

PD 1396

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5/22/2024

REPORTS OF COMMITTEES

22378
12205

Reclassification of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 22378)

(Common Address: 1030 -- 1042 W. Huron St., 700 -- 716 N. Carpenter St.,
701 -- 717 N. Aberdeen St. And 728 -- 738 N. Milwaukee Ave.)

RBPD 1396, 99

[SO2024-0008416]

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 1396 District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Milwaukee Avenue; North Carpenter Street; West Huron Street; North Aberdeen Street; and a northeasterly line 120 feet long starting at a point 46 feet northwest of the east line of North Aberdeen Street (as measured along the northeast line of North Aberdeen Street) and ending at a point 100 feet northwest of the west line of North Carpenter Street (as measured along the southwest line of North Milwaukee Avenue),

to those of Residential-Business Planned Development Number 1396, as amended.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

Residential-Business Planned Development No. 1396, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1396, as amended ("Planned Development"), consists of approximately 28,344 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, 730 N Milwaukee 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.

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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the 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 17 Statements; a Bulk Regulations Table; an Existing Land-Use Map; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Landscape/Green Roof Plan; and Building Elevations prepared by Tandem Development and dated April 18, 2024, and the Affordable Housing Profile form, 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-Business Planned Development: multi-unit residential dwelling units, office, eating and drinking establishments (excluding drive through facilities), liquor store (packaged goods), liquor sales (as accessory use), artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), vacation rental, food and beverage retail sales, personal service, general retail sales, accessory uses, and accessory parking. A daycare use

may be permitted subject to site plan approval by the Department of Planning and Development and the Department of Transportation.

The Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces.

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 28,327 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 2.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. In exchange for the bonus FAR, the Applicant has made a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the 10 percent to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall 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.
15. The approval of Planned Development Number 1396 ("P.D. 1396") on January 17, 2018, triggered the requirements of Sections 2-44-080 of the Municipal Code of Chicago (the "2015 ARO") and 2-44-090 (the "Near North/Near West ARO Pilot Area Ordinance"). Pursuant to the 2015 ARO and the Near North/Near West Pilot Area Ordinance, the Applicant provided 39 affordable units in the new 196-unit building in P.D. 1396. The Applicant acknowledges and agrees that the further rezoning of the Property from P.D. 1396 to P.D. 1396, as amended

(the "P.D."), to construct an additional 32 dwelling units (the "Project") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code (the "2021 ARO" or the "ARO").

The P.D. is located in a "downtown district" within the meaning of the 2021 ARO. Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 6.4 affordable units (20 percent of 32) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional affordable unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing six (6) affordable units in the Project and making a payment to the Affordable Housing Opportunity Fund in the amount of \$86,992.80 (.4 x 217,482) in lieu of the establishment of an additional affordable unit, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 2 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 1 of the 2 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D. amendment, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided, however, the Applicant must update and resubmit the revised AHP to DOH for review

and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for the Project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D., and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 15, including any breach of the IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderperson in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the

Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Residential-Business Planned Development Number 1396 dated January 17, 2018.

[Proposed Lower Level, First Floor, Second Floor and Third Floor Plans; Boundary and Property Line Map; Existing Land-Use Plan; Existing Zoning Map; Site/Ground Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 12216 through 12228 of this Journal.]

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

Residential-Business Planned Development No. 1396, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	48,392 square feet
Area In Public Right-Of-Way:	20,048 square feet
Net Site Area:	28,344 square feet
Maximum FAR:	7.5
Maximum Dwelling Units:	228
Total Minimum Accessory Parking Spaces:	81
Minimum Bicycle Parking:	198 bike spaces
Off-Street Loading Berths:	1
Building Height:	250.0 feet 271.0 feet (to top of mechanical equipment)

An official website of the City of Chicago. Here's how you know

★ EFORMS ADMIN TOOL

ARO Intake Application

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Submission ID: 870333

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.municode.com/codes/chicago/latest/chicago_2-44-085-08824.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.7 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOI staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="740 N Milwaukee LLC"/>	<input type="text" value="Chris Walsh"/>
Applicant Email *	Applicant Phone *
<input type="text" value="chris@tandeminc.net"/>	<input type="text" value="(312) 255-1153"/>
Applicant Address *	
<input type="text" value="1040 W. Huron St. Suite 300, Chicago, IL"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Talar Berberian"/>	<input type="text" value="tberberian@thompsoncoburn.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="1030"/>	<input type="text" value="1042"/>	<input type="text" value="W"/>	<input type="text" value="HURON"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="60642"/>	<input type="text" value="27"/>	<input type="text" value="Downtown"/>	

Development Name *	If you are working with a Planner at the City, what is his/her/their name?
<input type="text" value="730 N Milwaukee"/>	<input type="text" value="Emily Thrun"/>

Zoning Application Number (if applicable)	Council Introduction Date *
<input type="text" value="22378"/>	<input type="text" value="3/20/2024"/>

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *	Development Type *
<input type="text" value="Zoning Entitlement"/>	<input type="text" value="Rental"/>

Total Units *

32

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Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

3/1/2025

Estimated date of building permit (In-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

9/2/2024

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 15% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

6.4

Minimum On-Site Units *

2

Maximum Units Paid For In-Lieu *

3

Proposed On-Site Units *

6

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0.4

In-Lieu Amount Owed *

\$86,992.80

On-Site Units To CLHIF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Affordable-Requirements-Unit-Details.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLHIF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

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- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
 - A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
- C. A Physical Needs Assessment (PNA)
- D. Surveys
- E. Outstanding code violations
- F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Talar A Berberian

Summary Work Log

Submission Date: 03/07/2024 01:39:38 PM

Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

Options

Show Notes

Email User

Action

Accept

Deny

Follow Up



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Project Name	1321 N Milwaukee
Zoning Application number, if applicable	
Address	1390-1412 W. Huron Street / 500-718 N. Carpenter Street / 501-717 N. Algonquin Street / 728-738 N. Milwaukee Avenue
Is this a For Sale of Rental Project?	Rental
Anticipated average per rent/price**	18.9
Total Units in Project	32
	8.4

Unit type	Market Rate			ARO			Affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	0	0%	--	0	0%	--	--
one-bed	16	50%	758	4	13%	668	91%
two-bed	7	22%	1,219	2	6%	1,211	100%
three-bed	0	0%	--	0	0%	--	--
four-bed	0	0%	--	0	0%	--	--

All projects with proposed ARO units must complete this table

	Market Rate Units Available for rent	Affordable Units Available for rent
Parking	In-unit - Energy Star - GE GUD27GSS - Washer/Dryer - Painted Finish	In-unit - Energy Star - GE GUD27GSS - Washer/Dryer - Painted Finish
Laundry	In-unit - Energy Star - GE GUD27GSS - Washer/Dryer - Painted Finish	In-unit - Energy Star - GE GUD27GSS - Washer/Dryer - Painted Finish
Appliances	New - Energy Star - GE - GE1915 - Stainless Steel	New - Energy Star - GE - GE1915 - Stainless Steel
Refrigerator	New - Energy Star - GE - GE1915 - Stainless Steel	New - Energy Star - GE - GE1915 - Stainless Steel
Stove/Oven	New - Energy Star - HAIER Cooktop - HCC2204G5 - Stainless Steel	New - Energy Star - HAIER Cooktop - HCC2204G5 - Stainless Steel
Dishwasher	New - Energy Star - GE - GDT2055 - Stainless Steel	New - Energy Star - GE - GDT2055 - Stainless Steel
Microwave	New - Energy Star - HAIER Microwave - HMV1472BHS - Stainless Steel	New - Energy Star - HAIER Microwave - HMV1472BHS - Stainless Steel
Bathroom(s)	Studios and 1 Bedroom Units have 1 Full Bath; 2 Bedroom Units have 2 full baths	Studios and 1 Bedroom Units have 1 Full Bath; 2 Bedroom Units have 2 full baths
How many?		
Half bath? Full bath?		
Kitchen counter tops material	Engineered Stone/Quartz	Engineered Stone/Quartz
Flooring material	Luxury Vinyl Tile (LVT)	Luxury Vinyl Tile (LVT)
HVAC	In-Unit Individual Electric Furnaces	In-Unit Individual Electric Furnaces
Other	In-Unit Individual Electric Water Heaters	In-Unit Individual Electric Water Heaters

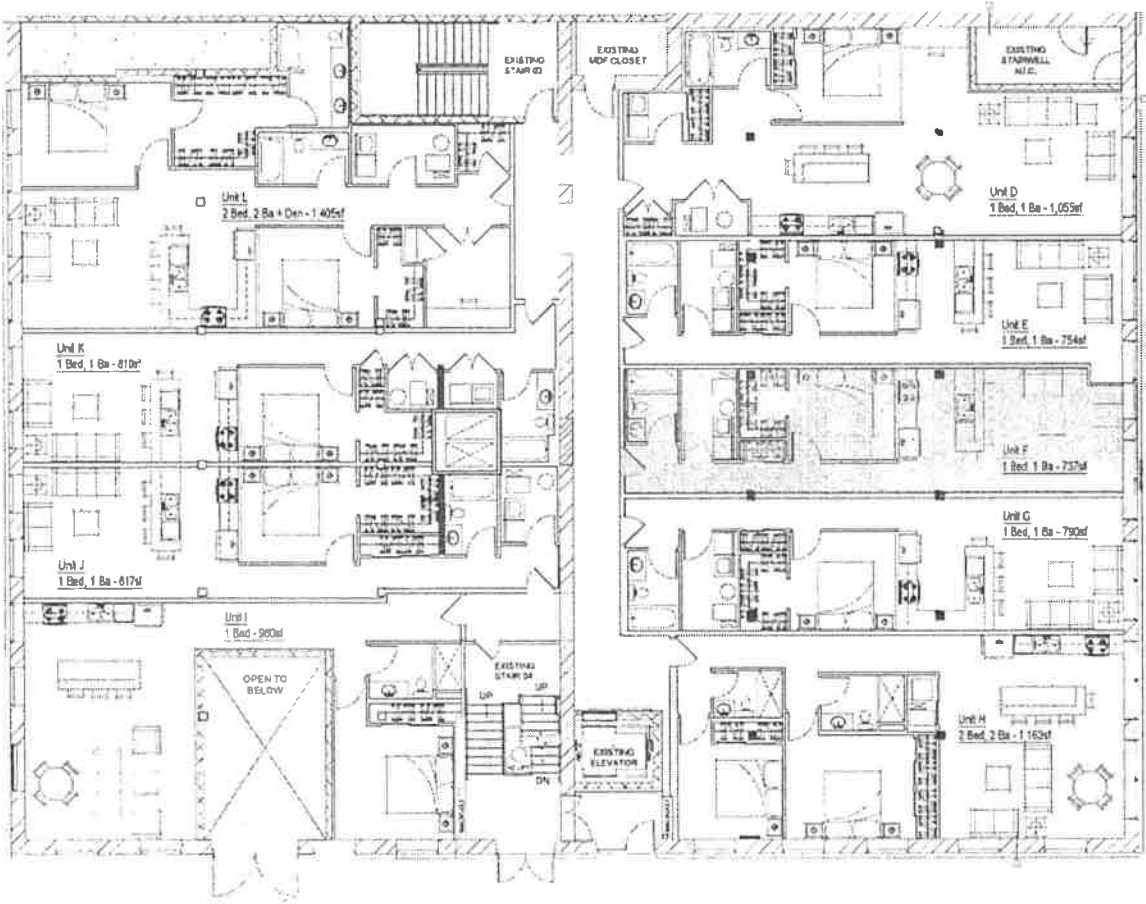
*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)
 **The average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

Income Level by Unit Type

AMI Level	1 Bedroom	2 Bedroom	# of Units
80%	1	0	1
70%	1	1	2
60%	0	0	0
50%	1	1	2
40%	1	0	1
30%	0	0	0

Total Units	4	2	6
Weighted average	60.00%	60.00%	60.00%

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UNIT	AREA	SQFT
A	1	670
B	1	681
C	1	685
D	1	1059
E	1	754
F	1	757
G	1	790
H	1	1163
I	1	900
J	1	617
K	1	610
L	1	1405
M	1	1037
N	1	1163
O	1	711
P	1	711
Q	1	1271
R	1	1037
S	1	1037
T	1	1037
U	1	1037
V	1	1037
W	1	1037
X	1	1037
Y	1	1037
Z	1	1037
AA	1	1037
AB	1	1037
AC	1	1037
AD	1	1037
AE	1	1037
AF	1	1037
AG	1	1037
AH	1	1037
AI	1	1037
AJ	1	1037
AK	1	1037
AL	1	1037
AM	1	1037
AN	1	1037
AO	1	1037
AP	1	1037
QA	1	1037
QB	1	1037
QC	1	1037
QD	1	1037
QE	1	1037
QF	1	1037
QG	1	1037
QH	1	1037
QI	1	1037
QJ	1	1037
QK	1	1037
QL	1	1037
QM	1	1037
QN	1	1037
QO	1	1037
QP	1	1037
RA	1	1037
RB	1	1037
RC	1	1037
RD	1	1037
RE	1	1037
RF	1	1037
RG	1	1037
RH	1	1037
RI	1	1037
RJ	1	1037
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1 PROPOSED FIRST FLOOR PLAN

ARO UNITS

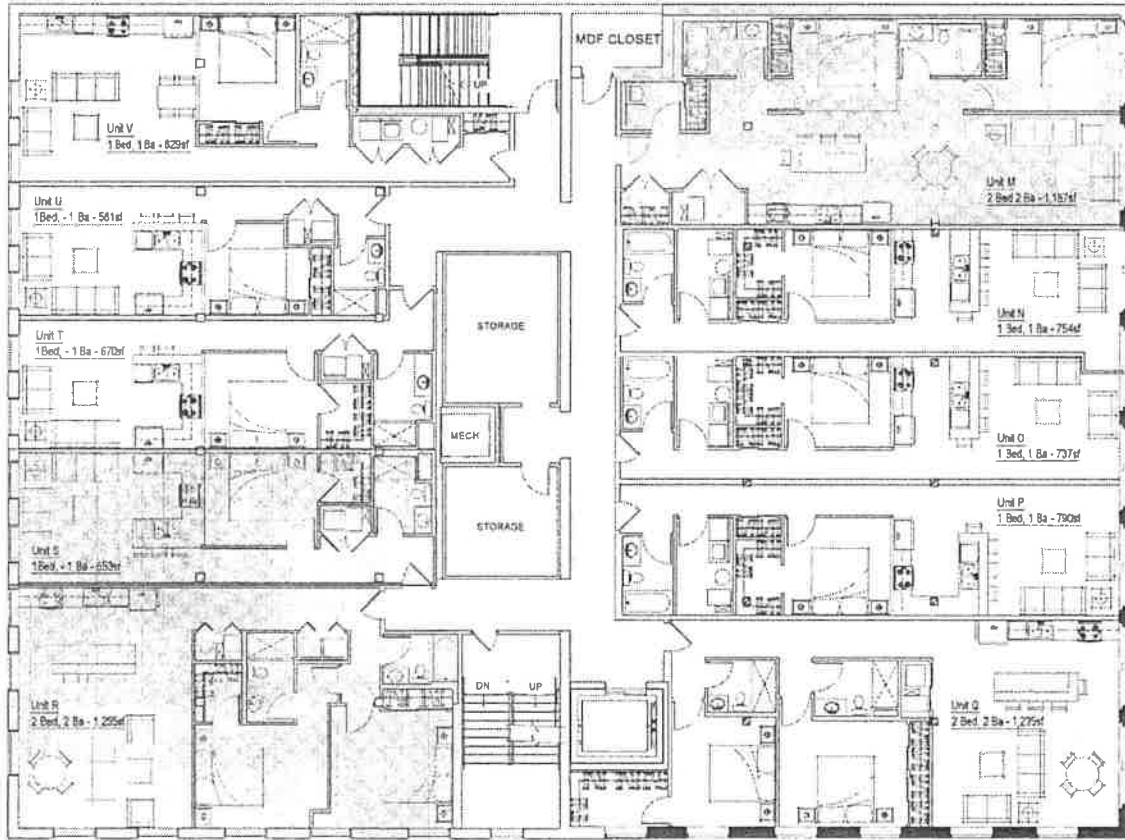
TANDEM

THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A1.1

FINAL FOR PUBLICATION



11200_01
1 PROPOSED SECOND FLOOR PLAN

ARO UNITS



UNIT	REBDEM	SOFT
A	1	490
B	1	541
C	1	708
D	2	1951
E	1	740
F	1	777
G	1	790
H	1	811
I	1	1133
J	1	880
K	1	811
L	2-192A	2470
M	1	1120
N	1	730
O	1	711
P	1	790
Q	2	2330
R	2-192B	1770
S	1	653
T	1	670
U	1	561
V	1	629
W	1	478
X	1	1148
Y	1	708
Z	1	711
AA	1	790
AB	1	1271
AC	1	811
AD	1	810
AE	1	540
AF	1	501
AG	1	618

TANDEM

CONSTRUCTION

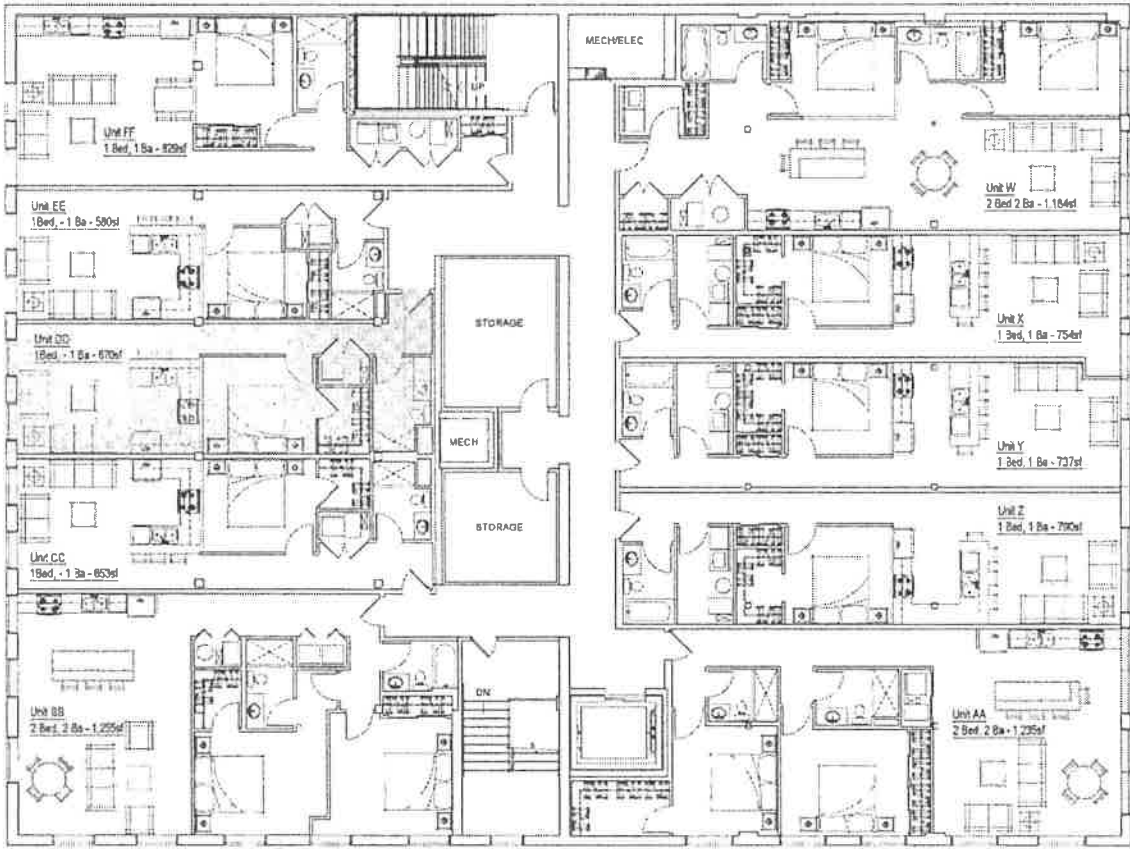
1000 N. LAKE ST. SUITE 1000 CHICAGO, IL 60610

THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

DATE: 05/22/2024
BY: [Signature]
A1.2

FINAL FOR PUBLICATION



UNIT	BEDS	BATHS	SQFT
AA	2	2	1235
AB	1	1	851
AC	1	1	737
AD	1	1	754
AE	1	1	754
AF	1	1	754
AG	1	1	754
AH	1	1	754
AI	1	1	754
AJ	1	1	754
AK	1	1	754
AL	1	1	754
AM	1	1	754
AN	1	1	754
AO	1	1	754
AP	1	1	754
AQ	1	1	754
AR	1	1	754
AS	1	1	754
AT	1	1	754
AU	1	1	754
AV	1	1	754
AW	2	2	1164
AX	1	1	754
AY	1	1	737
AZ	1	1	754
BA	1	1	853
BB	2	2	1255
BC	1	1	853
BD	1	1	676
BE	1	1	590
BF	1	1	829

1-1000-03
PROPOSED THIRD FLOOR PLAN



TANDEM

ARCHITECTS

1000 N. LA SALLE ST. SUITE 1000
CHICAGO, IL 60610

N

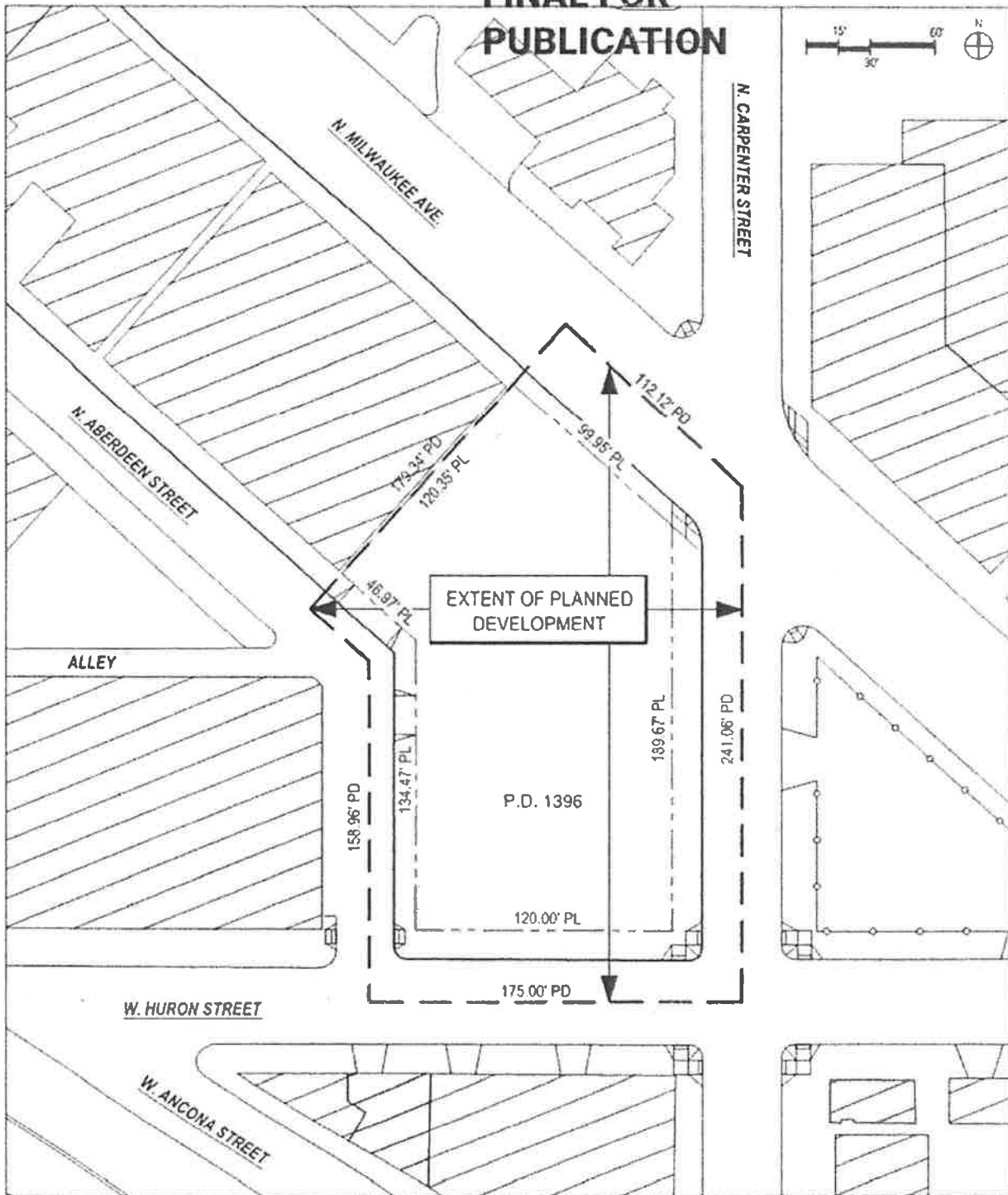
THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A 1.3

FINAL FOR PUBLICATION

April 18, 2024



- - - - - PROPERTY LINE (PL) BOUNDARY
 - - - - - PLANNED DEVELOPMENT (PD) BOUNDARY

Planned Development Exhibits

A - PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

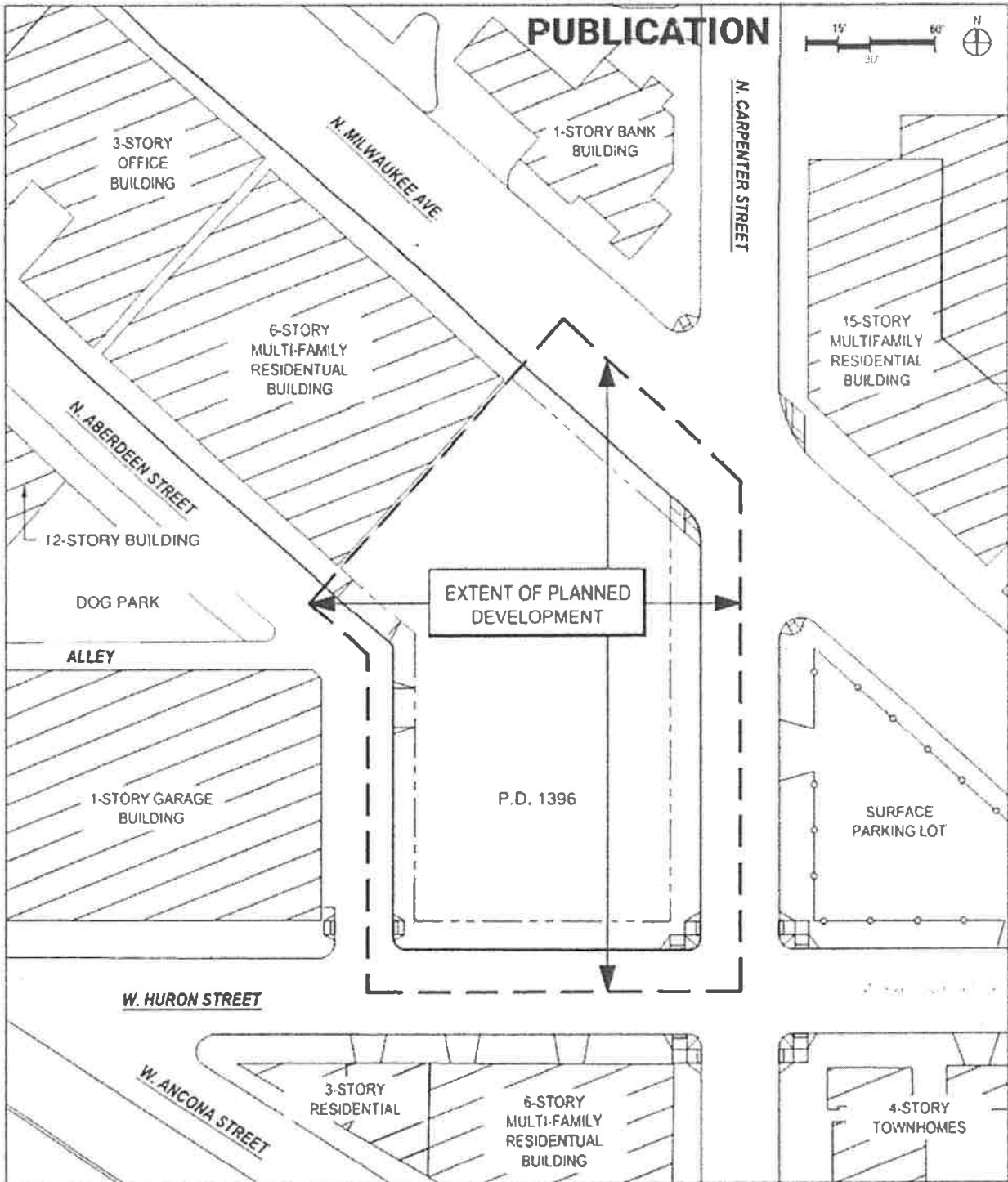
Introduced: March 20th, 2024

Plan Commission: April 18, 2024



FINAL FOR PUBLICATION

April 18, 2024



- - - - - PROPERTY LINE (PL) BOUNDARY
 - - - - - PLANNED DEVELOPMENT (PD) BOUNDARY

Planned Development Exhibits

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

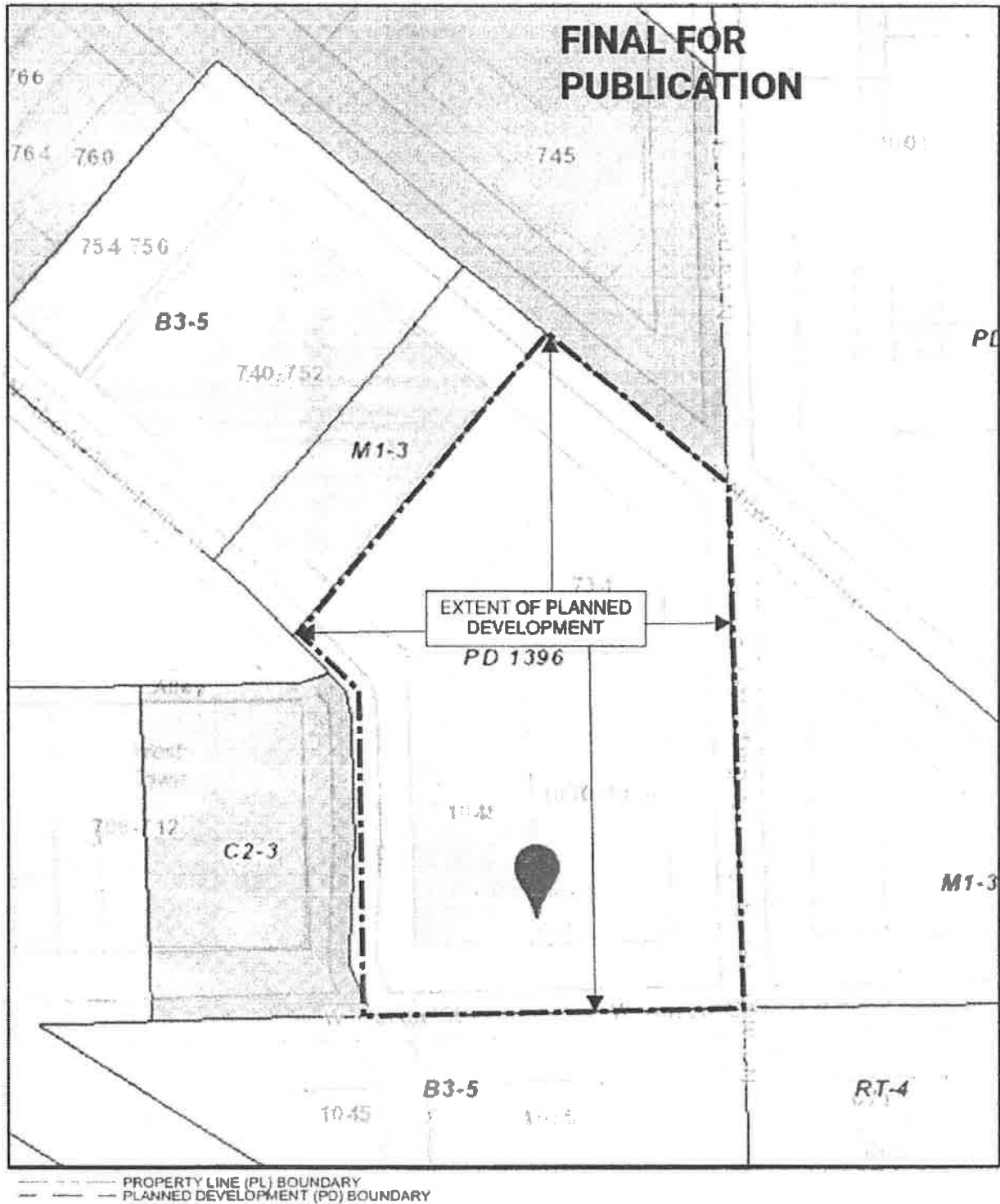
Introduced: March 20th, 2024

Plan Commission: April 18, 2024

B - EXISTING LAND USE PLAN



April 18, 2024



Planned Development Exhibits

C - EXISTING ZONING MAP

Applicant: 730 N Milwaukee LLC

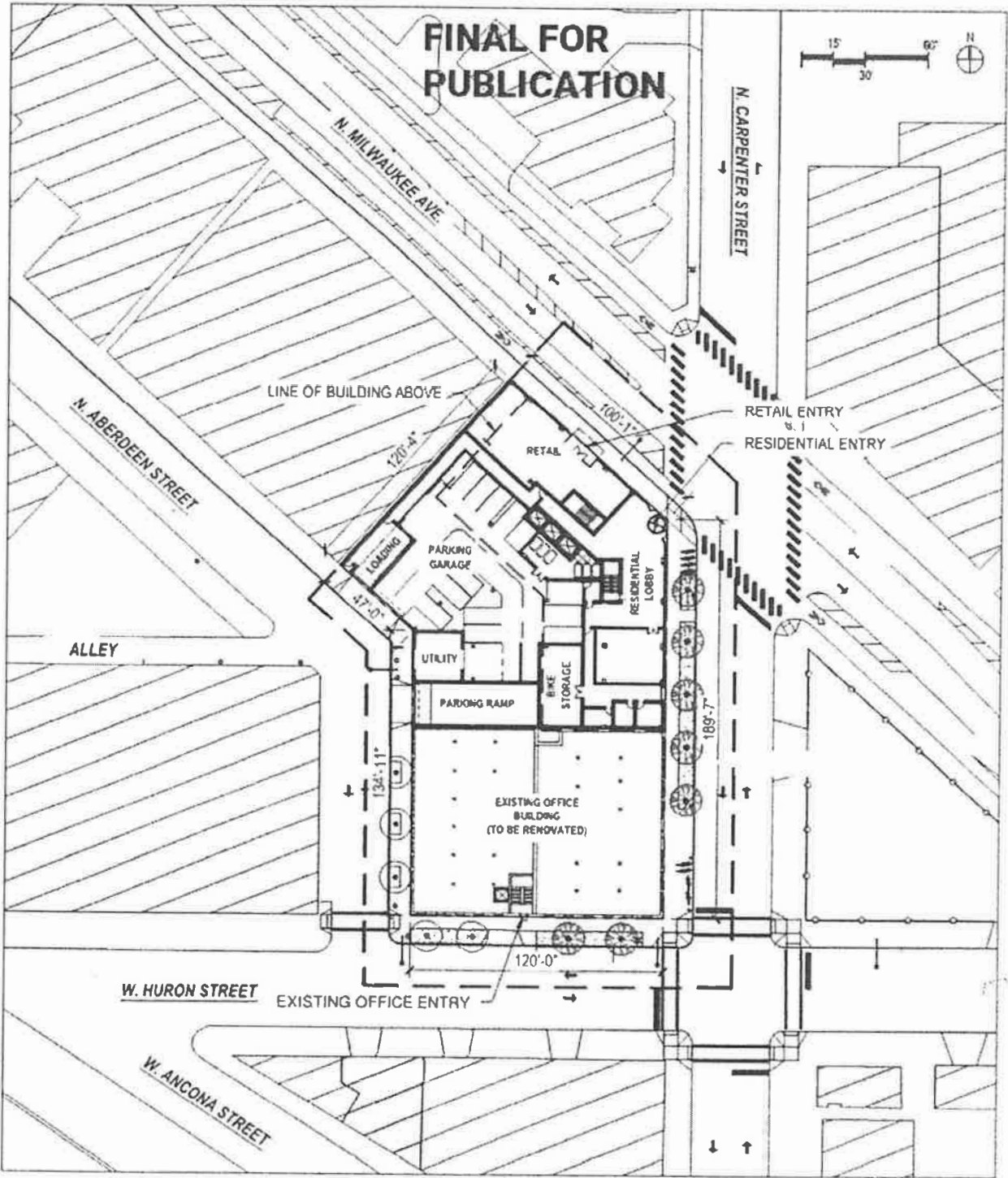
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

Introduced: March 20th, 2024

Plan Commission: April 18, 2024



April 18, 2024



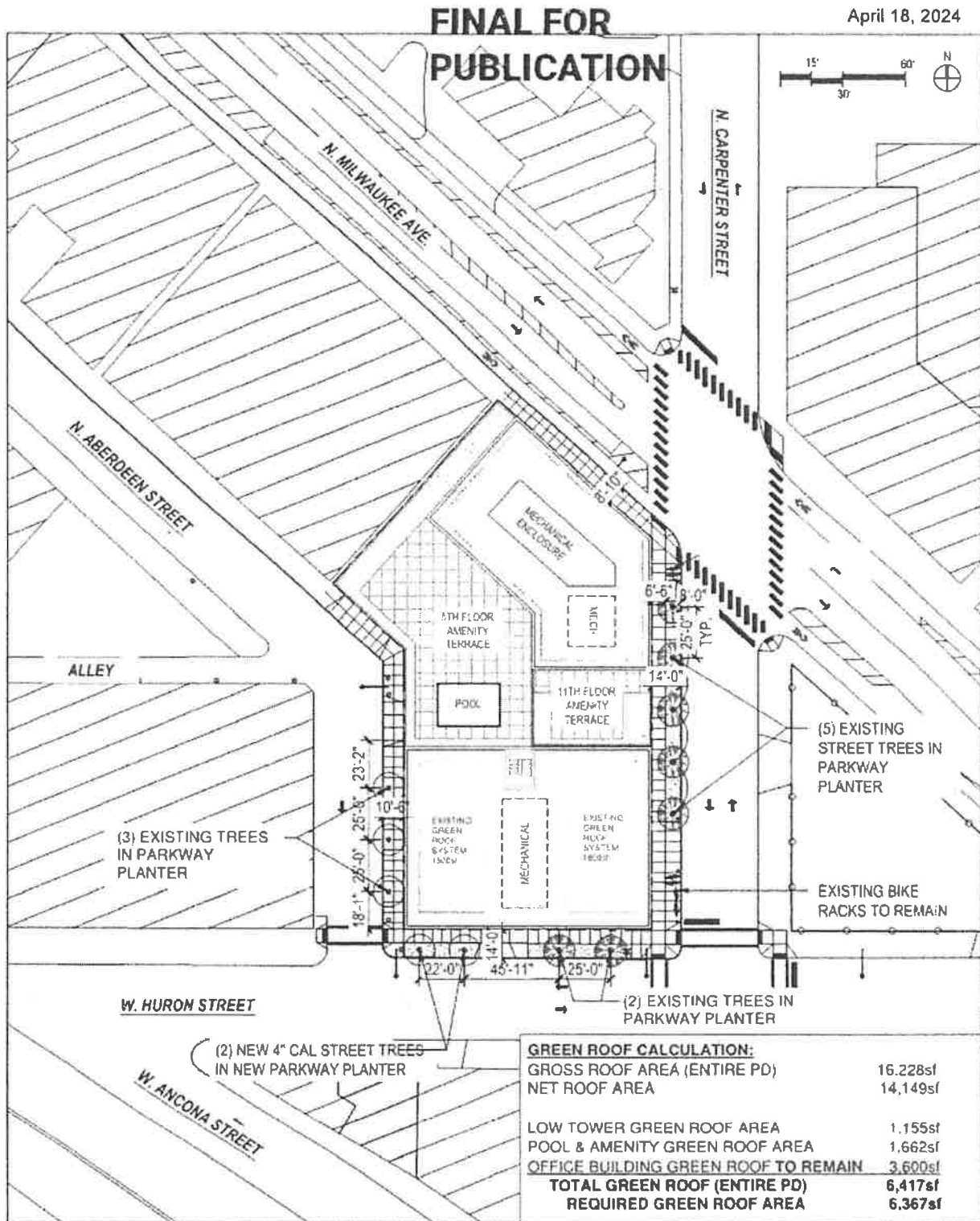
- - - - - PROPERTY LINE (PL) BOUNDARY
 - - - - - PLANNED DEVELOPMENT (PD) BOUNDARY

Planned Development Exhibits

D - SITE PLAN / GROUND FLOOR PLAN

Applicant: 730 N Milwaukee LLC
 Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
 Introduced: March 20th, 2024
 Plan Commission: April 18, 2024





Planned Development Exhibits

E - LANDSCAPE PLAN & GREEN ROOF PLAN

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

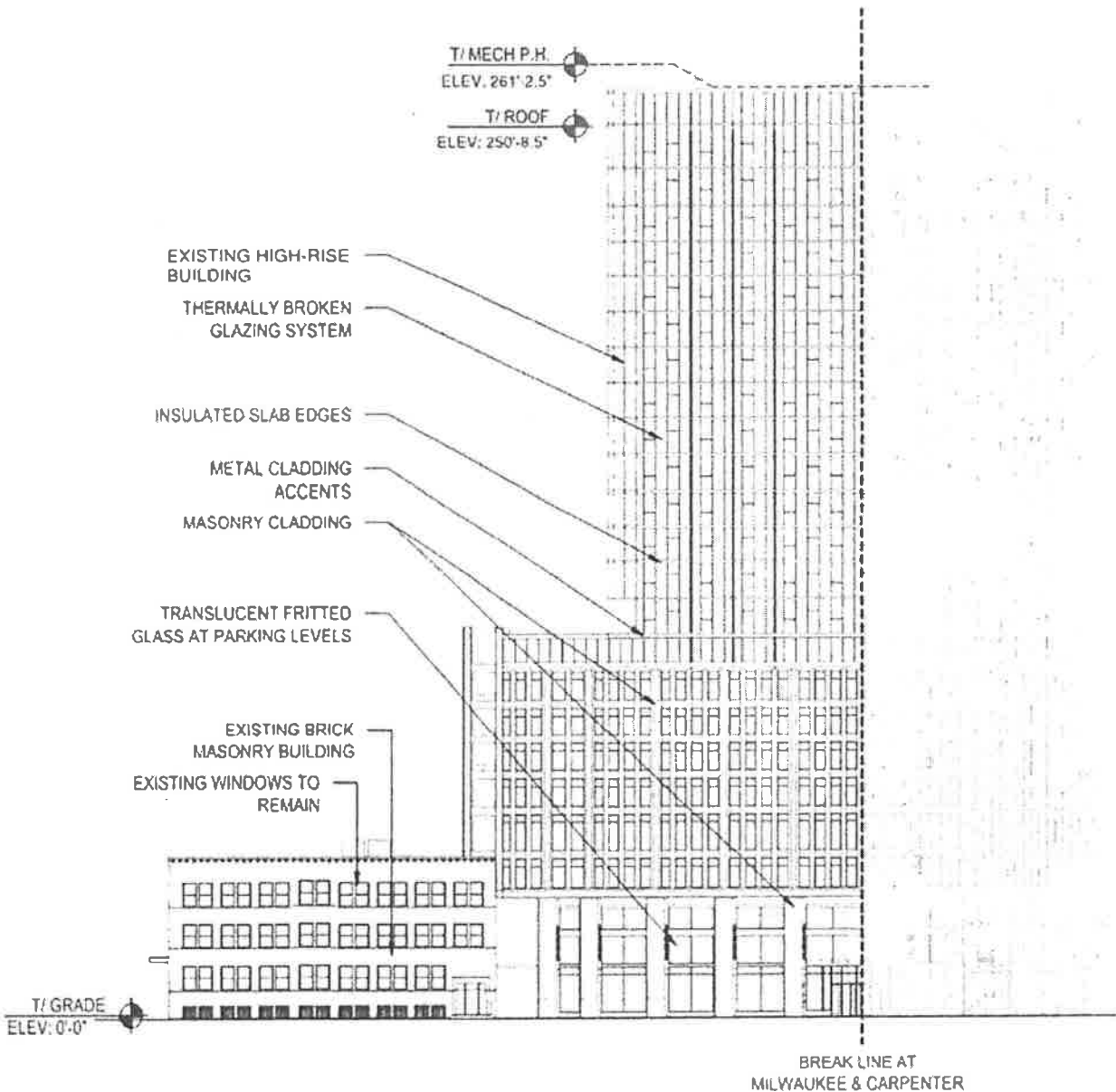
Introduced: March 20th, 2024

Plan Commission: April 18, 2024



April 18, 2024

FINAL FOR PUBLICATION



Planned Development Exhibits

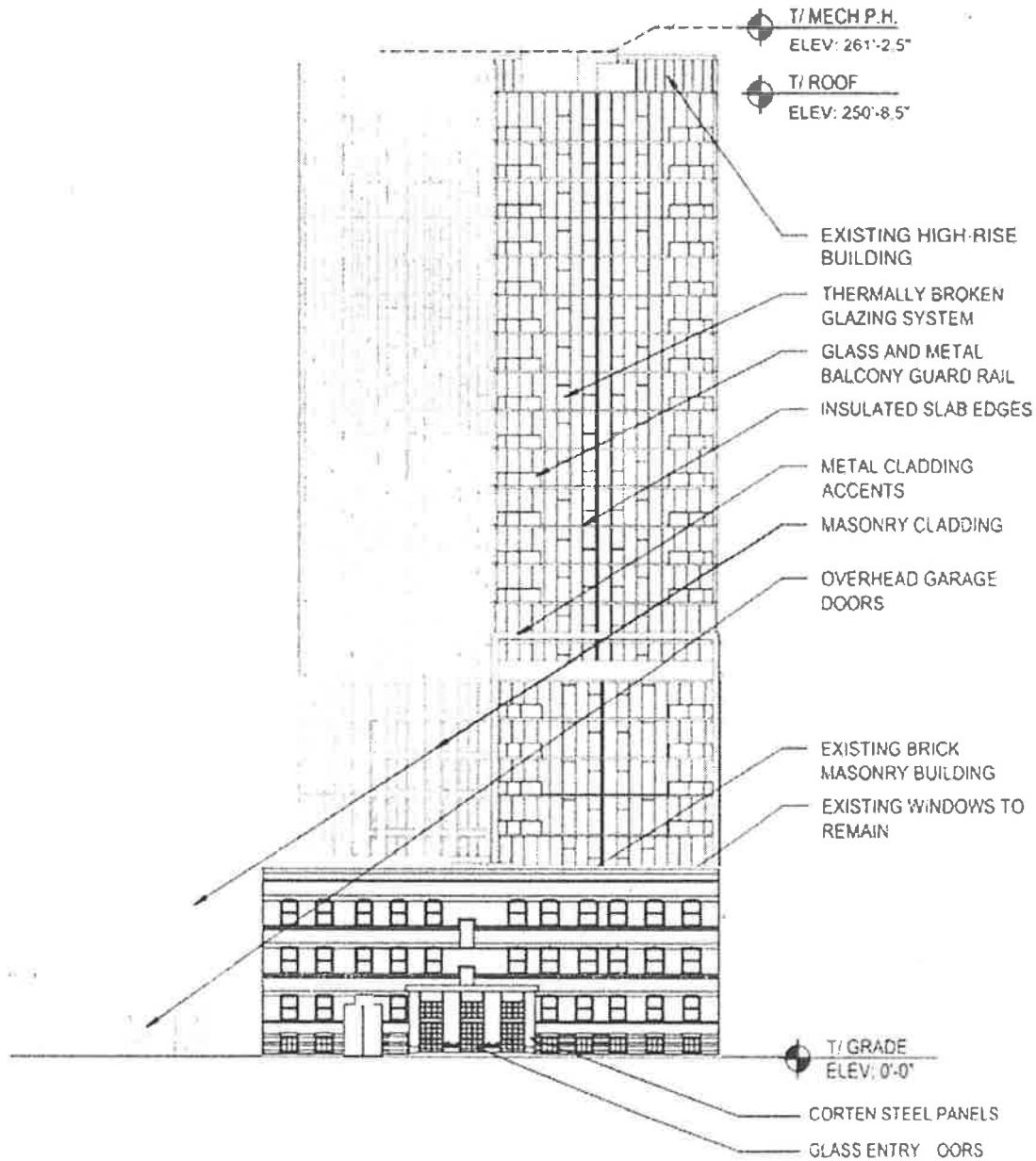
F.1 – EAST ELEVATION

Applicant: 730 N Milwaukee LLC
 Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
 Introduced: March 20th, 2024
 Plan Commission: April 18, 2024



April 18, 2024

FINAL FOR PUBLICATION



Planned Development Exhibits

F.2 – SOUTH ELEVATION

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

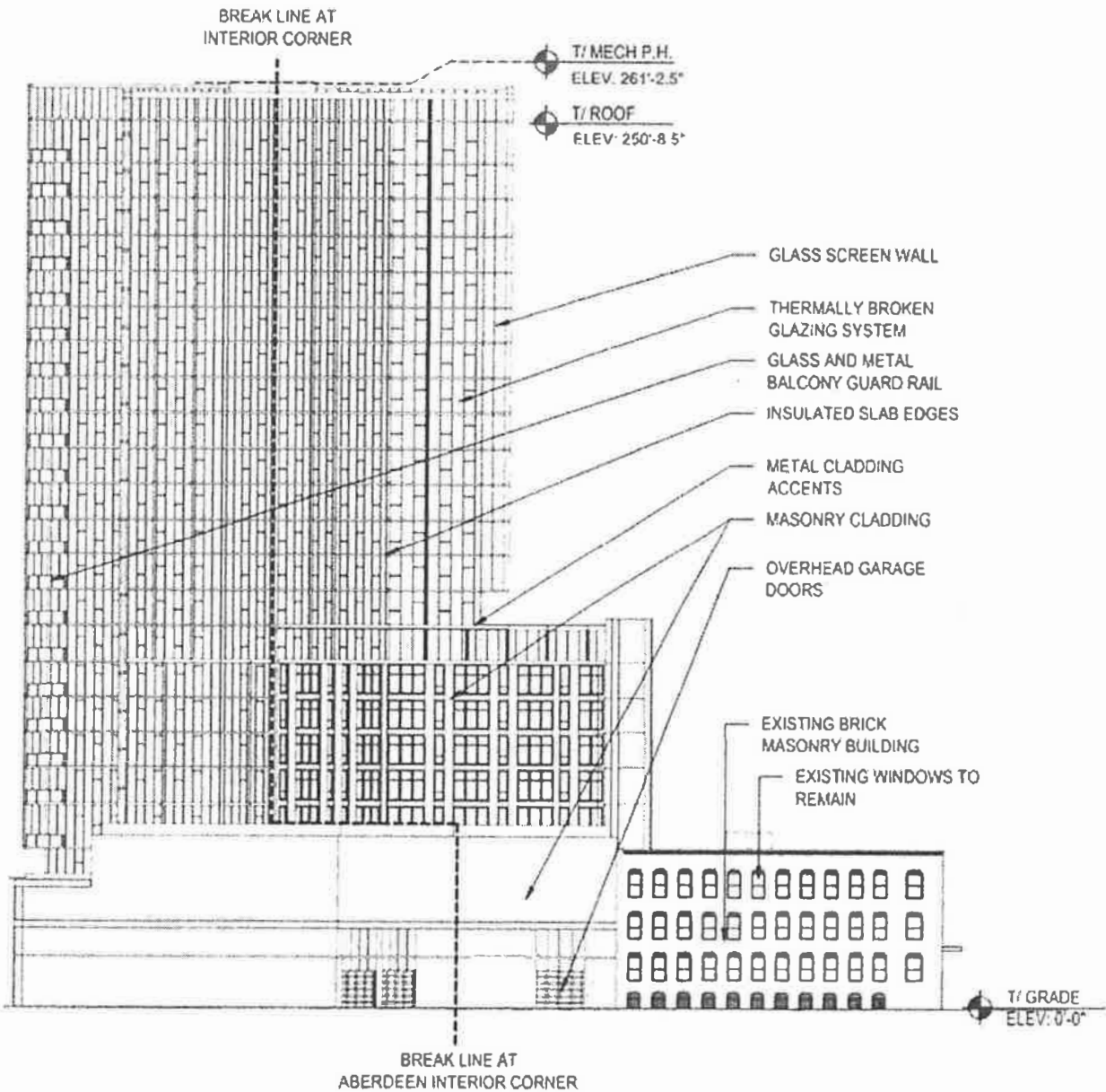
Introduced: March 20th, 2024

Plan Commission: April 18, 2024



April 18, 2024

FINAL FOR PUBLICATION



Planned Development Exhibits

F.3 – WEST ELEVATION

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

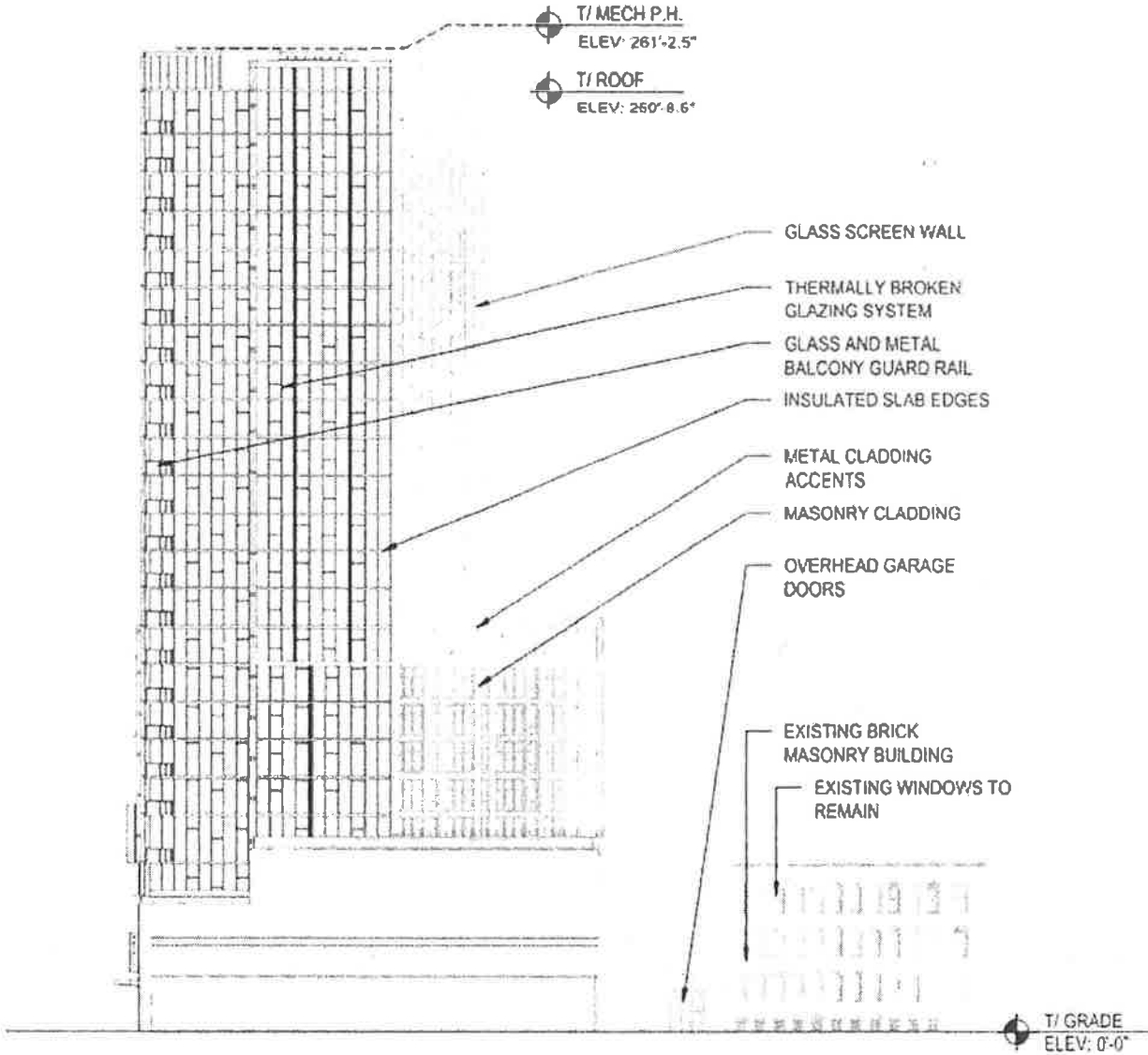
Introduced: March 20th, 2024

Plan Commission: April 18, 2024



April 18, 2024

FINAL FOR PUBLICATION



Planned Development Exhibits

F.4 – NORTH ELEVATION

Applicant: 730 N Milwaukee LLC
 Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
 Introduced: March 20th, 2024
 Plan Commission: April 18, 2024





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 23, 2018

Katriina S. McGuire
Thompson Coburn LLP
55 E. Monroe St.
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 1396
734-36 N. Milwaukee Ave., 700-16 N. Carpenter St., 1030-42 W. Huron St.**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1396 ("PD 1396"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1396.

Your client and the sole owner of all of the property within PD 1396, 730 N. Milwaukee LLC, is seeking administrative relief to allow for the following modifications to the proposed building at 734-736 N. Milwaukee Ave.:

- Reduce the maximum no. of dwelling units from 226 to 196 units.
- Reduce the minimum no. of accessory parking spaces from 93 to 81 spaces. Based on the unit count reduction, the overall parking ratio remains unchanged at .36 to 1.0.
- Increase the height of the mechanical equipment by 5 feet, from 266 feet to 271 feet. The overall building height remains at the approved 250 feet.
- Based on the reduction in units and parking, the 3rd floor which was originally dedicated to automotive parking has been redesigned with residential 'liner units' along Milwaukee Ave. and Carpenter St. As a result, the window fenestration has changed. A revised Bulk Regulations and Data Table and revised Elevations are attached.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1396, 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 'Patrick Murphey', with a long, sweeping horizontal flourish extending to the right.

Patrick Murphey
Acting Zoning Administrator

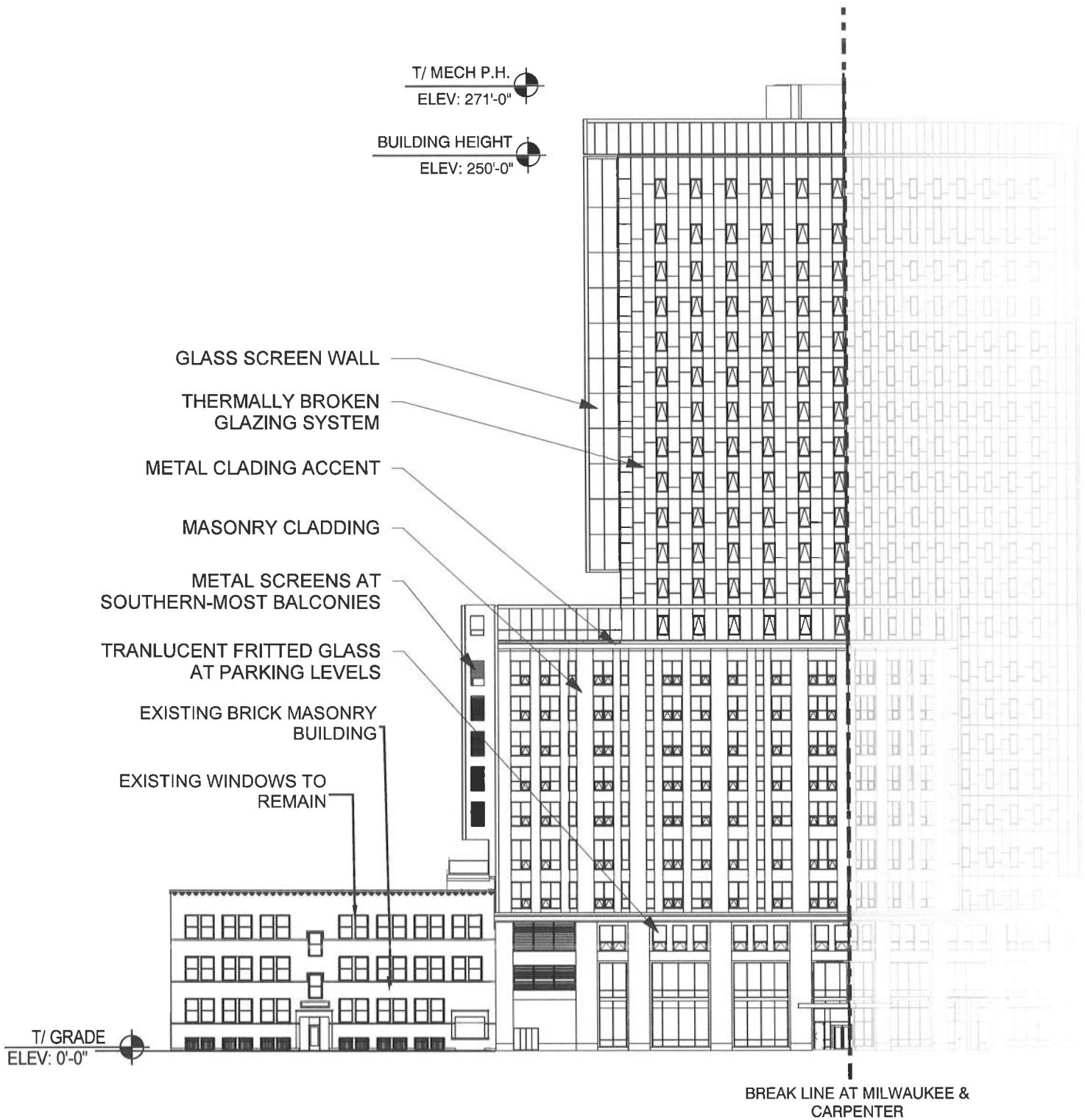
PM:tm

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO 1396

BULK REGULATION AND DATA TABLE

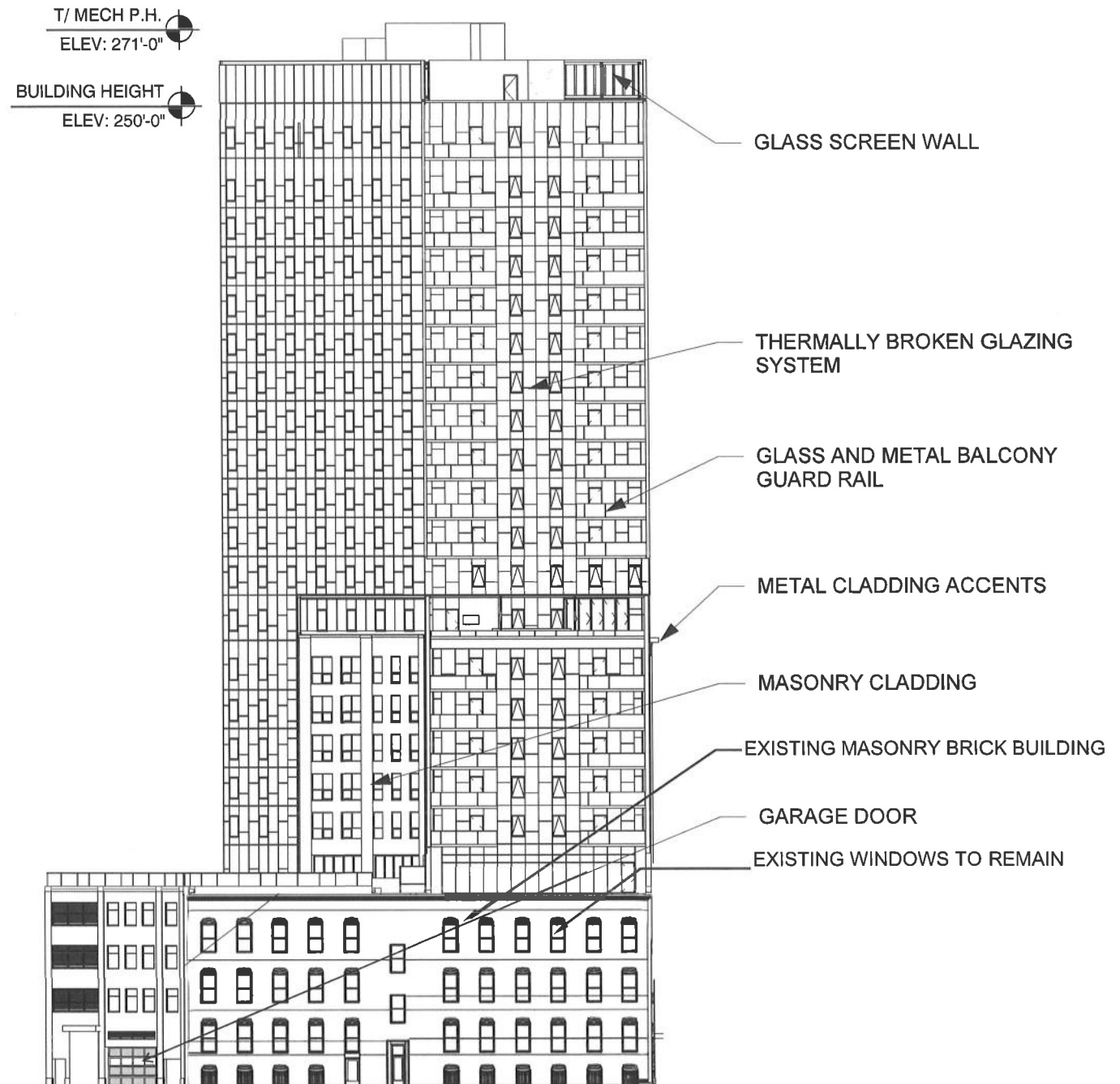
Gross Site Area:	48,375 square feet
Area in Public Right-of-Way:	20,048 square feet
Net Site Area:	28,327 square feet
Maximum FAR:	7.5
Maximum Dwelling Units:	196
Total Minimum Accessory Parking Spaces:	81
Minimum Accessory Office Parking Spaces:	10
Minimum Accessory Residential Parking Spaces:	71
Minimum Bicycle Parking:	166 bike spaces
Off-Street Loading Berths:	1
Building Height:	250.00 feet 271.0 feet (to top of mechanical equipment)



Planned Development Exhibits

F.1 - EAST ELEVATION

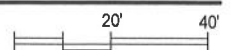
Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

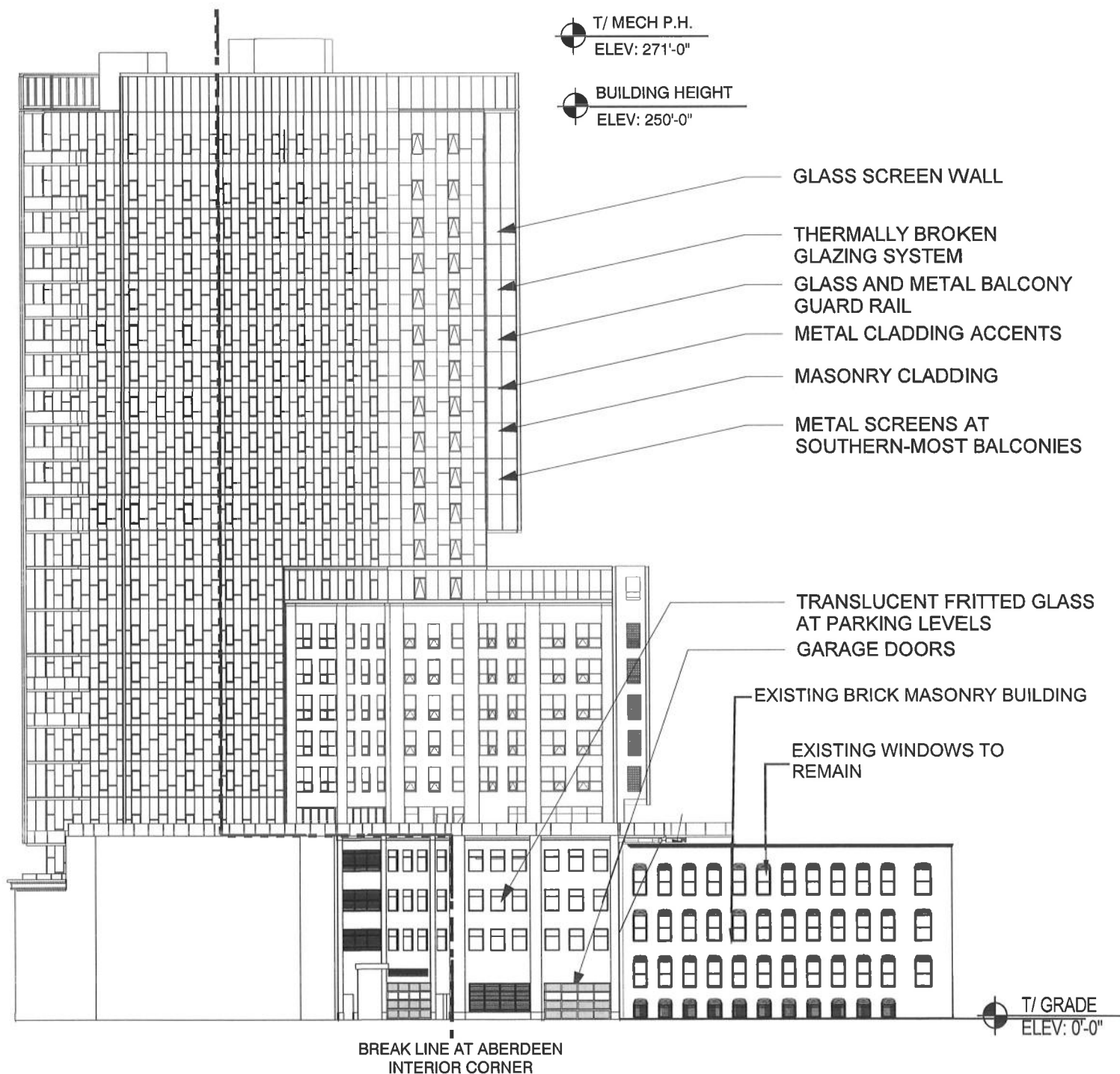


Planned Development Exhibits

F.2 - SOUTH ELEVATION

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017





Planned Development Exhibits

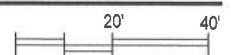
Applicant: Tandem Partners LLC

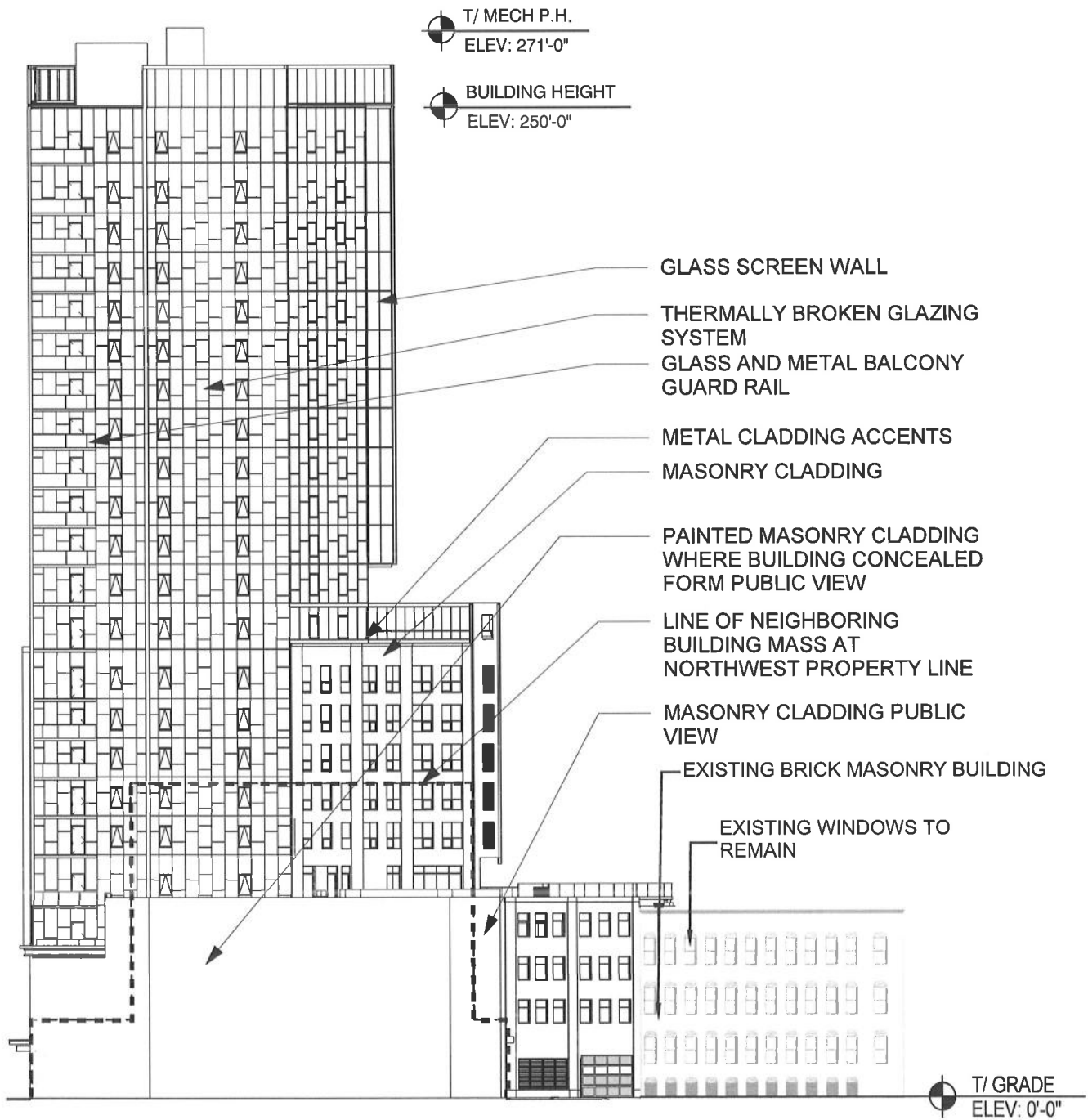
Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.

Introduced: October 11, 2017

Plan Commission: December 21, 2017

F.3 - WEST ELEVATION

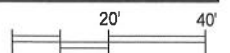




Planned Development Exhibits

F.4 - NORTHWEST ELEVATION

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017



19398

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G. RBPD 1396
(As Amended)
(Application No. 19398)
(Common Address: 1030 -- 1042 W. Huron St., 700 -- 716 N. Carpenter St.,
701 -- 717 N. Aberdeen St. And 728 -- 738 N. Milwaukee Ave.)
[SO2017-7051]

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 M1-3 Light Industry District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Milwaukee Avenue; North Carpenter Street; West Huron Street; North Aberdeen Street; and a northeasterly line 120 feet long starting at a point 46 feet northwest of the east line of North Aberdeen Street (as measured along the northeast line of North Aberdeen Street) and ending at a point 100 feet northwest of the west line of North Carpenter Street (as measured along the southwest line of North Milwaukee Avenue),

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. Changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Milwaukee Avenue; North Carpenter Street; West Huron Street; North Aberdeen Street; and a northeasterly line 120 feet long starting at a point 46 feet northwest of the east line of North Aberdeen Street (as measured along the northeast line of North Aberdeen Street) and ending at a point 100 feet northwest of the west line of North Carpenter Street (as measured along the southwest line of North Milwaukee Avenue),

to those of a Residential Business Planned Development which is hereby established in the area above described subject to such use and bulk regulations as 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:

Residential-Business Planned Development No. 1396

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1396 ("Planned Development") consists of approximately 28,327 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, Tandem Partners 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the 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 17 Statements; a Bulk Regulations Table; an Existing Land Use Map; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Landscape/Green Roof Plan; and Building Elevations prepared by Antunovich and Associates and dated

December 21, 2017, 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-Business Planned Development: multi-unit residential dwelling units, office, eating and drinking establishments (excluding drive-through facilities), liquor store (packaged goods), liquor sales (as accessory use), artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), vacation rental, food and beverage retail sales, personal service, general retail sales, accessory uses, and accessory parking. A day care use may be permitted subject to site plan approval by the Department of Planning and Development and the Department of Transportation.

The applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required residential parking spaces.

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 28,327 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 2.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will

be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the 10 percent to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II Approval, building permit or certificate of occupancy for the Planned Development.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site 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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the

Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall comply with the current City of Chicago Sustainable Development Policy (Green Matrix) set forth by the Department of Planning and Development.
15. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to DX-5 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or ARO) as well as the obligations mandated by the Near North/Near West Pilot Area Ordinance (the "Pilot"). Any developer of a residential housing project within the meaning of the ARO, and within the Near North/Near West Pilot Area ("Pilot Area") must: (A)(i) set aside 10 percent of the housing units in the residential housing project ("First Units") as affordable units, or (ii) with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the First Units in an approved off-site location within two miles of the Property; or, (iii) any combination of (i) and (ii); and (B)(i) set aside an additional 10 percent of the housing units in the residential housing project ("Additional Units") as affordable units; or (ii) with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Additional Units in an approved off-site location anywhere within the Pilot Area; or, (iii) any combination of (i) and (ii). The Property is located in the Near North Pilot Area and has a total of 226 units. As a result, the Applicant's affordable housing obligation is 45 Affordable Units (20 percent of 226 rounded down). In accordance with the requirements of the ARO, the Pilot, and the requirements set forth in the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 percent or 23 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") and 10 percent or 23 affordable housing units in the Residential Project for households earning up to 100 percent of AMI, provided, however, the foregoing income eligibility and affordability may be decreased to 80 percent of AMI if the Commissioner, in consultation with the alderman of the ward in which the affordable units will be located, determines that there is a greater need for affordable housing at this income level in the subject location based on factors established by rule (collectively, the "Affordable Units"). If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead, or elects to construct off-site units consistent with the provisions of the ARO and the Pilot, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements (including location, on-site or off-site) and number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including,

without limitation, excavation or foundation permits, the Applicant must 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 P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an Applicant for planned development approval shall provide information at three points in the City approval process. First, (i) the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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 DX-5 Downtown Mixed-Use District.

[Boundary and Property Line Map; Existing Land-Use Plan; Existing Zoning Map; Site Plan/Ground Floor Plan; Landscape Plan and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 65512 through 65522 of this *Journal*.]

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

Residential-Business Planned Development No 1396.

Bulk Regulations And Data Table.

Gross Site Area:	48,375 square feet
Area in Public Right-of-Way:	20,048 square feet
Net Site Area:	28,327 square feet
Maximum FAR:	7.5
Maximum Dwelling Units:	226
Total Minimum Accessory Parking Spaces:	93
Minimum Accessory Office Parking Spaces:	10
Minimum Accessory Residential Parking Spaces:	83
Minimum Bicycle Parking:	166 bike spaces
Off-Street Loading Berths:	1
Building Height:	250.0 feet
	266.0 feet (to top of mechanical equipment)

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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.

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

Date: 12/14/17

DEVELOPMENT INFORMATION

Development Name: 1040 W. Huron
Development Address: 1030-1042 W. Huron
Zoning Application Number, if applicable: 19398

Ward:27

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

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 N/A
- 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 Tandem Partners, LLC
Developer Contact Jeffrey Hreben
Developer Address 700 N. Carpenter, Chicago 60614
Email jeffrey@tandeminc.net
Attorney Name Katrina S. McGuire

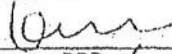
Developer Phone 312-600-9328
Attorney Phone 312-580-2326

TIMING

Estimated date marketing will begin Q2 2019
Estimated date of building permit* Q3 2018
Estimated date ARO units will be complete Q4 2019

*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

12-18-17
Date


Developer/Project Manager

12/15/17
Date

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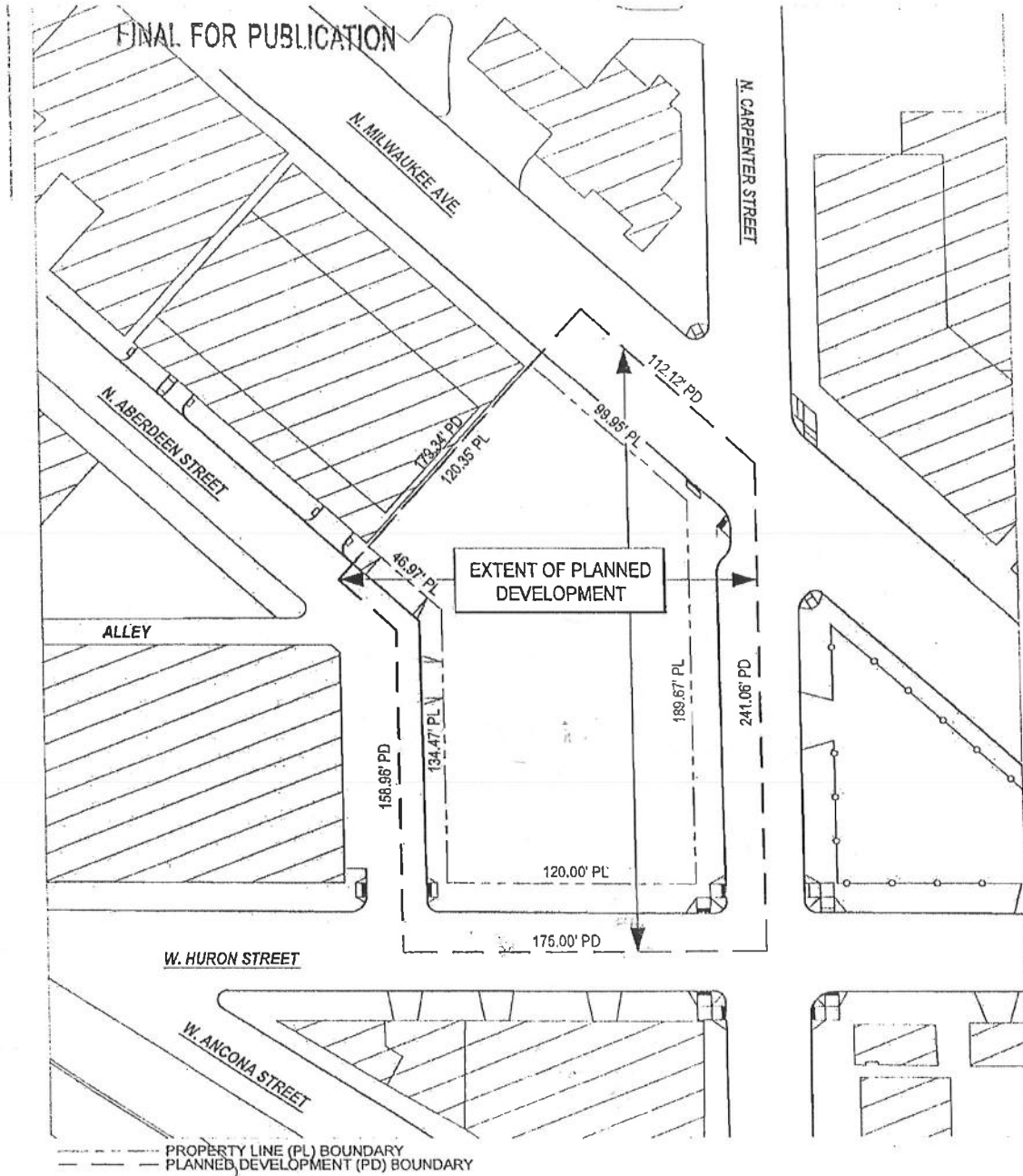
Project Name: 724 N Milwaukee
 Zoning Application Number, if applicable: [blank]
 Address: 1040 Heron
 Is this a For Sale or Rental Project? [blank]
 If a For Sale Project, will you offer ARD units as rentals (Near North only)? [blank]
 Anticipation average rent/price? \$3.45
 Total Units in Project: 226
 First Units (10% of total): 23
 Additional Units (20% of total, less number of First Units): 22

Will First Units be on-site or off-site? [redacted]
 Will Additional Units be on-site or off-site? [redacted]

unit type	market rate		First ARD Units				Additional ARD Units				
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordability v. market square footage*	how many?	% of total	avg. square footage	affordability v. market square footage*
studio	53	50%	438	11	57%	400	91%	11	50%	400	91%
one-bed	72	40%	528	9	35%	678	100%	9	41%	528	100%
two-bed	18	8%	775	2	5%	575	100%	2	5%	775	100%
three-bed	0	N/A	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A
four-bed	0	N/A	N/A	0	N/A	N/A	N/A	0	N/A	N/A	N/A

*ARD unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARD units can be studios).
 **the average affordable square footage should be 85% or greater of market rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

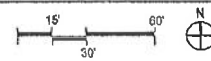
	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	0.36 spaces per unit	0.36 spaces per unit (comparable to market rate)	0.36 spaces per unit (comparable to market rate)
Laundry	TBD	TBD, comparable to market rate	TBD, comparable to market rate
Appliances			
Refrigerator	TBD	TBD, comparable to market rate	TBD, comparable to market rate
spec/EnergyStar/make/model/color			
Dishwasher	TBD	TBD, comparable to market rate	TBD, comparable to market rate
spec/EnergyStar/make/model/color			
Stove/Oven	TBD	TBD, comparable to market rate	TBD, comparable to market rate
spec/EnergyStar/make/model/color			
Microwave	TBD	TBD, comparable to market rate	TBD, comparable to market rate
spec/EnergyStar/make/model/color			
Bathroom(s)	TBD	TBD, comparable to market rate	TBD, comparable to market rate
how many?			
half bath? Full bath?			
Kitchen countertops material	TBD	TBD, comparable to market rate	TBD, comparable to market rate
Flooring material	TBD	TBD, comparable to market rate	TBD, comparable to market rate
HVAC	TBD	TBD, comparable to market rate	TBD, comparable to market rate
Other	TBD	TBD, comparable to market rate	TBD, comparable to market rate

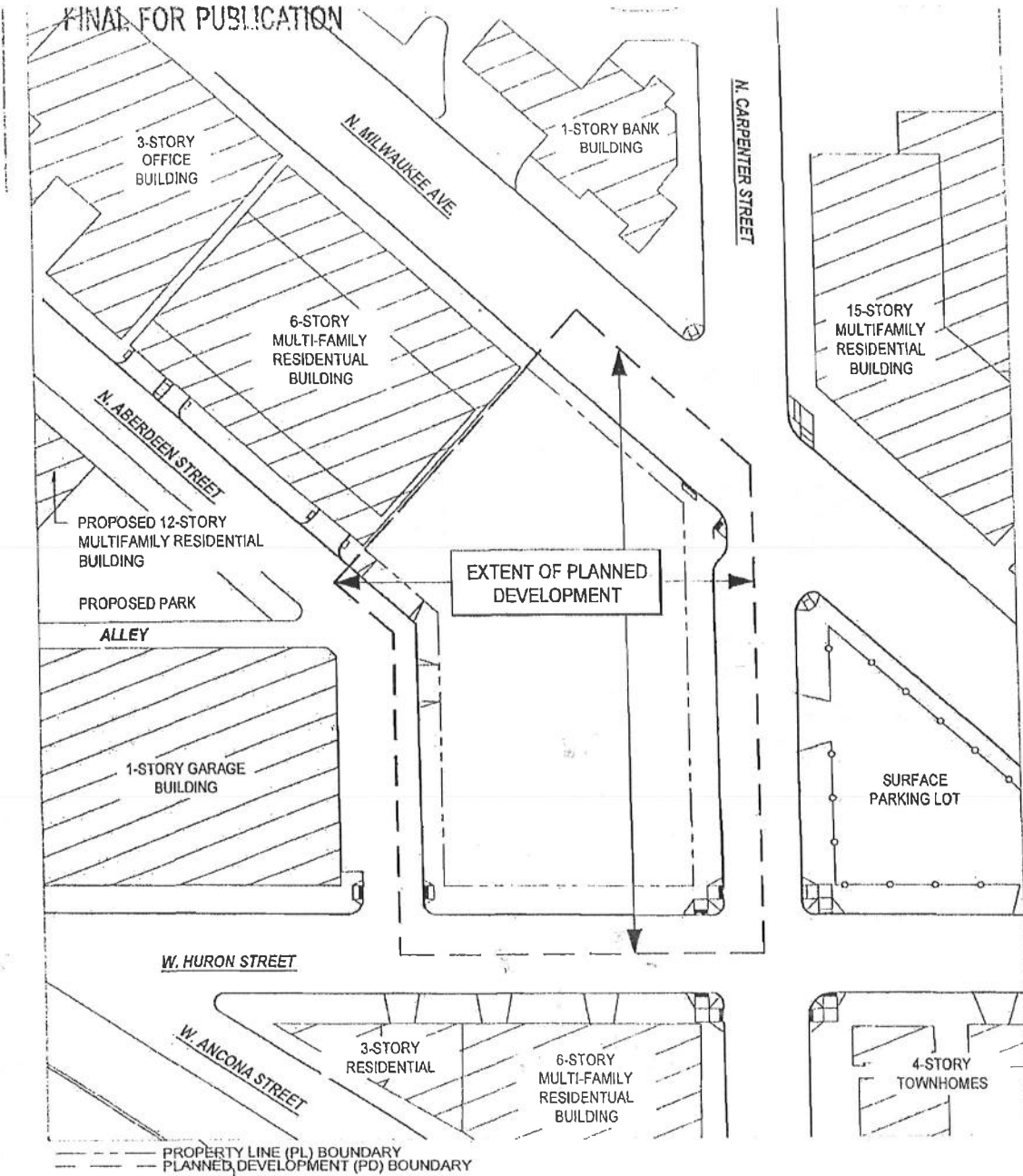


Planned Development Exhibits

A - PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

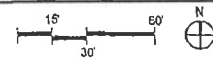


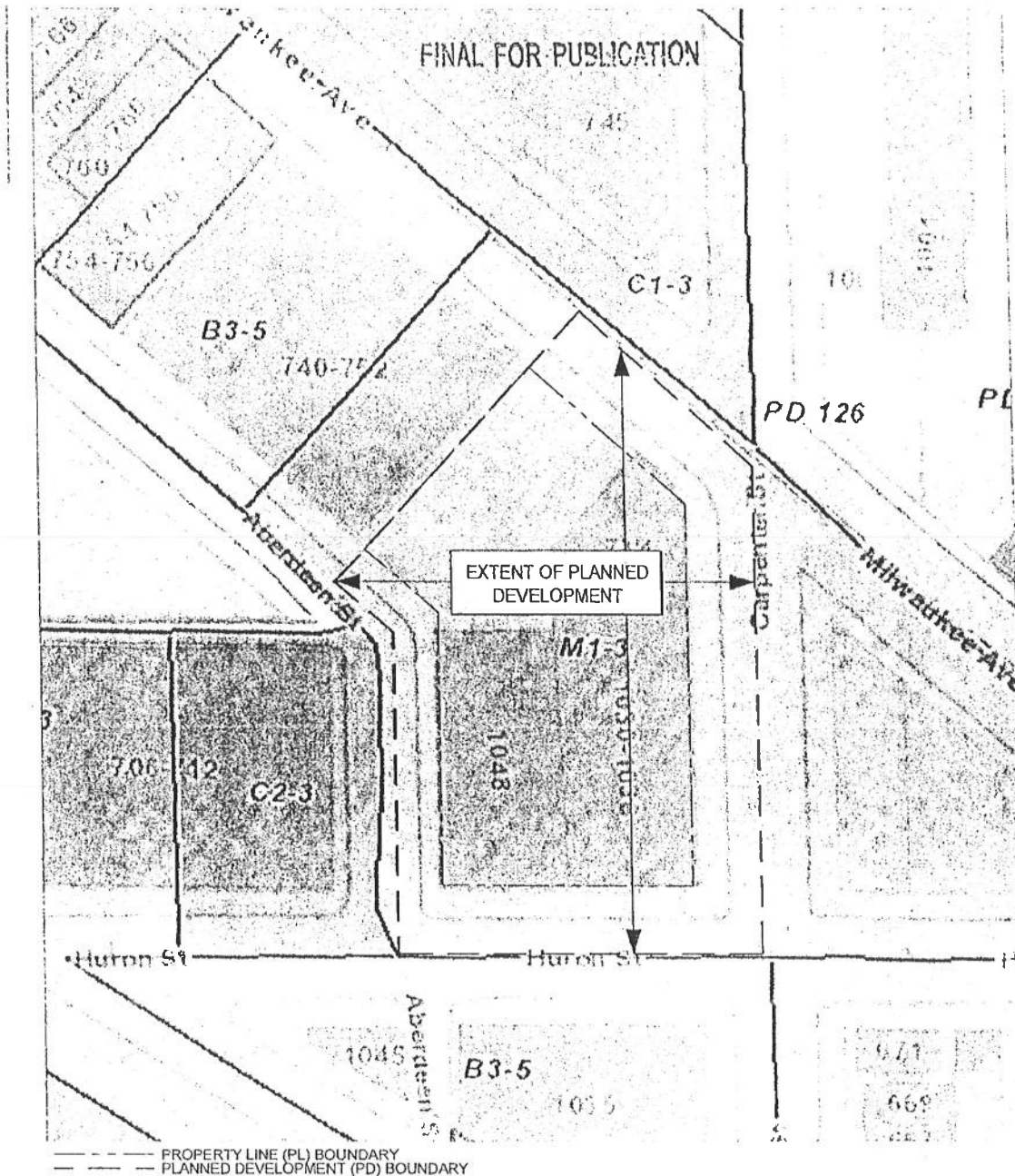


Planned Development Exhibits

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

B - EXISTING LAND USE PLAN

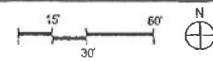


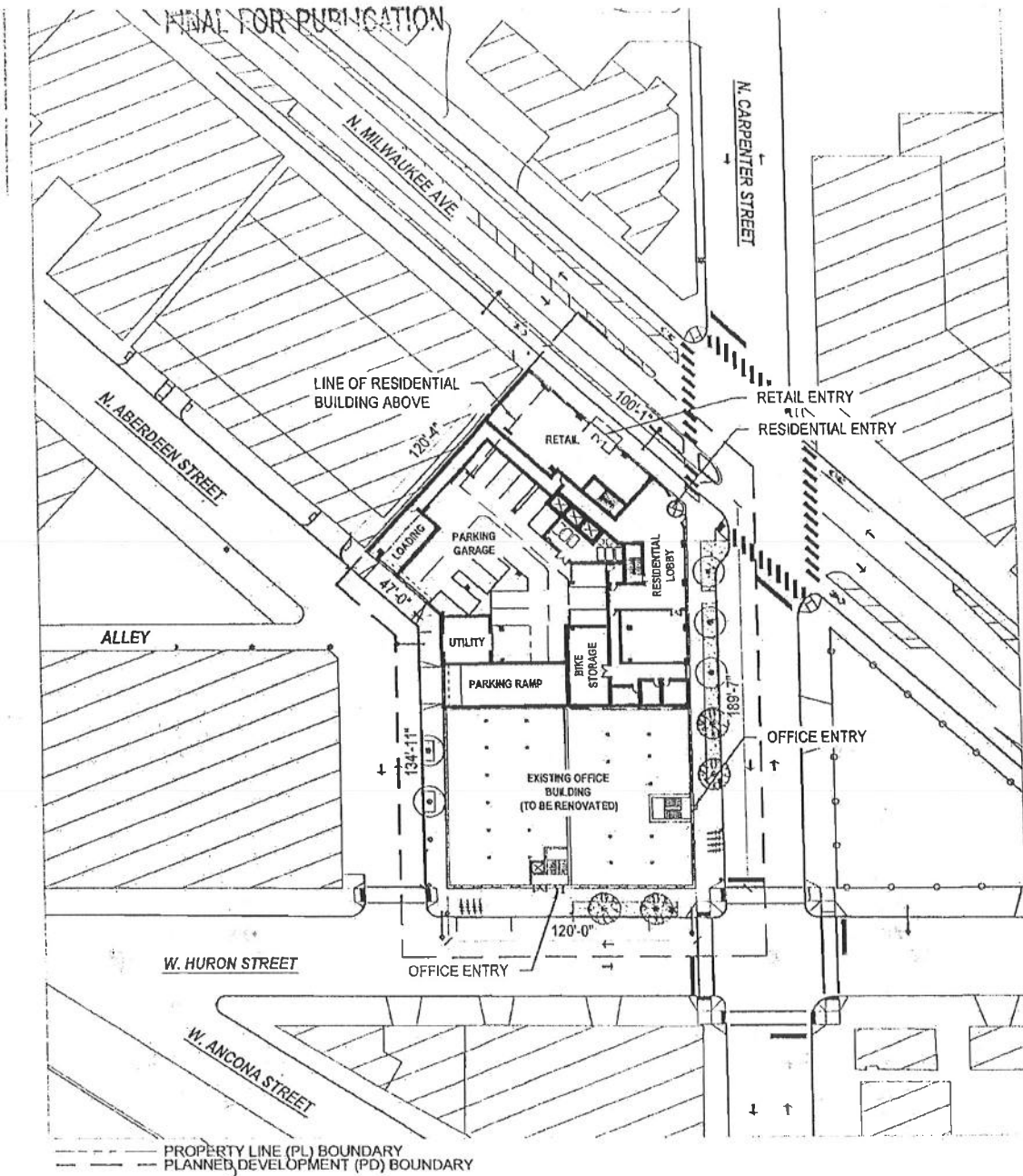


Planned Development Exhibits

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

C - EXISTING ZONING MAP

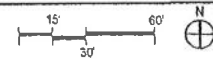




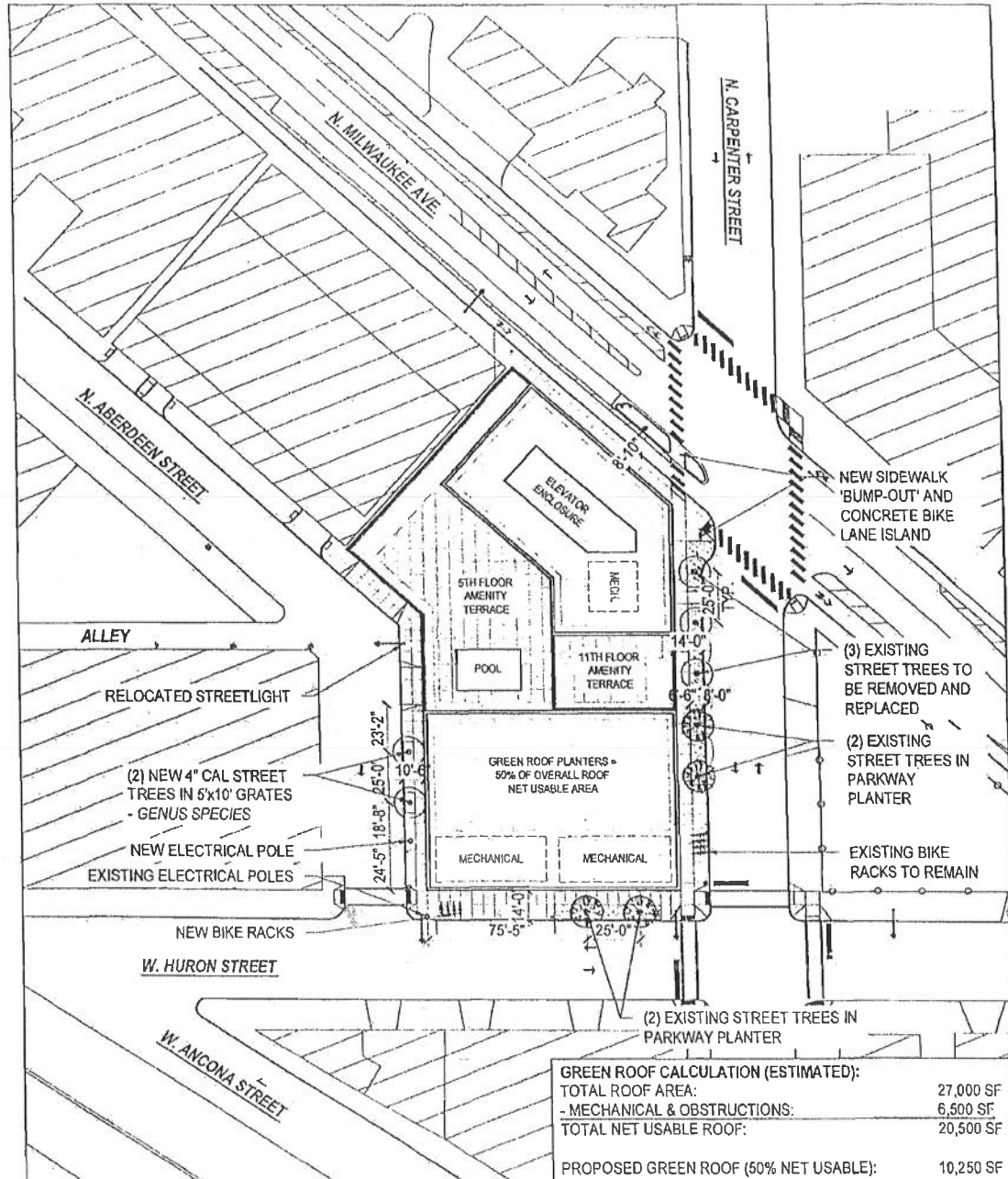
Planned Development Exhibits

D - SITE PLAN / GROUND FLOOR PLAN

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017



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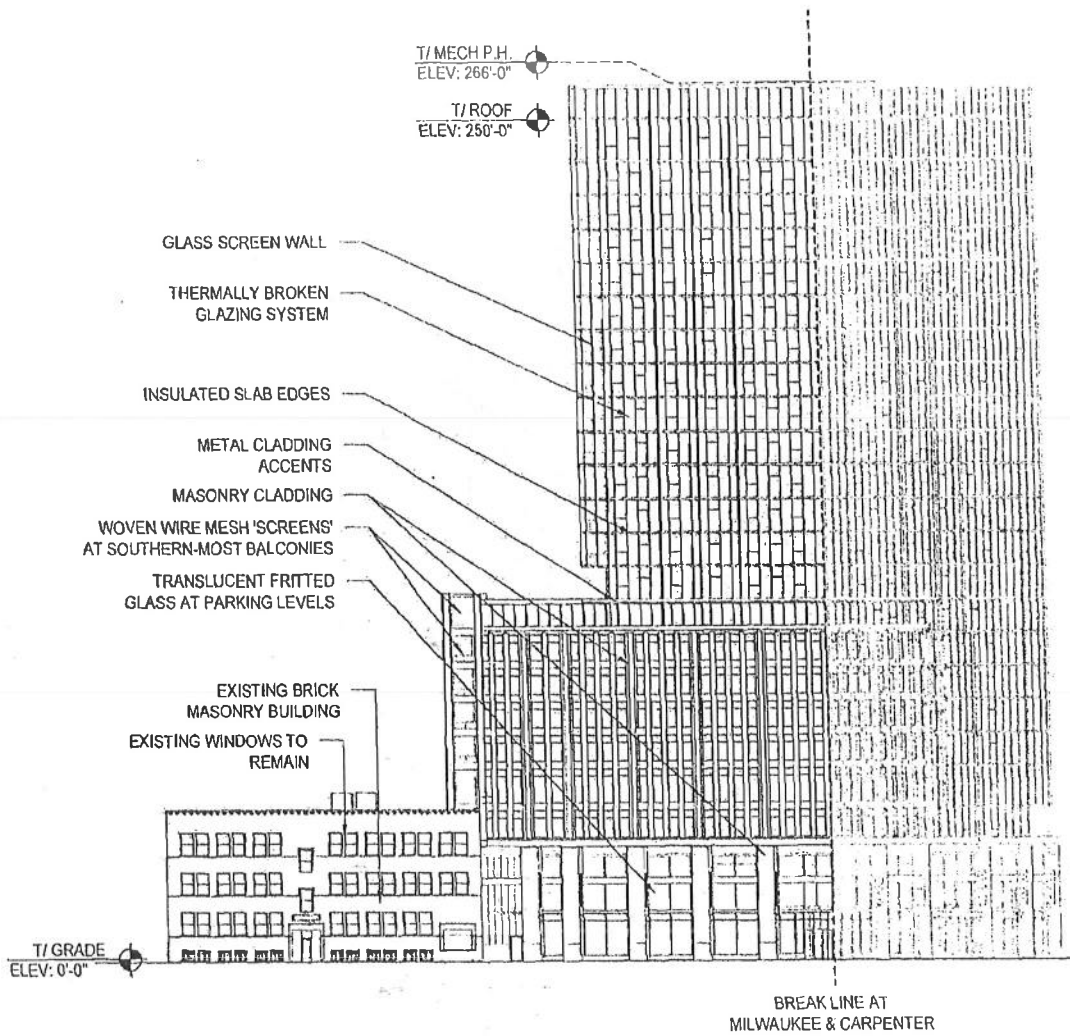
Planned Development Exhibits

E - LANDSCAPE PLAN & GREEN ROOF PLAN

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017



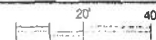
PLANNED DEVELOPMENT EXHIBITS



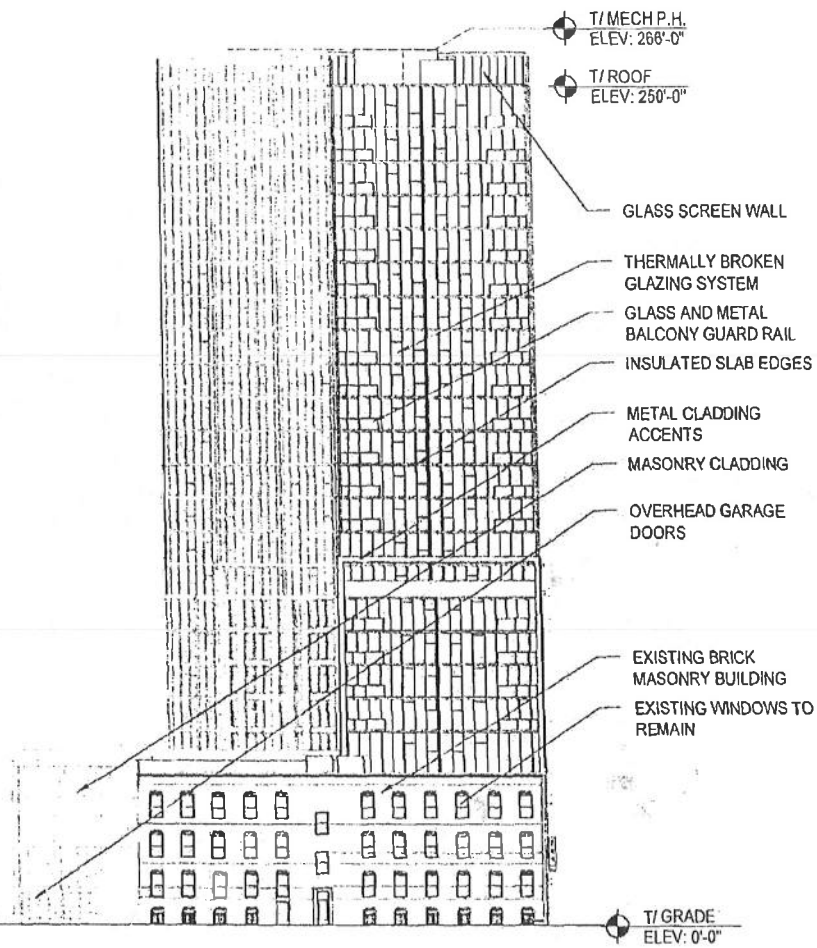
Planned Development Exhibits

F.1 - EAST ELEVATION

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017



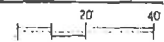
PLANNED DEVELOPMENT DUBLICATION



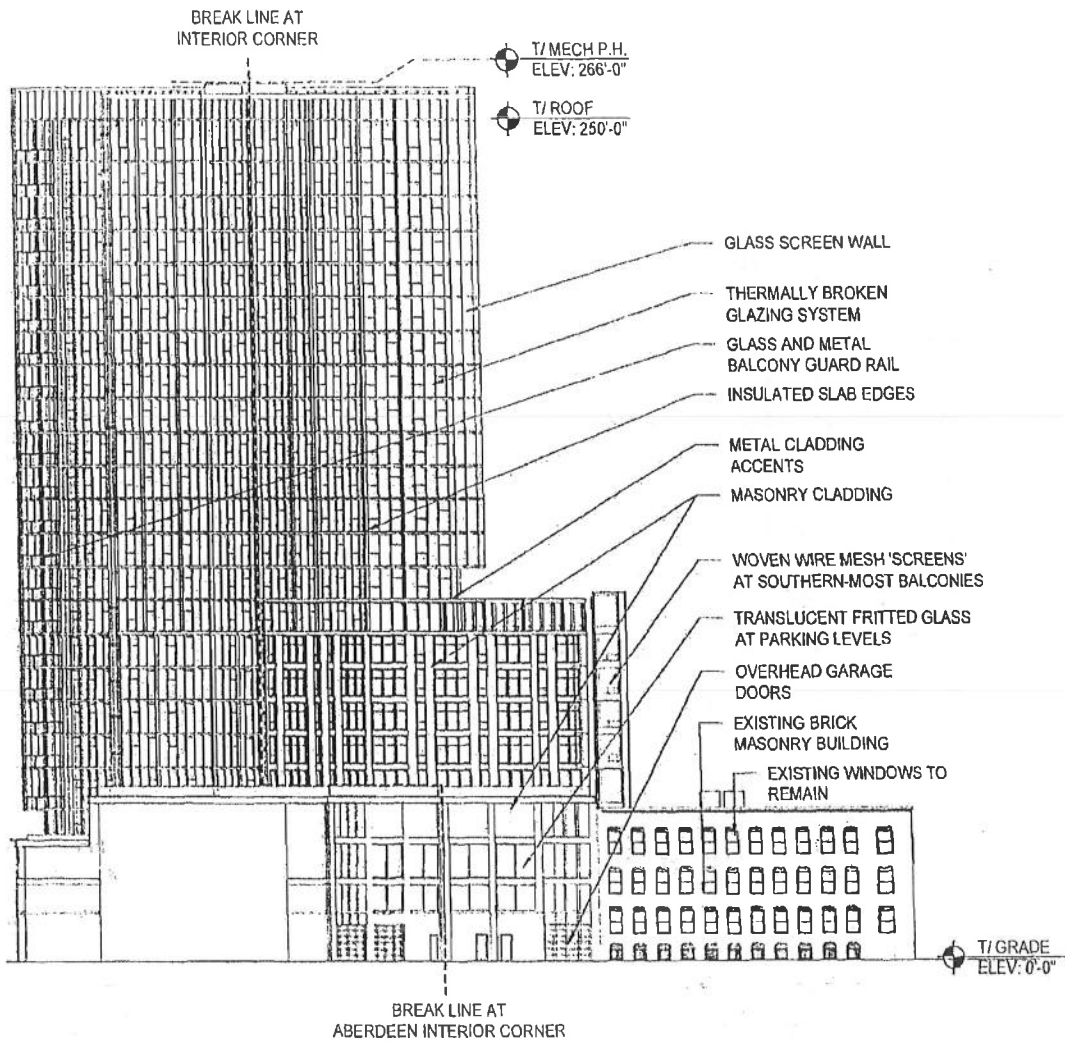
Planned Development Exhibits

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

F.2 - SOUTH ELEVATION



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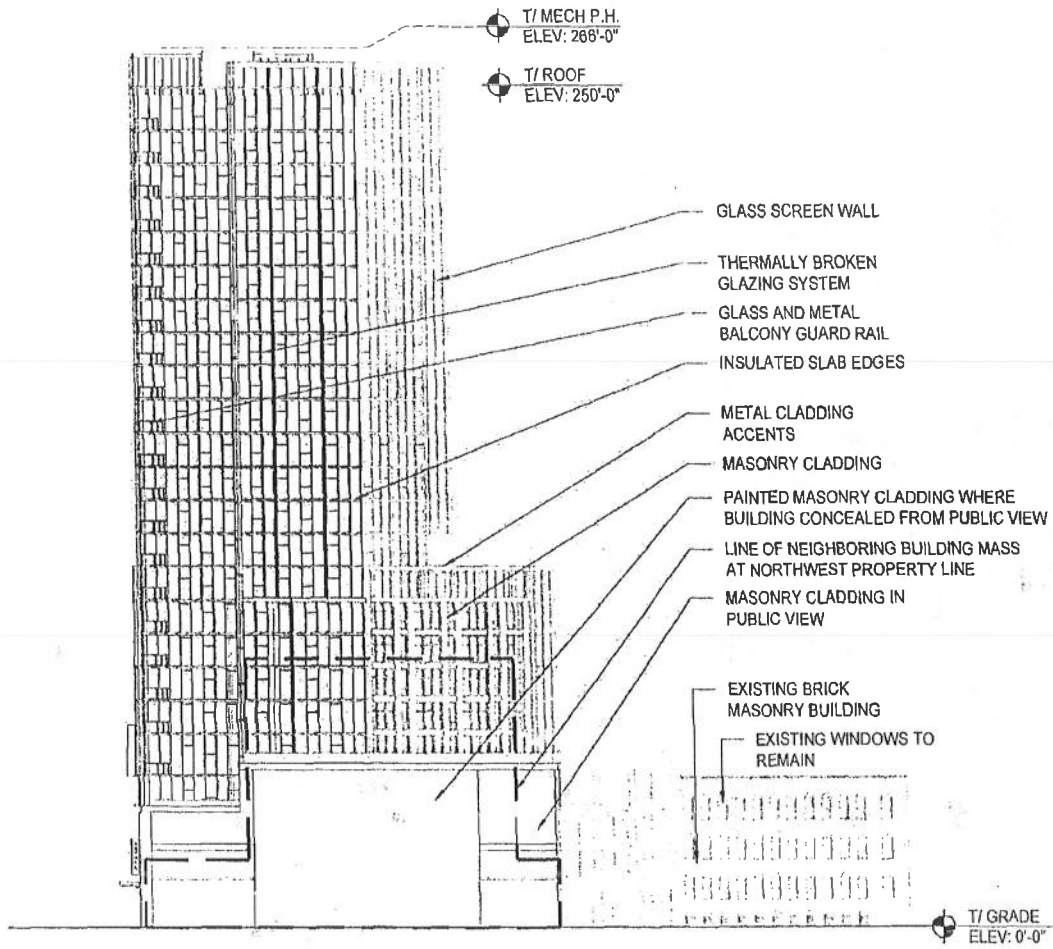
Planned Development Exhibits

F.3 - WEST ELEVATION

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017



FINAL FOR PUBLICATION



Planned Development Exhibits

F.4 - NORTHWEST ELEVATION

Applicant: Tandem Partners LLC
 Address: 734 N. Milwaukee Ave, 736 N. Milwaukee Ave, 700 N. Carpenter St, 1040 W. Huron St.
 Introduced: October 11, 2017
 Plan Commission: December 21, 2017

