

PD 1345

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Reclassification Of Area Shown On Map No. 5-N.
(As Amended)
(Application No. 19687)
(Common Address: 2102 -- 2120 N. Natchez Ave.)

RPD1345,09

[SO2018-4452]

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, be amended by changing all the RT4. Residential Two-Flat, Townhouse and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development Number 1156 and Residential Planned Development Number 1345 District symbols and indications as shown on Map Number 5-N in the area bounded by:

beginning at a line 676.6 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 618.75 feet west of and parallel to North Natchez Avenue; a line from a point 618.75 feet west of North Natchez Avenue and 983.49 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way of North Natchez Avenue to a point 620.39 feet west of North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue and 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured from the westerly right-of-way line of North Natchez Avenue; a line 994.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; North Natchez Avenue; a line 1,031.58 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 150 feet west of and parallel to North Natchez Avenue; a line from a point 150 feet west of North Natchez Avenue and 1,467.02 feet south of the intersection of West Grand Avenue and North Natchez Avenue to a point 1,544.45 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and the westerly right-of-way line of North Natchez Avenue; North Natchez Avenue; a line 1,564.4 feet south of the intersection of West Grand Avenue and North Natchez Avenue as measured at the westerly right-of-way line of North Natchez Avenue and perpendicular thereto; a line 130 feet west of and parallel to North Natchez Avenue; the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists; a line from a point 578.81 feet west of North Natchez Avenue and the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists to a point 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue, said line is located along the northeasterly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way; a line from a point 316.13 feet south of the north right-of-way line of West Dickens Avenue extended and 352.69 feet west of North Natchez Avenue to a

point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue; a line from a point 178.66 feet south of the north right-of-way line of West Dickens Avenue extended and 633.92 feet west of North Natchez Avenue to a point 634.03 feet west of North Natchez Avenue and the north right-of-way line of West Dickens Avenue if extended; and the westerly line of the Dunning Branch Line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way running north to the point of beginning,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications within the area hereinabove described to the designation of Residential Planned Development Number 1345, as amended, which is hereby established in the area above described, subject to such use and bulk regulation as 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 Planned Development No. 1345, As Amended.

Plan Of Development Statements.

- 1 The area delineated herein as Residential Planned Development Number 1345, as amended (the "Planned Development") consists of four hundred seventy thousand six hundred and ninety (470,690) square feet or 10.80 acres of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Mia Property Acquisitions LLC".
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation 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 Planned Development.

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground 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 Chicago Zoning Ordinance.

All streets and alleys within the boundary of this Planned Development are to be private. The Developer/Applicant will be responsible and will provide snow removal, refuse and garbage pick-up and restoration of infrastructure improvements for the private drives and alleys.

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan; Front Building Elevation; Floor Plans; Rear Building Elevation; Side Building Elevations; and Subarea Maps prepared by Axios Architects and Consultants Ltd. and dated September 13, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control
5. The following uses are allowed in the area delineated herein as Residential Planned Development Number 1345, as amended, multi-unit residential buildings (total of 34) containing a maximum of one hundred ninety-five (195) dwelling units, private open space/recreational areas and building; accessory uses and buildings with required off-street parking and loading.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using net site area of 470,690 square feet or 10.80 acres of land area.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the

Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site Plan and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The 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 modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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.
13. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District, M1-1 Limited Manufacturing/Business Park District, M2-2 Light Industry District, Residential Planned Development Number 1156, and Residential Planned Development Number 1345, to a uniform RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and then to Residential Planned Development Number 1345, as amended ("P.D."), 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 (ARO Units) as affordable units; (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. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of [39] units. As a result, the Applicant's affordable housing obligation is four (4) ARO Units (10 percent of 39 rounded up), one (1) of which is Required Units (25 percent of four (4)) Applicant has agreed to satisfy its affordable housing obligation by providing four (4) ARO Units in the rental buildings 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 ARO 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 ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must 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 P.D., 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 13, 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 P.D.

14. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles Promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The development will be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.
16. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the plans, other than Part II Approvals under Section 17-13-0102 of the Zoning Ordinance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured

against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Master Site Plan; Zoning Map; Aerial Map and Proposed Area; Land-Use Map; Site Plan; Landscape Plan; Buildings One, Two, Three and Four Elevations; Buildings Two, Three, Five and Six First Floor Plans; Community Center Site Plan; Building Elevations; and Site Section referred to in these Plan of Development Statements printed on pages 85112 through 85140 of this *Journal*.]

Bulk Regulations and Data Table, 2015 ARO Affordable Housing Profile Form and ARO WEB Form referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. 1345, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:

471,349 square feet

Area in Public Right-of-Way:	659 square feet
Net Site Area:	470,690 square feet
Maximum Floor Area Ratio:	1.0
Maximum Number of Residential Dwelling Units:	A total of 195 dwelling units: 72 dwelling units in Subarea A, 84 dwelling units in Subarea B, and 39 dwelling units in Subarea C.
Number of Off-Street Parking Spaces to be provided:	A total of 240 parking spaces: Subarea A: 96 accessory and non-required accessory parking spaces; Subarea B: 89 accessory and non-required accessory parking spaces; Subarea C: 55 accessory and non-required accessory parking spaces.
Number of Bicycle Parking Spaces Proposed to be provided:	A total of 185 bicycle parking spaces: Subarea A: 60 bicycle parking spaces Subarea B: 70 bicycle parking spaces Subarea C: 55 bicycle parking spaces
Minimum Off-Street Loading Spaces:	1 (Subarea C)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	38 feet as measured by the Chicago Zoning Ordinance

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2015 ARO Affordable Housing Profile Form (AHP)

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

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

DEVELOPMENT INFORMATION

Development Name: Natchez - Railroad

Development Address: TBD

Zoning Application Number, if applicable:

Ward: 29

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

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 Mia Property Acquisitions LLC - Railroad

Developer Contact Bart Przyjemski

Developer Address 3009 W. Montrose Ave. Chicago IL

Email noahproperties2@gmail.com

Developer Phone 773-202-9819

Attorney Name Nick Ftikas

Attorney Phone 312-782-1983

TIMING

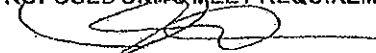
Estimated date marketing will begin July 2019

Estimated date of building permit* November - December 2018

Estimated date ARO units will be complete September 2019

*the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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



 Kara Breems, DPD
 Justin Post

 Developer/Project Manager

9/10/18

 Date
 09.10.2018

 Date





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ARO Web Form

Applicant Contact Information

Name: Bart Przyjmski
Email: noahproperties2@gmail.com

Development Information

Address

Printed Date: 09/11/2018

Number From: 2102 Number To: 2120 Direction: N
Street Name: Natchez Postal Code: 60707

Development Name

Natchez Railroad

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 29 ARO Zone: Higher Income

Details

ARO trigger: ZP
Total units 39
Development type: Rent
TSL project: TSL-or FAR doesn't exceed 3.5
Date submitted: 09/11/2018

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Requirements

Affordable units: 4 *On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 4 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 4 In-Lieu Fee Owed: 0

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All projects with proposed ARD units must complete this tab

	Market Rate Units	Affordable Units
Parking	yes	yes
Laundry	yes	yes
Appliances		
Refrigerator <i>Age/EnergyStar/make/model/color</i>	NEW/ GE/ GSS25GSHSS	NEW/ GE/ GSS25GSHSS
Dishwasher <i>Age/EnergyStar/make/model/color</i>	NEW/ GE/ GDT345PS1S	NEW/ GE/ GDT345PS1S
Stove/Oven - RANGE <i>Age/EnergyStar/make/model/color</i>	new/ GE/ JCG560REKSS	new/ GE/ JCG560REKSS
Microwave <i>Age/EnergyStar/make/model/color</i>	NEW/ GE/ JNM3160RESS	NEW/ GE/ JNM3160RESS
Bath room(s) <i>how many?</i>	2	2
<i>Half bath? Full bath?</i>		
Kitchen countertops <i>material</i>	quartz	quartz
Flooring <i>material</i>	laminatb/ carpet	laminatb/ carpet
HVAC	central	central
Other		

Project Name: **Notchex - Railroad**

Zoning Application number, if applicable: _____

Address: **TBD**

Is this a For Sale or Rental Project? **Rental**

Anticipated average psf rent/price? _____

Total Units In Project	39
Total Affordable units	4

unit type	market rate			ARD			affordable p.v. market square footage*
	how many?	% of total	avg square footage	how many?*	% of total	avg. square footage	
studio	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!
one-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!
two-bed	35	100%	1,138	4	100%	1,138	100%
three-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!
four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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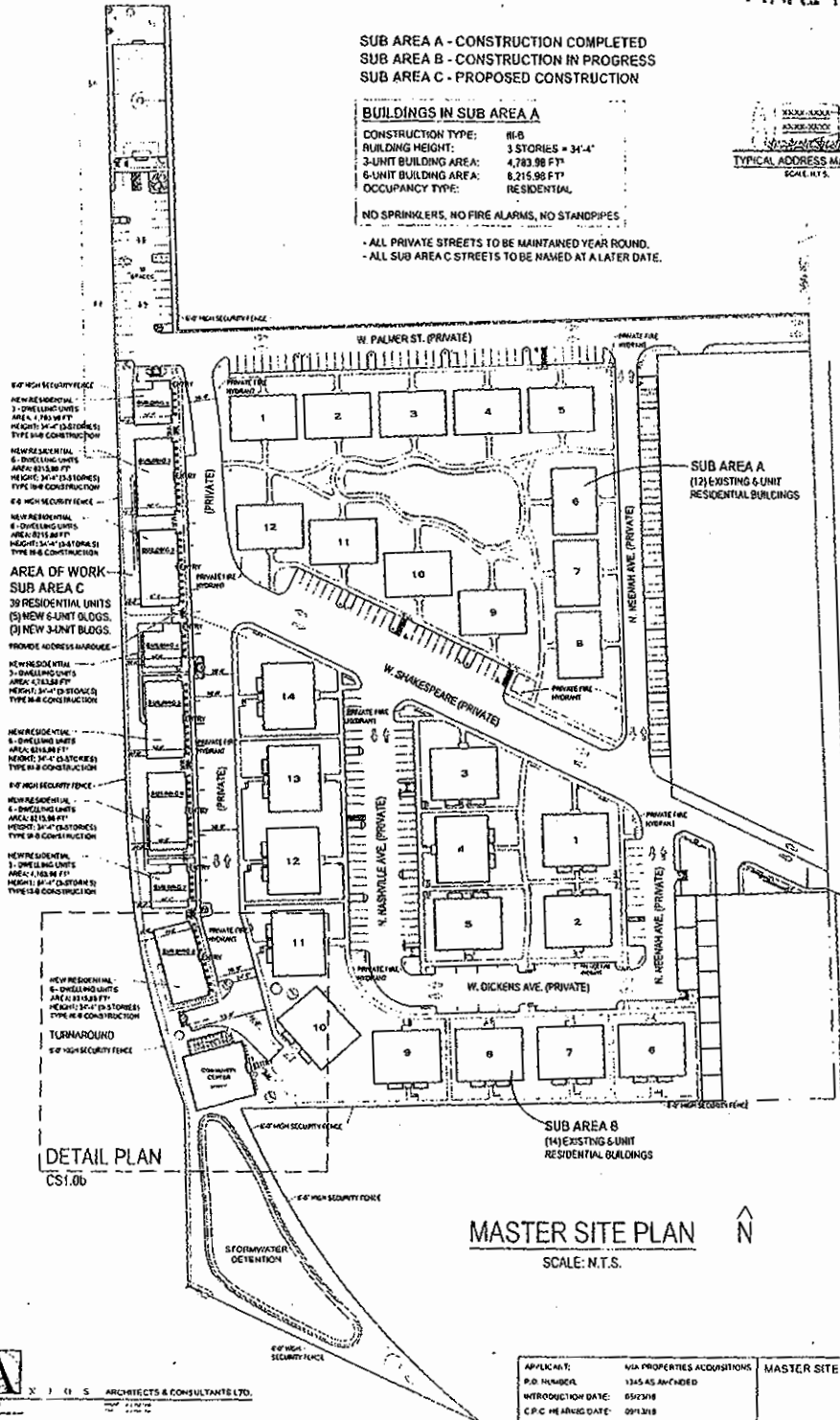
SUB AREA A - CONSTRUCTION COMPLETED
SUB AREA B - CONSTRUCTION IN PROGRESS
SUB AREA C - PROPOSED CONSTRUCTION

BUILDINGS IN SUB AREA A

CONSTRUCTION TYPE: III-B
BUILDING HEIGHT: 3 STORIES + 3'-4"
3-UNIT BUILDING AREA: 4,783.98 FT²
6-UNIT BUILDING AREA: 8,215.98 FT²
OCCUPANCY TYPE: RESIDENTIAL

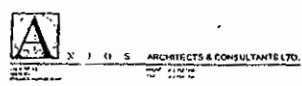
NO SPRINKLERS, NO FIRE ALARMS, NO STANDPIPES

- ALL PRIVATE STREETS TO BE MAINTAINED YEAR ROUND.
- ALL SUB AREA C STREETS TO BE NAMED AT A LATER DATE.



DETAIL PLAN
CS1.0b

MASTER SITE PLAN
SCALE: N.T.S.



APPLICANT:	NOV PROPERTIES ACQUISITIONS	MASTER SITE PLAN
P.D. NUMBER:	1345 AS AMENDED	
INTRODUCTION DATE:	05/20/18	
C.P.C. HEARING DATE:	09/13/18	

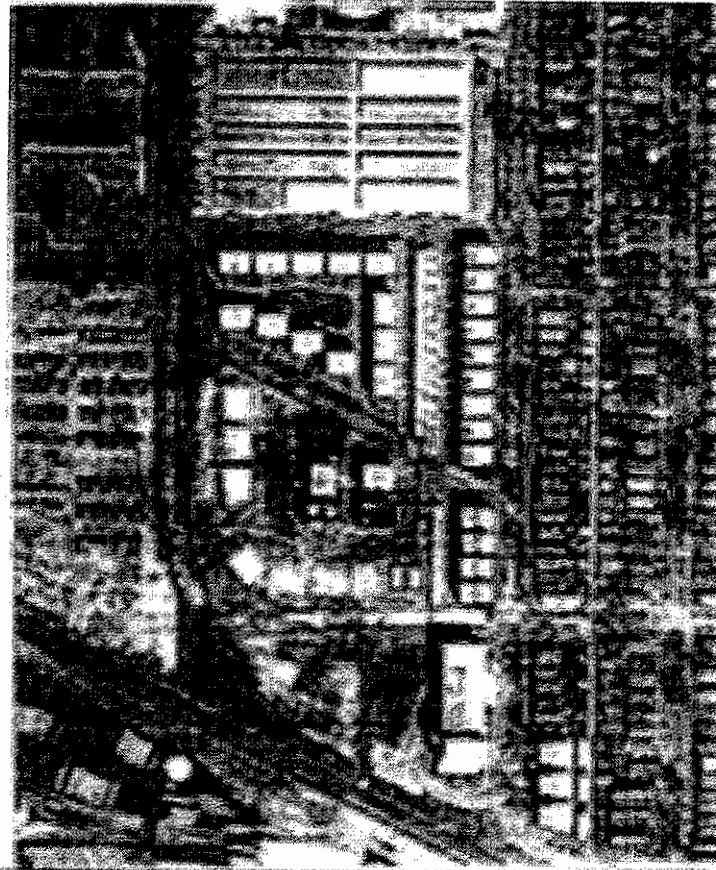
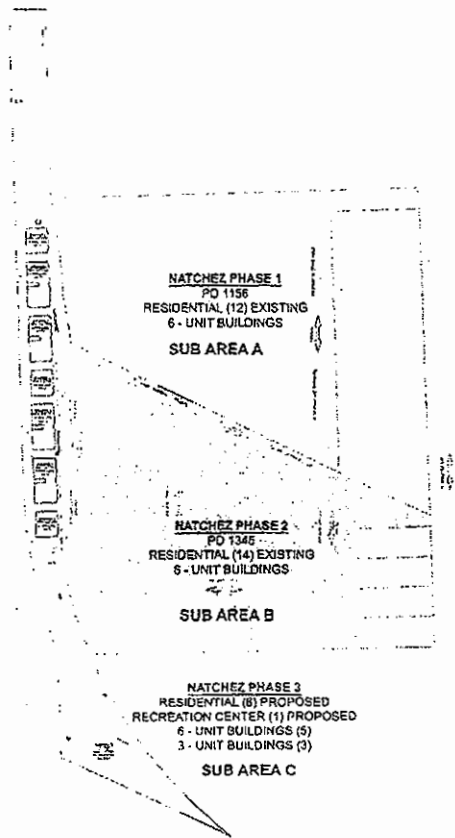
CS1.0a


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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

9/20/2018

REPORTS OF COMMITTEES




AERIAL MAP AND PROPOSED AREA
CONSULTANTS

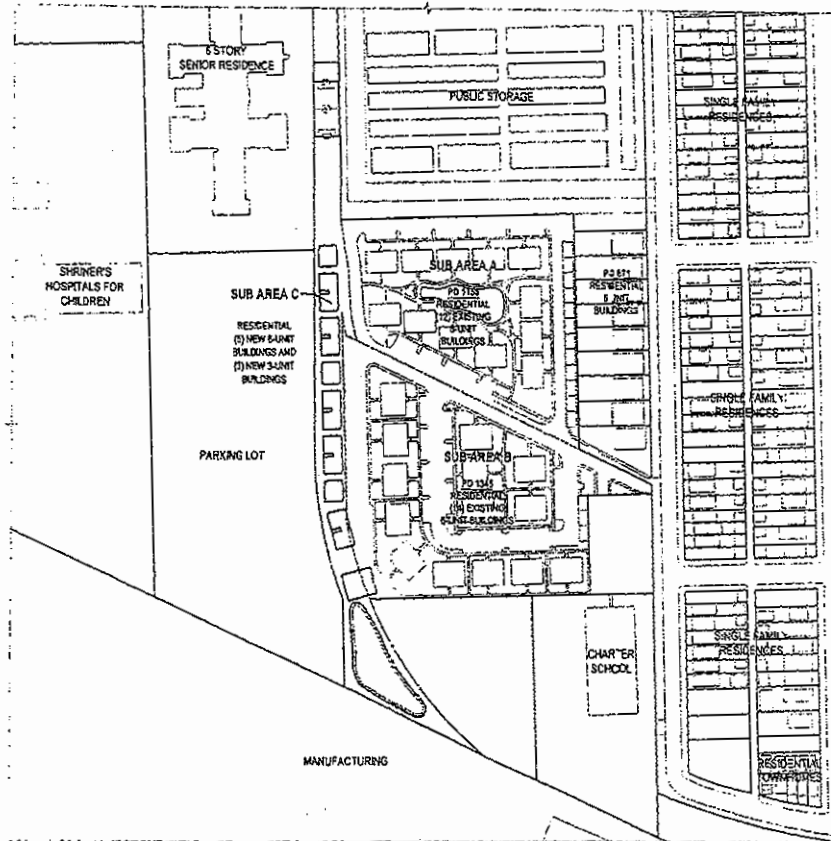
APPLICANT:	MAP PROPERTIES ACQUISITION	AERIAL MAP AND PROPOSED AREA
PREPARED BY:	11/15/18 AS AMENDED	
REVISION DATE:	08/15/18	
DATE OF HEARING DATE:	08/15/18	

P2.0

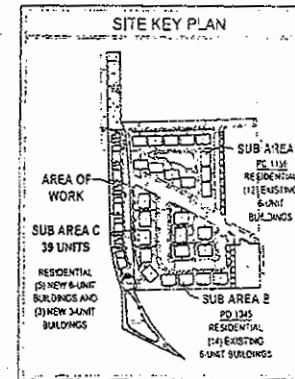
85113

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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LAND USE MAP
NOT TO SCALE



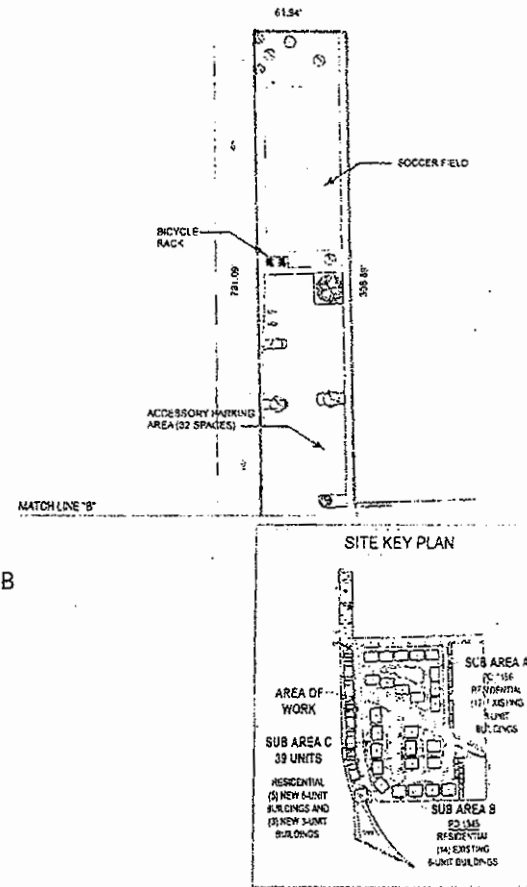
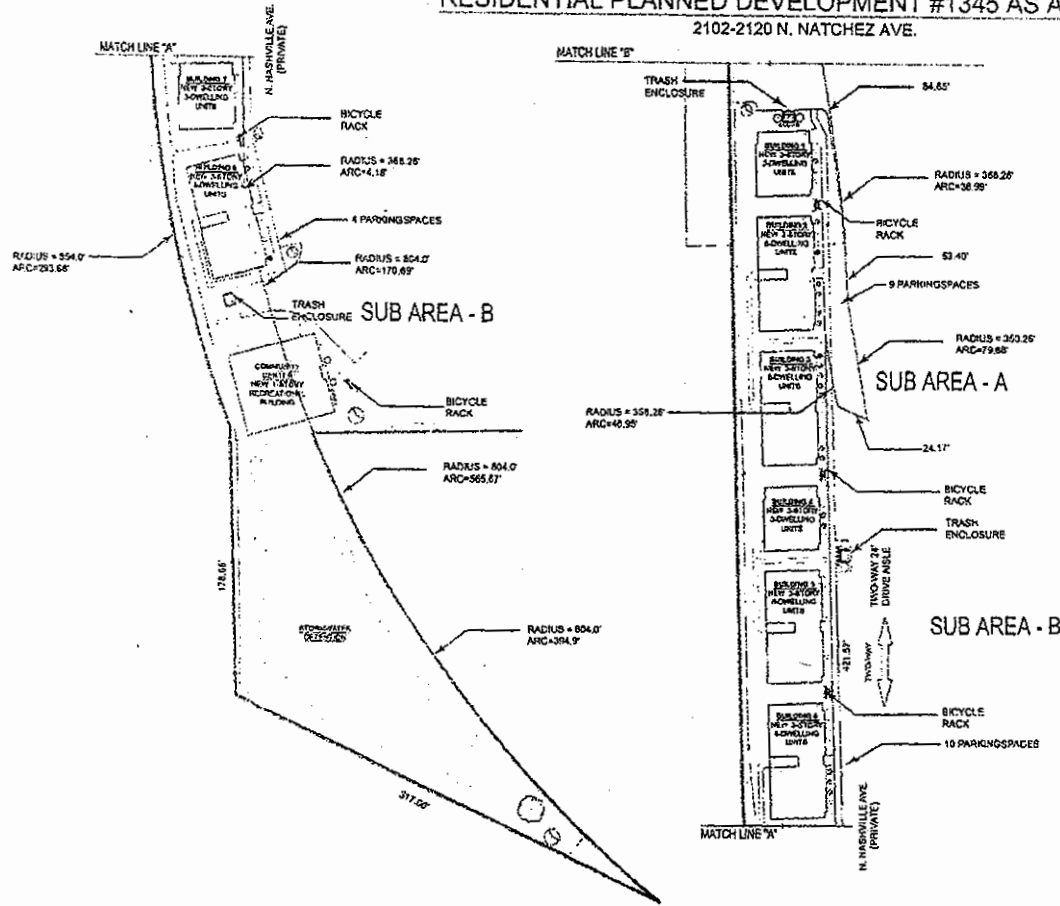
APPLICANT	15A PROPERTIES ACQUISITION-S
P.O. NUMBER	1345 AS AMENDED
INTRODUCTION DATE	09/21/18
C/C# NEAR HOLD DATE	09/12/18

LAND USE MAP

P4.0

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.



APPLICANT: JEA PROJECT #3 ACQUISITION
P.L. NUMBER: 1345 AS AMENDED
INTRODUCTION DATE: 08/27/18
C.P.O. MEETING DATE: 09/12/18

SITE PLAN

P5.0

A
X I O S ARCHITECTS & CONSULTANTS LTD.
2110
1111

9/20/2018

REPORTS OF COMMITTEES

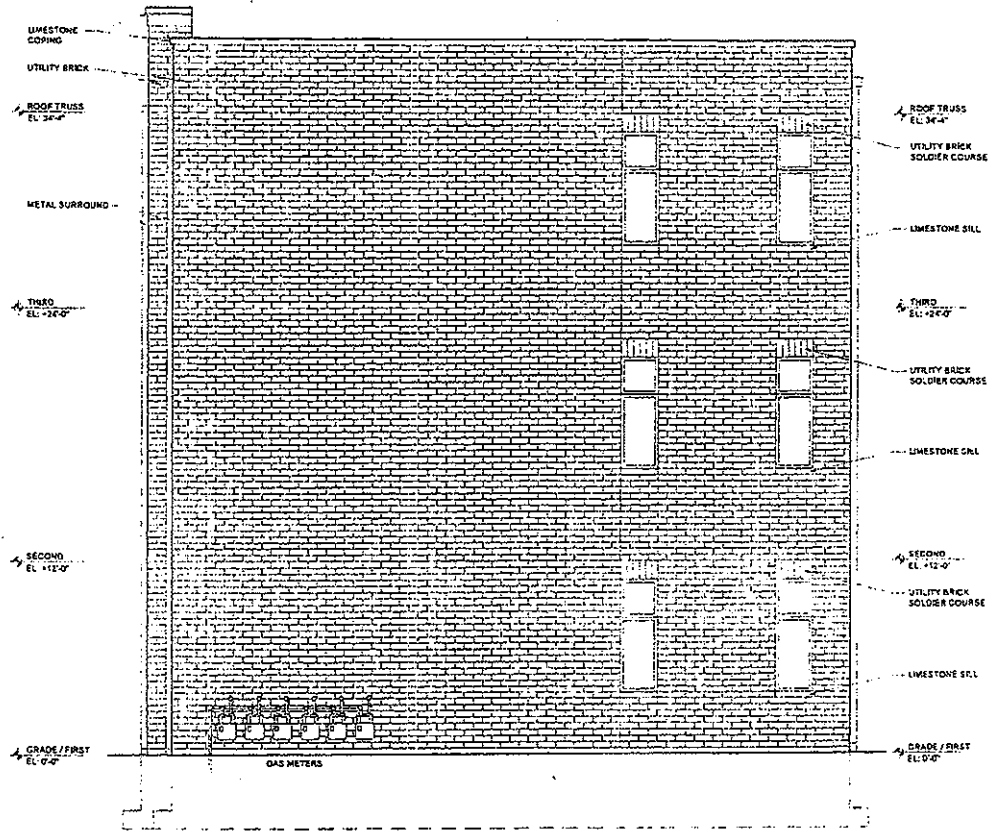
85115

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2120 N. NATCHEZ AVE.

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9/20/2018

REPORTS OF COMMITTEES

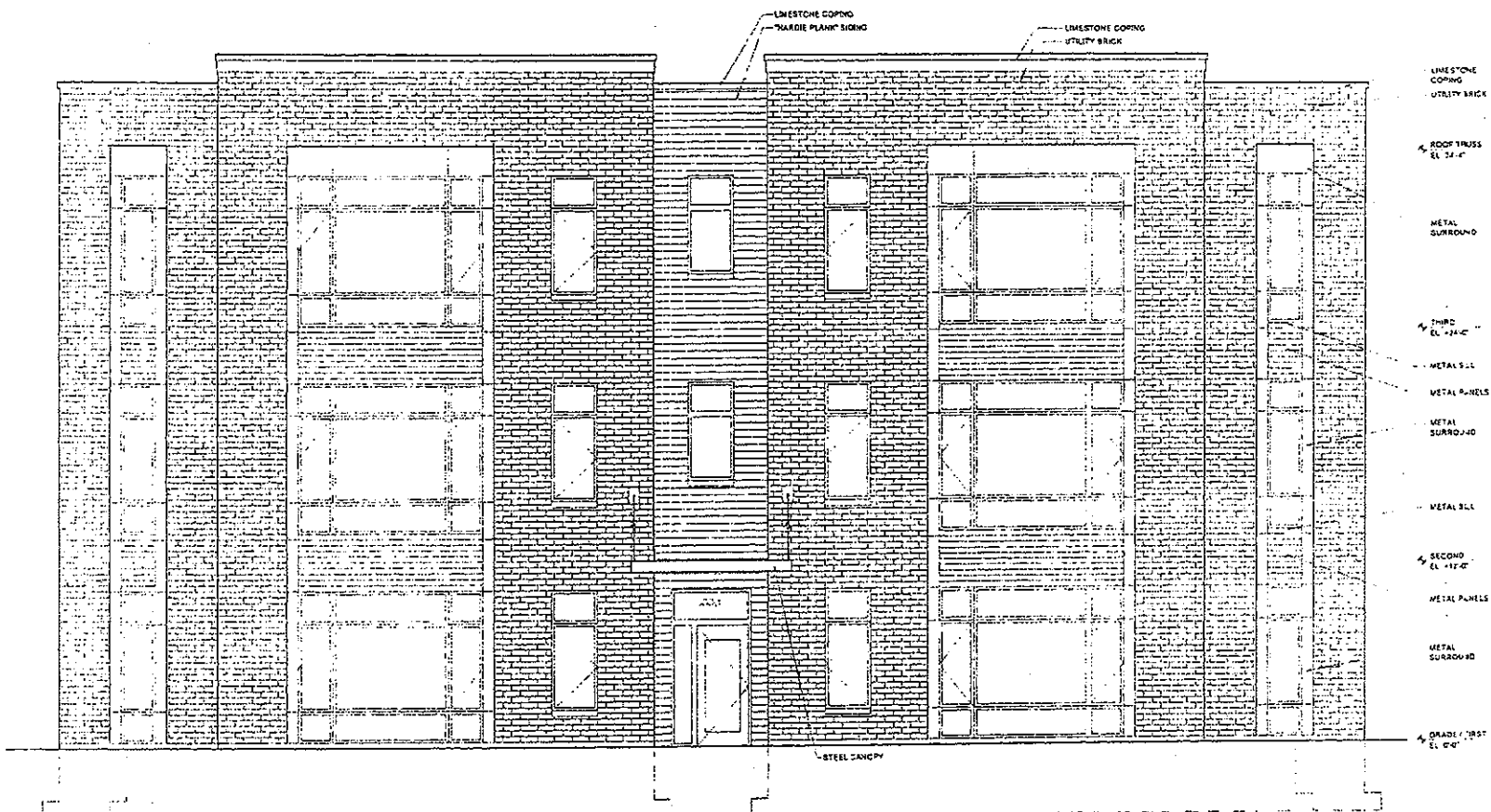


APPLICANT:	604 PROPERTIES ACQUISITIONS	BUILDING 1
P.D. NUMBER:	1345 AS AMENDED	SIDE ELEVATION
INTRODUCTION DATE:	02/21/18	P13.C
C.P.C. HEARING DATE:	09/13/18	

85117

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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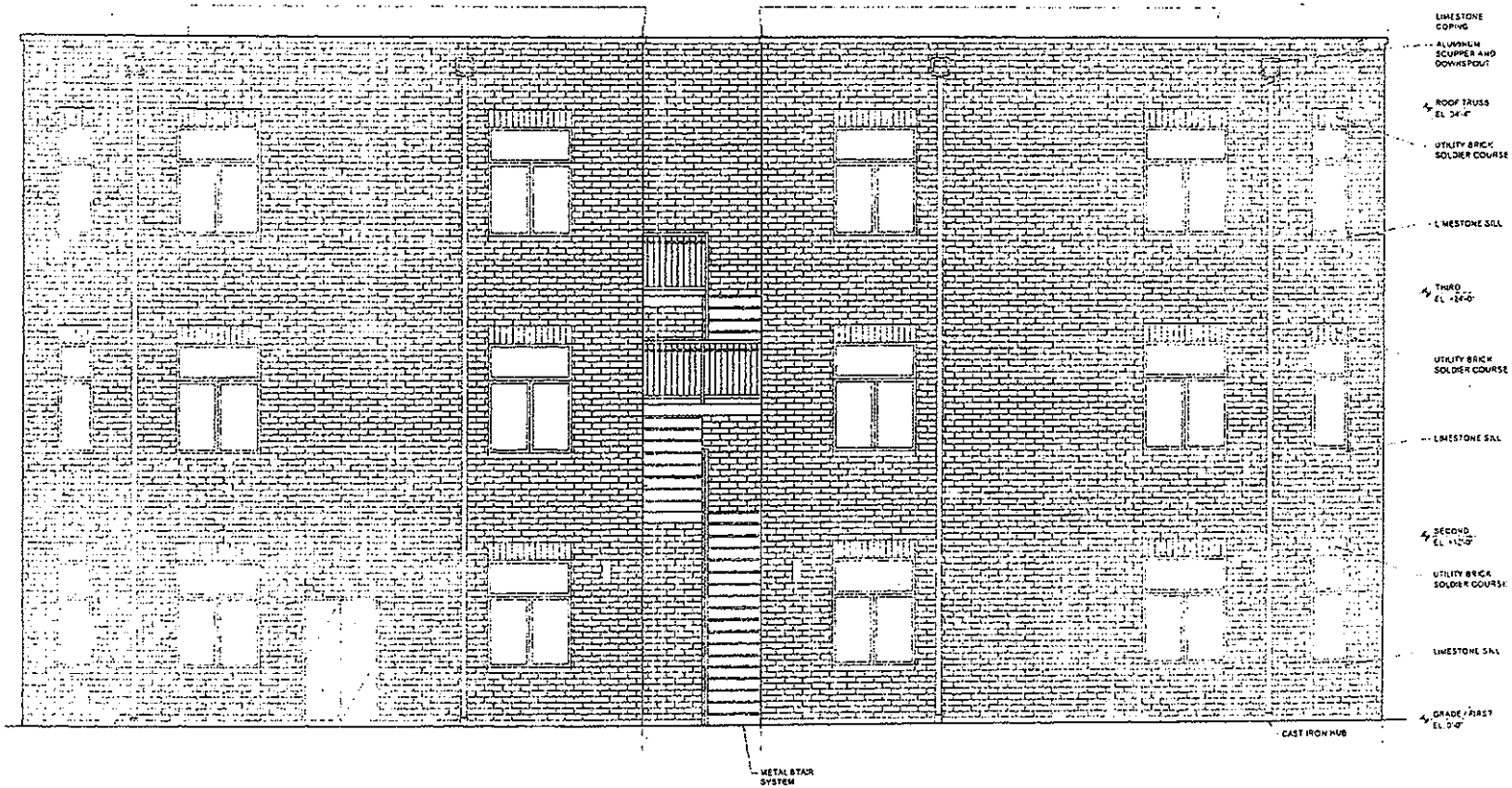


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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

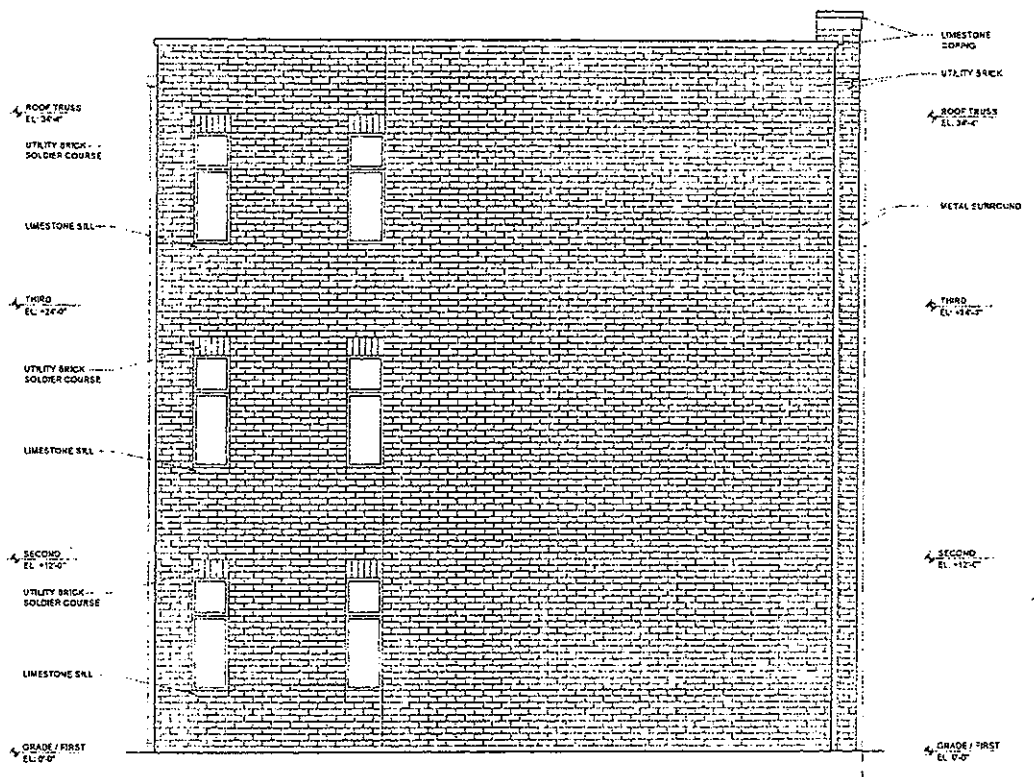
9/20/2018

REPORTS OF COMMITTEES



RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION



APPLICANT	USA PROPERTIES ACQUISITIONS	BUILDING 1	P15.0
P.D. NUMBER	1345 AS AMENDED	SIDE ELEVATION	
INTRODUCED DATE	09/22/18		
C.P.C. HEARING DATE	09/13/18		

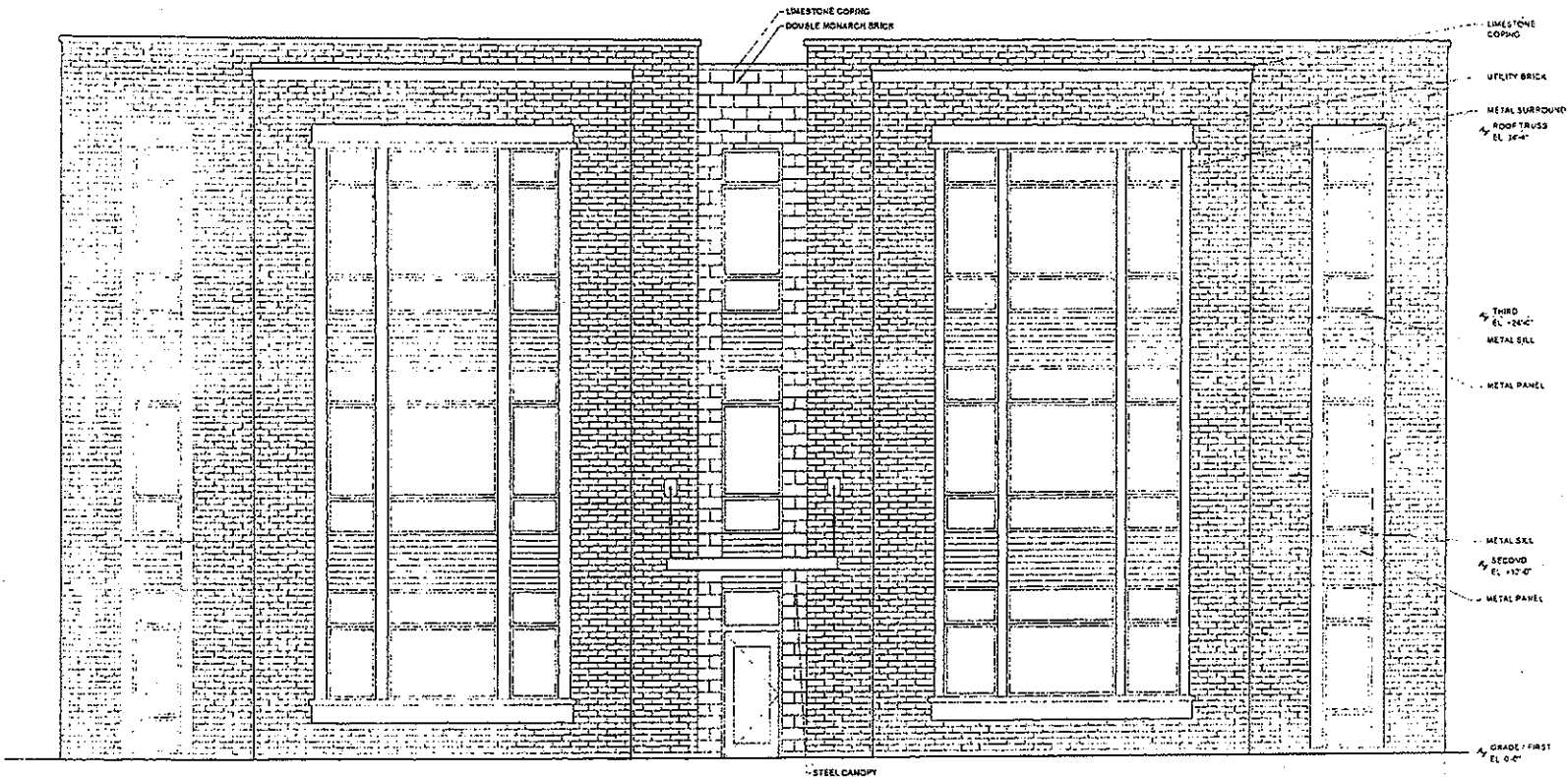
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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9/20/2018

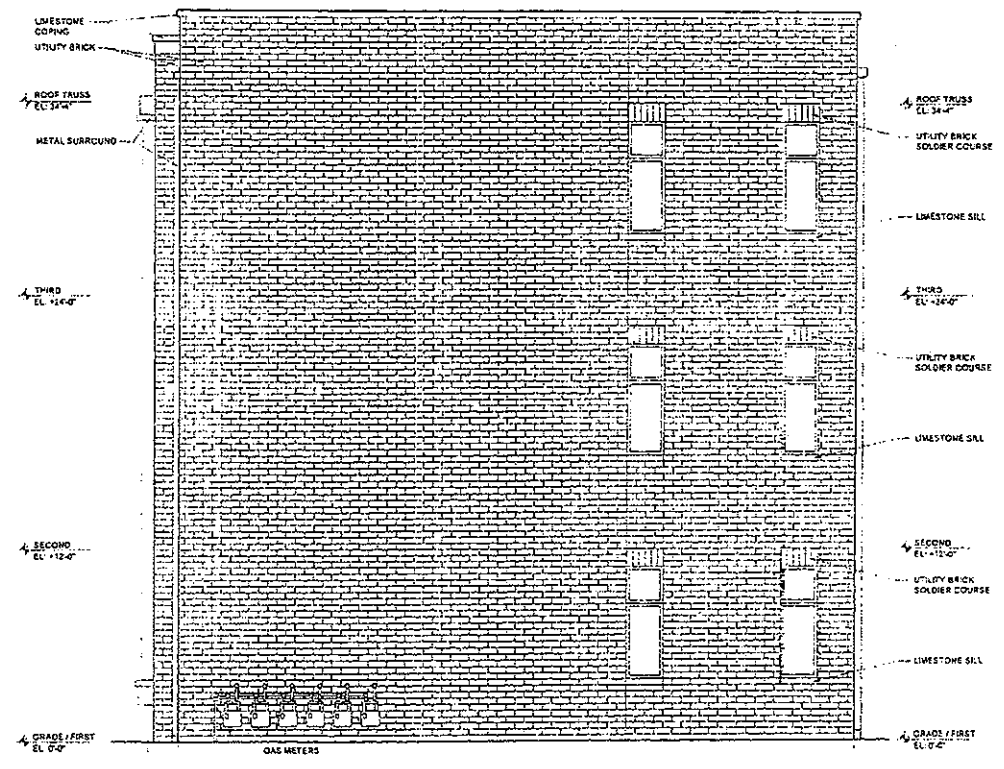
REPORTS OF COMMITTEES

85121



RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION



A N E O S ARCHITECTS & CONSULTANTS LTD.

APPLICANT:	168 PROPERTIES ACQUISITIONS	BUILDING 2
P.D. NUMBER:	158 AS AMENDED	SIDE ELEVATION
MEETING DATE:	05/01/18	
C.P.C. HEARING DATE:	09/19/18	

P20.C

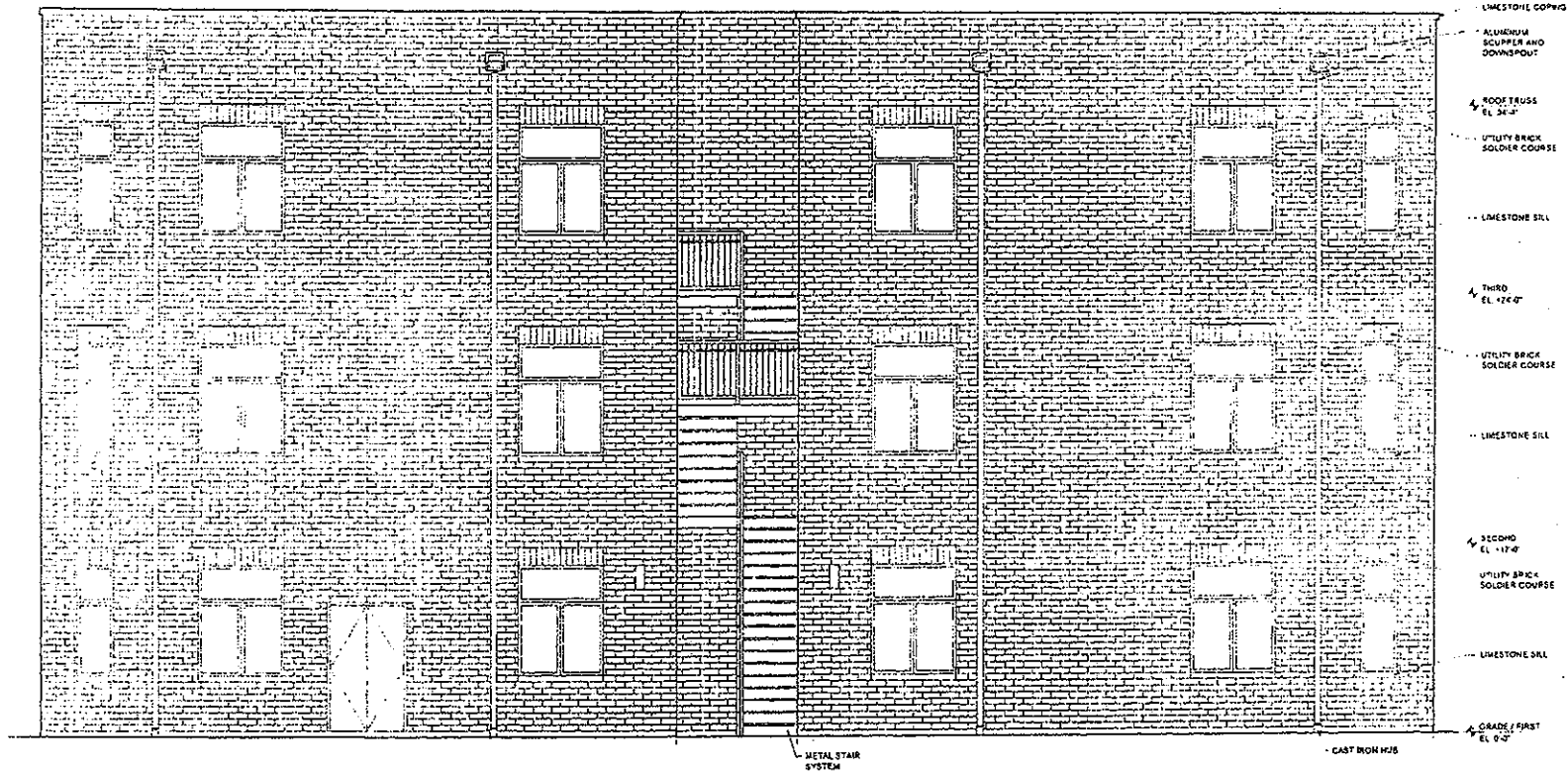
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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9/20/2018

REPORTS OF COMMITTEES

85123



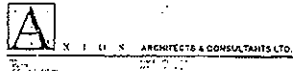
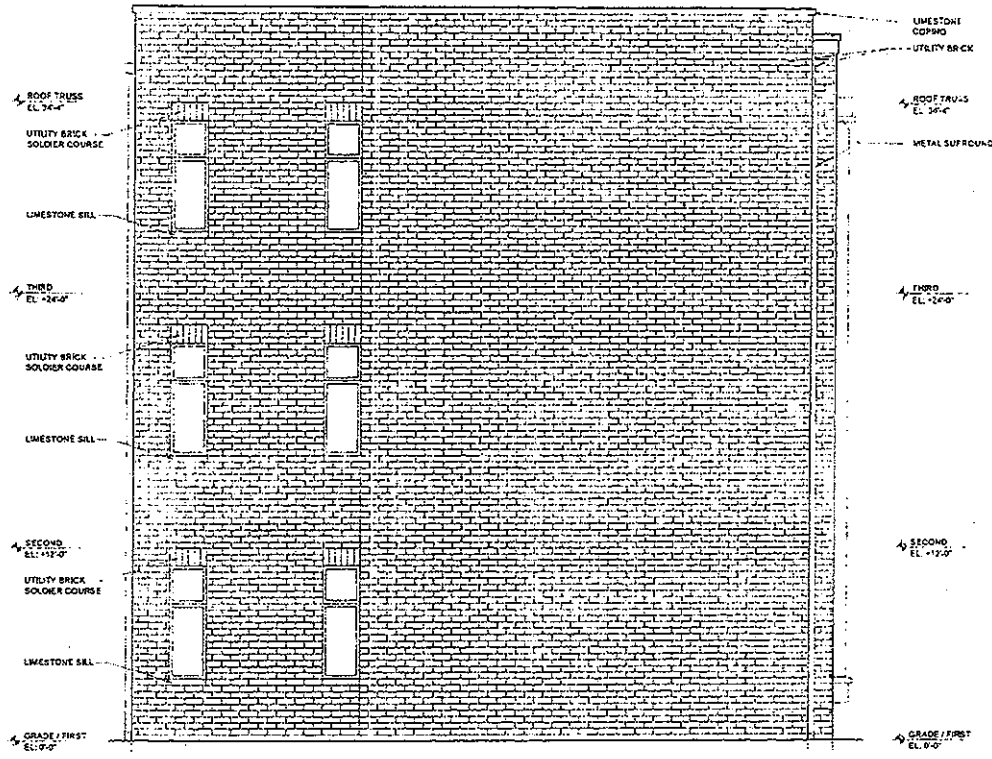
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2' 23' N. NATCHEZ AVE.

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85124

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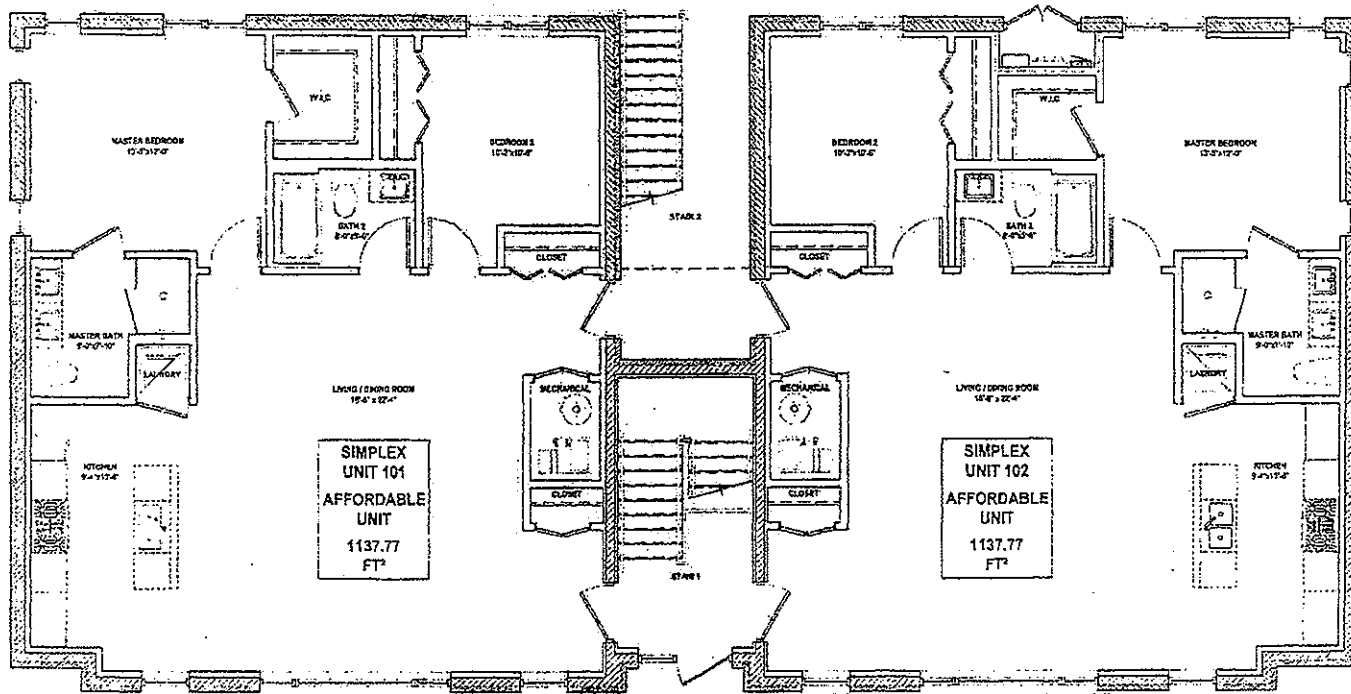
9/20/2018



APPLICANT:	11A PROPERTIES ACQUISITIONS	BUILDING 2
P.D. NUMBER:	1345 AS AMENDED	SIDE ELEVATION
INTRODUCTION DATE:	09/20/18	P22.C
C.P.C. HEARING DATE:	09/20/18	

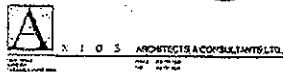
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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.



Bldg 2

FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



PROJECT:	2102-2120 N. NATCHEZ AVE.	BUILDING 3	P23.0
DATE:	08/11/18	FIRST FLOOR PLAN	
BY:	AD		
CHECKED BY:	AD		

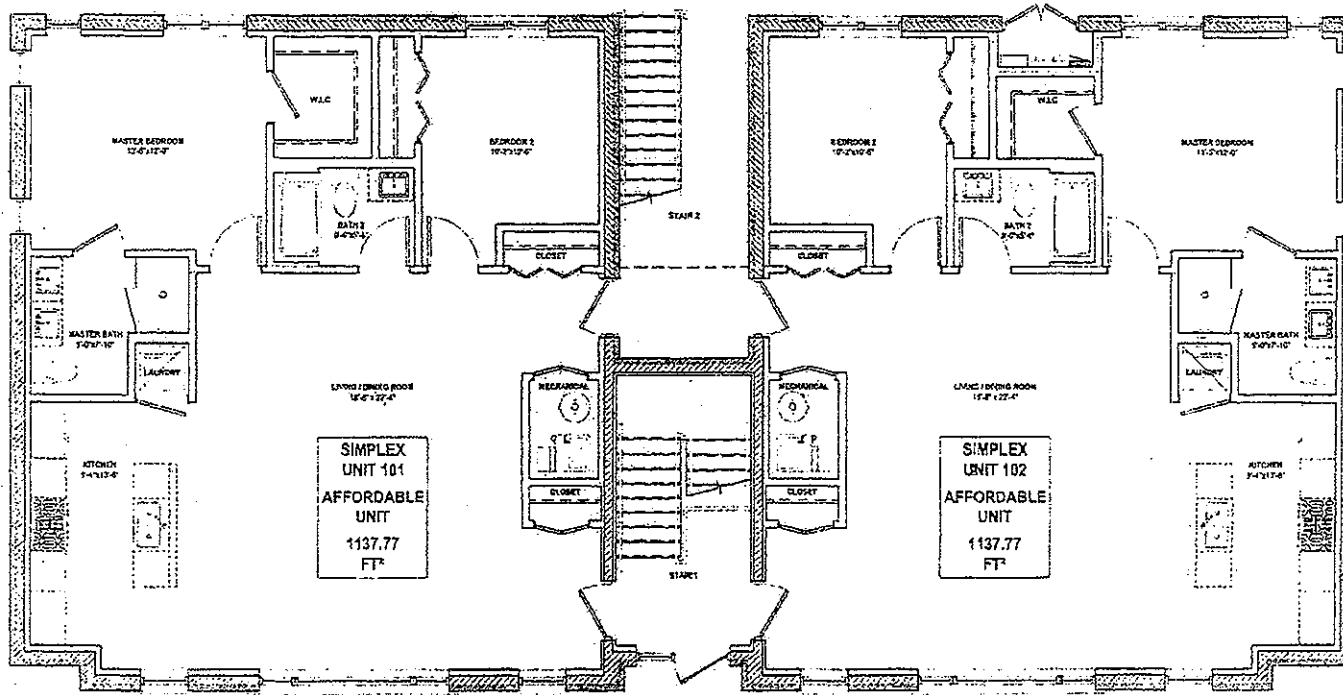
9/20/2018

REPORTS OF COMMITTEES

85125

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.



Bldg 3

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A X T O S ARCHITECTS & CONSULTANTS LTD.
2102 N. NATCHEZ AVE. CHICAGO, IL 60614
TEL: 312.261.1100 FAX: 312.261.1101

PROJECT:	RESIDENTIAL DEVELOPMENT	BUILDING 3	P23.0
DATE:	09/20/2018	FIRST FLOOR PLAN	

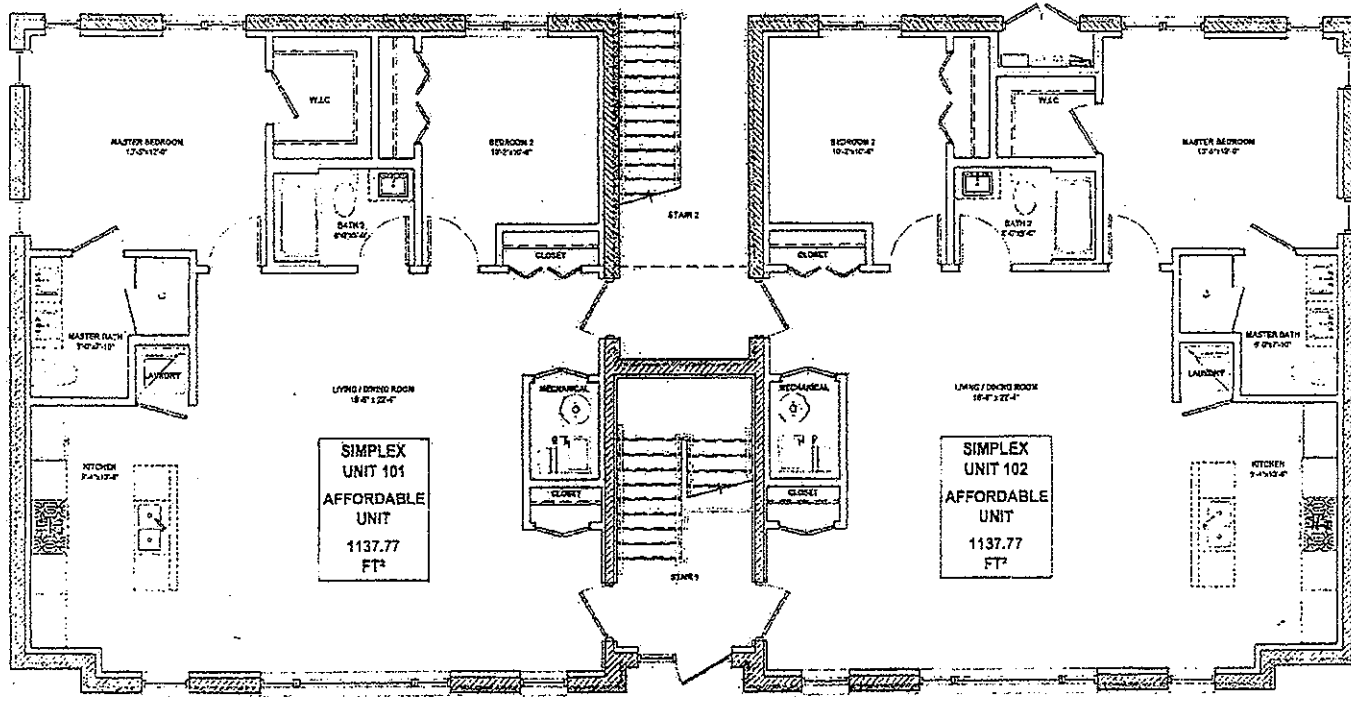
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9/20/2018

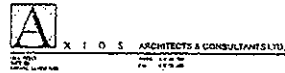
FINAL FOR PUBLICATION

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.



Bldg 5

FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



Project:	RESIDENTIAL DEVELOPMENT	BUILDING 3	P23.0
Client:	...	FIRST FLOOR PLAN	
Architect:	...		
Date:	...		

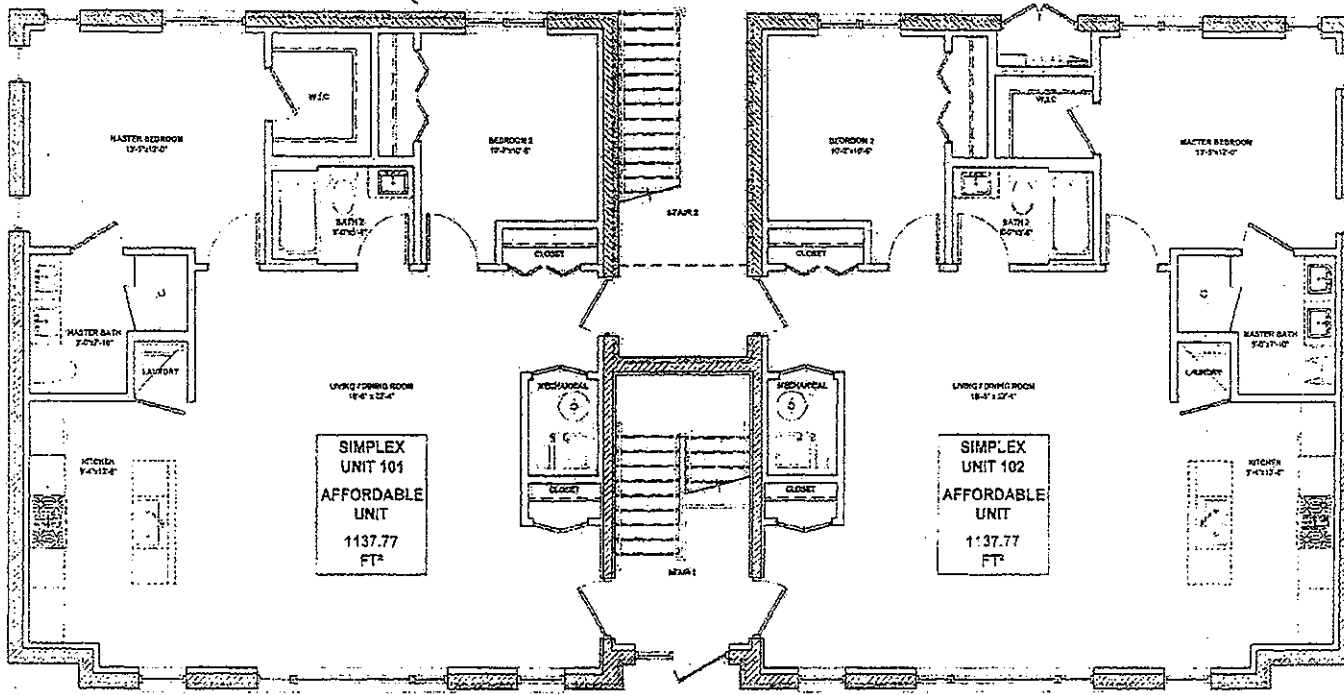
9/20/2018

REPORTS OF COMMITTEES

85127

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.



Bldg 6

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A X I O S ARCHITECTS & CONSULTANTS LTD.
1000 N. LA SALLE ST. CHICAGO, IL 60610
TEL: 312.467.1000 FAX: 312.467.1001

PROJECT	RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED	DATE	09/20/2018
OWNER	CHICAGO HOUSING DEVELOPMENT CORPORATION	SCALE	1/8" = 1'-0"
DESIGNER	AXIOS ARCHITECTS & CONSULTANTS LTD.	PROJECT NO.	1345
DATE PLOTTED	09/20/2018	PROJECT NAME	RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED

BUILDING 3
FIRST FLOOR PLAN
P23.0

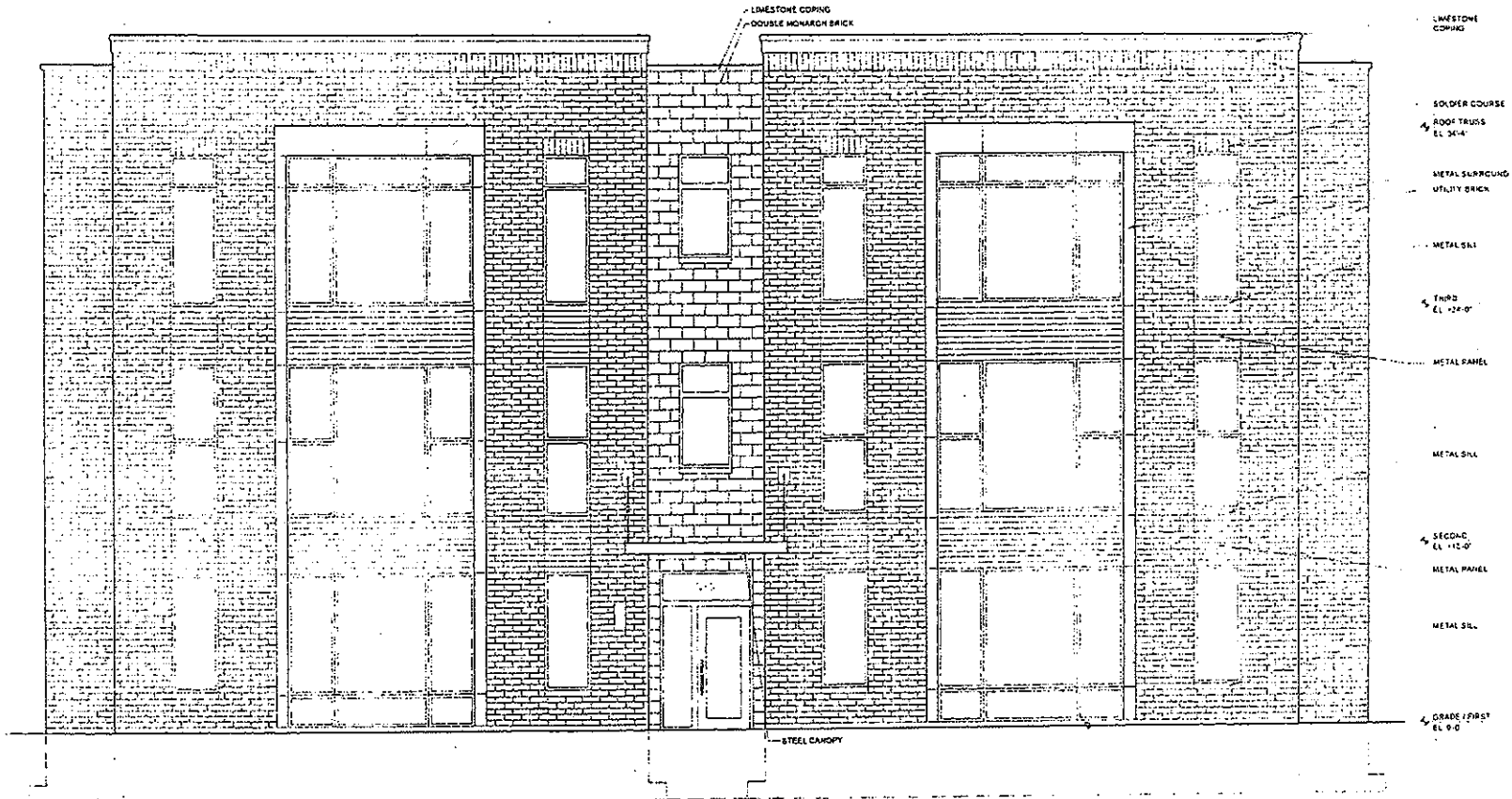
FINAL FOR PUBLICATION

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

9/20/2018

REPORTS OF COMMITTEES

85129



APPLICANT:	S&A PROPERTIES ACQUISITIONS	BUILDING 3
P.O. NUMBER:	1345 AS AMENDED	FRONT ELEVATION
DICTION DATE:	09/27/18	P26.0
E.P.C. HEARING DATE:	09/19/18	

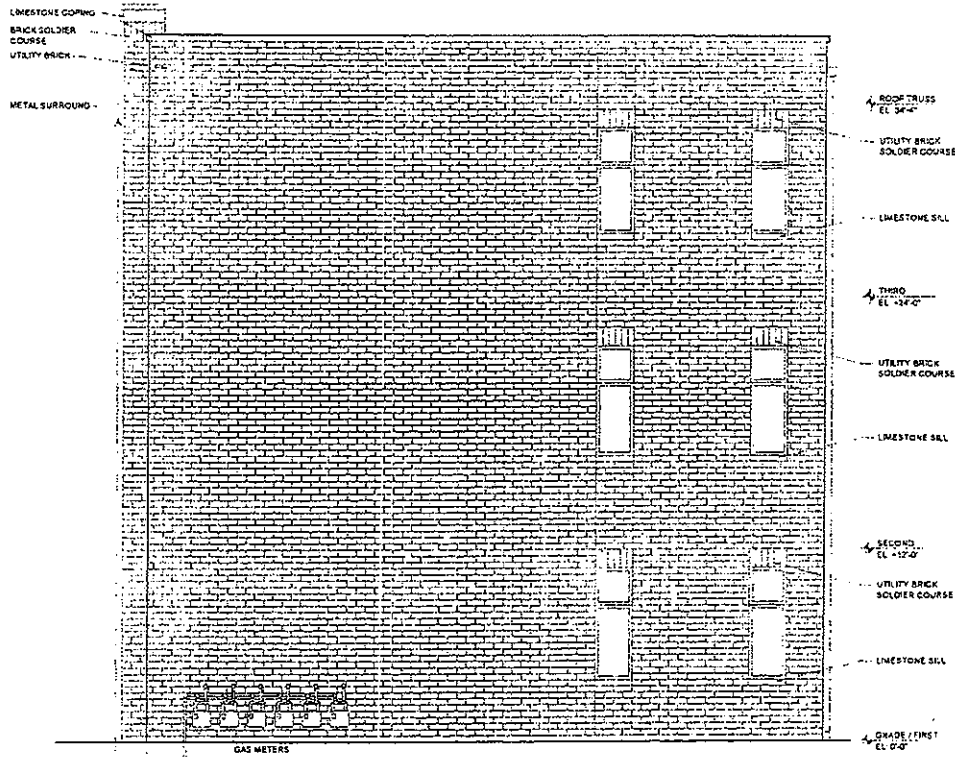
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2120 N. NATCHEZ AVE.

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85130

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9/20/2018



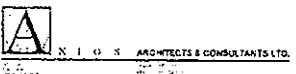
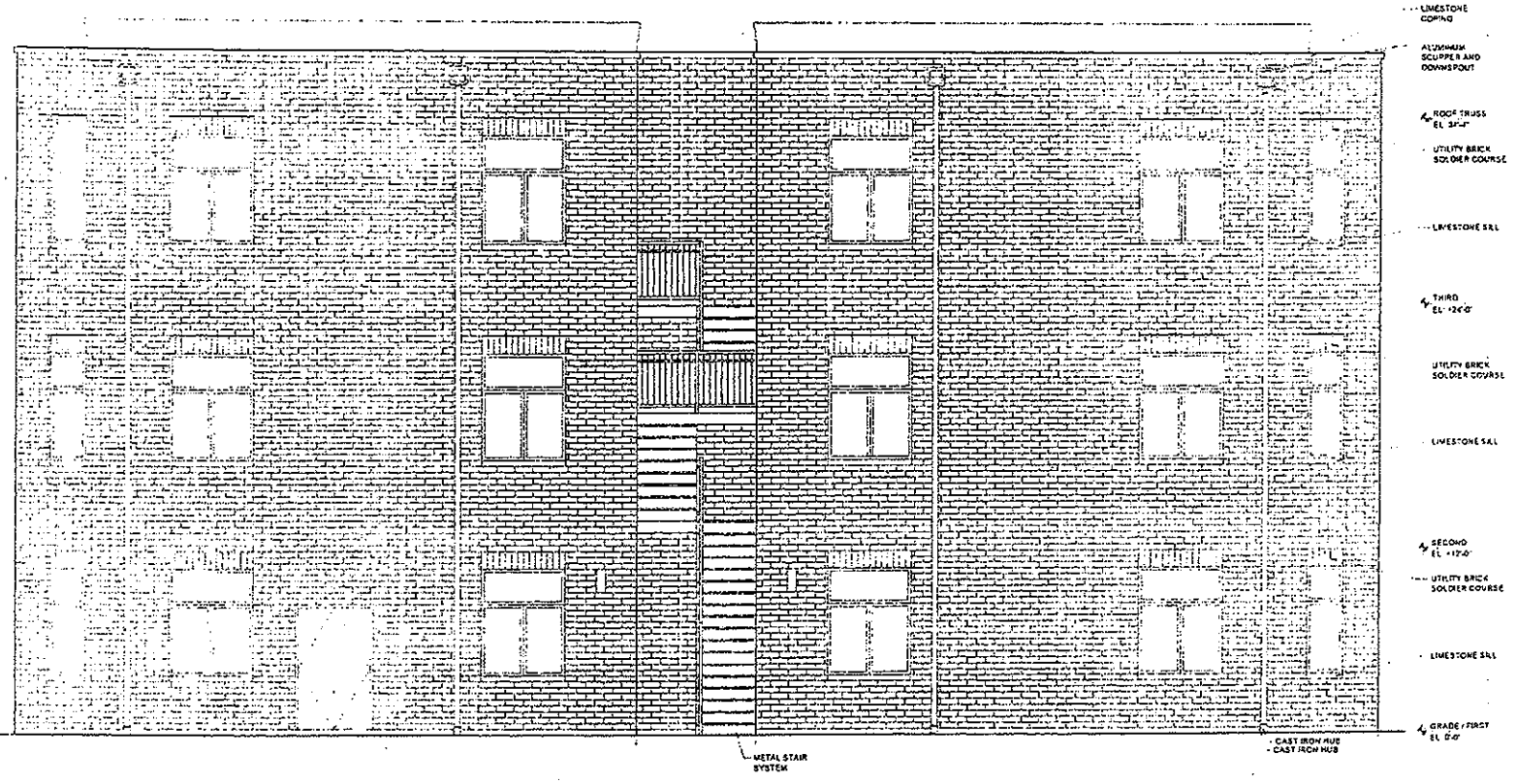
APPLICANT:	1345 PROPERTIES ACQUISITIONS	BUILDING 3
P.D. NUMBER:	1345 AS AMENDED	SIDE ELEVATION
INTRODUCED DATE:	09/20/18	P27.C
C.P.C. HEARING DATE:	09/20/18	

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION

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APPLICANT	MA PROPERTIES ACQUISITION	BUILDING 3	P28.C
P.D. NUMBER	1345 AS AMENDED	REAR ELEVATION	
INTRODUCTION DATE	09/20/18		
C.D.C. HEARING DATE	09/13/18		

85131

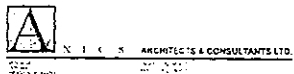
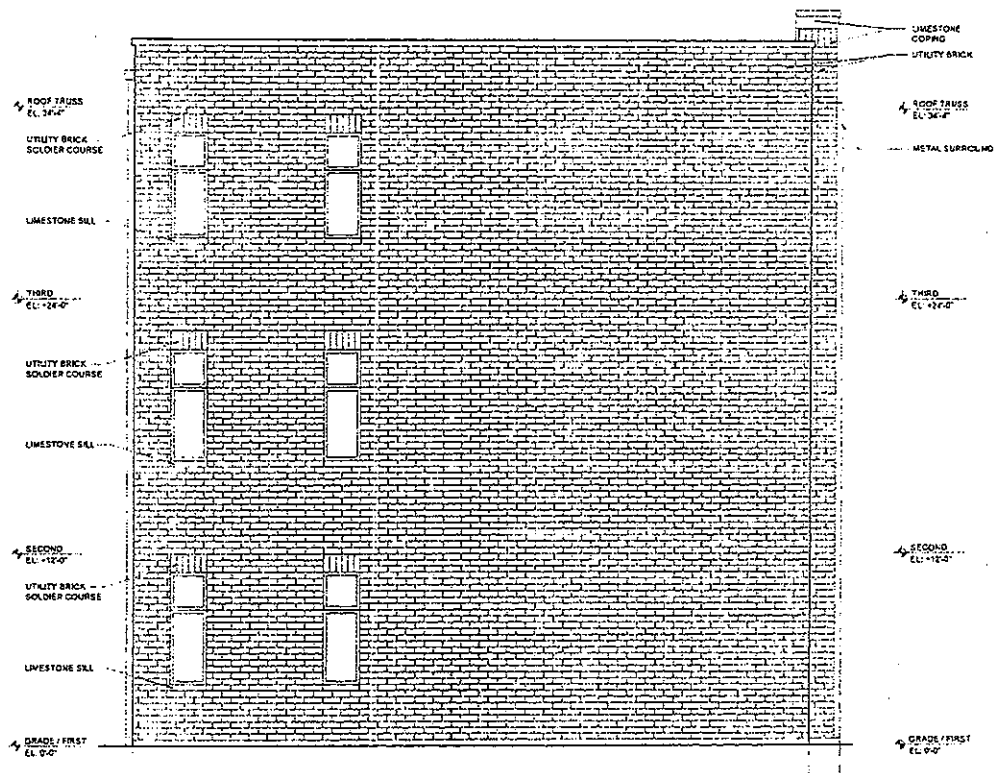
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2120 N. NATCHEZ AVE.

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85132

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9/20/2018



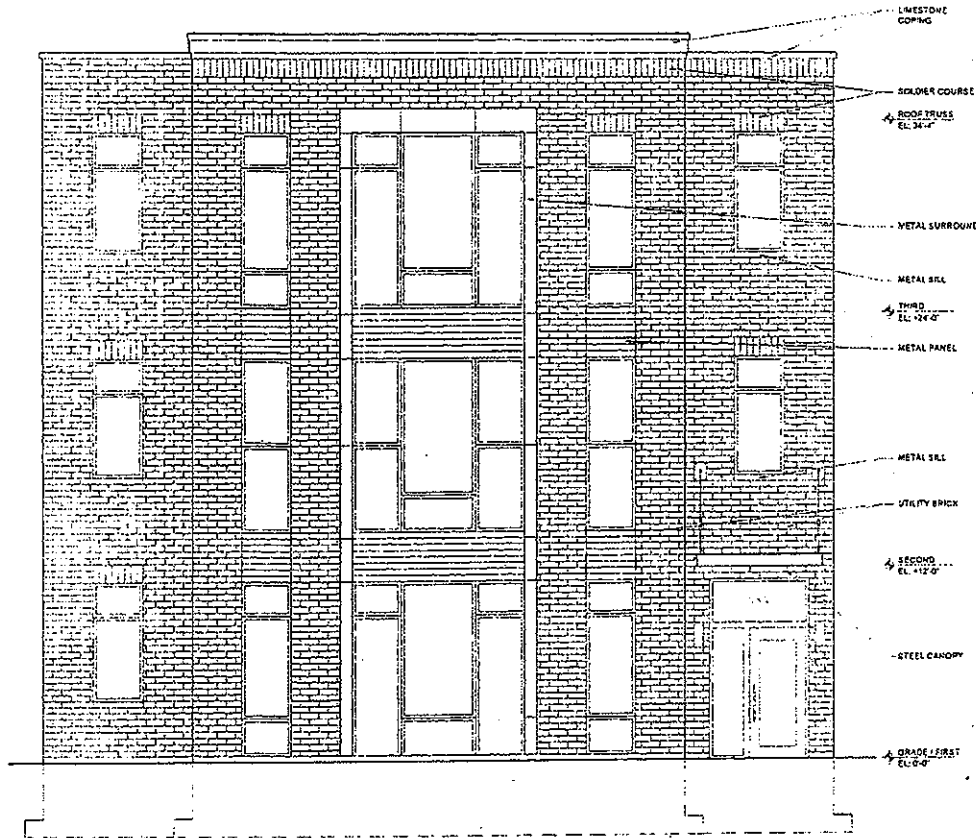
APPLICANT:	MAA PROPERTIES ACQUISITION	BUILDING 3
P.D. NUMBER:	1345 AS AMENDED	SIDE ELEVATION
INTRODUCTION DATE:	05/29/18	P29.0
C.P.C. HEARING DATE:	09/15/18	

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RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

9/20/2018

REPORTS OF COMMITTEES



APPLICANT:	304 PROPERTIES ACQUISITIONS	BUILDING 4
P.D. NUMBER:	1345 AS AMENDED	FRONT ELEVATION
INTRODUCTION DATE:	05/2018	P33.0
C.P.D. REVISION DATE:	09/13/18	

85133

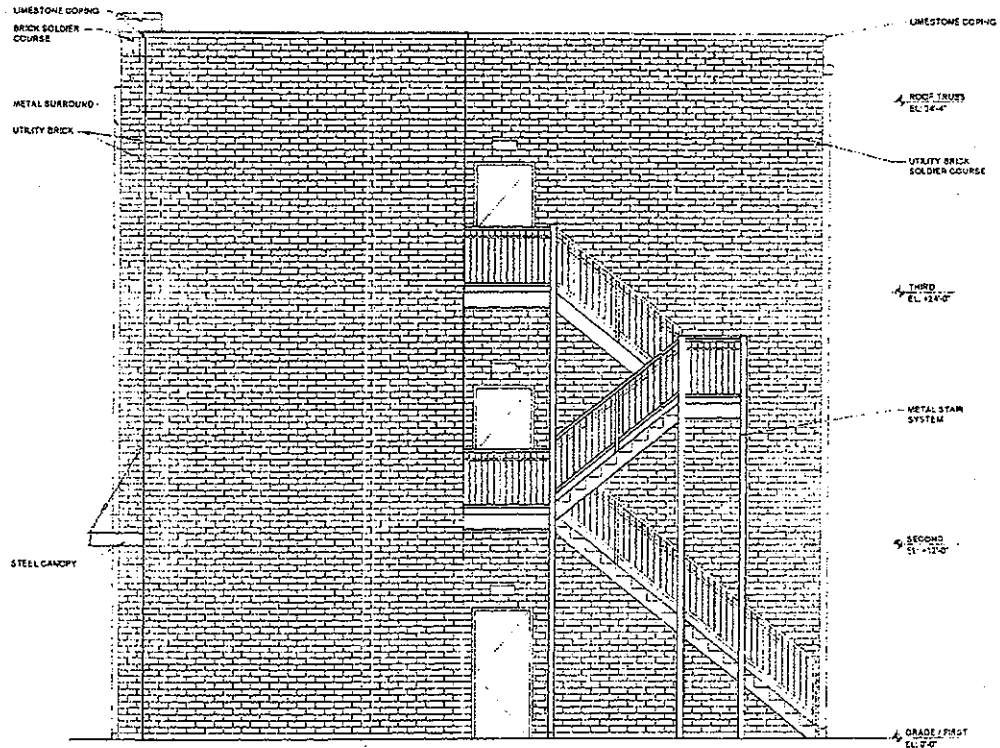
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
 2102-2120 N. NATCHEZ AVE.

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85134

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9/20/2018



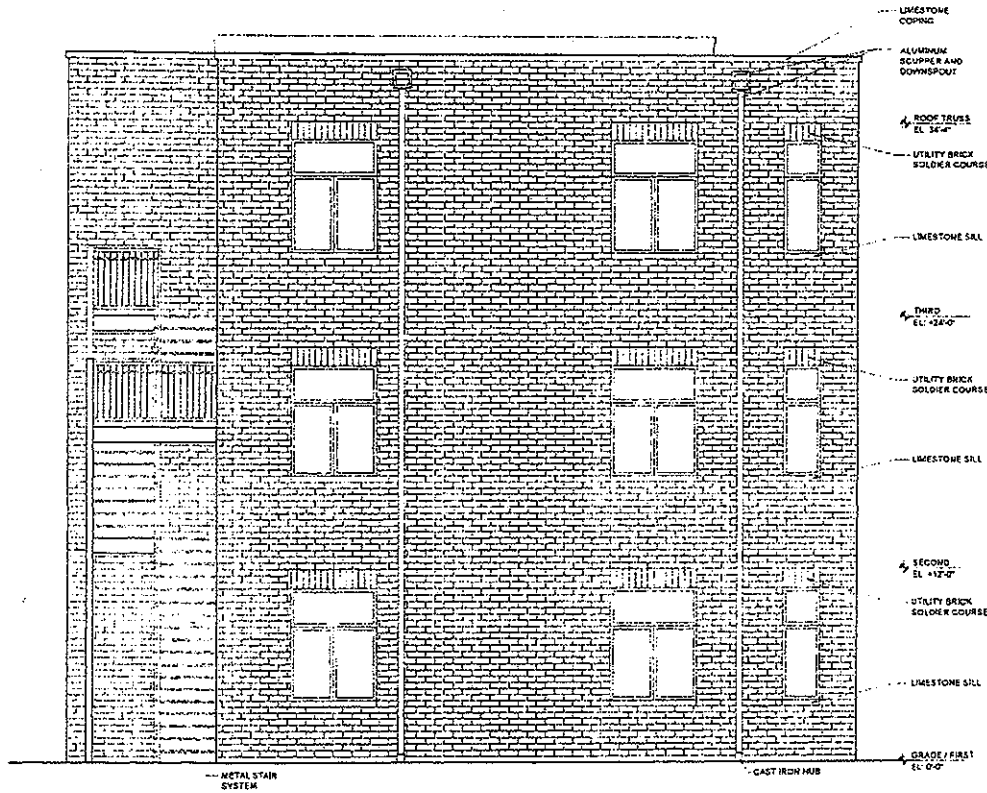
APPLICANT	HA PROPERTIES ACQUISITIONS	BUILDING 4	P34.0
P.D. NUMBER	1345 AS AMENDED	SIDE ELEVATION	
INTRODUCTION DATE	05/03/18		
C.P.C. HEARING DATE	09/12/18		

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION

9/20/2018

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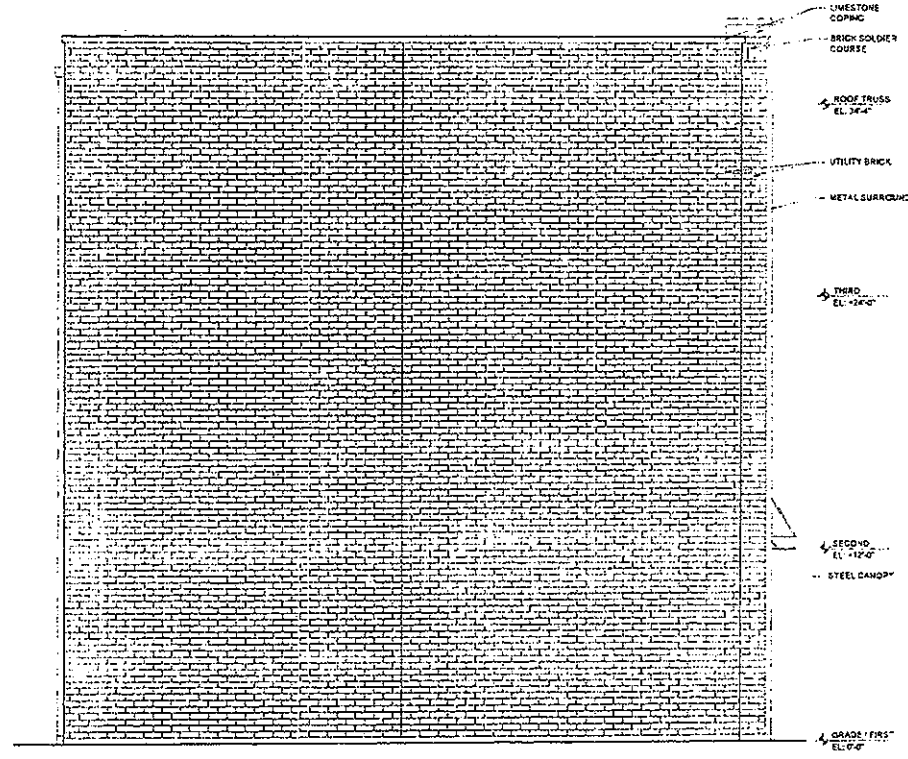


APPLICANT:	1345 PROPERTIES ASSOCIATIONS	BUILDING 4	P35.0
P.D. NUMBER:	1345 AS AMENDED	REAR ELEVATION	
INTRODUCTION DATE:	09/29/18		
C.P.C. HEARING DATE:	09/29/18		

85135

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION



APPLICANT:	LVA PROPERTIES ACQUISITIONS	BUILDING 4	P36.0
P.D. NUMBER:	1345 AS AMENDED	SIDE ELEVATION	
INTRODUCTION DATE:	09/23/18		
C.P.C. HEARING DATE:	09/19/18		

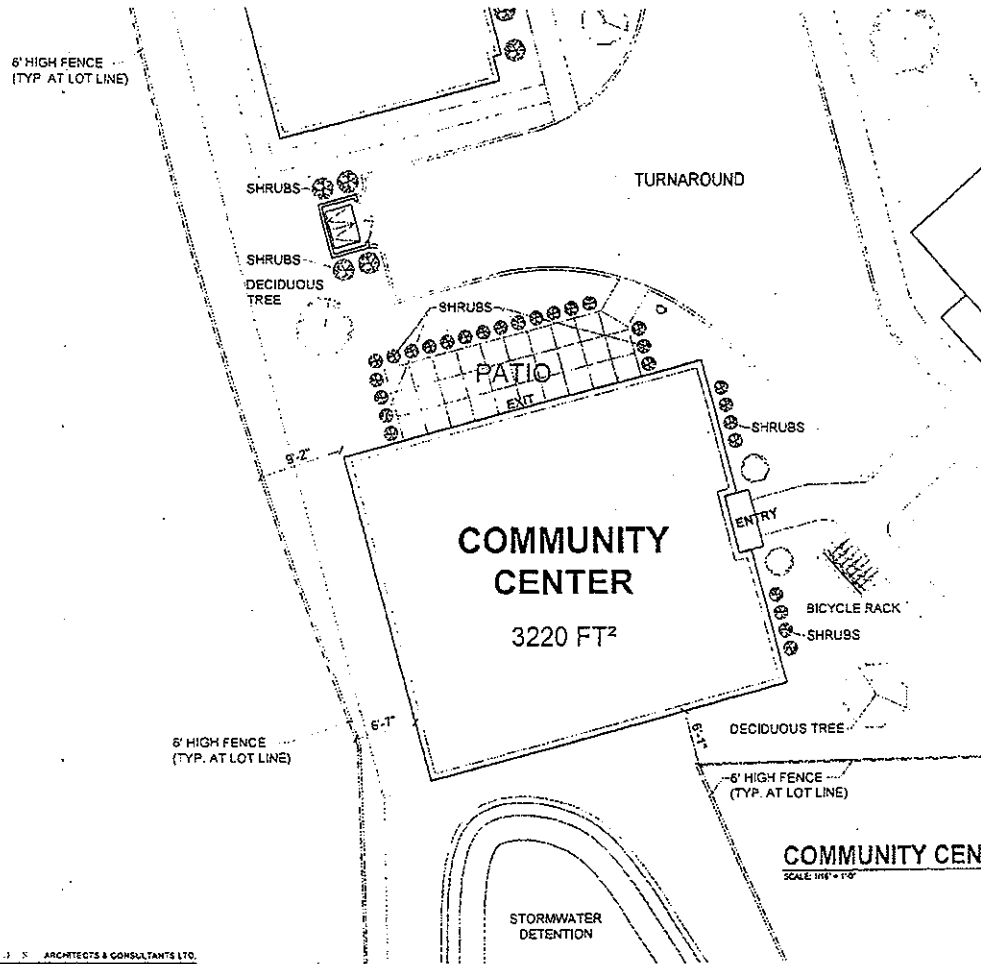
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2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION

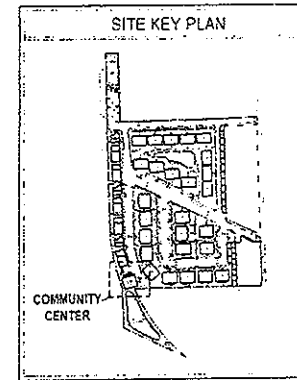
9/20/2018

REPORTS OF COMMITTEES

85137



COMMUNITY CENTER SITE PLAN
SCALE: 1/8" = 1'-0"

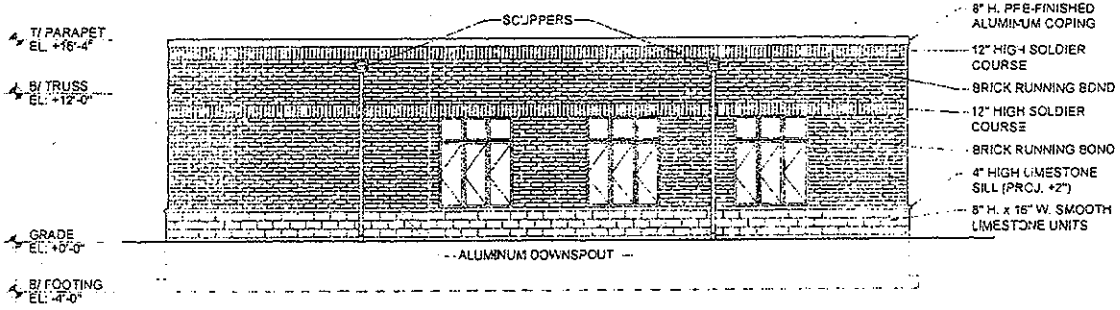
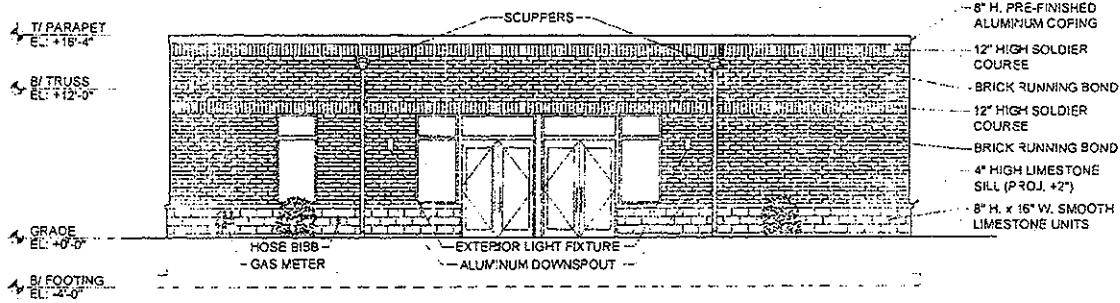


APPLICANT:	MA PROPERTIES ACCOUNTING	COMMUNITY CENTER
P.D. NUMBER:	1345 AS AMENDED	SITE PLAN
INTRODUCTION DATE:	03/22/18	
C.P.C. HEARING DATE:	03/13/19	

P37.0

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION



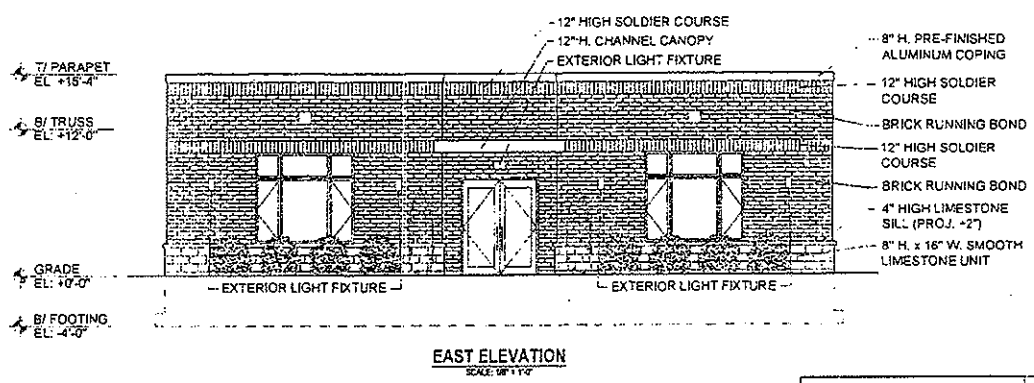
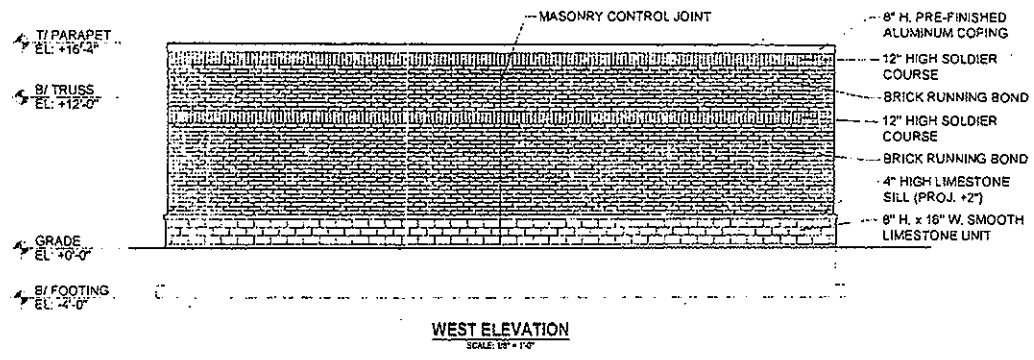
RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

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9/20/2018

REPORTS OF COMMITTEES

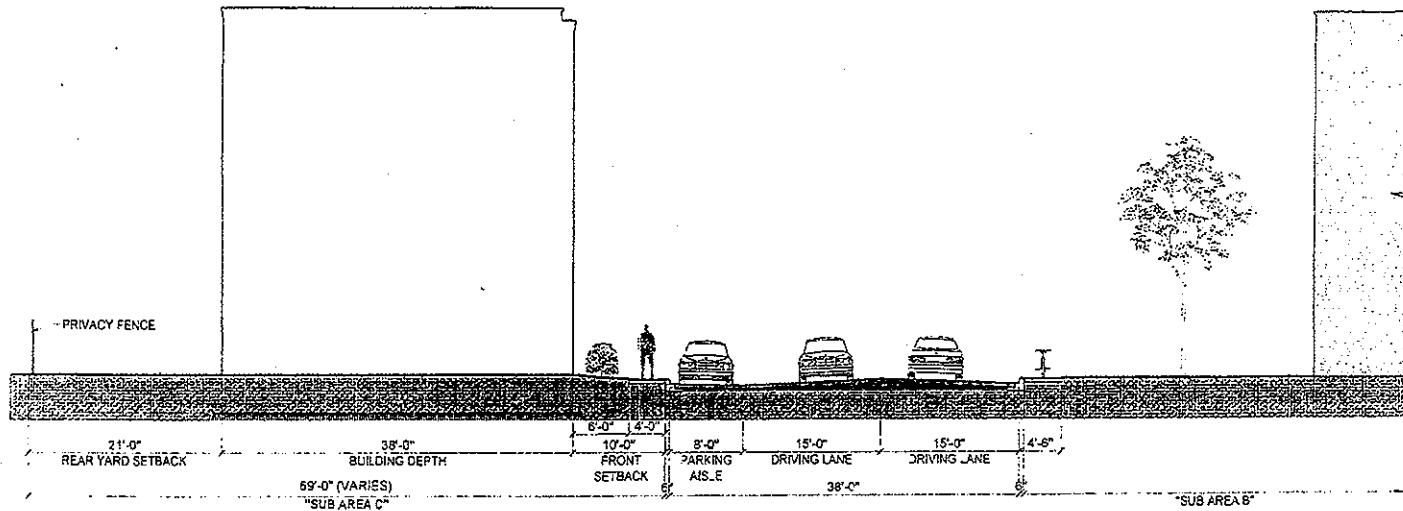
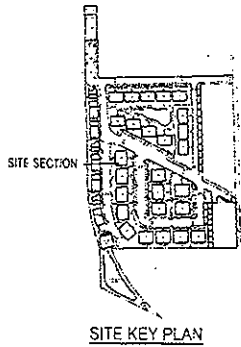
85139



APPLICANT: P.D. WAGER	LLA PROPERTIES ACQUISITIONS 1345 AS AMENDED	COMMUNITY CENTER ELEVATIONS	P40.0
INTRODUCTION DATE: 08/29/18			
C.P.C. HEARING DATE: 09/27/18			

RESIDENTIAL PLANNED DEVELOPMENT #1345 AS AMENDED
2102-2120 N. NATCHEZ AVE.

FINAL FOR PUBLICATION



SITE SECTION
SCALE 3/8" = 1'-0"



APPLICANT:	W6 PROPERTIES ACQUISITIONS
P.R. NUMBER:	135 AS AMENDED
INTRODUCTION DATE:	02/7/18
C.P.C. HEARING DATE:	09/13/18

SITE SECTION

Reclassification Of Area Shown On Map No. 5-N.
(As Amended)
(Common Address: 2102 -- 2120 N. Natchez Ave.)

RPD 1345

[SO2016-2659]

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

SECTION 1. Title 17 of the Municipal Code, 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 5-N in the areas bounded by:

beginning at a point 1,339.94 feet southwest of the intersection of West Grand Avenue and North Natchez Avenue as measured along a diagonal line bearing southwest 25 degrees, 56 minutes and 38 seconds and the easterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad to a point 1,380.10 feet southwest of the intersection of West Grand Avenue as measured along a diagonal line bearing southwest 24 degrees, 43 minutes, 48 seconds (said line being 49.46 feet in length along an arc of a circle having a radius of 368.26 feet running to the southeast with a chord length of 49.42 feet) and 614.35 feet west of the west right-of-way line of North Natchez Avenue and perpendicular thereto: a line from a point 1,380.10 feet southwest of the intersection of West Grand Avenue and 614.35 feet west of the west right-of-way line of North Natchez Avenue to a point 223.33 feet north of the north line of West Dickens Avenue or the line thereof extended to the west where no street exists and the west right-of-way line of North Natchez Avenue; North Natchez Avenue; a line from a point 203.34 feet north of the north right-of-way line of West Dickens Avenue or the line thereof extended where no street exists and the west right-of-way line of North Natchez Avenue to a point 202 feet north of the north line of West Dickens Avenue or the line thereof if extended to the west where no street exists and 130 feet west of and parallel to North Natchez Avenue; the north right-of-way line of West Dickens Avenue or the line thereof if extended where no street exists; and the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad running northerly to the point of beginning,

to the designation of Residential Planned Development Number 1345, 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 attached and made a part thereto and to no others.

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

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

Residential Planned Development No. 1345.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1345 (the "Planned Development") consists of approximately two hundred seven thousand two hundred twenty-eight (207,228) square feet or 4.76 acres of property which is

depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, "Mia Property Acquisitions LLC -- 2120 Natchez".

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. 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 by the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground 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 Chicago Zoning Ordinance.

All streets and alleys within the boundary of this planned development are to be private. The developer/applicant will be responsible and will provide snow removal, refuse and garbage pick-up and restoration of infrastructure improvements for the private drives and alleys.

4. This plan of development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; Site Plan; Green Roof Plan; Front Building Elevation; Rear Building Elevation; and Side Building Elevations prepared by Axios Architects and Consultants Ltd. and dated September 15, 2016 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Residential Planned Development: multi-unit residential buildings (total of 14) containing a maximum of eighty-four (84) dwelling units, private open space/recreation areas; accessory uses and buildings with required and non-required accessory off-street 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 the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using net site area of 207,228 square feet or 4.76 acres of land area.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site Plan and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. 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 ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

14. The Applicant acknowledges that 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 project will be in substantial compliance with the current City of Chicago Sustainable Development policy set forth by DPD. The proposed buildings shall provide a vegetated ("Green") roof totaling a minimum of 50% of the net roof areas or 14,112 square feet and obtain Building Certification.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District which was the underlying zoning classification that formed the basis of this Planned Development.

[Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site Plan; Landscape Plan; Open Space Calculations; Roof Plan; Green Roof Calculations; and Elevations for Buildings 1 -- 14 referred to in these Plan of Development Statements printed on pages 34397 through 34420 of this *Journal*.]

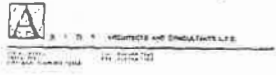
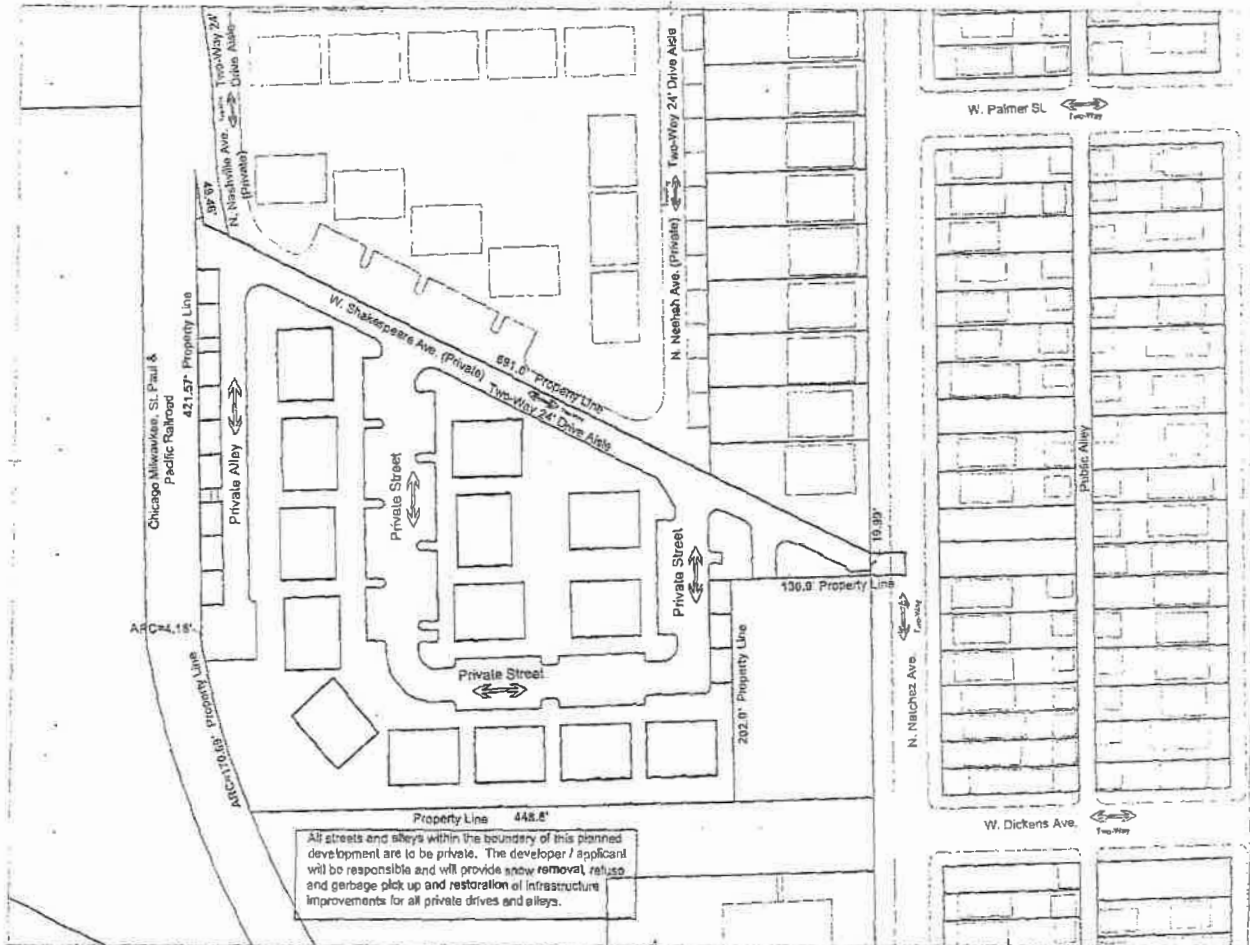
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1345.

Bulk Regulations And Data Table.

Gross Site Area:	207,887 square feet (4.77 acres)
Area in Public Right-of-Way:	659 square feet (0.01 acre)
Net Site Area:	207,228 square feet (4.76 acres)
Maximum Floor Area Ratio:	1.2
Maximum Number of Residential Dwelling Units:	84 units
Number of Off-Street Parking Spaces to be provided:	84 required accessory parking spaces and 31 non-required accessory parking spaces
Number of Bicycle Parking Spaces Proposed to be provided:	70 bicycle spaces
Minimum Off-Street Loading Spaces:	None
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	38 feet as measured by the Chicago Zoning Ordinance

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Planned Development Boundary and Property Line Map



Applicant: The Property Acquisition, LLC - 3102 N. 48th Ave
 Address: 2120 North Natchez Avenue
 Production Date: April 13, 2016
 CPC Planning Date: September 15, 2015

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10/5/2016

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34397

Residential Planned Development No. _____

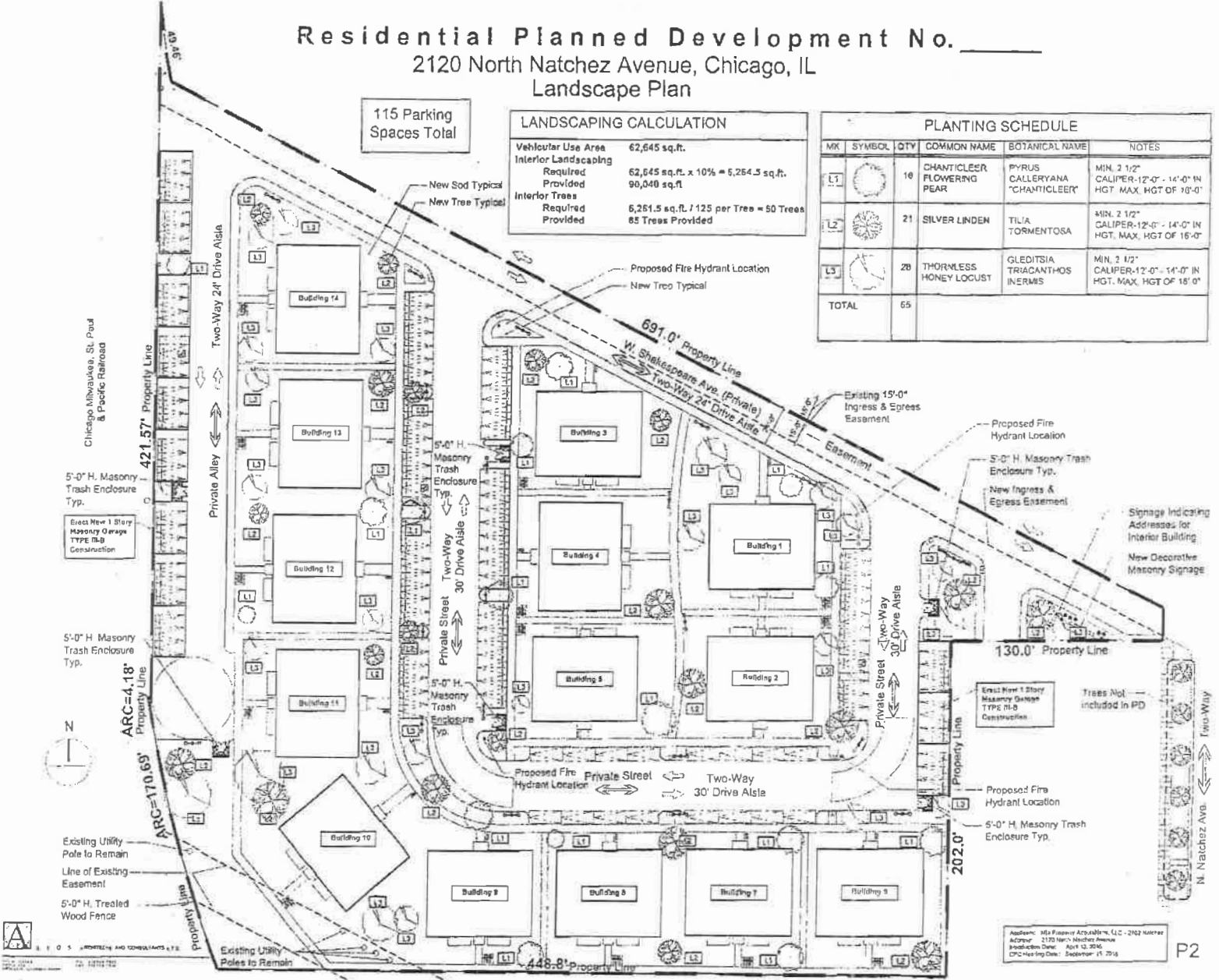
2120 North Natchez Avenue, Chicago, IL

Landscape Plan

115 Parking Spaces Total

LANDSCAPING CALCULATION	
Vehicular Use Area	62,645 sq.ft.
Interior Landscaping Required	62,645 sq.ft. x 10% = 6,264.5 sq.ft.
Provided	90,040 sq.ft.
Interior Trees Required	6,261.5 sq.ft. / 125 per Tree = 50 Trees
Provided	85 Trees Provided

PLANTING SCHEDULE					
MK	SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
L1		16	CHANTICLEER FLOWERING PEAR	PYRUS CALLERYANA 'CHANTICLEER'	MIN. 2 1/2" CALIPER-12'-0" - 14'-0" IN HGT. MAX. HGT. OF 16'-0"
L2		21	SILVER LINDEN	TILIA TORMENTOSA	MIN. 2 1/2" CALIPER-12'-0" - 14'-0" IN HGT. MAX. HGT. OF 16'-0"
L3		28	THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS	MIN. 2 1/2" CALIPER-12'-0" - 14'-0" IN HGT. MAX. HGT. OF 16'-0"
TOTAL		65			



10/5/2016

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34401

P2

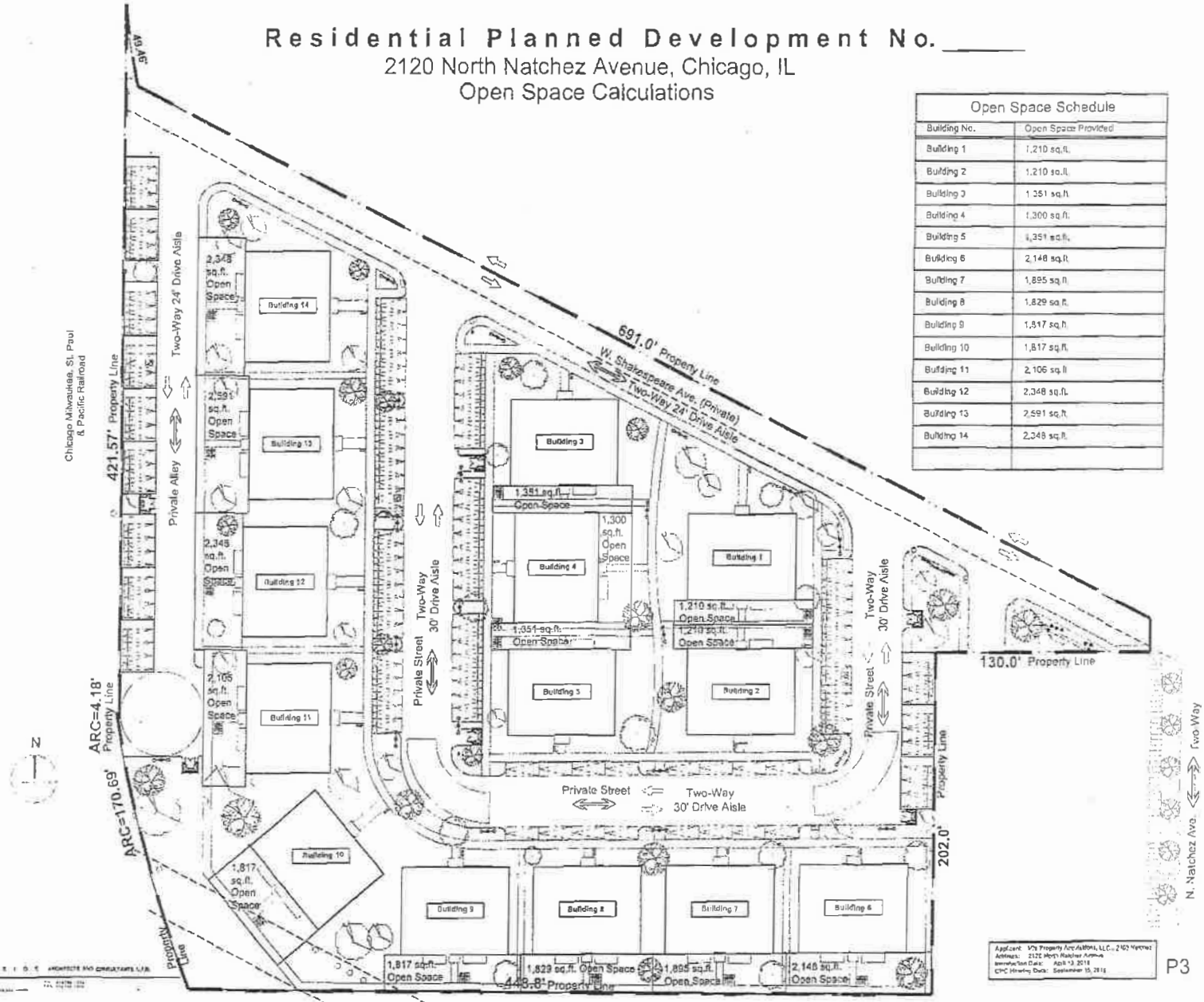
Applicant: M&P Planning Associates, LLC - 2102 Natchez Avenue
 Address: 2120 North Natchez Avenue
 Modification Date: April 13, 2016
 CPC Meeting Date: September 15, 2016

Residential Planned Development No. _____

2120 North Natchez Avenue, Chicago, IL

Open Space Calculations

Open Space Schedule	
Building No.	Open Space Provided
Building 1	1,210 sq.ft.
Building 2	1,210 sq.ft.
Building 3	1,251 sq.ft.
Building 4	1,300 sq.ft.
Building 5	1,351 sq.ft.
Building 6	2,148 sq.ft.
Building 7	1,829 sq.ft.
Building 8	1,829 sq.ft.
Building 9	1,517 sq.ft.
Building 10	1,817 sq.ft.
Building 11	2,106 sq.ft.
Building 12	2,348 sq.ft.
Building 13	2,591 sq.ft.
Building 14	2,348 sq.ft.



34402

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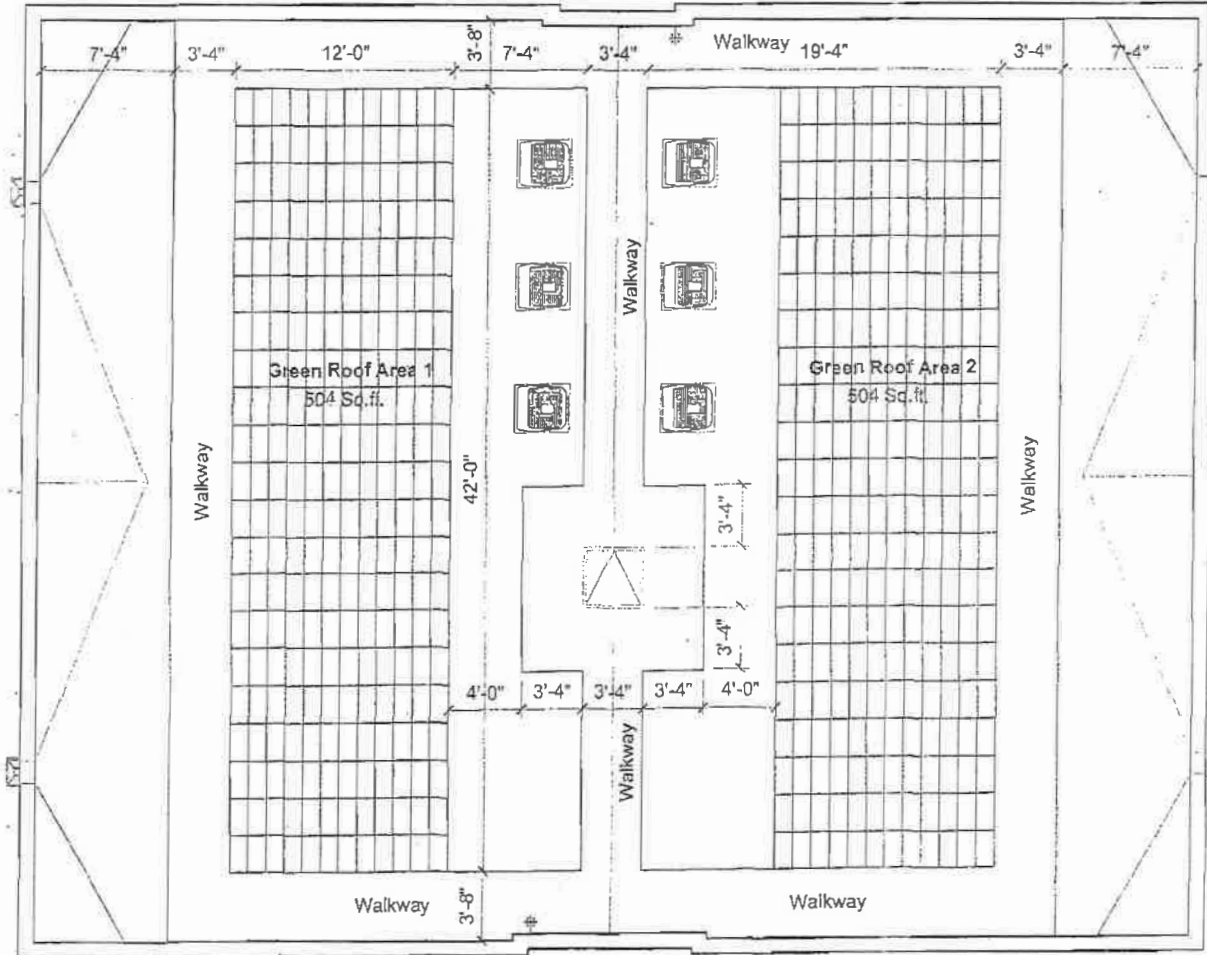
10/5/2016

P3

Applicant: V7b Property Acquisition, LLC - 2401 North
 Address: 2122 North Natchez Avenue
 Application Date: April 12, 2016
 CMC Meeting Date: September 15, 2016

ARCHITECTS AND ENGINEERS, L.P.
 220 N. LAKE STREET, SUITE 200
 CHICAGO, ILLINOIS 60601
 TEL: 312.427.1000
 FAX: 312.427.1001
 WWW: WWW.AECONLINE.COM

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Roof Plan



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34403



Applicant: 2120 North Natchez Avenue, LLC - 7100 Malchi
 Address: 2120 North Natchez Avenue
 Preparation Date: April 12, 2016
 City Hearing Date: September 16, 2016

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Green Roof Calculations

34404

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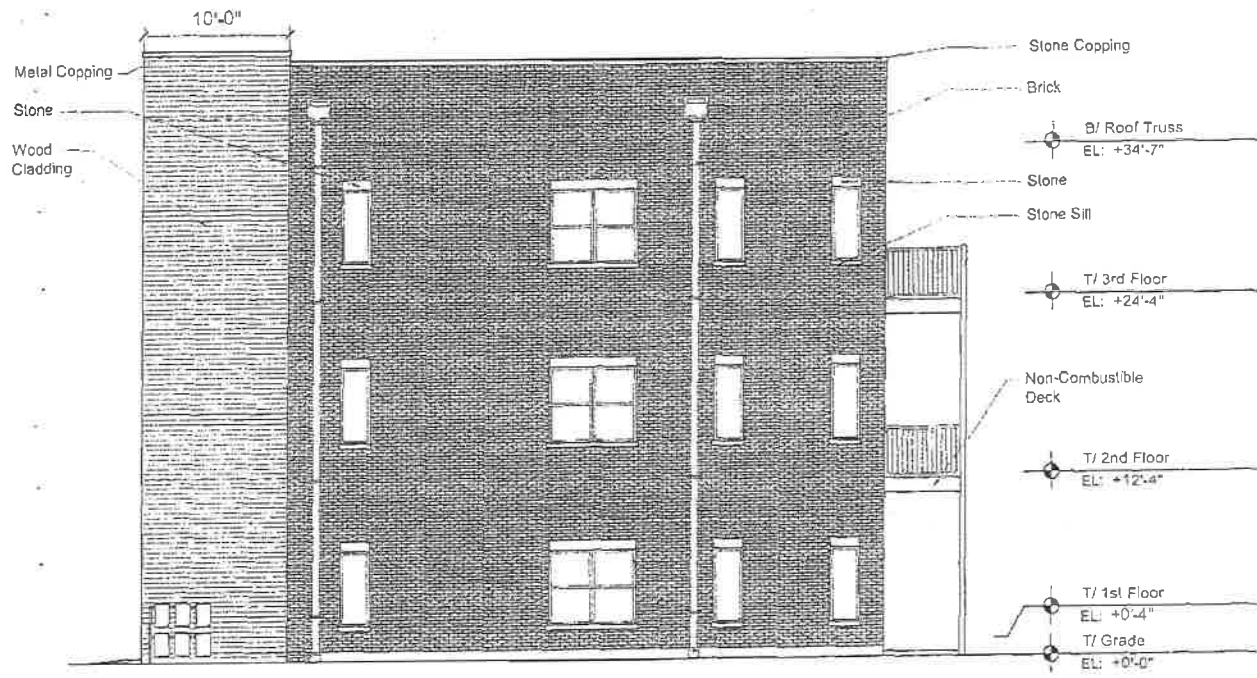
10/5/2016

<i>Green Roof</i>	
Net Roof Area:	1,946 sq.ft. 1,946 sq.ft. x 50% = 973 sq.ft.
Green Roof Provided (Typical Building):	
Green Roof Area 1:	504 sq.ft.
Green Roof Area 2:	504 sq.ft.
Total:	1,008 sq.ft. > 50% 50% Coverage Provided
Green Roof Provided:	
Building 1:	1,008 sq.ft.
Building 2:	1,008 sq.ft.
Building 3:	1,008 sq.ft.
Building 4:	1,008 sq.ft.
Building 5:	1,008 sq.ft.
Building 6:	1,008 sq.ft.
Building 7:	1,008 sq.ft.
Building 8:	1,008 sq.ft.
Building 9:	1,008 sq.ft.
Building 10:	1,008 sq.ft.
Building 11:	1,008 sq.ft.
Building 12:	1,008 sq.ft.
Building 13:	1,008 sq.ft.
Building 14:	1,008 sq.ft.
Total Provided:	14,112 sq.ft.

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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 1 - Building 1, 5, 9, 13

34406



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A K O S ARCHITECTS AND CONSULTANTS LTD.
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, IL 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.AKOSARCHITECTS.COM

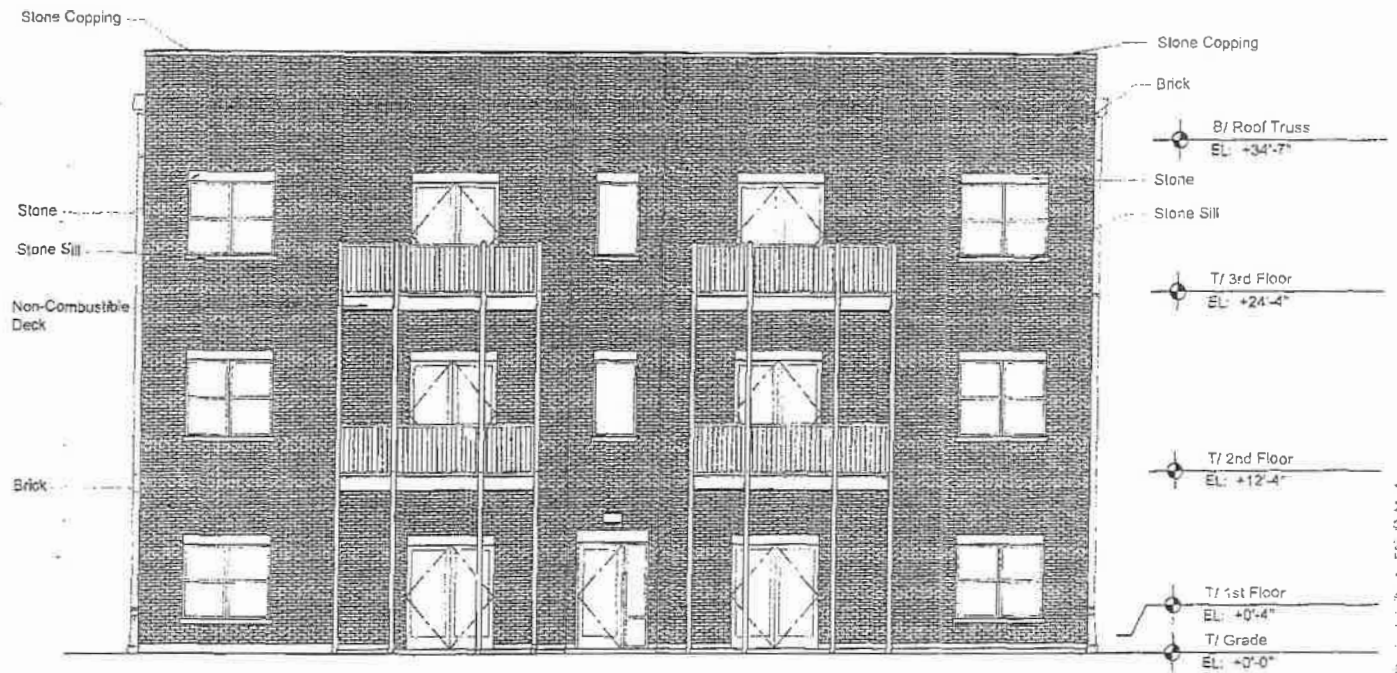
Asiatic: Site Property Acquisition, LLC - 100 Madison
 Address: 2120 North Natchez Avenue
 Issue/Rev Date: April 13, 2016
 CPC Meeting Date: September 13, 2016

P10

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 1 - Building 1, 5, 9, 13

10/5/2016

REPORTS OF COMMITTEES



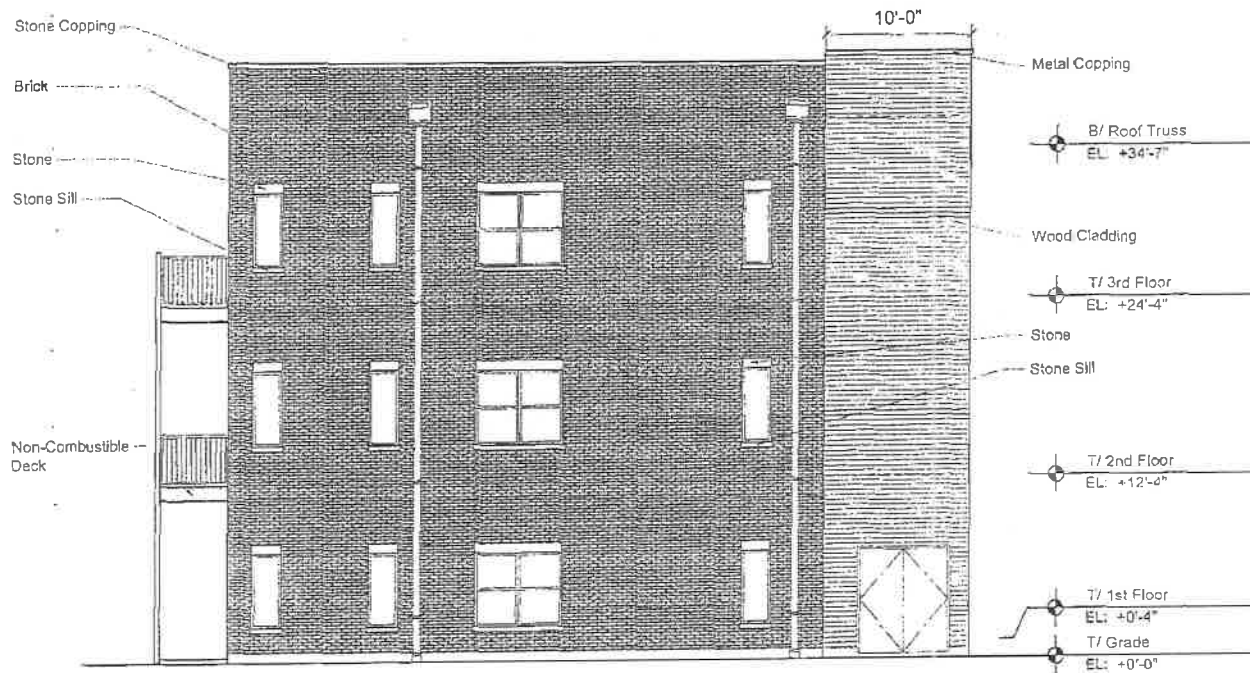
App Title: Site Project: Acquisitions, LLC - 2120 Natchez
 Address: 2120 North Natchez Avenue
 Production Date: April 13, 2016
 CADC Head of Draft: September 14, 2016

P11

34407

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 1 - Building 1, 5, 9, 13

34408



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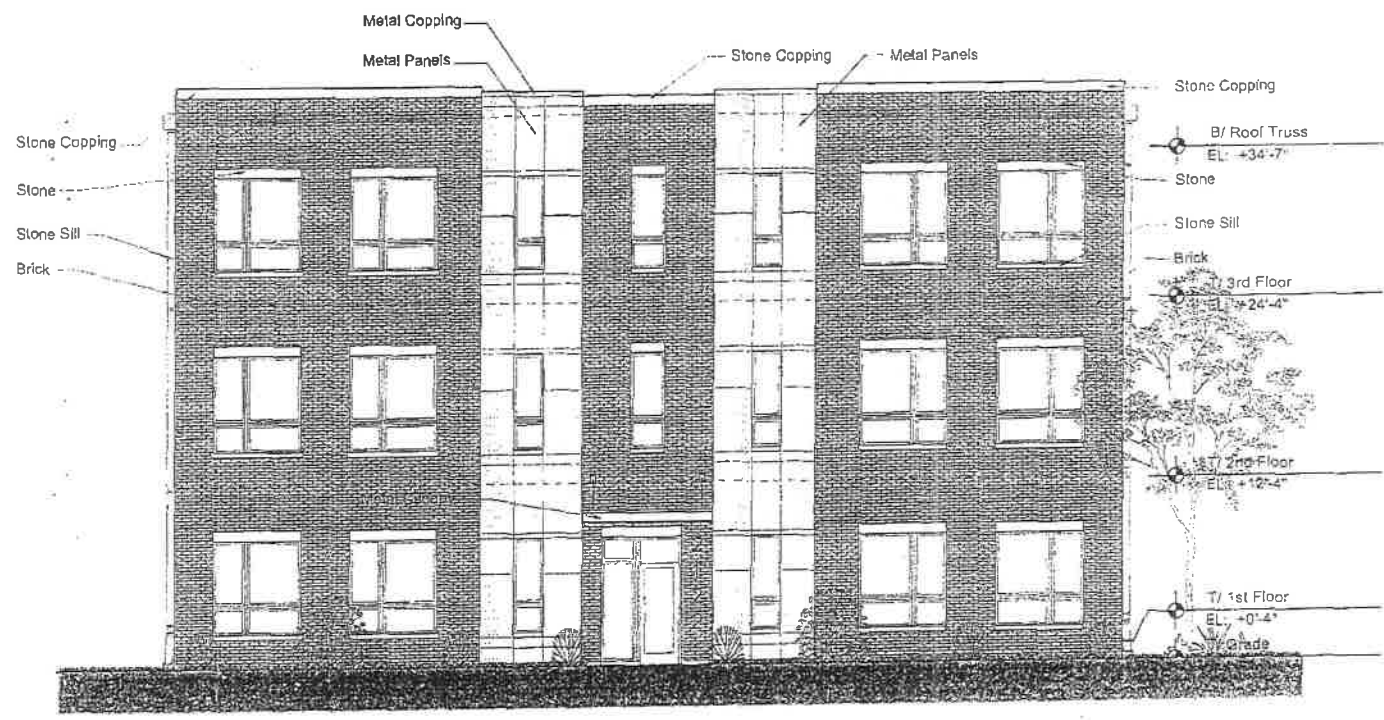
PANEL FOR INFORMATION

10/5/2016

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Front Elevation 2 - Building 2, 6, 10, 14

10/5/2016

REPORTS OF COMMITTEES



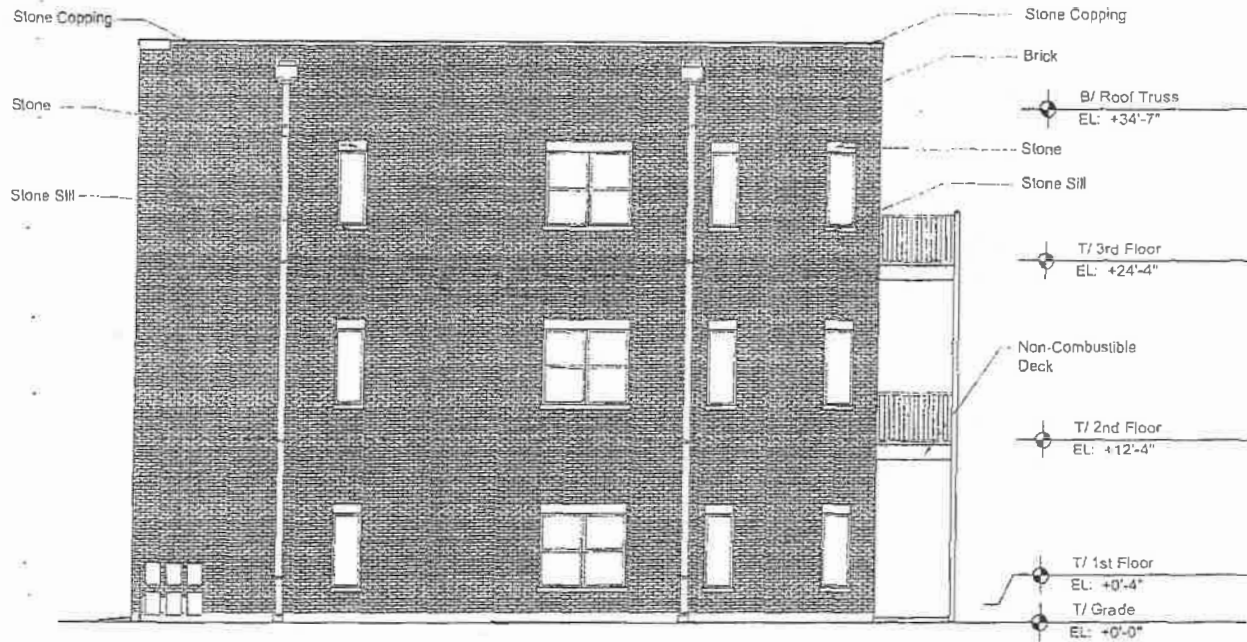
34409

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 2 - Building 2, 6, 10, 14

34410

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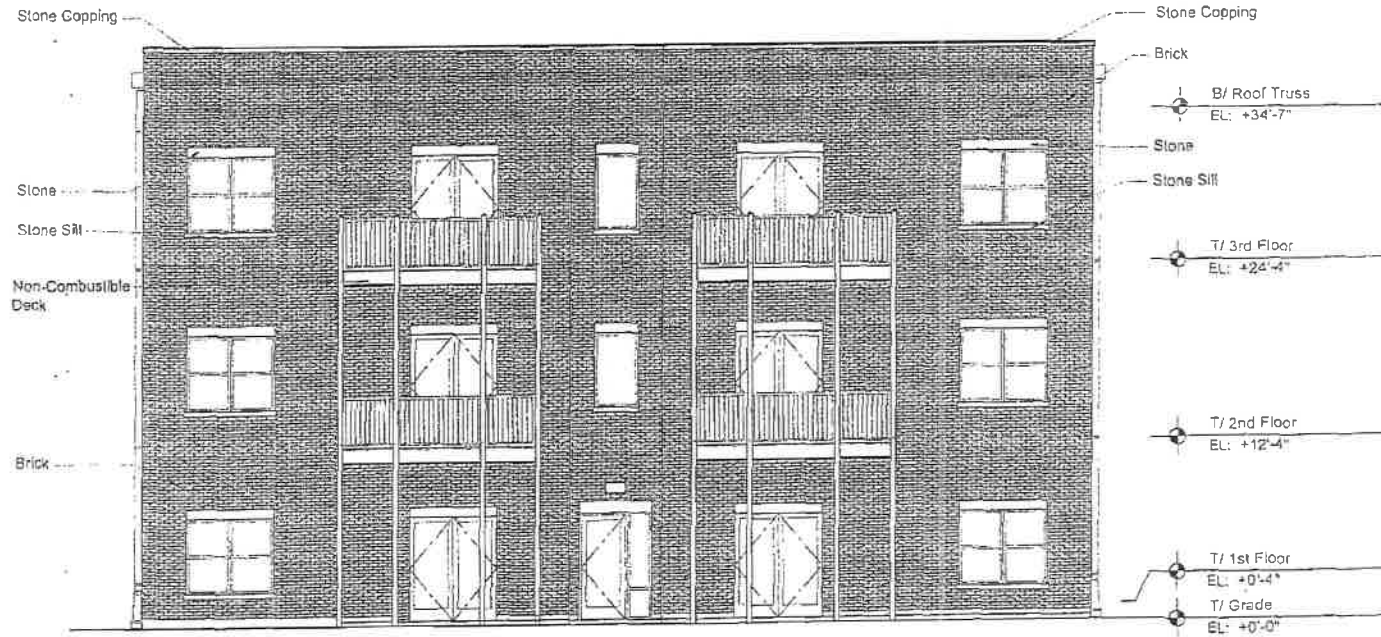


P14

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 2 - Building 2, 6, 10, 14

10/5/2016

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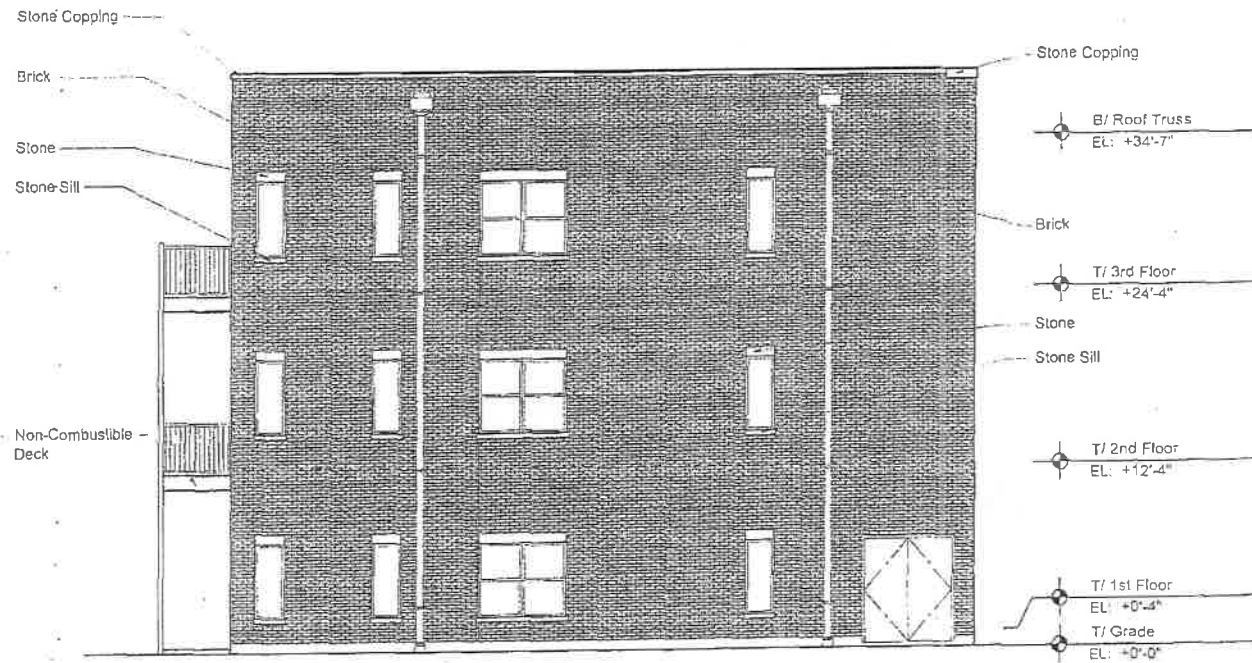
34411

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 2 - Building 2, 6, 10, 14

34412

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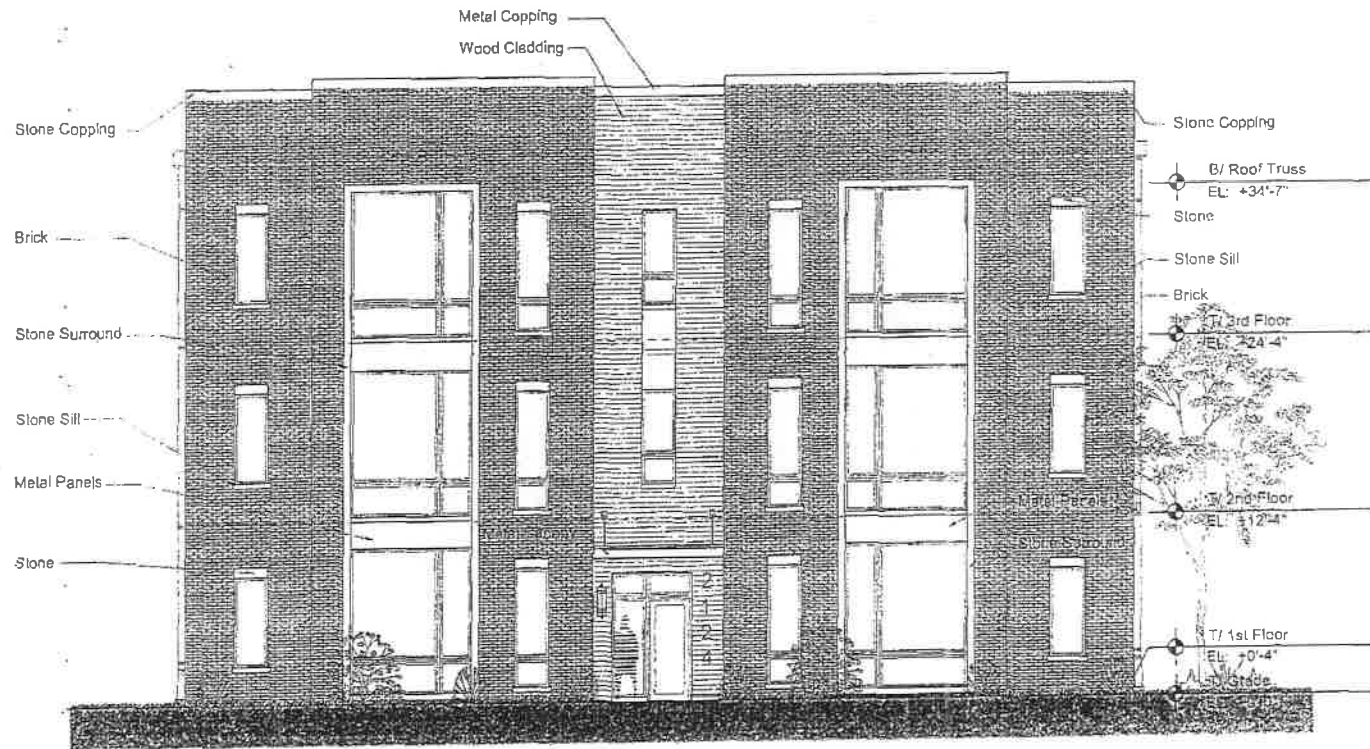
FINAL PLAN FOR PERMITS

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Front Elevation 3 - Building 3, 7, 11

10/5/2016

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34413

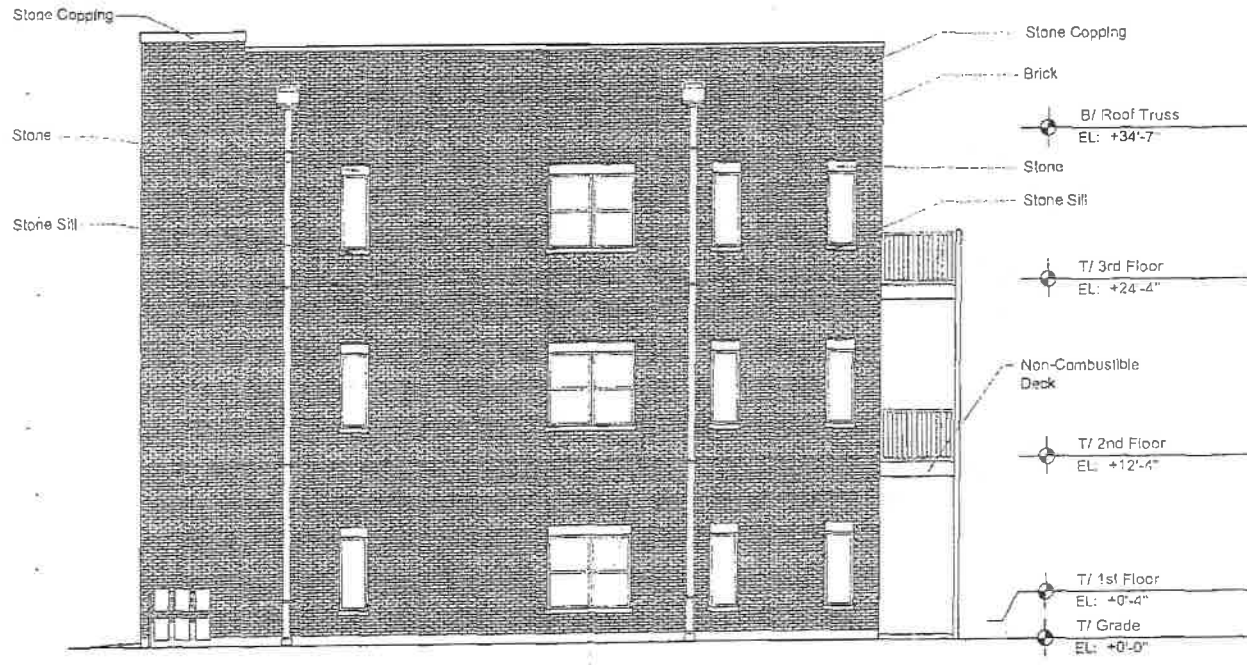


Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 3 - Building 3, 7, 11

34414

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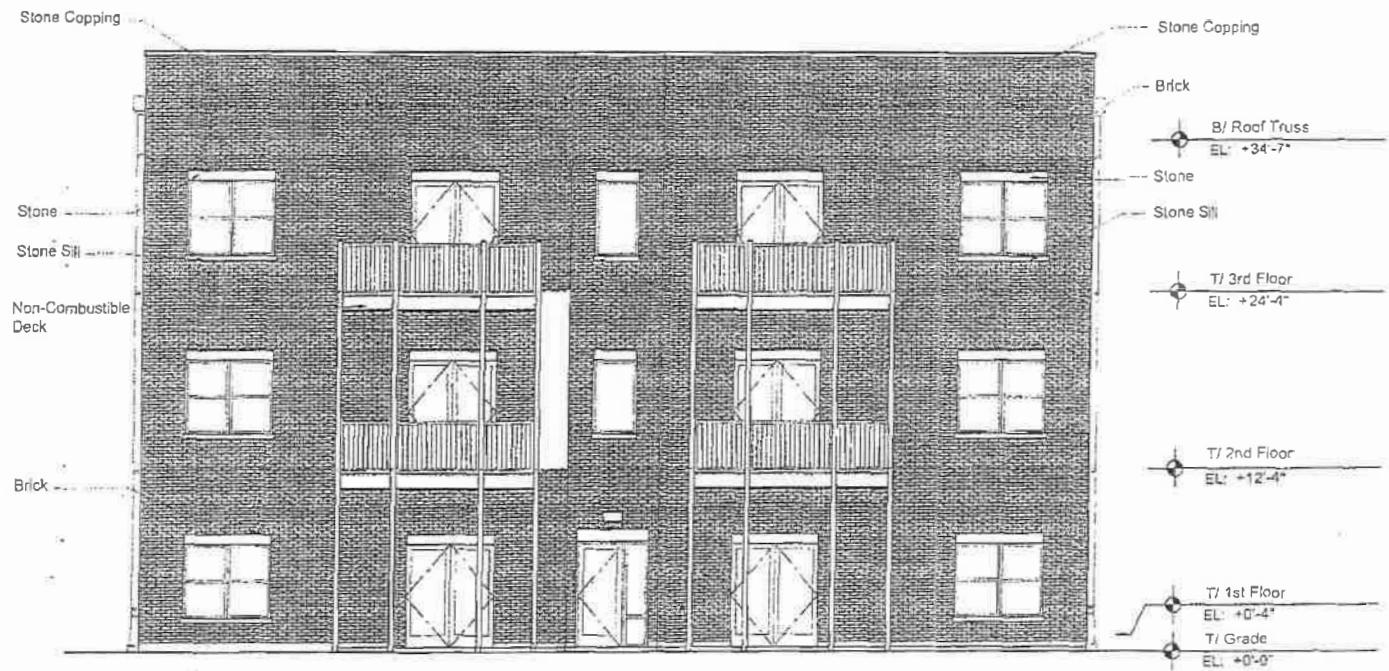


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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 3 - Building 3, 7, 11

10/5/2016

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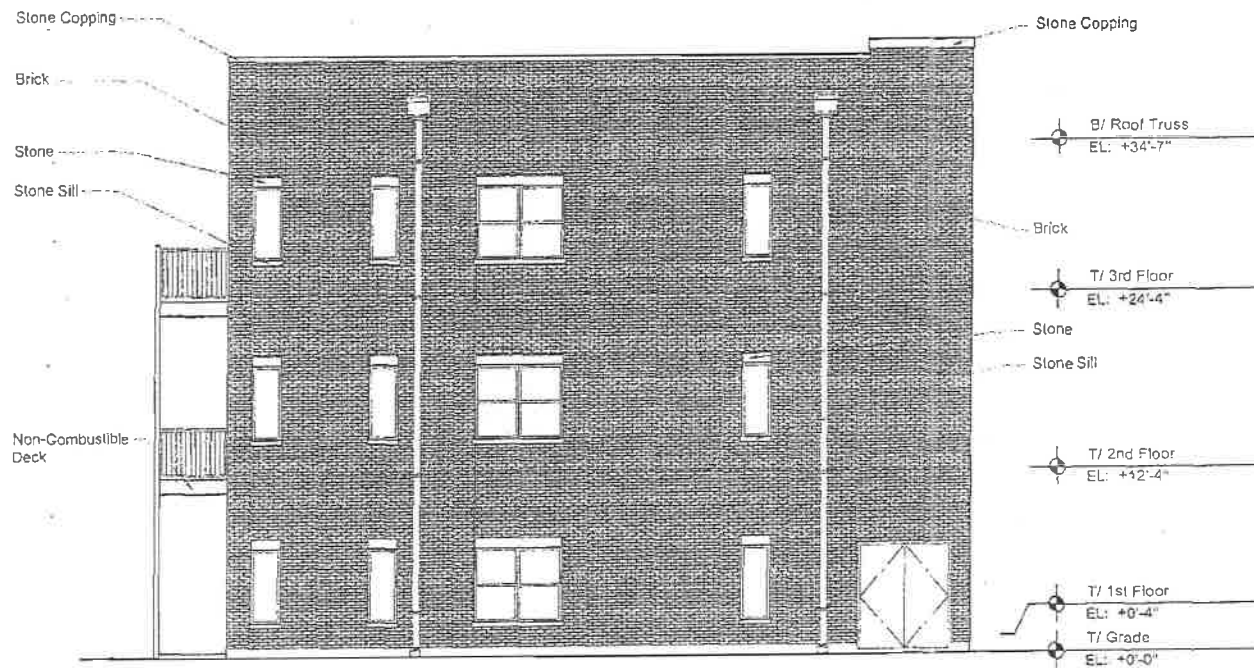
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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 3 - Building 3, 7, 11

34416

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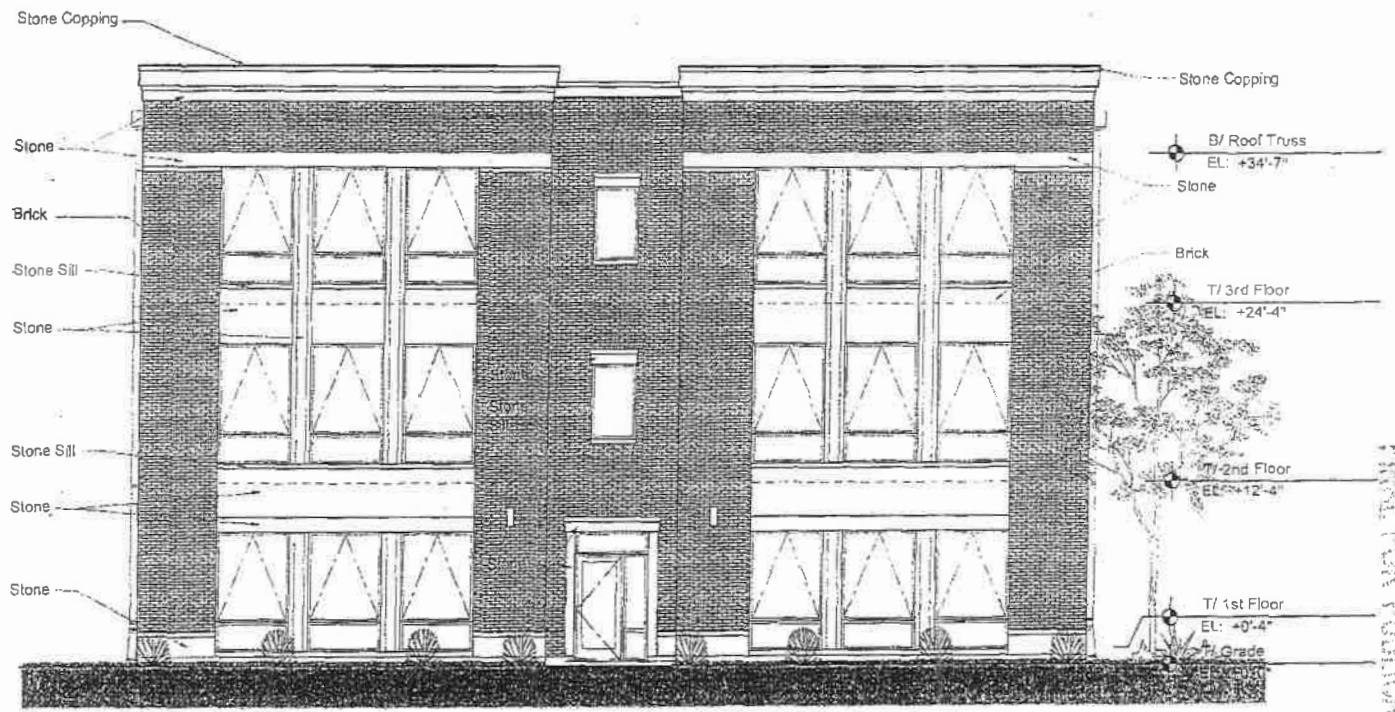
PWA FOR PERMITS

P20

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Front Elevation 4 - Building 4, 8, 12

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A
 ARCHITECTS AND CONSULTANTS LTD.
 1111 N. LA SALLE ST. CHICAGO, IL 60610
 TEL: (312) 261-1111 FAX: (312) 261-1112
 WWW.AACONSULTANTS.COM

Application: 2120 North Natchez Avenue, LLC - 2122 NORTH
 Address: 2120 North Natchez Avenue
 Registration Date: April 12, 2016
 CHICAGO PLANNING DEPT. Registration #: 2016
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34417

Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 4 - Building 4, 8, 12

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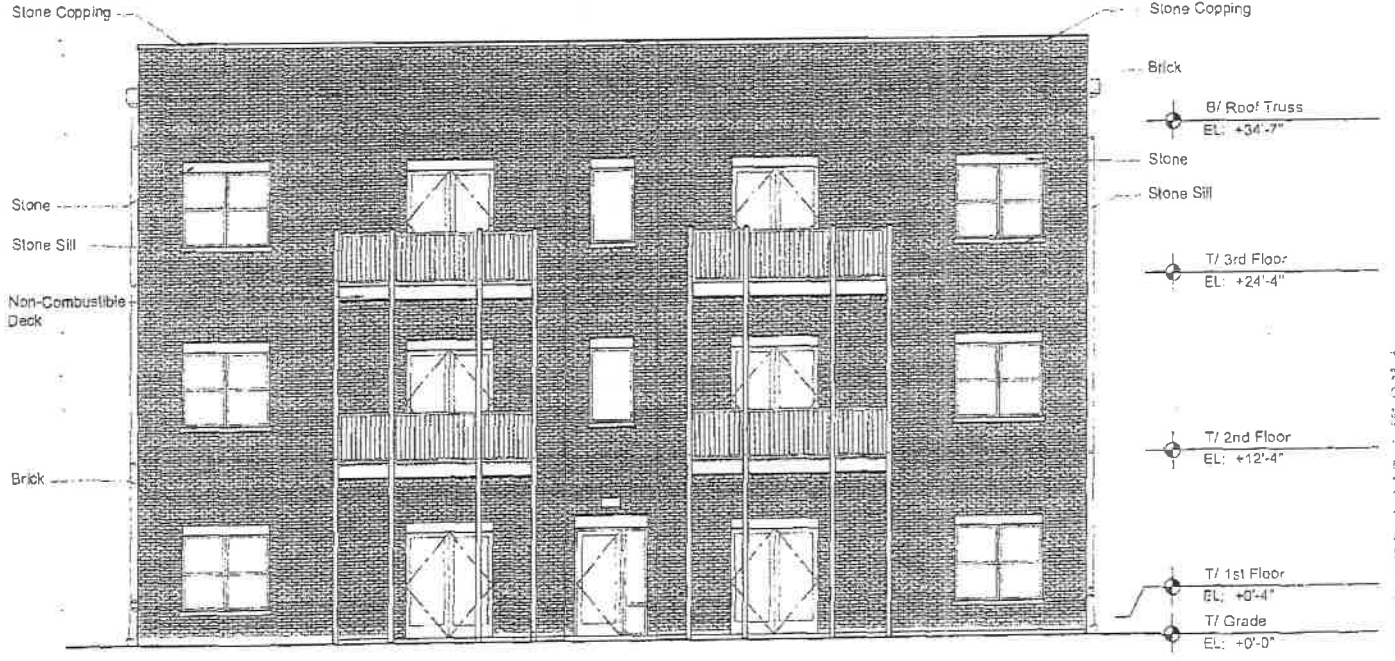


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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Rear Elevation 4 - Building 4, 8, 12

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PROPOSED CURB & SIDEWALK IMPROVEMENTS

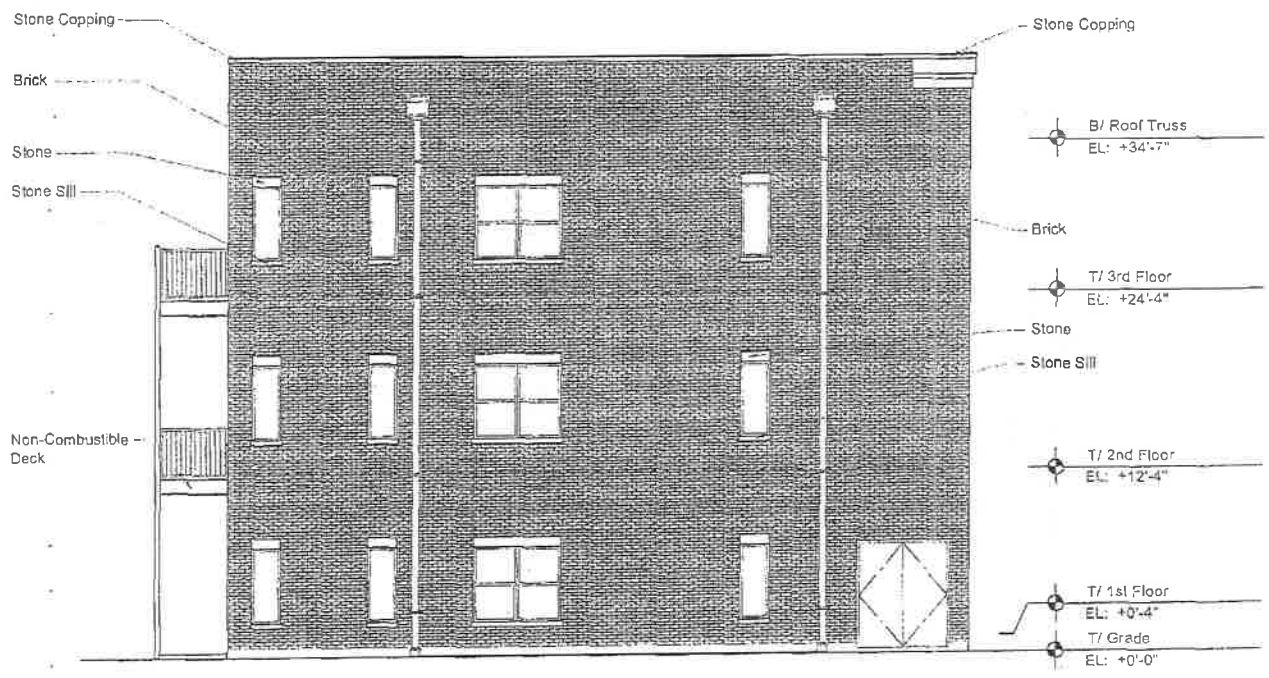
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Residential Planned Development No. _____
 2120 North Natchez Avenue, Chicago, IL
 Side Elevation 4 - Building 4, 8, 12

34420

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