

# PD 1379

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22693

28814

JOURNAL--CITY COUNCIL--CHICAGO

5/21/2025

*Reclassification Of Area Shown On Map No. 11-H.*

(As Amended)

(Application No. 22693)

(Common Address: 4726 -- 4756 N. Ravenswood Ave., 1801 -- 1825 W.  
Lawrence Ave. And 4721 -- 4759 N. Wolcott Ave.)

[SO2025-0015994]

R BPD 1379, 99

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1379 symbols and indications as shown on Map Number 11-H in the area bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

to the designation of Residential-Business Planned Development Number 1379, as amended.

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

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

*Residential-Business Planned Development No. 1379, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1379, as amended ("Planned Development") consists of approximately 101,307 net square feet of property. The Applicant is Ravenswood Landowner 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, assignees or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development. 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 16 Statements; a Bulk Regulations Table; and an Existing Zoning Map.

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 shall control.

5. The following uses are allowed in the area delineated herein:

Subarea A: financial institutions, banks with accessory drive-through, automated teller machines, and accessory parking.

Subarea B: residential and related accessory uses, eating and drinking establishments, food and beverage retail sales, general retail sales, medical service, office, personal service uses, including massage establishments, and accessory parking.

Subarea C: residential and related accessory uses and accessory 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. 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 FAR identified in the Bulk Regulations Table has been determined using a net site area of 101,307 square feet and a base FAR of 2.5.
9. Pursuant to Section 2-44-085(D) of the Municipal Code, there are no additional affordable housing requirements as part of this Amendment to Planned Development Number 1379.
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, Fleet and Facility Management and Buildings, under Section 13-32-085 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time of the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
- 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 B3-3 Community Shopping District.

[Existing Zoning Map referred to in these  
Plan of Development Statements  
printed on page 28819  
of this *Journal*.]

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

*Residential-Business Planned Development No. 1379, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	145,145 square feet
Net Site Area (square feet):	101,307 square feet
Subarea A:	17,125 square feet
Subarea B:	56,167 square feet
Subarea C:	28,015 square feet
Public Right-of-Way:	43,838 square feet

Maximum Floor Area Ratio:	2.5
Subarea A:	0.5
Subarea B:	2.8
Subarea C:	2.4
Maximum Dwelling Units:	167 units
Subarea A:	0 units
Subarea B:	112 units
Subarea C:	55 units
Minimum Number of Off-Street Loading Spaces:	2 total spaces
Subarea A:	0 spaces
Subarea B:	1 space
Subarea C:	1 space
Minimum Number of Off-Street Parking Spaces:	120 total spaces
Subarea A:	18 spaces
Subarea B:	67 spaces
Subarea C:	35 spaces
Minimum Number of Bike Parking Spaces :	148 spaces
Subarea A:	0 spaces
Subarea B:	94 spaces
Subarea C:	54 spaces
Maximum Building Height:	60 feet
Minimum Required Setback:	Per Site Plan



April 6, 2021

Mitch Carrel  
Freeborn & Peters LLP  
311 South Wacker Drive  
Suite 3000  
Chicago, IL 60606

**Re: Minor Change to PD 1379, Subarea A  
Chase Parking Reduction - 1809 W. Lawrence Avenue**

Dear Mr. Carrel:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1379 ("PD 1379") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance ("Ordinance") and Statement Number 14 of PD 1379.

Chase Bank is the sole owner of Subarea A, and the zoning control party pursuant to Section 17-8-0400 of the Ordinance. They are seeking a minor change to reduce the minimum number of off street parking spaces from 20 to 18, and to increase the width of each space from 8 feet to 9 feet as shown on the attached revised Bulk Regulation and Data Table and revised Site Plan. This reduction will also result in the total number of parking spaces within the entire PD being reduced from 122 to 120. Chase seeks this minor change to accommodate customer requests to allow more vehicle door swing area.

With regard to your request, the Department has determined that because the subject property is a transit served location, the elimination of 2 parking spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1379, 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,

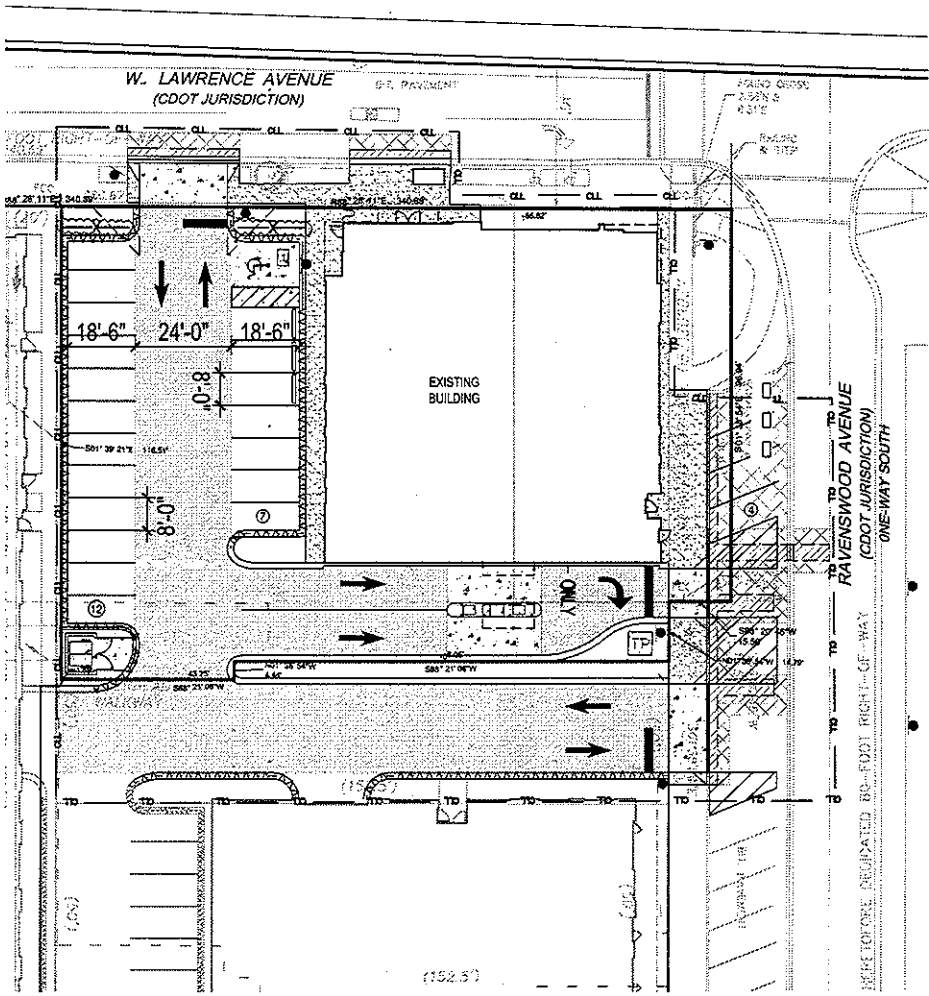


Steven Valenziano  
Assistant Zoning Administrator

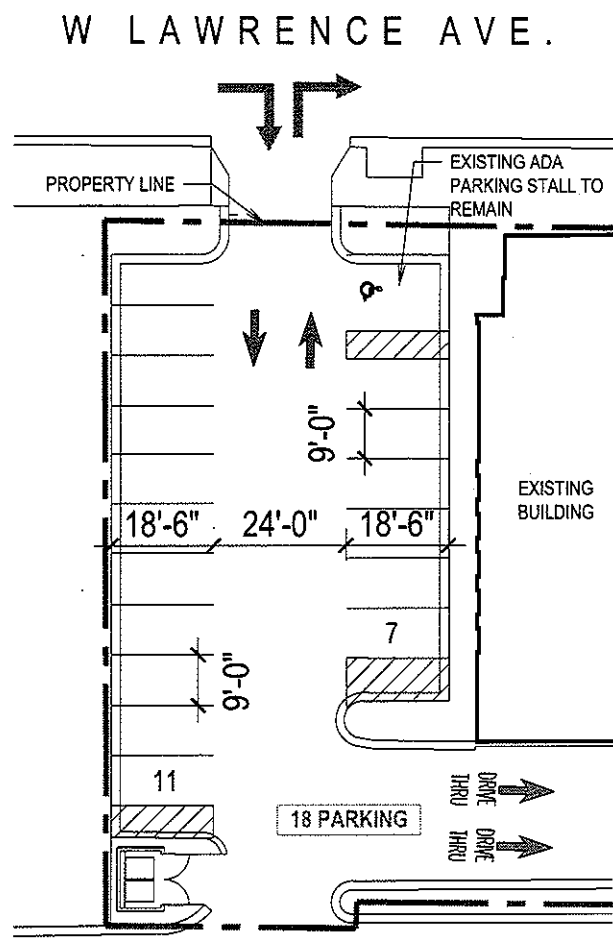
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

RESIDENTIAL PLANNED DEVELOPMENT NO 1379  
BULK REGULATION AND DATA TABLE

Gross Site Area:	145,145 SF
Net Site Area:	101,307 SF
Sub Area A:	17,125 SF
Sub Area B:	56,167 SF
Sub Area C:	28,015 SF
Total Area in Right of Way:	43,838 SF
Total Maximum Floor Area Ratio:	2.5
Sub Area A:	0.5
Sub Area B:	2.8
Sub Area C:	2.4
Maximum Dwelling Units:	167
Sub Area A:	0
Sub Area B:	112
Sub Area C:	55
Total Minimum Number of Off-Street Loading Berths:	2 (Sub Areas B and C)
Sub Area A:	0
Sub Area B:	1
Sub Area C:	1
Total Minimum Number of Off-Street Parking Spaces:	120
Sub Area A:	18
Sub Area B:	67
Sub Area C:	35
Total Minimum Number of Bike Parking Spaces:	148
Sub Area A:	0
Sub Area B:	94
Sub Area C:	54
Maximum Building Height:	60'
Minimum Required Setback:	Per Site Plan

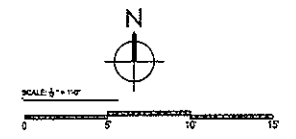


S.P. 1 SITE PLAN (FOR REFERENCE ONLY)  
1/16" = 1'-0"



S.P. 2 PROPOSED PARKING  
3/32" = 1'-0"

SITE INFORMATION	
<b>ZONING</b>	
CHASE PARCEL: CURRENT ZONING	PD 1379 - PLANNED DEVELOPMENT #1379
<b>PARKING INFORMATION</b>	
CAR PARKING COUNT DATA:	
PER PD #1379	
PARKING REQUIRED = 20	BIKE PARKING REQUIRED = 0
PARKING PROPOSED = 18	BIKE PARKING PROPOSED = EXISTING TO REMAIN
NEW PROPOSED CHANGES TO APPLY TO THE PARKING FIELD ONLY.	

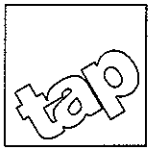


**CHASE**  
RAVENSWOOD  
1809 W Lawrence Ave.  
Chicago, IL 60640

**SITE PLAN & PROPOSED PARKING**

02.26.2021

Architect/Designer  
The Architects Partnership, Ltd.  
200 South Michigan Avenue  
Chicago, IL 60604  
t: 312.583.9800  
f: 312.583.9890  
TAP Project Number: 20086





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 1, 2019

Meg George  
Akerman LLP  
71 South Wacker Drive  
47<sup>th</sup> Floor  
Chicago, IL 60606

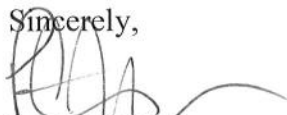
**Re: Chase Bank drive thru lanes within PD 1379, Sub area B, 4721-59 N. Wolcott Ave.**

Dear Ms. George:

This letter is in response to your recent request to allow the continued operation of two Chase Bank drive through lanes until October 31<sup>st</sup>, 2019. Prior to the passage of Planned Development No. 1379 ("PD 1379") in 2017, Chase operated a bank with two drive-thru lanes in what is now Sub area B. PD 1379 approved a new bank with a drive through within Sub area A. Sub area B does not allow a bank with a drive through.

On May 11, 2018, and May 22, 2018, minor changes were granted to allow several modifications, including allowing the two existing drive thru lanes within Sub area B to remain in operation for a period of up to one year while construction of the new bank and drive through within Sub area A occurred. The May 22<sup>nd</sup> approval also noted that an extension to the one year time period for the drive thru lanes may be necessary. The one year expiration date is approaching and you are requesting on behalf of your client, to keep the drive thru lanes operational until October 31<sup>st</sup>, 2019. The new bank is currently under construction and is expected to open in August, however, in case the permitting or construction gets delayed, you are seeking an extension until the end of October. We have no objection, and therefore approve, the continued operation of the two drive-thru lanes until October 31<sup>st</sup>, 2019.

Sincerely,



Patrick Murphey  
Zoning Administrator

PM:tm

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



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 22, 2018

Meg George  
Akerman LLP  
71 South Wacker Drive  
46<sup>th</sup> Floor  
Chicago, IL 60606

**Re: REVISED Administrative Relief request for Planned Development No. 1379  
4726-56 N. Ravenswood Ave., 1801-1831 W. Lawrence Ave. and 4721-4759 N.  
Wolcott Ave.**

Dear Ms. George:

Please be advised that your request for a minor change to Planned Development No. 1379 ("PD 1379"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1379.

Your client and the owner of all of the property within PD 1379, FEHP-Highland Park LLC, is seeking administrative relief to allow for the following modifications to PD 1379:

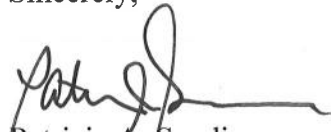
- An increase in dwelling units from 166 to 167 units and a redistribution of units in Sub area's B and C. The dwelling units in Sub area B will increase from 107 to 112 and the number in Sub area C will decrease from 59 to 55 units, as shown on the attached, revised Bulk Table.
- The allowance of two bank drive thru lanes to remain within Sub area B for a period of up to one year from the date of this letter, and while construction of the new bank within Sub area A is constructed. A revised Overall Site Plan is attached.
- Façade revisions to the three buildings within Sub area's A, B and C, as shown on the attached, revised renderings. Please note that the signage depicted on the Sub area A Chase building is not part of this approval and no signs shall be permitted on the building's south elevation which will face the proposed residential building within Sub area C. The revisions to the Sub area B and C buildings include the substitution of fiber cement siding in place of metal panels.
- A green roof revision to the Sub area A Chase building, as shown on the attached, revised Green Roof Plan.

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 Planned Development No. 1379, 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. If the applicant begins construction and is unable to complete the construction and relocate the drive thru lanes in the aforementioned twelve (12) month period and so long as all the provisions stated in this letter remain unchanged, then the applicant shall be allowed to apply for another minor change for the interim drive thru lanes, pursuant to the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

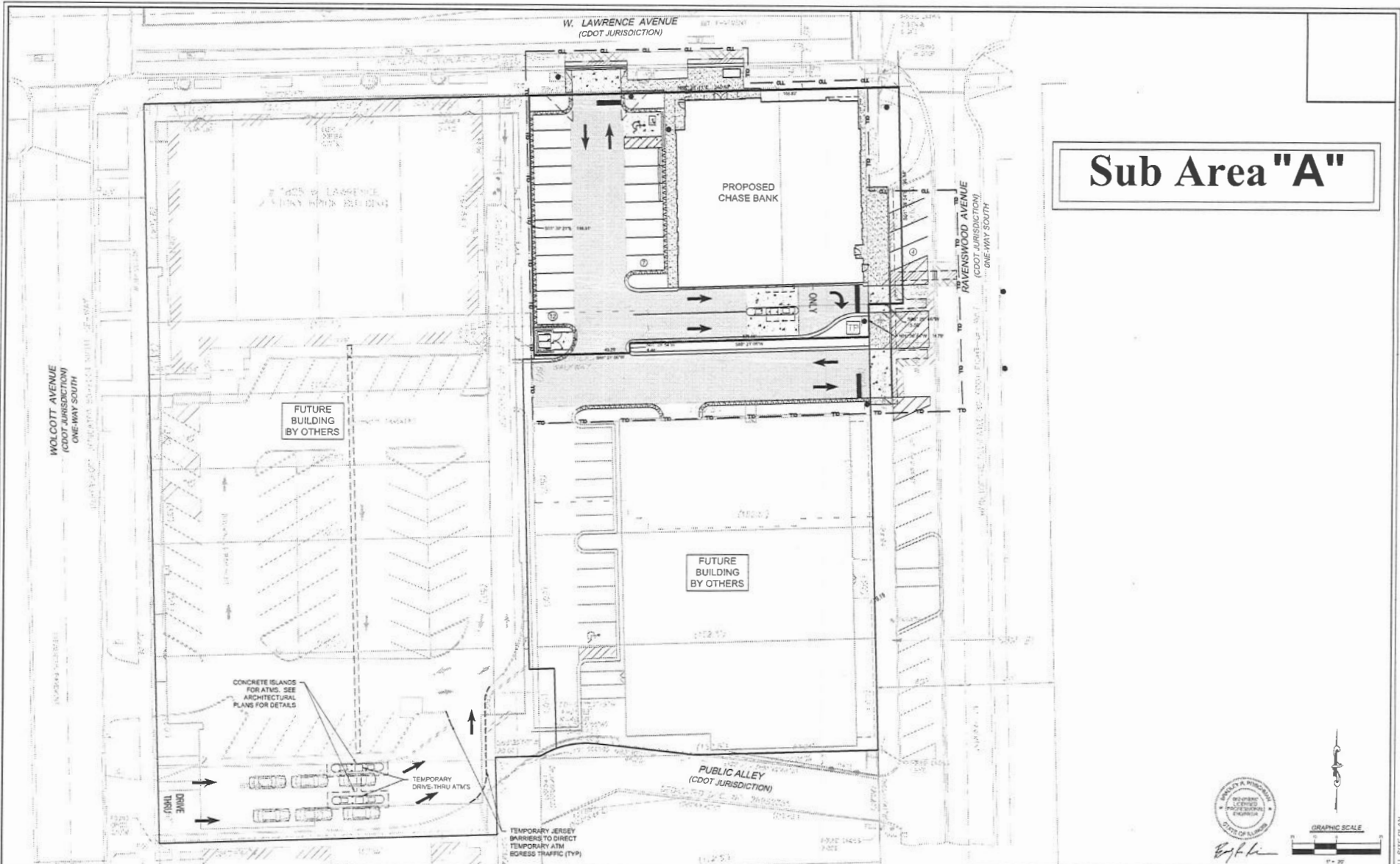
PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Teresa Mc Laughlin, Main file

**RESIDENTIAL PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE**

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Net Site Area:	101,307 SF
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Sub Area B:	112
Sub Area C:	55
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Sub Area A:	0
Sub Area B:	1
Sub Area C:	1
Total Minimum Number of Off-Street Parking Spaces:	122
Sub Area A:	20
Sub Area B:	67
Sub Area C:	35
Total Minimum Number of Bike Parking Spaces:	148
Sub Area A:	0
Sub Area B:	94
Sub Area C:	54
Maximum Building Height:	60'
Minimum Required Setback:	Per Site Plan

# Sub Area "A"



**V3** Companies  
 7325 James Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

REVISIONS			
NO	DATE	DESCRIPTION	
1	10-08-17	50% REVIEW	
2	10-25-17	PERMIT SET	
3	12-15-17	ISSUED FOR PERMIT	

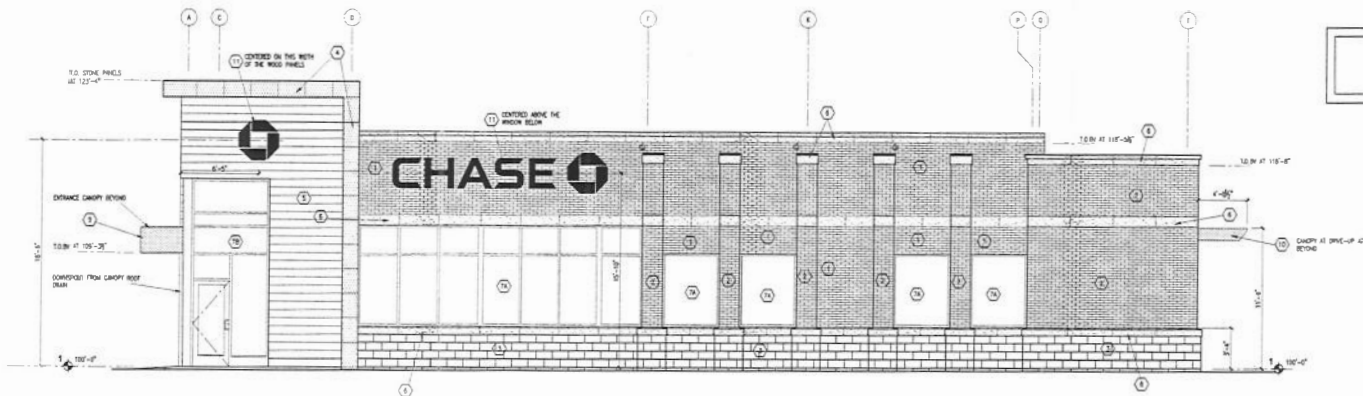
PROJECT NO:	10175.018 FE	DESIGNED BY:	EF
FILE NAME:	031 UTYE TELK	DRAWN BY:	DB
ORIGINAL ISSUE DATE:	10-05-17	CHECKED BY:	BRP
DRAWN:	1" = 20'	PROJECT MANAGER:	BRP

**CHASE BANK**  
 CHICAGO 1809 W. LAWRENCE AVE. ILLINOIS

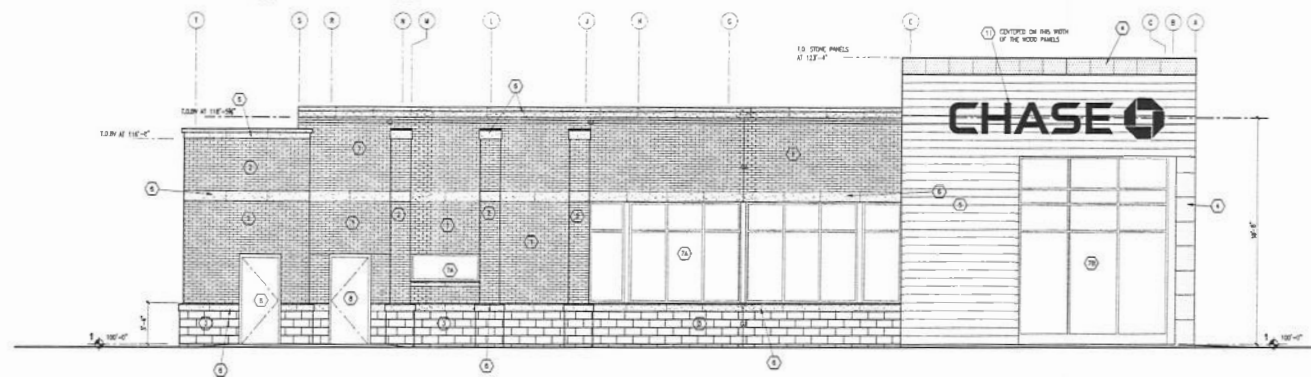
**OVERALL SITE PLAN**  
 C3.0

10175.018 FE - OVERALL SITE PLAN

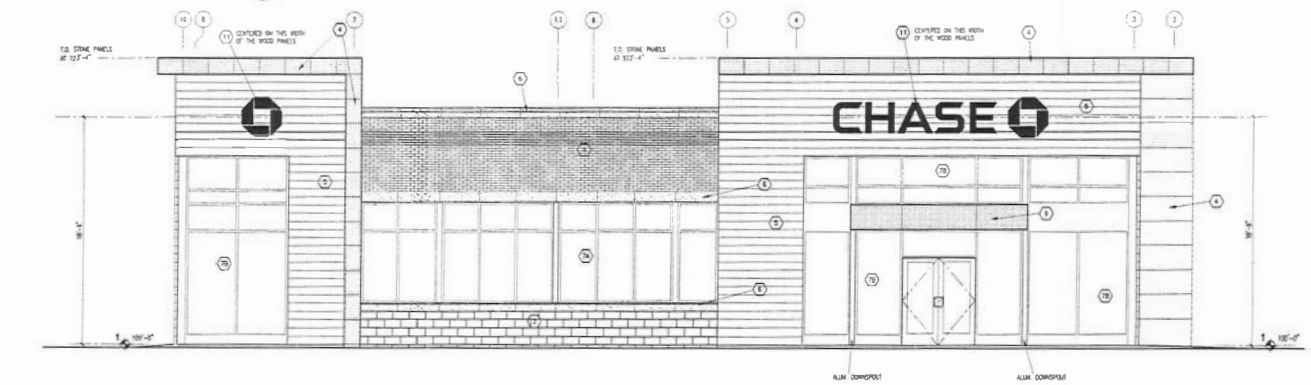
# Sub Area "A"



**3 WEST BUILDING ELEVATION**  
 SCALE: 1/4"=1'-0"  
 C1 - CONTROL JAMB, REV. 7/10/11, TP.



**2 EAST BUILDING ELEVATION**  
 SCALE: 1/4"=1'-0"  
 C1 - CONTROL JAMB, REV. 7/10/11, TP.



**1 NORTH BUILDING ELEVATION**  
 SCALE: 1/4"=1'-0"



EXTERIOR FINISH MATERIALS LEGEND	
(WHICHEVER WHERE SHOWN ON THE EXTERIOR ELEVATIONS ON THIS SHEET)	
<p><b>1 BRICK VENEER 1:</b>                      MFR.: ADIC BRICK                      PRODUCT: DENTON 150                      COLOR: RED SHIMED                      SIZE: MODULAR                      PATTERN: RUNNING BOND                      MORTAR: SUBMITTED BY SUPPLIER                      COLOR: NATURAL (NO COLOR)</p>	<p><b>4 CAST STONE:</b>                      MFR.: HANCOY CEMENT PRODUCTS                      STYLE: SHAWANA                      COLOR: LAKESTONE                      TEXTURE: SANDSTON                      SEALANT AT JOINTS:                      MFR.: BRF                      COLOR: MATCH COLOR OF CAST STONE</p>
<p><b>2 BRICK VENEER 2:</b>                      MFR.: ADIC BRICK                      PRODUCT: DENTON 150                      COLOR: WOODBROOK BROWN                      SIZE: MODULAR                      PATTERN: RUNNING BOND                      MORTAR: SUBMITTED BY SUPPLIER                      COLOR: NATURAL (NO COLOR)</p>	<p><b>5 ALUMINUM DOOR AND WINDOW DIVING:</b>                      MFR.: GARDNER                      MODEL: 100 AB 451                      COLOR: CLEAR ANODIZED ALUMINUM                      GLASS: 1" INSULATED CLEAR GLASS</p>
<p><b>3 STONE VENEER:</b>                      MFR.: HANCOY CEMENT PRODUCTS                      STYLE: SHAWANA                      COLOR: LAKESTONE                      SIZE: MODULAR 4.8x16                      TEXTURE: SANDSTON                      PATTERN: RUNNING BOND                      SEALANT AT JOINTS:                      MFR.: BRF                      COLOR: MATCH COLOR OF CAST STONE</p>	<p><b>6 EXPOSED METAL SURFACES:</b>                      A. YELLOW METAL SIDING AND FINISHES                      PAINT: PANTO TO MATCH LAKESTONE COLOR                      B. BELLEVILLE AND ORF-CORRO CLAND                      COATING: SPATON NETWORK COAT                      C. LAMPSL MATCH COLOR OF MATERIAL                      BOND SUPPORTED</p>
<p><b>7 STONE PANELS:</b>                      MFR.: STONEWALLS, INC.                      COLOR: BUFF INDIANA LAKESTONE                      SIZE: SQUARE                      TEXTURE: SANDSTON                      SEALANT AT JOINTS:                      MFR.: BRF                      COLOR: MATCH COLOR OF STONE PANELS</p>	<p><b>8 ALUMINUM COMPOSITE MATERIAL, 1, KSM-1:</b>                      MFR.: ALCOA ARCHITECTURAL PRODUCTS                      PRODUCT: POLYKORONIC                      COLOR: DUALGLASS 3000 "CHASE SILVER"</p>
<p><b>8 ENGINEERED ROOF PANELS:</b>                      MFR.: TRESPA                      PRODUCT: TRESPA METON                      COLOR: 186 FROM SUPPLIER'S STD. COLORS                      SIZE: NOMINAL 24"X 78" x 1 1/2" THICK                      FASTENERS: VISIBLE TRESPA T-FASTENERS</p>	<p><b>9 ALUMINUM COMPOSITE MATERIAL, 1, KSM-2:</b>                      MFR.: ALCOA ARCHITECTURAL PRODUCTS                      PRODUCT: POLYKORONIC                      COLOR: DUALGLASS 3000 "CHASE SILVER"</p>
<p><b>9 BLENDED MOUNTED SODAGE:</b>                      METAL - IRON AND COPPER FOR INTERNAL                      LOCATED SODAGE CONTAINING PINS, SPACERS,                      ELECTRICAL AND STRUCTURAL REQUIREMENTS WITH                      CHASE SODAGE FINISH. THE SODAGE WILL BE                      PURCHASED AND INSTALLED UNDER A SEPARATE                      CONTRACT.</p>	<p><b>10 BRICK CLAMPOUT:</b>                      BRICK CLAMPOUT IS INSTALLED UNDER A                      SEPARATE CONTRACT. FINISHES OF BRICK                      FINES ARE SELECTED BY THE OWNER.</p>

NOTE:  
 MANUFACTURER'S PRODUCTS AND MODEL NUMBERS ARE SHOWN FOR FUNCTIONAL IDENTIFICATION PURPOSES ONLY. THEY ARE NOT  
 INTENDED TO LIMIT THE SELECTION OF PRODUCTS TO A SINGLE SUPPLIER. BIDDING UNITS FOR USE OF APPROVED MANUFACTURERS.

Designed by:	20	
Drawn by:	206	
Checked by:	206	
Date Plotted:		
Plot for Printing / Billing:		
Issue for Permit Application:	12-16-2011	
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

A. 2011 Building & Trades  
 Division L.P. is hereby notified  
 that the use of any product or  
 material in this project is for  
 information only. It is not to be  
 construed as a warranty or  
 endorsement of any product or  
 material. The user of any product  
 or material is responsible for  
 obtaining all necessary permits  
 and approvals. The user of any  
 product or material is also  
 responsible for obtaining all  
 necessary permits and approvals  
 from the appropriate authority.  
 The user of any product or  
 material is also responsible for  
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 and approvals from the  
 appropriate authority. The user  
 of any product or material is  
 also responsible for obtaining  
 all necessary permits and  
 approvals from the appropriate  
 authority. The user of any  
 product or material is also  
 responsible for obtaining all  
 necessary permits and approvals  
 from the appropriate authority.

**HUMPHREYS & PARTNERS  
 ARCHITECTS, L.P.**  
 1809 W. LAWRENCE AVENUE  
 CHICAGO, ILLINOIS 60640  
 (312) 767-5330  
 FAX: (312) 767-5330  
 www.humphreys.com



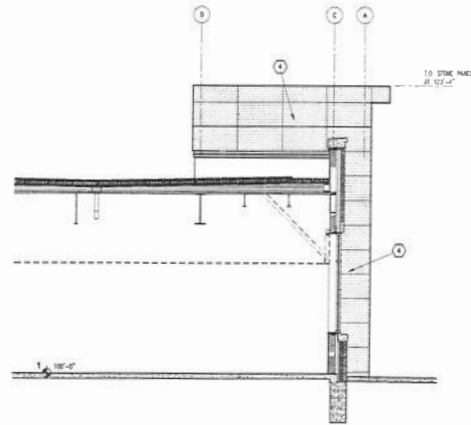
**HUMPHREYS & PARTNERS  
 ARCHITECTS, L.P.**  
 121 W. WACKER DR., SUITE 2000  
 CHICAGO, ILLINOIS 60601  
 (312) 767-5330  
 FAX: (312) 767-5330  
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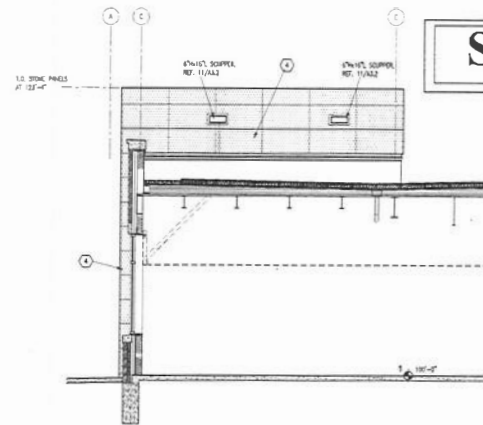
SHEET CONTENTS:  
 BLDG. ELEVATIONS

SHEET NO.  
**A6.1**

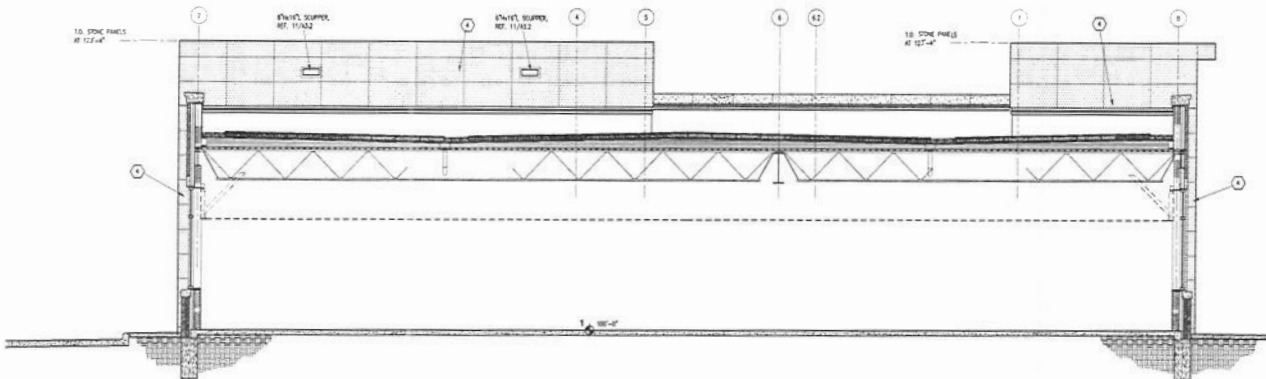
# Sub Area "A"



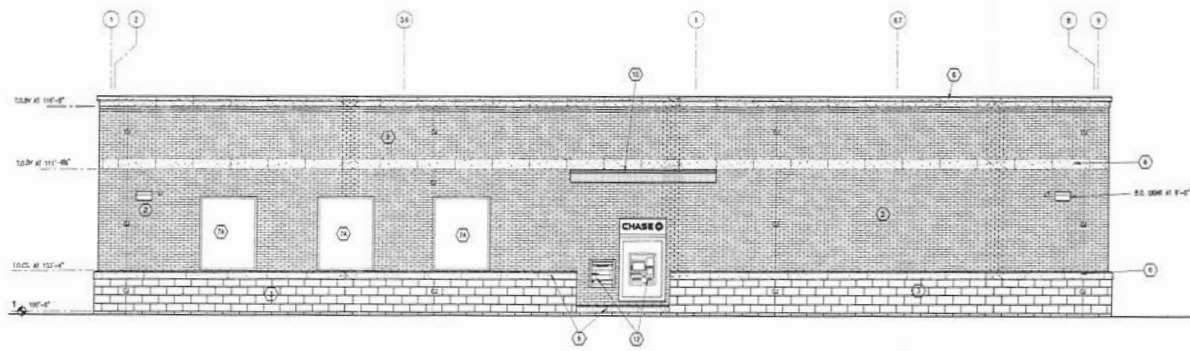
**4 EAST ELEVATION OF ENTRANCE HIGH ELEMENT**  
SCALE: 1/4"=1'-0"



**3 WEST ELEVATION OF NE CORNER HIGH ELEMENT**  
SCALE: 1/4"=1'-0"



**2 SOUTH ELEVATION OF HIGH ELEMENTS**  
SCALE: 1/4"=1'-0"



**1 SOUTH BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"

CL = CENTER, DIM. REF. 11/A15, 11/A

EXTERIOR FINISH MATERIALS LEGEND (PLEASE MAKE SHOWN ON THE EXTERIOR ELEVATIONS OF THIS SHEET)	
<p><b>1</b> BRICK MOVER 1: MFR.: ACME BRICK PRODUCT: BENTON 150 COLOR: RED SANDY SIZ.: MODULAR PATTERN: RUNNING BOND MORTAR: MFR.: SUBMITTED BY SUPPLIER COLOR: NATURAL (NO COLOR)</p> <p><b>2</b> BRICK MOVER 2: MFR.: ACME BRICK PRODUCT: BENTON 150 COLOR: ASPENUM BROWN SIZ.: MODULAR PATTERN: RUNNING BOND MORTAR: MFR.: SUBMITTED BY SUPPLIER COLOR: NATURAL (NO COLOR)</p> <p><b>3</b> STONE FINISH: MFR.: HARVEY CEMENT PRODUCTS STYLE: SAVANNAH COLOR: LAMESCONE SIZ.: MODULAR 4-8-15 TEXTURE: SMOOTH PATTERN: RUNNING BOND SEALANT AT JOINTS: MFR.: BASF COLOR: MATCH COLOR OF OLD STONE</p> <p><b>4</b> STONE FINISH: MFR.: STONEWALLS, INC. COLOR: BUFF INDIAN LAMESCONE SIZ.: VARIOUS TEXTURE: SMOOTH SEALANT AT JOINTS: MFR.: BASF COLOR: MATCH COLOR OF STONE FINISH</p> <p><b>5</b> DIMENSIONED WOOD FINISH: MFR.: TRUSPA PRODUCT: TRUSPA METEOR COLOR: TRUSPA METEOR STD. COLORS SIZ.: MODULAR 2 1/4" THK. x 2" TALL FASTENING: VISIBLE TRUSPA TAST-FIT SCREWS</p>	<p><b>6</b> OLD STONE: MFR.: HARVEY CEMENT PRODUCTS STYLE: SAVANNAH COLOR: LAMESCONE TEXTURE: SMOOTH SEALANT AT JOINTS: MFR.: BASF COLOR: MATCH COLOR OF OLD STONE</p> <p><b>ALUMINUM DOOR AND WINDOW SYSTEMS:</b> MFR.: HANOVER <b>11</b> MODEL: 8814B 611 <b>12</b> MODEL: 1400 LC COLOR: CLEAR ANODIZED ALUMINUM GLASS: 1" INSULATED CLEAR GLASS</p> <p><b>7</b> EXPOSED METAL SURFACES: A. POLYURETHANE COATED AND FINISH FINISH PAINT TO MATCH LAMESCONE COLOR. B. POLYURETHANE AND POLYURETHANE GLASS CONCRETE SPOTLIGHT NETWORK CASE C. METALS MATCH COLOR OF MATERIAL, BARE UNPAINTED</p> <p><b>8</b> ALUMINUM COMPOSITE MATERIAL 1, ACM-1: MFR.: ALCOA ARCHITECTURAL PRODUCTS PRODUCT: RETROBRAND COLOR: DURAGLOSS 5000 "TOWNE BLUE"</p> <p><b>9</b> ALUMINUM COMPOSITE MATERIAL 2, ACM-2: MFR.: ALCOA ARCHITECTURAL PRODUCTS PRODUCT: RETROBRAND COLOR: DURAGLOSS 5000 "TOWNE SALVO"</p> <p><b>10</b> BUILDING RELATED MORTAR: INSTALL A MIX AND CONSIST FOR ANTI-CRACK LAYERED MORTAR SYSTEMS FOR STONE ELECTRICAL AND STRUCTURAL PENETRATIONS WITH DRAIN SPACING. MORTAR TO BE SPREAD AND WORKED AND INSTALLED UNDER A DRAINAGE CONTACT.</p> <p><b>11</b> SINK EQUIPMENT: SINK EQUIPMENT IS INSTALLED UNDER A SEPARATE CONTRACT. FINISH OF SINK TRAY ARE SELECTED BY THE OWNER.</p>

NOTE:  
MANUFACTURER'S PRODUCT AND MODEL NUMBERS ARE SHOWN FOR FUNCTIONAL DESCRIPTION PURPOSES ONLY. THEY ARE NOT  
INTENDED TO LIMIT THE SELECTION OF PRODUCTS TO A SINGLE SUPPLIER. REF. SECS. FOR LIST OF APPROVED MANUFACTURERS.

Designed by:	110	
Drawn by:	110	
Architect of Record:	110	
Date Plotted:		
Issue for Review / Bid:		
Issue for Permit Application:	11-15-2017	
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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1809 W. LAWRENCE AVENUE  
CHICAGO, IL 60640



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CHICAGO, IL 60601  
(312) 337-8000  
CHICAGO NEWPORT BEACH NEW ORLEANS OAKLAND  
SAN FRANCISCO SPOKANE WASHINGTON

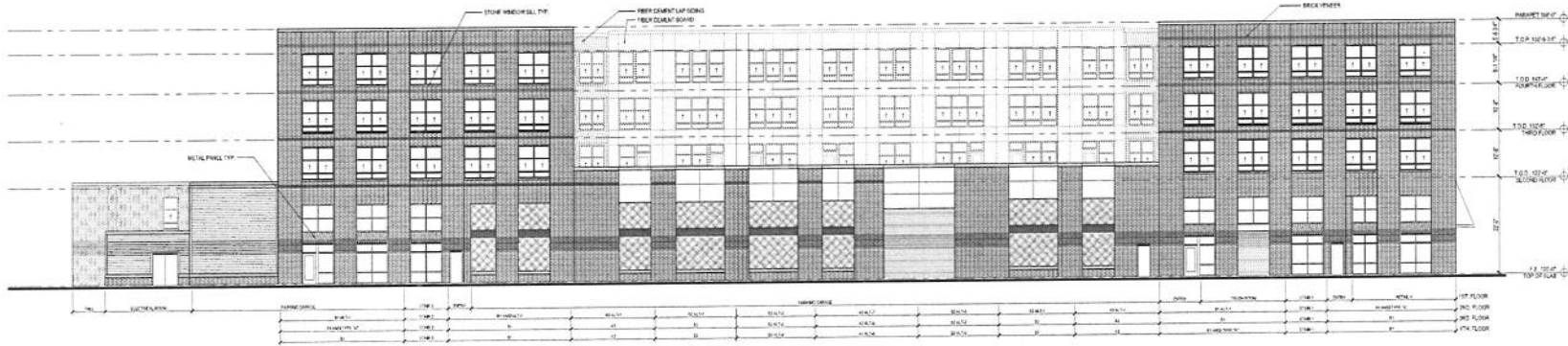


SHEET CONTENTS:  
BLDG. ELEV.

SHEET NO.

A6.2

# Sub Area "B"



2 BUILDING I - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



1 BUILDING I - WEST ELEVATION  
SCALE: 3/32" = 1'-0"

Designed by	DP
Drawn by	DL, RW
Reviewed by	DL
Client/Owner	FIRST EQUITY
Project Name	1825 N. WOLCOTT AVENUE
Project Location	CHICAGO, ILLINOIS
Project Description	
Project Status	
Project Date	
Project No.	
Project Rev.	
Project Date	
Project No.	
Project Rev.	

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FIRST EQUITY  
HARLEM IRVING  
1825 N. WOLCOTT AVENUE  
CHICAGO, IL 60640

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(312) 787-5300  
DALLAS NEWPORT BEACH NEW ORLEANS OKLAHOMA  
SAN RAMON SOUTHWEST SMARTECH



SHEET CONTENTS  
BUILDING ELEVATIONS

SHEET NO  
A4.17

17190

50% CD SET









DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 11, 2018

Meg George  
Akerman LLP  
71 South Wacker Drive  
46<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Administrative Relief request for Planned Development No. 1379, 4726-56 N. Ravenswood Ave., 1801-1831 W. Lawrence Ave. and 4721-4759 N. Wolcott Ave.**

Dear Ms. George:

Please be advised that your request for a minor change to Planned Development No. 1379 ("PD 1379"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1379.

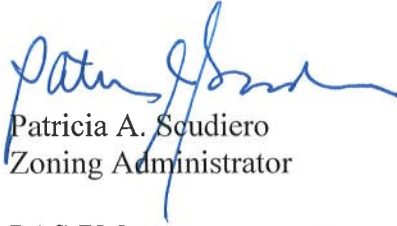
Your client and the owner of all of the property within PD 1379, FEHP-Highland Park LLC, is seeking administrative relief to allow for the following modifications to PD 1379:

- An increase in dwelling units from 166 to 167 units and a redistribution of units in Sub area's B and C. The dwelling units in Sub area B will increase from 107 to 112 and the number in Sub area C will decrease from 59 to 55 units, as shown on the attached, revised Bulk Table.
- The allowance of two bank drive thru lanes to remain within Sub area B for a period of up to one year from the date of this letter, and while construction of the new bank within Sub area A is constructed. A revised Overall Site Plan is attached.
- Façade revisions to the three buildings within Sub area's A, B and C, as shown on the attached, revised renderings. Please note that the signage depicted on the Sub area A Chase building is not part of this approval and no signs shall be permitted on the building's south elevation which will face the proposed residential building within Sub area C. The revisions to the Sub area B and C buildings include the substitution of fiber cement siding in place of metal panels.
- A green roof revision to the Sub area A Chase building, as shown on the attached, revised Green Roof Plan.

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 Planned Development No. 1379, 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 blue ink, appearing to read "Patricia A. Scudiero". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patricia A. Scudiero  
Zoning Administrator

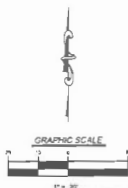
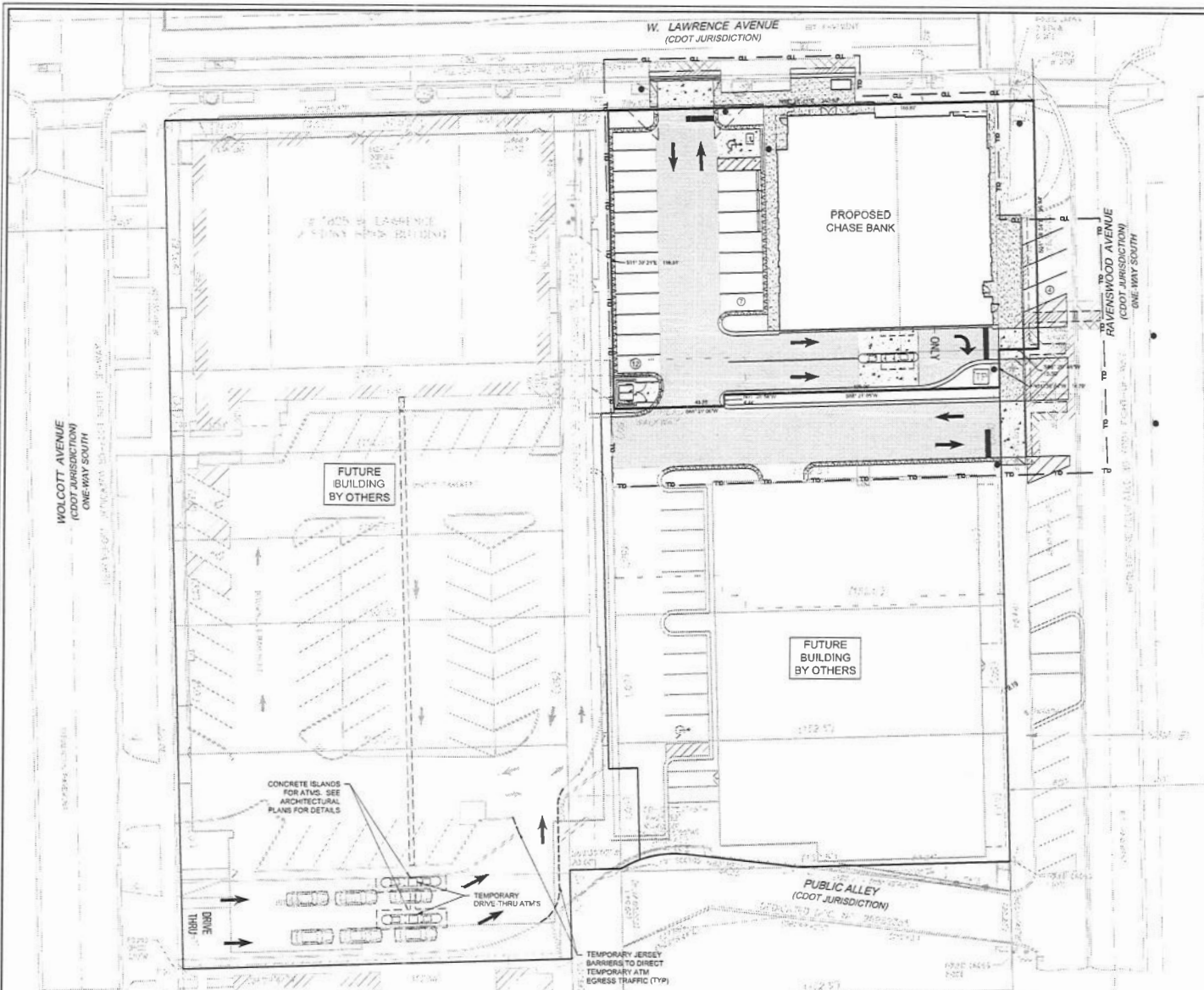
PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Teresa Mc Laughlin, Main file

RESIDENTIAL PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE

Gross Site Area:	145,145 SF
Net Site Area:	101,307 SF
Sub Area A:	17,125 SF
Sub Area B:	56,167 SF
Sub Area C:	28,015 SF
Total Area in Right of Way:	43,838 SF
Total Maximum Floor Area Ratio:	2.5
Sub Area A:	0.5
Sub Area B:	2.8
Sub Area C:	2.4
Maximum Dwelling Units:	167
Sub Area A:	0
Sub Area B:	112
Sub Area C:	55
Total Minimum Number of Off-Street Loading Berths:	2 (Sub Areas B and C)
Sub Area A:	0
Sub Area B:	1
Sub Area C:	1
Total Minimum Number of Off-Street Parking Spaces:	122
Sub Area A:	20
Sub Area B:	67
Sub Area C:	35
Total Minimum Number of Bike Parking Spaces:	148
Sub Area A:	0
Sub Area B:	94
Sub Area C:	54
Maximum Building Height:	60'
Minimum Required Setback:	Per Site Plan

# Sub Area "A"



**V3**  
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-26-17	50% REVIEW			
2	10-27-17	PERMIT SET			
3	12-15-17	ISSUED FOR PERMIT			

PROJECT NO.	10175 010 FE	DESIGNED BY	EF
FILE NAME	021 U70302E.DWG	DRAWN BY	DB
ORIGINAL ISSUE DATE	10-05-17	CHECKED BY	BRP
SCALE	1" = 20'	PROJECT MANAGER	BRP

CHASE BANK  
1809 W. LAWRENCE AVE., CHICAGO, ILLINOIS

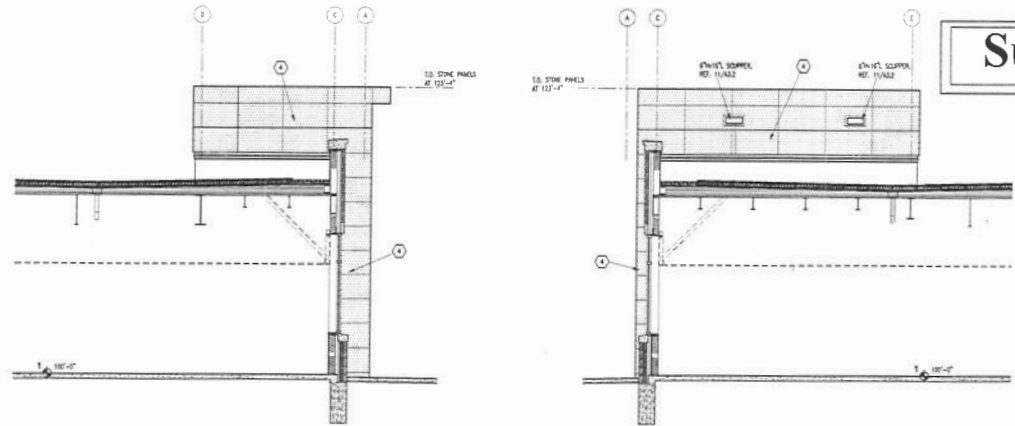
OVERALL SITE PLAN

C3.0

10175 010 FE - OVERALL SITE PLAN

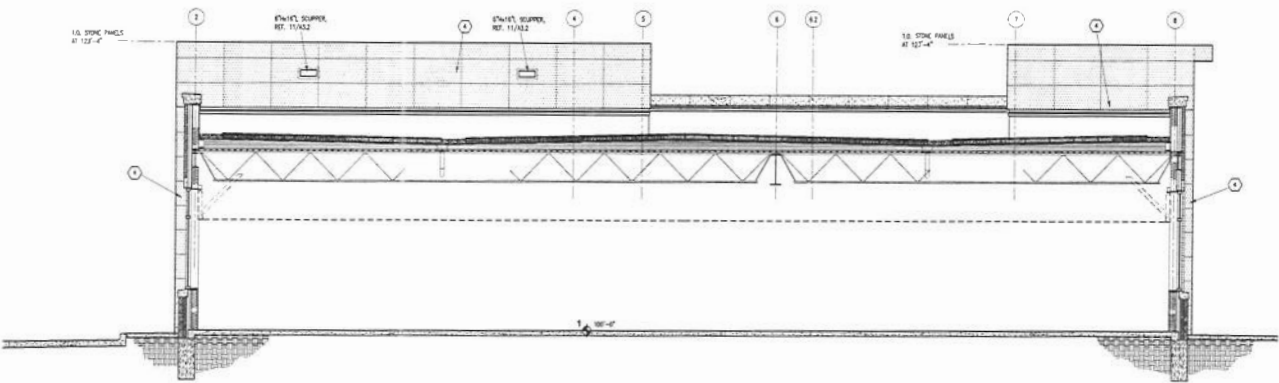


# Sub Area "A"

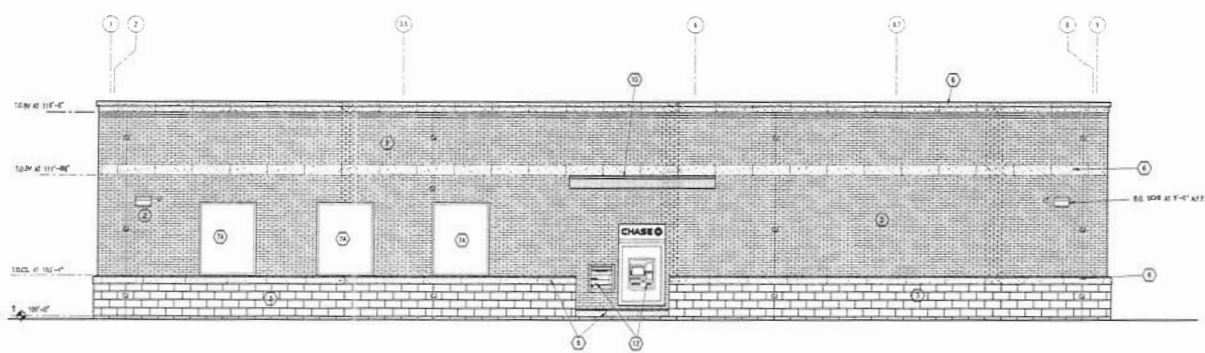


**4 EAST ELEVATION OF ENTRANCE HIGH ELEMENT**  
SCALE: 1/4"=1'-0"

**3 WEST ELEVATION OF NE CORNER HIGH ELEMENT**  
SCALE: 1/4"=1'-0"



**2 SOUTH ELEVATION OF HIGH ELEMENTS**  
SCALE: 1/4"=1'-0"



**1 SOUTH BUILDING ELEVATION**  
SCALE: 1/4"=1'-0"

EXTERIOR FINISH MATERIALS LEGEND (APPLICABLE MARK SHOWN ON THE EXTERIOR ELEVATIONS IN THIS SHEET)	
<p><b>1</b> BRICK VENEER A MFR: ACME BRICK PRODUCT: DENTON 150 COLOR: RED BRICK SIZE: MODULAR PATTERN: RUNNING BOND NOTES: MFR: SUBMITTED BY SUPPLIER COLOR: NATURAL (NO COLOR)</p>	<p><b>4</b> GROUT MFR: HARVEY CEMENT PRODUCTS STYLE: SMOOTH COLOR: LIMESTONE TEXTURE: SMOOTH SEALANT AT JOINTS: MFR: BOF COLOR: MATCH COLOR OF OUT STONE</p>
<p><b>2</b> BRICK VENEER B MFR: ACME BRICK PRODUCT: DENTON 150 COLOR: RED BRICK SIZE: MODULAR PATTERN: RUNNING BOND NOTES: MFR: SUBMITTED BY SUPPLIER COLOR: NATURAL (NO COLOR)</p>	<p><b>5</b> ALUMINUM CLERK AND WINDOW SYSTEMS MFR: HANOVER MODEL: 7000 401 MODEL: 1600 LC GLASS: CLEAR ANODIZED ALUMINUM GLASS: 1" INSULATED CLEAR GLASS</p>
<p><b>3</b> STONE VENEER MFR: HARVEY CEMENT PRODUCTS STYLE: SPANNA COLOR: LIMESTONE SIZE: MODULAR 4-8-16 TEXTURE: SMOOTH PATTERN: RUNNING BOND NOTES: MFR: SUBMITTED BY SUPPLIER COLOR: MATCH COLOR OF OUT STONE</p>	<p><b>6</b> ALUMINUM COMPORTE WINDOW, 1, 40-1 MFR: ALCO MICROCLERK, PRODUCTS PRODUCT: PROTECTOR COLOR: DURALISS 3000 "CHALK SILVER"</p>
<p><b>4</b> STONE PANELS MFR: STONEWELLS, INC COLOR: BUFF ROMAN LIMESTONE SIZE: SQUARE TEXTURE: SMOOTH SEALANT AT JOINTS: MFR: BOF COLOR: MATCH COLOR OF STONE PANELS</p>	<p><b>7</b> BRICK VENEER MFR: HARVEY CEMENT PRODUCTS STYLE: SMOOTH COLOR: LIMESTONE TEXTURE: SMOOTH SEALANT AT JOINTS: MFR: BOF COLOR: MATCH COLOR OF OUT STONE</p>
<p><b>5</b> DIMENSIONED BRICK PANELS MFR: TRESPA PRODUCT: TROPIC INTERON COLOR: TROPIC SANDPAPER STG. COLOR SIZE: MODULAR 3/4" THK. x 8" TALL TEXTURE: VISIBLY TROPIC TROPIC SANDPAPER</p>	<p><b>8</b> BRICK VENEER MFR: HARVEY CEMENT PRODUCTS STYLE: SMOOTH COLOR: LIMESTONE TEXTURE: SMOOTH SEALANT AT JOINTS: MFR: BOF COLOR: MATCH COLOR OF OUT STONE</p>

Designed by:	100	
Drawn by:	100	
Architect of Record:	100	
Date Plotted:		
Issue for Permit / Bidding:		
Issue for Construction:		
Revision:		
#	DATE	COMMENTS

The Architecture work depicted herein and the work depicted on the drawings is the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawings or for any conditions of construction. The Architect is not responsible for any conditions of construction. The Architect is not responsible for any conditions of construction.

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www.hnp.com



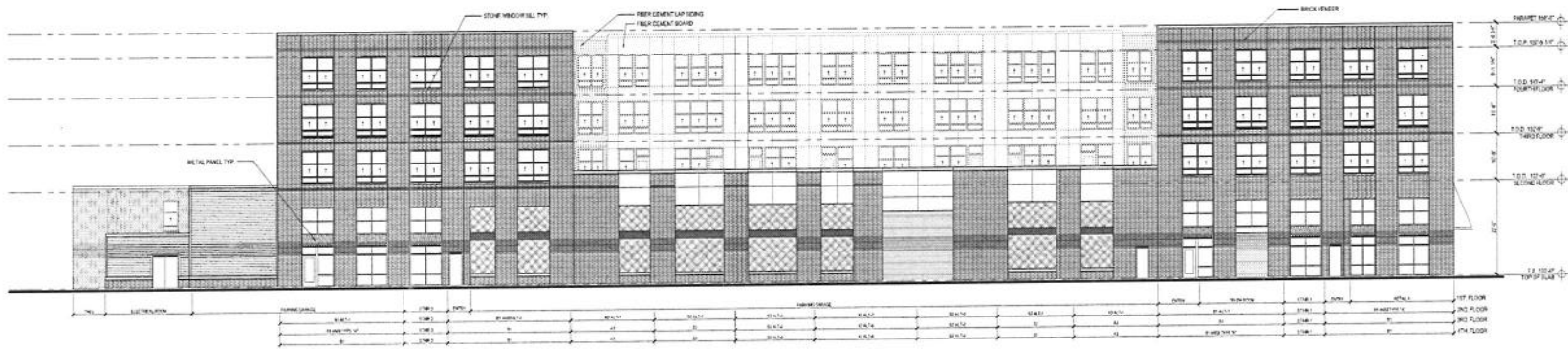
SHEET CONTENTS:  
BLDG. ELEV. S.

SHEET NO.

A6.2

17441

# Sub Area "B"



2 BUILDING I - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



1 BUILDING I - WEST ELEVATION  
SCALE: 3/32" = 1'-0"

Designed by:	HC
Drawn by:	CC, JPH
Scale:	AS SHOWN
Sheet No.:	100-0175
Project Name:	1825 N. WOLCOTT AVENUE
Client:	1825 N. WOLCOTT AVENUE
Architect:	HUMPHREYS & PARTNERS ARCHITECTS, L.P.
Address:	121 W. WACKER DRIVE, SUITE 2000, CHICAGO, ILLINOIS 60601
Phone:	(312) 767-5330
Fax:	(312) 767-5330
Website:	www.humphreys.com

I, CC, for Humphreys & Partners Architects, L.P., do hereby certify that the above information was prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Illinois. I am not aware of any unpermitted work being done by anyone other than myself, my employees, or my subcontractors. I am not aware of any unpermitted work being done by anyone other than myself, my employees, or my subcontractors. I am not aware of any unpermitted work being done by anyone other than myself, my employees, or my subcontractors.

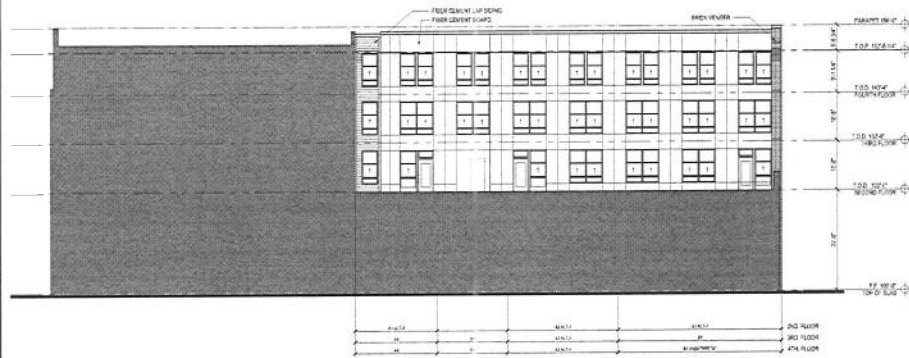
FIRST EQUITY  
HARLEM IRVING  
1825 N. WOLCOTT AVENUE  
CHICAGO, IL 60640

HUMPHREYS & PARTNERS  
ARCHITECTS, L.P.  
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DALLAS, NEW YORK, LOS ANGELES, SAN FRANCISCO, CHICAGO, MOBILE  
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SHEET CONTENTS  
BUILDING ELEVATIONS

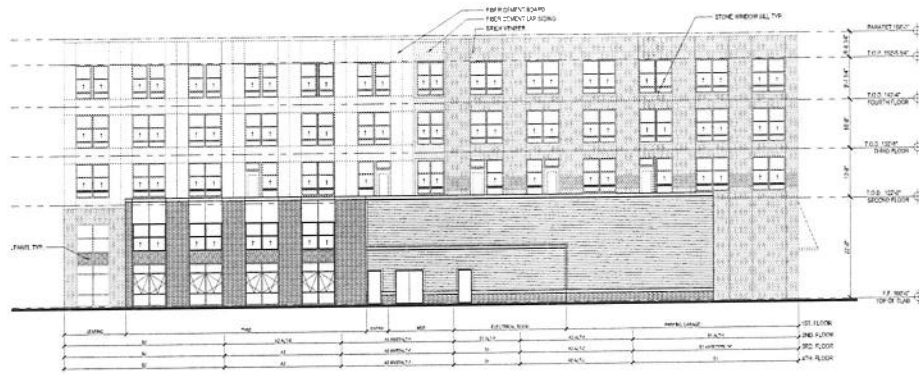
# Sub Area "B"



2 BUILDING I - COURTYARD ELEVATION  
SCALE: 3/32" = 1'-0"



2 BUILDING I - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



1 BUILDING I - SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

Designed by:	HC
Drawn by:	DC, JPH
Scale:	AS SHOWN
Client:	AS SHOWN
Project Name:	AS SHOWN
Project Location:	AS SHOWN
Project Description:	AS SHOWN
Project Status:	AS SHOWN
Project Date:	AS SHOWN
Project No.:	AS SHOWN

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BRIEF CONTENTS  
BUILDING ELEVATIONS

SHEET NO.

A4.17a

17190

50% CD SET





19205

51972

JOURNAL--CITY COUNCIL--CHICAGO

6/28/2017

*Reclassification Of Area Shown On Map No. 11-H.*

PD 1379

(As Amended)

(Application No. 19205)

(Common Address: 4726 -- 4756 N. Ravenswood Ave., 1801 -- 1831 W. Lawrence Ave.  
And 4721 -- 4759 N. Wolcott Ave.)

[SO2017-3218]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District and M1-2 Limited Manufacturing/Business Park District symbols shown on Map Number 11-H in the area generally bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

to the designation of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-3 Community Shopping District symbols shown on Map Number 11-H in the area generally bounded by:

West Lawrence Avenue; North Ravenswood Avenue; a line 296.88 feet south of and parallel to West Lawrence Avenue; the north line of the public alley next south of West Lawrence Avenue; a line 295.57 feet south of and parallel to West Lawrence Avenue; a line 152.55 feet east of and parallel to North Wolcott Avenue; a line 330.08 feet south of and parallel to West Lawrence Avenue; and North Wolcott Avenue,

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

SECTION 3. This ordinance takes effect after its passage and due publication.

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

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1379 ("Planned Development") consists of approximately 101,307 net square feet of property which

is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Applicant is FEHP- Highland Park 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. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; Aerial Map; Site Plan; and Building Elevations (North, South, East and West), and Affordable Housing Profile Form dated June 15, 2017. Full-sized copies of the Site 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~~ 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:

Subarea A:

financial institutions, banks with accessory drive through, automated teller machines, and accessory parking.

Subarea B:

residential and related accessory uses, eating and drinking establishments, food and beverage retail sales, general retail sales, office, personal service uses, including massage establishments, and accessory parking.

Subarea C:

residential and related accessory uses and accessory 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. 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 FAR identified in the Bulk Regulations Table has been determined using a net site area of 101,307 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from M1-2 and B3-2 to a 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 166 units. As a result, the Applicant's affordable housing obligation is 17 affordable units (10 percent of 166, rounded up), 4 of which are Required Units (25 percent of 166, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 17 affordable units in the rental building to be constructed in the Planned Development and/or entering into an agreement with the Chicago Housing Authority (CHA) to provide affordable units in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements or number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 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. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 101,307 square feet and a base FAR 2.5.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the B3-3.

[Existing Zoning Map; Existing Aerial Photo; Boundary Map; Site Plan/First Floor Plan; Green Roof/Landscape Plan; Subareas A, B and C Boundary Plans; and Subareas A, B and C Building Elevations referred to in these Plan of Development Statements printed on pages 51979 through 52001 of this *Journal*.]

Bulk Regulations and 2015 Affordable Housing Profile form referred to in these Plan of Development Statements read as follows:

*Residential Planned Development*

*Bulk Regulations And Data Table.*

Gross Site Area:	145,145 square feet
Net Site Area:	101,307square feet
Subarea A:	17,125 square feet
Subarea B:	56,167 square feet
Subarea C:	28,015 square feet
Total Area in Right-of-Way:	43,838 square feet
Total Maximum Floor Area Ratio:	2.5
Subarea A:	0.5
Subarea B:	2.8
Subarea C:	2.4

Maximum Dwelling Units:	166
Subarea A:	0
Subarea B:	107
Subarea C:	59
Total Minimum Number of Off-Street Loading Berths:	2 (Subareas B and C)
Subarea A:	0
Subarea B:	1
Subarea C:	1
Total Minimum Number of Off-Street Parking Spaces:	122
Subarea A:	20
Subarea B:	67
Subarea C:	35
Total Minimum Number of Bike Parking Spaces:	148
Subarea A:	0
Subarea B:	94
Subarea C:	54
Maximum Building Height:	60 feet
Minimum Required Setback:	Per Site Plan

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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: 6/2/2017

**DEVELOPMENT INFORMATION**

Development Name: 1825 W. Lawrence  
 Development Address: 1825 W. Lawrence  
 Zoning Application Number, if applicable: \_\_\_\_\_ Ward: \_\_\_\_\_  
 If you are working with a Planner at the City, what is his/her name? \_\_\_\_\_

**Type of City Involvement**  
*check all that apply*

<input type="checkbox"/> City Land	<input checked="" type="checkbox"/> Planned Development (PD)
<input type="checkbox"/> Financial Assistance	<input type="checkbox"/> Transit Served Location (TSL) project
<input type="checkbox"/> 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 6/2/2017
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)  
 Acceptance letter forthcoming

**DEVELOPER INFORMATION**

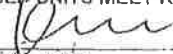
Developer Name FEPH-HIGHLAND PARK, LLC  
 Developer Contact Richard Filler, c/o The Harlem Irving Comp  
 Developer Address 4104 N. Harlem Ave, Norridge, IL 66  
 Email RFiller@HarlemIrving.com Developer Phone 773-625-3036  
 Attorney Name Meg George Attorney Phone 312-870-8021

**TIMING**

Estimated date marketing will begin April, 2019  
 Estimated date of building permit\* June, 2018  
 Estimated date ARO units will be complete February, 2020

\*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

6-9-2017  
 \_\_\_\_\_  
 Date  
 6/2/2017  
 \_\_\_\_\_  
 Date



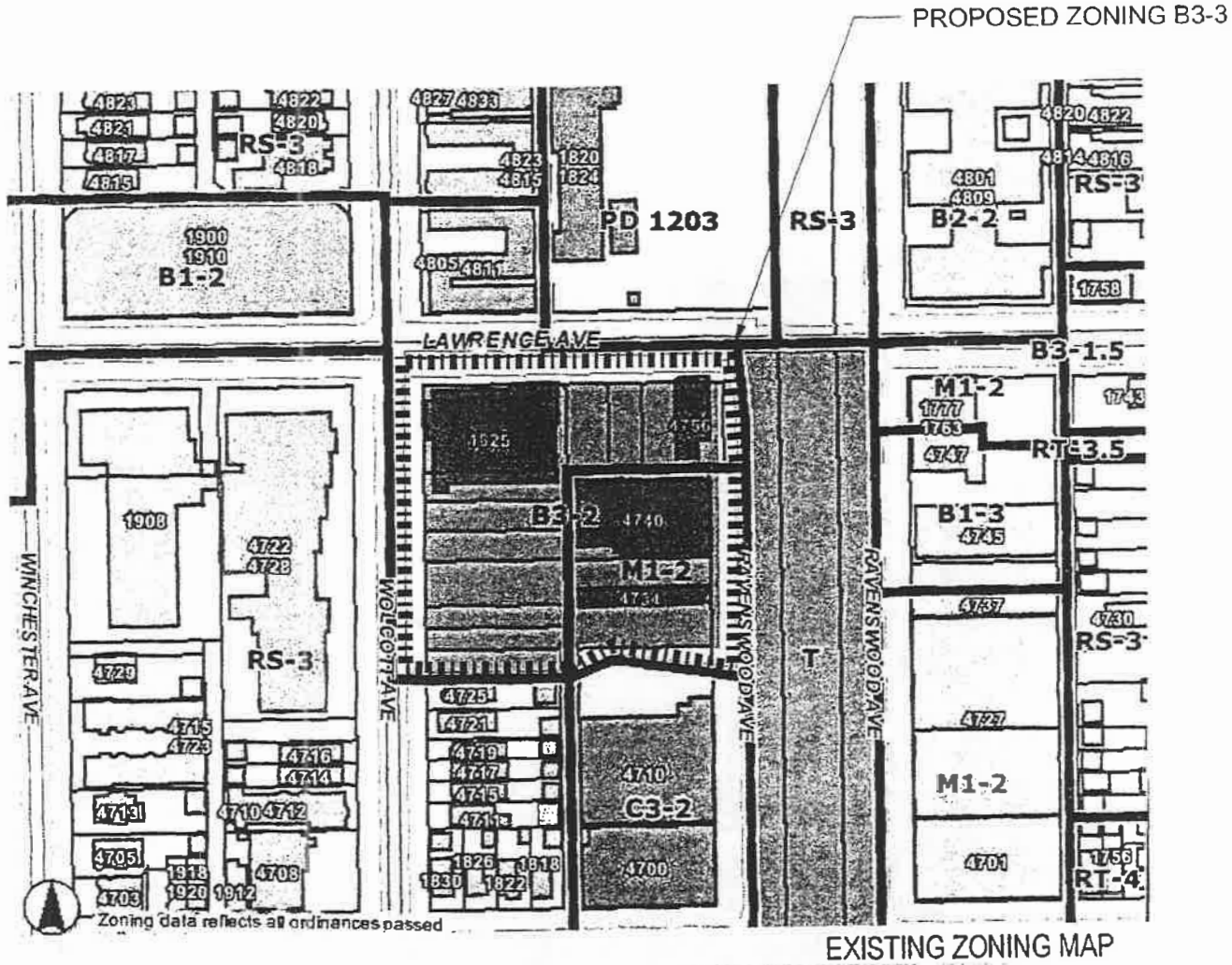
Summary: 1825 W Lawrence

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	76	51%	510	9	53%	496
one-bed	55	37%	737	6	35%	741
two-bed	18	12%	1,056	2	12%	1,035

All projects with proposed ARU units must complete this tab

	Market Rate Units	Affordable Units
Parking	Covered available	Covered available
Laundry	In Unit	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New/Yes/GE/Stainless	New/Yes/GE/Black
Dishwasher <i>age/EnergyStar/make/model/color</i>	New/Yes/GE/Stainless	New/Yes/GE/Black
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New/Yes/GE/Stainless	New/Yes/GE/Black
Microwave <i>age/EnergyStar/make/model/color</i>	New/Yes/GE/Stainless	New/Yes/GE/Black
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Studios & 1BR - 1 bath 2BR - 2 baths	Studios & 1BR - 1 bath 2BR - 2 baths
Kitchen countertops <i>material</i>	Quartz	Granite
Flooring <i>material</i>	LVT	LVT
HVAC		
Other		

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1825 LAWRENCE ZONING MAP

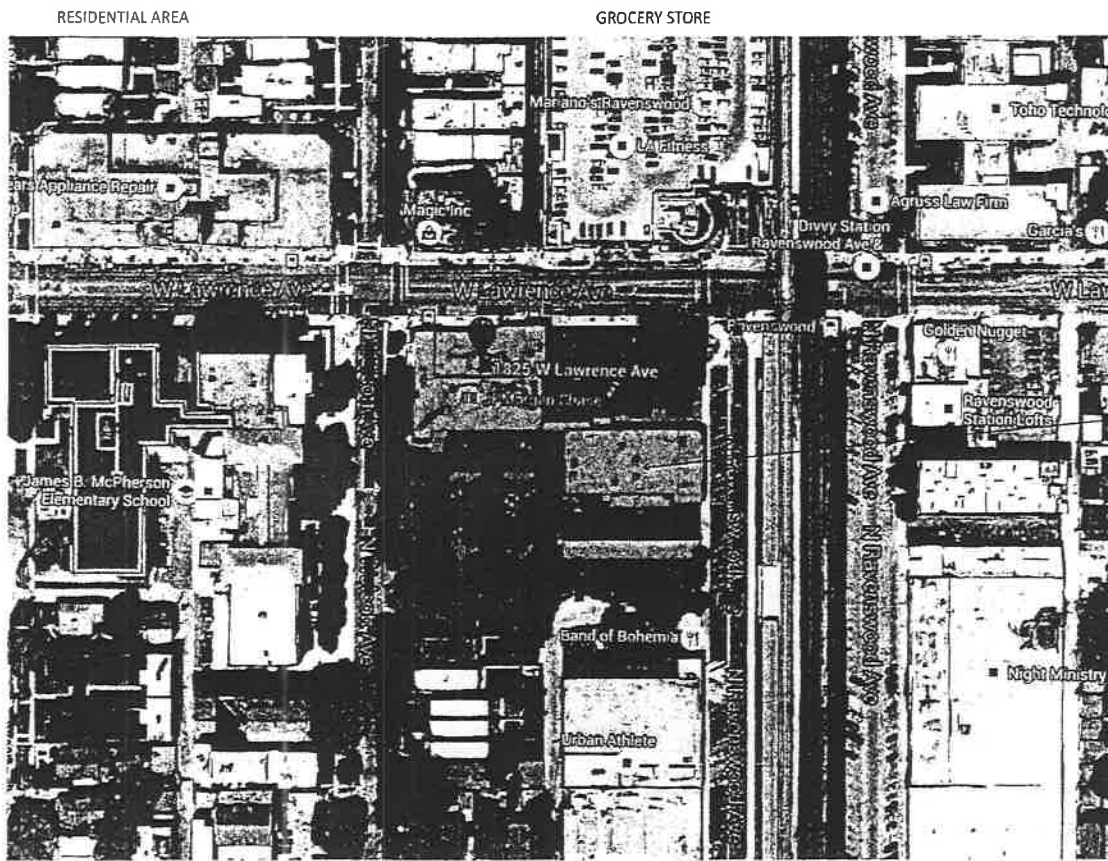
ADDRESS: 1825 West Lawrence Ave.  
 4750 S. 2300 W. CHICAGO PARK LLC  
 4750 S. 2300 W. CHICAGO  
 4750 S. 2300 W. CHICAGO

6/28/2017

REPORTS OF COMMITTEES

51983

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BUSINESS AREA

BUSINESS AREA

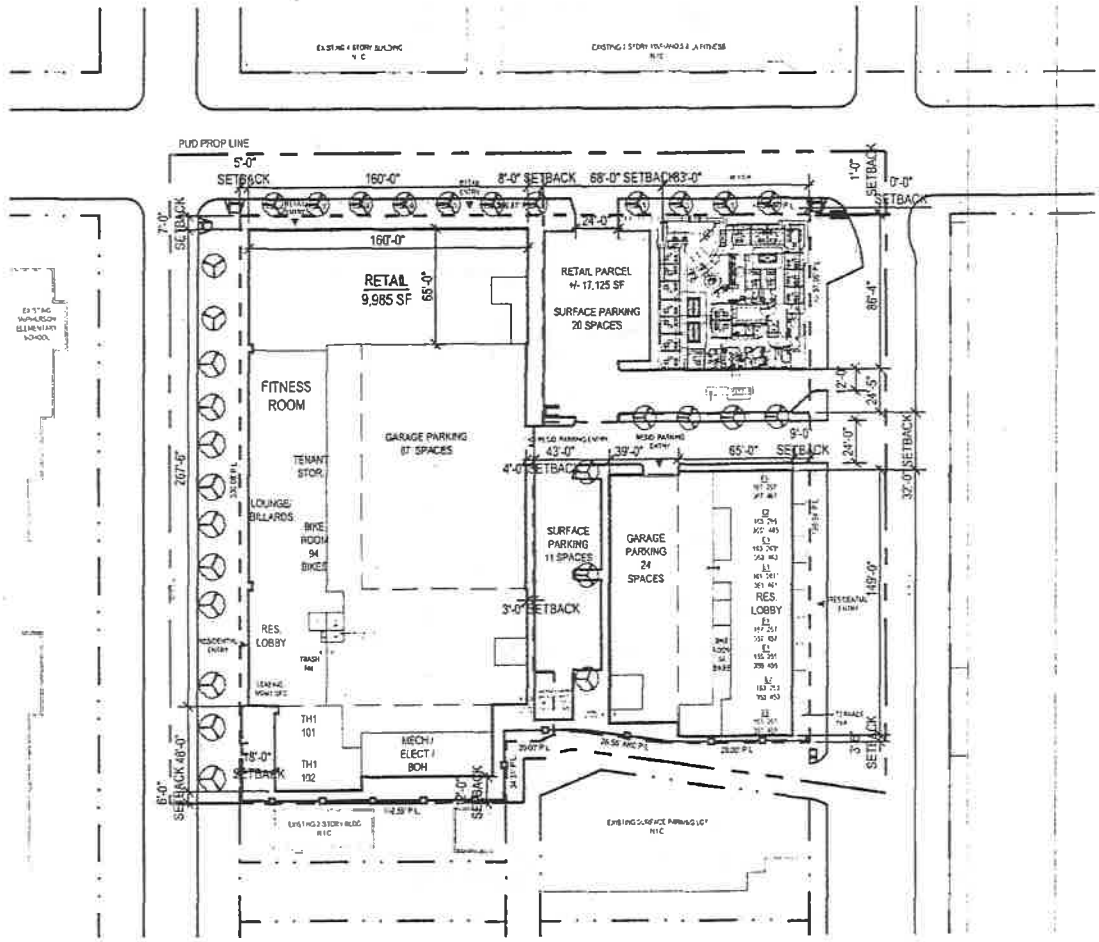
PROPOSED SITE - MIXED USE SMALL SCALE RETAIL & MULTIFAMILY HOUSING

EXISTING AERIAL PHOTO

ADDRESS: 1825 West Lawrence Ave.

EXISTING AERIAL MAP

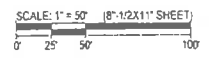




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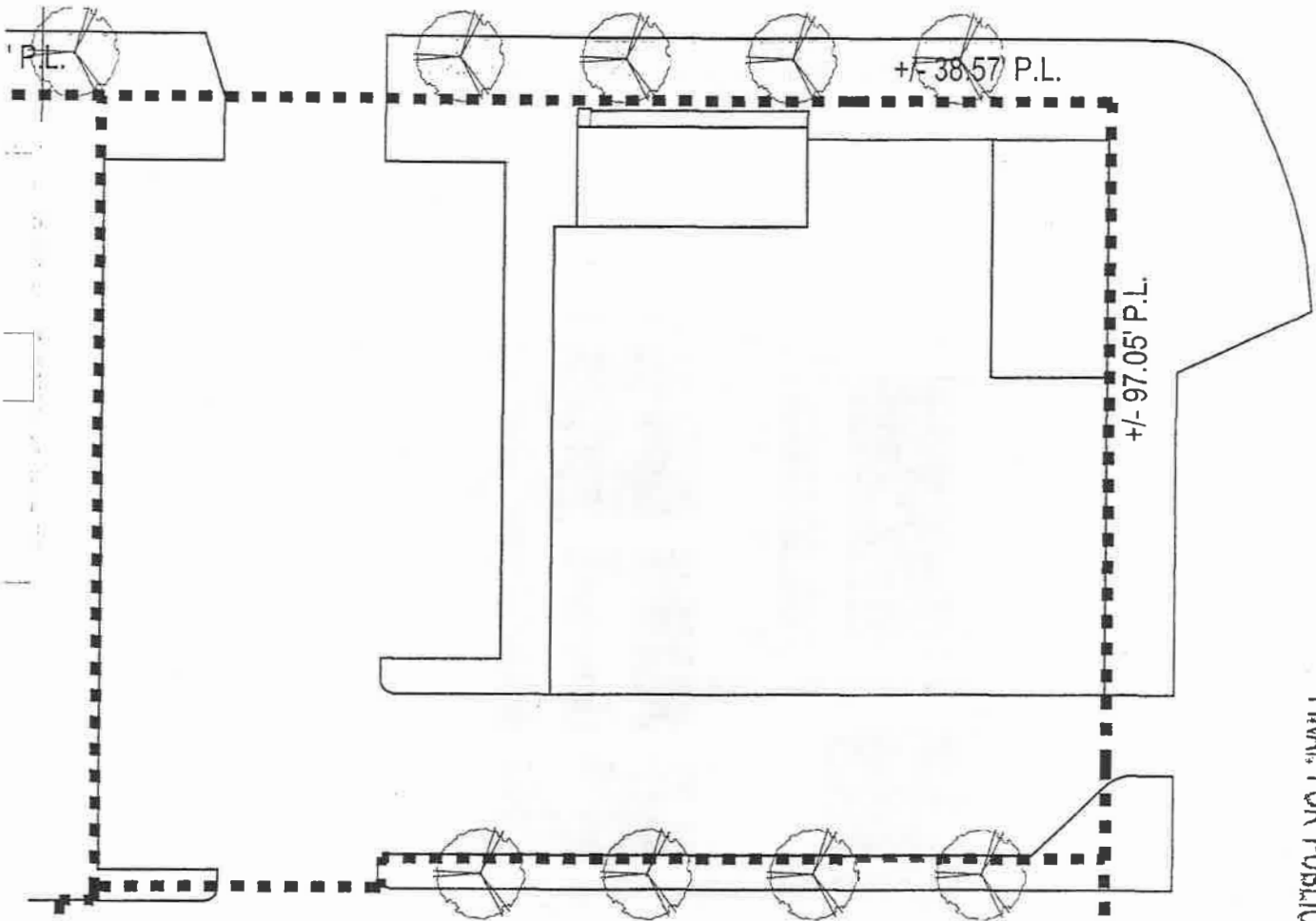
ADDRESS: 1825 West Lawrence Ave.  
 1825 WEST LAWRENCE AVENUE, WEST PARK, CO  
 PLANNING PERMIT NO. 1825-17  
 DATE: 06/28/2017 11:11:17 AM

SITE PLAN / FIRST FLOOR PLAN





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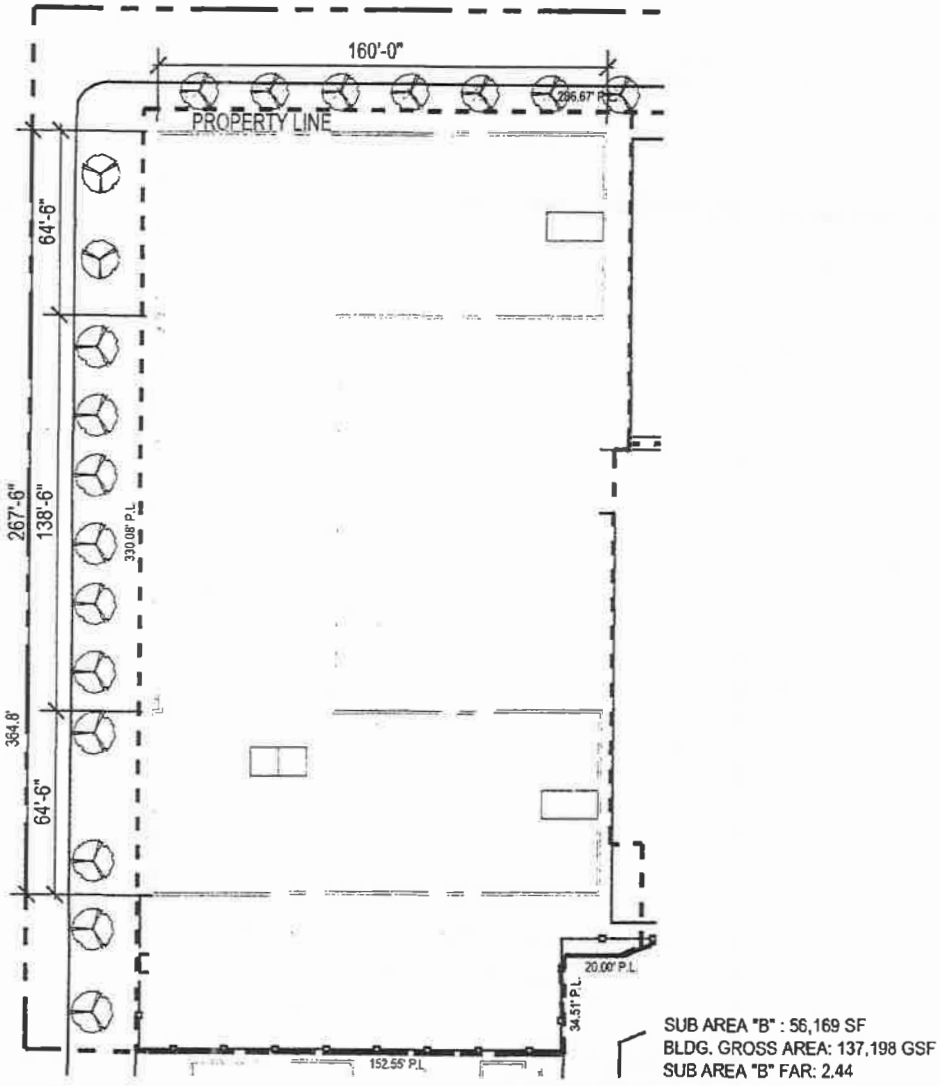


SUB AREA "A" : 17,126 SF  
BLDG. GROSS AREA: 6,808 GSF  
SUB AREA "A" FAR: 0.40

BOUNDARY PLAN - SUB AREA "A"

ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: MTH UNIV PARK LLC  
PROJECT: 1825 WEST LAWRENCE  
APPROVED BY THE BOARD

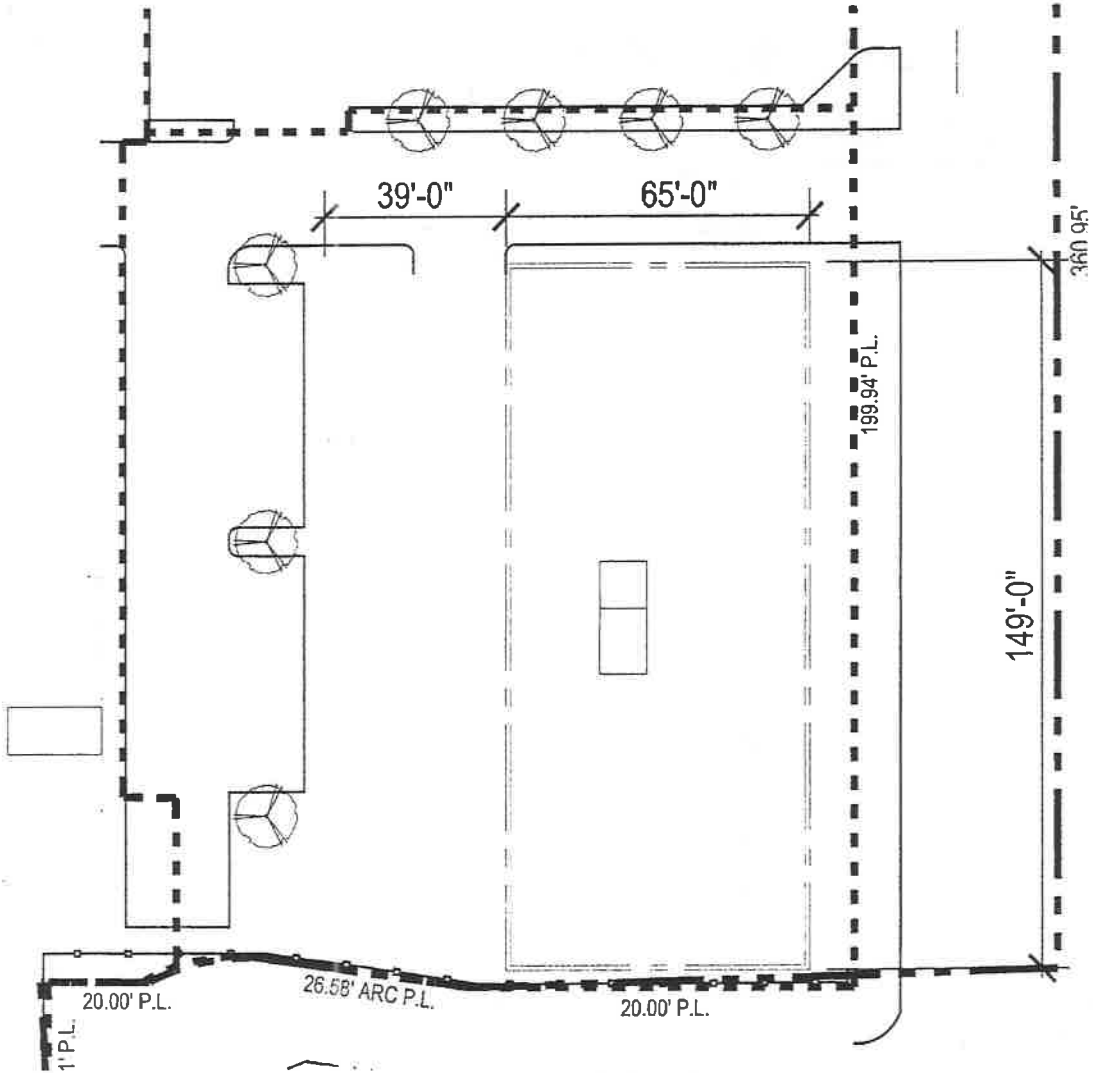
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BOUNDARY PLAN - SUB AREA "B"

ADDRESS: 1825 West Lawrence Ave.  
 4740 N. State Street, Chicago, IL 60647  
 773.477.1111  
 www.1825westlawn.com

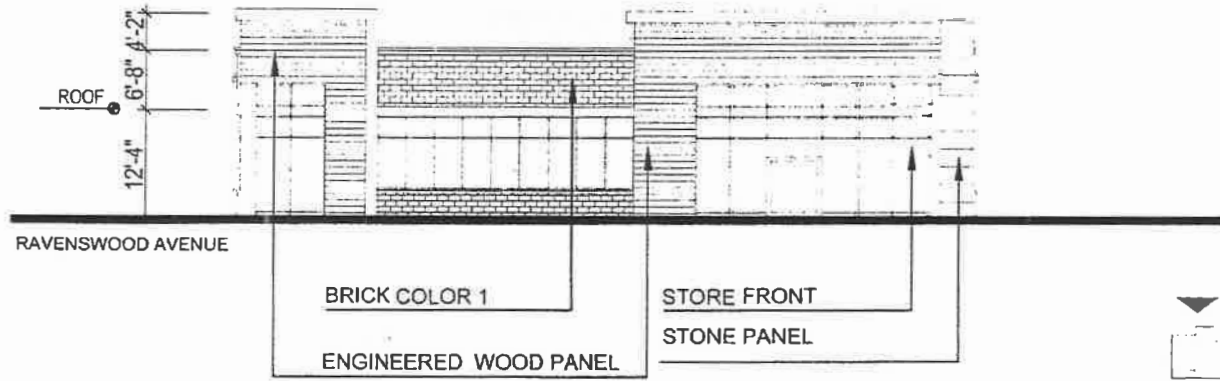
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SUB AREA "C" : 28,012 SF  
BLDG. GROSS AREA: 44,180 GSF  
SUB AREA "C" FAR: 1.58

ADDRESS: 1825 West Lawrence Ave.  
CITY OF DENVER, COLORADO  
PLAT: 1825 WEST LAWRENCE AVENUE  
SUB AREA "C" FAR: 1.58

BOUNDARY PLAN SUB AREA "C"

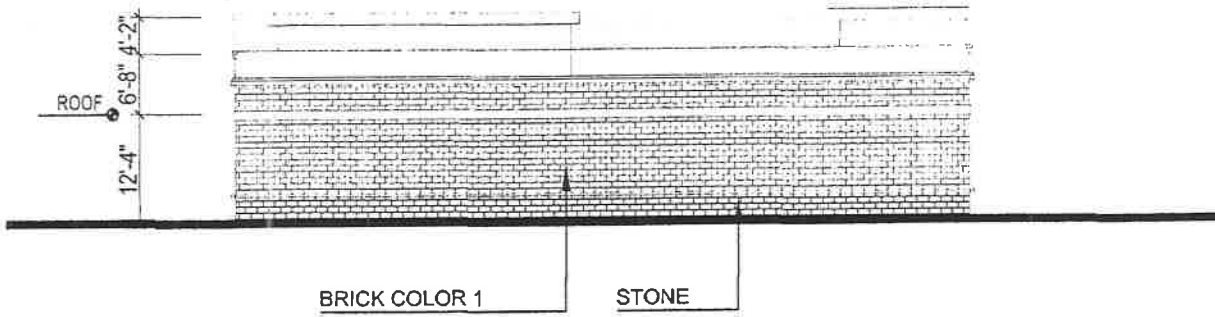


1 HOUR 1 WIN PUBLICATION

ADDRESS: 1625 West Lawrence Ave.  
CHICAGO, ILLINOIS 60626  
TEL: 773.334.3300  
WWW.CITYOFCHICAGO.IL.GOV

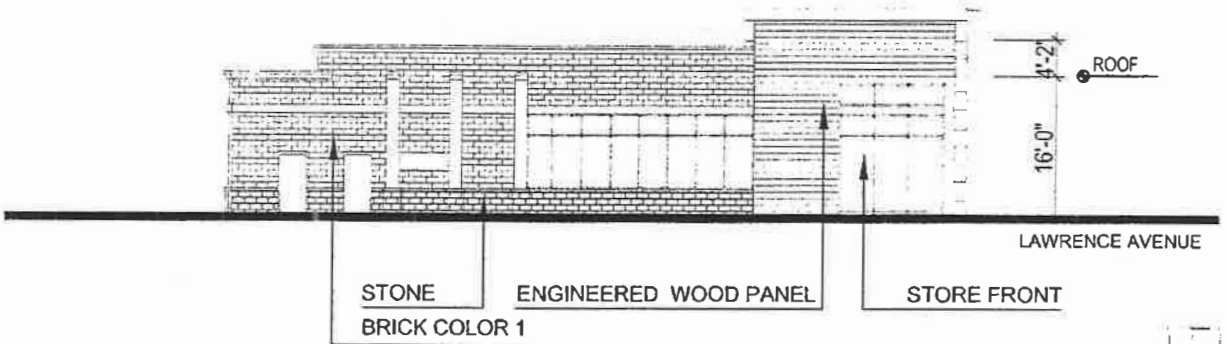
### SUB AREA "A" NORTH ELEVATION

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SUB AREA "A" SOUTH ELEVATION

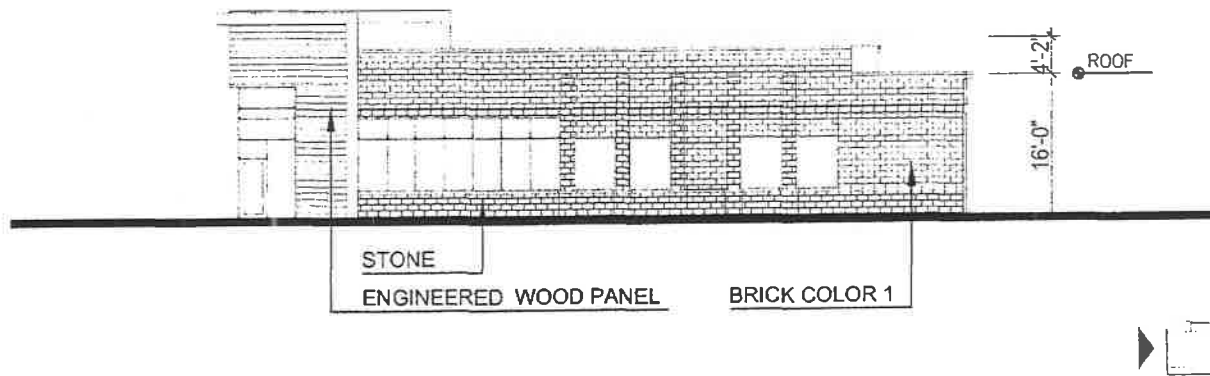
ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: UNIVERSITY PARK LLC  
PROJECT: 1825 WEST LAWRENCE  
DATE OF REVISION: 06/28/2017



FINAL FOR PUBLICATION

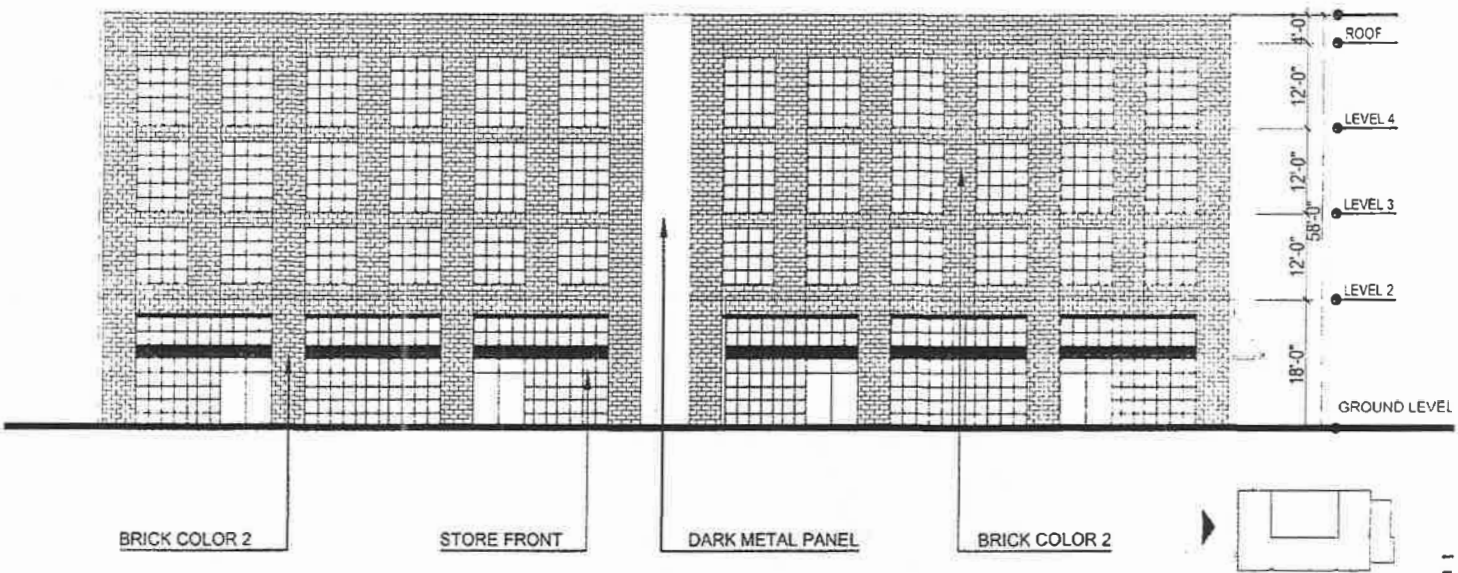
SUB AREA "A" EAST ELEVATION

ADDRESS: 1825 West Lawrence Ave.  
 PROJECT: 2017 BUDGET PARKING  
 DRAWING NO: 18  
 DATE: 06/28/2017



ADDRESS: 1825 West Lawrence Ave.  
MERCURY FOREMAN ARCHITECTS LLP  
15 N. WATSON ST., SUITE 200  
MERCURY, MISSOURI 64591

### SUB AREA "A" WEST ELEVATION

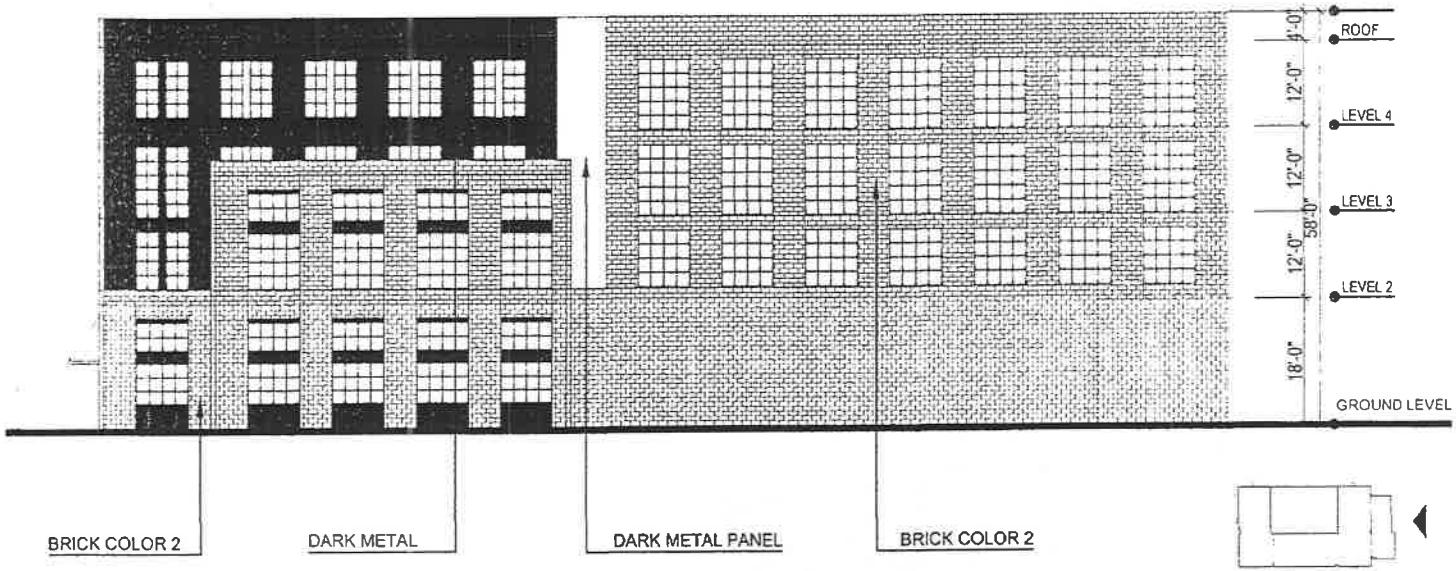


ADDRESS: 1825 West Lawrence Ave.  
 APPLICANT: 1825 WEST LAWRENCE PARK LLC  
 PROJECT: 1825 WEST LAWRENCE PARK  
 PROJECT NUMBER: 17-00000000000000000000

SUB AREA "B" - NORTH ELEVATION



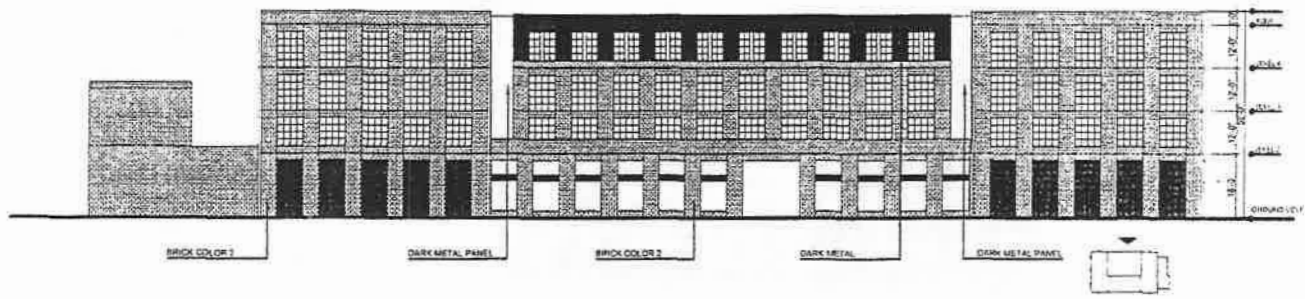
LEVEL 1 UNIT OVERVIEW



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ADDRESS: 1825 West Lawrence Ave.  
APPLICANT: 2014 WEST LAWRENCE APARTMENTS  
PROJECT TYPE: APARTMENTS  
APPLICANT CONTACT: JEFFREY W. GILM

### SUB AREA "B" - SOUTH ELEVATION

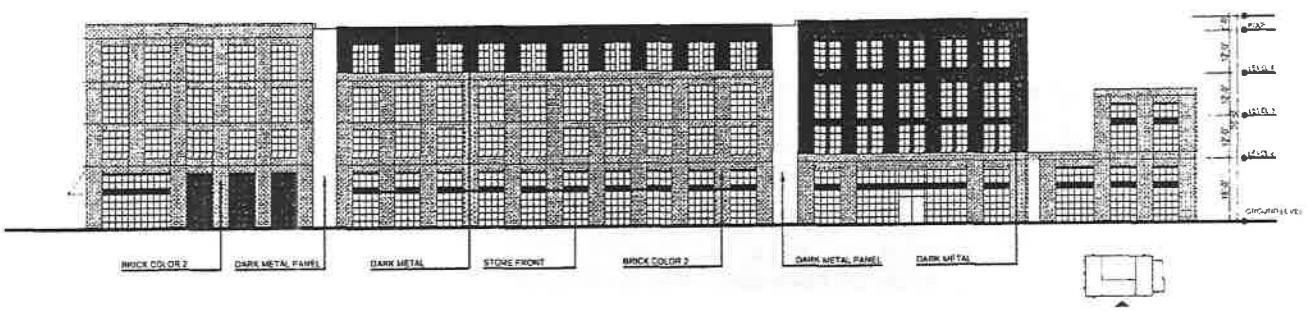


FINAL PLAN SUBMITTAL

ADDRESS: 1825 West Lawrence Ave.  
 PROJECT NO. 17-00000-0000  
 DATE: 6/28/2017  
 DRAWING NO. 17-00000-0000

SUB AREA "B" - EAST ELEVATION

SCALE: 1" = 40' (8'-1/2X11" SHEET)  
 0 20 40 80



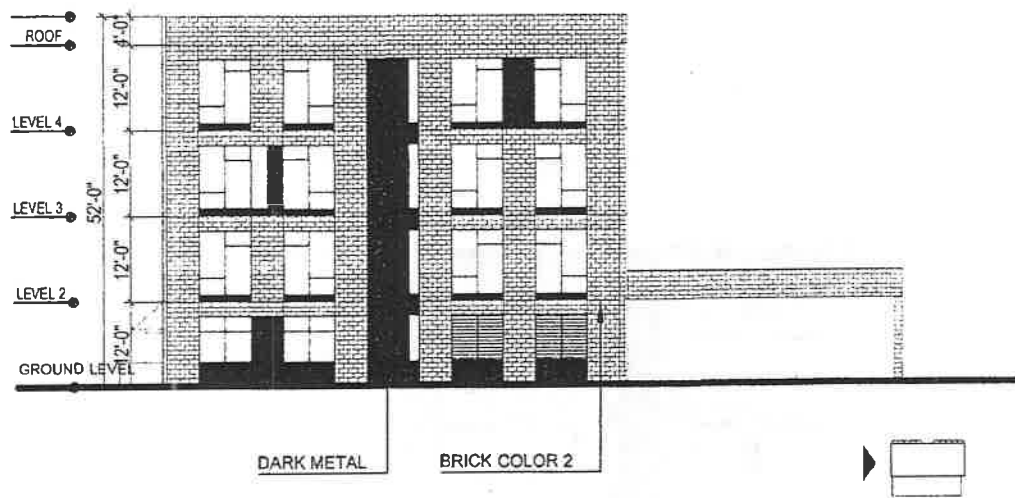
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ADDRESS: 1825 West Lawrence Ave.  
 PROJECT: 1825 WEST LAWRENCE PARK LLC  
 DATE: 06/28/17  
 © 2017 ARCHITECTS LLP

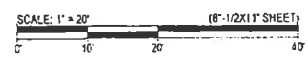
SUB AREA "B" - WEST ELEVATION

SCALE 1" = 40' (8-1/2X11" SHEET)  
 0 20 40 80

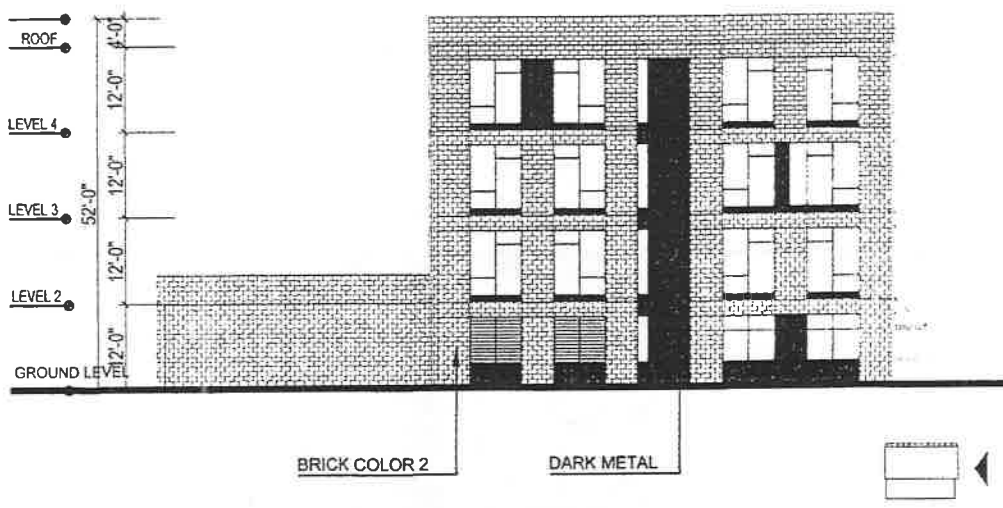
FINAL FOR PUBLICATION



SUB AREA "C" - NORTH ELEVATION



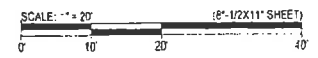
ADDRESS: 1825 West Lawrence Ave.  
 CITY OF CHICAGO, DEPARTMENT OF CITY PLANNING  
 1825 WEST LAWRENCE AVENUE, CHICAGO, IL 60612  
 PLANNING AND DESIGN DIVISION



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ADDRESS: 1825 West Lawrence Ave.  
3017 WEST 18TH AVENUE SUITE 1000  
DENVER, CO 80202  
PH: 303.733.1234

### SUB AREA "C" - SOUTH ELEVATION





BRICK COLOR 2

DARK METAL

DARK METAL

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ADDRESS: 1825 West Lawrence Ave.  
 CHICAGO, ILLINOIS 60612  
 ARCHITECT: [unreadable]  
 DATE: 6/28/2017

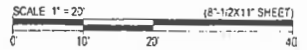
SUB AREA "C" - EAST ELEVATION





FINAL FOR PUBLICATION

SUB AREA "C" - WEST ELEVATION



ADDRESS: 1825 West Lawrence Ave.  
CHICAGO, ILLINOIS 60612  
TEL: 773.334.1100  
WWW.CANNONDESIGN.COM