

# PD 1420

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*Reclassification Of Area Shown On Map No. 5-H.* *R B P D 1420, 09*  
(As Amended)

(Application Number: 22673)

(Common Address: 1653 -- 1739 W. Webster Ave. And 2075 -- 2189 N. Elston Ave.)

[SO2025-0015360]

*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 the Residential-Business Planned Development Number 1420, as amended, symbols and indications as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; the Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to those of Residential-Business Planned Development Number 1420, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Residential-Business Planned Development No. 1420, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1420 ("Planned Development") consists of approximately 182,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The amendment to this Planned Development only affects Subarea A which is owned or controlled by the Applicant, LMV II Triangle Square Holding, L.P.
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 Planned Development.

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of 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. Per standard procedure if the timing of any other COOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston. Additionally, the existing traffic signal on Elston at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The applicant shall coordinate with COOT to jointly request Union Pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 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 seventeen (17) Statements and a Bulk Regulations Table. This amendment makes no changes to existing zoning map, Planned Development Boundaries, site plan, landscape plan, the subareas nor to any of the building elevations. Therefore, this amendment incorporates by reference the Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Subarea Diagram; and the following plans for Subarea C: Site Plan; Landscape Plan; Ground Floor Plan; Second Floor Plan; 3<sup>rd</sup> through 7<sup>th</sup> Floor Plan; Building Elevations (North, South, East and West); Condominiums (Subarea C) Exterior Facade Detail Section prepared by The Lamar Johnson collaborative and dated November 19, 2020 (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 25598 -- 25612 dated December 16, 2020); Landscape Details; Roof Plan; Typical Green Roof Detail; North Elevation; Southwest Elevation; East Elevation; Site Section; Apartments (Subarea A) Exterior Facade Detail Section (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 84956 -- 84963) and 2015 ARO Affordable Housing Profile Form (*Journal of the Proceedings of the City Council of the City of Chicago* pages 84947 -- 84949) dated September 20, 2018 are incorporated by reference. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and

purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development:

Subarea A: Multi-unit (three plus units) residential; cultural exhibits and libraries; day care (subject to site plan approval); postal service; animal services -- sales and grooming and veterinary (but excluding shelters/boarding kennels and stables); business equipment sales and service; restaurants general and limited, liquor sales as an accessory use, outdoor patio rooftop and grade level; financial services; food and beverage retail sales with packaged goods and liquor sales as an accessory use; medical service; office; personal service (but excluding massage establishment); dry cleaning drop-off or pick-up without on-premise plant; retail sales, general; sports and recreation, participant -- indoor and children's play center; and accessory parking, of which 25 percent of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea B: Office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

Subarea C: Multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25 percent of the required residential parking (maximum 18 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea D: Setback required for potential proposed infrastructure improvements.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of

FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.

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 13-32-085, or any other provision of the Municipal Code of Chicago.
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 new 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 newly constructed 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 new improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the

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

16. The Applicant of the December 16, 2020, Planned Development amendment, acknowledges and agrees that the September 20, 2018, rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (P.D.), triggered the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO) which is still applicable to this amendment. Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable

units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 370 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10 percent of 370), 9 of which are Required Units (25 percent of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the P.D. and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the 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 16, 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.

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 1420 dated December 16, 2020.

[Exhibit "A" -- Affordable Housing Profile Form  
referred to in this Plan of Development  
Statements unavailable at  
time of printing.]

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



FINAL FOR PUBLICATION

FAR by Subarea (1):

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	88 feet
Subarea a	0

Maximum Number of Residential Units:

Subarea A:	298
Subarea B:	0
Subarea C:	72
Subarea D:	0

Maximum Accessory Parking Spaces:

	343 car spaces
Subarea A:	260
Subarea B:	11
Subarea C:	72
Subarea D:	0

(1) The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request

**FINAL FOR PUBLICATION**

<b>Minimum Bike Parking Spaces:</b>	<b>231 bike spaces</b>
Subarea A:	159
Subarea B:	0
Subarea C:	72
Subarea D:	0
<b>Minimum Off-Street Loading Spaces:</b>	<b>5</b>
Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0
<b>Minimum Setbacks:</b>	
Subarea A:	<b>Per Plans</b>
Subarea B:	<b>Per Plans</b>
Subarea C:	<b>Per Plans</b>
Subarea D:	<b>Per Plans</b>

*Reclassification Of Area Shown On Map No. 5-H.*

(As Amended)

(Application No. 22154)

(Common Address: 1653 -- 1739 W. Webster Ave. And 2705 -- 2189 N. Elston Ave.)

[O2023-1505/SO2023-0001881]

*RBPD 1420,90*

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all Residential-Business Planned Development Number 1420 symbols and designations as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; the Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to the designation of Residential-Business Planned Development Number 1420, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 1420, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1420 ("Planned Development") consists of approximately 182,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The amendment to this Planned Development only affects Subarea A which is owned or controlled by the LMV II Triangle Square Holding, L.P., who has provided a confirmation of authority to the Applicant, Fromm 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 Planned Development.

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

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation. Per standard procedure if the timing of any other CDOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston. Additionally, the existing traffic signal on Elston at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The applicant shall coordinate with CDOT to jointly request Union Pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 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 seventeen (17) Statements and a Bulk Regulations Table. This amendment makes no changes to existing zoning map, Planned Development Boundaries, site plan, landscape plan, the subareas nor to any of the building elevations. Therefore, this amendment incorporates by reference the Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Subarea Diagram; and the following plans for Subarea C: Site Plan; Landscape Plan; Ground Floor Plan; Second Floor Plan; 3<sup>rd</sup> through 7<sup>th</sup> Floor Plan; Building Elevations (North, South, East and West); Condominiums (Subarea C) Exterior Facade Detail Section prepared by The Lamar Johnson collaborative and dated November 19, 2020 (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 25598 -- 25612 dated December 16, 2020). Landscape Details; Roof Plan; Typical Green Roof Detail; North Elevation; Southwest Elevation; East Elevation; Site Section; Apartments (Subarea A) Exterior Facade Detail Section (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 84956 -- 84963) and 2015 ARO Affordable Housing Profile Form (*Journal of the Proceedings of the City Council of the City of Chicago*

pages 84947 -- 84949) dated September 20, 2018 are incorporated by reference. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A:

Multi-unit (three plus units) residential, retail sales general, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, sports and recreation, participant -- indoor, "animal services (excluding shelters/boarding kennels or veterinary services)", and accessory parking, of which 25 percent of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea B:

Office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

Subarea C:

Multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25 percent of the required residential parking (maximum 18 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea D:

Setback required for potential proposed infrastructure improvements.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.
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 13-32-085, or any other provision of the Municipal Code of Chicago.
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 new 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 newly constructed 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 new improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant of the December 16, 2020, Planned Development amendment, acknowledges and agrees that the September 20, 2018 rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (P.D.), triggered the

requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO) which is still applicable to this amendment. Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 370 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10 percent of 370), 9 of which are Required Units (25 percent of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the P.D. and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the 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 16, 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.

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 1420 dated December 16, 2020.

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

*Residential-Business Planned Development No. 1420, As Amended.**Bulk Regulations And Data Table.***FINAL FOR  
PUBLICATION**

Net Site Area:	182,024 square feet (4.18 acres)
Gross Site Area:	236,088 square feet (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area:	546,072 square feet

## Net Site Areas by Subarea:

Subarea A:	120,812 square feet
Subarea B:	19,826 square feet
Subarea C:	32,722 square feet
Subarea D:	8,344 square feet

## FAR Building Areas by Subarea (1):

Subarea A:	380,500 square feet
Subarea B:	24,000 square feet
Subarea C:	141,572 square feet
Subarea D:	0 square feet

(1) The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

## FINAL FOR PUBLICATION

### FAR by Subarea (1):

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

### Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea a	0

### Maximum Number of Residential Units:

Subarea A:	298
Subarea B:	0
Subarea C:	72
Subarea D:	0

### Maximum Accessory Parking Spaces:

	343 car spaces
Subarea A:	260
Subarea B:	11
Subarea C:	72
Subarea D:	0

(1) The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

**FINAL FOR  
PUBLICATION**

<b>Minimum Bike Parking Spaces:</b>	<b>231 bike spaces</b>
Subarea A:	159
Subarea B:	0
Subarea C:	72
Subarea D:	0
<b>Minimum Off-Street Loading Spaces:</b>	<b>5</b>
Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0
<b>Minimum Setbacks:</b>	
Subarea A:	Per Plans
Subarea B:	Per Plans
Subarea C:	Per Plans
Subarea D:	Per Plans

2/23/2022

REPORTS OF COMMITTEES

20909

45147

*Reclassification Of Area Shown On Map No. 5-H.*  
(As Amended)  
(Application No. 20909)

*RBPD 1420,99*

(Common Address: 1653 -- 1739 W. Webster Ave. And 2075 -- 2189 N. Elston Ave.)

[SO2022-275]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all Residential Business Planned Development Number 1420 symbols and designations as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to the designation of Residential-Business Planned Development Number 1420, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 1420, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1420 ("Planned Development") consists of approximately 182,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The amendment to this Planned Development only affects Subarea A, which is owned or controlled by the LMV II Triangle Square Holding L.P., who has provided a confirmation of authority to the Applicant, Lionsmane 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.

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 Planned Development.

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

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the

Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation. Per standard procedure if the timing of any other CDOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston Avenue. Additionally, the existing traffic signal on Elston Avenue at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The Applicant shall coordinate with CDOT to jointly request Union Pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 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 seventeen (17) Statements and a Bulk Regulations Table. This amendment makes no changes to existing zoning map, Planned Development Boundaries, site plan, landscape plan, the subareas nor to any of the building elevations. Therefore this amendment incorporates by reference the Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Subarea Diagram; and the following plans for Subarea C: Site Plan; Landscape Plan; Ground Floor Plan; Second Floor Plan; 3<sup>rd</sup> through 7<sup>th</sup> Floor Plans; Building Elevations (North, South, East and West); Condominiums (Subarea C) Exterior Facade Detail Section prepared by The Lamar Johnson Collaborative and dated November 19, 2020 (*Journal of the Proceedings of the City Council of the City of Chicago* pages 25598 -- 25612) dated December 16, 2020. Landscape Details; Roof Plan; Typical Green Roof Detail; North Elevation; Southwest Elevation; East Elevation; Site Section; Apartments (Subarea A) Exterior Facade Detail Section (*Journal of the Proceedings of the City Council of the City of Chicago* pages 84956 -- 84963) and 2015 ARO Affordable Housing Profile Form (*Journal of the Proceedings of the City Council of the City of Chicago* pages 84947 -- 84949) dated September 20, 2018, are incorporated by reference. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of

the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A:

Multi-unit (three plus units) residential, retail sales general, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, sports and recreation, participant -- indoor, and accessory parking, of which 25 percent of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea B:

Office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

Subarea C:

Multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25 percent of the required residential parking (maximum 18 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea D:

Setback required for potential proposed infrastructure improvements.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.
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 13-32-085, or any other provision of the Municipal Code of Chicago.
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 new 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 newly constructed 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 new improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant of the December 16, 2020 Planned Development amendment, acknowledges and agrees that the September 20, 2018 rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (P.D.), triggered the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO) which is still applicable to this amendment. Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved

off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 370 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10 percent of 370), 9 of which are Required Units (25 percent of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the P.D. and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the 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 16, 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.

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 1420 dated December 16, 2020.

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

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

*Residential-Business Planned Development No. 1420, As Amended.**Bulk Regulations And Data Table.*

Net Site Area:	182,024 square feet (4.18 acres)
Gross Site Area:	236,088 square feet (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area:	543,072 square feet
Net Site Areas by Subarea:	
Subarea A:	120,812 square feet
Subarea B:	19,826 square feet
Subarea C:	32,722 square feet
Subarea D:	8,344 square feet
FAR Building Areas by Subarea <sup>(1)</sup> :	
Subarea A:	380,500 square feet
Subarea B:	24,000 square feet
Subarea C:	141,572 square feet
Subarea D:	0 square feet

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<sup>(1)</sup> The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

FAR by Subarea<sup>(1)</sup>:

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

## Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0 feet

Maximum Number of Residential  
Units:

Subarea A:	298
Subarea B:	0
Subarea C:	72
Subarea D:	0

Maximum Accessory Parking  
Spaces:

	343 car spaces
Subarea A:	260
Subarea B:	11
Subarea C:	72
Subarea D:	0

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<sup>(1)</sup> The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

**Minimum Bike Parking**

Spaces: 231 bike spaces

Subarea A: 159

Subarea B: 0

Subarea C: 72

Subarea D: 0

**Minimum Off-Street Loading**

Spaces: 5

Subarea A: 4

Subarea B: 0

Subarea C: 1

Subarea D: 0

**Minimum Setbacks:**

Subarea A: Per plans

Subarea B: Per plans

Subarea C: Per plans

Subarea D: Per plans

20516

*Reclassification Of Area Shown On Map No. 5-H.*  
(As Amended)  
(Application No. 20516)  
(Common Address: 1653 -- 1739 W. Webster Ave.  
And 2075 -- 2189 N. Elston Ave.)

RBPD 1420, 99

[SO2020-4797]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential Business Planned Development Number 1420 symbols and designations as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to the designation of Residential-Business Planned Development Number 1420, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 1420, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1420 ("Planned Development") consists of approximately 182,024 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The amendment to this Planned Development only affects Subarea C which is owned or controlled by the Applicant, Triangle Square Condominium 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 Planned Development.

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

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation. Per standard procedure if the timing of any other CDOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston Avenue. Additionally, the existing traffic signal on Elston Avenue at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The Applicant shall coordinate with CDOT to jointly request Union Pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Subarea Diagram; and the following plans for Subarea C: Site Plan; Landscape Plan; Ground Floor Plan; Second Floor Plan; 3<sup>rd</sup> through 7<sup>th</sup> Floor Plans; Building Elevations (North, South, East and West); Condominiums (Subarea C) Exterior Facade Detail Section prepared by The Lamar Johnson collaborative and dated November 19, 2020, submitted herein. Landscape Details; Roof Plan; Typical Green Roof Detail; North Elevation; Southwest Elevation; East Elevation; Site Section; Apartments (Subarea A) Exterior Facade Detail Section (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 84956 -- 84963) and 2015 ARO Affordable Housing Profile Form (*Journal of the Proceedings of the City Council of the City of Chicago*, pages 84947 -- 84949) dated September 20, 2018 are incorporated by reference. Full-sized copies of the Site Plan,

Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

**Subarea A:**

Multi-unit (three plus units) residential, retail sales general, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop and accessory parking, of which 25 percent of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

**Subarea B:**

Office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

**Subarea C:**

Multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25 percent of the required residential parking (maximum 18 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

**Subarea D:**

Setback required for potential proposed infrastructure improvements.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.
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 13-32-085, or any other provision of the Municipal Code of Chicago.
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 new 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 newly constructed 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 new improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. The Applicant acknowledges and agrees that the September 20, 2018, rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (P.D.), triggered

the requirements of Section 245-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO) which is still applicable to this amendment. Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 370 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10 percent of 370), 9 of which are Required Units (25 percent of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the P.D. and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the 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 16, 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.

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 1420 dated September 20, 2018.

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

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site Plan; Landscape Plan; Subarea Diagram; Condominiums (Subarea C): Site Plan, Landscape Plan, Ground, Second, Third, Fourth, Fifth, Sixth and Seventh Floor Plans; Exterior Facade Detail Section; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 25598 through 25612 of this *Journal*.]

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

*Residential-Business Planned Development No. 1420, As Amended.*

*Bulk Regulations And Data Table.*

Net Site Area:	182,024 square feet (4.18 acres)
Gross Site Area:	236,088 square feet (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area <sup>(1)</sup> :	546,072 square feet
Net Site Areas by Subarea:	
Subarea A:	120,812 square feet
Subarea B:	19,826 square feet
Subarea C:	32,722 square feet
Subarea D:	8,344 square feet

---

(1) The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

**FAR Building Areas by  
Subarea:**

Subarea A:	380,500 square feet
Subarea B:	24,000 square feet
Subarea C:	141,572 square feet
Subarea D:	0 square feet

**FAR by Subarea <sup>(1)</sup>:**

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

**Maximum Height by Subarea:**

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0

**Maximum Number of Residential  
Units:**

Subarea A:	298
Subarea B:	0
Subarea C:	72
Subarea D:	0

---

(1) The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

**Maximum Accessory Parking  
Spaces:** 343 car spaces

Subarea A: 260

Subarea B: 11

Subarea C: 72

Subarea D: 0

**Minimum Bike Parking  
Spaces:** 231 bike spaces

Subarea A: 159

Subarea B: 0

Subarea C: 72

Subarea D: 0

**Minimum Off-Street Loading  
Spaces:** 5

Subarea A: 4

Subarea B: 0

Subarea C: 1

Subarea D: 0

**Minimum Setbacks:**

Subarea A: Per Plans

Subarea B: Per Plans

Subarea C: Per Plans

Subarea D: Per Plans

# EXISTING ZONING MAP

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PUBLICATION



Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduced: October 7, 2020  
CPC Date: November 19, 2020

belgravia group

The Lamar Johnson Collaborative



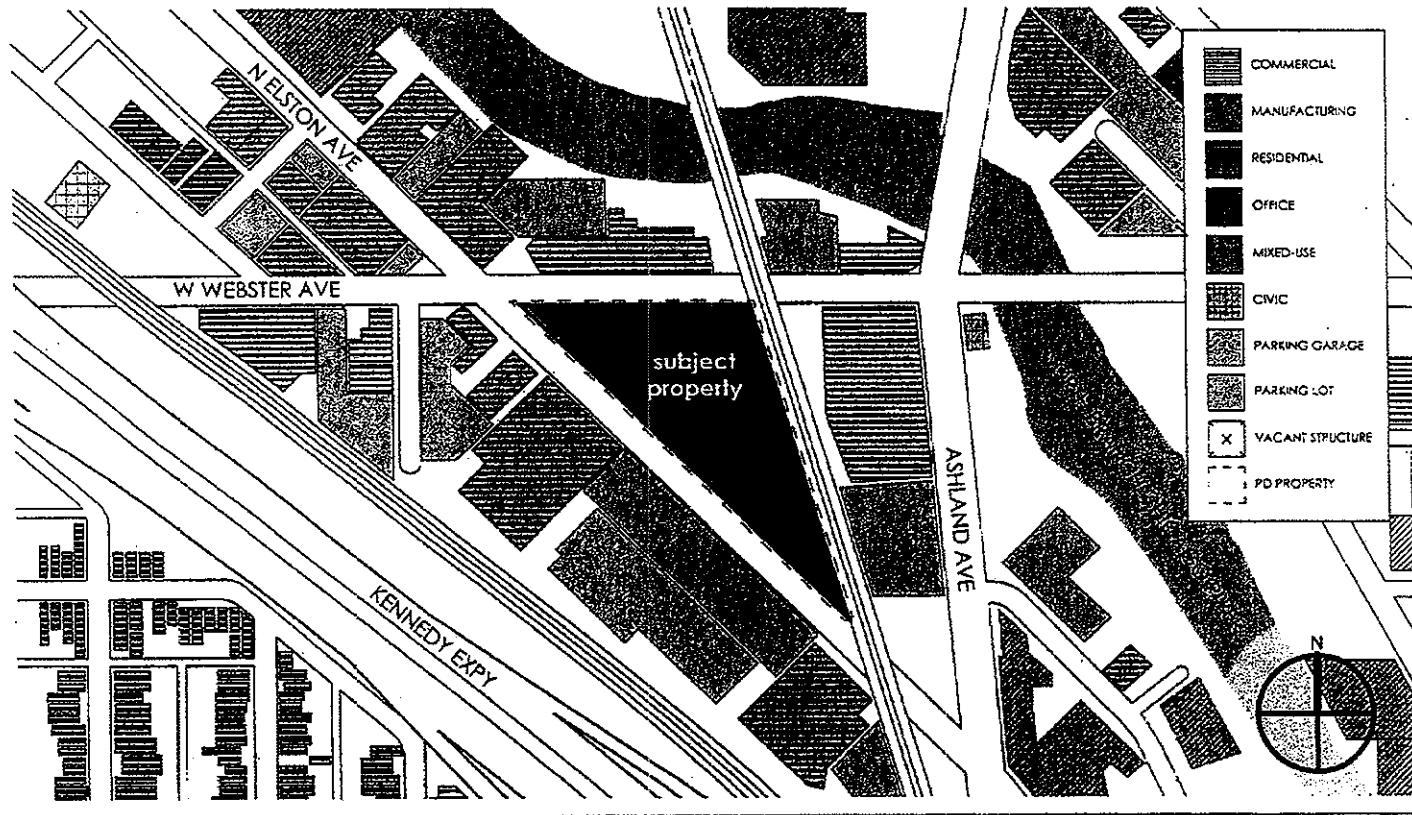
25598

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12/16/2020

# EXISTING LAND USE MAP

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Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduced: October 7, 2020  
 CPC Date: November 19, 2020

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REPORTS OF COMMITTEES


25599

# PD BOUNDARY

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Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduced: October 7, 2020  
CPC Date: November 19, 2020

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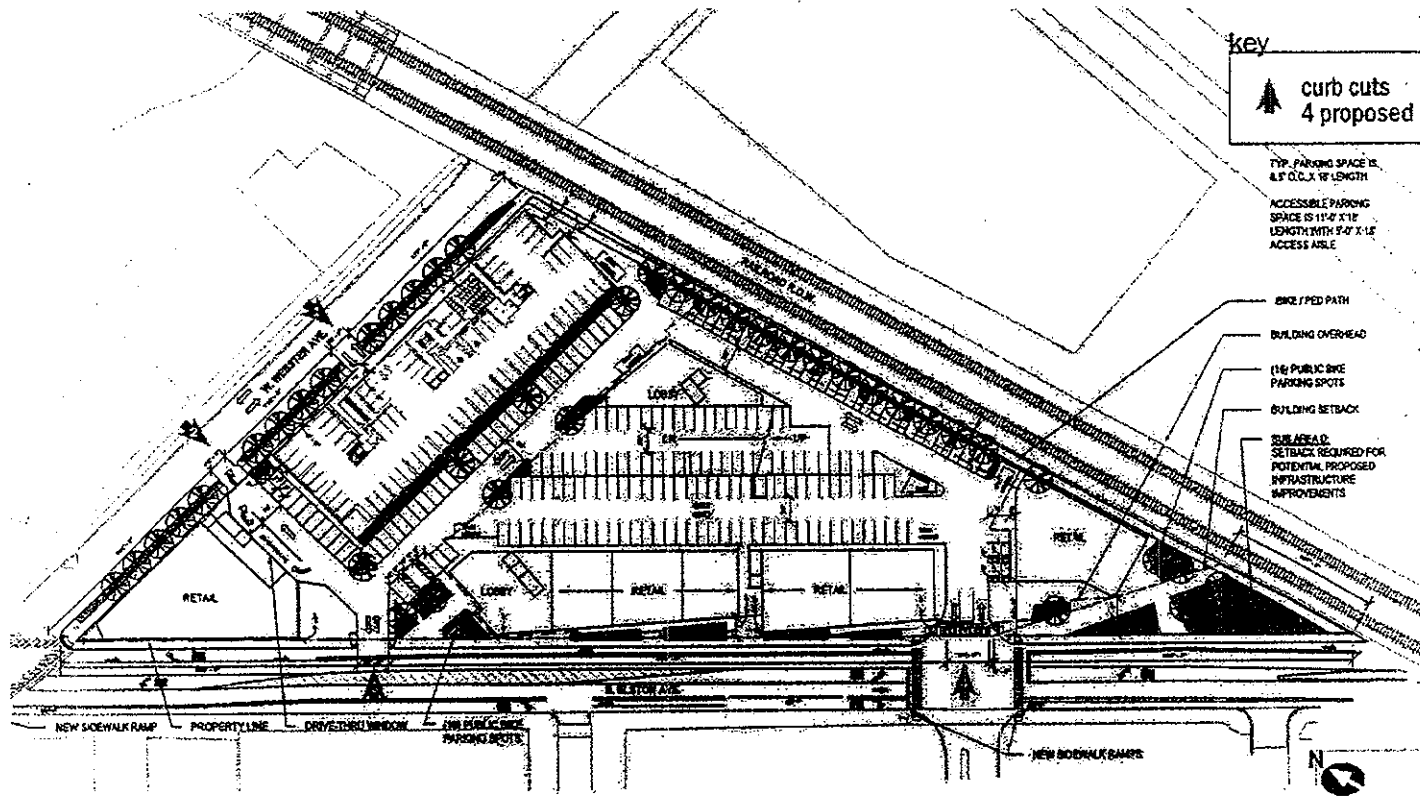
12/16/2020

# SITE PLAN

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12/16/2020

REPORTS OF COMMITTEES



Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduced: October 7, 2020  
 CPC Date: November 19, 2020

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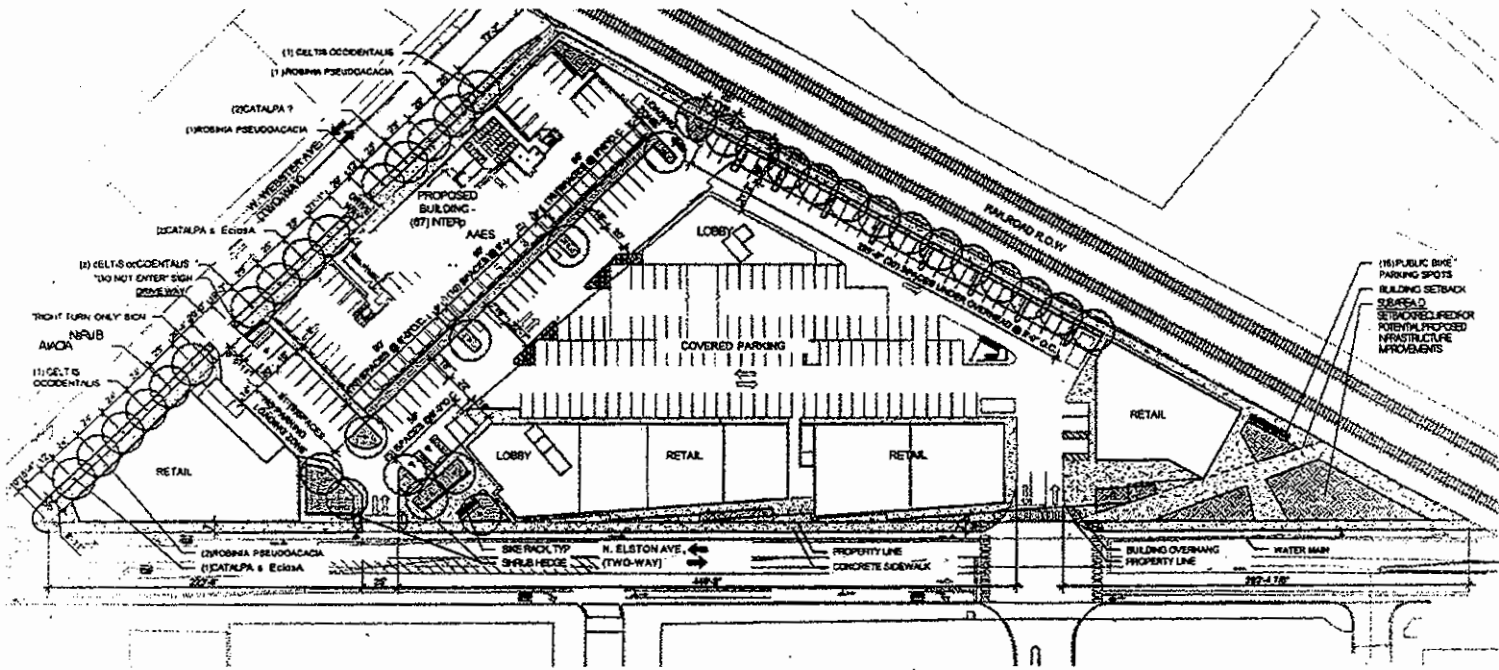
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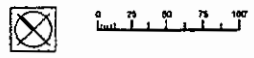
25601

# LANDSCAPE PLAN

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NOTE:  
1. PARKING SPACE AT 9'-0" O.C. AND 18' LENGTH.



- LEGEND
- LAWN
  - SHRUBS, PERENNIALS & GROUNDCOVER
  - CONCRETE PAVING
  - DECORATIVE STONE
  - ORNAMENTAL FENCE

VEHICULAR USE AREA CALCULATIONS

72 SPACE PARKING LOT W/3 ACCESSIBLE SPACE	
TOTAL VEHICULAR USE AREA:	29,446 SF
REQUIRED INTERNAL LANDSCAPED AREA:	2,208 SF
ACTUAL LANDSCAPED AREA:	6,952 SF
REQUIRED INTERNAL TREE PLANTING:	17
ACTUAL TREE PLANTING:	21

Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduced: October 7, 2020  
 CPC Date: November 19, 2020

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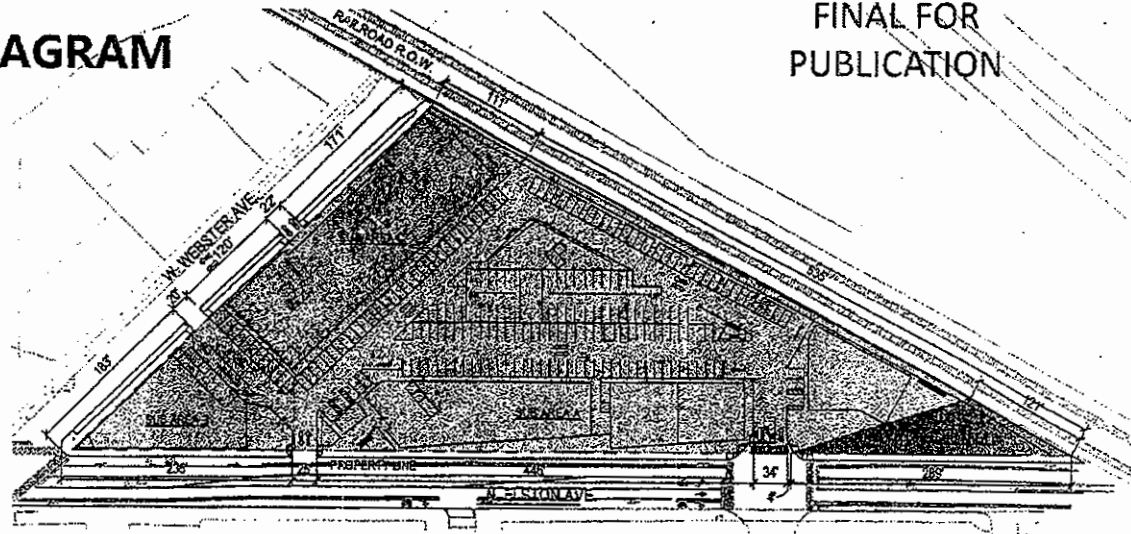
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12/16/2020

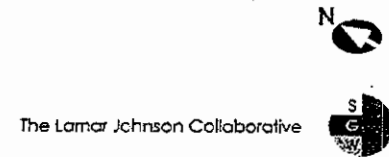
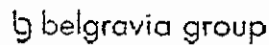
# SUB AREA DIAGRAM

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Property	Area A	Area B	Sub Area C	Total	
Lot Area (sf)	120,812	19,226 sf	32,722 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	298 units / 948,500 sf	0	72 units / 141,572 sf	0	
Retail	29,000 sf	32,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		72 spaces	0	101 spaces
Parking - Retail	131 spaces	11 spaces		0	142 spaces
Height	65'-0"	40'-0"	98'-0"	0	
Typology	6-story residential building above 1-story retail base and structured parking	1-story business above a 1-story retail base	6-story residential building above a 1-story structured parking garage	Sub-Area D setback required for potential proposed infrastructure improvements	

Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduction: October 7, 2020  
 CPC Date: November 19, 2020



12/16/2020

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25603

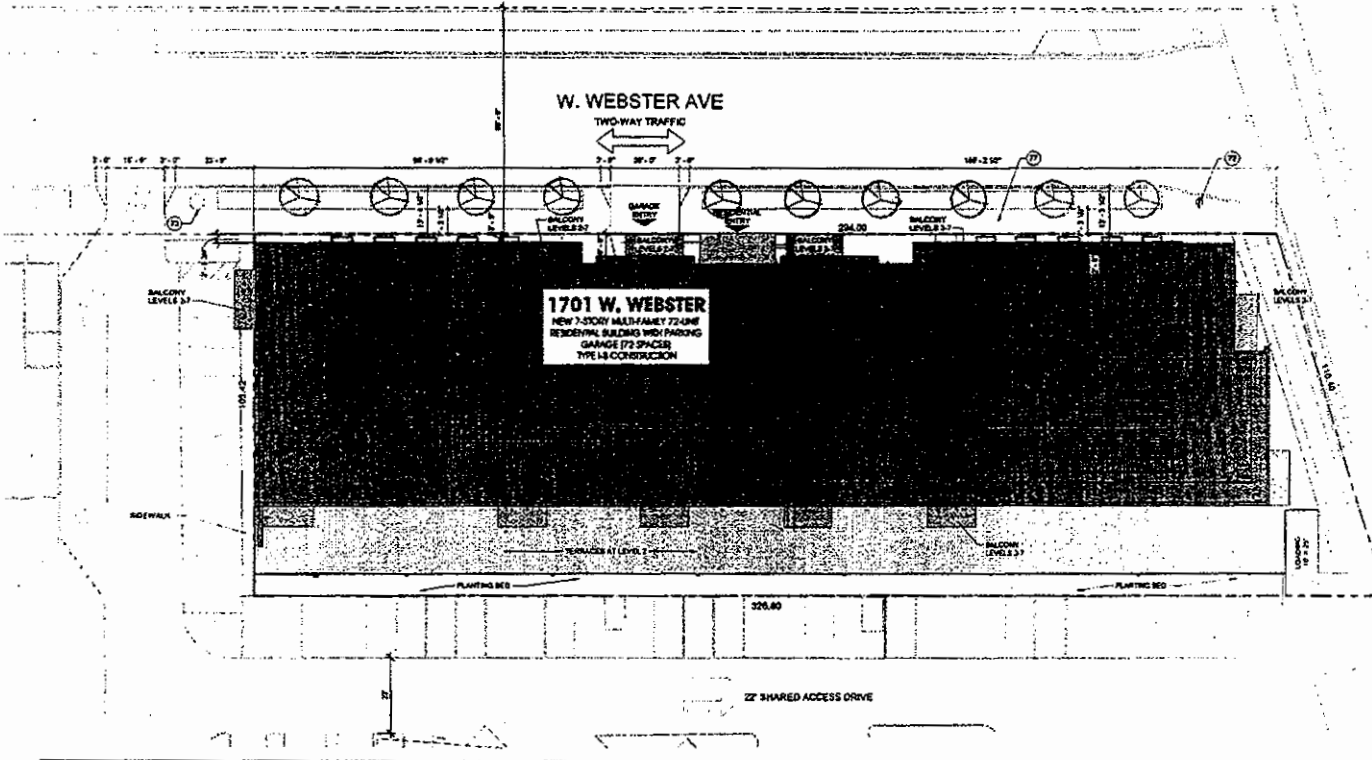
# CONDOMINIUMS (SUB AREA C)

## SITE PLAN

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**SITE PLAN KEYNOTES**

- # KEYNOTE
- 71 BOLLARD, STL PIPE FULLY GROUTED - COMPLY WITH COMED REQUIREMENTS
- 72 EX. SIGN TO REMAIN
- 73 EX. MANHOLE TO REMAIN
- 75 PROPERTY LINE
- 77 REFER TO CIVIL DWGS FOR INFORMATION REGARDING NEW SIDEWALK
- 79 TRANSFORMER PAD, CONC. - COMPLY WITH COMED REQUIREMENTS



Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduction: October 7, 2020  
 CPC Date: November 19, 2020

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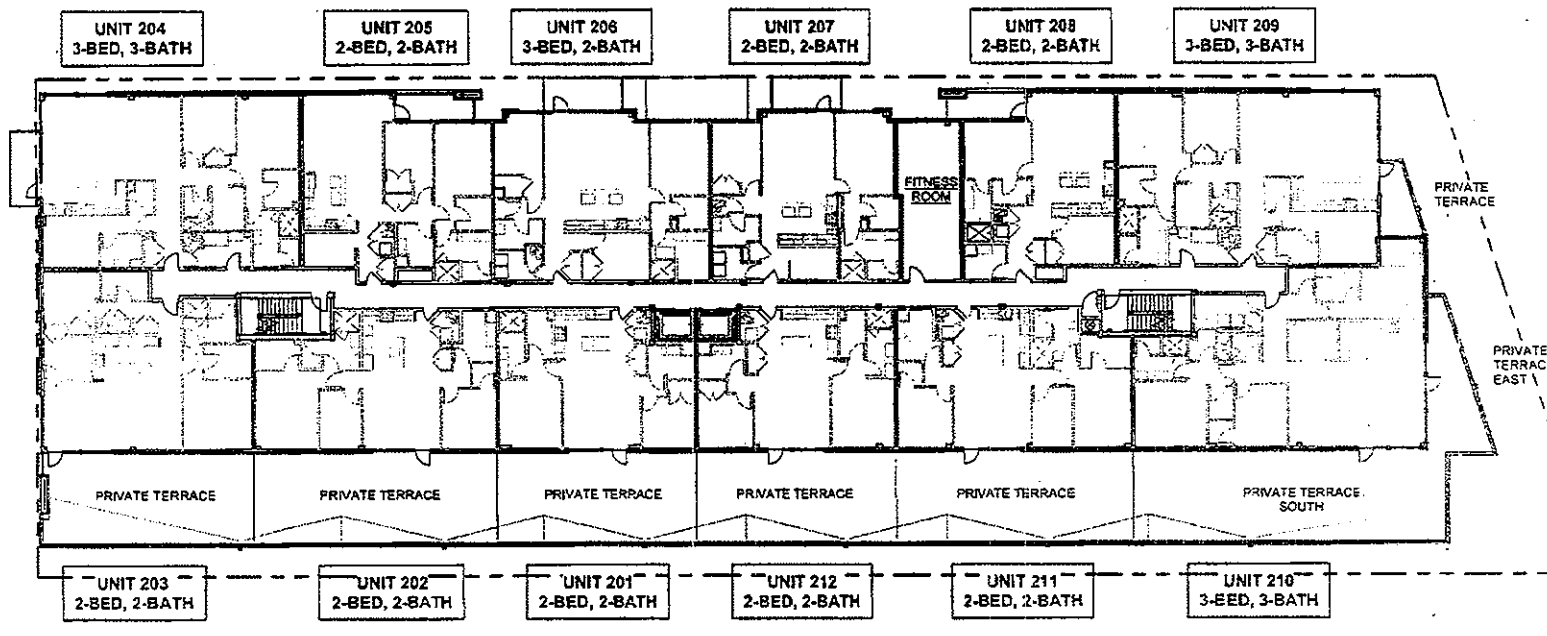
# CONDOMINIUMS (SUB AREA C)

SECOND FLOOR PLAN

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Applicant: Triangle Square Condominium LLC  
 Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
 Introduction: October 7, 2020  
 CPC Date: November 19, 2020

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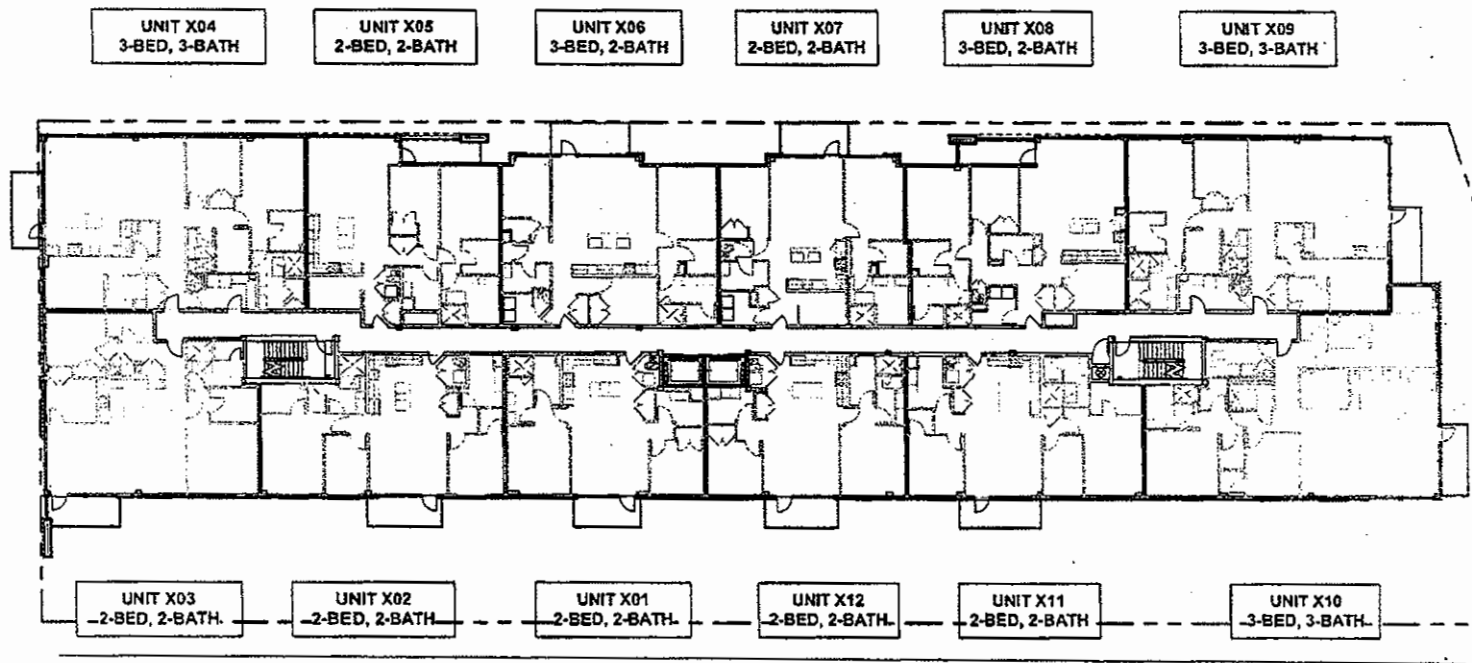


25607

# CONDOMINIUMS (SUB AREA C)

3RD - 7TH FLOOR PLAN

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Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2169 N. Elston Ave  
Introduction: October 7, 2020  
CPC Date: November 19, 2020

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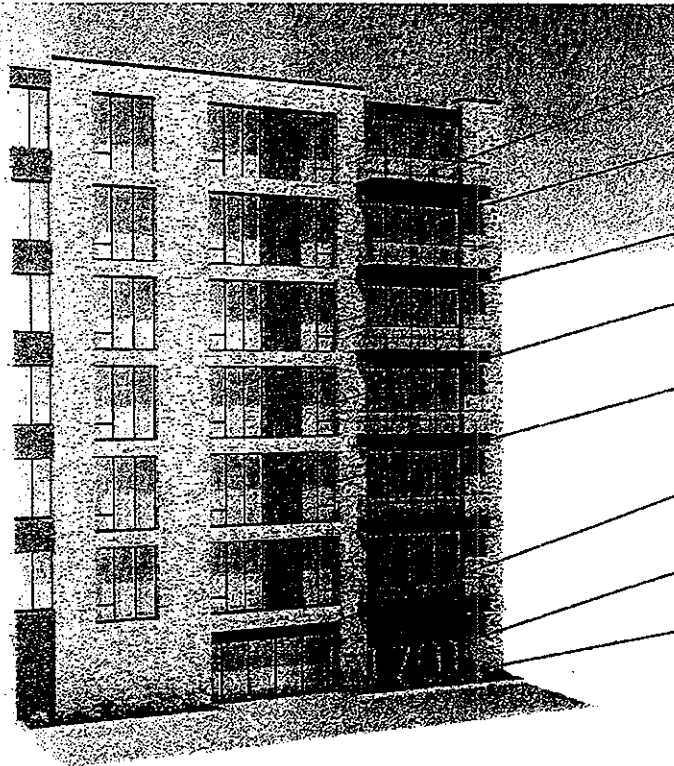
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12/16/2020

# CONDOMINIUMS (SUB AREA C)

## EXTERIOR FACADE DETAIL SECTION

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Aluminum and glass balcony railing system

Aluminum and glass window wall system with metal panel spandrel

Modular brick masonry

Aluminum and glass windows

Metal panel cladding

Aluminum and glass storefront entry

Metal cane cladding

Landscaped planting areas

Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduction: October 7, 2020  
CPC Date: November 19, 2020

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12/16/2020

REPORTS OF COMMITTEES

25609

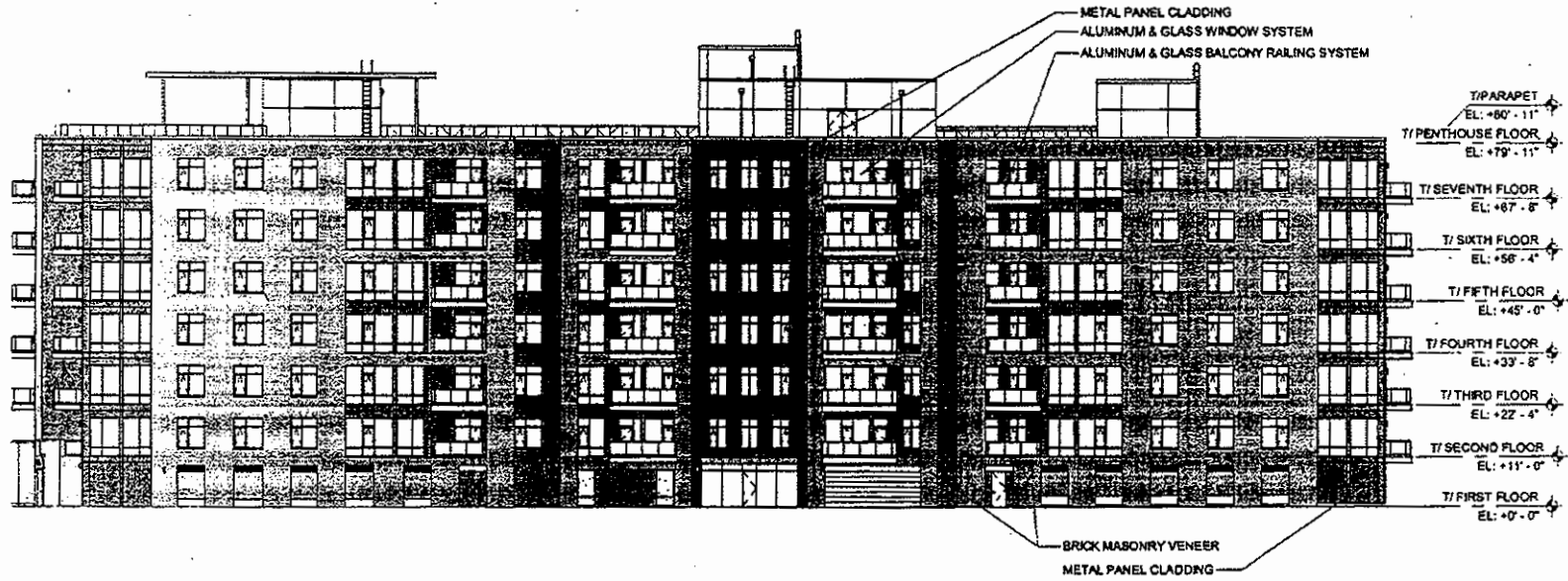
# NORTH ELEVATION

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25610

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12/16/2020



**7-STORY RESIDENTIAL WITH PARKING**  
Aluminum and glass window system  
with face brick and metal panel  
cladding

Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduction: October 7, 2020  
CPC Date: November 19, 2020

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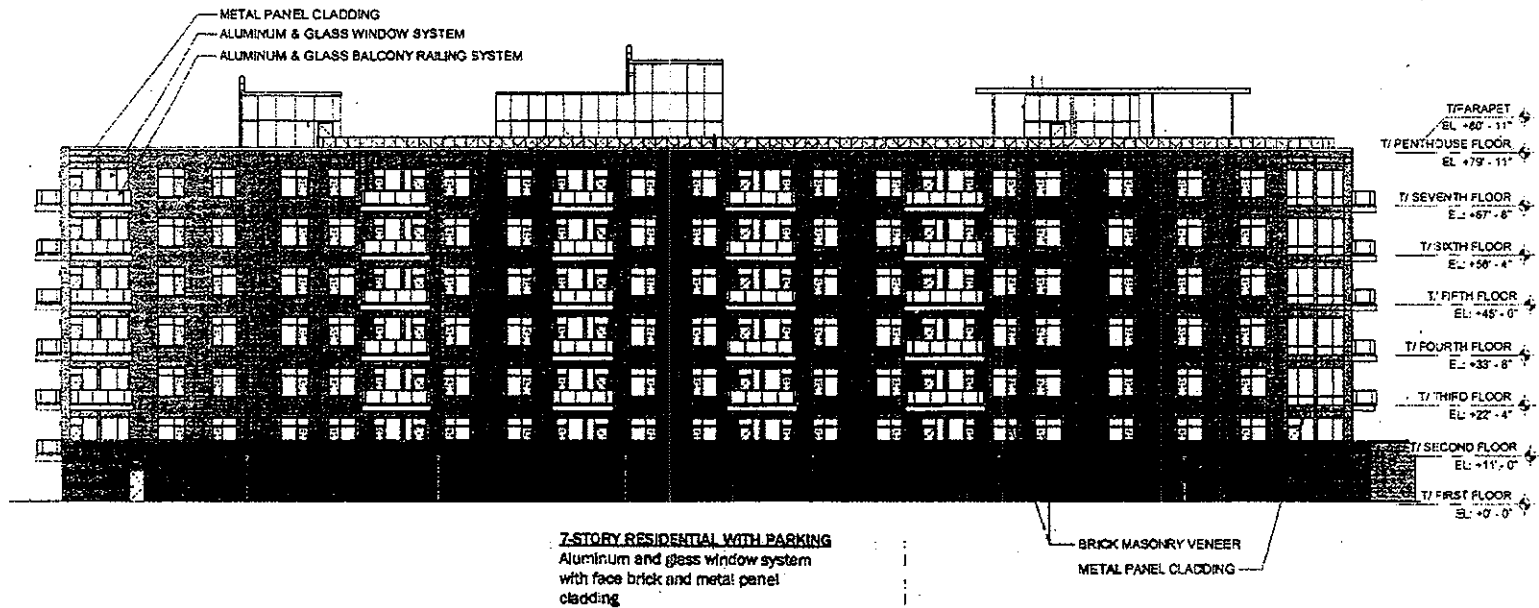
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# SOUTH ELEVATION

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PUBLICATION

12/16/2020

REPORTS OF COMMITTEES



Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduction: October 7, 2020  
CPC Date: November 19, 2020

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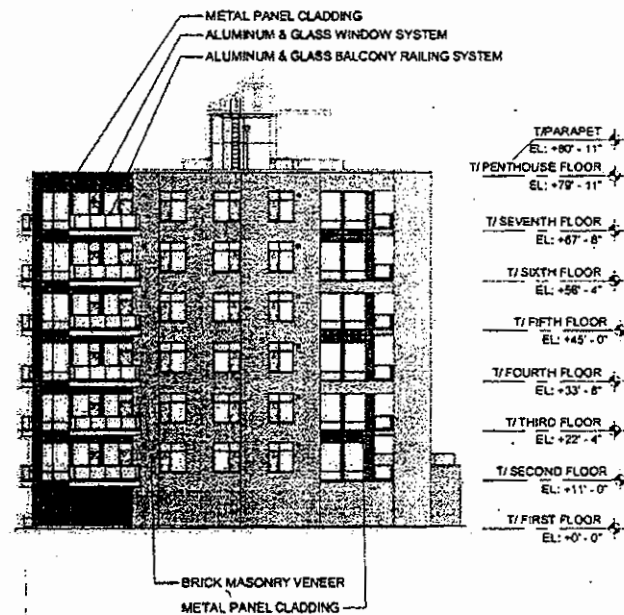
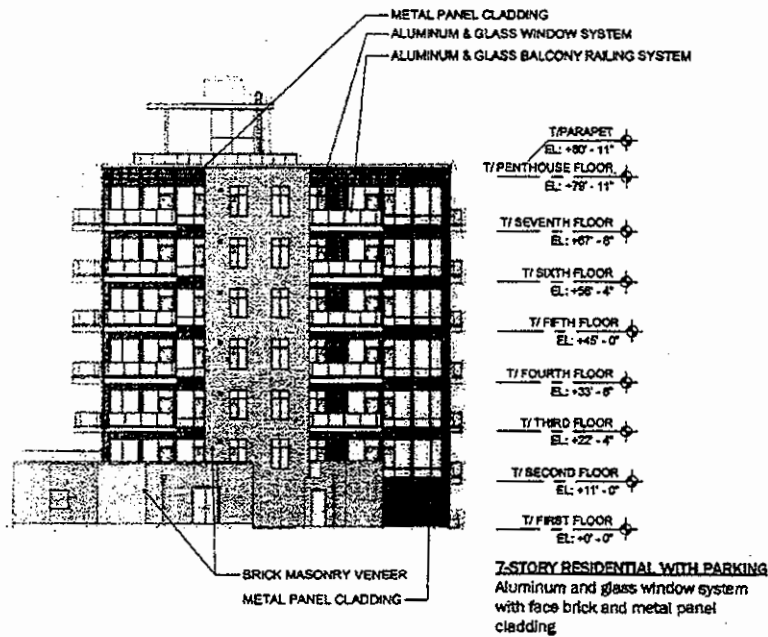
# EAST & WEST ELEVATIONS

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PUBLICATION

25612

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12/16/2020



Applicant: Triangle Square Condominium LLC  
Address: 1653-1739 W. Webster Ave., & 2075-2189 N. Elston Ave  
Introduction: October 7, 2020  
CPC Date: November 19, 2020

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 22, 2020

Jack George  
Akerman LLP  
71 S. Wacker Drive, 46<sup>th</sup> Floor  
Chicago, IL 60606

**Re: Minor change request for PD No. 1420, Subarea's A and C, Elston and Webster**

Dear Mr. George:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1420 ("PD 1420") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1420.

Your client, Triangle Square Condominium LLC, is the owner of Subarea C, the site of a proposed 7-story residential building at 1701 W. Webster. LMV II Triangle Square Holdings LP, the owner of Subarea A, site of a proposed 7-story residential building at 2155 N. Elston, has provided their consent to this request. Your client is seeking a minor change to allow: a transfer of two unbuilt residential units from Subarea A to Subarea C; the addition of 3 residential units within Subarea C; and the addition of 5 automobile and bicycle parking spaces within Subarea C. The proposed ground floor exercise room within the Subarea C building will be moved to the second floor to accommodate the five additional parking spaces. The overall maximum no. of residential units has increased from 366 to 369 (Subarea A reduced from 300 to 298 and Subarea C increased from 66 to 71). These changes are shown on the attached, revised Bulk Table and Sub Area Diagram.

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 1420, 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,

  
Nancy Radzewich  
Assistant Commissioner

C: Chris Leach, Mike Marmo, Erik Glass, Main file

*Residential Business Planned Development No. 1420*

*Revised Bulk Regulations and Data Table*

Net Site Area:	182,024 sq. ft. (4.18 acres)
Gross Site Area:	236,088 sq. ft. (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area <sup>1</sup> :	546,072 sq. ft.

Net Site Areas by Subarea:

Subarea A:	120,812 sq. ft.
Subarea B:	19,826 sq. ft.
Subarea C:	32,722 sq. ft.
Subarea D:	8,344 sq. ft.

FAR Building Areas by Subarea:

Subarea A:	380,500 sq. ft.
Subarea B:	24,000 sq. ft.
Subarea C:	141,572 sq. ft.
Subarea D:	0 sq. ft.

FAR by Subarea<sup>1</sup>:

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

---

<sup>1</sup> The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0

Maximum Number of Residential Units:

Subarea A:	298
Subarea B:	0
Subarea C:	71
Subarea D:	0

Maximum Accessory Parking Spaces: 343 car spaces

Subarea A:	260
Subarea B:	11
Subarea C:	72
Subarea D:	0

Minimum Bike Parking Spaces: 231 bike spaces

Subarea A:	159
Subarea B:	0
Subarea C:	72
Subarea D:	0

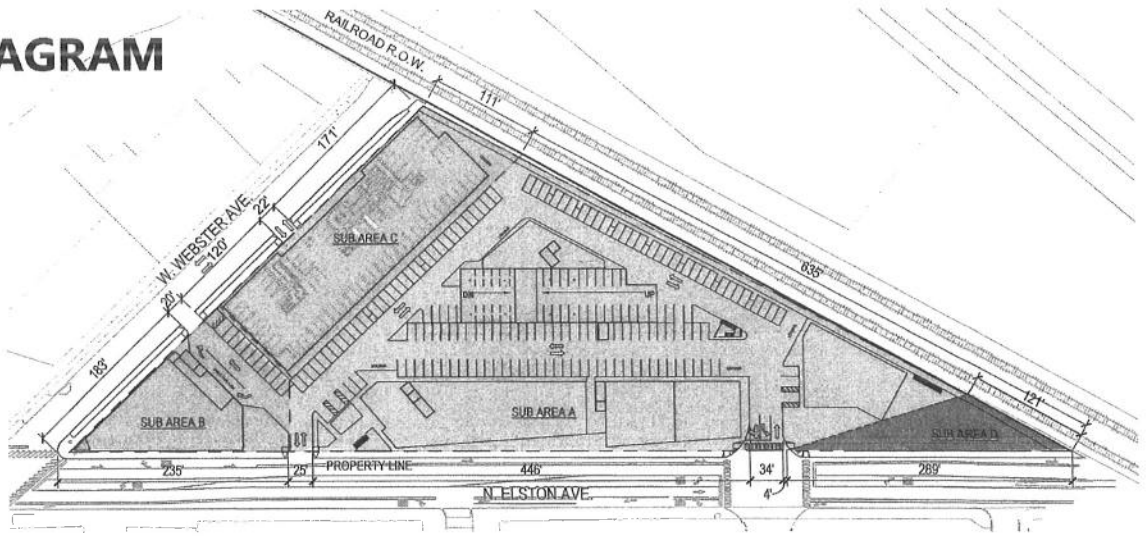
Minimum Off Street Loading Spaces: 5

Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0

Minimum Setbacks:

Subarea A:	Per plans
Subarea B:	Per plans
Subarea C:	Per plans
Subarea D:	Per plans

# SUB AREA DIAGRAM



Property	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Total
Lot Area (sf)	120,812	19,826 sf	32,722 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	298 units / 348,500 sf	0	71 units / 141,572 sf	0	
Retail	29,000 sf	12,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		72 spaces	0	201 spaces
Parking - Retail	131 spaces	11 spaces			142 spaces
Height	95'-0"	40'-0"	98'-0"	0	
Typology	6-story residential building above 1-story retail base and structured parking	1-story business above a 1-story retail base	6-story residential building above a 1-story structured parking garage	Sub-Area D setback required for potential proposed Infrastructure Improvements	

Applicant: Triangle Square LLC  
 Address: 1653-1739 W. Webster & 2075-2189 N. Elston  
 Introduced: January 17, 2018  
 CPC Date: Minor Change - May 1, 2020



The Lamar Johnson Collaborative





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 21, 2019

David Goldman  
Triangle Square Condominium LLC  
1101 W. Monroe St., Suite 200  
Chicago, IL 60607

**Re: Minor change request for PD No. 1420, Subarea's B and C boundary changes**

Dear Mr. Goldman:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1420, ("PD 1420") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1420.

You represent Triangle Square Condominium LLC, the owner of Subarea C and have provided the consent of the Subarea B owner, Triangle Square Retail LLC. You are seeking a slight adjustment to the boundaries of Subarea's B and C. As shown on the attached, revised, Bulk Regulations and Data Table and Sub Area Diagram, the net site area of Subarea B will increase from 19,467 to 19,826 square feet while the net site area of Sub area C will decrease from 33,401 to 32,722 square feet. The Subarea B floor area ratio ("FAR") will decrease from 1.2328556 to 1.210532 and the Subarea C FAR will increase from 4.23855573 to 4.326508. There is no change to the overall net site area or overall FAR.

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 1420, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Emily Thrun, Main file

*Residential Business Planned Development No. 1420*

*Revised Bulk Regulations and Data Table*

Net Site Area:	182,024 sq. ft. (4.18 acres)
Gross Site Area:	236,088 sq. ft. (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area <sup>1</sup> :	546,072 sq. ft.

Net Site Areas by Subarea:

Subarea A:	120,812 sq. ft.
Subarea B:	19,826 sq. ft.
Subarea C:	32,722 sq. ft.
Subarea D:	8,344 sq. ft.

FAR Building Areas by Subarea:

Subarea A:	380,500 sq. ft.
Subarea B:	24,000 sq. ft.
Subarea C:	141,572 sq. ft.
Subarea D:	0 sq. ft.

FAR by Subarea<sup>1</sup>:

Subarea A:	3.14952157
Subarea B:	1.210532
Subarea C:	4.326508
Subarea D:	0.00

---

<sup>1</sup> The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0811 Minor Change Request.

Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0

Maximum Number of Residential Units:

Subarea A:	300
Subarea B:	0
Subarea C:	66
Subarea D:	0

Maximum Accessory Parking Spaces:

	338 car spaces
Subarea A:	260
Subarea B:	11
Subarea C:	67
Subarea D:	0

Minimum Bike Parking Spaces:

	226 bike spaces
Subarea A:	159
Subarea B:	0
Subarea C:	67
Subarea D:	0

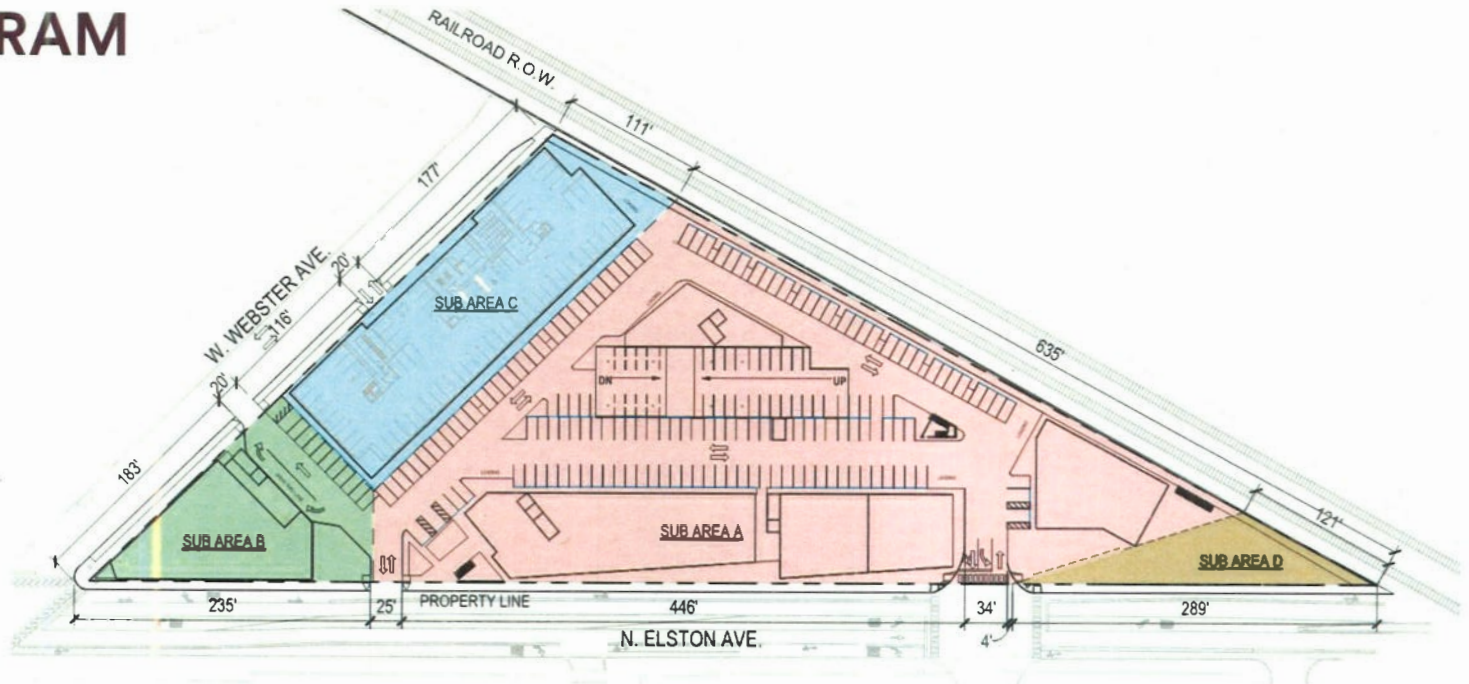
Minimum Off Street Loading Spaces:

	5
Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0

Minimum Setbacks:

Subarea A:	Per plans
Subarea B:	Per plans
Subarea C:	Per plans
Subarea D:	Per plans

# SUB AREA DIAGRAM



Property	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Total
Lot Area (sf)	120,812	19,826 sf	32,722 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	300 units / 348,500 sf	0	66 units / 141,572 sf	0	
Retail	29,000 sf	12,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		67 spaces	0	196 spaces
Parking - Retail	131 spaces	11 spaces			142 spaces
Height	95'-0"	40'-0"	98'-0"	0	
Typology	6-story residential building above 1-story retail base and structured parking	1-story business above a 1-story retail base	6-story residential building above a 1-story structured parking garage	Sub-Area D setback required for potential proposed infrastructure improvements	

*Reclassification Of Area Shown On Map No. 5-H.*

*RBPD 1420*

(As Amended)

(Application No. 19506)

(Common Address: 1653 -- 1739 W. Webster Ave. And 2075 -- 2189 N. Elston Ave.)

[SO2018-646]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all M3-3 Heavy Industry District symbols and designations as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

to the designation of C2-3 Motor Vehicle-Related Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Webster Avenue; Chicago & Northwestern Railroad right-of-way; and North Elston Avenue,

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

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

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

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number ~~1420~~ "Planned Development") consists of approximately 182,024 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, Triangle Square 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 Planned Development.

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

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation. Per standard procedure if the timing of any other CDOT public way improvement conflicts with or overlaps the requirements of the Planned Development, the Perimeter Restoration Agreement may be amended to postpone construction, waive requirements, or renegotiate the scope of work required.

Prior to the issuance of the Certificate of Occupancy, the Applicant shall modify the traffic signal at Elston Avenue and Webster Avenue to provide actuated left turn arrows on the north and south approaches of Elston Avenue. Additionally, the existing traffic signal on Elston Avenue at the development's main access drive must be modified to provide vehicular and pedestrian signal indications on all four legs as well as actuated left turn arrows on both approaches of Elston Avenue.

The applicant shall coordinate with CDOT to jointly request that Union Pacific Railroad/Metra to repair or replace their deteriorating retaining wall along the east border of the Property.

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 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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; Subarea Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; Typical Green Roof Detail; Southwest Elevation; East Elevation; North Elevation; Site Section; Apartments (Subarea A) Exterior Facade Detail Section; and Condominiums (Subarea C) Exterior Facade Detail Section prepared by The Lamar Johnson collaborative and dated September 13, 2018, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A:

Multi-unit (three plus units) residential, retail sales general, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop and accessory parking, of which 25 percent of the required residential parking (maximum 32 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea B:

Office, retail sales general, drive-through facility, financial services, restaurants, general and limited, liquor sales as an accessory use, food and beverage retail sales with packaged goods and liquor sales as an accessory use, outdoor patio rooftop, accessory parking, and accessory and related uses.

Subarea C:

Multi-unit (three plus units) residential, outdoor patio rooftop, accessory parking, of which 25 percent of the required residential parking (maximum 17 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, and accessory and related uses.

Subarea D:

Setback required for potential future CDOT infrastructure improvements.

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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 182,024 square feet and an overall base FAR of 3.00.
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 13-32-085, or any other provision of the Municipal Code of Chicago.
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 new 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 newly constructed 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 new improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. 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 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.
  
16. The Applicant acknowledges and agrees that the rezoning of the Property from M3-3 to C2-3, and then to this Planned Development (P.D.), triggers the requirements of Section 245-115 of the Municipal Code of Chicago (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

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

residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 366 units. As a result, the Applicant's affordable housing obligation is 37 affordable units (10 percent of 366 rounded up), 9 of which are Required Units (25 percent of 37, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 9 affordable units in the rental building to be constructed in the P.D. and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$128,469 per unit (Cash Payment) for the remaining 28 affordable units, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the 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 make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the 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 16, 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the C2-3 Motor Vehicle-Related Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map; Subarea Map; Site Plan; Landscape Plan; Landscape Details; Roof Plan; Typical Green Roof Detail; North, Southwest and East Building Elevations; Site Section; and Exterior Face Detail Sections referred to in these Plan of Development Statements printed on pages 84947 through 84964 of this *Journal*.]

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

*Residential Business Planned Development.*

*Bulk Regulations And Data Table.*

Net Site Area:	182,024 square feet (4.18 acres)
Gross Site Area:	236,088 square feet (5.41 acres)
Area in Right-of-Way:	54,064
Maximum FAR:	3.00
Maximum FAR Buildable Area <sup>[1]</sup> :	546,072 square feet

Net Site Areas by Subarea:

Subarea A:	120,812 square feet
Subarea B:	19,467 square feet
Subarea C:	33,401 square feet
Subarea D:	8,344 square feet

FAR Building Areas by Subarea:

Subarea A:	380,500 square feet
Subarea B:	24,000 square feet
Subarea C:	141,572 square feet
Subarea D:	0 square feet

---

[1] The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0611 Minor Change Request.

FAR by Subarea<sup>[1]</sup>:

Subarea A:	3.14952157
Subarea B:	1.2328556
Subarea C:	4.23855573
Subarea D:	0.00

## Maximum Height by Subarea:

Subarea A:	95 feet
Subarea B:	40 feet
Subarea C:	98 feet
Subarea D:	0

## Maximum Number of Residential Units:

Subarea A:	300
Subarea B:	0
Subarea C:	66
Subarea D:	0

## Maximum Accessory Parking Spaces: 338 car spaces

Subarea A:	260
Subarea B:	11

---

[1] The Maximum FAR Buildable Area as allocated to the subareas herein may be transferred and shifted among said subareas pursuant to a Section 17-13-0611 Minor Change Request.

Subarea C:	67
Subarea D:	0
Minimum Bike Parking Spaces:	226 bike spaces
Subarea A:	159
Subarea B:	0
Subarea C:	67
Subarea D:	0
Minimum Off Street Loading Spaces:	5
Subarea A:	4
Subarea B:	0
Subarea C:	1
Subarea D:	0
Minimum Setbacks:	
Subarea A:	Per plans
Subarea B:	Per plans
Subarea C:	Per plans
Subarea D:	Per plans

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2015 ARO Affordable Housing Profile Form (AHP)

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

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

DEVELOPMENT INFORMATION

Development Name: Triangle Square
Development Address: 1653-1739 W. Webster/2075-2189 N. Elston
Zoning Application Number, if applicable: Ward: 32
If you are working with a Planner at the City, what is his/her name?

Type of City Involvement
check all that apply

- City Land
Planned Development (PD)
Financial Assistance
Transit Served Location (TSL) project
Zoning increase

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

- ARO Web Form completed and attached - or submitted online on August 30, 2018
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 Triangle Square LLC
Developer Contact c/o Belgravia Group, Jon McCulloch
Developer Address 1101 W. Monroe Street, Suite 200
Email jon@belgraviagroup.com
Attorney Name Jack George, Akerman, LLP

Developer Phone 312-751-2777
Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin November, 2018
Estimated date of building permit\* Summer, 2019
Estimated date ARO units will be complete Spring, 2021

\* PRELIMINARY APPROVAL
unit mix okayed pending
floor plans/unit details
spreadsheet

\*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)

Signature of Kara Breems, DPD
Signature of Developer Project Manager

Date 9/7/18
Date August 30, 2018
Date





ARO Web Form

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**Applicant Contact Information**

Name: Triangle Square LLC  
Email: david@belgraviagroup.com

**Development Information**

Are you rezoning to downtown?: No  
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Address**

Submitted Date: 08/29/2018

Number From :1653    Number To: 1739    Direction: W  
Street Number:Webster Avenue                      Postal Code: 60614

**Development Name**

Triangle Square

**Information**

Ward :32                      ARO Zone: Higher Income

**Details**

ARO trigger :Zoning change  
Total units: 366  
Development type: Rent  
TSL Project : TSL-or FAR doesn't exceed 3.5  
Submitted date: 08/29/2018

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**Requirements**

Affordable units :37 \*On-site aff. Units: 9

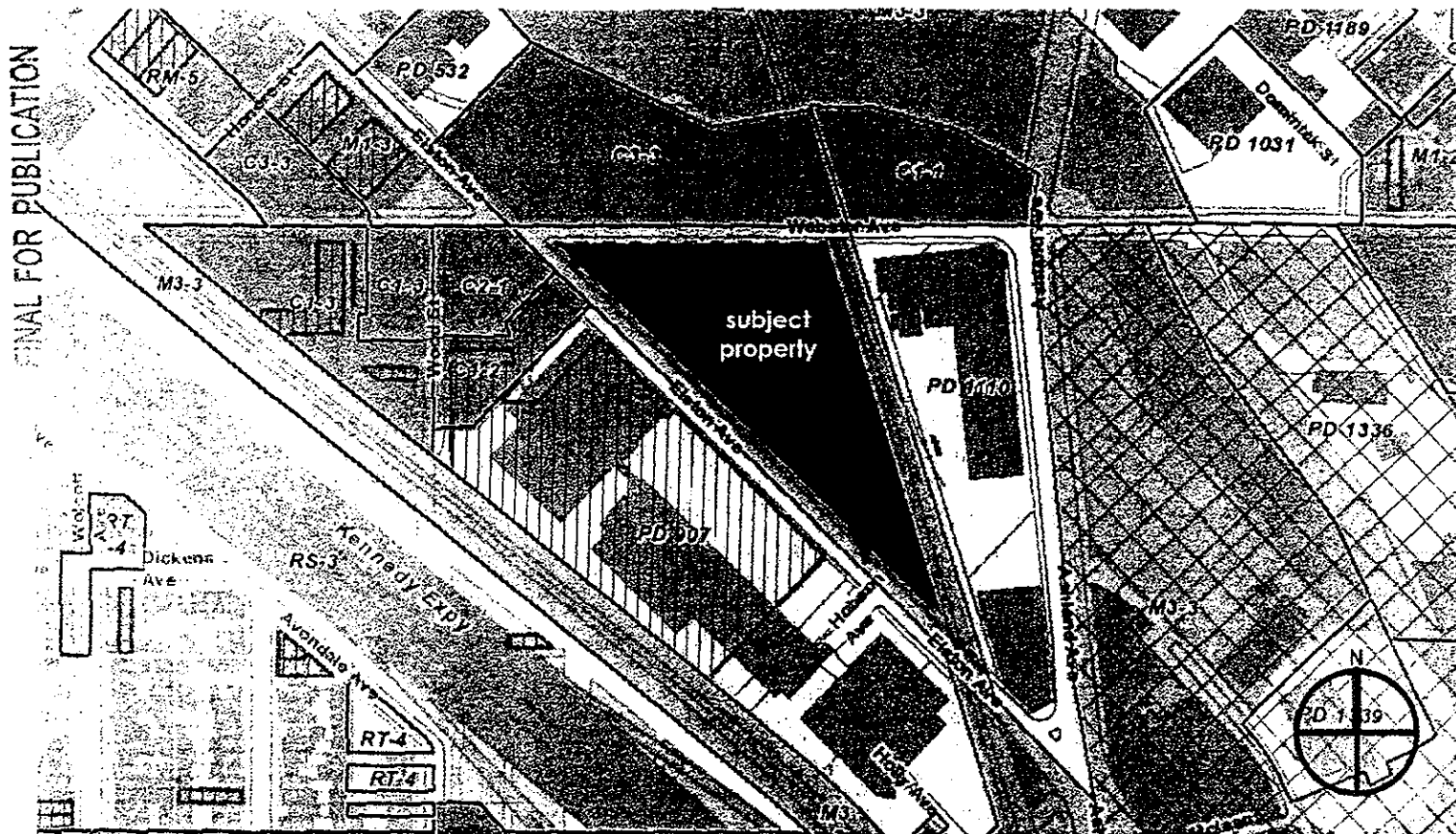
How do you intend to meet your required obligation

On-Site: 9 Off-Site: 0

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

Total Units: 9 In-Lieu Fee Owed: 3,597,132

# EXISTING ZONING MAP



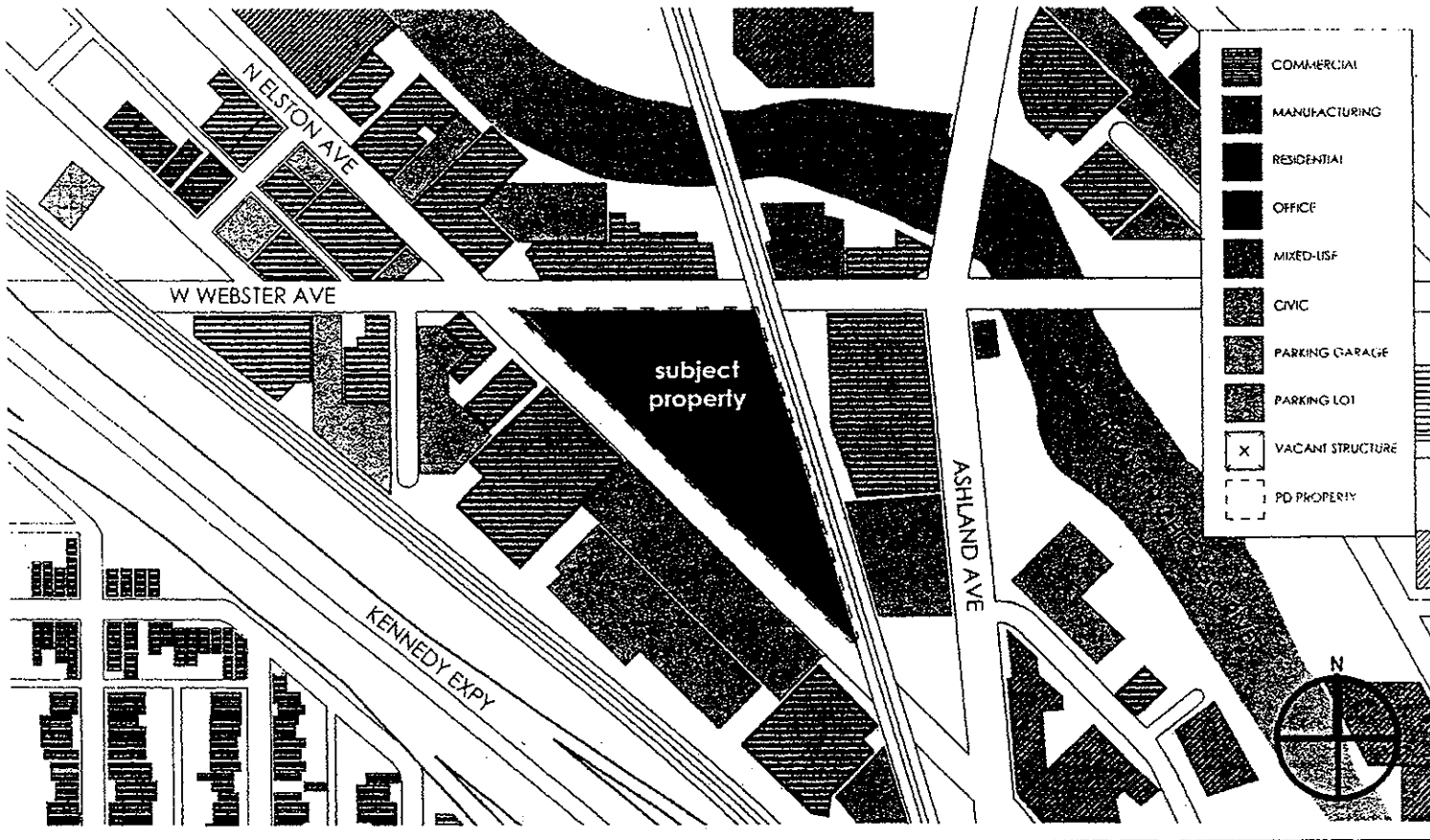
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Applicant: Triangle Square LLC  
 Address: 1653-1739 W. Webster & 2075-2189 N. Elston  
 Introduced: January 17, 2018  
 CPC Date: September 13, 2018

by belgravia group

# EXISTING LAND USE MAP

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9/20/2018

REPORTS OF COMMITTEES

Applicant: Triangle Square LLC  
 Address: 1653-1739 W. Webster & 2075-2189 N. Elston  
 Introduced: January 17, 2018  
 CPC Date: September 13, 2018

belgravia group

The Lamar Johnson Collaborative



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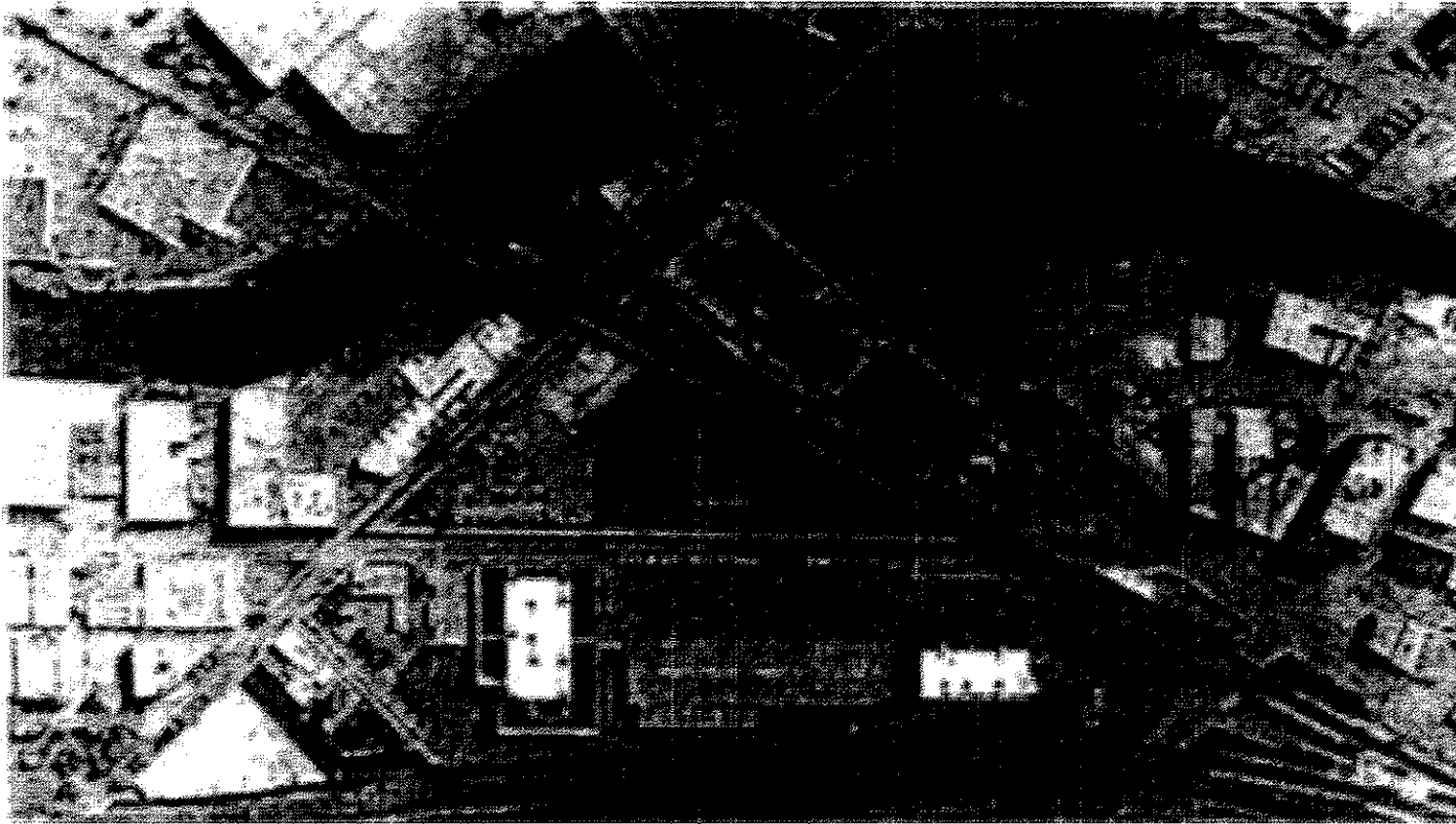
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JOURNAL--CITY COUNCIL--CHICAGO

9/20/2018

# PD BOUNDARY



Applicant: Triangle Square LLC  
Address: 1653-1739 W. Webster & 2075-2189 N. Elston  
Introduced: January 17, 2018  
CPC Date: September 13, 2018

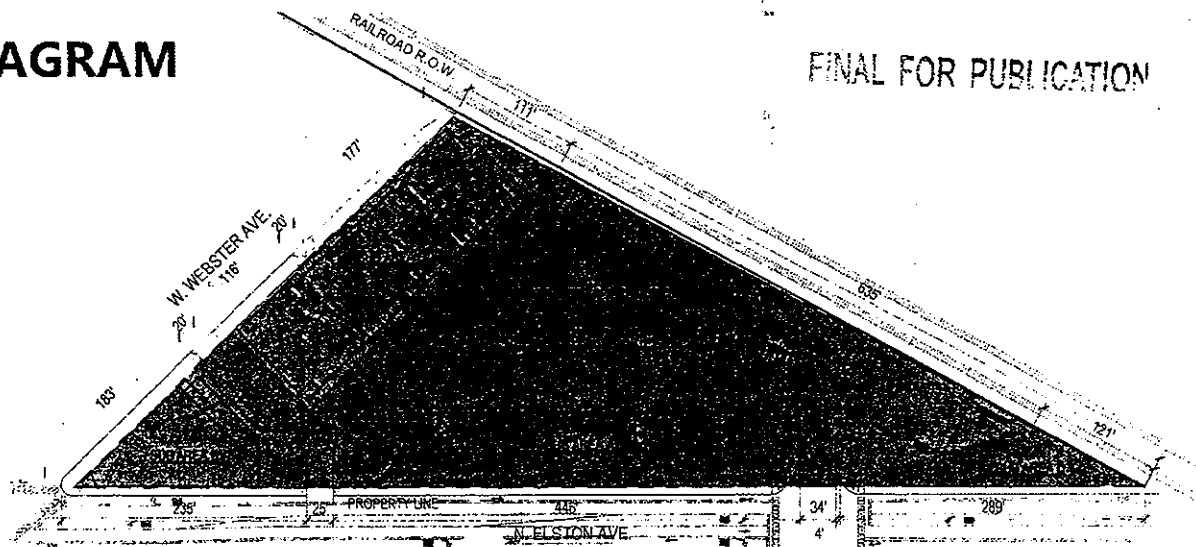
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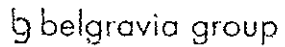
# SUB AREA DIAGRAM

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	1	2	3	4	Total
Lot Area (sf)	120,812	19,467 sf	33,401 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	300 units / 348,500 sf	0	66 units / 141,572 sf	0	
Retail	29,000 sf	12,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		87 spaces	0	196 spaces
Parking - Retail	131 spaces	11 spaces			142 spaces
Height	95'-0"	40'-0"	98'-0"	0	
Typology	6-story residential building above 1-story retail base and structured parking	1-story business above a 1-story retail base	6-story residential building above a 1-story structured parking garage	Sub-Area D setback required for potential proposed infrastructure improvements	

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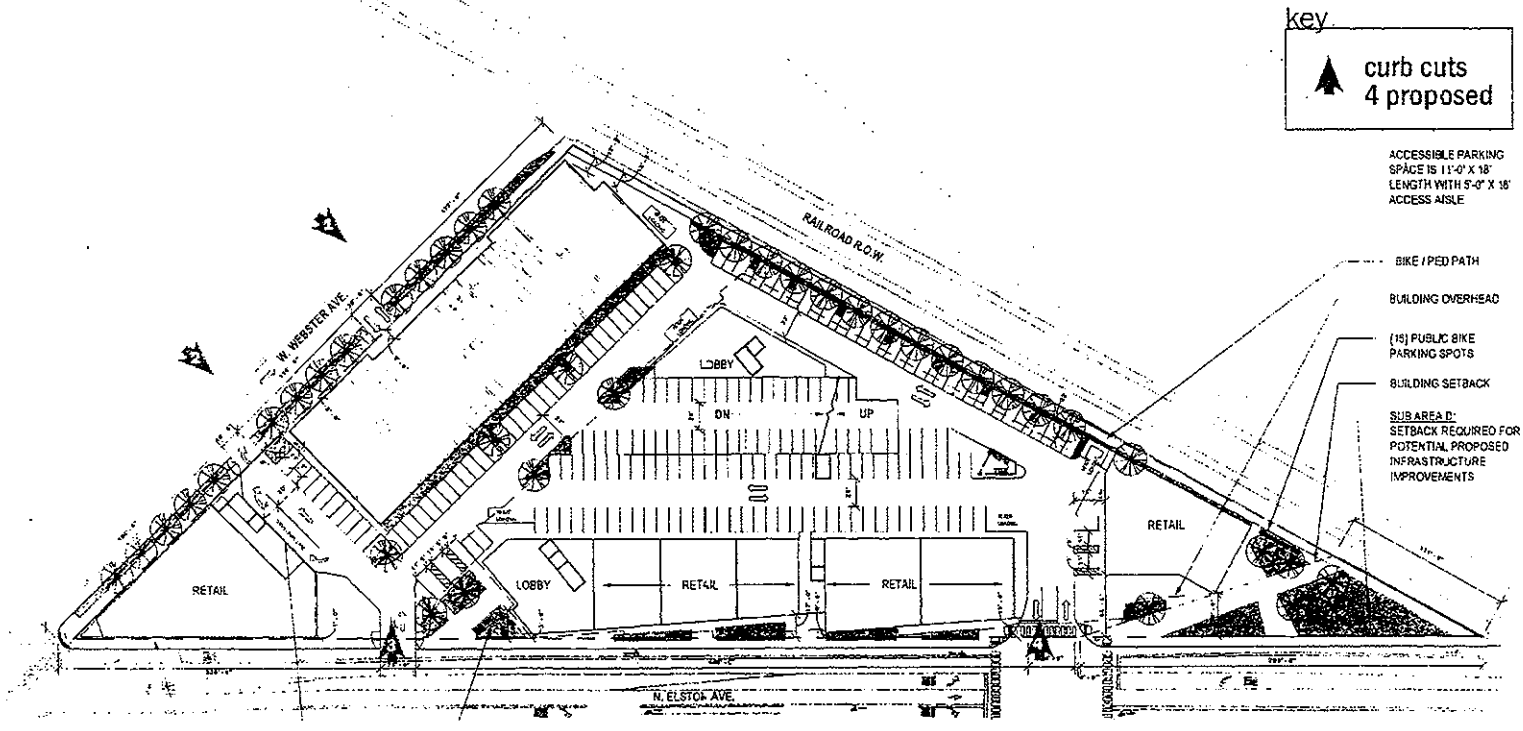
# SITE PLAN

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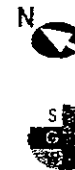
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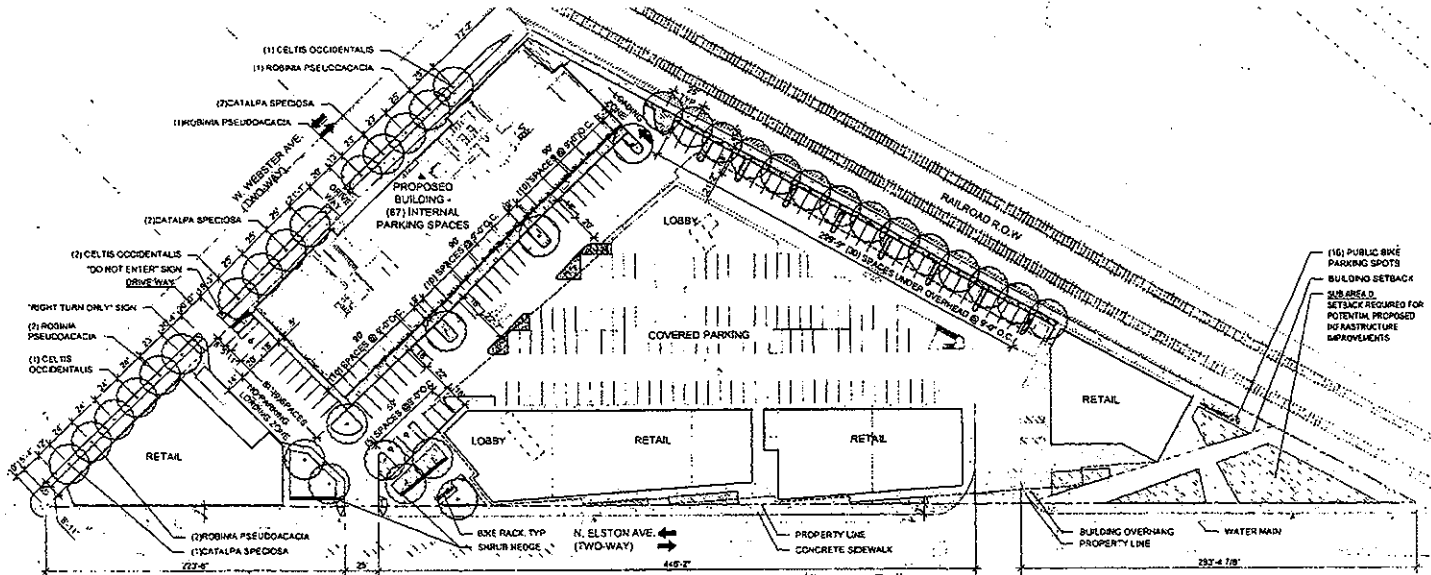


# LANDSCAPE PLAN

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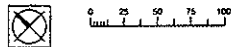
NOTE:  
1. PARKING SPACE AT 9'-0" O.C. AND 18' LENGTH.

- LEGEND
- LAWN
  - SHRUBS, PERENNIALS & GROUNDCOVER
  - CONCRETE PAVING
  - DECORATIVE STONE
  - ORNAMENTAL FENCE

VEHICULAR USE AREA CALCULATIONS

72 SPACE PARKING LOT W/3 ACCESSIBLE SPACE	
TOTAL VEHICULAR USE AREA:	29,446 SF
REQUIRED INTERNAL LANDSCAPED AREA:	2,208 SF
ACTUAL LANDSCAPED AREA:	6,952 SF
REQUIRED INTERNAL TREE PLANTING:	17
ACTUAL TREE PLANTING:	21

1 PROPOSED LANDSCAPE PLAN  
1" = 100'-0"



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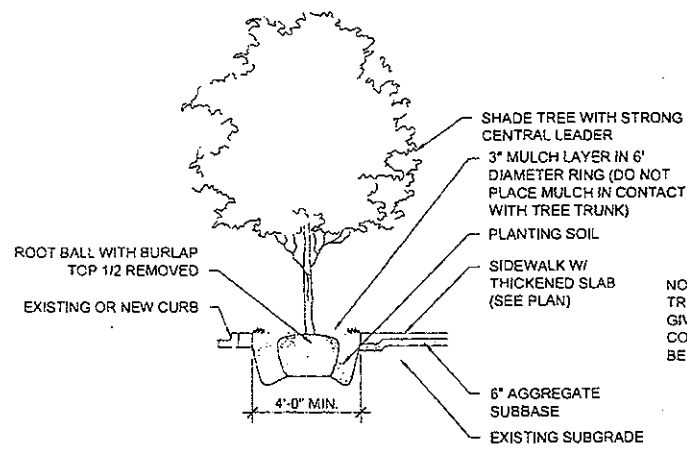
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# LANDSCAPE DETAILS

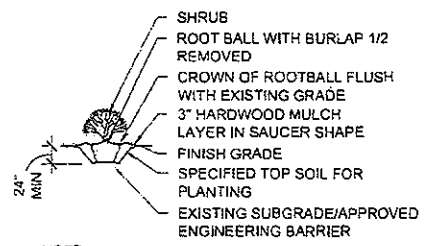


PRELIMINARY PLANT PALETTE				
ROW TREES				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<i>Celtis occidentalis</i> 'Chicagoard'	Chicago Hackberry	2.5' cal.	B&B	matching heads
<i>Catalpa speciosa</i>	Northern Catalpa	2.5' cal.	S&B	matching heads
<i>Robinia pseudacacia</i> 'Chicago Blues'	Chicago Blues Black Locust	2.5' cal.	B&B	matching heads

NOTE:  
1. THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS. NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS.

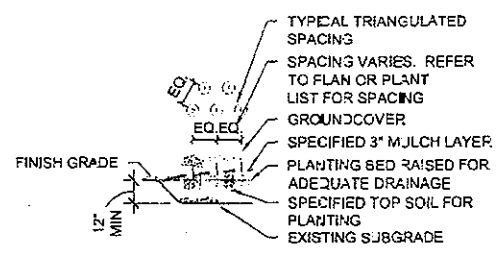
NOTE:  
TREE PIT AS WIDE AS POSSIBLE, GIVEN THE CONSTRAINED CONDITIONS (EDGES OF PIT TO BE ROUGHENED)

1 **SHADE TREE IN PARKWAY SECTION**  
NOT TO SCALE



NOTE:  
1. ADJACENT MULCH IS TO BE 3\"/>

2 **SHRUB PLANTING SECTION**  
NOT TO SCALE



3 **PERENNIAL PLANTING SECTION**  
NOT TO SCALE

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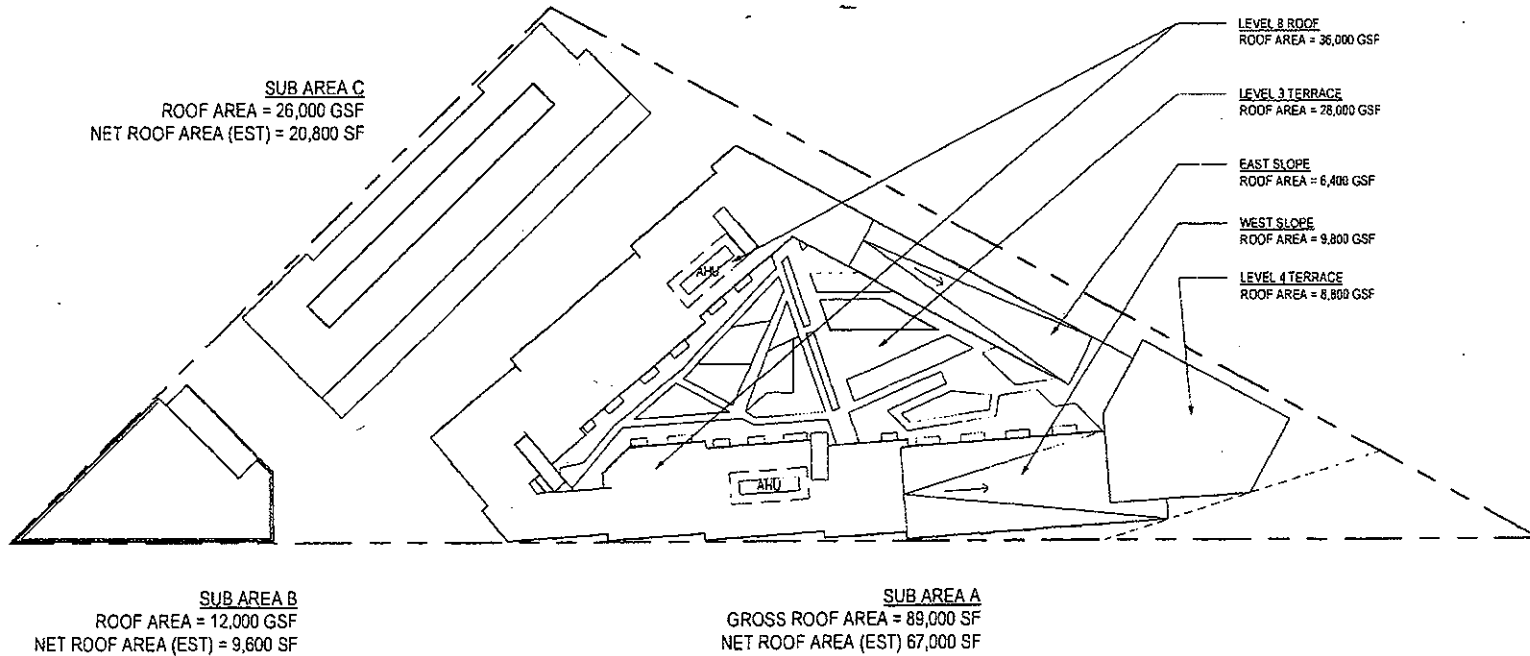


# ROOF PLAN

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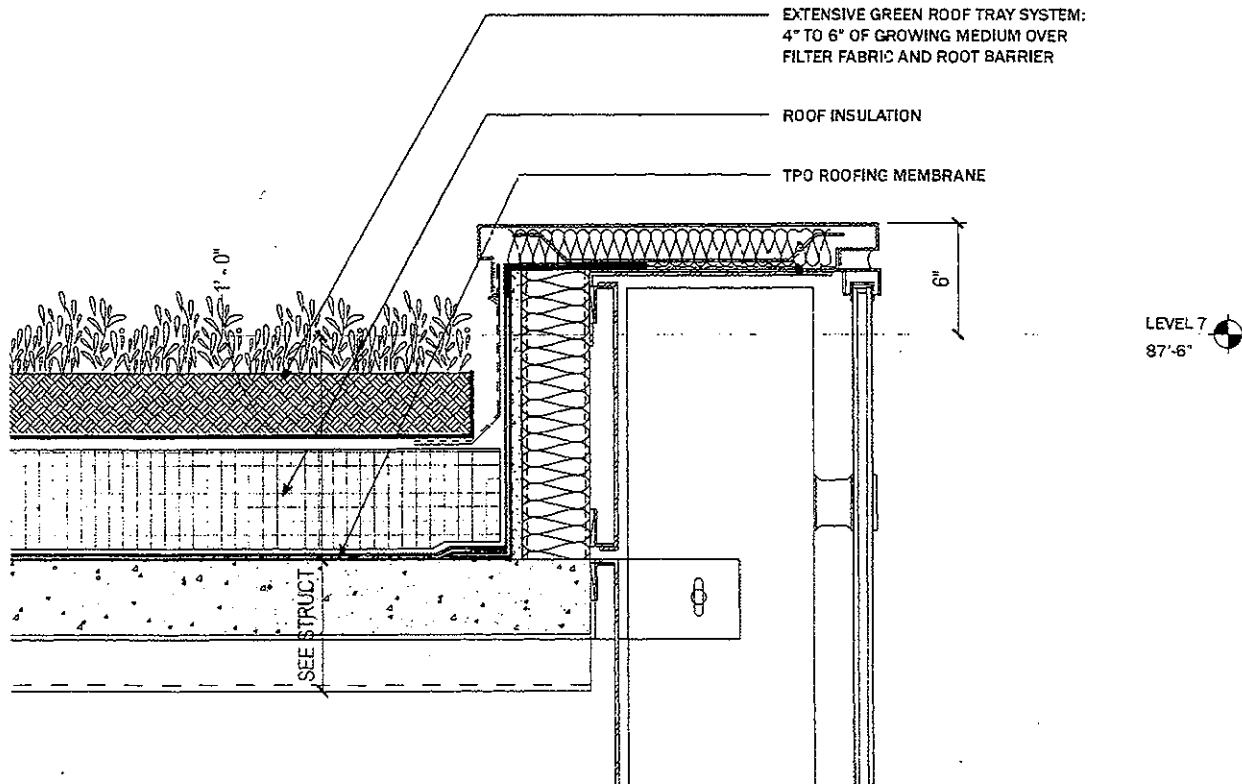
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# TYPICAL GREEN ROOF DETAIL



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# NORTH ELEVATION

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REPORTS OF COMMITTEES



**6-STORY RESIDENTIAL ABOVE 1-STORY RETAIL WITH PARKING**

Floor 1 (retail): Aluminum and glass storefront system with brick base

Floors 2-7 (residential): Aluminum and glass window system with light and dark toned rainscreen system of metal panel and fiber cement

**7-STORY RESIDENTIAL WITH PARKING**

Aluminum and glass window system with face brick and metal panel cladding

**1-STORY BUSINESS ABOVE 1-STORY RETAIL**

Floor 1 (retail): Aluminum and glass storefront system with brick base  
 Floor 2 (business): Aluminum and glass window system with light and dark toned rainscreen system of metal panel and fiber cement

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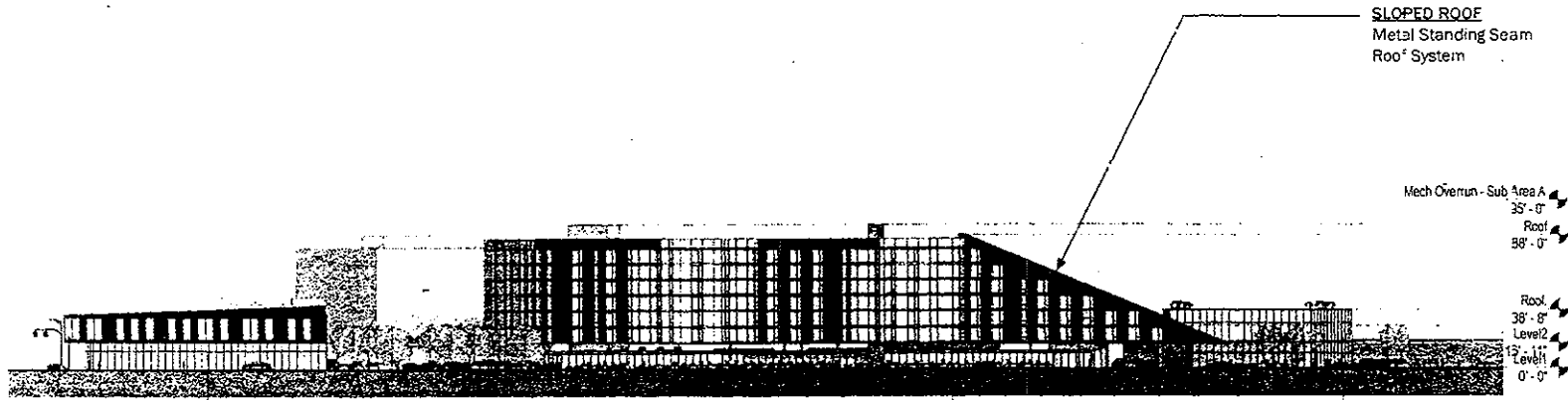
# SOUTHWEST ELEVATION

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**1-STORY BUSINESS ABOVE 1-STORY RETAIL**

Floor 1 (retail): Aluminum and glass storefront system with brick base  
 Floor 2 (business): Aluminum and glass window system with light and dark toned rainscreen system of metal panel and fiber cement

**7-STORY RESIDENTIAL WITH PARKING**

Aluminum and glass window system with face brick and metal panel cladding

**6-STORY RESIDENTIAL ABOVE 1-STORY RETAIL WITH PARKING**

Floor 1 (retail): Aluminum and glass storefront system with brick base

Floors 2-7 (residential): Aluminum and glass window system with light and dark toned rainscreen system of metal panel and fiber cement

**1-STORY RESIDENTIAL ABOVE 1-STORY RETAIL**

Floor 1 (retail): Aluminum and glass storefront system with brick base

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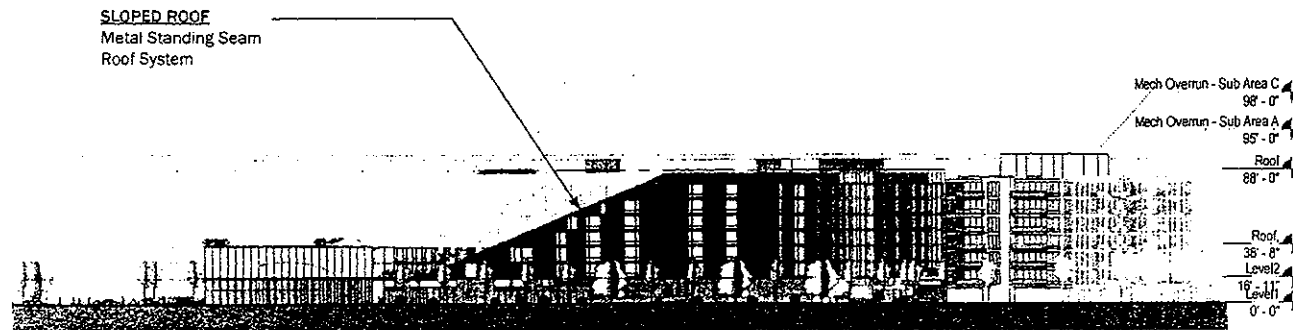


# EAST ELEVATION

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REPORTS OF COMMITTEES



**1-STORY RESIDENTIAL ABOVE 1-STORY RETAIL**  
 Floor 1 (retail): Aluminum and glass storefront system with brick base

**6-STORY RESIDENTIAL ABOVE 1-STORY RETAIL WITH PARKING**  
 Floor 1 (retail): Aluminum and glass storefront system with brick base

Floors 2-7 (residential): Aluminum and glass window system with light and dark toned rainscreen system of metal panel and fiber cement

**7-STORY RESIDENTIAL WITH PARKING**  
 Aluminum and glass window system with face brick and metal panel cladding

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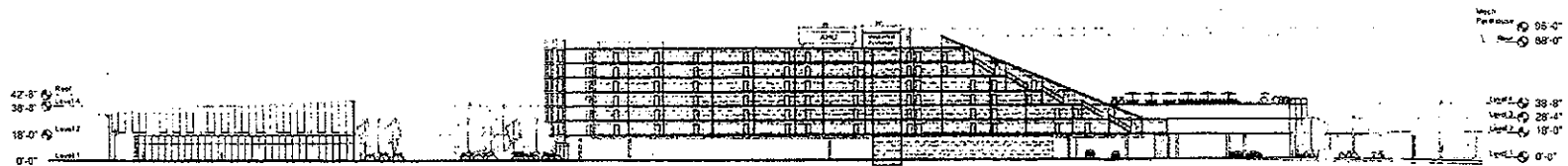
# SITE SECTION

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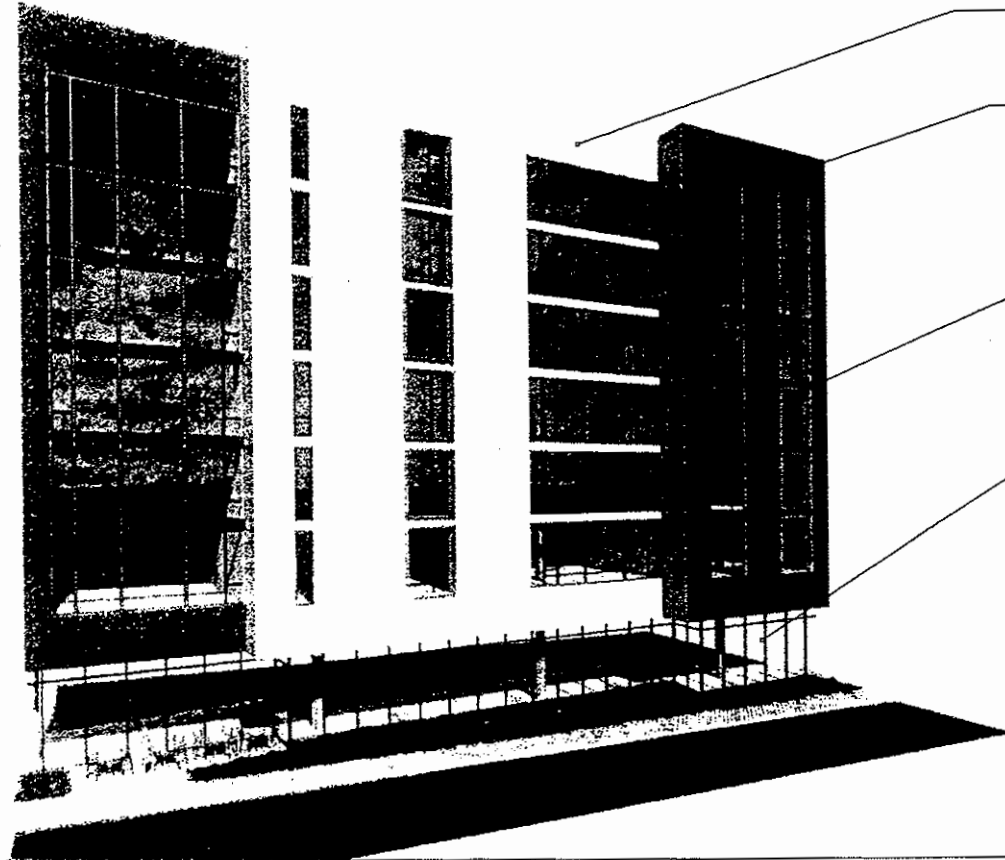
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REPORTS OF COMMITTEES

84963

# APARTMENTS (SUB AREA A)

## EXTERIOR FACADE DETAIL SECTION



Floors 2-7 (residential): Aluminum and glass window system with light toned rainscreen system of metal panel and fiber cement

Floors 2-7 (residential): Textured composite panel rainscreen system in contrasting color

Floors 2-7 (residential): Aluminum and glass window system with dark toned rainscreen system of metal panel and fiber cement

Floor 1 (retail): Aluminum and glass storefront system with brick base

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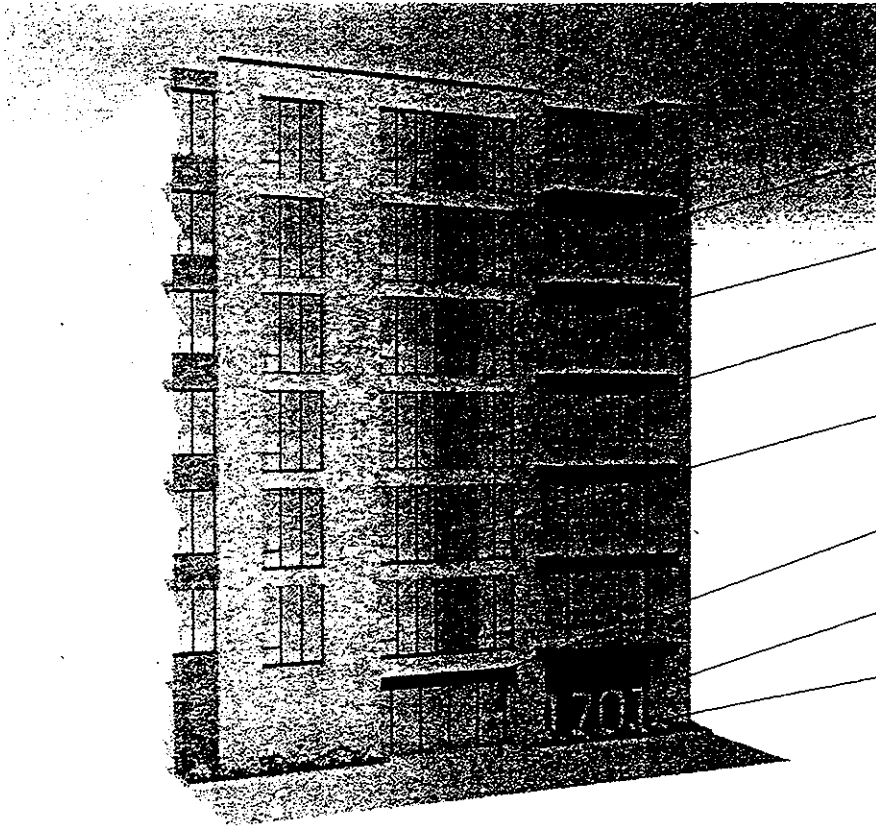


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# CONDOMINIUMS (SUB AREA C)

EXTERIOR FACADE DETAIL SECTION



Aluminum and glass balcony railing system

Aluminum and glass window wall system with metal panel spandrel

Modular brick masonry

Aluminum and glass windows

Metal panel cladding

Aluminum and glass storefront entry

Metal panel cladding

Landscaped planting areas

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