

# PD 1484

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 15, 2023

Paul W. Shadle  
DLA Piper  
444 W. Lake St., Suite 900  
Chicago, IL 60606

**Re: Minor change to PD 1484, 1623 N. Halsted St.**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1484 ("PD 1484") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1484.

On behalf of your client and the sole property owner of PD 1484, LV Halsted LLC, you are seeking a minor change for various design related revisions and a change to the proposed building use for the project located at 1623 N. Halsted St. Since approval of the Planned Development, the building has been refined as follows:

Use:

- Replaced 79 dwelling units with 70 hotel rooms

Site Plan:

- Revised footprint to increase setback from east property line
- Rearranged the back of house layout
- Rearranged the doors on all elevations to align with the interior layout
- Removed Level 2 east terrace
- Added recessed hotel entry

Green Roof Plan:

- Updated the overall square footage of green roof and pavers
- Updated the screened mechanical area square footage
- Updated the square footage of enclosed elevator and stair lobby

Elevations:

- Removed one building story (6 stories total)
- Updated the fenestration opening pattern to align with the interior layout
- Added masonry reveals and alternate brick stack pattern for enhanced visual interest
- Added muntins to windows
- Reduced number of pedestrian awnings

- Added exterior lighting fixtures
- Reduced depth of punched window framing
- Added ground level windows along portion of south elevation
- Added ground level storefront glass along portion of north elevation
- Reduced overall building height

Exterior Materials:

- Removed brass-colored metal panels and added dark grey metal panels
- Removed face brick and added white and gray ribbed fiber cement paneling along the south, east and north façade with decorative horizontal reveals
- Added wood soffit at recessed hotel entry

The following updated exhibits prepared by ARCO Murray and dated September 12, 2023 are attached:

- Site Plan
- Landscape Plan
- First Floor Plan
- Roof Plan
- Building Elevations (West, South, East, and North)
- Building Materials
- Façade Details at Base
- Façade Details at Building Top
- Sustainability Plan

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

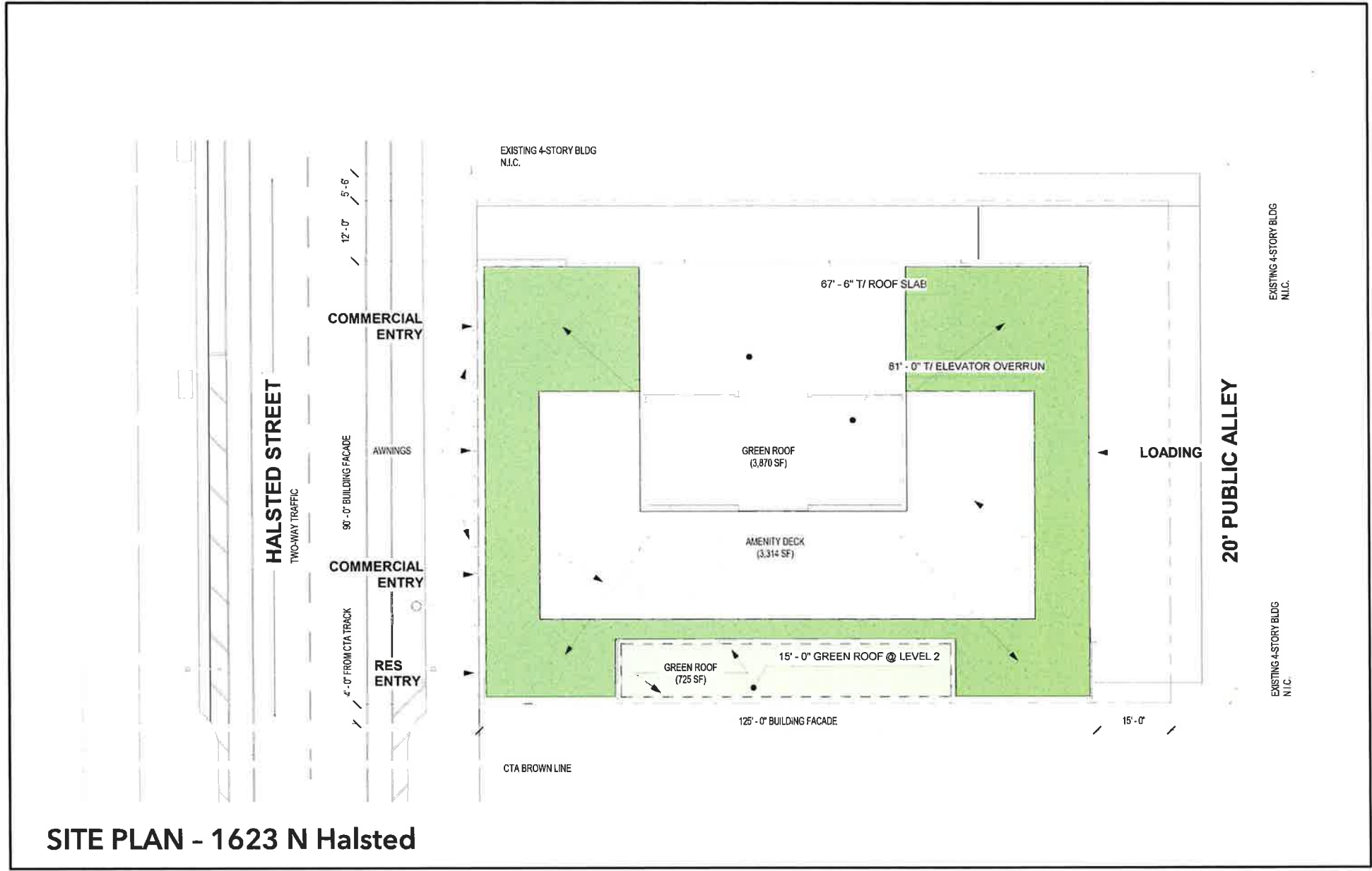
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1484, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,

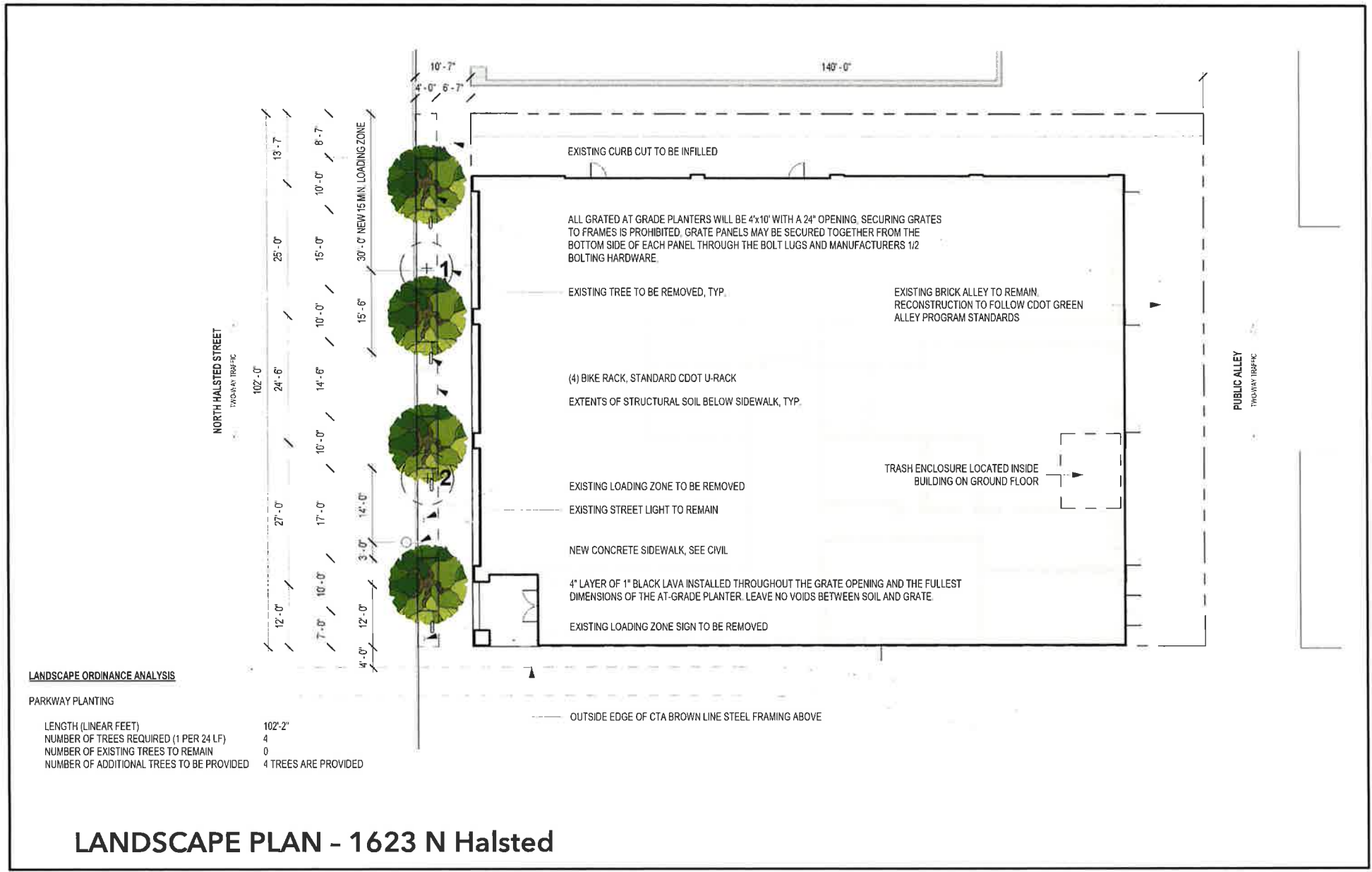


Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file



**SITE PLAN - 1623 N Halsted**



EXISTING CURB CUT TO BE INFILLED

ALL GRATED AT GRADE PLANTERS WILL BE 4x10' WITH A 24" OPENING. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM THE BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURERS 1/2 BOLTING HARDWARE.

EXISTING TREE TO BE REMOVED, TYP.

EXISTING BRICK ALLEY TO REMAIN  
RECONSTRUCTION TO FOLLOW CDOT GREEN ALLEY PROGRAM STANDARDS

(4) BIKE RACK, STANDARD CDOT U-RACK

EXTENTS OF STRUCTURAL SOIL BELOW SIDEWALK, TYP.

TRASH ENCLOSURE LOCATED INSIDE BUILDING ON GROUND FLOOR

EXISTING LOADING ZONE TO BE REMOVED

EXISTING STREET LIGHT TO REMAIN

NEW CONCRETE SIDEWALK, SEE CIVIL

4" LAYER OF 1" BLACK LAVA INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

EXISTING LOADING ZONE SIGN TO BE REMOVED

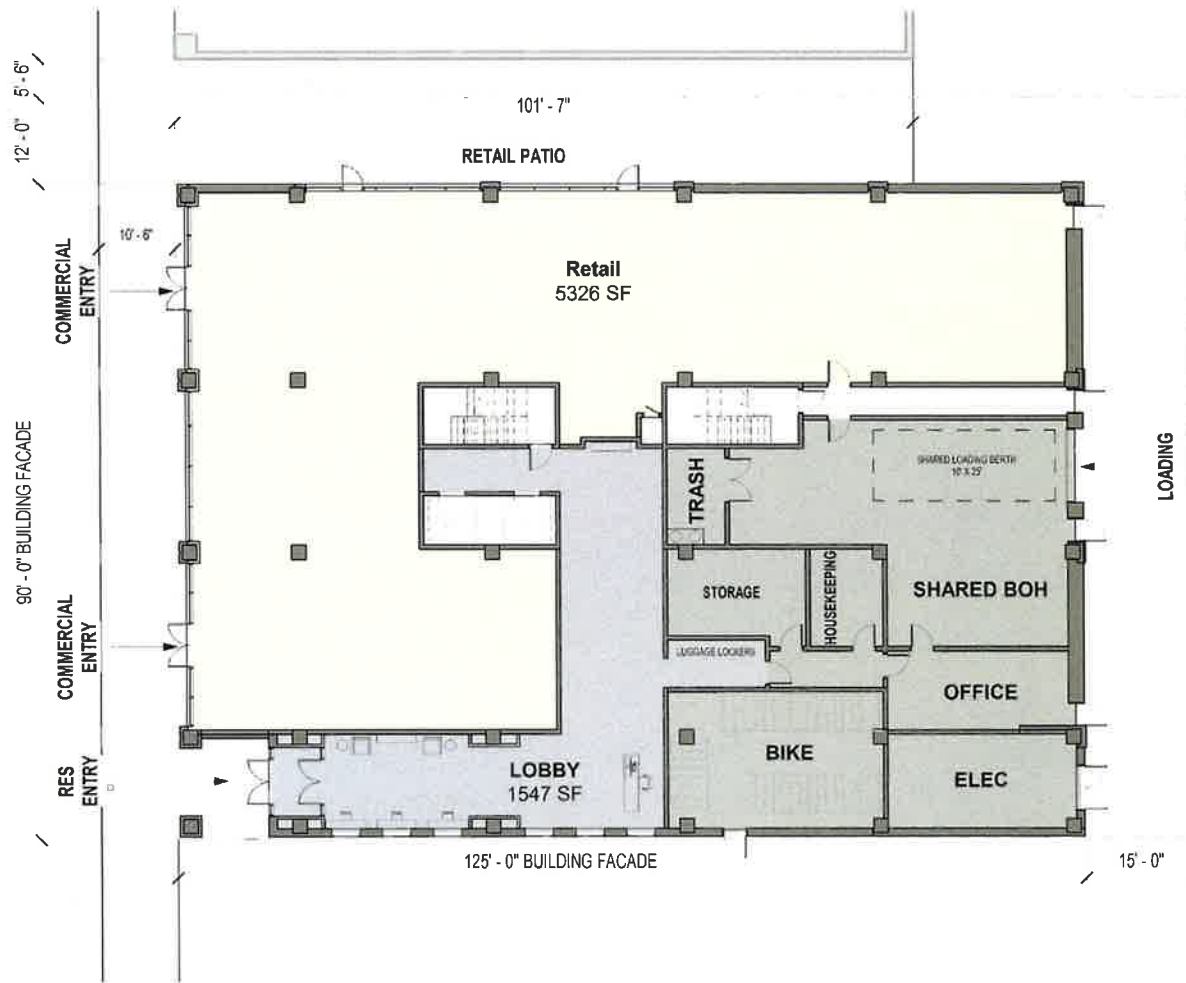
OUTSIDE EDGE OF CTA BROWN LINE STEEL FRAMING ABOVE

**LANDSCAPE ORDINANCE ANALYSIS**

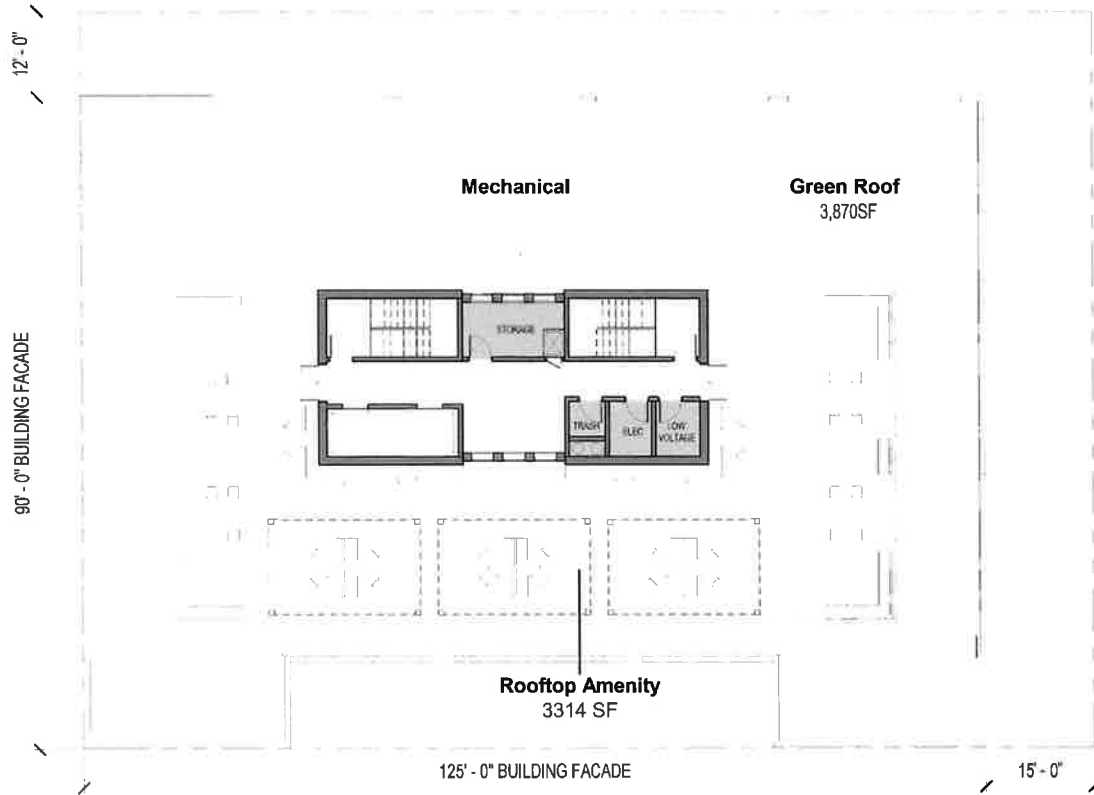
**PARKWAY PLANTING**

LENGTH (LINEAR FEET)	102'-2"
NUMBER OF TREES REQUIRED (1 PER 24 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED

**LANDSCAPE PLAN - 1623 N Halsted**



**FIRST FLOOR PLAN - 1623 N Halsted**



**ROOF PLAN - 1623 N Halsted**

WHITE FIBER CEMENT PANEL -  
HORIZONTAL LINEAR

MASONRY -  
RUNNING BOND

FIBERGLASS WINDOW

MASONRY -  
SOLDIER COURSE

ALUMINUM PANEL

ORNAMENTAL  
LIGHTING FIXTURE

METAL CANOPY

RETAIL STOREFRONT



MAX ALLOWABLE  
HEIGHT  
EL: 83' - 8"  
T.O. Building  
EL: 82' - 0"

Roof  
EL: 67' - 6"

LEVEL 6  
EL: 57' - 0"

LEVEL 5  
EL: 46' - 6"

LEVEL 4  
EL: 36' - 0"

LEVEL 3  
EL: 25' - 6"

LEVEL 2  
EL: 15' - 0"

LEVEL 1  
EL: 0"

## WEST ELEVATION - 1623 N Halsted

DARK GRAY FIBER CEMENT PANEL -  
HORIZONTAL LINEAR

FIBERGLASS WINDOW

WHITE FIBER CEMENT PANEL -  
HORIZONTAL LINEAR

ALUMINUM CANOPY

WHITE FIBER CEMENT PANEL -  
HORIZONTAL LINEAR

MAX ALLOWABLE  
HEIGHT  
EL: 83' - 8"  
T.O. Building  
EL: 82' - 0"

Roof  
EL: 67' - 6"

LEVEL 6  
EL: 57' - 0"

LEVEL 5  
EL: 46' - 6"

LEVEL 4  
EL: 36' - 0"

LEVEL 3  
EL: 25' - 6"

LEVEL 2  
EL: 15' - 0"

LEVEL 1  
EL: 0"

CTA TRACK

# SOUTH ELEVATION - 1623 N Halsted

DARK GRAY FIBER  
CEMENT PANEL -  
HORIZONTAL LINEAR

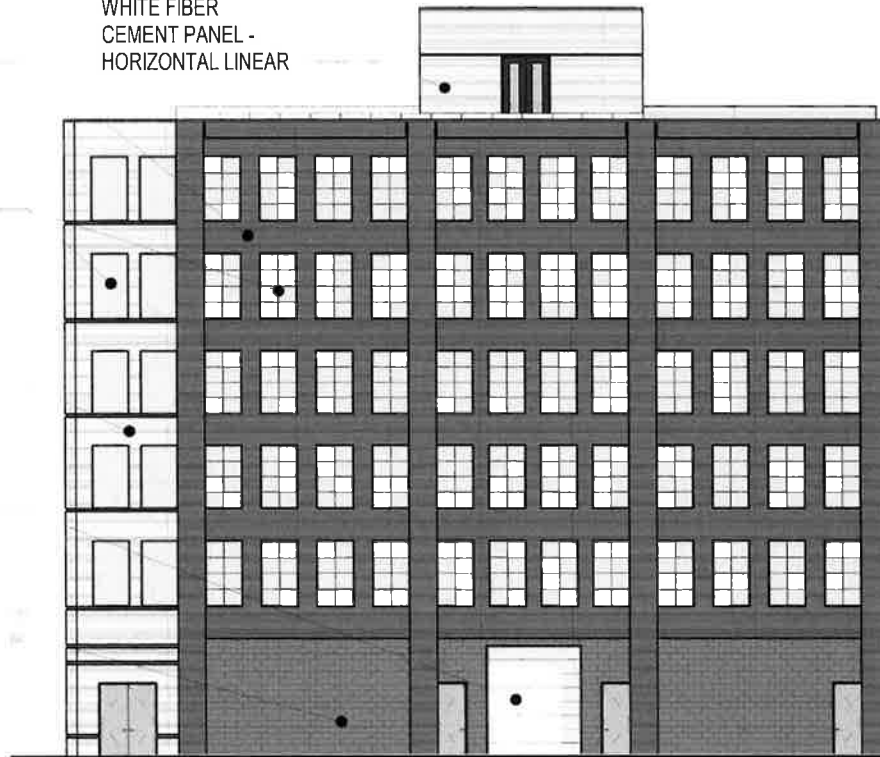
WHITE FIBER  
CEMENT PANEL -  
HORIZONTAL LINEAR

FIBERGLASS WINDOW

WHITE FIBER  
CEMENT PANEL -  
HORIZONTAL LINEAR

ALUMINUM  
OVERHEAD DOOR

CONCRETE  
MASONRY BLOCK -  
PAINTED DARK GRAY



MAX ALLOWABLE  
HEIGHT  
EL: 83' - 8"  
T.O. Building  
EL: 82' - 0"

Roof  
EL: 67' - 6"

LEVEL 6  
EL: 57' - 0"

LEVEL 5  
EL: 46' - 6"

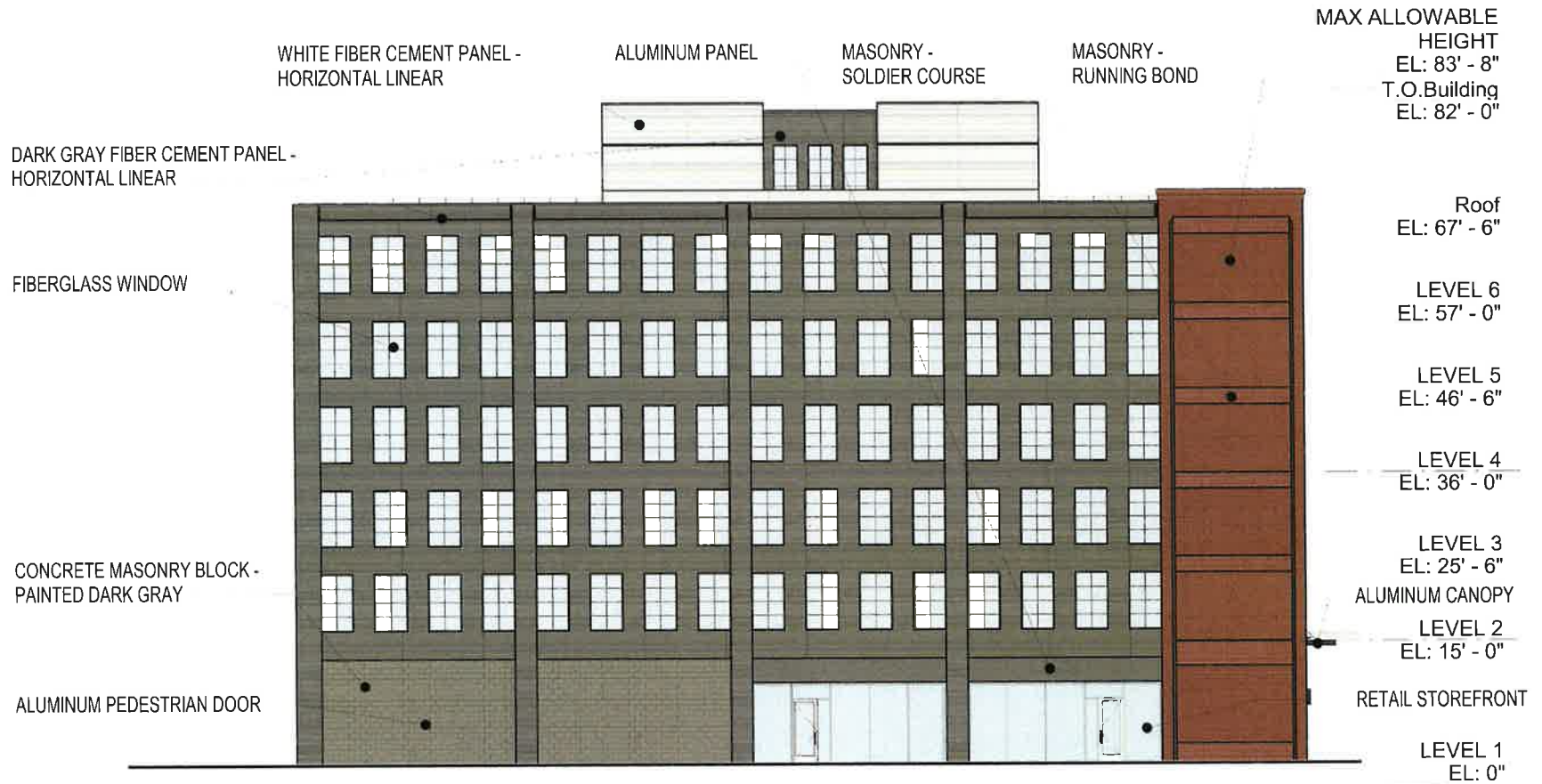
LEVEL 4  
EL: 36' - 0"

LEVEL 3  
EL: 25' - 6"

LEVEL 2  
EL: 15' - 0"

LEVEL 1  
EL: 0"

# EAST ELEVATION - 1623 N Halsted



**NORTH ELEVATION - 1623 N Halsted**



MASONRY WITH ORNAMENTAL  
DETAILING



WHITE HORIZONTAL RIBBED FIBER  
CEMENT PANEL



BLACK ALUMINUM CANOPY

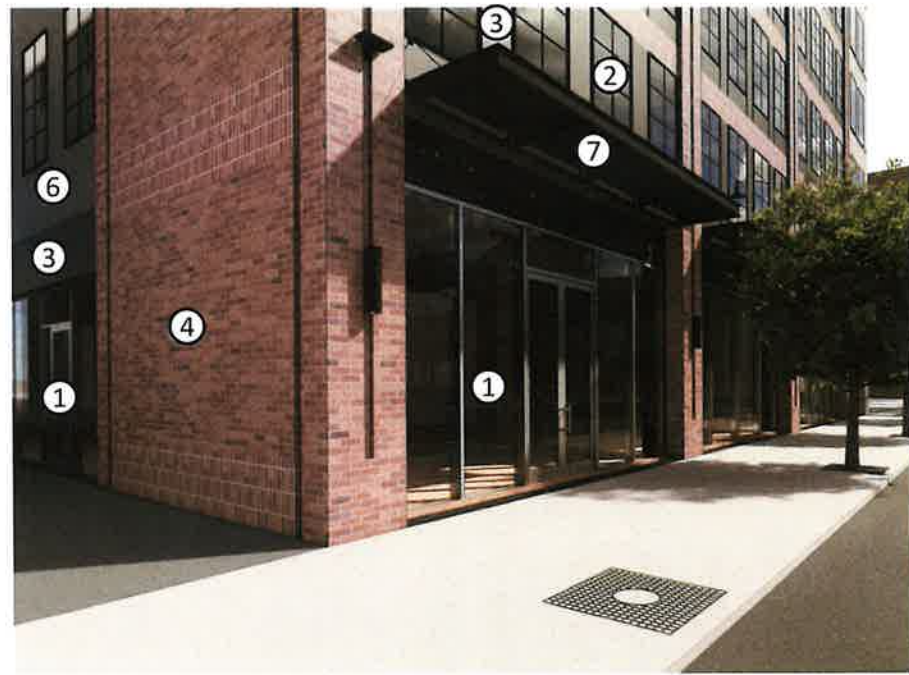


GLASS AND ALUMINUM  
RETAIL STOREFRONT

## BUILDING MATERIALS - 1623 N Halsted

## MATERIAL LEGEND

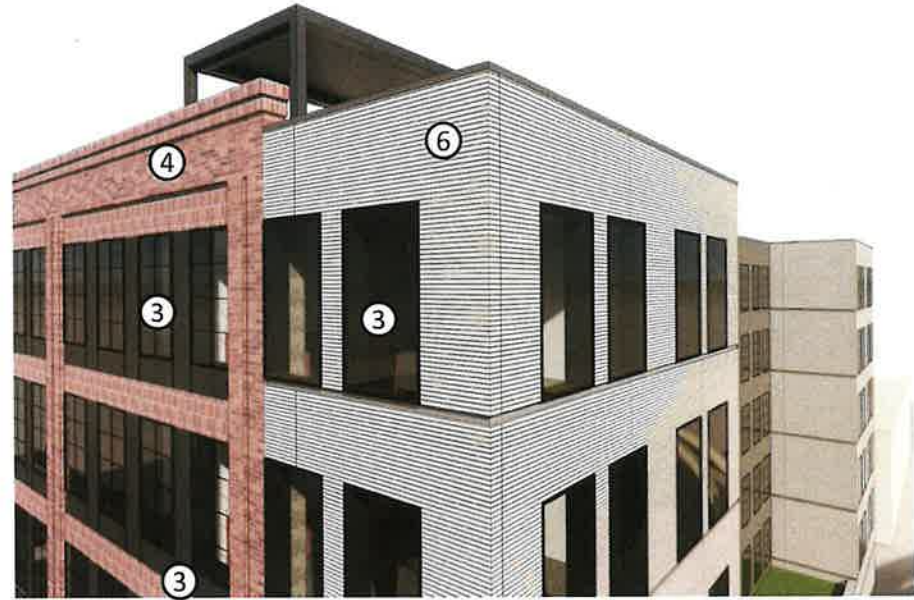
- 1.- GLASS AND METAL STOREFRONT SYSTEM
- 2.- FIBERGLASS WINDOW
- 3.- METAL PANEL
- 4.- MASONRY
- 5.- CONCRETE MASONRY
- 6.- FIBER CEMENT PANEL
- 7.- ALUMINUM CANOPY



FAÇADE DETAILS AT BASE - 1623 N Halsted

## MATERIAL LEGEND

- 1.- GLASS AND METAL STOREFRONT SYSTEM
- 2.- FIBERGLASS WINDOW
- 3.- METAL PANEL
- 4.- MASONRY
- 5.- CONCRETE MASONRY
- 6.- FIBER CEMENT PANEL
- 7.- ALUMINUM CANOPY



**FAÇADE DETAILS AT TOP OF BUILDING - 1623 N Halsted**

**Energy**

- 2.1 – Designed to earn the Energy Star .....30 pts
- 2.3 – Exceed Energy Code (10%).....30 pts

**Green Roofs**

- 5.1 – Green Roof 50-100%.....10 pts

**Water**

- 6.1 – Indoor Water Use Reduction (25%).....10 pts

**Transportation**

- 7.1 – Proximity to Transit Service.....5 pts
- 7.5 – Bike Parking Commercial & Industrial.....5 pts

**Solids Waste**

- 8.1 – 80% Waste Diversion.....10 pts

**Total 100 pts**



**SUSTAINABILITY PLAN - 1623 N Halsted**

20404

*Reclassification Of Area Shown On Map No. 5-F.*  
 (As Amended)  
 (Application No. 20404)  
 (Common Address: 1623 -- 1631 N. Halsted St.)

RBPD 1484

[SO2020-2402]

*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 B3-2 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Halsted Street; a line 322.16 feet north of and parallel to West North Avenue; a line 140 feet east of and parallel to North Halsted Street; and a line 220 feet north of and parallel to West North Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 5-F in the area bounded by:

North Halsted Street; a line 322.16 feet north of and parallel to West North Avenue; a line 140 feet east of and parallel to North Halsted Street; and a line 220 feet north of and parallel to West North Avenue,

to those of a Residential-Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as 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. 1484.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1484 ("Planned Development") consists of approximately 14,302 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned or controlled by the "Applicant", LV Halsted LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights

granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 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 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 CDOT'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 CDOT.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table and the following "Plans": a Planned Development Existing Zoning Map; a Planned Development Existing Use Map; a Planned Development Property Line and Boundary Map; a Planned Development Site Plan; a Planned Development Landscape Plan; and Planned Development Elevations (North, South, East and West) prepared by Hartshorne Plunkard Architects and dated \_\_\_\_\_, 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 Number 1484: dwelling units located above the ground floor; animal services (sales and grooming, veterinary); artist work or sales space; business support services; eating and drinking establishments (all); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales; liquor sales (as accessory use); medical service; office; personal service (all); retail sales; co-located wireless communication facilities; lodging and valuable objects dealer; and accessory and incidental 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 DPD. 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 14,302 square feet and a FAR of 5.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. 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 DPD. 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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from B3-2 to B3-5, and then to this Residential-Business Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (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 ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 79 units. As a result, the Applicant's affordable housing obligation is 8 ARO Units (10 percent of 79 rounded up), 2 of which are Required Units (25 percent of 8). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$132,411 per ARO Unit ("Cash Payment") for six (6) ARO Units and providing two (2) ARO Units in an off-site building, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [\_\_\_\_]. The Applicant agrees that the ARO rental Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The cash payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference.

The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 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 B3-5 Community Shopping District.

[Property Index Number Map; Plats of Survey; Building Depiction; Punched Window Details; and Site Plans referred to in these Plan of Development Statements printed on pages 25912 through 25923 of this Journal.]

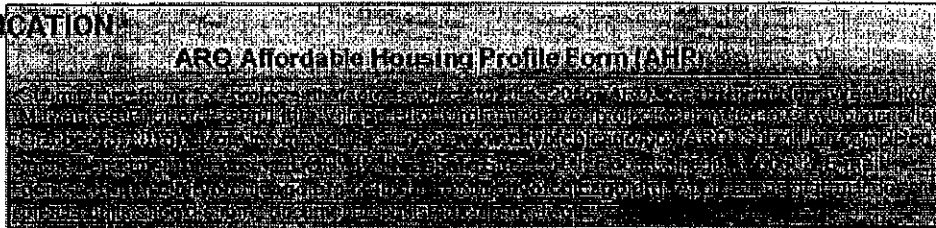
Bulk Regulations and Data Table and ARO Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1484.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	18,614
Area of Public Rights-of-Way (square feet):	4,312
Net Site Area (square feet):	14,302
Maximum Floor Area Ratio:	5.0
Maximum Permitted Dwelling Units and/or Hotel Rooms:	79
Minimum Off-Street Parking Spaces:	0
Minimum Bicycle Parking Spaces:	79
Maximum Building Height:	83 feet, 8 inches
Minimum Setbacks:	In accordance with plans
Loading Berths:	1 (10 feet by 25 feet)

FINAL FOR PUBLICATION



Date: September 14, 2020

DEVELOPMENT INFORMATION

Development Name: 1623 N Halsted

Development Address: 1623 N Halsted

Zoning Application Number, if applicable: 20404

Ward: 2nd

If you are working with a Planner at the City, what is his/her name? Joshua Son.

Type of City Involvement check all that apply

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

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

- ARO Web Form completed and attached - or submitted online on 9/14/20
ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)
If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)
If ARO units proposed are off-site, required attachments are included (see next page)
If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name LV Halsted LLC

Developer Contact Peter Smolenski

Developer Address 444 W Lake, Suite 1700, Chicago, IL 60605

Email peter.smolenski@loganventuresfund.com

Developer Phone (312)810-5912

Attorney Name DLA Piper LLP (US) - Paul Shadle/Katie Jahnke Dale

Attorney Phone (312)368-3493 / -2153

TIMING

Estimated date marketing will begin

Estimated date of building permit\*

Estimated date ARO units will be complete

\*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)

Signature of Peter Smolenski
Developer or their agent

9/21/2020
Date

Justin Root or Denise Roman, DOH

Date

**FINAL FOR PUBLICATION**

**Required Attachments: For Off-Site Units Only**

Your application will be reviewed when required documentation has been received. Off-Site Units fall into one of three categories: New Construction (NC); Significant Rehab (SR) and Prior Rehab (PR). Documentation is also required for the Subject Property (SP); the property that triggered the ARO Requirement. The documents required for each are listed below.

SP	NC	SR	PR	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of Site Control
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Budget, with per-unit cost breakdown & documentation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CMA or appraised value of proposed, for sale, off-site units
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Description + Schedule of anticipated building permits
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Occupancy + Approved Plans & Permits (CARO must be <3 years old, or <1 year, if low-moist zone)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Management Plan for off-site building that includes ARO units and a Marketing Brochure
		<input type="checkbox"/>	<input type="checkbox"/>	Signed Statement attesting that units are currently vacant - OR -
		<input type="checkbox"/>	<input type="checkbox"/>	Income Qualification packets, if current tenants are income-qualified & intend to lease ARO units
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed ARO Unit Evaluation Table
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recent permits: most recent permits for all major systems; plumbing, electrical, HVAC, Mechanicals and building envelope.

Does the proposed off-site project require a zoning change or financial assistance from the City?

Yes No

**Construction Drawings/Submissions**

The Development team and the Architect of Record should prepare and submit the following information for review. One hard copy and one electronic pdf of all materials, plans, sketches, and photos should be submitted for review. Label each attachment to correspond to the requirement below (ie "Master Plan" etc)

- All Projects:**
- Project narrative:** should briefly summarize (one page, double-spaced) the project work scope, development objectives, site, building construction systems (Identify wall, floor and roof construction), building design concepts and environmental
  - Master plan:** should locate the project site(s), depict the adjacencies to existing properties and, in the case of larger developments, illustrate proximity of proposed multiple sites.
  - Context photographs and drawings:** photos of all sites and existing buildings, photos should include nearest adjacent buildings.
  - Floor plans:** should clearly depict room designations, dimensions and typical furniture layout
  - Building section (optional):** should identify building materials, structural framing, depth of footings/foundations, ceiling heights of interior spaces and general floor and roof framing.
  - Site / Landscape plan:** conceptual site plan should identify setbacks, easements, number of parking spaces provided/required; refuse pick-up areas, utilities and pedestrian environment issues. Illustrate the type of plant materials, location of shrubs and trees, ground treatment, security fencing and other site features.
  - Front, side and rear elevations:** illustrate selection and location of materials, doors, fenestration and roof configuration. Drawings should also indicate vertical heights and depth of foundations when a section drawing is not provided. For existing buildings, provide photographs of all exterior elevations.

Additional documents may be requested during the review by Construction & Compliance staff. A \$5,000/unit fee is required for prior to the issuance of the building permit for the ARO-triggering property.

ZLB  
666

6415 N. Caldwell Ave.  
Chicago, Il. 60646



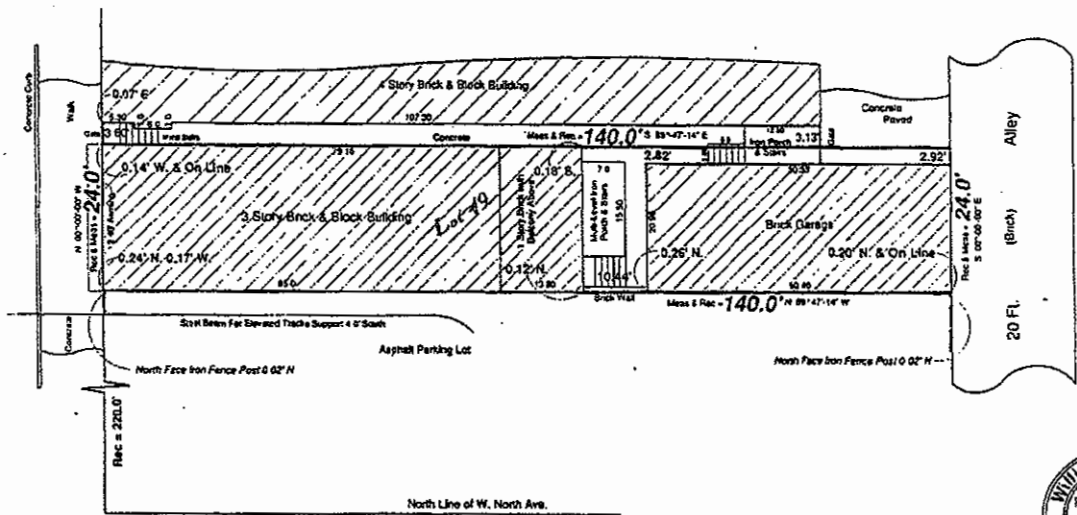
# Plat of Survey by Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

Legal Description  
Lot 49 in Ira Scott's Subdivision of the West 1/4 of the West 1/2 of Block 1 of Sheffield's Addition to Chicago, in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
Commonly Known as: 1623 N. Halsted St., Chicago, Illinois  
Area of Land Described: 3,359 Sq. Ft.

N. Halsted Street

FINAL FOR  
PUBLICATION



**Legend**

- N. North
- S. South
- E. East
- W. West
- (TYP) Typical
- Rec. Record
- Meas. Measure
- St. Street
- Ave. Avenue
- MH. Manhole

Feet	Meters	Centimeters
0.0	0.0	0.0
0.05	0.05	0.5
0.10	0.10	1.0
0.15	0.15	1.5
0.20	0.20	2.0
0.25	0.25	2.5
0.30	0.30	3.0
0.35	0.35	3.5
0.40	0.40	4.0
0.45	0.45	4.5
0.50	0.50	5.0

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from staking upon this plat. \*Compare all points before building and report any difference at once.

Scale: 1 inch equals 15 Feet.  
Designed By: Logan Ventura  
Order Number: 1623H



This professional service conforms to current Illinois minimum standards for a boundary survey.

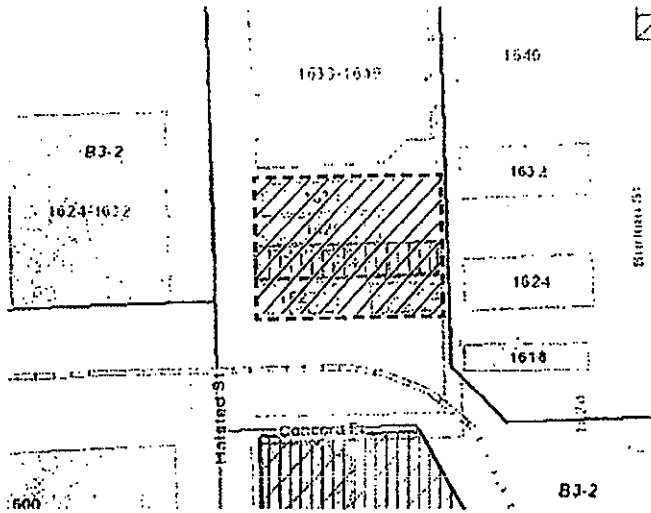
State of Illinois }  
County of Cook } 65

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on March 3, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 3rd day of March 2020  
William F. Webb  
William F. Webb P.L.S. #2190 (exp 11/30/2020) Professional Design Firm Land Surveying LLC (1134 005417)

**FINAL FOR  
PUBLICATION**

MAP



PINS

14-33-313-027 through 030-0000

6415 N. Caldwell Ave.  
Chicago, Il. 60646

# Plat of Survey by Central Survey LLC

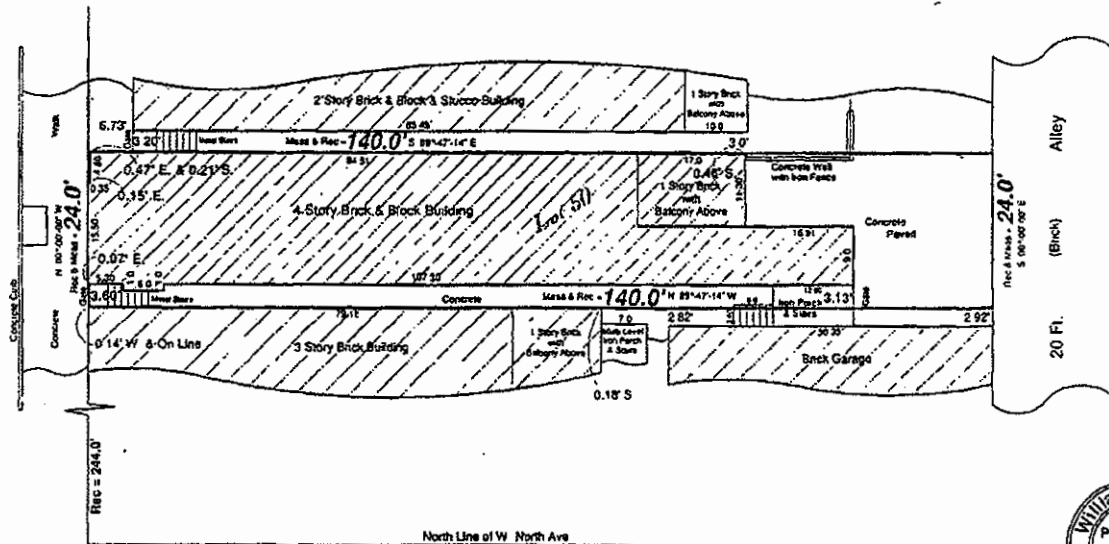
Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



Legal Description  
Lot 50 in Ira Scott's Subdivision of the West 1/4 of the West 1/4 of Block 1 of Sheffield's Addition to Chicago, in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
Commonly Known as: 1625 N. Halsted St., Chicago, Illinois  
Area of Land Described: 3,359 Sq. Ft.

FINAL FOR  
PUBLICATION

N. Halsted Street



- Legend
- N = North
  - S = South
  - E = East
  - W = West
  - (TYP) = Typical
  - Rec = Record
  - Meas = Measure
  - St = Street
  - Ave = Avenue
  - MH = Manhole

Decimals/Inch Conversions	
0.01" = 1/8"	0.02" = 1/4"
0.02" = 1/4"	0.03" = 3/8"
0.03" = 3/8"	0.04" = 1/2"
0.04" = 1/2"	0.05" = 5/8"
0.05" = 5/8"	0.06" = 3/4"
0.06" = 3/4"	0.07" = 7/8"
0.07" = 7/8"	0.08" = 1"

NOTES: \*Property corners were NOT staked per customer  
\*AutoCad file will not be provided under this contract \*For  
briefing restrictions refer to your abstract, deed, contract,  
title policy and local ordinances \*Assume no dimension  
from calling upon this plat \*Compare all points before  
building and report any difference at once.

Scale: 1 inch equals 15 Feet.  
Ordered By: Logan Ventures  
Order Number: 1625C



This professional services conforms to current Illinois minimum standards for a boundary survey.

State of Illinois )  
County of Cook ) S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on March 3, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 3rd day of March 2020 *William R. Webb*  
William R. Webb P.L.S. #2190 (exp 11/30/2020) Professional Design Firm Land Surveying LLC (184-005417)

6415 N. Caldwell Ave.  
Chicago, Il. 60646



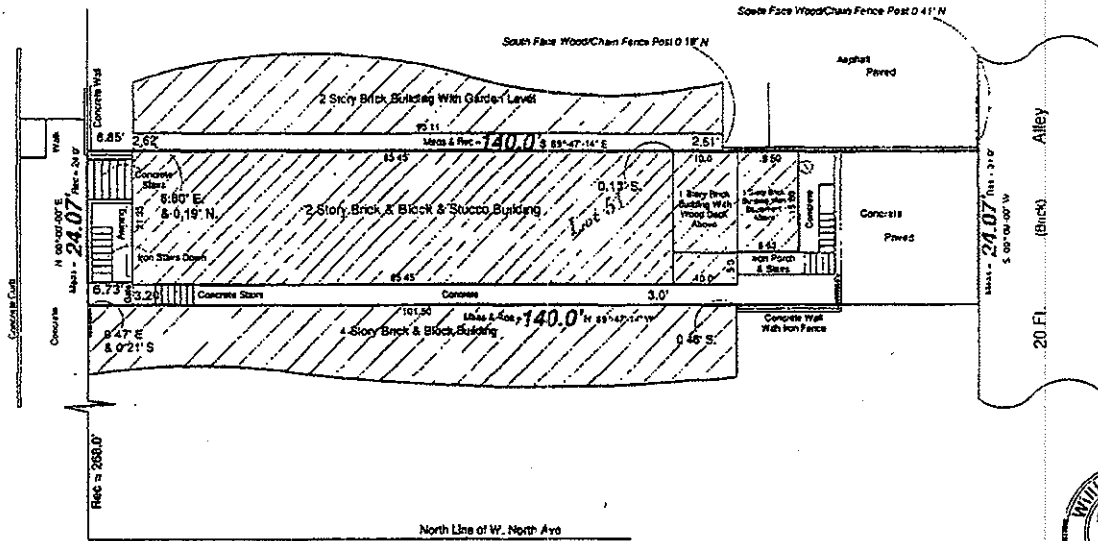
# Plat of Survey by Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

Legal Description  
Lot 51 in Ira Scott's Subdivision of the West 1/4 of the West 1/4 of Block 1 of Sheffield's Addition to Chicago, in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
Commonly Known as: 1629 N. Halsted St., Chicago, Illinois  
Area of Land Described: 3,359 Sq. Ft.

FINAL FOR PUBLICATION

N. Halsted Street



**Legend**

- N - North
- S - South
- E - East
- W - West
- (TYP) - Typical
- Rec - Record
- Meas - Measure
- St - Street
- Ave - Avenue
- MH - Manhole

Decimal	Feet	Decimal	Feet
0.01 = 1/8"	0.02 = 1/4"	0.03 = 3/8"	0.04 = 1/2"
0.05 = 5/8"	0.06 = 3/4"	0.07 = 7/8"	0.08 = 1"
0.09 = 1 1/8"	0.10 = 1 1/4"	0.11 = 1 3/8"	0.12 = 1 1/2"

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.

Scale: 1 inch equals 15 Feet.  
Ordered By: Logan Ventures  
Order Number: 16298



This professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois }  
County of Cook } S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on March 3, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct as a temperature of 68°F (20°C).

Dated this 3rd day of March 2020  
William R. Webb, P.L.S. #2190 (exp 11/30/2020) Professional Design Firm Land Surveying LLC (618) 605-412

12/16/2020

REPORTS OF COMMITTEES

25917

FINAL FOR PUBLICATION

6415 N. Caldwell Ave.  
Chicago, Il. 60646

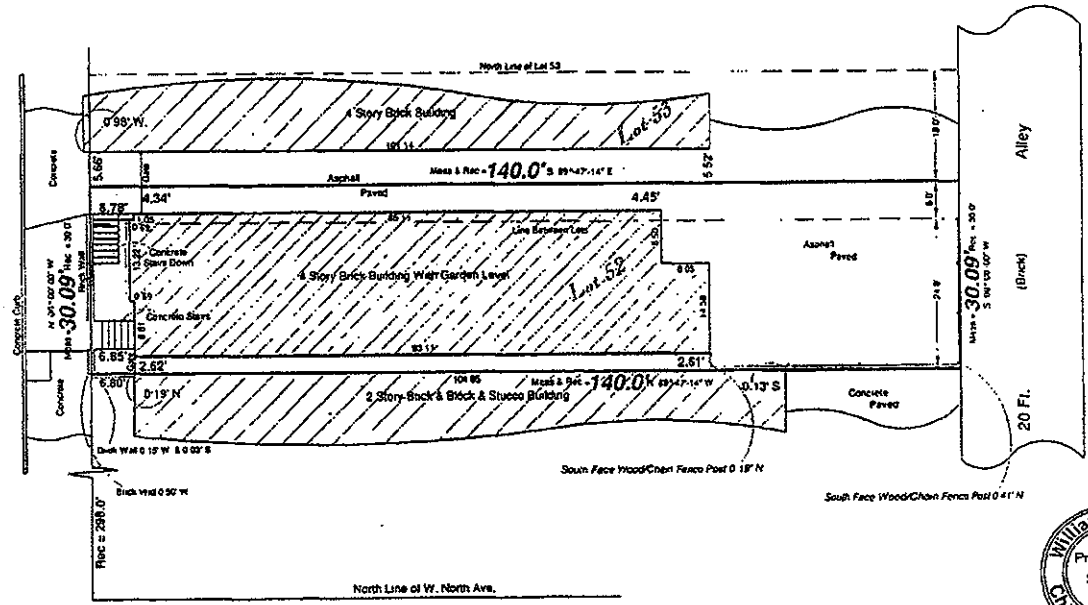
# Plat of Survey by Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com



Legal Description  
Lot 52 and the South 6.0 feet of Lot 53 in Ira Scott's Subdivision of the West 1/2 of the West 1/2 of Block 1 of Sheffield's Addition to Chicago, in the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois  
Commonly Known as: 1631 N. Halsted St., Chicago, Illinois  
Area of Land Described: 4,199 Sq. Ft.

N. Halsted Street



- Legend:
- N = North
  - S = South
  - E = East
  - W = West
  - (TYP) = Typical
  - Rec = Record
  - Meas = Measure
  - St. = Street
  - Ave = Avenue
  - MM = Manhole

Decimal	Fraction	Conversion
0.01	1/100	1/100"
0.02	1/50	1/50"
0.03	3/100	3/100"
0.04	1/25	1/25"
0.05	1/20	1/20"
0.06	3/50	3/50"
0.07	7/100	7/100"
0.08	2/25	2/25"
0.09	9/100	9/100"
0.10	1/10	1/10"
0.12	3/25	3/25"
0.15	3/20	3/20"
0.20	1/5	1/5"
0.25	1/4	1/4"
0.33	1/3	1/3"
0.50	1/2	1/2"
1.00	1	1"

NOTE: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once

Scale: 1 inch equals 15 Feet  
Ordered By: Logan Ventures  
Order Number: 1631B

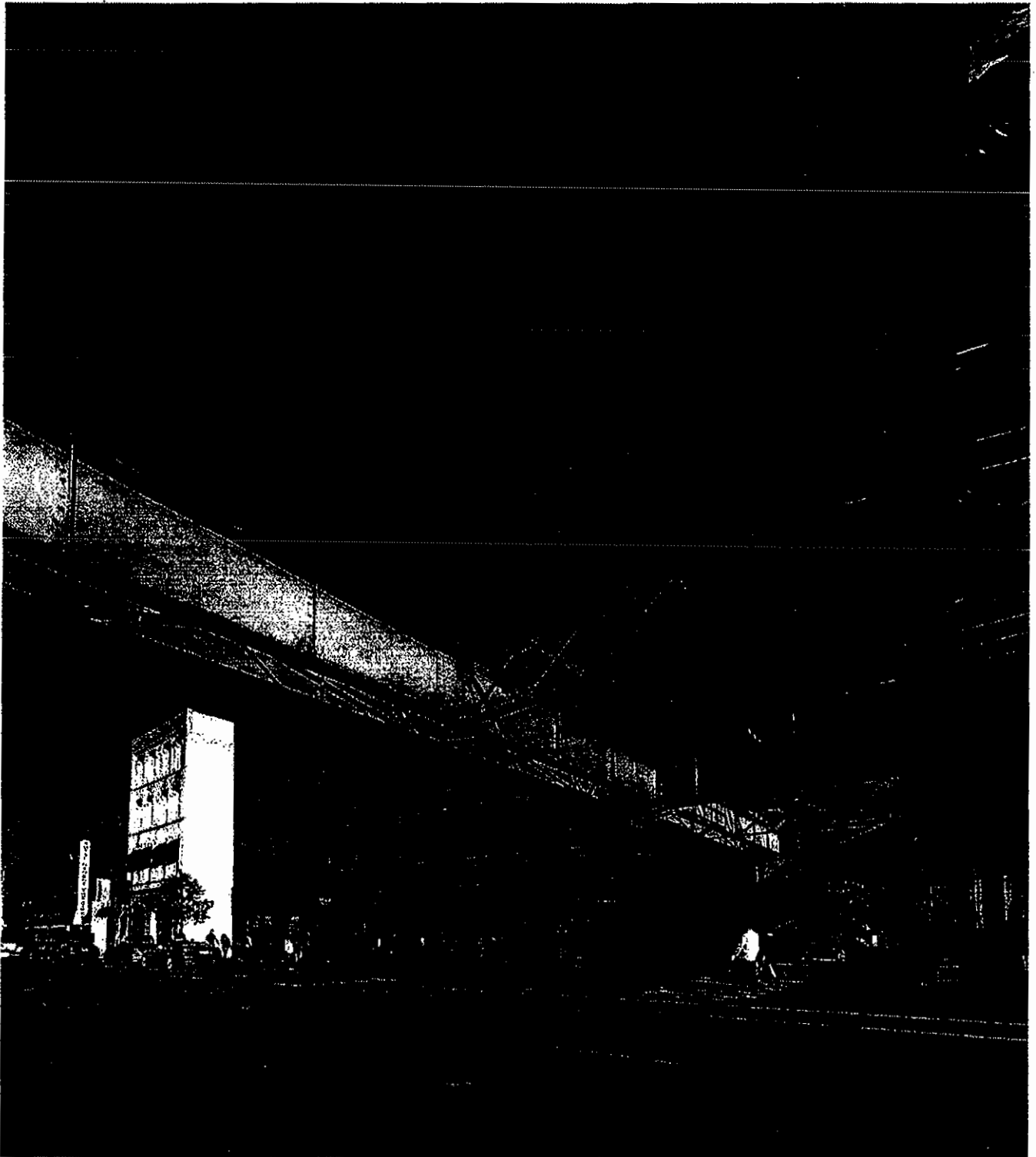
State of Illinois }  
County of Cook } S.S



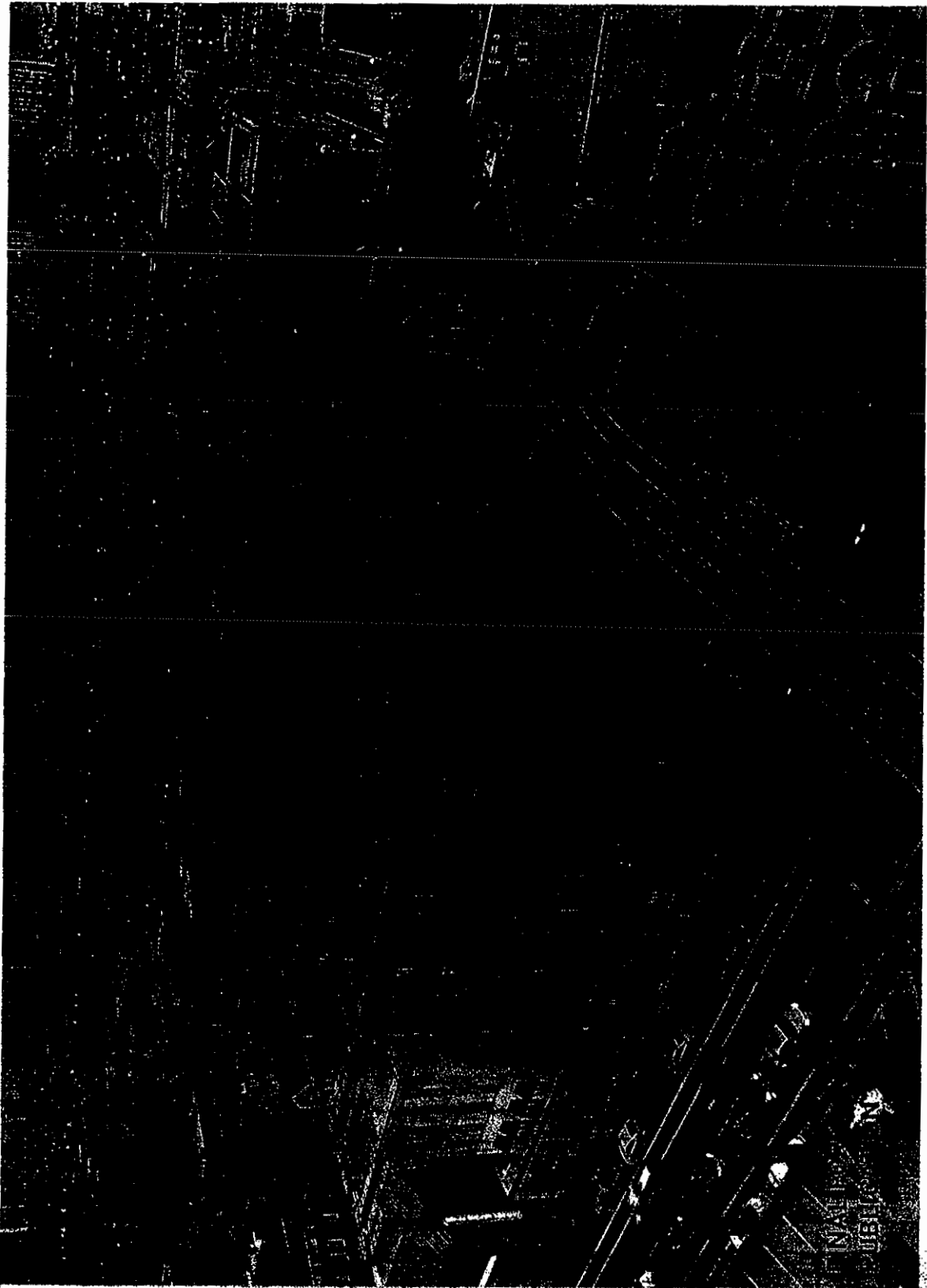
This professional service conforms to current Illinois minimum standards for a boundary survey.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on March 3, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

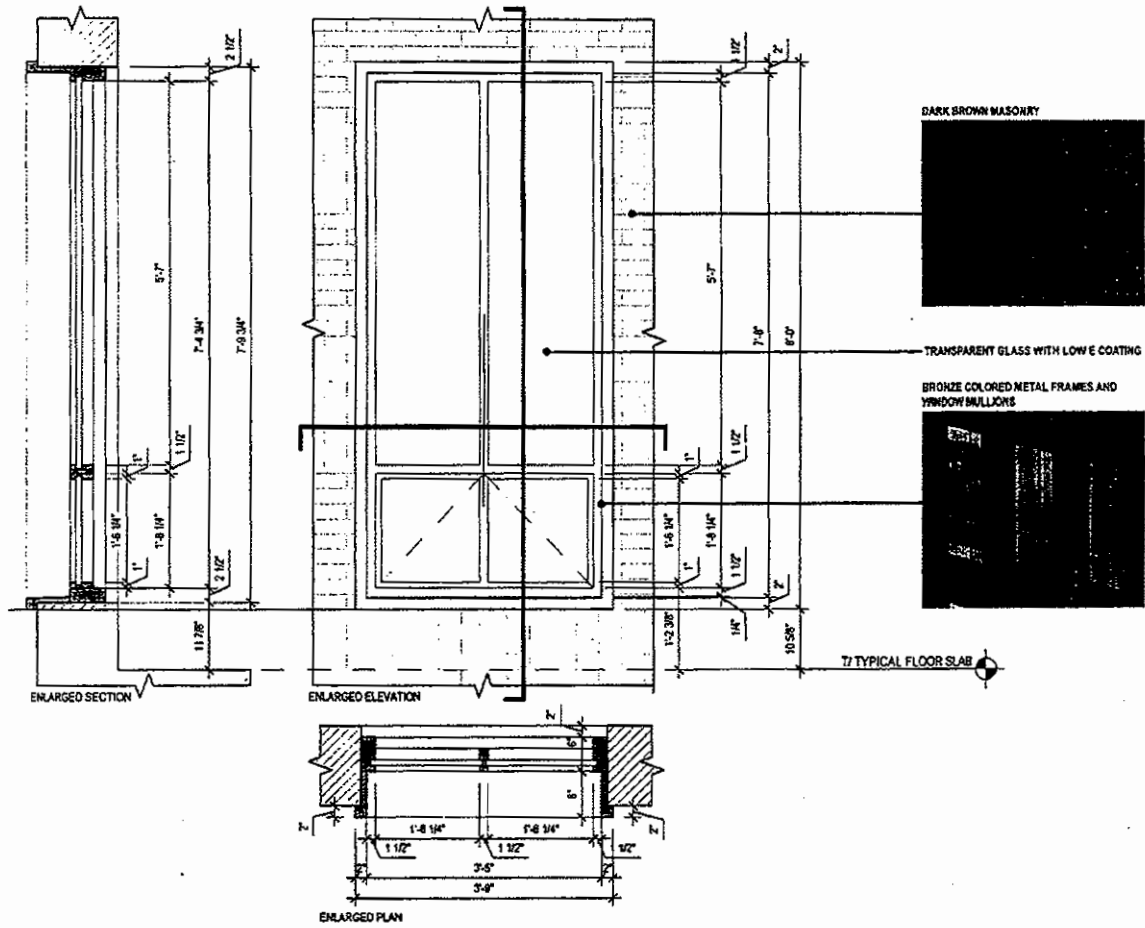
Dated this 3rd day of March 2020  
William R. Webb P.L.S. #2190 (exp 11/30/2020) Professional Design Firm Land Surveying LLC (184005417)







FINAL FOR PUBLICATION



1623 NORTH HALSTED STREET - PUNCHED WINDOW DETAILS  
CHICAGO, IL

SCALE: 3/4" = 1'-0"  
10-12-2020

