

PD 1329

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November 22, 2021

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

**Re: Minor Change to PD No. 1329 - Subarea B
4600 N. Kenmore Avenue**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1329 ("PD 1329"), Subarea B has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1329.

1050 Wilson Partners LLC, the sole owner of Subarea B, is seeking a minor change to the sustainability requirements for the proposed 5-story, residential building to be located at 4600 N. Kenmore Avenue. Statement No. 14 of the PD requires building certification and a 50% green roof of approximately 4,097 square feet. Your client seeks to meet its sustainability requirement instead by achieving 100 points through the Chicago Sustainable Development Policy's Sustainable Strategies Menu.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed building to achieve 100 points in place of building certification and a 50% green roof will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1329, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "SAC", with a long horizontal flourish extending to the right.

Steven Valenziano
Assistant Zoning Administrator

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

2/26/2021

REPORTS OF COMMITTEES

28265

20345

CORRECTION OF ORDINANCE WHICH AMENDED TITLE 17 OF MUNICIPAL
CODE BY RECLASSIFYING AREA SHOWN ON MAP NO. 11-G.
(Common Address: 1050 W. Wilson Ave.)

R B P D 1329, 49
[O2021-800]

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

CHICAGO, February 26, 2021.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on February 23, 2021, the following items were passed by a majority of the members present:

Page 1 contains a text amendment of Municipal Code Section 13-64-150 to further regulate standards for installation of smoke alarms and smoke detectors.

Page 1 also contains a text amendment of Municipal Code Section 17-06-0400 regarding Planned Manufacturing Districts and Section 17-09-0100 by modifying language regarding day care facilities.

Pages 1 through 11 contain various map amendments in the 1st, 17th, 21st, 24th, 25th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 35th, 40th, 44th, 45th and 47th Wards.

Page 2 contains a map amendment in the 45th Ward, Document Number O2021-445, for the address commonly known as 4758 -- 4760 North Milwaukee Avenue, which is being held in committee.

Page 12 contains the reappointment of Gabriel Ignacio Dziekiewicz and the reappointment of Ernest C. Wong to the Commission on Chicago Landmarks.

Page 12 also contains the appointment of Alicia Ponce to the Commission on Chicago Landmarks.

Page 12 further contains a direct introduction to the committee of an ordinance extending authorized temporary zoning uses at 2641 South Calumet Avenue in the 4th Ward, in response to COVID-19.

Page 12 further contains a direct introduction to the committee of an amendment to Waterway Planned Development located at 2424 South Halsted Street and 2500 South Corbett Street in the 11th Ward.

Page 12 further contains a direct introduction to the committee of an amendment to Residential-Business Planned Development Number 1329 for the property generally located at 1050 West Wilson Avenue in the 46th Ward.

Page 12 further contains various large signs over 100 square feet in area and 24 feet above grade in the 14th, 19th, 25th, 27th, 42nd and 45th Wards.

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

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, On January 26, 2021, the Committee on Zoning, Landmarks and Building Standards of the City Council of the City of Chicago met to consider an ordinance establishing Residential-Business Planned Development Number 1329 for the property generally located at 1050 West Wilson Avenue; and

WHEREAS, At the committee meeting, a substitute ordinance was offered and accepted by the committee in lieu of the original ordinance, and the committee considered and recommended passage of the substitute ordinance ("SO2020-782"); and

WHEREAS, Because of an administrative error, the document that was reported out of the committee to the City Council during the City Council meeting on January 27, 2021, then transmitted to the City Clerk and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on Wednesday, January 27, 2021, on pages 27256 through 27285, was not the final and complete ordinance; and

WHEREAS, The ordinance transmitted to the City Clerk was an early draft of the ordinance, not the final version; and

WHEREAS, It is necessary to correct this error by striking the ordinance passed on January 27, 2021 and replacing it with this ordinance, which supersedes SO2020-782, because it is accurate and complete; now, therefore,

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

SO2020-782 is hereby repealed and replaced in its entirety with the following:

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 Residential-Business Planned Development Number 1329 symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; North Kenmore Avenue; North Winthrop Avenue; the public alley next northwest of and almost parallel to West Wilson Avenue; and a line 175 feet west of and parallel to North Kenmore Avenue,

to those of Residential-Business Planned Development Number 1329, as amended.

SECTION 2. This ordinance shall be in full force and effect following due passage approval, and shall be deemed to apply retroactively to the effective date of SO2020-182.

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

Residential-Business Planned Development No. 1329, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1329 ("Planned Development") consists of approximately 17,619 net square feet of property which is

depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1050 Wilson Partners LLC (the "Applicant") is the owner of the Property.

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 in effect as of the date of this Planned Development.
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 Chicago Department of Transportation ("CDOT") 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 Chicago Department of Planning and Development ("DPD") 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 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.

4. This plan of development consists of these 16 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Level Incorporated and dated December 17, 2020 (collectively, the "Plans"): Existing Land-Use Map; Zoning Map; Planned Development Property and Boundary Line Map; Subarea Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; Elevations (South, East, North, West); Facade -- Corner Axon and Diagram. 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 thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the

terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses shall be permitted in this Planned Development: dwelling units located above the ground floor; eating and drinking establishments; retail sales, general; animal sales/service; artist work or sales space; business support services; food and beverage retail sales; vacation rental; office; personal service; indoor sports and recreation; entertainment and spectator sports (all, excluding inter-track wagering facility); day care and accessory/related uses and parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 17,619 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 DPD. 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 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 DPD. 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 applicable 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 or assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek building certification and provide a green roof of not less than 50 percent of the net roof area on the new construction building equivalent to an actual total of 4,097 square feet.
15. The Applicant acknowledges and agrees that the previous rezoning of the Property from B3-2 to B3-5 and then to Planned Development Number 1329, triggered the requirements of Section 2-44-070 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); 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 ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO 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. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 62 units. As a result, the Applicant's affordable housing obligation is 7 ARO Units (10 percent of 62 rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 7 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent 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 ARO Units in the

Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO 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 execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH 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. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 Community Shopping District.

[Typical Floors; Floor 05 Plan; Existing Land-Use Map; Zoning Map; Property and Boundary Line Map; Subarea Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; North, South, East and West Building Elevations; and Facade -- Corner Axon and Diagram referred to in these Plan of Development Statements printed on pages 28275 through 28291 of this *Journal*.]

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

Residential-Business Planned Development No. 1329, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	33,220
Area of Public Rights-of-Way (square feet):	15,593

Net Site Area (square feet):	17,627
Subarea A:	5,963
Subarea B:	11,664
Maximum Floor Area Ratio:	5.0
Subarea A:	2.68
Subarea B:	6.19
Maximum Number of Dwelling Units:	
Subarea A:	0
Subarea B:	62
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	13
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	
Subarea A:	74 feet, 0 inches (top of existing upper roof)
Subarea B:	96 feet, 8 inches (top of upper roof)
Minimum Setbacks:	Per plans



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Date:

DEVELOPMENT INFORMATION

Development Name: 1050 Wilson Partners, LLC
Development Address: 1050 West Wilson Ave, Chicago IL, 60640
Zoning Application Number, if applicable: Ward: 46th
If you are working with a Planner at the City, what is his/her name?

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

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

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

DEVELOPER INFORMATION

Developer Name 1050 Wilson Partners, LLC
Developer Contact Mark Heffron
Developer Address 1020 West Lawrence Ave, Chicago IL, 60640 - suite 300
Email Mheffron@cedarst.com Developer Phone 312-339-8536
Attorney Name Katie Jahnke Dale Attorney Phone 312-368-2153

TIMING

Estimated date marketing will begin January 30th 2022
Estimated date of building permit* April 15th, 2021
Estimated date ARO units will be complete 3/15/2022
*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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

	<u>1/12/2021</u>
Developer or their agent	Date
	January 15, 2021
Justin Root or Denise Roman, DOH	Date

All projects with proposed ARO units must complete this tab

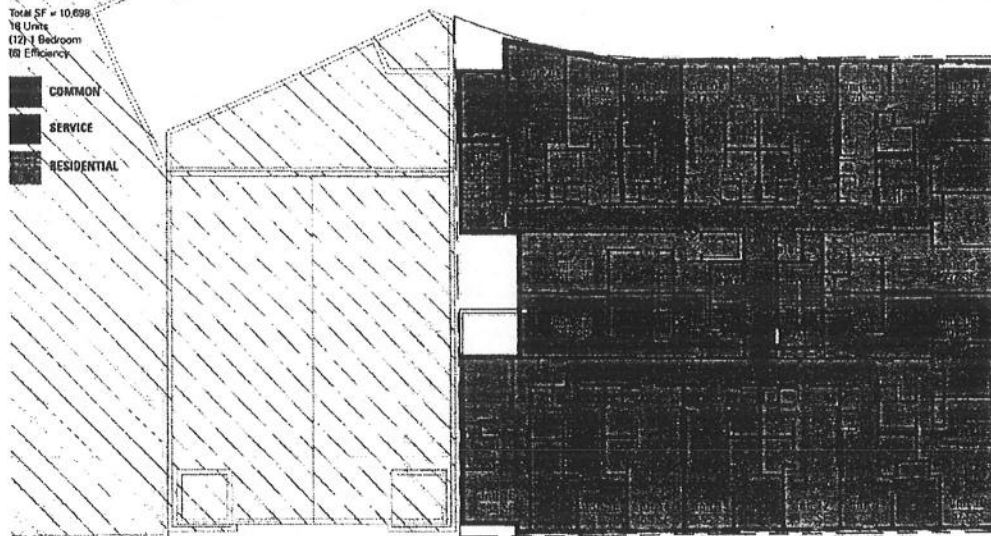
		Summary					
		Market Rate	AROs	AROs	AROs	AROs	AROs
		Units	Units	Units	Units	Units	Units
Parking							
Laundry							
Appliances							
Refrigerator	age/EnergyStar/make/model/color						
Dishwasher	age/EnergyStar/make/model/color						
Stove/Oven	age/EnergyStar/make/model/color						
Microwave	age/EnergyStar/make/model/color						
Bathroom(s)	how many?						
	Half bath? Full bath?						
Kitchen countertops	material						
Flooring	material						
HVAC							
Other							

Project Name	1050 West Wilson
Zoning Application number, if applicable	
Address	4600 N Kenmore Ave, Chicago IL 60640
Is this a For Sale or Rental Project?	Rental Project
Anticipated average per rent/price?*	
Total Units in Project	62
Total Affordable units	7

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TYPICAL FLOOR

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Total SF = 10,698
 18 Units
 (12) 1 Bedroom
 6 Efficiency

- COMMON
- SERVICE
- RESIDENTIAL

AFFORDABLE UNITS:
 201 Type B (Dwelling Unit: 536 sf)
 203 Type B (Efficiency Unit: 388 sf)

CONCEPT DESIGN | 1050 WEST WILSON AVE #19.04

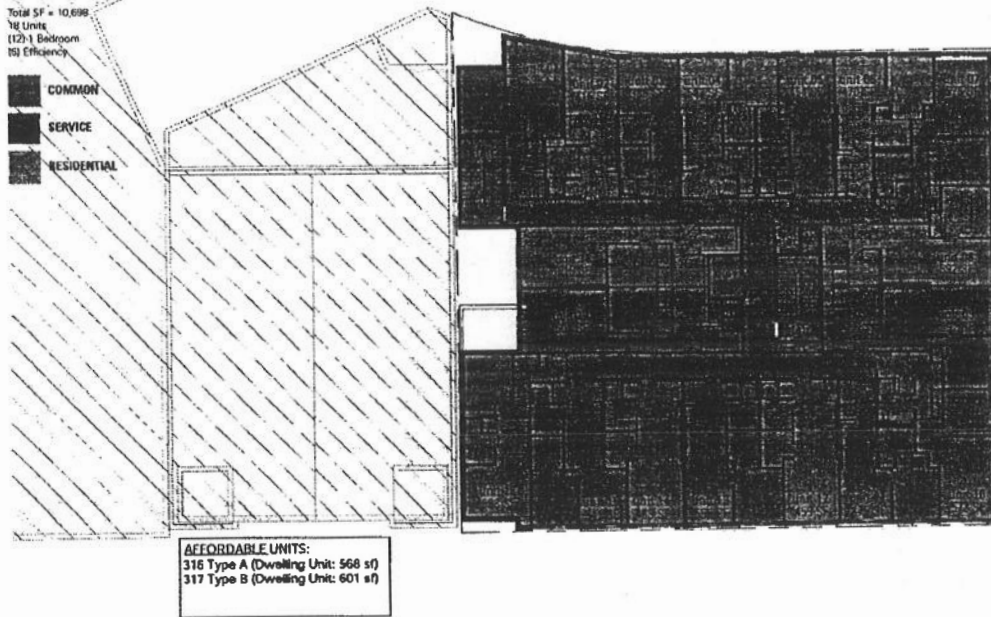
SCALE: 1/16" = 1'-0"

LEVEL

LEVEL ARCHITECTURE INCORPORATED • CHICAGO, ILLINOIS

TYPICAL FLOOR

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CONCEPT DESIGN | 1050 WEST WILSON AVE #19.04

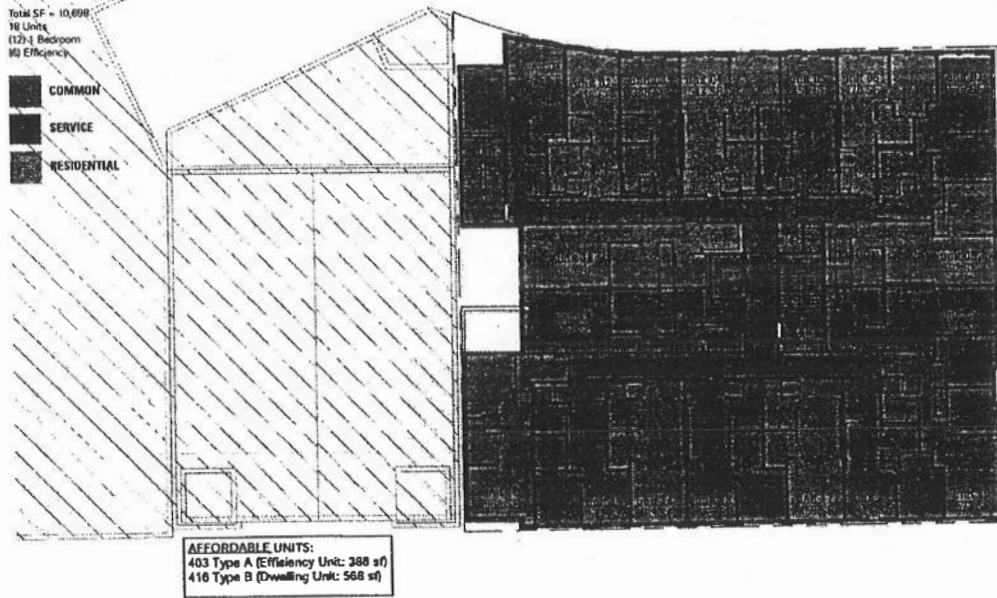
SCALE: 1/16" = 1'-0"

LEVEL

LEVEL ARCHITECTURE INCORPORATED - CHICAGO, ILLINOIS

TYPICAL FLOOR

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CONCEPT DESIGN | 1050 WEST WILSON AVE #19.04

SCALE: 1/16" = 1'-0"

LEVEL

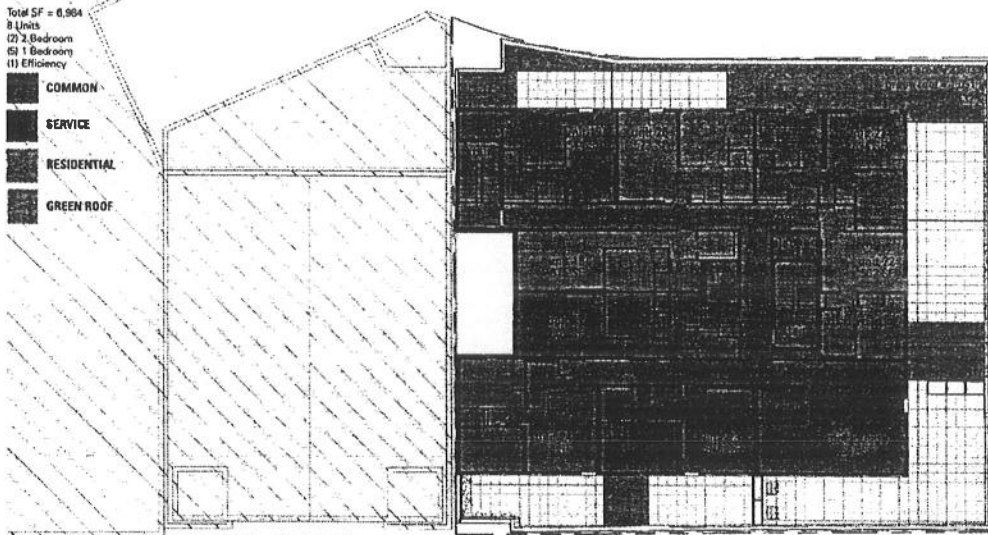
LEVEL ARCHITECTURE CONSULTANTS • CHICAGO, ILLINOIS

FLOOR 05

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Total SF = 6,904
8 Units
(2) 2 Bedroom
(5) 1 Bedroom
(1) Efficiency

- COMMON
- SERVICE
- RESIDENTIAL
- GREEN ROOF



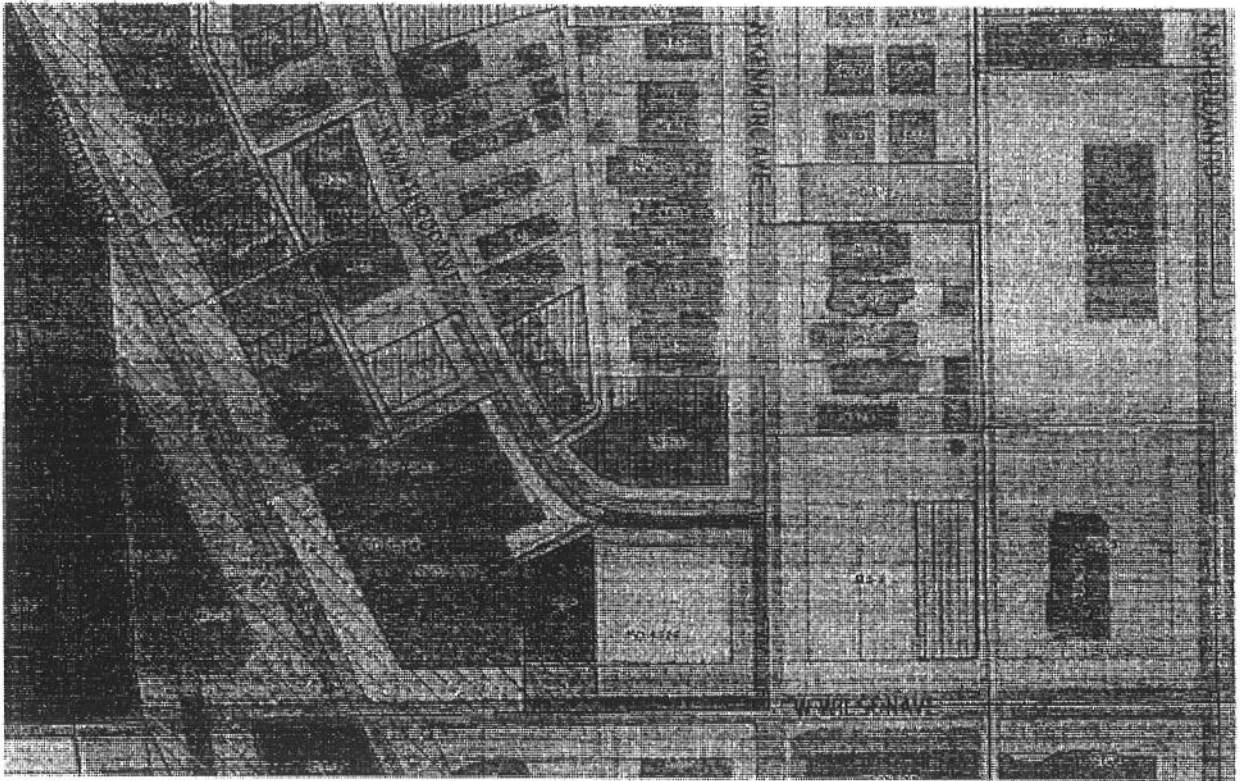
AFFORDABLE UNITS:
N/A on this floor



CONCEPT DESIGN | 1050 WEST WILSON AVE #19.04

SCALE: 1/16" = 1'-0"

ZONING MAP



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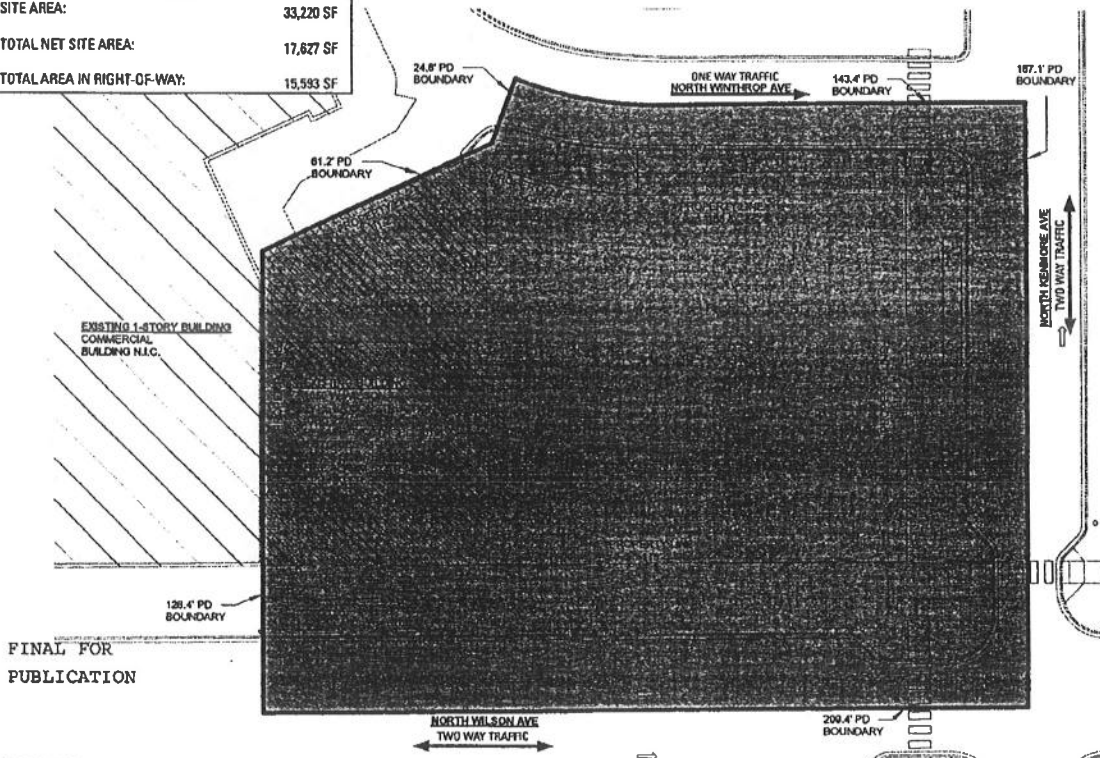


4600 N KENMORE AVE	APPLICANT: 1050 WILSON PARTNERS LLC	
	PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE: FEBRUARY 19, 2020	PLAN COMMISSION DATE: DECEMBER 17, 2020

LEVEL | **A.02**
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PLANNED DEVELOPMENT PROPERTY AND BOUNDARY LINE MAP

TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	33,220 SF
TOTAL NET SITE AREA:	17,627 SF
TOTAL AREA IN RIGHT-OF-WAY:	15,593 SF



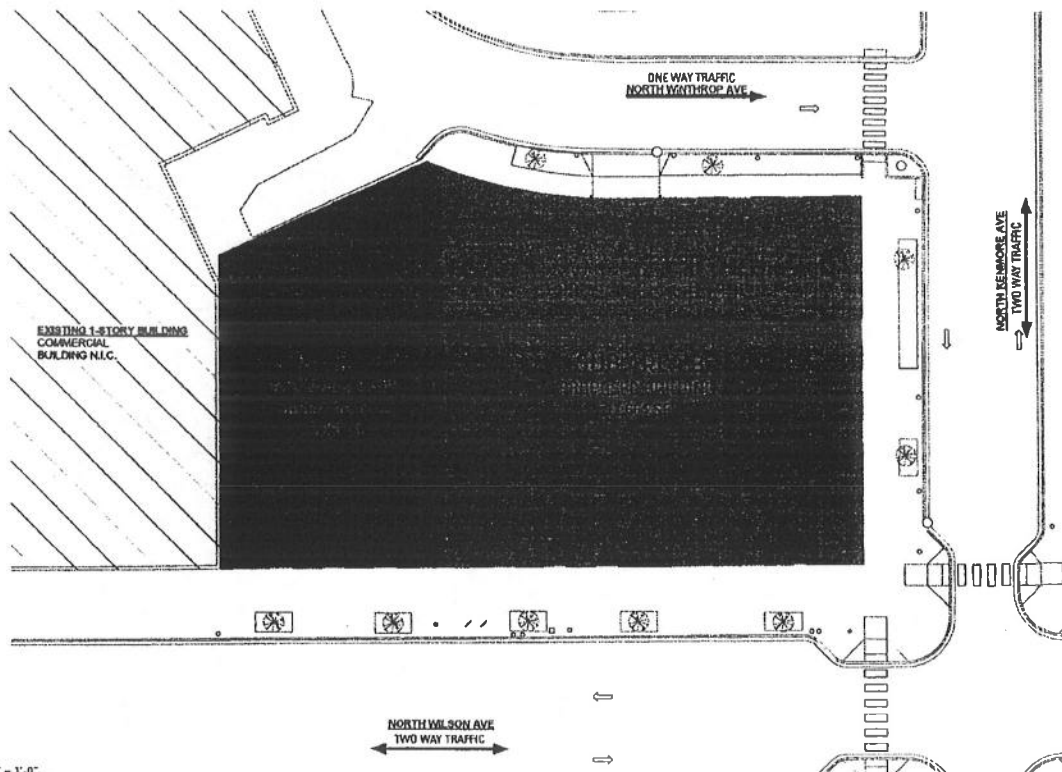
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SCALE: 1/32" = 1'-0"

4600 N KENMORE AVE	APPLICANT:	1050 WILSON PARTNERS LLC	LEVEL A.03 <small>© 2020 LEVEL INCORPORATED</small>
	PROJECT ADDRESS:	1039-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE:	FEBRUARY 19, 2020	PLAN COMMISSION DATE: DECEMBER 17, 2020

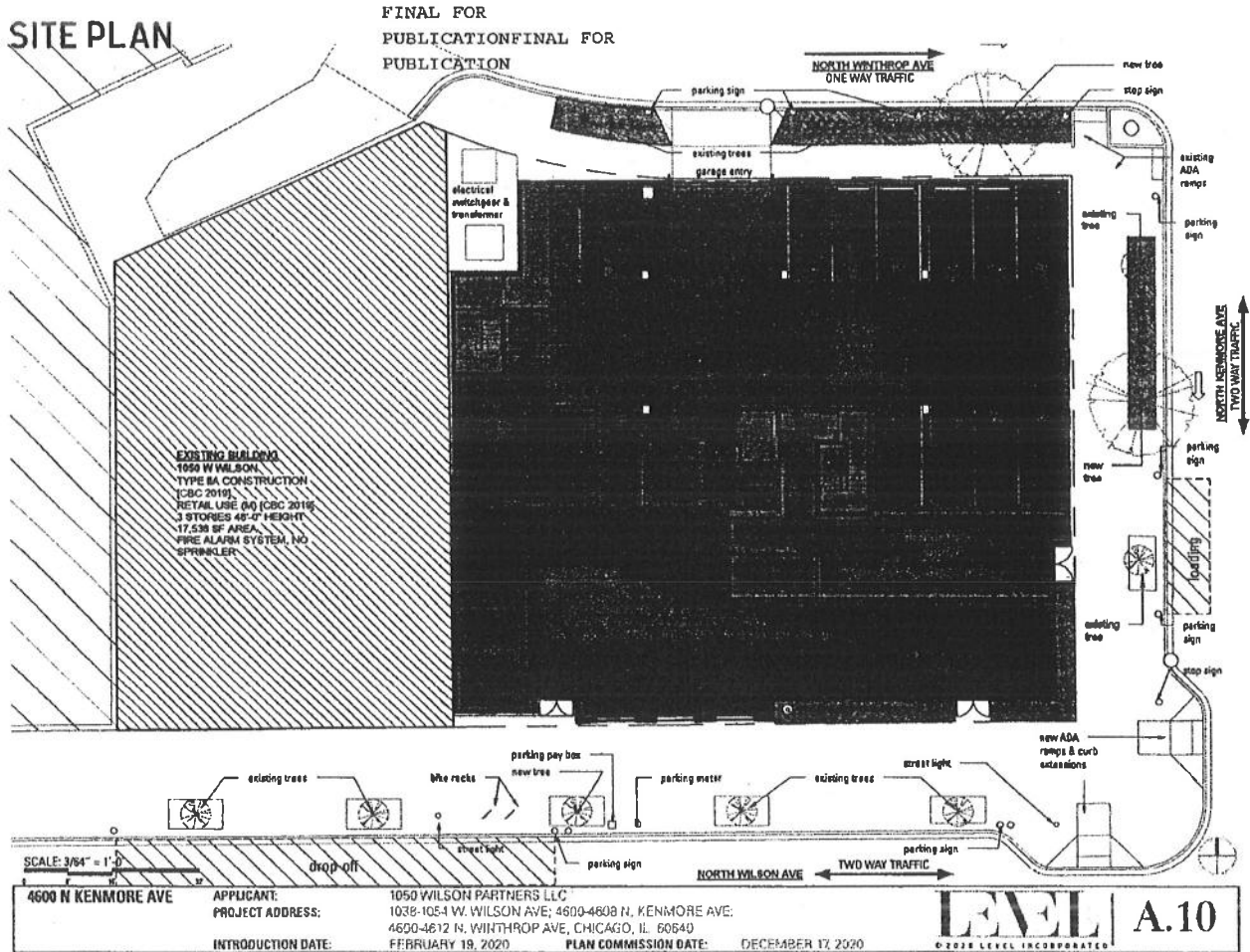
SUB AREA MAP

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

4600 N KENMORE AVE	APPLICANT:	1050 WILSON PARTNERS LLC	LEVEL © 2020 LEVEL INCORPORATED	A.04
	PROJECT ADDRESS:	1035-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640		
	INTRODUCTION DATE:	FEBRUARY 19, 2020 PLAN COMMISSION DATE: DECEMBER 17, 2020		



LANDSCAPE PLAN

PLANT SCHEDULE GROUND FLOOR

PLANT	QUANTITY	SYMBOL	LOCATION
...

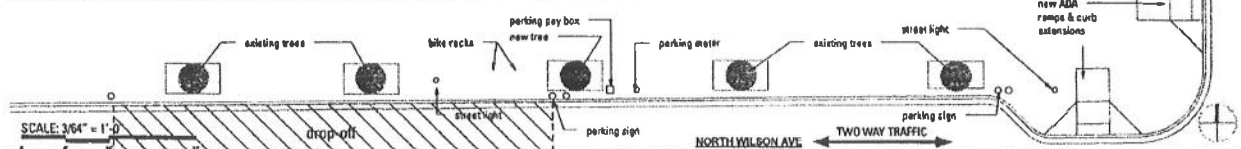
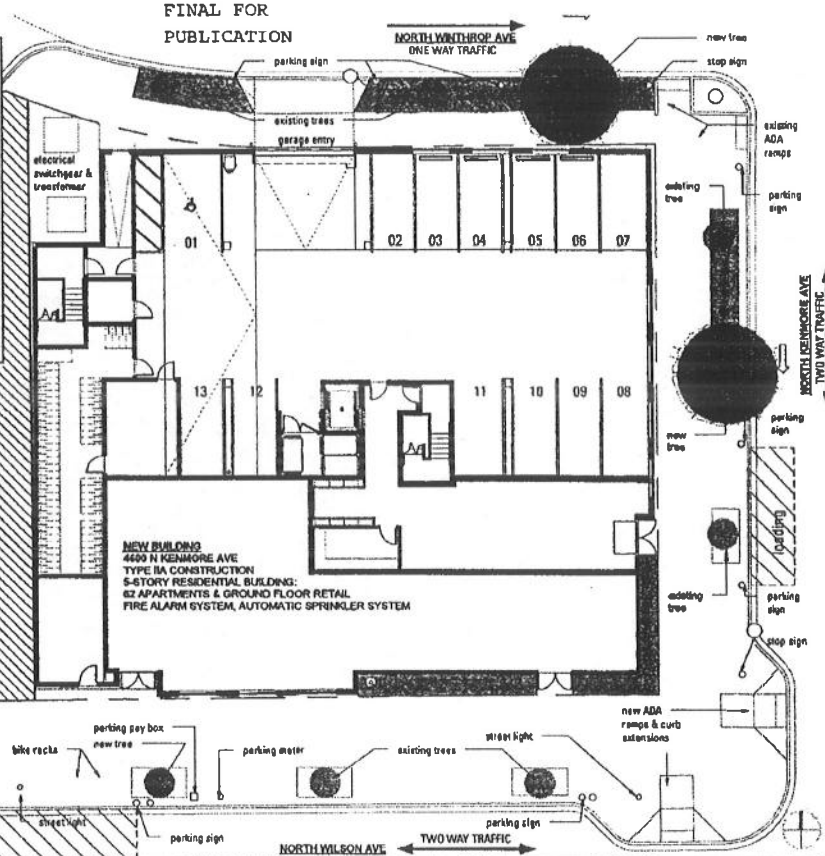
PLANT SCHEDULE LEVEL 5

PLANT	QUANTITY	SYMBOL	LOCATION
...

PLANT SCHEDULE GREEN ROOF

PLANT	QUANTITY	SYMBOL	LOCATION
...

EXISTING BUILDING
 1050 W WILSON
 TYPE BA CONSTRUCTION
 (CBC 2019)
 RETAIL USE (M) (CBC 2019)
 3 STORIES 45'-0" HEIGHT
 17,530 SF AREA
 FIRE ALARM SYSTEM, NO
 SPRINKLER

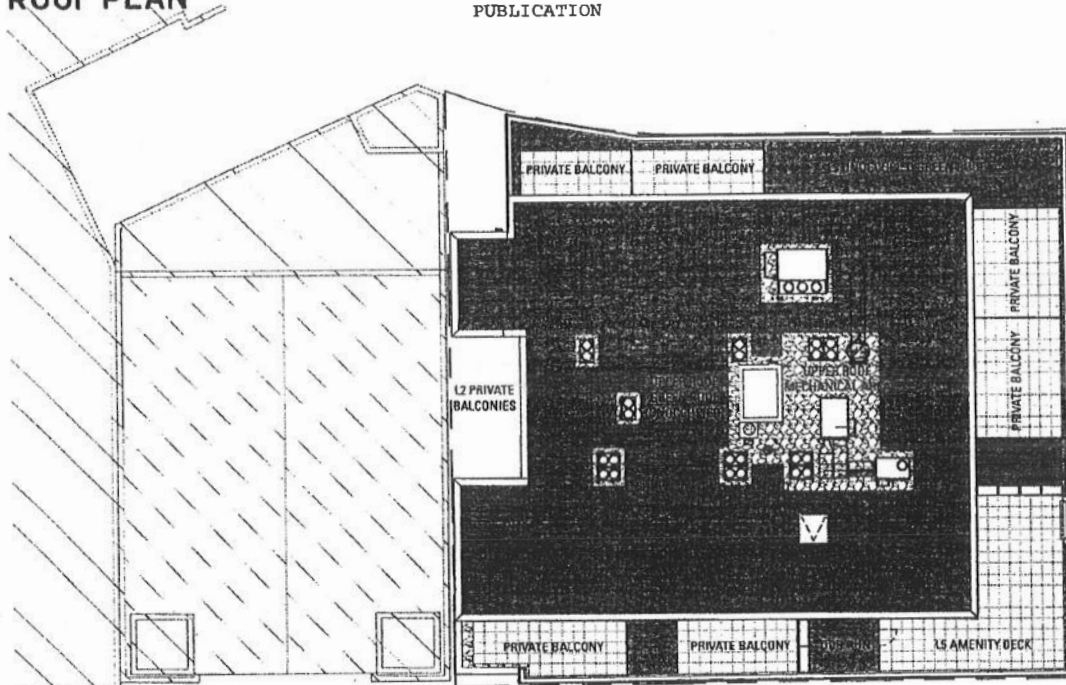


4600 N KENMORE AVE
 APPLICANT: 1050 WILSON PARTNERS LLC
 PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;
 4600-4812 N. WINTHROP AVE, CHICAGO, IL 60640
 INTRODUCTION DATE: FEBRUARY 19, 2020
 PLAN COMMISSION DATE: DECEMBER 17, 2020

LEVEL | A.11
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ROOF PLAN

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EXISTING BUILDING (SUB AREA 'A')
 ROOF AREA = 5,398 SF
 MECH AREA = 1,196 SF
 REMAINING (SLOPED) = 4,202 SF

PROPOSED BUILDING (SUB AREA 'B')
ROOF AREA SUMMARY:
 ROOF AREA - UPPER (UNOCCUPIED) = 5,578 SF
 ROOF AREA - LEVEL 05 = 3,303 SF
 ROOF AREA - LEVEL 02 = 302 SF
 MECH AREA - UPPER = 970 SF
 10,153 SF

GREEN ROOF AREA SUMMARY:
 ROOF AREA - UPPER (UNOCCUPIED) = 5,398 SF
 ROOF AREA - LEVEL 05 (UNOCCUPIED) = 1,051 SF
 ROOF AREA - LEVEL 02 = 0 SF
 6,554 SF
 (63.5%)

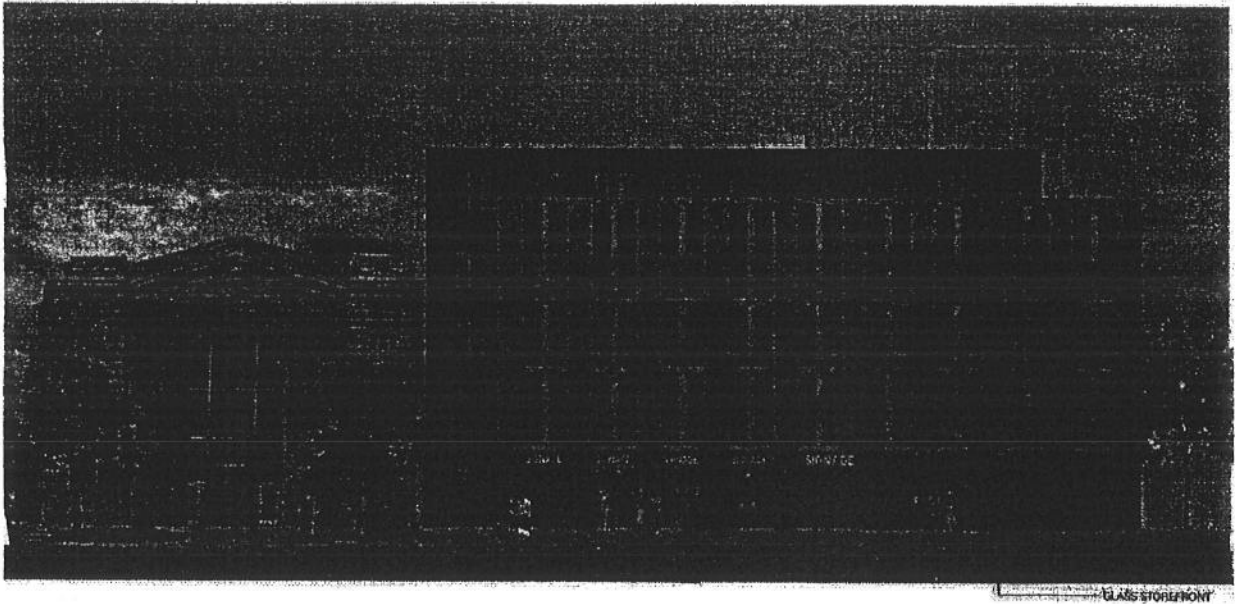
SUSTAINABLE PATH - WITHOUT CERTIFICATION
 50-100% GREEN ROOF, 6" GROWING MEDIA

SCALE: 3/8" = 1'-0"

4600 N KENMORE AVE	APPLICANT:	1050 WILSON PARTNERS LLC	LEVEL A.13 <small>© 2020 LEVEL INCORPORATED</small>
	PROJECT ADDRESS:	1038-1054 W WILSON AVE; 4600-4603 N KENMORE AVE; 4600-4612 N WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE:	FEBRUARY 19, 2020	
		PLAN COMMISSION DATE:	DECEMBER 12, 2020

SOUTH ELEVATION

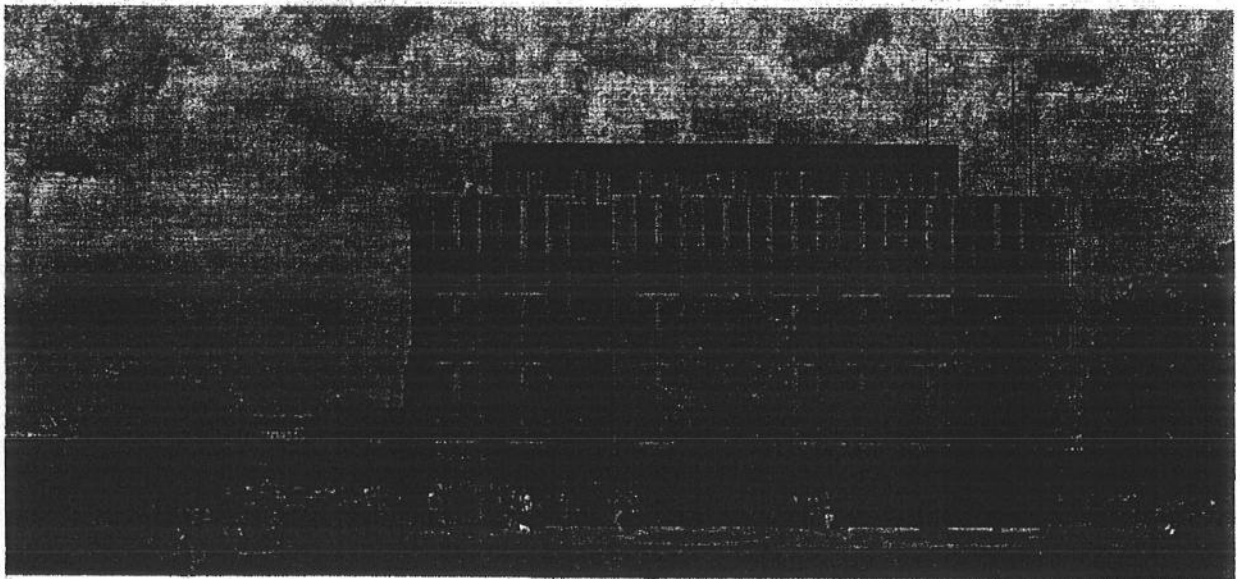
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PUBLICATION



4600 N KENMORE AVE	APPLICANT: 1050 WILSON PARTNERS LLC	LEVEL A.20 <small>© 2020 LEVEL INCORPORATED</small>
	PROJECT ADDRESS: 1039-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE: FEBRUARY 19, 2020 PLAN COMMISSION DATE: DECEMBER 17, 2020	

EAST ELEVATION

FINAL FOR
PUBLICATION



GLASS STOREFRONT

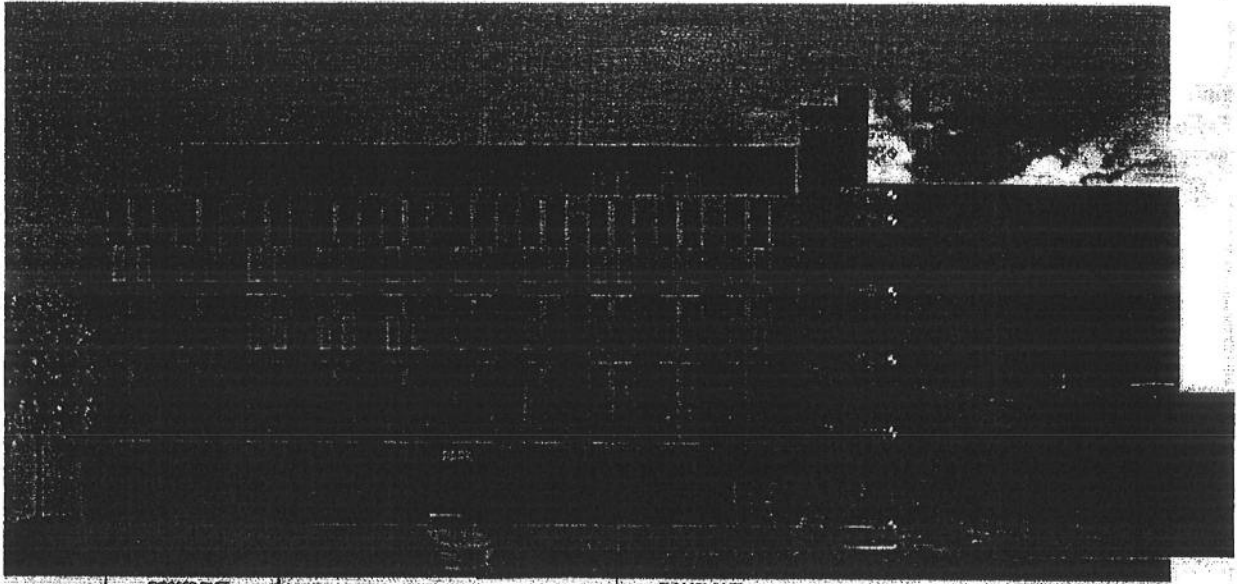
EXPOSED RIVET
FASTENED ACM
PANELS-FLAT

4600 N KENMORE AVE	APPLICANT: PROJECT ADDRESS: INTRODUCTION DATE:	1050 WILSON PARTNERS LLC 1038-1054 W. WILSON AVE; 4600-4602 N. I ENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640 FEBRUARY 19, 2020	LEVEL A.21 <small>© 2020 LEVEL INCORPORATED</small>
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PLAN COMMISSION DATE: DECEMBER 17, 2020

NORTH ELEVATION

FINAL FOR
PUBLICATION



EXPOSED RIVET
FASTENED ACM
PANELS - FLAT

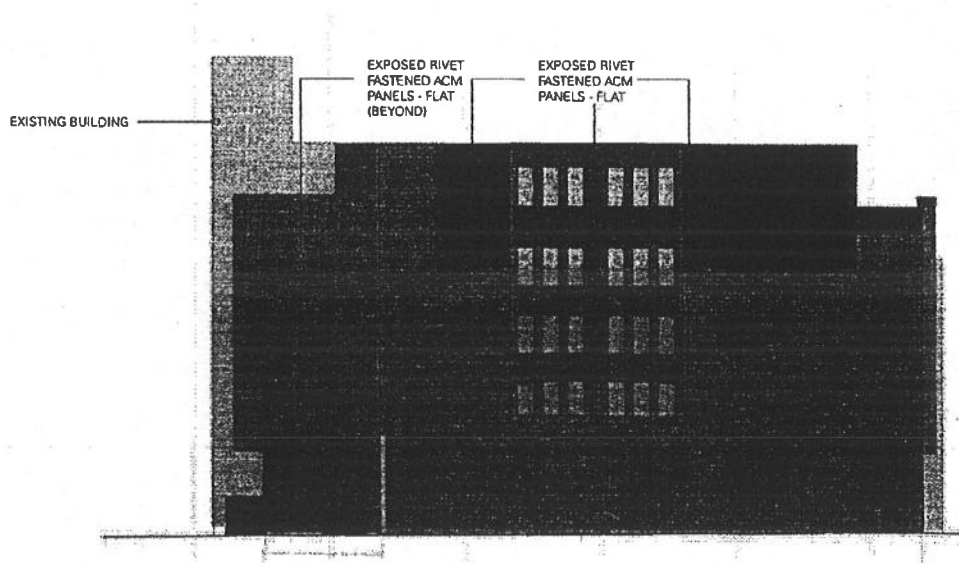
GLASS STOREFRONT

EXPOSED RIVET
FASTENED ACM
PANELS - FLAT

4600 N KENMORE AVE	APPLICANT: PROJECT ADDRESS: INTRODUCTION DATE:	1050 WILSON PARTNERS LLC 1038-1054 W. WILSON AVE; 4600 4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640 FEBRUARY 19, 2020	LEVEL A.22 <small>© 2020 LEVEL INCORPORATED</small>
	FEBRUARY 19, 2020	PLAN COMMISSION DATE: DECEMBER 17, 2020	

WEST ELEVATION

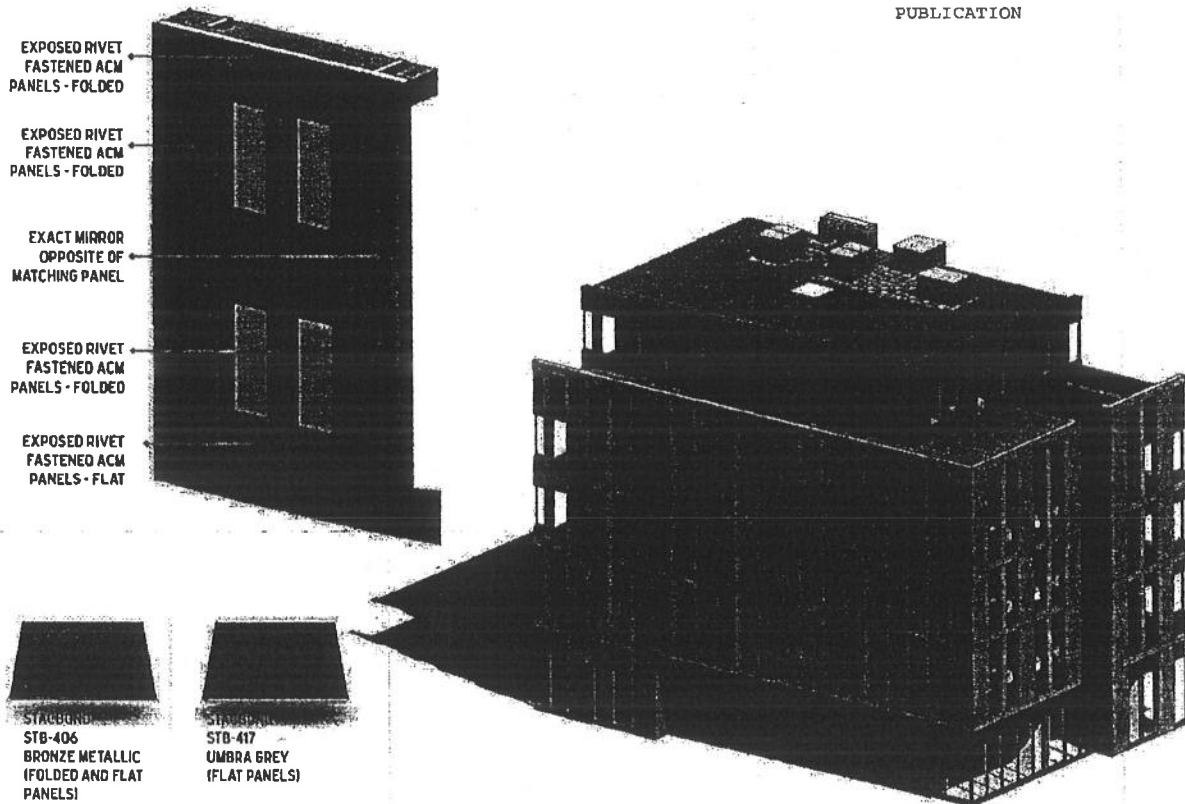
FINAL FOR
PUBLICATION



4600 N KENMORE AVE	APPLICANT: 1050 WILSON PARTNERS LLC	LEVEL A.23 <small>© 2020 LEVEL INCORPORATED</small>
	PROJECT ADDRESS: 1032-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE: FEBRUARY 19, 2020 PLAN COMMISSION DATE: DECEMBER 17, 2020	

FACADE - CORNER AXON AND DIAGRAM

FINAL FOR PUBLICATION



4600 N KENMORE AVE	APPLICANT:	1050 WILSON PARTNERS LLC	LEVEL A.30 <small>© 2020 LEVEL INCORPORATED</small>
	PROJECT ADDRESS:	1038-1064 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640	
	INTRODUCTION DATE:	FEBRUARY 19, 2020 PLAN COMMISSION DATE: DECEMBER 17, 2020	

*Reclassification Of Area Shown On Map No. 11-G.
(As Amended)*

RBPD 1329

(Application No. 18539)

(Common Address: 1038 -- 1054 W. Wilson Ave., 4600 -- 4608 N. Kenmore Ave.

And 4600 -- 4612 N. Winthrop Ave.)

[SO2015-6438]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; North Kenmore Avenue; North Winthrop Avenue; the public alley next northwest of and almost parallel to West Wilson Avenue; and a line 175 feet west of and parallel to North Kenmore Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Wilson Avenue; North Kenmore Avenue; North Winthrop Avenue; the public alley next northwest of and almost parallel to West Wilson Avenue; and a line 175 feet west of and parallel to North Kenmore Avenue,

to those of a Residential-Business Planned Development.

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

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

Residential-Business Planned Development No. 1329.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1329 ("Planned Development") consists of approximately 17,627 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Halsted Commons LLC (the "Applicant") is the owner of the Property.

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 in effect as of the date of this Planned Development.
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 Chicago Department of Transportation ("CDOT") 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 Chicago Department of Planning and Development ("DPD") 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 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.

4. This plan of development consists of these 16 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Booth Hansen and dated May 19, 2016 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; Planned Development Property and Boundary Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations. 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 thereof and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in this Planned Development: dwelling units located above the ground floor; eating and drinking establishments; retail sales, general; animal sales/service; artist work or sales space; business support services; food and beverage retail sales; vacation rental; office; personal service; indoor sports and recreation and accessory/related uses and parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 17,627 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 DPD. 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 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 DPD. 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 applicable 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 or assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek building certification, and provide a green roof of not less than 50 percent of the net roof area on the new construction building equivalent to an actual total of 4,097 square feet.

15. The Applicant acknowledges and agrees that the change of zoning of the underlying zoning district of this Planned Development Number 1329 from the B3-2 Community Shopping District to the B3-5 Community Shopping District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 11 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. 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. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the B3-5 Community Shopping District.

[Existing Land-Use Plan; Zoning Map; Property and Boundary Line Map; Site Plan; Landscape Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 27551 through 27562 of this *Journal*.]

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

Residential-Business Planned Development No. 1329.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	33,220
Area of Public Rights-of-Way (square feet):	15,593
Net Site Area (square feet):	17,627
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	110
Minimum Off-Street Parking Spaces:	16
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	96 feet, 8 inches (top of upper roof)
Minimum Setbacks:	Per Plans

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: 4/11/16

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 1050 West Wilson
Development Address: 1050 West Wilson, Chicago, IL
Ward: 46

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

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: Halsted Commons LLC
Developer Contact (Project Coordinator): Mark Heffron
Developer Address: 1025 West Sunnyside Ave, Chicago, IL 60640
Email address: mheffron@method.construction May we use email to contact you? Yes No
Telephone Number: 312-506-3205

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{110}{\text{Total units}} \times 10\% = \frac{11}{\text{total affordable units required}}$ (always round up)
*20% if TIF assistance is provided

For Density Bonus projects: $\frac{\text{Bonus Square Footage}^*}{\text{Affordable sq. footage required}} \times 25\% =$

*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? \$150-\$200/month

Estimated date for the commencement of marketing: 4th Quarter 2017

Estimated date for completion of construction of the affordable units: 4th Quarter 2017

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	3	N/A	383	N/A		60%	
	1 BR	8	1	511	N/A		60%	
Market Rate Units	Studio	30	N/A	383	\$1,300	N/A	N/A	
	1 BR	89	1	511	\$1,500	N/A	N/A	
						N/A	N/A	

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

SECTION 4: PAYMENT IN LIEU OF UNITS N/A

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

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

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


(round up to nearest whole number)

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


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

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 Department of HED)

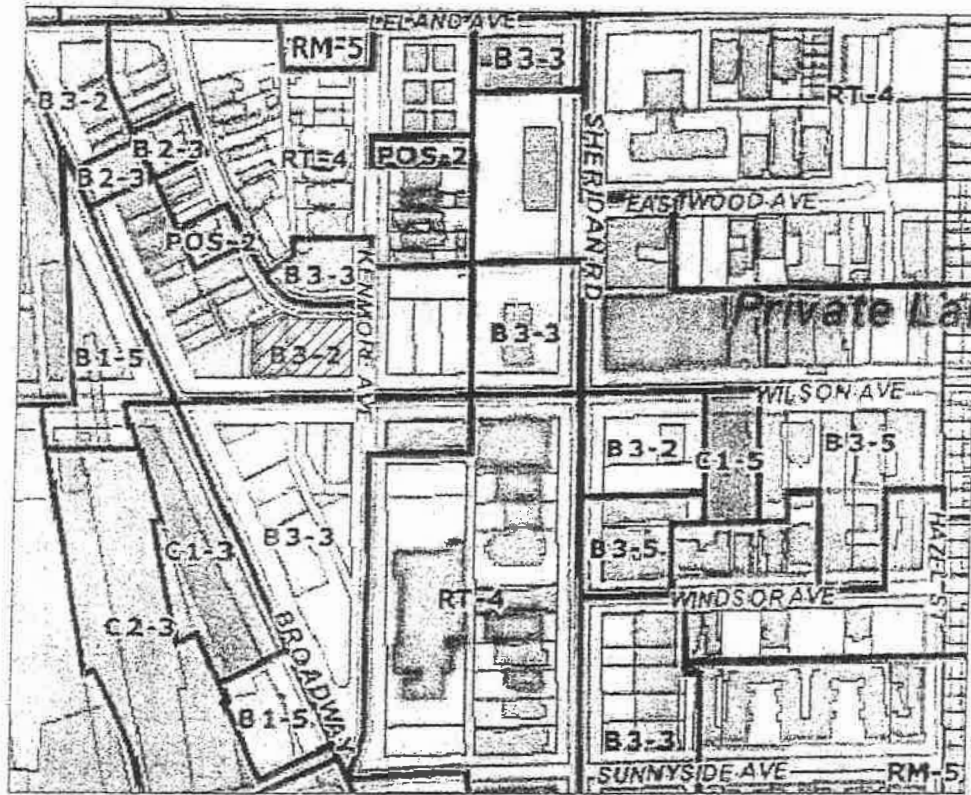

 Marcia Baxter,
 Department of Planning & Development

4-11-16
 Date


 Developer/Project Manager

4/11/16
 Date

FINAL FOR PUBLICATION



1 ZONING MAP
 SCALE N.T.S.



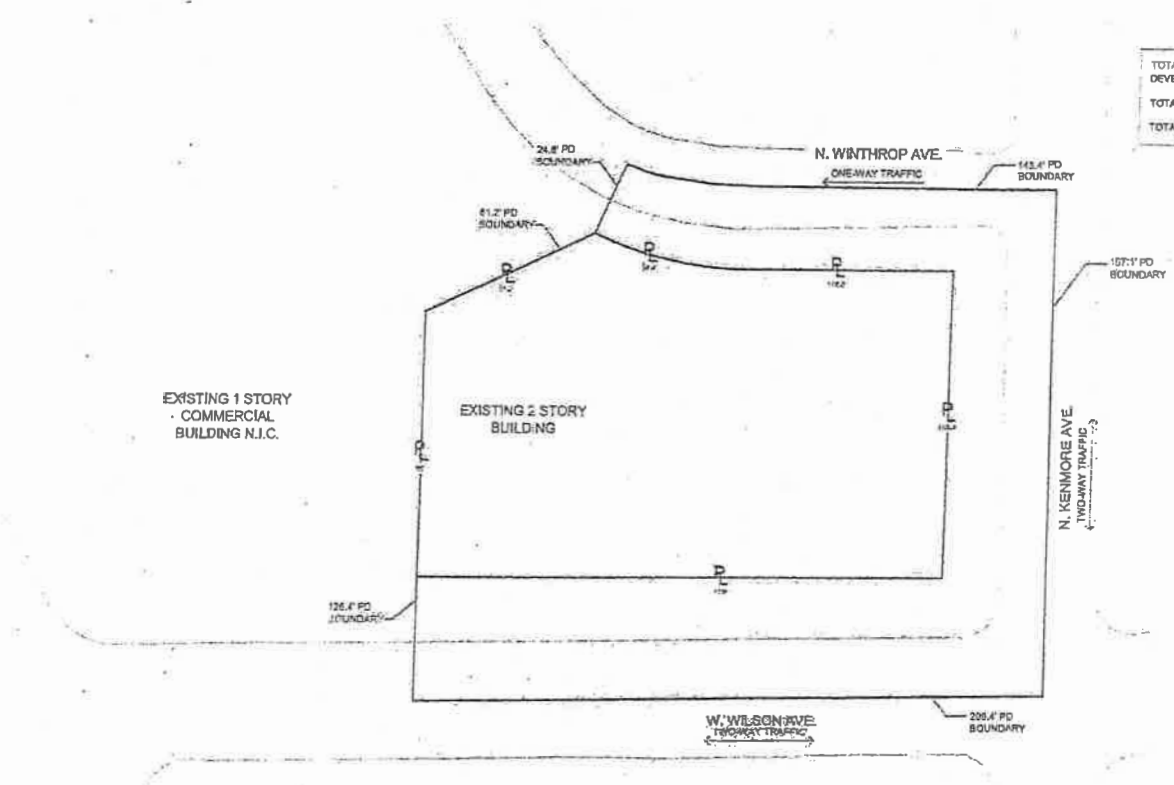
1050 W. WILSON AVE.

APPLICANT: HALSTED COMMONS LLC
 PROJECT ADDRESS: 1036-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE
 CHICAGO, IL 60640
 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016

BOOTH HANSEN

VERSION A0.2

TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	33,220 SQ. FT.
TOTAL NET SITE AREA:	17,627 SQ. FT.
TOTAL AREA IN RIGHT-OF-WAY:	15,593 SQ. FT.

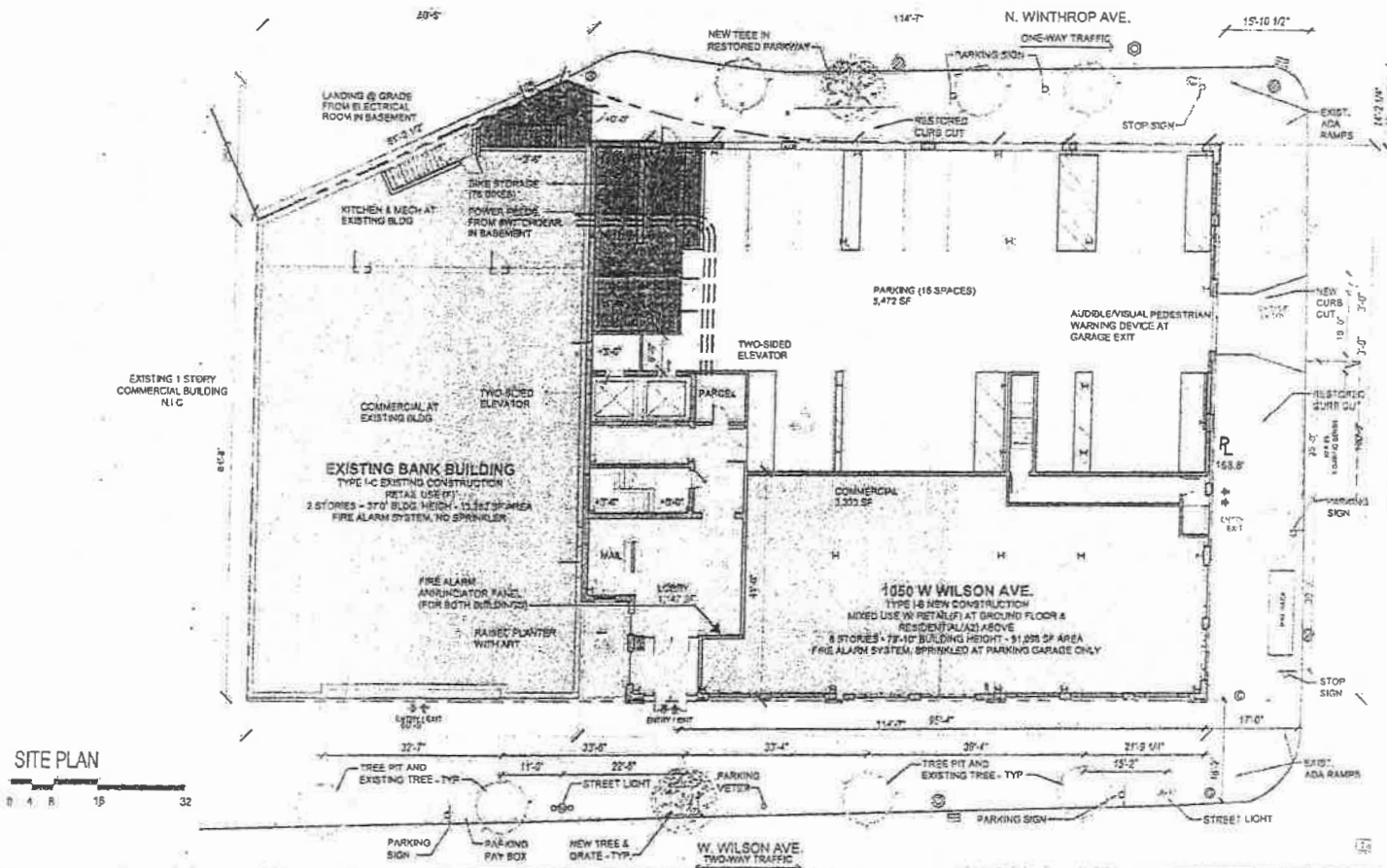


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1 PLANNED DEVELOPMENT PROPERTY AND BOUNDARY LINE MAP
 SCALE 1" = 30'-0"

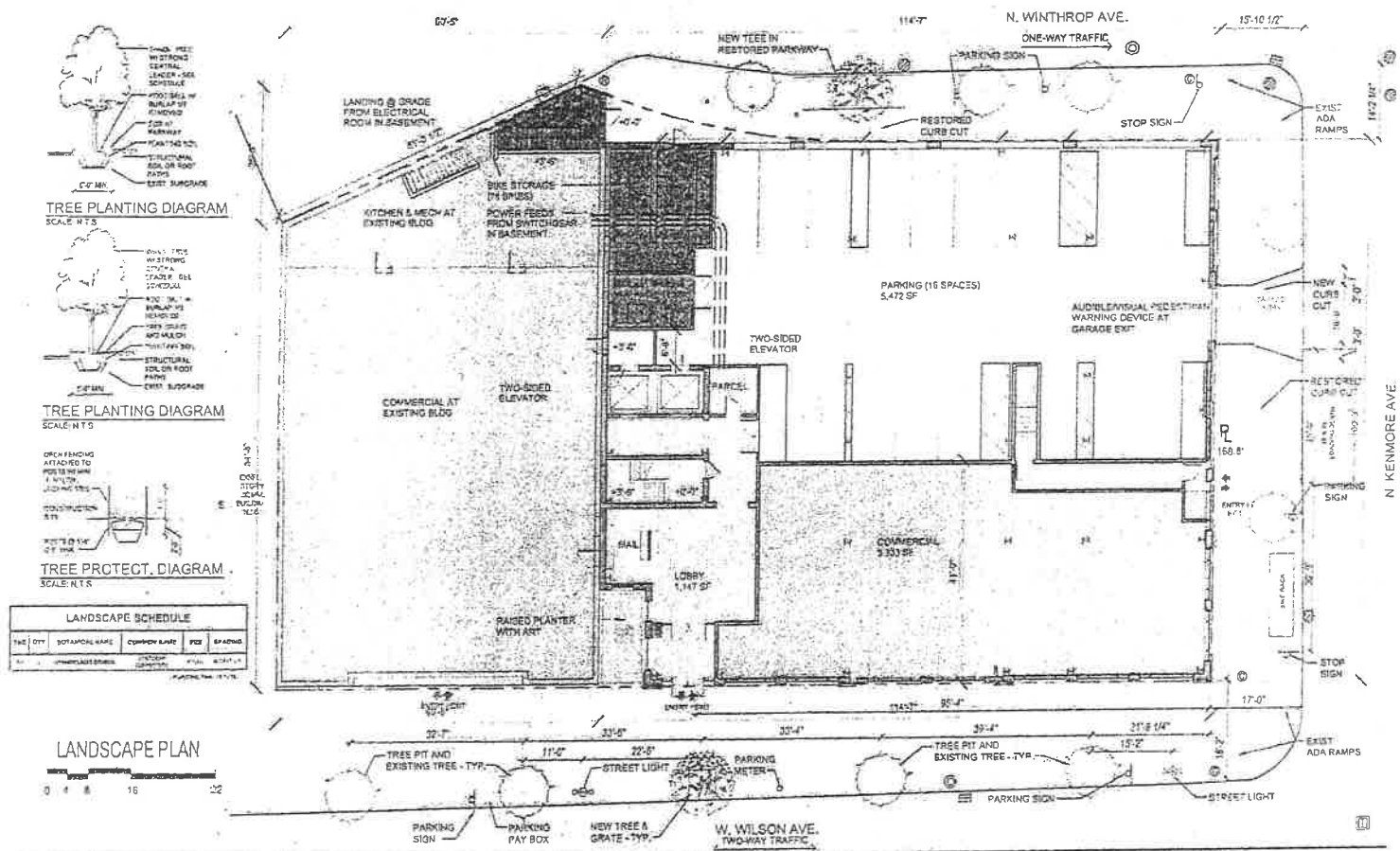
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	PROJECT ADDRESS: 1050-1054 W. WILSON AVE; 4400-4408 N. KENMORE AVE; 4400-4412 N. WINTHROP AVE	
	CHICAGO, IL 60640	
INTRODUCTION DATE: SEPTEMBER 24, 2015	PLAN COMMISSION DATE: May 19, 2016	

BOOTH HANSEN



1050 W. WILSON AVE.	APPLICANT: HALSTED COMMONS LLC	BOOTH HANSEN	VERSION: A1.0
	PROJECT ADDRESS: 1038-1054 W. WILSON AVE, 4600-4609 N. KENMORE AVE, 4600-4612 N. WINTHROP AVE		
	INTRODUCTION DATE: SEPTEMBER 24, 2015	PLAN COMMISSION DATE: May 19, 2016	

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1050 W. WILSON AVE. APPLICANT: HALSTED COMMONS LLC PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE CHICAGO, IL 60640 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016

BOOTH HANSEN VERSION A1.1

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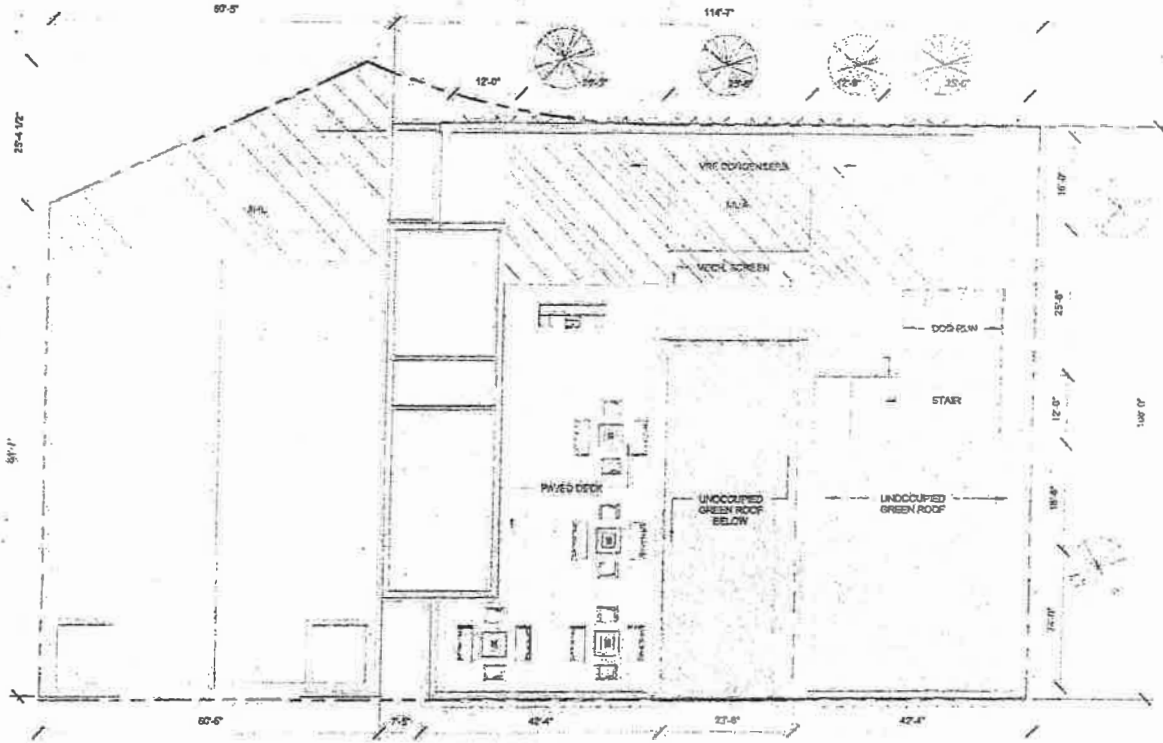
GREEN ROOF

Existing Building
 Roof Area = 5,398 SF
 Mech = 1,198 SF
 Remaining (Sloped) = 4,202 SF

New Building
 Roof Area = 10,324 SF
 Mech = 2,131 SF
 Net Roof Area = 8,193 SF
 50% Green Roof = 4,097 SF

SUSTAINABLE CERTIFICATION

Energy Star



ROOF PLAN
 0 4 8 16 32

1050 W. WILSON AVE.

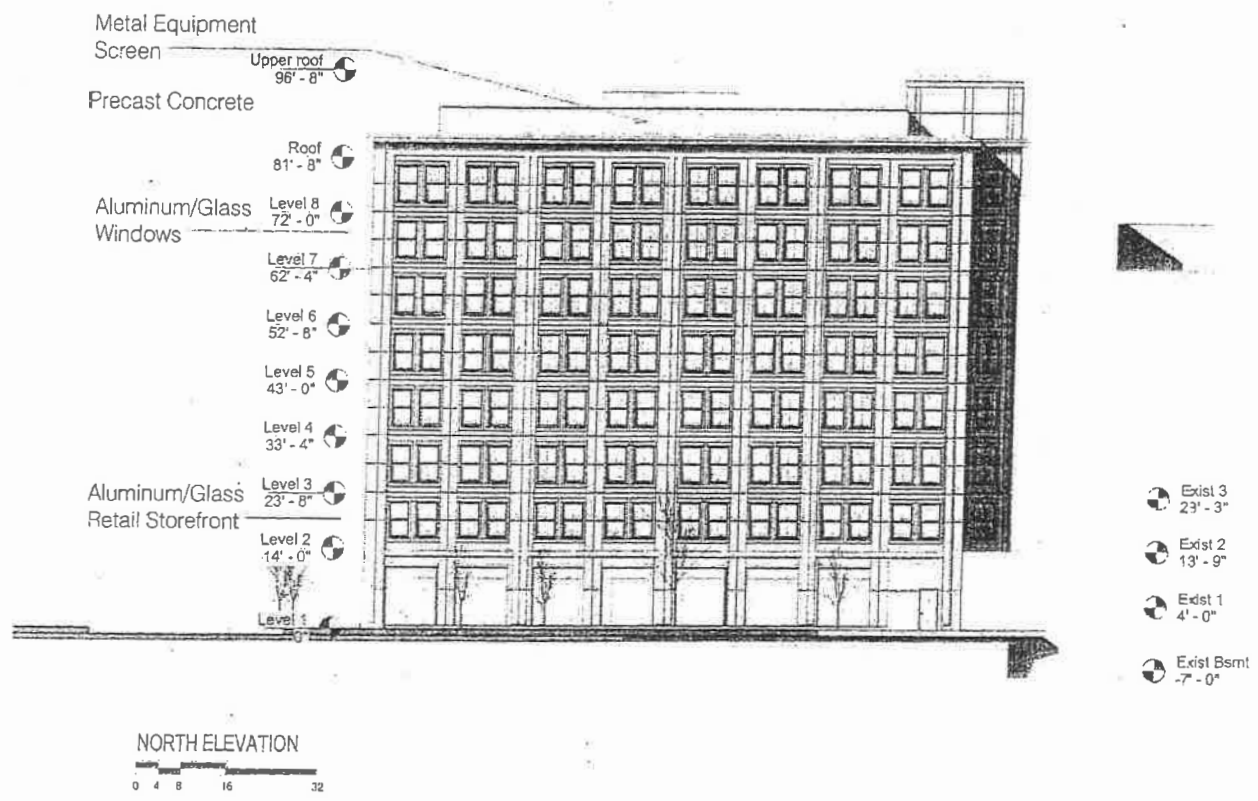
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 PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4606-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE
 CHICAGO, IL 60640
 INTRODUCTION DATE: SEPTEMBER 24, 2015
 PLAN COMMISSION DATE: May 19, 2016

BOOTH HANSEN
 VERSION A1.2

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6/22/2016

REPORTS OF COMMITTEES



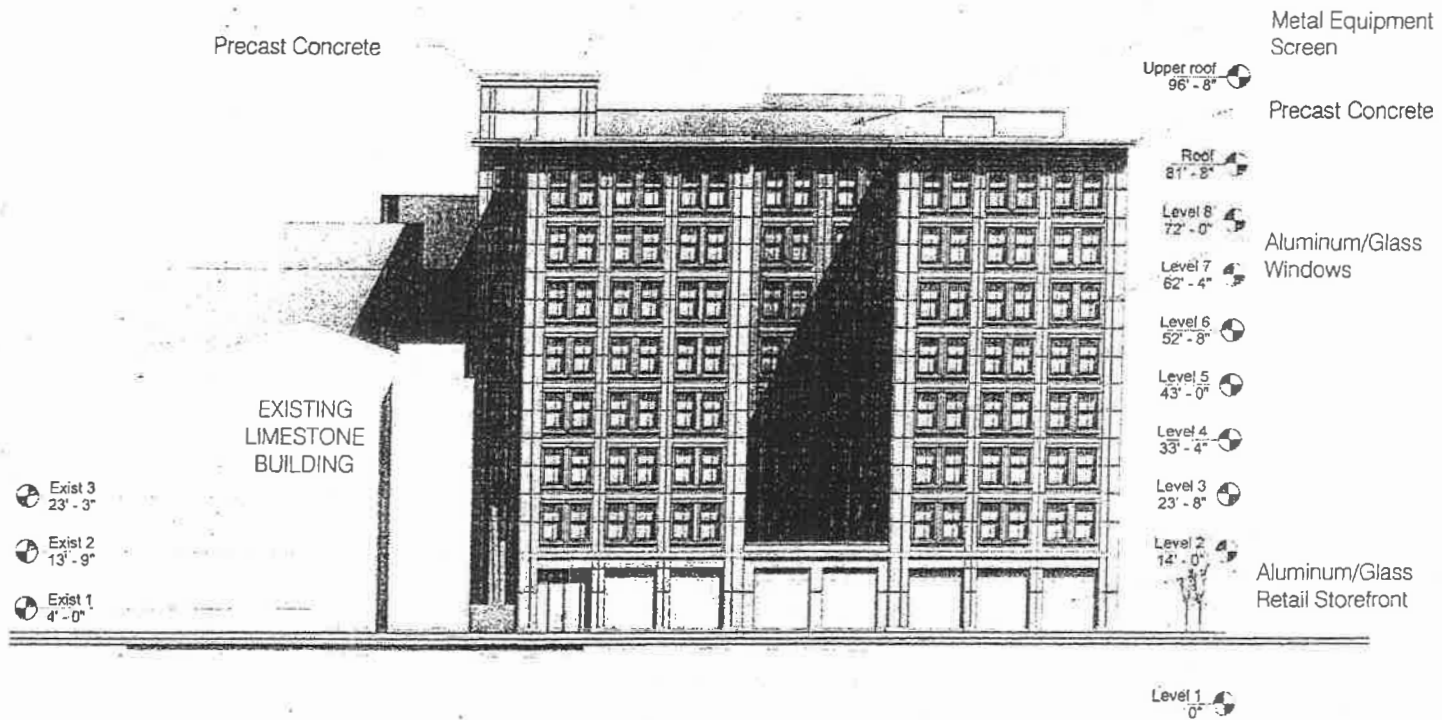
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APPLICANT: HALSTED COMMONS LLC
 PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4800-4808 N. KENMORE AVE; 4800-4812 N. WINTHROP AVE
 CHICAGO, IL 60640
 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016

BOOTH HANSEN
 VERSION A2.2

FINAL FOR PUBLICATION

27559



SOUTH ELEVATION



1050 W. WILSON AVE.

APPLICANT: HALSTED COMMONS LLC
 PROJECT ADDRESS: 1028-1054 W. WILSON AVE; 4400-4608 N. KENMORE AVE; 4400-4412 N. WINTHROP AVE
 CHICAGO, IL 60640
 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016

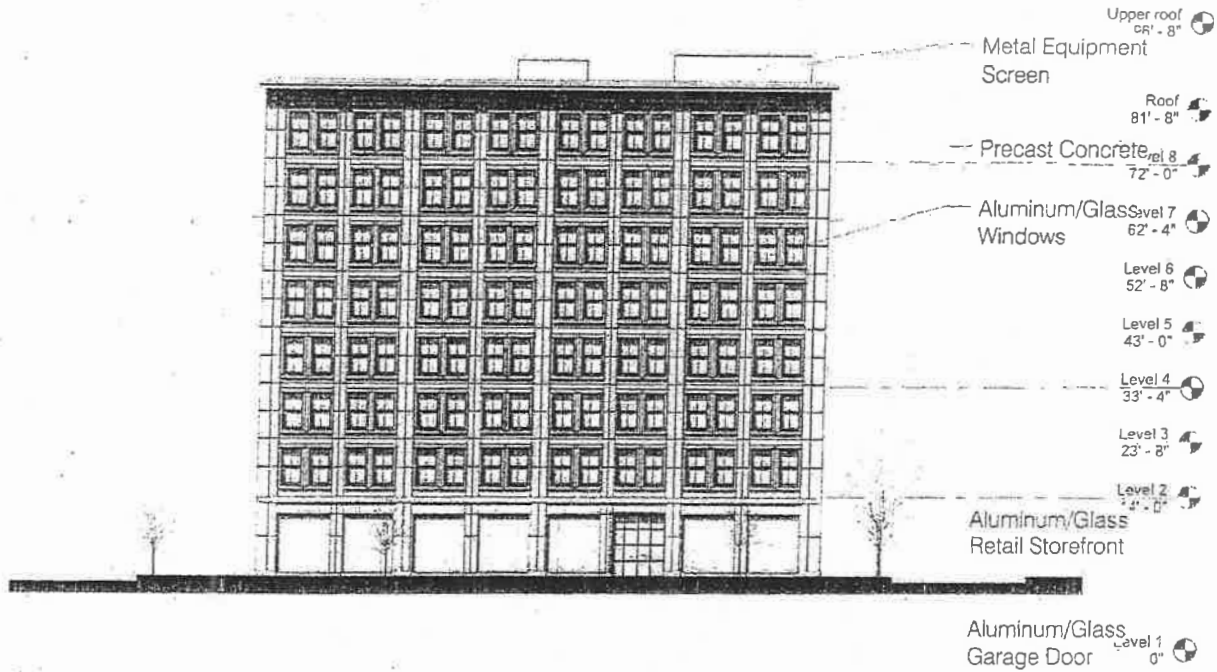
BOOTH HANSEN

VERSION A2.0

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6/22/2016

REPORTS OF COMMITTEES



EAST ELEVATION



1050 W. WILSON AVE.

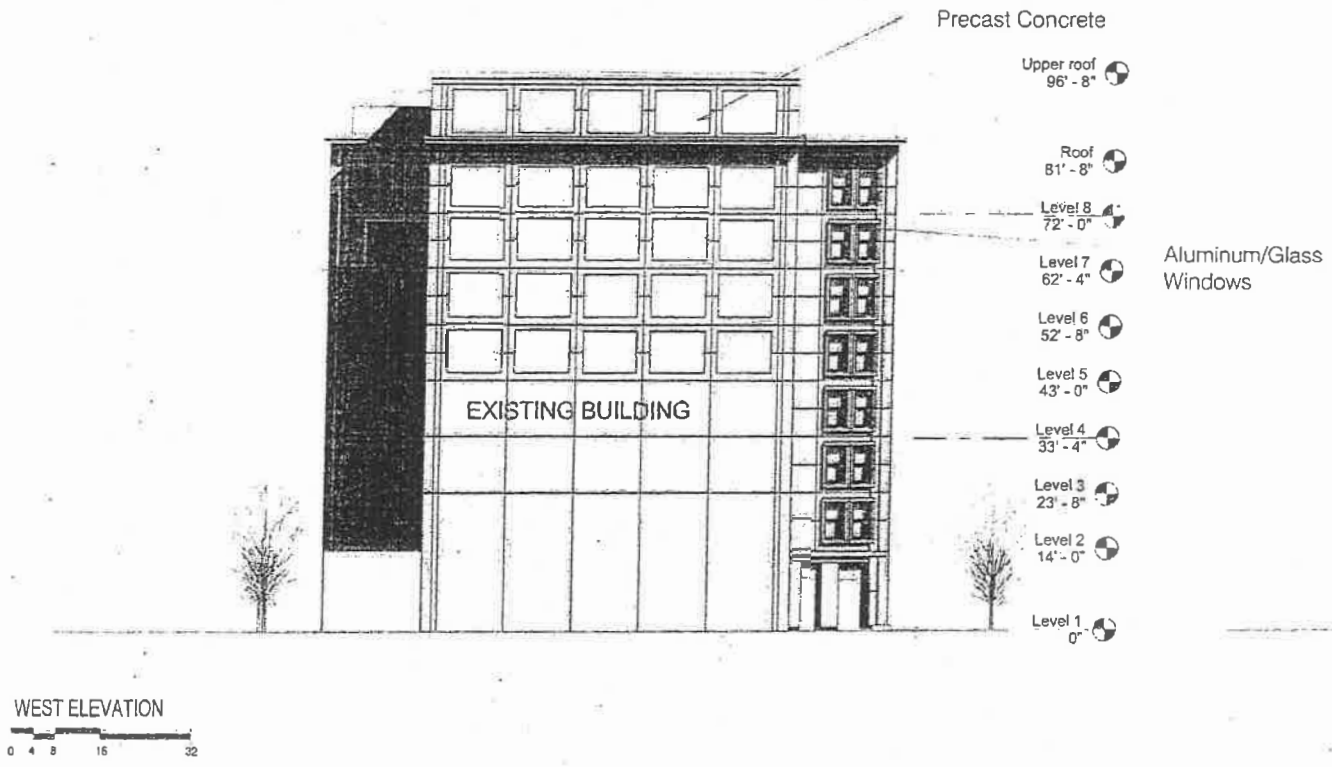
APPLICANT: HALSTED COMMONS LLC
 PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE; 4600-4612 N. WINTHROP AVE
 CHICAGO, IL 60640
 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016

BOOTH HANSEN

VERSION
A2.1

FINAL FOR PUBLICAT

27561



1050 W. WILSON AVE.	APPLICANT: HALSTED COMMONS LLC PROJECT ADDRESS: 1028-1054 W. WILSON AVE, 4400-4408 N. KENMORE AVE, 4400-4412 N. WINTHROP AVE CHICAGO, IL 60640 INTRODUCTION DATE: SEPTEMBER 24, 2015 PLAN COMMISSION DATE: May 19, 2016	BOOTH HANSEN VERSION A2.3
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FINAL FOR PUBLICATION