

# PD 1519

**Table of Contents**

**02/22/2022 Minor Change** ..... **2**  
    Exhibits ..... 3  
**09/14/2021 PD Adoption** ..... **9**  
    Ordinance ..... 9  
    Statements ..... 10  
    Bulk Table ..... 16  
    ARO ..... 17  
    Exhibits ..... 22



February 22, 2022

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

**Re: Minor Change to PD 1519  
741 N. Wells Street**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1519 ("PD 1519") 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 1519.

Chicago 741 LLC, the sole owner of PD 1519, is seeking a minor change to allow for modifications to the proposed 21-story residential building to be located at 741 N. Wells Street. The modifications are a result of design evolution and discussions with the Department of Buildings ("DOB"). The proposed minor change includes:

- Relocation of the residential and retail entries and associated landscape planters. As a result, the at-grade planters along N. Wells Street will be changed to raised planters with an ornamental railing, (Landscape Plan and Green Roof Plan - attached).
- Modification of the ground floor connection from Chicago Avenue, between the existing building located at 755 N. Wells Street and the new building located at 741 N Wells Street.
- Elimination of the building connections on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the parking garage due to DOB concerns. (Site Pan - attached).
- Change in material on the east podium elevation along the alley from brick to a textured and scored masonry unit. (East Elevation and Masonry Details- attached).

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1519, 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 black ink, appearing to read "SAC", with a long horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

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

W. CHICAGO AVE.

EXISTING TREES AND PLANTERS TO REMAIN

EXISTING 3-STORY BUILDING 755 N. WELLS

SHARED ROOF TERRACE

GREEN ROOF

|   |           |
|---|-----------|
| GREEN ROOF = 50% OF OVERALL ROOF NET USUABLE AREA |           |
| TOTAL ROOF AREA                                   | 16,100 SF |
| MECHANICAL & OBSTRUCTIONS                         | 3,950 SF  |
| TOTAL NET USABLE ROOF                             | 12,125 SF |
| PROPOSED GREEN ROOF (50% NET USABLE)              | 6,075 SF  |

MECHANICAL EQUIPMENT

STAIR

ELEVATOR OVERRUN

21-STORY RESIDENTIAL BUILDING 741 N. WELLS

POOL DECK

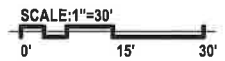
EXISTING STREET TREES TO REMAIN

(5) NEW BIKE RACKS

(4) NEW TREES IN RAISED PLANTERS

(1) NEW TREE IN FLUSH GRATE

N. WELLS ST.

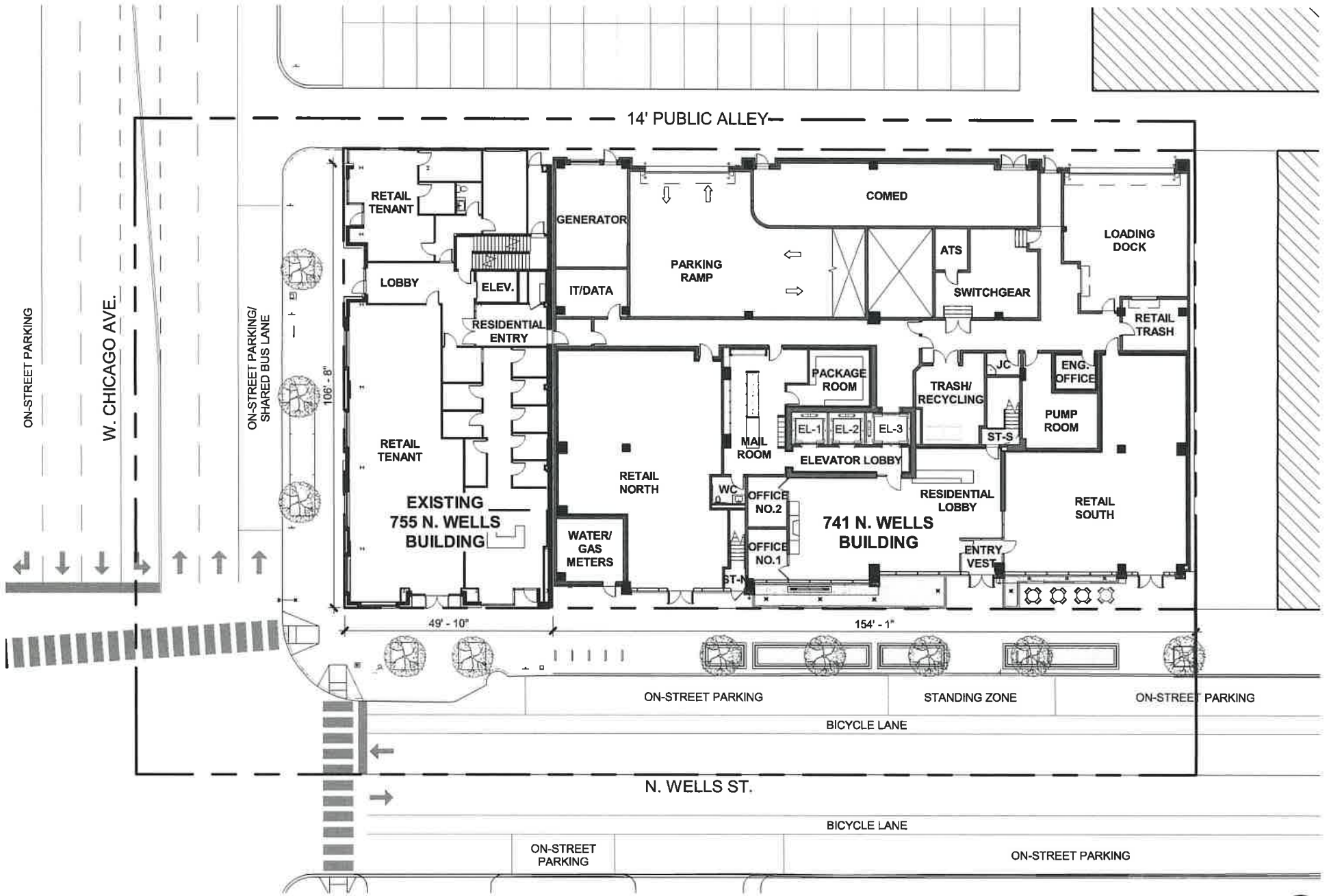


# 739-755 N. WELLS

## LANDSCAPE PLAN & GREEN ROOF PLAN

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021 [REVISED DATE: FEBRUARY 02, 2022]





# 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021 [REVISED DATE: FEBRUARY 02, 2022]



**SITE PLAN**



BUILDING HEIGHT  
ELEV: +254' - 4"

AMENITY TERRACE

METAL PANEL  
ALUMINUM AND GLASS  
GUARDRAIL  
INSULATED WINDOWS  
EXISTING 755 N. WELLS  
TEXTURED AND SCORED MASONRY UNIT  
LOADING

CHICAGO AVENUE  
GROUND FLOOR  
ELEV: +0'-0"



# 739-755 N. WELLS

## EAST ELEVATION (PUBLIC ALLEY)

APPLICANT: CHICAGO 741 LLC  
ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021 [REVISED DATE: FEBRUARY 02, 2022]



# Trenwyth®

Architectural Masonry



**739-755 N. WELLS**

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • VISTA PROPERTIES GROUP • DEVELOPER

## TRENWYTH®

### ARCHITECTURAL MASONRY

#### INSPIRED TO PERFORM

Trenwyth® architectural masonry block delivers with architecturally inspired concrete masonry units in a variety of colors, shapes, sizes and textures — many customizable. Beyond the beauty is a legacy of long-lasting performance and durability. Every Trenwyth block includes a manufacturer-approved water repellent admixture that provides resistance against both mold and moisture. And Trenwyth's reputation for quality is unmatched, offering exceptional structural integrity.



#### One-step Installation

Helping you save on installation time and costs.



#### Indoor Environmental Quality

Help keep interior walls dry, reducing the potential for mold growth.

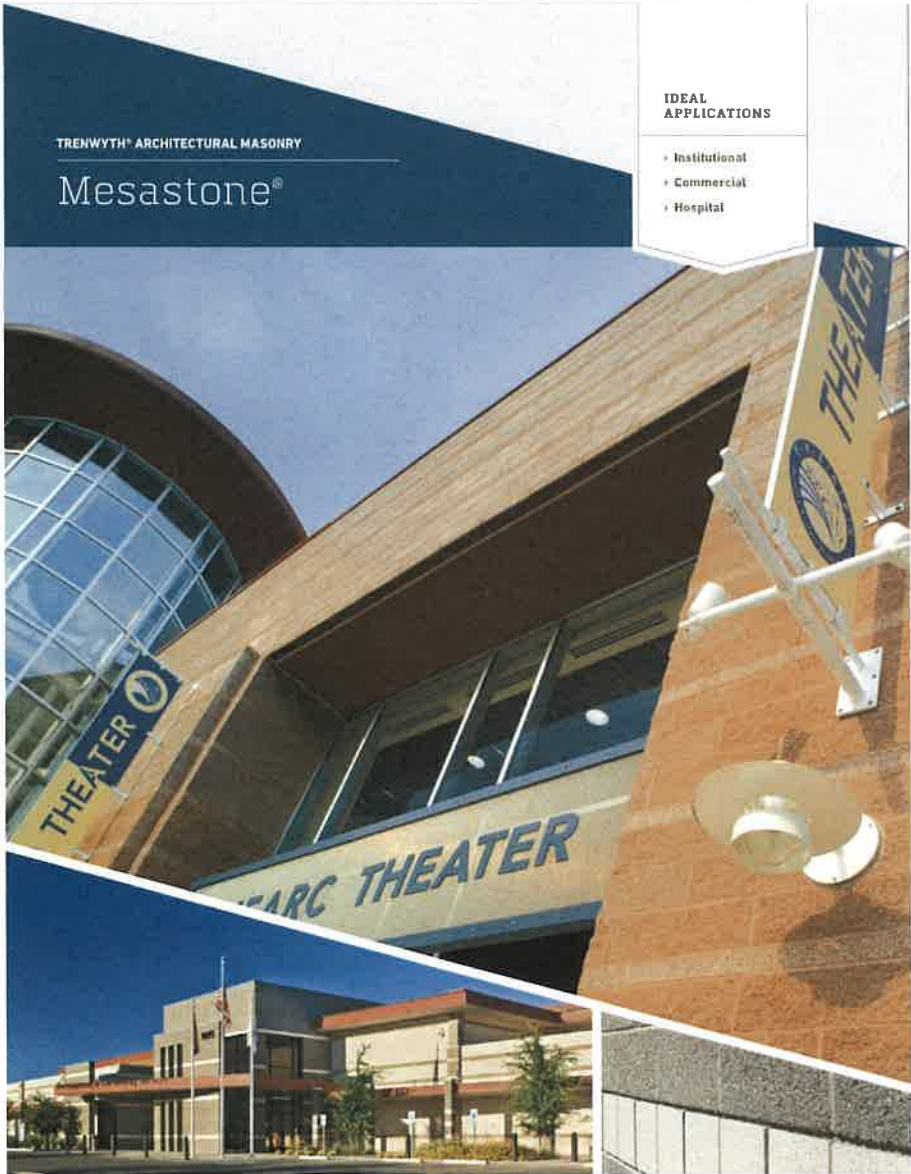


#### Application Versatility

Ideal for any commercial, government or institutional project.

#### TRENWYTH PRODUCTS

- › Astra-Glaze SW®
- › Cordova Stone™
- › Franklin Stone™
- › Mesastone®
- › Trendstone® & Trendstone Plus®
- › Verastone® & Verastone Plus®



TRENWYTH® ARCHITECTURAL MASONRY

Mesastone®

IDEAL APPLICATIONS

- Institutional
- Commercial
- Hospital

# START GETTING INSPIRED.

32 of our most popular colors. 100s more to choose from.  
To view our complete color palette, contact your Echelon representative or visit [EchelonMasonry.com](http://EchelonMasonry.com).

## Astra-Glaze SW+ Colors



## Cordova Natural Colors



## Franklin Natural Colors



## Mesastone® (Regionally Specific Colors)



## Trendstone® (Regionally Specific Colors)



## Verastone® (Regionally Specific Colors)



Note: All color swatches are representative only. For accurate color selection, ask your sales representative for samples.

Trenwyth Corporation/Chicago 23

**739-755 N. WELLS**

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • VISTA PROPERTIES GROUP • DEVELOPER

**MASONRY: TEXTURED / FLUTED / CHARCOAL GRAY MASONRY UNIT**

CHICAGO, ILLINOIS • FEBRUARY 2, 2022



CHARCOAL GRAY COLOR AND AGGREGATE



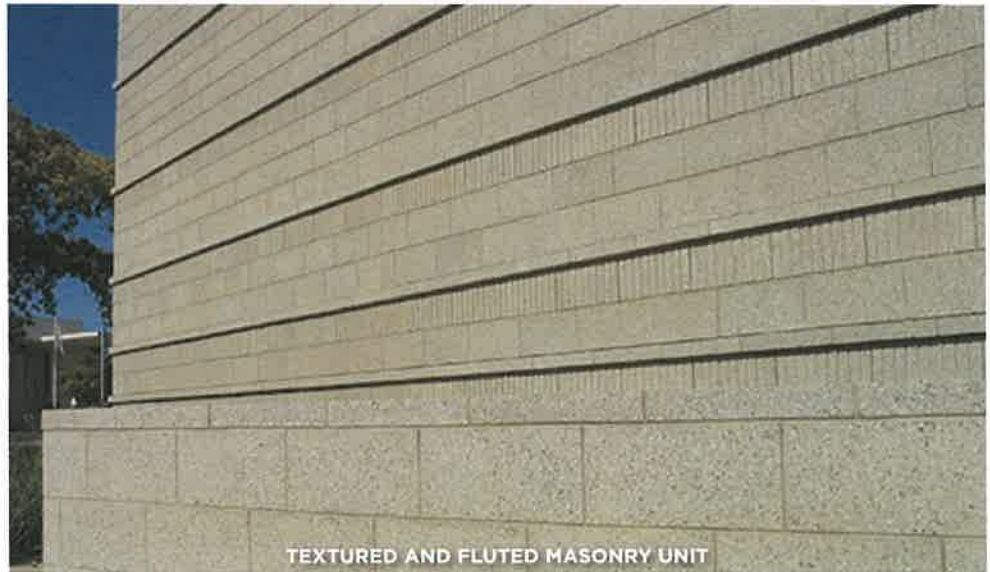
AURELIEN (833 N. CLARK, BUILT 2017)



AURELIEN (833 N. CLARK, BUILT 2017)



TEXTURED AND FLUTED MASONRY UNIT



TEXTURED AND FLUTED MASONRY UNIT

9/14/2021

REPORTS OF COMMITTEES

20711  
36087

Lastly, page 1 contains Document Number SO2021-3249 for the amendment of Municipal Code Chapters 17-3, 17-4, 17-5, 17-7, 17-9 and 17-14 regarding cannabis related establishments, noting that Alderman Beale, Alderman Lopez, Alderman Moore and Alderman Sigcho-Lopez voted "No" on this item.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
*Chairman.*

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodríguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 48.

Nays -- None.

Alderman Thompson moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-F.*  
(As Amended)  
(Application No. 20711)  
(Common Address: 739 -- 755 N. Wells St.)

RBPID 1519

[SO2021-2001]

*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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Wells Street; West Chicago Avenue; the alley east of and parallel to North Wells Street; and a line 203.92 feet south of and parallel to West Chicago 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 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential-Business Planned Development No. 1519.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1519 (the "Planned Development" or "P.D.") consists of approximately 22,510 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Chicago 741 LLC is the "Applicant" for this Planned Development and is the owner of the Property.
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 18 Statements; and a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Property Line and Boundary Map; a Site Plan; a Landscape Plan; and Elevations prepared by Antunovich Associates and dated August 26, 2021, 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 Residential-Business Planned Development: dwelling units above the ground floor; eating and drinking establishments; financial services (excluding payday loan stores and pawn shops); food and beverage retail sales; medical service; office; personal service; residential support service; and general retail sales, incidental and accessory uses and accessory parking.
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 22,510 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1 FAR, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the

funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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 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 DX-5 Downtown Mixed-Use District 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 (ARO Units) as affordable units, or with the approval of

---

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

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 downtown district within the meaning of the ARO, and the project has a total of 178 units. As a result, the Applicant's affordable housing obligation is 18 ARO Units (10 percent of 178 rounded up), 5 of which are Required Units (25 percent of 18, rounded up). The Applicant has agreed to satisfy its affordable housing obligation by (a) providing the 5 Required Units on-site in the rental building to be constructed in the P.D. and (b) making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per unit as adjusted in accordance with Section 2-44-080 ("Cash Payment") for a total cash payment of \$2,443,207 in lieu of the development of the remaining 13 ARO Units as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead, the Applicant shall update and resubmit the AHP to DOH for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an Affordable Housing Agreement (AHA) 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 AHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the AHA 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 17, including any breach of any AHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

- \*18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

---

\* Editor's Note: Numbering sequence error; statement 17 missing in original document.

[Affordable Unit Floor Plans and Matrix; Boundary and Property Line Map; Existing Land-Use Map; Existing Zoning Map; Landscape Plan and Green Roof Plan; Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 36095 through 36108 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. 1519.*

*Bulk Regulations And Data Table.*

|  |                       |
|--|-----------------------|
| Gross Site Area (square feet):                 | 39,960                |
| Area of Public Rights-of-Way<br>(square feet): | 17,450                |
| Net Site Area (square feet):                   | 22,510                |
| Maximum Floor Area Ratio:                      | 8.1                   |
| Maximum Number of Dwelling Units:              | 178                   |
| Residential Parking Spaces:                    | 53                    |
| Minimum Loading Berths:                        | 1(10 feet by 25 feet) |
| Maximum Building Height:                       | 254 feet, 4 inches    |
| Minimum Setbacks:                              | Per plans             |
| Bicycle Parking Spaces:                        | 120                   |

**ARO Affordable Housing Profile Form (AHP)**

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

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date: May 26, 2021

**DEVELOPMENT INFORMATION**

Development Name: 741 North Wells Street

Development Address: 739-755 North Wells Street, Chicago, Illinois 60654

Zoning Application Number, if applicable: 20711

Ward: 2nd

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

Ernest Bellamy

Type of City Involvement  
*check all that apply*

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) projec

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
- 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 Chicago 741 LLC

Developer Contact Hymie Mishan

Developer Address 405 West Superior Street, Suite #716, Chicago, Illinois 60654

Email [hm@vistaprop.com](mailto:hm@vistaprop.com)

Developer Phone (212) 377-3121

Attorney Name Katie Jahnke Dale

Attorney Phone (312) 368-2153

**TIMING**

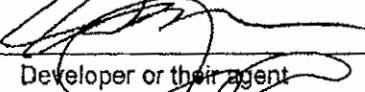
Estimated date marketing will begin September, 2023

Estimated date of building permit\* January, 2022

Estimated date ARO units will be complete September, 2023

\*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

6/16/2021  
\_\_\_\_\_  
Date

June 23 2021

Justin Root or Denise Roman, DOH

Date



**Final For  
Publication**



## ARO Web Form

**Applicant Contact Information**

Name: Chicago 741 LLC

Email: hm@vistaprop.com

**Development Information**

Are you rezoning to downtown?: No

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

**Address****Submitted Date: 06/15/2021**

Number From :739 Number To: 755 Direction: N

Street Number:Wells Postal Code: 60654

**Development Name**

741 North Wells Street

**Information**

Ward :2

ARO Zone: Downtown

**Details**

ARO trigger :Downtown Planned Development

Total units: 178

Development type: Rent

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

Submitted date: 05/26/2021

**Requirements**

Affordable units :18 \*On-site aff. Units: 4

How do you intend to meet your required obligation

On-Site: 5 Off-Site: 0

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

Total Units: 5 In-Lieu Fee Owed: 2,443,207

|   | Market Rate Units | Affordable Units          |
|---|-------------------|---------------------------|
| Parking   | 51 Spaces         | Same as Market Rate Units |
| Laundry   | In-Unit           | Same as Market Rate Units |
| Appliances  |                   |                           |
| Refrigerator<br><i>age/EnergyStar/make/model/color</i>          | TBD               | Same as Market Rate Units |
| Dishwasher<br><i>age/EnergyStar/make/model/color</i>            | TBD               | Same as Market Rate Units |
| Stove/Oven<br><i>age/EnergyStar/make/model/color</i>            | TBD - slide in    | Same as Market Rate Units |
| Microwave<br><i>age/EnergyStar/make/model/color</i>             | TBD               | Same as Market Rate Units |
| Bathroom(s)<br><i>how many?</i><br><i>Half bath? Full bath?</i> | 1 bath & 2 baths  | Same as Market Rate Units |
| Kitchen countertops<br><i>material</i>                          | Quartz            | Same as Market Rate Units |
| Flooring<br><i>material</i>                                     | Luxury Vinyl Tile | Same as Market Rate Units |
| HVAC  | Heat Pump         | Same as Market Rate Units |
| Other   |                   |                           |

Project Name Chicago 741 LLC

Zoning Application number, if applicable 20711

Address 739-755 N. Wells Street, Chicago, IL 60654

Is this a For Sale or Rental Project? Rental

Are units proposed as on-site or off-site? on-site

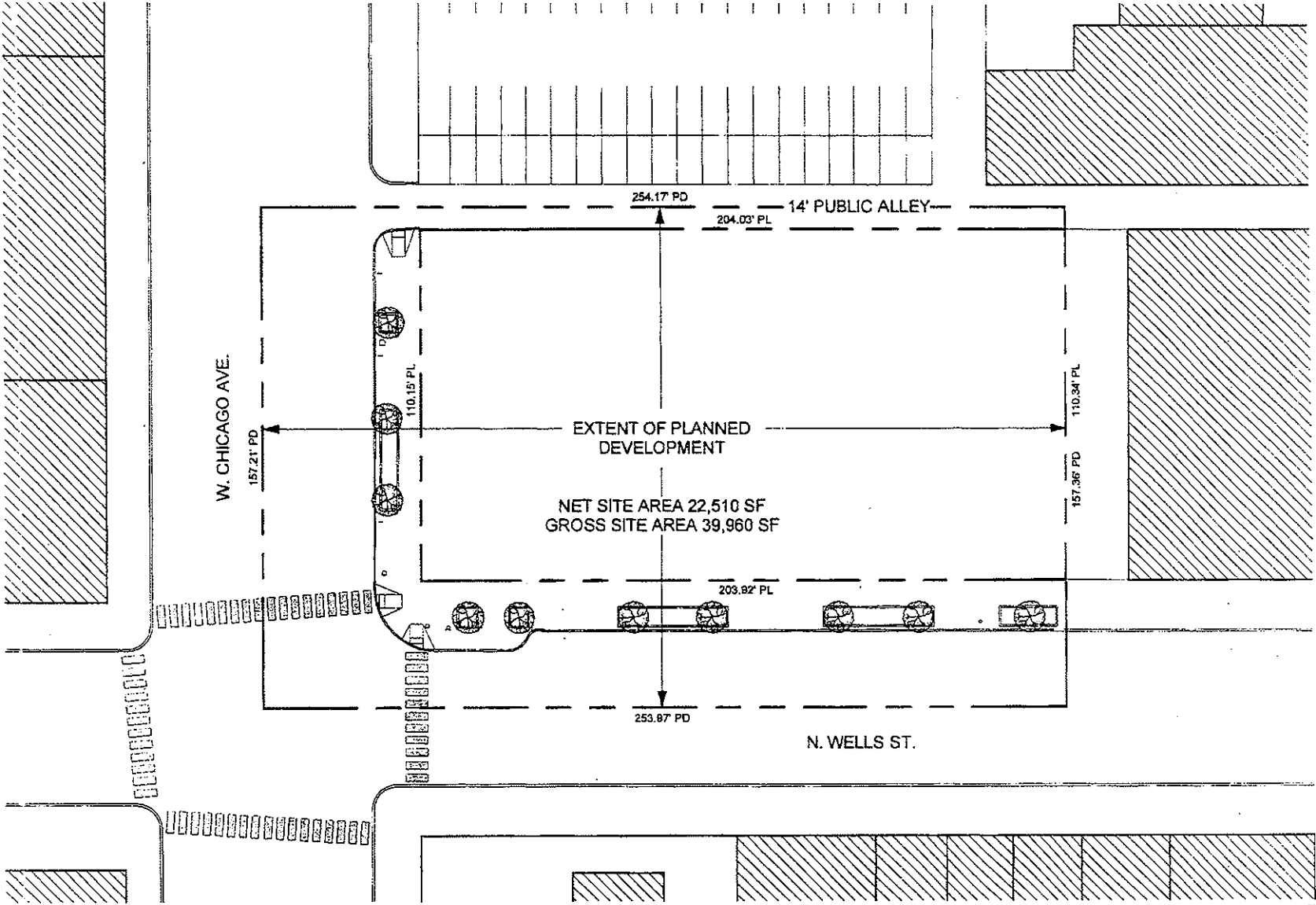
Anticipated average psf rent/price?

|                        |     |
|------------------------|-----|
| Total Units in Project | 178 |
| Total Affordable units | 5   |

|         | Summary      |            |                           |              |            |                           | affordable<br>v. market<br>square<br>footage* |
|---------|--------------|------------|---------------------------|--------------|------------|---------------------------|---|
|         | market rate  |            |                           | affordable   |            |                           |   |
|         | how<br>many? | % of total | avg.<br>square<br>footage | how<br>many? | % of total | avg.<br>square<br>footage |   |
| studio  | 68           | 39%        | 464                       | 2            | 40%        | 508                       | 109%  |
| one-bed | 66           | 38%        | 694                       | 2            | 40%        | 666                       | 96%   |
| two-bed | 39           | 23%        | 970                       | 1            | 20%        | 957                       | 99%   |

Final For  
Publication





# 739-755 N. WELLS

## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MA

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

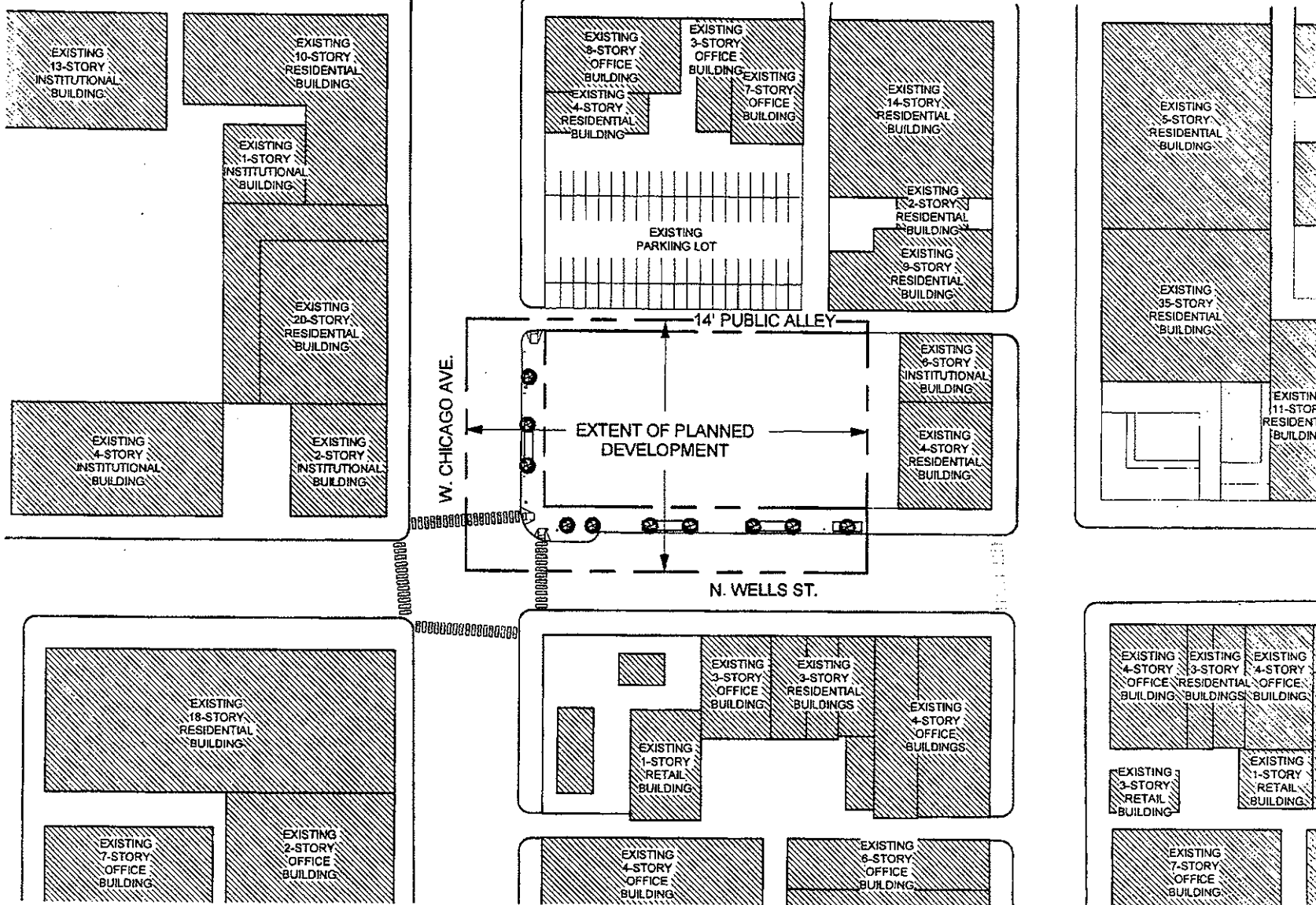
**For Final  
 Publication**

**ANTUNOVIC  
 ASSOCIATE**

9/14/2021

REPORTS OF COMMITTEES

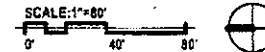
36101



# 739-755 N. WELLS

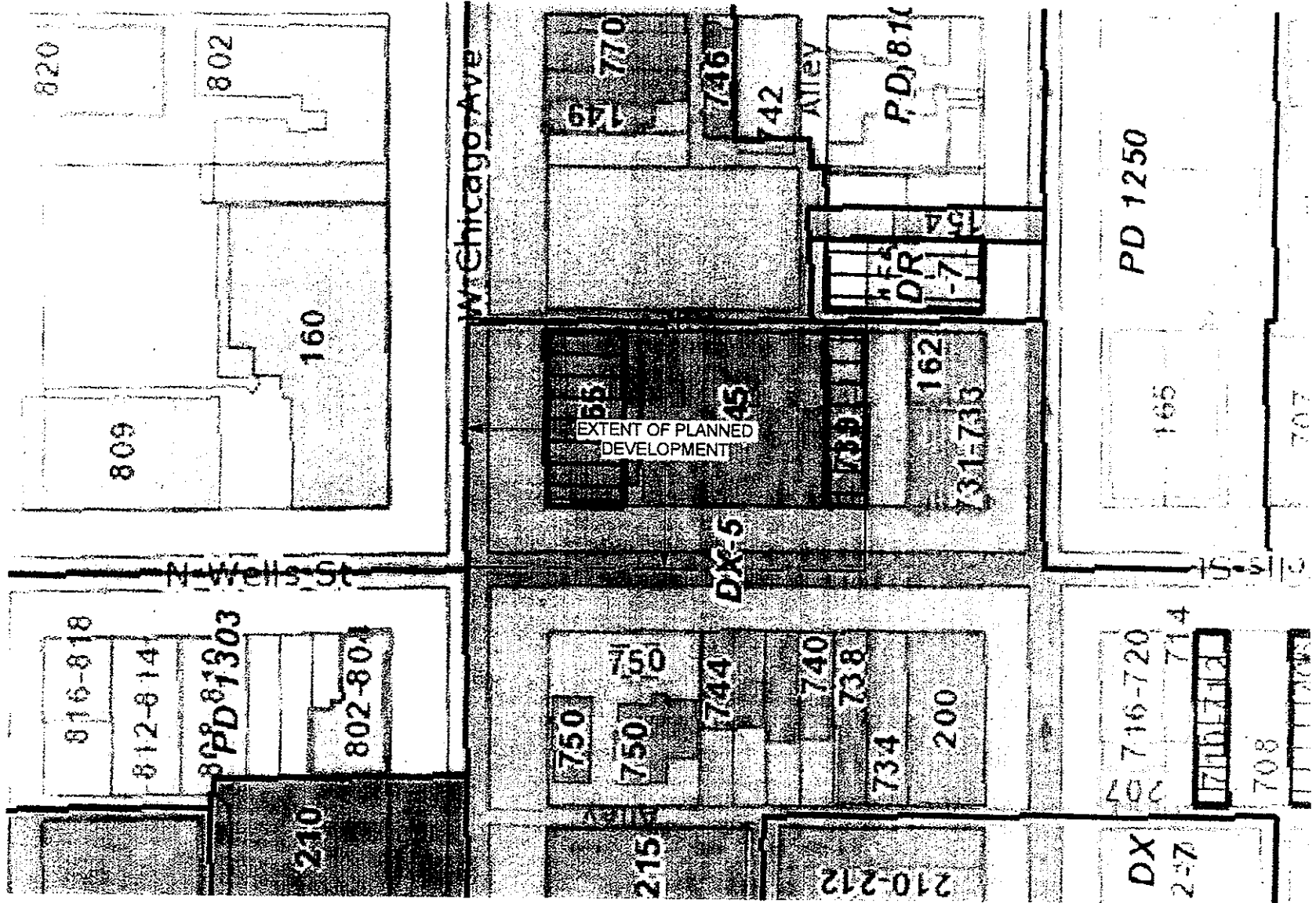
APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**



EXISTING LAND-USE MAP

**A** ANTUNOVICH  
 ASSOCIATES



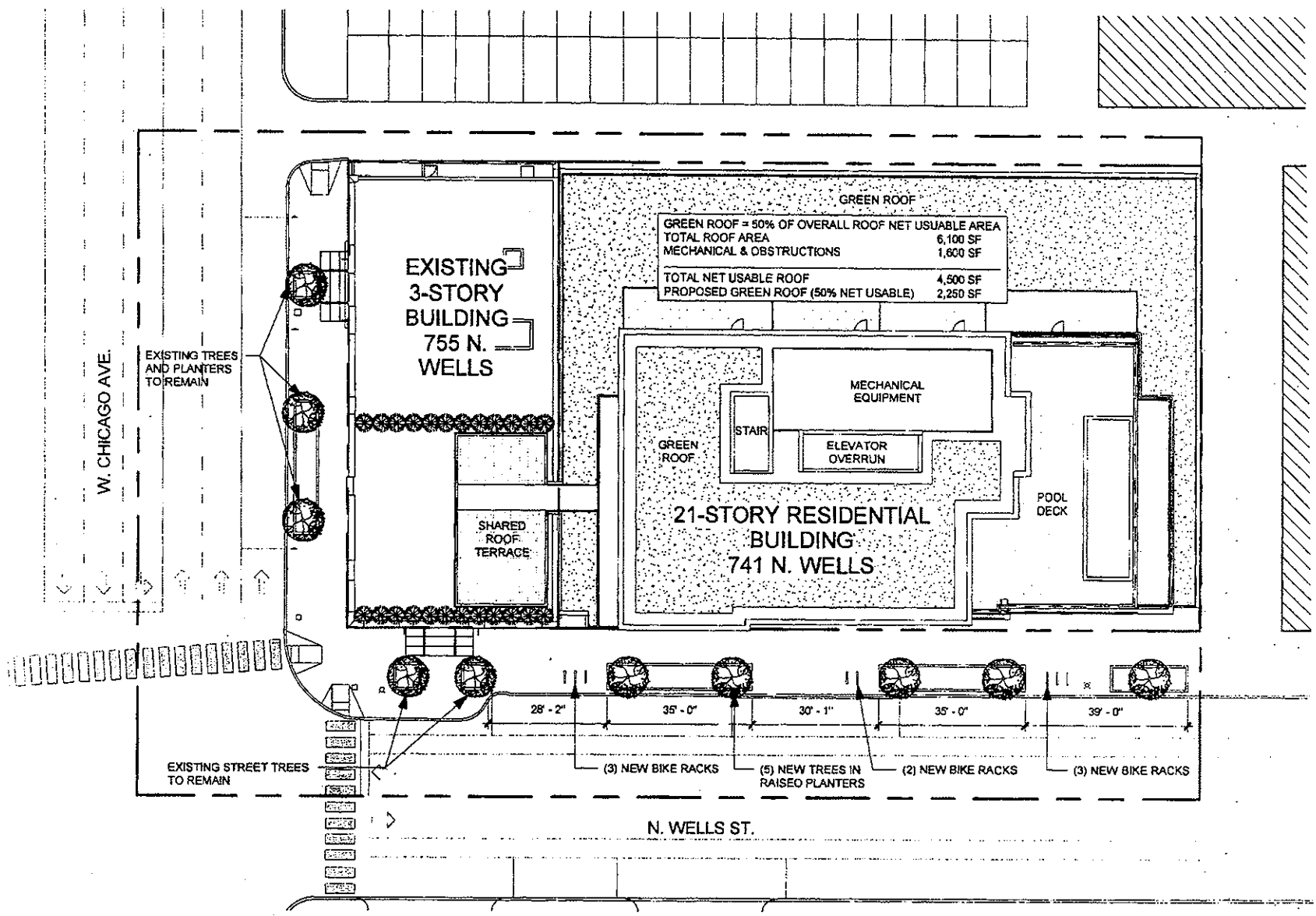
# 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 • PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**

SCALE: 1"=80'  
 0' 40' 80'  
 EXISTING ZONING MAP



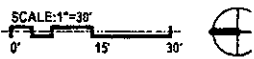


# 739-755 N. WELLS

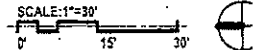
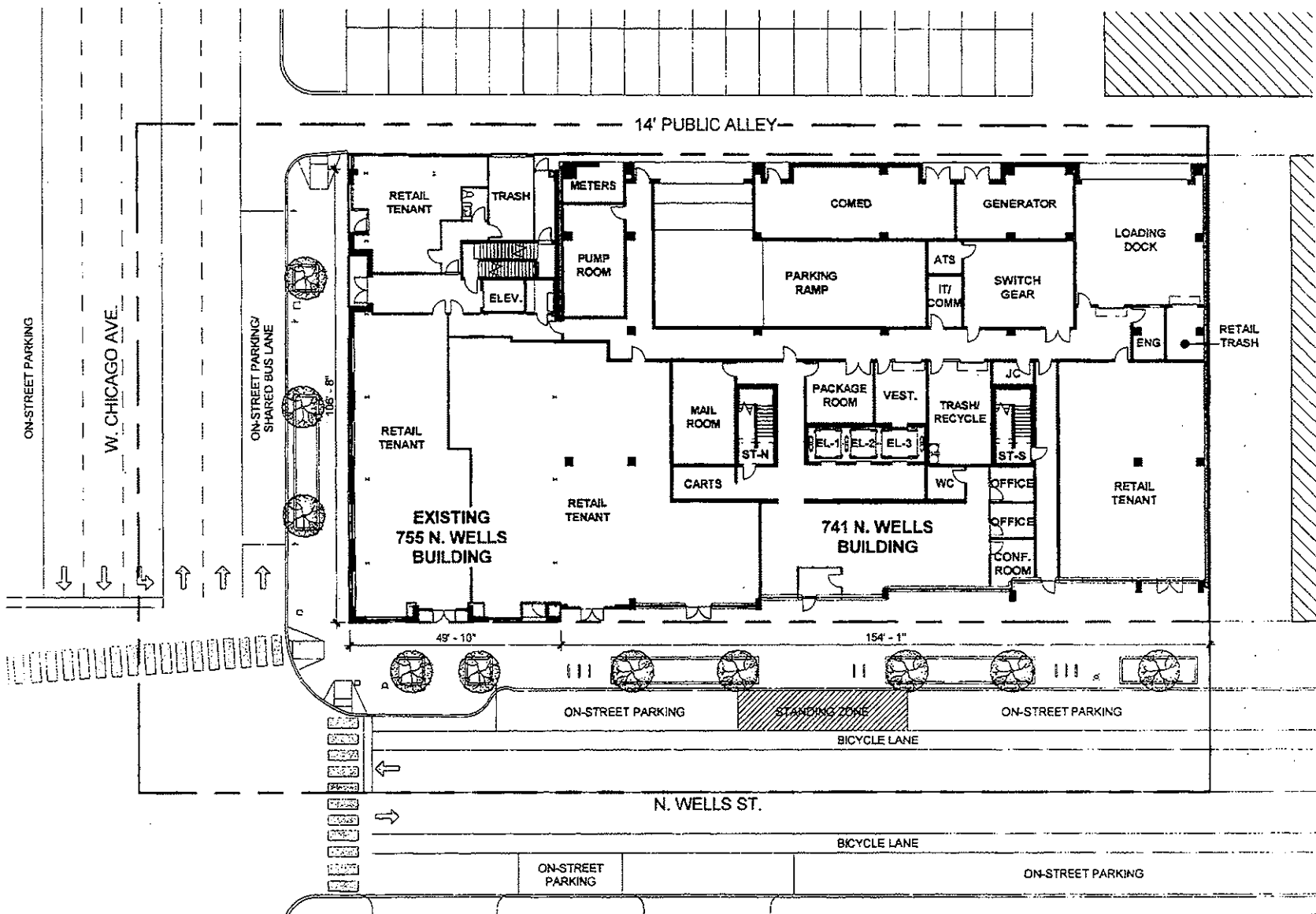
APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**

## LANDSCAPE PLAN & GREEN ROOF PLAN



**ANTUNOVIC  
 ASSOCIATE**



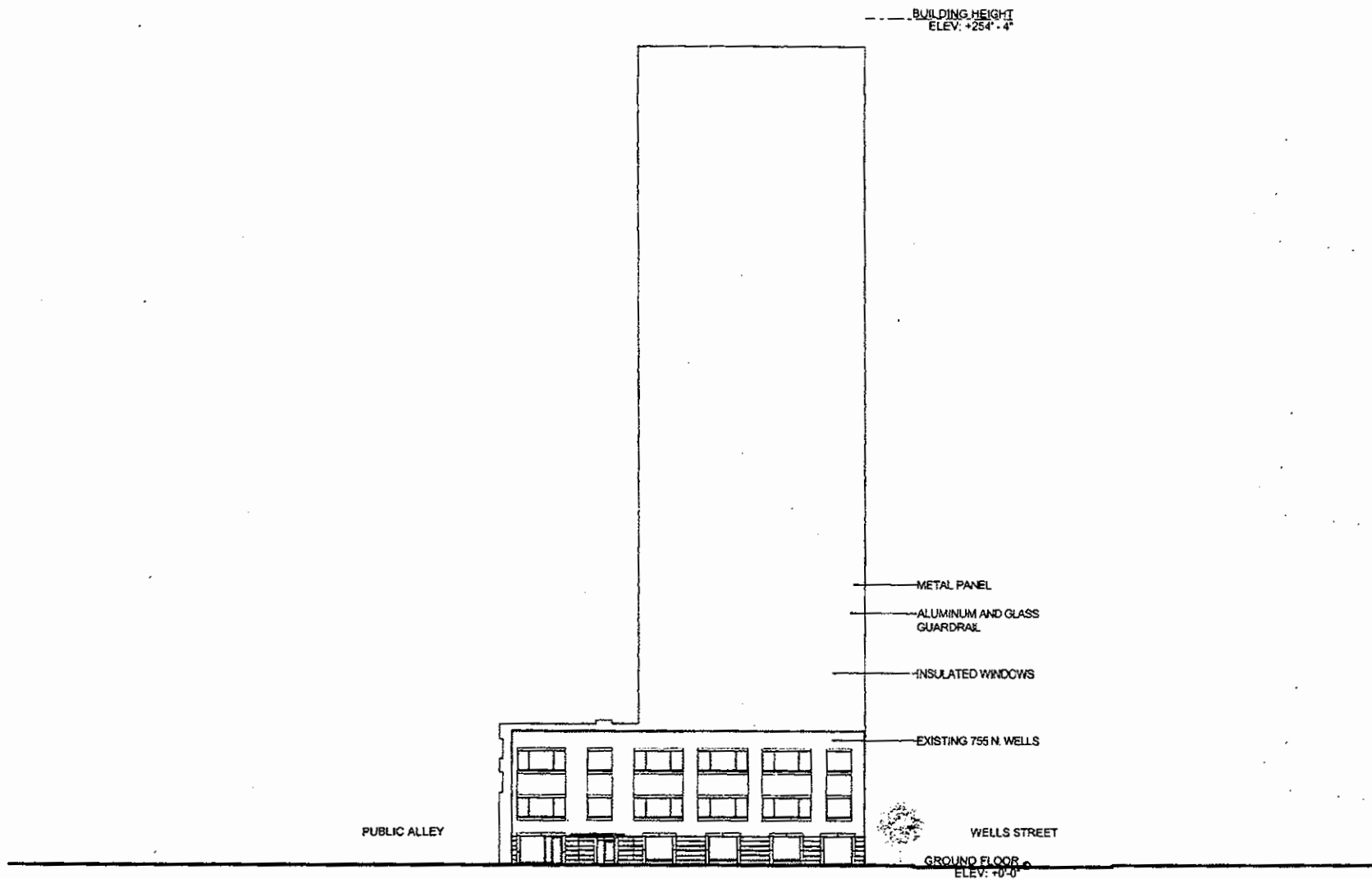
SITE PLAN

### 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 28, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**





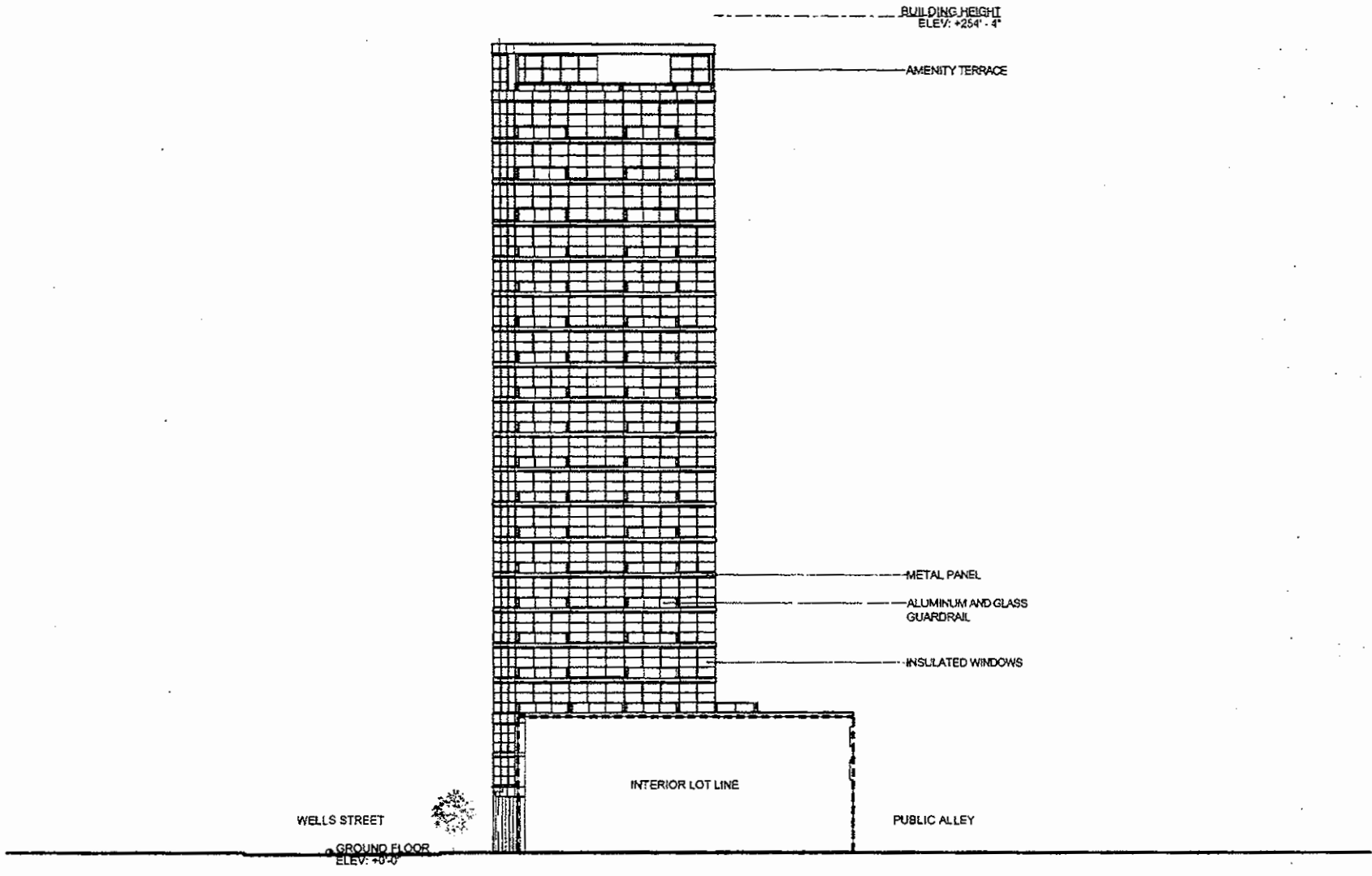
# 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

## For Final Publication

NORTH ELEVATION (W. CHICAGO AVE)

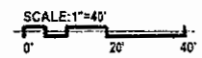




# 739-755 N. WELLS

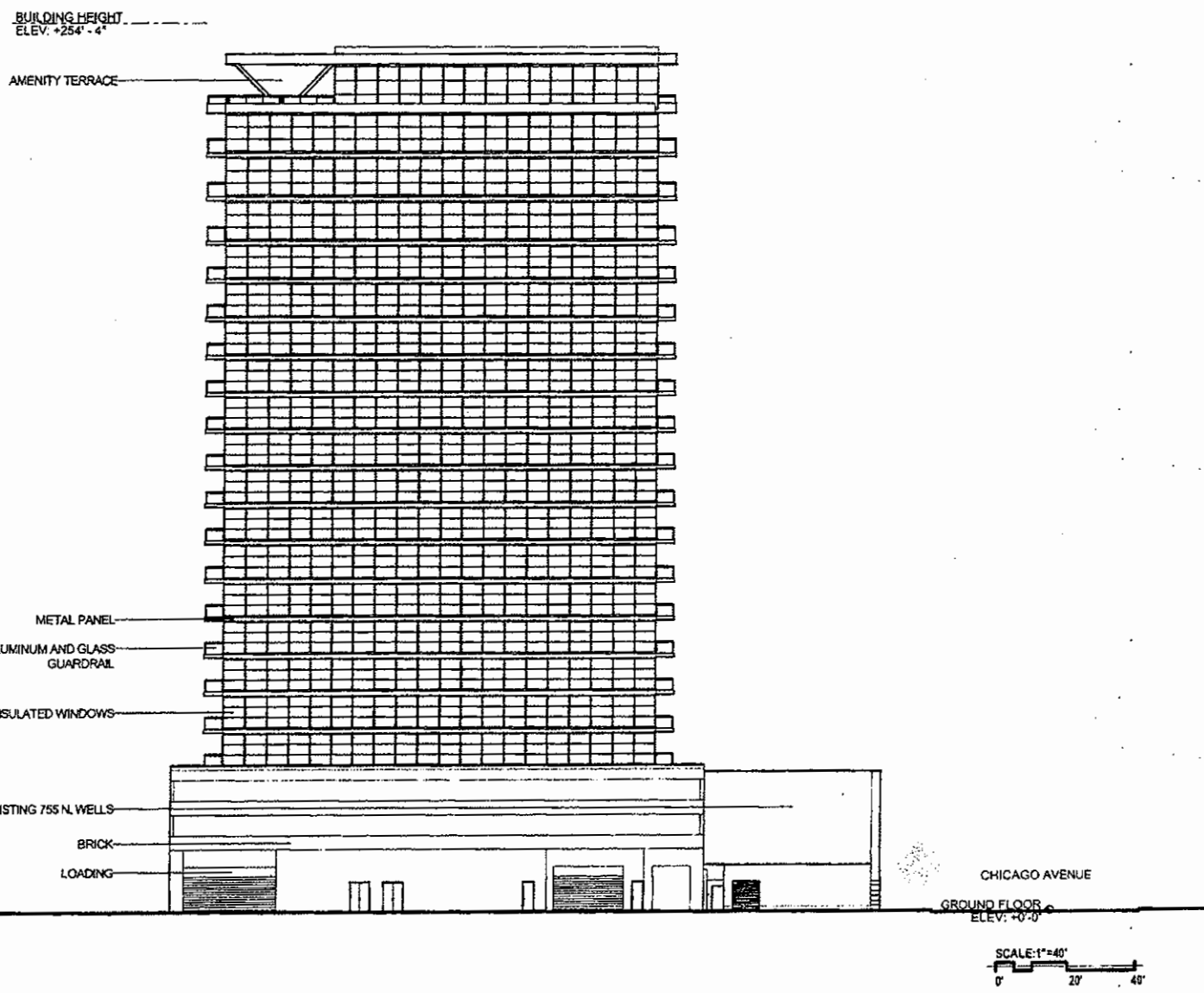
APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 25, 2021 - PLAN COMMISSION DATE: AUGUST 28, 2021

**For Final  
 Publication**



**SOUTH ELEVATION**

**A** ANTUNOVICI  
 ASSOCIATE

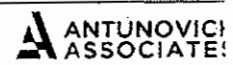


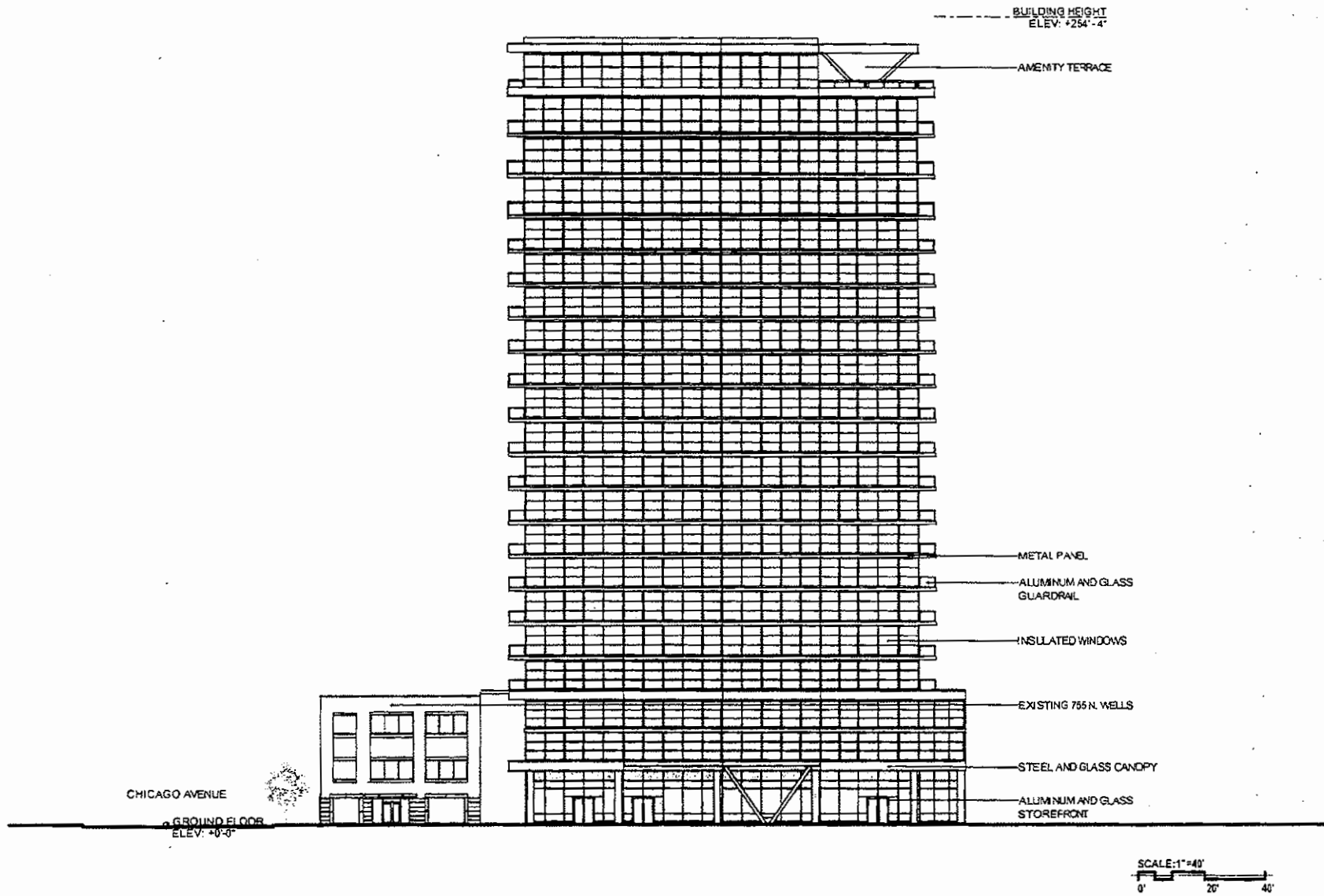
# 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 25, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**

**EAST ELEVATION (PUBLIC ALLEY)**





# 739-755 N. WELLS

APPLICANT: CHICAGO 741 LLC  
 ADDRESS: 739-755 N. WELLS, CHICAGO, IL  
 INTRODUCTION DATE: MAY 26, 2021 - PLAN COMMISSION DATE: AUGUST 26, 2021

**For Final  
 Publication**

WEST ELEVATION (N. WELLS ST)

