FOR MINOR CHANGE** AUGUST 23, 2016

**PLAN COMMISSION** OCTOBER 20, 2016

20812

JOURNAL--CITY COUNCIL--CHICAGO

3/16/2016

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 7-H.

(As Amended)

(Application No. 18535)

(Common Address: 2820 -- 2996 N. Clybourn Ave., 2000 -- 2144 W. Diversey Pkwy, 2007 -- 2141 W. Diversey Pkwy., 2601 -- 2953 N. Leavitt St., 2800 -- 2888 N. Leavitt St., 2601 -- 2769 N. Hoyne Ave., 2600 -- 2768 N. Hoyne Ave., 2600 -- 2800 N. Damen Ave. And 2201 -- 2223 W. Oakdale Ave.)

[SO2015-6430]

(Committee Meeting Held March 14, 2016)

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

CHICAGO, March 16, 2016.

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

*WRB PD 1315*

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on March 14, 2016, the following items were passed by a majority of the members present:

Pages 1 through 9 contain various map amendments regarding land use.

Page 10 contains one order for the demolition of one noncontributing building in a historical landmark district.

Page 10 also contains business identification signs over 100 feet in diameter and 24 feet above grade.

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 proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yea -- Aldermen Moreno, Hopkins, Dowell, 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, Remoras, Santiago, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Smith, Tunney, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 45.

Nays -- Aldermen Waguespack, Arena -- 2.

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. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot symbols and indications as shown on Map Number 7-H in the area bounded by:

North Clybourn Avenue; West Diversey Parkway; North Damen Avenue; the northeast boundary line of the north branch of the Chicago River; the east boundary line of the north branch of the Chicago River; the northeast boundary line of the north branch of the Chicago River; a line 199.48 feet west of and almost parallel to the west line of North Leavitt Street (as measured along the south line of West Oakdale Avenue); a line 145 feet south of and parallel to West Oakdale Avenue; a line approximately 225.29 feet west of and parallel to North Leavitt Street; West Oakdale Avenue; and North Leavitt Street,

to those of a C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 7-H in the area bounded by:

North Clybourn Avenue; West Diversey Parkway; North Damen Avenue; the northeast boundary line of the north branch of the Chicago River; the east boundary line of the north branch of the Chicago River; the northeast boundary line of the north branch of the Chicago River; a line 199.48 feet west of and almost parallel to the west line of North Leavitt Street (as measured along the south line of West Oakdale Avenue); a line

145 feet south of and parallel to West Oakdale Avenue; a line approximately 225.29 feet west of and parallel to North Leavitt Street; West Oakdale Avenue; and North Leavitt Street,

to those of a Waterway-Residential-Business Planned Development.

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

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

*Waterway-Residential-Business Planned Development No. 1315.*

1. The area delineated herein as Waterway-Residential-Business Planned Development Number 1315 ("Planned Development") consists of approximately 1,265,781 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, as depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Lathrop Community Partners is the "Applicant" and has requested this Planned Development with the authorization of the owner of the Property, the Chicago Housing Authority. This Planned Development is divided into Subareas (each, a "Subarea" and collectively, the "Subareas") as indicated on the attached Subarea Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assign or grantees. Proposed right-of-way adjustments are shown in the attached -- "Right-of-Way Adjustment Map", including the proposed dedication of approximately 100,814 square feet of new right-of-way and the vacation of approximately 121,663 square feet of existing right-of-way. To the extent CDOT determines that compensation is payable to the City by the Applicant for existing right-of-way to be vacated, the Applicant shall receive credit on a square footage basis for all right-of-way to be dedicated in determining such compensation.

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

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

All work proposed in the public way must be designed and constructed in accordance with the CDOT 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 CDOT.

Prior to the issuance of any Part II Approval for Phase 2 or 3 as shown on the Preliminary Phasing Plan, the Applicant shall submit a traffic study that contemplates the full extent of the proposed development and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Review and approval of such traffic study by CDOT is intended to ensure that the proposed development will not establish an improperly mitigated burden on the existing infrastructure. If any modifications are needed, the study shall detail the specific improvements and necessary infrastructure upgrades, which shall be fully funded by the Applicant.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees. 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 lessees. 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.
4. This plan of development consists of these 21 Statements, a Bulk Regulations Table and the following plans all prepared by Farr Associates and dated February 18, 2015 (collectively, the "Plans"):
  - a. Existing Zoning Map
  - b. Existing Land-Use Map
  - c. Planned Development Boundary and Property Line Map
  - d. Right-of-Way Adjustment Map
  - e. Subarea Map
  - f. Generalized Land-Use Plan
  - g. Site Plan -- Phase 1 -- Buildings N01, N02, N03
  - h. Site Plan -- Phase 1 -- Buildings N04, N05, N06, N07

- I. Site Plan -- Phase 1 -- Buildings N08, N09, N10, N11, S101
- j. Site Plan -- Phase 1 -- Buildings N12, N13
- k. Site Plan -- Phase 1 -- Buildings N11, N14
- I. Preliminary Phasing Plan
- m. Phase 1 New Construction Elevations
- n. Landscape Exhibits
- o. Bulk Table

Where applicable, full-sized copies of the plans are on file with the Department. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in this Planned Development:

Subarea 1:

Residential: multi-unit (on and above ground floor); townhouse;

Public and Civic: parks and recreation; community centers, recreation buildings and similar assembly use;

Uses limited to residential building basements (in addition to the uses permitted for Subarea 1):

Commercial: artist work or sales space; business support services; communication service establishment; office; residential storage;

Industrial: artisan manufacturing, production and industrial services; limited manufacturing.

Uses limited to the "Potential Commercial Building" shown on the Site Plan -- Phase 1 -- Buildings N04, N05, N06, N07 Plan (see Exhibit 9) (in addition to the uses permitted for Subarea 1 and the Residential Building basements):

Public and Civic: exhibits; day care; parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses);

Commercial: artist work or sales space; eating and drinking establishments (including, without limitation, limited and general restaurant; and outdoor patio (at-grade and rooftop)); office; personal service; retail sales, general, not to exceed 4,035 square feet; participant sports and recreation, indoor (including, without limitation, children's play center); and business live/work unit.

The following uses are excluded: recycling facilities, warehouse, wholesale and freight movement.

#### Subarea 2:

Residential: artist live/work space (on and above ground floor); multi-unit (on and above ground floor); elderly housing; assisted living; nursing home.

Public and Civic: cultural exhibits and libraries; day care; parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses).

Commercial: artist work or sales space; eating and drinking establishments (including, without limitation, limited and general restaurant; and outdoor patio (at-grade and rooftop)); food and beverage retail sales (including, without limitation, accessory liquor sales but excluding liquor stores); retail sales, general; participant sports and recreation, indoor and outdoor (including, without limitation, children's play center); and business live/work unit.

Industrial: (limited to residential building basements) artisan manufacturing, production and industrial services; limited manufacturing.

#### Subarea 3:

Residential: artist live/work space (on and above ground floor); multi-unit (on and above ground floor); elderly housing; assisted living; nursing home.

#### Subarea 4:

Residential: artist live/work space (on and above ground floor); multi-unit (on and above ground floor); elderly housing; assisted living; nursing home.

Public and Civic: cultural exhibits and libraries; day care; parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses).

Commercial: artist work or sales space; building maintenance services; business support services; communication service establishment; drive-through facility (subject to approval of CDOT and Site Plan Approval); eating and drinking establishments (including, without limitation, limited and general restaurant; tavern; and outdoor patio (at-grade and rooftop)); financial services; food and beverage retail sales (including, without limitation, liquor store (packaged goods); and liquor sales (accessory)); lodging (including, without limitation, bed and breakfast; and vacation rental); medical service; office; accessory; personal service (including, without limitation, hair salon; nail salon; barbershop; massage establishment; repair or laundry service (including, without limitation, dry cleaning; and laundromat); retail sales, general; participant sports and recreation, indoor (including, without limitation, amusement arcade; children's play center); small and medium venues; valuable objects dealer; and business live/work unit.

Industrial: artisan manufacturing, production and industrial services; limited manufacturing.

#### Subarea 5:

Residential: artist live/work space (on and above ground floor); multi-unit (on and above ground floor); elderly housing; assisted living; nursing home.

Public and Civic: cultural exhibits and libraries; day care; parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses).

Commercial: artist work or sales space; building maintenance services; business support services; communication service establishment; drive-through facility (subject to approval of CDOT and site plan approval); eating and drinking establishments (including, without limitation, limited and general restaurant; tavern; and outdoor patio (at-grade and rooftop)); financial services; food and beverage retail sales (including, without limitation, liquor store (packaged goods); and liquor sales (accessory)); lodging (including, without limitation, bed and breakfast; hotel/motel; and vacation rental); medical service; office; accessory; personal service (including, without limitation, hair salon; nail salon; barbershop; massage establishment; repair or laundry service (including, without limitation, dry cleaning; and laundromat); retail sales, general; participant sports and recreation, indoor and outdoor (including, without limitation, amusement arcade; children's play center); small and medium venues; valuable objects dealer; and business live/work unit).

Industrial: artisan manufacturing, production and industrial services; limited manufacturing.

The following uses are excluded within this Planned Development: recycling facilities, warehouse, wholesale and freight movement.

6. Notwithstanding anything in this Planned Development to the contrary, the maximum aggregate retail square footage in each Subarea shown on the Subarea Plan shall be as follows:
  - a. Subarea 1: 4,035 square feet
  - b. Subarea 2: 0 square feet
  - c. Subarea 3: 0 square feet
  - d. Subarea 4: 42,000 square feet, provided no building shall have a single retail tenant larger than 15,000 square feet within any subarea.
  - e. Subarea 5: 5,000 square feet; provided, however, that additional retail square footage for Subarea 5 may be expanded for the southernmost "Powerhouse Building" upon review and approval by the Department of Planning and Development.
7. 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. Off-premises signs are prohibited within the boundary of the Planned Development.
8. All ingress and egress shall be subject to the review and approval of CDOT and the Department. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago and must be designed in accordance with the CDOT Street and Site Plan Design Standards and follow the principles and practices of a Complete Streets design approach. Any dedication, opening or vacation of public streets, alleys or easements or any adjustment of the public right-of-way contained within a particular Part II submittal shall be approved by CDOT and City Council as described in Statement 2.

The Applicant agrees to modify the traffic signal at Diversey and Leavitt to provide countdown pedestrian signal indications and a leading eastbound left turn arrow prior to the issuance of the Certificate of Occupancy for any building in Subarea 1.

9. 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.
10. 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 1,265,781 square feet.

11. The Applicant shall obtain approvals from MWRD as may be required in order to release any stormwater from the development into the Chicago River. Stormwater detention facilities on the Property shall be privately owned and maintained.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as contained in the waterway planned development guidelines contained in the Zoning Ordinance (Section 17-8-0912) and the Chicago River Corridor Design Guidelines and Standards. To further these goals, the Applicant agrees, as set forth in the Plans, to: (a) provide a minimum 30-foot building setback from the river as measured from the legal property line, which will include a continuous riverwalk as shown on the Landscape Plans, provided, however, that all existing buildings to remain shall be permitted to encroach on the 30-foot setback and (b) permit connection of such riverwalk and landscaping with similar facilities when properties adjacent to such portions of the riverwalk are improved or redeveloped. The Applicant shall permit un-gated public access to the river setback and provide signage on the riverwalk indicating that the riverwalk is open to the public during typical Chicago Park District hours. All riverwalk and landscaping improvements within the river setback must be substantially completed within twenty-four (24) months of the issuance of all necessary permits by all governmental or quasi-governmental authorities having jurisdiction over such improvements including, without limitation, the Army Corps of Engineers, Metropolitan Water Reclamation District, IDNR-OWR, Coast Guard and CDOT, and provided that planting may be delayed due to delays or inability to perform such acts due to causes beyond the reasonable control of the Applicant and provided that completion may be delayed if consistent with good landscape practice or if necessary to accommodate construction of later phases of development, but not longer than one year following receipt of the final occupancy certificate.

In addition to the riverwalk, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Landscape Plan (hereinafter the "Park"). The Applicant may enter into an agreement with the Chicago Park District relating to the ownership and maintenance of portions of the Park and, upon entering into such agreement, the Applicant shall provide evidence of such agreement to the Department of Planning and Development for inclusion in the main file for this Planned Development. Upon completion of the Park, the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors, shall be responsible for maintaining and managing those portions of the Park that are not subject to an agreement with the Chicago Park District (the "Privately Maintained Park") for the purposes set forth herein, including ensuring that the Privately Maintained Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Privately Maintained Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, be delegated or assigned to a homeowners association or master association. The Privately Maintained Park shall be privately owned, maintained and, subject to occasional partial closure for private use but subject to the foregoing, shall remain accessible to the public during

hours in which public parks are accessible to the public. All improvements within the Park must be substantially completed within the eighteen (18) month period set forth in this Statement 12 above, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein. Signage shall be placed at all park entries indicating the Park is open to residents of the Planned Development and the general public, free of charge.

13. 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. 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.
14. 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. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
15. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for construction of new buildings (with the exception of buildings substantially conforming to the Plans for Buildings N101 and S101, incorporated herein), site plan approval by the Department and site plan review by the Chicago Plan Commission shall be required in accordance with this Statement 15. In the instance the Applicant does not secure approval to demolish the existing buildings located in the areas identified on the plans as occupied by Buildings N101 and S101 and as depicted on PD Exhibit Number 10, Site Plan Review shall be required. Any modification of the existing facades and exterior work shall be reviewed by the Department of Planning and Development.

The Applicant shall submit a site plan, landscape plan, building elevations and a site data table for the building(s) and Subarea(s) in question for review by the Department (collectively, "Site Plans"). The site data table shall contain the following data for the proposed building(s) as compared to the parameters for the applicable Subarea(s) as set forth in the Bulk Regulations and Data Table:

- a. Gross Site Area;
- b. Net Site Area;
- c. FAR floor area of each proposed building;
- d. Maximum building height;
- e. Number of dwelling units;
- f. Number of parking spaces; and
- g. Other data as may be required by the Department to demonstrate compliance with this Planned Development

If, after review, the Commissioner determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans must then be reviewed by the Chicago Plan Commission at a public meeting but shall not require review or approval by the City Council. Following the Chicago Plan Commission review, the Zoning Administrator shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

Review and approval of Site Plans is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site plan approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. After approval of a site plan, changes or modifications may be made pursuant to the provisions of Statement 17. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

16. 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.
17. 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 lessees. Specifically, but without limitation, in the instance that the Applicant does not secure approval to demolish the existing buildings located in the areas on the plans occupied by Buildings N101 and S101 as provided in Statement 15 above, the Department of Planning and Development is authorized to transfer FAR floor area, dwelling units and other development rights herein between and among Subareas 2, 4 and 5 and to revise the Bulk Regulations and Data Table accordingly, provided the total FAR and number of dwelling units shall not be exceeded.
18. 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.
19. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all new buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of site plan approval, all new buildings must demonstrate substantial compliance with the current City of Chicago Sustainable Development Policy set forth

by the Planning and Development. All buildings will achieve LEED or other building certification and a 50 percent green roof will be required on all new construction buildings.

20. The Applicant acknowledges and agrees that the rezoning of the Property from the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District to the C2-3 Motor Vehicle-Related Commercial District, then to a Waterway-Residential-Business Planned Development for construction of this Planned Development will trigger 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, the Applicant has agreed to provide affordable housing units and/or make a cash payment to the Affordable Housing Opportunity Fund, each in accordance with the requirements set forth in the Affordable Housing Ordinance. At the time of each Part II Review, Applicant must submit an Affordable Housing Profile Form to the Department of Planning and Development ("DPD"), in DPD's then-current form, for purposes of determining the number of required affordable units and/or the amount in lieu of cash payment for each residential building in the Planned Development. Prior to the issuance of any building permits for any residential buildings in the Planned Development, 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 Property (or the applicable portion thereof) and will constitute a lien against each required 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, in accordance with the Affordable Housing Ordinance, 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.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development in lieu of the requirements set forth in this Statement 20.

21. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. In accordance with Section 17-13-0612 of the Chicago Zoning Ordinance, it is acknowledged that commencement and completion of certain phases may exceed the periods set forth in Section 17-13-0612 of the

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Chicago Zoning Ordinance. Unless construction of Phase 1 has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall expire and the zoning of the Property shall automatically revert to the C2-3 Motor Vehicle-Related Commercial District.

[Existing Zoning Map; Surrounding Land-Use Map; Boundary and Property Line Map; Rights-of-Way Adjustment Map; Subarea Map; General Land-Use Plans; Site Plans; Preliminary Phasing Plan; Building Elevations; Phase 1 Landscape Plan; Landscape Planting Plan; Riverfront Plan and Section Key; Dog Run; Boat Launch; Prospect; River Walk and Detention Basins; Promenade; Landscape Detail Key Plan; Great Lawn and Special T Building; Southeast Parking Area; Northwest Parking Area; Bar Building Parking Area; Typical North Clybourn Courtyard Detail Plan E; Diversey Parkway and North Damen Avenue Detail Plan F; and Pedestrian Circulation, Site Lighting, Bicycle Parking and Open Space referred to in these Plan of Development Statements printed on pages 20830 through 20865 of this Journal.]

Bulk Regulations and Data Tables referred to in these Plan of Development Statements reads as follow:

*Waterway-Residential-Business Planned Development No. 1315.*

*Overall Bulk Regulations And Data Table.*

Gross Site Area (square feet):	1,730,722
Gross Site Acreage:	39.7
Right-of-Way Area (square feet):	464,941
Right-of-Way Acreage:	10.6
Net Site Area (square feet):	1,265,781
Net Site Acreage:	29.1
Maximum FAR <sup>(1)</sup> :	1.2
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	1,518,937

---

(1) Includes basement areas from existing buildings.

Minimum Setbacks:	Per Site Plan approval
Maximum Number Dwelling Units:	1,208
Minimum Number Loading Berths:	Per Site Plan approval
Minimum Number Residential Parking Spaces Required <sup>(2)</sup> :	821

*Subarea 1 Bulk Regulations And Data Table.*

Gross Site Area (square feet):	928,696
Gross Site Acreage:	21.3
Right-of-Way Area (square feet):	230,781
Right-of-Way Acreage:	5.3
Net Site Area (square feet):	697,915
Net Site Acreage:	16.0
Maximum FAR <sup>(1)</sup> :	0.88
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	591,798
Maximum Building Height:	42 feet
Minimum Setbacks:	Per attached Site Plan

---

(1) Includes basement areas from existing buildings.

(2) 0.68 space per unit blended parking ratio.

Maximum Number Dwelling Units:	504
Minimum Number Loading Berths:	Per attached Site Plan
Minimum Number Residential Parking Spaces Required <sup>(2)</sup> :	158

*Subarea 2 Bulk Regulations And Data Table.*

Gross Site Area (square feet):	152,365
Gross Site Acreage:	3.5
Right-of-Way Area (square feet):	32,427
Right-of-Way Acreage:	0.7
Net Site Area (square feet):	119,938
Net Site Acreage:	2.8
Maximum FAR <sup>(1)</sup> :	0.59
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	71,346
Maximum Building Height:	24 feet
Minimum Setbacks:	Per Site Plan approval
Maximum Number Dwelling Units:	0
Minimum Number Loading Berths:	Per Site Plan approval

---

(1) Includes basement areas from existing buildings.

(2) 0.34 space per unit blended parking ratio for Subarea 1.

Minimum Number Residential Parking  
Spaces Required<sup>(2)</sup>: 0

*Subarea 3 Bulk Regulations And Data Table.*

Gross Site Area (square feet):	62,100
Gross Site Acreage:	1.4
Right-of-Way Area (square feet):	15,906
Right-of-Way Acreage:	0.4
Net Site Area (square feet):	46,194
Net Site Acreage:	1.1
Maximum FAR <sup>(1)</sup> :	1.53
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	70,897
Maximum Building Height:	97 feet
Minimum Setbacks:	Per Site Plan approval
Maximum Number Dwelling Units:	92
Minimum Number Loading Berths:	Per Site Plan approval

---

(1) Includes basement areas from existing buildings.

(2) 0.68 space per unit blended parking ratio.

Minimum Number Residential Parking Spaces Required <sup>(2)</sup> :	63
--	----

*Subarea 4 Bulk Regulations And Data Table.*

Gross Site Area (square feet):	383,399
Gross Site Acreage:	8.8
Right-of-Way Area (square feet):	146,936
Right-of-Way Acreage:	3.4
Net Site Area (square feet):	236,463
Net Site Acreage:	5.4
Maximum FAR <sup>(1)</sup> :	1.78
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	419,789
Maximum Building Height:	70 feet
Minimum Setbacks:	Per Site Plan approval
Maximum Number Dwelling Units:	334

---

(1) Includes basement areas from existing buildings.

(2) 0.68 space per unit blended parking ratio.

Minimum Number Loading Berths:	Per Site Plan approval
Minimum Number Residential Parking Spaces Required <sup>(2)</sup> :	227

*Subarea 5 Bulk Regulations And Data Table.*

Gross Site Area (square feet):	204,162
Gross Site Acreage:	4.7
Right-of-Way Area (square feet):	38,891
Right-of-Way Acreage:	0.9
Net Site Area (square feet):	165,271
Net Site Acreage:	3.8
Maximum FAR <sup>(1)</sup> :	2.35
Maximum FAR Floor Area (square feet) <sup>(1)</sup> :	387,955
Maximum Building Height:	161 feet
Minimum Setbacks:	Per Site Plan approval
Maximum Number Dwelling Units:	318
Minimum Number Loading Berths:	Per Site Plan approval
Minimum Number Residential Parking Spaces Required <sup>(2)</sup> :	216

---

(1) Includes basement areas from existing buildings.

(2) 0.68 space per unit blended parking ratio.

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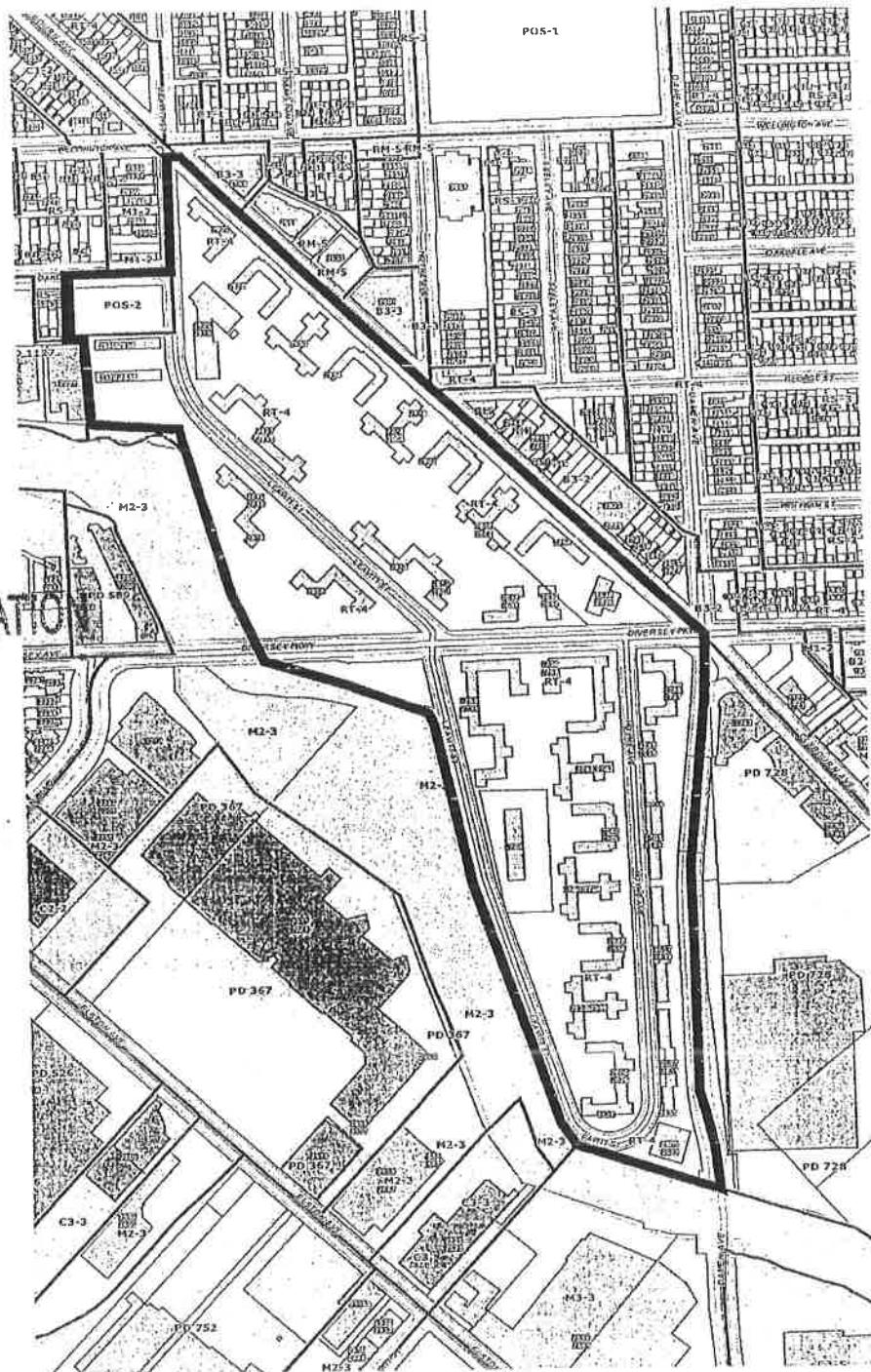
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## LEGEND

- Zoning Boundaries
- PD Boundary



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### EXISTING ZONING MAP

NTS

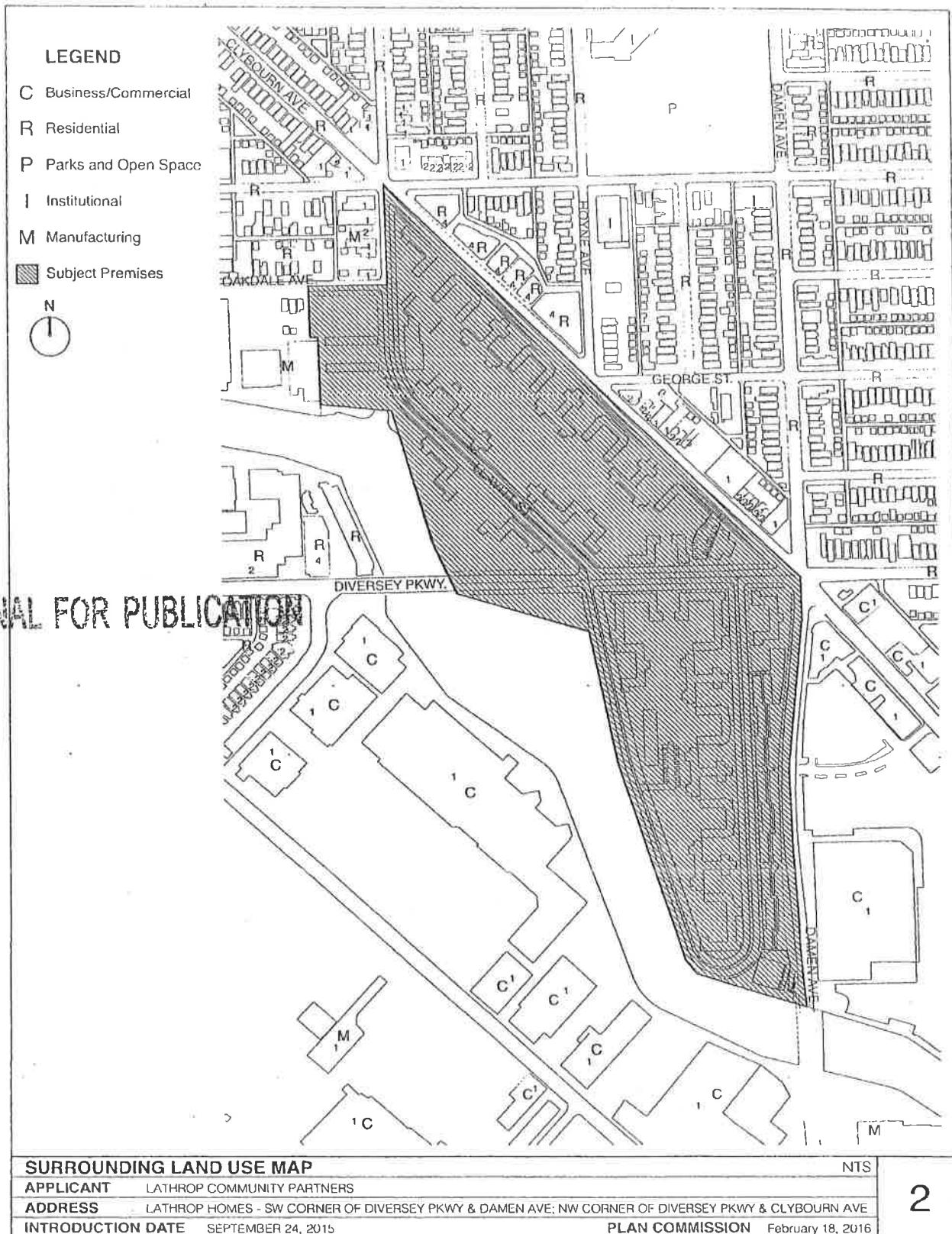
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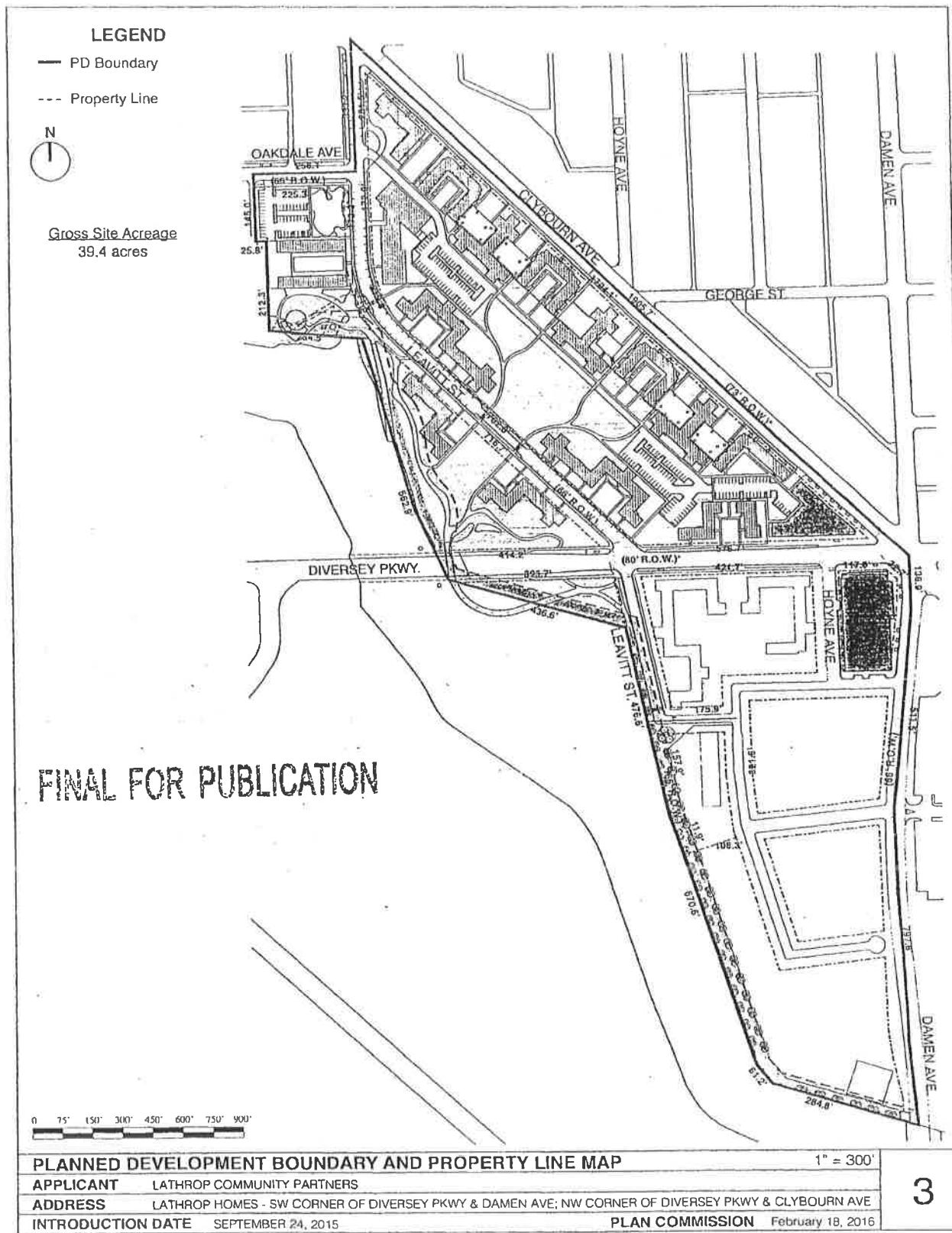
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ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

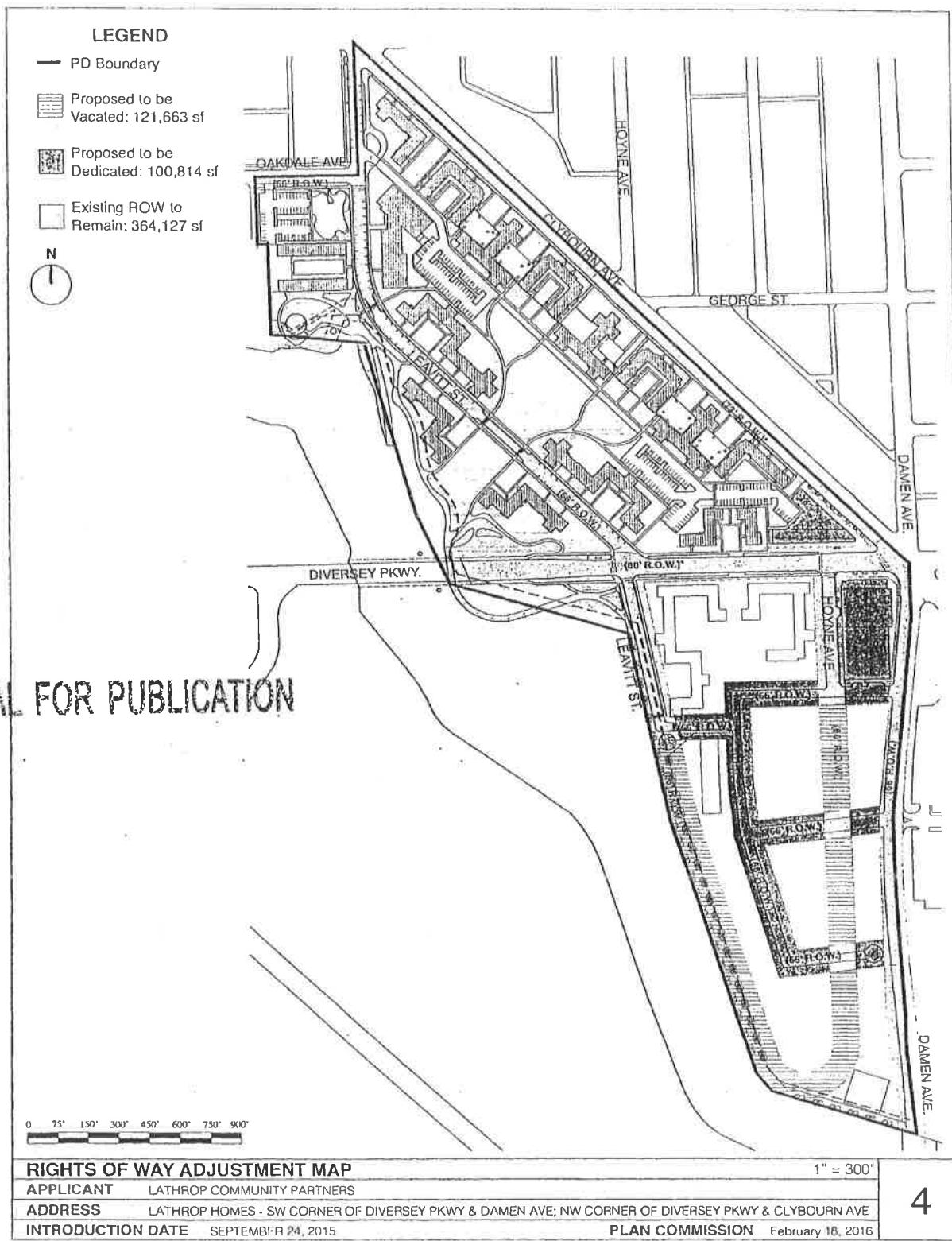
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**INTRODUCTION DATE** SEPTEMBER 24, 2015

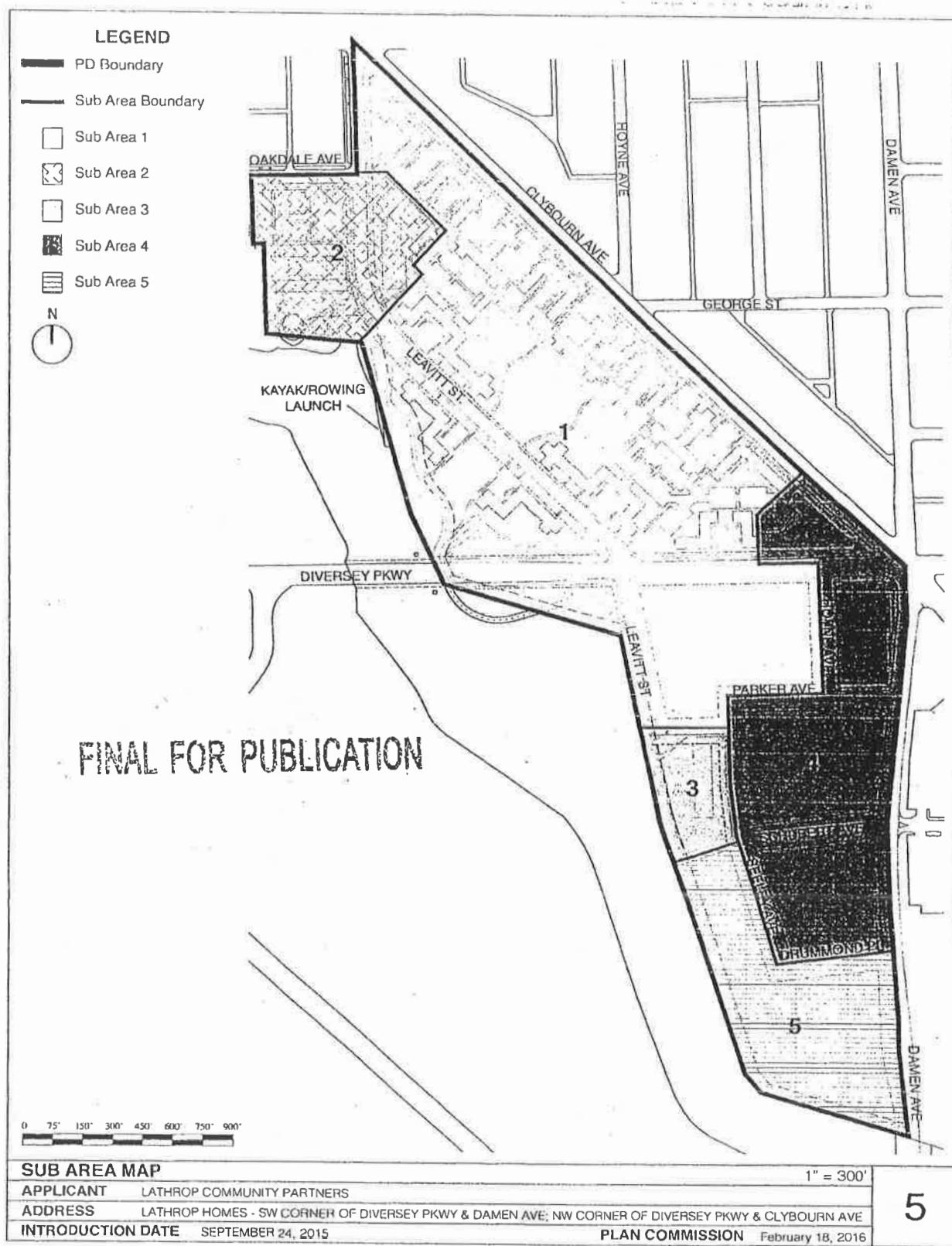
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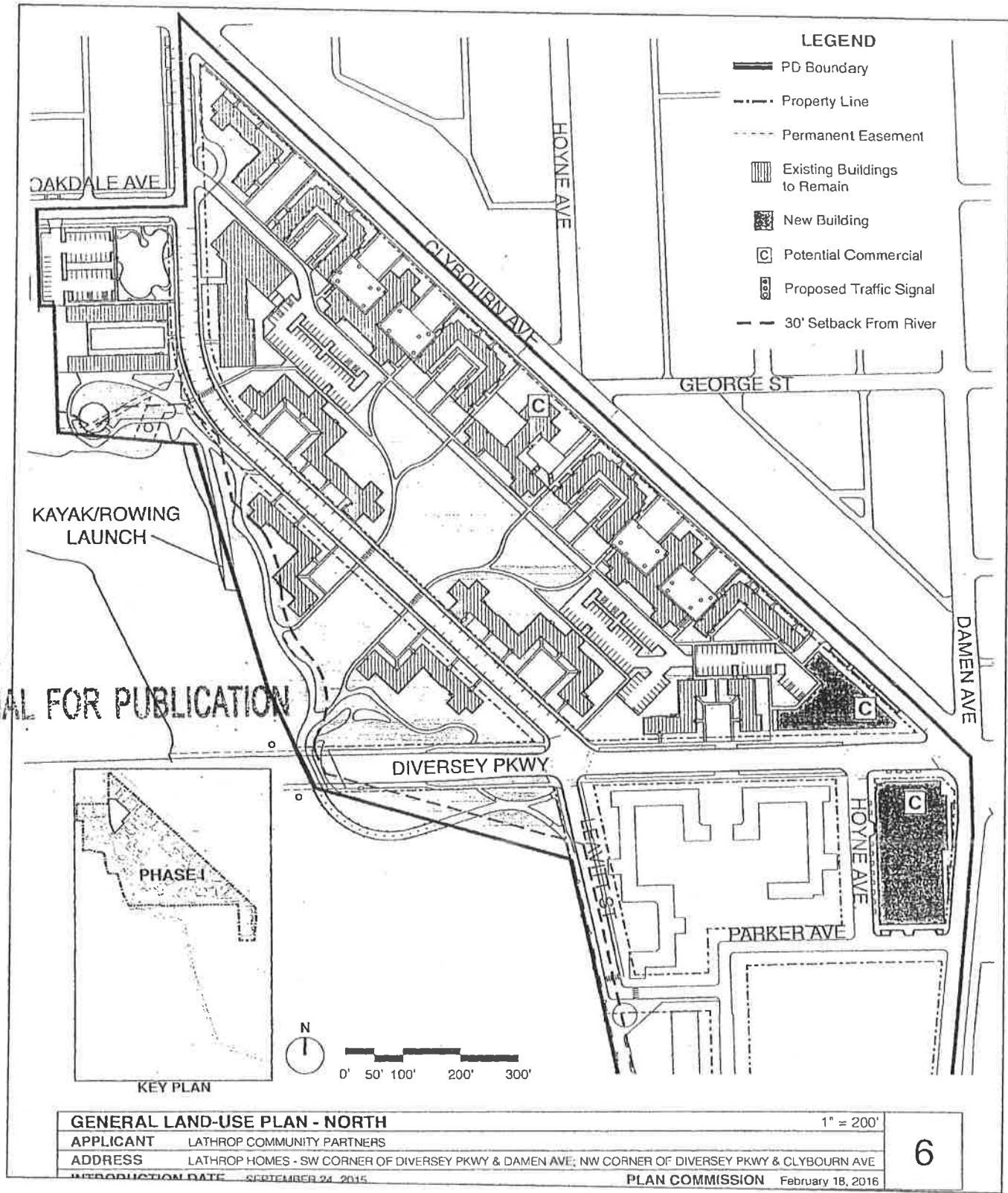
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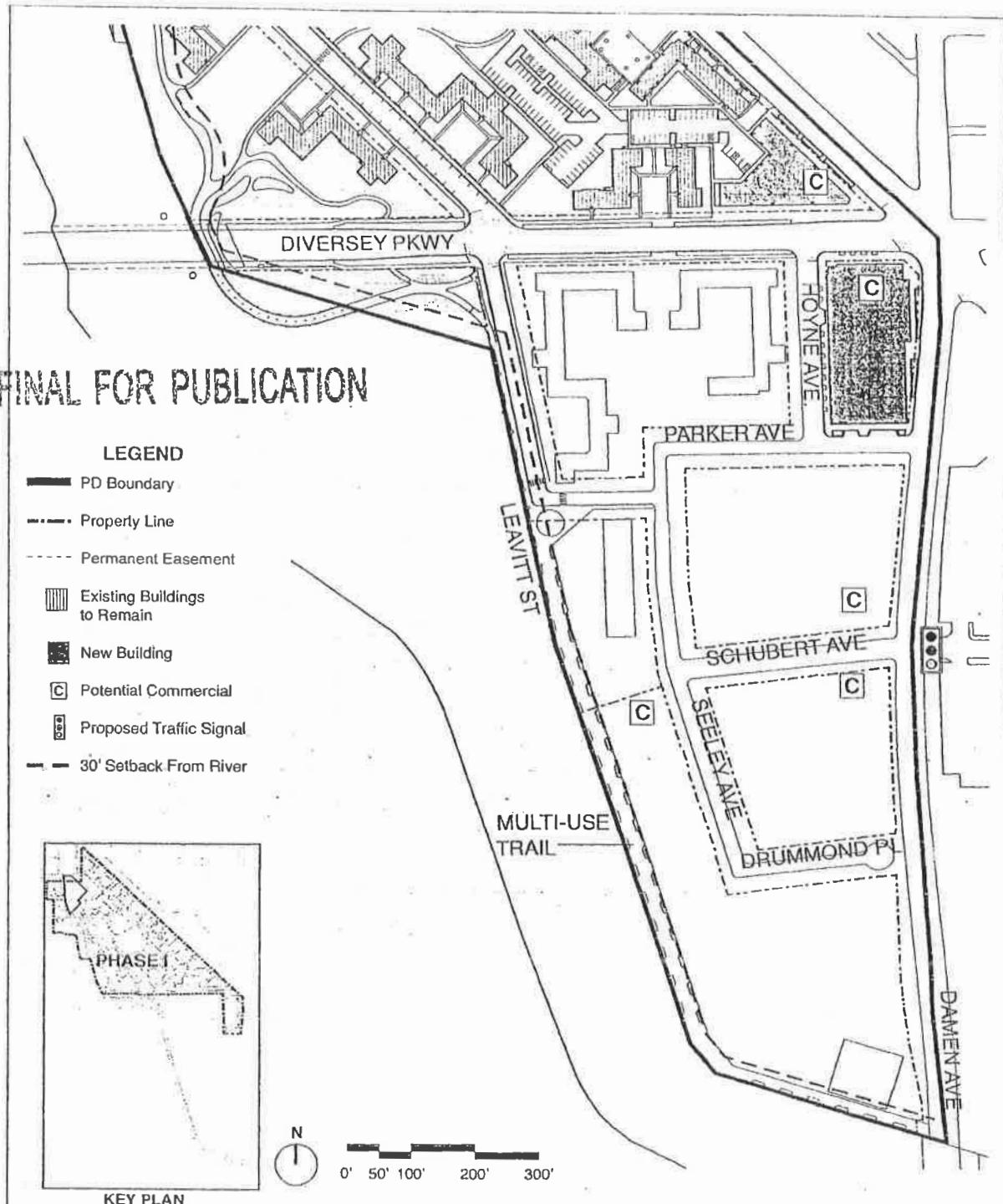


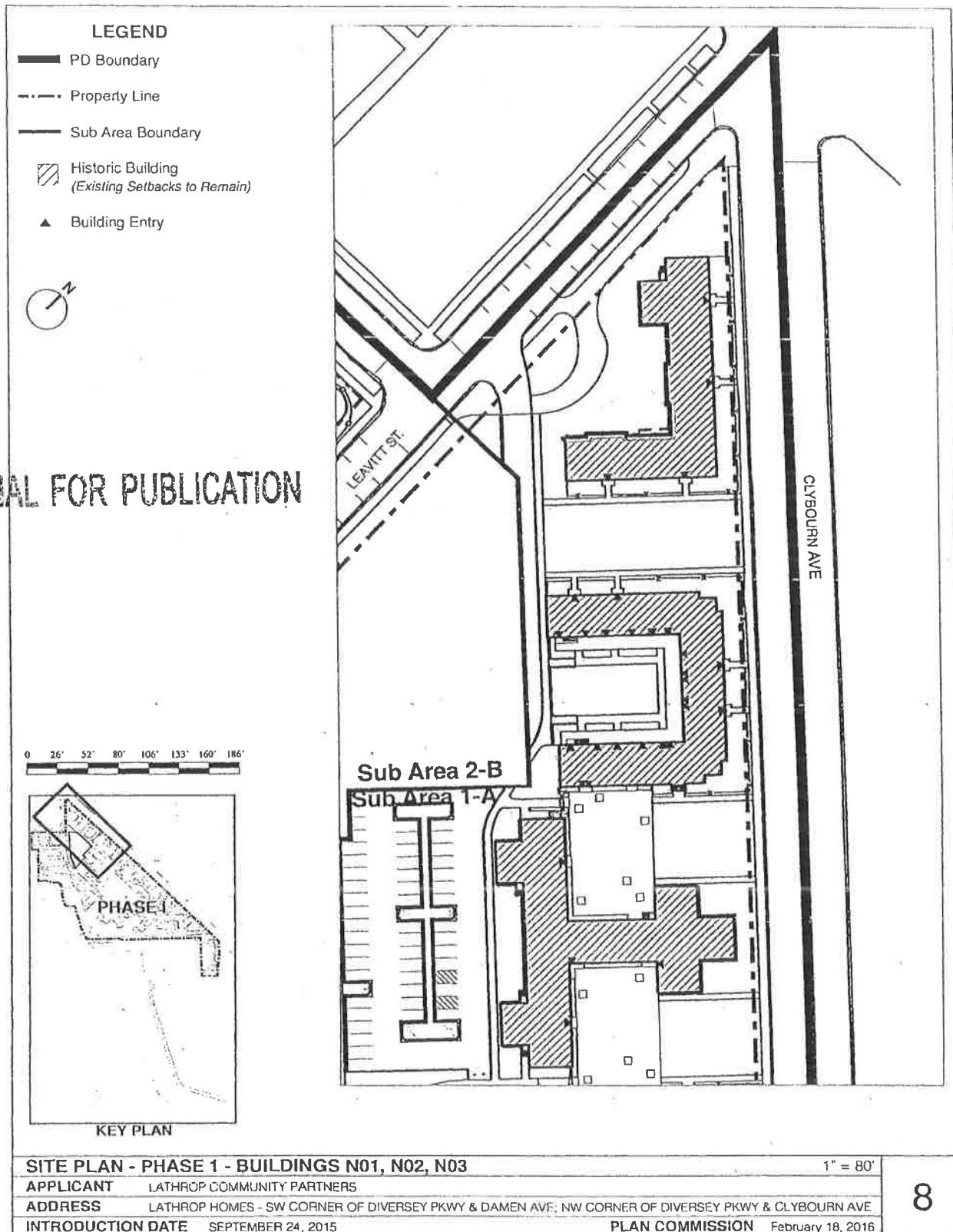


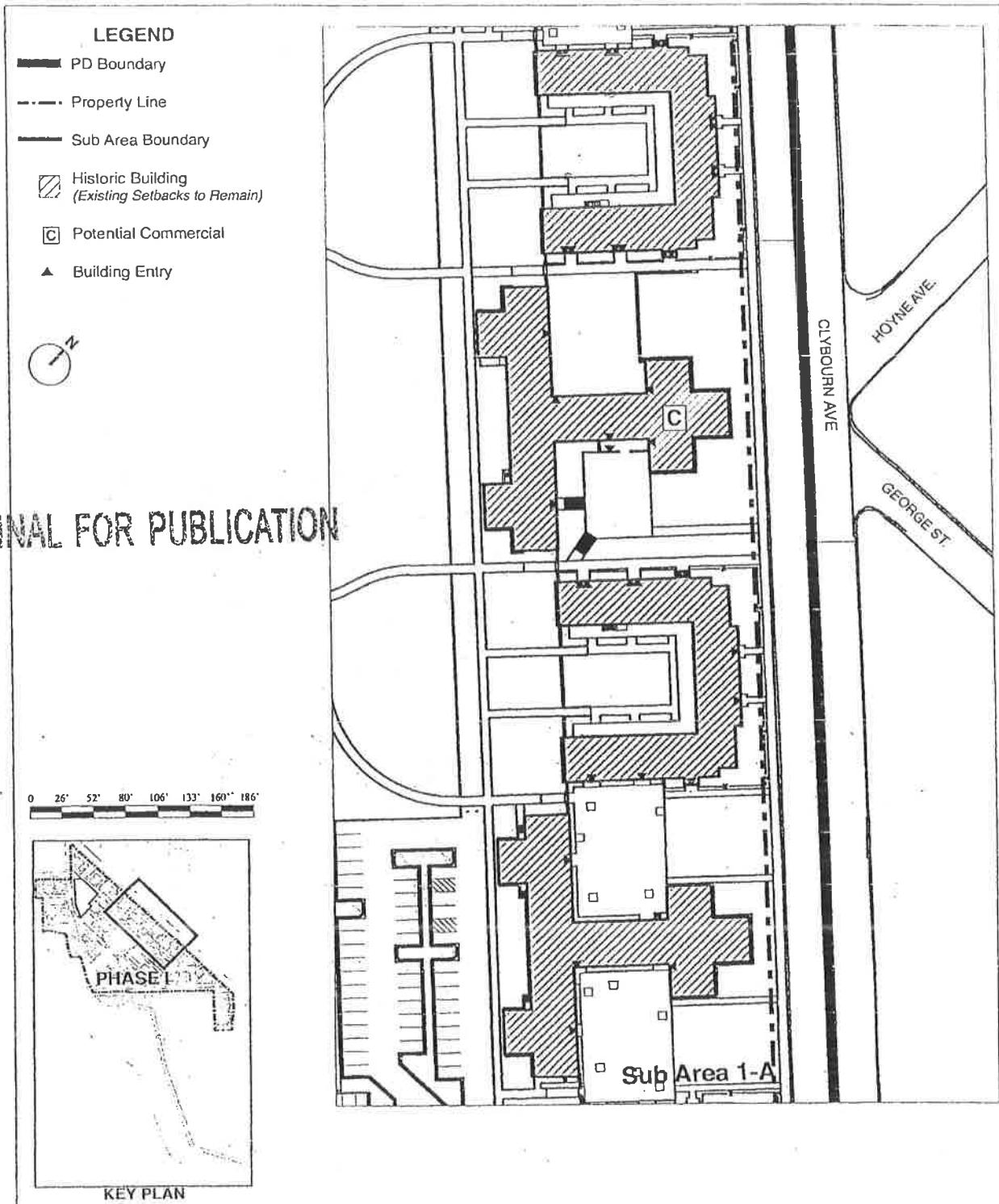


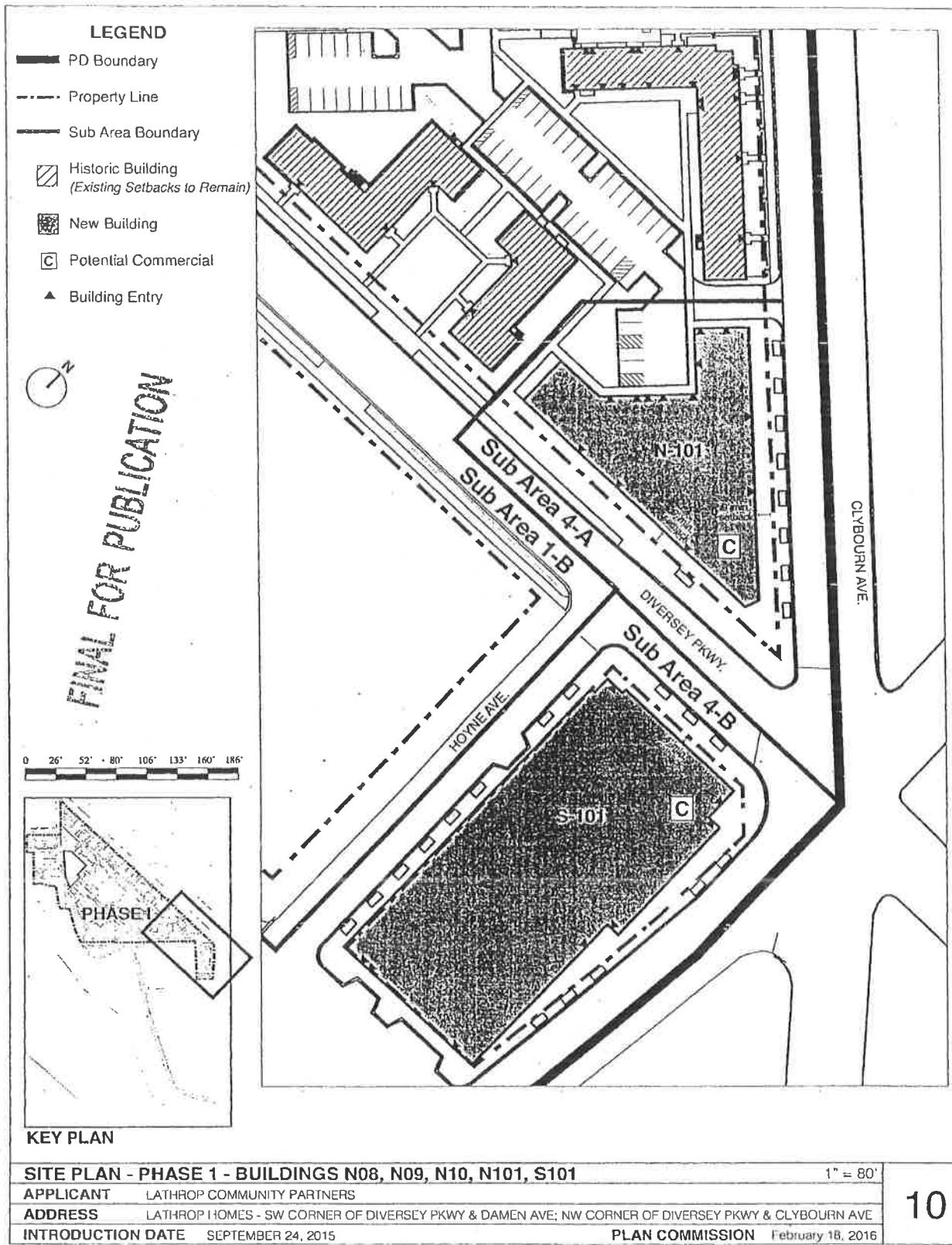


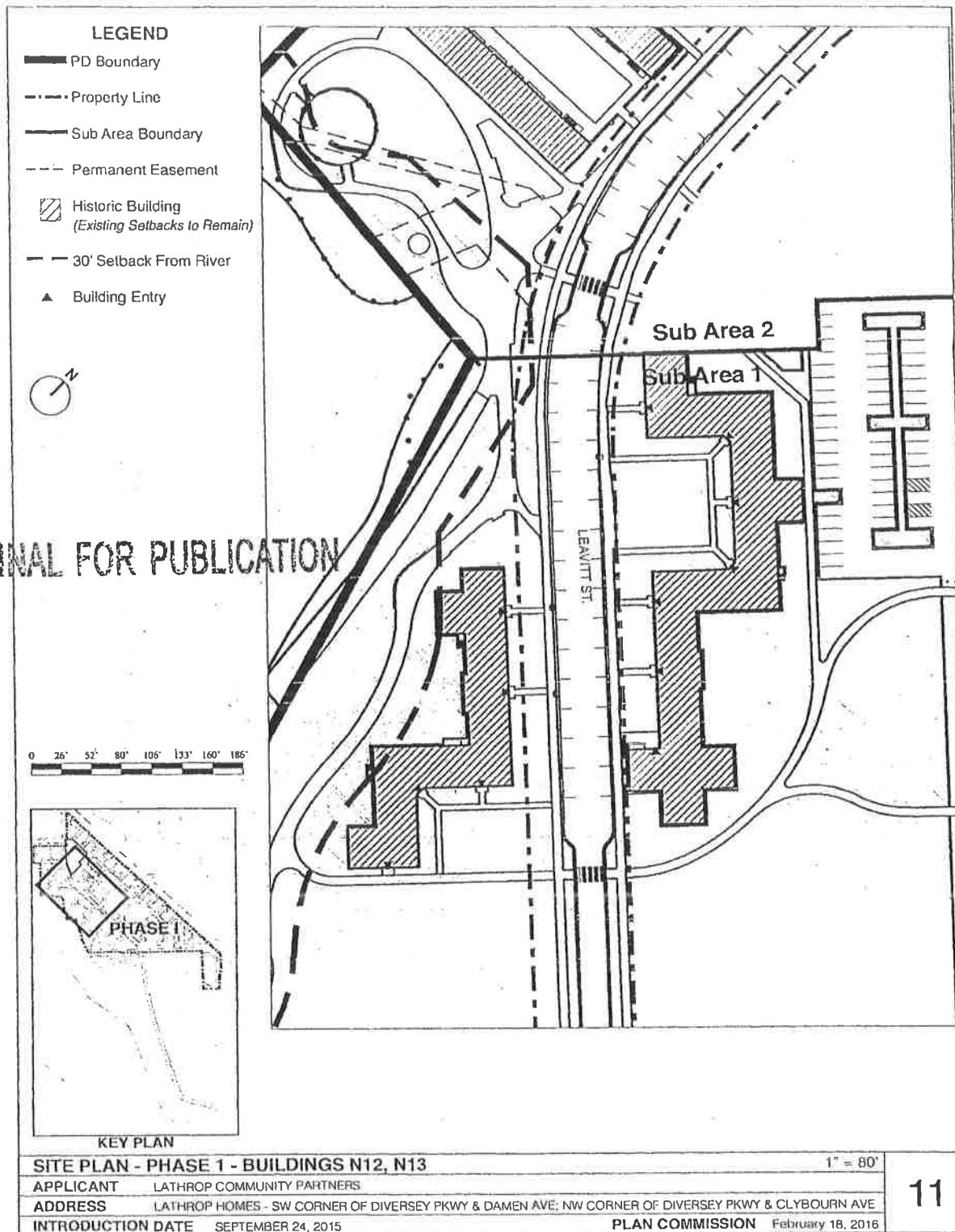


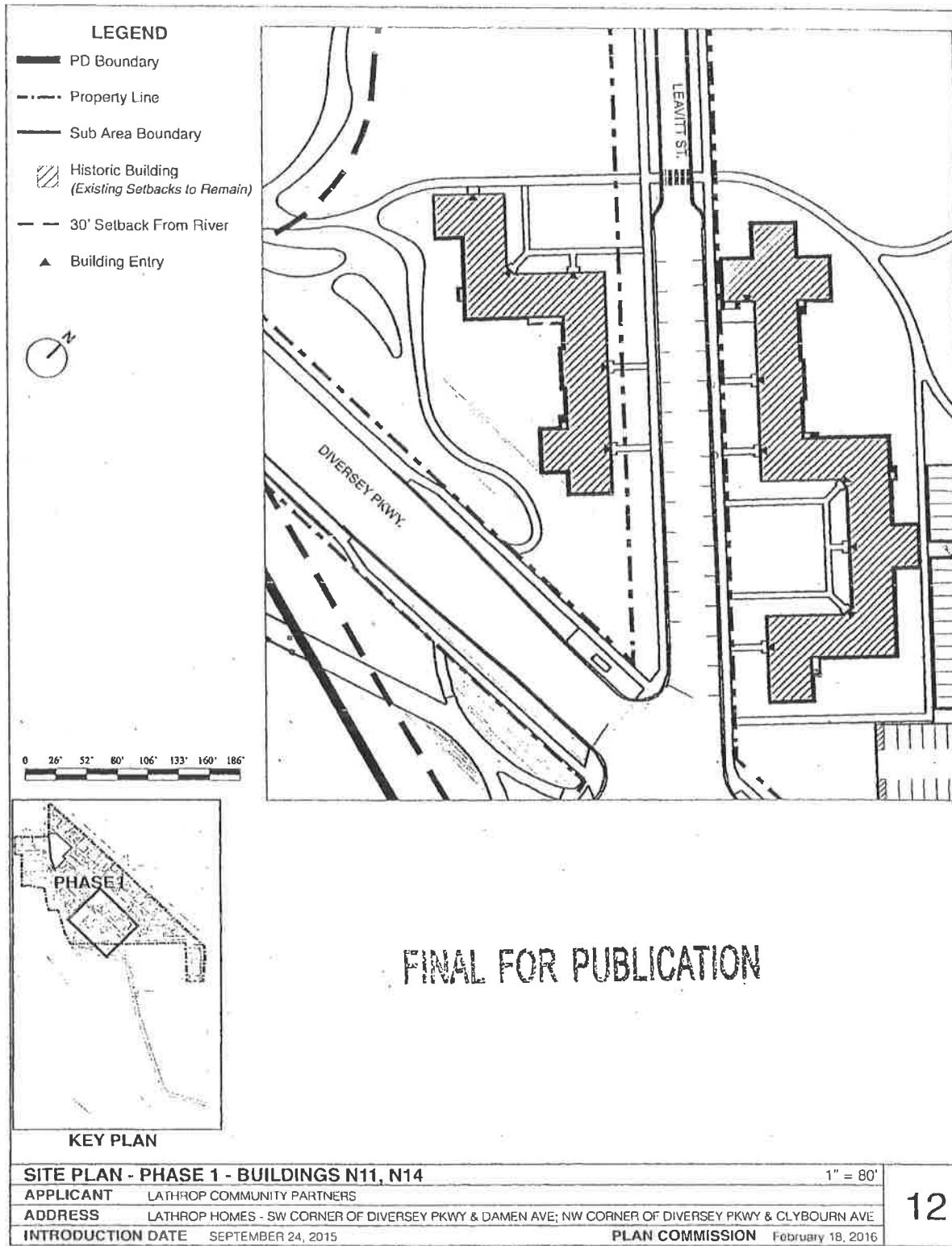


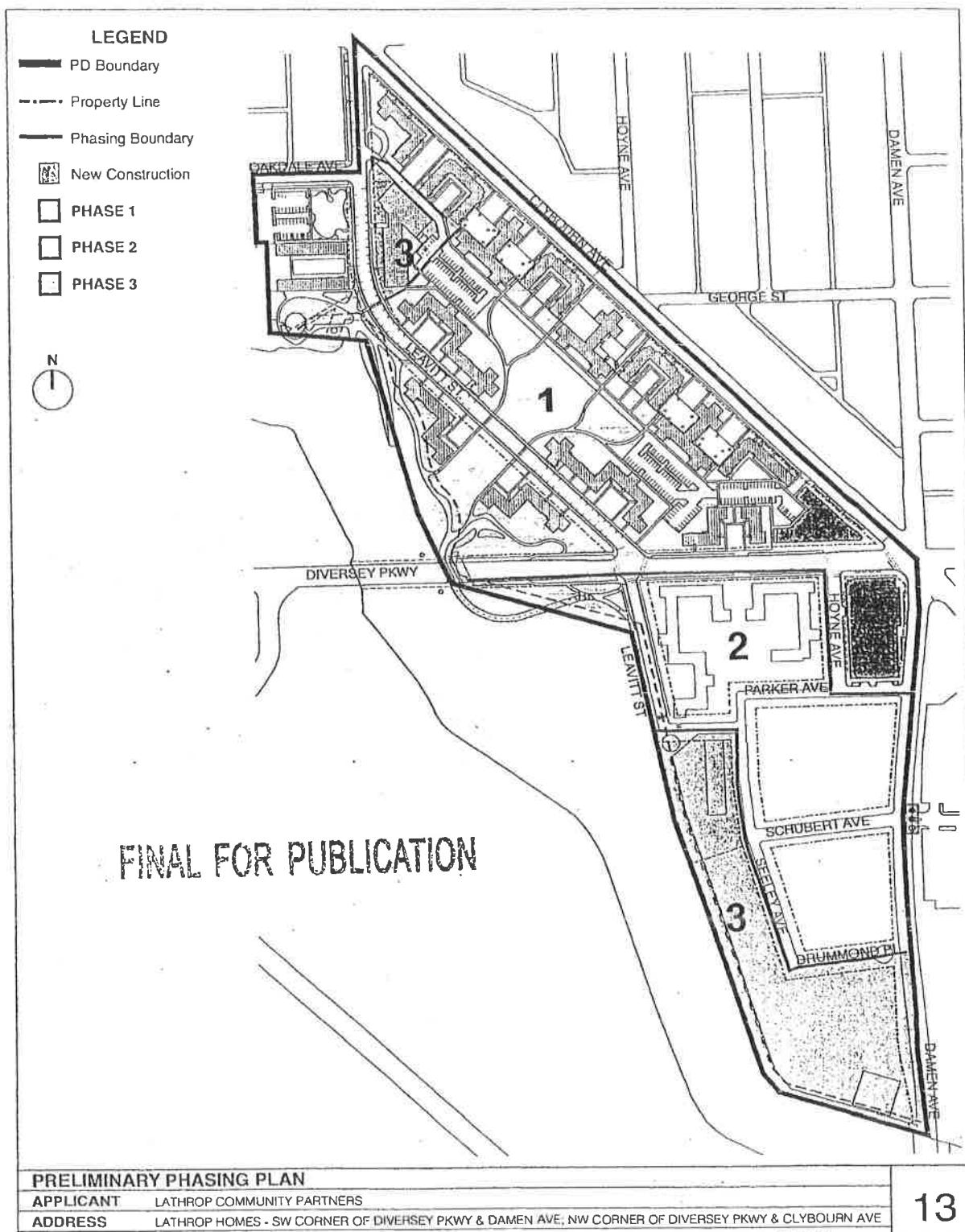












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## ELEVATIONS - PHASE 1 - BUILDING N101 - NORTHEAST

1/32" = 1'-0"

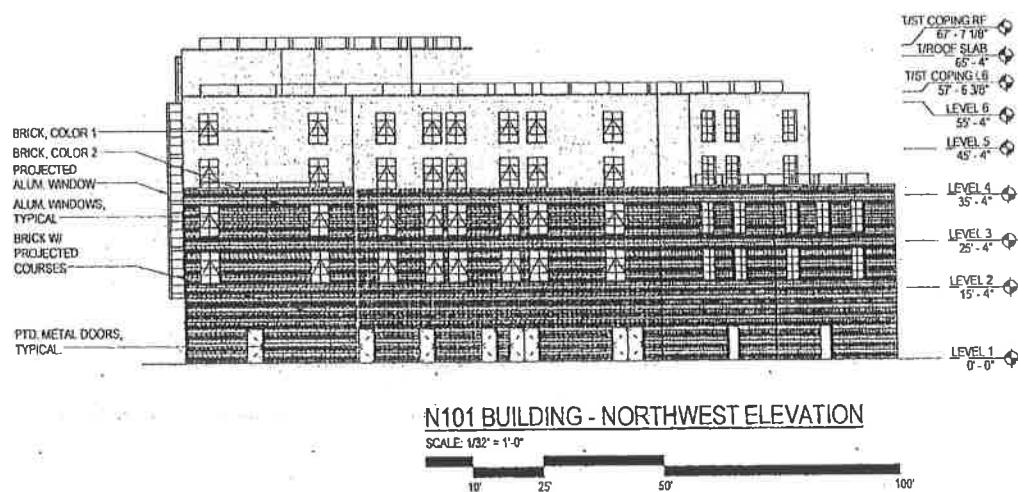
APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

PLAN COMMISSION February 18, 2016

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**ELEVATIONS - PHASE 1 - BUILDING N101 - NORTHWEST**

1/32" = 1'-0"

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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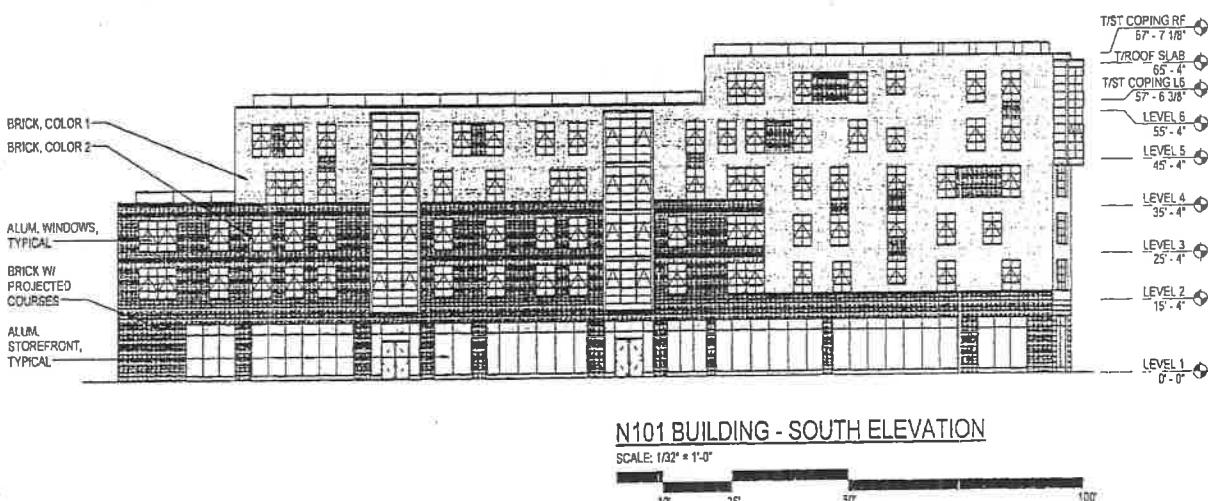
15

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**ELEVATIONS - PHASE 1 - BUILDING N101 - SOUTH**

APPLICANT

LATHROP COMMUNITY PARTNERS

ADDRESS

LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE, NW CORNER OF DIVERSEY PKWY & CLYBOURNE AVE

INTRODUCTION DATE

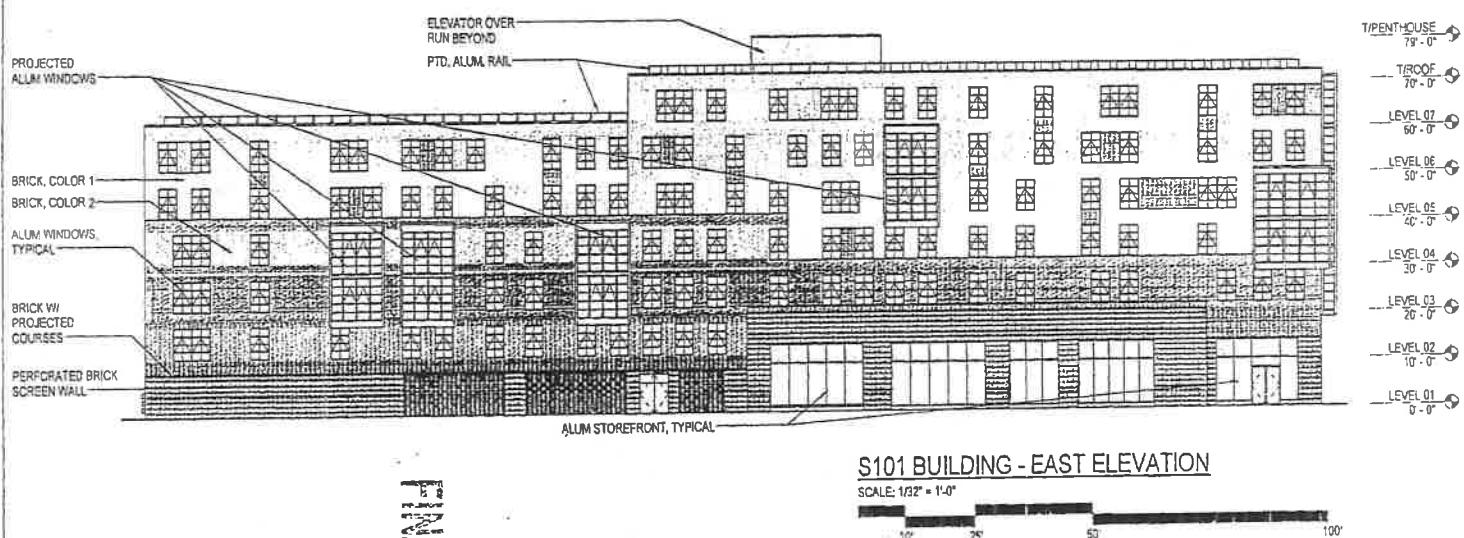
SEPTEMBER 24, 2015

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1132" = 1'-0"

**16**



S101 BUILDING - EAST ELEVATION

SCALE: 1/32" = 1'-0"

10' 25' 50' 100'

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## ELEVATIONS - PHASE 1 - BUILDING S101 - EAST

APPLICANT

LATHROP COMMUNITY PARTNERS

ADDRESS

LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE, NW CORNER OF DIVERSEY PKWY &amp; CLYBURN AVE

INTRODUCTION DATE

SEPTEMBER 24, 2015

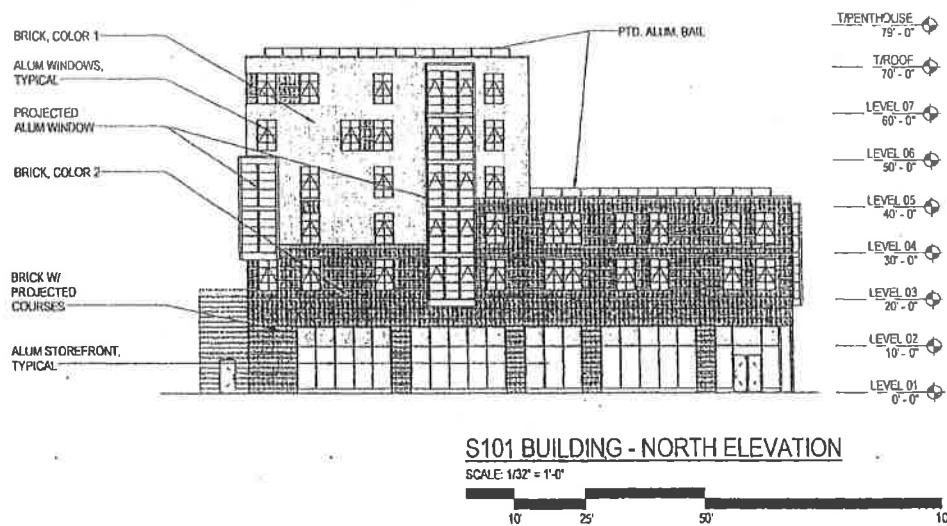
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1/32" = 1'-0"

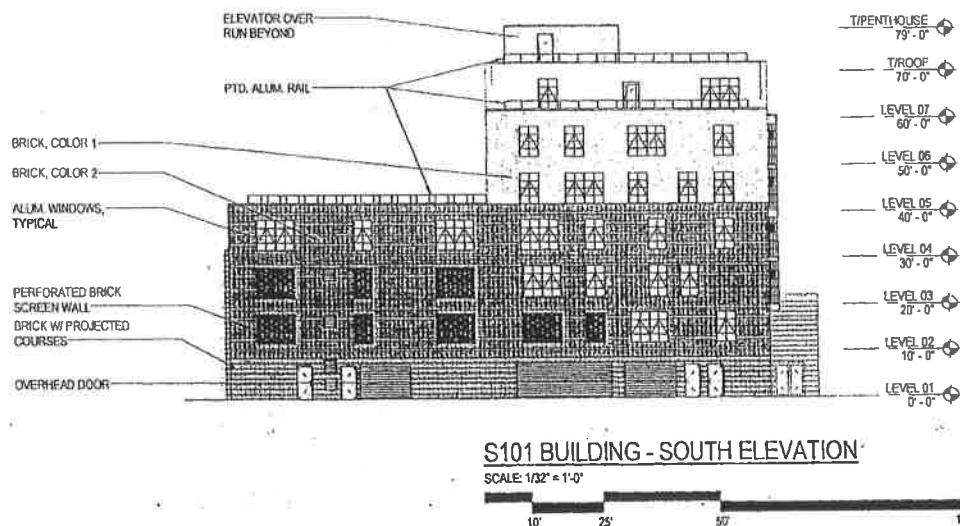
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ELEVATIONS - PHASE 1 - BUILDING S101 - NORTH		1/32" = 1'-0"
APPLICANT	LATHROP COMMUNITY PARTNERS	
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION February 18, 2016

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## ELEVATIONS - PHASE 1 - BUILDING S101

1/32" = 1'-0"

APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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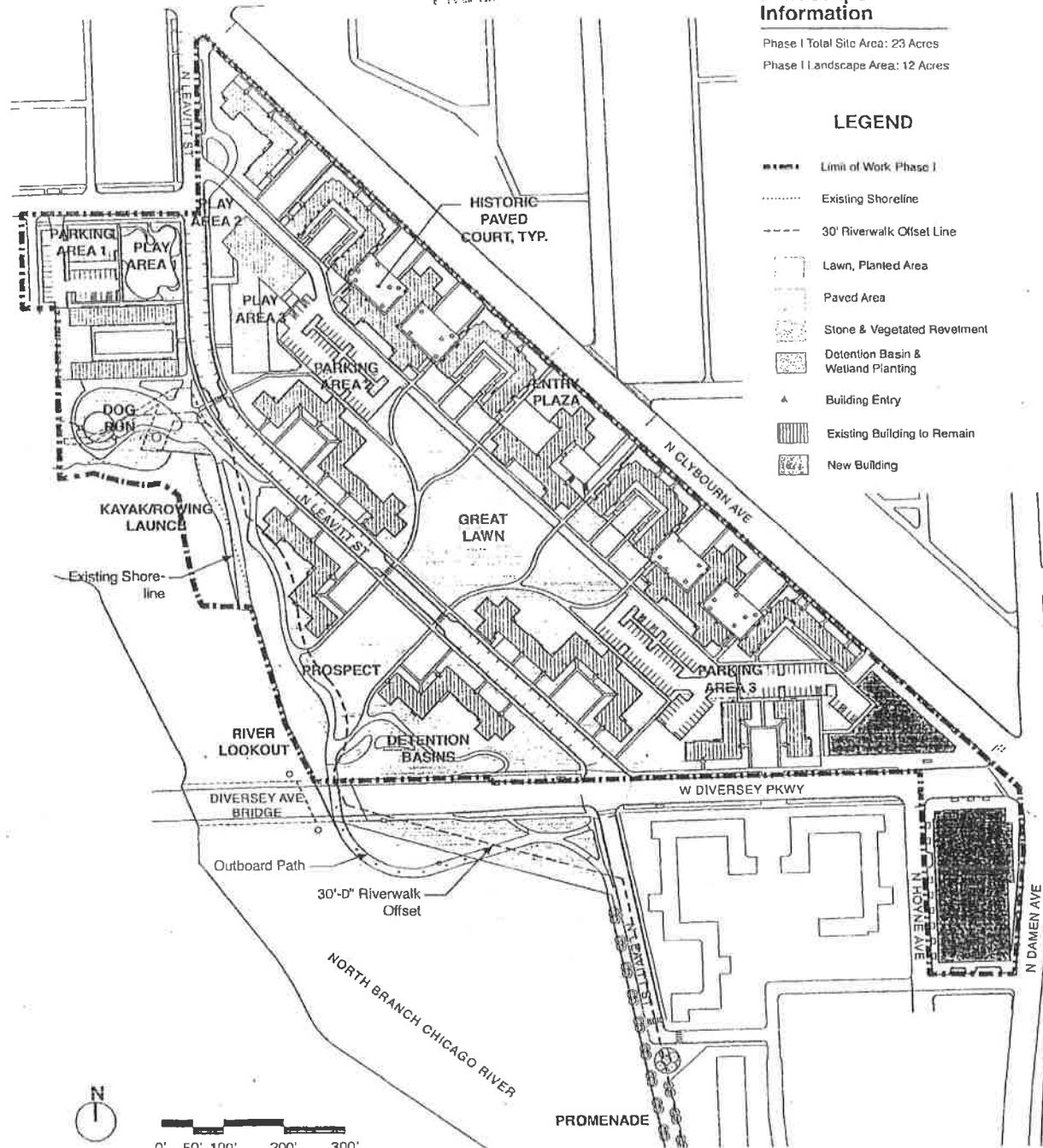
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## PHASE 1 LANDSCAPE SITE PLAN

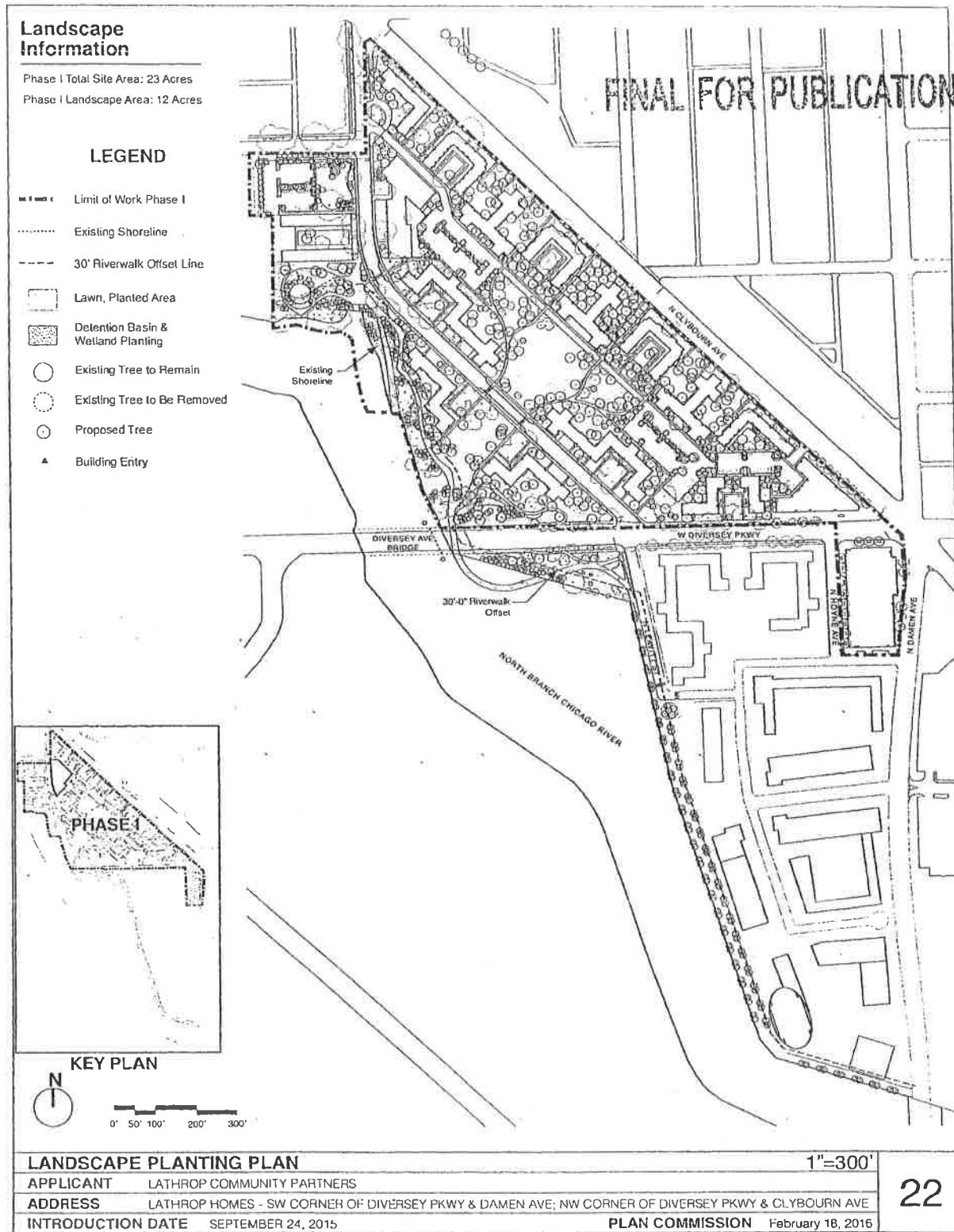
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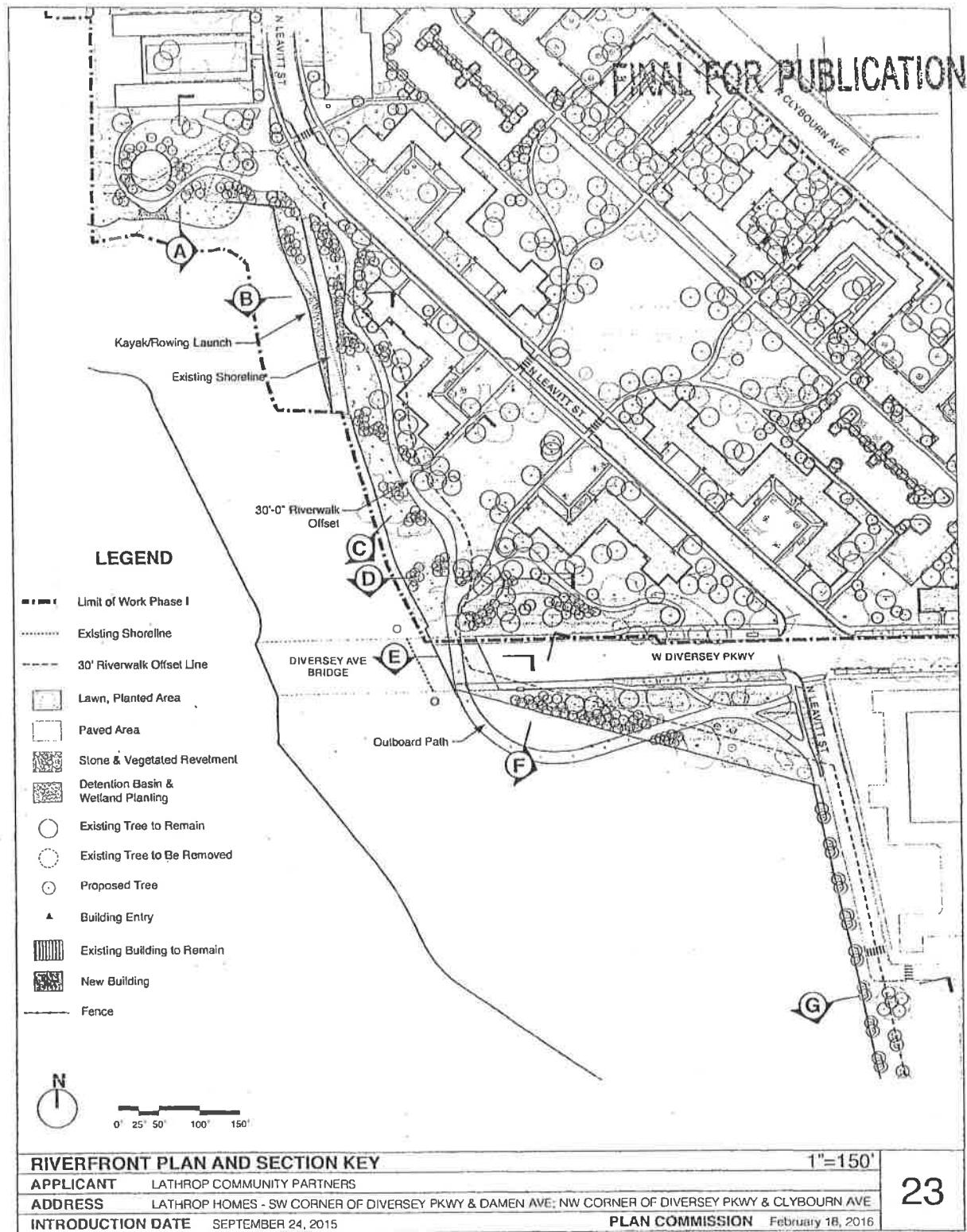
APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

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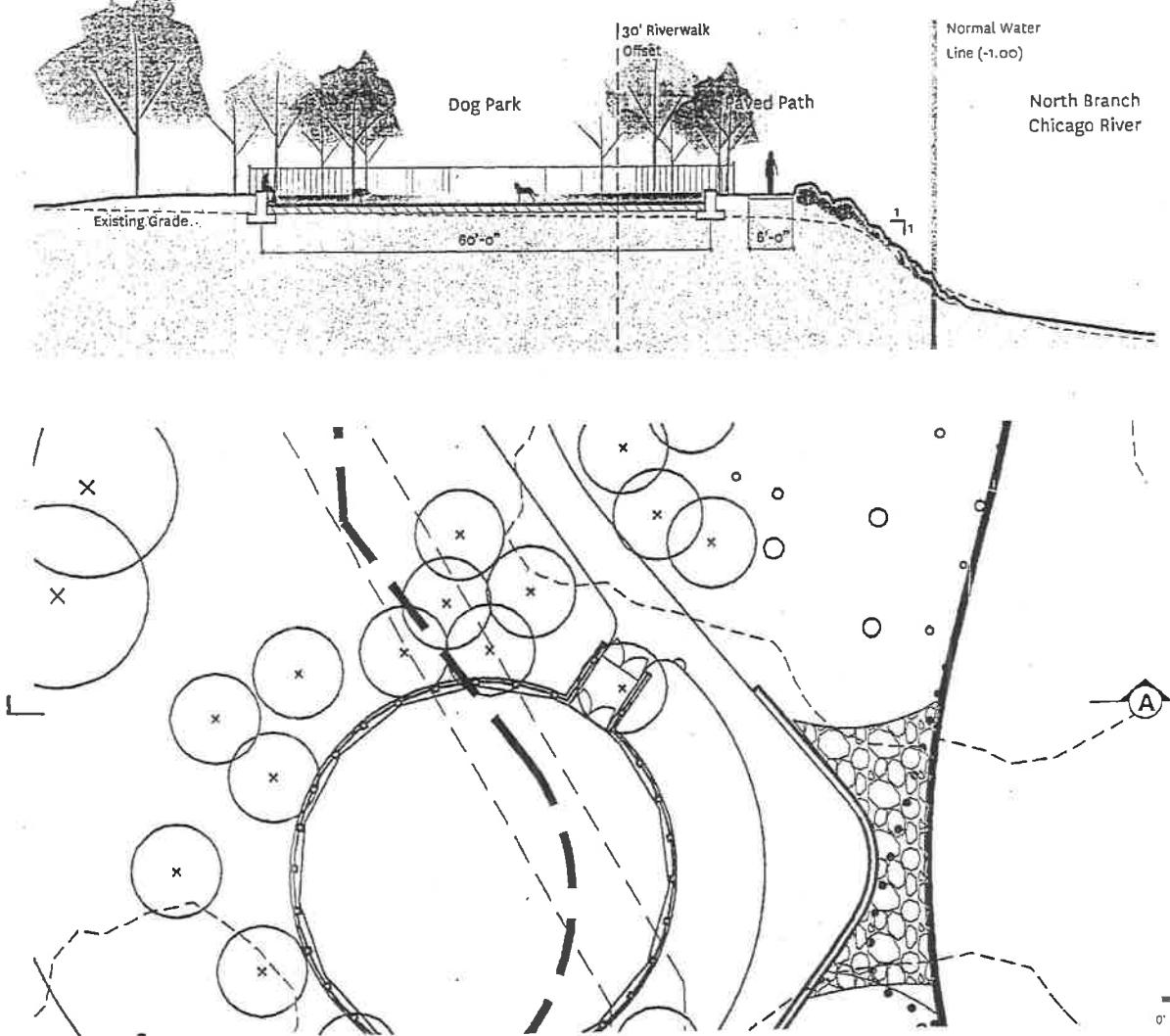
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0' 5' 10' 20'



SECTION A - DOG RUN

APPLICANT LATHROP COMMUNITY PARTNERS  
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBURN AVE  
INTRODUCTION DATE SEPTEMBER 24, 2015

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1" = 20'

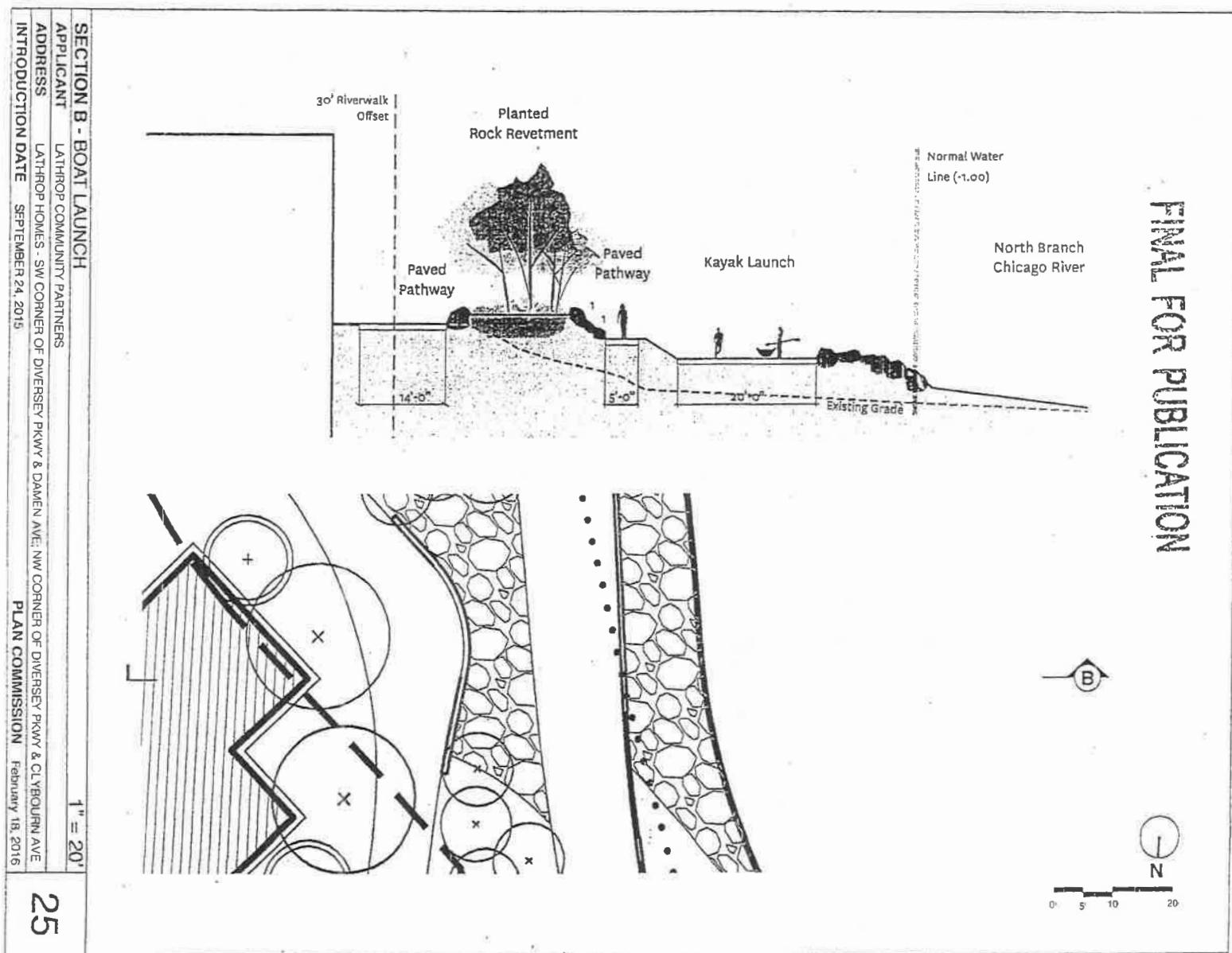
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20'

Normal Water  
Line (-1.00)

North Branch  
Chicago River

Paved  
Pathway

Rock  
Revetment

Paved  
Pathway

Lawn  
Play Area

30' Riverwalk  
Offset

Existing Grade

14'-0"

5'-0"

**SECTION C - PROSPECT**

APPLICANT

LATHROP COMMUNITY PARTNERS

ADDRESS

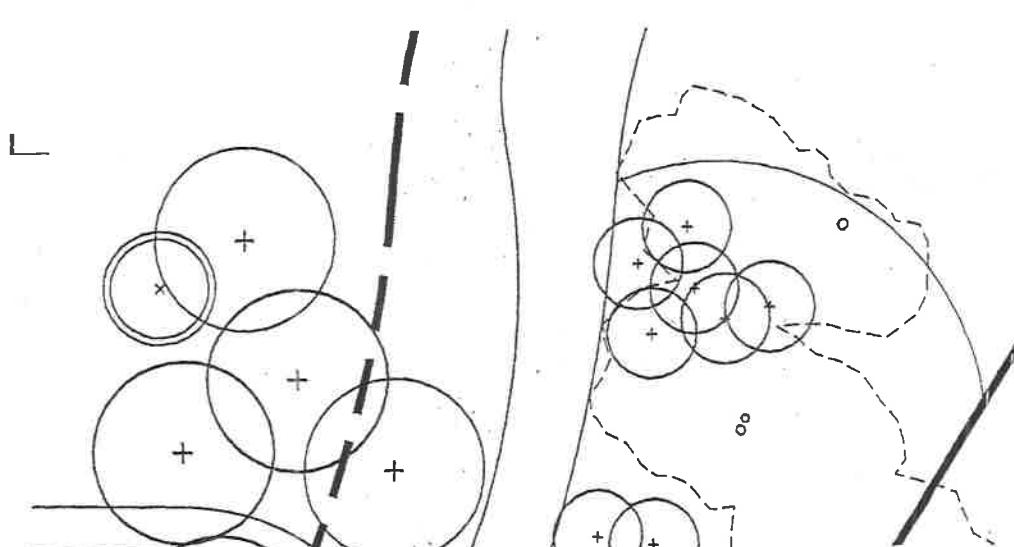
LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBURN AVE

INTRODUCTION DATE

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1" = 20'

26



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D

N

Normal Water  
Line (-1.00)  
North Branch  
Chicago RiverStone Revetment  
Paved Pathway

Pathway Junction

Planted Berm

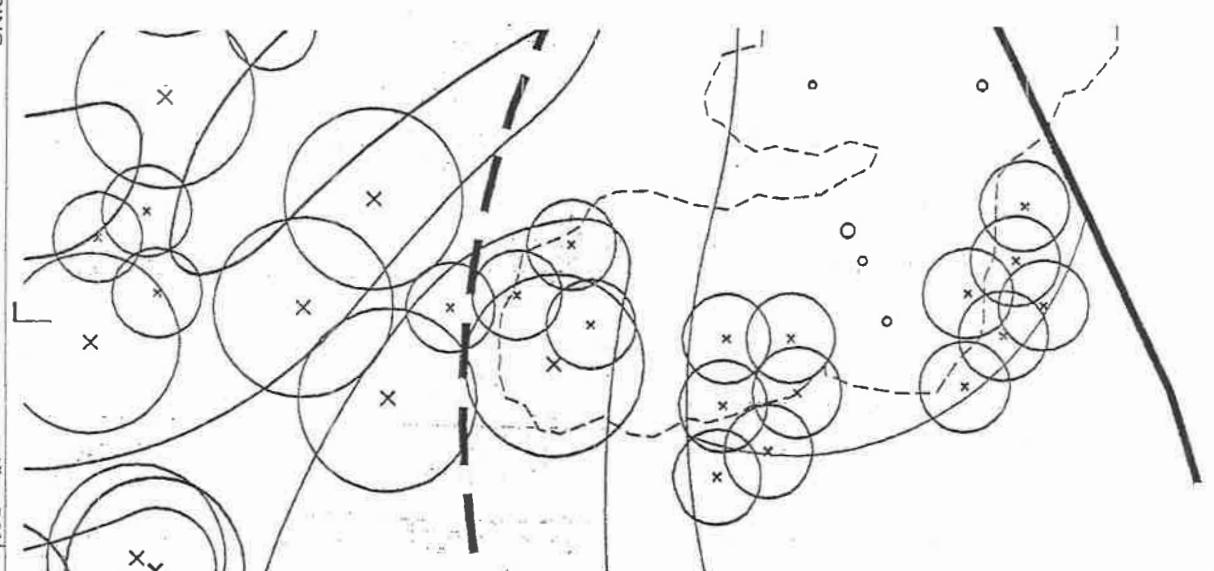
Paved  
Pathway

Detention Basin

Wet Weather Water Level (4.00)

6'-0"  
Existing Grade

17'-0"

6'-0"  
3'-0"

## SECTION D - RIVERWALK AND DETENTION BASINS

APPLICANT

LATTHROP COMMUNITY PARTNERS

ADDRESS LATTHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE, NW CORNER OF DIVERSEY PKWY &amp; CLYBURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

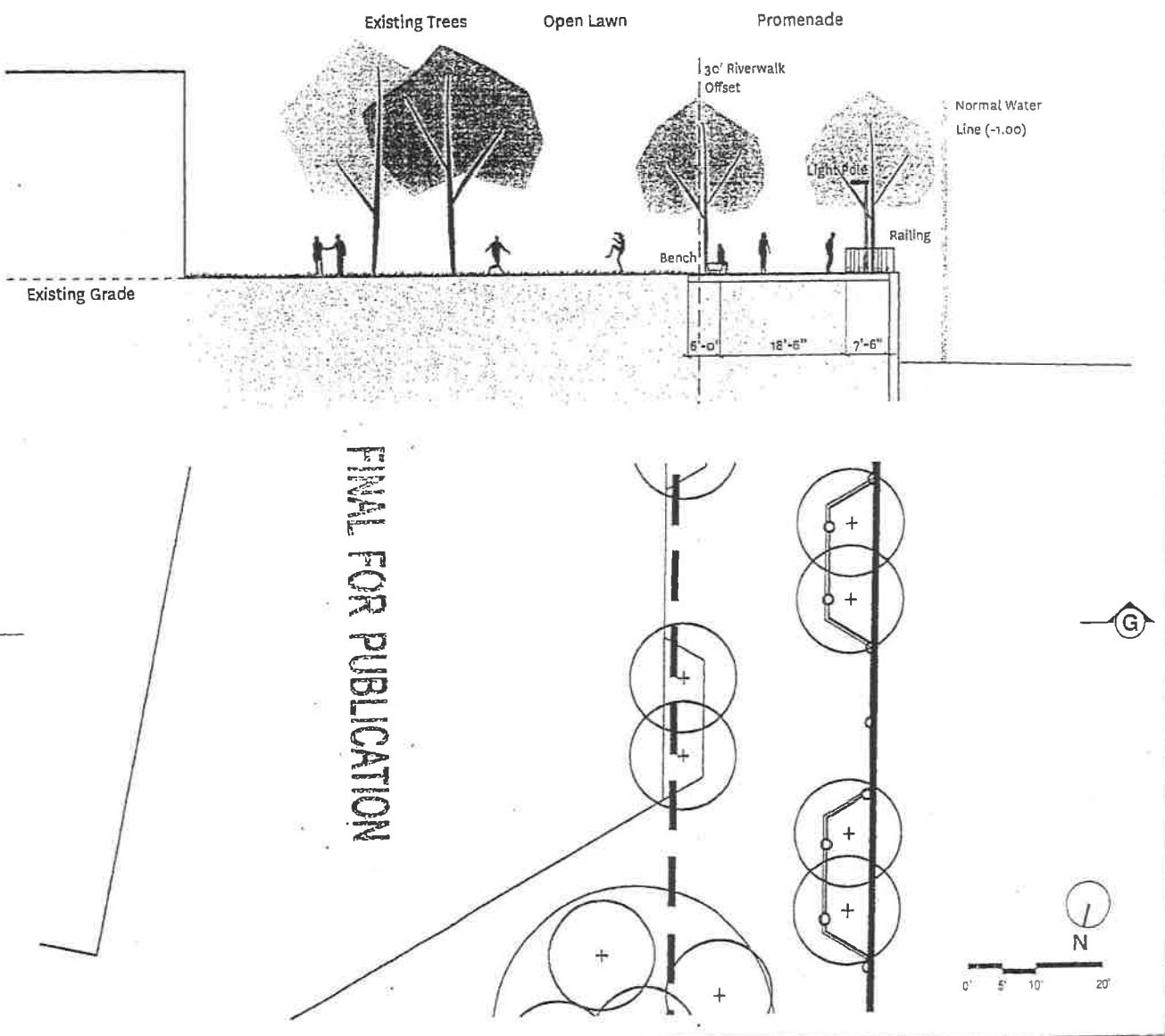
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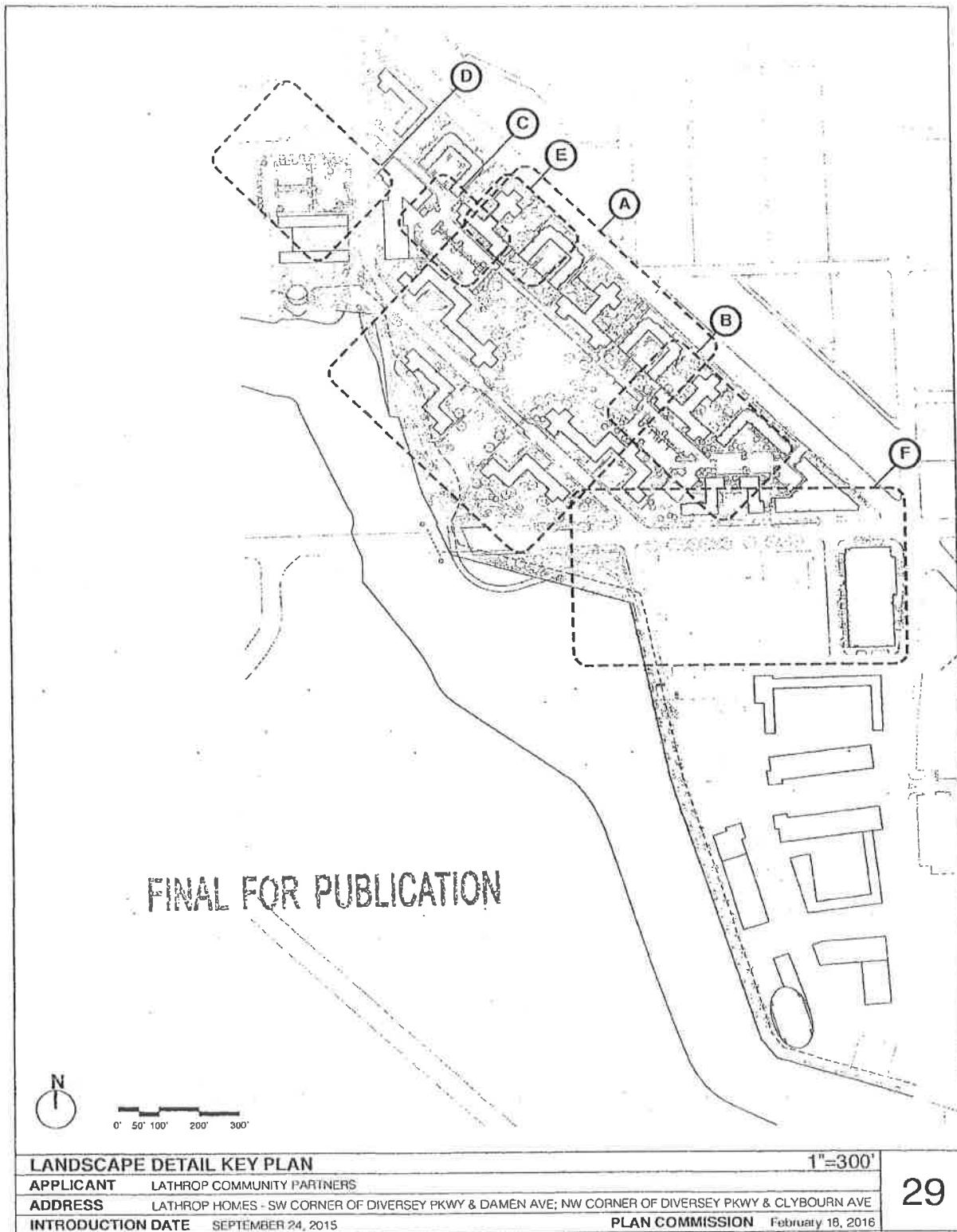
APPLICANT	LATHROP COMMUNITY PARTNERS
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE, NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE
INTRODUCTION DATE	SEPTEMBER 24, 2015

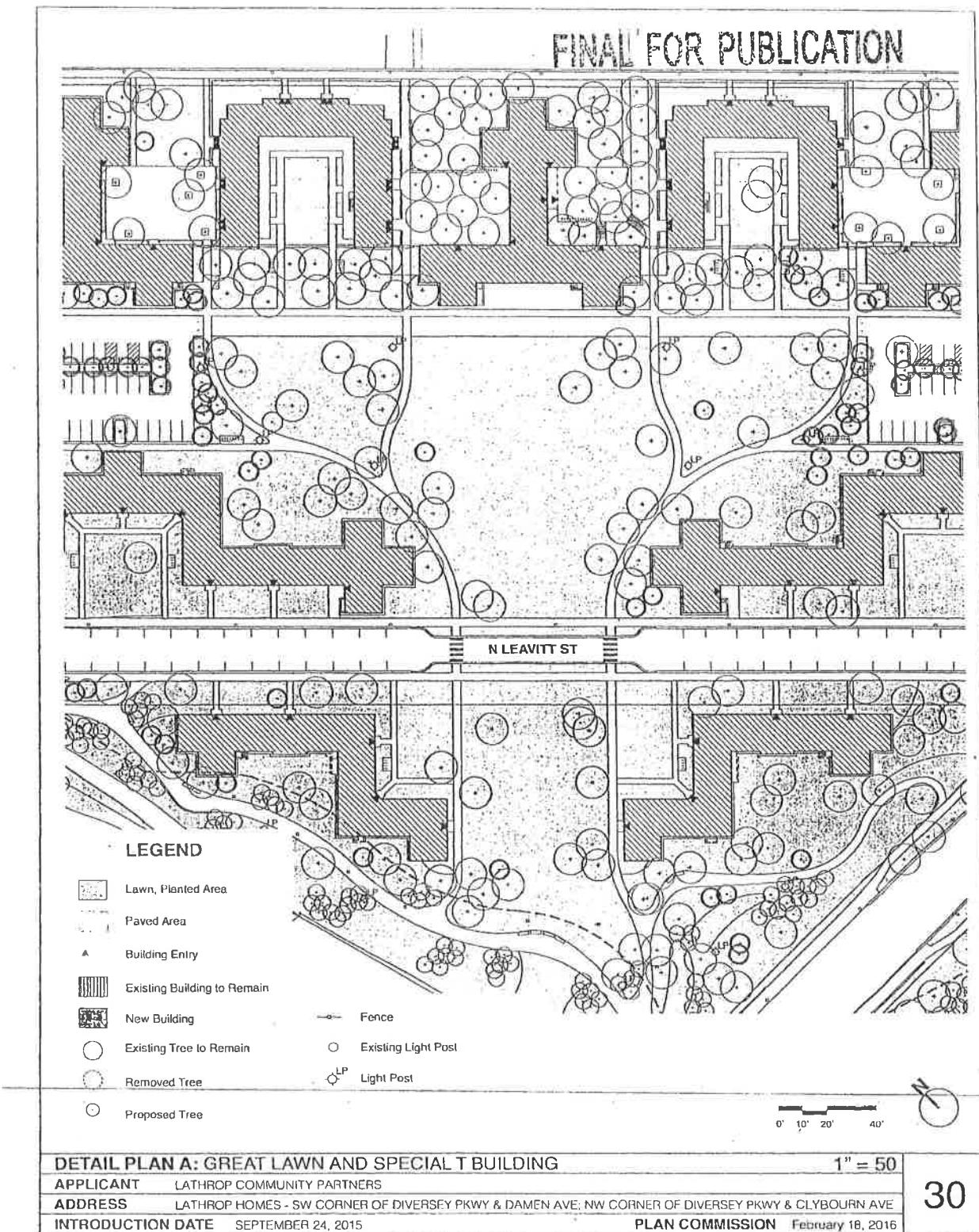
PLAN COMMISSION      February 18, 2016

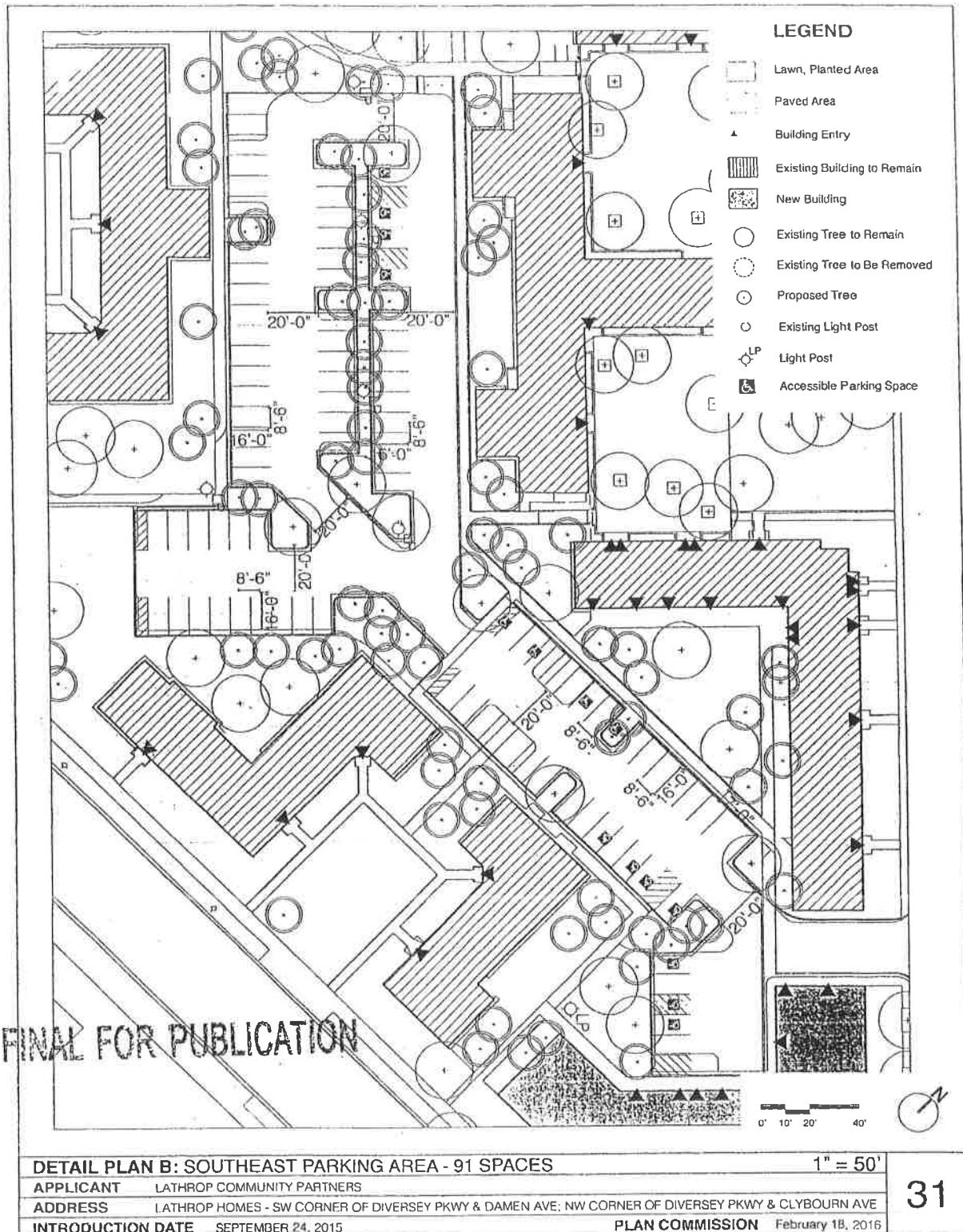
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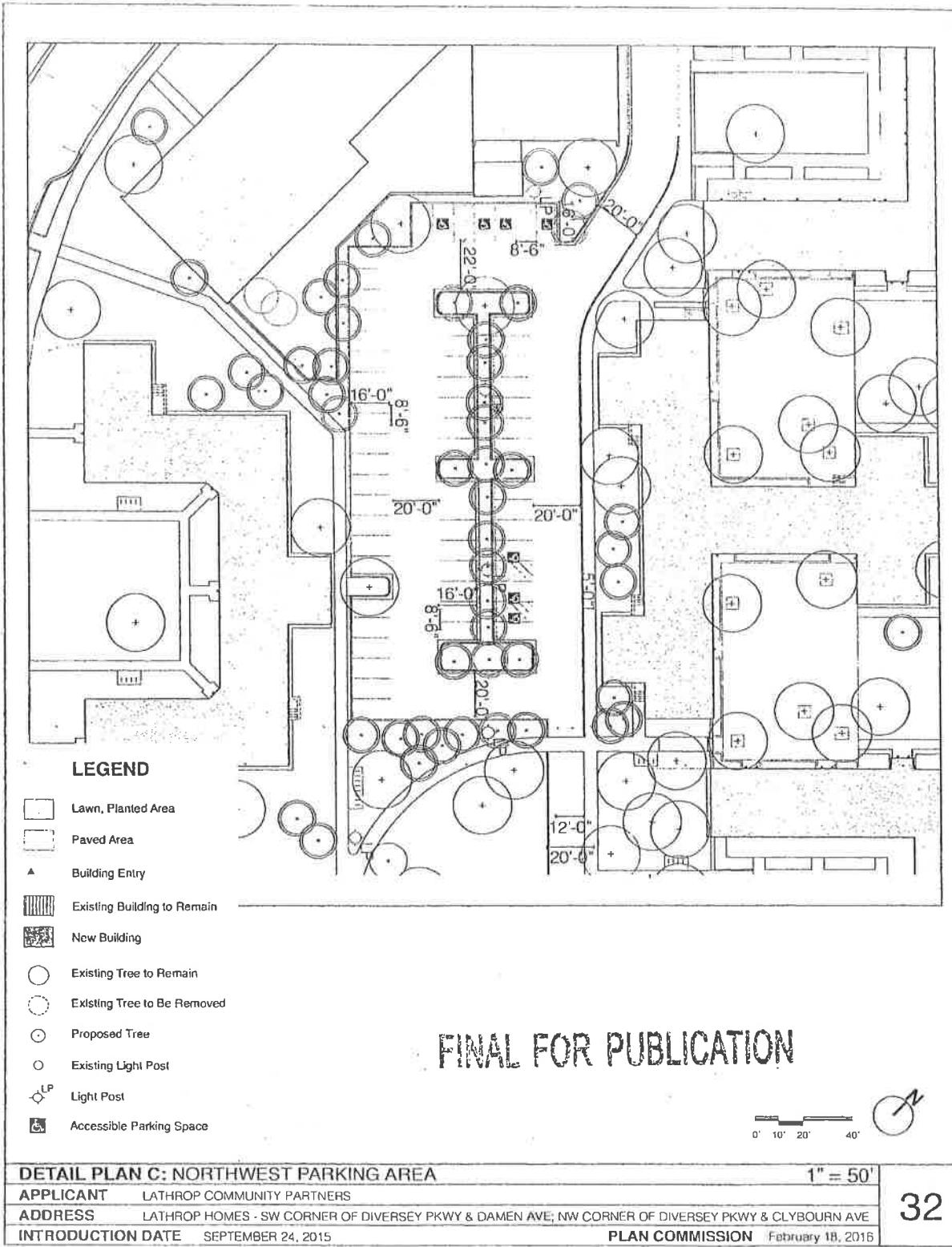
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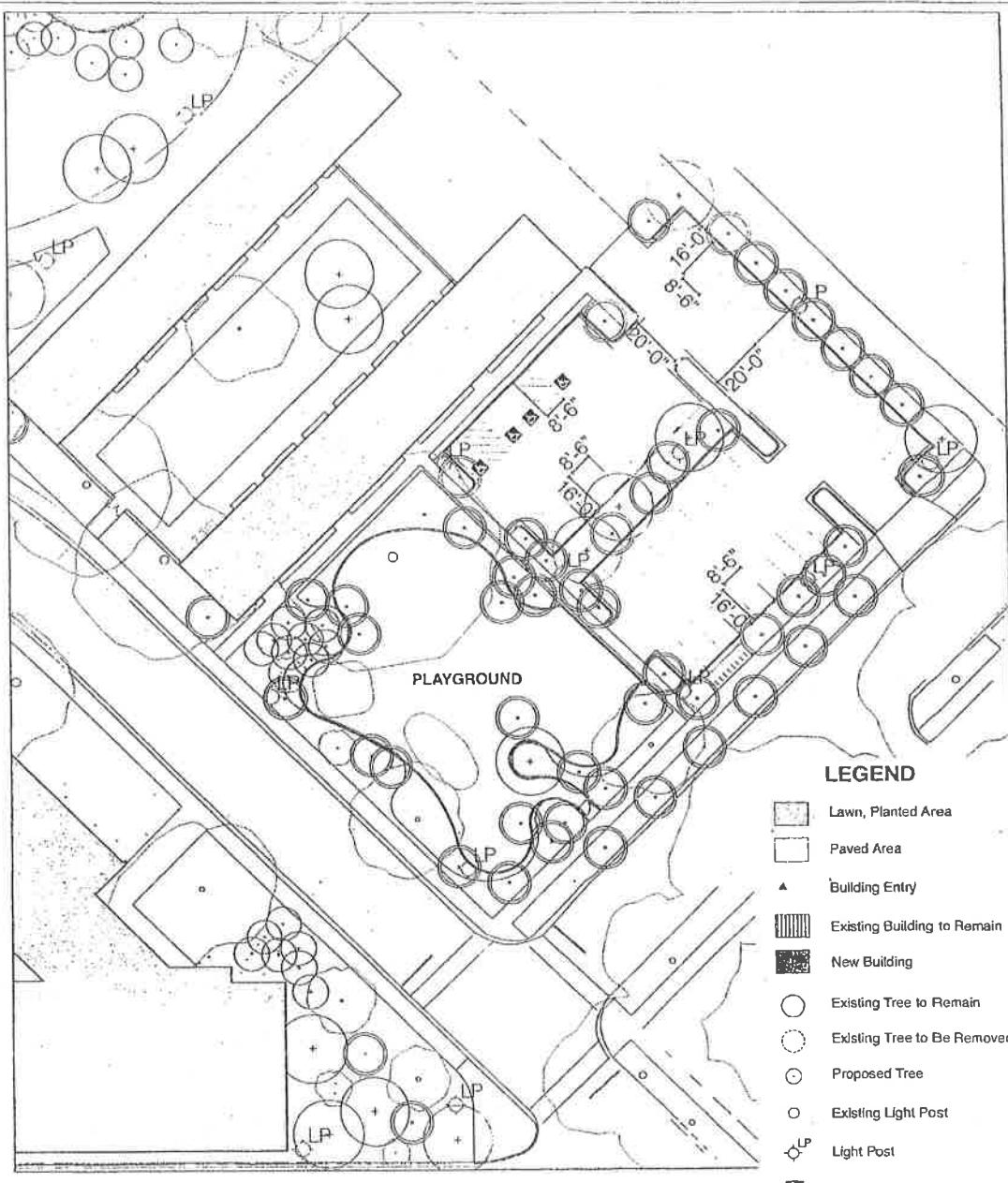
3/16/2016











## DETAIL PLAN D: BAR BUILDING PARKING AREA

1" = 50'

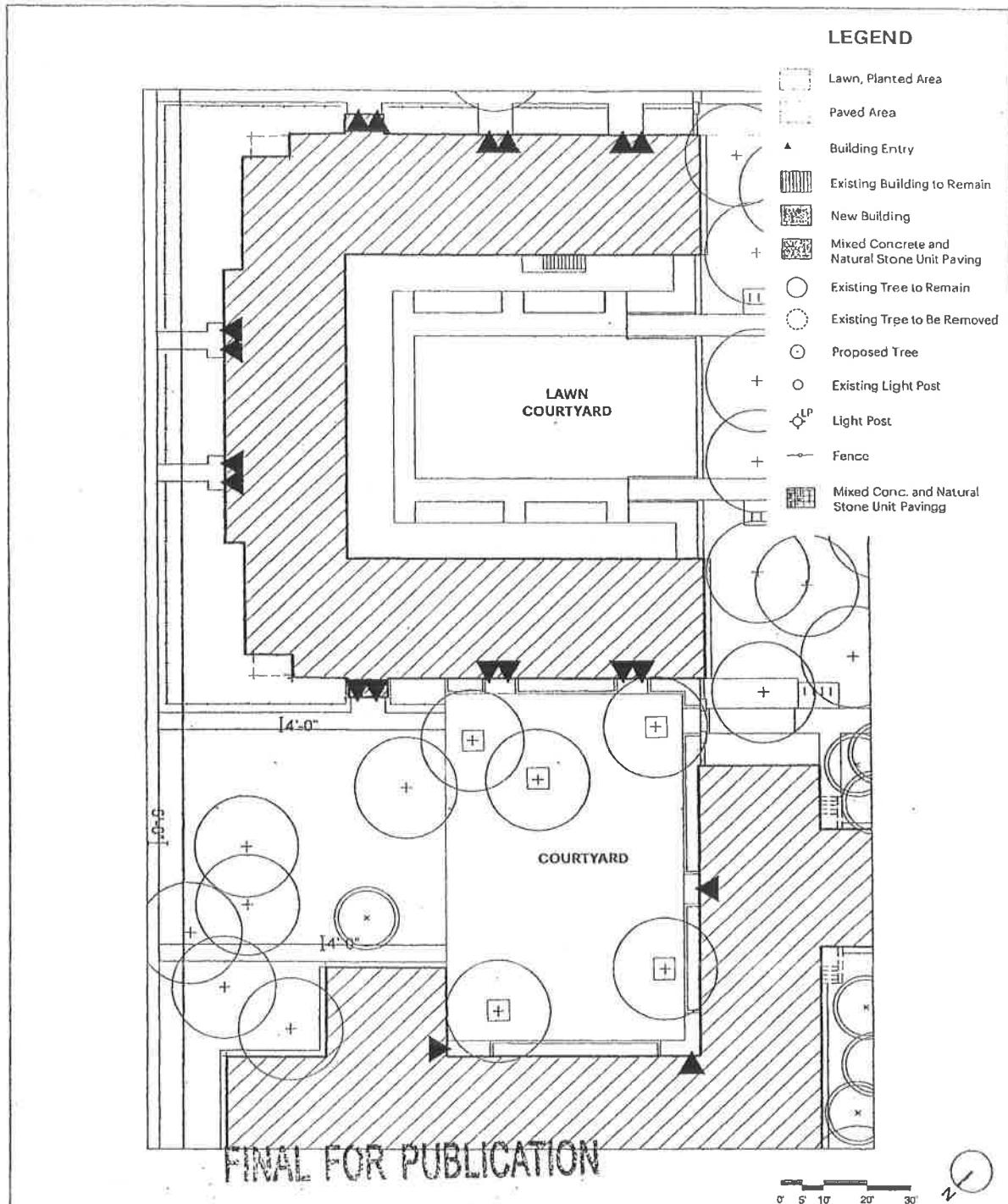
APPLICANT LATHROP COMMUNITY PARTNERS

ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

INTRODUCTION DATE SEPTEMBER 24, 2015

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DETAIL PLAN E: TYPICAL N. CLYBOURN COURTYARD

1" = 30'

APPLICANT LATHROP COMMUNITY PARTNERS

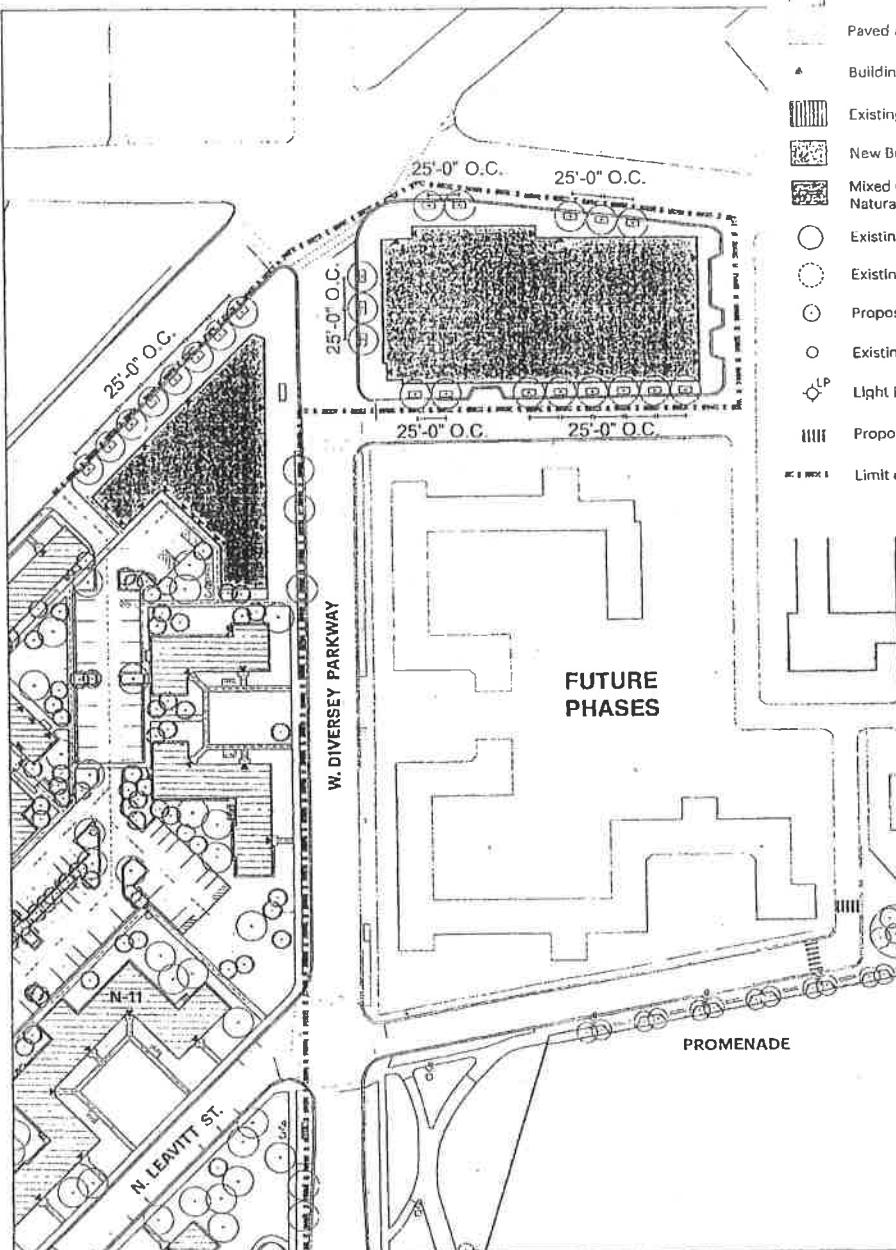
ADDRESS LATHROP HOMES - SW CORNER OF DIVERSEY PKWY &amp; DAMEN AVE; NW CORNER OF DIVERSEY PKWY &amp; CLYBOURN AVE

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PLAN COMMISSION February 18, 2016

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## LEGEND

- Lawn, Planted Area
- Paved Area
- Building Entry
- Existing Building to Remain
- New Building
- Mixed Concrete and Natural Stone Unit Paving
- Existing Tree to Remain
- Existing Tree to Be Removed
- Proposed Tree
- Existing Light Post
- Light Post
- Proposed Crosswalk
- Limit of Work Phase I

DETAIL PLAN F: DIVERSEY PKWY AND N. DAMEN AVE		1" = 120'
APPLICANT	LATHROP COMMUNITY PARTNERS	
ADDRESS	LATHROP HOMES - SW CORNER OF DIVERSEY PKWY & DAMEN AVE; NW CORNER OF DIVERSEY PKWY & CLYBOURN AVE	
INTRODUCTION DATE	SEPTEMBER 24, 2015	PLAN COMMISSION February 18, 2016

