

# PD 1410

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

May 12, 2023

Talar A. Berberian  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re:** Residential Business Planned Development No.1410, Site Plan Approval Request for Subarea C,  
Generally located at 1342 W. Chestnut Avenue

Dear Ms. Berberian:

Please be advised that your request for site plan approval to Planned Development No. 1410 ("PD 1410"), Subarea C, has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance and Statement Number 9 of PD 1410. You are requesting on behalf of your client, ZSD Corp., the property owner of PD 1410, a site plan approval for the construction of a four-story, twenty (20) unit residential building within Subarea C of PD 1410. We have reviewed the Site Plan, Landscape Plan, Building Elevations, and Floor Plan submitted by you and prepared by SPACE Architects dated February 2, 2023.

The proposed Site Plan submittal project is summarized as a four-story residential building with a total of 20 total dwelling units, 2.64 FAR, 53' zoning building height; 25 parking spaces; and 12 bicycle spaces. The site plan identifies a 20'-wide driveway, between the new building and the historic church building to the west, which will be accessed off of the public alley. A 19'-2" clear opening shall be maintained between the protective bollard shielding the ComEd transformer and the ramp edge of the driveway. The applicant has provided a building material palette showing red face brick, natural grey cast stone, and charcoal metal panel. The applicant has also provided a CDOT-stamped site.

Upon review of the materials submitted, DPD has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this Site Plan submittal is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on May 25, 2018.

Sincerely,

Patrick Murphy  
Zoning Administrator

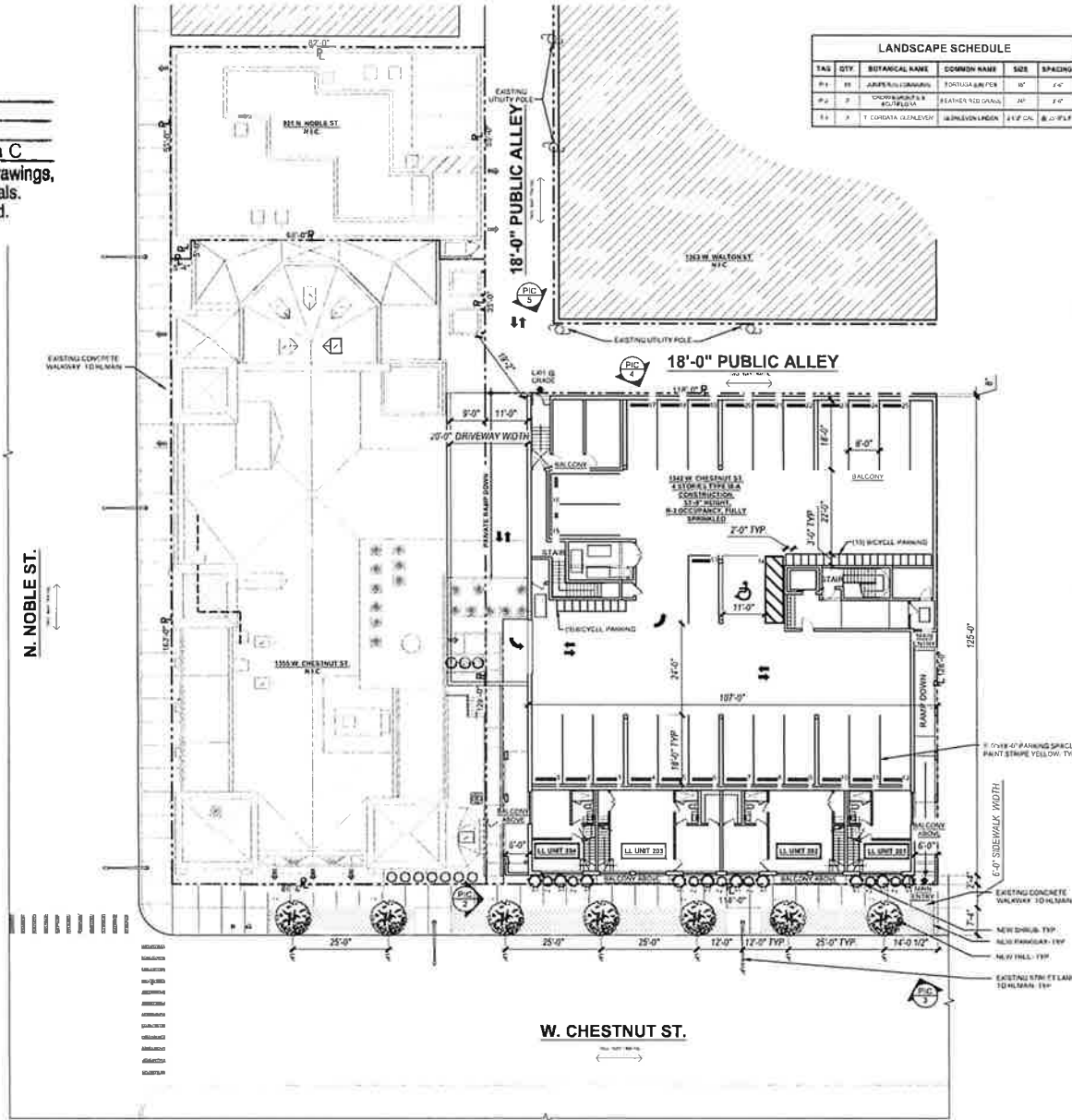
CC: Cindy Roubik, Noah Szafraniec, Ethan Gillman, Mike Marmo, Erik Glass, Main file

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

CITY OF CHICAGO  
 Department of Transportation  
 Plan Review Committee Approval  
 Site Plan  Over-sized Driveway

Other: \_\_\_\_\_  
 Signed: *[Signature]*  
 Date: 5/10/2023

Project Title: St. Boniface-Subarea C  
 Subject to acceptable construction drawings,  
 addressing and other program approvals.  
 Non-transferable, revocable if modified.



5 SITE PHOTO 5- LOOKING SOUTH AT ALLEY  
 SCALE: N.T.S.



4 SITE PHOTO 4- LOOKING SOUTH AT ALLEY  
 SCALE: N.T.S.



3 SITE PHOTO 3- LOOKING WEST FROM STREET  
 SCALE: N.T.S.



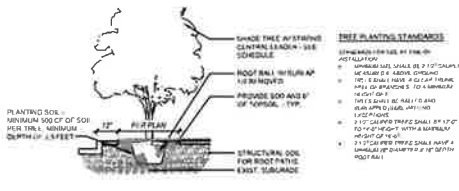
2 SITE PHOTO 2- LOOKING EAST AT SIDEWALK  
 SCALE: N.T.S.

1 SITE PLAN  
 SCALE: 1" = 20'-0"

ST. BONIFACE - PD 1410- SUB AREA - C  
 1242 CHESTNUT AVE.  
 CHICAGO, ILLINOIS 60642

SPACE  
 ARCHITECTURE & PLANNING  
 1000 N. LAKE ST. SUITE 200  
 CHICAGO, IL 60610  
 (312) 467-1000  
 WWW.SPACEDENVER.COM

VERSION  
**CDOT**  
 5.05.23



**TREE PLANTING DIAGRAM**  
SCALE: N.T.S.

**TREE PLANTING STANDARDS**

- 1. MINIMUM TREE SIZE SHALL BE 2 1/2" CALIPER MEASURED 4' ABOVE GROUND.
- 2. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 3. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 4. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 5. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 6. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 7. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 8. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 9. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.
- 10. ALL TREES SHALL BE FULLY TRAINED AND FREE OF DEFECTS.

**DESIGN STATEMENT BY REGISTERED ARCHITECT**

COMMENTS TO THE PREPARATION OF THE LANDSCAPE PLAN IN THE FOLLOWING FORM:

"THE UNDERSIGNED ARCHITECT AFFIRMS: IN THE STATE OF ILLINOIS, ACKNOWLEDGE THAT THE LANDSCAPE PLANNING AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1342 W. CHESTNUT AVE., CHICAGO, ILLINOIS, HAVE BEEN DEVELOPED ACCORDING TO THE REQUIREMENTS OF TITLE 17, CHAPTER 25 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ORDINANCE AND THE GUIDE TO THE LANDSCAPING ORDINANCE."

*J. Keller* 02/23/2023 02/23/2023

**COMMENTS BY OWNER**

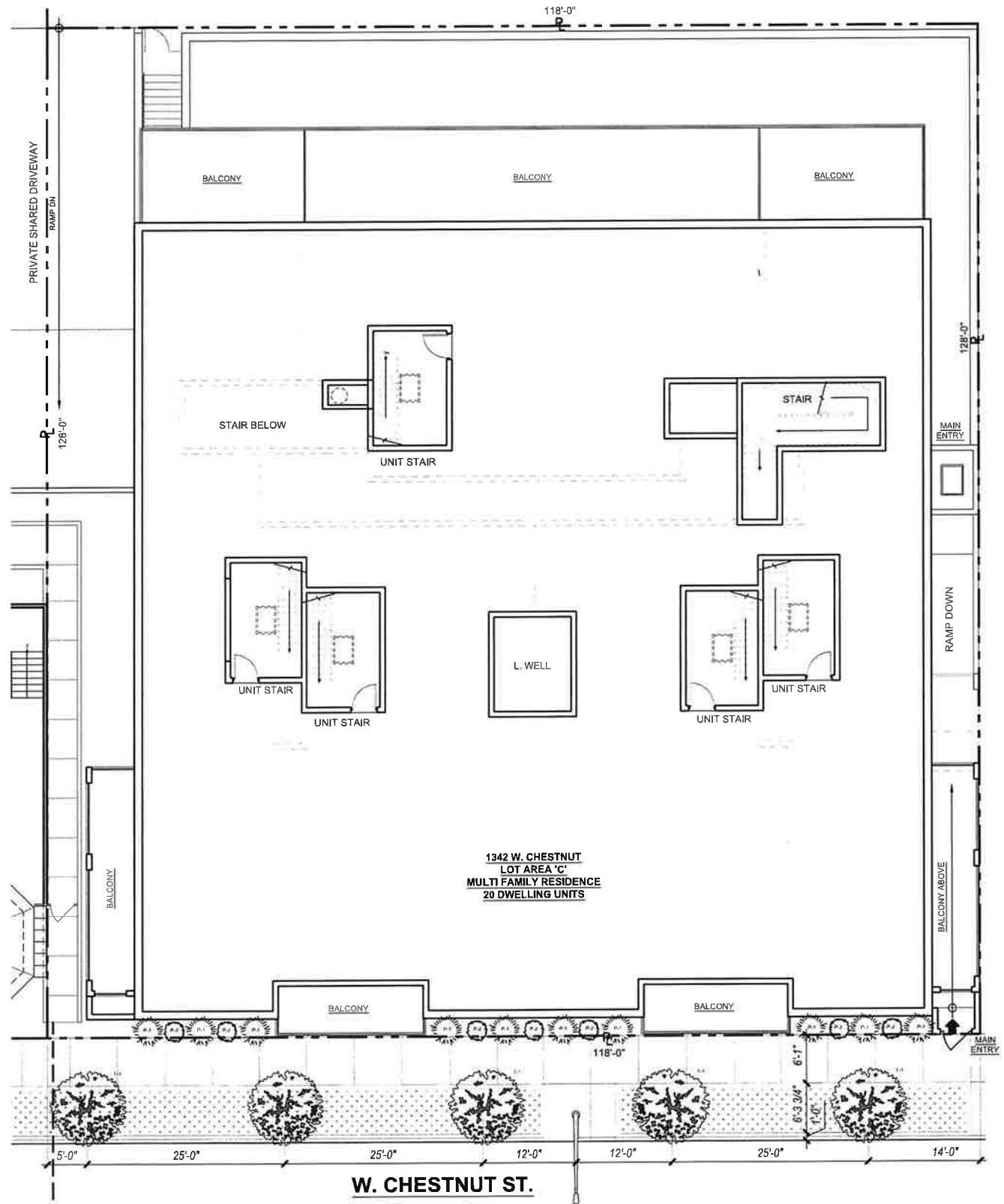
COMMENTS TO THE MAINTENANCE OF REQUIRED LANDSCAPING IN THE FOLLOWING FORM:

"THE UNDERSIGNED ACKNOWLEDGE THAT THE LANDSCAPE PLANNING AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1342 W. CHESTNUT AVE., CHICAGO, ILLINOIS, HAVE BEEN DEVELOPED ACCORDING TO THE REQUIREMENTS OF TITLE 17, CHAPTER 25 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ORDINANCE AND THE GUIDE TO THE LANDSCAPING ORDINANCE."

02/23/2023 02/23/2023

LANDSCAPE SCHEDULE					
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
R-1	12	JUNIPER COMMANS	TORTUGA JUNPER	30"	1'-0"
R-2	1	CALLUNASTROBILACUTIFLORA	FEATHER RED GRASS	10"	7'-0"
T-1	1	T. CORNIFLORA 'SILVERLEAF'	GLENLEVEN LINDEN	2 1/2" CAL.	25' ON C.T.

**18'-0" PUBLIC ALLEY**



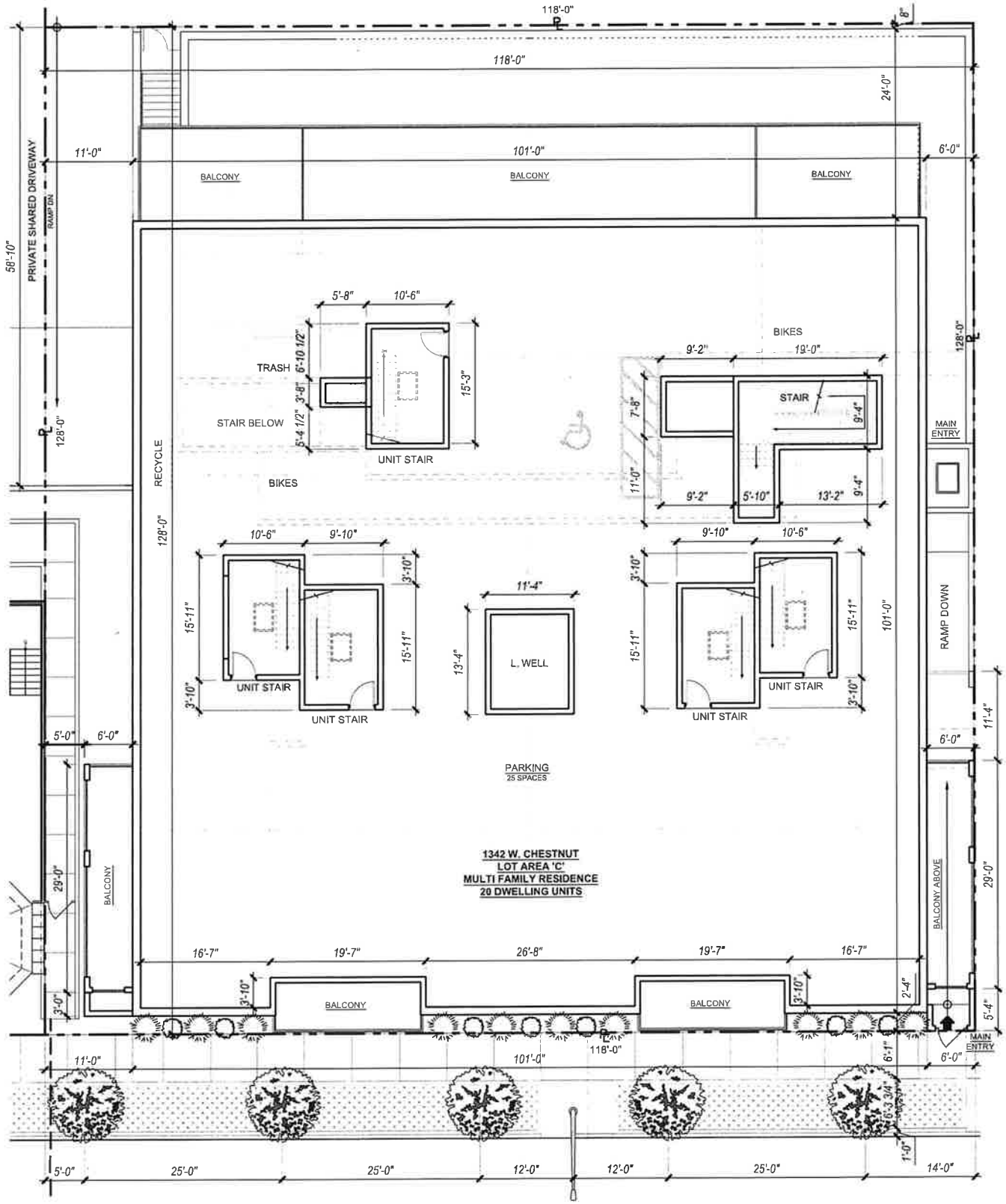
**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - LANDSCAPE PLAN**  
SCALE: 1" = 12'-0"

**ST. BONIFACE - PARCEL C**  
1342 CHESTNUT AVE.  
CHICAGO, ILLINOIS 60642



**SPACE**  
ARCHITECTS - PLANNERS  
VERSION **SK0.1**  
02.02.23

**18'-0" PUBLIC ALLEY**



**W. CHESTNUT ST.**

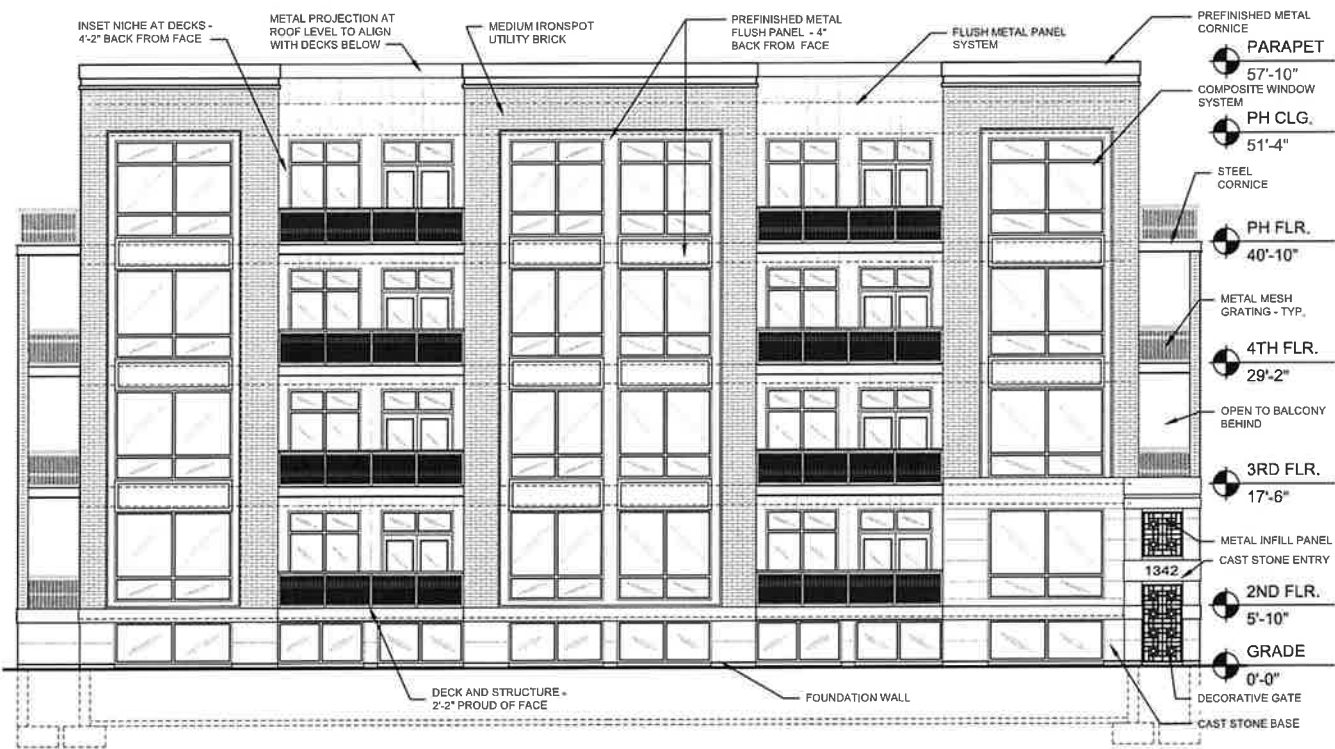
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SCALE: 1" = 12'-0"



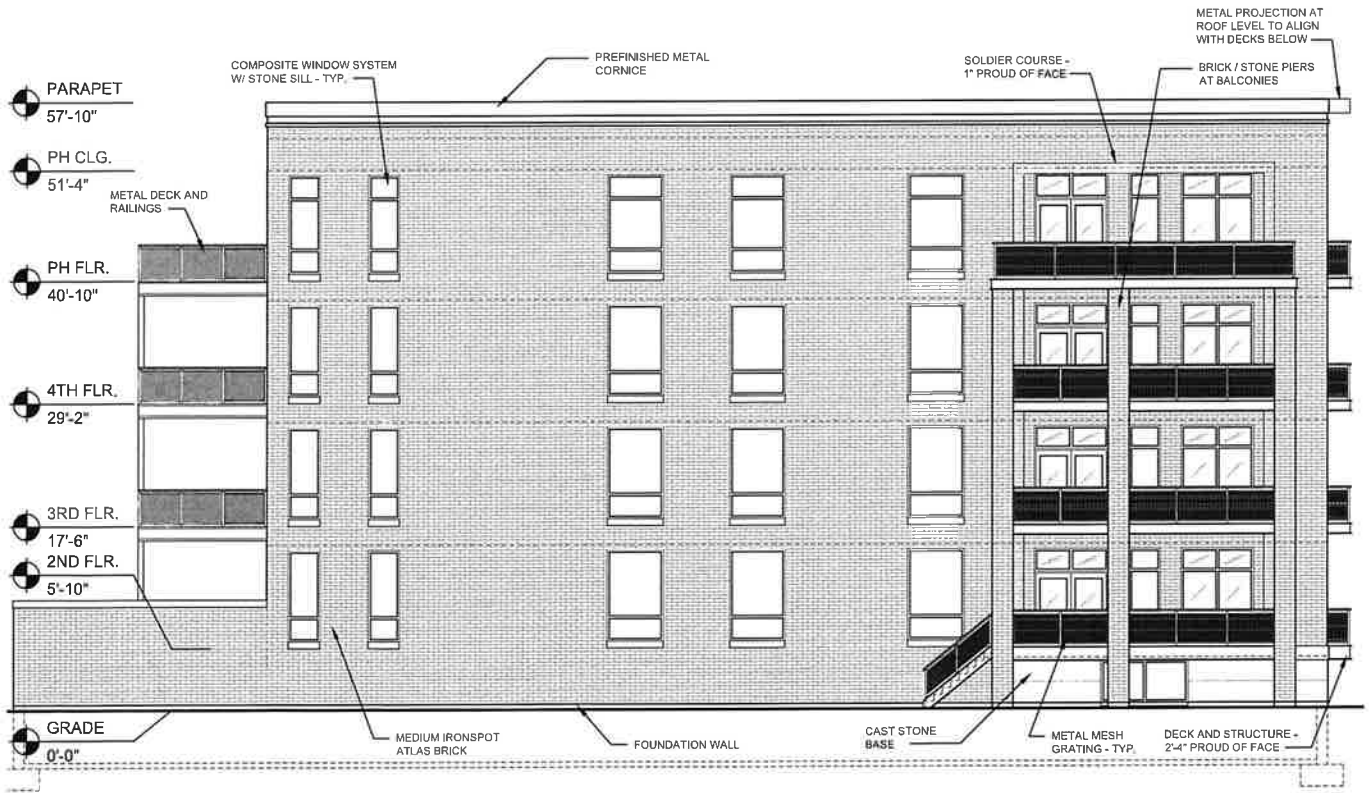
**ST. BONIFACE - PARCEL C**  
1342 CHESTNUT AVE.  
CHICAGO, ILLINOIS 60642

**SPACE**  
ARCHITECTS - PLANNERS  
501 N. LAUREL STREET, SUITE 200  
CHICAGO, IL 60610  
(312) 527-1000

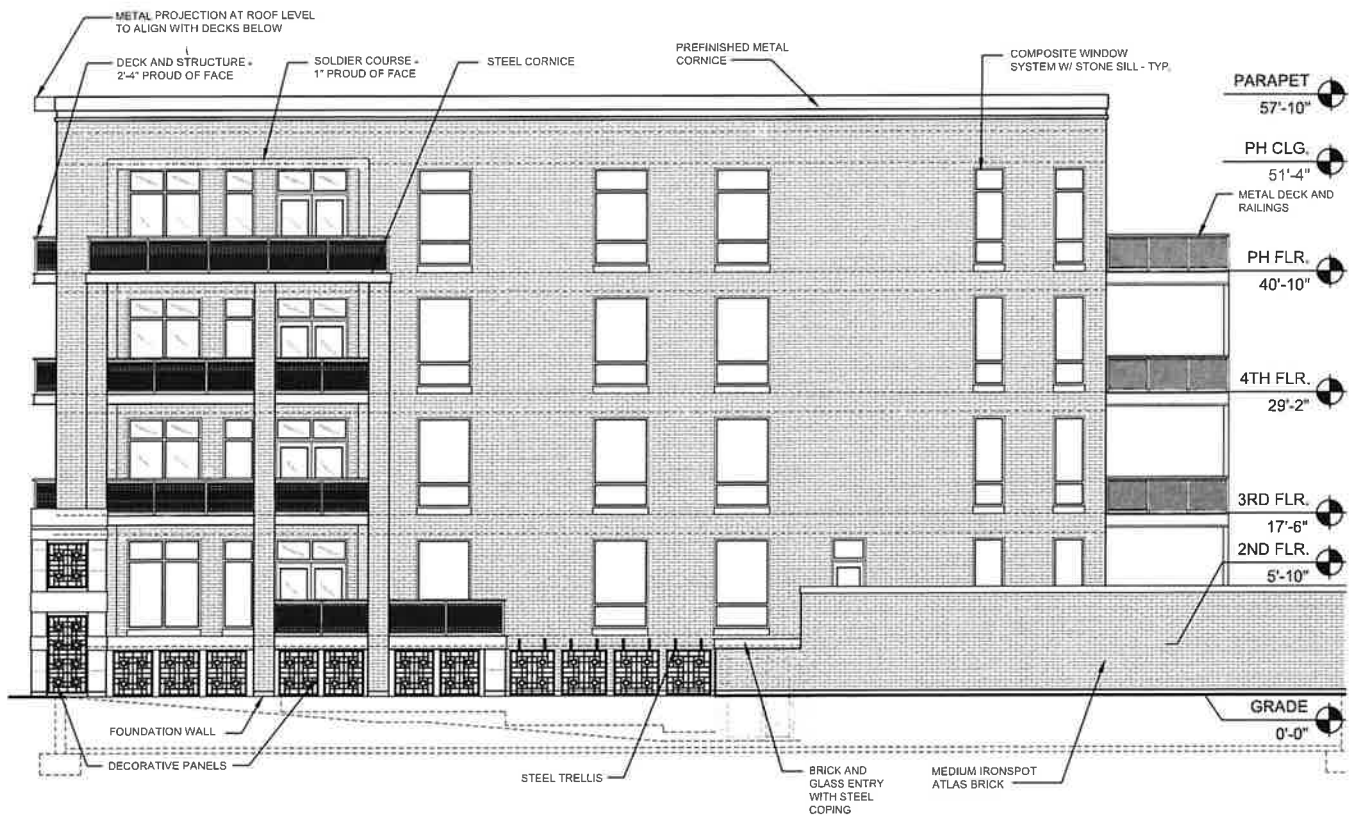
**VERSION**  
**SKO.2**  
02.02.23



**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - CHESTNUT ELEVATION**  
 SCALE: 1" = 12'-0"



**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - WEST ELEVATION**  
 SCALE: 1" = 12'-0"

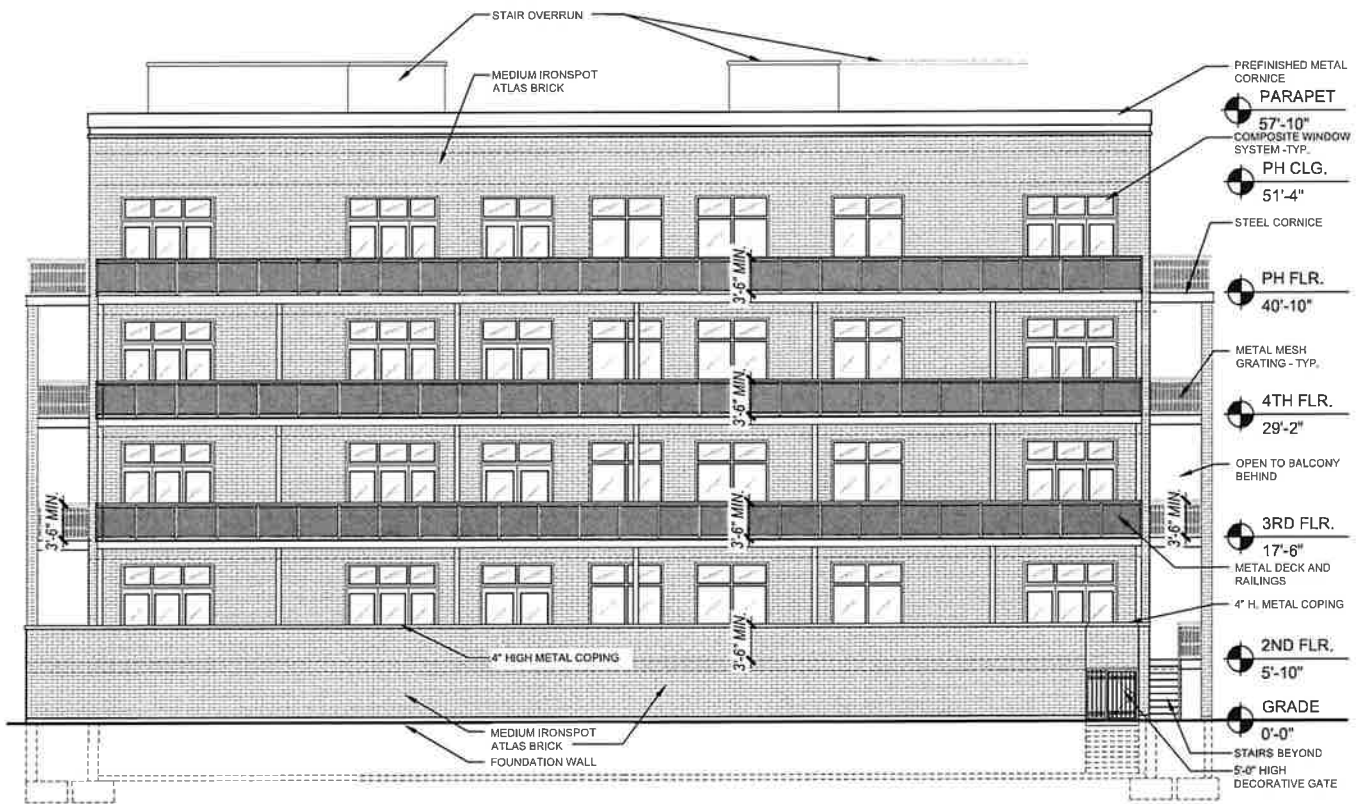


**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - EAST ELEVATION**  
 SCALE: 1" = 12'-0"

**ST. BONIFACE - PARCEL C**  
 1342 CHESTNUT AVE.  
 CHICAGO, ILLINOIS 60642

**SPACE**  
 ARCHITECTS + PLANNERS

VERSION  
**SK2.4**  
 02.02.23



**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - NORTH ELEVATION**

SCALE: 1" = 12'-0"

**ST. BONIFACE - PARCEL C**

1342 CHESTNUT AVE.  
CHICAGO, ILLINOIS 60642

**SPACE**  
ARCHITECTS + PLANNERS  
1111 N. WABASH STREET, SUITE 1000  
CHICAGO, IL 60610

VERSION

**SK2.5**

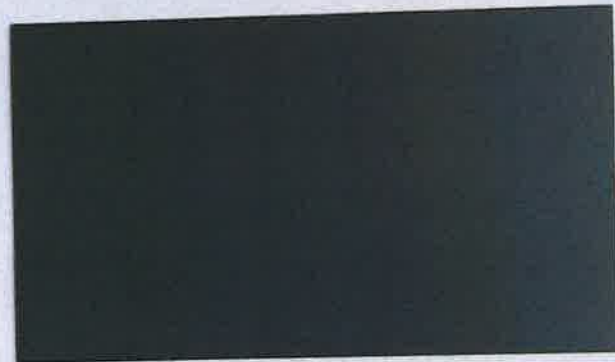
02.02.23



BUILDING RENDERING



BLACK ANODIZED ALUMINUM -  
WINDOWS / STEELS / RAILINGS



CHARCOAL PAC CLAD -  
METAL PANELS / COPING



ENDICOTT MEDIUM IRONSPOT 46 -  
EXTERIOR BRICK



CAST STONE - NATURAL GRAY COLOR -  
EXTERIOR STONE

**1 CHESTNUT ST. RESIDENCES (SUBAREA C) - MATERIAL BOARDS**  
SCALE: N.T.S.



55 East Monroe Street  
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Chicago, IL 60603

312 346 7500 main  
312 580 2201 fax  
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**Talar A. Berberian**  
312 580 5042 direct  
tberberian@thompsoncoburn.com

February 8, 2023

**VIA ELECTRONIC MAIL**

Patrick Murphey (Patrick.Murphey@cityofchicago.org)  
Zoning Administrator  
City of Chicago  
Department of Planning and Development (DPD)  
121 North LaSalle Street, Room 905  
Chicago, IL 60602

**Re: PD 1410  
1340-58 West Chestnut and 902-927 N. Noble Streets  
Sub-Area C Site Plan Review**

Dear Mr. Murphey:

Enclosed please find a submission for site plan review for Sub-Area C of Planned Development 1410, as amended ("PD 1410"). A copy of the complete ordinance for PD 140 is attached hereto as "**Exhibit A**". In accordance with Section 9 of the Planned Development Statements for PD 1410 and Section 17-13-0800 of the Chicago Zoning Ordinance ("CZO") regarding Site Plan Review, the submission includes the following materials:

- 1) A site plan illustrating (as applicable):
  - a. Building location;
  - b. Curb cuts;
  - c. Sidewalks;
  - d. Parking and loading areas;
  - e. Landscaping;
  - f. Fencing and outdoor storage areas; and
  - g. Lighting and signs.
- 2) A map of surrounding land uses;
- 3) Elevations for all of the proposed building facades; and
- 4) An articulation of proposed building materials.

The enclosed materials reflect the parameters of Sub Area C as set forth in PD 1410 as well as our previous conversations with the Department of Planning and Development ("DPD"). Specifically, they show: (a) modification of the balconies to address the transition of building scale as compared to the remainder of the block to the east of PD 1410; (b) simplification of the materiality of the balconies per DPD's request; (c) redesign of the main entrance in accordance with Sections 17-8-0905-A and 17-8-0906-B to add open decorative screening, a skylight and glazing to the entryway; and (c) modification of brick colors.



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

September 12, 2022

Bernard I. Citron  
Thompson Coburn LLP  
55 E. Monroe St.  
37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor Change to PD No. 1410, St. Boniface, 1340-58 W. Chestnut and  
901-927 N. Noble Streets**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1410 ("PD 1410"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1410.

Your client and the sole property owner of PD 1410, ZSD Boniface LLC, is seeking a minor change for the redevelopment of the St. Boniface church building along with its adjacent parcels. The following changes are proposed:

1. Transfer 6 dwelling units from Subarea C including 5 to Subarea A (to construct 8 affordable units and a ground floor live-work unit) and transfer 1 dwelling unit from Subarea C to Subarea B. All ARO commitments are subject to approval by the Department of Housing and shall be memorialized in an affordable housing profile. As a result, the number of dwelling units in Subarea A will increase from 4 to 9. The number of dwelling units in Subarea B will increase from 17 to 18, and Subarea C will decrease from 24 to 18. Said transfers do not result in a change to the overall number of units in the Planned Development (PD).
2. A one-time increase of 2 dwelling units is approved in the PD, pursuant to Section 17-13-0611-A3. As a result of the one-time increase, the number of dwelling units in Subarea C will increase from 18 to 20. **The overall number dwelling units in the PD correspondingly increases from 45 to 47.**
3. Transfer of dwelling units and the one-time increase of 2 dwelling units as described above is reflected in the revised Bulk Table and attached plans.
4. Increase the maximum building height of Subarea A from 28'-0" to 46'4" to accommodate the additional dwelling units. The new height is consistent with the general character of development on the block and still less than the maximum height allowed in Subarea B. (121') and Subarea C (53'). The new building height of Subarea A is reflected in the revised Bulk Table and attached plans.
5. Transfer floor area among Subareas, while the overall maximum floor area ratio ("FAR") remains unchanged at 3.0. In Subarea A, the FAR increases from 1.80 to 2.88, in Subarea B, the FAR increases from 3.30 to 3.43, and in Subarea C the FAR decreases from 3.00 to 2.64. These changes are reflected in the revised Bulk Table.

6. Increase the minimum parking spaces in Subarea A from 4 to 14 spaces, maintain the number of spaces in Subarea B at 17, and decrease Subarea C from 27 to 25. These changes are reflected in the revised Bulk Table and the attached plans.
7. Residential Business Planned Development #1410 was published in the *Chicago City Council Journal of Proceedings* on May 25, 2018. This Minor Change approval incorporates the following revised exhibits which replace the original PD exhibits:
  - a. Proposed Site Plan
  - b. Sub Area Map
  - c. Basement Floor Plan (replaces original First Floor Plan)
  - d. Noble St. Streetscape
  - e. Section North/South
  - f. Subarea A, West Elevation
  - g. Subarea A, North Elevation
  - h. Subarea A, East Elevation
  - i. Subarea A, South Elevation
  - j. Subarea B, South Elevation - including the following changes:
    - change window locations to comply with light and ventilation requirements,
    - add skylights to comply with light and ventilation requirements
  - k. Subarea B, North Elevation - including the following changes:
    - revise balcony rails from glass to metal;
    - change window locations to comply with light and ventilation requirements,
    - add a dormer,
    - add skylights to comply with light and ventilation requirements
  - l. Subarea B, West Elevation - including the following changes:
    - change window locations to comply with light and ventilation requirements,
    - add skylights to comply with light and ventilation requirements,
    - add balconies
  - m. Subarea B, East Elevation- including the following changes:
    - revise balcony rails from glass to metal;
    - change window locations to comply with light and ventilation requirements,
    - add a dormer,
    - add skylights to comply with light and ventilation requirements
8. The minor change approval to PD #1410 issued as of April 30, 2021, has expired. Exhibits approved as part of that minor change approval have been revised and resubmitted for approval as part of this minor change approval including:
  - a. Subarea A, Basement Plan
  - b. Subarea A, 1<sup>st</sup> Floor Plan
  - c. Subarea A, 2<sup>nd</sup> Floor Plan
  - d. Subarea A, 3<sup>rd</sup> Floor Plan
  - e. Subarea A, 4<sup>th</sup> Floor Plan
  - f. Subarea B, Basement Plan
  - g. Subarea B, 1<sup>st</sup> Floor Plan
  - h. Subarea B, 2<sup>nd</sup> Floor Plan

9. This minor change approval also includes the following new exhibits which were neither approved as part of the 2018 exhibits to Planned Development #1410, nor the Minor Change Approval of April 30, 2021. The new exhibits include the following:
- a. Subarea B, 3rd Floor Plan
  - b. Subarea B, 4th Floor Plan
  - c. Subarea B, 5th Floor Plan
  - d. Subarea B, 6th Floor Plan
  - e. Subarea B, Rendering of West Elevation depicting proposed balconies

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1410, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec  
Assistant Commissioner

NS:hs

cc: Ald. Walter Burnett  
Mike Marmo  
Erik Glass  
Ricardo Lopez  
Teresa McLaughlin  
Cindy Roubik  
Heidi Sperry  
Main file

RESIDENTIAL PLANNED DEVELOPMENT NO. 1410

BULK REGULATIONS TABLE

Gross Site Area: 32,980 sq. ft. (0.76 acres)

Net Site Area: 32,980 sq. ft. (0.76 acres)

Net Site Area of each Sub Area:

Sub Area A: 4,100 square feet  
Sub Area B: 13,776 square feet  
Sub Area C: 15,104 square feet

Maximum FAR: 3.0

Sub Area A: 2.88  
Sub Area B: 3.43  
Sub Area C: 2.64

Maximum Number of Dwelling Units:

Sub Area A: 9  
Sub Area B: 18  
Sub Area C: 20

Maximum Building Height:

Sub Area A: 46'4"  
Sub Area B: 121'-0" (at existing steeple)  
Sub Area C: 53'-0"

Commercial Space:

Sub Area A: 2,030 square feet  
Sub Area B: 0 square feet  
Sub Area C: 0 square feet

Minimum Parking Spaces:

Sub Area A: 14  
Sub Area B: 17  
Sub Area C: 25

Minimum Bicycle Parking

Sub Area A: 4  
Sub Area B: 17

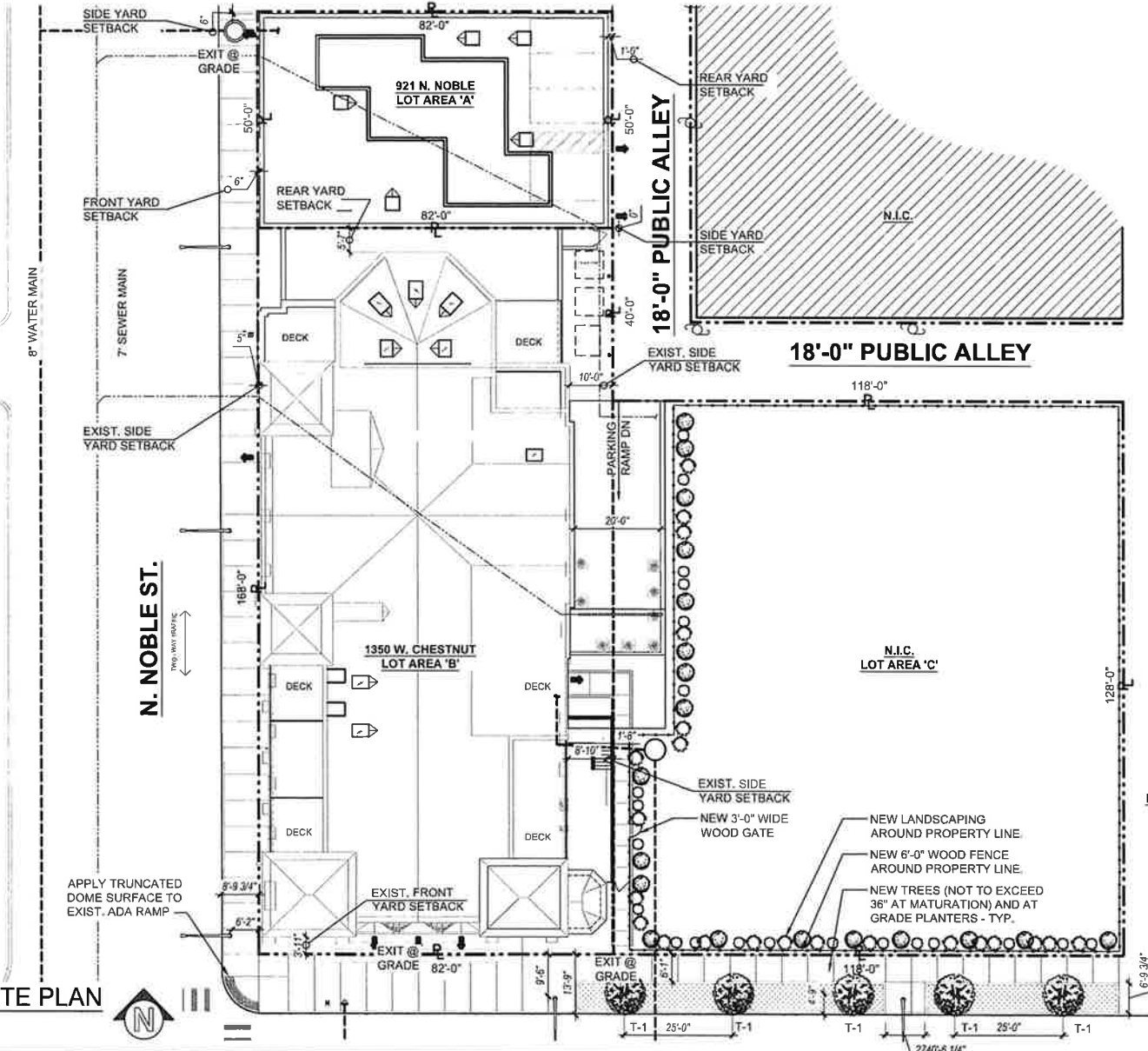
Sub Area C: 12

Minimum Loading Berths:

Sub Area A: 0

Sub Area B: 0

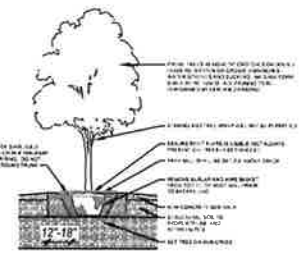
Sub Area C: 0



**1 PROPOSED SITE PLAN**  
SCALE: 1" = 25'-0"



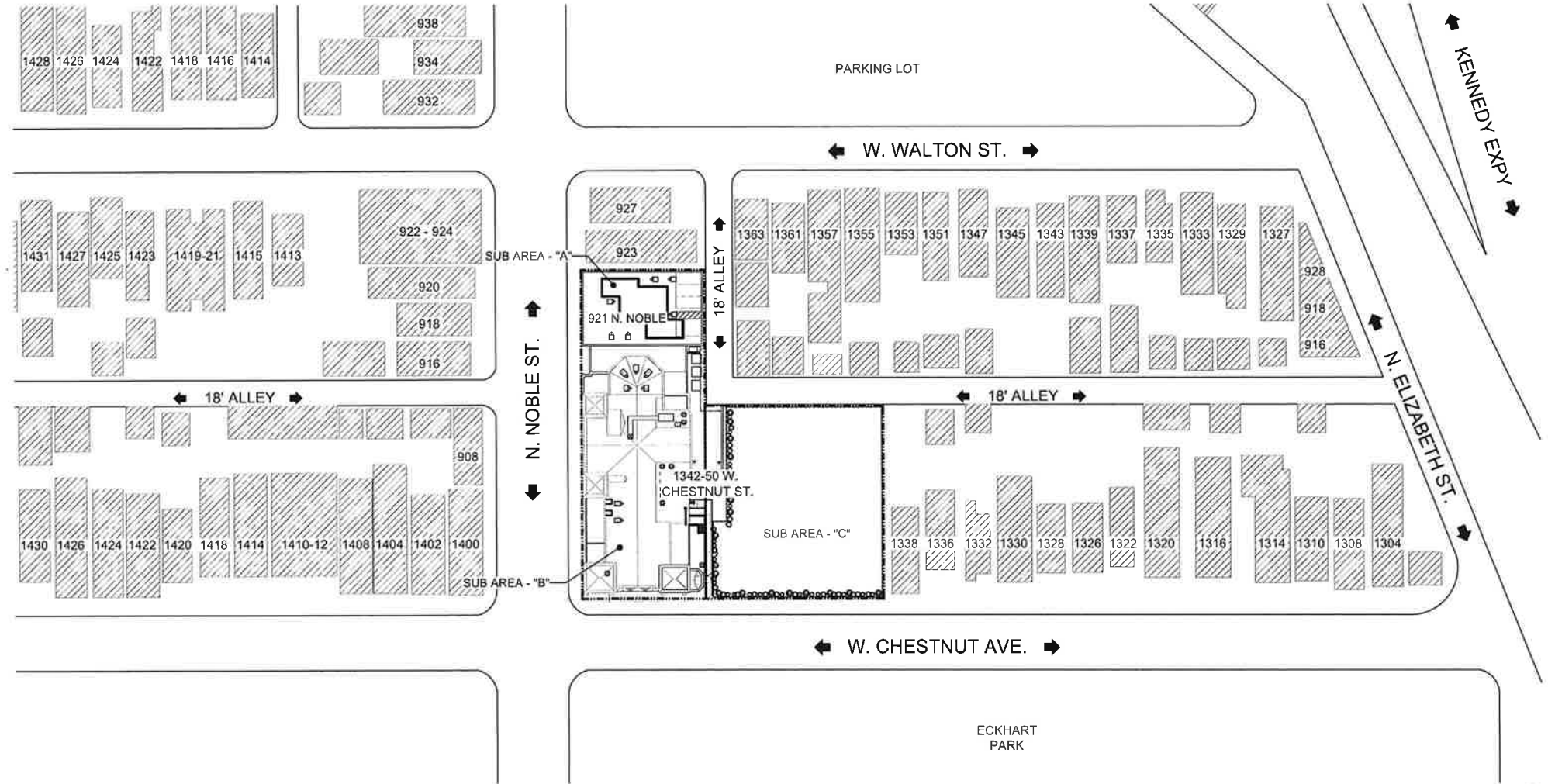
LANDSCAPE SCHEDULE				
NO.	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPECIES
1	1	SPRING BURNING	SPRING BURNING	12'-10"



**W. CHESTNUT ST.**  
TWO-WAY TRAFFIC

**ST. BONIFACE**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
VERSION **DPD.5**  
08.12.23



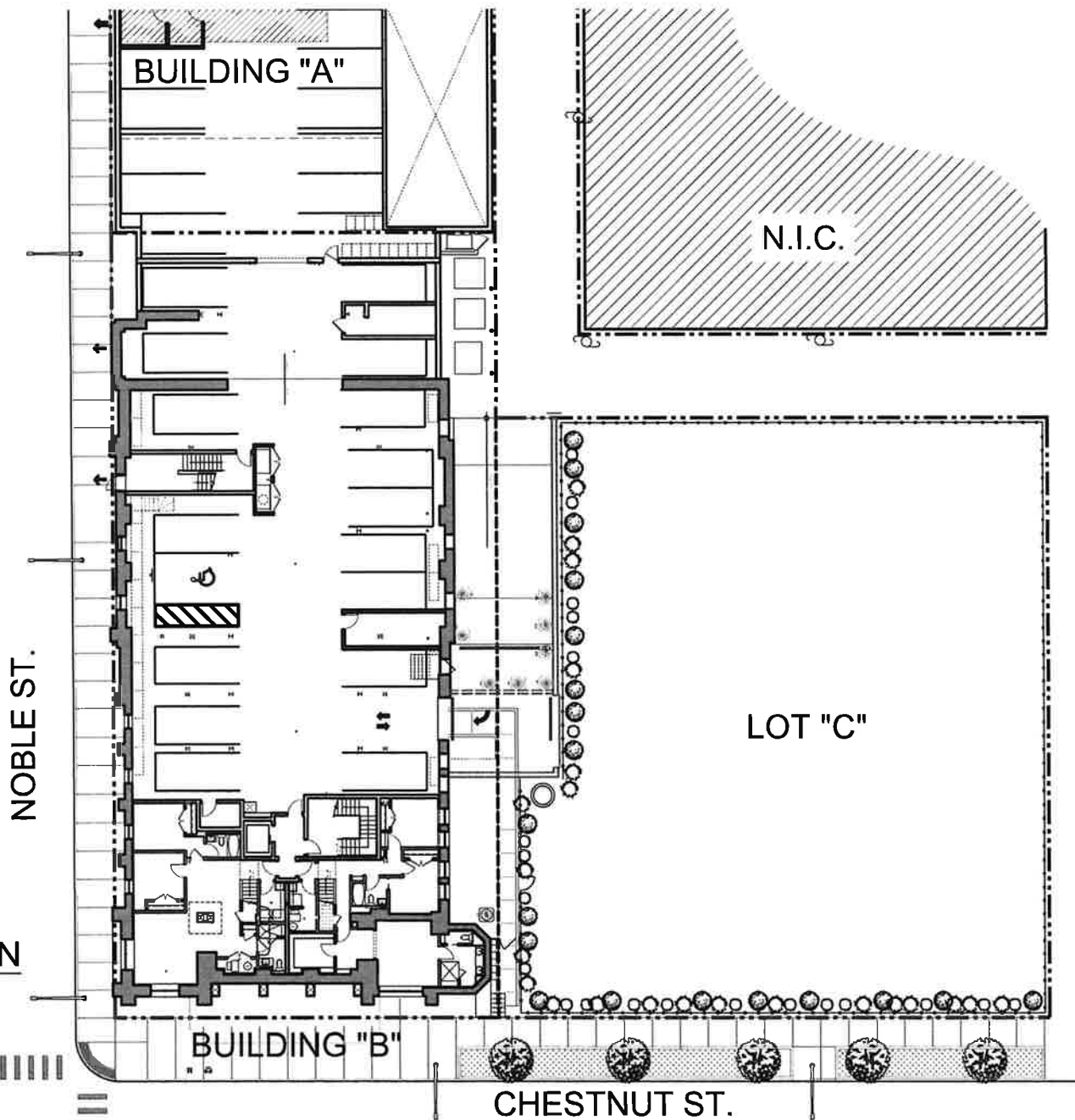
**1 SUB AREA MAP**  
SCALE: 1/64" = 1'-0"



**ST. BONIFACE**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
1176 N. LAKE ST. CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.SPACEARCHITECTS.COM

VERSION  
**DPD.5**  
08.12.20



**1 BASEMENT FLOOR PLAN**  
SCALE: N.T.S.



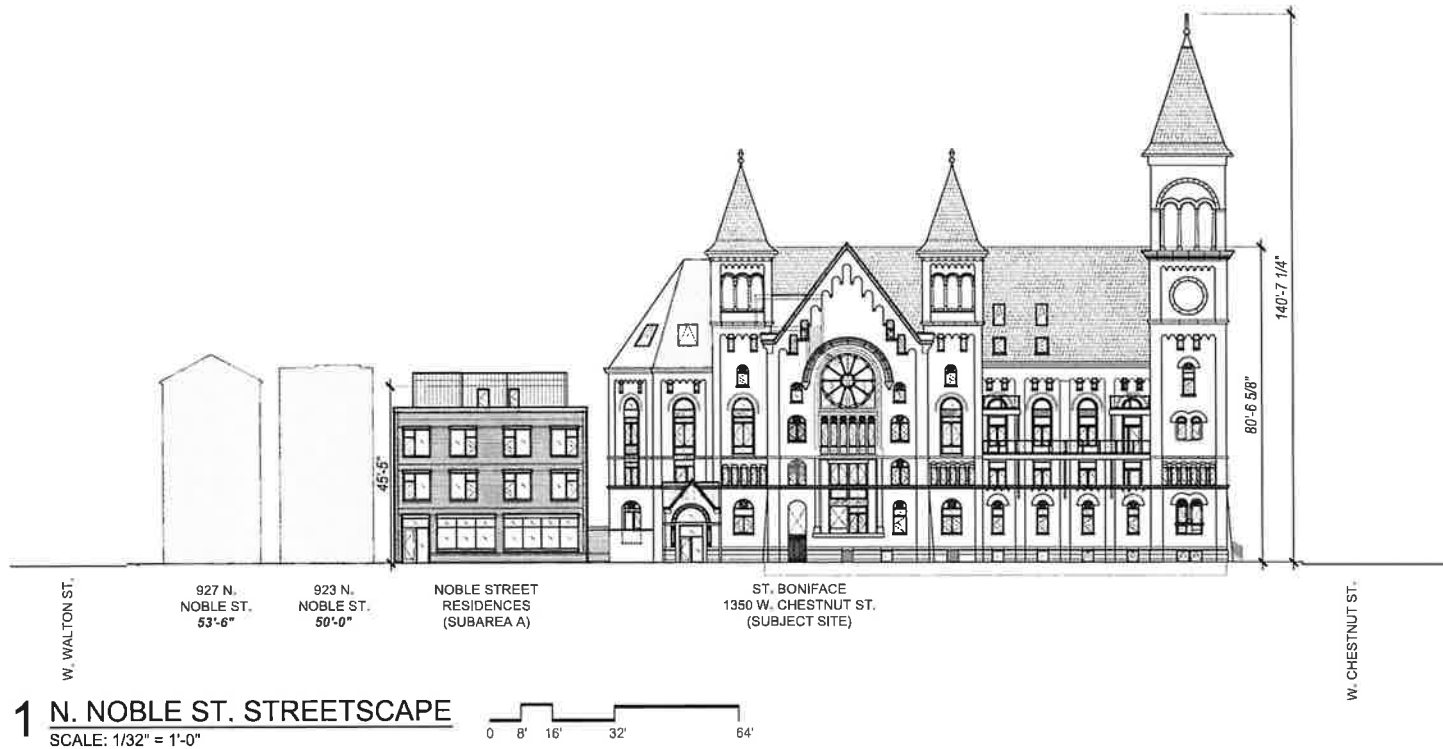
1400 W.  
CHESTNUT ST.  
50'-0"



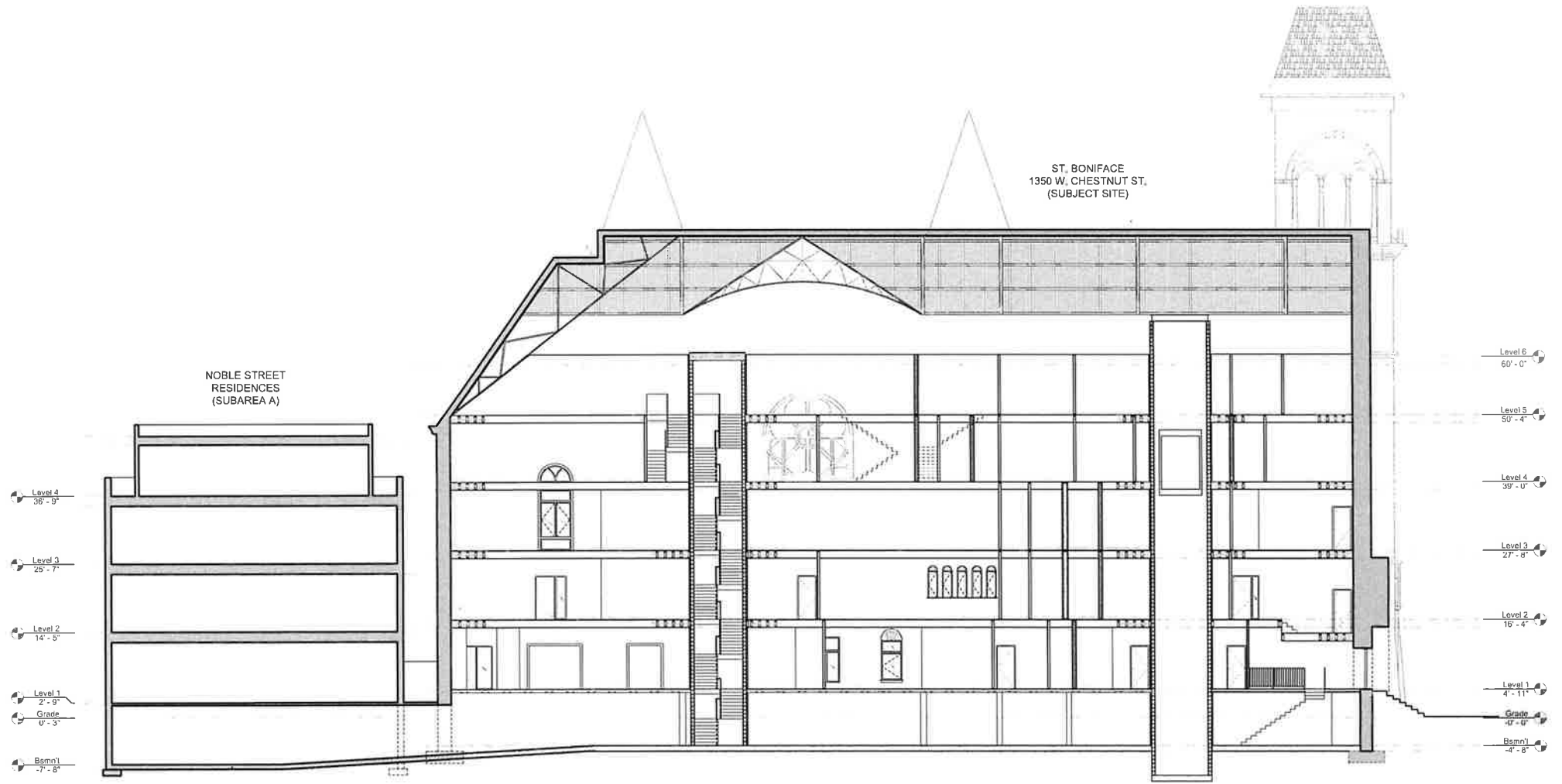
916 N. NOBLE ST. 39'-0"    918 N. NOBLE ST. 36'-0"    920 N. NOBLE ST. 50'-0"    922-24 N. NOBLE ST. 52'-0"



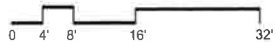
927 N. NOBLE ST. 53'-6"    923 N. NOBLE ST. 50'-0"



**1 N. NOBLE ST. STREETSCAPE**  
SCALE: 1/32" = 1'-0"



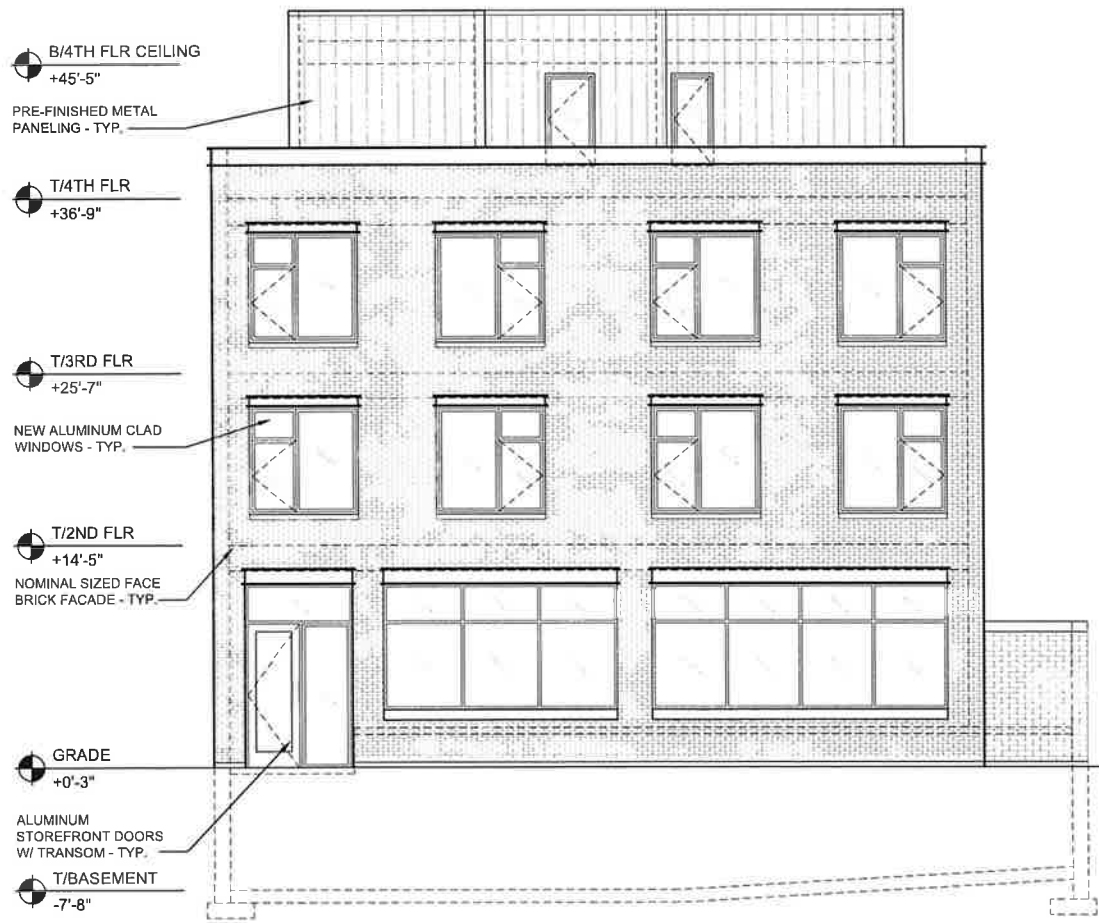
**1 ST. BONIFACE (SUBAREA B)  
/ (SUBAREA A) SECTION**



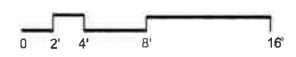
**ST. BONIFACE**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

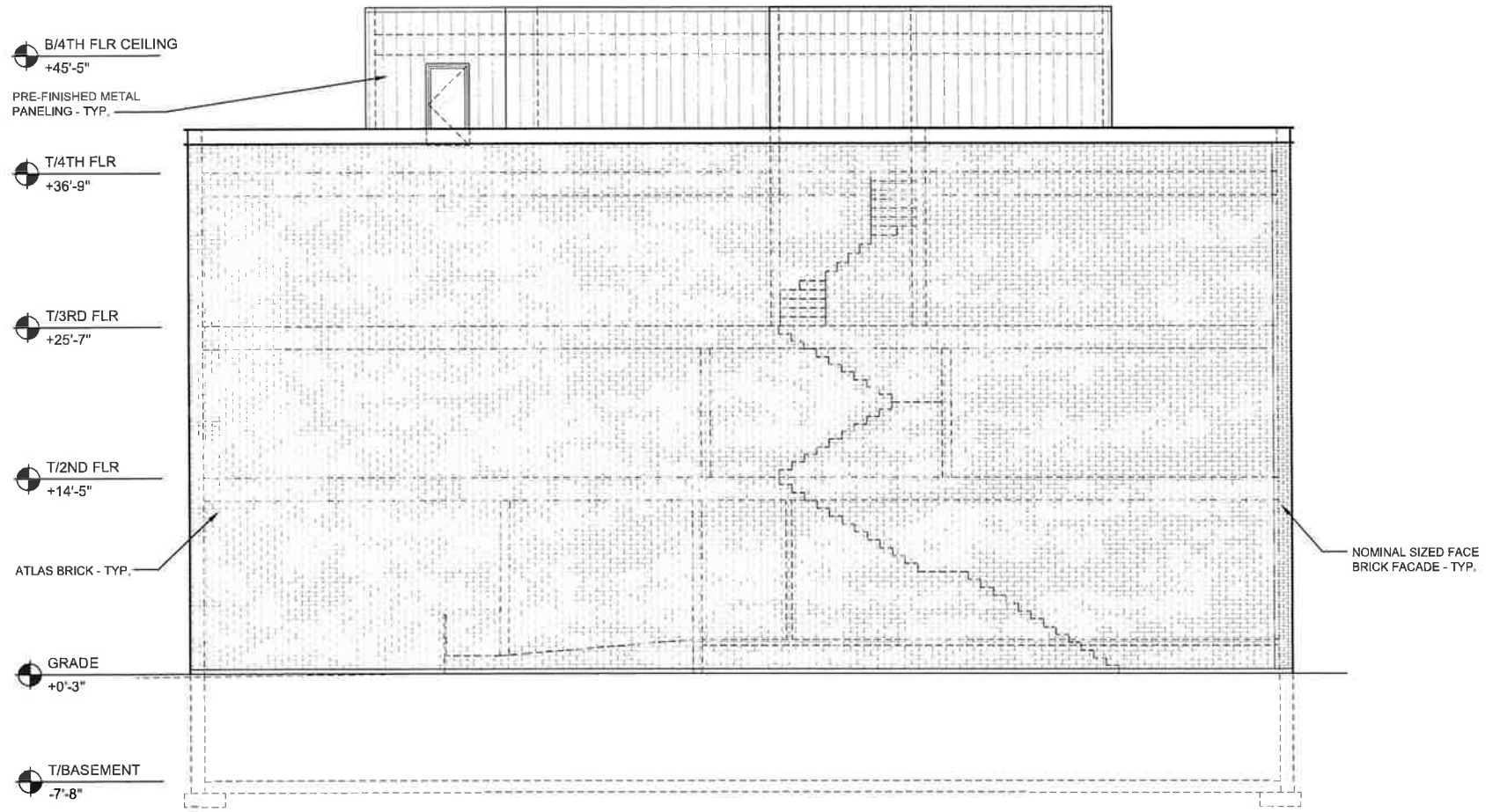
**SPACE** ARCHITECTS + PLANNERS  
1111 N. WABASH ST. CHICAGO, IL 60610  
TEL: 312.467.1111  
WWW.SPACEARCHITECTS.COM

**VERSION**  
**DPD.5**  
08.12.22

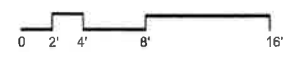


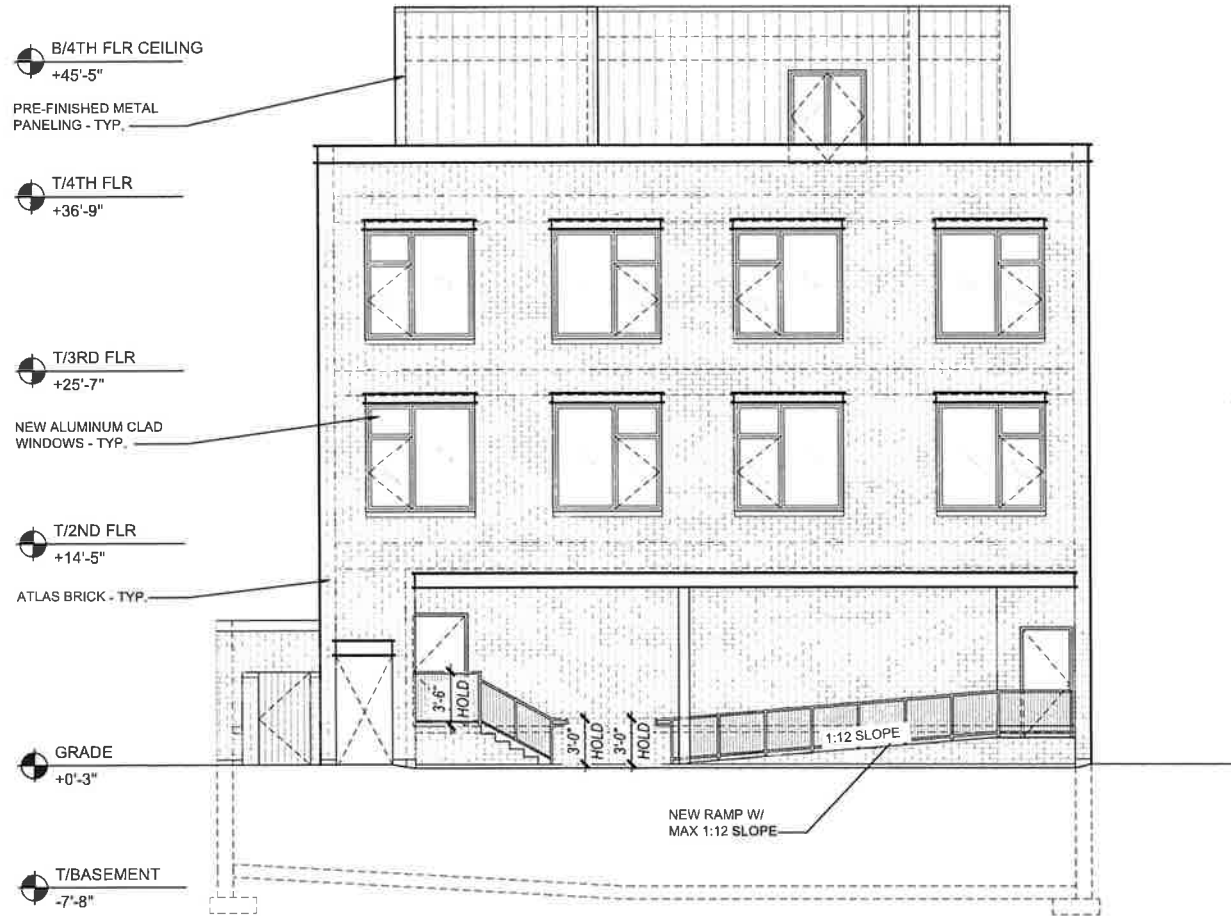
**1 (SUBAREA A) - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"





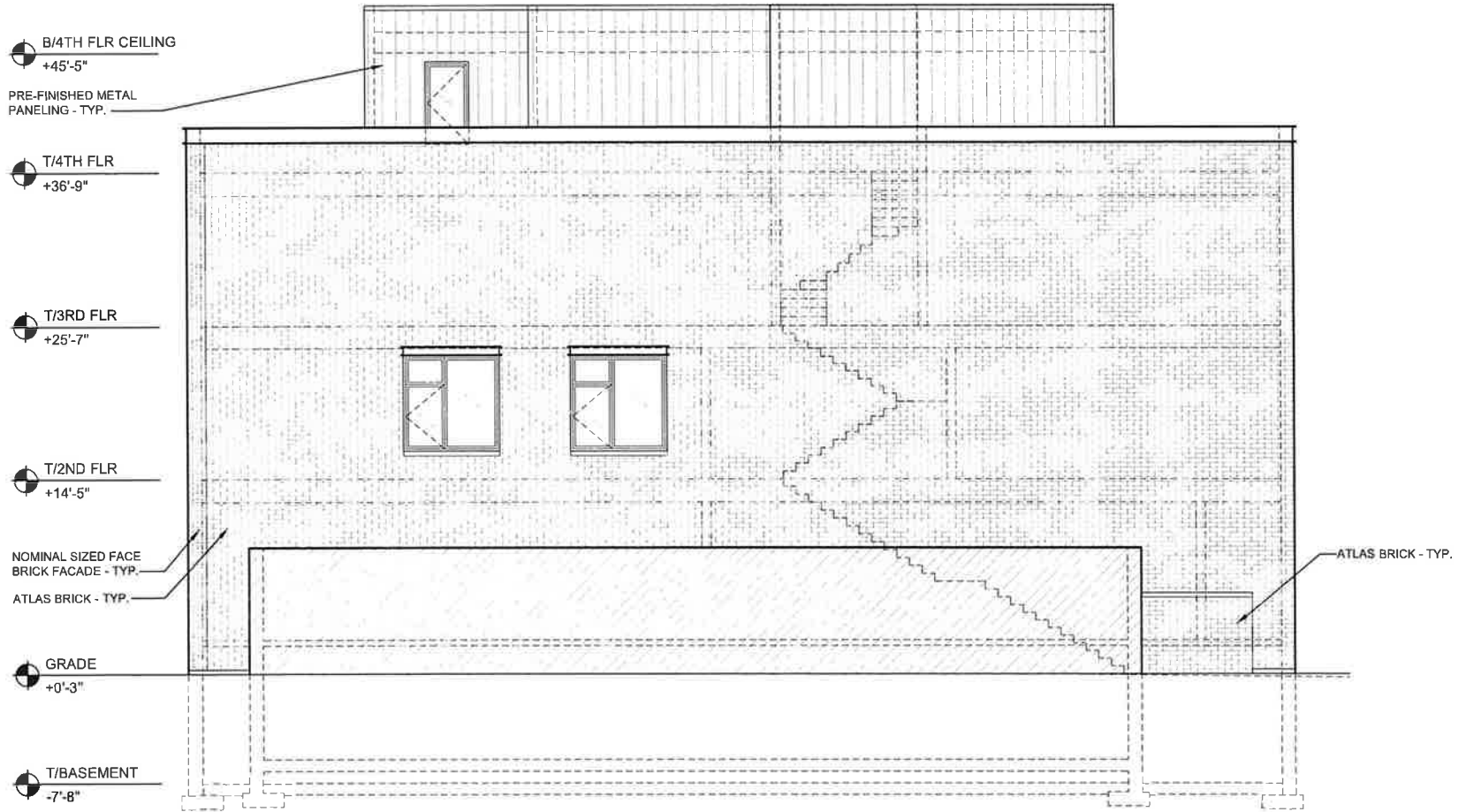
**1 (SUBAREA A) - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



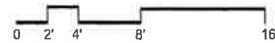


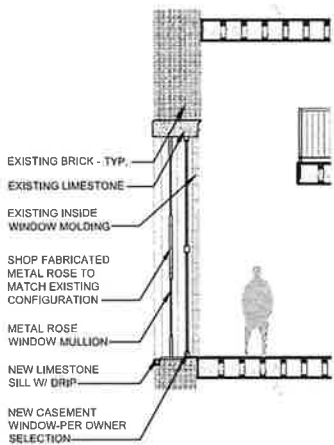
**1 (SUBAREA A) - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"





**1 (SUBAREA A) - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"





**2 ROSE WINDOW SEC.**  
 SCALE: N.T.S.

EXIST. MASONRY TO REMAIN  
 - TUCKPOINT AND REPAIR AS NECESSARY - TYP.

NEW CASEMENT WINDOWS  
 PER OWNER SELECTION - TYP.

NEW GRAY GLASS ROOF TO MATCH  
 ADJACENT ROOFING - TYP.

NEW ARCHED DETAIL PER  
 OWNER SELECTION - TYP.

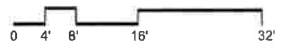
NEW DOORS WITH SIDE  
 LITES PER OWNER  
 SELECTION - TYP.

NEW ARCHED  
 GLAZING - TYP.

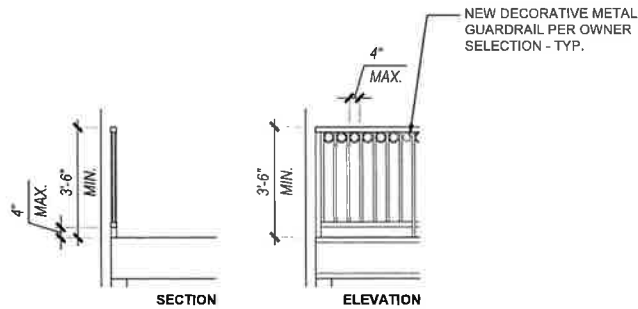
- Level 6  
60' - 0"
- Level 5  
50' - 4"
- Level 4  
39' - 0"
- Level 3  
27' - 8"
- Level 2  
16' - 4"
- Level 1  
4' - 11"
- Grade  
-0' - 0"
- Bsmn'l  
-4' - 8"

**WINDOW KEY**  
 E - EXISTING  
 N - NEW  
 E/N - EXISTING - RECONFIGURED  
 E/R - EXISTING RECESS  
 LV- WINDOW REQUIRED TO PROVIDE LIGHT/  
 VENTILATION PER CURRENT CITY OF CHICAGO BUILDING CODE

**1 ST. BONIFACE (SUBAREA B)**  
**SOUTH ELEVATION**

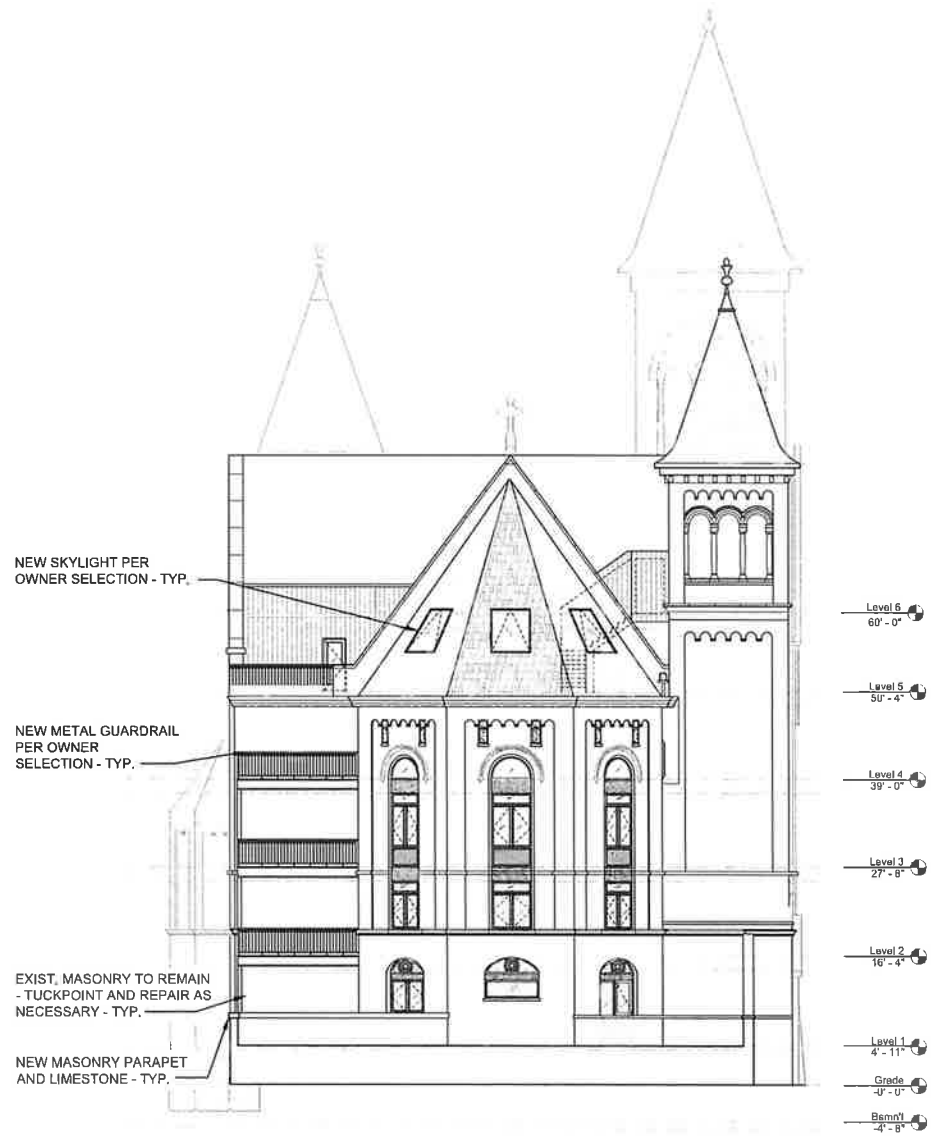


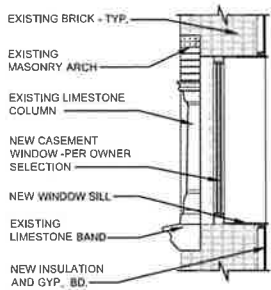
**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642



**2 TYP. RAILING DETAIL**

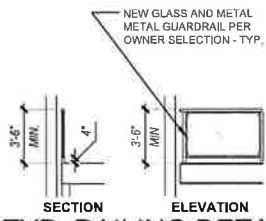
**1 ST. BONIFACE (SUBAREA B)  
NORTH ELEVATION**





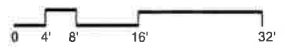
**WINDOW KEY**  
 E - EXISTING  
 N - NEW  
 E/N - EXISTING - RECONFIGURED  
 E/R - EXISTING RECESS  
 LV- WINDOW REQUIRED TO PROVIDE LIGHT/ VENTILATION PER CURRENT CITY OF CHICAGO BUILDING CODE

**3 EXIST. NICHE SEC.**  
 SCALE: N.T.S.

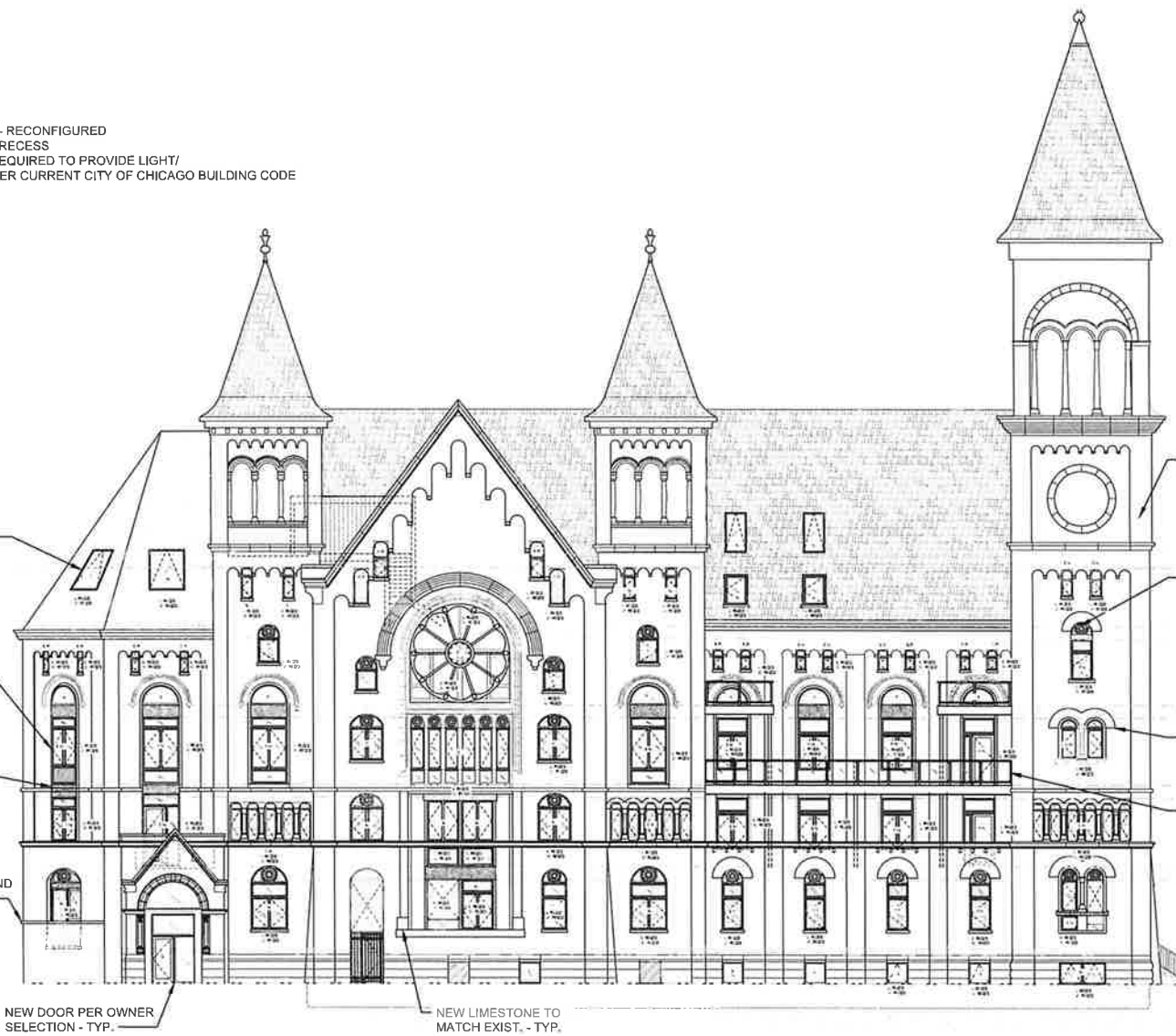


**2 TYP. RAILING DETAIL**  
 SCALE: N.T.S.

**1 ST. BONIFACE (SUBAREA B)  
 WEST ELEVATION**



NEW SKYLIGHTS PER OWNER SELECTION - TYP.  
 NEW CASEMENT WINDOWS PER OWNER SELECTION - TYP.  
 NEW STONE SPANDEL - TYP.  
 NEW MASONRY PARAPET AND LIMESTONE COPING - TYP.



EXIST. MASONRY TO REMAIN - TUCKPOINT AND REPAIR AS NECESSARY - TYP.

Level 6  
 60'-0"

NEW ARCHED DETAIL PER OWNER SELECTION - TYP.  
 Level 5  
 50'-4"

Level 4  
 39'-0"

EXIST. LIMESTONE TO REMAIN - TYP.

Level 3  
 27'-8"

NEW METAL GUARDRAIL PER OWNER SELECTION - TYP.  
 Level 2  
 16'-4"

Level 1  
 4'-11"

Grade  
 -0'-0"

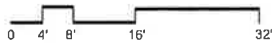
Bsmn 1  
 -4'-8"

NEW DOOR PER OWNER SELECTION - TYP.  
 NEW LIMESTONE TO MATCH EXIST. - TYP.

**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
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 08.12.22

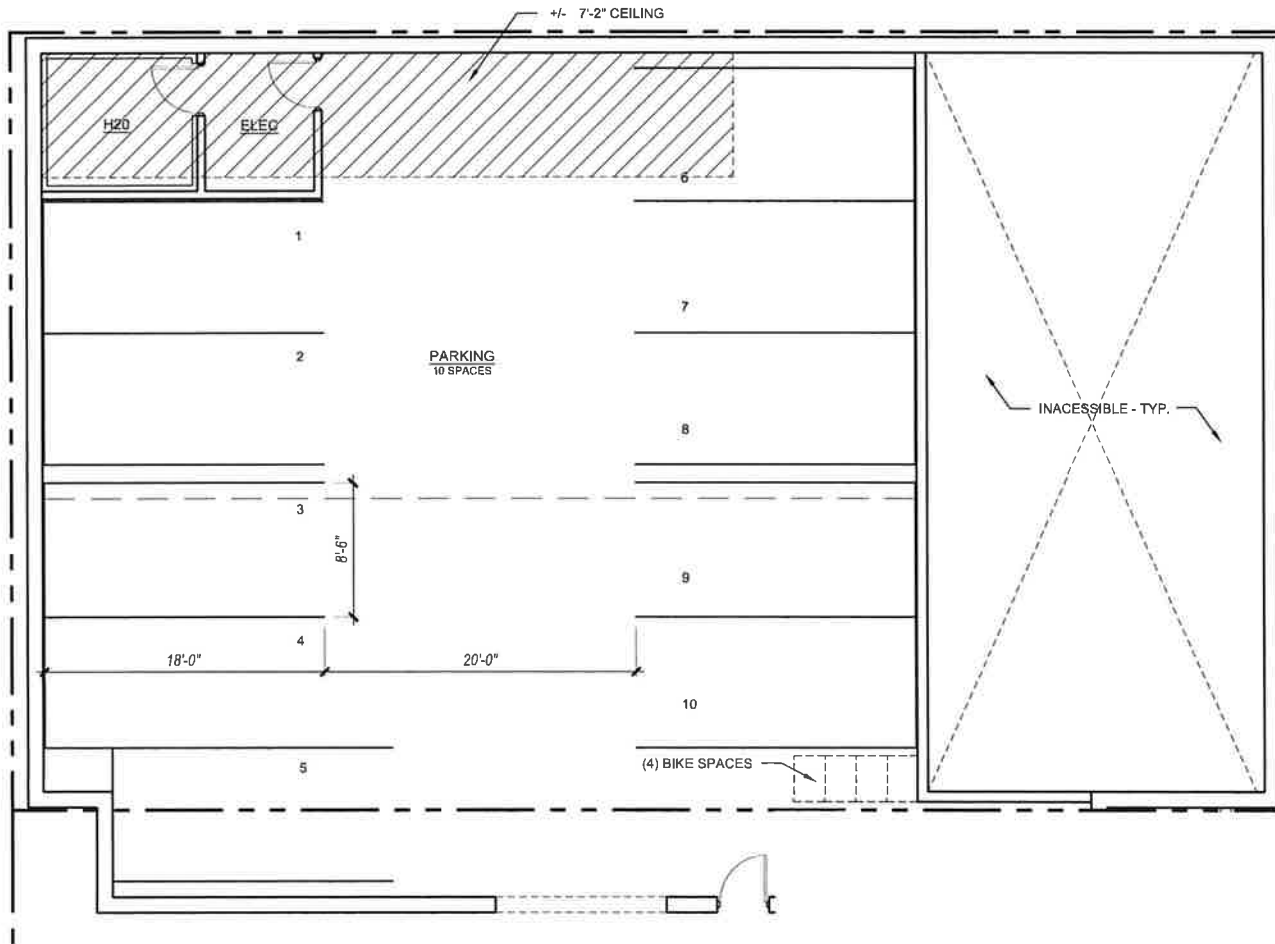
**1 ST. BONIFACE (SUBAREA B)  
EAST ELEVATION**



**ST. BONIFACE**  
N. NOBLE ST. AND W. CHESTNUT ST.,  
CHICAGO, ILLINOIS 60642

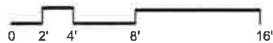
**SPACE**  
ARCHITECTS + PLANNERS  
111 N. WABASH STREET, SUITE 2000  
CHICAGO, ILLINOIS 60601  
TEL: 312.467.1000  
WWW.SPACEARCHITECTS.COM

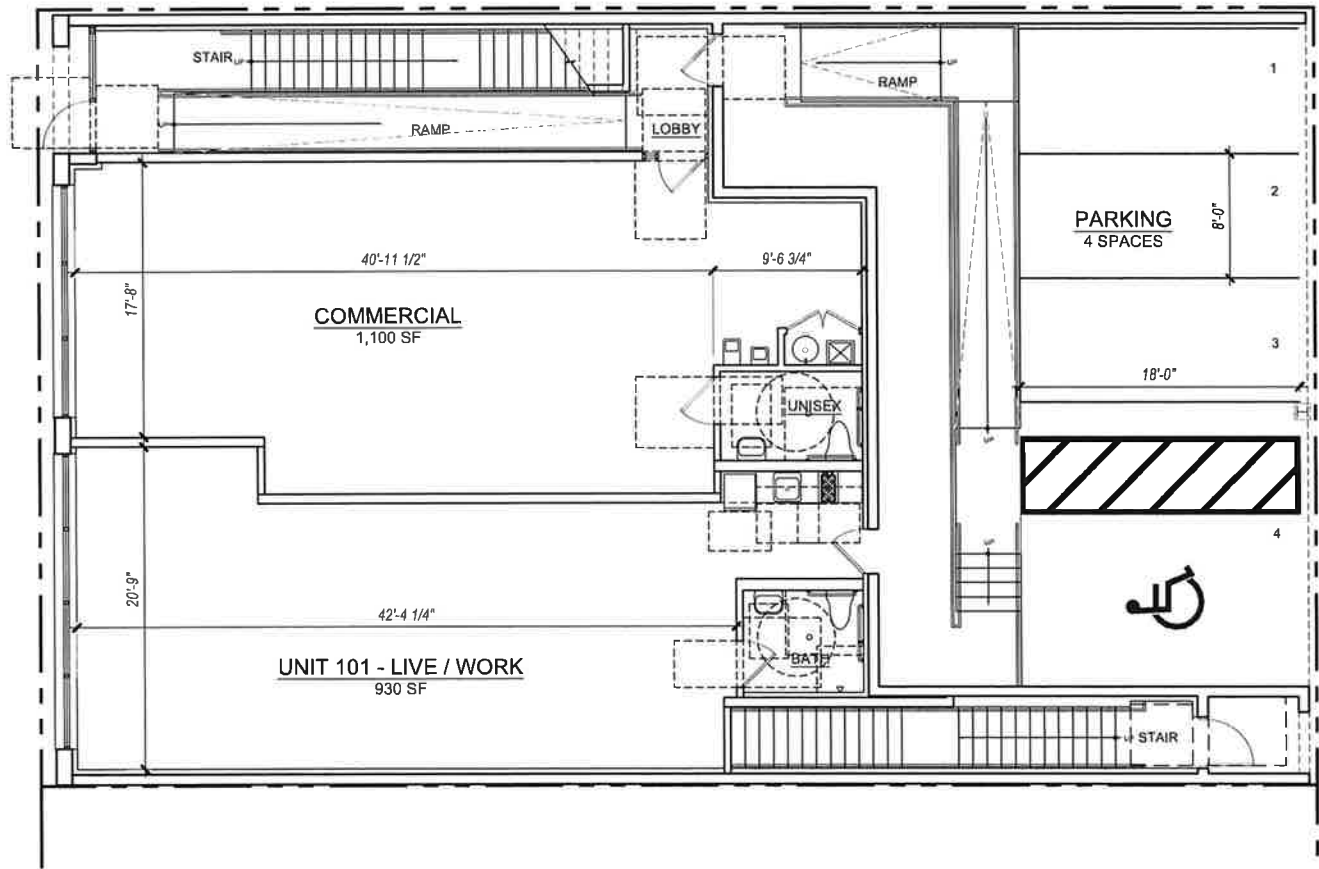
**VERSION**  
**DPD.5**  
16.12.22



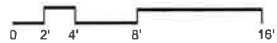
**1 RESIDENCES (SUBAREA A) - BASEMENT PLAN**

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



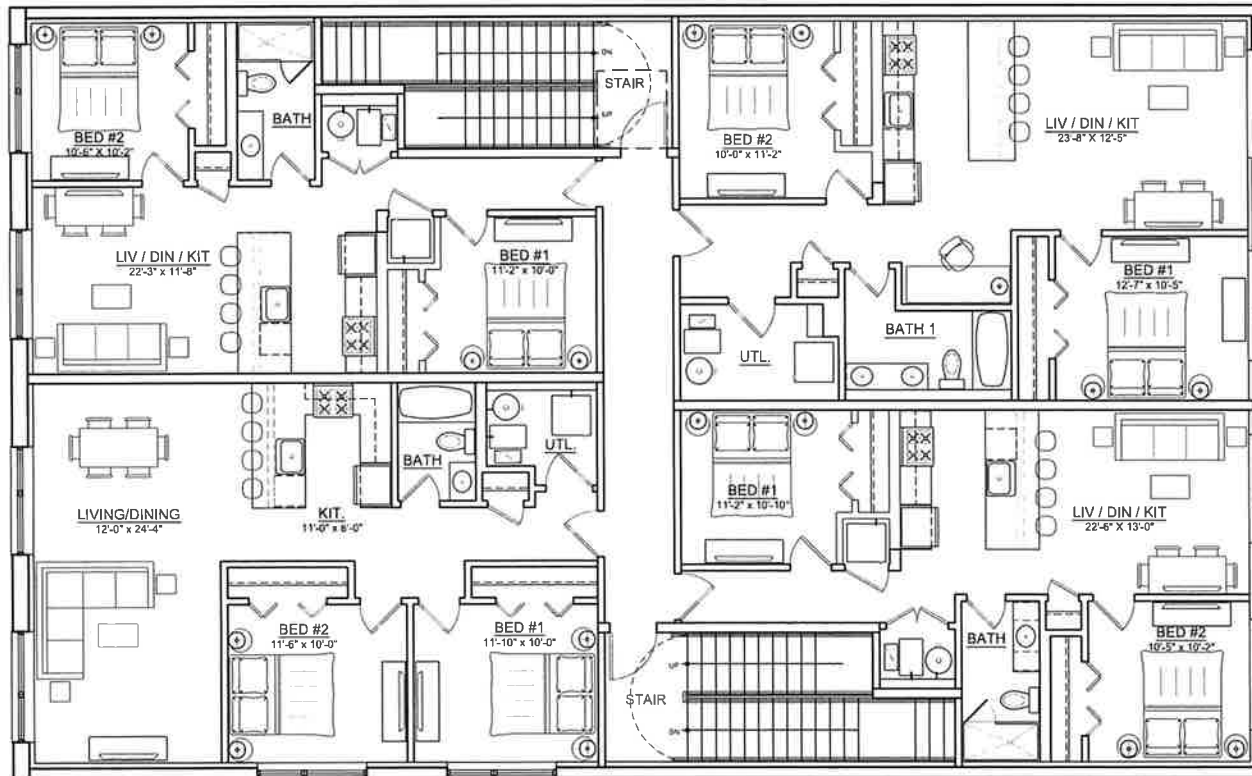


**1 RESIDENCES (SUBAREA A) - 1ST FLR PLAN**  
 SCALE: 1/8" = 1'-0"



UNIT 201  
750 SF

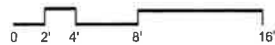
UNIT 202  
965 SF



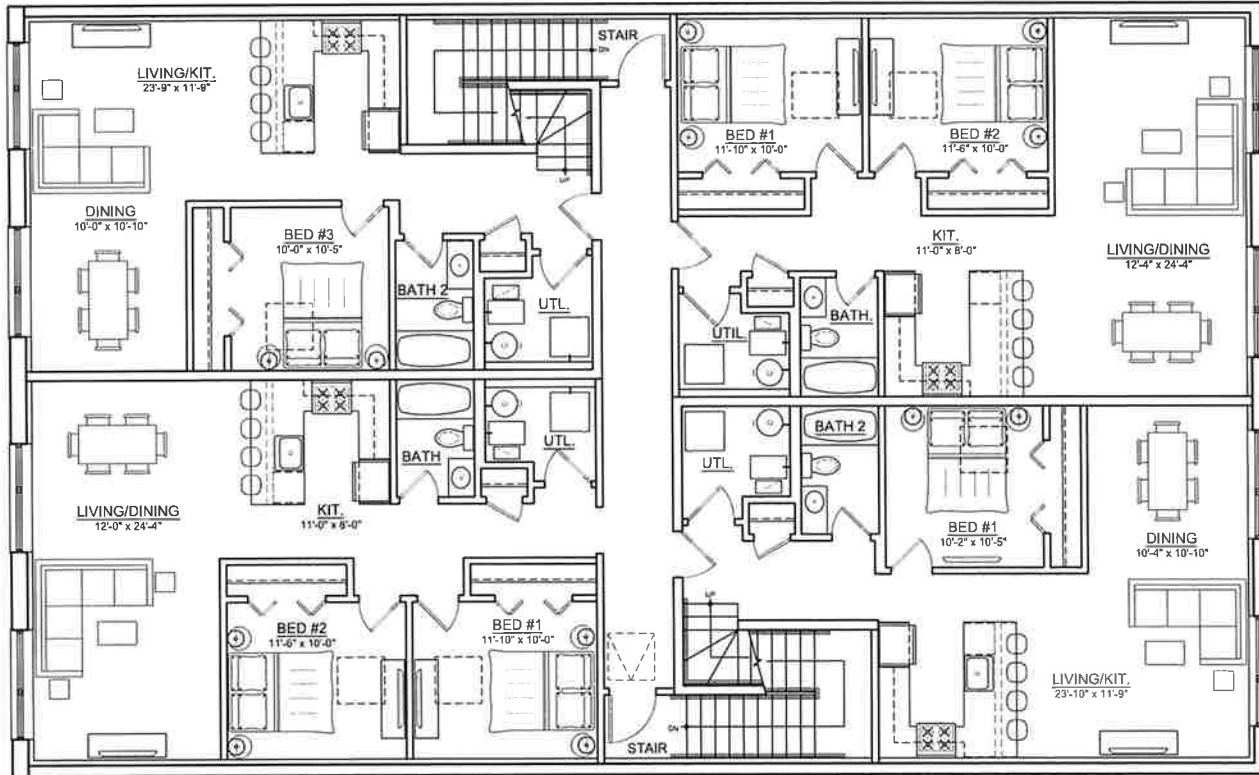
UNIT 203  
926 SF

UNIT 204  
793 SF

1 RESIDENCES (SUBAREA A) - 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



UNIT 301  
1285 SF



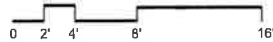
UNIT 303  
967 SF

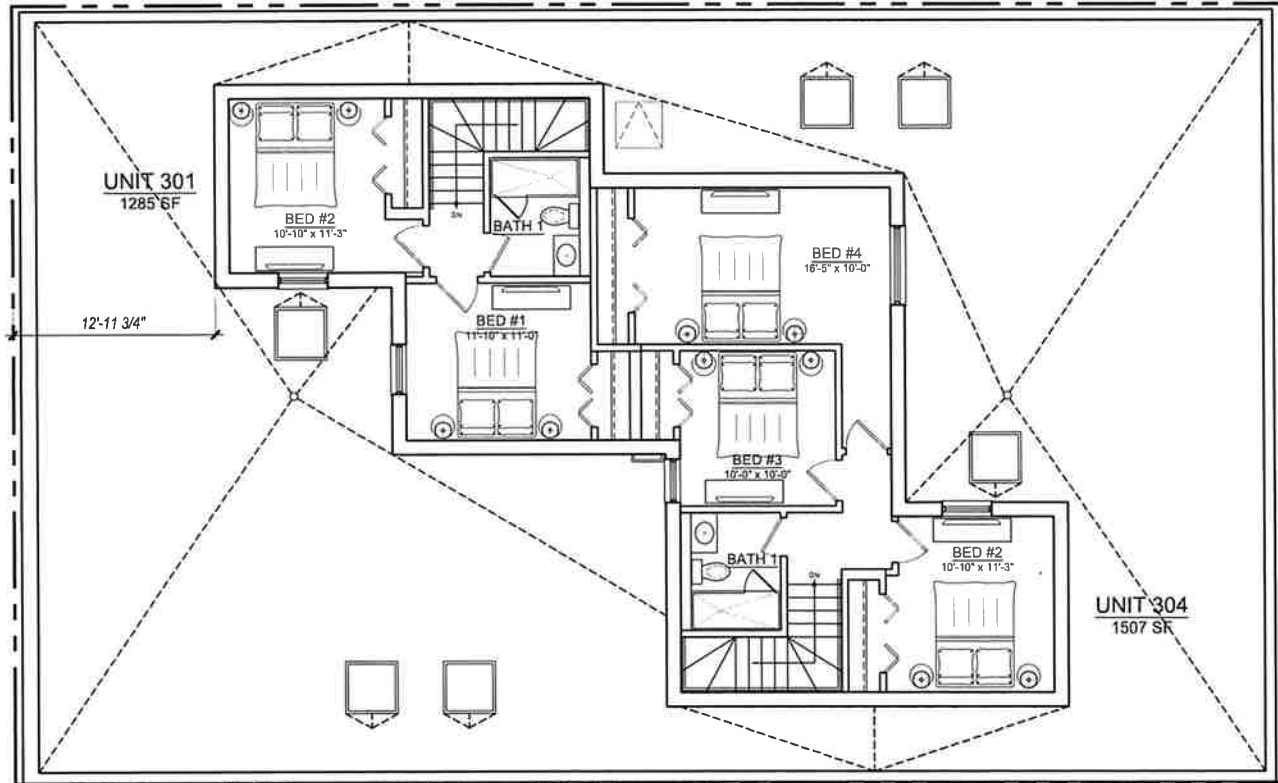
UNIT 302  
965 SF

UNIT 304  
1507 SF

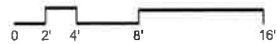
# 1 RESIDENCES (SUBAREA A) - 3RD FLR PLAN

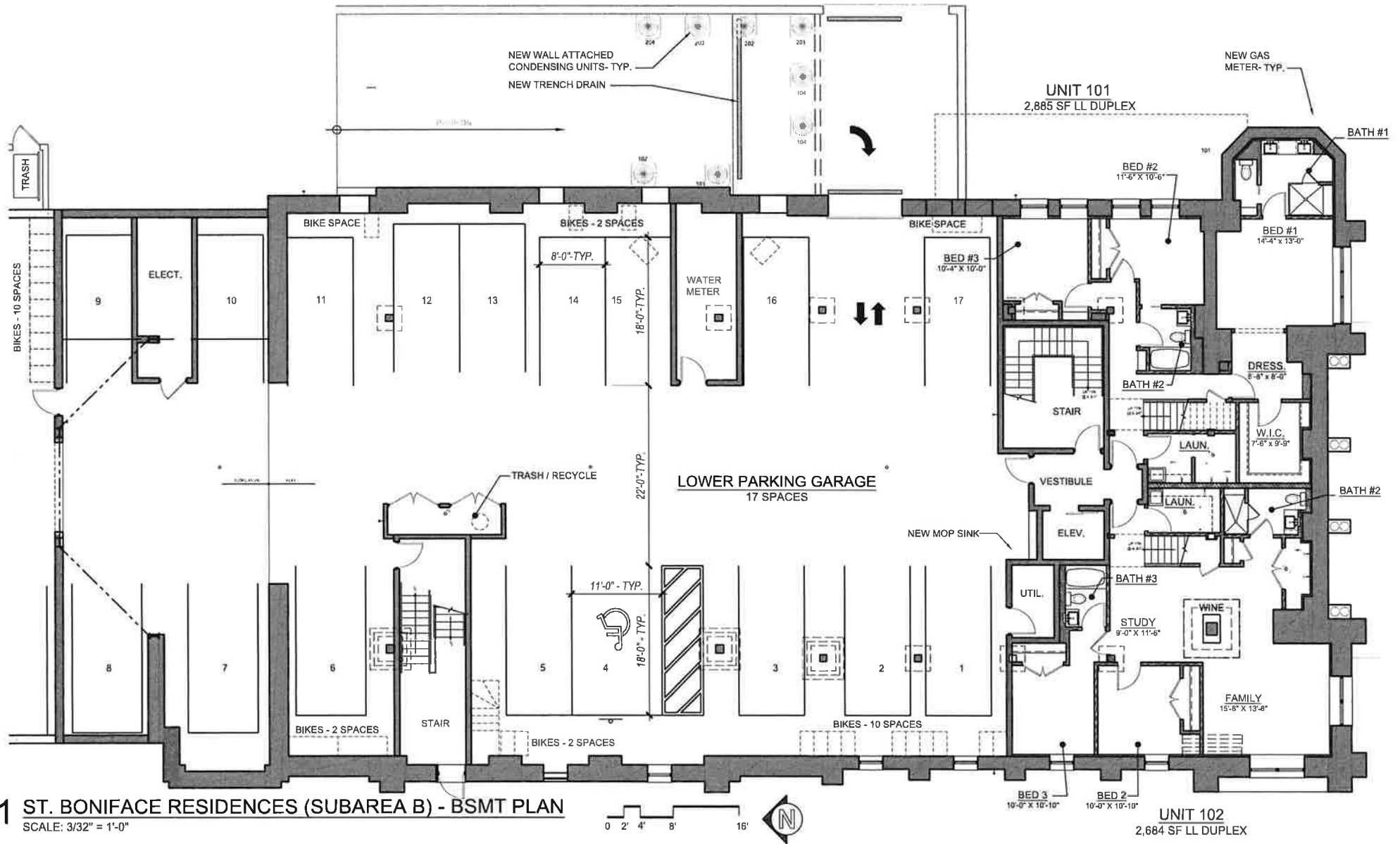
SCALE: 1/8" = 1'-0"





**1 RESIDENCES (SUBAREA A) - 4TH FLR PLAN**  
 SCALE: 1/8" = 1'-0"

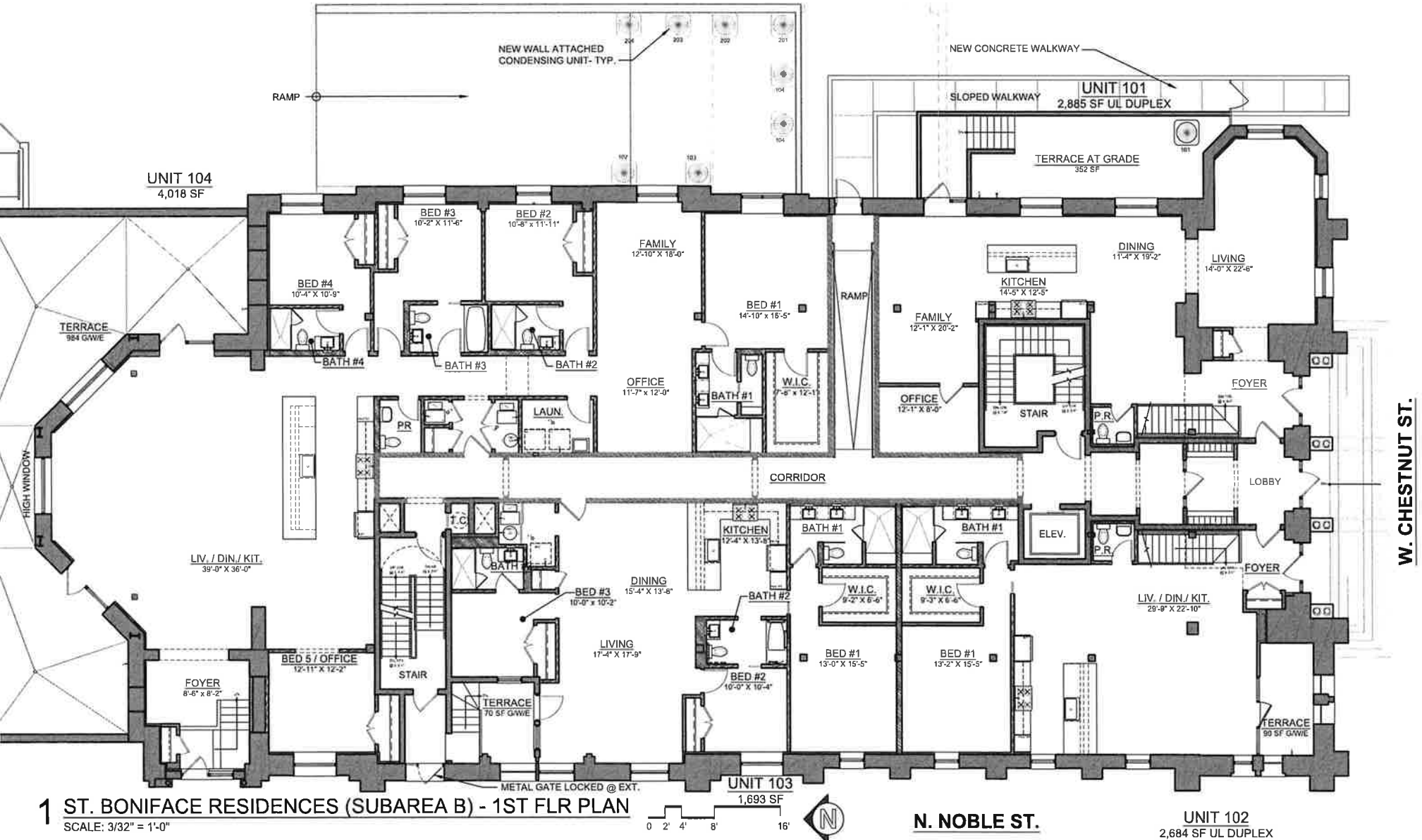




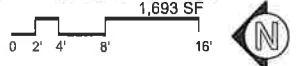
**1 ST. BONIFACE RESIDENCES (SUBAREA B) - BSMT PLAN**  
 SCALE: 3/32" = 1'-0"

**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
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 28.12.22



**1 ST. BONIFACE RESIDENCES (SUBAREA B) - 1ST FLR PLAN**  
 SCALE: 3/32" = 1'-0"



**N. NOBLE ST.**

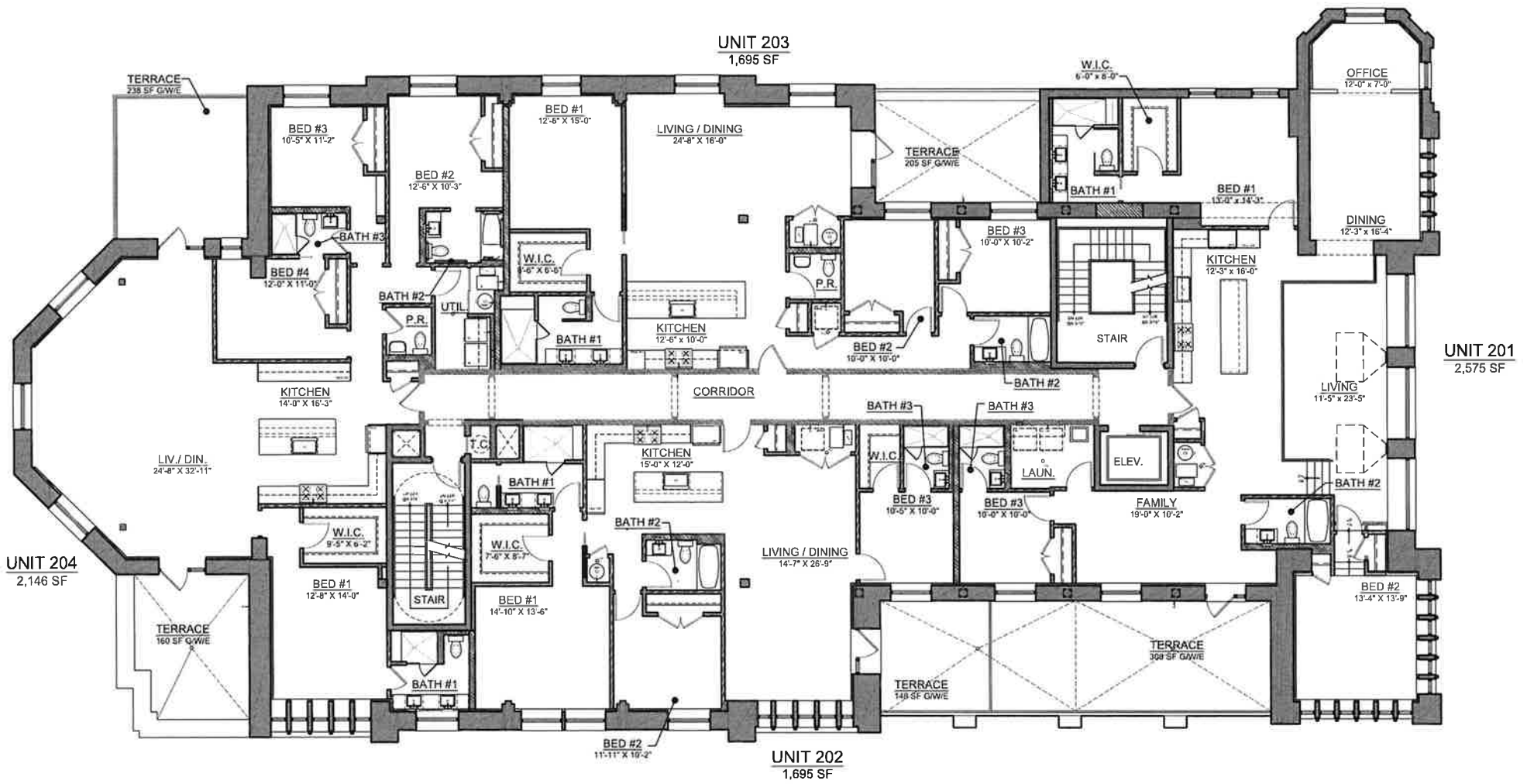
**UNIT 102**  
2,684 SF UL DUPLEX

**W. CHESTNUT ST.**

**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

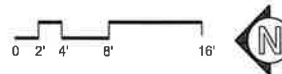
**SPACE** ARCHITECTS - PLANNERS  
 VERSION **DPD.5**  
 09.12.22

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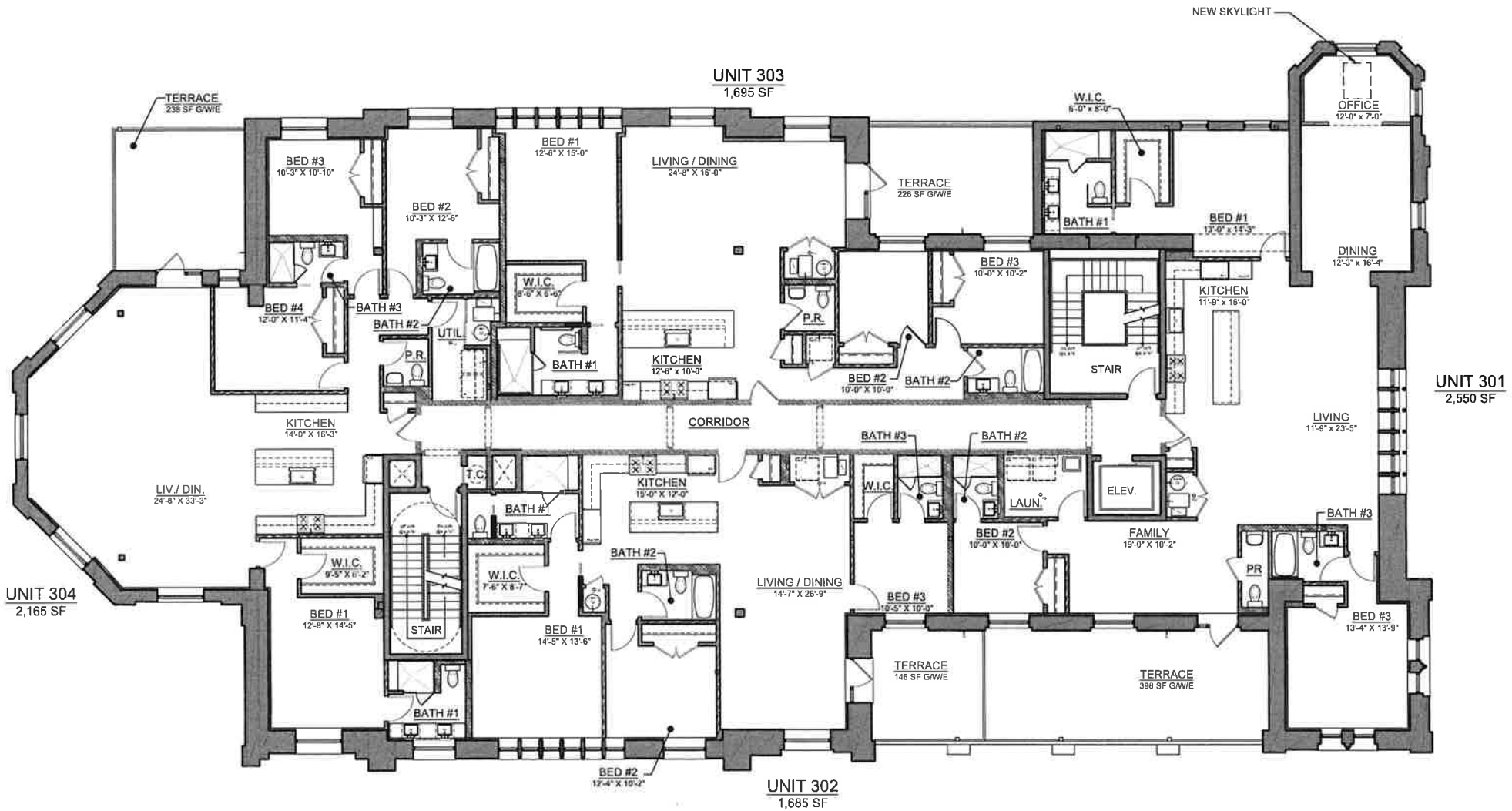
**1 ST. BONIFACE RESIDENCES (SUBAREA B) - 2ND FLR PLAN**

SCALE: 3/32" = 1'-0"



**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

**SPACE** | **VERSION**  
 ARCHITECTS - PLANNERS  
 DPD.5  
 28.12.20



**1 ST. BONIFACE RESIDENCES (SUBAREA B) - 3RD FLR PLAN**

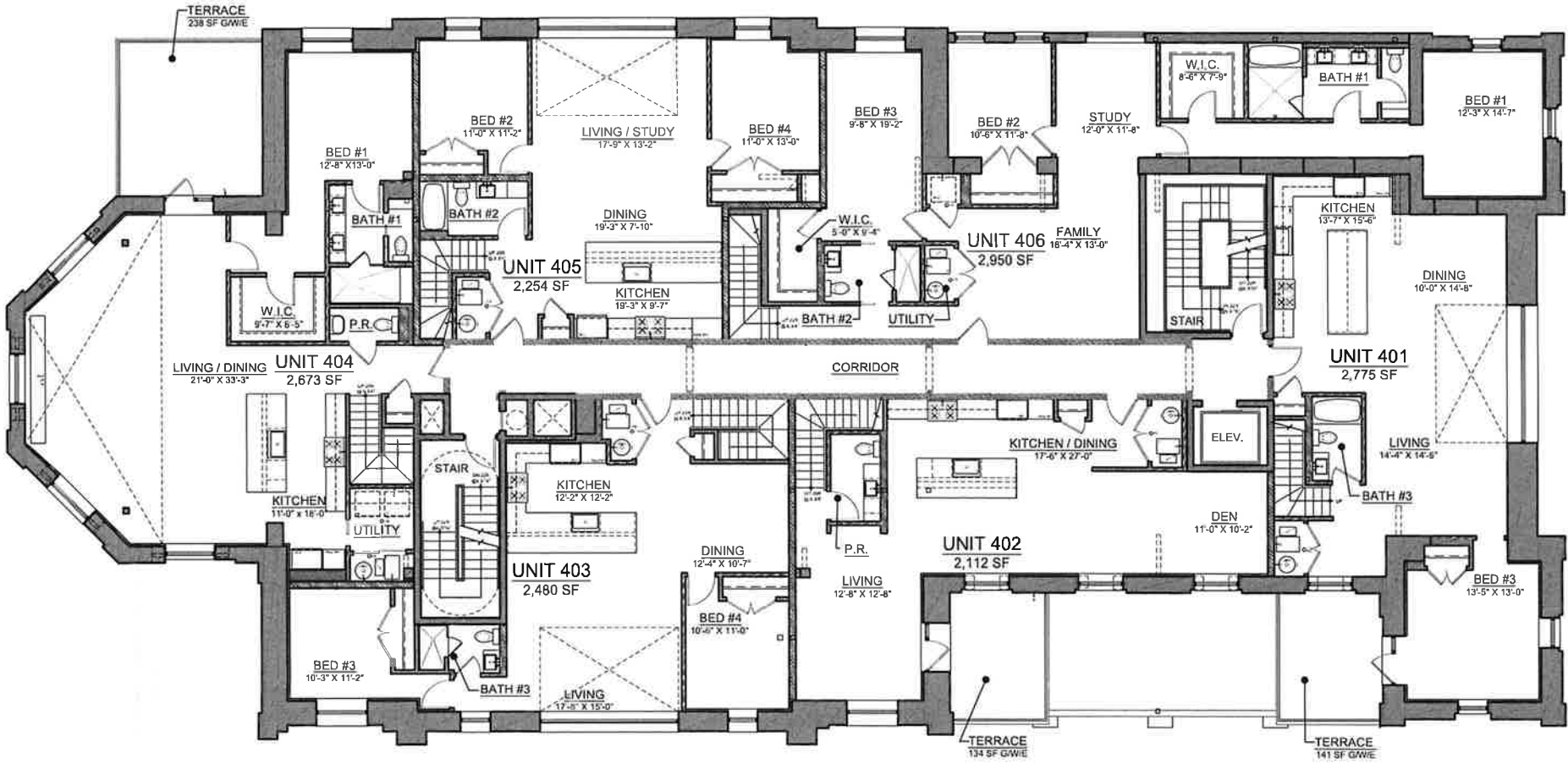
SCALE: 3/32" = 1'-0"



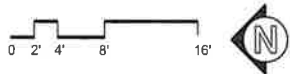
**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
1000 N. LAUREL STREET, SUITE 1000, CHICAGO, IL 60610

**VERSION**  
**DPD.5**  
28.12.22

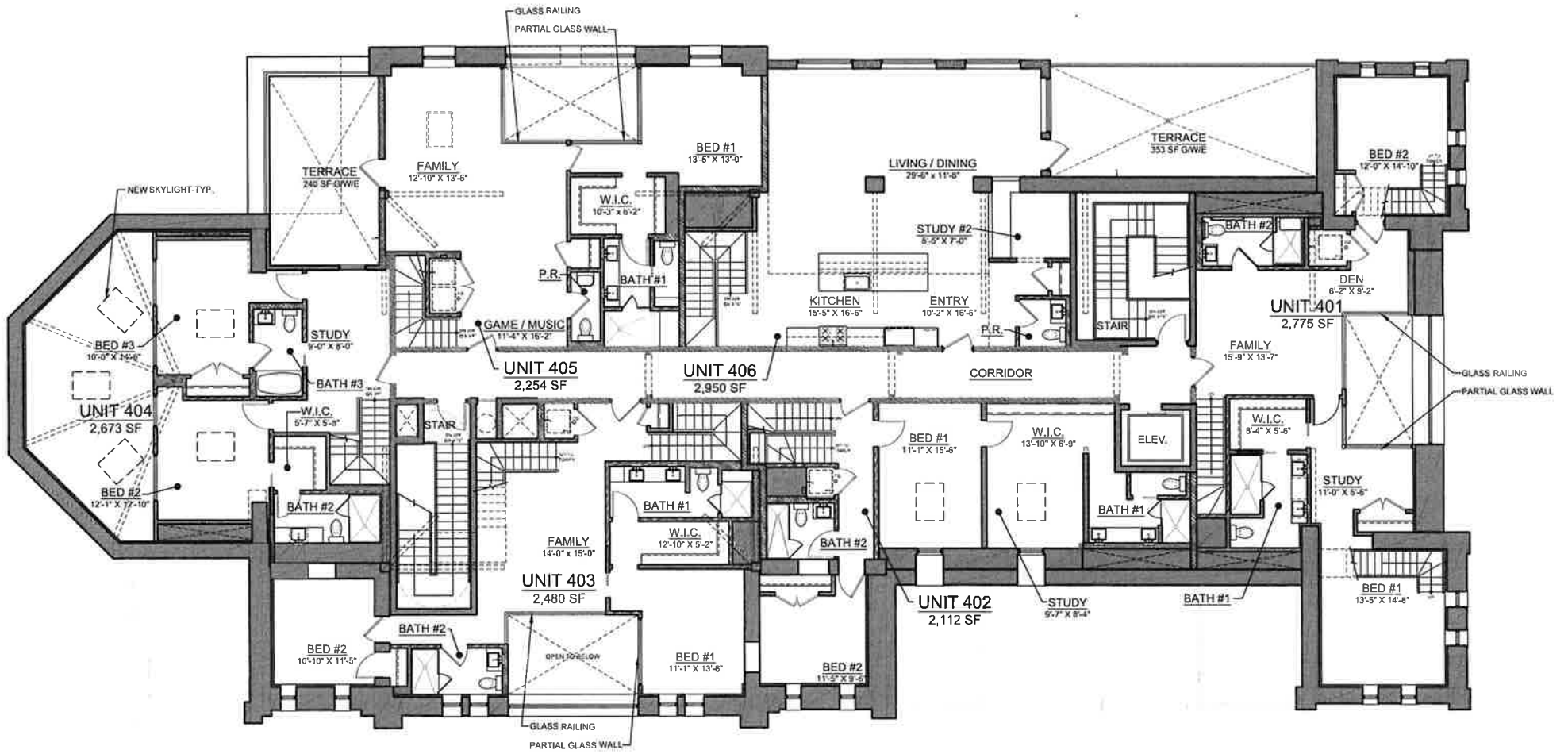


**1 ST. BONIFACE RESIDENCES (SUBAREA B) - 4TH FLR PLAN**  
SCALE: 3/32" = 1'-0"

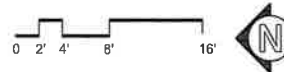


**ST. BONIFACE**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS - PLANNERS  
VERSION **DPD.5**  
28.12.22

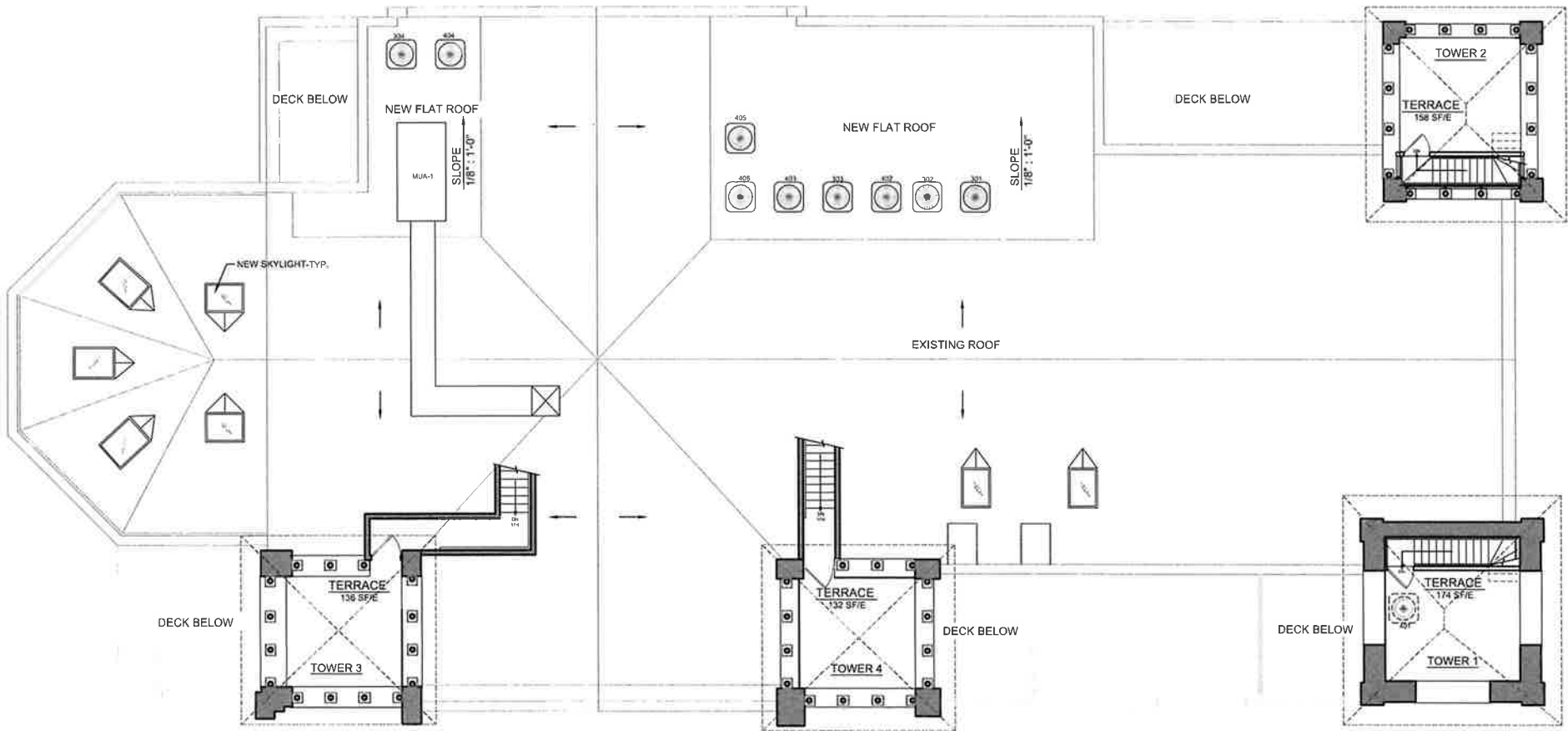


1 ST. BONIFACE RESIDENCES (SUBAREA B) - 5TH FLR PLAN  
 SCALE: 3/32" = 1'-0"

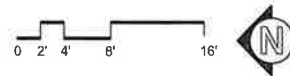


ST. BONIFACE  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

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 VERSION  
**DPD.5**  
 28.12.22



**1 ST. BONIFACE RESIDENCES (SUBAREA B) - 6TH FLR PLAN**  
 SCALE: 3/32" = 1'-0"



**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

**SPACE** | **VERSION**  
 ARCHITECTS + PLANNERS | **DPD.5**  
1000 N. LA SALLE ST. CHICAGO, IL 60610  
 TEL: 312.467.1000  
 WWW.SPACEARCHITECTS.COM



April 30, 2021

Bernard I. Citron  
Thompson Coburn LLP  
55 East Monroe Street  
37th Floor  
Chicago, IL 60603

Re: Minor Change to PD No. 1410  
St. Boniface, 1340-58 W. Chestnut Street & 901-927 N. Noble Street

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1410 ("PD 1410"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1410.

St. Boniface LLC, the sole property, is seeking a minor change for the redevelopment of the St. Boniface church building along with its adjacent parcels. The following changes are proposed:

- Transfer of dwelling units as follows:
  - Transfer 5 dwelling units from Subarea C to Subarea A to allow for 4 required ARO units, resulting in an increase from 4 units to 9 units in Subarea A.
  - Transfer 1 dwelling unit from Subarea C to Subarea B to better utilize the floor area of the existing church building, resulting in an increase from 17 units to 18 units in Subarea B.
  - The transfer of 6 dwelling units from Subarea C to Subareas A and B results in a decrease from 24 units to 18 in Subarea C. The overall number of dwelling units in the PD will remain unchanged at 45 units.
- Transfer of floor area ratio (FAR) as follows:
  - Transfer FAR from Subarea C to Subarea A resulting in an increase of FAR from 1.80 to 2.79 In Subarea A.
  - Transfer FAR from Subarea C to Subarea B resulting in an increase of FAR from 3.30 to 3.32 In Subarea B.
  - The transfer of FAR from Subarea C to Subareas A and B results in a decrease of FAR from 3.00 to 2.71 in Subarea C. The overall FAR will remain unchanged at 3.0.
- Increase the maximum building height in Subarea A from 28'-0" to 46'0" to accommodate the additional dwelling units. The new height is consistent with the general character of development on the block and still less than the maximum heights allowed in Subarea B (121') and Subarea C (53').
- Increase the minimum parking spaces in Subarea A from 4 to 14 spaces and allow the basement parking lot within Subarea A to serve Subareas A and B.

The following revised exhibits associated with this minor change are attached:

- RESIDENTIAL PLANNED DEVELOPMENT NO. 1410 - BULK REGULATIONS TABLE
- NUSH RESIDENCES (SUBAREA A) - BASEMENT PLAN
- NUSH RESIDENCES (SUBAREA A) - 1<sup>ST</sup> FLR PLAN
- NUSH RESIDENCES (SUBAREA A) - 2<sup>ND</sup> FLR PLAN
- NUSH RESIDENCES (SUBAREA A) - 3<sup>RD</sup> FLR PLAN
- NUSH RESIDENCES (SUBAREA A) - 4<sup>TH</sup> FLR PLAN
- ST. BONIFACE RESIDENCES (SUBAREA B) - BASEMENT PLAN
- ST. BONIFACE RESIDENCES (SUBAREA B) - 1<sup>ST</sup> FLR PLAN
- ST. BONIFACE RESIDENCES (SUBAREA B) - 2<sup>ND</sup> FLR PLAN
- NOBLE ST. RESIDENCES (SUBAREA A) - WEST ELEVATION

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1410, 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 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

SV:tm

C: Mike Marmo, Erik Glass, Heidi Sperry, Noah Szafraniec, Cindy Roubik, Main file

## BULK REGULATIONS TABLE (Revised 3/21)

Gross Site Area: 32,980 sq. ft. (0.76 acres)

Net Site Area: 32,980 sq. ft. (0.76 acres)

## Net Site Area of each Sub Area:

Sub Area A: 4,100 square feet  
Sub Area B: 13,776 square feet  
Sub Area C: 15,104 square feet

Maximum FAR: 3.0

Sub Area A: 2.79  
Sub Area B: 3.32  
Sub Area C: 2.71

## Maximum Number of Dwelling Units:

Sub Area A: 9  
Sub Area B: 18  
Sub Area C: 18

## Maximum Building Height:

Sub Area A: 46'-0"  
Sub Area B: 121'-0" (at existing steeple)  
Sub Area C: 53'-0"

## Commercial Space:

Sub Area A: 2,030 square feet  
Sub Area B: 0 square feet  
Sub Area C: 0 square feet

## Minimum Parking Spaces:

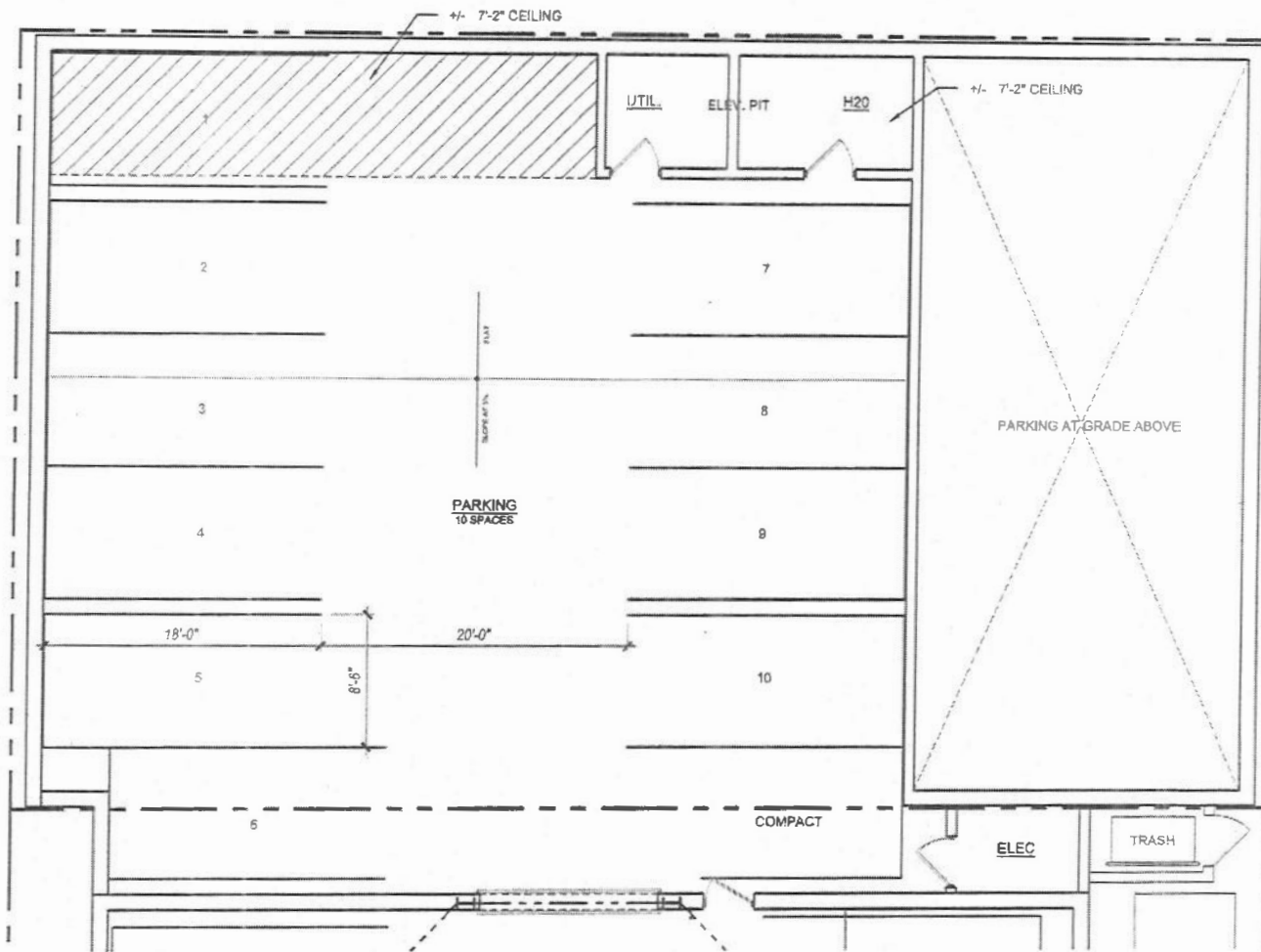
Sub Area A: 14  
Sub Area B: 17  
Sub Area C: 27

## Minimum Bicycle Parking

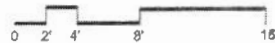
Sub Area A: 4  
Sub Area B: 17  
Sub Area C: 12

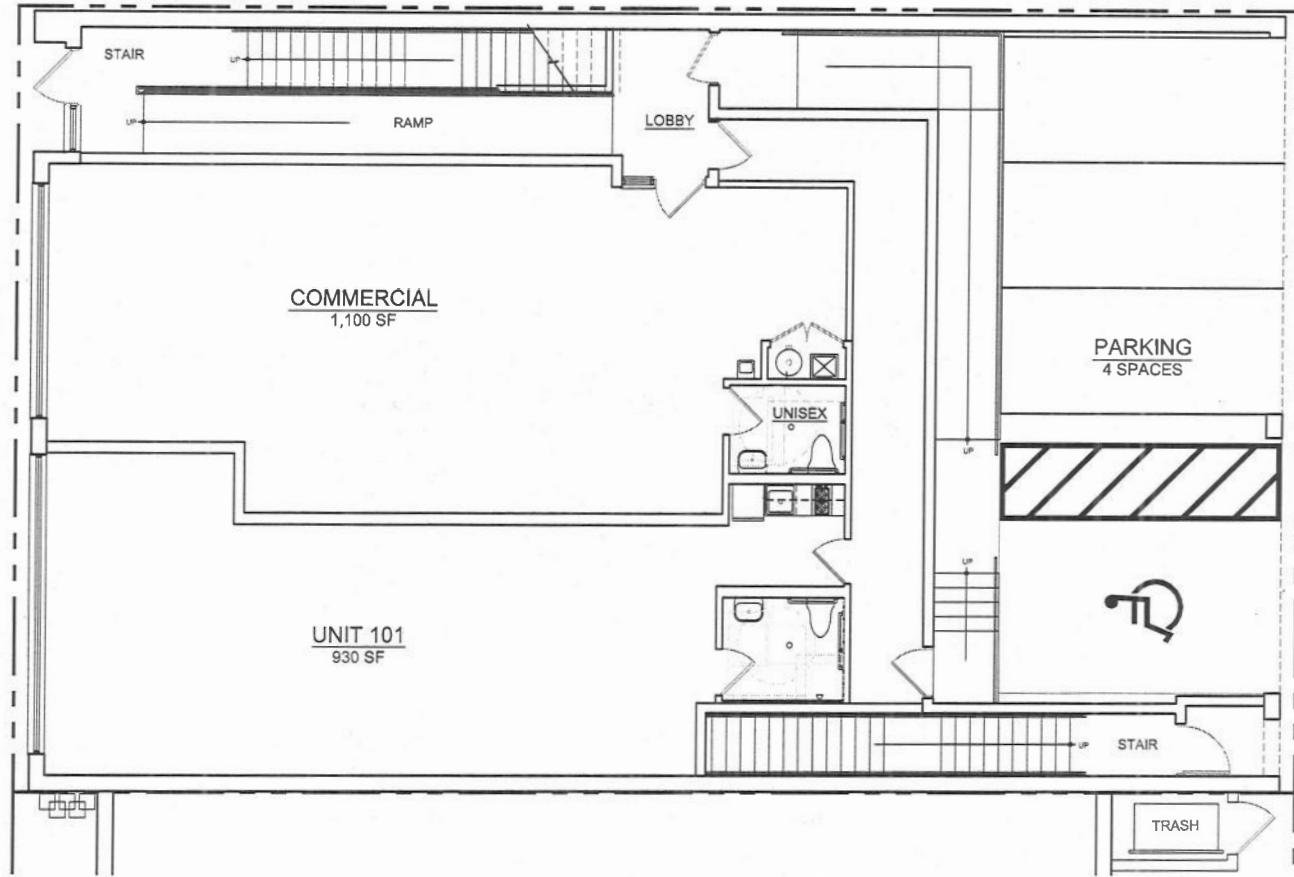
## Minimum Loading Berths:

Sub Area A: 0  
Sub Area B: 0  
Sub Area C: 0



**1 NUSH RESIDENCES (SUBAREA A) - BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"





**1 NUSH RESIDENCES (SUBAREA A) - 1ST FLR PLAN**  
 SCALE: 1/8" = 1'-0"



**ST. BONIFACE**  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

**SPACE**  
 ARCHITECTS - PLANNERS  
1000 N. LAUREL AND CHESTNUT ST. CHICAGO, IL 60610  
 P: 312.987.8800  
 E: INFO@SPACEPLANNERS.COM

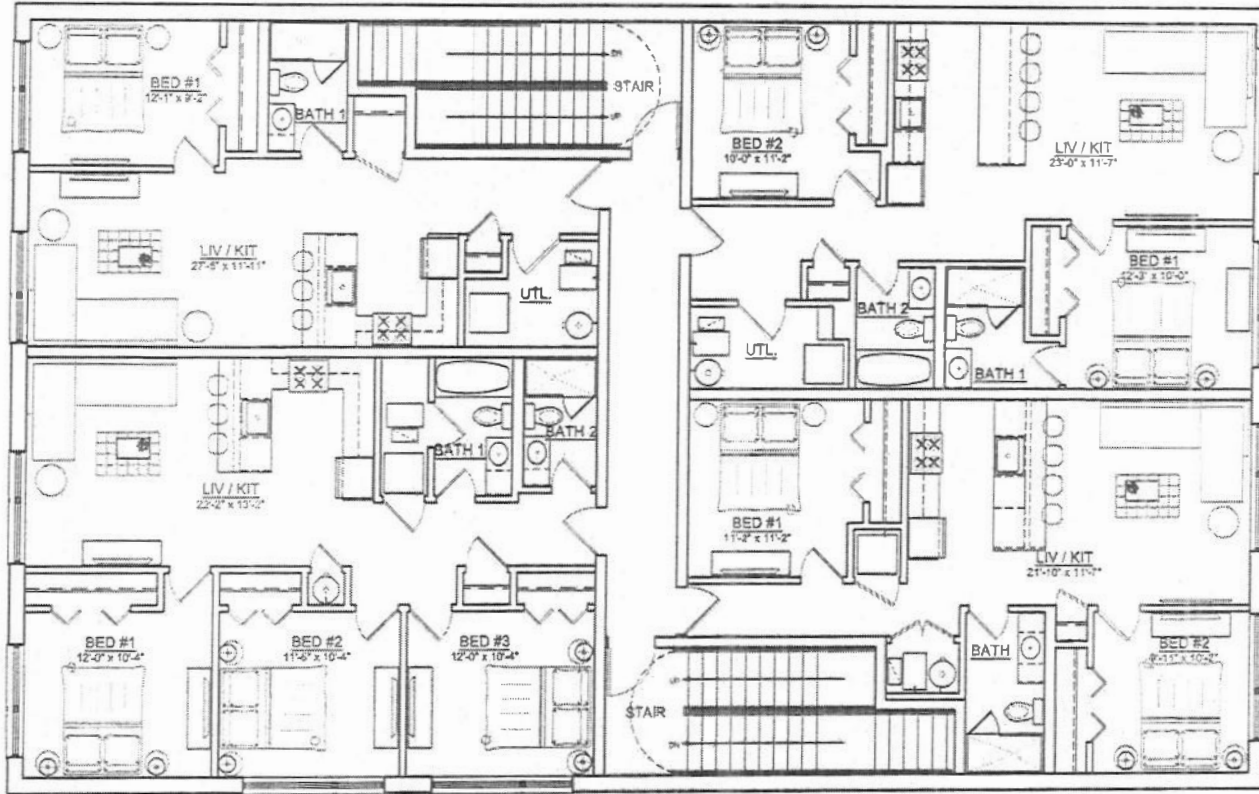
VERSION  
**DPD.4**  
04.08.21

UNIT 201  
694 SF

UNIT 202  
1040 SF

UNIT 203  
914 SF

UNIT 204  
797 SF



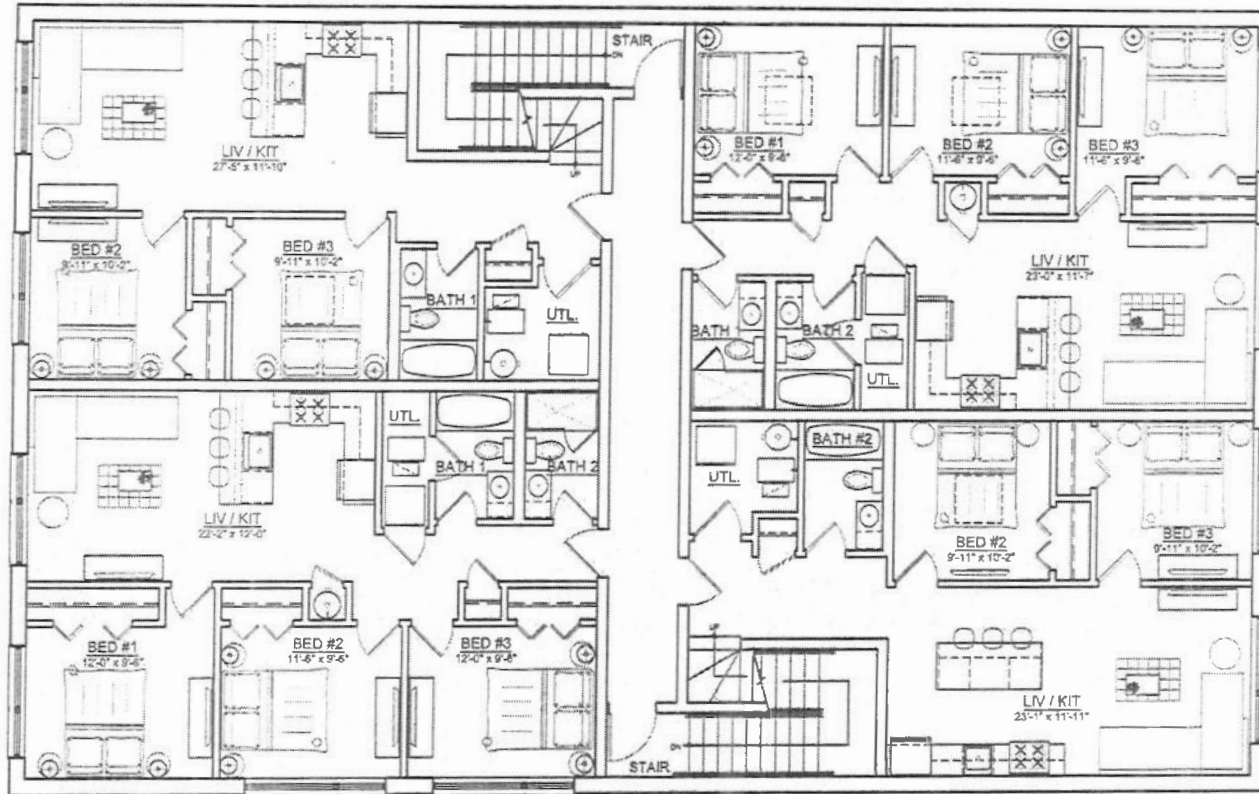
**1 NUSH RESIDENCES (SUBAREA A) - 2ND FLR PLAN**  
 SCALE: 1/8" = 1'-0"



ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

UNIT 301  
1105 SF

UNIT 302  
967 SF

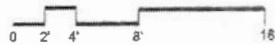


UNIT 303  
954 SF

UNIT 304  
1092 SF

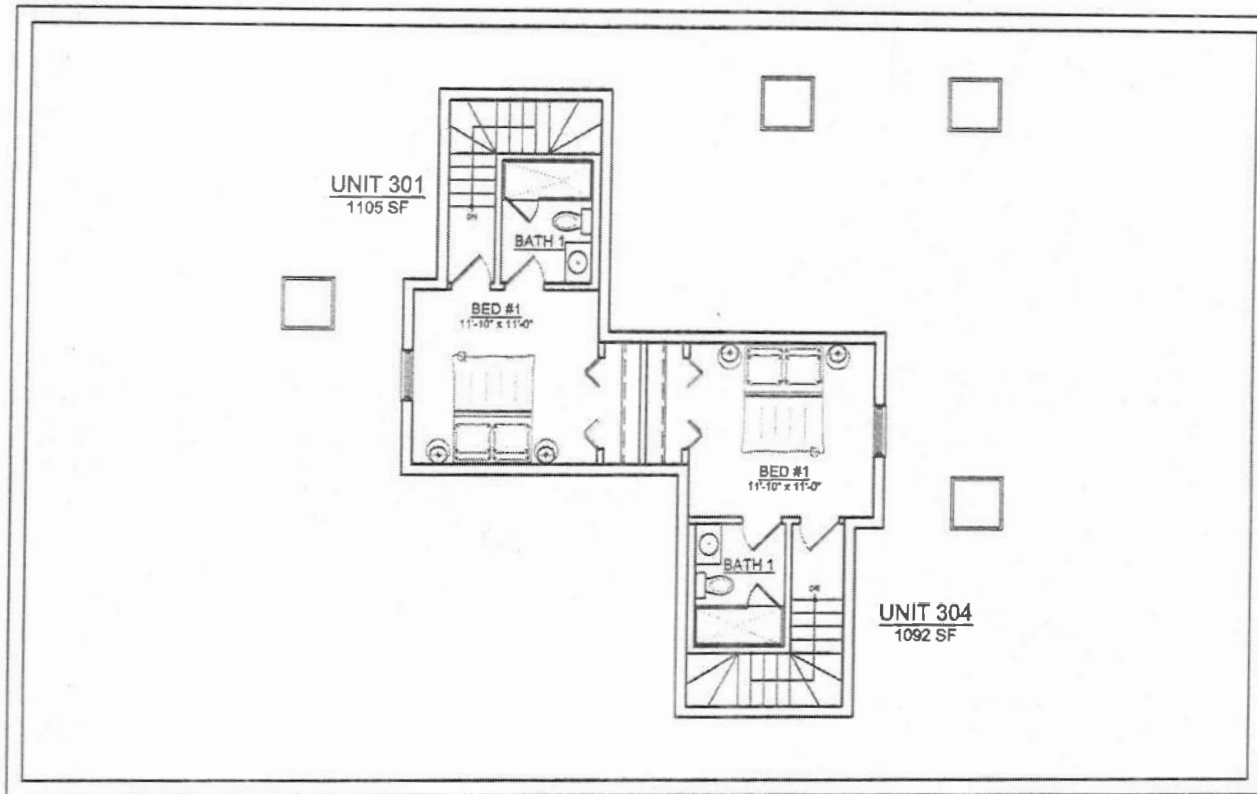
1 NUSH RESIDENCES (SUBAREA A) - 3RD FLR PLAN

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



ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

SPACE  
ARCHITECTS + PLANNERS  
VERSION  
DPD.4  
02.26.2021



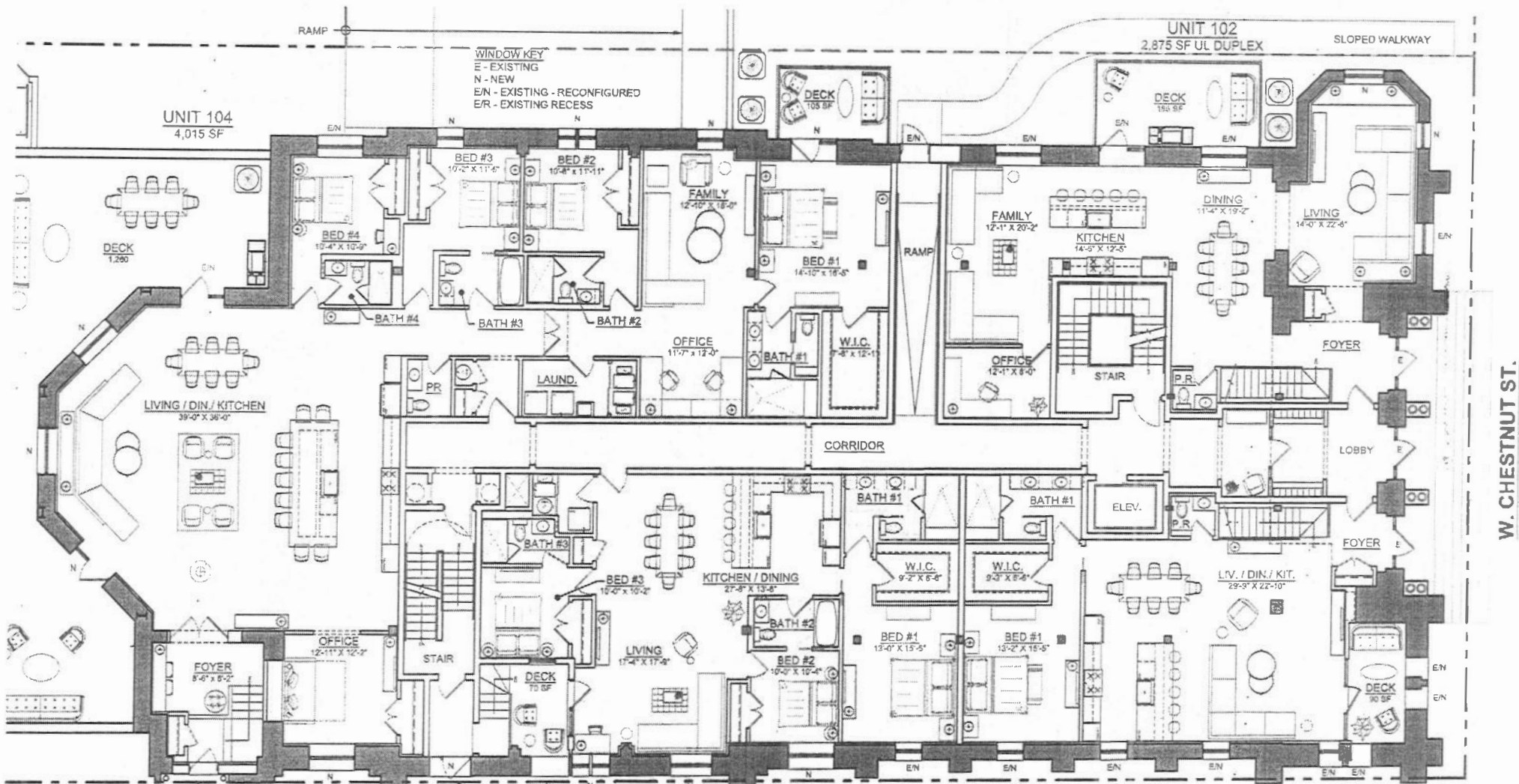
**1 NUSH RESIDENCES (SUBAREA A) - 4TH FLR PLAN**  
 SCALE: 1/8" = 1'-0"



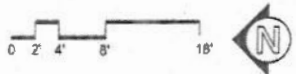
**ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES**  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
 PAPA IANIGRO HERRICK LLP  
 1100 N. LA SALLE ST. CHICAGO, IL 60610  
 TEL: 312.427.1000 FAX: 312.427.1001  
**VERSION**  
**DPD.4**  
 02.26.2021





1 ST. BONIFACE RESIDENCES (SUBAREA B) - 1ST FLR PLAN  
 SCALE: 3/32" = 1'-0"



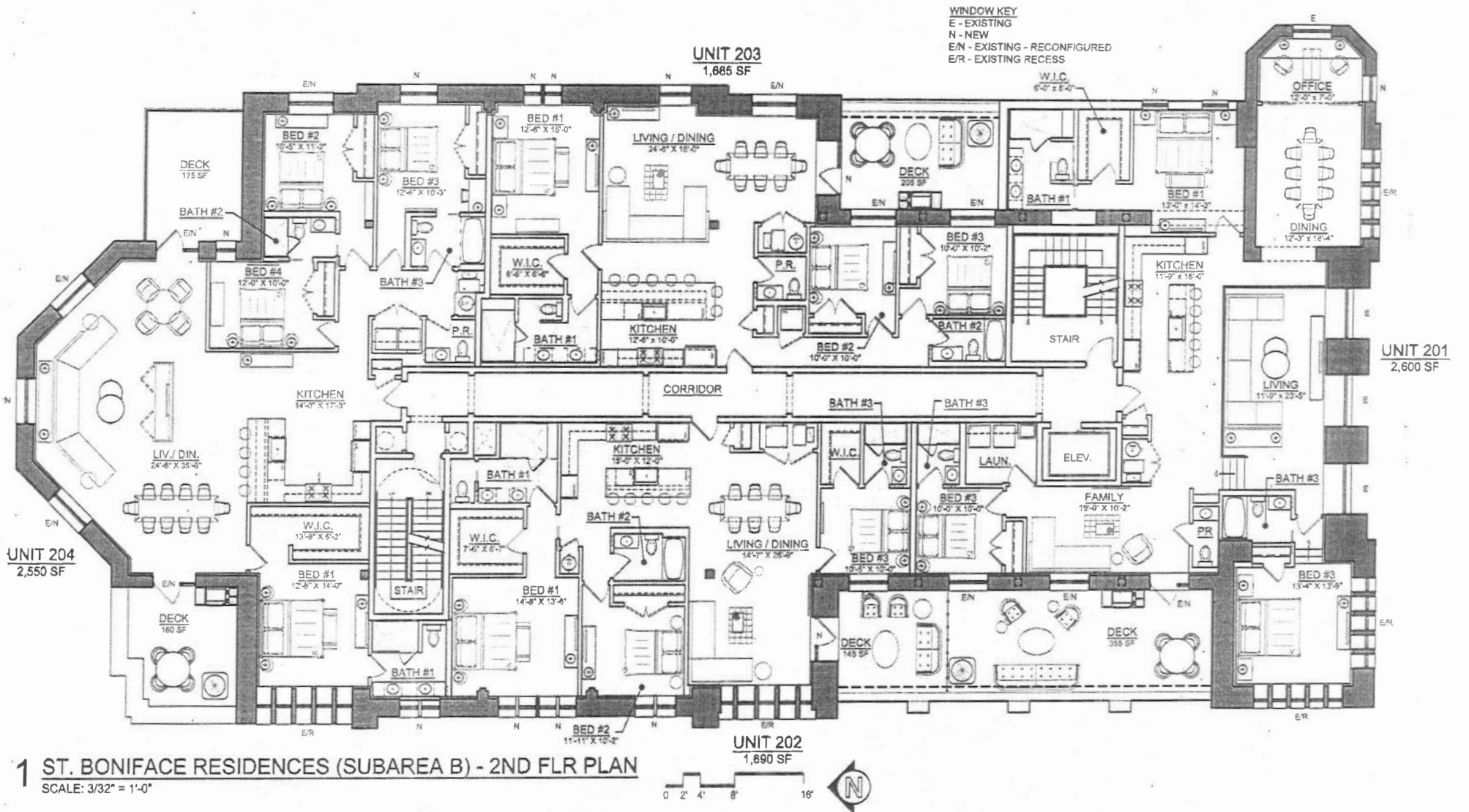
N. NOBLE ST.

UNIT 101  
 2,675 SF UL DUPLEX

W. CHESTNUT ST.

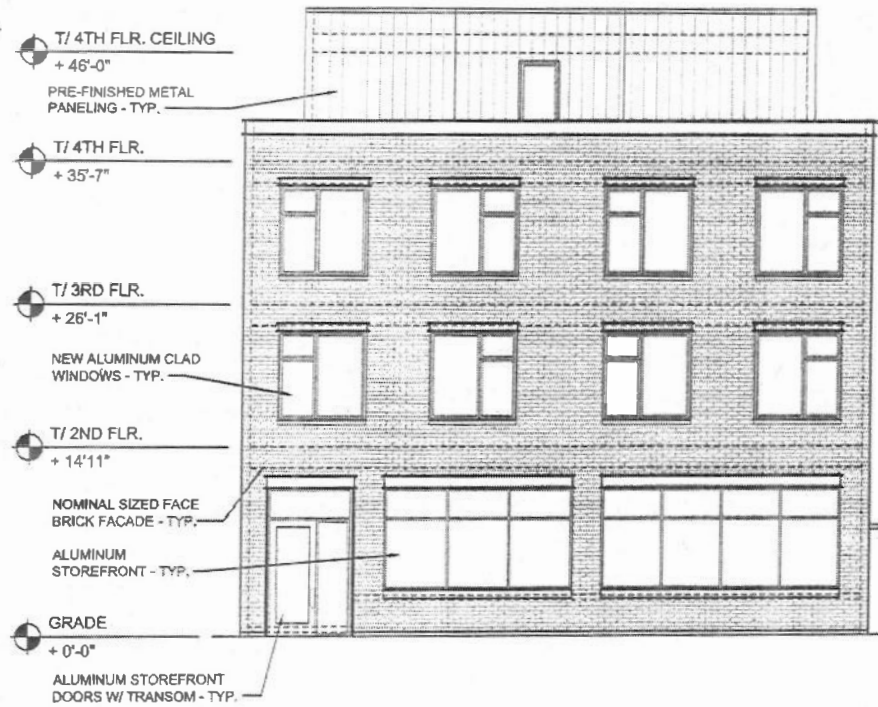
ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

SPACE ARCHITECTS + PLANNERS  
 VERSION **A1.1**  
 03.09.2021



**ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

**SPACE** ARCHITECTS + PLANNERS  
VERSION **A1.2**  
03.09.2021



**1 NOBLE ST. RESIDENCES (SUBAREA A) - WEST ELEVATION**  
 SCALE: 1" = 10'-0"



19464

5/25/2018

REPORTS OF COMMITTEES

78639

~~Reclassification Of Area Shown On Map No. 2-M.  
(Application No. 19574)  
(Common Address: 112 S. Parkside Ave.)~~

[O2018-2293]

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2-M in an area bounded by:

a line 302.4 feet north of and parallel to West Adams Boulevard; South Parkside Avenue; a line 252.4 feet north of and parallel to West Adams Boulevard; and the alley next west of and parallel to South Parkside Avenue,

to those of an RT3.5 Residential Two Flat, Townhouse and Multi-Use District and corresponding use district.

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

Reclassification Of Area Shown On Map No. 3-G.  
(As Amended)  
(Application No. 19464)  
(Common Address: 1340 -- 1358 W. Chestnut St.  
And 901 -- 927 N. Noble St.)

R B P D 1410

[SO2017-8890]

*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 RS3 Residential Single-Unit District symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 218.0 feet north of and parallel to West Chestnut Street; a line 82.0 feet east of and parallel to North Noble Street; a line 128.0 feet north of and parallel to West Chestnut Street; a line 200 feet east of and parallel to North Noble Street; West Chestnut Street; and North Noble Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. Changing all of the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 3-G in the area bounded by:

a line 218.0 feet north of and parallel to West Chestnut Street; a line 82.0 feet east of and parallel to North Noble Street; a line 128.0 feet north of and parallel to West Chestnut Street; a line 200 feet east of and parallel to North Noble Street; West Chestnut Street; and North Noble Street,

to those of a Residential 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. 1410.*

*Planned Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1410 ("Planned Development") consists of approximately 32,980 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, St. Boniface, 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 title holder 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.

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

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

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

4. This plan of development consists of 19 Statements; a Bulk Regulations Table; an Existing Land-Use Map; CDOT approved Site Plan; approved Affordable Housing Profile form; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site/Ground Floor Plan; a Landscape Plan; and Building Elevations prepared by Space Architects and Planners and dated April 19, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This

Planned Development conforms to the intent and purpose of the 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. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Subarea A:

Multi-family residential, office, children's play center, day care, accessory parking; and accessory and related uses;

Subarea B:

Multi-family residential, accessory parking; and accessory and related uses; and

Subarea C:

Multi-family residential, accessory parking; and accessory and related uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 for each of the three subareas as follows:
  - Subarea A: 4,100 square feet;
  - Subarea B: 13,776 square feet; and
  - Subarea C: 15,104 square feet.

9. The development of Subareas A and B shall be completed in the initial phase of the Residential Planned Development. The issuance of a certificate of occupancy for the residential uses in Subareas A and B is contingent upon the completion of the interim landscaping and fencing improvements in Subarea C. as further detailed in the attached exhibits. The further development of Subarea C is subject to site plan approval by the Department of Planning and Development.

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea C, the Applicant, or its successors, assigns or grantees, shall submit a site plan, landscape plan and building elevations for Subarea C for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 10. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. The owner of any subarea may apply for a minor change for that subarea without requiring approval by the owners of the remaining subareas.
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 the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. Due to the city's prior ownership and sale of the Property and subsequent consent to transfer the Property to the Applicant, the Applicant acknowledges and agrees that the Planned Development is subject to the requirements of Section 2-45-115 of the Municipal Code (the "2015 Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Planning and Development ("DPD"), provide the ARO Units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO 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 ARO Units

on-site or off-site ("Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO 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 45 units, only 41 of which are subject to the ARO. The remaining four units are located in a building that the Developer is constructing for and donating to Northwestern University Settlement Association pursuant to a redevelopment agreement to be entered into with the City. These four units will be subject to separate affordability requirements. As a result, the Applicant's affordable housing obligation is four affordable units (10% of 41 rounded down), one of which is a Required Unit (25 percent of four). Applicant has agreed to satisfy its affordable housing obligation by providing four affordable units in an off-site location, as set forth in the Affordable Housing Profile Form attached hereto. The Applicant has requested permission to provide affordable rental units, instead of affordable for-sale units, and the City has agreed to waive the requirement set forth in Section 2-45-115(U)(2) that condominium or other for-sale developments must provide for-sale affordable units. The City has agreed to waive this requirement in recognition of the Developer's obligation to preserve the Character Defining Features of the historic St Boniface Church, as defined in Statement 18 of this P.D. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City. If the Applicant subsequently reduces (or increases) the number of housing units in the project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. As part of the Applicant's Redevelopment Agreement, the Applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the City approval process. First, 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) the Applicant's 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) the applicant's M/WBE and City resident participation goals. Second, 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.

18. The Applicant acknowledges that the Planned Development (P.D.) includes a building commonly known as St. Boniface Church (located in Subarea B of the P.D.) and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicant acknowledges that P.D. should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicant agrees to retain and preserve the character-defining features of the building. The character-defining features are identified as: exterior walls and rooflines. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
19. 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 B2-3 Neighborhood Mixed Use District.

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\* Editors's Note: Numbering sequence error; (i) missing in original document.

[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Proposed Site Plan; Existing Land-Use and Boundary Map; Subarea Map; Proposed Site Plan; First Floor Plan; Streetscapes; Building Section and Building Elevations referred to in these Plan of Development Statements printed on pages 78649 through 78663 of this *Journal*.]

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

*Residential Business Planned Development No. 1410.*

*Bulk Regulations Table.*

Gross Site Area:	32,980 square feet (0.76 acre)
Net Site Area:	32,980 square feet (0.76 acre)
Net Site Area of each Subarea:	
Subarea A:	4,100 square feet
Subarea B:	13,776 square feet
Subarea C:	15,104 square feet
Maximum FAR:	3.0
Subarea A:	1.8
Subarea B:	3.3
Subarea C:	3.0
Minimum Number of Dwelling Units:	
Subarea A:	4
Subarea B:	17

Subarea C: 24

Maximum Building Height:

Subarea A: 28 feet, 0 inches

Subarea B: 121 feet, 0 inches (at existing steeple)

Subarea C: 53 feet, 0 inches

Commercial Space:

Subarea A: 2,000 square feet

Subarea B: 0 square feet

Subarea C: 0 square feet

Minimum Parking Spaces:

Subarea A: 4

Subarea B: 17

Subarea C: 27

Minimum Bicycle Parking:

Subarea A: 4

Subarea B: 17

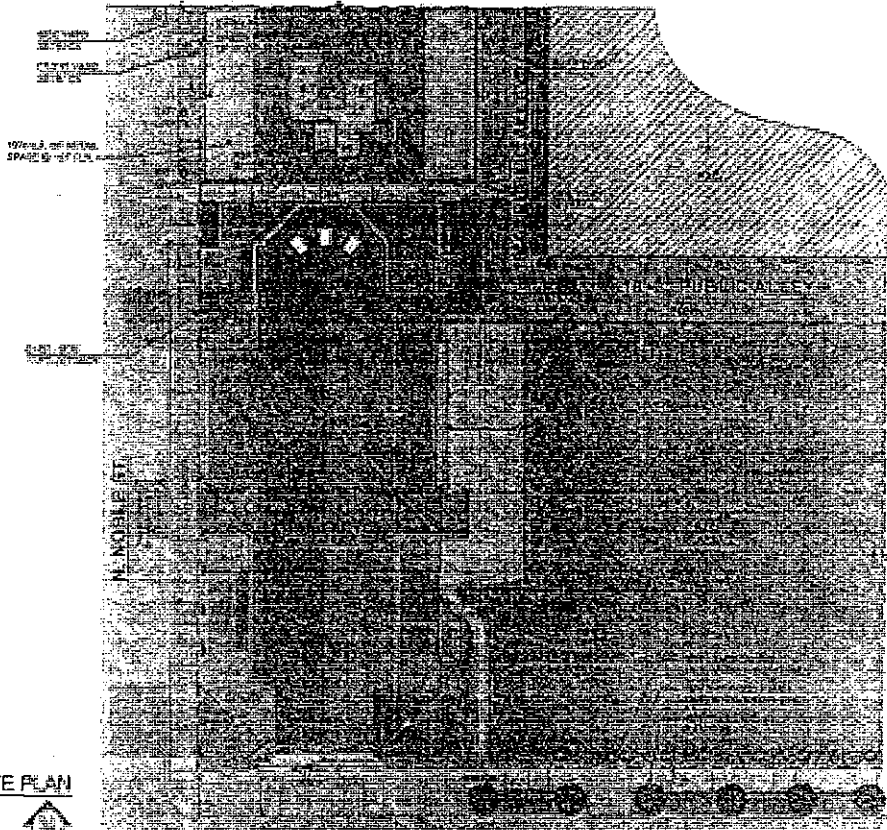
Subarea C: 12

Minimum Loading Berths:

Subarea A: 0

Subarea B: 0

Subarea C: 0



**1 PROPOSED SITE PLAN**  
SCALE: 1" = 25'-0"



**NEW LANDSCAPE SCHEDULE**

Symbol	Description
[Symbol]	[Description]
[Symbol]	[Description]

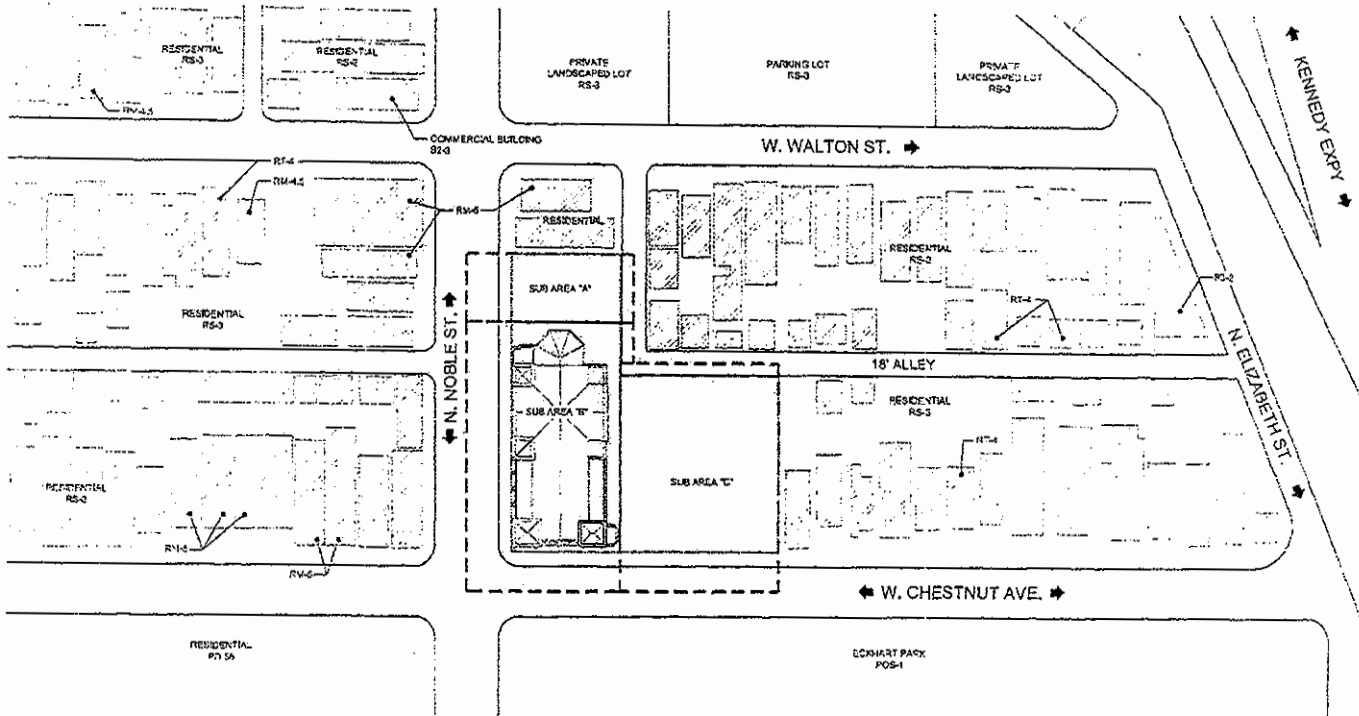


**W. CHESTNUT ST.**

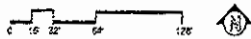
**ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES**  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, IL 60642

SPACE VERSION  
**DPD.3**

DRAWN BY: J. VAN DER BEEK



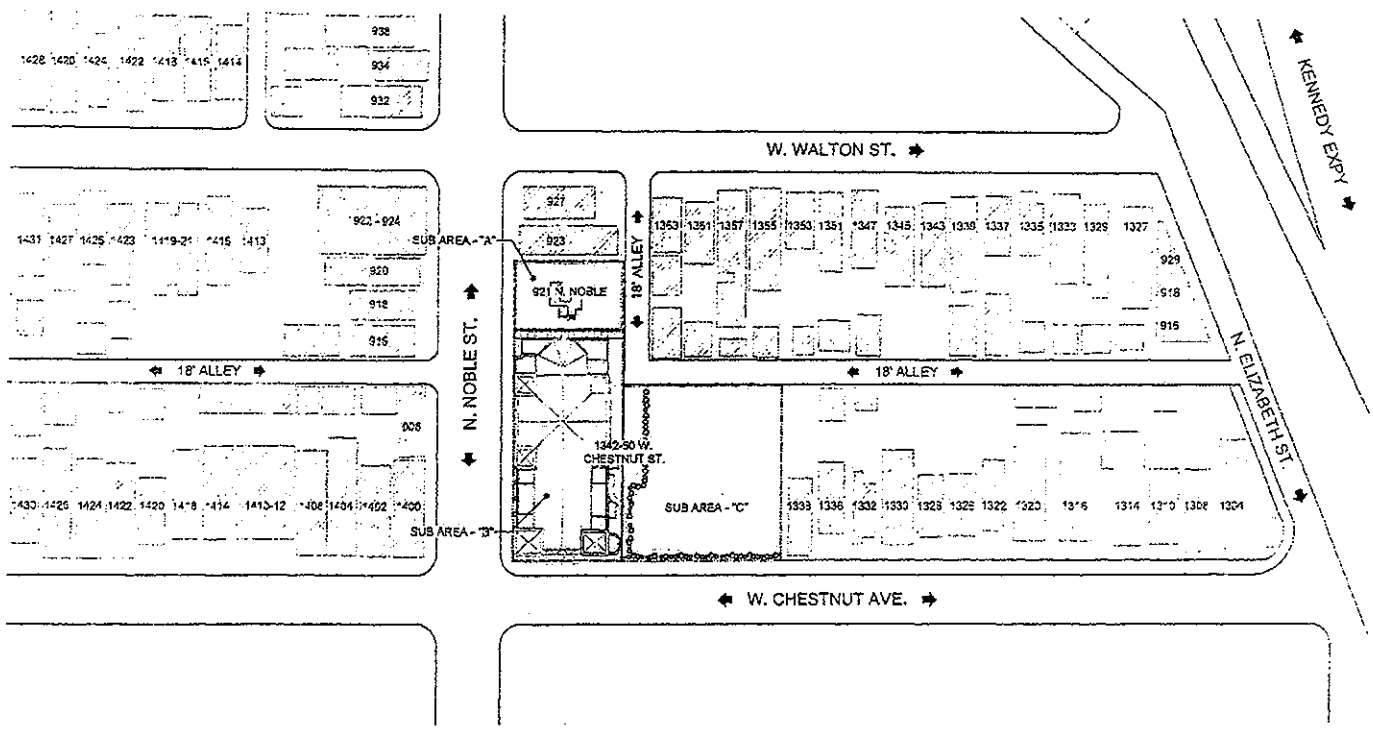
1 EXIST. LAND USE AND P.D. BOUNDARY MAP  
 SCALE: 1/8" = 1'-0"



ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

SPACE VERSION  
 DPD

FINAL FOR PUBLICATION

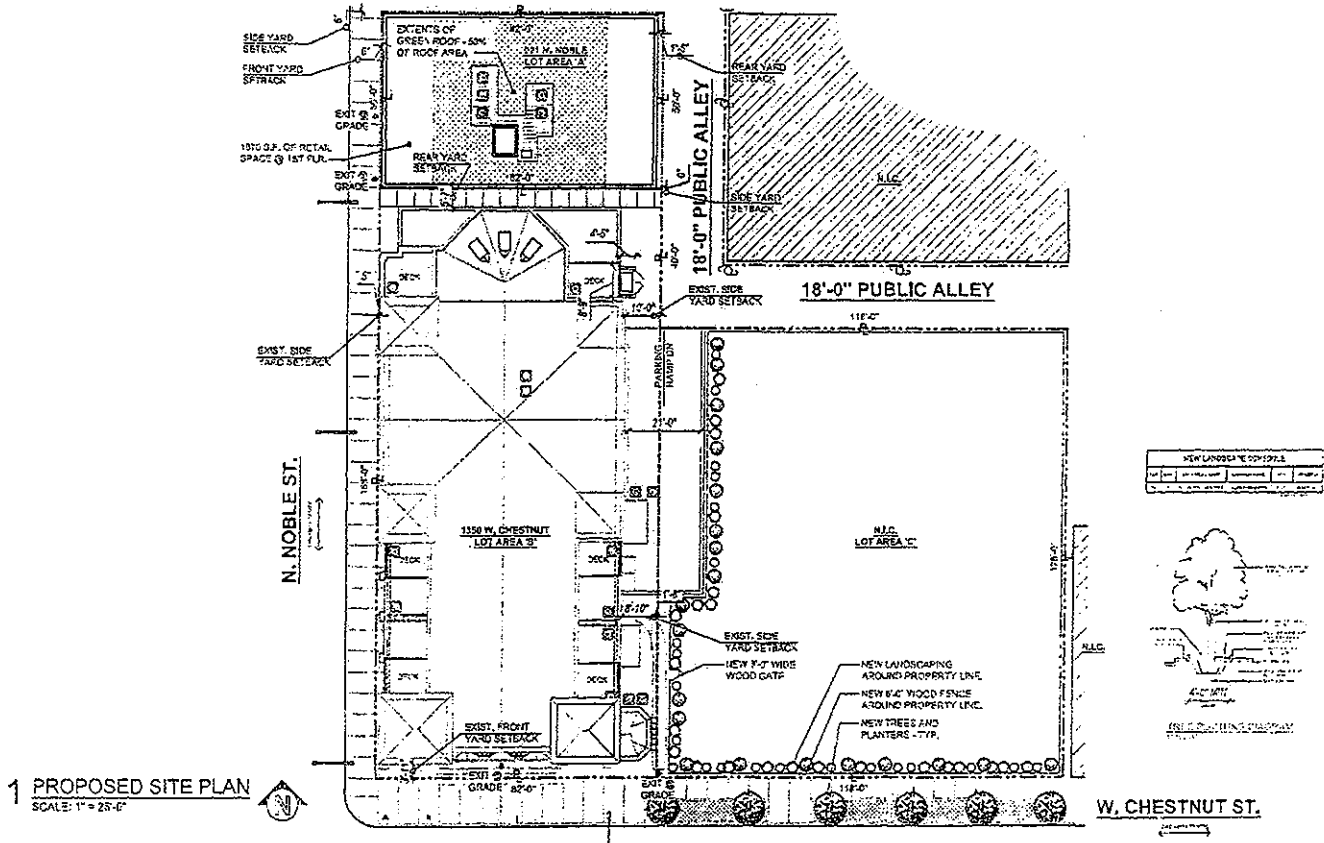


1 SUB AREA MAP  
 SCALE: 1/8" = 1'-0"  
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ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

SPACE  
 VERSION  
 DPD  
 FINAL FOR PERMIT APPLICATION



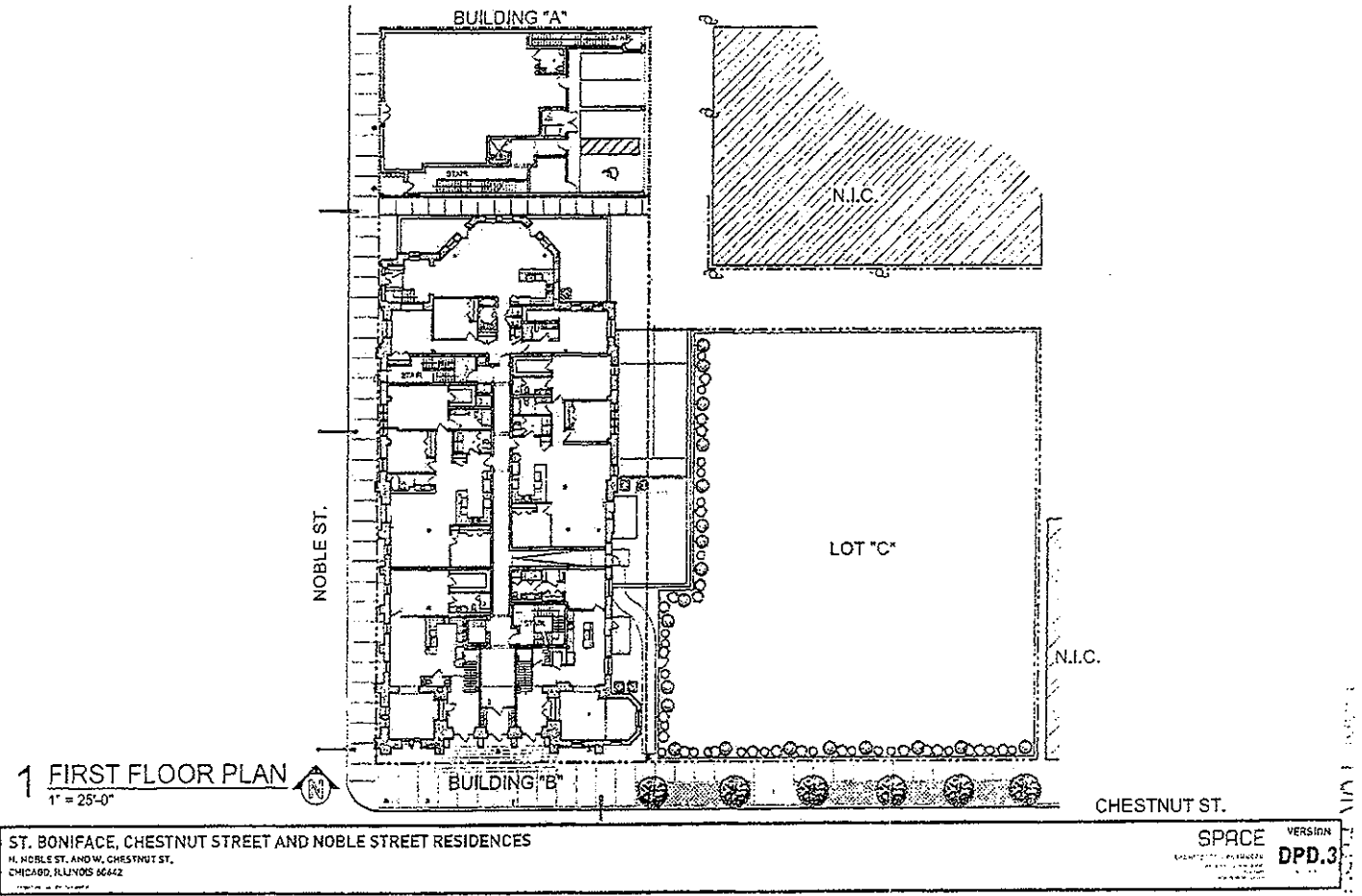


1 PROPOSED SITE PLAN  
SCALE: 1" = 25'-0"

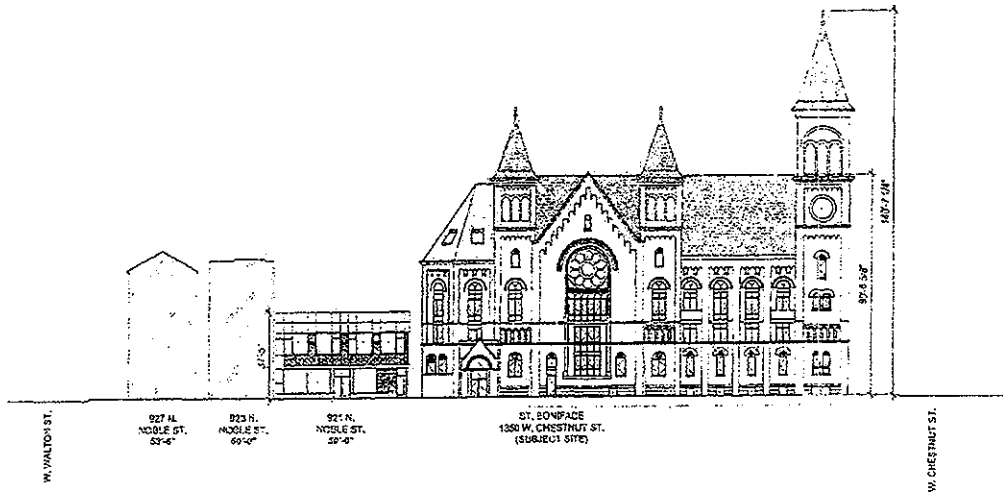
ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, IL 60642

SPACE VERSION 1.0  
 DP03

FOR INFORMATION





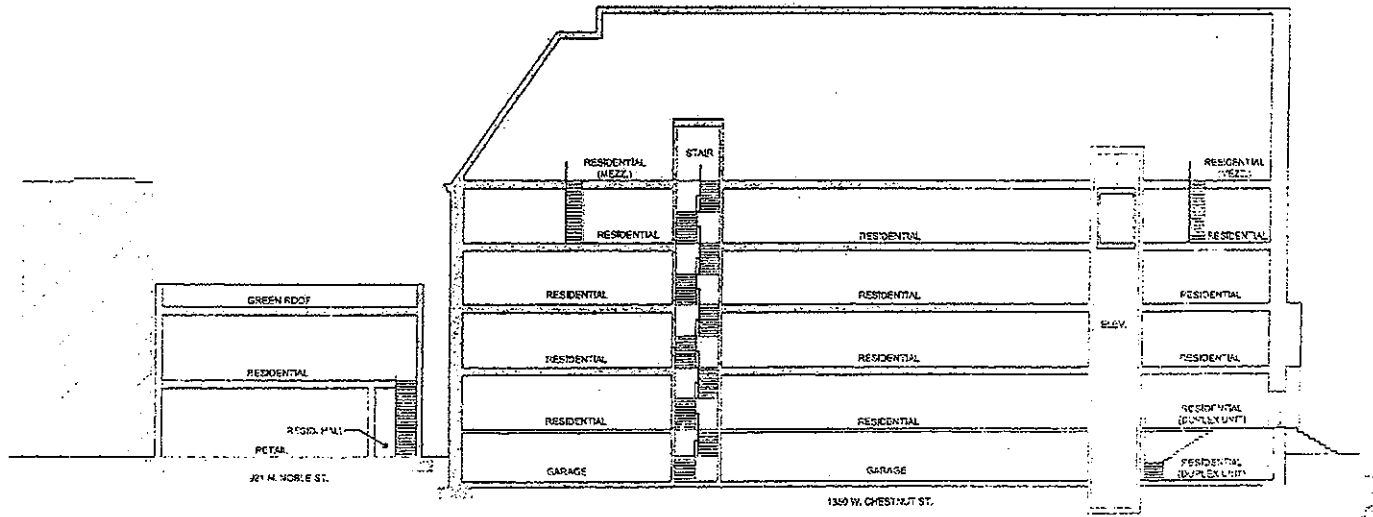


1 N. NOBLE ST. STREETScape  
SCALE: 1/32" = 1'-0"

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

SPACE  
VERSION  
DATE

WALTON ST. INTERSECTION

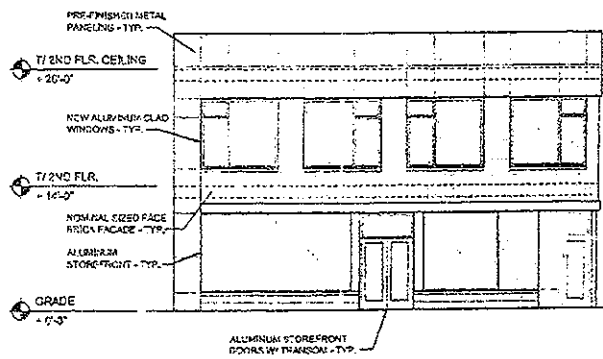


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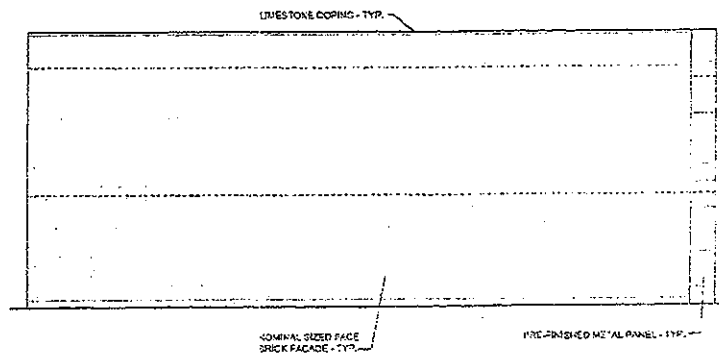
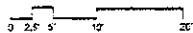
ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

SPACE VERSION  
 DPD.3

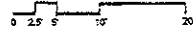
FOR INFORMATION



1 NOBLE ST. RESIDENCES (SUBAREA A) - WEST ELEVATION  
SCALE: 1" = 10'-0"



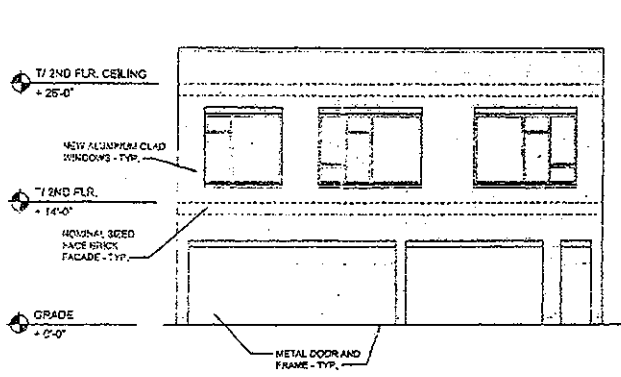
2 NOBLE ST. RESIDENCES (SUBAREA A) - NORTH ELEVATION  
SCALE: 1" = 10'-0"



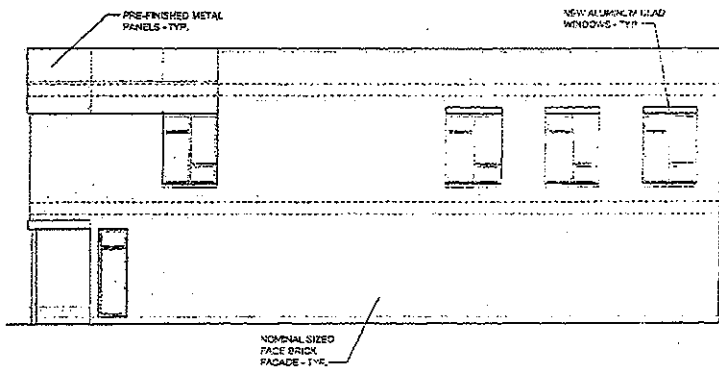
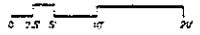
ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

SPACE VERSION  
 DPD.3

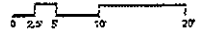
COURTESY OF SPACE



1 NOBLE ST. RESIDENCES (SUBAREA A) - EAST ELEVATION  
SCALE: 1" = 10'-0"

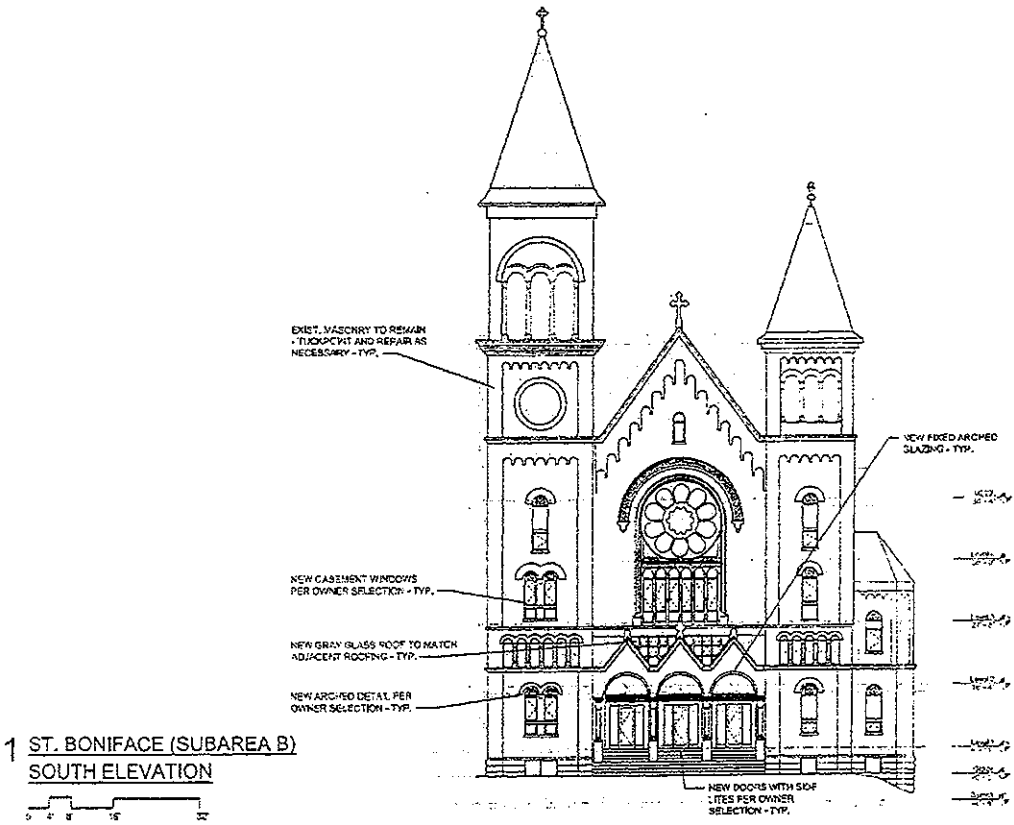


2 NOBLE ST. RESIDENCES (SUBAREA A) - SOUTH ELEVATION  
SCALE: 1" = 10'-0"



ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 N. NOBLE ST. AND W. CHESTNUT ST.,  
 CHICAGO, ILLINOIS 60642

SPACE VERSION  
 ASSUMED - UNLESS NOTED OTHERWISE  
 DPD.3



1 ST. BONIFACE (SUBAREA B)  
SOUTH ELEVATION

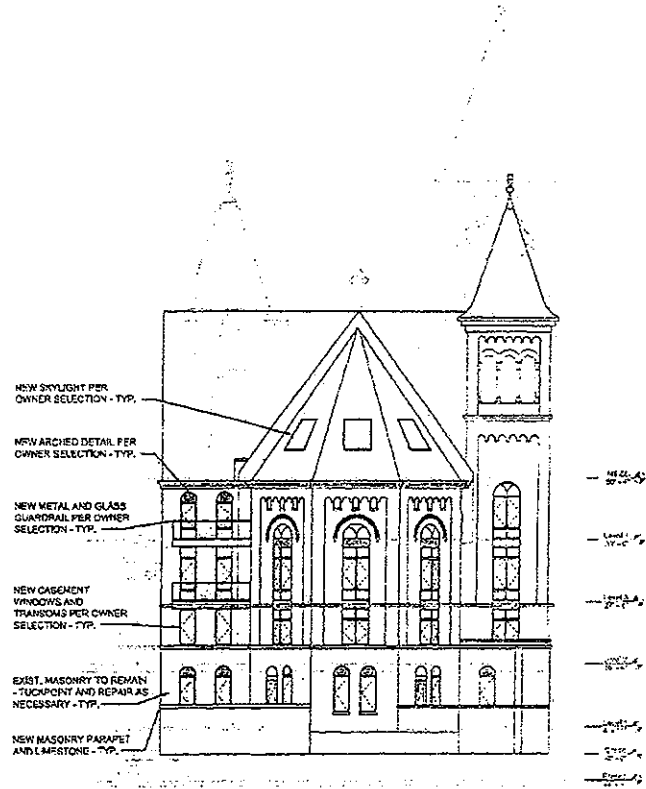
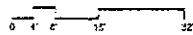
ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RES'DENCES  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

SPACE  
DPD

VERSION  
2.0  
FINAL FOR PRESENTATION

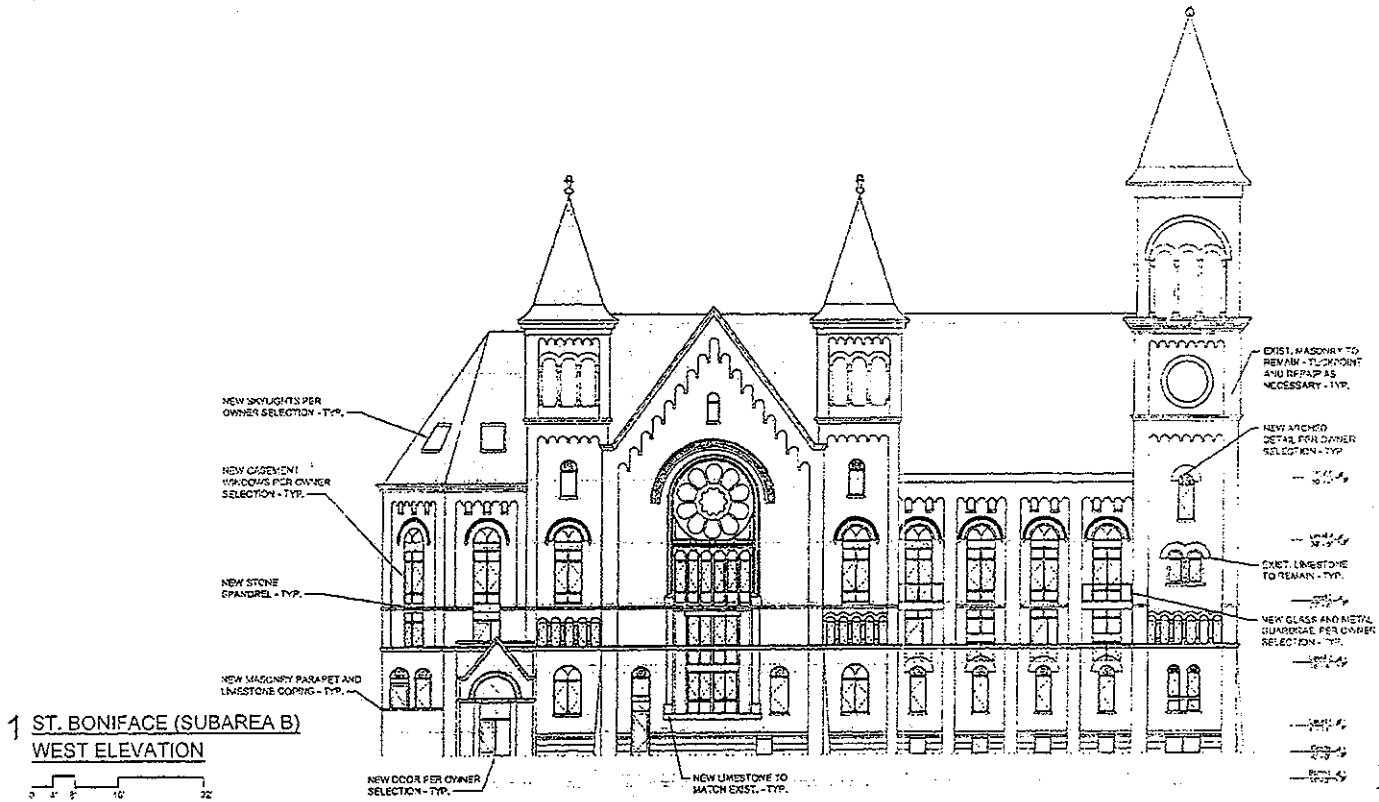
FINAL FOR PUBLICATION

1 ST. BONIFACE (SUBAREA B)  
NORTH ELEVATION



ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
N. NOBLE ST. AND W. CHESTNUT ST.,  
CHICAGO, ILLINOIS 60642

SPACE VERSION  
DPD

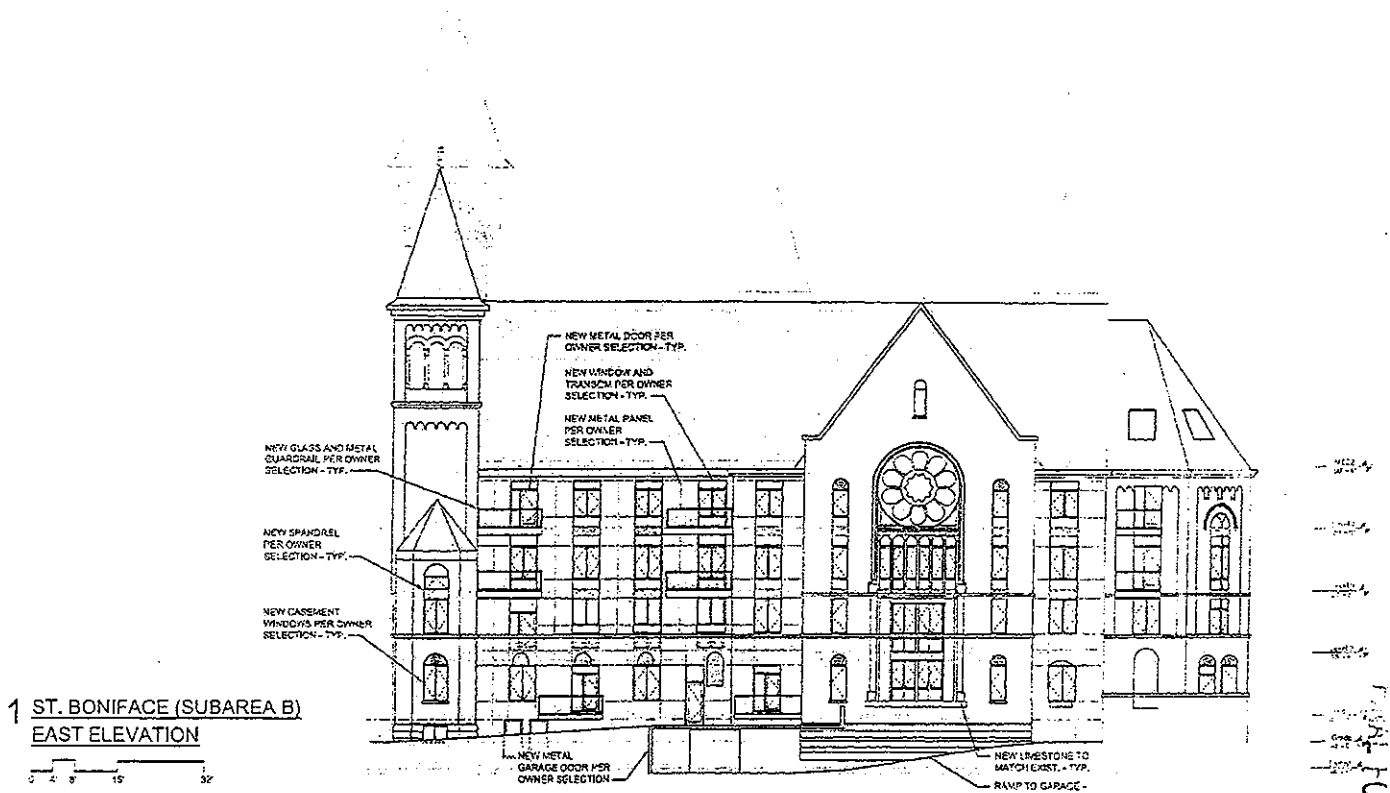


1 ST. BONIFACE (SUBAREA B)  
WEST ELEVATION

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
 4 NOBLE ST. AND W. CHESTNUT ST.  
 CHICAGO, ILLINOIS 60642

SPACE VERSION  
 DPD.3

COMMUNICATION



1 ST. BONIFACE (SUBAREA B)  
EAST ELEVATION

ST. BONIFACE, CHESTNUT STREET AND NOBLE STREET RESIDENCES  
N. NOBLE ST. AND W. CHESTNUT ST.  
CHICAGO, ILLINOIS 60642

SPACE VERSION  
DPD

FOR INFORMATION