

# PD 1374

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 26, 2024

Richard A. Toth  
Georges & Synowiecki  
20 S. Clark St., Suite 400  
Chicago, IL 60603

**Re: Minor change for PD 1374, 1400 N. Orleans St.**

Dear Mr. Toth:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1374 ("PD 1374") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1374.

PD 1374 was approved in 2017 to allow for the construction of a 252 unit, 7-story building at 1400 N. Orleans St. In 2019, a minor change was approved which allowed: an increase in the maximum no. of dwelling units from 252 to 254, a decrease in the minimum no. of accessory parking spaces from 89 to 86, the addition of a mezzanine level above the main entrance, and a change in the building's exterior design, fenestration and cladding materials, including, the replacement of brick and metal panels on the north elevation and portions of the interior courtyard facades with fiber cement panels. A second minor change was approved in 2019 to allow the substitution of acrylic stucco in place of fiber cement panels on the north elevation only. In 2022, after the 2019 minor changes expired, another minor change was granted to allow the previously approved changes. That minor change has since expired, and the entire property has been sold to Orleans LCM Landco LLC.

On behalf of the new sole property owner, Orleans LCM Landco LLC, you are seeking a minor change which includes the following previously approved changes along with additional modifications:

- An increase in the maximum no. of dwelling units from 252 to 254
- A decrease in the minimum no. of accessory parking spaces from 89 to 86
- The addition of a mezzanine level above the main entrance
- A change in the building's exterior design, fenestration and cladding materials, including the replacement of brick on the upper floors with fiber cement panels. A previous approval replaced the brick and metal panels on the north elevation with acrylic stucco.

However, now the north elevation will be clad in fiber cement panels to match the other elevations. The building's 2-story podium will remain clad in brick and stone.

- Replace the proposed green roof with the current Chicago Sustainable Development Policy's point system.
- The following revised exhibits are attached: Bulk Regulations and Data Table, Architectural Site and Landscape Plan, Mezzanine Floor Plan, Roof Plan, Materials Comparison – South, East, West and North Elevations.

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

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1374, 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,



Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

*Residential-Business Planned Development.*

*Plan Of Development.*

*Bulk Regulations and Data Table.*

Gross Site Area = Net Site Area + Area remaining in the public right-of-way  
59,333.18 square feet (1.36 acres) = 44,335.00 (1.02 acres) + 14,998.18 square feet  
(0.34 acre)

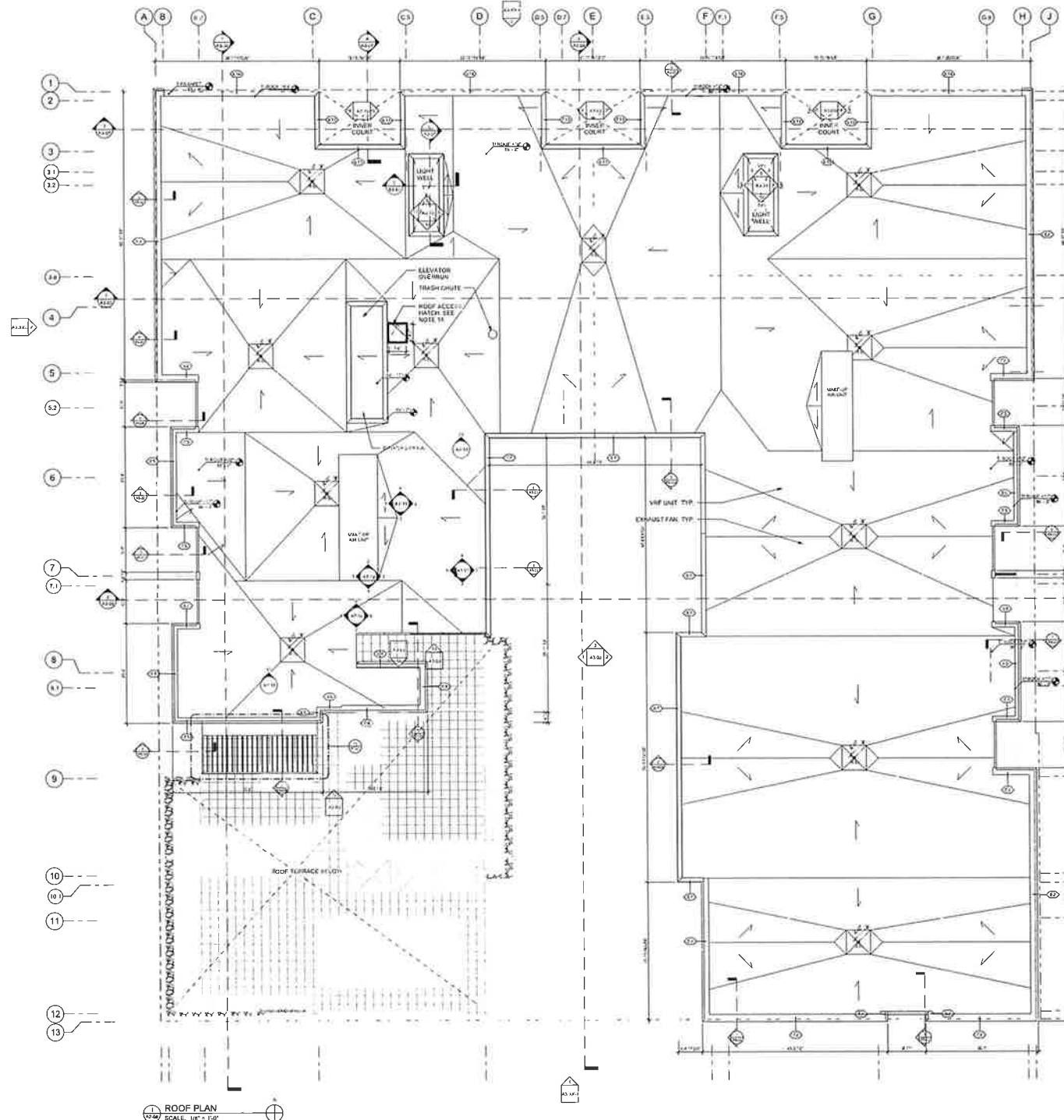
FAR:	5.0
Setbacks from Property Line:	Per Site Plan and Elevations
Maximum Number of Units:	254*
Minimum Number of Accessory Off-Street Parking:	86**
Minimum Number of Off-Street Loading:	1 (10 feet by 25 feet)
Maximum Building Height:	96 feet
Bicycle Parking:	132

\* Originally 252 units.

\*\* Originally 89 parking spaces.







ROOF PLAN  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

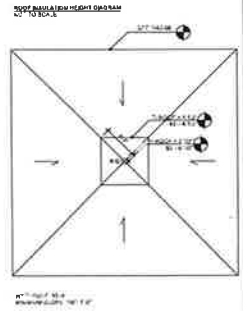
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL FINISHES SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
- SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR ALL EQUIPMENT AND MATERIALS.
- ALL EQUIPMENT SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- PROVIDE ALL NECESSARY BRACING AND SUPPORTS FOR ALL ROOF EQUIPMENT AND MATERIALS.
- ALL ROOF EQUIPMENT SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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**ROOF FINISHES**

- WOOD TILE PAVERS
- ZRX ROOF PAVERS
- GREEN ROOF AREAS
- RUBBER WALKWAY
- EXTERIOR BOLLARD
- EXTERIOR POLE LIGHT

**ROOF NOTES**

- SET GUTTER AS SHOWN FOR TYPICAL ROOF DETAIL.
- SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR ALL EQUIPMENT AND MATERIALS.
- ALL ROOF EQUIPMENT SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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PROJECT  
1415 N. SEDGWICK  
CHICAGO, IL 60611

DEVELOPER  
Orleans LCM Landco LLC  
343 W. Schiller Street  
Chicago, IL 60607

ARCHITECT  
**NORR**  
325 North LaSalle Street, Suite 501  
Chicago, IL 60654  
312.424.2400

STRUCTURAL ENGINEER  
Erikson Engineering Associates,  
125 South Jefferson Street  
Suite 135  
Chicago, IL 60661

MECHANICAL ENGINEER  
Pierce Engineers  
250 N. LaSalle Street  
Suite 1010  
Chicago, IL 60654

ELECTRICAL ENGINEER  
RTM Engineering Consultants  
650 E. Algonquin Road  
Suite 250  
Schaumburg, IL 60173

DATE ISSUED: 04/25/10  
SHEET NO.: 10 OF 10  
SHEET NAME: ROOF PLAN

PROFESSIONAL STAMP: SHEET NAME: A2-08







PROJECT NO. NORR-2021-01  
 1415 N. SEDGWICK

CHICAGO, IL 60661

DEVELOPER  
 Orleans LCM Landco LLC  
 343 W. Schiller Street  
 Chicago, IL 60661

ARCHITECT

**NORR**

325 North LaSalle Street, Suite 500  
 Chicago, IL 60654  
 312.424.2400

CREATIVE ENGINEER

Eriksson Engineering Associates,  
 135 South Jefferson Street  
 Suite 535  
 Chicago, IL 60661

STRUCTURAL ENGINEER

Pierce Engineers  
 250 N. LaSalle Street  
 Suite 1010  
 Chicago, IL 60654

MECHANICAL ENGINEER

RTM Engineering Consultants  
 655 E. Algonquin Road  
 Suite 250  
 Schaumburg, IL 60173

NOTE

SHEET INFORMATION  
 ISSUED / REVISED

DATE ISSUED: 08/20/2021

MATERIALS COMPARISON - WEST ELEVATION

PROFESSIONAL STAFF SHEET NAME



A3-03

2 WEST ELEVATION PROPOSED MATERIALS  
 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION CURRENT MATERIALS  
 SCALE: 1/8" = 1'-0"

1/8" = 14.40 C.C.D.





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 01, 2022

George Sorich  
NORR inc.  
325 N. LaSalle St., Suite 500  
Chicago, IL 60654

**Re: Minor change for PD 1374, 1400 N. Orleans St.**

Dear Mr. Sorich:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1374 ("PD 1374") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1374.

PD 1374 was approved by the City Council on June 28, 2017, to allow for the construction of a 252 unit, 7-story building at 1400 N. Orleans St. On January 9, 2019, a minor change was approved which allowed: an increase in the maximum no. of dwelling units from 252 to 254, a decrease in the minimum no. of accessory parking spaces from 89 to 86, the addition of a mezzanine level above the main entrance, and a change in the building's exterior design, fenestration and cladding materials, including, the replacement of brick and metal panels on the north elevation and portions of the interior courtyard facades with fiber cement panels. On June 29, 2019, a minor change was approved to allow the substitution of acrylic stucco in place of fiber cement panels on the north elevation only. The cladding of the interior courtyard was to remain fiber cement panels as previously approved on Jan. 9<sup>th</sup>, 2019.

These minor changes have since expired and you are now seeking a new minor change on behalf of your client, Lakshmi Capital Management LLC. They are the managing partner of the sole property owner of PD 1374, Orleans LCM Landco LLC. Once again, the following modifications are proposed:

- An increase in the maximum no. of dwelling units from 252 to 254
- A decrease in the minimum no. of accessory parking spaces from 89 to 86
- The addition of a mezzanine level above the main entrance
- A change in the building's exterior design, fenestration and cladding materials, including the replacement of brick and metal panels on the north elevation with acrylic stucco and the replacement of brick and metal panels on portions of the interior courtyard facades

with fiber cement panels. As previously noted, the north elevation is a side elevation of the building, not fronting a public street and a portion of the proposed 7-story north elevation will be obscured by the adjacent 6-story building along N. Orleans St (further discussion of this elevation was cited in the revised minor change letter issued and dated June 28, 2019 – in regard to limited application of acrylic stucco). The following exhibits are attached: Site/Landscape Plan, Mezzanine Plan, Green Roof Plan, South Elevation, East Elevation, West Elevation, Acrylic Stucco/North Elevation.

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

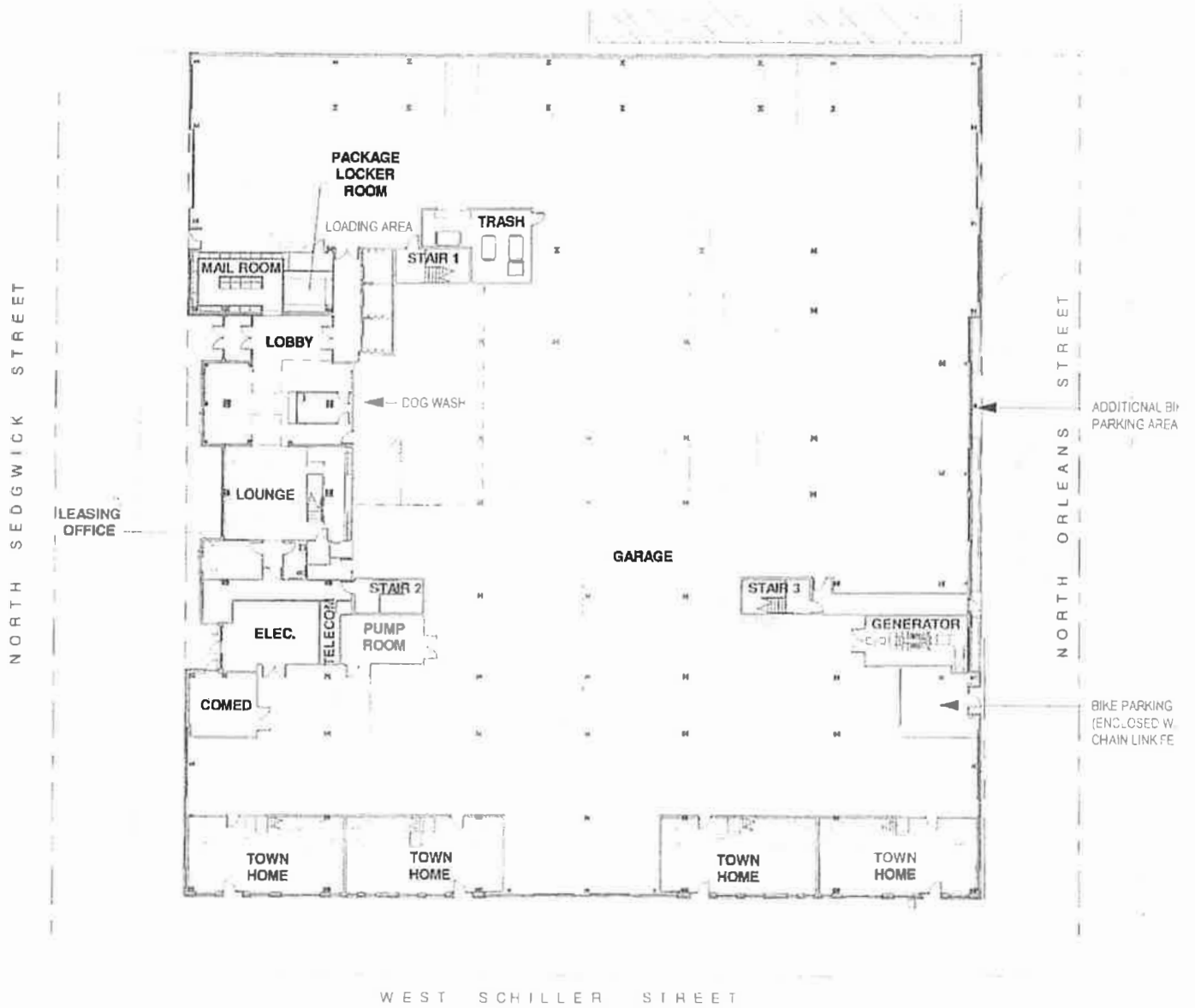
Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1374, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced 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,

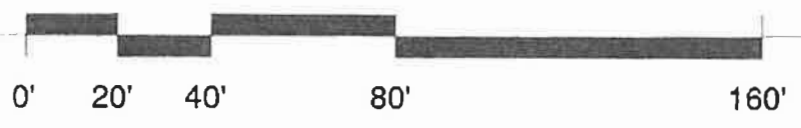
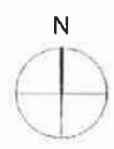


Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file



1 SITE / LANDSCAPE PLAN  
 1" = 40'-0"

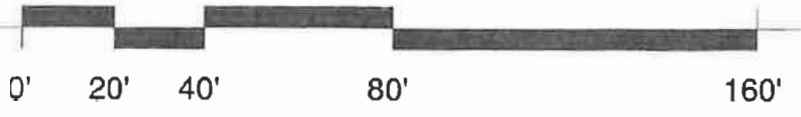
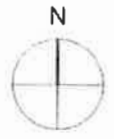


Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St  
 1401 - 19 N. Sedgwick St.  
 Date: October 24, 2018

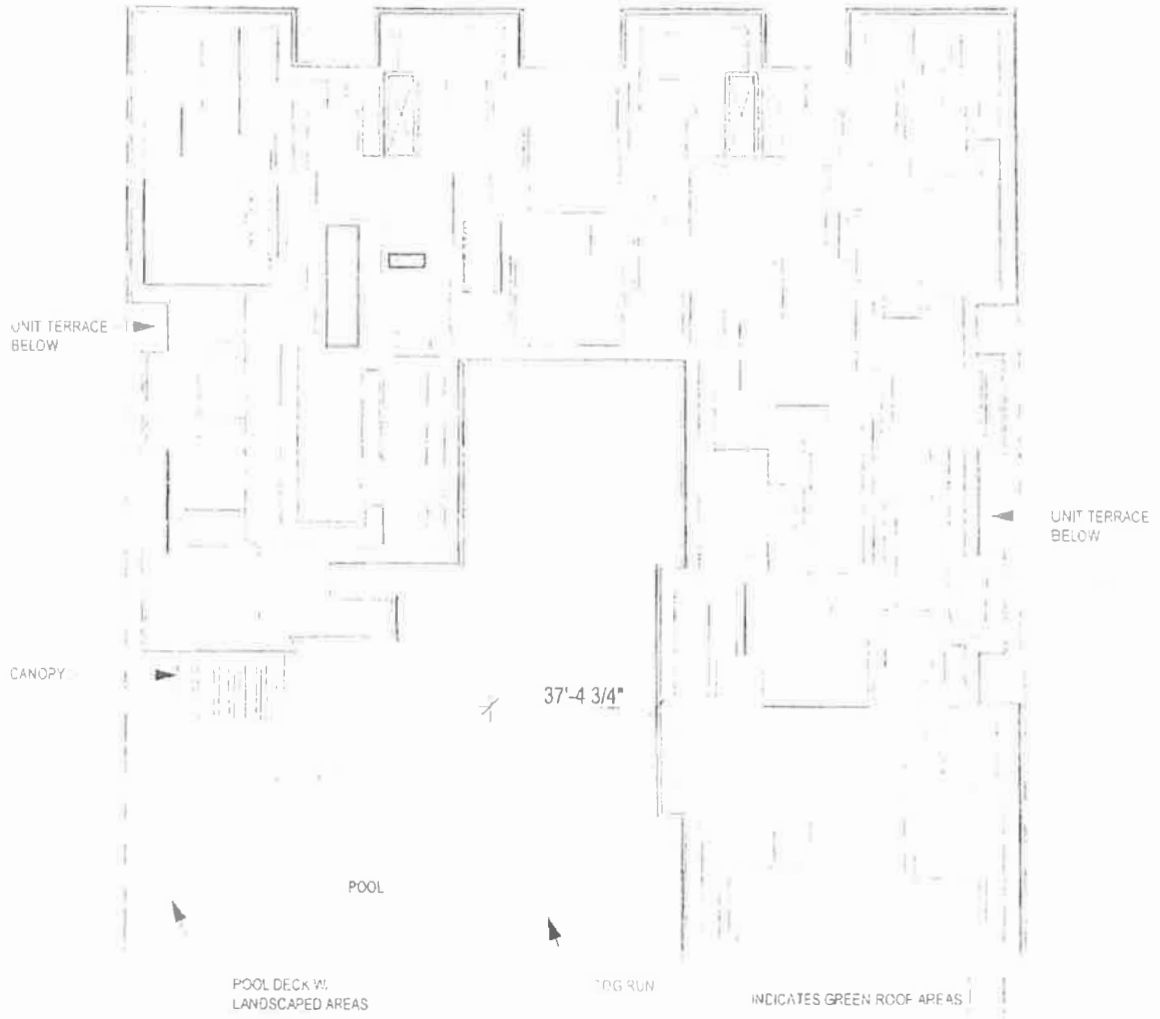


**MEZZANINE PLAN**

1" = 40'-0"



Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St.  
 1401 - 19 N. Sedgwick St.  
 Date: October 24, 2018



INDICATES GREEN ROOF AREAS

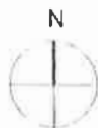
**GREEN ROOF AREA CALCULATION**

Total Green Roof Area	14,190 SF
2nd Floor	2,523 SF
7th Floor	1,459 SF
Roof	10,208 SF

Total Net Roof Area	28,381 SF
2nd Floor	5,280 SF
7th Floor	5,369 SF
Net Roof	15,532 SF

Green Roof Area Percentage: 50%

(1) GREEN ROOF PLAN  
1" = 40'-0"



Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St.  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



1 SOUTH ELEVATION  
1" = 30'-0"

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018

0'  
15'  
30'

60'

120'



1 EAST ELEVATION  
1" = 30'-0"

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018

0'  
15'  
30'

60'

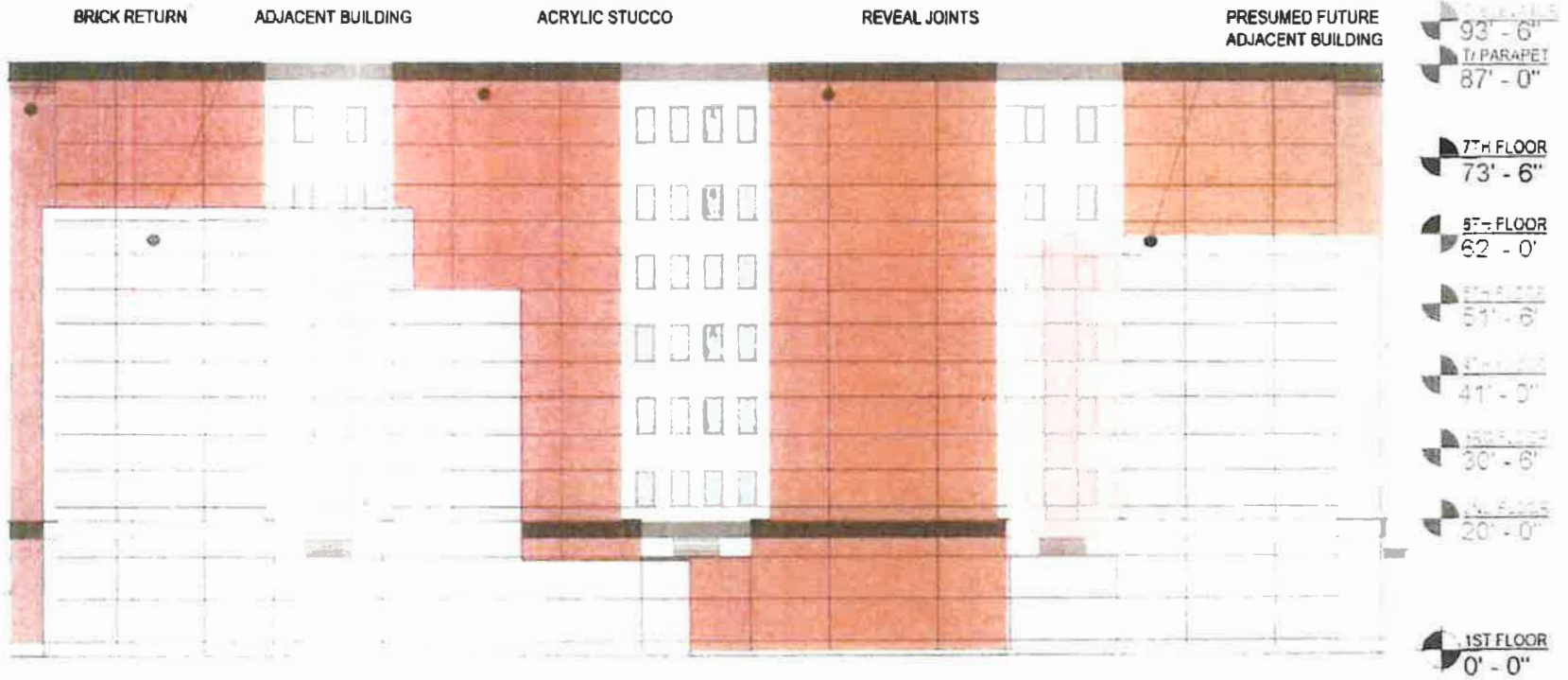
120'

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St  
1401 - 19 N. Sedgwick St  
Date: October 24, 2018



1 WEST ELEVATION  
1" = 30'-0"

ACRYLIC STUCCO | NORTH ELEVATION





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 28, 2019

Rolando R. Acosta  
Michael Ezgur  
Acosta Ezgur LLC  
1030 W. Chicago Ave.  
Third Floor  
Chicago, IL 60642

**Re: REVISED Minor change request for PD 1374, 1400 N. Orleans St.**

Dear Mr. Acosta and Mr. Ezgur:

Please be advised that your revised request for a minor change to Residential Business Planned Development No. 1374 ("PD 1374") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1374.


On October 24, 2018, you submitted a minor change request for your client's proposed 7-story building at 1400 N. Orleans St. Over several months, my staff worked with you and your client on design revisions and on January 8, 2019, we approved a minor change to allow: an increase in the maximum no. of dwelling units from 252 to 254, a decrease in the minimum no. of accessory parking spaces from 89 to 86, the addition of a mezzanine level above the main entrance, and a change in the building's exterior design, fenestration and cladding materials, including the replacement of brick and metal panels on the north elevation and portions of the interior courtyard facades with fiber cement panels. In regards to the material changes, you had requested that portions of the interior courtyard and the north elevation which were approved at Plan Commission with corrugated metal siding be replaced with Portland Cement Plaster (stucco). We did not allow the proposed substitution of metal panels with stucco, however, we did approve the substitution to fiber cement panels.

On May 21, 2019, we denied your request to allow for the substitution of acrylic stucco in place of the fiber cement panels on the north elevation and the interior courtyard of the proposed building. You are now requesting to allow the substitution of acrylic stucco in place of the fiber cement panels on the north elevation only and as shown on the attached, revised North Elevation. The interior courtyard **will not** be clad in acrylic stucco but will remain fiber cement panels as previously approved.

While we still have concerns about this specific material, in an effort to balance the competing public interests tied to this project, we are approving the acrylic stucco on the north elevation only. The north elevation is a side elevation of the building, not fronting a public street and a portion of the seven-story elevation will be obscured by the adjacent six-story building. Finally, please be advised that this does not reflect a change in our Department's position on the use of this material, nor are we lessening our requirements for high quality, durable building materials, especially as it relates to planned development projects. We are hopeful that this project will not require any further minor change requests and that construction will commence shortly.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1374, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patrick Murphey  
Zoning Administrator

PM:tm

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

ACRYLIC STUCCO | NORTH ELEVATION

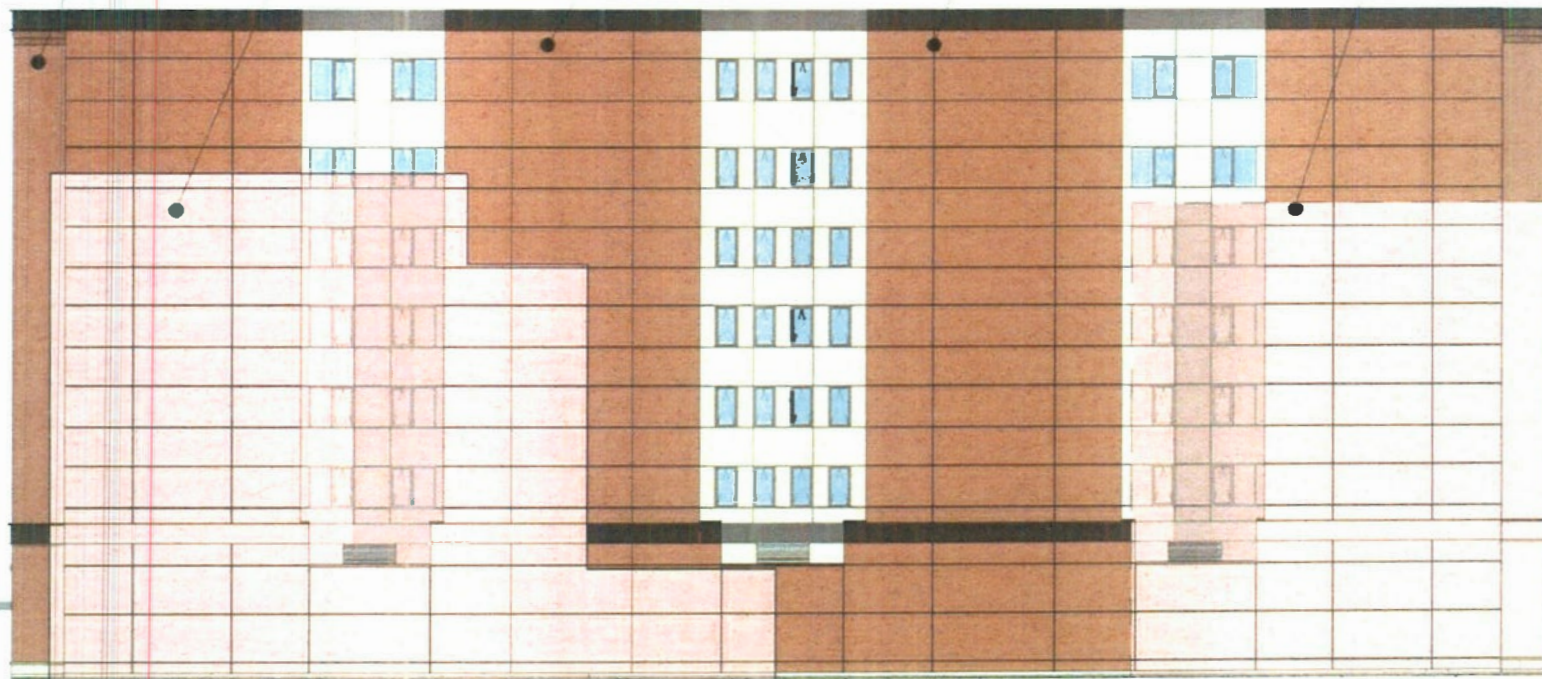
BRICK RETURN

ADJACENT BUILDING

ACRYLIC STUCCO

REVEAL JOINTS

PRESUMED FUTURE  
ADJACENT BUILDING



T/ELEVATOR  
93' - 6"  
T/PARAPET  
87' - 0"

7TH FLOOR  
73' - 6"

6TH FLOOR  
62' - 0"

5TH FLOOR  
51' - 6"

4TH FLOOR  
41' - 0"

3RD FLOOR  
30' - 6"

2ND FLOOR  
20' - 0"

1ST FLOOR  
0' - 0"



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 21, 2019

Rolando R. Acosta  
Michael Ezgur  
Acosta Ezgur LLC  
1030 W. Chicago Ave.  
Third Floor  
Chicago, IL 60642

**Re: Minor change request for PD 1374, 1400 N. Orleans St.**

Dear Mr. Acosta and Mr. Ezgur:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1374 ("PD 1374") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1374.

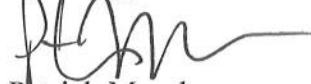
On October 24, 2018, you submitted a minor change request for your client's proposed 7-story building at 1400 N. Orleans St. Over several months, my staff worked with you and your client on design revisions and on January 8, 2019, we approved a minor change to allow: an increase in the maximum no. of dwelling units from 252 to 254, a decrease in the minimum no. of accessory parking spaces from 89 to 86, the addition of a mezzanine level above the main entrance, and a change in the building's exterior design, fenestration and cladding materials, including, the replacement of brick and metal panels on the north elevation and portions of the interior courtyard facades with fiber cement panels. In regards to the material changes, you had requested that portions of the interior courtyard and north elevation which were approved at Plan Commission with corrugated metal siding be replaced with Portland Cement Plaster (stucco). We believe that stucco is not a comparable building material in terms of quality and durability to metal siding and so we did not allow the proposed substitution of metal panels with stucco. However, we did approve the substitution to fiber cement panels.

In March, you inquired about the substitution of stucco in place of the fiber cement panels and we notified you via email that we would still not approve. On May 14, 2019, we received a new minor change request to allow for the substitution of acrylic stucco in place of the fiber cement panels on a portion of the north elevation and the interior courtyard of the proposed building. Your request letter states that acrylic stucco is an improvement over traditional stucco and you believe that the requested modification merely replaces one high quality material with an equally, or arguably better, high quality material. You also provide examples of buildings

clad in acrylic stucco. Finally, you state that the financial viability of the proposed development will be threatened without the change and its approximate \$1.2 million in cost savings.

The Department of Planning and Development has very rarely approved the use of stucco as a cladding material in Planned Developments. In response to your reference to the recently completed Huxton Hotel, we did allow a portion of the north and west elevations to be a concrete wall with a rendered finish (stucco) , however these areas are to be covered with art murals. As previously noted, we do not agree that acrylic stucco is an equal or better material than the originally approved metal siding or the subsequently approved fiber cement. We believe we have been reasonable in the approved changes to the proposed building while still ensuring that it meets the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance. Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1374, I hereby deny the foregoing minor change request.

Sincerely,



Patrick Murphey  
Zoning Administrator

PM:tm

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



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 8, 2019

Michael Ezgur  
Acosta Ezgur LLC  
1030 W. Chicago Ave.  
Third Floor  
Chicago, IL 60642

**Re: Minor change request for PD 1374, 1400 N. Orleans St.**

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1374 ("PD 1374") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1374.

Your client, DDG Partners, LLC, is the contract purchaser of the property located at 1400 N. Orleans, 324 W. Schiller and 1401 N. Sedgwick. The sole owner of all the property within PD 1374, MRR 1400 N. Orleans, LLC, has provided their consent to this request. Your client is seeking a minor change to allow for the following modifications to the proposed seven-story building:

- An increase in the maximum no. of units from 252 to 254 units.
- A decrease in the minimum no. of accessory parking spaces from 89 to 86 spaces.
- The addition of a small mezzanine level above the main entrance which will include meeting and lounge space and additional bicycle storage.
- A change in the building's exterior design, fenestration and cladding materials, including, the replacement of brick and metal panels on the North Elevation and portions of the interior courtyard facades with fiber cement panels. All of the other elevations will remain clad in two shades of brick with stone accents on the ground floor and bronze metal banding at the base and top.
- These modifications are shown on the attached, revised: Site/Landscape Plan, Mezzanine Plan, Green Roof Plan, North, South, East and West Elevations.

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 PD 1374, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

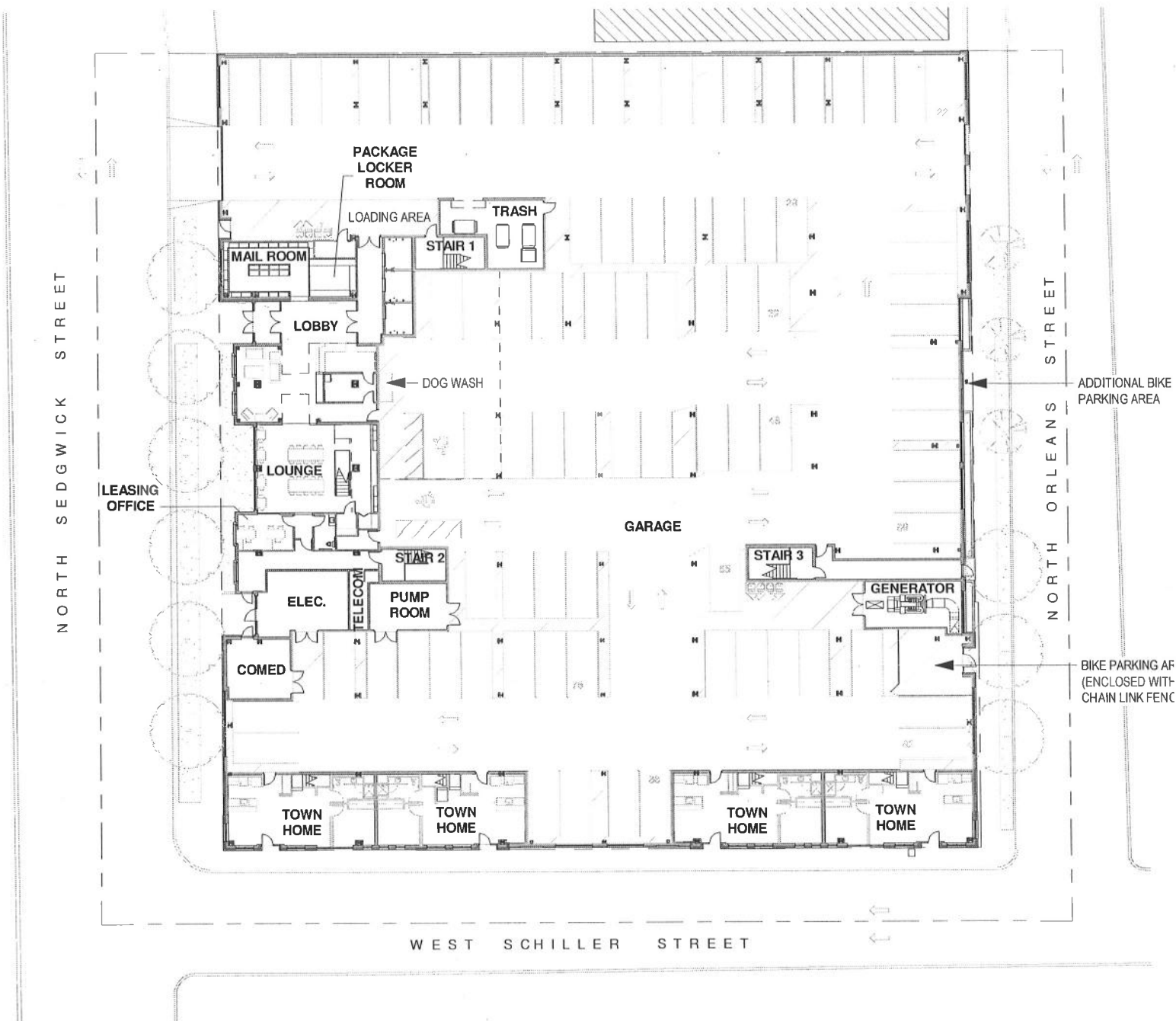
Sincerely,

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

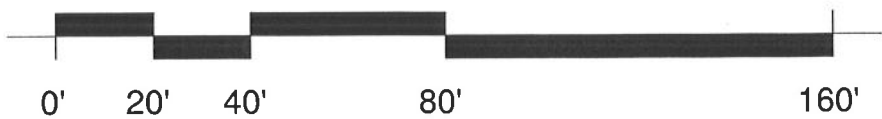
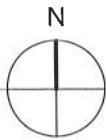
Patrick Murphey  
Zoning Administrator

PM:tm

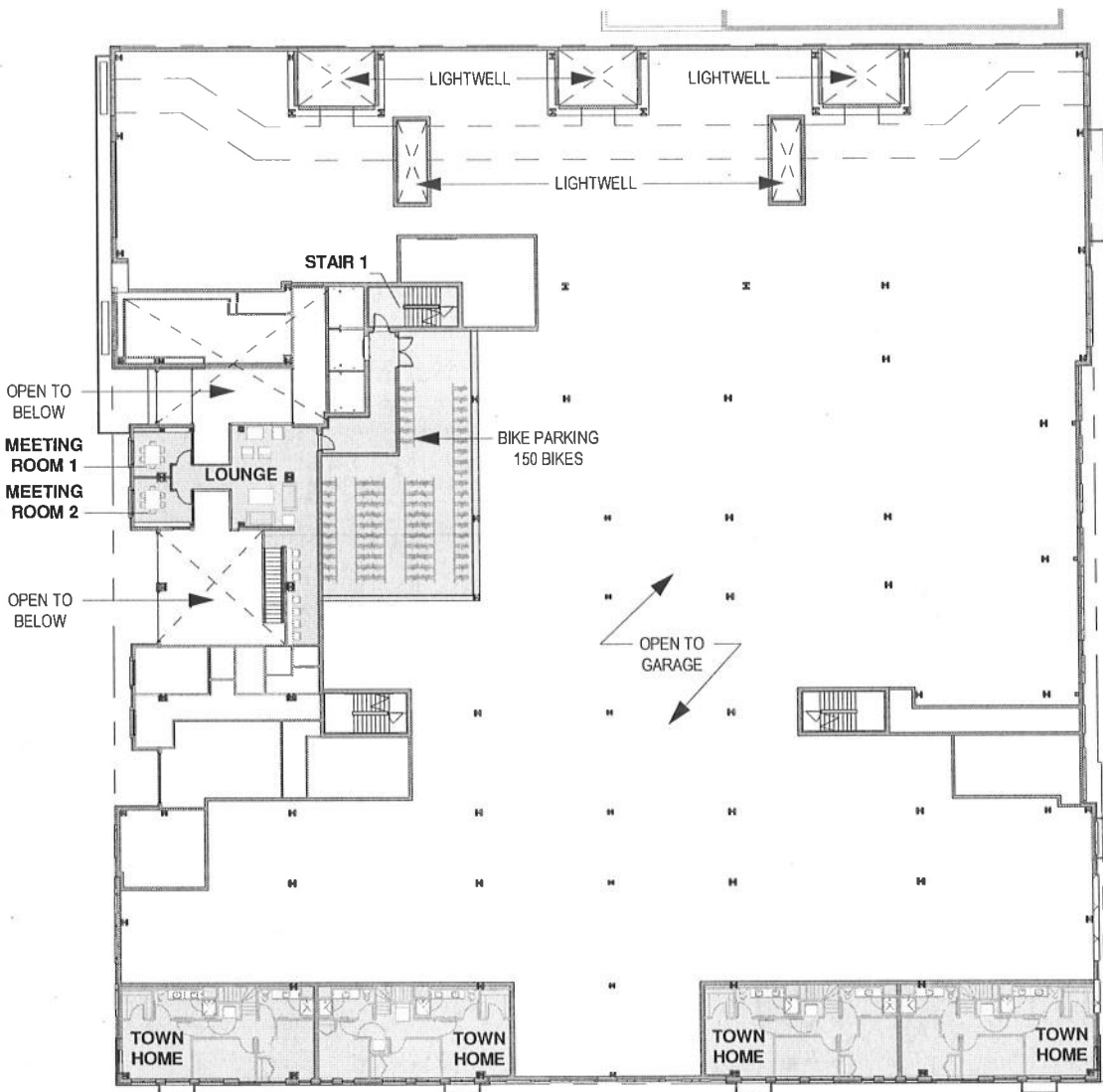
C: Mike Marmo, Erik Glass, Fernando Espinoza, Cindy Roubik, Main file



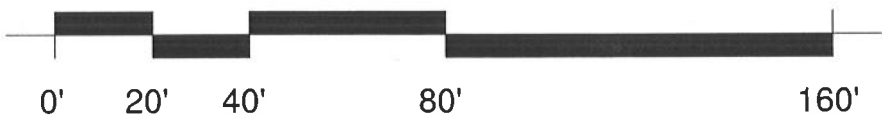
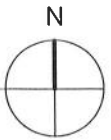
1 SITE / LANDSCAPE PLAN  
 1" = 40'-0"



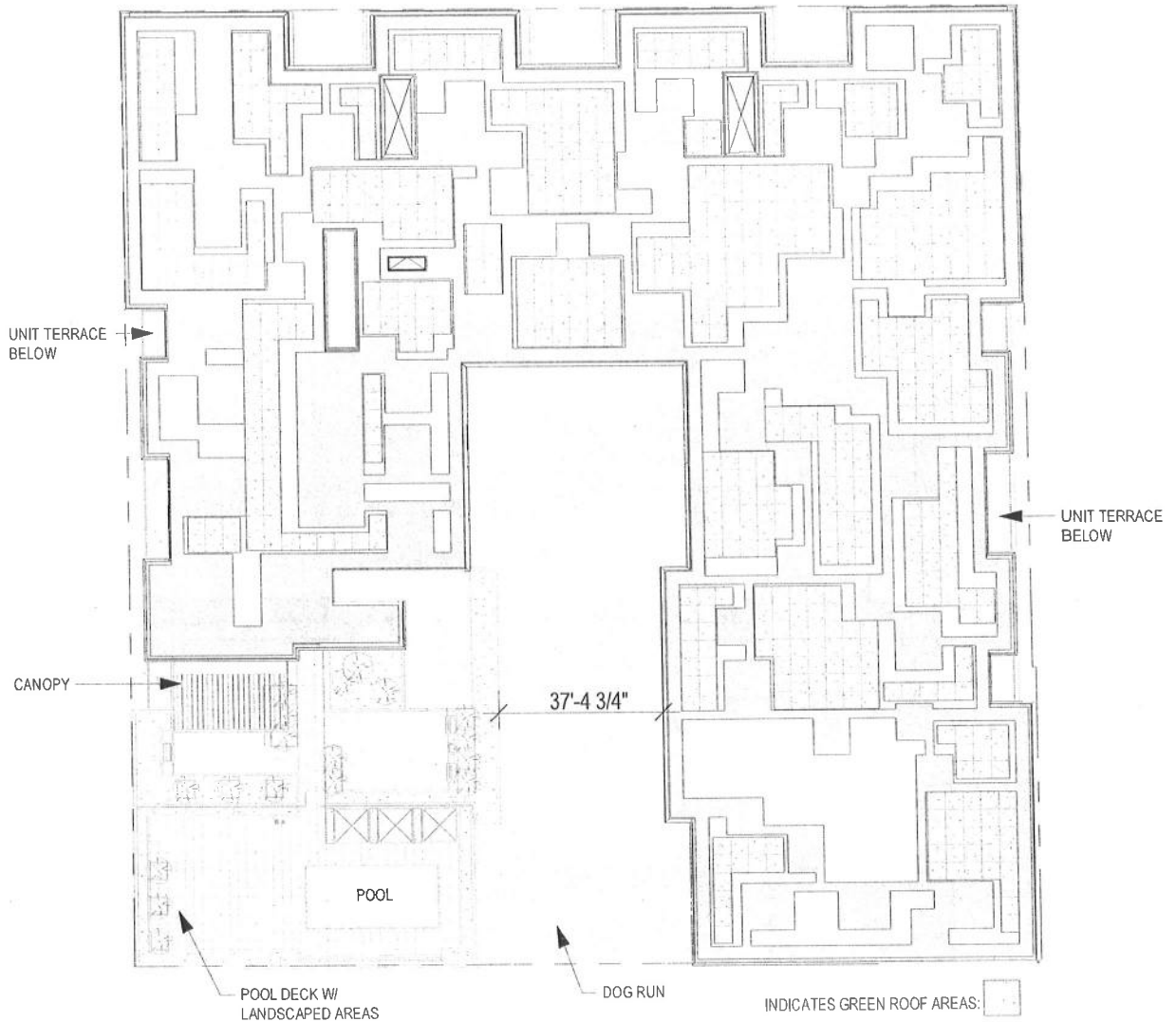
Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
 1401 - 19 N. Sedgwick St.  
 Date: October 24, 2018



1 MEZZANINE PLAN  
1" = 40'-0"



Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



INDICATES GREEN ROOF AREAS:

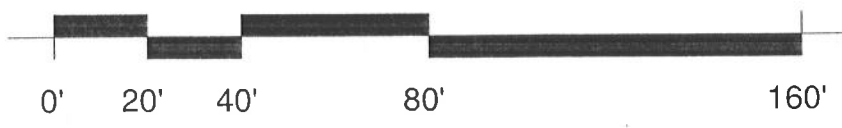
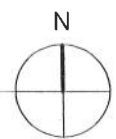
**GREEN ROOF AREA CALCULATION:**

**Total Green Roof Area: 14,190 SF**  
 2nd Floor: 2,523 SF  
 7th Floor: 1,459 SF  
 Roof: 10,208 SF

**Total Net Roof Area: 28,381 SF**  
 2nd Floor: 5,980 SF  
 7th Floor: 5,869 SF  
 Net Roof: 16,532 SF

**Green Roof Area Percentage: 50%**

**1 GREEN ROOF PLAN**  
 1" = 40'-0"



Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
 1401 - 19 N. Sedgwick St.  
 Date: October 24, 2018

0'  
15'  
30'

60'

120'

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



1 NORTH ELEVATION  
1" = 30'-0"

0'  
15'  
30'

60'

120'

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



- 7/ELEVATOR  
93' - 6"
- 6TH FLOOR  
87' - 4"
- 7TH FLOOR  
73' - 6"
- 6TH FLOOR  
62' - 0"
- 5TH FLOOR  
51' - 6"
- 4TH FLOOR  
41' - 0"
- 3RD FLOOR  
30' - 6"
- 2ND FLOOR  
20' - 0"
- 1ST FLOOR  
0' - 0"

1 SOUTH ELEVATION  
1" = 30'-0"

0'  
15'  
30'

60'

120'

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St/  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



1 EAST ELEVATION  
1" = 30'-0"

0'  
15'  
30'

60'

120'

Address: 1400 - 18 N. Orleans St./324 - 44 W. Schiller St./  
1401 - 19 N. Sedgwick St.  
Date: October 24, 2018



1 WEST ELEVATION  
1" = 30'-0"

*Reclassification Of Area Shown On Map No. 3-F.*  
(As Amended)

RPD 1374

(Application No. 18612)

(Common Address: 1400 -- 1418 N. Orleans St./324 -- 344 W. Schiller St./  
1401 -- 1419 N. Sedgwick St.)

[SO2016-45]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current C1-3 Neighborhood Commercial District and B3-3 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 216.66 feet north of West Schiller Street, as measured along the east line of North Sedgwick Street; North Orleans Street; West Schiller Street; and North Sedgwick Street,

to those of a B2-5 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 216.66 feet north of West Schiller Street, as measured along the east line of North Sedgwick Street; North Orleans Street; West Schiller Street; and North Sedgwick Street,

to those of a Residential Planned Development which is hereby established in the area described above.

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

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

*Residential Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1374 ("Planned Development") consists of approximately 44,335.00 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, LG Development Group LLC.

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

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

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

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; a Green Roof Plan and Building Elevations submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a residential planned development: residential dwelling units; wireless communications facilities; and accessory 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 the Department of Planning and Development. 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a net site area of 44,335.00 square feet and a base FAR of 5.0, with the total FAR allowed under this Planned Development of 5.0.
9. The Applicant acknowledges and agrees that the rezoning of the Property from B3-3/C1-3 to B2-5, 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, with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 252 units. As a result, the Applicant's affordable housing obligation is 25 units (10 percent of 252, rounded down), 6 of which are Required Units (2.5 percent of 252, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 12 affordable units in the rental building to be constructed in the Planned Development, and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit ("Cash Payment" for the 13 remaining units, 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

make the required Cash Payment and 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 9, 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.

10. 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
14. 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.
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 applicant has agreed to provide a 50 percent green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Matrix.

- 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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a B2-5 Neighborhood Mixed-Use District.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 52078 through 52089 of this *Journal*.]

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

*Residential-Business Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area remaining in the public right-of-way  
 59,333.18 square feet (1.36 acres) = 44,335.00 (1.02 acres) + 14,998.18 square feet (0.34 acre)

FAR:	5.0
Setbacks from Property Line:	Per Site Plan and Elevations
Maximum Number of Units:	252
Minimum Number of Accessory Off-Street Parking:	89
Minimum Number of Off-Street Loading:	1 (10 feet by 25 feet)
Maximum Building Height:	96 feet
Bicycle Parking:	132

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**2015 Affordable Housing Profile Form (AHP)**

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

Date: 12/6/2016

**DEVELOPMENT INFORMATION**

Development Name: 1415 Sedgwick

Development Address: 1415 N. Sedgwick St.

Zoning Application Number, if applicable:

Ward: 27

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

**Type of City Involvement**

check all that apply

City Land

Financial Assistance

Zoning Increase

Planned Development (PD)

Transit Served Location (TSL) project

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

ARO Web Form completed and attached - or submitted online on 12/6/2016

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 MRR 1400 N. Orleans LLC

Developer Contact Gabriel Leahu

Developer Address 2234 W. North Ave.

Email [glehau@lgdevelopmentgroup.com](mailto:glehau@lgdevelopmentgroup.com)

Attorney Name Michael Ezgur

Developer Phone 773-227-2850

Attorney Phone 312-617-8900

**TIMING**

Estimated date marketing will begin 6/1/18

Estimated date of building permit\* 3/1/17

Estimated date ARO units will be complete 9/1/18

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

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

  
Kara Breems, DPD

  
Developer/Project Manager

12-9-16  
Date

12/6/2016

Date

ARO Web Form

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**Development Information**

**Address** **Printed Date: 12/06/2016**

Address Number From :1415    Address Number To: N/A    Street Direction: N  
 Street :Sedgwick                      Postal Code: 60610

**Development Name, If applicable**

**Information**

Ward :27                      ARO Zone: Higher Income

**Details**

Type of city involvement :ZP  
 Total Number of units in development: 252  
 Type of development: Rent  
 Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :25    Required \*On-site aff. Units: 6

How do you intend to meet your required obligation

On-Site: 12    Off-Site: 0

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

Total Units Committed: 12 Remaining In-Lieu Fee Owed: 1,625,000 \*

\* 13 units \* \$125,000 = \$1,625,000 (KB)

Project Name 1415 Sedgwick

Zoning Application number, if applicable

Address 1415 Sedgwick

Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price? \$3.00

Total Units in Project 252

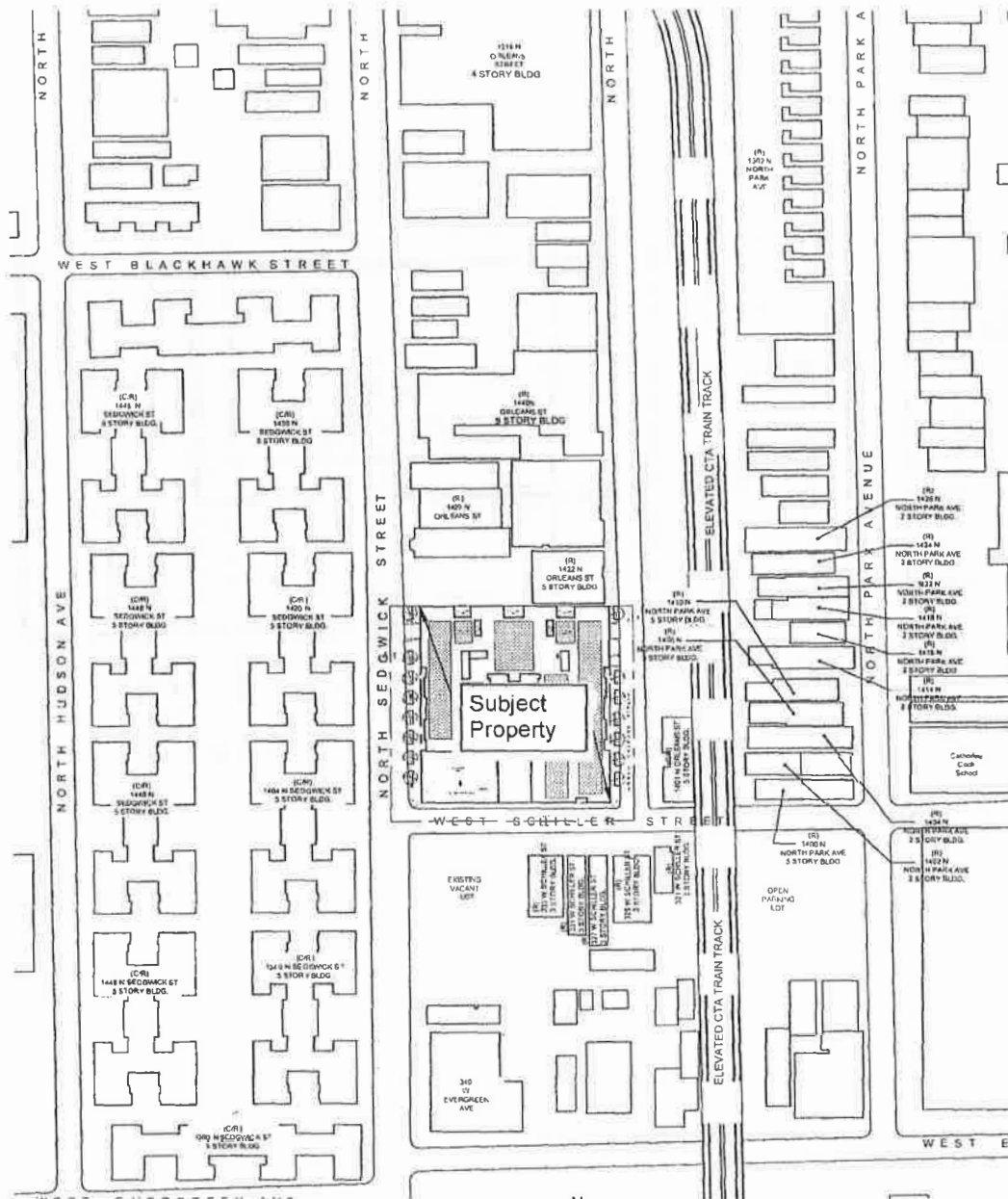
Total Affordable units 12

**Summary**

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	91	38%	424	3	25%	427
one-bed	106	44%	721	3	25%	729
two-bed	17	7%	1,023	3	25%	999
three-bed	25	10%	1,184	2	17%	1,223
four-bed	1	3%	1,615	1	8%	1,615

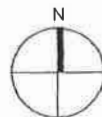
FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



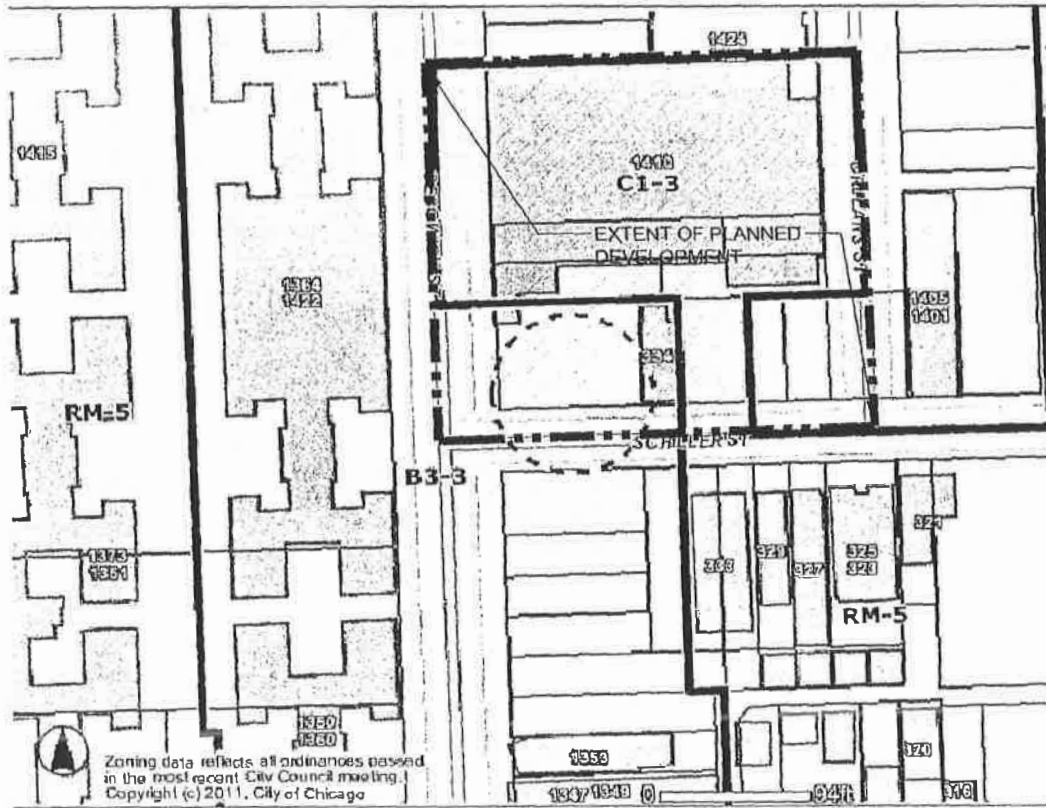
EXISTING LAND USE MAP

SCALE: 1" = 150'-0"



APPLICANT: LG DEVELOPMENT  
 ADDRESS: 1401-21 N SEDGWICK  
 INTRO DATE: JANUARY 5, 2016  
 PLAN COMMISSION DATE: 12/15/2016

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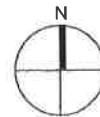
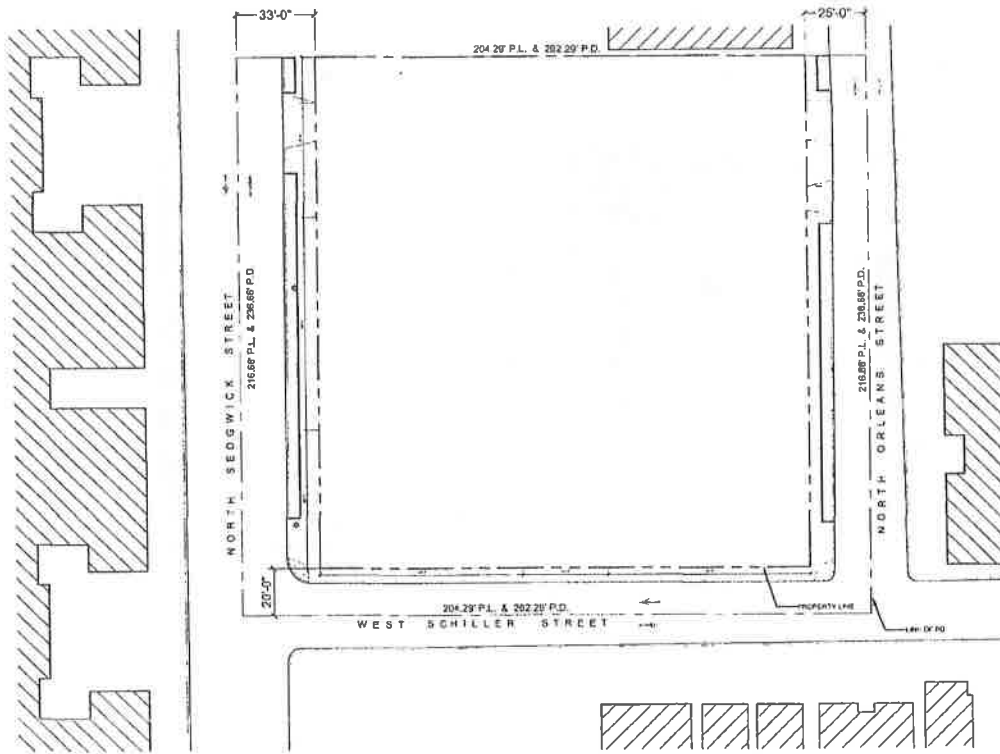


EXISTING ZONING MAP

SCALE: NTS

APPLICANT: LG DEVELOPMENT  
ADDRESS: 1401-21 N SEDGWICK  
INTRO DATE: JANUARY 5, 2016  
PLAN COMMISSIONS DATE: 12/15/2016

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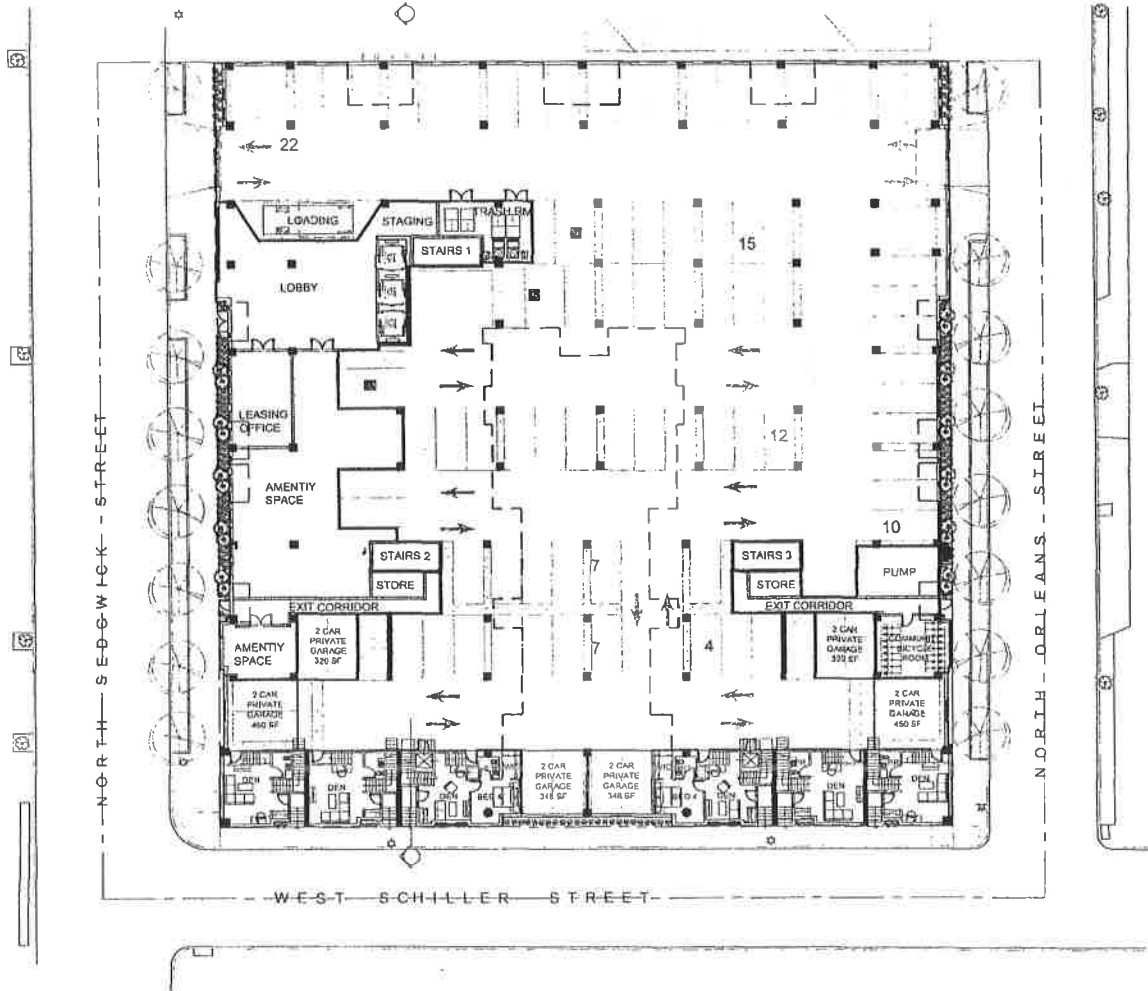
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP

SCALE: 1" = 60'-0"

0 15' 30' 60'

APPLICANT: LG DEVELOPMENT  
ADDRESS: 1401-21 N SEDGWICK  
INTRO DATE: JANUARY 5, 2016  
PLAN COMMISSION DATE 12/15/2016

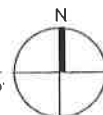
FINAL FOR PUBLICATION



SITE / LANDSCAPE PLAN

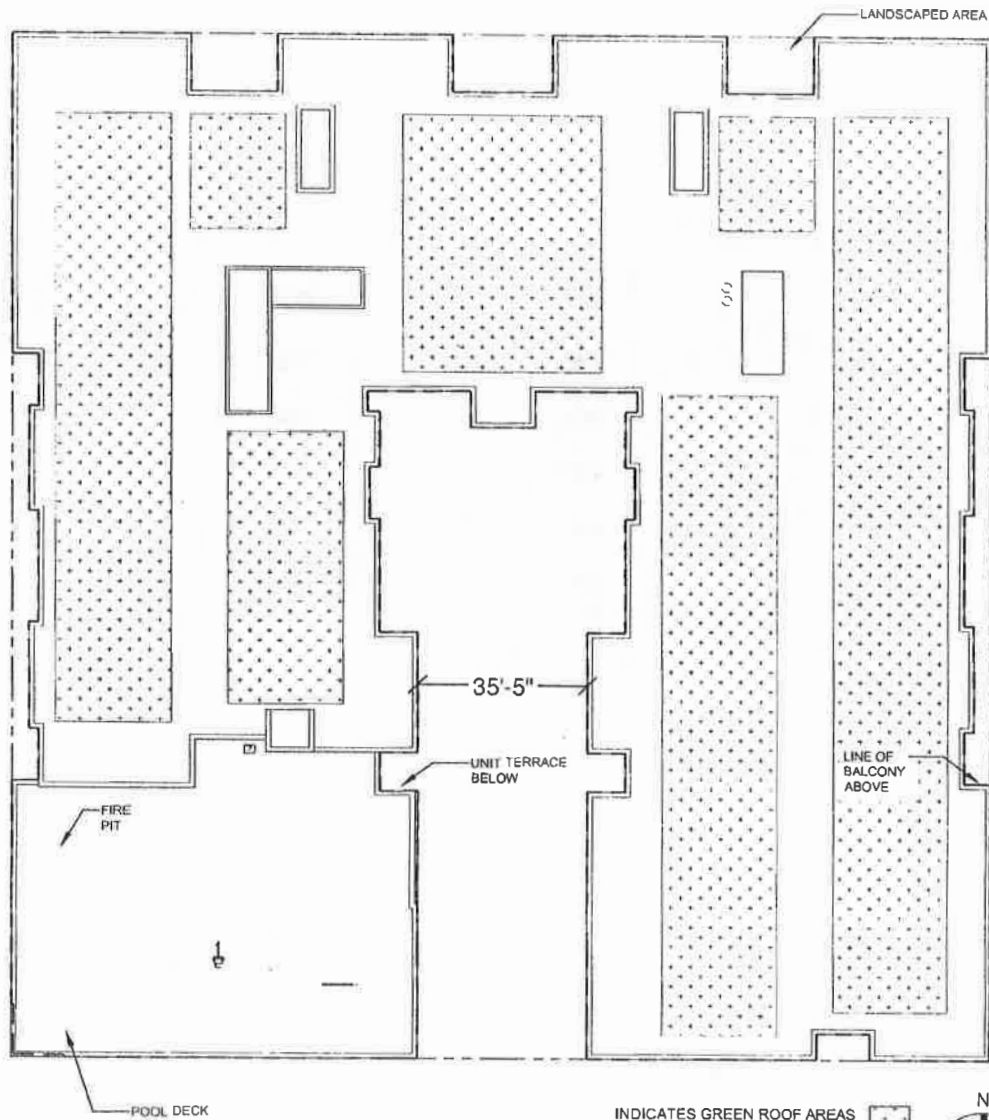
SCALE: 1" = 40'-0"

0 10' 20' 40'



APPLICANT: LG DEVELOPMENT  
 ADDRESS: 1401-21 N SEDGWICK  
 INTRO DATE: JANUARY 5, 2016  
 PLAN COMMISSION DATE: 12/15/16

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INDICATES GREEN ROOF AREAS



GREEN ROOF AREA CALCULATION:

Total Green Roof Area: 21,265SF

Total Roof Area: 42,605 SF

Green Roof Area Percentage: 50%

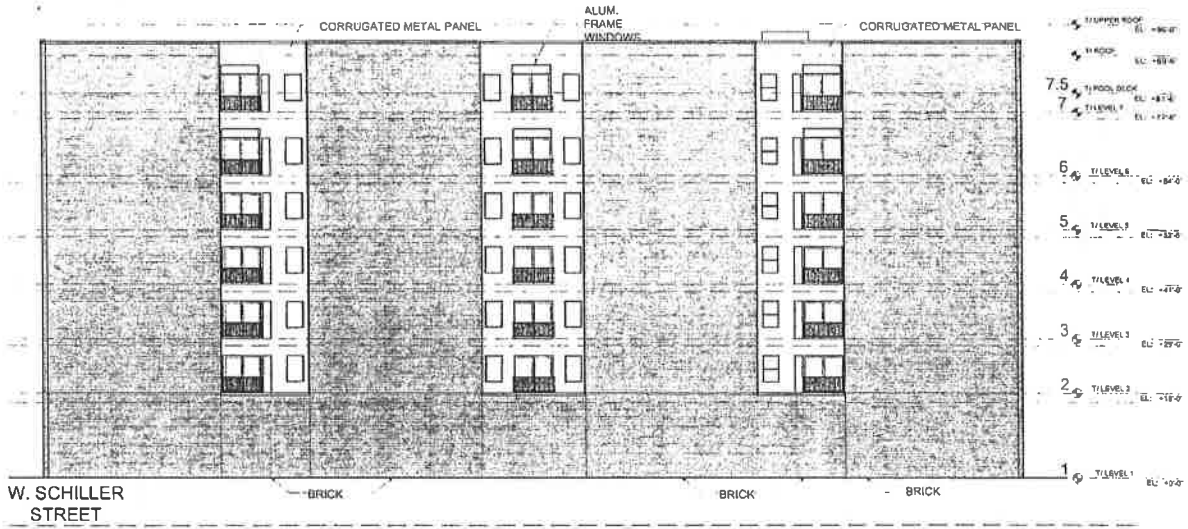
**GREEN ROOF PLAN**

SCALE: 1" = 30'-0"

0 10' 20' 30'

APPLICANT: LG DEVELOPMENT  
ADDRESS: 1401-21 N SEDGWICK  
INTRO DATE: JANUARY 5, 2016  
PLAN COMMISSION DATE 12/15/2016

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NORTH ELEVATION

SCALE: 1" = 30'-0"

0 10' 20' 30'

APPLICANT: LG DEVELOPMENT  
ADDRESS: 1401-21 N SEDGWICK  
INTRO DATE: JANUARY 5, 2016  
PLAN COMMISSION DATE: 12/15/2016

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SOUTH ELEVATION (SCHILLER STREET)

SCALE: 1" = 30'-0"



APPLICANT: LG DEVELOPMENT  
 ADDRESS: 1401-21 N SEDGWICK  
 INTRO DATE: JANUARY 5, 2016  
 PLAN COMMISSION DATE: 12/15/2016

FINAL FOR PUBLICATION

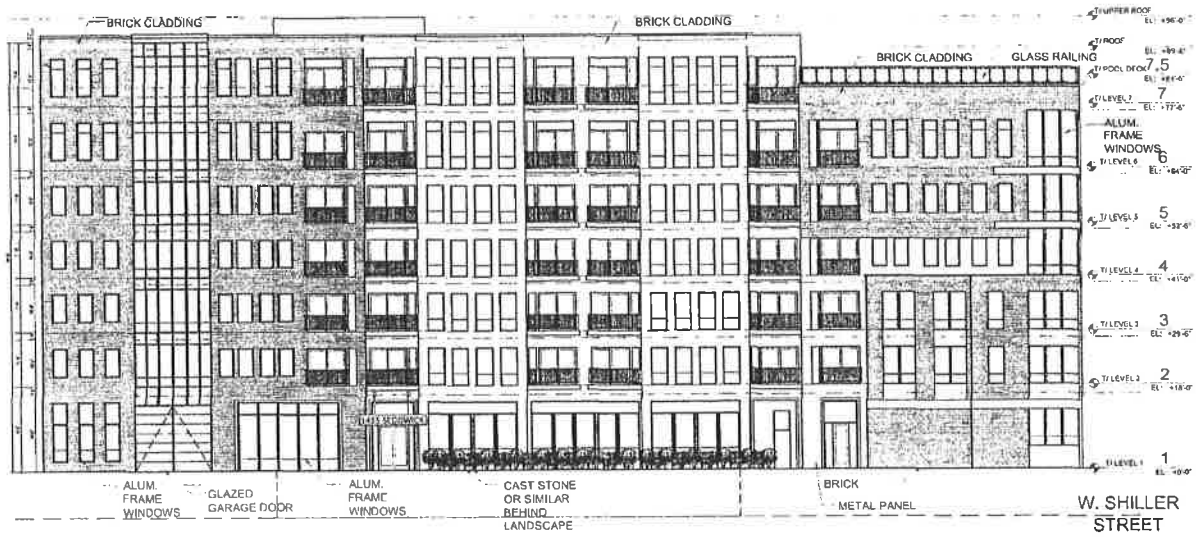


EAST ELEVATION (ORLEANS STREET)  
SCALE: 1" = 30'-0"



APPLICANT: LG DEVELOPMENT  
ADDRESS: 1401-21 N SEDGWICK  
INTRO DATE: JANUARY 5, 2016  
PLAN COMMISSION DATE: 12/15/2016

FINAL FOR PUBLICATION



WEST ELEVATION (SEDGWICK STREET)

SCALE: 1" = 30'-0"



APPLICANT: LG DEVELOPMENT  
 ADDRESS: 1401-21 N SEDGWICK  
 INTRO DATE: JANUARY 5, 2016  
 PLAN COMMISSION DATE: 12/15/2016