

PD 1337

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 11, 2020

Howard Hirsch
Hirsch MPG Architecture + Planning
225 W. Hubbard Street 5th Floor
Chicago, IL 60654

Re: Minor change for PD No. 1337, Subarea B, Building 4, 1648 W. Division St.

Dear Mr. Hirsch:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1337 ("PD 1337") 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 1337.

A permit was issued for the proposed 7-story, 43 unit building at 1648 W. Division St. on May 13, 2019. However, the CTA blue line tunnel runs under a portion of the site and they subsequently asked for modifications. As a result, your client, Vermillion Wicker Park LLC, the owner of a portion of Sub area B, is seeking a minor change to allow for garage cladding material changes and a corresponding parking reduction. CP West Division, LLC, the other property owner within Sub area B, has provided their consent to this request.

In order to reduce the weight of the north wall, on the NE and NW elevations, the garage wall will be clad in lighter, fiber cement panels rather than brick. Also, the brick SE garage wall will be replaced with painted, sealed concrete for the entire length of the proposed adjacent construction, with a fiber cement return for the exposed portion. These material changes to the approved permit drawings are bubbled on the attached, revised elevations. As a result of adding a 16' tall beam to cantilever the CTA tunnel above, 11 of the 40 parking spaces had to be eliminated. While the number of parking spaces is being reduced in this building only, the minimum number of total parking spaces required in the PD's Bulk Table remains unchanged at 160 spaces.

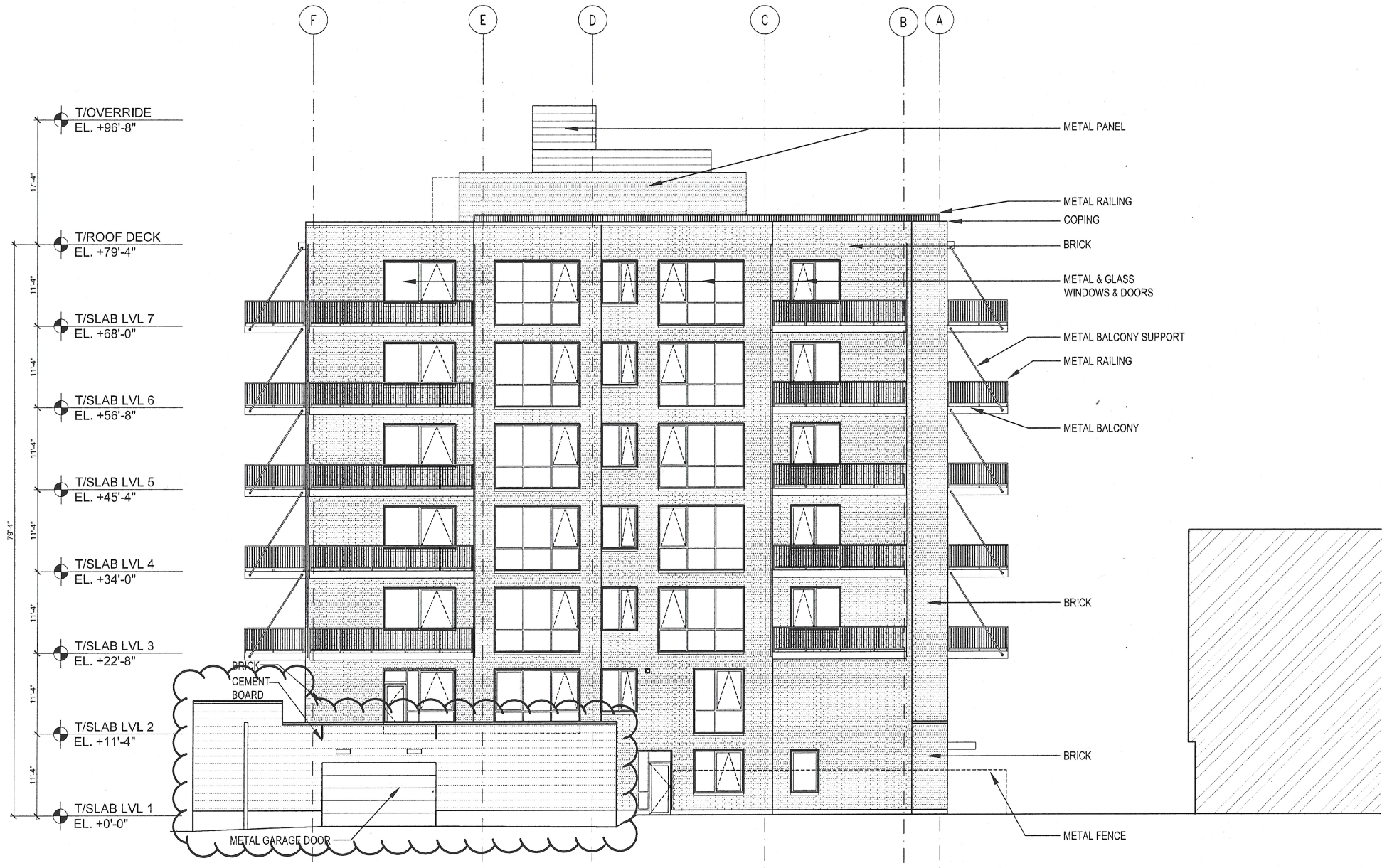
The Department of Planning and Development has determined that allowing the garage material substitutions and parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1337, I hereby approve this minor change. 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,



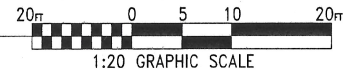
Nancy Radzewich, Assistant Commissioner

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



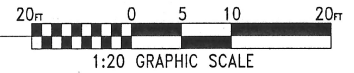
NORTH-EAST ELEVATION

BUILDING 4 ELEVATIONS





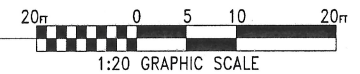
BUILDING 4 ELEVATIONS

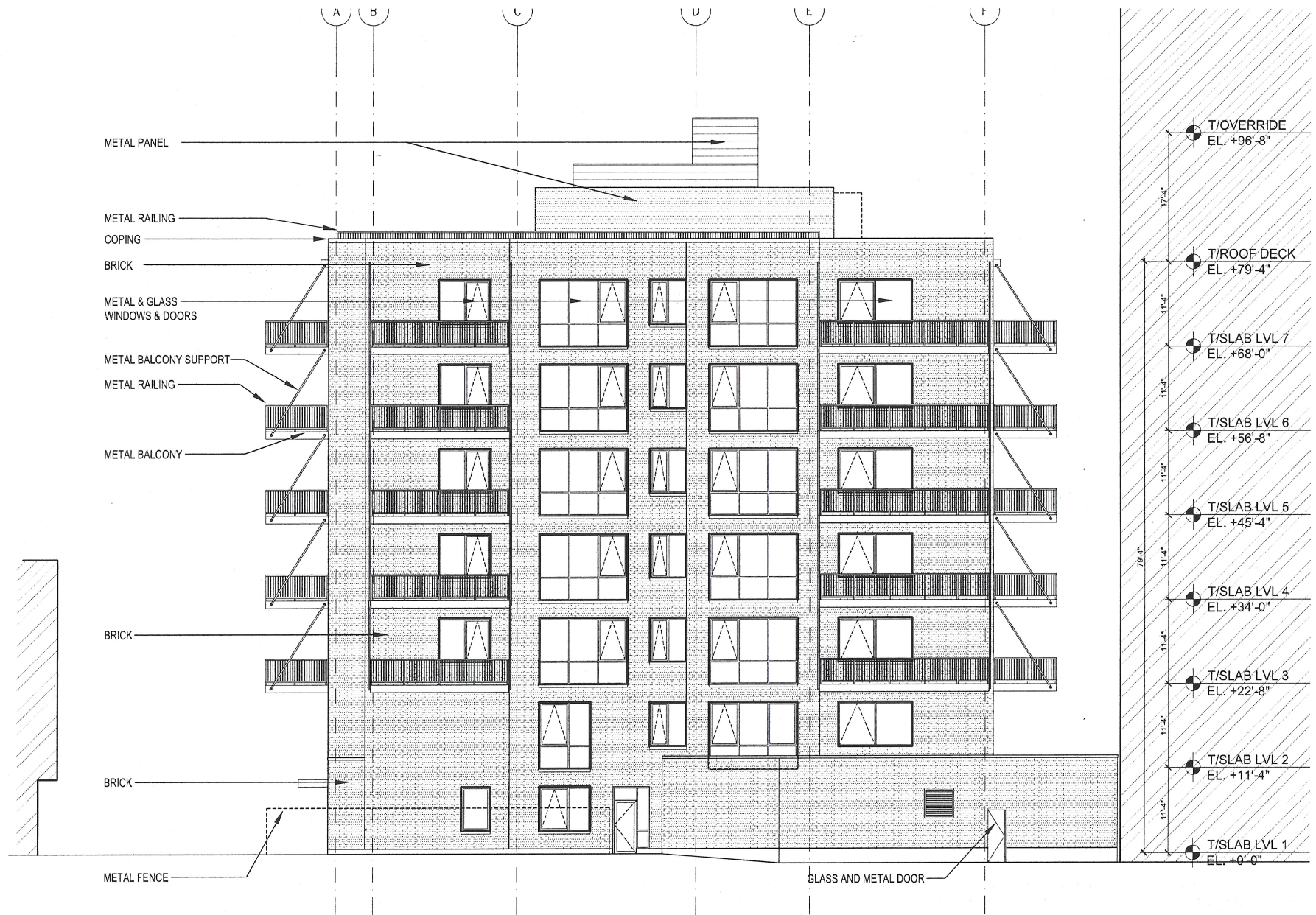




SOUTH-EAST ELEVATION

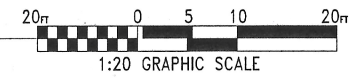
BUILDING 4 ELEVATIONS





SOUTH-WEST ELEVATION

BUILDING 4 ELEVATIONS





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 2, 2019

Howard Hirsch
Hirsch MPG Architecture + Planning
225 W. Hubbard Street
5th Floor
Chicago, IL 60654

**Re: Minor change request for Planned Development No. 1337, Subarea B,
Building 3, proposed townhomes at 1650 W. Division St.**

Dear Mr. Hirsch:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1337 ("PD 1337") 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 1337.

Your client, Vermillion Wicker Park LLC, the owner of a portion of Sub area B, is seeking a minor change to allow for a material substitution and modifications to the window and door placement on Building 3. Building 3 is a proposed, 4-story, 12-unit townhouse building at 1650 W. Division St. CP West Division, LLC, the other property owner within Sub area B has provided their consent to this request.

On January 23, 2018, a minor change was granted which allowed a reduction in townhomes from 16 to 12 along with design modifications. Your client is now seeking to replace the approved brick cladding on the 2nd and 3rd floors of the front (East) elevation along with the entire side elevations with cement panels. With regard to this portion of your request, the Department of Planning and Development has determined that allowing the proposed material substitution from brick to cement panels along the front and side elevations would have an adverse impact on the Planned Development, and it is therefore denied.

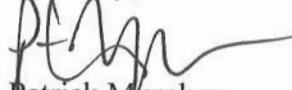
Secondly, your client is also seeking to modify the placement and configuration of window and door openings, along with the elimination of the fourth floor rear decks. Additionally, the two townhomes along the southern edge have a different floor plan than the others, and their facades now reflect those differences, as shown on the attached drawings.

The Department of Planning and Development has determined that allowing these design 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

character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1337, I hereby approve the window and door design modifications, but not the material substitution. . 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.

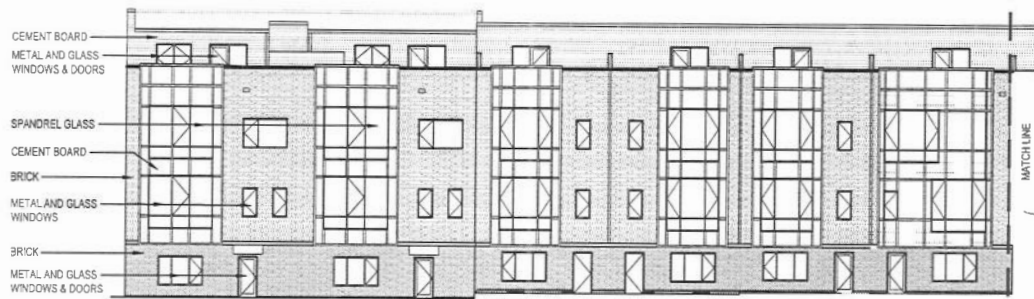
Sincerely,



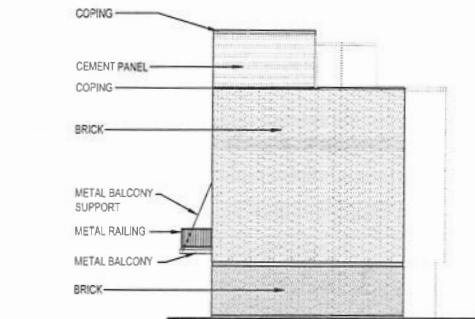
Patrick Murphey
Zoning Administrator

PM:tm

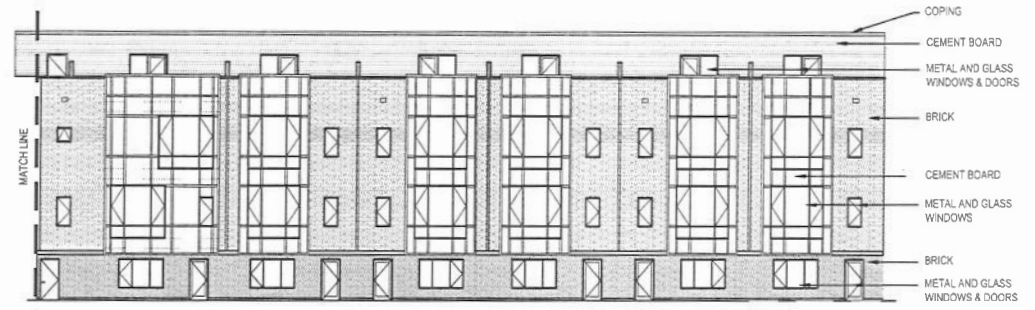
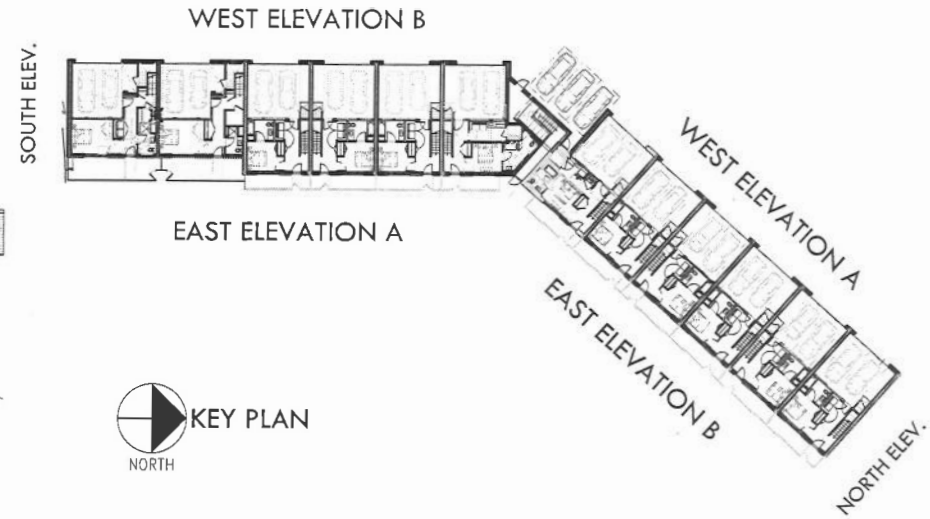
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



EAST ELEVATION A



SOUTH ELEVATION



EAST ELEVATION B

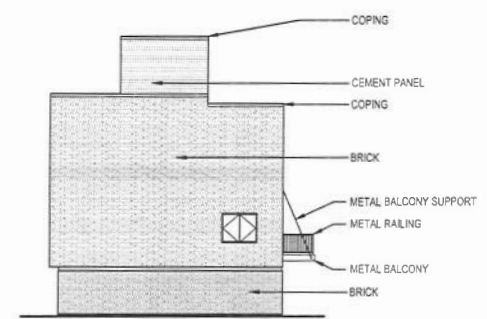
BUILDING 3 ELEVATIONS

PLANNED DEVELOPMENT 1337
5/2/2019

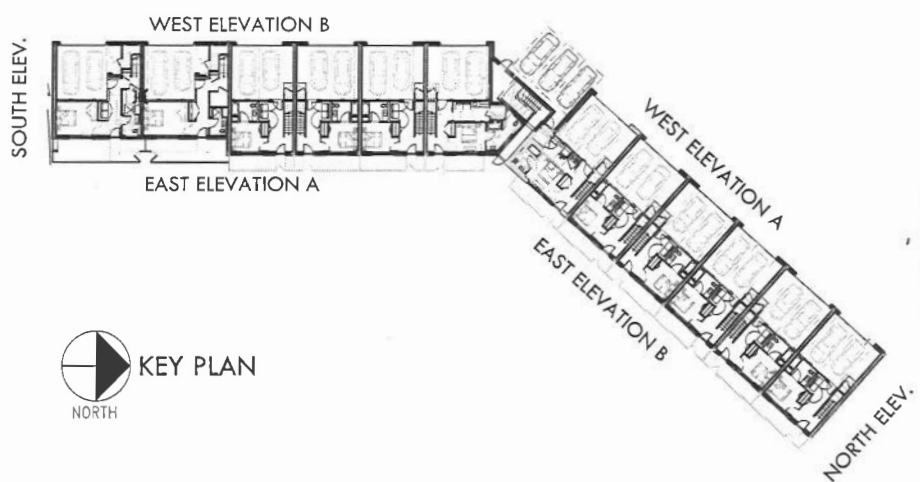




WEST ELEVATION A



NORTH ELEVATION

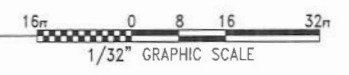


WEST ELEVATION B

BUILDING 3 ELEVATIONS

PLANNED DEVELOPMENT 1337

5/2/2019



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. 3-H.
(Application No. A-8407)
(Common Area: Business-Residential Districts In 1st Ward)

RBPDI337, 99

[O2018-5183]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

West Division Street; a line 30 feet east of and parallel to North Paulina Street; the public alley next north of and parallel to West Division Street; a line 110 feet north of and parallel to West Division Street; a line 155 feet east of and parallel to North Paulina Street; a line 100 feet north of and parallel to West Division Street; and a line 230 feet east of and parallel to North Paulina Street,

to those of a B3-5 Community Shopping District.

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 and Residential Business Planned Development Number 1337, as amended, symbols and indications as shown on Map Number 3-H in the area bounded by:

the alley next southwest of and parallel to North Milwaukee Avenue; a line 318.28 feet southeasterly of and parallel to North Paulina Street; a line 194.50 feet southwesterly of and parallel to the alley next southwesterly of and parallel to North Milwaukee Avenue; a line 27.24 feet west of the west boundary line of the public alley (vacated) next east of and parallel to North Paulina Street (as measured along the north line of West Division Street); West Division Street; a line 30 feet east of and parallel to the east line of North Paulina Street; the public alley next north of and parallel to West Division Street; the public alley next east of and parallel to North Paulina Street; the public alley next southeast of and parallel to North Paulina Street (running in a northeasterly direction); a line 50 feet southwest of and parallel to the public alley next southwest of and parallel to North Milwaukee Avenue; and North Paulina Street,

to those of Residential Business Planned Development Number 1337, 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 adopted by City Council on September 14, 2016, and as modified administratively thereafter.

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

Reclassification Of Area Shown On Map No. 3-1.
(Application 19720)
(Common Address: 2429 W. Augusta Blvd.)

[O2018-4984]

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

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

West Augusta Boulevard; a line 268.4 feet west of and parallel to North Western Avenue; the alley next south of and parallel to West Augusta Boulevard; and a line 292.4 feet west of and parallel to North Western Avenue,

to those of an RM5 Residential Multi-Unit District which is hereby established in the area above described.

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



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 27, 2018

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

**Re: Administrative Relief request for Planned Development No. 1337
Building 4 sustainability, 1257-1259 N. Paulina St. and 1640-1648 W. Division St.**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1337 ("PD 1337") 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 1337.

Your client, Vermillion Wicker Park LLC, the owner of the portion of Sub area B identified as Building 4, is seeking administrative relief to allow for the substitution of LEED Certification and a 50% green roof on Building 4 with achieving 100 points, as now permitted by the current City's Sustainable Development Policy ("CSDP"). Additional documentation for achieving the 100 points shall be submitted for approval prior to Part II approval, as required by the CSDP handbook. CP West Division, LLC, the other property owner within Sub area B, has provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed substitution 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. 1337, 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 Murphy
Acting Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafranec, Michael Berkshire, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 23, 2018

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

**Re: Administrative Relief request for Planned Development No. 1337
Building's 1, 2, 3 and 4, 1257-1259 N. Paulina St. and 1640-1648 W. Division St.**

Dear Ms. Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1337 ("PD 1337") 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 1337.

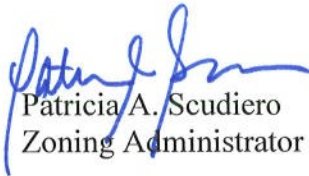
Your clients, CP West Division LLP, the sole property owner of PD 1337, and Vermillion Acquisitions LLC, the contract purchaser of Subarea B, are seeking administrative relief to allow for the following modifications:

- Within Subarea A, a residential lounge in Building 1 will be converted to a dwelling unit, resulting in a dwelling unit increase from 61 to 62 units within Subarea A.
- Within Subarea B, two additional dwelling units will be added to Building 2, which is currently under construction, resulting in an increase from 144 to 146 units. The proposed townhouses within Building 3 will be reduced from 16 to 12 units as shown on the attached, revised plans and elevations. Within the proposed condominium Building 4, the number of dwelling units will be increased from 39 to 43, and the building will be clad in additional cement panels in place of brick, as shown on the attached, revised elevations. The number of dwelling units within Subarea B will increase from 199 to 201 and the total maximum number of dwelling units within the PD (Subarea A and B) will increase from 260 to 263 units.

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. 1337, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

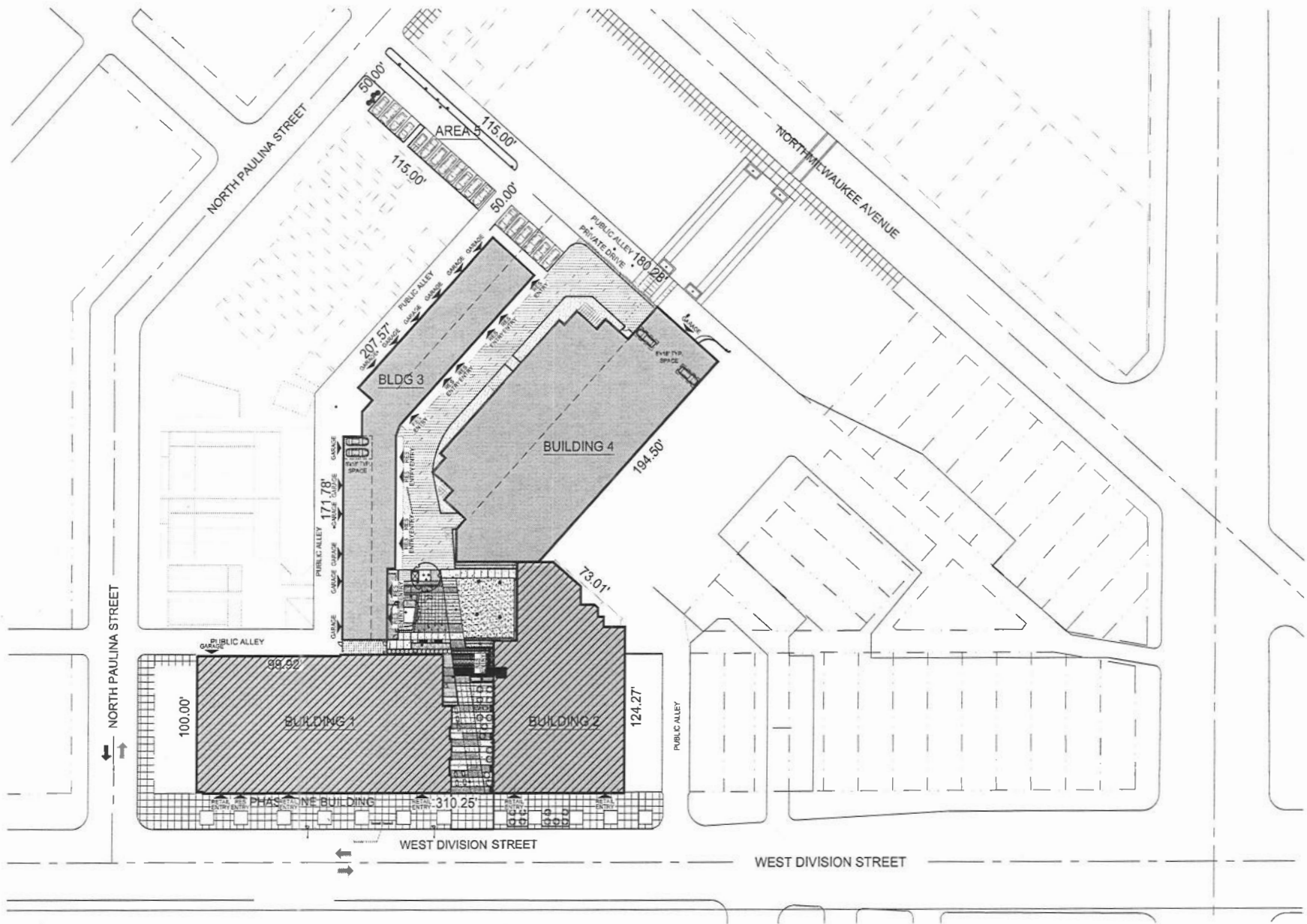
Sincerely,



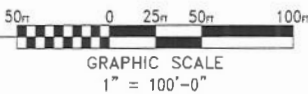
Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

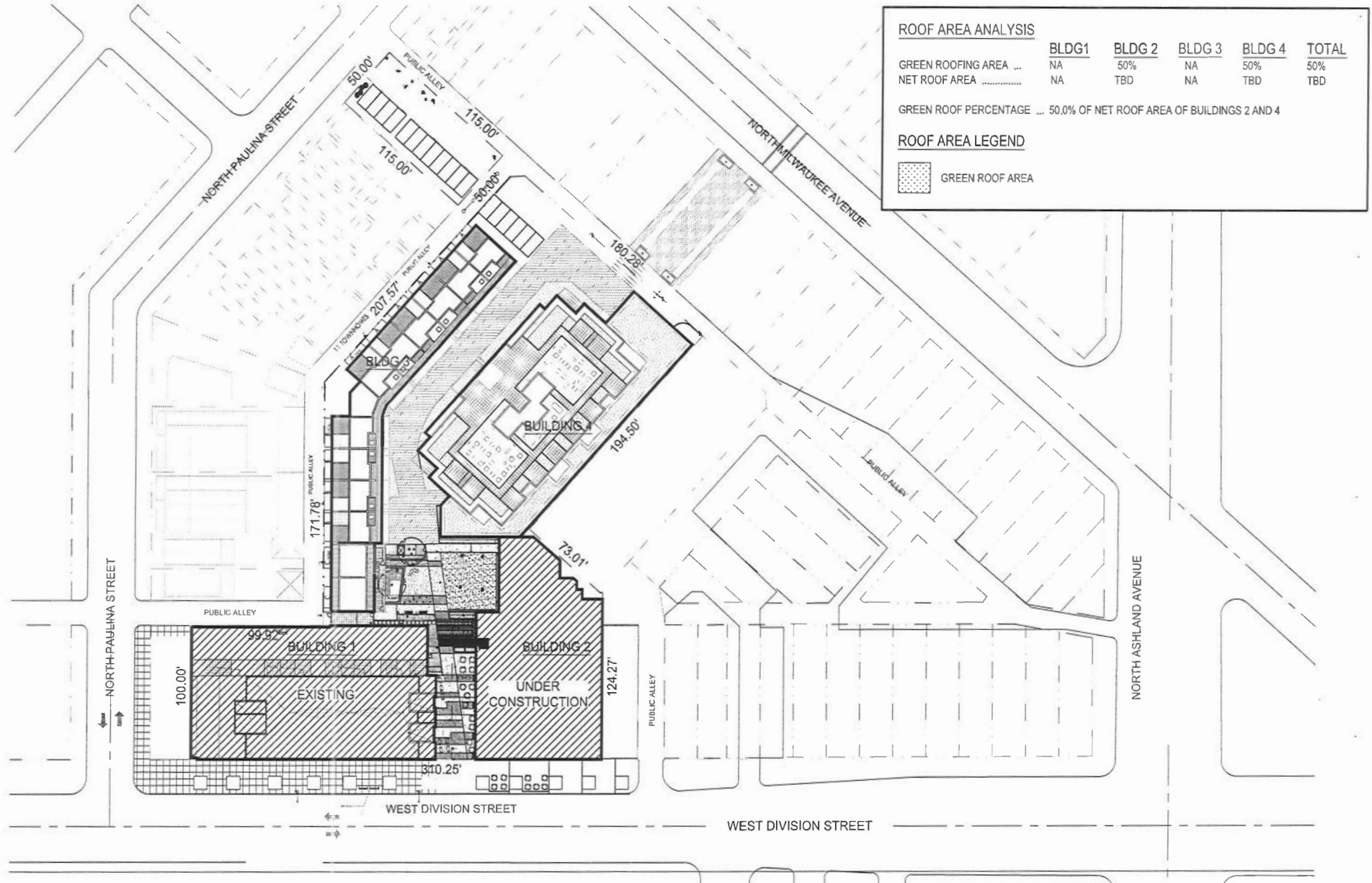
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



SITE AND GROUND FLOOR PLAN



****PROJECT WILL BE LEED CERTIFIED, OR ENERGY STAR CERTIFIED OR GREEN HOMES CHICAGO CERTIFIED****




ROOF AREA ANALYSIS

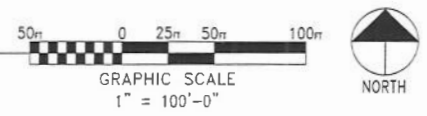
| | BLDG1 | BLDG 2 | BLDG 3 | BLDG 4 | TOTAL |
|------------------------|-------|--------|--------|--------|-------|
| GREEN ROOFING AREA ... | NA | 50% | NA | 50% | 50% |
| NET ROOF AREA | NA | TBD | NA | TBD | TBD |

GREEN ROOF PERCENTAGE ... 50.0% OF NET ROOF AREA OF BUILDINGS 2 AND 4

ROOF AREA LEGEND

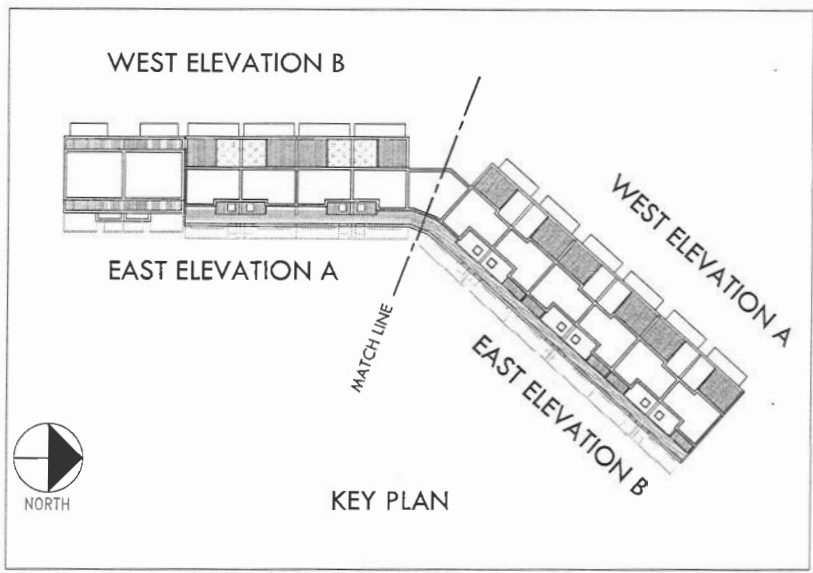
 GREEN ROOF AREA

PROPOSED LANDSCAPE / GREEN ROOF PLAN

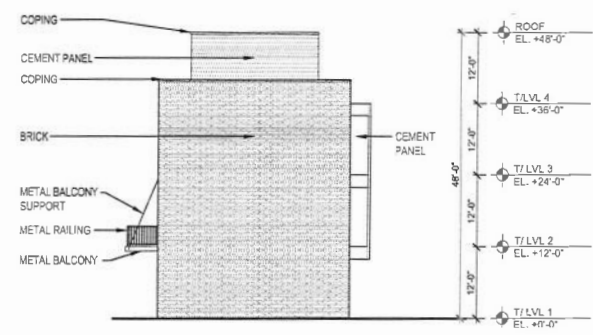




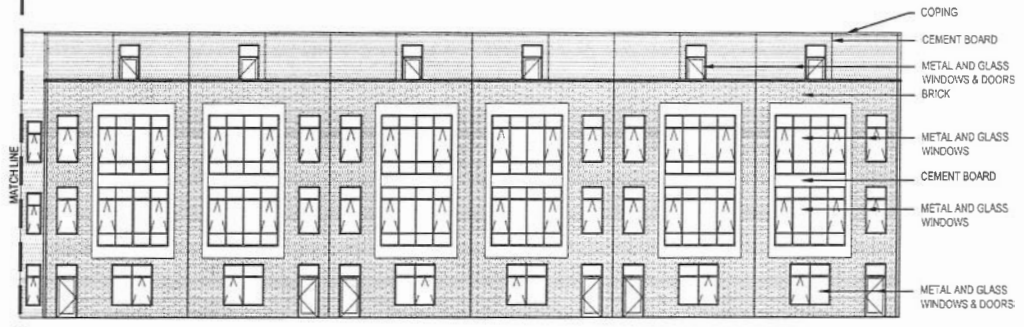
EAST ELEVATION A



KEY PLAN



SOUTH ELEVATION



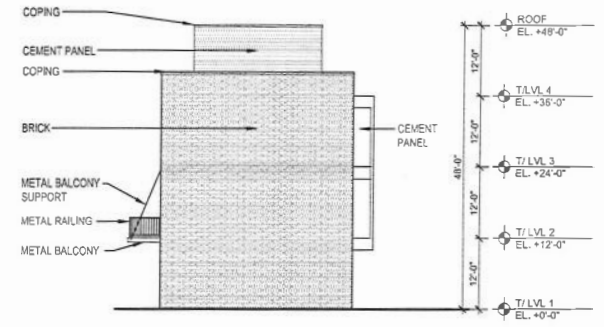
EAST ELEVATION B

BUILDING 3 ELEVATIONS

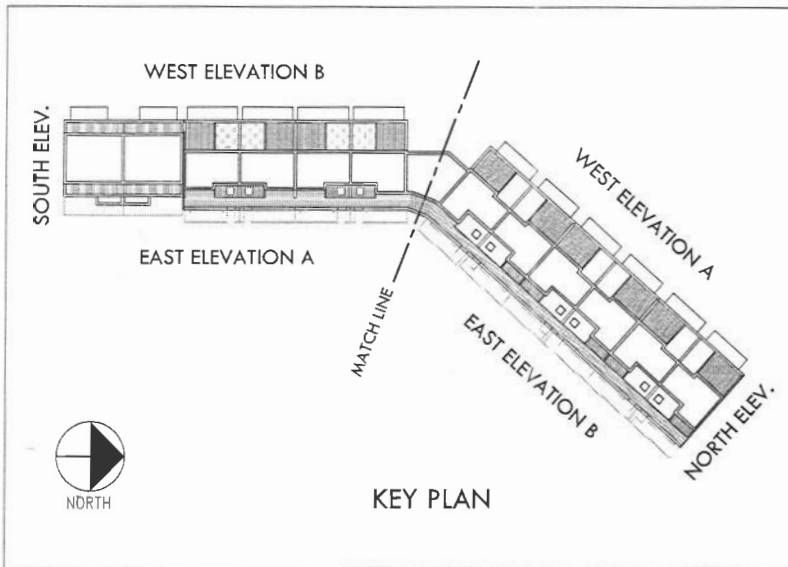




WEST ELEVATION A



NORTH ELEVATION



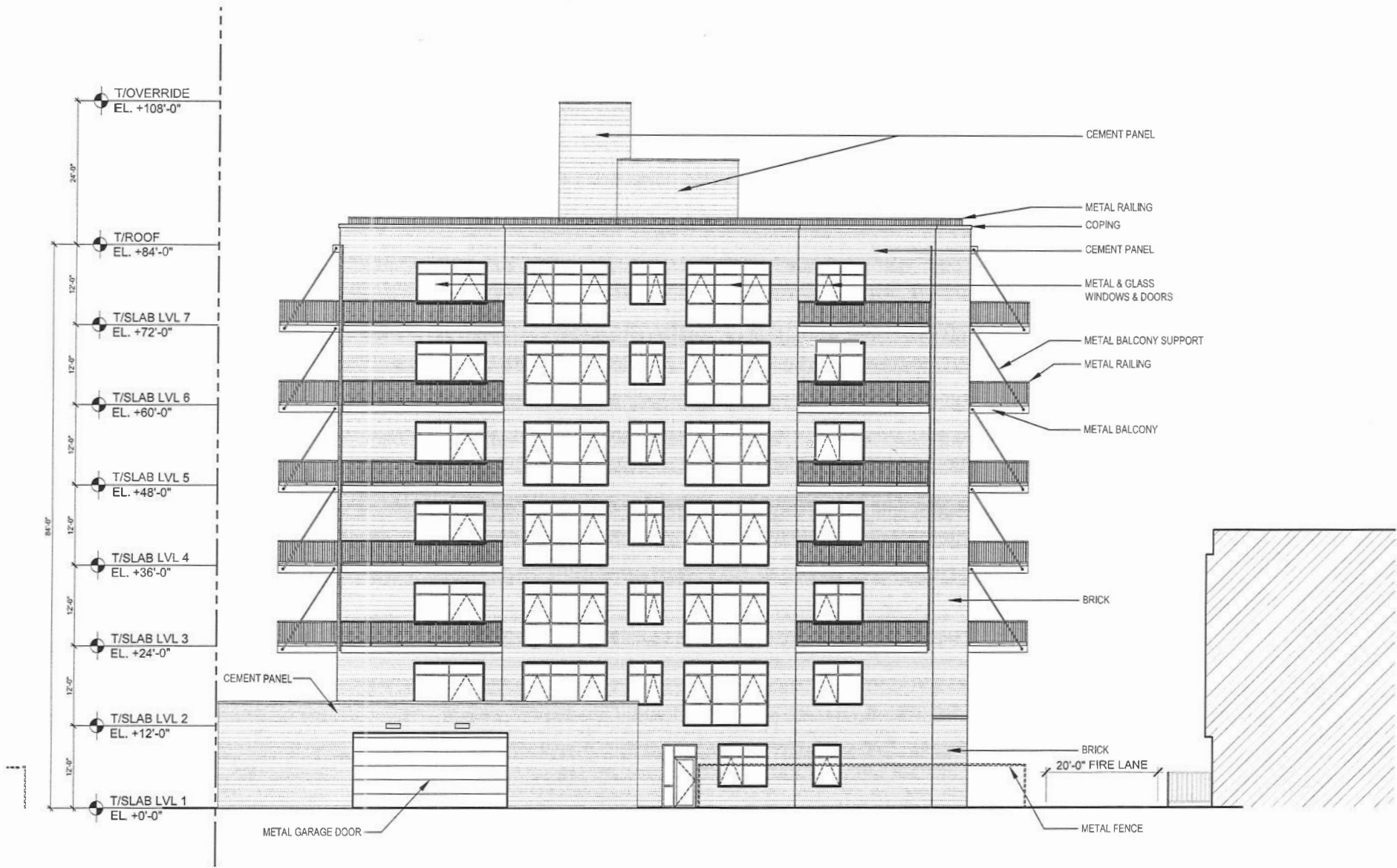
KEY PLAN



WEST ELEVATION B

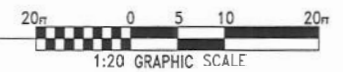
BUILDING 3 ELEVATIONS





NORTH-EAST ELEVATION

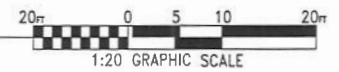
BUILDING 4 ELEVATIONS





SOUTH-WEST ELEVATION

BUILDING 4 ELEVATIONS





SOUTH-EAST ELEVATION

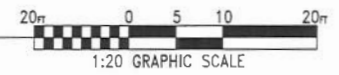
BUILDING 4 ELEVATIONS





NORTH-WEST ELEVATION

BUILDING 4 ELEVATIONS



Reclassification Of Area Shown On Map No. 3-H.
(As Amended)
(Application No. 18630)
(Common Address: 1257 -- 1259 N. Paulina St. And
1640 -- 1648 W. Division St.)

RBPD 1337

[SO2016-99]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

the alley next southwest of an parallel to North Milwaukee Avenue; a line 318.28 feet southeasterly of and parallel to North Paulina Street; a line 194.50 feet southwesterly of and parallel to the alley next southwesterly of and parallel to North Milwaukee Avenue; a line 27.24 feet west of the west boundary line of the public alley (vacated) next east of and parallel to North Paulina Street (as measured along the north line of West Division Street); West Division Street; a line 30 feet east of and parallel to the east line of the alley (if extended) next east of and parallel to North Paulina Street; the public alley next north of and parallel to West Division Street; the public alley next east of and parallel to North Paulina Street; the public alley next southeast of and parallel to North Paulina Street (running in a northeasterly direction); a line 50 feet southwest of and parallel to the public alley next southwest of and parallel to North Milwaukee Avenue; and North Paulina Street,

to those of a B3-5 Community Shopping District.

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 and indications as shown on Map Number 3-H in the area bounded by:

the alley next southwest of an parallel to North Milwaukee Avenue; a line 318.28 feet southeasterly of and parallel to North Paulina Street; a line 194.50 feet southwesterly of and parallel to the alley next southwesterly of and parallel to North Milwaukee Avenue; a line 27.24 feet west of the west boundary line of the public alley (vacated) next east of and parallel to North Paulina Street (as measured along the north line of West Division Street); West Division Street; a line 30 feet east of and parallel to the east line of the alley (if extended) next east of and parallel to North Paulina Street; the public alley next north of and parallel to West Division Street; the public alley next east of and parallel to North Paulina Street; the public alley next southeast of and parallel to North Paulina Street (running in a northeasterly direction); a line 50 feet southwest of and parallel to the public alley next southwest of and parallel to North Milwaukee Avenue; and North Paulina Street,

to those of a Residential Business Planned Development 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 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. 1337

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 97,750 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). CP West Division LLC is the "Applicant" for this Planned Development pursuant to authorization from the other Property owners.
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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 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 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 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 attached hereto prepared by Hirsch Architects and dated July 21, 2016 (the "Plans"): an Existing Zoning Map; a Planned Development Property and Boundary Line Map; an Existing Land-Use Map; a Site and Ground Floor Plan; a Proposed Landscape/Green Roof Plan; Building Elevations (North, South, East and West). 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 are permitted in the area delineated herein as a Business Planned Development: general retail sales, office, multi-family dwelling units (at and above the ground floor), schools, colleges and universities, animal services (sales and grooming, veterinary, excluding shelter/boarding kennel), artist work or sales space, business support services, day care, dry cleaner, eating and drinking establishments (all, including outdoor patios), food and beverage retail sales (provided any sale of liquor shall be accessory only), vacation rental, medical service, financial services (except drive-through facilities, payday/title secured loan stores and pawn shops), personal service (including, without limitation, yoga and fitness studios), participant sports and recreation, residential storage, warehouse, co-located wireless communication facilities, accessory and non-accessory parking (up to 45 percent pursuant to Section 17-10-0503), and accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 97,750 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 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 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 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 and conserves energy and natural resources. The Applicant shall seek LEED certification (or equivalent alternative certification, such as Energy Star) and provide a 50 percent net green roof on Building 2 and Building 4 as shown on the Proposed Landscape/Green Roof Plan.

Applicant shall construct the open space shown on the site plan. The open space shall continue to be privately owned, maintained and subject to occasional partial closure for private use but, subject to the foregoing, shall remain accessible to the public during hours in which public parks are accessible to the public. Nothing contained herein shall preclude residents or other individuals from using the open space for other private uses, provided that they obtain all necessary governmental approvals and permits.

15. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-3 Community Shopping District to the B3-5 Community Shopping District and then to this Planned Development, triggers the requirements of Section 2-45-115 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 (the "Required Units") as affordable units, or 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, with the Commissioner's approval, 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 a higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 26 affordable units in the rental Building 1 and Building 2 to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]. The Applicant agrees that the affordable rental 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, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the 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 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. 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 B3-2 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map (400 feet in all directions); Property and Boundary Map; Site and Ground Floor Plan; Proposed Landscape/Green Roof Plan; and Elevations for Buildings 1, 2, 3 and 4 referred to in these Plan of Development Statements printed on pages 31778 through 31795 of this *Journal*.]

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

9/14/2016

REPORTS OF COMMITTEES

31773

*Business Planned Development No. 133,7**Bulk Regulations And Data Table.*

| | |
|--|--|
| Gross Site Area (square feet): | 121,558 |
| Area of Public Rights-of-Way (square feet): | 23,808 |
| Net Site Area (square feet): | 97,750 |
| Maximum Floor Area Ratio: | 3.5 |
| Maximum Number of Dwelling Units: | 260 |
| Subarea A: | 61 |
| Subarea B: | 199 |
| Minimum Off-Street Parking Spaces: | 160 |
| Minimum Bike Parking Spaces: | 119 |
| Minimum Off-Street Loading Spaces: | |
| Subarea A: | 2 (10 feet by 25 feet) |
| Subarea B: | 2 (10 feet by 25 feet) |
| Maximum Building Height: | In conformance with the Plans |
| Subarea A: | 68 feet, 8 inches |
| Subarea B: | 177 feet (top of roof) |
| | 190 feet (top of elevator overrun/fan room) |
| Minimum Setbacks: | In conformance with the Plans |

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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: July 19, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Wicker Park Connection
Development Address: 1660-1664 W. Division St.
Ward: 1

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: Centrum Partners
Developer Contact (Project Coordinator): Larry Powers
Developer Address: 225 W Hubbard St, Chicago, IL 60654
Email address: lpowers@centrumpartners.net May we use email to contact you? Yes No
Telephone Number: (708) 788-8718

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{260}{\text{Total units}} \times 10\% = \frac{26}{\text{total affordable units required}}$ (always round up)
*20% if TIF assistance is provided

For Density Bonus projects: Not Applicable
Bonus Square Footage* Affordable sq. footage required
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash 12 or -16 (www.cityofchicago.org/zoning 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? 180

Estimated date for the commencement of marketing: Subarea A: July 2016 / Subarea B: February 2018

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Estimated date for completion of construction of the affordable units: N/A

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

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

When do you expect to make the payment -in-lieu? Not Applicable
 (typically corresponds with issuance of building permits) Month/Year

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

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

(round up to nearest whole number)

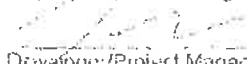
For Density Bonus projects, use the following formula to calculate payment owed:


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

(from table below)

| Submarket (Table for use with the Density Bonus fees in-lieu calculations) | Median Land Price per Base FAR Foot |
|--|-------------------------------------|
| Loop: Chicago River on northwest; Congress on south; Lake Shore Dr on east | \$31 |
| North: Division on north; Chicago River on southwest; 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

 Developer/Project Manager

Date

 Date

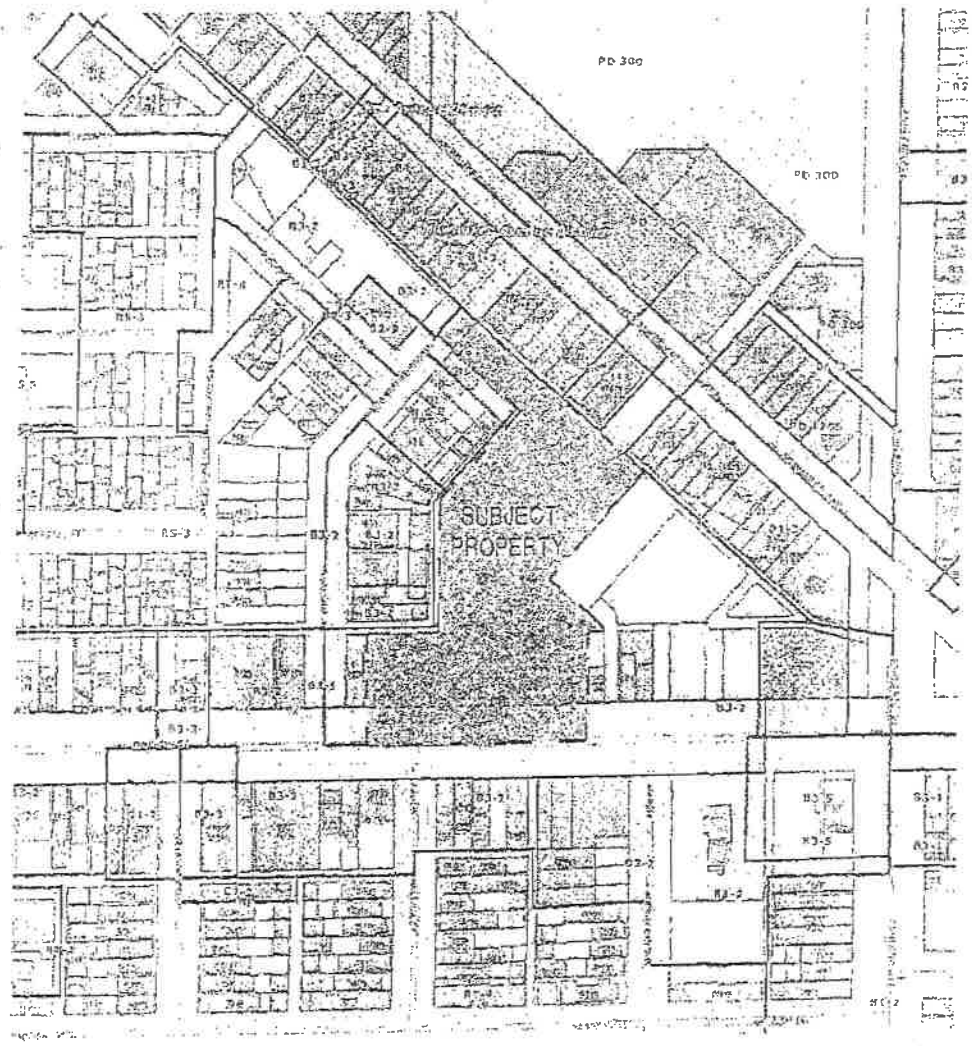
CHICAGO CITY COUNCIL

Wicker Park Connection - Affordable Housing Profile Forms (Rental)

| | Unit Type | Number of Units | Number of Bedrooms/Baths | Approximate Total Sq. Ft. | Approximate Rent | Percentage of Affordable Rent | Percentage of Affordable Rent (2015-2016) | Phase |
|--------------------|------------------|-----------------|--------------------------|---------------------------|------------------|-------------------------------|---|---------|
| Affordable Units | Studio | 1 | 0 | 475 SF | N/A | 73% | 80% | Phase 1 |
| | Studio | 3 | 0 | 480 SF | N/A | 73% | 80% | Phase 1 |
| | 1 Bedroom | 11 | 1 | 711 SF | N/A | 80% | 80% | Phase 1 |
| | 1 Bedroom Bath | 3 | 1 | 638 SF | N/A | 80% | 80% | Phase 1 |
| | 1 Bedroom/1 Bath | 3 | 1 | 592 SF | N/A | 80% | 80% | Phase 1 |
| | 1 Bedroom/1 Bath | 10 | 1 | 616 SF | N/A | 80% | 80% | Phase 1 |
| | 2 Bedroom/1 Bath | 1 | 2 | 670 SF | N/A | 80% | 80% | Phase 1 |
| | 2 Bedroom/2 Bath | 1 | 2 | 537 SF | N/A | 80% | 80% | Phase 1 |
| | 2 Bedroom/2 Bath | 3 | 2 | 1,181 SF | N/A | 80% | 80% | Phase 1 |
| | 3 Bedroom/2 Bath | 1 | 3 | 1,181 SF | N/A | 80% | 80% | Phase 1 |
| Above Market Units | Studio | 11 | 0 | 533 SF | 1,710 | N/A | N/A | Phase 1 |
| | Studio | 4 | 0 | 533 SF | 1,710 | N/A | N/A | Phase 1 |
| | Studio | 4 | 0 | 683 SF | 1,800 | N/A | N/A | Phase 1 |
| | Studio | 10 | 0 | 517 SF | 1,541 | N/A | N/A | Phase 1 |
| | Studio | 9 | 0 | 546 SF | 1,634 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 5 | 1 | 712 SF | 2,100 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 12 | 1 | 658 SF | 2,178 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 5 | 1 | 659 SF | 2,007 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 5 | 1 | 649 SF | 2,075 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 1 | 1 | 732 SF | 2,135 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 13 | 1 | 529 SF | 1,797 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 7 | 1 | 616 SF | 1,845 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 5 | 1 | 607 SF | 1,845 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 10 | 1 | 580 SF | 2,040 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 9 | 1 | 755 SF | 2,205 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 12 | 1 | 607 SF | 1,812 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 7 | 1 | 711 SF | 2,040 | N/A | N/A | Phase 1 |
| | 1 Bedroom/1 Bath | 10 | 1 | 747 SF | 2,241 | N/A | N/A | Phase 1 |

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| | | | | | | | |
|---------------|----|---|----------|------|-----|-----|---------|
| 1 Bdrm/1 Bath | 1 | 1 | 837 SF | 2063 | N/A | N/A | Phase 1 |
| 1 Bdrm/1 Bath | 1 | 1 | 734 SF | 2229 | N/A | N/A | Phase 2 |
| 1 Bdrm/1 Bath | 1 | 1 | 832 SF | 2005 | N/A | N/A | Phase 2 |
| 1 Bdrm/1 Bath | 1 | 1 | 796 SF | 2134 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 2 | 2 | 2,084 SF | 1782 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 3 | 2 | 1,100 SF | 1400 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 2 | 2 | 1,269 SF | 2007 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 2 | 2 | 1,234 SF | 1717 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 2 | 2 | 1,044 SF | 1752 | N/A | N/A | Phase 2 |
| 2 Bdrm/1 Bath | 1 | 1 | 693 SF | 2079 | N/A | N/A | Phase 1 |
| 2 Bdrm/2 Bath | 3 | 2 | 937 SF | 2811 | N/A | N/A | Phase 2 |
| 2 Bdrm/2 Bath | 5 | 2 | 1,121 SF | 2542 | N/A | N/A | Phase 2 |
| 2 Bdrm/2 Bath | 3 | 2 | 1,043 SF | 3123 | N/A | N/A | Phase 2 |
| 2 Bdrm/2 Bath | 2 | 2 | 1,727 SF | 2681 | N/A | N/A | Phase 4 |
| 3 Bdrm/2 Bath | 5 | 3 | 1,250 SF | 2750 | N/A | N/A | Phase 2 |
| 4 Bdrm/4 Bath | 13 | 3 | 2,269 SF | NA | N/A | N/A | Phase 3 |
| 4 Bdrm/4 Bath | 2 | 3 | 2,775 SF | NA | N/A | N/A | Phase 1 |
| 4 Bdrm/4 Bath | 2 | 3 | 1,344 SF | NA | N/A | N/A | Phase 3 |
| 3 Bdrm/3 Bath | 10 | 3 | 2,020 SF | NA | N/A | N/A | Phase 4 |
| 4 Bdrm/3 Bath | 5 | 4 | 2,439 SF | NA | N/A | N/A | Phase 4 |



LEGEND

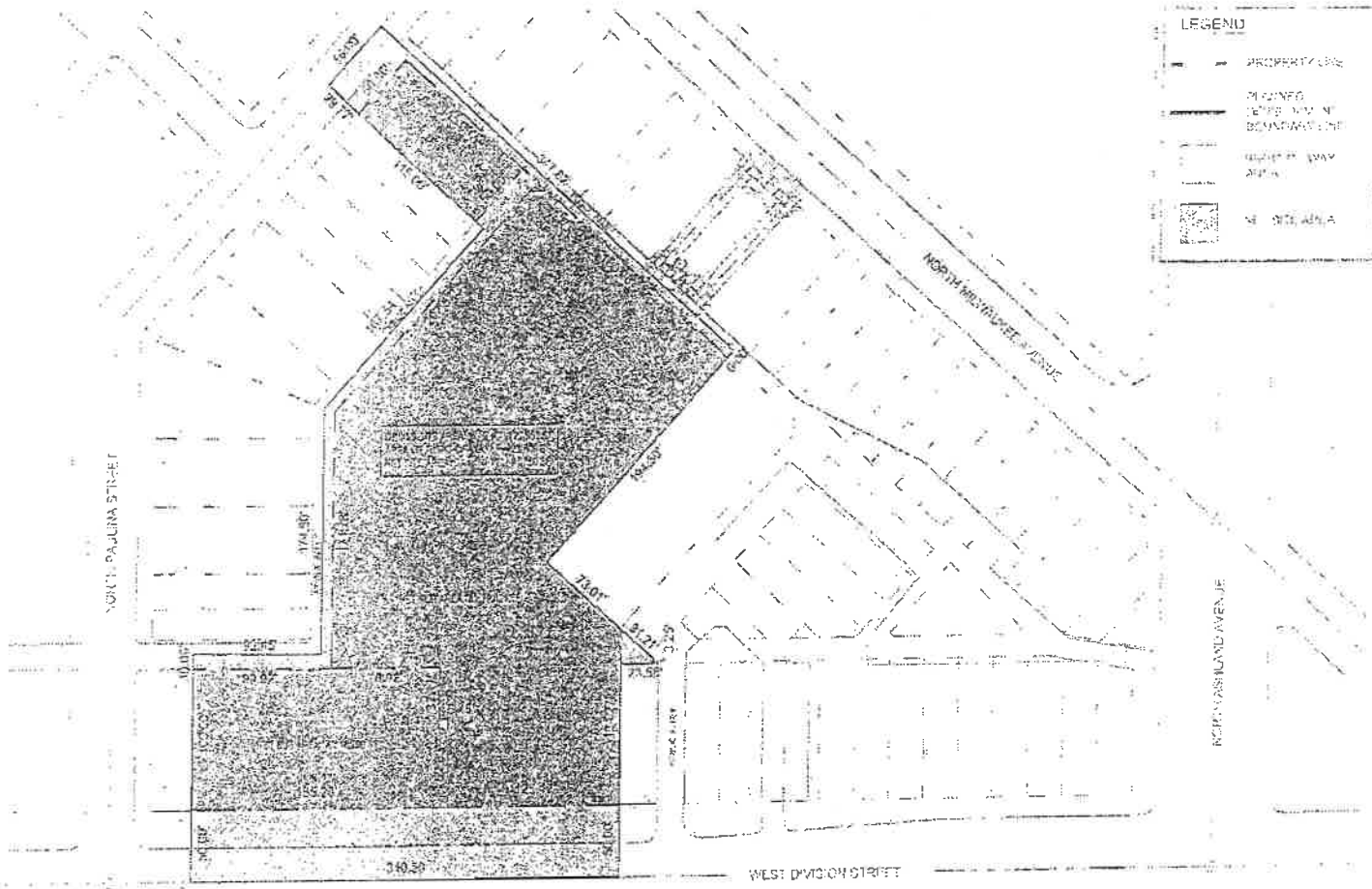
□ AREA OF PLANNED DEVELOPMENT

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT EXISTING ZONING MAP

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016

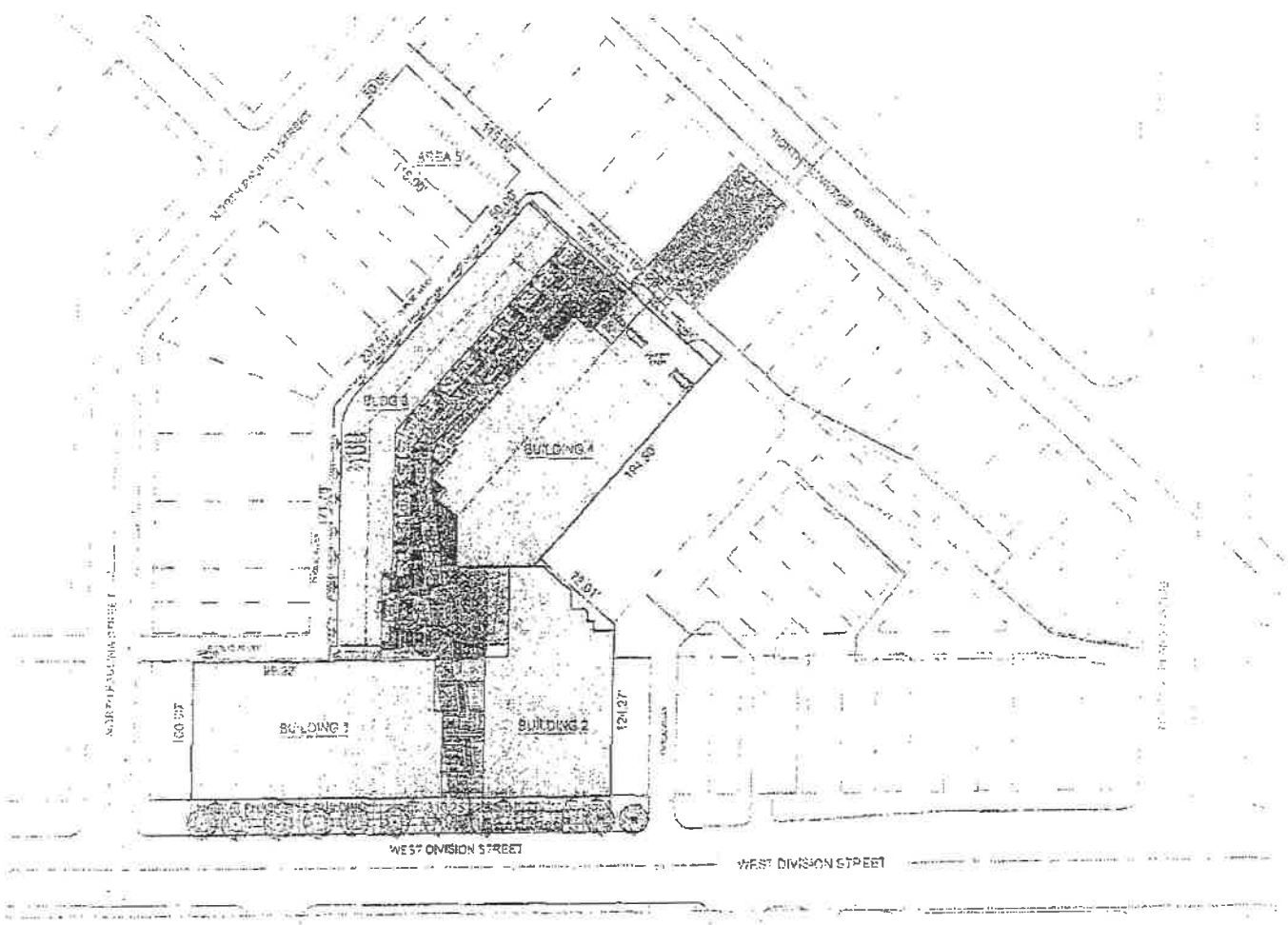




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PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016



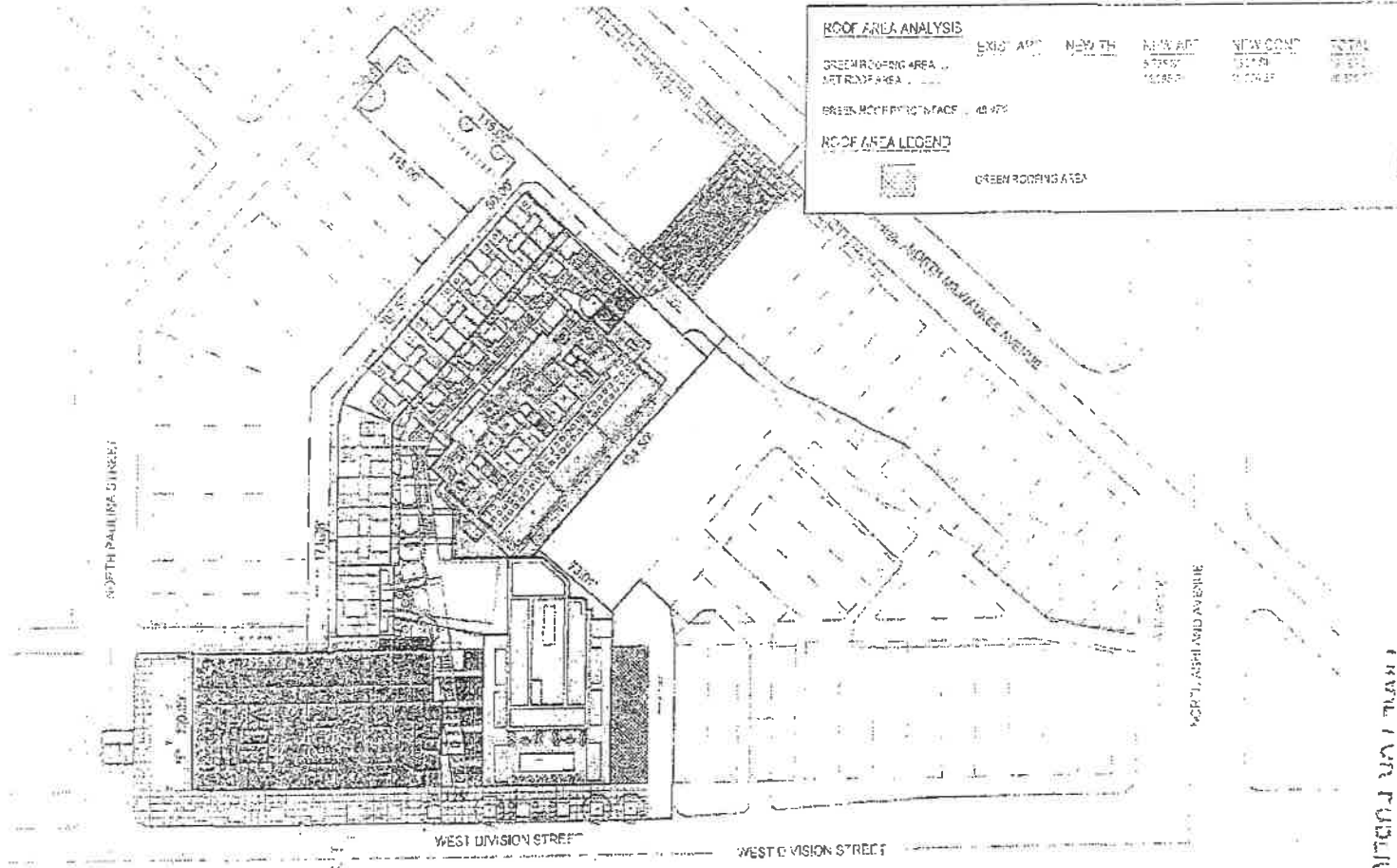
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SITE AND GROUND FLOOR PLAN

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016



"PROJECT WILL BE LEED CERTIFIED, OR ENERGY STAR CERTIFIED OR GREEN HOMES CHICAGO CERTIFIED"

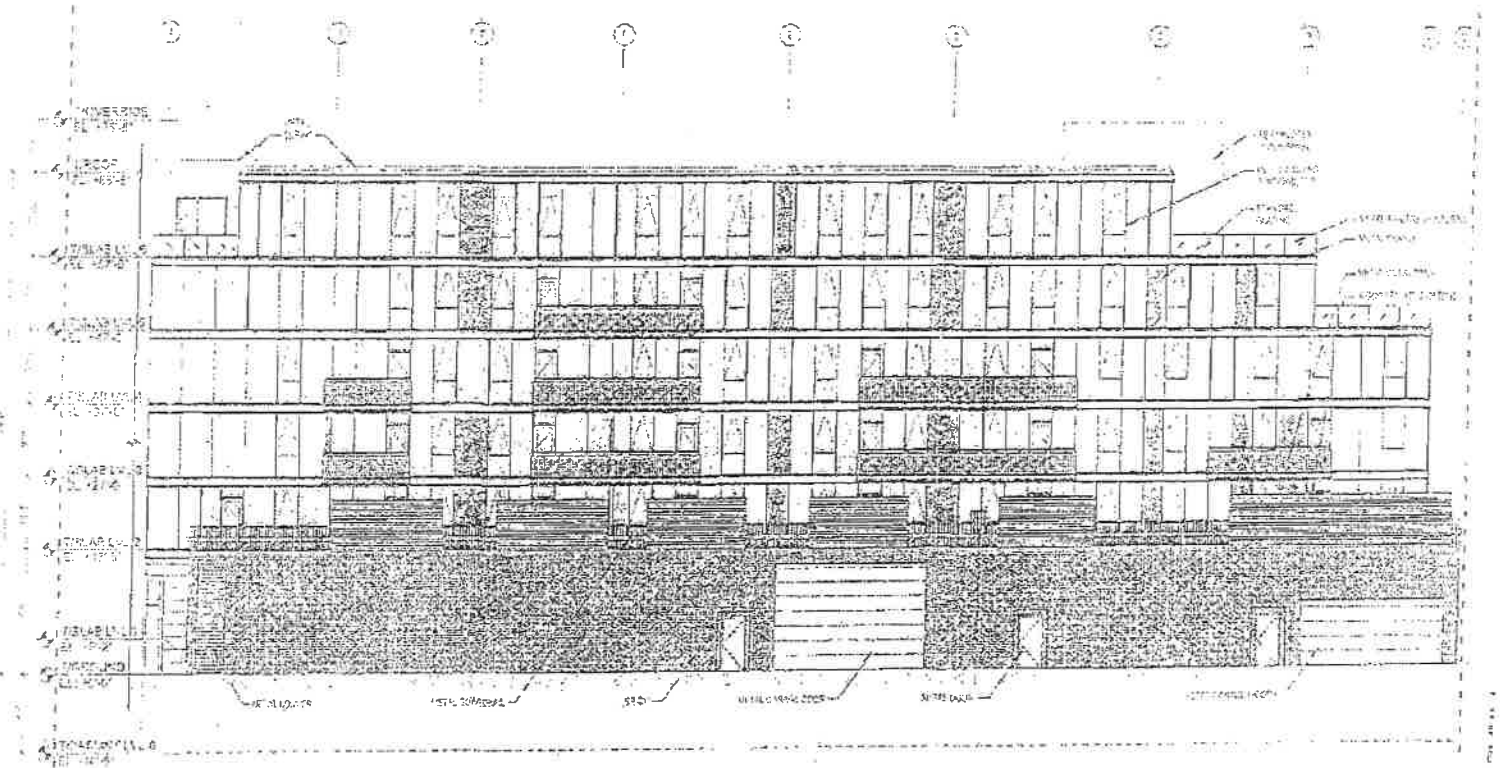


PROPOSED LANDSCAPE / GREEN ROOF PLAN

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016



CIVIL ENGINEER



NORTH ELEVATION

BUILDING 1 ELEVATIONS

APPLICANT: C2 WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016

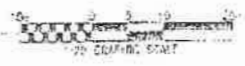




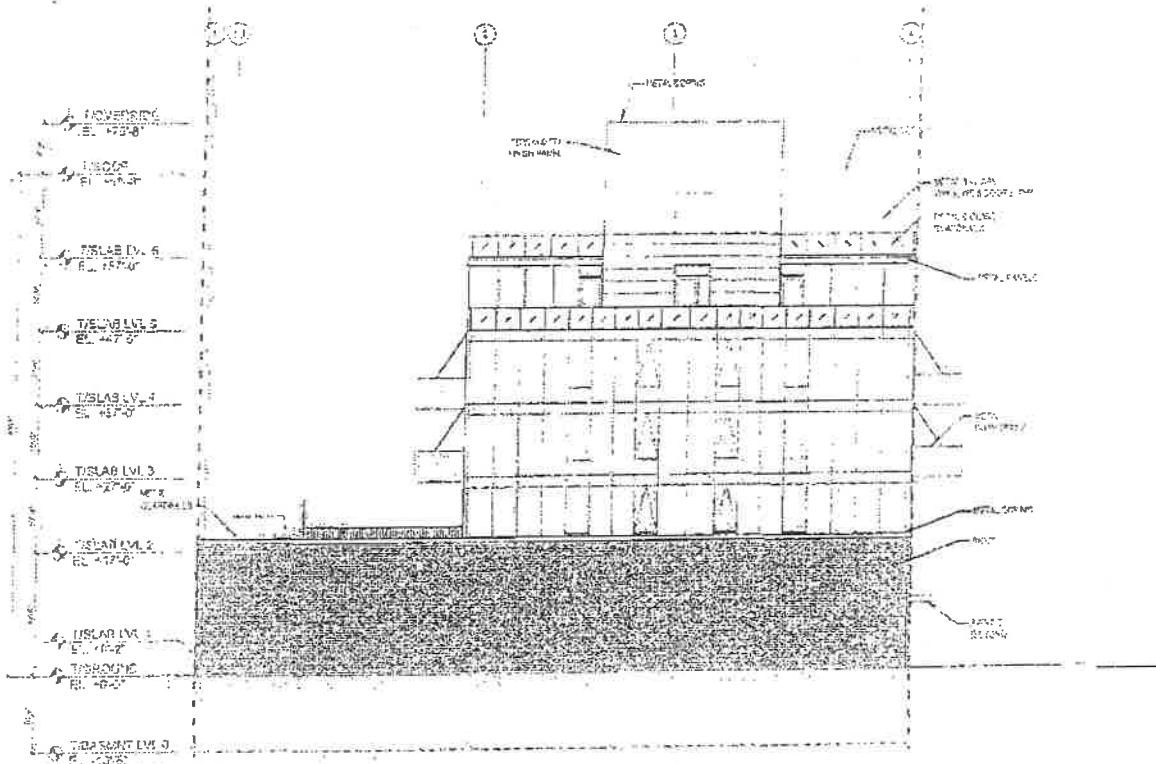
SOUTH ELEVATION

BUILDING 1 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016



1700 N. W. FULLERTON

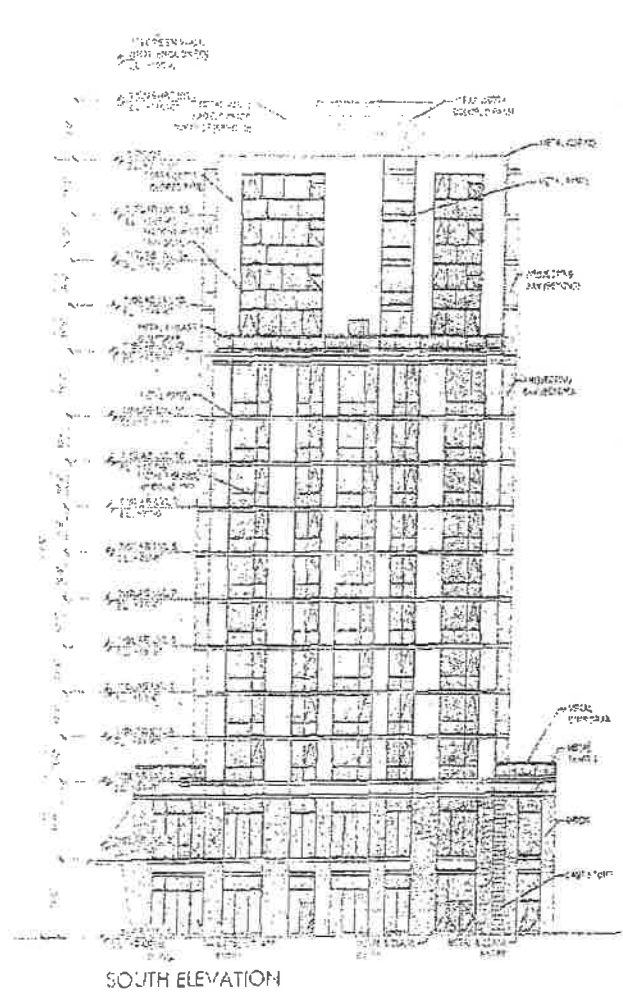


WEST ELEVATION

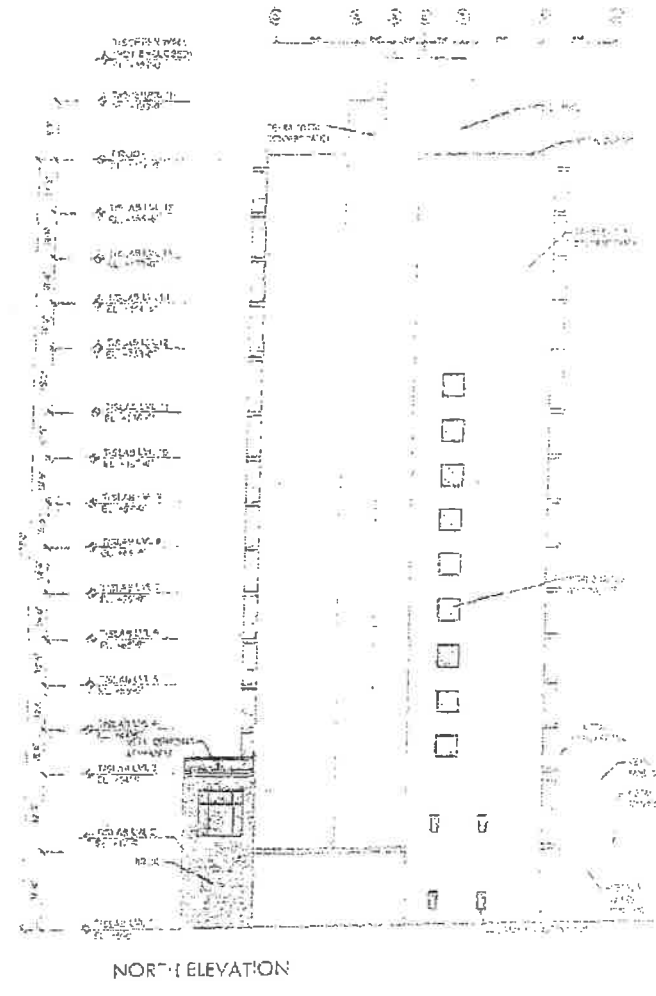
BUILDING 1 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016





SOUTH ELEVATION



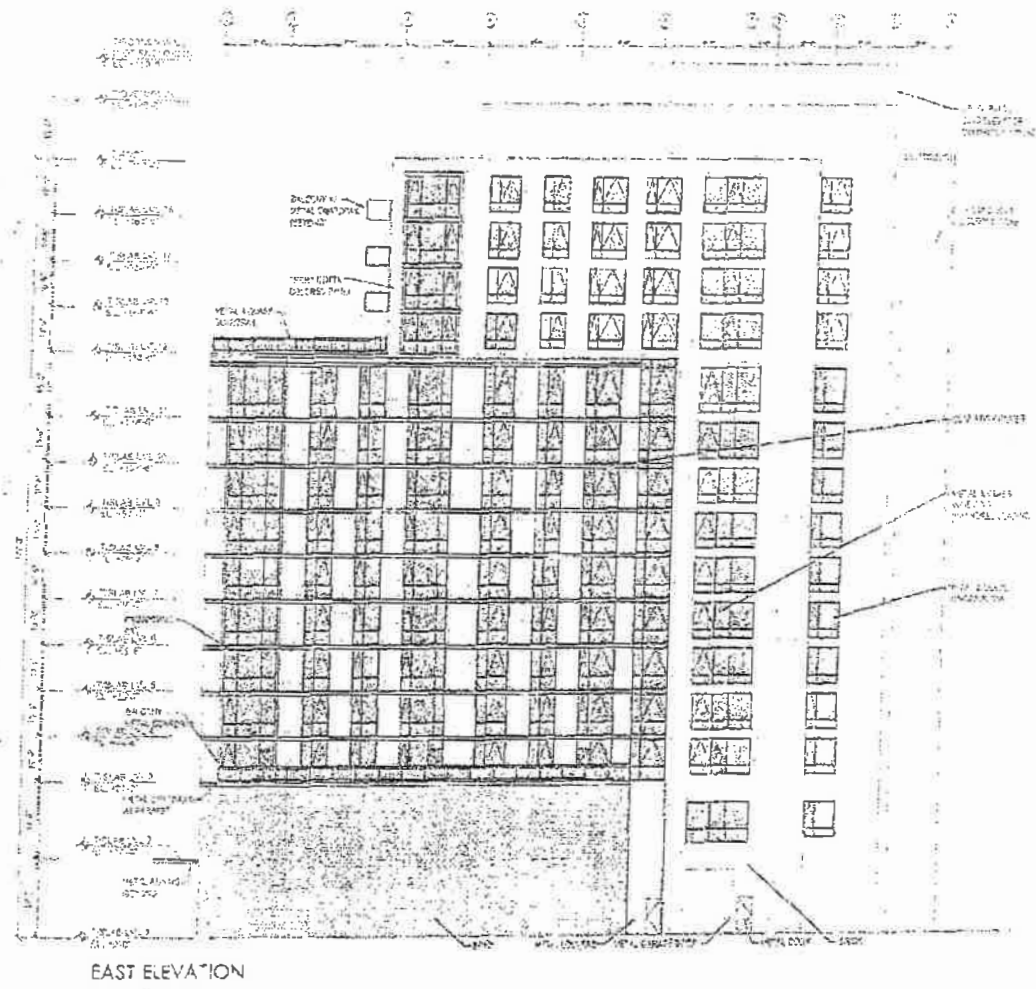
NORTH ELEVATION

BUILDING 2 ELEVATIONS (IN PROGRESS)

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 257-259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION:
 PLANNING COMMISSION:

PHOTO: GUY A. ORLANDI/ISTOCK

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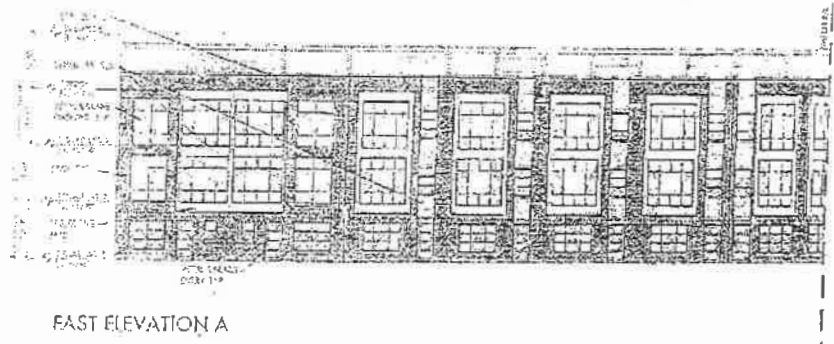


EAST ELEVATION

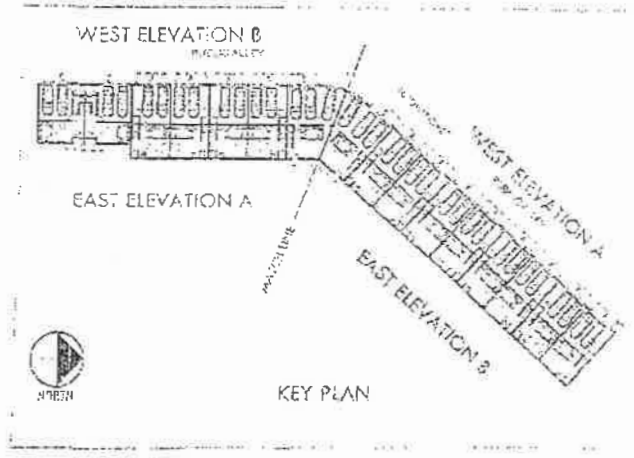
BUILDING 2 ELEVATIONS (IN PROGRESS)

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION:
 PLANNING COMMISSION:

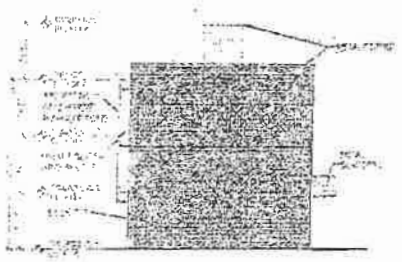




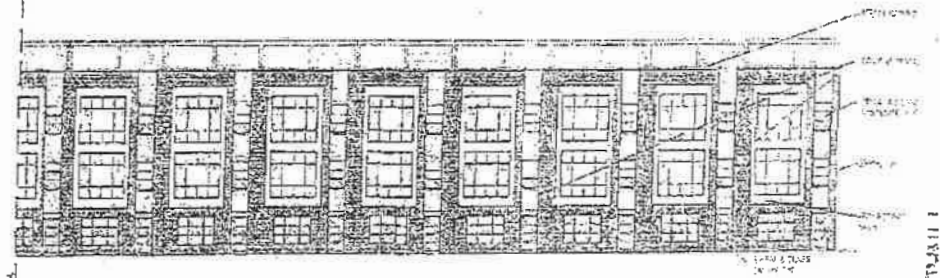
EAST ELEVATION A



KEY PLAN



SOUTH ELEVATION

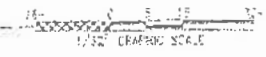


EAST ELEVATION B

ELEVATION ELEVATION

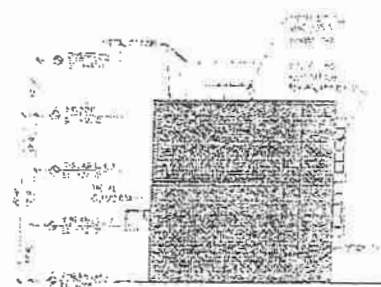
BUILDING 3 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
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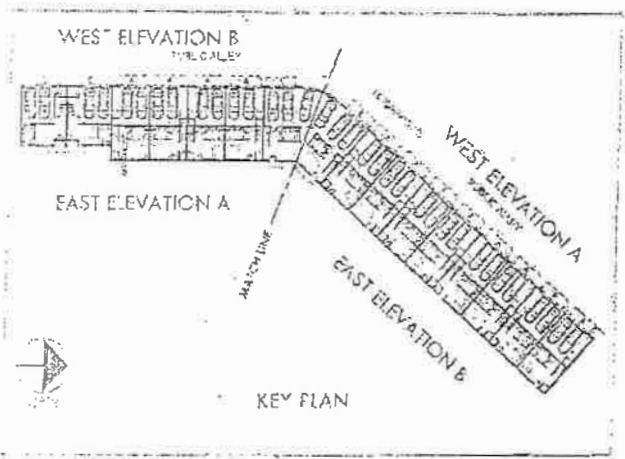




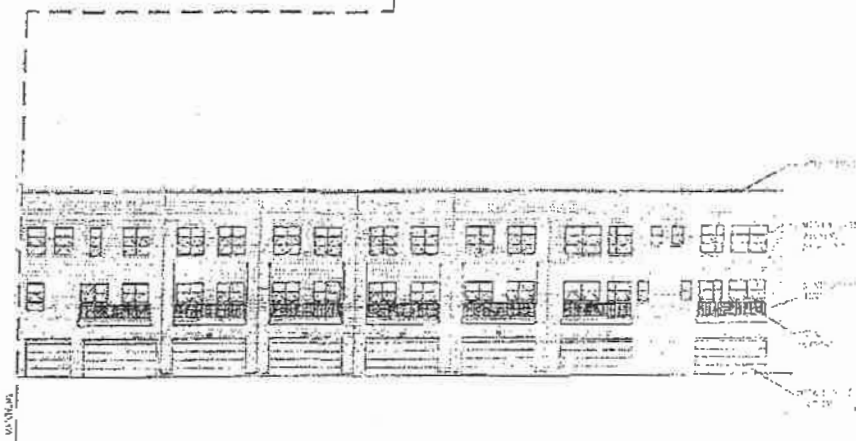
WEST ELEVATION A



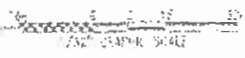
NORTH ELEVATION



KEY PLAN

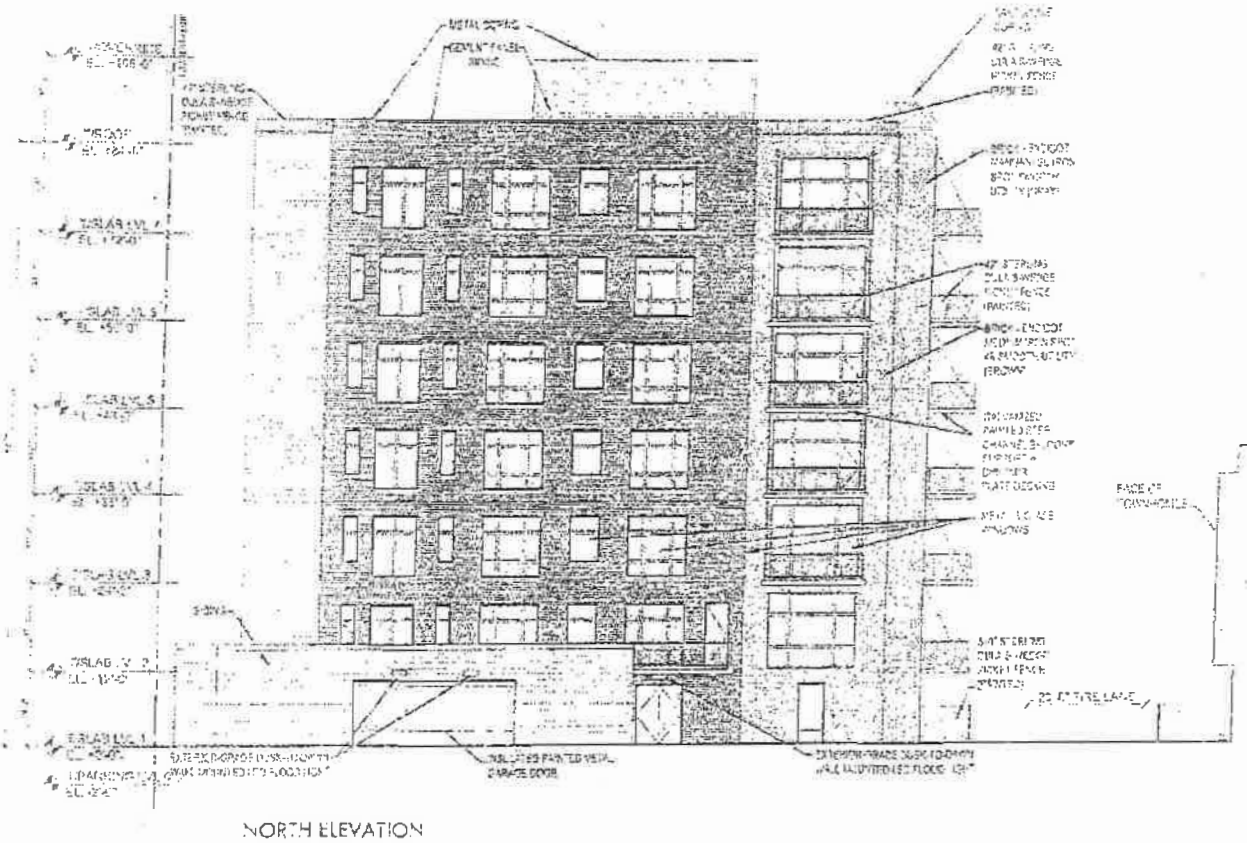


WEST ELEVATION B



BUILDING 3 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION July 21, 2016

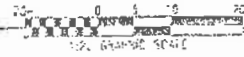


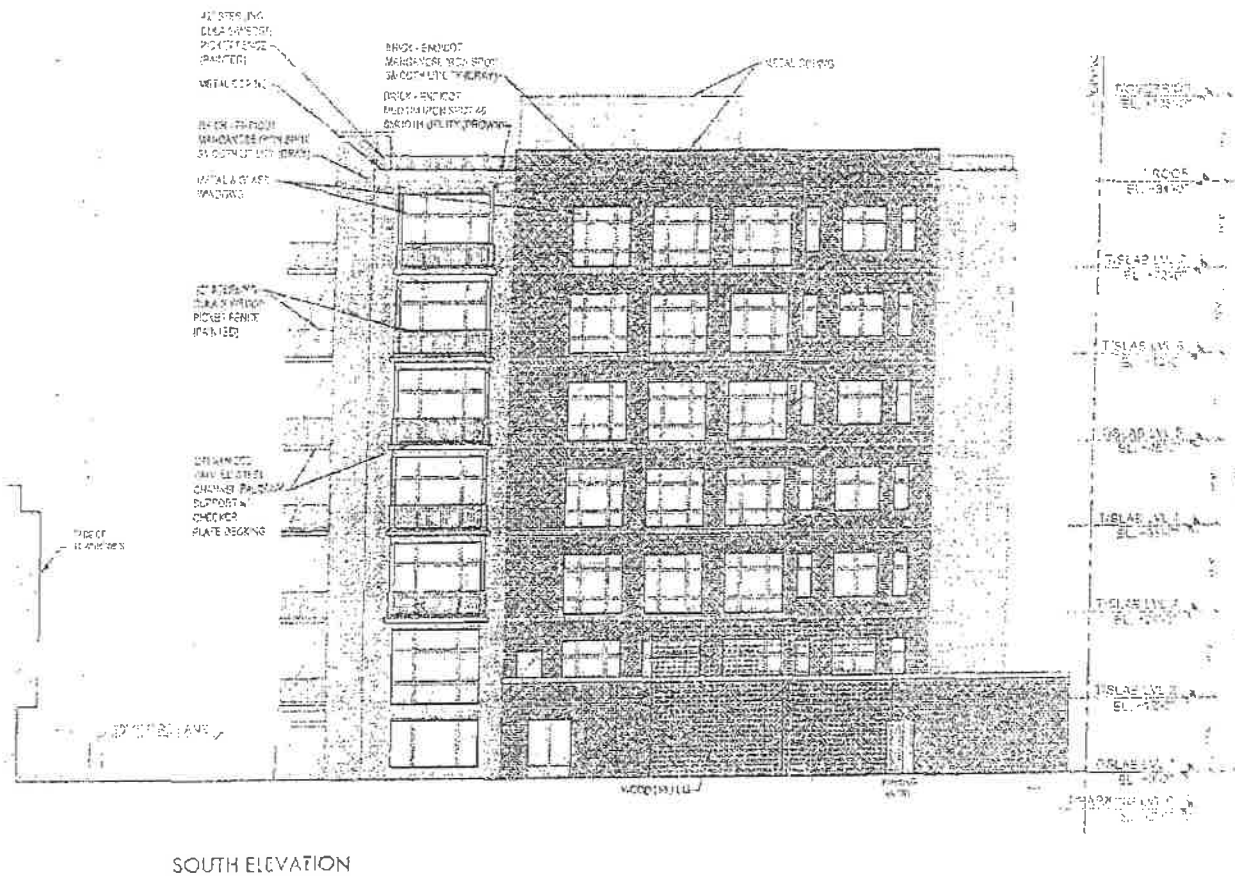
FINAL FOR PUBLICATION

NORTH ELEVATION

BUILDING 4 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016





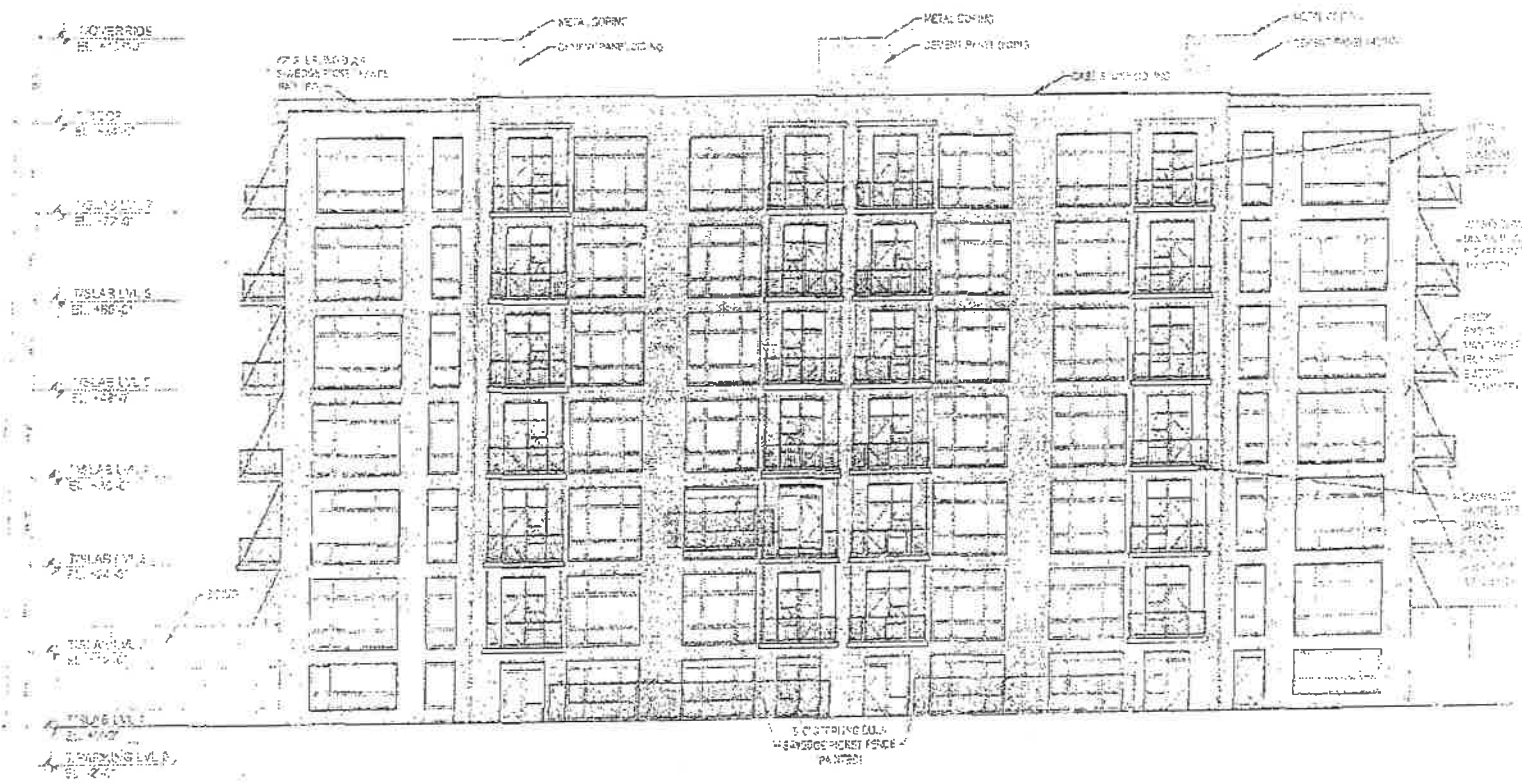
FINAL FOR PUBLICATION

SOUTH ELEVATION

BUILDING 4 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: May 21, 2016





WEST ELEVATION

BUILDING 4 ELEVATIONS

APPLICANT: CF WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 COUNCIL ACTION: 1-21-2016

