

PD 1327

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 6, 2019

Timothy Barton
Morrison Architectural Planning Strategies, LLC
20 N. Wacker Dr.
Suite 1840
Chicago, IL 60606

Re: Minor change request for PD 1327, parking reduction at 740 N. Aberdeen St.


Dear Mr. Barton:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1327 ("PD 1327"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1327.

Your client, Aberdeen Owner LLC, is the sole owner of all of the property within PD 1327, and they are seeking a minor change to reduce the minimum number of parking spaces from 82 to 80 spaces for the proposed 188 unit building at 716-742 N. Aberdeen St./721-739 N. Ogden Ave. The elimination of two parking spaces will allow the owner to expand the package storage area in the building's lobby, as shown on the attached, revised First Floor Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of two parking spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The site is a transit-served location, with a CTA Blue Line station one block to the north on Chicago Ave., and the owner will be providing more than double the minimum no. of required bicycle spaces (42).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1327, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 21, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1327
716-742 N. Aberdeen Street/721-739 N. Ogden Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1327 ("PD 1327"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1327.

Your client, FRC Realty, Inc., is the contract purchaser, and with the consent of the owner of all of the property within PD 1327, DJK Limited Partnership, is seeking administrative relief for the proposed building at 716-742 N. Aberdeen St. and 721-739 N. Ogden Ave. A previous administrative relief for design changes was granted on August 4, 2017. Your client is proposing the following modifications:

- The interior layout of the ground floor has been reconfigured, as shown on the attached, Site Area Map, Property Line/PD Boundary Map, Generalized Site Plan, Landscape and Parking Plan, and Ground Floor Plan.
- The 2nd floor has been reconfigured with residential units, as shown on the attached, Second Floor Plan. The total no. of units (188) and parking spaces (82) remains unchanged.
- The amenity deck has been relocated from the roof to the third floor as shown on the attached, Third Floor Plan.
- Modifications to the attached, revised Penthouse Floor Plan and Roof Plan.
- A reduction in height from 13-stories, 167 feet tall to 12-stories, 142 feet tall and design changes to the exterior façade, including the addition of a mural on the south façade of the two-story parking garage. No signage or advertising is permitted on the mural. The building façade will still consist of two contrasting colors of brick. These modifications are shown on the attached, revised, Northeast Elevation, Northwest Elevation, and South Elevation.
- Substitution of building certification and a 50% green roof with the achievement of 100 points as now permitted by the City's Sustainable Development Policy ("CSDP"). Additional documentation for achieving the 100 points will be submitted for approval prior to Part II approval, as required by the CSDP handbook.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1327, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

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

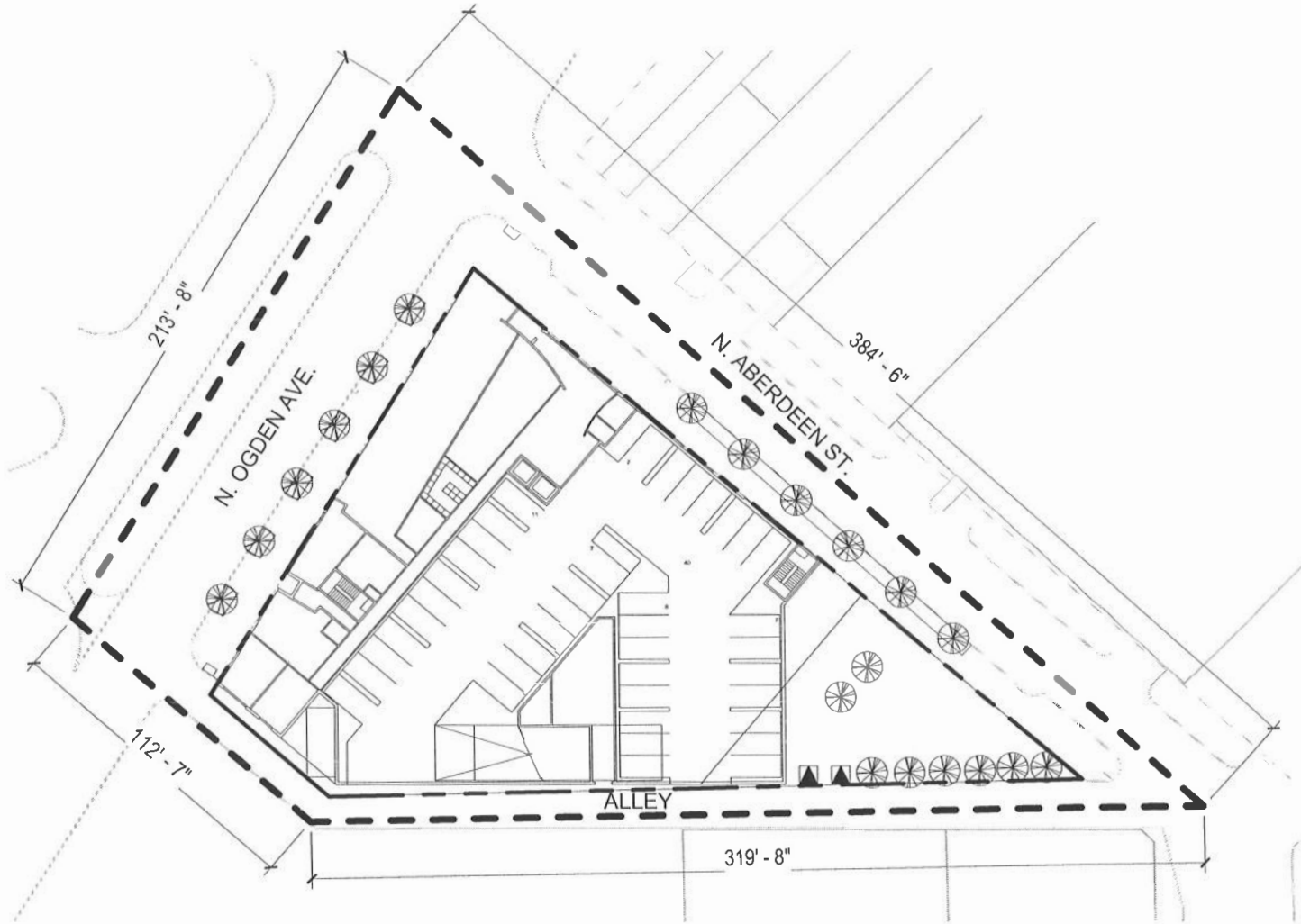
Patrick Murphey
Acting Zoning Administrator

PM:tm

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

Planned Development No. 1327

Site Area Map

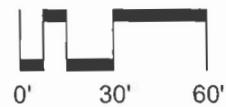


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AREA OF PLANNED DEVELOPMENT

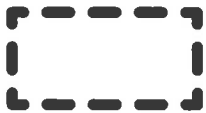
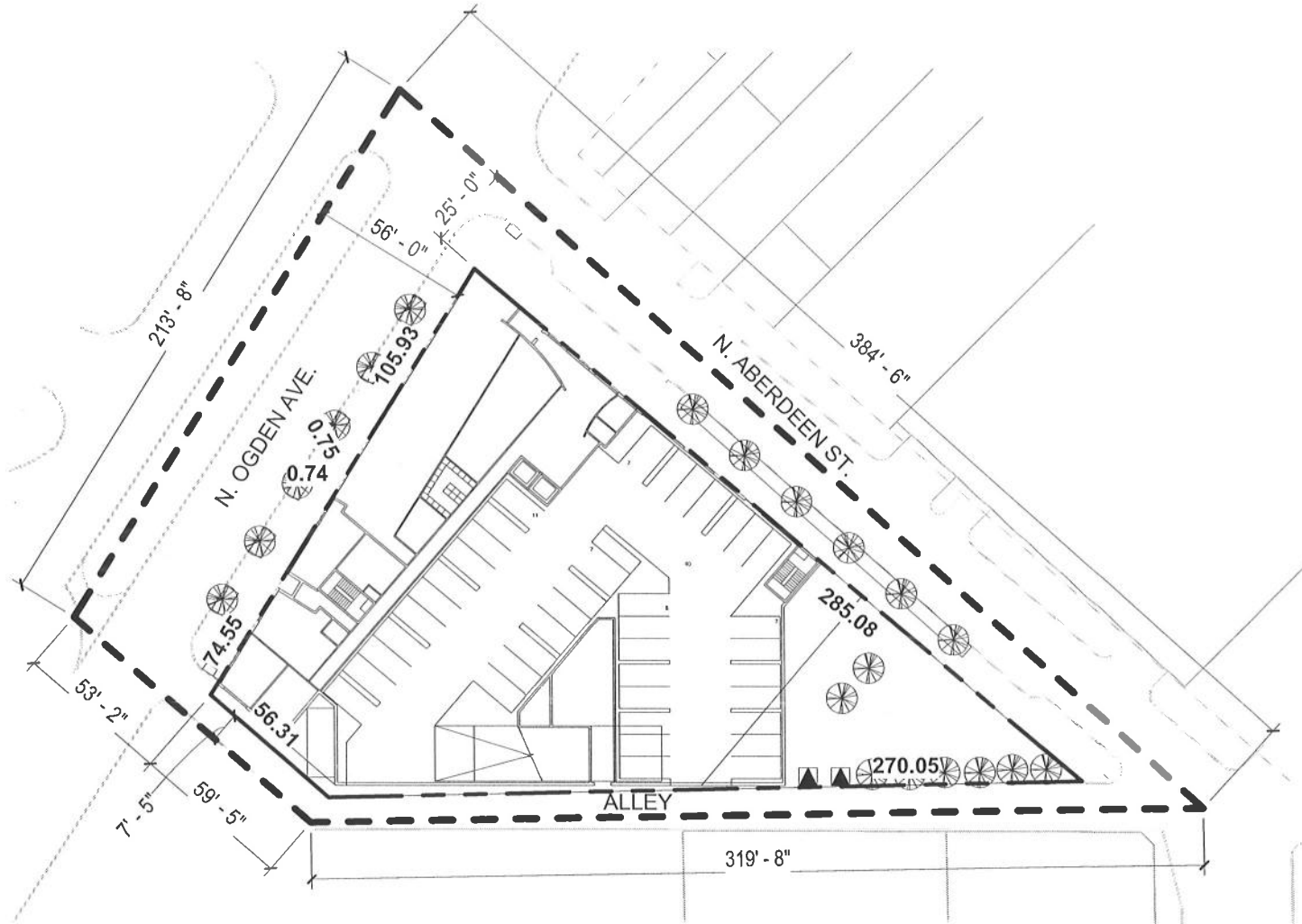


Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

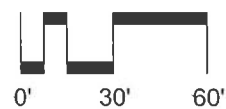
PD-02

Planned Development No. 1327

Property Line/PD Boundary Map



AREA OF PLANNED DEVELOPMENT



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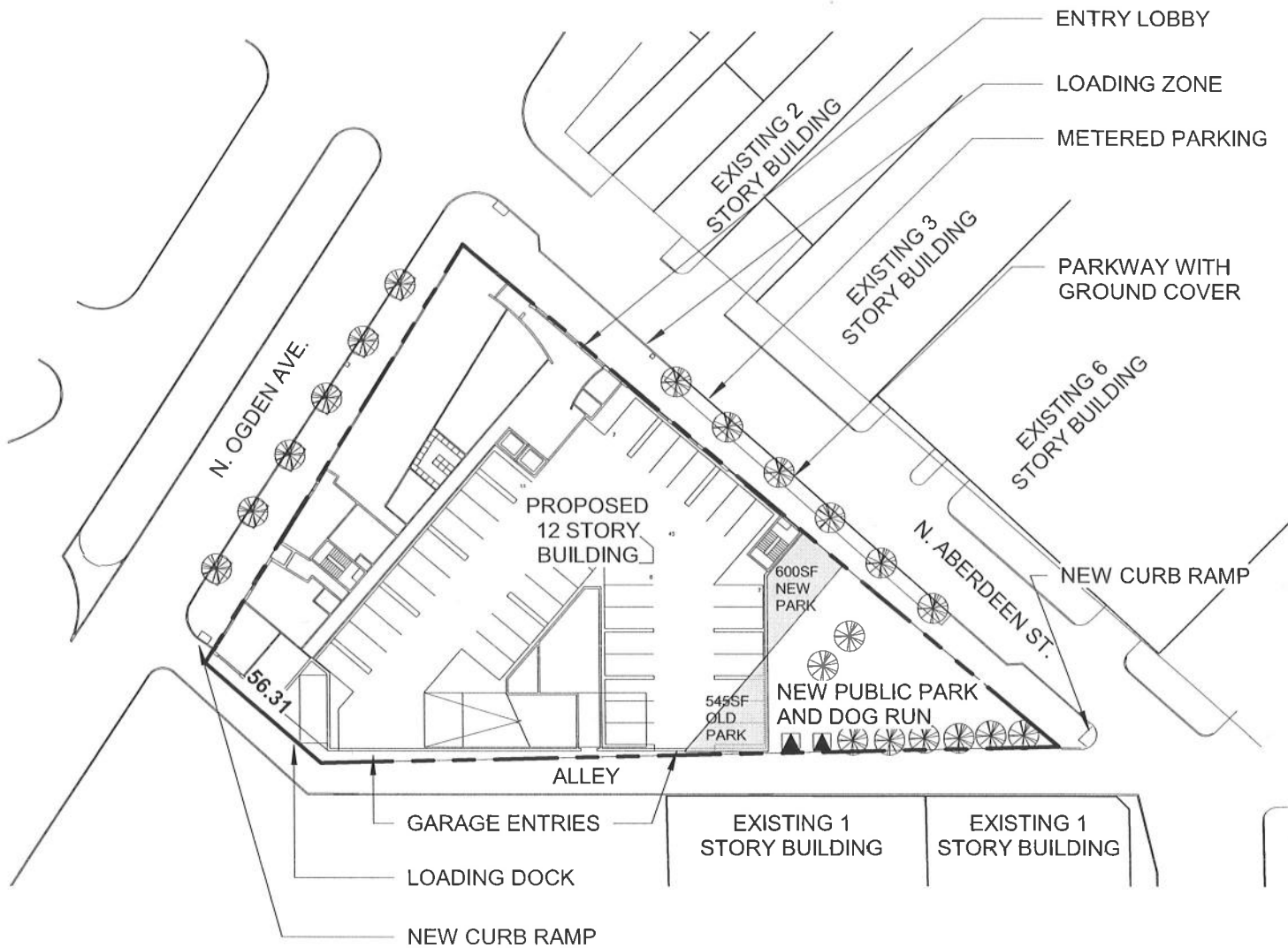
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Applicant: FRC Realty Inc.
 Address: 716-742 N Aberdeen and 721-739 N. Ogden
 Chicago, IL 60642
 Introduced: November 1, 2016
 CPC Date: February 16, 2017
 Amended: July 10, 2017, July 20, 2018

PD-03

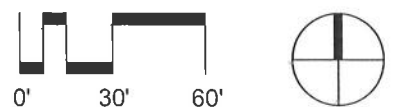
Planned Development No. 1327

Generalized Site Plan



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Applicant: FRC Realty Inc.
 Address: 716-742 N Aberdeen and 721-739 N. Ogden
 Chicago, IL 60642
 Introduced: November 1, 2016
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 Amended: July 10, 2017, July 20, 2018

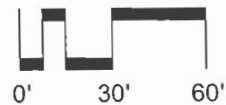
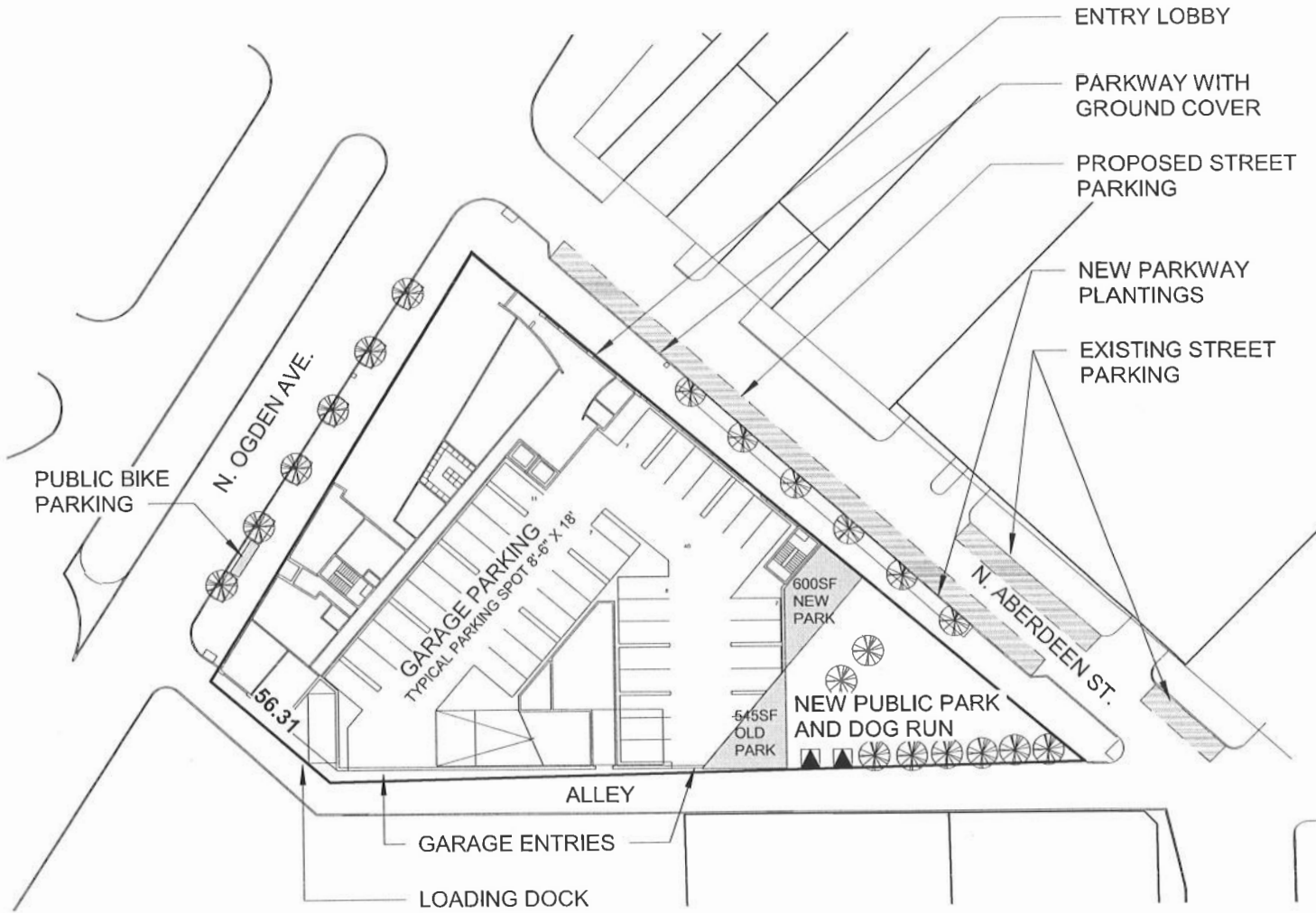
PD-05

Planned Development No. 1327

Landscape and Parking Plan

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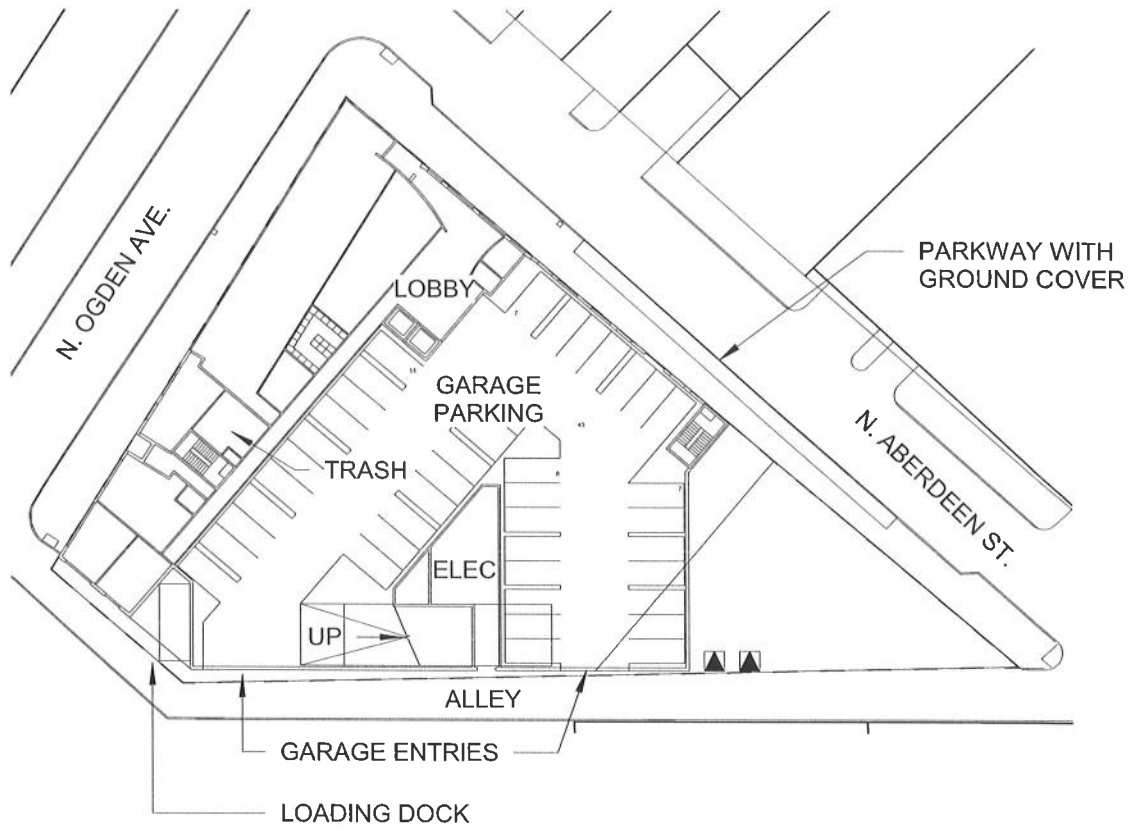
Applicant: FRC Realty Inc.
 Address: 716-742 N Aberdeen and 721-739 N. Ogden
 Chicago, IL 60642

Introduced: November 1, 2016
 CPC Date: February 16, 2017
 Amended: July 10, 2017, July 20, 2018

PD-06

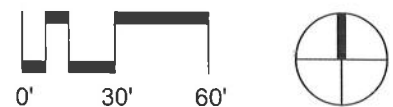
Planned Development No. 1327

Ground Floor Plan



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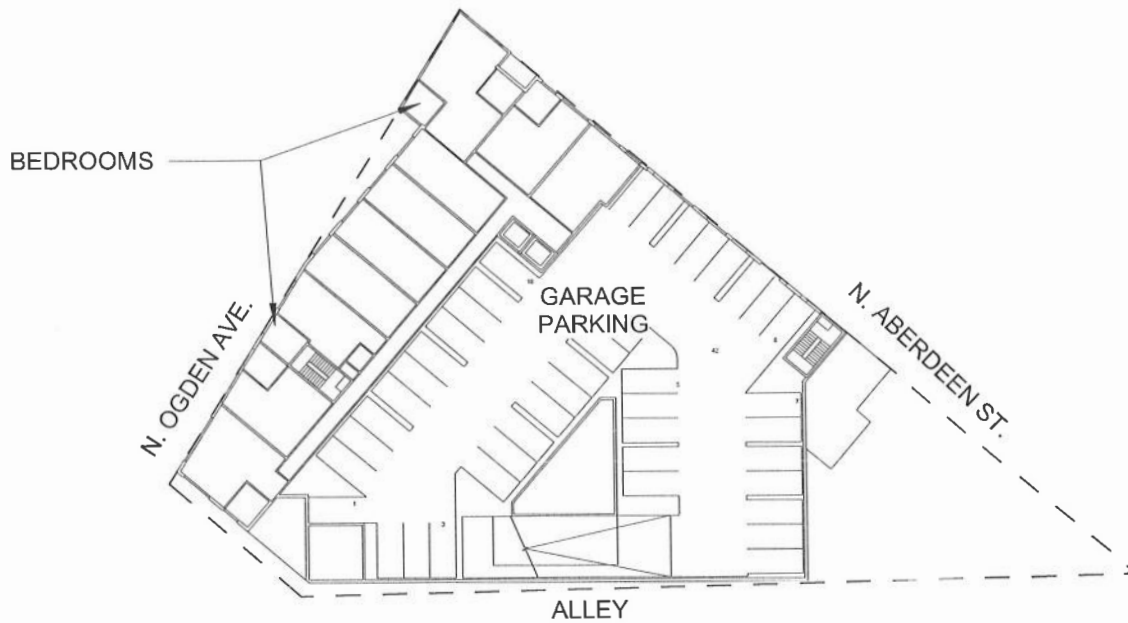
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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

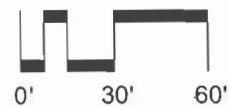
Planned Development No. 1327

Second Floor Plan



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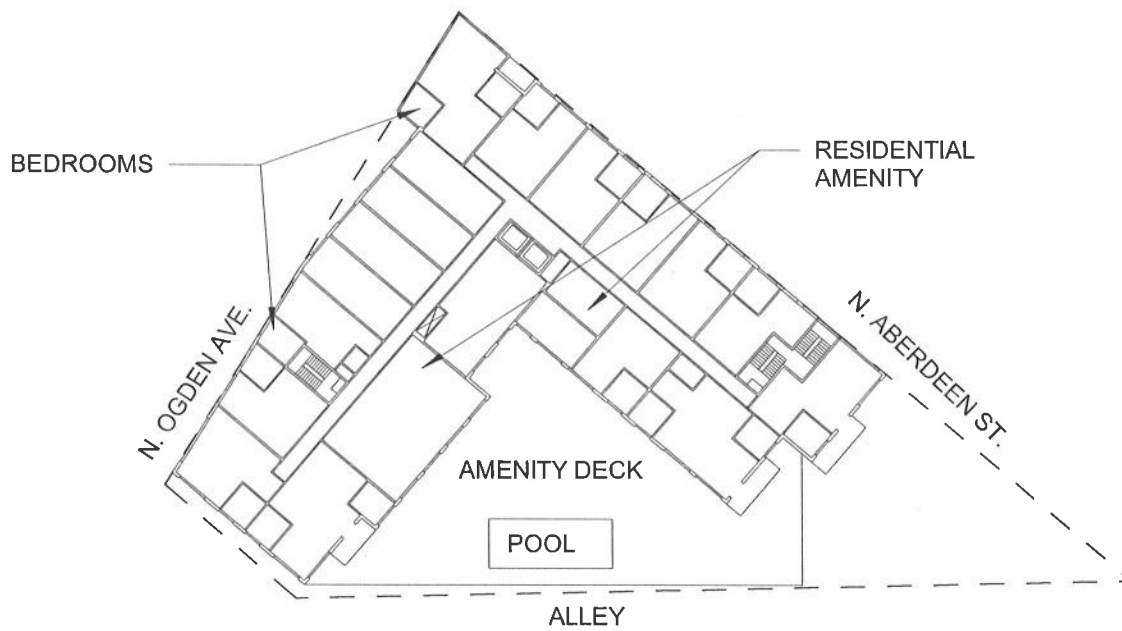


Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

PD-08

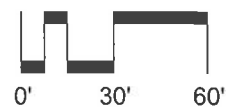
Planned Development No. 1327

Third Floor Plan



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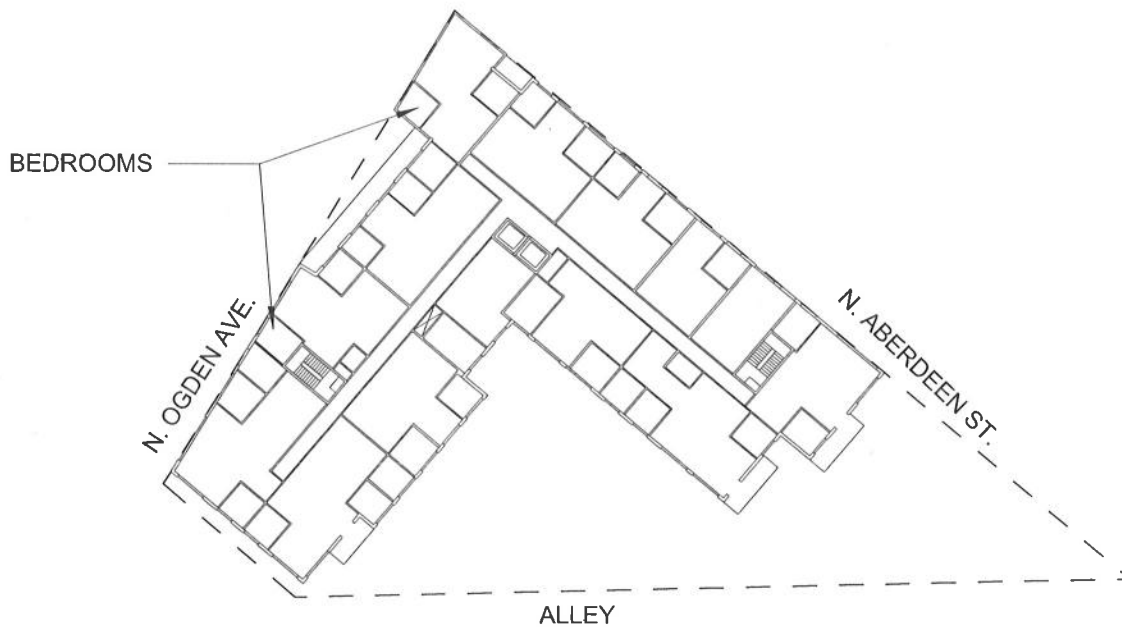


Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

PD-09

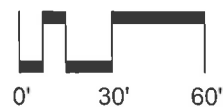
Planned Development No. 1327

Penthouse Floor Plan



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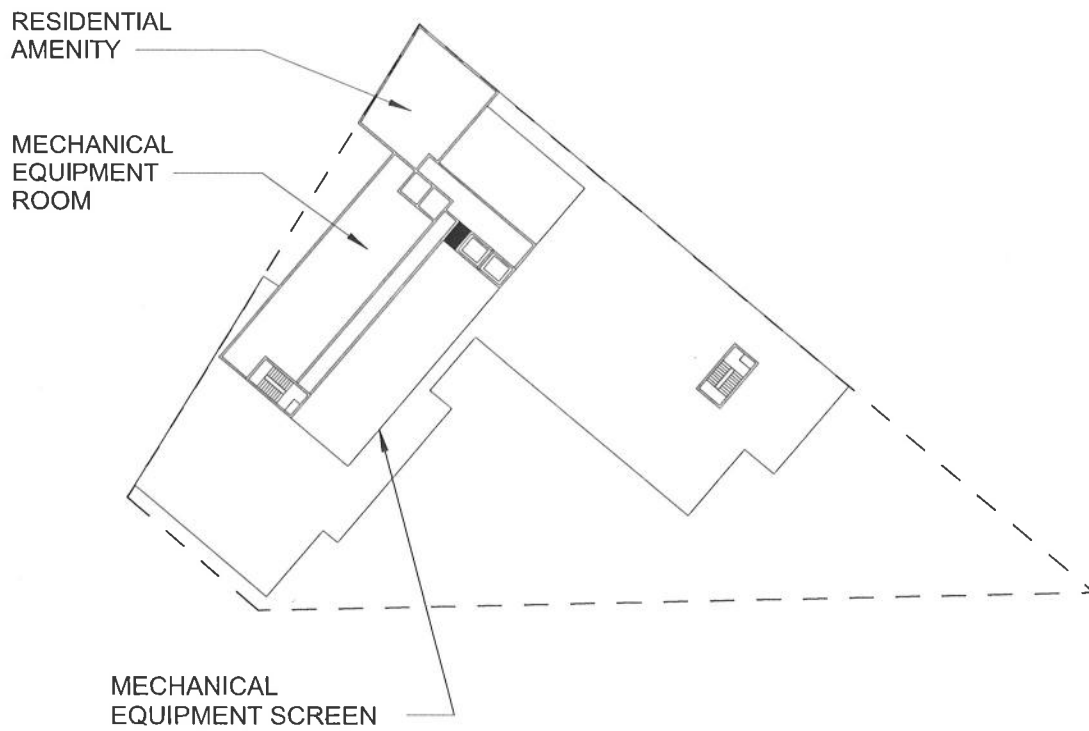
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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

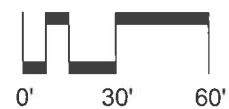
Planned Development No. 1327

Roof Plan



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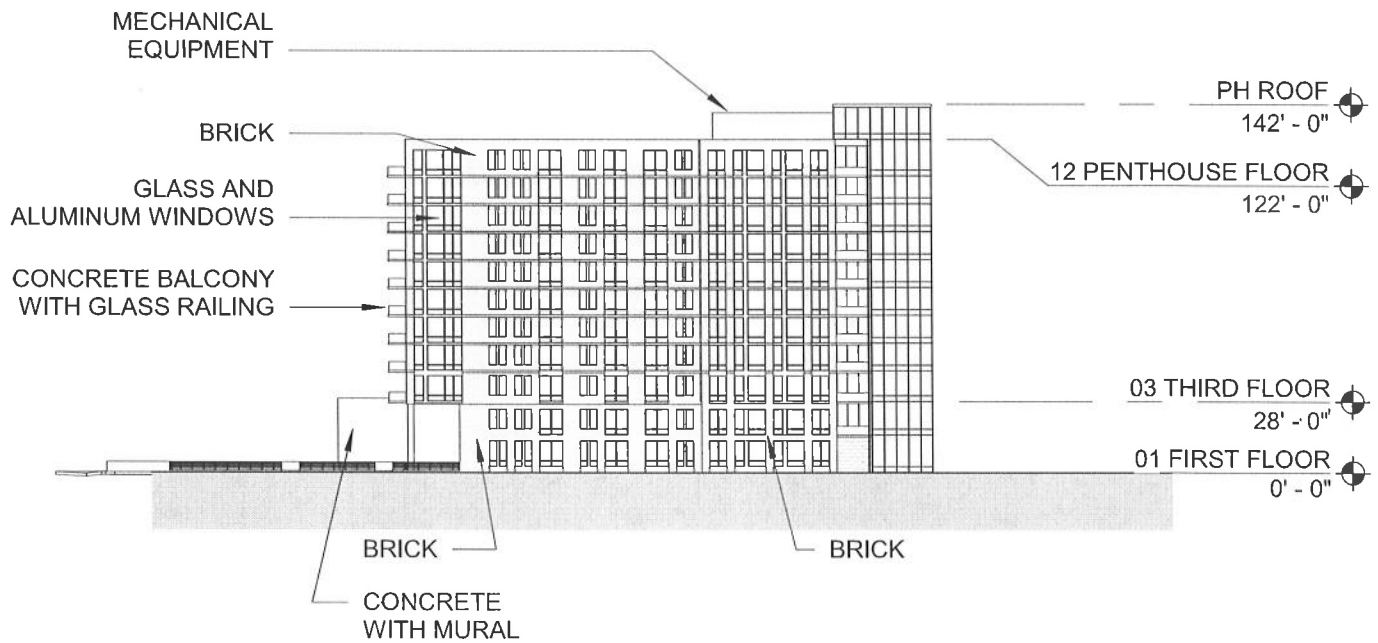
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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
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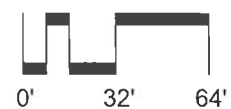
Planned Development No. 1327

Northeast Elevation



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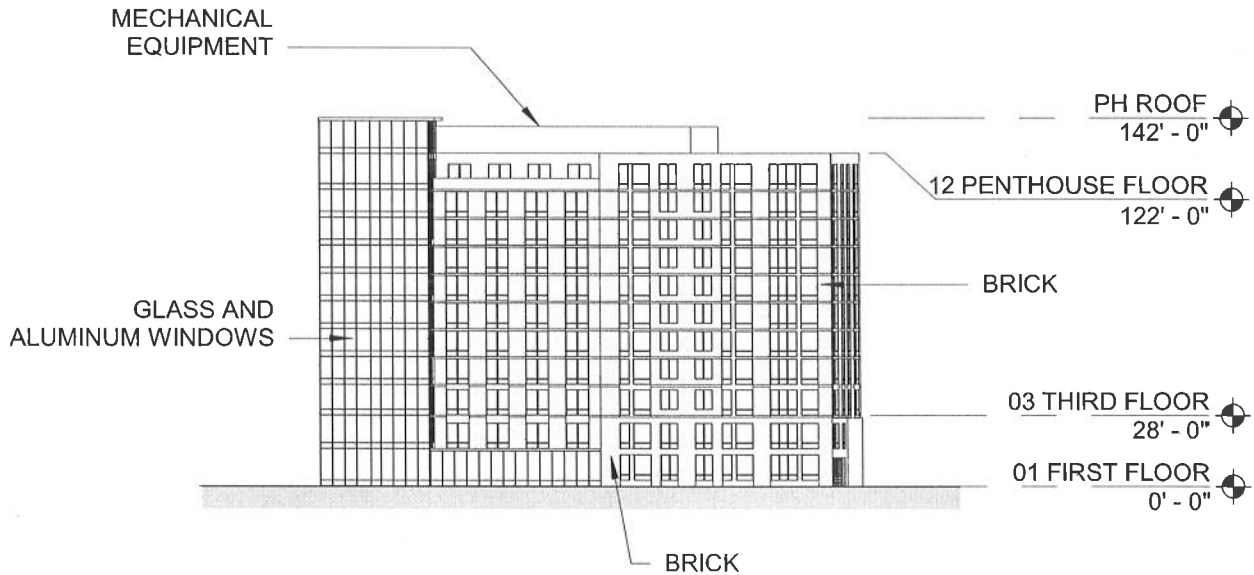
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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

Planned Development No. 1327

Northwest Elevation



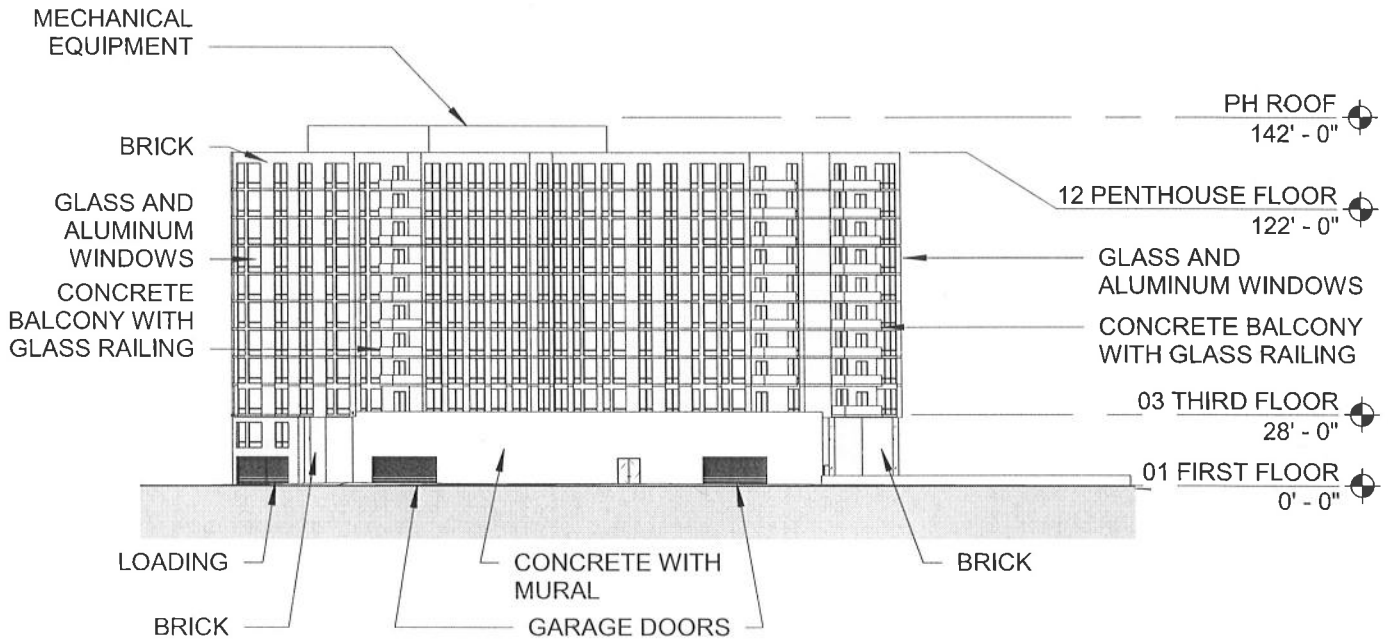
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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018

Planned Development No. 1327

South Elevation



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Applicant: FRC Realty Inc.
Address: 716-742 N Aberdeen and 721-739 N. Ogden
Chicago, IL 60642
Introduced: November 1, 2016
CPC Date: February 16, 2017
Amended: July 10, 2017, July 20, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 4, 2017

Jack George
Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1327
Façade changes to 716-742 N. Aberdeen Street/721-739 N. Ogden Avenue**

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1327 ("PD 1327"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1327.

Your client and the owner of all of the property within PD 1327, North Aberdeen Associates, LLC, is seeking administrative relief to allow for façade design changes to the proposed building at 716-742 N. Aberdeen St. and 721-739 N. Ogden Ave.

The windows of the upper floor residential units have been reconfigured as tall, vertical openings and large, vertical blocks of alternately colored brick have been added. Also, the previously approved brick corbels as shown on the Planned Development's brick close-up exhibit have been eliminated and replaced with brick soldier courses at the first two floors and a band at every floor above. Finally, the parking garage will now be mechanically ventilated and as a result, most of the previously shown exterior louvers are no longer needed. The louvers have been replaced with translucent glass windows that align with those of the residential units above while obscuring the function of the garage behind. These façade changes are shown on the attached, revised Northeast Elevation, Northwest Elevation, and South Elevation, dated July 10, 2017.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed façade modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1327, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

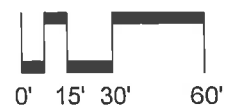
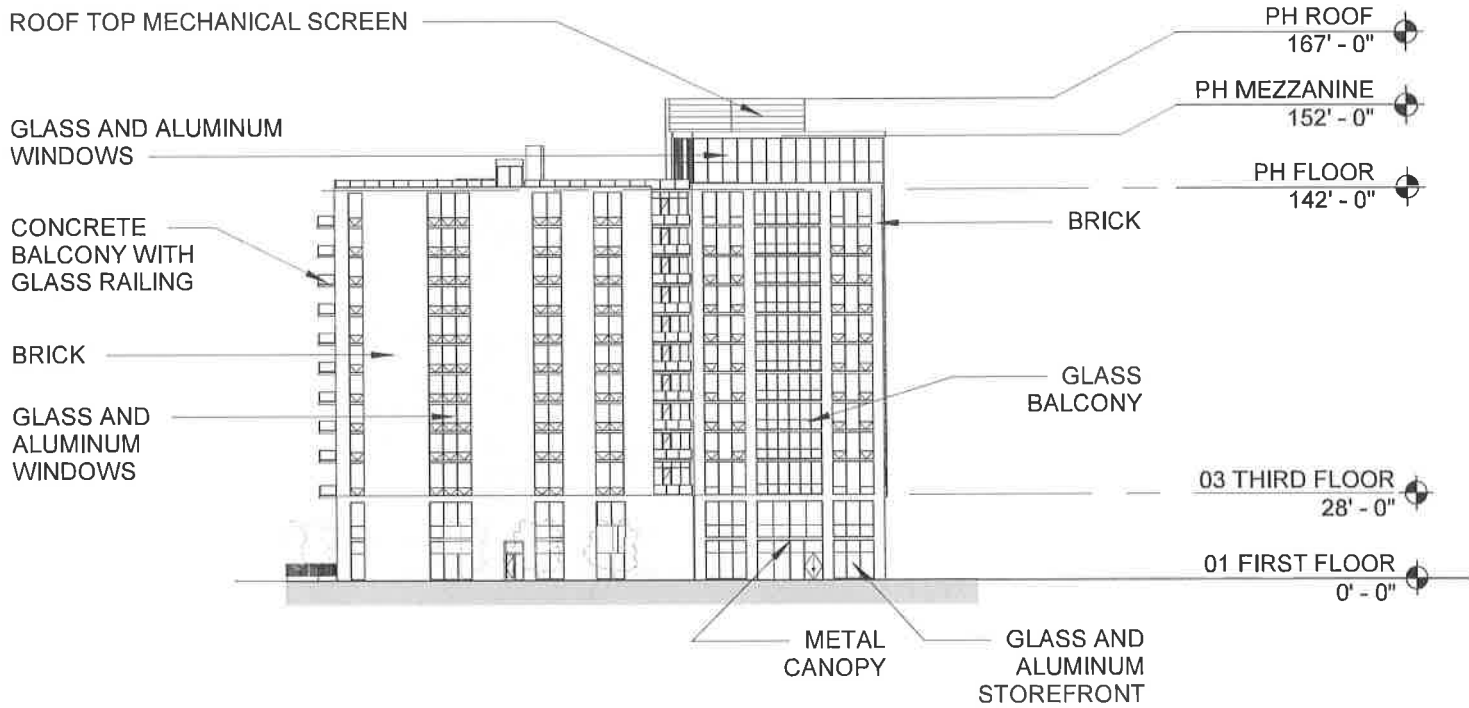
A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". The signature is written in a cursive style. To the right of the signature is a circular stamp containing the initials "SA".

Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

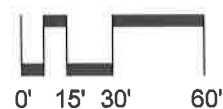
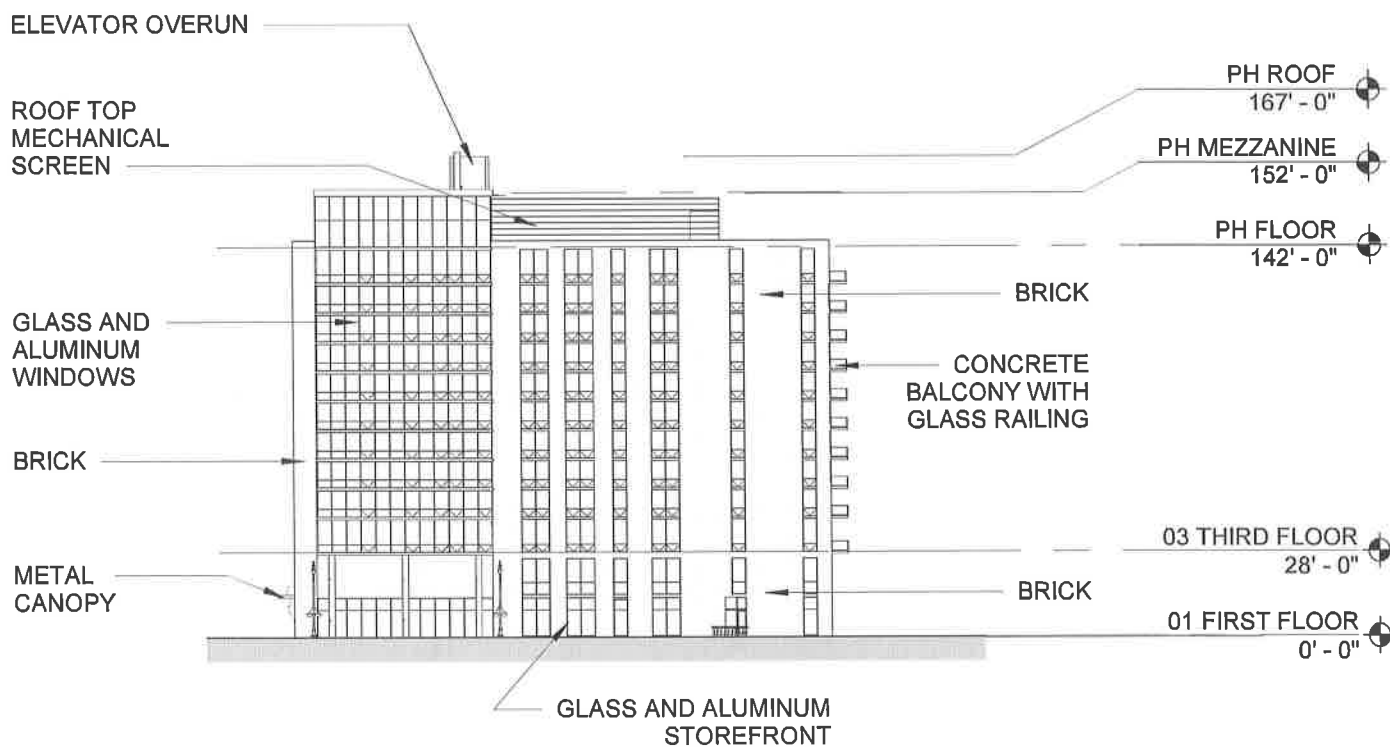
C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

Planned Development No. 1327 Northeast Elevation



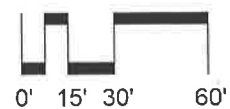
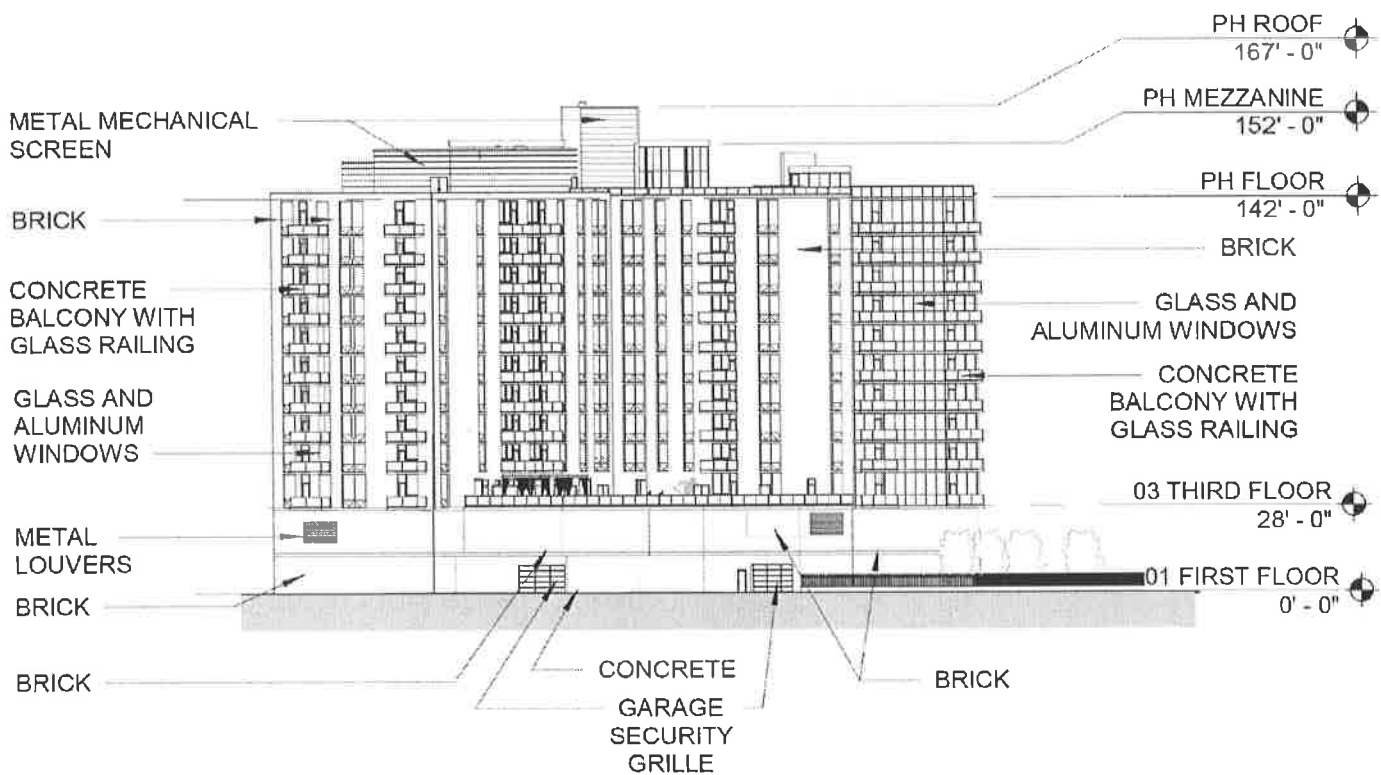
Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017
 Amended: July 10, 2017

Planned Development No. 1327 Northwest Elevation



Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017
 Amended: July 10, 2017

Planned Development No. 1327 South Elevation



Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017
 Amended: July 10, 2017

19019

3/29/2017

REPORTS OF COMMITTEES

45773

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

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

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G. R B P D 1327, 00
(As Amended)
(Application No. 19019)
(Common Address: 716 -- 742 N. Aberdeen St.
And 721 -- 739 N. Ogden Ave.)

[SO2016-7932]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential-Business Planned Development Number 1327 symbols and designations as shown on Map Number 1-G in the area bounded by:

North Aberdeen Street; the alley next north of and parallel to West Huron Street; the alley next southwest of and parallel to North Aberdeen Street; and North Ogden Avenue,

to the designation of Residential-Business Planned Development Number 1327, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential-Business Planned Development No. 1327, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1327, as amended ("Planned Development") consists of approximately 30,653 square feet of property located at 716 -- 742 North Aberdeen Street and 721 -- 739 North Ogden Avenue, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, North Aberdeen Associates LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation.

Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; Landscape Plan; Building Elevations prepared by Fitzgerald Associates Architects and dated February 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development Number 1327, as amended:

multi-unit residential; day care; parks and recreation; art sales space; restaurant general; outdoor patio grade level; bank; automated teller machine facility; liquor store (packaged goods); liquor sales (as accessory use); medical service; office; accessory parking, hair salon, nail salon or barbershop; dry cleaning drop-off or pickup (no on-premises plant); children's play center. The following use shall be prohibited: adult use.

In accord with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required parking spaces.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall

apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 30,653 square feet and a base FAR of 5.0.

The applicant acknowledges that the project has received a bonus FAR of 1.25, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.25. In exchange for the bonus FAR, the applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The funds contributed pursuant to this Statement 8 shall be utilized as set forth in Section 17-4-1004 (Neighborhoods Opportunity Fund), 17-4-1005 (Local Impact Bonus) and 17-4-1006 (Citywide Adopt-a-Landmark) of the Zoning Ordinance. The applicant's obligations pursuant to this Statement 8 shall be fully satisfied upon payment of the amounts set forth herein (as modified pursuant to Section 17-4-1003-C). It is currently anticipated that the Eighty-eight Thousand Eight Hundred Ninety-three and 12/100 Dollars (\$88,893.12) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for the future development of a Chicago Park District open space site located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II Approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions, of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The applicant shall achieve at least basic LEED Certification under the Leadership in Energy and Environmental Design Green Building Rating System for all new construction within the Planned Development. The applicant shall install a green roof over 50 percent of the net roof with a total of 11,584 square feet.
15. The applicant acknowledges and agrees that the initial rezoning of the Property from M1-3 and RT4 to B3-5 and then to a Residential-Business Planned Development Number 1327 dated June, 22, 2016 for the construction of a 168-unit mixed-use development triggered the 2007 requirements of Section 2-45-110 of the Municipal Code (the "2007 ARO") and that this amendment to Residential-Business Planned Development Number 1327 triggers the 2015 requirements of Section 2-45-115 of the Municipal Code of Chicago (2015 ARO) with respect to the additional 20 units being added by this amendment. Pursuant to the 2007 ARO and the Affordable Housing Profile Form attached hereto as Exhibit A, the applicant agreed to provide two affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") for 15 additional units.

Pursuant to the 2015 ARO, any developer of a residential housing project within the meaning of the 2015 ARO must: (i) set aside 10 percent of the housing units in the residential housing project (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. In accordance with the 2015 ARO and the Affordable Housing Profile Form attached hereto as Exhibit B, the applicant has

agreed to provide one additional affordable housing unit on-site in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Unit"), and make a Cash Payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit ("Cash Payment") for one additional unit. The applicant agrees that the affordable units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development or elects to build a for-sale project instead, the applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and number of required Affordable Units without amending the Planned Development.

Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The applicant or its successors and assigns, at their own cost, shall design and construct the open space improvements as depicted on the Landscape Plan (hereinafter the "Park"). 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 to assure that the Park is maintained and managed for the purposes herein set forth, including assuring that the Park landscaping is well maintained and that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscape areas) and debris. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

The Park shall be un-gated and access thereto open to the public free of charge with signage indicating that the Park is open to the public daily from 5:00 A.M. to 11:00 P.M. All improvements within the Park must be substantially completed prior to receipt of a final Certificate of Occupancy for improvements depicted in the site plan, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 (Downtown Mixed-Use District).

[Existing Land-Use Area Map; Site Area Map; Property Line and Boundary Map; Existing Zoning and Street System Map; Generalized Site Plan; Landscape and Parking Plan; Ground Floor Plan; Terrace Roof Deck; Penthouse Plan; Roof Plan; Northeast, Northwest and South Building Elevations; and Brick Close-up Depiction referred to in these Plan of Development Statements printed on pages 45785 through 45798 of this *Journal*.]

Bulk Regulations and Data Table, 2007 Affordable Housing Profile Form (Rental) and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Planned Development No. 1327, As Amended.

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	52,644 square feet
Public Right-of-Way:	21,991 square feet
Total Net Site Area:	30,653 square feet

Maximum Height: 167 feet

Floor Area Ratio:

Overall Maximum FAR:	6.25
Site Area:	30,653 square feet
Overall Maximum Buildable FAR:	191,581 square feet

Maximum Number of Dwelling Units: 188 Units

Setbacks:

Rear yard: 30 feet at residential floors

Minimum Parking Spaces: 82

Minimum Bicycle Spaces: 42

Loading Spaces: 1 (10 feet by 25 feet)

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2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-8478

Date: May 27, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ogden and Aberdeen
Development Address: 768 North Aberdeen Street
Ward: 27th Ward - Alderman Burnett

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

Type of City involvement: Land write-down
Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *If yes, please provide copy of the TIF Eligible Expenses
Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: John Kelly
Developer Contact (Project Coordinator): John Kelly
Developer Address: 1110 West Chestnut, Chicago, IL 60642
Email address: jkjk9595@yahoo.com
Telephone Number: 708.624.4201

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 168 X 10%* = 17 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: X 25% = Affordable sq. footage required
Bonus Square Footage*
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes (no) market-rate units? yes (no)
If parking is not included, what is the monthly cost per space? 8200

Estimated date for the commencement of marketing: June 2016
Estimated date for completion of construction of the affordable units: June 2018

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Studio	1	0	400	\$1,300	\$819	60%	Y
	1 Bedroom	1	1	600	\$1,200	\$720	60%	Y
Market Rate Units	Studio	10	0	4000	\$1,300	N/A	N/A	Y
	1 Bedroom	10	1	6000	\$1,200	N/A	N/A	Y
	2 Bedroom	10	2	8000	\$2,000	N/A	N/A	Y

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

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment in-lieu? May, 2017
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{100}{\text{Number of total units in development}} \times 10\% = \frac{100}{100} \times 10\% = 10 \text{ units on site} \times \$100,000 = \$1,500,000$$

(round up to nearest whole number) Amount owed

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

$$\text{Bonus Floor Area (sq ft)} \times 60\% \times \$ \text{ median price per base FAR foot} = \$ \text{ Amount owed}$$

(from table below)

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

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

[Signature] 6/2/16 *
 Kara Breeris, Date
 Department of Planning & Development
[Signature] 6/1/16
 Developer/Project Manager Date

* assuming project receives City Council approval by 7.13.16 - if not, 2015 ARO will apply.

Project Name	740 North Aberdeen, Chicago, IL - also includes 768 N Aberdeen
Zoning Application number, if applicable	PD 1327 (Amended)
Address	740 North Aberdeen, Chicago, IL
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	3.05

Total Units in Project	188
Total Affordable units	3

Summary: 740-768 N Aberdeen

	market rate			affordable			
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	50	27%	515	1	33%	520	768 N Aberdeen
one-bed	86	46%	769	1	33%	739	
two-bed	39	21%	1,066	1	33%	1,080	742 N Aberdeen
three-bed	10	5%	1,407	0	n/a	n/a	
four-bed	0	n/a	n/a	0	n/a	n/a	

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: January 30, 2017

DEVELOPMENT INFORMATION

Development Name: 740 N. Aberdeen
Development Address: 718-742 N. Aberdeen & 721-739 N. Ogden Avenue
Zoning Application Number, if applicable: 19019 Ward: 27th
If you are working with a Planner at the City, what is his/her name?

- Type of City Involvement check all that apply
City Land
Financial Assistance
Zoning Increase
Planned Development (PD)
Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on January 30, 2017
ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
If ARO units proposed are off-site, required attachments are included (see next page)
If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name North Aberdeen Associates LLC
Developer Contact Anthony Ross, Sr.
Developer Address 1 N. Franklin, Suite 700, Chicago IL
Email tony@rmk.com Developer Phone 312-407-6700
Attorney Name John J. George Attorney Phone 312-870-8022

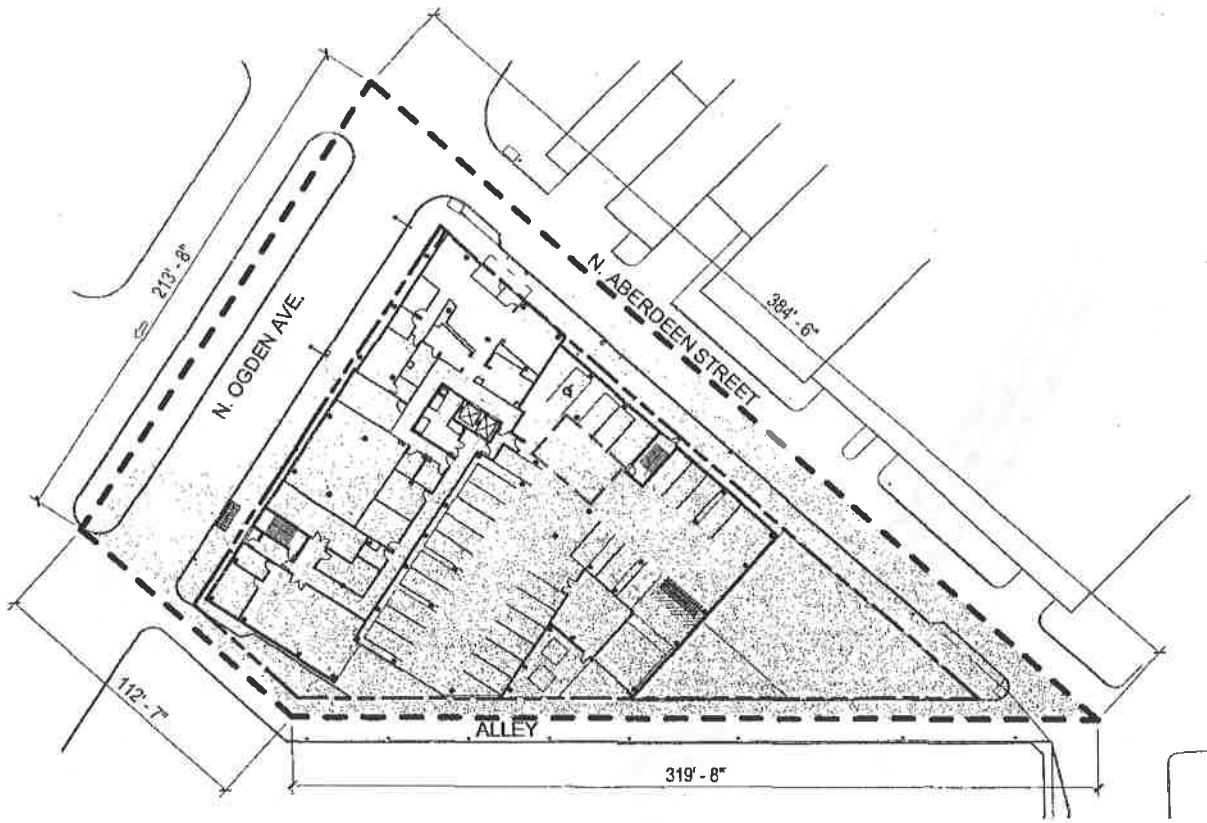
TIMING

Estimated date marketing will begin 1st Quarter 2019
Estimated date of building permit* 3rd or 4th Quarter 2017
Estimated date ARO units will be complete 2nd Quarter 2019
*note that the In-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

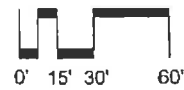
PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Handwritten signatures and dates: Kara Breems, DPD (2-7-17) and Developer/Project Manager (2/13/17)

Planned Development No. 1327 Site Area Map



AREA OF PLANNED DEVELOPMENT

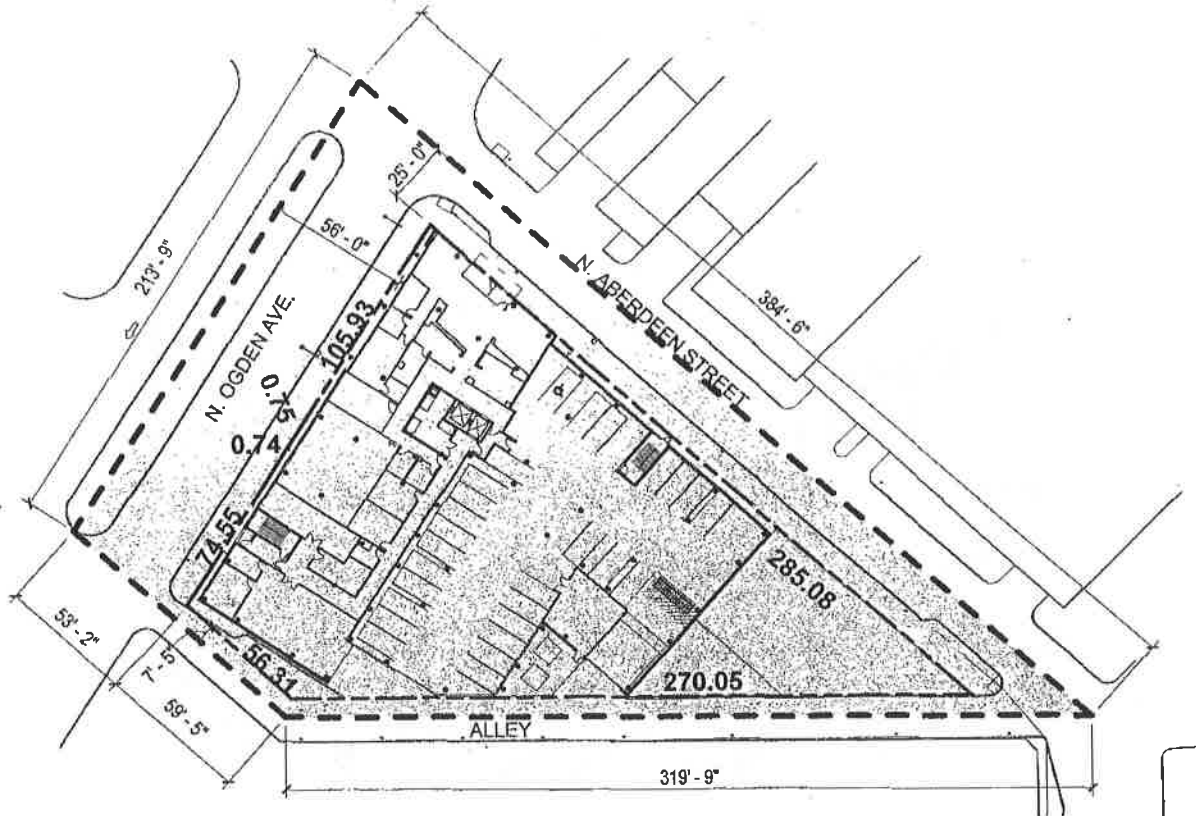


Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

PD-02

Planned Development No. 1327 Property Line / PD Boundary Map



AREA OF PLANNED DEVELOPMENT



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

PD-03

Planned Development No. 1327 Existing Zoning and Street System Map

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AREA OF PLANNED DEVELOPMENT



ZONING BOUNDARY



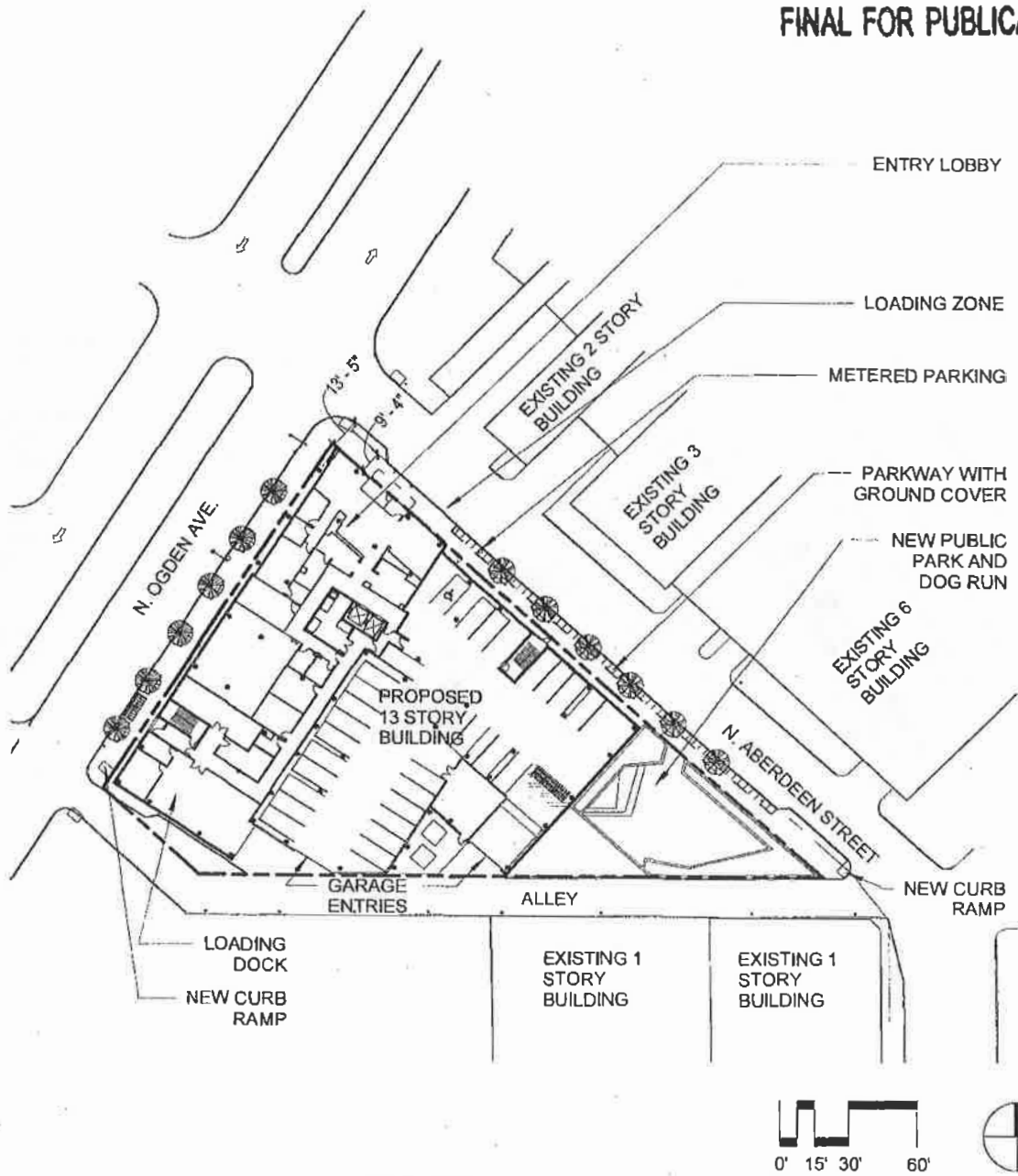
Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

PD-04

Planned Development No. 1327 Generalized Site Plan

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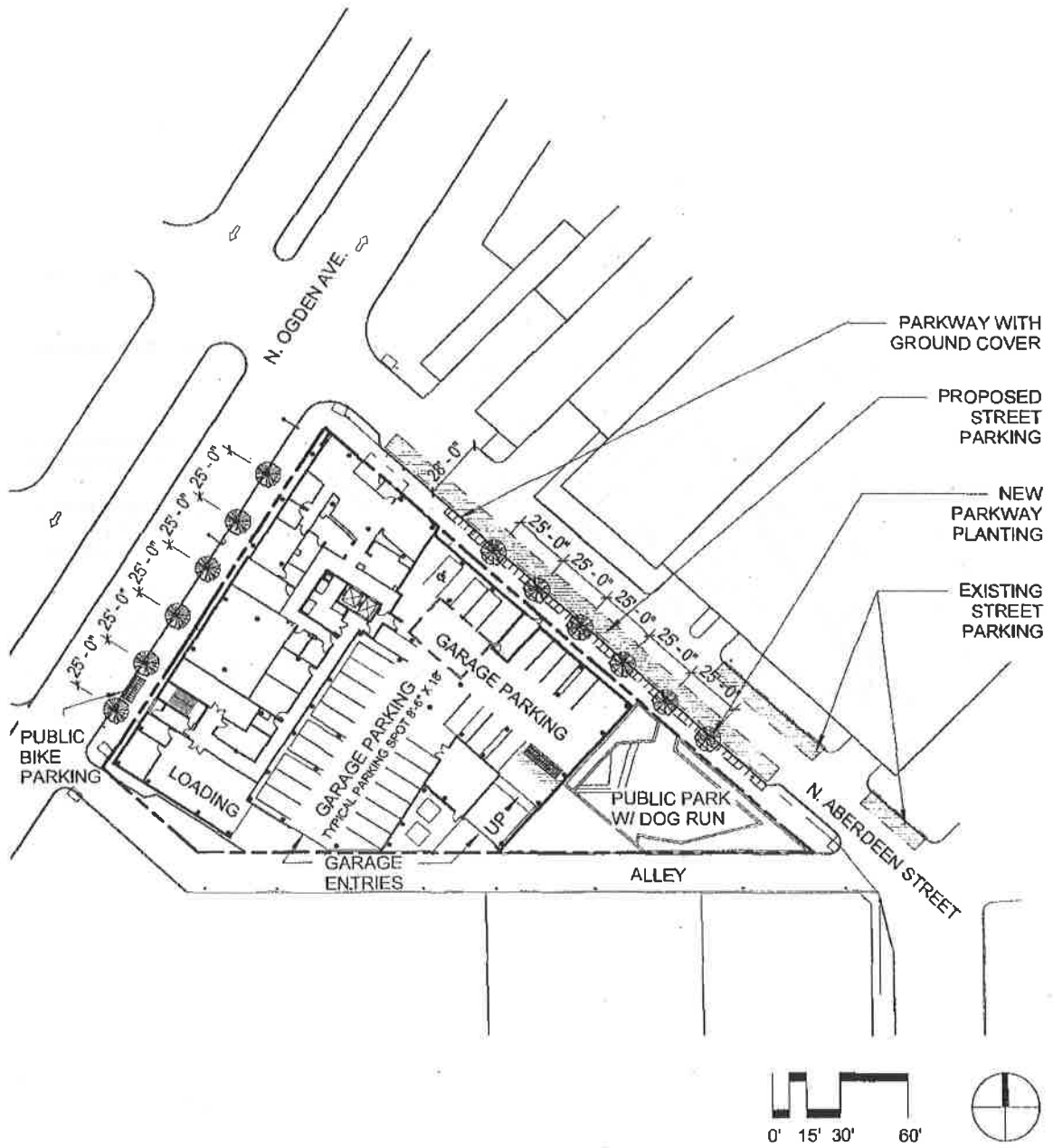


Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
 CPC Date: February 16, 2017

PD-05

Planned Development No. 1327 Landscape & Parking Plan

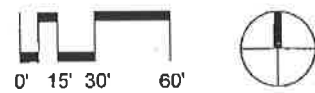
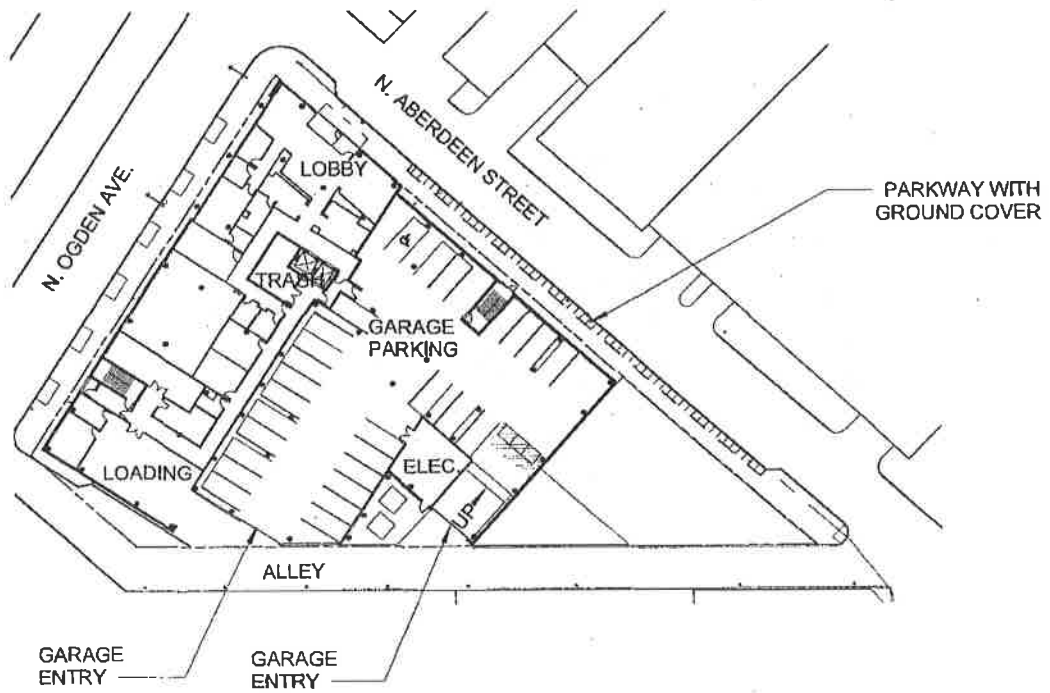


Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
 CPC Date: February 16, 2017

PD-06

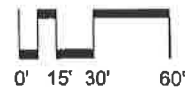
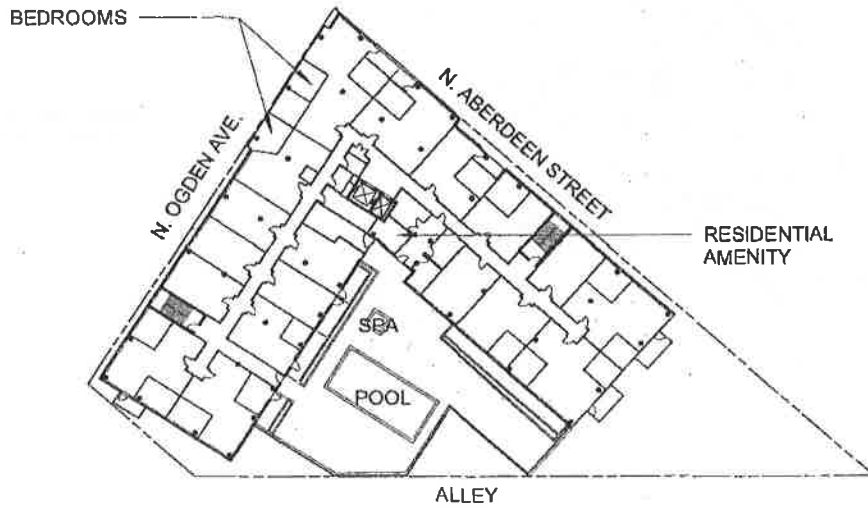
Planned Development No. 1327 Ground Floor Plan



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

PD-07

Planned Development No. 1327 Terrace Roof Deck

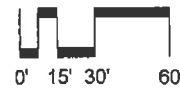
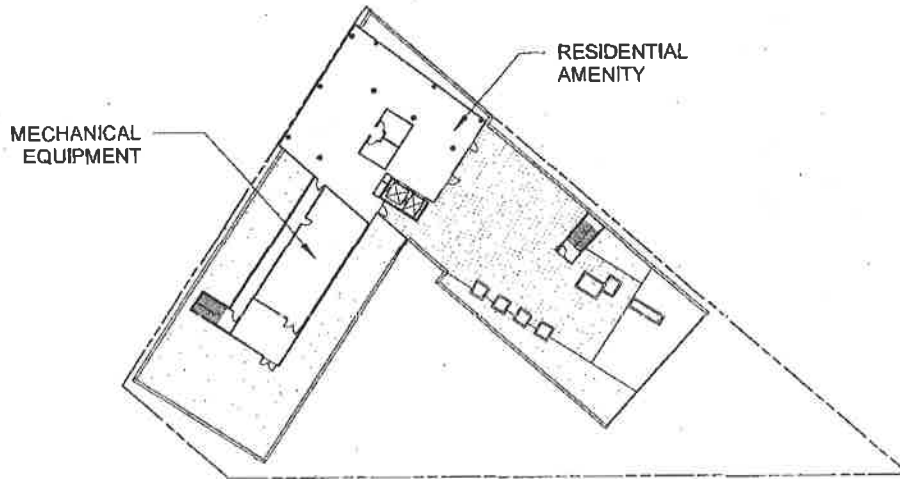


Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

PD-08

Planned Development No. 1327 Penthouse Plan



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: Febuary 16, 2017

PD-09

Planned Development No. 1327 Roof Plan

ROOF AREA CALCULATION

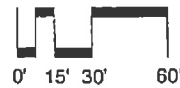
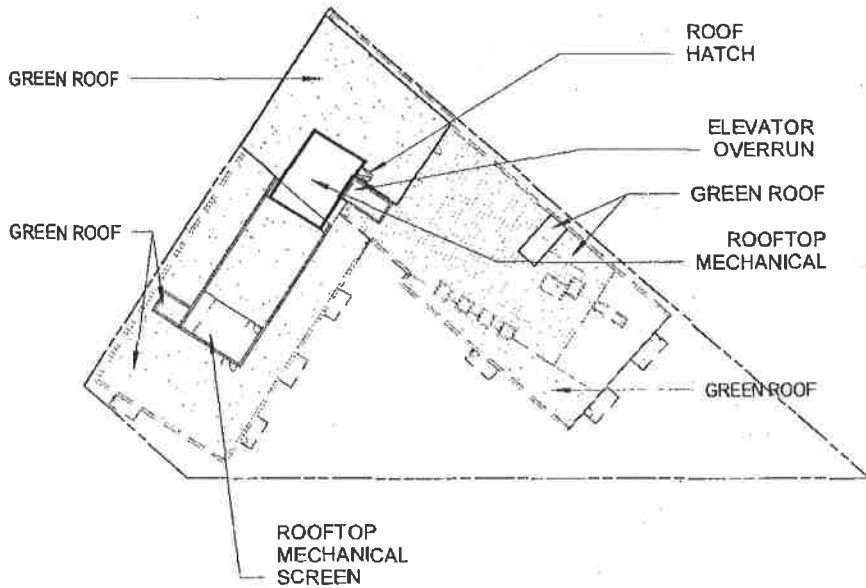
NET ROOF AREA = 22,794 SF

22,794 SF x 50% = 11,397 SF REQUIRED
GREEN ROOF AREA

1,139 SF = 10% HARDSCAPE

240 SF = 3RD FLOOR GREEN ROOF
5,696 SF = PENTHOUSE LEVEL GREEN ROOF
4,509 SF = PENTHOUSE ROOF GREEN ROOF

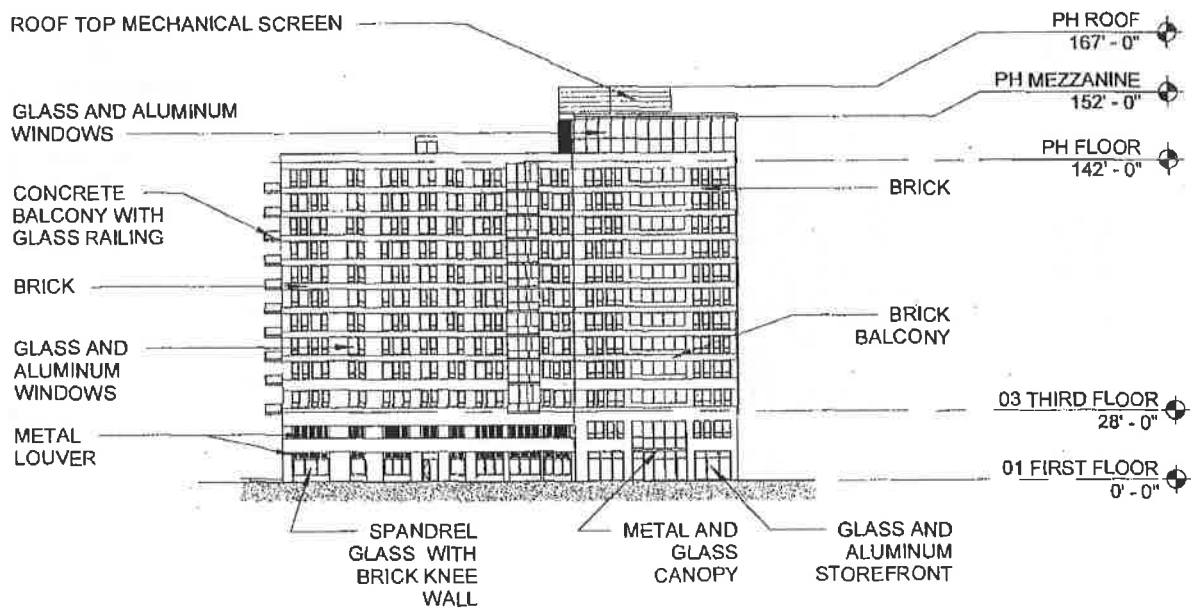
11,584 SF = TOTAL GREEN ROOF AND HARDSCAPE



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

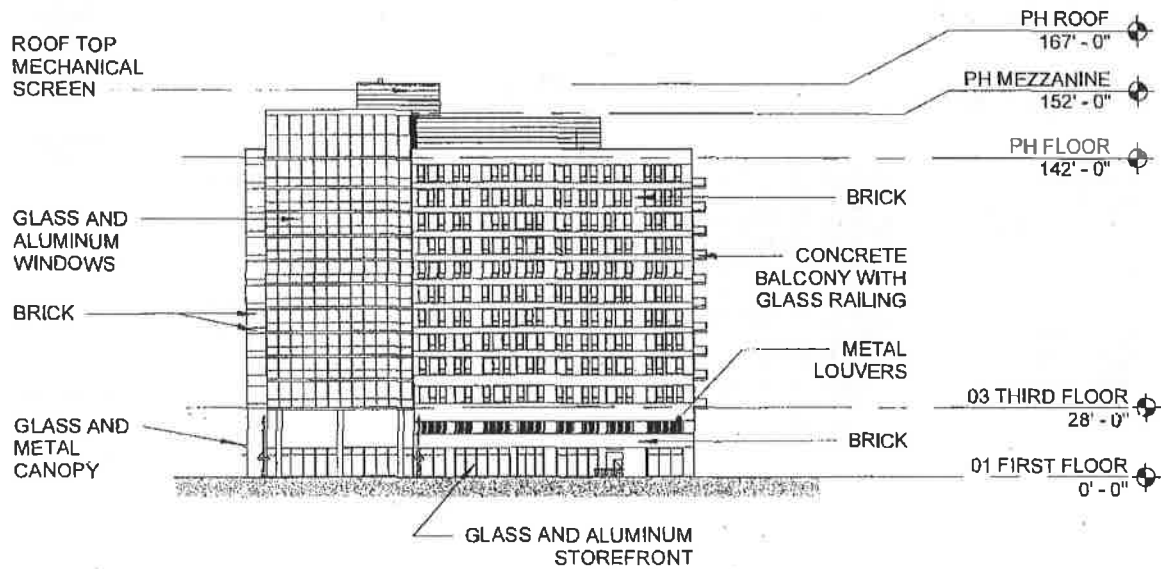
Planned Development No. 1327 Northeast Elevation



Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
 CPC Date: February 16, 2017

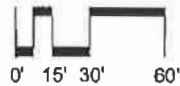
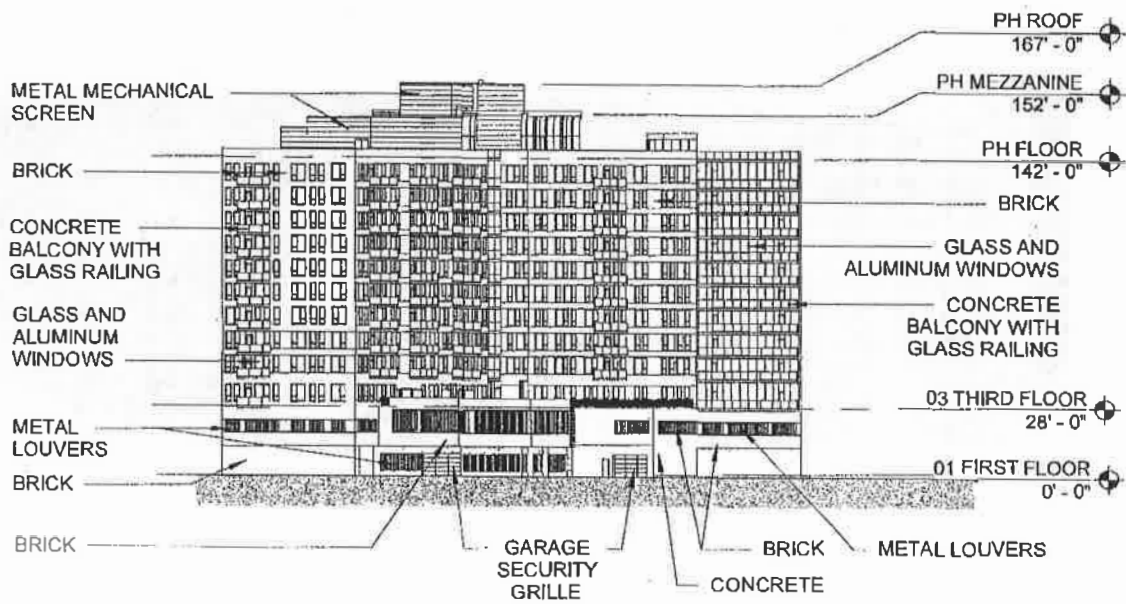
Planned Development No. 1327 Northwest Elevation



Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017

Planned Development No. 1327 South Elevation

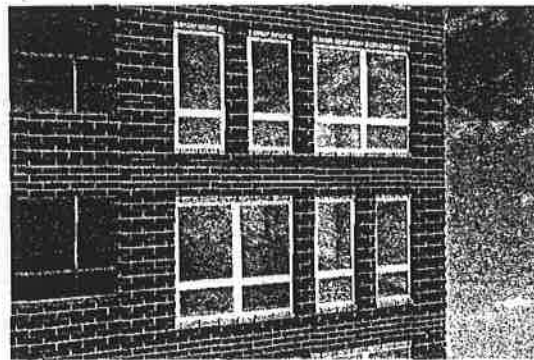
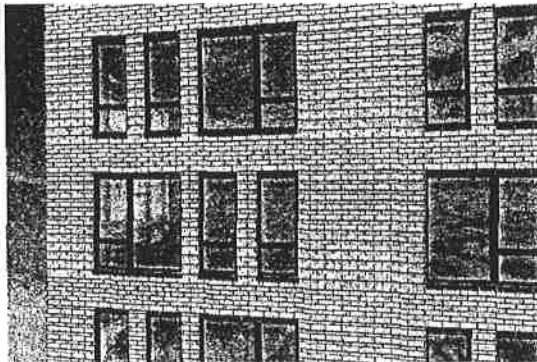
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Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017

Planned Development No. 1327
Brick Close-up

FINAL FOR PUBLICATION



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

18517

27258

JOURNAL--CITY COUNCIL--CHICAGO

6/22/2016

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 18517)
(Common Address: 768 N. Aberdeen St.)

RBPD 1327

[SO2015-6407]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the City Zoning Ordinance, be amended by changing all the M1-3 Limited Manufacturing/Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Aberdeen Street; the public alley next north of and parallel to West Huron Street; the public alley next southwest of and parallel to North Aberdeen Street; and North Ogden Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols shown on Map Number 1-G in the area bounded by:

North Aberdeen Street; the public alley next north of and parallel to West Huron Street; the public alley next southwest of and parallel to North Aberdeen Street; and North Ogden Avenue,

to those of a Residential-Business Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

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

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

Residential-Business Planned Development No. 1327.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1327 ("Planned Development") consists of approximately 30,691 square feet of property located at 768 North Aberdeen Street, which is depicted on the attached

Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, John Kelly.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

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

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

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; a Plat of Survey; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Subarea Map; Floor Plans; Landscape Plan; Building Elevations prepared by Fitzgerald Associates Architects and dated June 16, 2016, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development Number 1327:

multi-unit residential; day care; parks and recreation; art sales space; restaurant, general; outdoor patio grade level; bank; automated teller machine facility; liquor store (packaged goods); liquor sales (as accessory use); medical service; office; accessory parking, hair salon, nail salon or barbershop; dry cleaning drop off or pickup (no on-premises plant); retail sales, general; children's play center. The following uses shall be prohibited: adult use.

In accord with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required parking spaces.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be 5.0, 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 30,691 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The applicant shall achieve at least basic LEED Certification under the Leadership in Energy and Environmental Design Green Building Rating System for all new construction within the Planned Development. The applicant shall install a green roof over 50 percent of the net roof with a total of 13,533 square feet.
15. The applicant acknowledges and agrees that the rezoning of the Property from M1-3 and RT4 to B3-5 and then to a Residential-Business Planned Development for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the applicant has agreed to provide 2 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") for 15 additional units. At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(j)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded

against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement to prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this section.

16. The applicant or its successors and assigns, at their own cost, shall design and construct the open space improvements as depicted on the Landscape Plan (hereinafter the "Park"). 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 to assure that the Park is maintained and managed for the purposes herein set forth, including assuring that the Park landscaping is well maintained and that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscape areas) and debris. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

The Park shall be un-gated and access thereto open to the public free of charge with signage indicating that the Park is open to the public daily from 5:00 A.M. to 11:00 P.M.. All improvements within the Park must be substantially completed prior to receipt of a final Certificate of Occupancy for improvements depicted in the site plan, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to DX-5, (Downtown Mixed-Use District).

[Existing Land-Use Map; Site Area Map; Property Line and Boundary Map; Existing Zoning and Street System Map; Generalized Site Plan; Landscape and Parking Plan; Ground Floor Plan; Terrace Roof Deck; Penthouse Plan; Mechanical Roof Screen Plan; and Northeast, Northwest and South Building Elevations referred to in these Plan of Development Statements printed on pages 27264 through 27278 of this *Journal*.]

6/22/2016

REPORTS OF COMMITTEES

27263

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

Planned Development No. 1327.

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	52,634 square feet
Public Right-of-Way:	21,943 square feet
Net Site Area:	30,691 square feet

Maximum Height: 167 feet

Floor Area Ratio and Buildable Area:

Overall Maximum FAR:	5.0
Overall Maximum Buildable FAR:	153,455 square feet

Maximum Number of Dwelling Units:

168

Setbacks: Per approved site plan

Rear Yard: 30 feet at residential floors

Minimum Parking Spaces: 84

Minimum Bicycle Spaces: 42

Loading Spaces: 1 (10 feet by 25 feet)

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2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602.
E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: May 27, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ogden and Aberdeen
Development Address: 768 North Aberdeen Street
Ward: 27th Ward - Alderman Burnett

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

Type of City involvement: Land write-down
(check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses
 Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: John Kelly
Developer Contact (Project Coordinator): John Kelly
Developer Address: 1110 West Chestnut, Chicago, IL 60642
Email address: jkjk9595@yahoo.com
Telephone Number: 708.624.4201

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: .168 x 10%* = .17 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

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

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -18 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? \$200

Estimated date for the commencement of marketing: June 2018
Estimated date for completion of construction of the affordable units: June 2018

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Studio	1	0	600	\$1365	\$619	60%	Y
	1 Bedroom	1	1	650	\$1490	\$976	60%	Y
Market Rate Units	Studio	48	0	115	\$1,206	N/A	N/A	Y
	1 Bedroom	65	1	707	\$1,750	N/A	N/A	Y
	2 Bedroom	49	2	962	\$2,405	N/A	N/A	Y

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

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment in-lieu? May 2017
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{13\%}{\text{Number of total units in development}} \times 10\% = \frac{13\%}{\text{Number of total units in development}} \times \$100,000 = \$ \frac{1,500,000}{\text{Number of total units in development}} = \text{Amount owed}$$

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

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

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

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

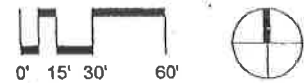
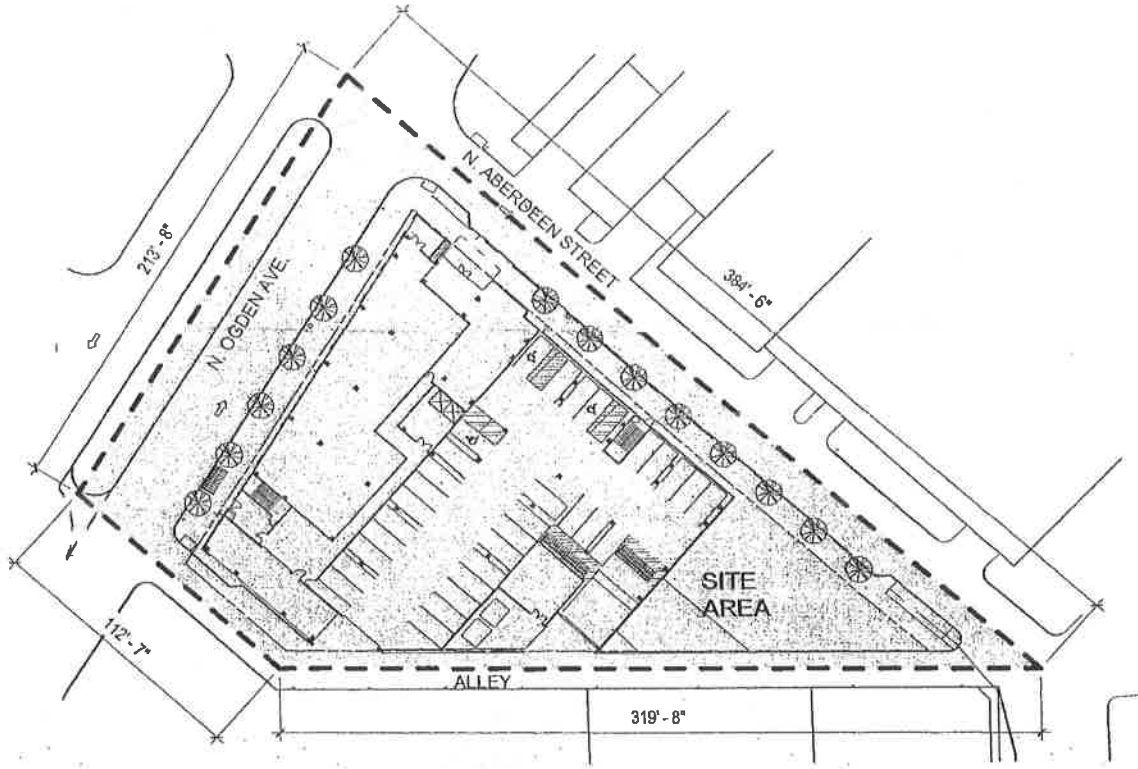
[Signature] Date 6/2/16 *

Kara Breems, Department of Planning & Development

[Signature] Date 6/1/16

* assuming project receives City Council approval by 7.13.16 - if not, 2015 ARO will apply.

FINAL FOR PUBLICATION
Planned Development No.
Site Area Map

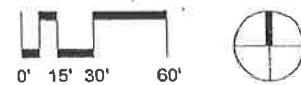
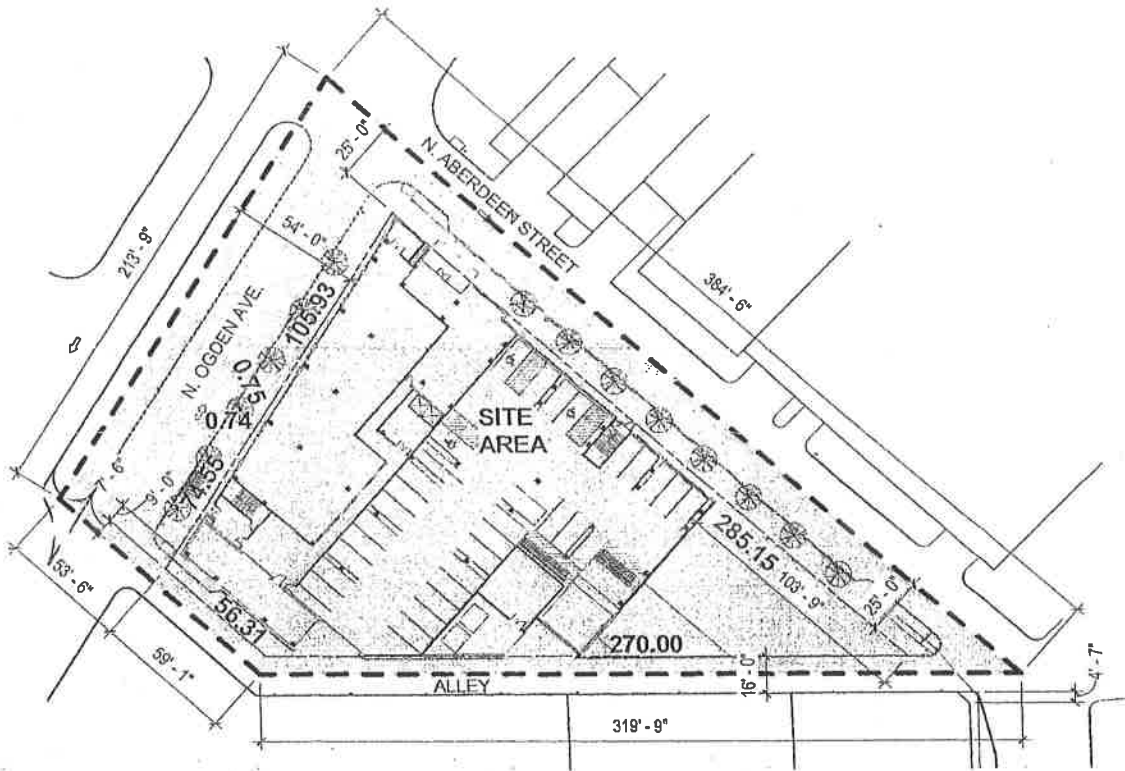


Applicant: John Kelly
Address: 768 North Aberdeen Street
Date: April 12, 2016
Revised: June 16, 2016

PD-02

FINAL FOR PUBLICATION

Planned Development No.
Property Line / PD Boundary Map



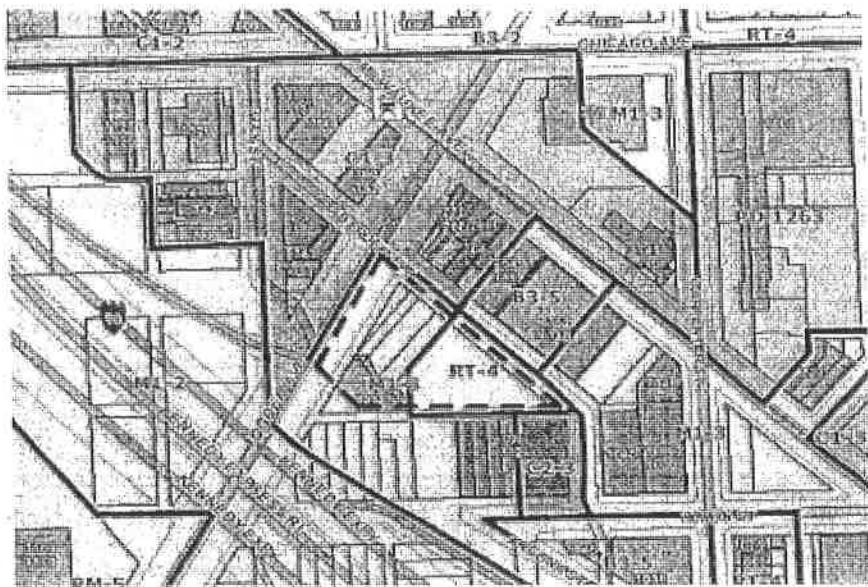
Applicant: John Kelly
Address: 768 North Aberdeen Street

Date: April 12, 2016
Revised: June 16, 2016

PD-03

FINAL FOR PUBLICATION

Planned Development No.
Existing Zoning and Street System Map



AREA OF PLANNED DEVELOPMENT



ZONING BOUNDARY

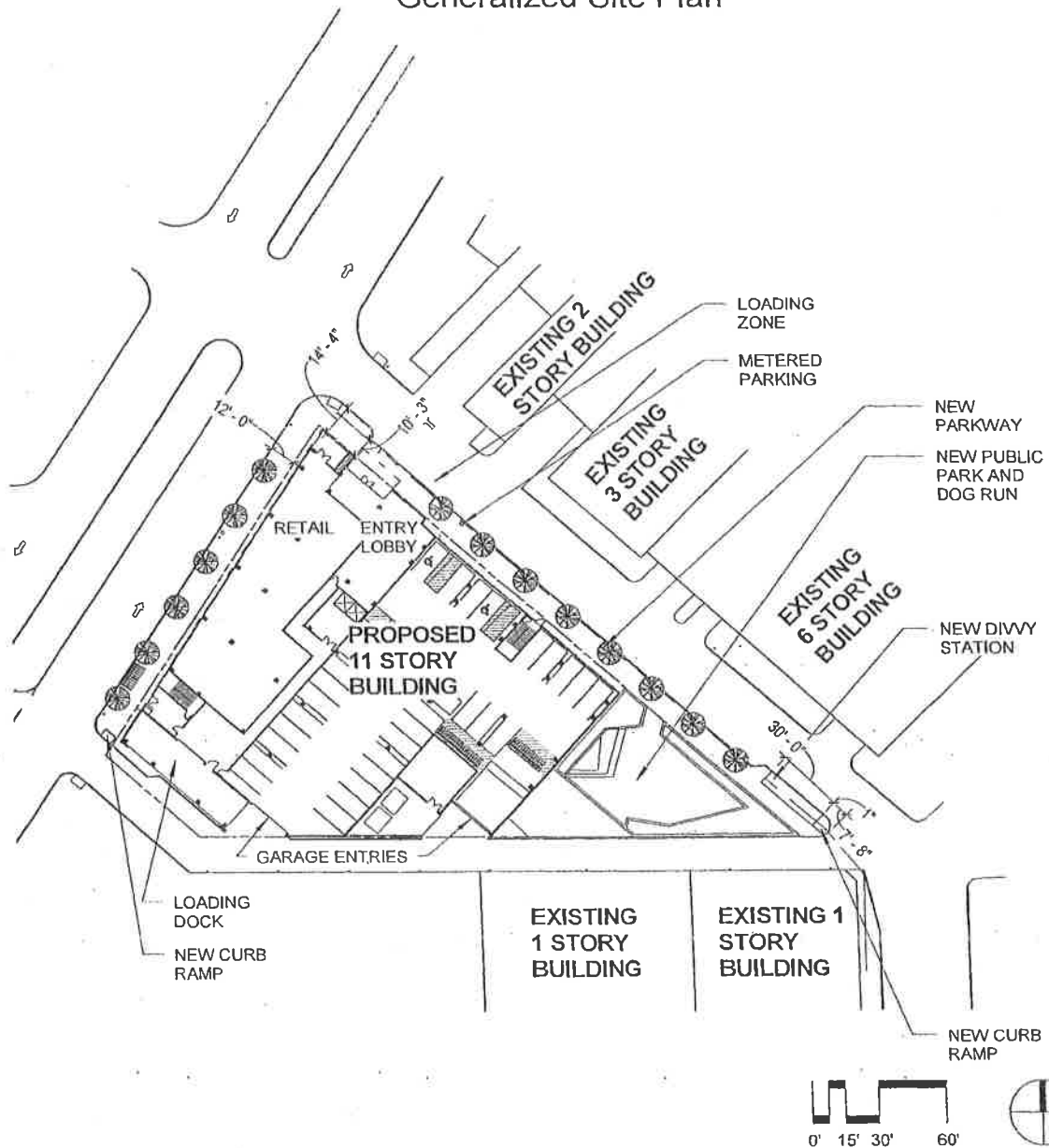


Applicant: John Kelly
Address: 768 North Aberdeen Street

Date: April 12, 2016
Revised: June 16, 2016

PD-04

Planned Development No. **FINAL FOR PUBLICATION**
Generalized Site Plan



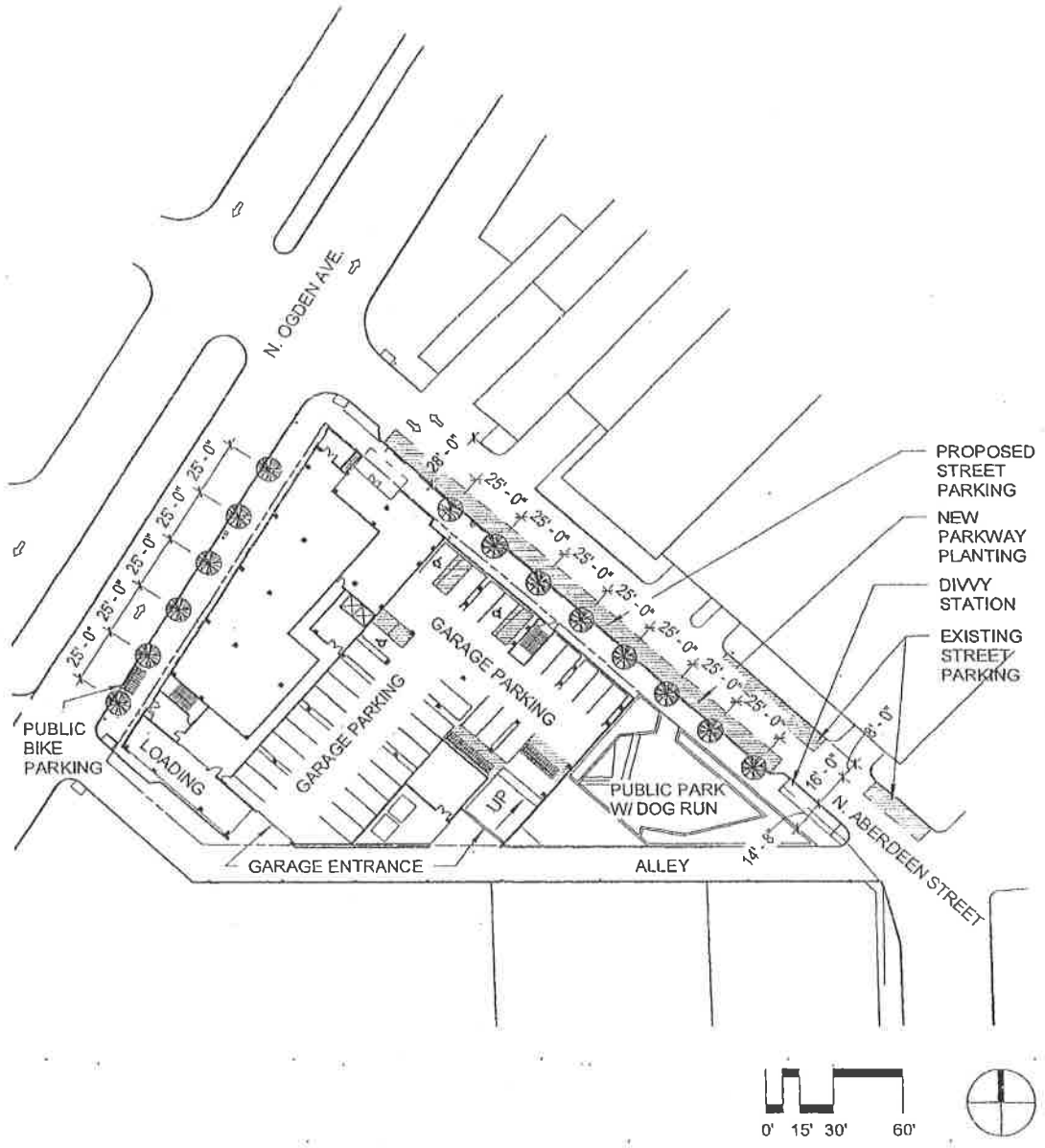
Applicant: John Kelly
Address: 768 North Aberdeen Street

Date: April 12, 2016
Revised: June 16, 2016

PD-05

Planned Development No.
Landscape & Parking Plan

FINAL FOR PUBLICATION

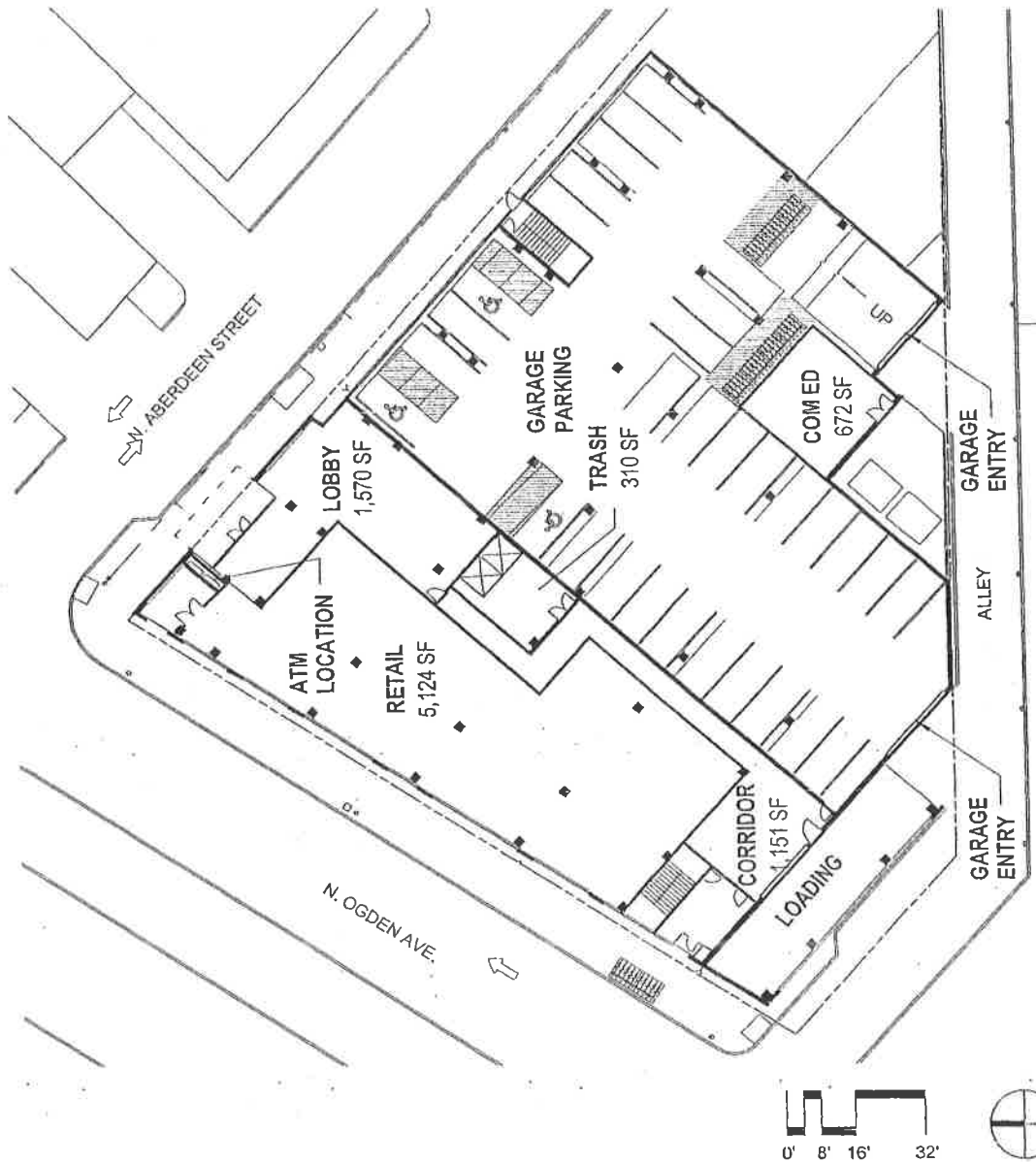


Applicant: John Kelly
Address: 768 North Aberdeen Street
Date: April 12, 2016
Revised: June 16, 2016

PD-06

FINAL FOR PUBLICATIO

Planned Development No.
Ground Floor Plan



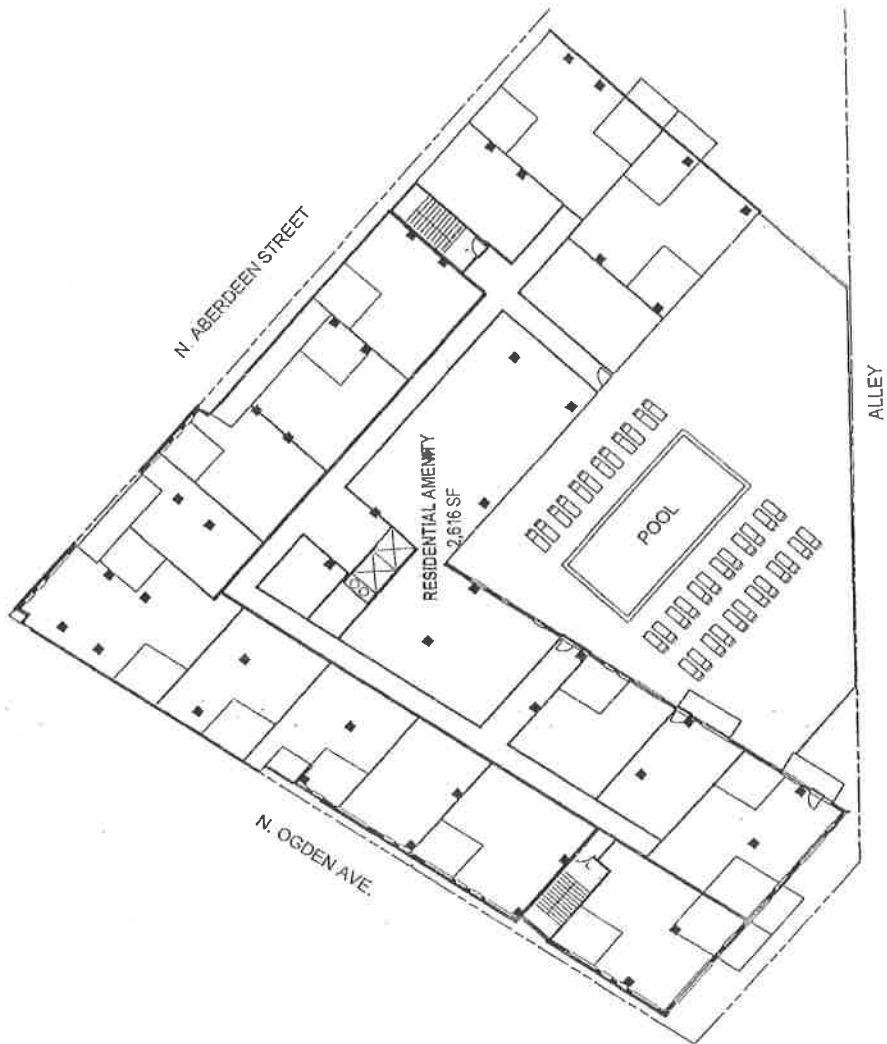
Applicant: John Kelly
Address: 768 North Aberdeen Street

Date: April 12, 2016
Revised: June 16, 2016

PD-07

FINAL FOR PUBLIC

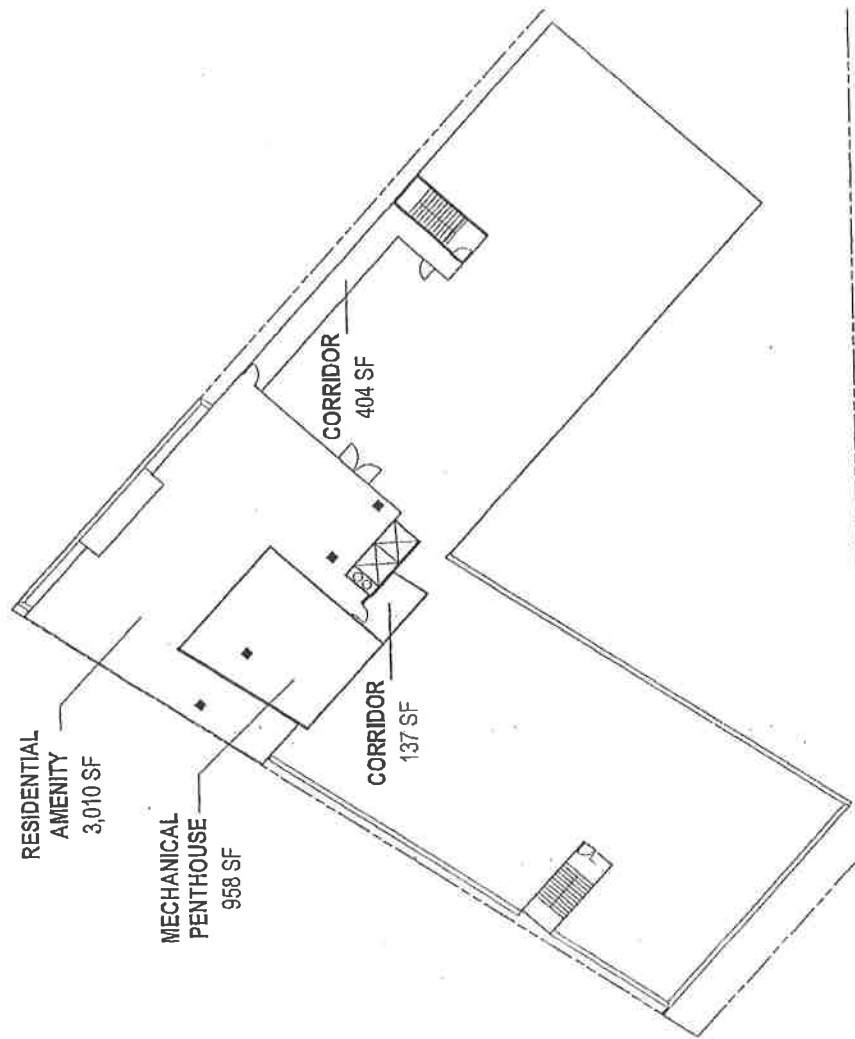
Planned Development No.
Terrace Roof Deck



Applicant: John Kelly
Address: 768 North Aberdeen Street
Date: April 12, 2016
Revised: June 16, 2016

PD-08

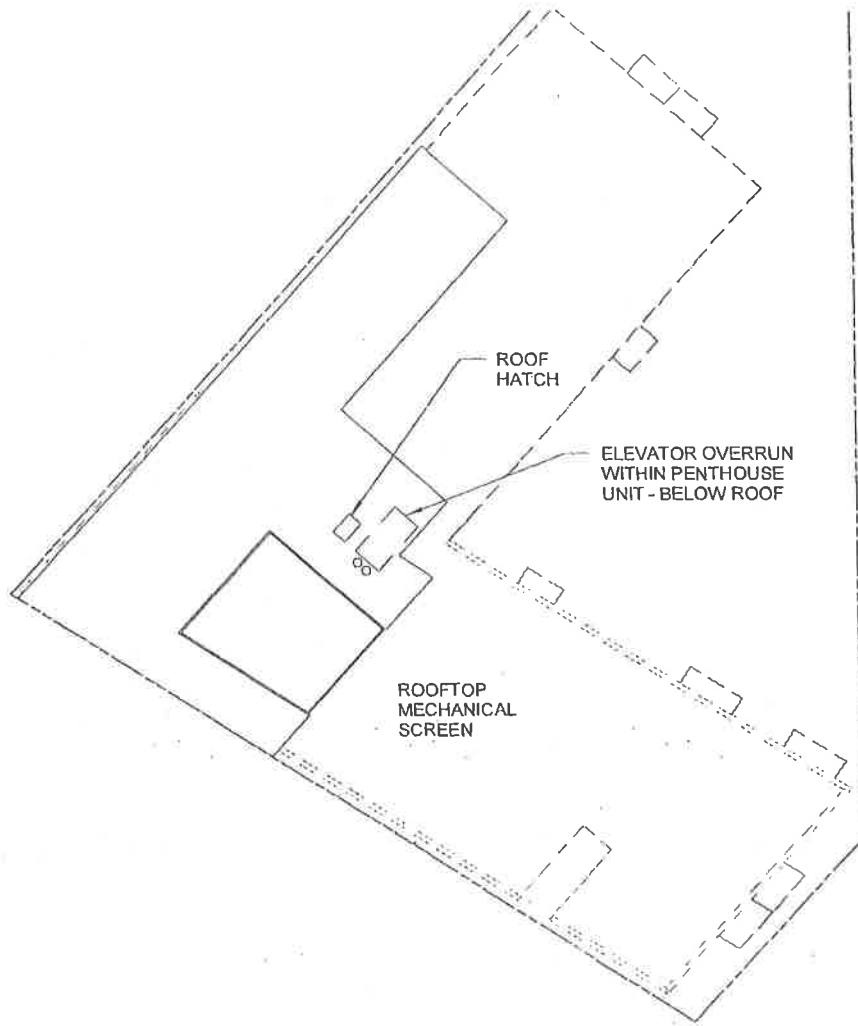
Planned Development No. **FINAL FOR PUBLICATION**
Penthouse Plan



Applicant: John Kelly
Address: 768 North Aberdeen Street
Date: April 12, 2016
Revised: June 16, 2016

PD-09

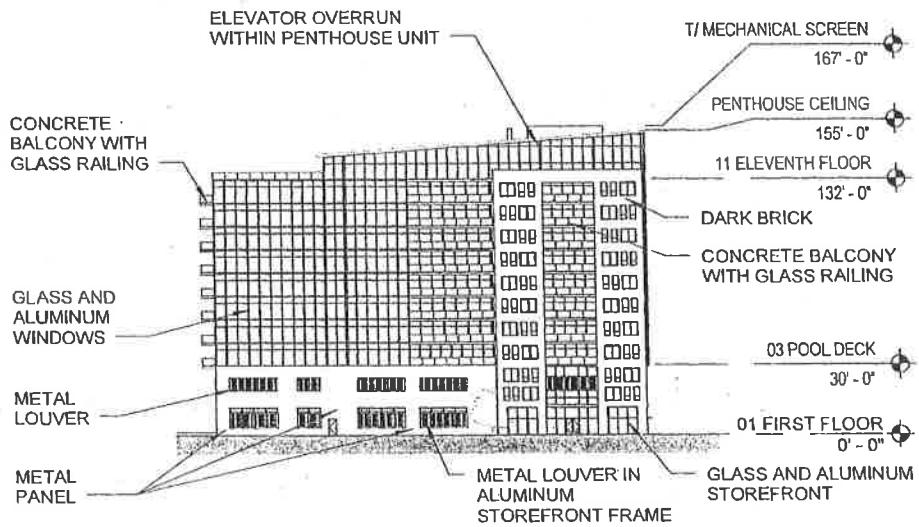
Planned Development No. **FINAL FOR PUBLICATION**
Mechanical Roof Screen Plan



Applicant: John Kelly
Address: 768 North Aberdeen Street
Date: April 12, 2016
Revised: June 16, 2016

FINAL FOR PUBLICATION

Planned Development No.
Northeast Elevation

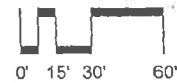
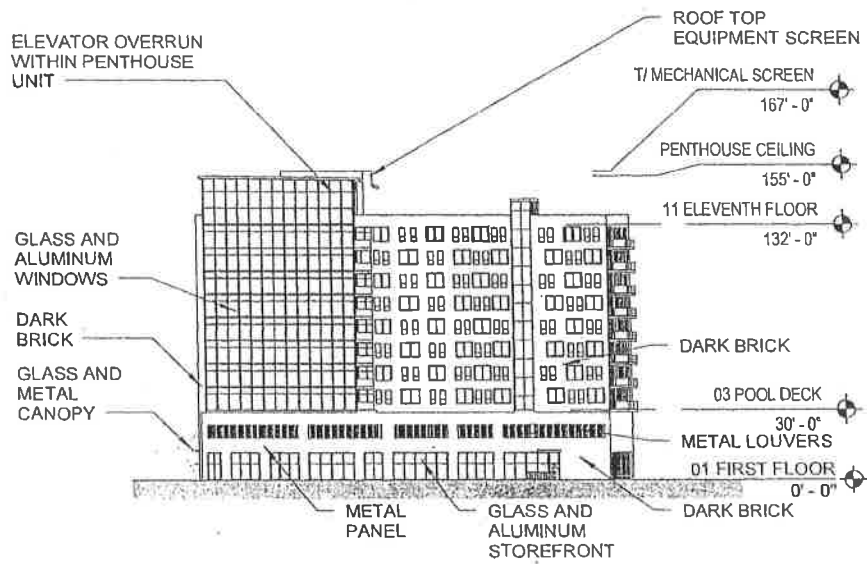


Applicant: John Kelly
 Address: 768 North Aberdeen Street
 Date: April 12, 2016
 Revised: June 16, 2016

PD-11

FINAL FOR PUBLICATT

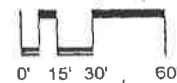
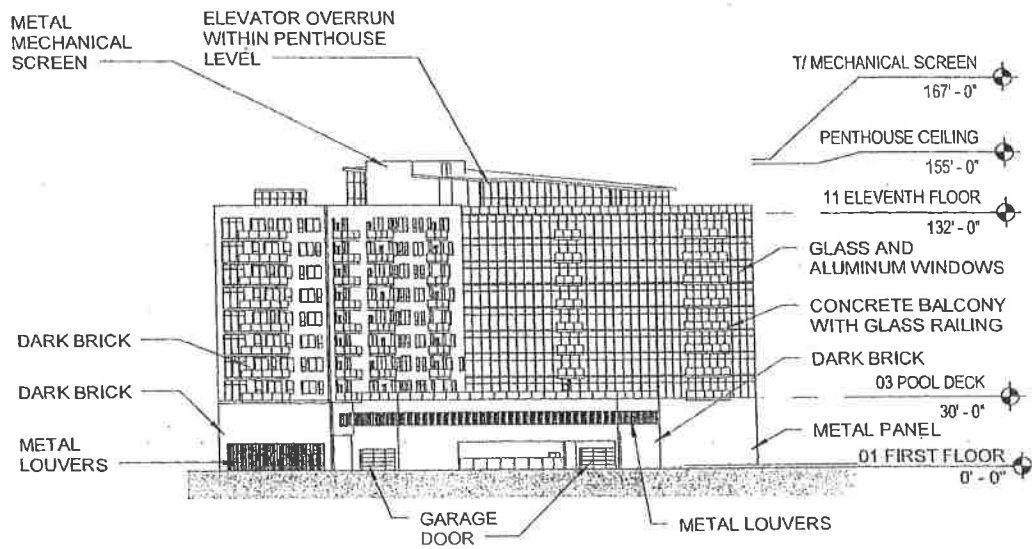
Planned Development No.
Northwest Elevation



Applicant: John Kelly
 Address: 768 North Aberdeen Street
 Date: April 12, 2016
 Revised: June 16, 2016

FINAL FOR PUBLICATION

Planned Development No.
South Elevation



Applicant: John Kelly
Address: 768 North Aberdeen Street

Date: April 12, 2016
Revised: June 16, 2016