

# PD 1430

## Table of Contents

<b>07/28/2022 Minor Change/Site Plan</b> .....	<b>2</b>
Exhibits .....	4
<b>07/27/2022 Minor Change</b> .....	<b>19</b>
Exhibits .....	21
<b>02/23/2021 Minor Change</b> .....	<b>36</b>
Exhibits .....	37
<b>12/16/2020 PD Amendment</b> .....	<b>45</b>
Ordinance .....	45
Statements .....	46
Bulk Table .....	53
Exhibits .....	55
<b>12/29/2020 IHDA Letter</b> .....	<b>67</b>
<b>12/12/2018 PD Adoption</b> .....	<b>69</b>
Ordinance .....	69
Statements .....	70
Bulk Table .....	77
Exhibits .....	79



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 28, 2022

Steve D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place, Ste. 1900  
Chicago, IL 60605

Re: Site Plan Approval and Minor Relief for PD 1430, Sub-Area A, Site A2,  
(This letter supersedes a letter sent under yesterday's date)

Dear Mr. Friedland:

Please be advised that your client, the Habitat Company LLC, as owner of all the property in Sub-Area A of Residential-Business Planned Development No. 1430 ("PD 1430"), has requested site plan approval and a minor change for the property generally located at 1256-1320 S. Talman Ave., 1257-1319 S. Washtenaw Ave., and 2635-2657 W. 13<sup>th</sup> St. These requests have been considered by the Department of Planning and Development ("DPD") pursuant to Section's 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 14 of PD 1430.

Firstly, they are requesting site plan approval to allow construction of three residential buildings with a total of 99 dwelling units on Site A2. They include one, four-story multi-family building with 75 dwelling units (Building C), one, three-story multi-family building with 18 dwelling units (Building D1), and one, three-story multi-family building with six dwelling units (Building D2). When combined with previously approved 110 dwelling units in Site A1, this results in a total of 209 dwelling units in Sub-Area A, less than the maximum of 275 dwelling units permitted.

A total of 100,858 square feet of gross floor area is proposed on Site A2, with 68,397 square feet allocated to Building C, 23,479 square feet allocated to Building D1, and 8,982 square feet allocated to Building D2. This results in a total FAR of 1.62 for the 62,194 square foot development site. When combined with the previously approved 100,159 square feet of gross floor area approved for Site A1, there is a total of 201,017 square feet of development in Sub-Area A, which has a net site area of 145,714 square feet, resulting in a total FAR of 1.38. This complies with the overall maximum FAR of 1.5 for Sub-Area A.

Secondly, you are also seeking a minor change to reduce the amount of bike parking required in Sub-Area A from 197 to 150 spaces. The change is due to the difference in the number of residential units being constructed in the subarea (209) versus the maximum number of units permitted (275). Based on this 24 percent reduction in the number of residential units approved, the applicant is requesting a pro-rata reduction in the number of bike parking spaces required to 150. Attached are the following exhibits: phasing plan, site plan, landscape plan, bike storage plan, building elevations, renderings, and bulk table.

Regarding these two requests, DPD has completed a zoning and design review of the proposed plan package, which includes a site plan, landscape plan, floor plans, building elevations and renderings. The attached exhibits are in accordance with and satisfy the requirements of the Chicago Zoning Ordinance and PD 1430. Additionally, the Site Plan has received approval from the Chicago Department of Transportation, Chicago Fire Department, Department of Water Management, and the Mayor's Office for People with Disabilities.

The Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. However, should additional residential units be developed in Subarea A, additional bike parking spaces would be required on the same pro-rata basis. The proposed 111 vehicular parking spaces meets the requirements of the PD and will not require a request for reduction.

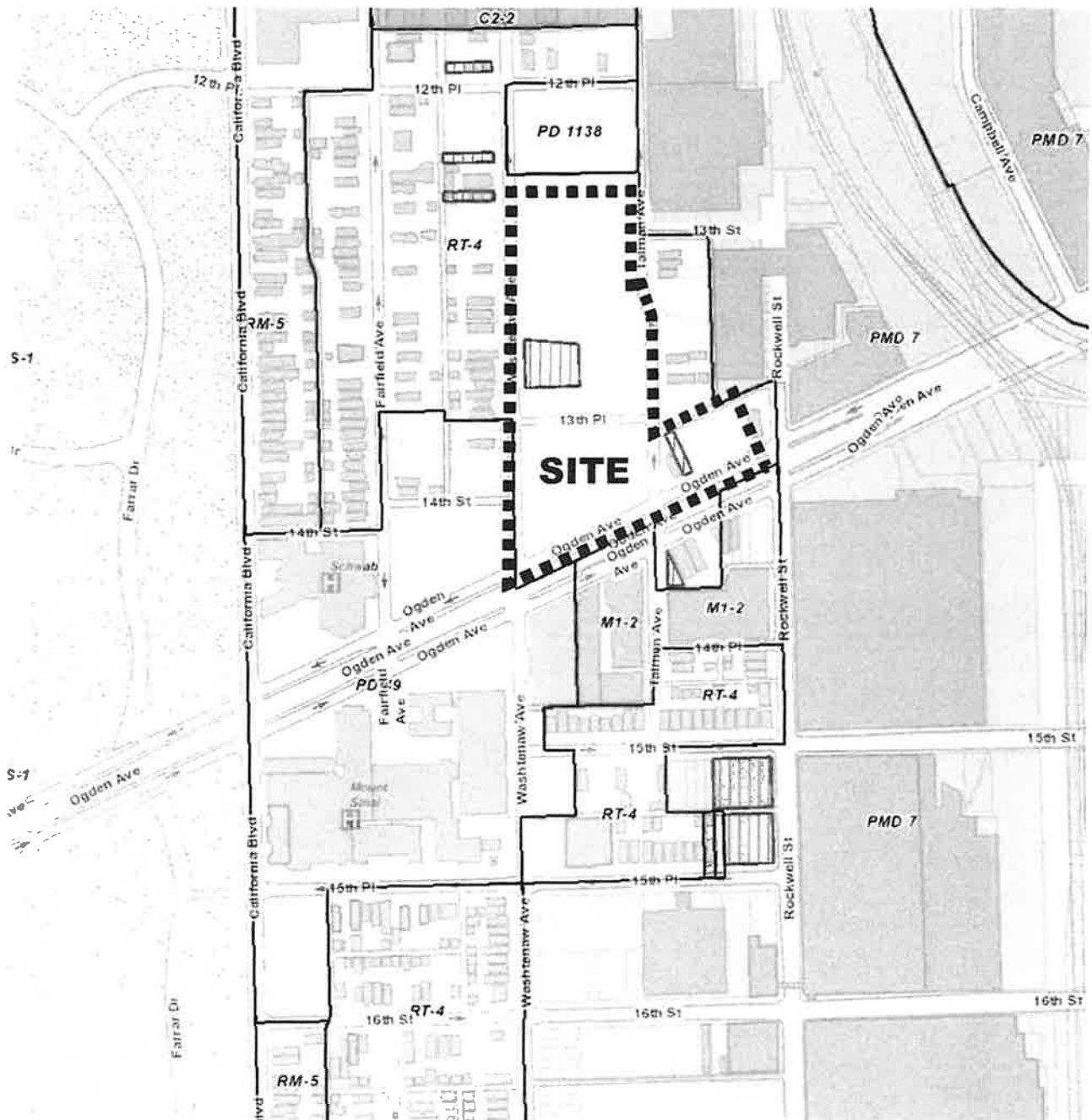
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1430, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec  
Assistant Commissioner  
Department of Planning and Development

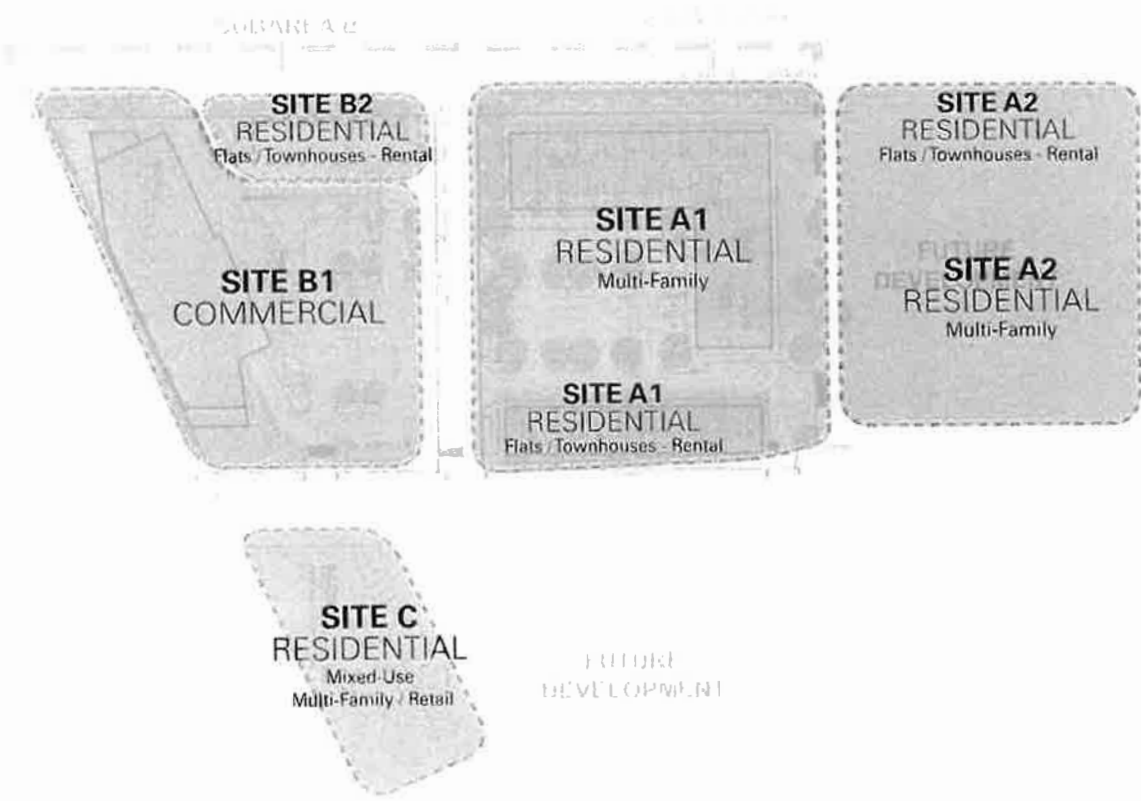
Cc: Brian Hacker, Patrick Murphey, PD Main File



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### EXISTING ZONING MAP

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



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**PHASING PLAN**

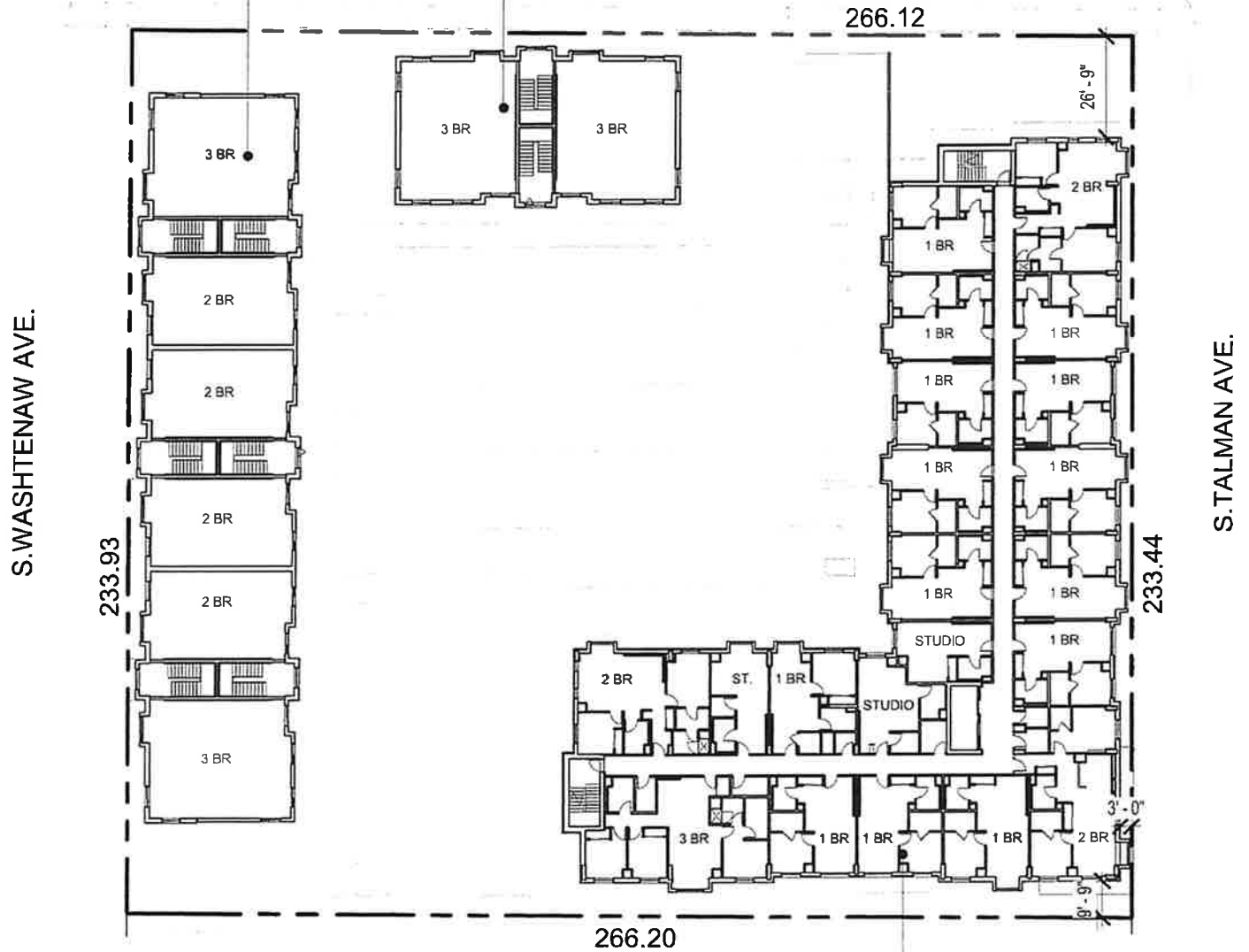
**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



**BUILDING 'D1'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**23,479 GSF**

**BUILDING 'D2'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**8,982 GSF**

W. 13TH AVE.



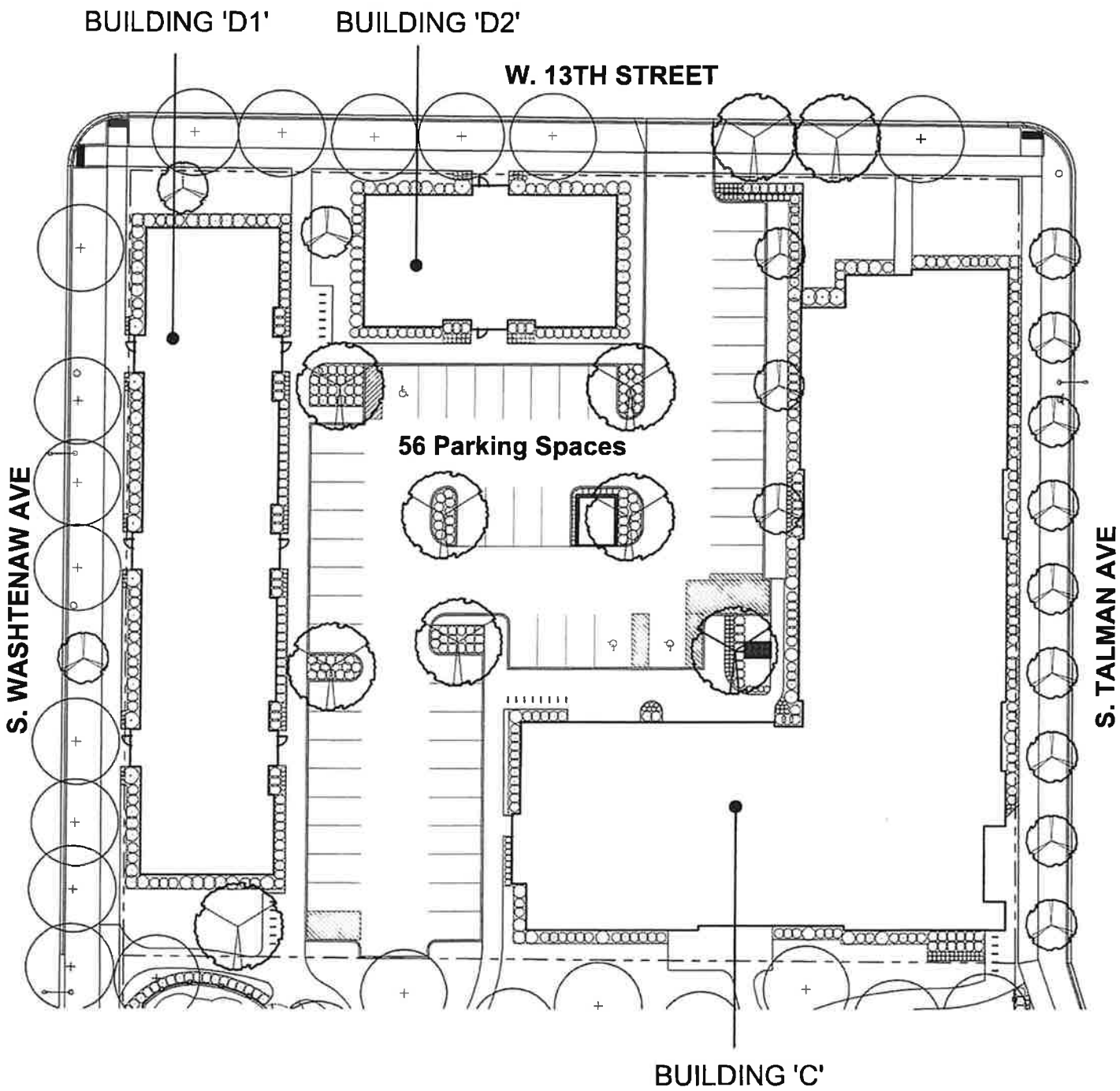
**BUILDING 'C'**  
**4 STORY MULTI-UNIT**  
**RESIDENTIAL**  
**68,397 GSF**

**PROPOSED TYP. PLAN - PHASE 2 - SUB-AREA A, PARCEL A-2**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



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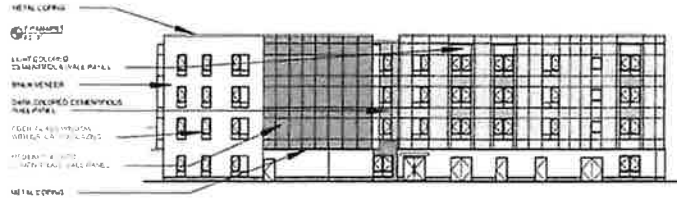


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**PHASE 2 LANDSCAPE PLAN**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022





**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



**BUILDING C ELEVATIONS - PHASE 2**  
**SUBAREA A, PARCEL A -2**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



1. SOUTH ELEVATION



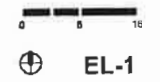
2. EAST ELEVATION



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BUILDING ELEVATIONS  
 OGDEN COMMONS RESIDENTIAL  
 THE HABITAT COMPANY

05/10/2022  
 2021029





1. NORTH ELEVATION



2. WEST ELEVATION



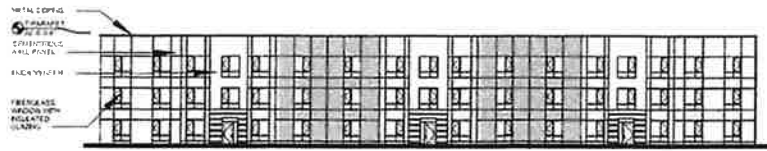
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BUILDING ELEVATIONS  
 OGDEN COMMONS RESIDENTIAL  
 THE HABITAT COMPANY

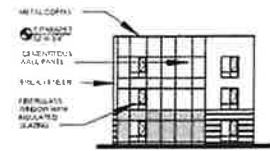
05/10/2022  
 2021029



EL-2



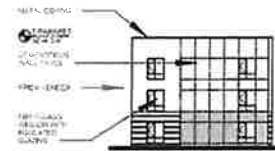
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



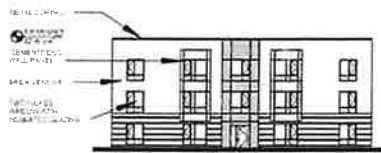
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



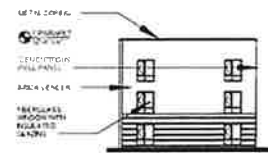
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**



**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



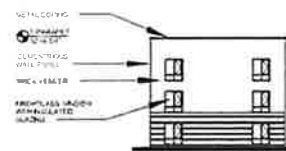
**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**



**BUILDING D ELEVATIONS - PHASE 2**  
**SUBAREA A, PARCEL A -2**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



**1. WEST ELEVATION**



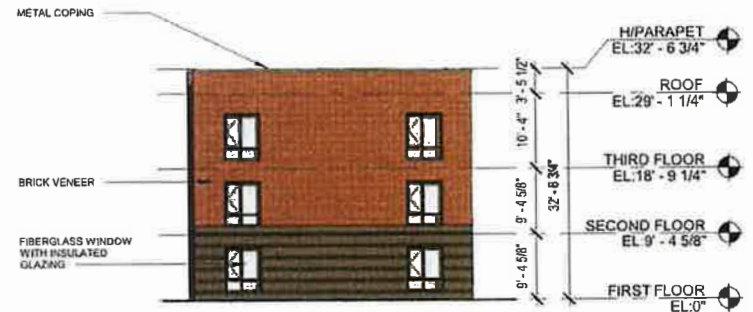
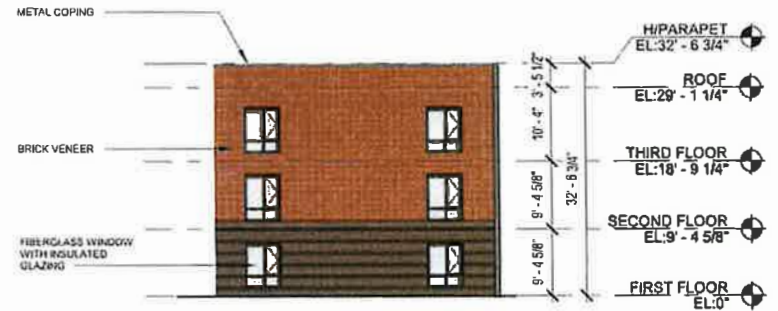
**2. NORTH ELEVATION**



**3. SOUTH ELEVATION**



**4. EAST ELEVATION**



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BUILDING ELEVATIONS  
 OGDEN COMMONS SITE A2  
 THE HABITAT COMPANY

5/10/2022  
 2021029

EL-2



BUILDING D1 | THREE-STORY FLATS



BUILDING C | FOUR-STORY RESIDENTIAL



BUILDING D1 | THREE-STORY FLATS



CONTEXT



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BUILDING RENDERINGS  
 OGDEN COMMONS RESIDENTIAL  
 THE HABITAT COMPANY

05/10/2022  
 2021029





**BUILDING A | FOUR-STORY RESIDENTIAL**



**BUILDING B | THREE-STORY FLATS**



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**BUILDING RENDERINGS - SITE A1 (FOR REFERENCE)**  
**OGDEN COMMONS RESIDENTIAL**  
**THE HABITAT COMPANY**

05/10/2022  
2021029



**Ogden Commons Residential Phase A-2**

**Building C**

**4 Story Multi-Unit Residential**

**Total Building Units and GSF**

	Studio-1 416 SF	Studio-2 473 SF	Studio-3 445 SF	One Bedroom-1 640 SF	One Bedroom- 2 596 SF	One Bedroom-3 582 SF	Two- Bedroom-1 955 SF	Two- Bedroom-2 985 SF	Three- Bedroom 1275 SF	Building GSF	
Floor 1	1	-	-	7	3	-	1	-	-	16,848	
Floor 2	1	1	1	8	5	1	2	1	1	17,183	
Floor 3	1	1	1	8	5	1	2	1	1	17,183	
Floor 4	1	1	1	8	5	1	2	1	1	17,183	
Total Units	4	3	3	31	18	3	7	3	3		
	10			52			10		3		
										Total Units	Total GSF
										75	68,397

**Ogden Commons Residential Phase A-2**

**Building D1**

**3 Story Multi-Unit Flats Residential**

**Total Building Units and GSF**

	Two- Bedroom-1 898 SF	Two-Bedroom- 2 910 SF	Three- Bedroom-1 1174 SF	Three- Bedroom-2 1187 SF	Building GSF	
Floor 1	4	-	2	-	7,769	
Floor 2		4	-	2	7,855	
Floor 3		4	-	2	7,855	
Total Units	4	8	2	4		
	12		6			
					Total Units	Total GSF
					18	23,479

**Ogden Commons Residential Phase A-2**

**Building D2**

**3 Story Multi-Unit Flats Residential**

**Total Building Units and GSF**

	Three- Bedroom-1 1135 SF	Three- Bedroom-2 1148 SF	Building GSF	
Floor 1	2	-	2,976	
Floor 2	-	2	3,003	
Floor 3	-	2	3,003	
Total Units	2	4		
	6			
			Total Units	Total GSF
			6	8,982

Residential-Business Planned Development 1430 - Subarea A				
Parcel A2 - 62,194 SF (1.428 Acres)				
56 Parking Stalls				
0.52 Parking Ratio				
	GSF	Total Stories	Total Units	Total Affordable Units (90% Benchmark)
Building C	68,397	4	75	68
Building D1	23,479	3	18	17
Building D2	8,982	3	6	5
Total	100,858		99	90





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 27, 2022

Steve D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Place, Ste. 1900  
Chicago, IL 60605

Re: Minor Change for Planned Development No. 1430, Subarea A

To Mr. Friedland:

Please be advised that your request for a minor change for the property generally located at 1256-1320 S. Talman Ave., 1257-1319 S. Washtenaw Ave., and 2635-2657 W. 13th St. in Residential-Business Planned Development No. 1430 ("PD #1430"), Subarea A, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 14 of PD #1430. This site is generally known as the Ogden Commons development.

Your client and the owner of all the property within Subarea A of PD 1430, the Habitat Company LLC, is seeking a minor change to reduce the amount of bike parking required in Subarea A from 197 to 150 spaces. The change is being justified by the difference in the number of residential units being constructed in the subarea (209) versus the maximum number of units permitted (275). Based on this 24 percent reduction in the number of residential units approved, the applicant is requesting a pro-rata reduction in the number of bike parking spaces required to 150. Attached are the following exhibits: phasing plan, site plan, landscape plan, bike storage plan, building elevations, renderings, and bulk tables.

Regarding your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. However, should additional residential units be developed in Subarea A, additional bike parking

PD 1462  
Minor Change  
July 27, 2022  
Page 2

spaces would be required on the same pro-rata basis. The proposed 111 vehicular parking spaces meets the requirements of the PD and will not require a request for reduction.

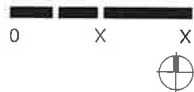
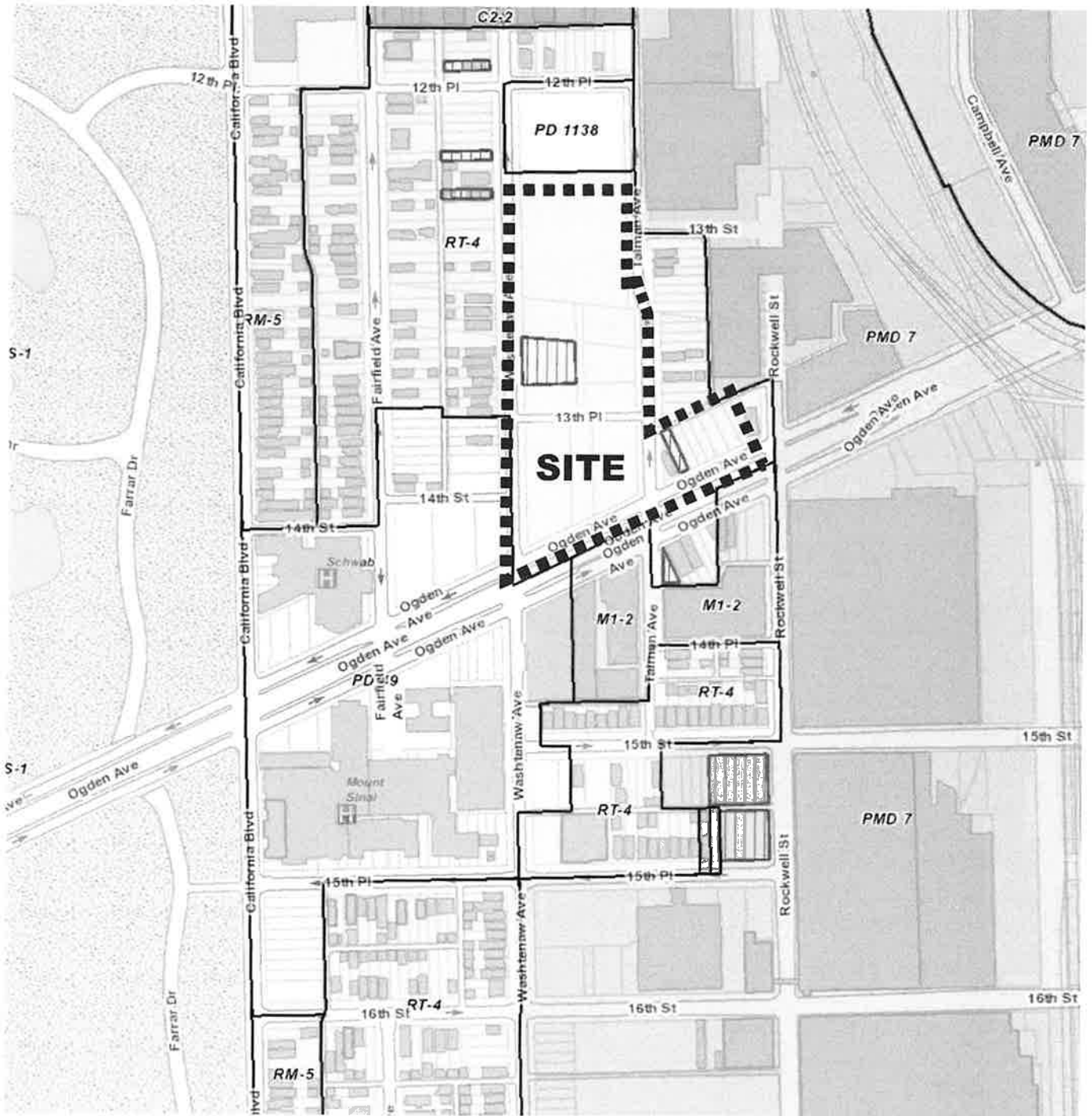
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1430, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noah Szafraniec", with a long horizontal flourish extending to the right.

Noah Szafraniec  
Assistant Commissioner  
Department of Planning and Development

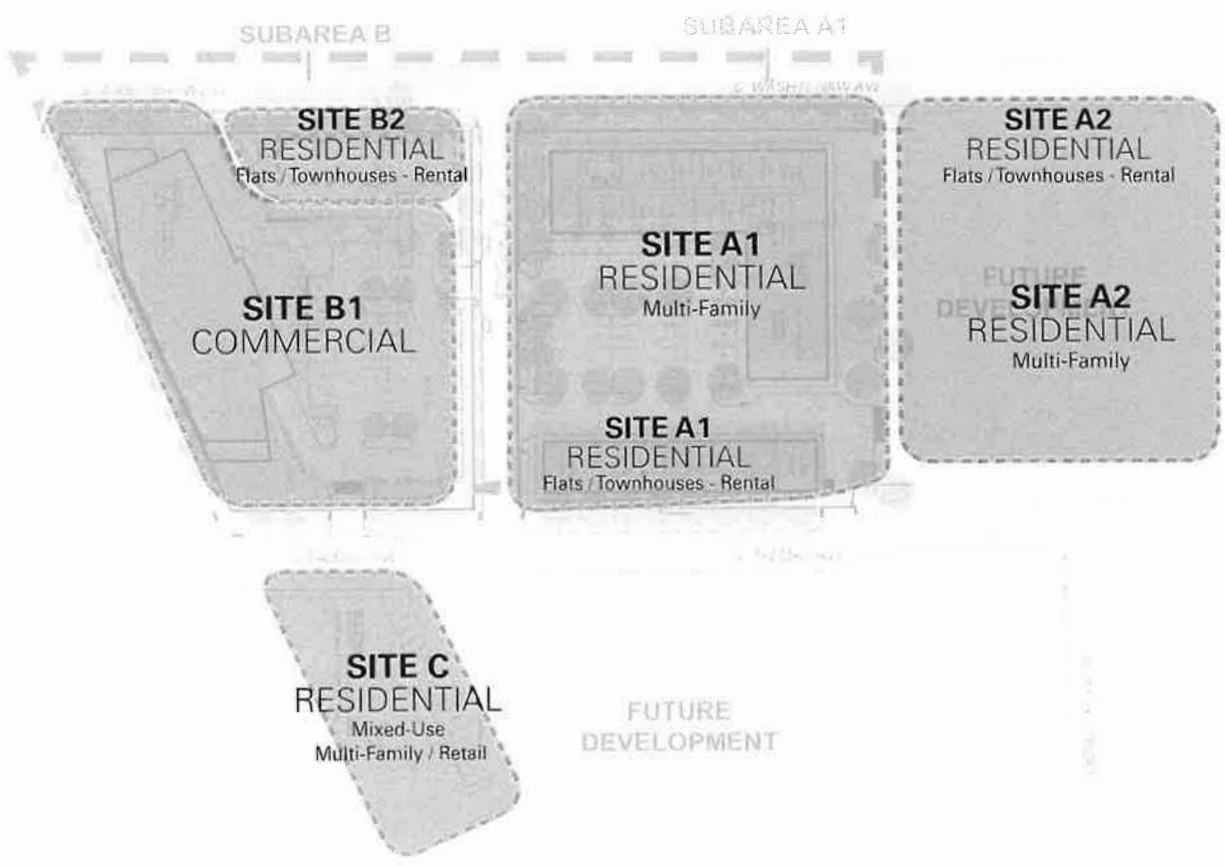
Cc: Brian Hacker, Patrick Murphey, PD Main File



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### EXISTING ZONING MAP

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



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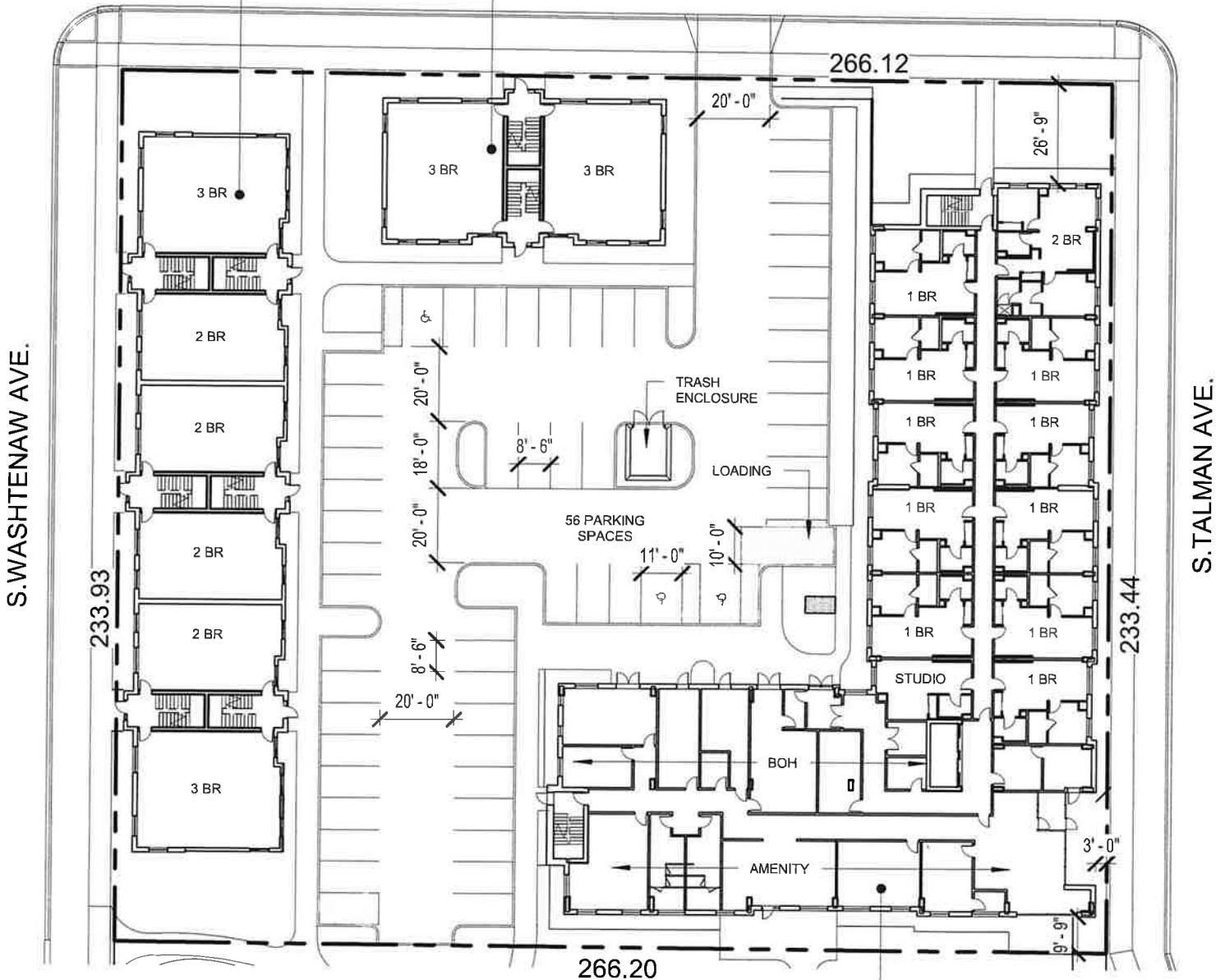
**PHASING PLAN**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022

**BUILDING 'D1'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**23,479 GSF**

**BUILDING 'D2'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**8,982 GSF**

W. 13TH AVE.



**BUILDING 'C'**  
**4 STORY MULTI-UNIT**  
**RESIDENTIAL**  
**68,397 GSF**

**PROPOSED SITE PLAN - PHASE 2 - SUB-AREA A, PARCEL A-2**

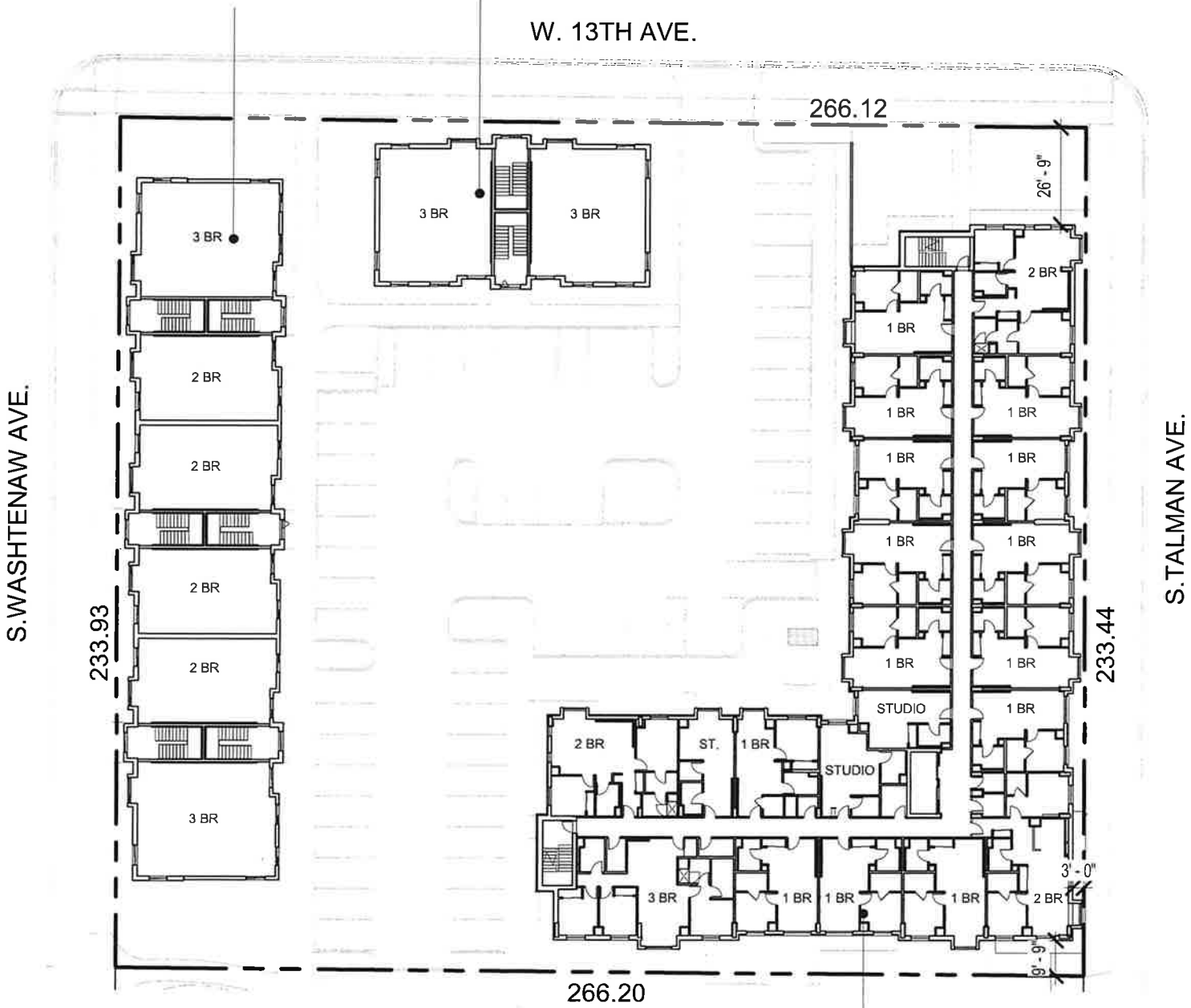
**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



**BUILDING 'D1'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**23,479 GSF**

**BUILDING 'D2'**  
**3 STORY MULTI-UNIT**  
**FLATS RESIDENTIAL**  
**8,982 GSF**

W. 13TH AVE.



**BUILDING 'C'**  
**4 STORY MULTI-UNIT**  
**RESIDENTIAL**  
**68,397 GSF**

**PROPOSED TYP. PLAN - PHASE 2 - SUB-AREA A, PARCEL A-2**



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**Project:**

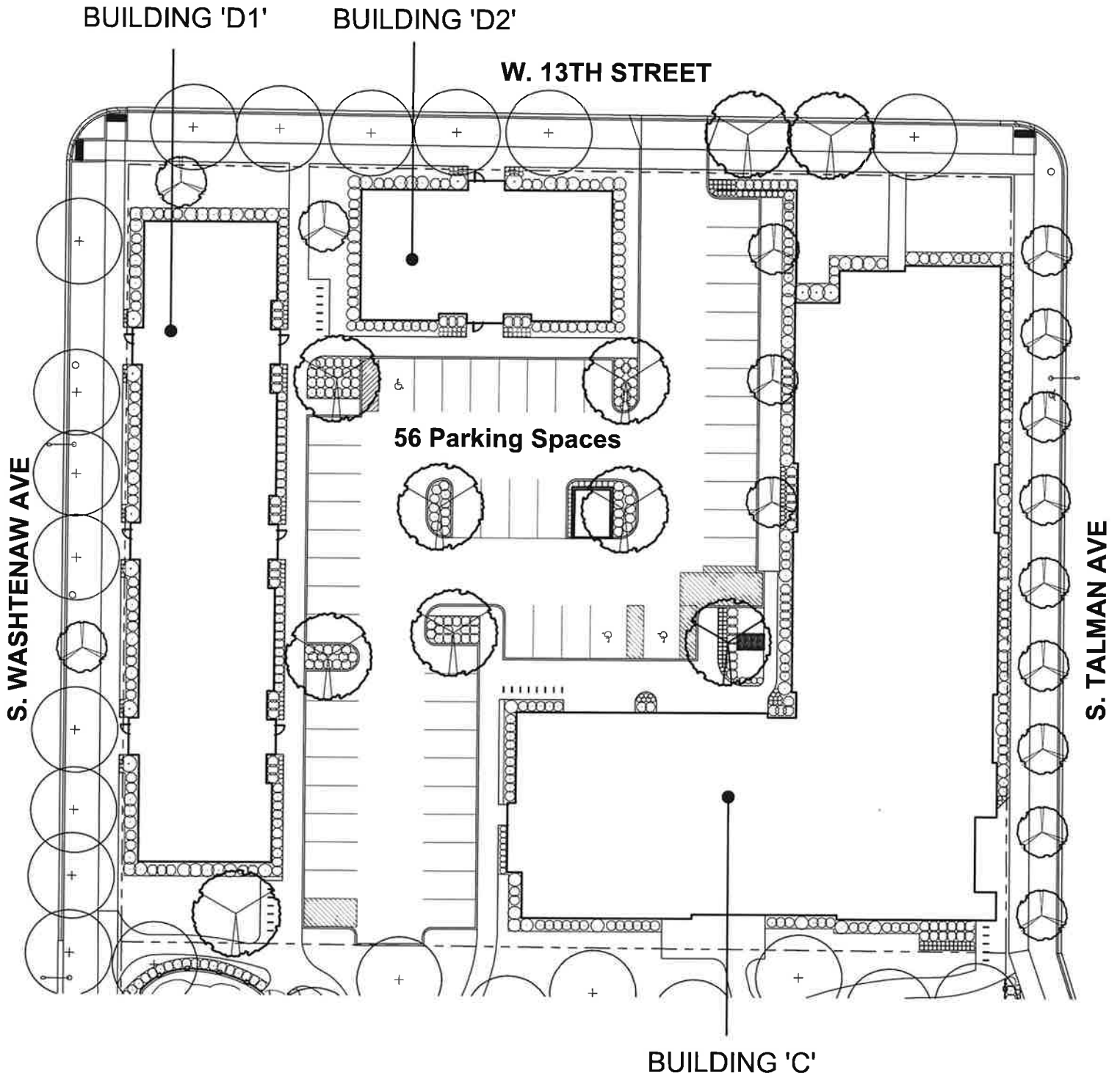
**OGDEN COMMONS**

**Applicant:**

THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654

**Date:**

05/10/2022



BUILDING 'D1'

BUILDING 'D2'

W. 13TH STREET

S. WASHTENAW AVE

S. TALMAN AVE

56 Parking Spaces

BUILDING 'C'



0 20' 40'



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**PHASE 2 LANDSCAPE PLAN**

**Project:**

**OGDEN COMMONS**

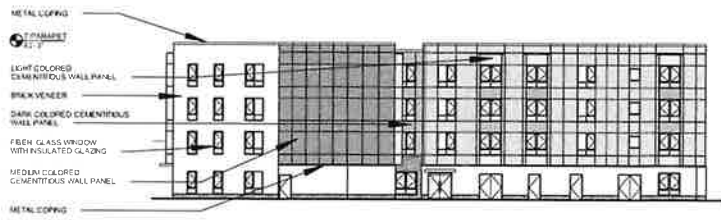
**Applicant:**

THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654

**Date:**

05/10/2022

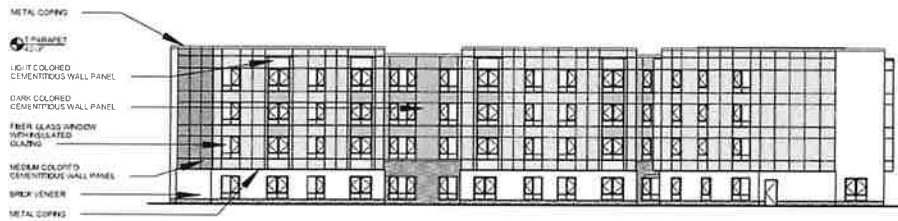




**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**



**BUILDING C**  
**4 STORY MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



**BUILDING C ELEVATIONS - PHASE 2**  
**SUBAREA A, PARCEL A -2**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



1. SOUTH ELEVATION



2. EAST ELEVATION



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BUILDING ELEVATIONS  
 OGDEN COMMONS RESIDENTIAL  
 THE HABITAT COMPANY

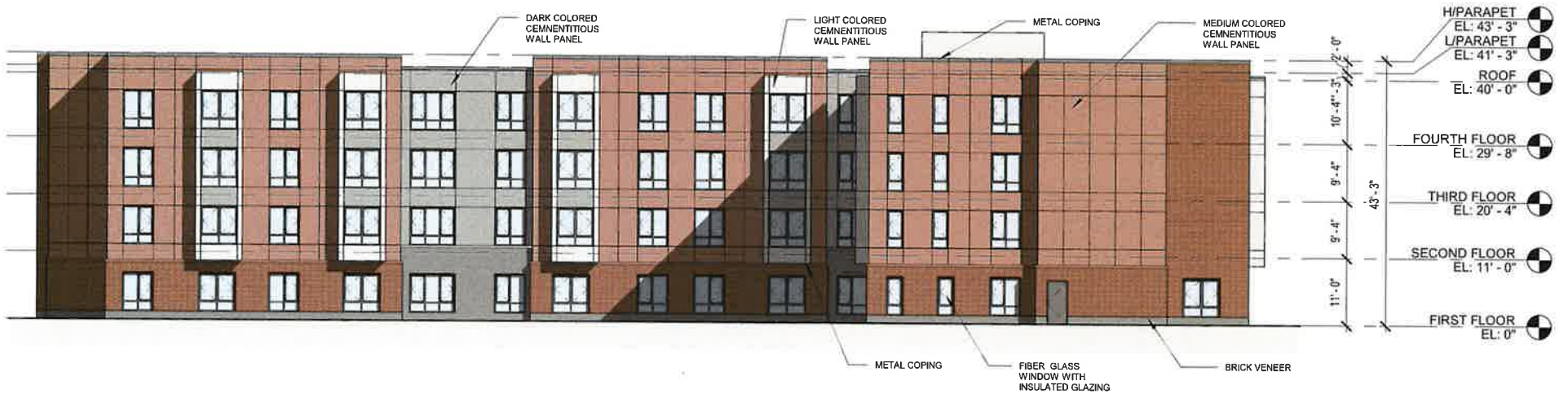
05/10/2022  
 2021029



EL-1



**1. NORTH ELEVATION**



**2. WEST ELEVATION**



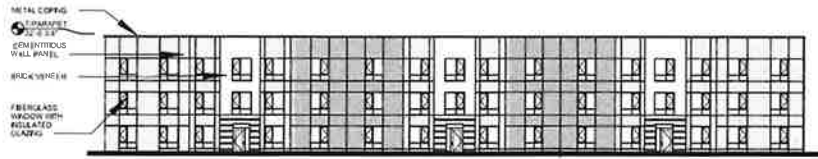
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**BUILDING ELEVATIONS**  
**OGDEN COMMONS RESIDENTIAL**  
 THE HABITAT COMPANY

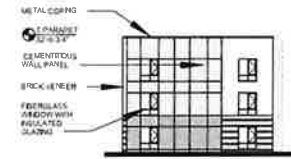
05/10/2022  
 2021029



EL-2



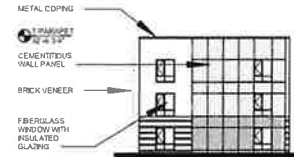
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



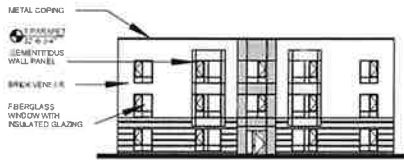
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



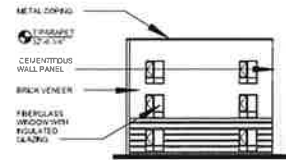
**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**



**BUILDING D1**  
**MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



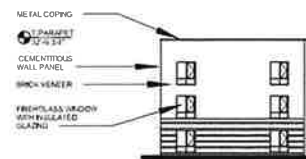
**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**NORTH ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**EAST ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**SOUTH ELEVATION**



**BUILDING D2**  
**MULTI-UNIT RESIDENTIAL**  
**WEST ELEVATION**

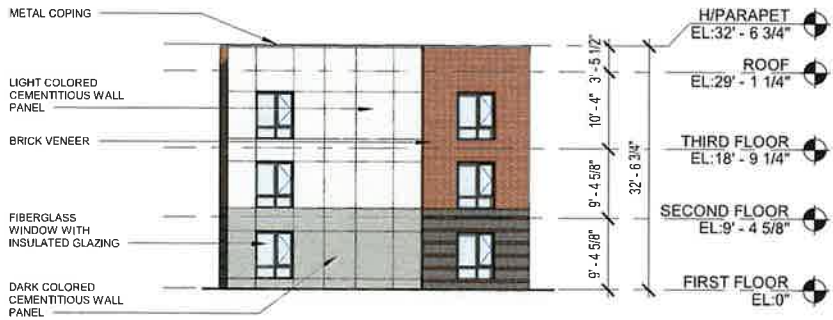


**BUILDING D ELEVATIONS - PHASE 2**  
**SUBAREA A, PARCEL A -2**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 05/10/2022



**1. WEST ELEVATION**



**2. NORTH ELEVATION**

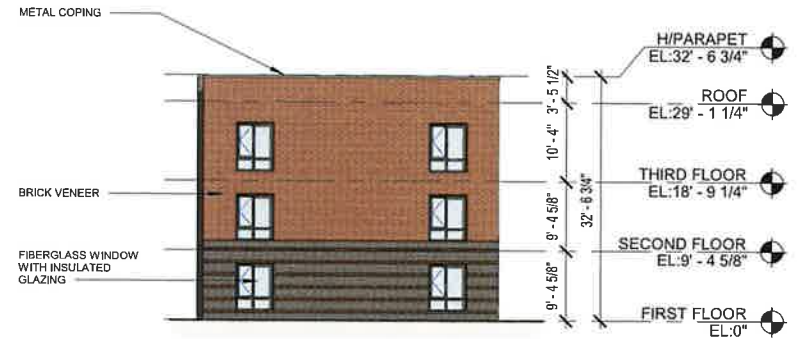
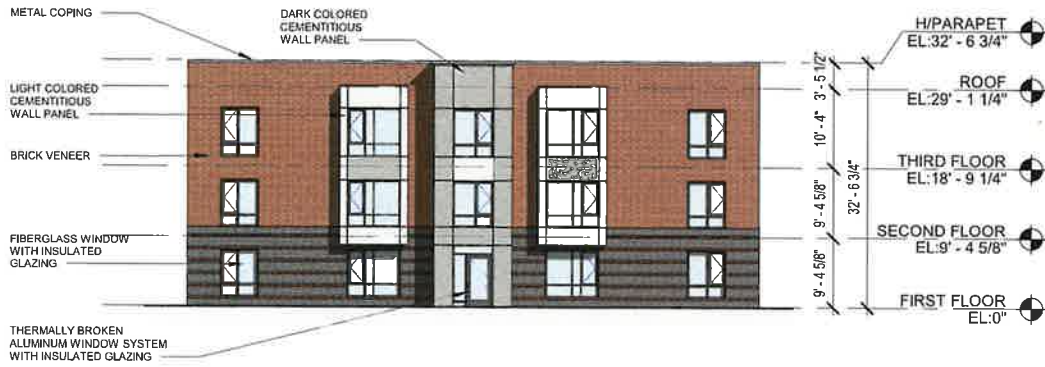
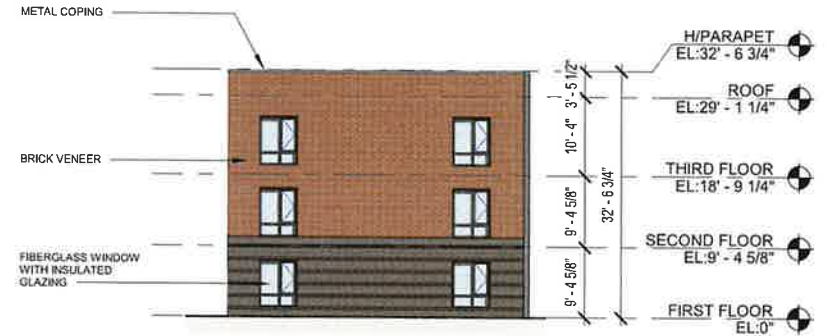


**3. SOUTH ELEVATION**



**4. EAST ELEVATION**





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BUILDING ELEVATIONS  
 OGDEN COMMONS SITE A2  
 THE HABITAT COMPANY

5/10/2022  
 2021029





BUILDING D1 | THREE-STORY FLATS



BUILDING C | FOUR-STORY RESIDENTIAL



BUILDING D1 | THREE-STORY FLATS



CONTEXT





**BUILDING A | FOUR-STORY RESIDENTIAL**



**BUILDING B | THREE-STORY FLATS**



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**BUILDING RENDERINGS - SITE A1 (FOR REFERENCE)**  
**OGDEN COMMONS RESIDENTIAL**  
**THE HABITAT COMPANY**

05/10/2022  
2021029



**Ogden Commons Residential Phase A-2**

**Building C**

**4 Story Multi-Unit Residential**

**Total Building Units and GSF**

	Studio-1 416 SF	Studio-2 473 SF	Studio-3 445 SF	One Bedroom-1 640 SF	One Bedroom- 2 596 SF	One Bedroom-3 582 SF	Two- Bedroom-1 955 SF	Two- Bedroom-2 985 SF	Three- Bedroom 1275 SF	Building GSF	
Floor 1	1	-	-	7	3	-	1	-	-	16,848	
Floor 2	1	1	1	8	5	1	2	1	1	17,183	
Floor 3	1	1	1	8	5	1	2	1	1	17,183	
Floor 4	1	1	1	8	5	1	2	1	1	17,183	
Total Units	4	3	3	31	18	3	7	3	3		
	10			52			10		3		
										Total Units	Total GSF
										75	68,397

**Ogden Commons Residential Phase A-2**

**Building D1**

**3 Story Multi-Unit Flats Residential**

**Total Building Units and GSF**

	Two- Bedroom-1 898 SF	Two-Bedroom- 2 910 SF	Three- Bedroom-1 1174 SF	Three- Bedroom-2 1187 SF	Building GSF	
Floor 1	4	-	2	-	7,769	
Floor 2	-	4	-	2	7,855	
Floor 3	-	4	-	2	7,855	
Total Units	4	8	2	4		
	12		6			
					Total Units	Total GSF
					18	23,479

**Ogden Commons Residential Phase A-2**

**Building D2**

**3 Story Multi-Unit Flats Residential**

**Total Building Units and GSF**

	Three- Bedroom-1 1135 SF	Three- Bedroom-2 1148 SF	Building GSF	
Floor 1	2	-	2,976	
Floor 2	-	2	3,003	
Floor 3	-	2	3,003	
Total Units	2	4		
	6			
			Total Units	Total GSF
			6	8,982

<b>Residential-Business Planned Development 1430 - Subarea A</b>				
<b>Parcel A2 - 62,194 SF (1.428 Acres)</b>				
<b>56 Parking Stalls</b>				
<b>0.52 Parking Ratio</b>				
	GSF	Total Stories	Total Units	Total Affordable Units (90% Benchmark)
Building C	68,397	4	75	68
Building D1	23,479	3	18	17
Building D2	8,982	3	6	5
<b>Total</b>	<b>100,858</b>		<b>99</b>	<b>90</b>



**Project:**  
**Applicant:**

**Date:**

**PHASE 2 - SUBAREA A,  
PARCEL A -2 BULK TABLES  
OGDEN COMMONS**

THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654

05/10/2022

February 23, 2021

Scott R. Borstein  
Neal & Leroy LLC  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change to PD No. 1430, Subarea A, Parcel A-1, Ogden Commons**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Planned Development No. 1430 (“PD 1430”), Subarea A, Parcel A-1, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of PD 1430.

Your client and the owner of all the property within Subarea A of PD 1430, the Habitat Company LLC, is seeking a minor change to substitute the plans and elevations for two, proposed multi-family residential buildings to be located on Parcel A-1. The site plan changes consist of eliminating a curb cut along W. 13<sup>th</sup> Pl. and adding a park and children’s play area on the north side of the parcel. The elevation changes include reducing the amount of brick and adding cementitious wall panel cladding, modifications to the windows and canopies, and reducing the ground floor windows. Attached are the following exhibits: Project Summary, Proposed Landscape Plan, Proposed Site Plan, Original and Current Site Plan, Original and Revisions Building A1 Elevations, Original and Current Building A1 Elevations, Original and Revisions Building A3 Elevations, Original and Current Building A3 Elevations.

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1430, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Brian Hacker, Main file

**Ogden Commons JV, LLC**  
**Residential-Business Planned Development 1430 - Subarea A**

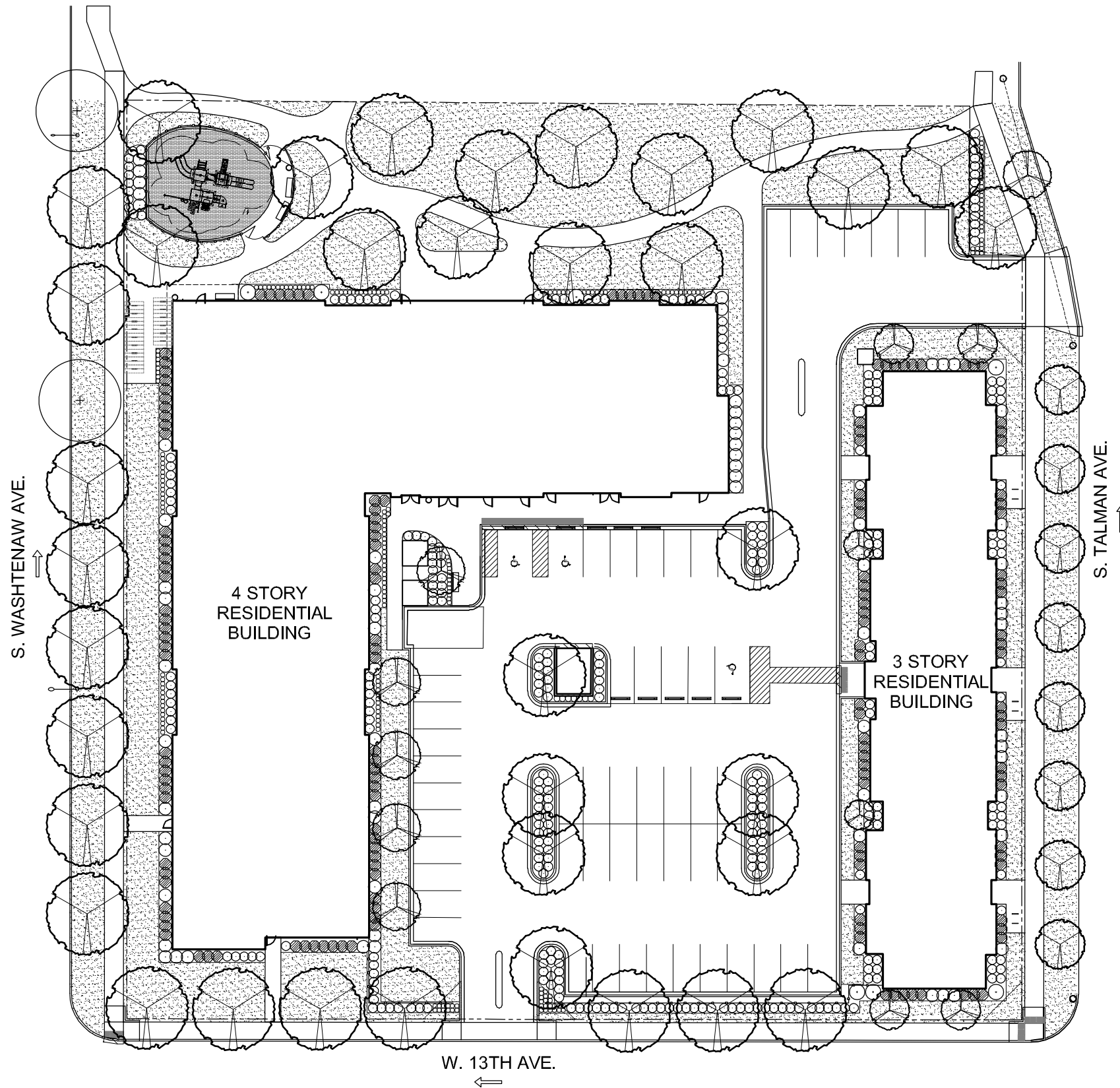
**Site A1 - 83,520 SF (1.917 Acres)**  
**55 Parking Stalls**  
**58 Bike Stalls (42 Exterior & 16 Interior)**

	GSF	Total Stories	Total Units	Studio	Convertible	1BR	2BR	3BR
<b>Building A</b>	77,347	4	92	16	6	61	9	-
<b>Building B</b>	22,812	3	18	-	-	-	12	6
<b>Sub-Total</b>	<b>100,159</b>		<b>110</b>					



**PROJECT SUMMARY - PHASE 1**  
**SUBAREA A, PARCEL A -1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-01-05



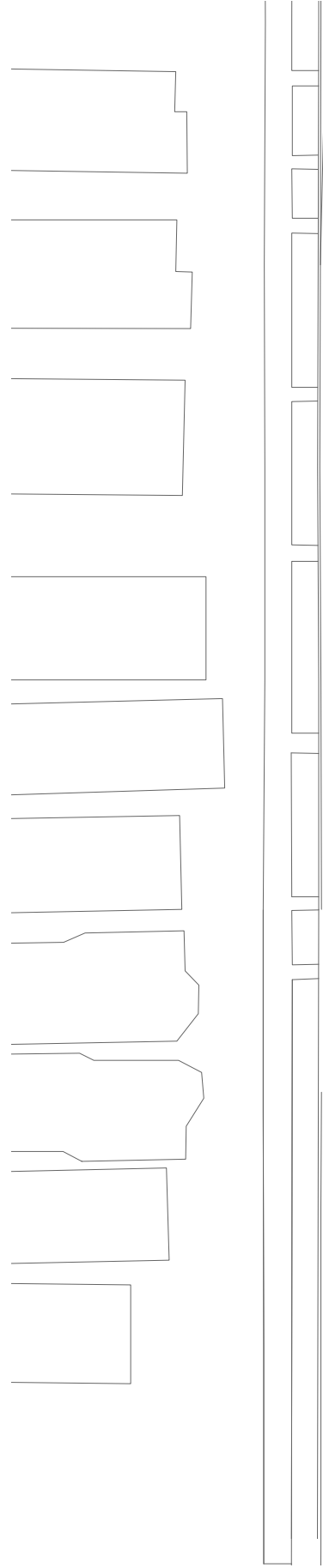
**KEY**

	EXISTING SHADE TREE TO REMAIN
	PROPOSED DECIDUOUS TREE
	PROPOSED UPRIGHT DECIDUOUS TREE
	PROPOSED DECIDUOUS SHRUBS
	PROPOSED EVERGREEN SHRUBS
	PERENNIALS
	SOD LAWN
	ORNAMENTAL FENCE
	BIKE RACKS
	BENCHES
	LITTER RECEPTACLES



**PROPOSED LANDSCAPE PLAN - PHASE 1  
SUBAREA A, PARCEL A -1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-01-05



S. WASHTENAW AVE.

S. TALMAN AVE.

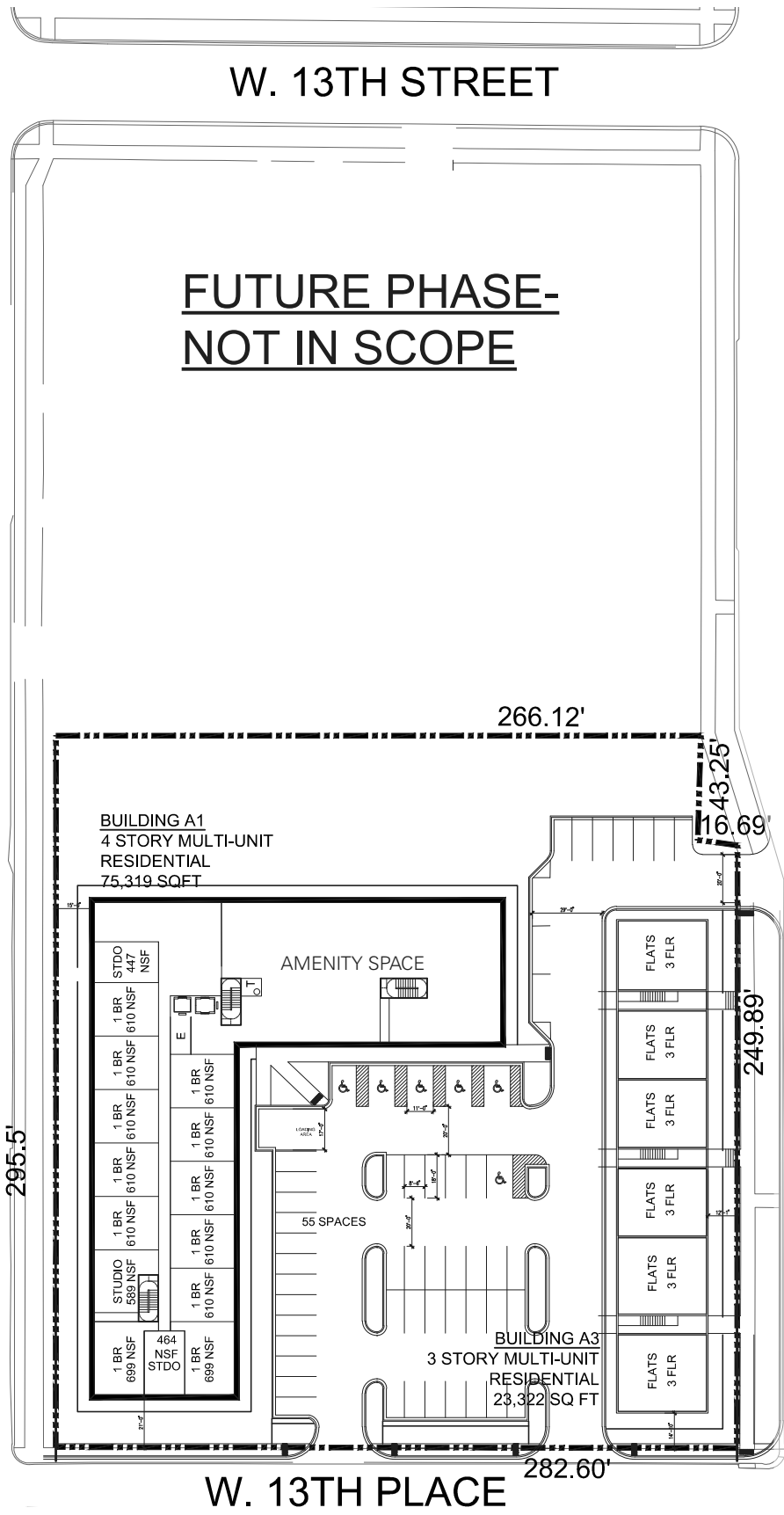
13TH PLACE



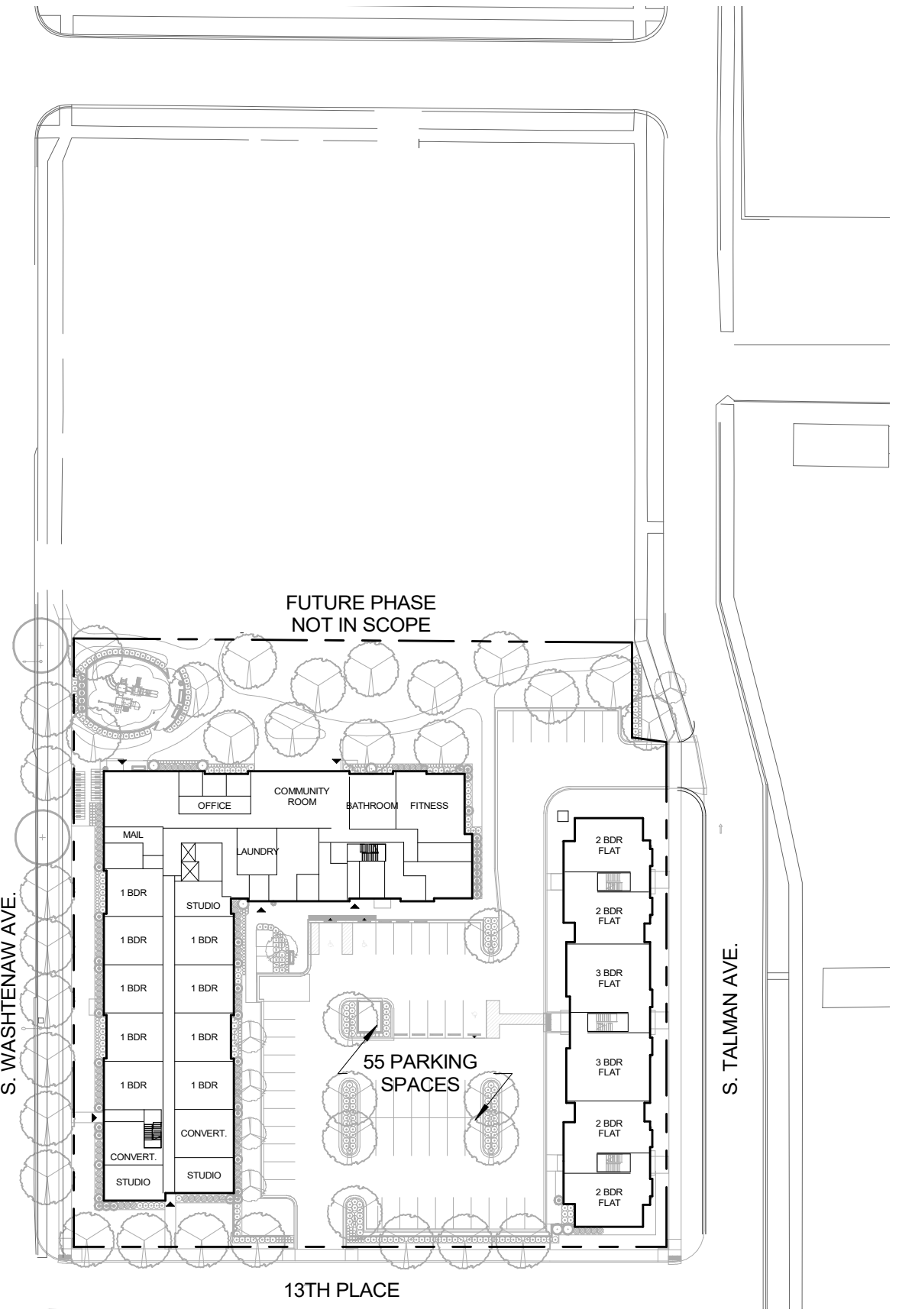
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**PROPOSED SITE PLAN - PHASE 1  
SUBAREA A, PARCEL A - 1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-01-05



**ORIGINAL - 11.15.2018**



**CURRENT - 01.05.2021**

**Design Changes:**

- Removed SE curb cut.
- Provided the correct number of handicap parking spaces.
- Added park and children's play area at the north property line.
- Adjusted location of the main building entry to be from the north
- Modified and added articulation to the building elevations

**PROPOSED SITE PLAN - PHASE 1 - SUB-AREA A, PARCEL A-1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-01-05



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
NORTH ELEVATION - FACING PARK



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
EAST ELEVATION - FACING PARKING LOT



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
SOUTH ELEVATION - FACING PARKING LOT / 13TH PLACE



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
WEST ELEVATION - FACING WASHTENAW AVE.

**ORIGINAL - 11.15.2018**



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
NORTH ELEVATION - FACING PARK



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
EAST ELEVATION - FACING PARKING LOT



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
SOUTH ELEVATION - FACING PARKING LOT / 13TH PLACE



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
WEST ELEVATION - FACING WASHTENAW AVE.

**REVISIONS - 01.28.2021**

Add A and B type window, 58 sf of glazing. Shall receive back painted glass, located in bathroom.

Change window to A type, increase 13 sf of glazing per window.

Relocated door from south facade.

Change door to C type, increase to 26 sf of glazing. Shall receive back painted glass, located in Incoming water service room.

Add A and E type window, 30 sf of glazing. Shall receive back painted glass, located in package room.

**Design Changes:**

- Modified and added articulation to the building elevations
- Incorporated bay windows
- Reduced quantity of ground floor storefront.
- Increase quantity of ground floor brick.
- Increase quantity of cementitious wall panel in the courtyard.
- Reduced the span of the entry canopy.
- Removed the southeast canopy.
- Altered window bay spacing to increase glazing in the units.
- Reduced height of first floor glazing to match typical unit windows.



**BUILDING A1 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A -1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-02-02



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
NORTH ELEVATION - FACING PARK



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
EAST ELEVATION - FACING PARKING LOT



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
SOUTH ELEVATION - FACING PARKING LOT / 13TH PLACE



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
WEST ELEVATION - FACING WASHTENAW AVE.

**ORIGINAL - 11.15.2018**



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
NORTH ELEVATION - FACING PARK



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
EAST ELEVATION - FACING PARKING LOT



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
SOUTH ELEVATION - FACING PARKING LOT / 13TH PLACE



**BUILDING A1**  
4 STORY MULTI-UNIT RESIDENTIAL  
WEST ELEVATION - FACING WASHTENAW AVE.

**CURRENT - 02.02.2021**

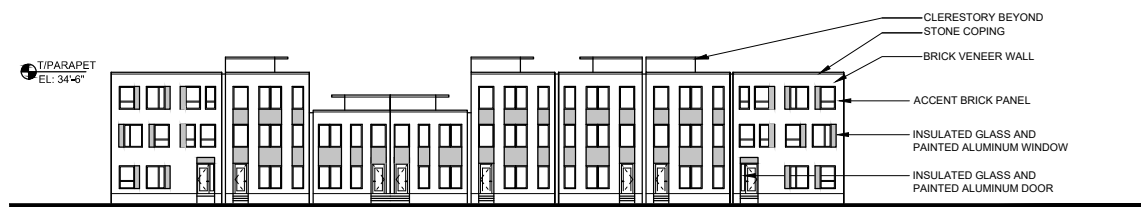
**Design Changes:**

- Modified and added articulation to the building elevations
- Incorporated bay windows
- Reduced quantity of ground floor storefront.
- Increase quantity of ground floor brick.
- Increase quantity of cementitious wall panel in the courtyard.
- Reduced the span of the entry canopy.
- Removed the southeast canopy.
- Altered window bay spacing to increase glazing in the units.
- Reduced height of first floor glazing to match typical unit windows.



**BUILDING A1 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A -1**

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-02-02



**BUILDING A3**  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.



**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT



**BUILDING A3**  
3 STORY FLATS  
SOUTH ELEVATION - FACING 13TH PLACE



**BUILDING A3**  
3 STORY FLATS  
NORTH ELEVATION - FACING PARK

Add 6.4 SF to each window highlighted in red by increasing length from 5'-0" to 6'-0"



**BUILDING A3**  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.

Add 6.4 SF to each window highlighted in red by increasing length from 5'-0" to 6'-0"



**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT

Add 9.5 SF per window by increasing length from 3'-6" to 5'-0"

Add 6.4 SF per window by increasing length from 5'-0" to 6'-0"



**BUILDING A3**  
3 STORY FLATS  
SOUTH ELEVATION - FACING 13TH PLACE

Add 6.4 SF per window by increasing length from 5'-0" to 6'-0"

Add 9.5 SF per window by increasing length from 3'-6" to 5'-0"



**BUILDING A3**  
3 STORY FLATS  
NORTH ELEVATION - FACING PARK

**ORIGINAL - 11.15.2018**

**REVISIONS - 01.28.2021**

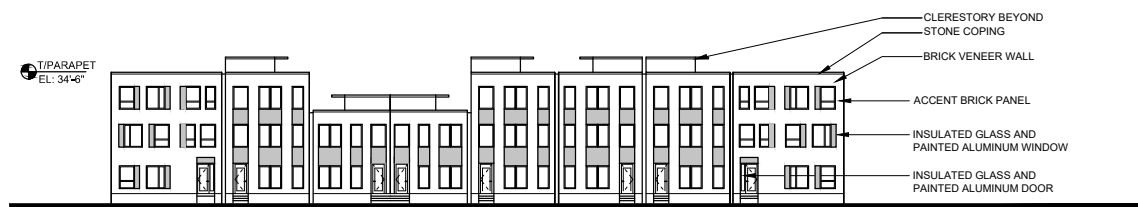
**Design Changes:**

- Modified and added articulation to the building elevations
- Incorporated bay windows
- Removed clerestory elements.
- Removed stone coping for metal coping
- Increase quantity of cementitious wall panel and decreased quantity of brick.



**BUILDING A3 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A -1**

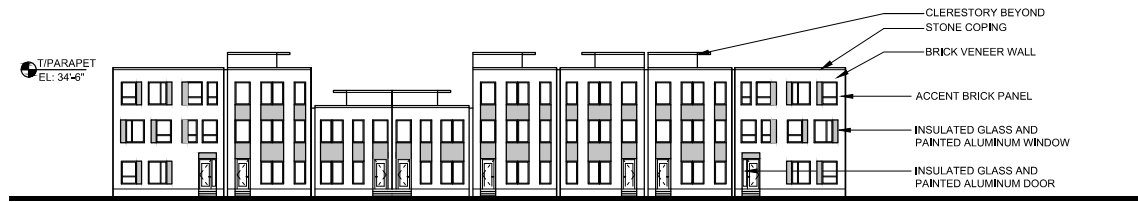
**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2021-02-02



**BUILDING A3**  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.



**BUILDING A3**  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.



**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT



**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT



**BUILDING A3**  
3 STORY FLATS  
SOUTH ELEVATION - FACING 13TH PLACE



**BUILDING A3**  
3 STORY FLATS  
SOUTH ELEVATION - FACING 13TH PLACE



**BUILDING A3**  
3 STORY FLATS  
NORTH ELEVATION - FACING PARK



**BUILDING A3**  
3 STORY FLATS  
NORTH ELEVATION - FACING PARK

**ORIGINAL - 11.15.2018**

**CURRENT - 02.02.2021**

**Design Changes:**

- Modified and added articulation to the building elevations
- Incorporated bay windows
- Removed clerestory elements.
- Removed stone coping for metal coping
- Increase quantity of cementitious wall panel and decreased quantity of brick.



**BUILDING A3 ELEVATIONS - PHASE 1**  
**SUBAREA A, PARCEL A -1**  
**OGDEN COMMONS**  
Project: THE HABITAT COMPANY LLC  
Applicant: 350 WEST HUBBARD STREET, CHICAGO IL 60654  
Date: 2021-01-28

~~Reclassification Of Area Shown On Map No. 4-H.  
(Application No. 20470)  
(Common Address: 2008 -- 2012 S. Ashland Ave.)~~

[O2020-4495]

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 4-H in the area bounded by:~~

~~a line 74.10 feet south of and parallel to the south line of West Cullerton Street; South Ashland Avenue; a line 146.10 feet south of and parallel to the south line of West Cullerton Street; and the public alley next west of and parallel to South Ashland Avenue,~~

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

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

Reclassification Of Area Shown On Map No. 4-I.  
(As Amended)  
(Application No. 20485)  
(Common Address: 1257 -- 1411 S. Washtenaw Ave., 1256 -- 1368 S.  
Talman Ave., 1355 -- 1365 S. Talman Ave. And  
2604 -- 2726 W. Ogden Ave.)

R BPD 1430,99

[SO2020-4575]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 1430 District symbols and indications as shown on Map Number 4-I in the area bounded by:

South Washtenaw Avenue; a line approximately 533 feet north of and parallel to West 13<sup>th</sup> Place; South Talman Avenue; the alley next north of and parallel to West Ogden Avenue; a line approximately 192 feet east of South Talman Avenue as measured along and perpendicular to the south boundary line of said alley next north of and parallel to West Ogden Avenue; and West Ogden Avenue,

to those of Residential-Business Planned Development Number 1430, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. The ordinance shall be in full 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. 1430, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1430 ("Planned Development") consists of approximately 239,813 net square feet of property (5.5 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by The Habitat Company LLC or Ogden Washtenaw JV LLC (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the 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 City's 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 CDOT'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 was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT 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 CDOT 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 CDOT.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Phasing Plan; Overall Site Vision; Phase I Parcel A-1 Site Plan; Phase I Parcel B-1 Site Plan; Phase I Landscape Plan; Phase I Parcel A-1 Building Elevations; and Phase I Parcel B-1 Building Elevations dated November 19, 2020, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria

for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are allowed in each of the subareas delineated herein:
  - Office (all); medical service; retail sales, general; postal service; colleges and universities; cultural exhibits and libraries; day care; animal services (all except stables); artist work or sales space; building maintenance; business equipment sales and service; business support services (all); eating and drinking establishments (all with the exception of rooftop patios and taverns); banks, savings banks, savings and loan association, currency exchange and credit union; food and beverage retail sales with liquor sales as accessory use only; personal service (all); household living (all, including artist live/work space located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and townhouses but excluding detached houses and single-room occupancy); dry cleaners; lodging (all), and accessory parking and related accessory uses. Accessory parking may be shared between subareas.
  - The following additional uses shall be allowed in Subarea B: drive-through automated teller machine facility.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a total net site area of (239,767) square feet: a net site area for Subarea A of 145,714 square feet, a net site area for Subarea B of 69,302 square feet and a net site area for Subarea C of 24,751 square feet. It is further acknowledged that the proposed Phase I project includes a portion of property located within Subarea A to be dedicated for right-of-way widening purposes. In the event that the dedication results in a change in the overall net site area of the project, the Applicant shall and will be permitted to pursue an administrative change (minor change) to the Planned Development to update the project's bulk table and other documents as may be necessary at the time of such dedication(s). Such dedications will be subject to a final survey and the review and approval of the Departments of Planning and Development and Transportation.

9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
12. The Applicant acknowledges and agrees that the rezoning of the Property to a Residential-Business Planned Development Number 1430 for construction of this Planned Development, triggered the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 percent of the total number of dwelling units constructed in any building within the Planned Development containing 10 or more units as affordable housing units for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund per unit ("Cash Payment") in accordance with the Affordable Housing Ordinance. At the time of each Part II review for any building containing 10 or more dwelling units, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Planned Development, DPD may adjust the requirements of this Statement 12 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for a building containing 10 or more dwelling units, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 only that parcel for which the Part II review is being sought and will constitute

- a lien against each for sale Affordable Unit or the residential portion of the building, if rental, as the case may be, within that parcel. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit within that parcel to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The City shall execute a release of the Affordable Housing Agreement for a rental building upon compliance with the terms of such Agreement. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
13. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
  14. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea(s) C and the northern half (approximately) of Subarea A, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

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

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 11. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);

- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and comment. If, after review, the Commissioner of DPD determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply, and the Applicant shall be given the opportunity to submit revised Site Plans. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans may, at the discretion of the Commissioner, be presented to the Chicago Plan Commission at a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting, and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review or approval by the City Council. Provided further, any hearing conducted by the Chicago Plan Commission shall be for review purposes only and no approval or recommendation shall be required for the Commissioner of DPD or to issue approval of the Site Plan. Following the Chicago Plan Commission review, if applicable, the Commissioner shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development. Additionally, the Phase I project scope shall include approximately one-half of the square footage and improvements planned for the open space portion of the project to be located between the northern portion of Subarea A (Parcel A-1) and the southern portion of Subarea A (Parcel A-2).

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As a project which involves a public agency, the Applicant is required to achieve the following standards, at a minimum: 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the City approval process. First, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) the applicant's outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the 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.
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Provided, however, the Commissioner of the Department of Planning and Development acknowledges that construction has commenced within the Planned Development and, as a result, is not subject to lapsing.

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

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

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Maps; Phasing Plan; Overall Site Vision; Proposed Site Plans; Landscape Plan; Building Elevations; and Drive Through ATM Facility referred to in these Plan of Development Statements printed on pages 25894 through 25905 of this *Journal*.]

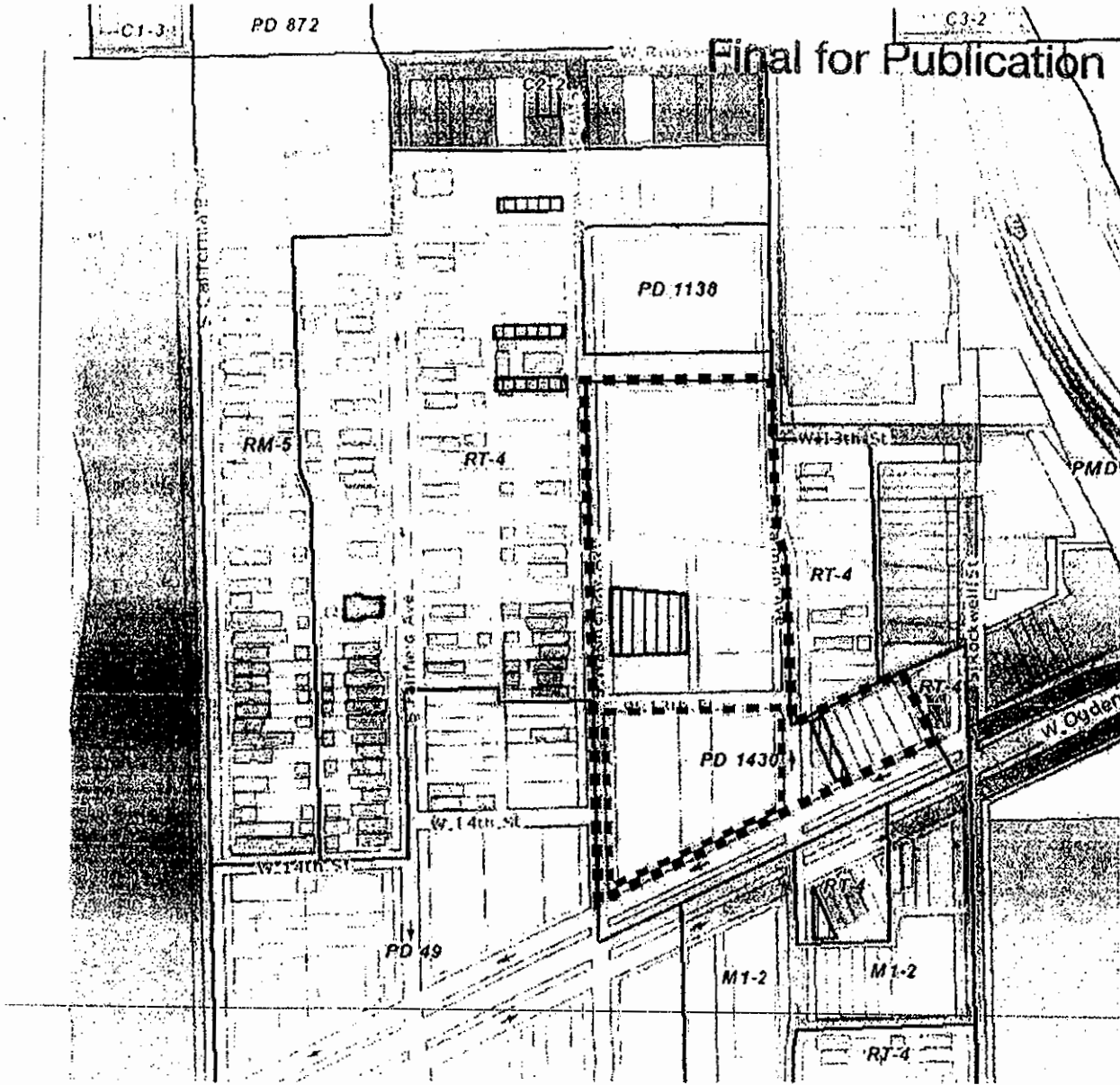
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1430, AA*

*Bulk Regulations And Data Table.*

Gross Site Area:	371,526 square feet (8.53 acres)
Total Public Area Right-of-Way (including dedicated area):	129,726 square feet (2.93 acres)
Area to be Dedicated:	2,033
Total Net Site Area:	239,767 square feet (5.51 acres)
Net Site Area for Subarea A:	145,714 square feet (3.35 acres)
Net Site Area for Subarea B:	69,302 square feet (1.59 acres)
Net Site Area for Subarea C:	24,751 square feet (0.57 acre)
Maximum Overall Floor Area Ratio:	2.0
Subarea A:	1.5
Subarea B:	1.2
Subarea C:	1.7

Maximum Residential Units:	332
Subarea A:	275
Subarea B:	12
Subarea C:	45
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	2 (10 by 25)
Subarea B:	1
Subarea C:	1
Minimum Number of Off-Street Parking and Bike Spaces:	
Subarea A:	
Parking Spaces:	111
Bike Spaces:	197
Subarea B:	
Parking Spaces:	87
Bike Spaces:	16
Subarea C:	
Parking Spaces:	16
Bike Spaces:	28
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan



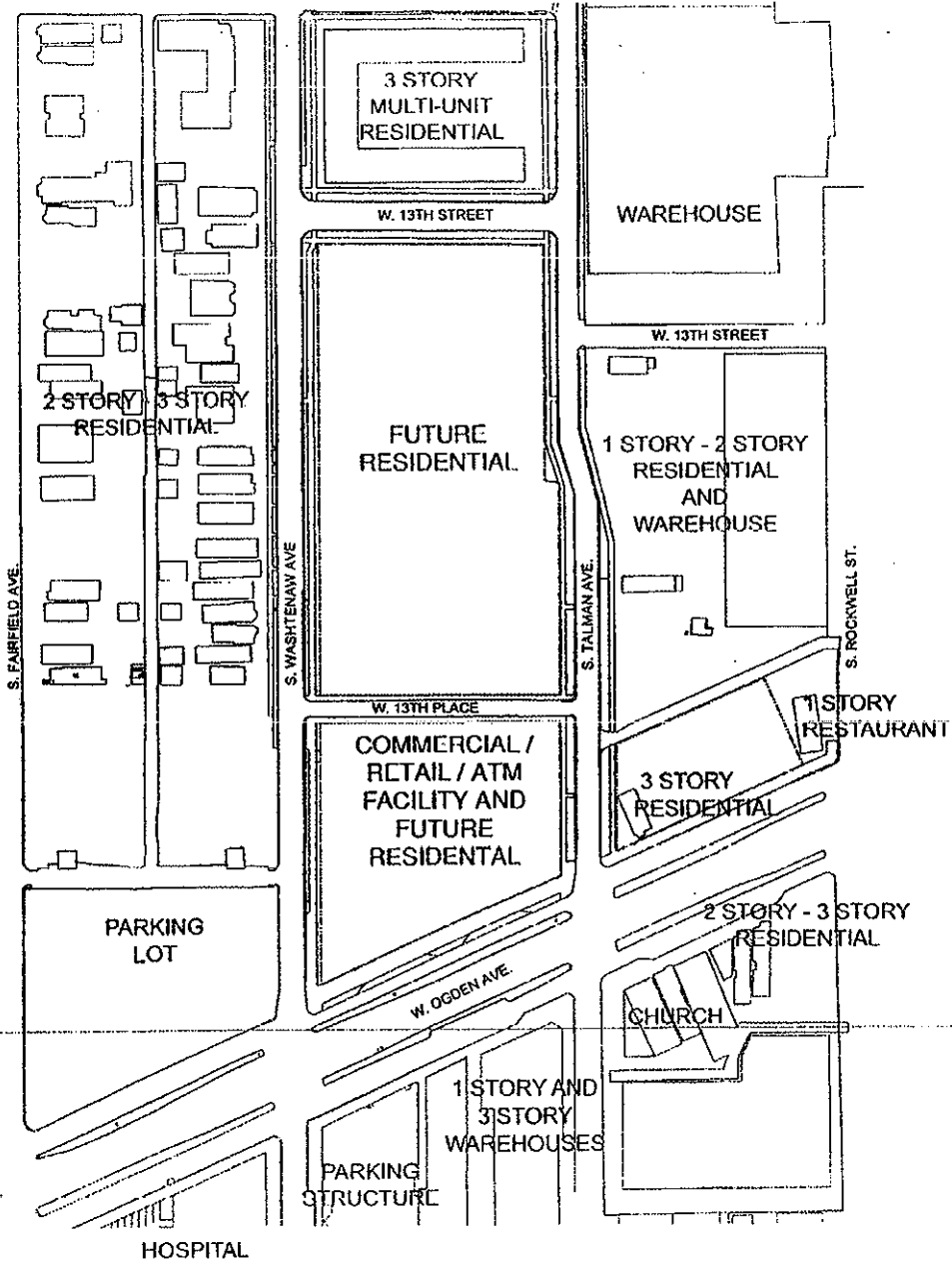
..... PD 1430 Site boundary  
 ..... Subarea B



charles vincent george

**EXISTING ZONING MAP**

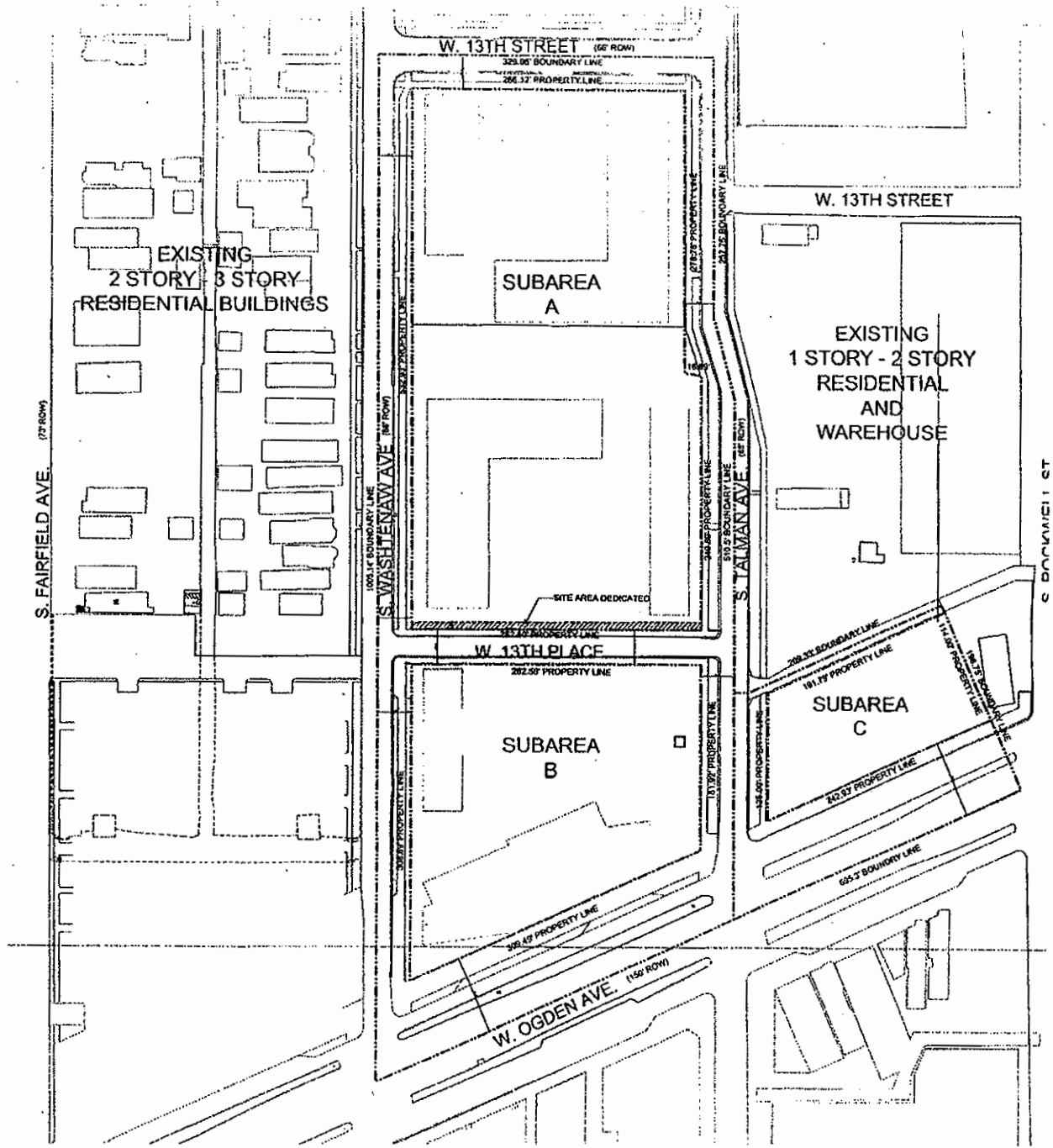
Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
 Applicant: OGDEN WASHTEAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL, 60654  
 Date: 2020-11-19



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ARCHITECTS

**EXISTING LAND USE MAP**

Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
 Applicant: OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
 Date: 2020-11-19

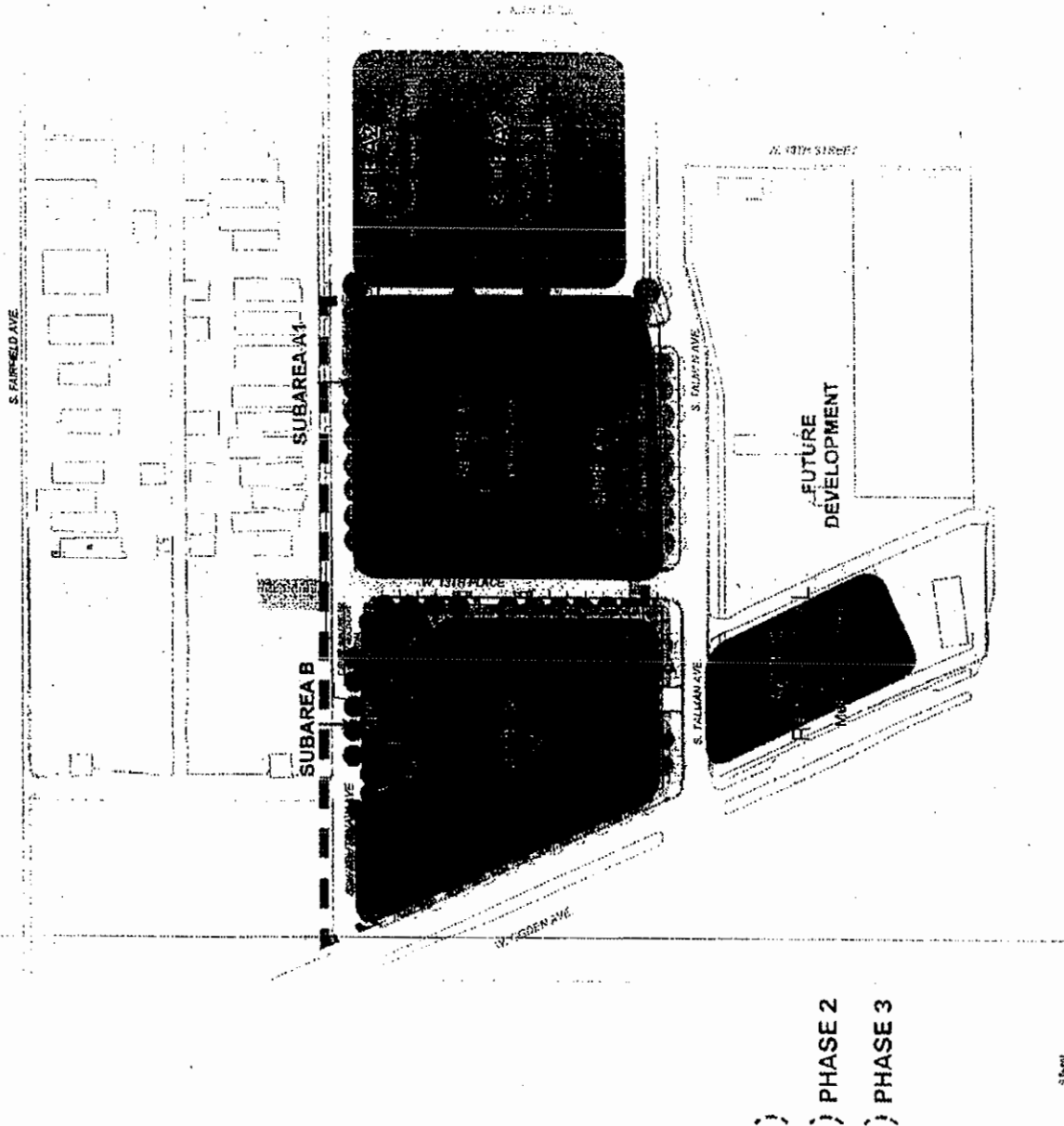


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**PLANNED DEVELOPMENT BOUNDARY,  
PROPERTY LINE AND SUBAREA MAP**

Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
 Applicant: OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654

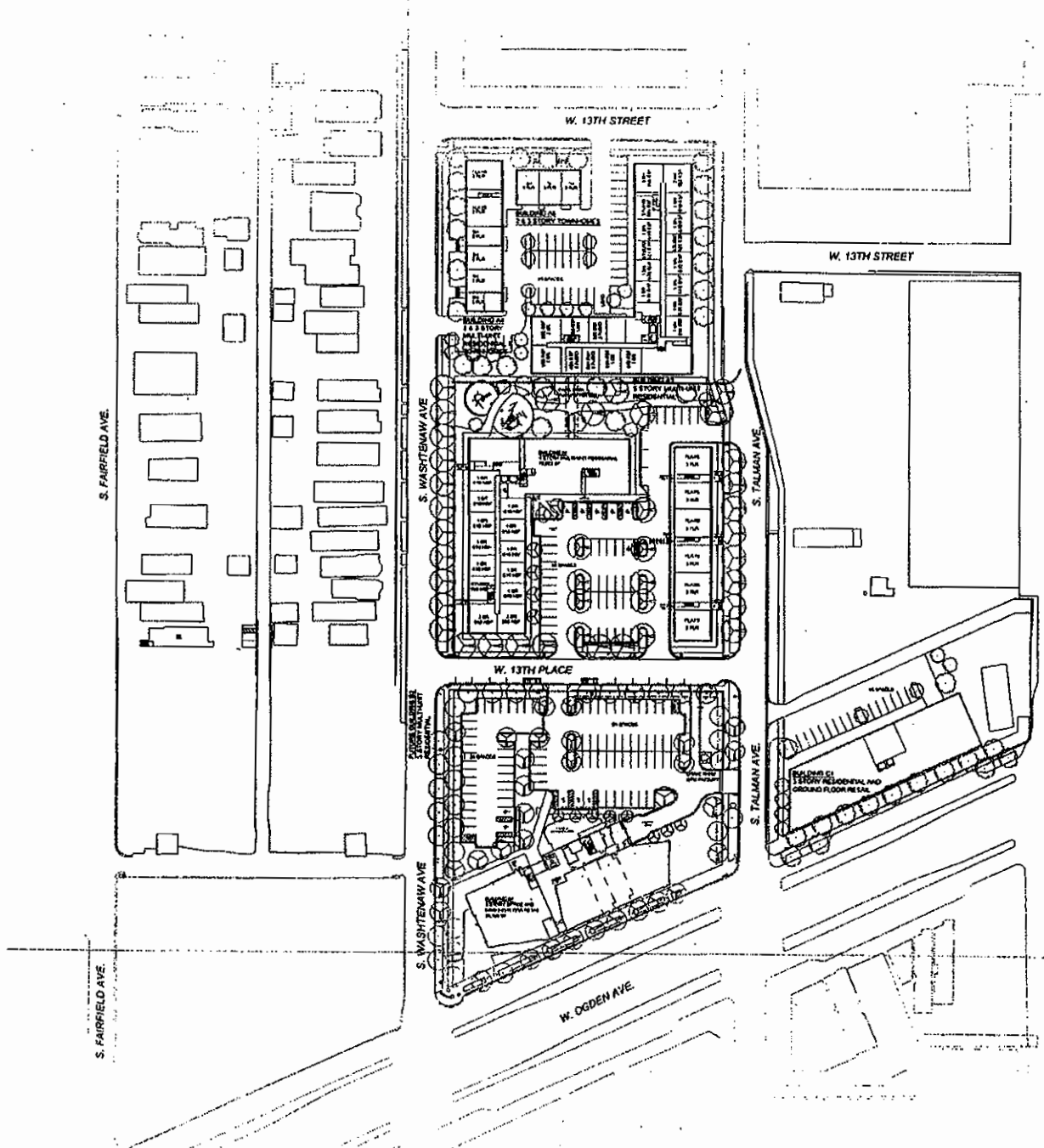
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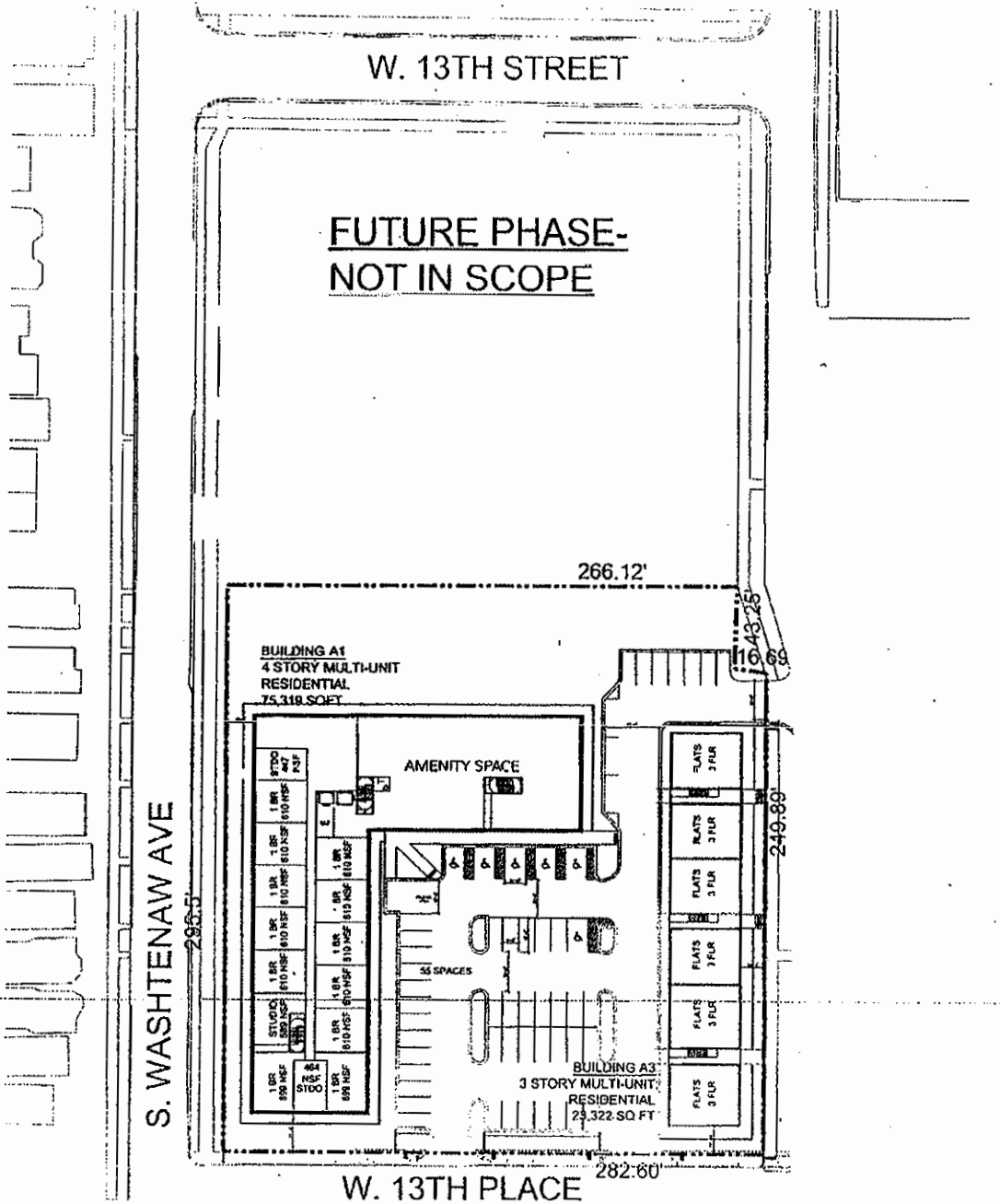
PHASING PLAN

Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
 Applicant: OGDEN WASHTEAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL, 60654  
 Date: 2020-11-19



OVERALL SITE VISION

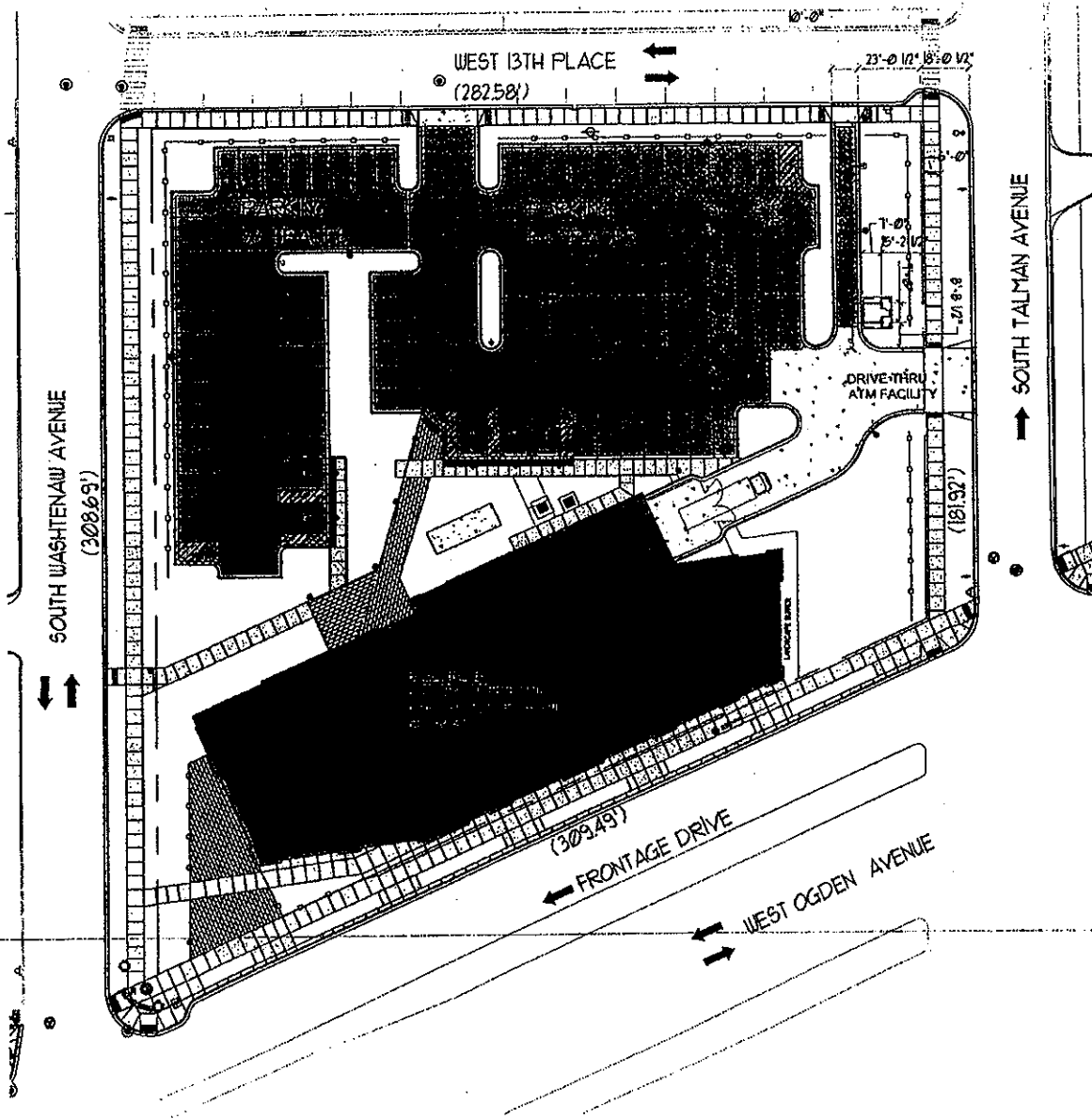
Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
 Applicant: OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL, 60654  
 Date: 2020-11-19



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**PROPOSED SITE PLAN - PHASE 1 - SUB-AREA A, PARCEL A-1**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL, 60654  
**Date:** 2020-11-19

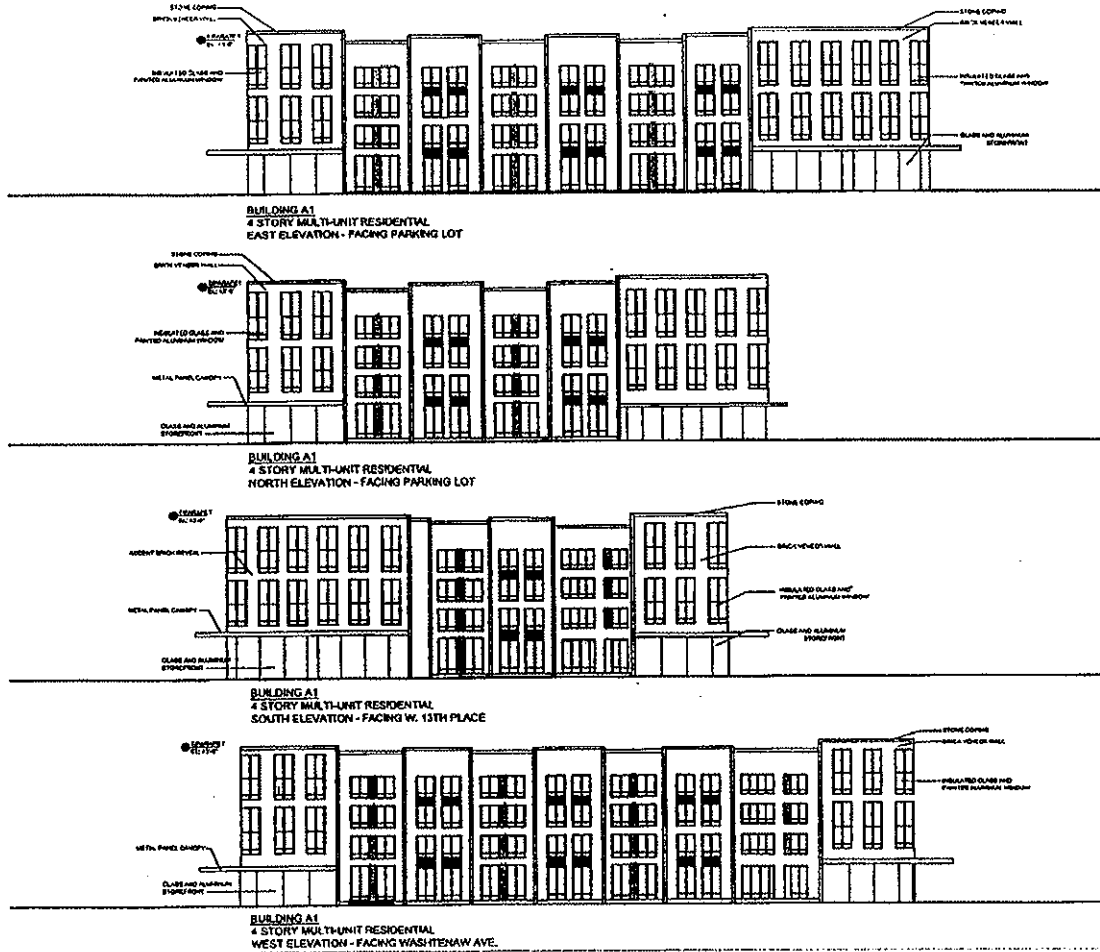


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**PROPOSED SITE PLAN - PHASE 1  
SUBAREA B - PARCEL B1**

Project: OGDEN WASHTENAW JV, LLC  
 Applicant: 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
 Date: 2020-11-19





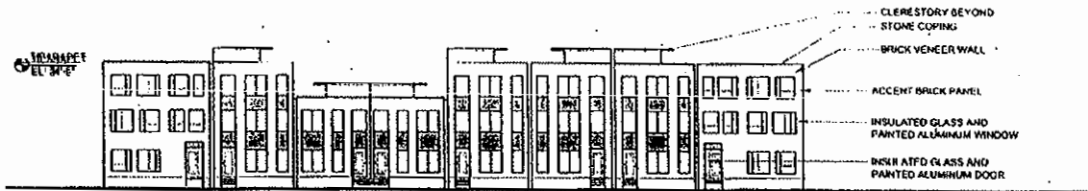
Elevations provided by Solomon cordwell buenze



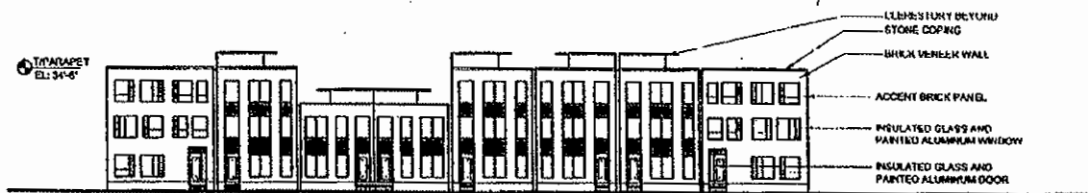
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ARCHITECTS

**BUILDING A1 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A-1**

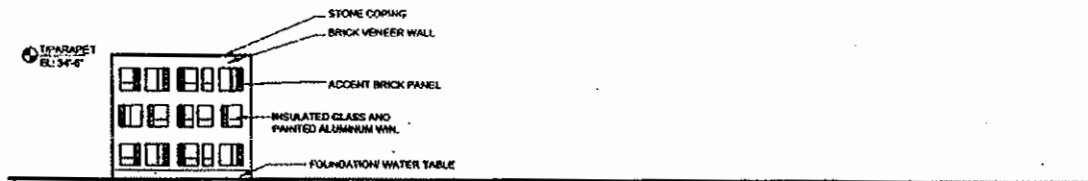
Project: OGDEN WASHTENAW JV, LLC  
 Applicant: 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
 Date: 2020-11-19



BUILDING A3  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.



BUILDING A3  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT



BUILDING A3  
3 STORY FLATS  
SOUTH ELEVATION - FACING PARKING LOT



BUILDING A3  
3 STORY FLATS  
WEST ELEVATION - PARKING LOT

Elevations provided by Solomon cordwell buenze

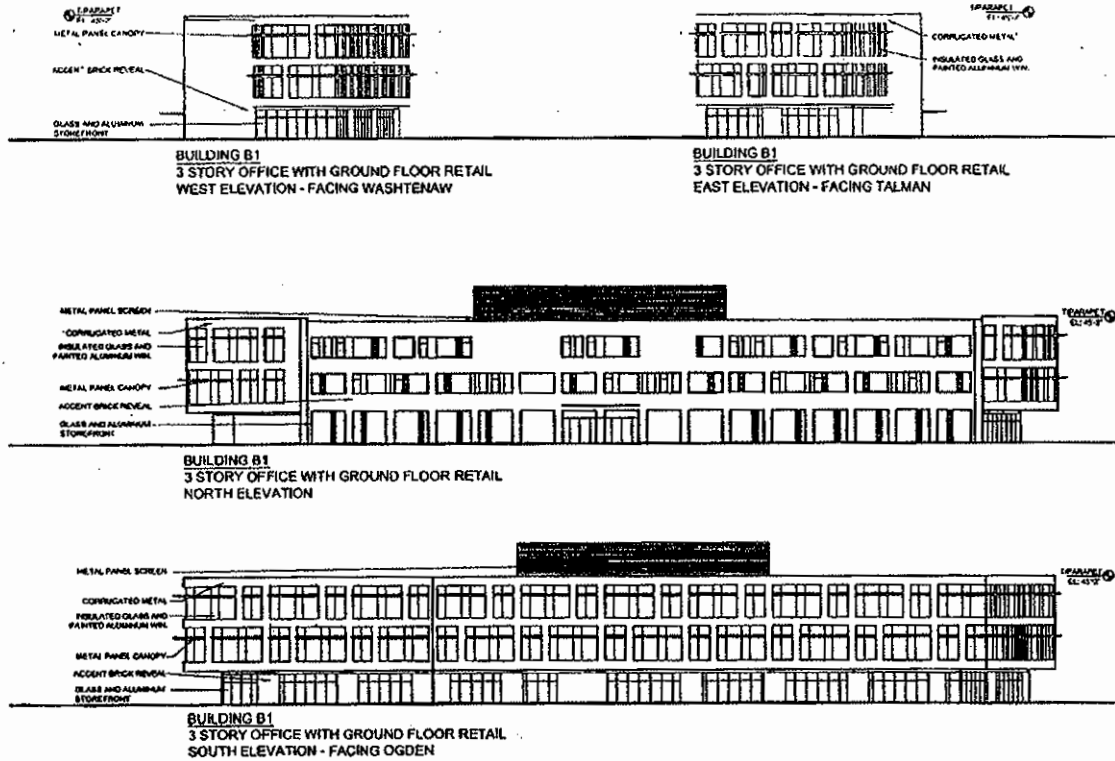


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BUILDING A3 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A-1

Project: OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
Applicant: OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

Date: 2020-11-19



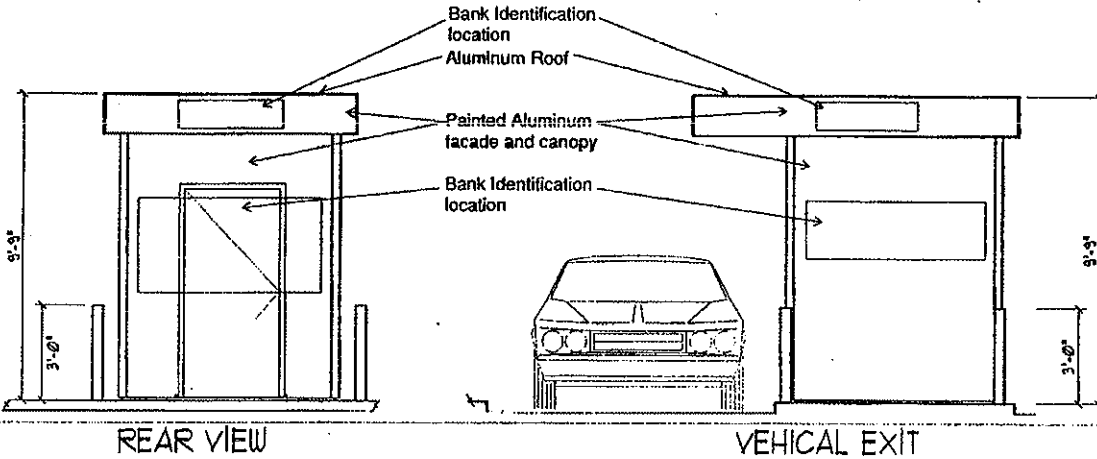
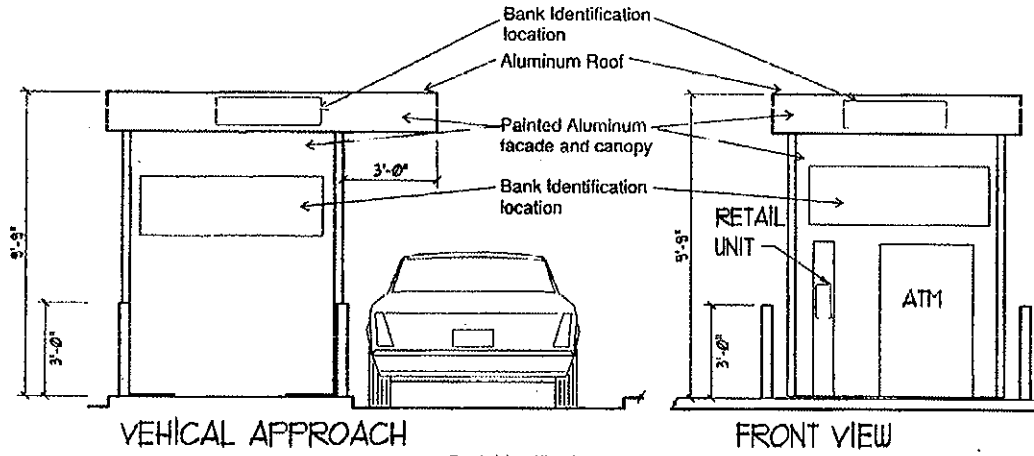
Elevations provided by Solomon cordwell buenze



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**BUILDING B1 ELEVATIONS - PHASE 1  
SUBAREA B**

Project: OGDEN WASHTENAW JV, LLC  
Applicant: 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
Date: 2020-11-19



REAR VIEW  
Facing S. Talman Ave.

VEHICAL EXIT



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DRIVETHRU ATM FACILITY - PHASE 1  
SUBAREA B

Project:  
Applicant: OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL, 60654  
Date: 2020-11-19

December 29, 2020

Kristen Faust, Executive Director  
Illinois Housing Development Authority  
111 E. Wacker Drive, Suite 1000  
Chicago, IL 60601

RE: PD 1430, Ogden Commons Residential Development Phase A-1 and A-2


Dear Ms. Faust:

This letter is intended to fulfill the Illinois Housing Development Authority ("IHDA") zoning requirements for the Low-Income Housing Tax Credit application submitted by Ogden Commons JV, LLC (the "Developer") for the redevelopment of the property at 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue, Chicago, Illinois (the "Property"). The Property is located within Planned Development No. 1430 ("PD 1430") and owned by the Chicago Housing Authority, the City of Chicago, and Lawndale Real Estate LLC.

The Project consists of the phased construction of multi-unit residential, commercial and retail space, as well as open space, on a 10.9-acre site. The Project will include up to 332 affordable and market-rate dwelling units. The first phase of the Project includes a commercial building with office and retail space which is currently under construction.

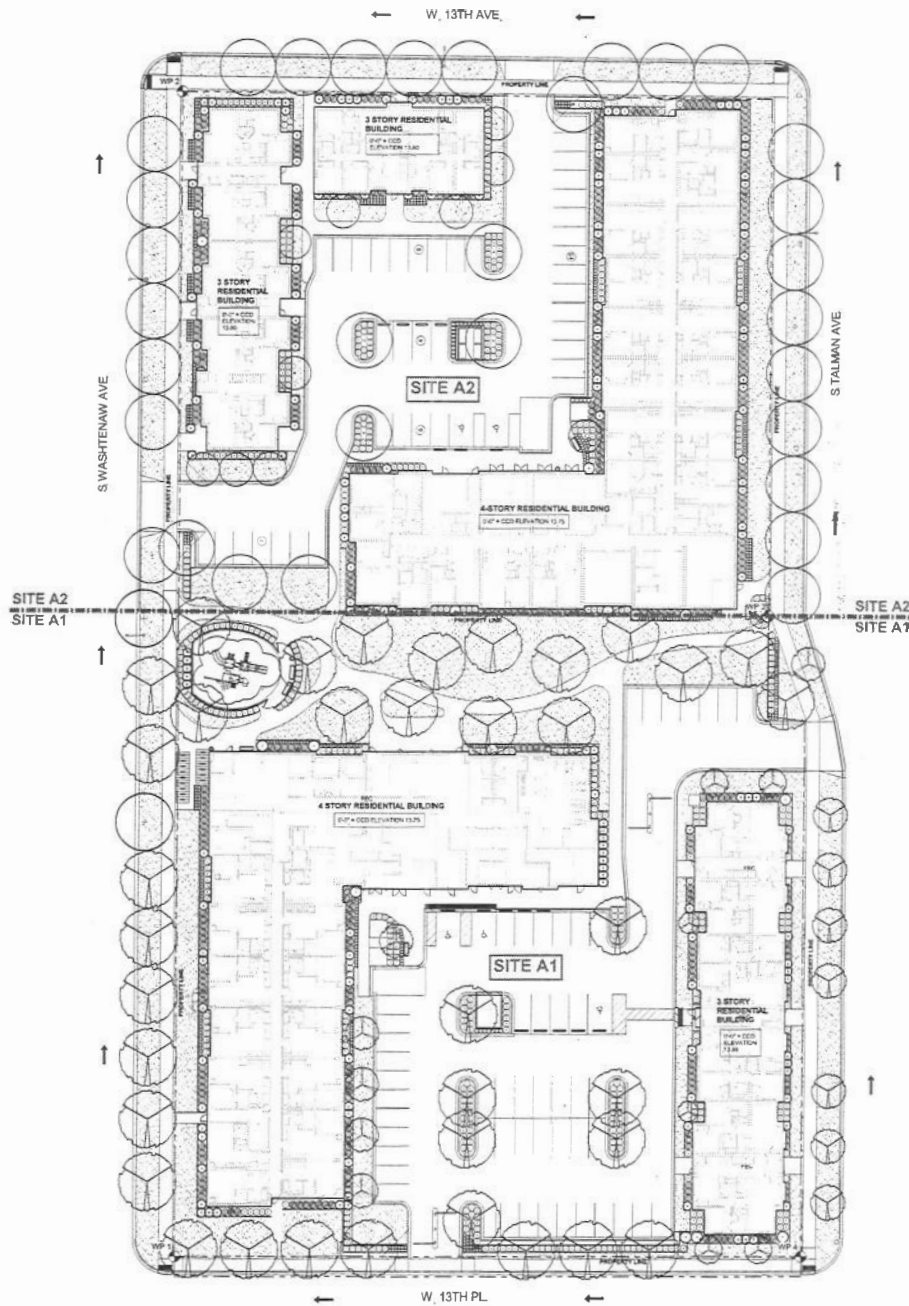
The attached development plan complies with PD 1430, approved by the Chicago City Council in 2018. However, applications for new development in PD 1430 are subject to review requirements established in the PD. This letter is not equivalent to site plan approval from the Department of Planning and Development and plans are subject to change based on further review.

Sincerely,



Patrick Murphey  
Zoning Administrator  
Department of Planning and Development  
City of Chicago

Cc: Brian Hacker, Noah Szafraniec, Dan Klaiber, Main file



1 SITE PLAN  
SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION

19647

12/12/2018

REPORTS OF COMMITTEES

93305

*Reclassification Of Area Shown On Map No. 4-1.  
(As Amended)*

RBPD 1430

(Application No. 19647)

(Common Address: 1256 -- 1368 S. Talman Ave., 1257 -- 1411 S. Washtenaw Ave., 1347 --  
1425 S. Fairfield Ave., 1348 -- 1412 S. Fairfield Ave., 1355 -- 1365 S. Talman Ave.,  
2600 W. Ogden Ave., 2604 -- 2726 W. Ogden Ave., 2702 -- 2724 W. 14<sup>th</sup> St.  
And 2703 -- 2725 W. 14<sup>th</sup> St.)

[SO2018-3797]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-1 in the area bounded by:

South Washtenaw Avenue; a line approximately 533 feet north of and parallel to West 13<sup>th</sup> Place; South Talman Avenue; the alley next north of and parallel to West Ogden Avenue; and a line approximately 192 feet east of South Talman Avenue as measured along and perpendicular to the south boundary line of said alley next north of and parallel to West Ogden Avenue; and West Ogden Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 4-1 in the area bounded by:

South Washtenaw Avenue; a line approximately 533 feet north of and parallel to West 13<sup>th</sup> Place; South Talman Avenue; the alley next north of and parallel to West Ogden Avenue; and a line approximately 192 feet east of South Talman Avenue as measured along and perpendicular to the south boundary line of said alley next north of and parallel to West Ogden Avenue; and West Ogden Avenue,

to those of Residential-Business Planned Development Number 1430, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. The ordinance shall be in full 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. 1430.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1430 ("Planned Development") consists of approximately 239,813 net square feet of property (5.5 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by The Habitat Company LLC (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Phasing Plan; Overall Site Vision; Phase I Parcel A-1 Site Plan; Phase I Parcel B-1 Site Plan; Phase I Landscape Plan; Phase I Parcel A-1 Building Elevations; Phase I Parcel B-1 Building Elevations dated November 15, 2018, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in each of the subareas delineated herein:
  - Office (all); medical service; retail sales, general; postal service; colleges and universities; cultural exhibits and libraries; day care; animal services (all except stables); artist work or sales space; building maintenance; business equipment sales and service; business support services (all); eating and drinking establishments (all with the exception of rooftop patios and taverns); banks, savings banks, savings and loan association, currency exchange and credit union; food and beverage retail sales with liquor sales as accessory use only; personal service (all); household living (all, including artist live/work space

located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and townhouses but excluding detached houses and single room occupancy); dry cleaners; lodging (all), and accessory parking and related accessory uses. Accessory parking may be shared between subareas.

6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a total Net Site Area of (239,767) square feet: a Net Site Area for Subarea A of 145,714 square feet, a Net Site Area for Subarea B of 69,302 square feet and a Net Site Area for Subarea C of 24,751 square feet. It is further acknowledged that the proposed Phase I project includes a portion of property located within Subarea A to be dedicated for right-of-way widening purposes. In the event that the dedication results in a change in the overall Net Site Area of the project, the Applicant shall and will be permitted to pursue an administrative change (Minor Change) to the Planned Development to update the project's bulk table and other documents as may be necessary at the time of such dedication(s). Such dedications will be subject to a final survey and the review and approval of the Departments of Planning and Development and Transportation.
9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final Landscape Plan Review and Approval will be by the Department of Planning and Development. Any interim reviews associated with Site Plan Review or Part II Reviews are conditional until final Part II Approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a

modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

12. The Applicant acknowledges and agrees that the rezoning of the Property to a Residential-Business Planned Development Number 1430 for construction of this Planned Development, triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 percent of the total number of dwelling units constructed in any building within the Planned Development containing 10 or more units as affordable housing units for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund per unit ("Cash Payment") in accordance with the Affordable Housing Ordinance. At the time of each Part II Review for any building containing 10 or more dwelling units, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Planned Development, DPD may adjust the requirements of this Statement 12 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for a building containing 10 or more dwelling units, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). 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 only that parcel for which the Part II Review is being sought and will constitute a lien against each for sale Affordable Unit or the residential portion of the building, if rental, as the case may be, within that parcel. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit within that parcel to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The City shall execute a release of the Affordable Housing Agreement for a rental building upon compliance with the terms of such Agreement. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
13. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and

binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

14. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea(s) C and the northern half (approximately) of Subarea A, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

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

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

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

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and

comment. If, after review, the Commissioner of DPD determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply, and the Applicant shall be given the opportunity to submit revised Site Plans. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans may, at the discretion of the Commissioner, be presented to the Chicago Plan Commission at a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting, and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review or approval by the City Council. Provided further, any hearing conducted by the Chicago Plan Commission shall be for review purposes only and no approval or recommendation shall be required for the Commissioner of DPD or to issue approval of the Site Plan. Following the Chicago Plan Commission Review, if applicable, the Commissioner shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development. Additionally, the Phase I project scope shall include approximately half of the square footage and improvements planned for the open space portion of the project to be located between the northern portion of Subarea A (Parcel A-1) and the southern portion of Subarea A (Parcel A-2).

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. As a project which involves a public

agency, the Applicant is required to achieve the following standards, at a minimum: 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at two points in the City approval process. First, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) the applicant's outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) the applicant's M/WBE and City resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the RT4 Residential Two-Flat, Townhouse and Multi-Unit District that existed prior to such lapse.

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

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

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Maps; Phasing Plan; Overall Site Vision; Proposed Site Plans -- Phase 1 -- Subareas A and B and Parcels A-1 and B-1; Phase 1 Landscape Plan; and Building Elevations referred to in these Planned Development Statements printed on pages 93315 through 93325 of this Journal.]

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

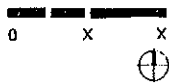
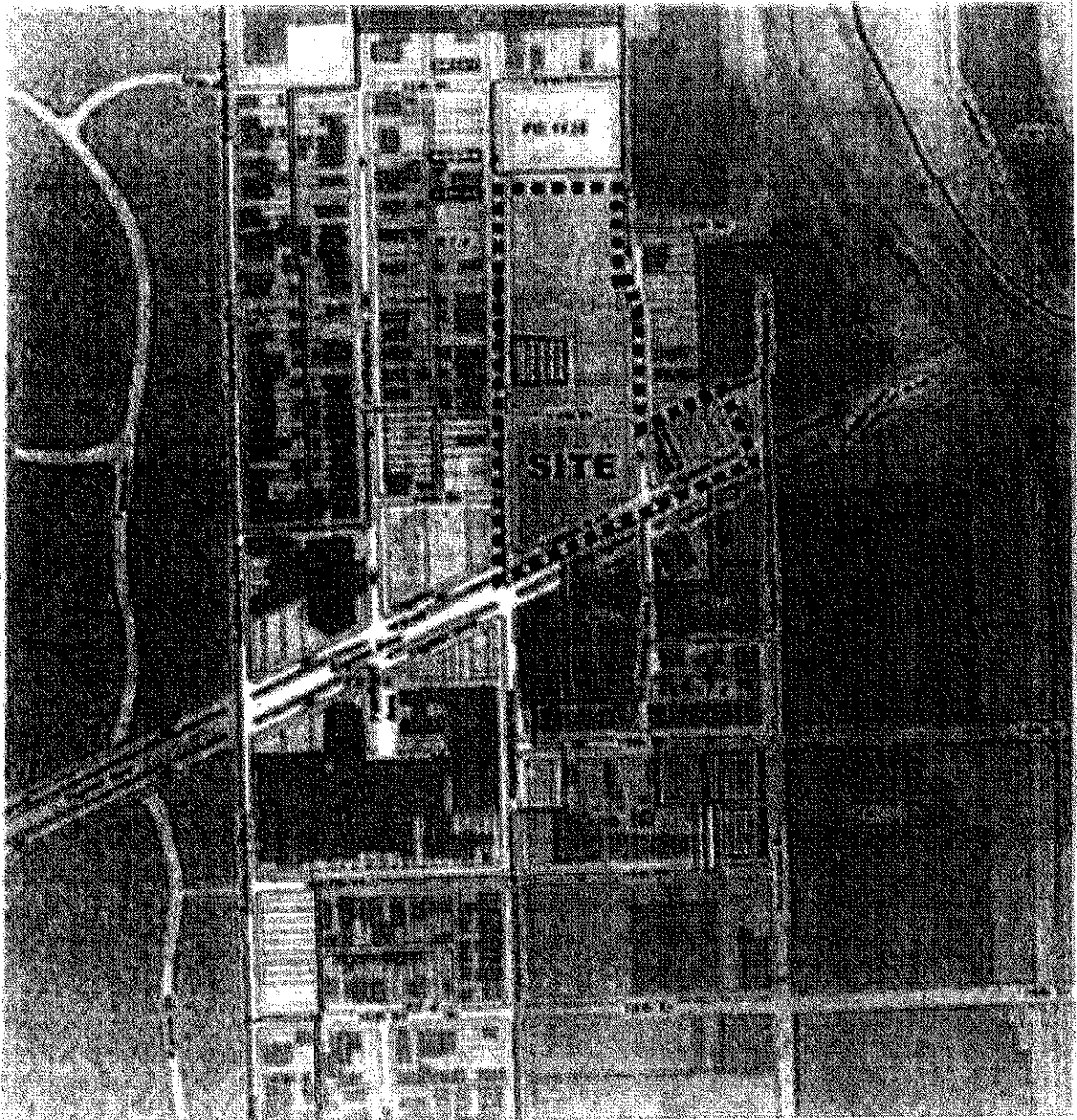
*Residential-Business Planned Development No. 1430.*

*Bulk Regulations And Data Table.*

Gross Site Area:	371,526 square feet (8.53 acres)
Total Public Area Right-of-Way (including dedicated area):	129,726 square feet (2.93 acres)
Area to be Dedicated:	2,033
Total Net Site Area:	239,767 square feet (5.51 acres)
Net Site Area for Subarea A:	145,714 square feet (3.35 acres)
Net Site Area for Subarea B:	69,302 square feet (1.59 acres)
Net Site Area for Subarea C:	24,751 square feet (0.57 acre)
Maximum Overall Floor Area Ratio:	2.0
Subarea A:	1.5
Subarea B:	1.2
Subarea C:	1.7

Maximum Residential Units:	332
Subarea A:	275
Subarea B:	12
Subarea C:	45
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	2 (10 by 25)
Subarea B:	1
Subarea C:	1
Minimum Number of Off-Street Parking and Bike Spaces:	
Subarea A:	
Parking Spaces:	111
Bike Spaces:	197
Subarea B:	
Parking Spaces:	92
Bike Spaces:	16
Subarea C:	
Parking Spaces:	16
Bike Spaces:	28
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

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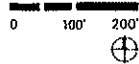
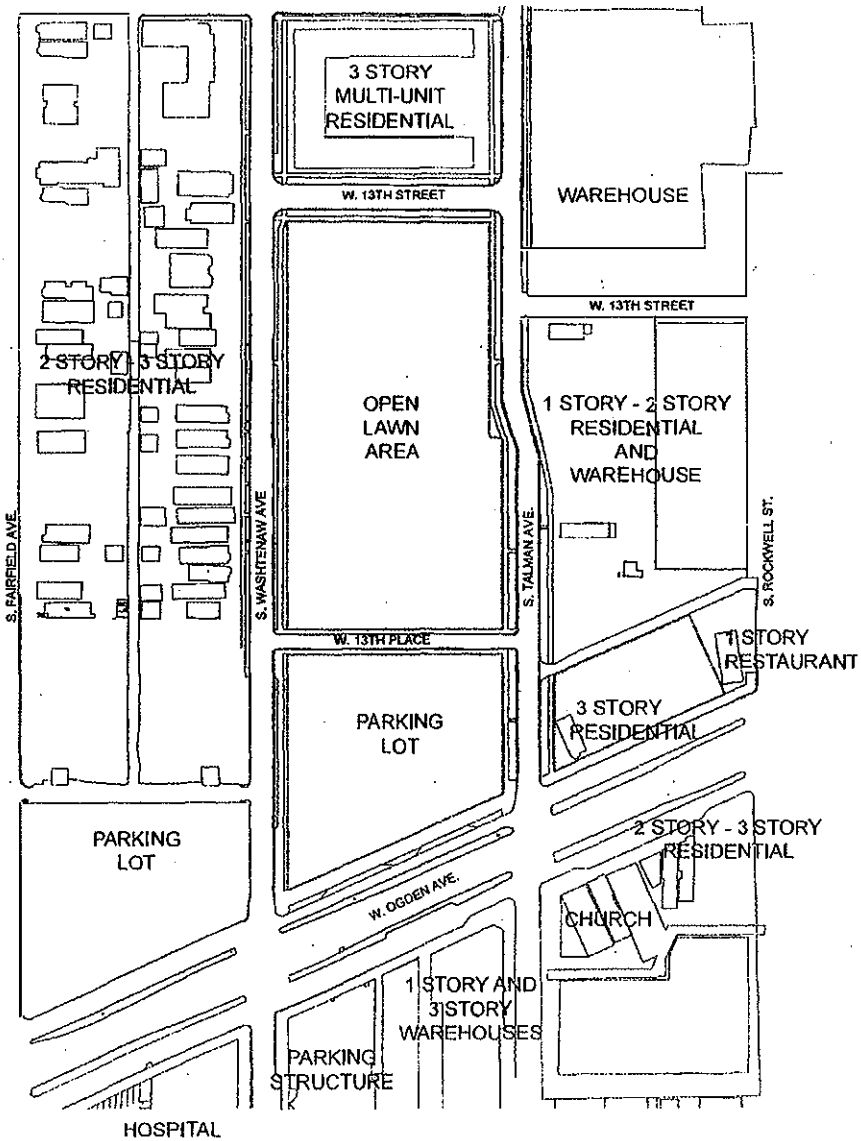


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## EXISTING ZONING MAP

**Project:** OGDEN COMMONS  
**Applicant:** THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654  
**Date:** 2018-11-15

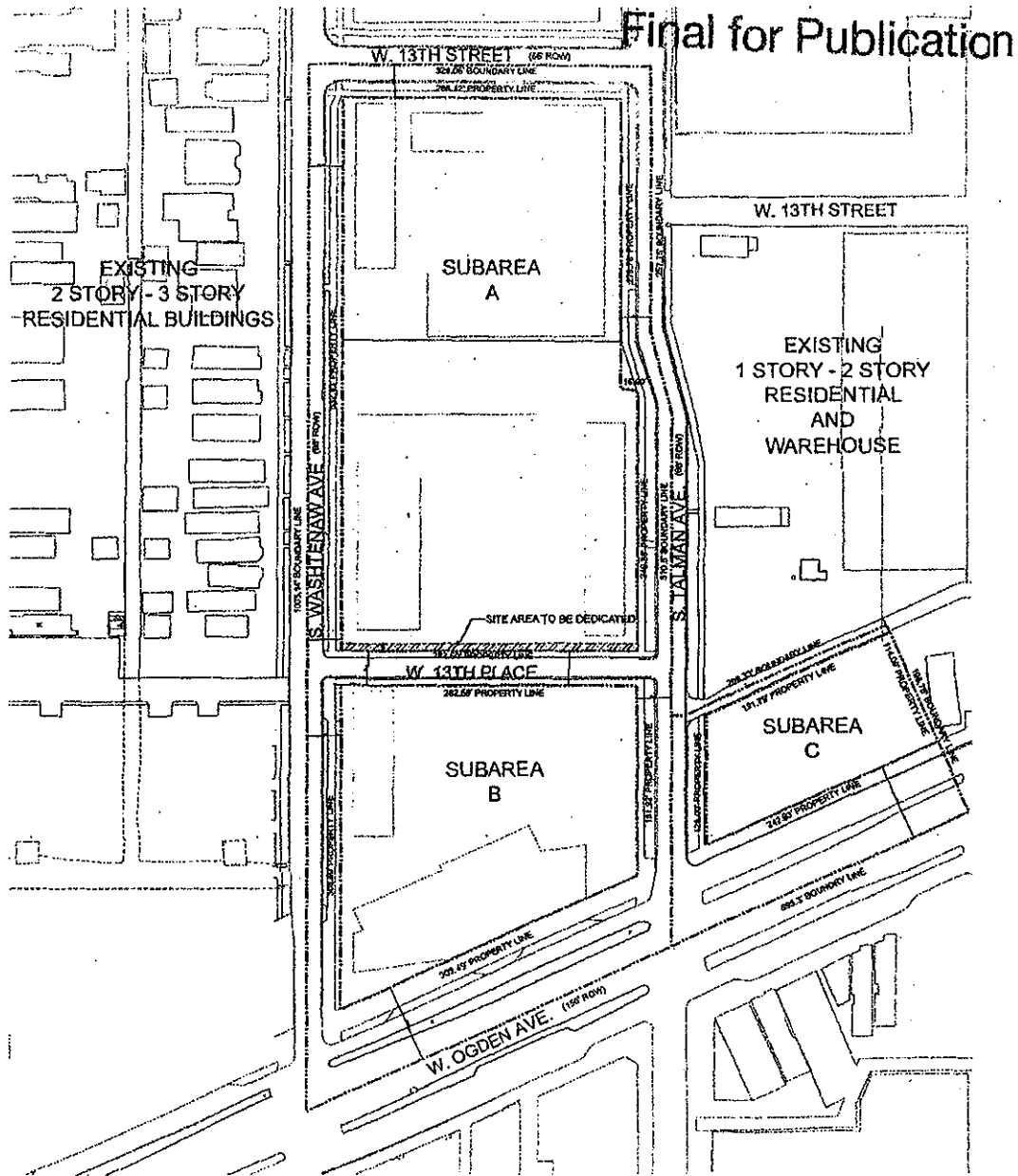
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#### EXISTING LAND USE MAP

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
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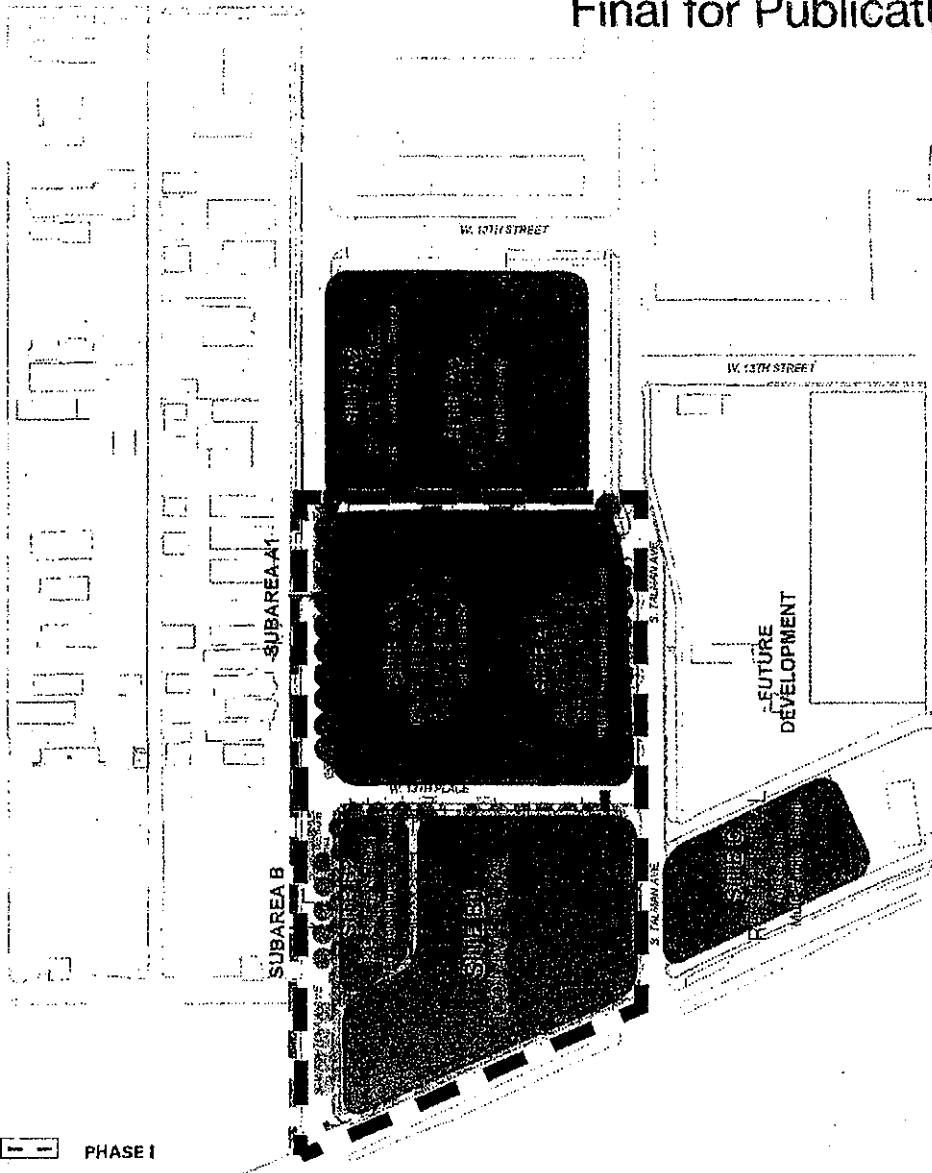


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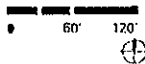
**PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUBAREA MAP**

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60664  
 Date: 2018-11-15

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PHASE I

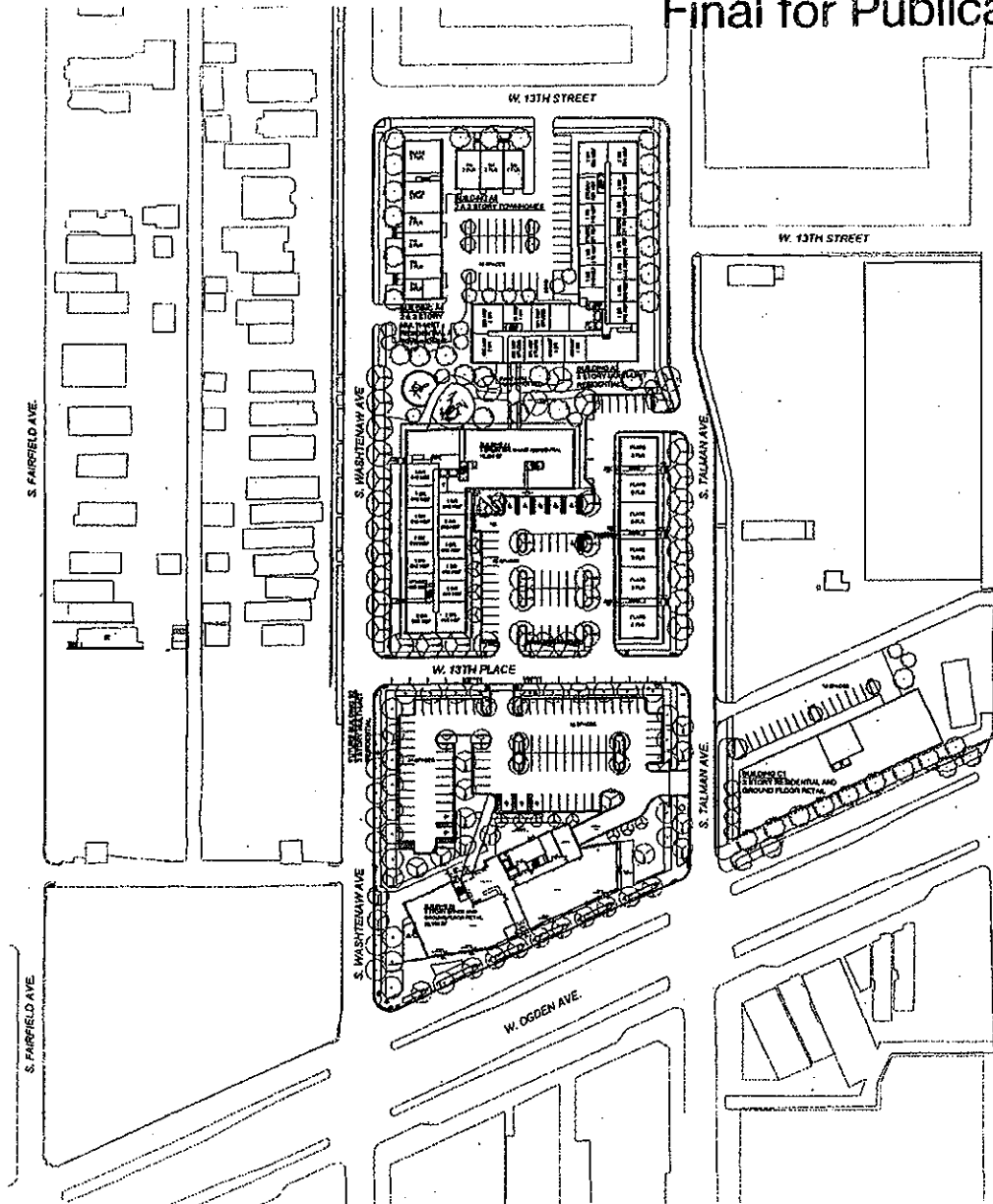


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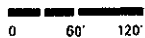
**PHASING PLAN**

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL, 60654  
 Date: 2018-11-15

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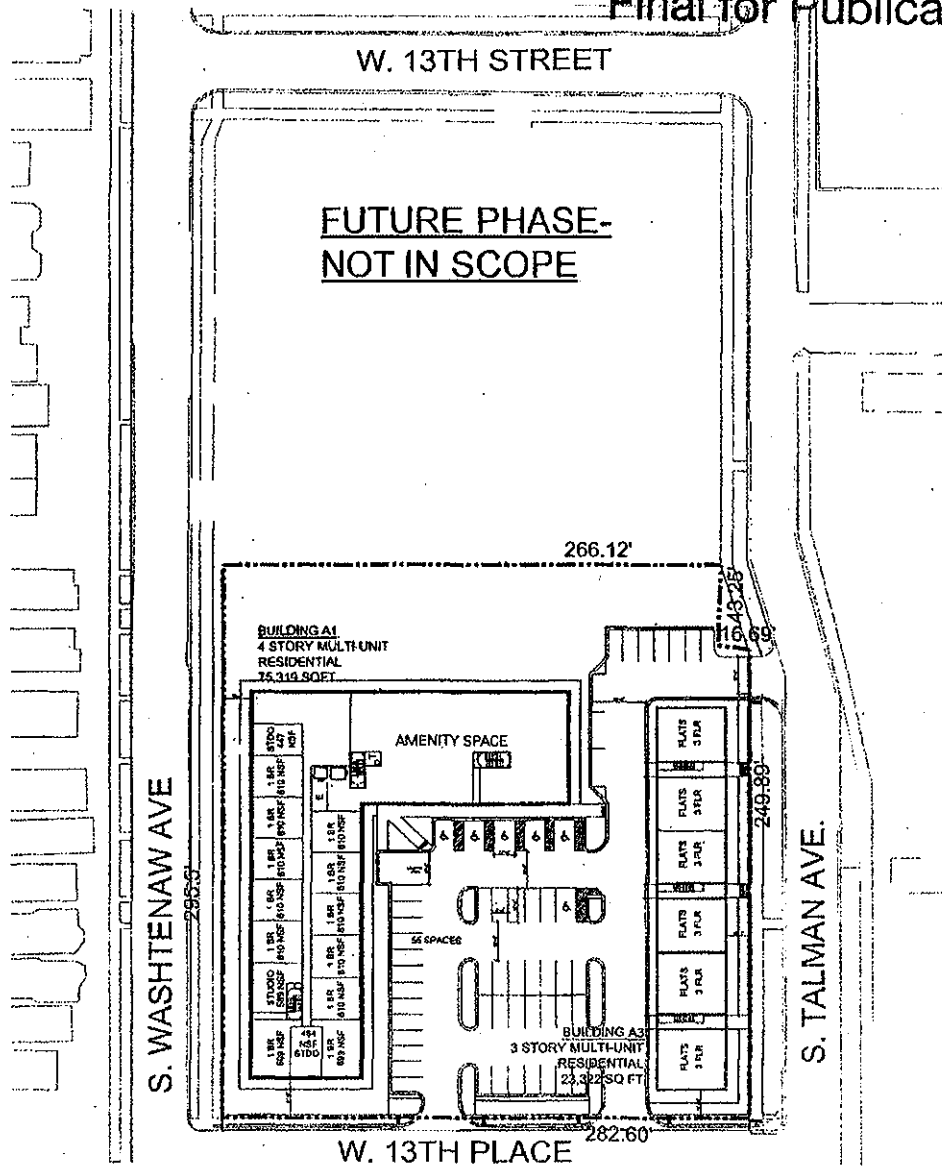
OVERALL SITE VISION



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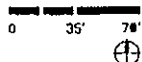
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 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
 Date: 2018-11-15

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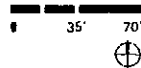
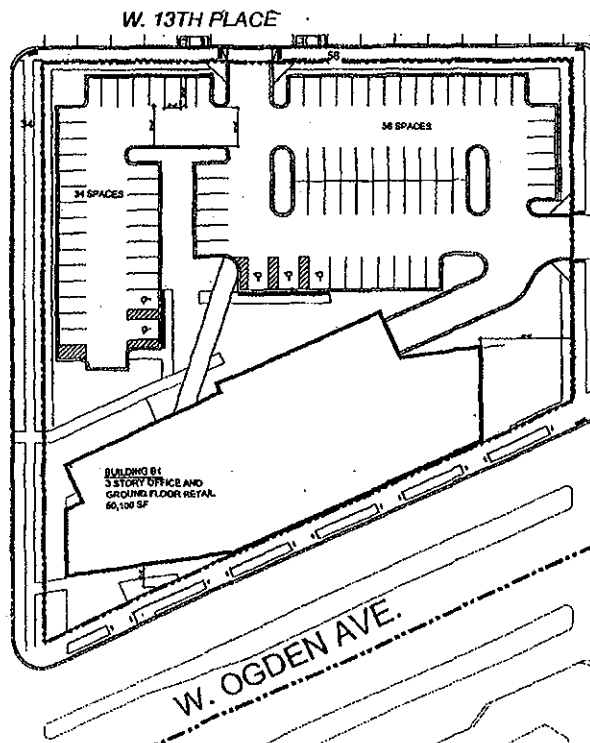
PROPOSED SITE PLAN - PHASE 1 - SUB-AREA A, PARCEL A-1

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 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
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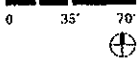
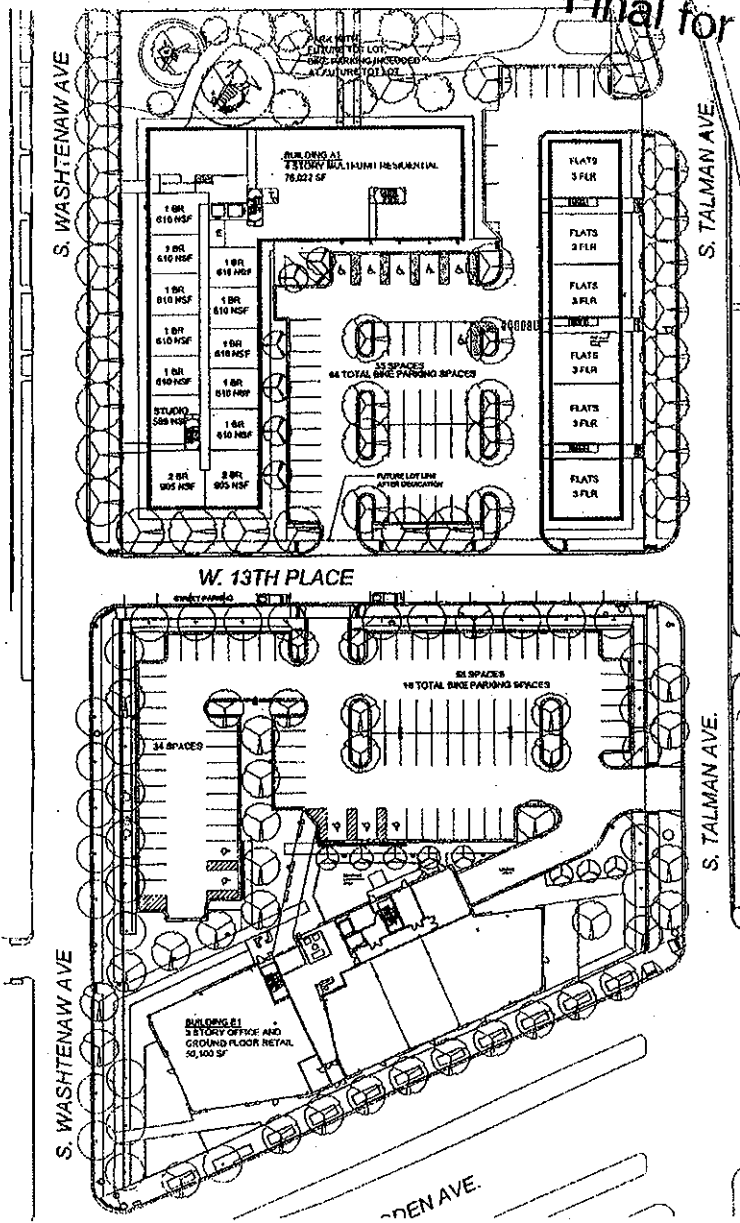


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## PROPOSED SITE PLAN - PHASE 1 - SUB-AREA B, PARCEL B-1

Project: OGDEN COMMONS  
Applicant: THE HABITAT COMPANY LLC  
350 WEST HUBBARD STREET, CHICAGO IL 60654  
Date: 2018-11-15

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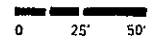
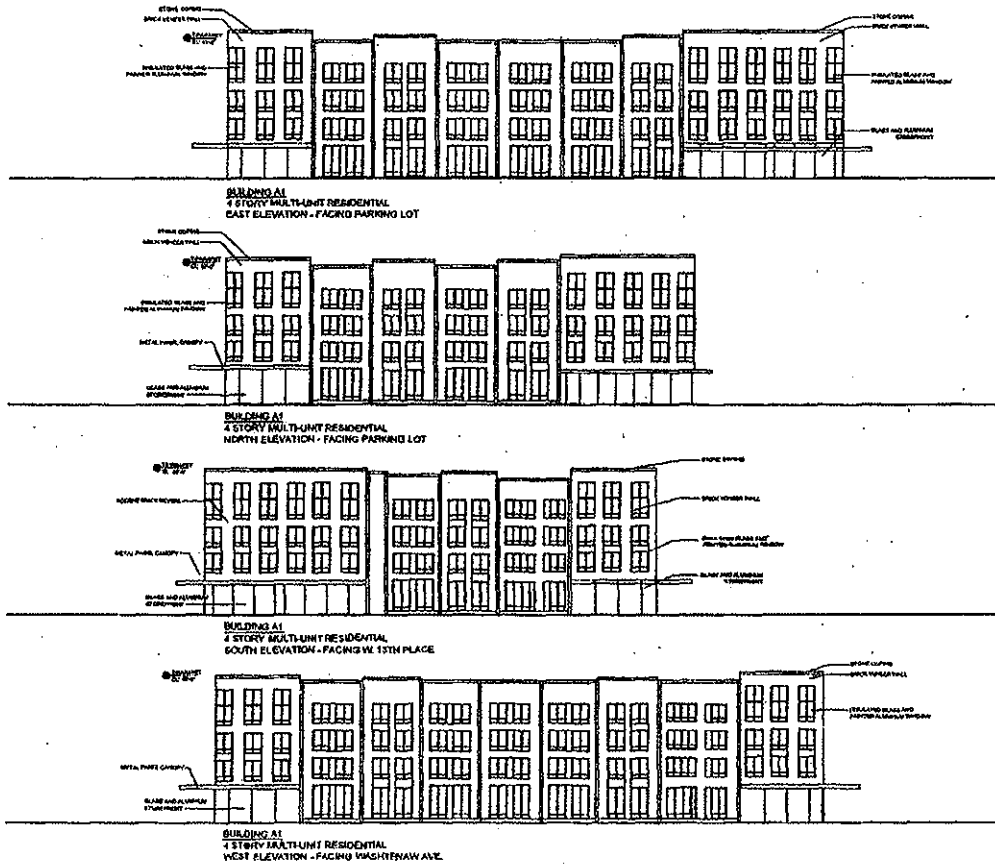


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**PHASE 1 LANDSCAPE PLAN**

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
 Date: 2018-11-15

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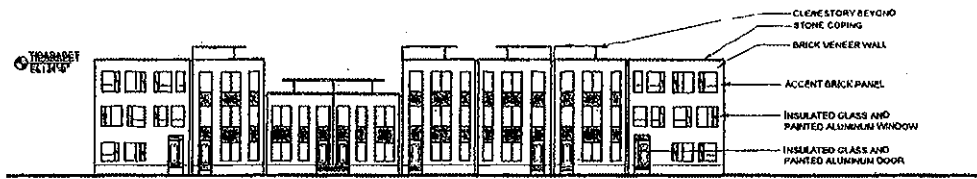


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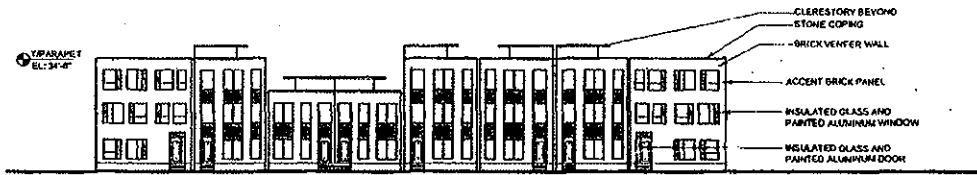
### BUILDING A1 ELEVATIONS - PHASE 1 SUBAREA A, PARCEL A -1

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
 Date: 2018-11-15

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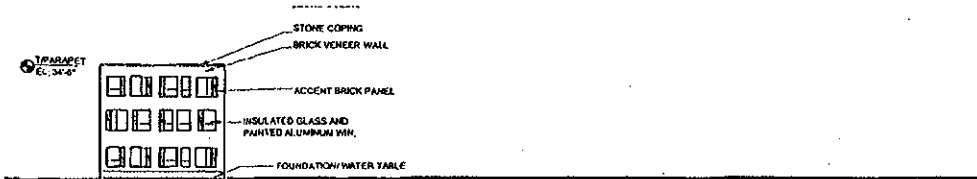
**BUILDING A3**  
3 STORY FLATS  
EAST ELEVATION - FACING TALMAN AVE.



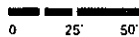
**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - FACING PARKING LOT



**BUILDING A3**  
3 STORY FLATS  
SOUTH ELEVATION - FACING PARKING LOT



**BUILDING A3**  
3 STORY FLATS  
WEST ELEVATION - PARKING LOT

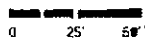
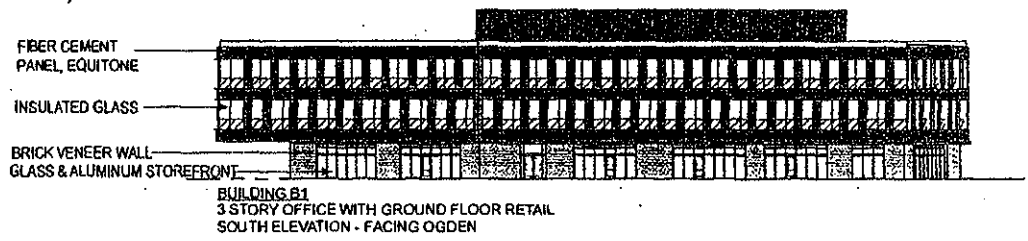
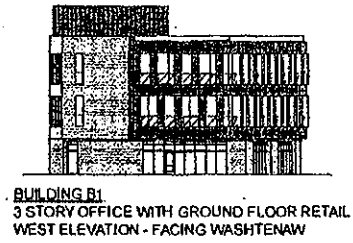
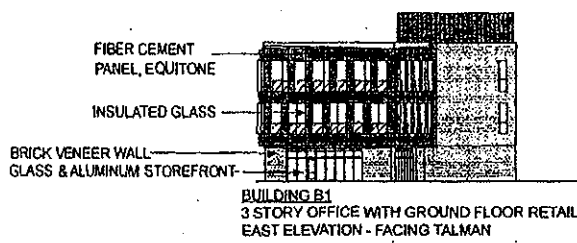


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## BUILDING A3 ELEVATIONS - PHASE 1 SUBAREA A, PARCEL A -1

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
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## BUILDING B1 ELEVATIONS - PHASE 1 SUBAREA B

Project: OGDEN COMMONS  
 Applicant: THE HABITAT COMPANY LLC  
 350 WEST HUBBARD STREET, CHICAGO IL 60654  
 Date: 2018-11-15