

PD 1477

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 5, 2023

Katherine C. Jahnke Dale
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD 1477, Subarea B, Rooftop deck at 537 W. Drummond Place

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1477 ("PD 1477"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1477. Your client, Lincoln Park Drummond Group LLC, the sole property owner of Subarea B, is seeking a minor change to allow a rooftop deck and accompanying stair and elevator enclosures on the proposed 7-story residential building at 537 W. Drummond Pl.

While the approved building height is 78'-11", the height of the proposed stair and elevator enclosures are 89'-11" and 98'-11" respectively. Stairway and elevator enclosures are allowed to exceed the maximum building height pursuant to Section 17-17-0311-C of the Zoning Ordinance. While the stairs are set back 11'-3", less than 15'-0", as shown on that attached rendering, neither the stairs nor elevator enclosures are visible from the W. Drummond Pl. right-of-way. The following exhibits are attached: Bulk Regulations and Data Table, Landscape/Roof Plan, North, South, East and West Elevations, Perspective from Drummond R.O.W.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed roof deck and accompanying stair and elevator enclosures 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 1477, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec
Assistant Commissioner, Plan Commission

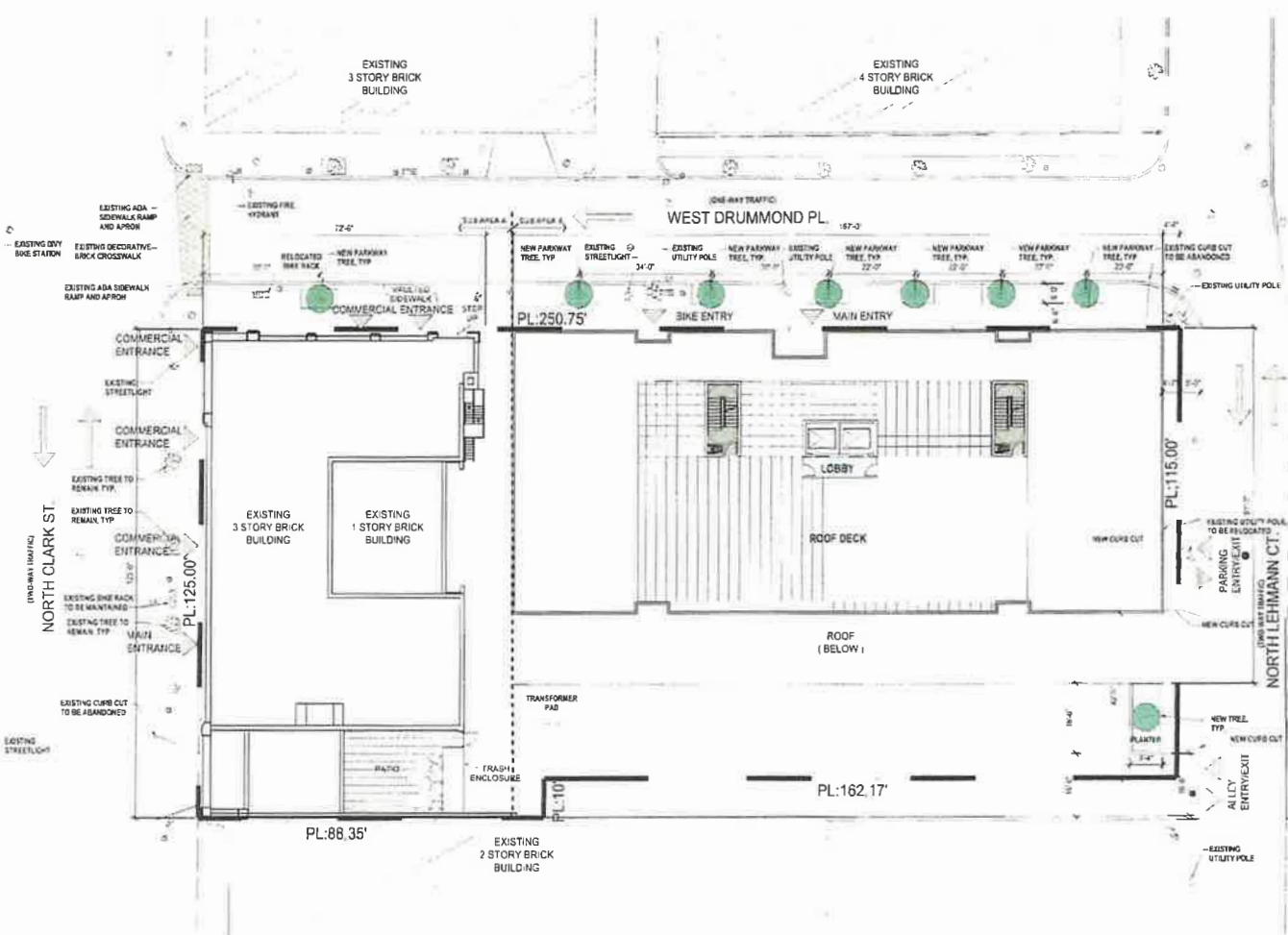
C: Mike Marmo, Janice Hill, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1477
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	44,726
Area of Public Rights-of-Way (sf):	15,020
Net Site Area (sf):	29,706
Subarea A:	9,966
Subarea B:	19,740
Maximum Floor Area Ratio:	3.3
Subarea A:	1.9
Subarea B:	3.9
Maximum Dwelling Units:	114
Subarea A:	30
Subarea B:	84
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	52
Minimum Off-Street Loading Spaces:	
Subarea A:	1
Subarea B:	0
Maximum Building Height:	
Subarea A:	37'-1"
Subarea B:	89'-11" – top of stair penthouse 98'-11" – top of elevator penthouse
Minimum Setbacks:	Per site plans

Developer: Lincoln Park Drummond Group LLC
Address: 537 West Drummond, Chicago, IL
Issued for minor change – May 23, 2023

EAST203590249.1



LANDSCAPE NOTES:

1. PROPOSED NEW TREE SPECIES ARE AS FOLLOWS: ALTERNATING AUTUMN GOLD GINKGO AND CHANTICLEER FLOWERING PEAR.

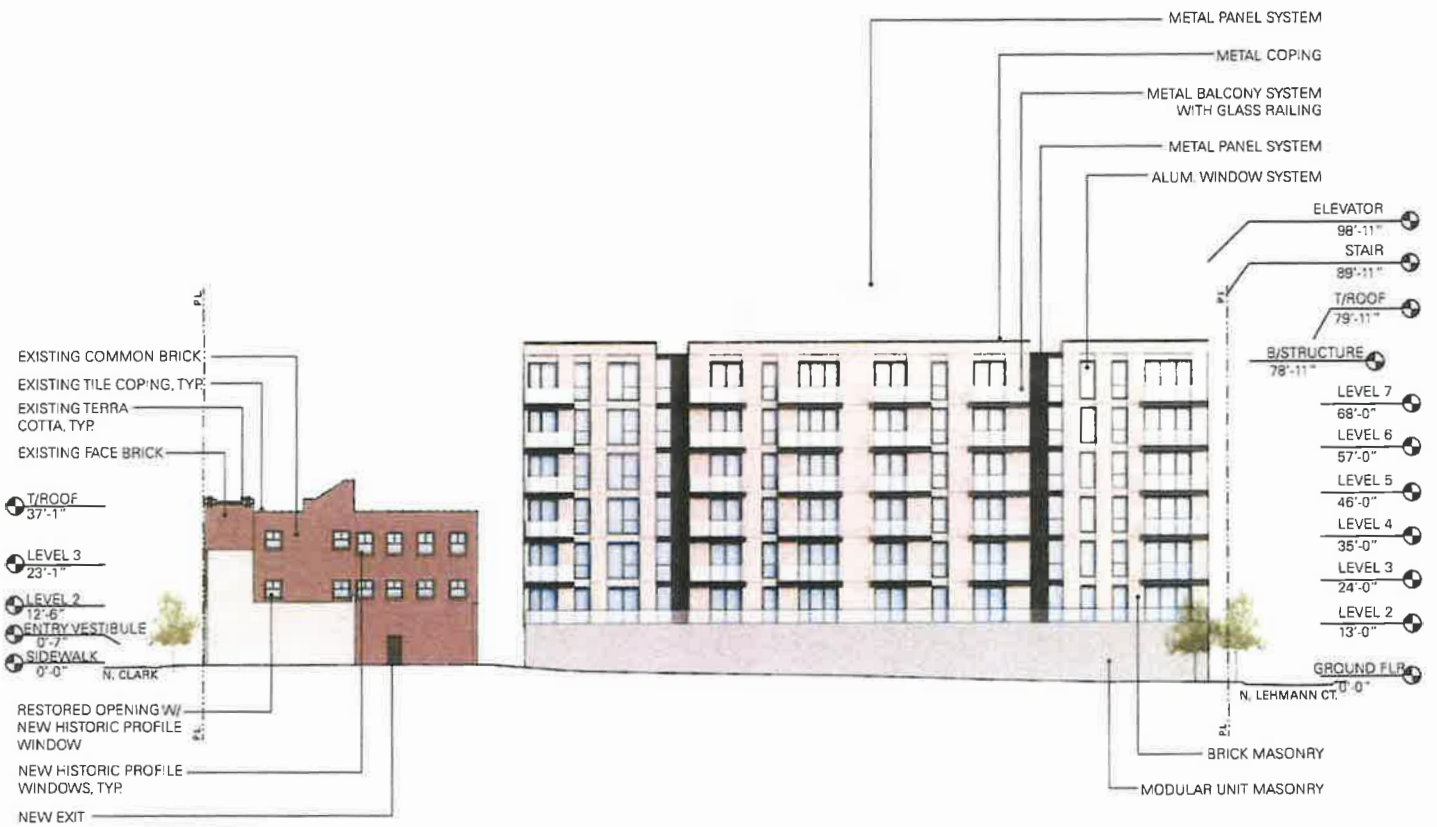


LANDSCAPE PLAN
Scale: 1" = 45'-0"

Issued for Minor Change – May 17, 2023



NORTH ELEVATION
Scale: 1" = 45'-0"



SOUTH ELEVATION
 Scale: 1" = 45'-0"

Issued for Minor Change – May 17, 2023



EAST ELEVATION
Scale: 1" = 45'-0"



WEST ELEVATION
Scale: 1" = 45'-0"



PERSPECTIVE FROM DRUMMOND R. O.W



October 15, 2021

Katherine C. Jahnke Dale
DLA Piper
444 W. Lake Street, Suite 900
Chicago, IL 60606

Re: Minor Change to PD 1477 - 2653 N. Clark Street

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1477 ("PD 1477") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1477.

Chicago Title Land Trust Company, as Trustee under the Trust Agreement dated October 18, 2016 (Trust No. 8002372723), is seeking a minor change to allow a 1-year extension to the affordable housing payment and construction financing deadline.

Statement 16 of PD 1477 requires the Subarea B developer to deposit the cash payment for its fee in lieu of providing ARO units into an escrow account controlled by the City of Chicago ("City"), and the City shall release the escrowed funds to the Subarea A developer at the closing of the construction financing for the Subarea A project. The Statement also states that if the closing of the construction financing for the Subarea A project does not occur by December 31, 2021, the escrowed funds will be transferred to the Affordable Housing Opportunity Fund.

Your client owns all of the property within the PD and has not closed with the Subarea B developer. As a result, the cash payment has not been made. It is anticipated that the closing with the Subarea B developer will occur, and the cash payment made in November 2021. The closing of the Subarea A construction financing is now anticipated to occur approximately at the end of March 2022. As a result, your client is requesting a 1-year extension to the timing outlined in Statement 16 from December 31, 2021 to December 31, 2022.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed 1-year extension 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 1477, 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,

A handwritten signature in blue ink, appearing to read "S. Valenziano", with a stylized flourish at the end.

Steven Valenziano
Assistant Zoning Administrator

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



March 16, 2021

Katherine C. Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, IL 60606-0089

Re: Minor change for PD No. 1477, 2653 N. Clark Street

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1477 ("PD 1477") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1477.

Your client, Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723 is the sole owner of all the property within PD 1477. They are seeking a minor change to increase the floor area within Subarea A and correct the distribution of site area within Subareas A and B. The approved Bulk Regulations and Data Table allows an overall floor area ratio ("FAR") of 3.3, a FAR of 1.1 for Subarea A, and a FAR of 3.9 for Subarea B. When submitting for permits to rehabilitate the existing building located at 2653 N. Clark St in Subarea A, it was discovered that the FAR of the building was 1.9. Your client is therefore seeking to increase and correct the FAR allowed in Subarea A from 1.1 to 1.9, as shown on the attached, revised Bulk Regulations and Data Table. The FAR allowed in Subarea B remains at 3.9 and the overall maximum FAR remains 3.3.

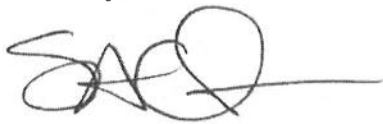
Secondly, the attached, revised survey was completed after passage of the PD, and as a result, 3 feet of site area has been redistributed from Subarea B to Subarea A. As shown on the revised Bulk Table and attached PD Boundary and Property Line Plan, the net site area of Subarea A has increased from 9,963 SF to 9,966 SF. Correspondingly, the net site area of Subarea B has decreased from 19,743 SF to 19,740 SF. The gross site area of Subarea A has similarly increased from 16,873 SF to 16,876 SF and the gross site area of Subarea B has decreased from 27,853 SF to 27,850 SF. The total net site area remains 29,706 SF and the total gross site area remains 44,726 SF.

With regard to your request, the Department of Planning and Development has determined that allowing the FAR and site area changes 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.

Minor Change
PD 1477
March 16, 2021
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1477, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

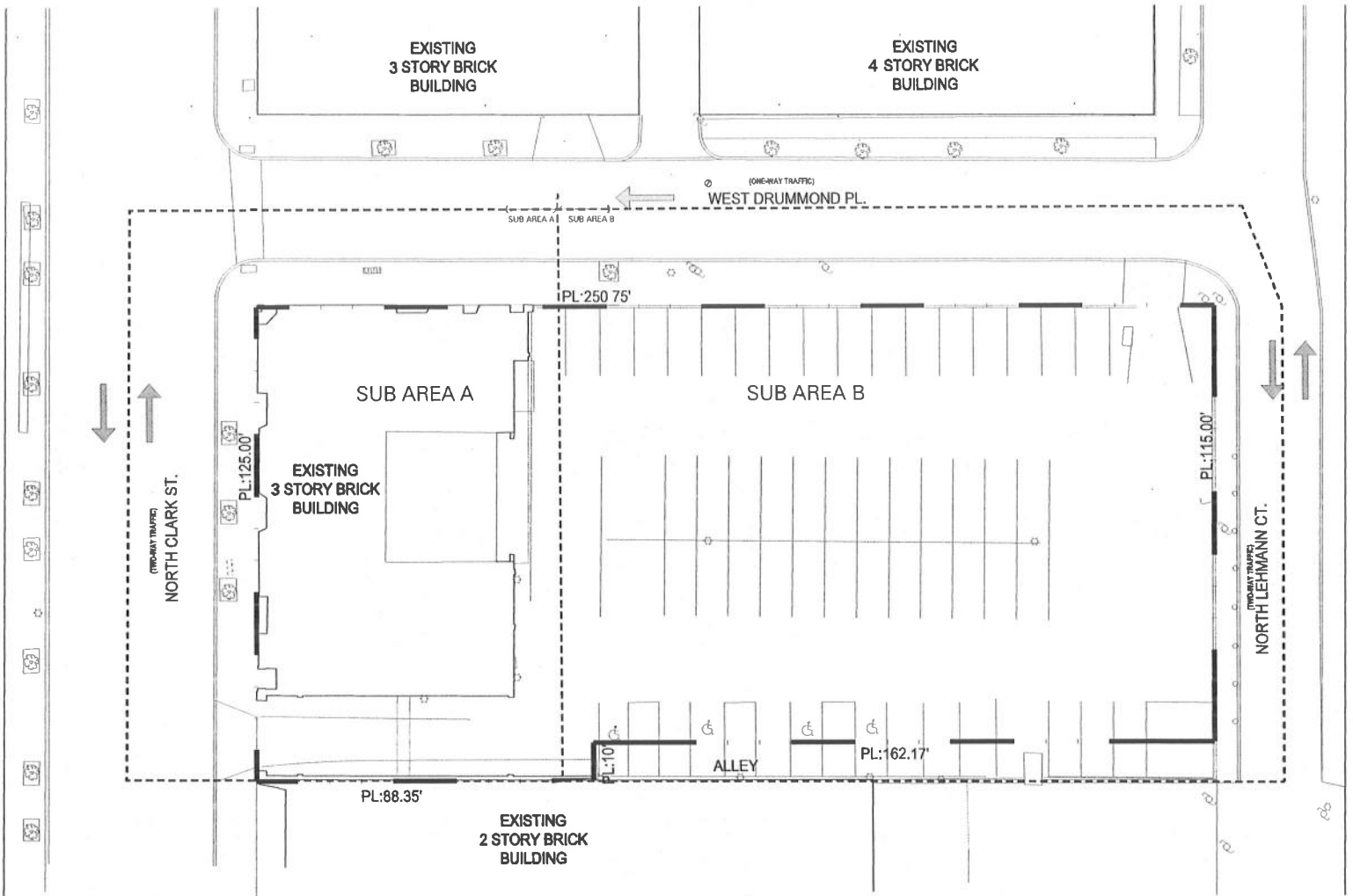
Steven Valenziano
Assistant Zoning Administrator

SV:tm

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1477
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	44,726
Area of Public Rights-of-Way (sf):	15,020
Net Site Area (sf):	29,706
Subarea A:	9,966
Subarea B:	19,740
Maximum Floor Area Ratio:	3.3
Subarea A:	1.9
Subarea B:	3.9
Maximum Dwelling Units:	114
Subarea A:	30
Subarea B:	84
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	52
Minimum Off-Street Loading Spaces:	
Subarea A:	1
Subarea B:	0
Maximum Building Height:	
Subarea A:	37'-1"
Subarea B:	78'-11"
Minimum Setbacks:	Per site plans



Legend

----- PD Boundary Line

----- Property Line

Sub Area A

Net Sub Area 1: 9,966 SF
 Area in Right of Way: 6,910 SF
 Gross Sub Area 1: 16,876 SF

Sub Area B

Net Sub Area 2: 19,740 SF
 Area in Right of Way: 8,110 SF
 Gross Sub Area 2: 27,850 SF

Total Site Area

Net Site Area : 29,706 SF
 Area in Right of Way: 15,020 SF
 Gross Site Area: 44,726 SF

Applicant: Chicago Title Land Trust Company , as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723
 Address: 2653 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020

PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE
 Scale: 1" = 45'-0"

**BRININSTOOL
 WEESELANGLEYWEESE + LYNCH**
 © Brininstool + Lynch, Ltd.

20256

19622

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

Reclassification Of Area Shown On Map No. 7-F.

RBPD 1477

(As Amended)

(Application No. 20256)

(Common Address: 2653 N. Clark St.)

[SO2019-8489]

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

North Clark Street; West Drummond Place; North Lehmann Court; the 10-foot public alley south of and parallel to West Drummond Place; a line 88.35 feet west of and parallel to North Clark Street; and a line 125 feet south of and parallel to West Drummond Place,

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 7-F in the area bounded by:

North Clark Street; West Drummond Place; North Lehmann Court; the 10-foot public alley south of and parallel to West Drummond Place; a line 88.35 feet west of and parallel to North Clark Street; and a line 125 feet south of and parallel to West Drummond Place,

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

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

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

Residential-Business Planned Development No. 1477.

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 29,706 square feet of property

which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust Number 8002372723.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan -- Ground Floor; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Weese Langley Weese Architects Ltd. and Brininstool + Lynch and dated July 16, 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 Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor; single-room occupancy; cultural exhibits and libraries; day care; animal sales and grooming (excluding shelter/boarding kennel); artist work or sales space; limited restaurant; outdoor patio (at grade); small venues; financial services (all, excluding drive-through, payday/title secured loan store and pawn shop); food and beverage retail sales; medical service; office; personal service; general retail sales; and related and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 29,706 square feet and a base FAR of 3.3.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

- The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
 16. The Applicant acknowledges and agrees that the rezoning of the Property from the B1-2 Neighborhood Shopping District to the B1-3 Neighborhood Shopping District, and then to this Planned Development ("P.D."), triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the

meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project or, with the approval of the Commissioner of the Department of Housing ("DOH"), in an approved off-site location, as affordable units ("ARO Units"); (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (the "Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The P.D. is located in a higher income area within the meaning of the ARO and includes two subareas. Subarea A is improved with the historic Covent Hotel, which has been operating as a single-room occupancy building and will be redeveloped into 30 affordable studio apartments with private bathrooms and kitchens ("Subarea A Project"). The financing documents for the Subarea A Project will govern the affordability of the Subarea A Project, and as a result, Subarea A is not subject to the ARO. Subarea B is vacant land that will be developed into a new seven-story residential building with 84 units ("Subarea B Project"). The Subarea B Project is subject to the ARO, and as a result the affordable housing obligation is 8 ARO Units (10 percent of 84 rounded down), 2 of which are Required Units (25 percent of 8, rounded down). The Subarea B Project's affordable housing obligation will be satisfied by (a) providing the 2 Required Units on-site in the Subarea B Project, as set forth in the Affordable Housing Profile Form attached hereto and (b) making a cash payment in the amount of \$132,411 per ARO Unit or \$794,466 in total, as adjusted in accordance with Section 2-44-080 ("Cash Payment") in lieu of the development of the remaining 6 ARO Units. Notwithstanding Section 2-44-080(K), the developer of the Subarea B Project ("Subarea B Developer") may pay the Cash Payment into an escrow account controlled by the City of Chicago (the "City") at the time that the Subarea B Developer acquires Subarea B from the Applicant. The City shall release the escrowed funds to the developer of Subarea A ("Subarea A Developer") at the closing of the construction financing for the Subarea A Project, provided that the Subarea A Developer has executed and recorded a regulatory agreement or other instrument obligating the Subarea A Developer to construct the Subarea A Project. If the closing of the construction financing for the Subarea A Project does not occur by December 31, 2021, the escrowed funds will be transferred to the Affordable Housing Opportunity Fund. The Applicant agrees that the ARO Units in Subarea B must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City. If the Applicant, or its successor in interest, subsequently reduces (or increases) the number of housing units in the P.D., the Applicant, or its successor in interest, shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval, and DOH may adjust the number of required ARO Units without amending the P.D. Prior to the issuance of any building permits for any residential building in Subarea B, including, without limitation, excavation or foundation permits, the Applicant, or its successor in interest with respect to Subarea B, must execute and record an affordable housing agreement in

accordance with Section 2-44-080(L) and pay the Cash Payment either to the Affordable Housing Opportunity Fund, or to the escrow account controlled by the City in accordance with the above terms. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B1-3 Neighborhood Shopping District.

[ARO Units; Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan -- Ground Floor Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 19630 through 19643 of this *Journal*.]

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

Residential-Business Planned Development No. 1477.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	44,726
Area of Public Rights-of-Way (square feet):	15,020
Net Site Area (square feet):	29,706

Maximum Floor Area Ratio:	3.3
Subarea A:	1.1
Subarea B:	3.9
Maximum Dwelling Units:	114
Subarea A:	30
Subarea B:	84
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	52
Minimum Off-Street Loading Spaces:	
Subarea A:	1
Subarea B:	0
Maximum Building Height:	
Subarea A:	37 feet, 1 inch
Subarea B:	78 feet, 11 inches
Minimum Setbacks:	Per Site Plans

Final for Publication

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: 5/21/2020

DEVELOPMENT INFORMATION

Development Name: 2653 North Clark

Development Address: 2653 North Clark

Zoning Application Number, if applicable: 20256

Ward: 43rd

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

ARO Web Form completed and attached - or submitted online on 5/21/2020

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

N/A

If ARO units proposed are off-site, required attachments are included (see next page)

N/A

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723

Developer Contact Kendra Stensven

Developer Address 122 East 42nd Street Suite 4900 New York NY 10168

Email kstensven@nhpfoundation.org

Developer Phone 646-336-4940

Attorney Name DLA Piper - Paul Shadle & Katie Jahnke Dale

Attorney Phone 312-368-2153 / 3493

TIMING

Estimated date marketing will begin 10/1/2021

Estimated date of building permit* 10/1/2020

Estimated date ARO units will be complete 2/1/2022

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Developer or their agent

Date

Justin Root or Denise Roman, DOH

Date

7/1/2020

6/26/2020



ARO Web Form

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Applicant Contact Information

Name: NHP Foundation

Email: kstensven@nhpfoundation.org

Development Information**Address**

Printed Date: 07/06/2020

Number From: 2653 Number To: N/A Direction: N

Street Name: Clark Postal Code: 60614

Development Name

2653 N Clark

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 43

ARO Zone: Higher Income

Details

ARO trigger: ZP

Total units 84

Development type: Rent

TSL project: TSL-or FAR doesn't exceed 3.5

Date submitted: 07/06/2020

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Requirements

Affordable units: 8 *On-site aff. Units: 2

How do you intend to meet your required obligation

On-Site: 2 Off-Site: 0

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

Total Units: 2 In-Lieu Fee Owed: 794,466

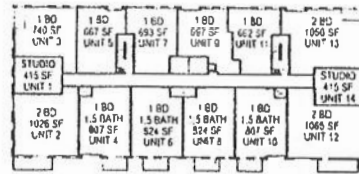
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary								
			unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v market square footage*	
Parking	available	available	studio	12	15%	415	0	#VALUE!	#DIV/0!	#DIV/0!	
Laundry	in unit	in unit	one-bed	52	63%	750	2	100%	567	89%	
Appliances	yes	yes	two-bed	18	22%	1,047	0	#VALUE!	#DIV/0!	#DIV/0!	
Refrigerator <i>age/EnergyStar/make/model/color</i>	GE	GE	three-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!	
Dishwasher <i>age/EnergyStar/make/model/color</i>	GE	GE	four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!	
Stove/Oven <i>age/EnergyStar/make/model/color</i>	GE	GE									
Microwave <i>age/EnergyStar/make/model/color</i>	GE	GE									
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	1 full	1 full									
Kitchen countertops <i>material</i>	solid surface	solid surface									
Flooring <i>material</i>	vinyl plank flooring	vinyl plank flooring									
HVAC	VRF	VRF									
Other											

Project Name	Drummond Apartments
Zoning Application number, if applicable	
Address	537 West Drummond Place
Is this a For Sale or Rental Project?	Rental Project
Anticipated average psf rent/price*	\$3.40
Total Units in Project	84
Total Affordable units	2

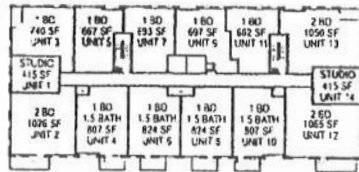
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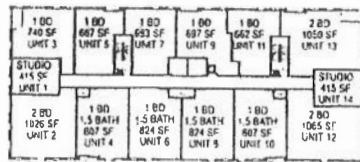


ARO UNITS

LEVELS 4-7



LEVEL 3



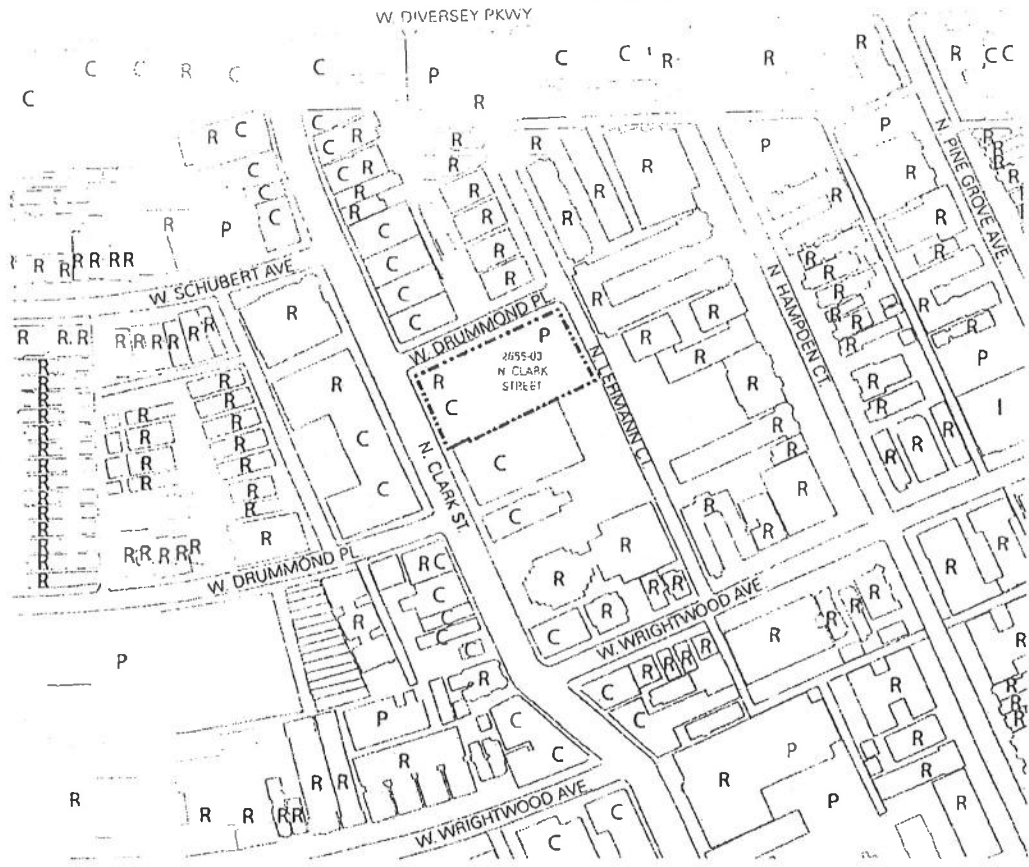
LEVEL 2

Applicant: Chicago Title and Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8092372723
 Address: 2653 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission: TRD

ARO UNITS

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- Legend
- Property Line
 - R Residential
 - C Commercial
 - P Parking
 - I Institutional

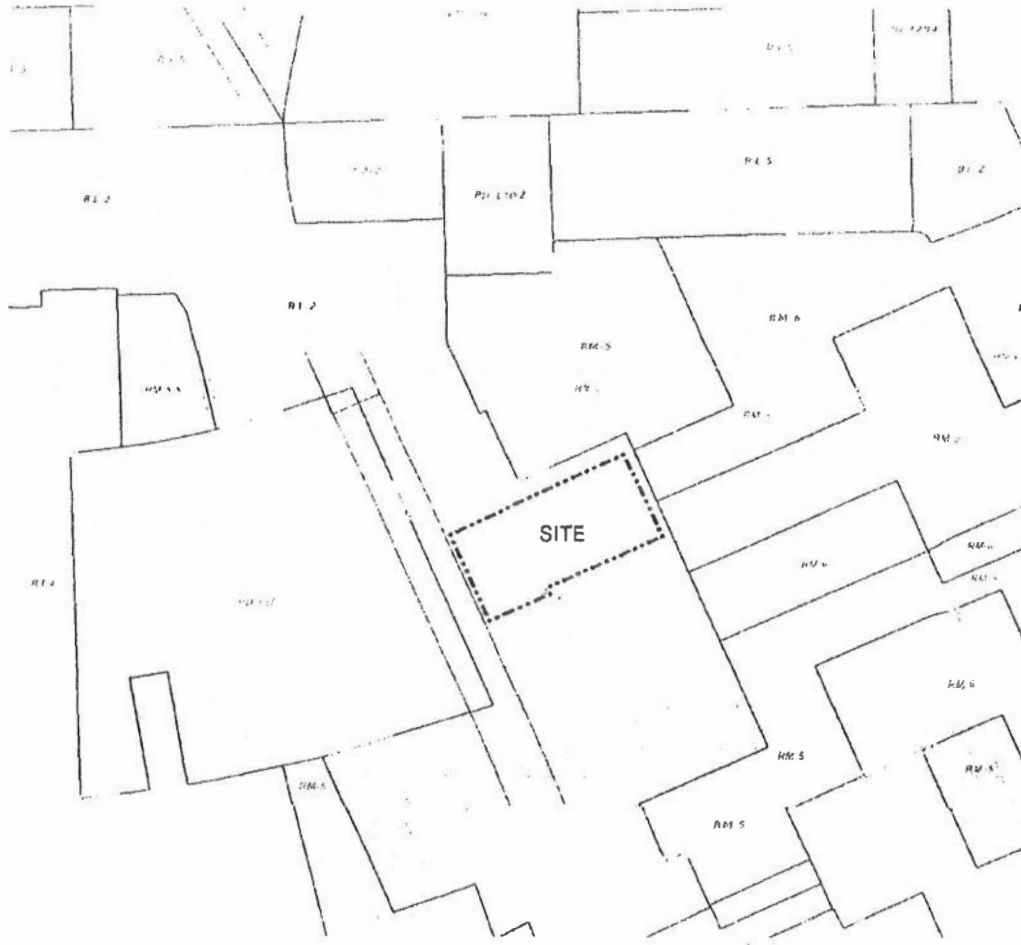
Applicant: Chicago Title and Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002377723
 Address: 2653 N Clark St
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020



EXISTING LAND USE MAP
 Scale: N.T.S.

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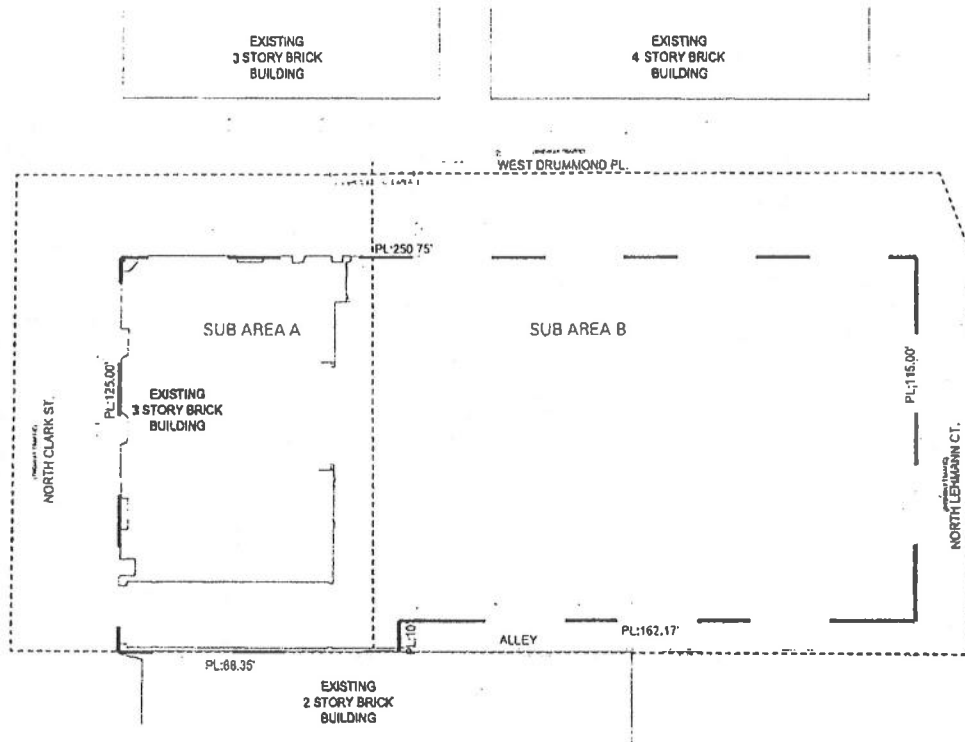
Legend
 ----- Property Line

Applicant: Chicago Title Land Trust Company, as trustee under Trust Agreement dated October 16, 2016, as Trust No. 8002372723
 Address: 2653 N Clark St
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020


 EXISTING ZONING MAP
 Scale: NTS

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Legend

- PD Boundary Line
- Property Line

Sub Area A

Net Sub Area 1: 9,963 SF
 Area in Right of Way: 6,910 SF
 Gross Sub Area 1: 16,873 SF

Sub Area B

Net Sub Area 2: 19,743 SF
 Area in Right of Way: 8,110 SF
 Gross Sub Area 2: 27,853 SF

Total Site Area

Net Site Area: 29,706 SF
 Area in Right of Way: 15,020 SF
 Gross Site Area: 44,726 SF

Applicant: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 19, 2016, as Trust No. 8002372723
 Address: 2653 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020

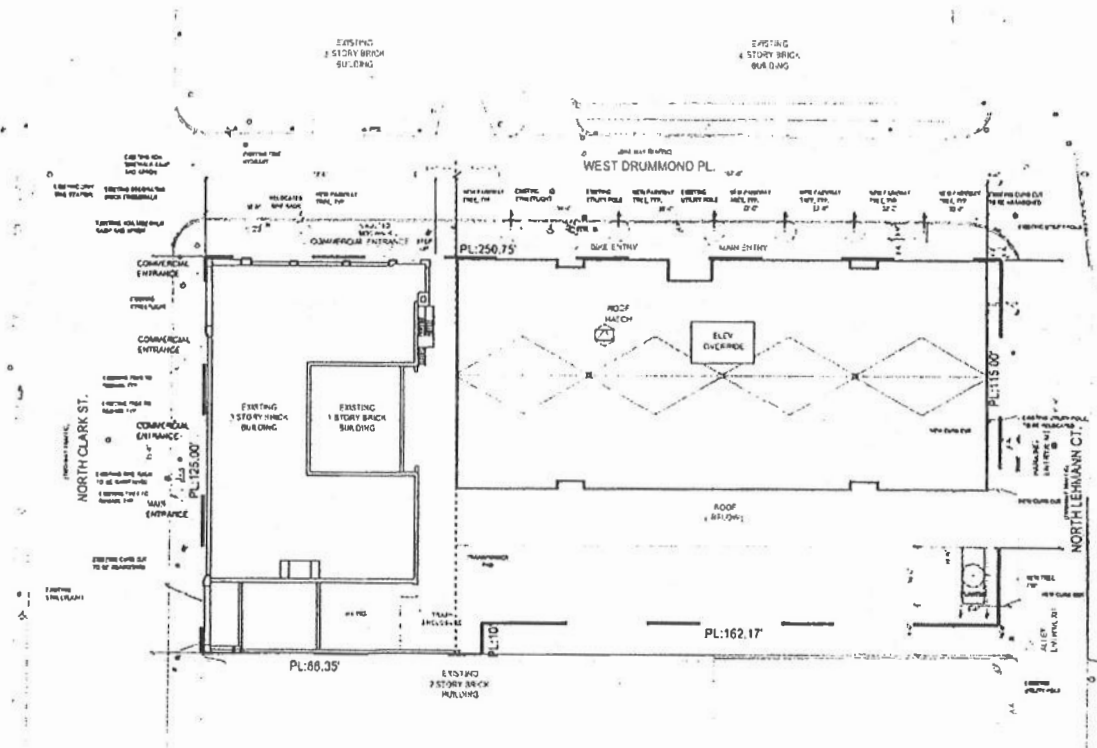
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE
 Scale: 1" = 45'-0"

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LANDSCAPE NOTES:

1 PROPOSED NEW TREE SPECIES ARE AS FOLLOWS. ALTERNATING
 AUTUMN GOLD GINKGO AND CHANTICLEER FLOWERING PEAR.

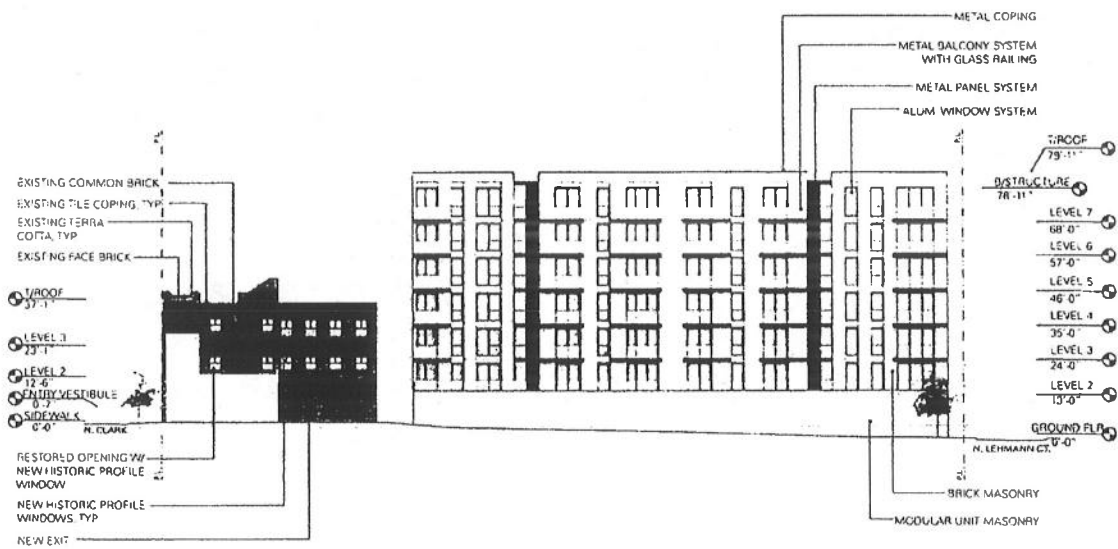
Applicant: Chicago Title Land Trust Company, as trustee under Trust
 Agreement dated October 18, 2016, as Trust: No. 8002372723
 Address: 2653 N. Clark St
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020



LANDSCAPE PLAN
 Scale: 1" = 45'-0"

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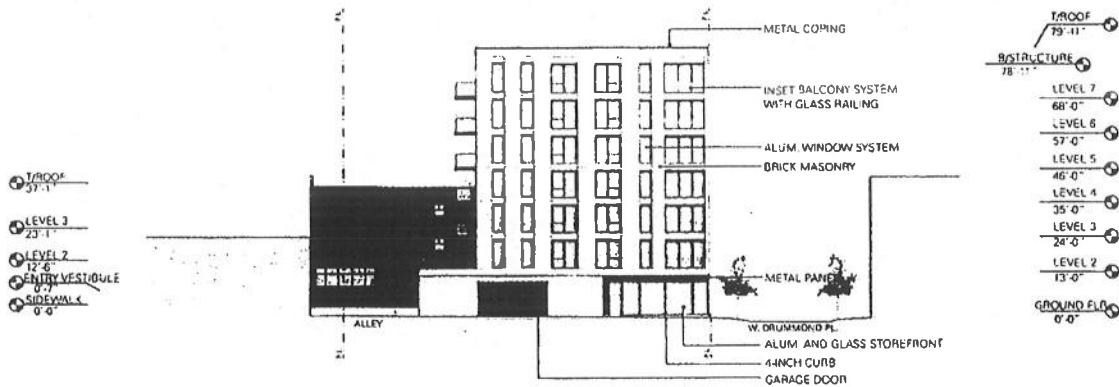


Applicant: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723
 Address: 2653 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020

SOUTH ELEVATION
 Scale: 1" = 45'-0"

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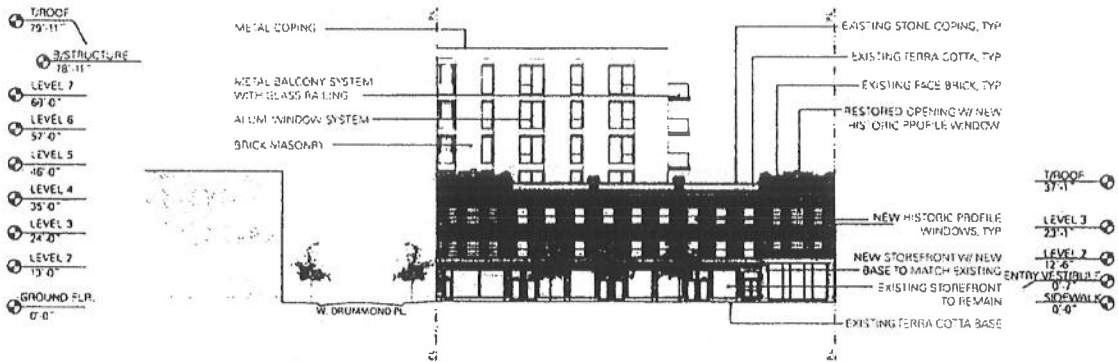


Applicant: Chicago Title Land Trust Company, as trustee under Trust Agreement, dated October 18, 2016, as Trust No. 80023/2723
 Address: 2653 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission, July 16, 2020

EAST ELEVATION
 Scale: 1" = 45'-0"

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Applicant: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 0002377723
 Address: 2053 N. Clark St.
 Council Introduction: November 13, 2019
 Plan Commission: July 16, 2020

WEST ELEVATION
 Scale: 1" = 45'-0"

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