PD 1546

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DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 14, 2023

Graham C. Grady
Taft Law
111 East Wacker, Suite 2600
Chicago, IL 60601

Re: **Minor Change Request for Residential-Business Planned Development #1546**

Dear Mr. Grady,

Please be advised that your request for a minor change to Residential-Business Planned Development No.1546 ("PD1546") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Thrive Englewood LLC, the contract purchaser of the property at 914 West 63rd Street located within Residential-Business Planned Development #1546 ("PD #1546"), is requesting a correction to PD #1546's Bulk Regulation Table and a minor change. In terms of the correction to PD #1546's Bulk Regulation Table, the fifty-eight (58) residential parking spaces which will serve Phase I and Phase II buildings, will be located within Subarea C, not Subarea A, as erroneously noted in the original Bulk Regulation Table. The minor change request includes the following items:

a) Addition of one (1) dwelling unit for a total of sixty (60) dwelling units within the proposed Phase I Building, located within Subarea A of PD #1546.
b) Increase in proposed Phase I Building's zoning height from 65'-6" to 66'-10" (+1'-2").
c) An overall reduction of 176.5 square feet within the Phase I Building. The floor area ratio (FAR) of Subarea A decreases from 3.84 to 3.82. The retail area decreases from 2,439 square feet (PD #1546) to 2,342 square feet (- 97 square feet).
d) Elimination of the 2nd-floor roof terrace (699 square feet).

The applicant's proposed minor change is specific to Phase I Building within Subarea A, and all other elements approved as PD #1546 remain unchanged. The permitted overall maximum floor area ratio of 1.3 remains unchanged.

The City of Chicago Department of Planning and Development (DPD) has determined that allowing the proposed change 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#1546, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

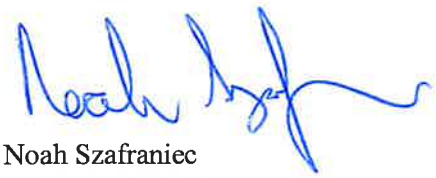
Please note, upon submittal for Part II review of the Phase II building, the developer of Phase I building agrees to work with the Department of Planning and Development on an upgraded design of the lobby provided for in the Phase I building. If the proposed Phase II building design changes the building edge condition or the entry lobby location, the upgraded design of the lobby area of Phase I building should be incorporated for approval by the Department at the same time the Phase II building is in for its Part II approval.

The following ten (10) exhibits, dated January 24, 2023, prepared by Perkins & Will, will be incorporated and made part of PD #1546:

- Proposed Site Plan
- Landscape Enlargement Plan - Phase I
- Landscape Site Plan - Phase I
- Phase I - Level 1 Floor Plan
- Phase I - Level 2 Floor Plan
- Phase I - Level 3-6 Floor Plan
- Phase I South Elevation
- Phase I North Elevation
- Phase I East Elevation
- Phase I West Elevation

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

cc: Yangdi Wang, Mike Marmo, Teresa Mc Laughlin, Janice Hill. Main File

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1546
BULK REGULATIONS AND DATA TABLE
MINOR CHANGE REQUEST
(JANUARY 4, 2023)

Gross Site Area (sf):	140,612 s.f.
Area of Public Way (sf):	35,446 s.f.
Net Site Area (sf):	105,166 s.f.
Overall Maximum Floor Area Ratio:	1.3 Subarea A Max. Floor Area: 3.82 Subarea B Max. Floor Area: 2.6 Subarea C Max Floor Area: 0 Subarea D Max Floor Area: 0
Allowed Uses:	All uses identified in Statement Number 5
No. of Dwelling Units:	• 60 (Subarea A) • 44 (Subarea B)
No. of Live/Work Units:	• 2 (Subarea A) • 3 (Subarea B)
Retail (sf):	2,342 sf (Subarea A)
No. of Off-street Parking Spaces:	65 (total) • 7 (Retail) (Subarea A) • 58 (Residential) (Subarea C)
No. of Bicycle Parking Spaces	• 16 exterior spaces (Subarea A) • 16 interior spaces (Subarea B)
No. of Loading Berths	One (1) 10' x 25' (Subarea C)
Maximum Building Height: (as measured by 17-17-0311-A of the CZO)	• 66 ft. 10 inches (Subarea A) • 58 ft. (Subarea B)
Setbacks from Property Line:	In accordance with Site Plan

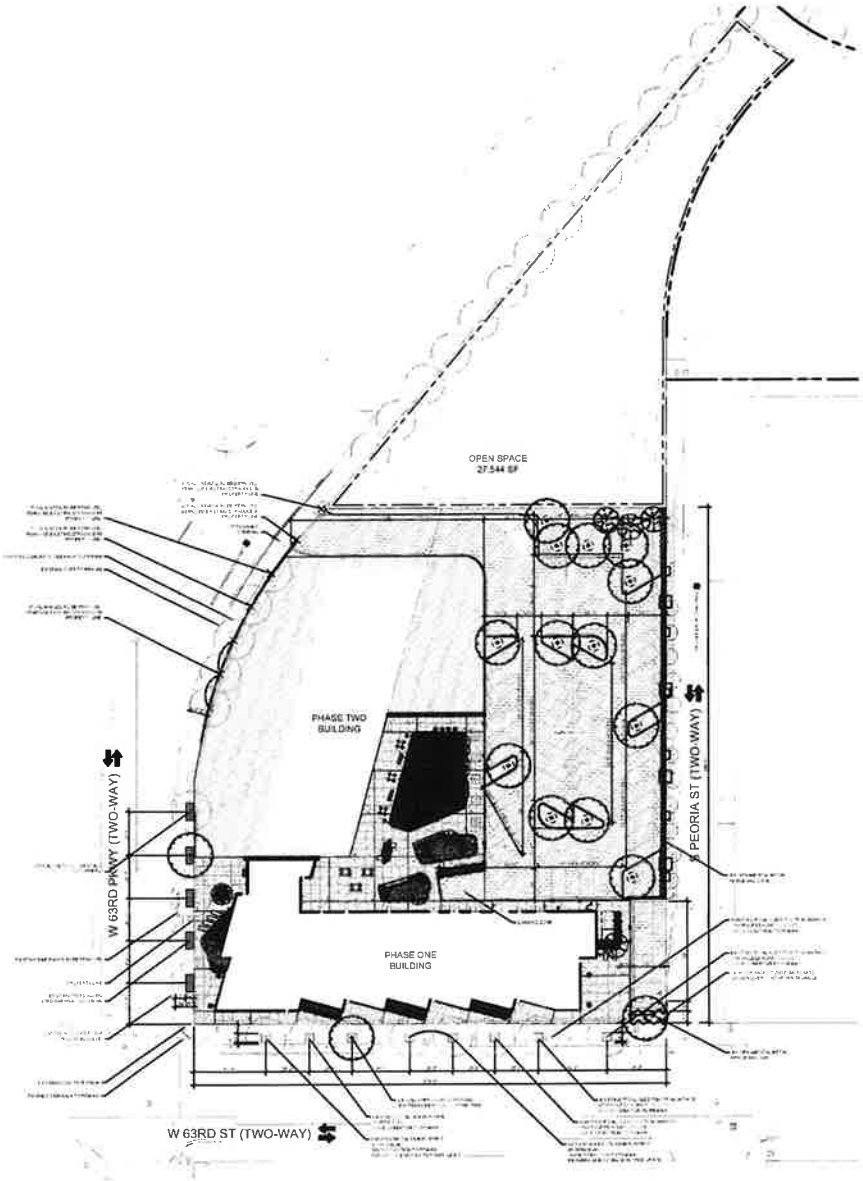
PARKWAY TREE PLAN SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	REMARKS
SHADE TREES					
CA 5"	1	Acer x freemanii	Autumn Blaze Maple	BAB	2.5"	matching heads
CE OC	1	Celtis occidentalis	Hackberry	B&B	2.5"	matching heads
GT 01	1	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	2.5"	matching heads

PARKING LOT VEHICULAR USE AREA CALCULATIONS

58 SPACE PARKING LOT W/4 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA	19,470 SF
REQUIRED INTERNAL LANDSCAPED AREA	7.5% x 19,470 = 1,460 SF
ACTUAL LANDSCAPED AREA	3,451 SF
REQUIRED INTERNAL TREE PLANTING	1,460/125 = 12
ACTUAL TREE PLANTING	12

LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET FOR CLARITY)
- EXISTING 4' CHAIN LINK FENCE TO REMAIN AND BE PROTECTED
- NEW 4' CHAIN LINK FENCE
- NEW 4' ORNAMENTAL FENCE AND SINGLE SWING GATE
- PEDESTRIAN CONCRETE PAVING
- ASPHALT PAVING REFER TO CIVIL
- OPEN TREE PIT WITH DECOMPOSED GRANITE
- RAISED CONCRETE CURB
- EXPANSION JOINT
- CONTROL JOINT
- OVERHEAD STRING LIGHTING AND POST
- BUILT-IN GRILL STATION
- TERRACED SEATING
- TABLES AND CHAIRS
- FARM TABLE
- BENCH
- EXISTING 5'X5' TREE GRATE
- 5'X5' TREE GRATE
- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUNDCOVER/PERENNIALS
- SOD
- HYDROSEED TURF



1 OVERALL SITE PLAN
1"=70'-0"

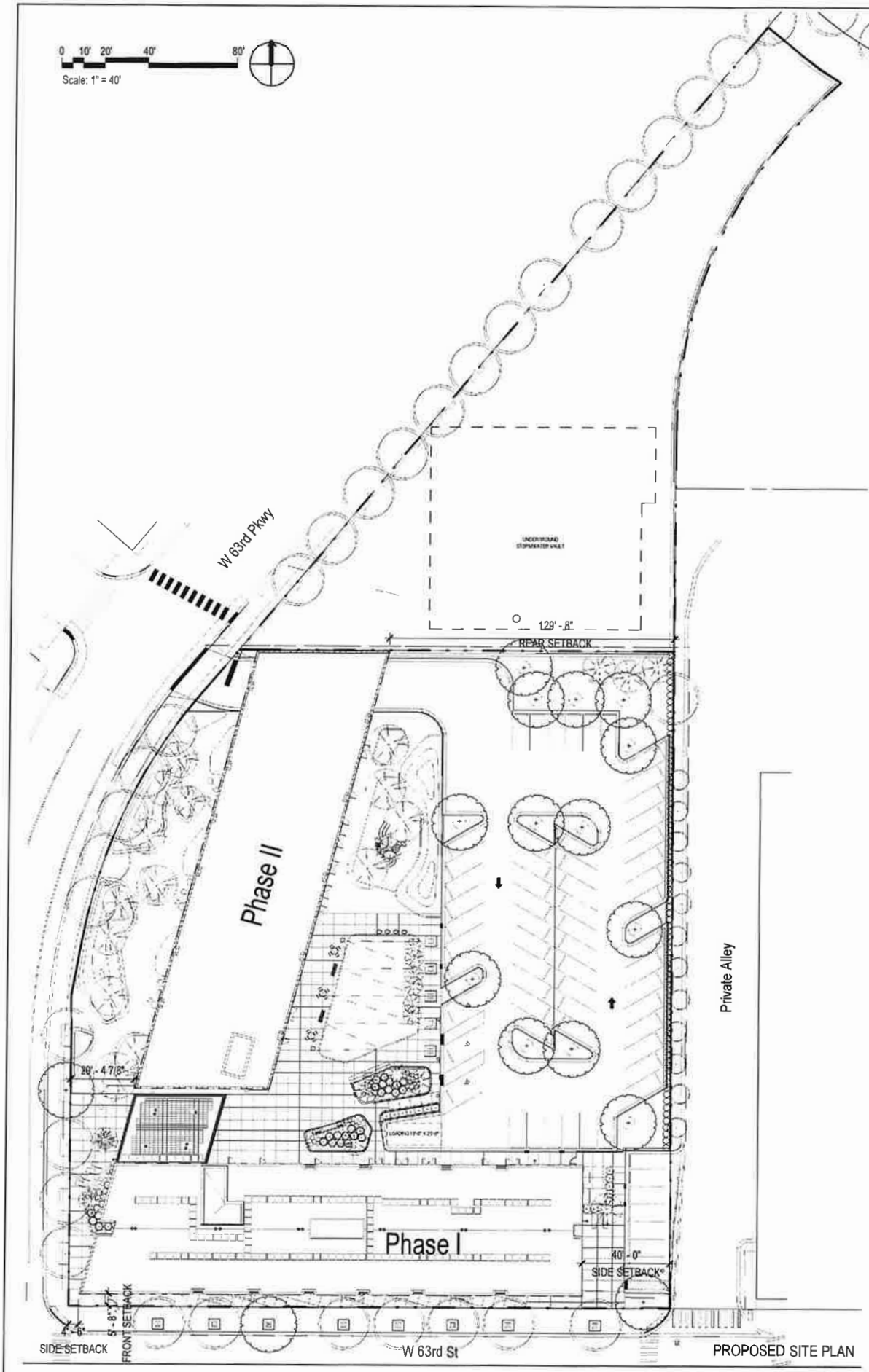
0 35 70'

LANDSCAPE SITE PLAN _ PHASE I

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023



PROPOSED SITE PLAN

Applicant: Thrive Englewood, LLC
Address: 914 W, 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023

1 SITE ENLARGEMENT PLAN
1"=40'-0"

0 20 40 60 80'

LANDSCAPE ENLARGEMENT PLAN _ PHASE I

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

IDL3 REALTY
Perkins&Will

January 24, 2023

PHASE I - LEVEL 1 FLOOR PLAN

DL3 REALTY
Perkins&Will
January 24, 2023

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

PROGRAM

- CIRCULATION
- ELEC/IDF
- LAUNDRY
- TRASH
- UNIT 02 - 1BR/1BA
- UNIT 03 - 2BR/1BA
- UNIT 04 - 2BR/1BA
- UNIT 05 - 2BR/1BA
- UNIT 06 - 2BR/1BA
- UNIT 07 - 3BR/2BA
- VERT CIRC

PHASE I – LEVEL 2 FLOOR PLAN

DL3 REALTY

Perkins&Will

January 24, 2023

Applicant: Thrive Englewood, LLC
Address 914 W. 63rd Street
Minor Change to PD #1546 January 24, 2023

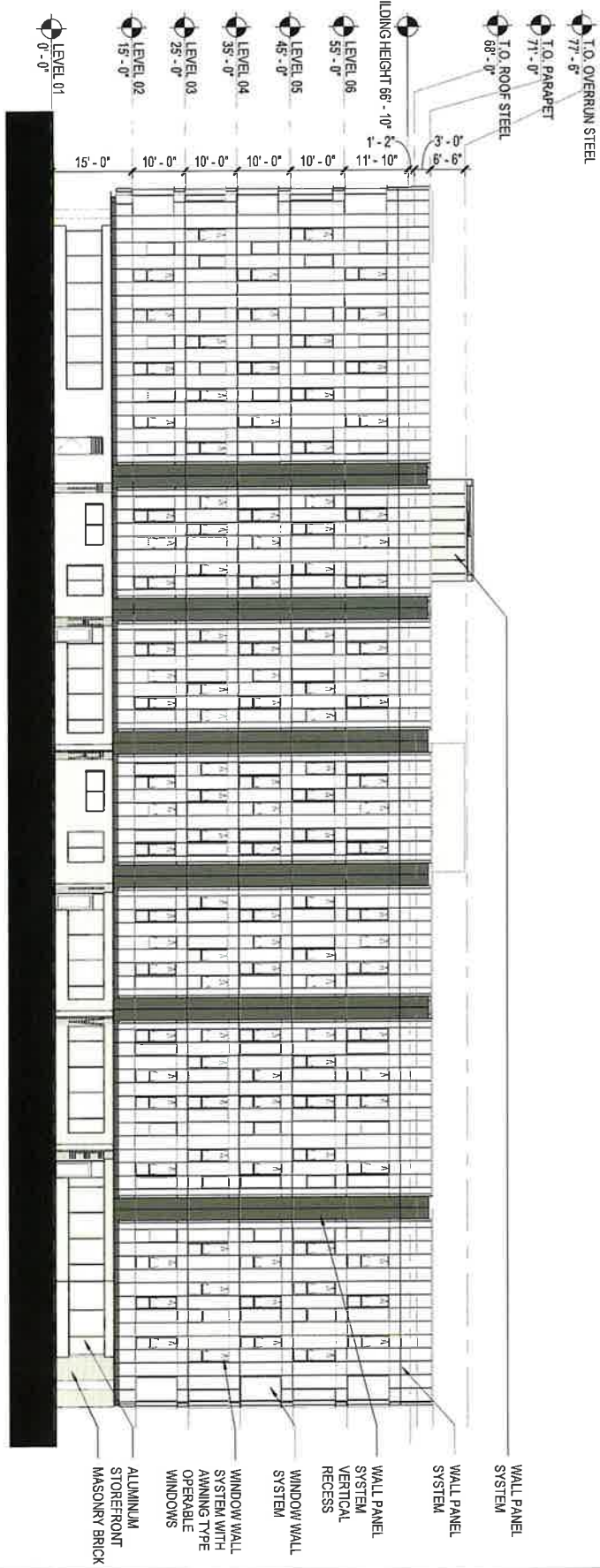
PHASE I - LEVEL 3-6 FLOOR PLAN

DL3 REALTY
Perkins&Will
January 24, 2023

PROGRAM

- CIRCULATION
- ELEC/IDF
- LAUNDRY
- TRASH
- UNIT 02 - 1BR/1BA
- UNIT 03 - 2BR/1BA
- UNIT 04 - 2BR/1BA
- UNIT 05 - 2BR/1BA
- UNIT 06 - 2BR/1BA
- UNIT 07 - 3BR/2BA
- VERT CIRC

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

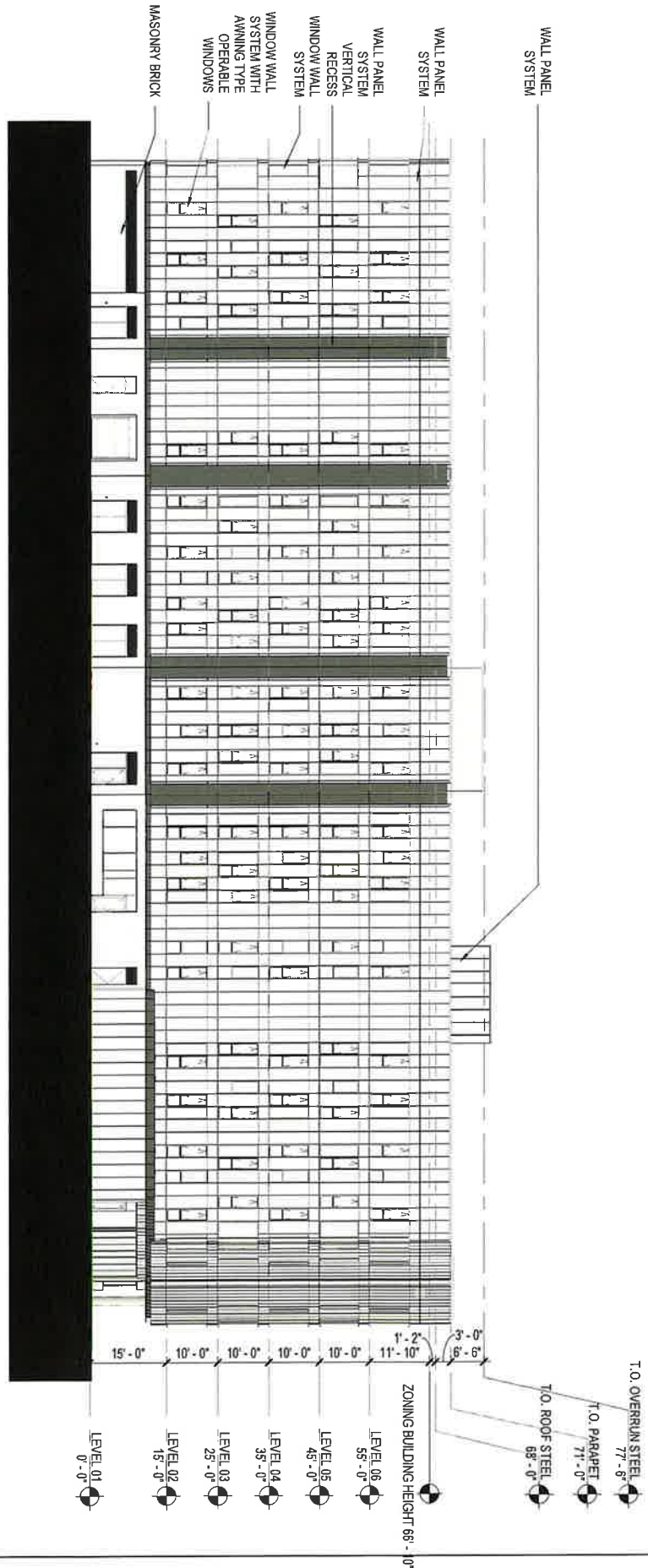


PHASE I SOUTH ELEVATION

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023

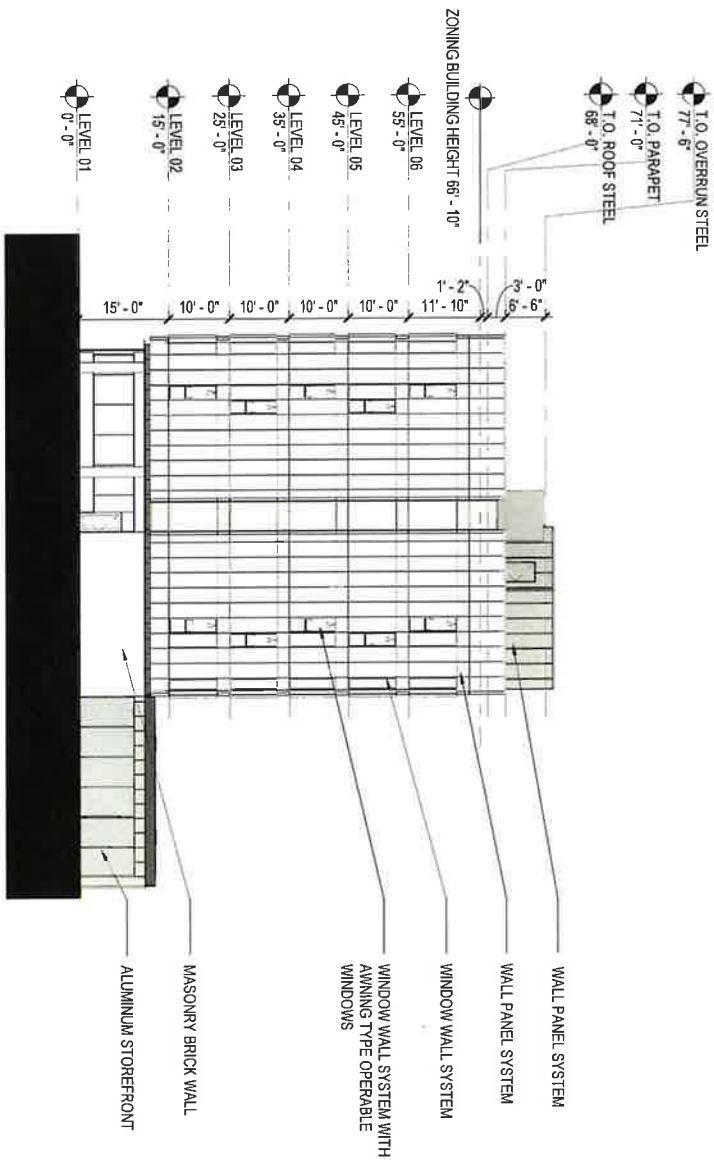


PHASE I NORTH ELEVATION

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023

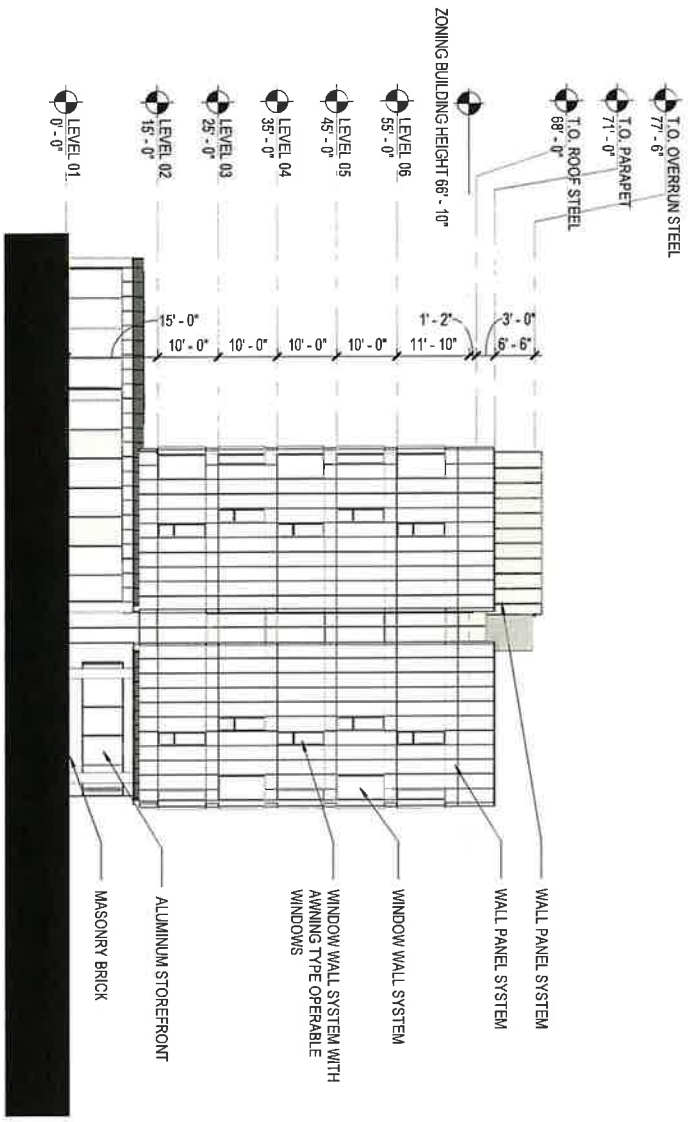


PHASE I EAST ELEVATION

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023



PHASE I WEST ELEVATION

Applicant: Thrive Englewood, LLC
Address: 914 W. 63rd Street
Minor Change to PD #1546: January 24, 2023

DL3 REALTY
Perkins&Will

January 24, 2023

Reclassification Of Area Shown On Map No. 14-G. RBPD 1546
(As Amended)
(Application No. 20994)
(Common Address: 914 W. 63rd St.)

[SO2022-1118]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 14-G in the area bounded by:

beginning at a line 20 feet southwest of and parallel to South Peoria Drive; a line from a point 20 feet southwest of South Peoria Drive and 41.65 feet southeast of and perpendicular to West 63rd Parkway to a point 398.76 feet north of West 63rd Street (said curve runs to the south/southwest an arc distance of 181.96 feet, with a radius of 211.17 feet and a chord length of 176.36 feet); a line 687.79 feet west of the centerline of South Halsted Street; West 63rd Street; and West 63rd Parkway running to the north/northeast to the point of beginning,

to the designation of Residential-Business Planned Development Number 1546, 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 attached and made a part thereto 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. 1546.

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 105,166 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, Thrive Englewood LLC.

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

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

   -- Full width of streets

   -- Full width of alleys

   -- Curb and gutter

   -- Pavement markings

   -- Sidewalks

   -- ADA crosswalk ramps

   -- Parkway and landscaping

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

4. This plan of development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Land-Use Map; a Zoning Map; a Planned Development Boundary and Property Line Map; Existing Site Plan, Proposed Site Plan, Overall Subarea Plan; Subarea A Plan; Subarea B Plan; Subarea C Plan; Subarea D Plan; Landscape Site Plan -- Phase I; Enlarged Landscape Plan -- Phase I; and Landscape Site Plan -- Phase II; Enlarged Landscape Plan -- Phase II; Landscape Details; Floor Plans -- Phase I Building; Floor Plans -- Phase II Building; Roof Plan -- Phase I Building; Roof Plan -- Phase II Building; Building Elevations (North, South, East and West) -- Phase I Building; Building Elevations (North, South, East and West) -- Phase II Building; Open Space; Pedestrian Routes/Connectivity Plan; Vehicular and Loading Access Plan prepared by Perkins & Will and dated June 21, 2022 (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.) (describe in detail which uses are permitted and which are excluded for each Subarea):

Subarea A:

All residential uses (including accessory uses) allowed within the C1-3 District, artist live/work, business live/work, community center, restaurant (general and limited), retail and accessory parking.

Subarea B:

All residential uses (including accessory uses) allowed within the C1-3 District, artist live/work, business live/work, community center, restaurant (general and limited), retail and accessory parking.

Subarea C:

Accessory Parking.

Subarea D:

Open Space/Park and Detention area.

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 105,166 square feet and an overall FAR of 1.3.

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. 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 a C1-3 Commercial Shopping District.

17. The Applicant acknowledges and agrees that the rezoning of the Property from a C1-3 Commercial Shopping District to a C1-3 Commercial Shopping District and then to this Residential-Business Planned Development ("P.D.") Number 1546 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

[Existing Land-Use Map; Zoning Map; Boundary and Property Line Map; Existing and Proposed Site Plans; Subarea Map; Subareas A, B, C and D Maps; Overall Site Plans; Site Enlargement Plans; Landscape Details; Phase I -- Levels 1, 2, 3, 4, 5 and 6 Plans; Phase II -- Levels 1, 2, 3, 4 and 5 Plans; Phase I and Phase II Roof Plans; Phase I and Phase II North, South, East and West Building Elevations; Open Space Plan; Pedestrian Routes/Connectivity; and Vehicular and Load Access Plans referred to in these Plan of Development Statements printed on pages 52383 through 52415 of this *Journal*.]

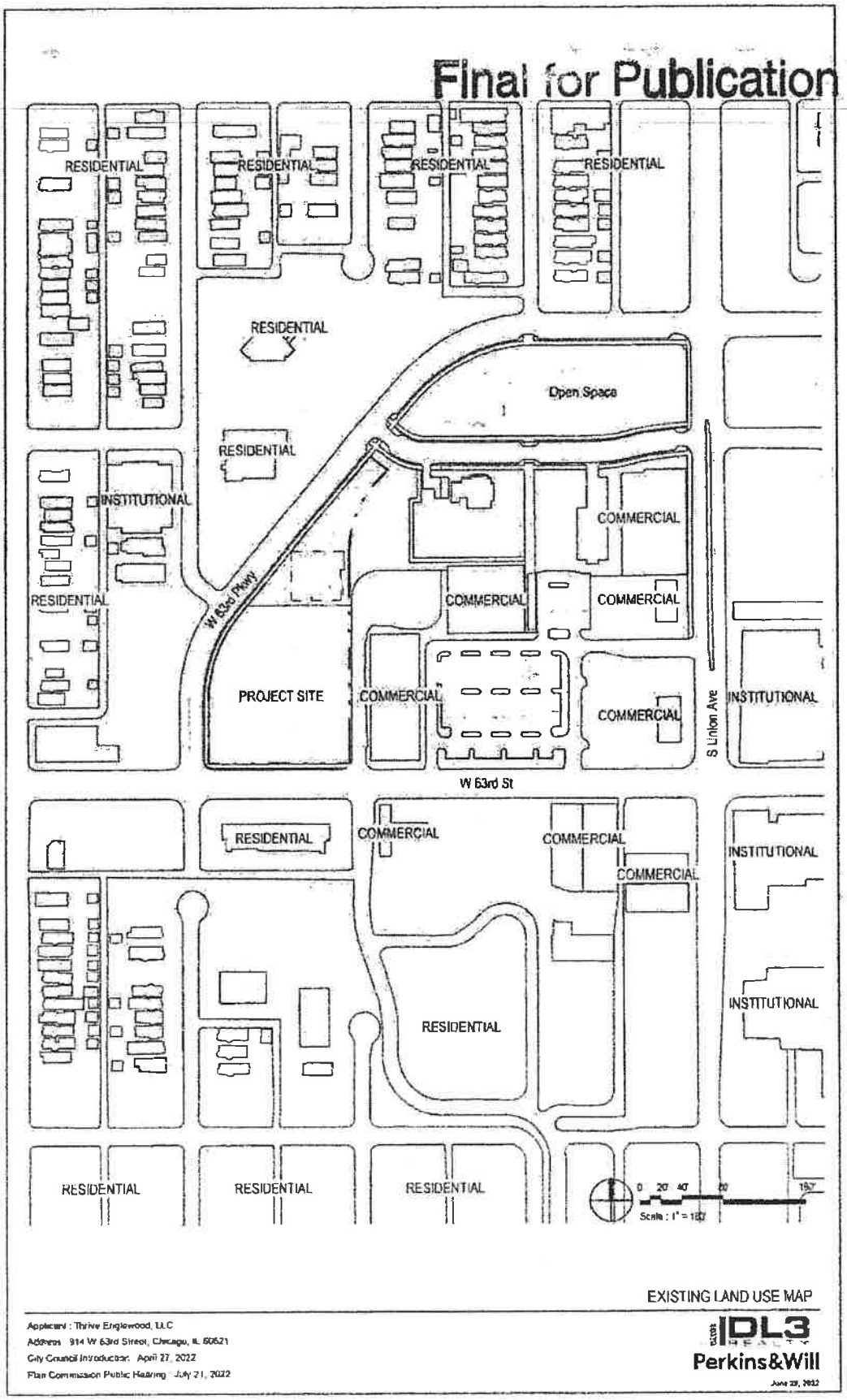
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1546.

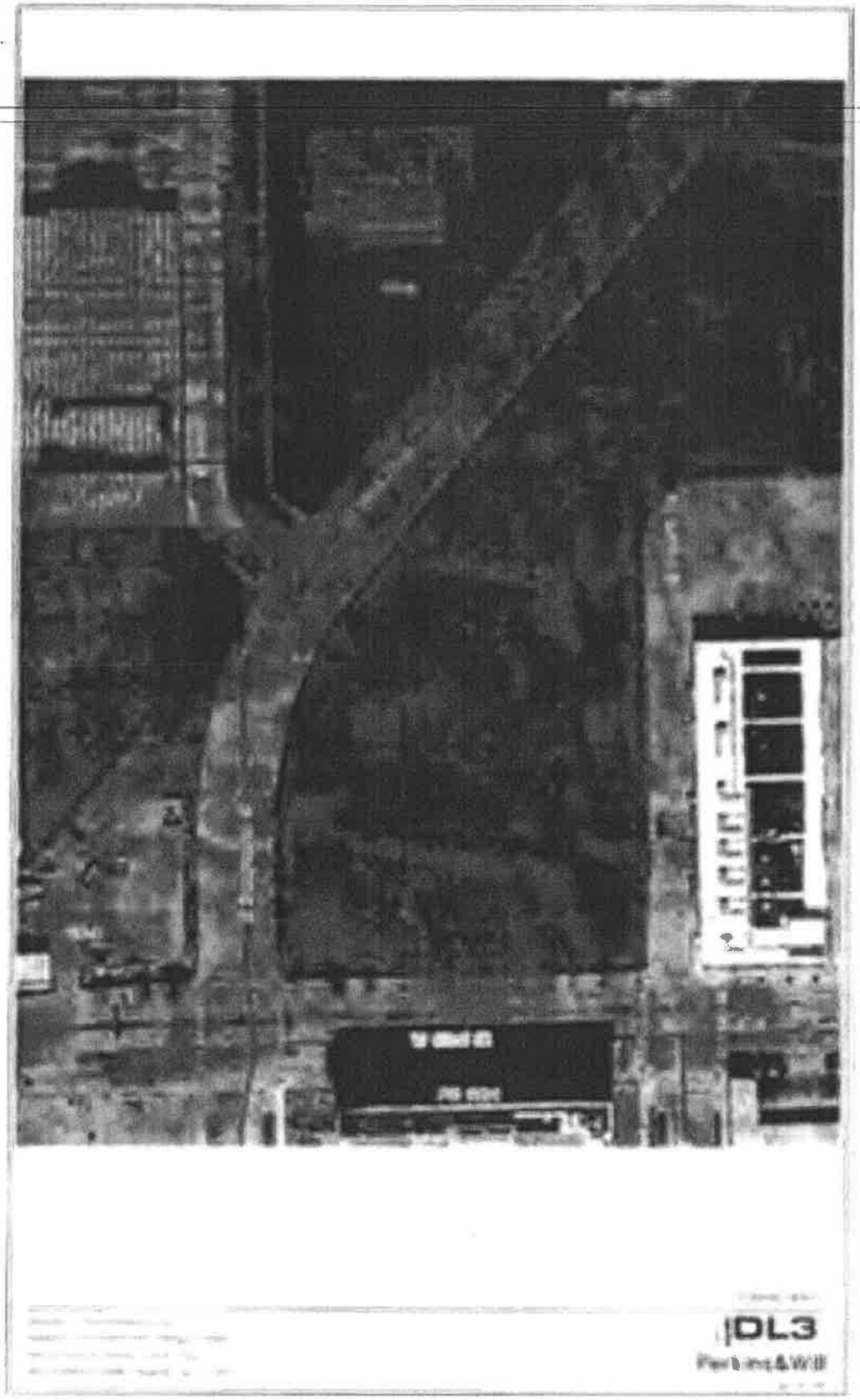
Bulk Regulations And Data Table.

Gross Site Area:	140,612 square feet
Area of Public Way:	35,446 square feet
Net Site Area:	105,166 square feet

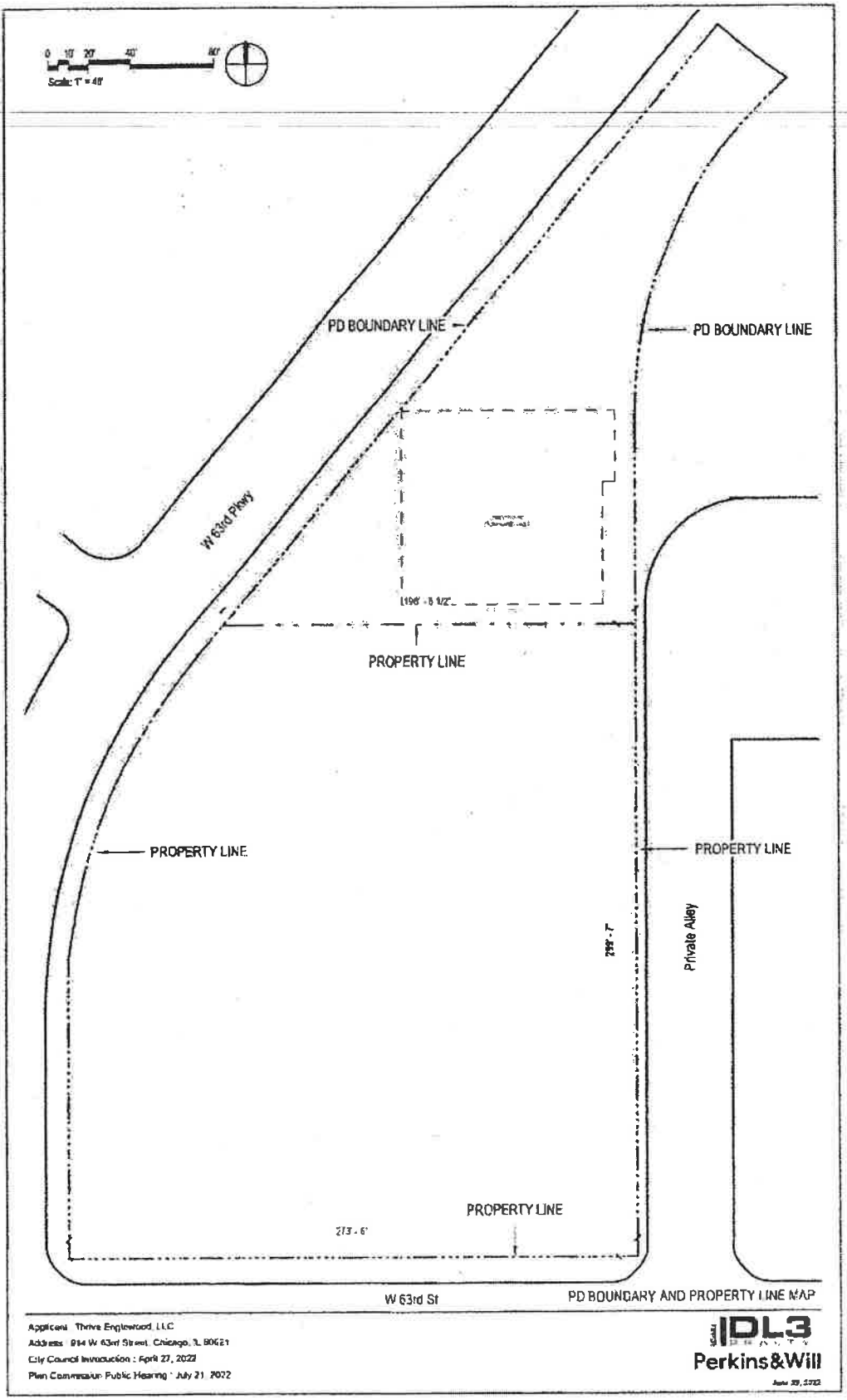
Overall Maximum Floor Area Ratio:	1.3
Subarea A Maximum Floor Area:	3.84
Subarea B Maximum Floor Area:	2.6
Subarea C Maximum Floor Area:	0
Subarea D Maximum Floor Area:	0
Allowed Uses:	All uses identified in Statement Number 5
Number of Dwelling Units:	59 (Subarea A) 44 (Subarea B)
Number of Live/Work Units:	2 (Subarea A) 3 (Subarea B)
Retail (square feet):	2,439 square feet (Subarea A)
Number of Off-Street Parking Spaces:	65 (total) 7 (Retail) (Subarea A) 58 (Residential) (Subarea A)
Number of Bicycle Parking Spaces:	16 exterior spaces (Subarea A) 16 interior spaces (Subarea B)
Number of Loading Berths:	One (1) 10 feet by 25 feet (Subarea C)
Maximum Building Height: (as measured by 17-17-0311-A of the CZO):	65 feet, 6 inches (Subarea A) 58 feet (Subarea B)
Setbacks from Property Line:	In accordance with Site Plan


Final for Publication
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
Open Space
RESIDENTIAL
INSTITUTIONAL
RESIDENTIAL
W 63rd Pkwy
COMMERCIAL
COMMERCIAL
COMMERCIAL
PROJECT SITE
COMMERCIAL
COMMERCIAL
S Union Ave
INSTITUTIONAL
W 63rd St
RESIDENTIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
INSTITUTIONAL
INSTITUTIONAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
0 20 40 80 160
Scale : 1" = 160'
EXISTING LAND USE MAP
Applicant : Thrive Englewood, LLC
Address 914 W 63rd Street, Chicago, IL 60621
City Council Introduction: April 27, 2022
Plan Commission Public Hearing July 21, 2022
IDL3
Perkins&Will
June 29, 2022

Final for Publication



Final for Publication



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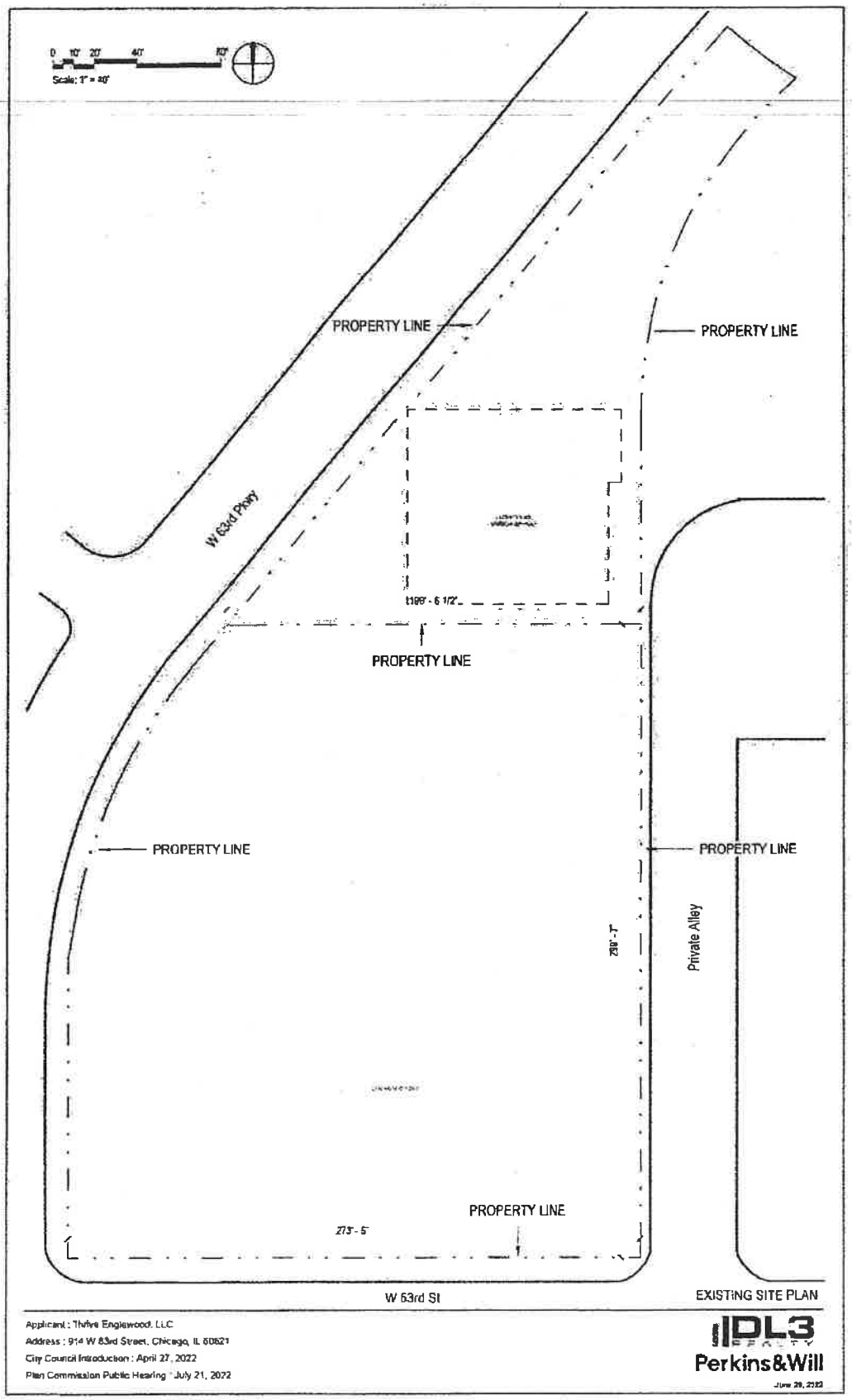

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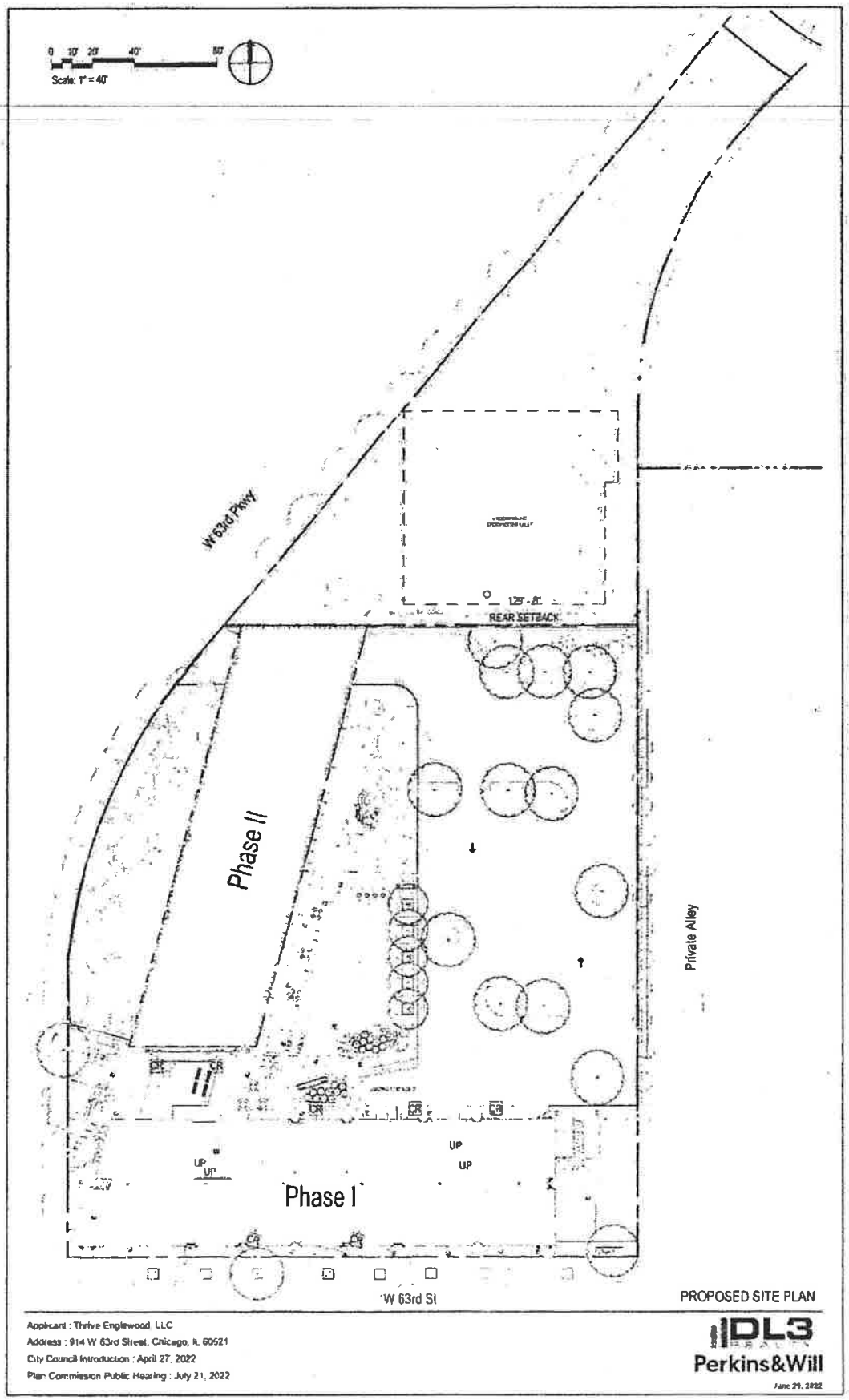

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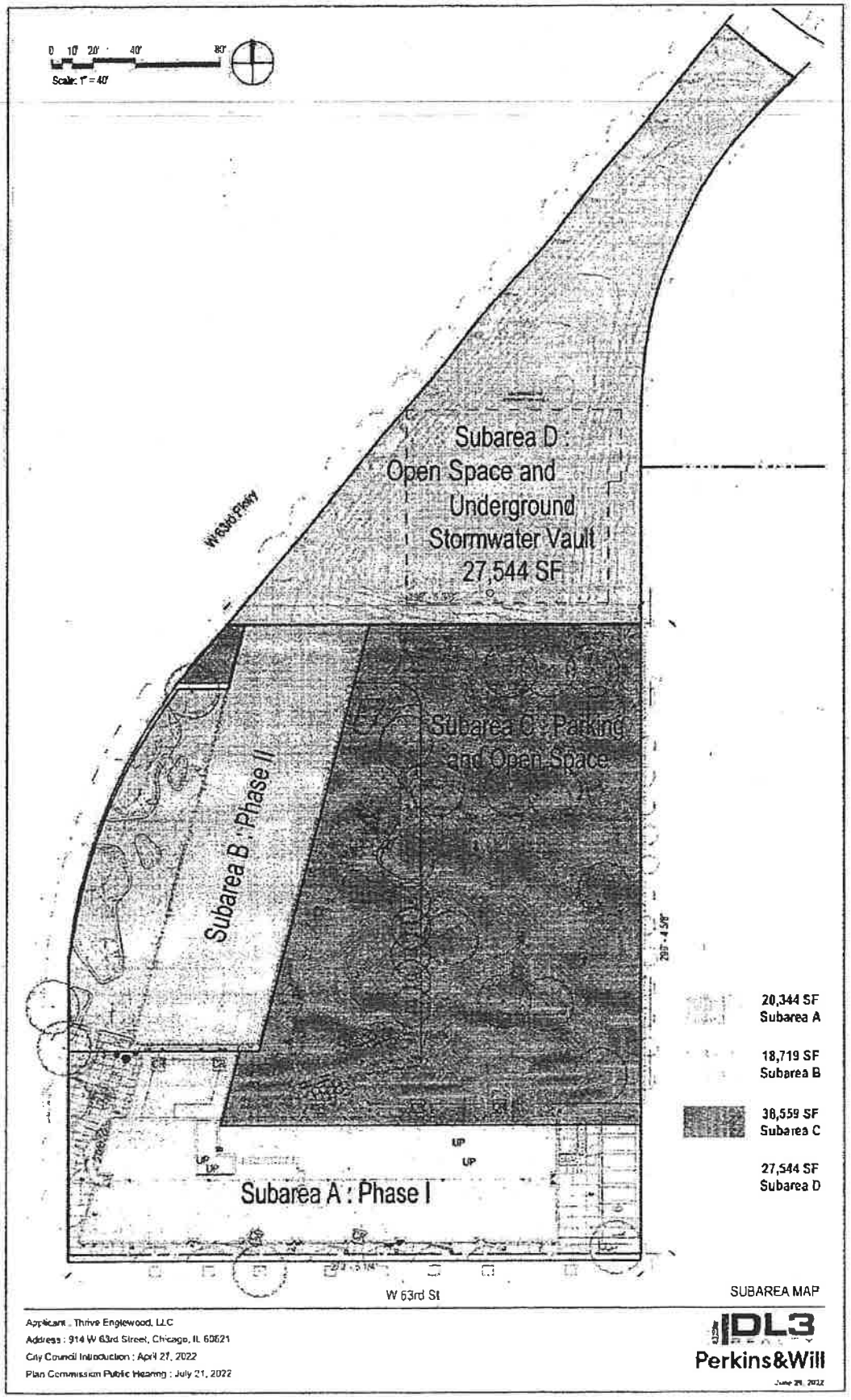

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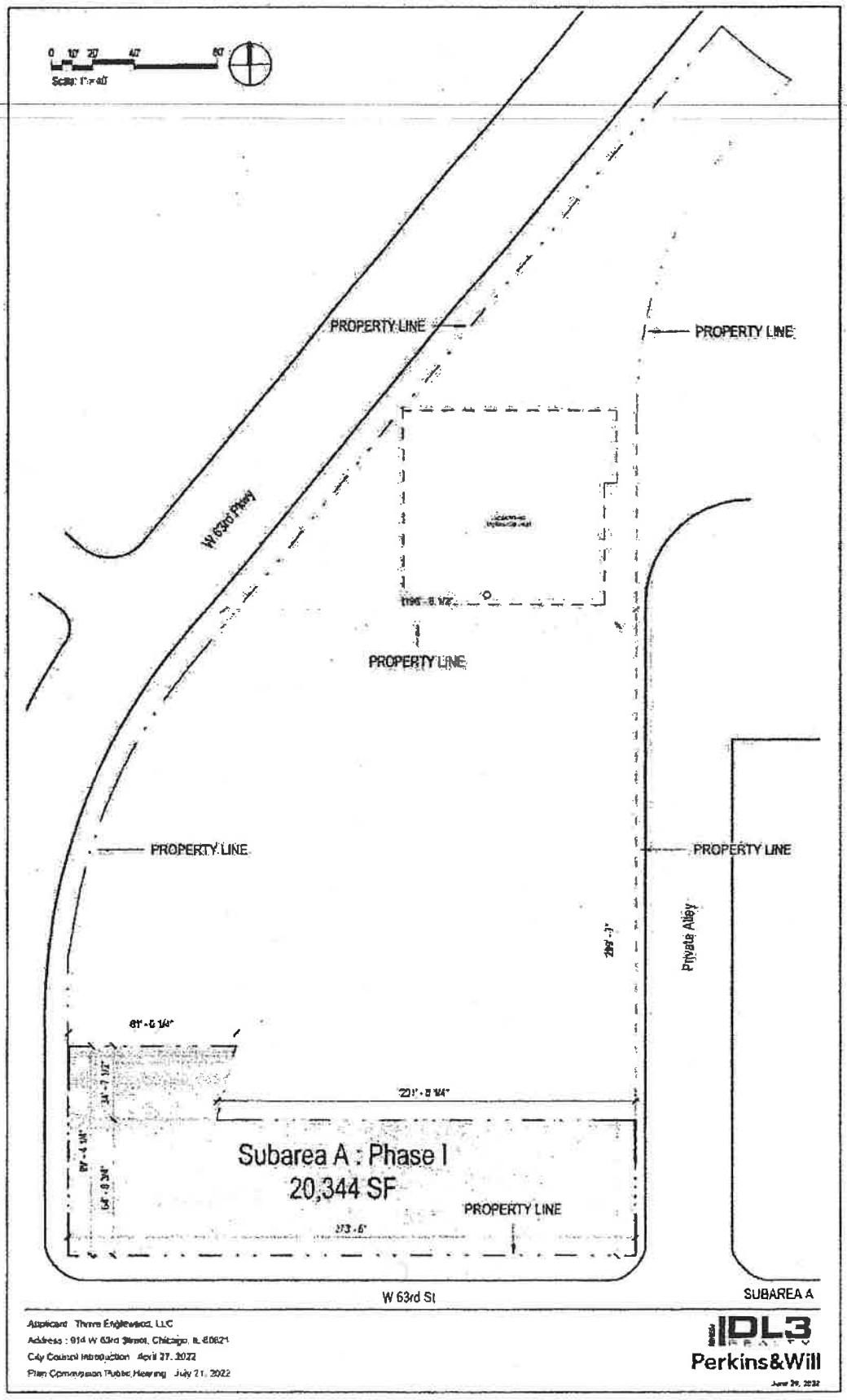

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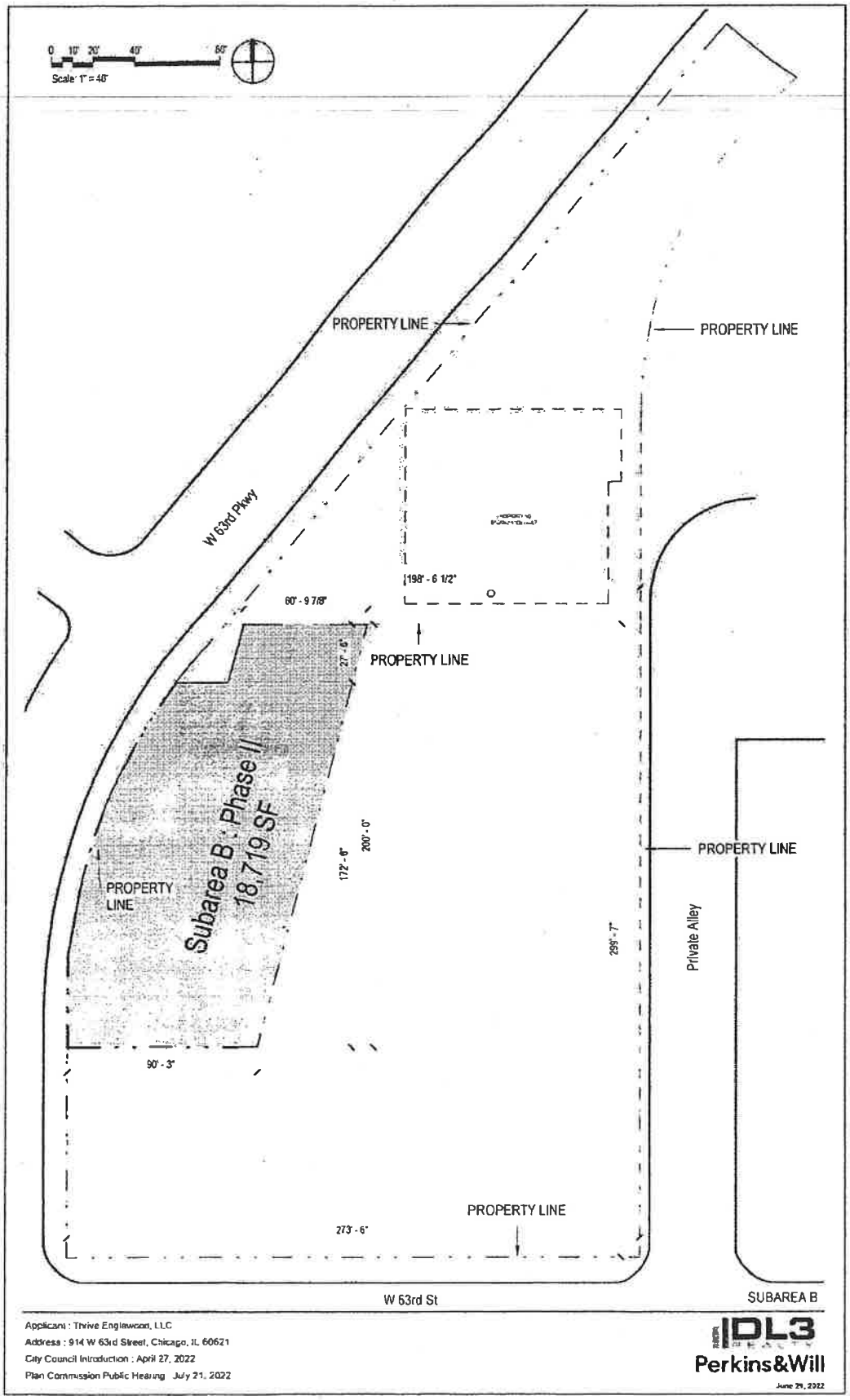

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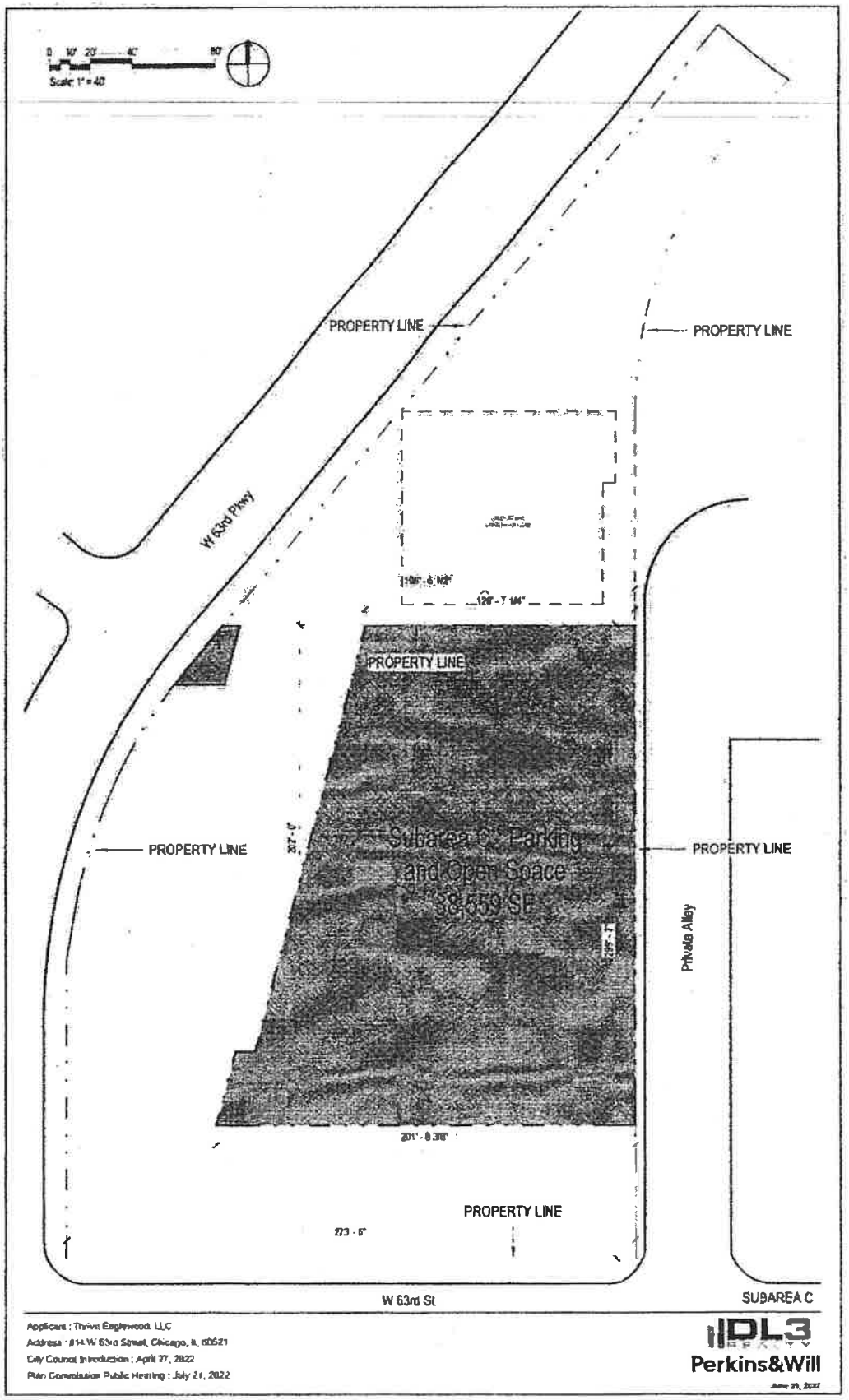

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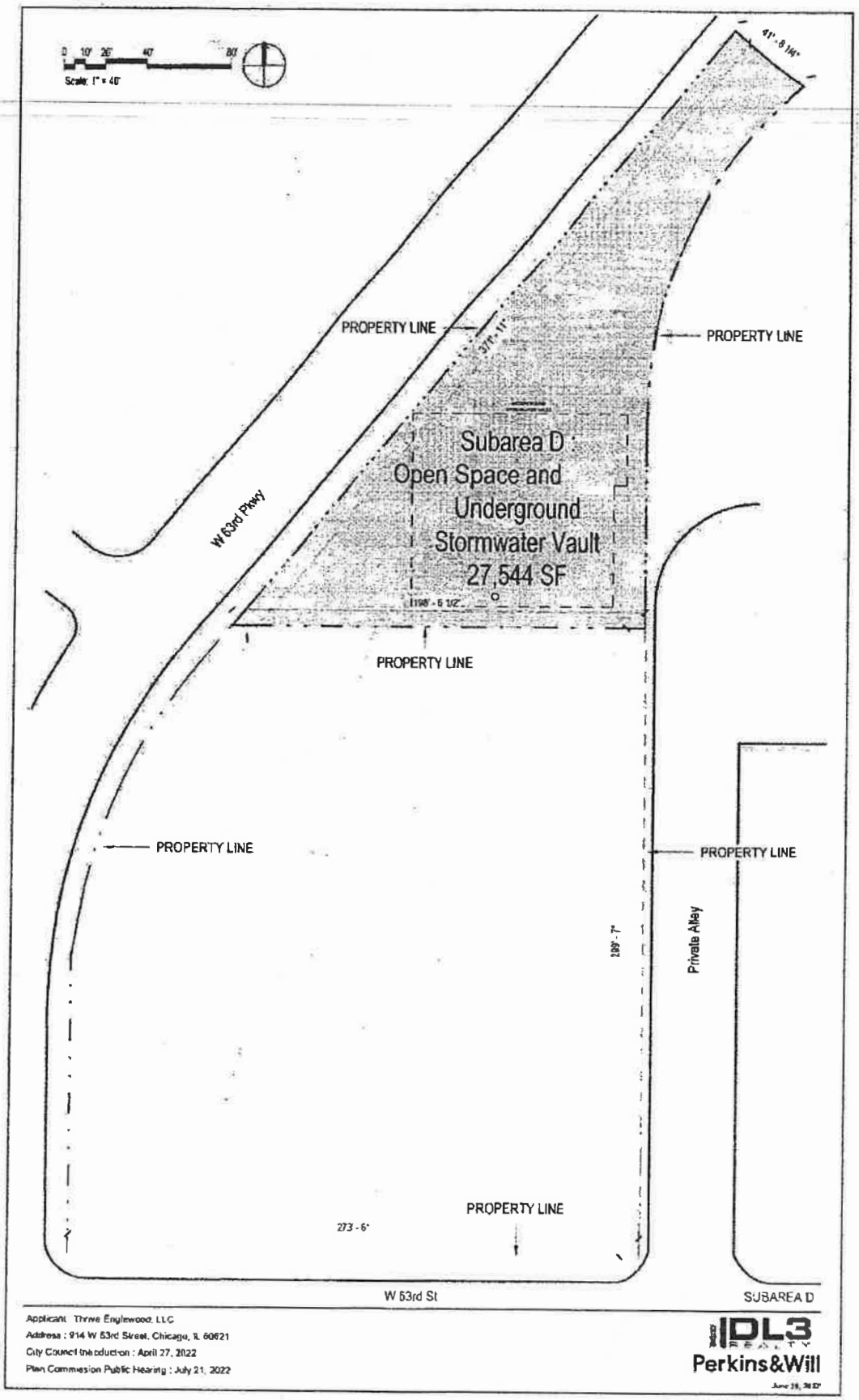

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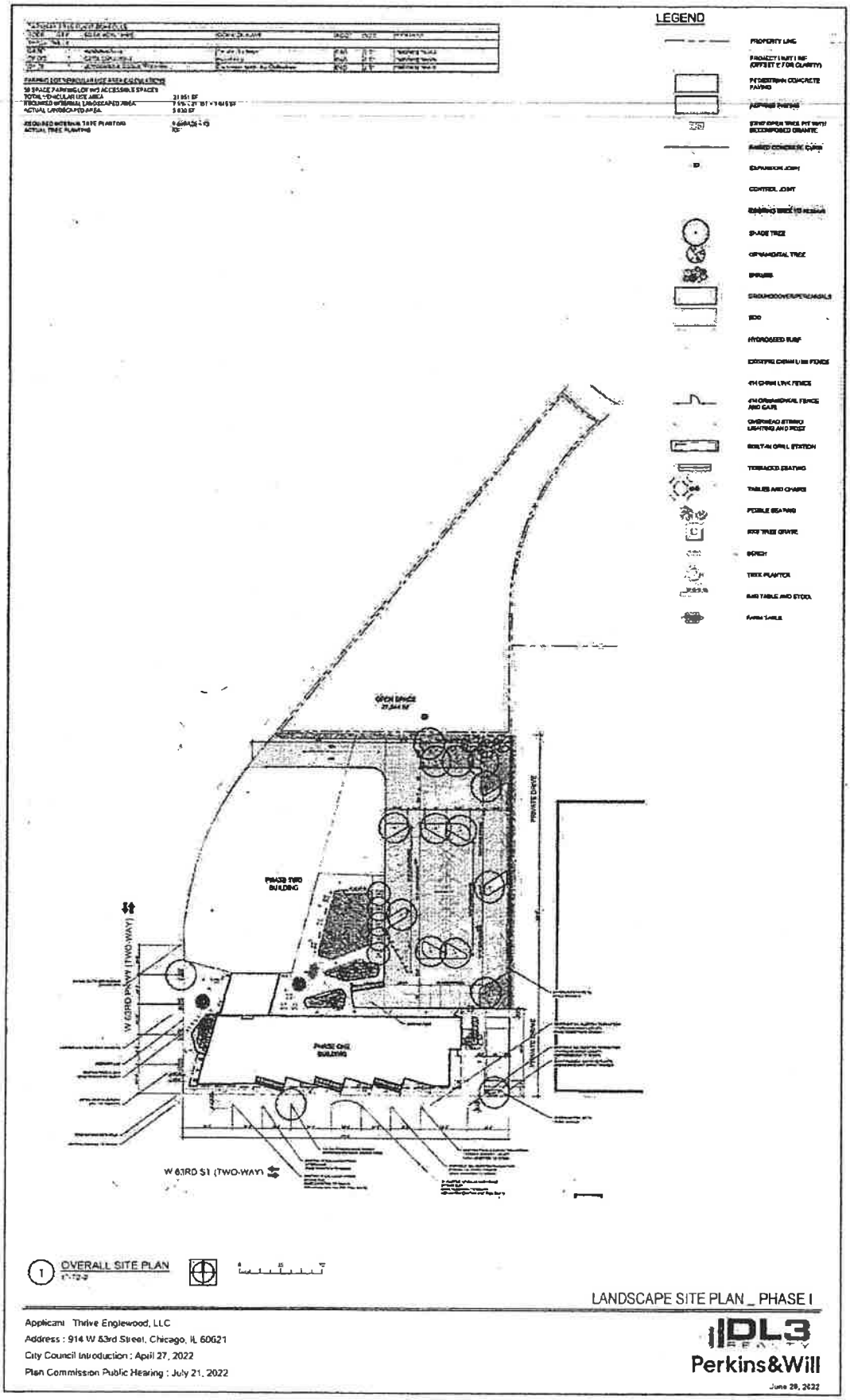

LANDSCAPE SITE PLAN _ PHASE I

Applicant: Thrive Englewood, LLC
Address: 914 W 63rd Street, Chicago, IL 60621
City Council Introduction: April 27, 2022
Plan Commission Public Hearing: July 21, 2022

DL3 REALTY
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June 28, 2022

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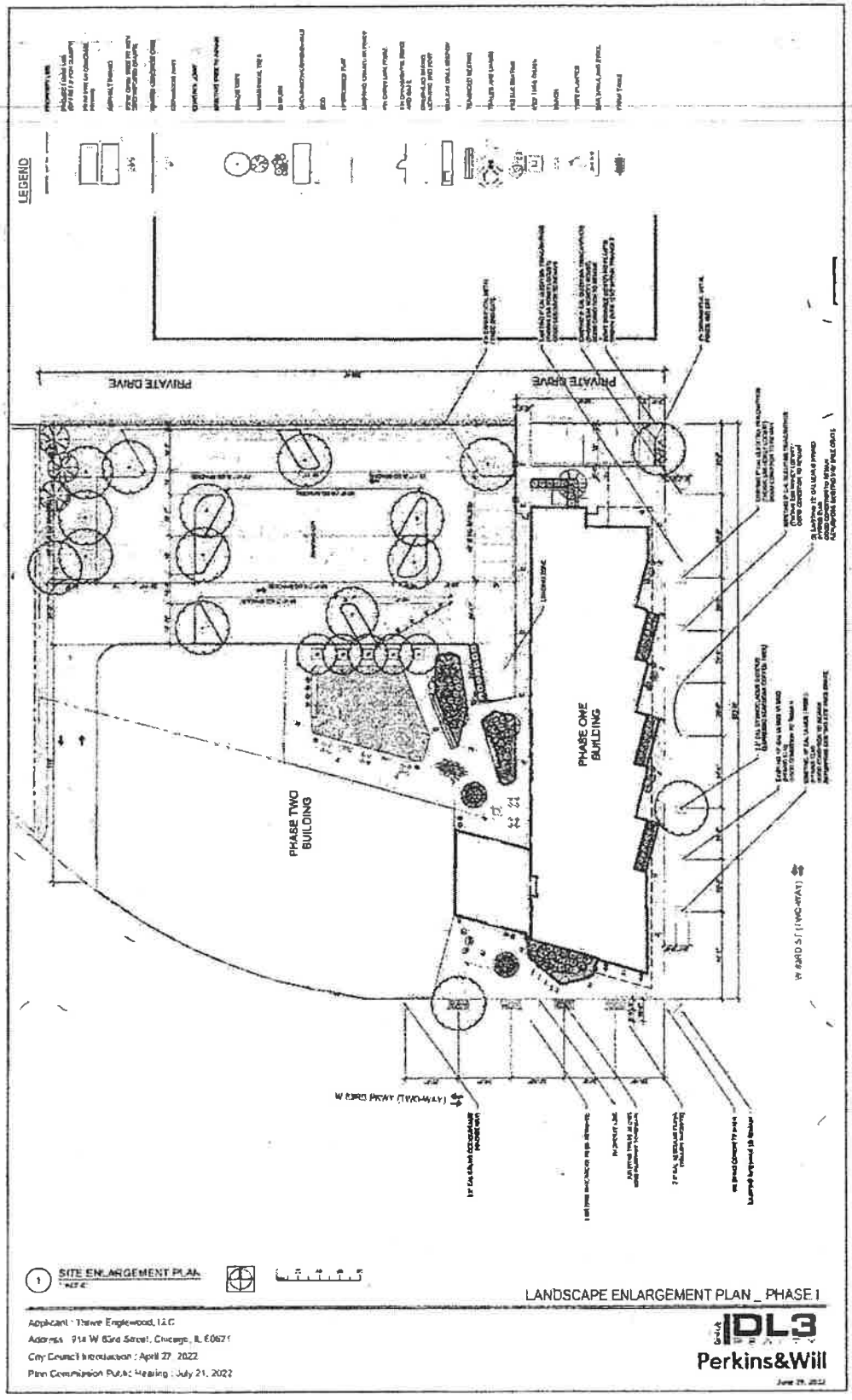

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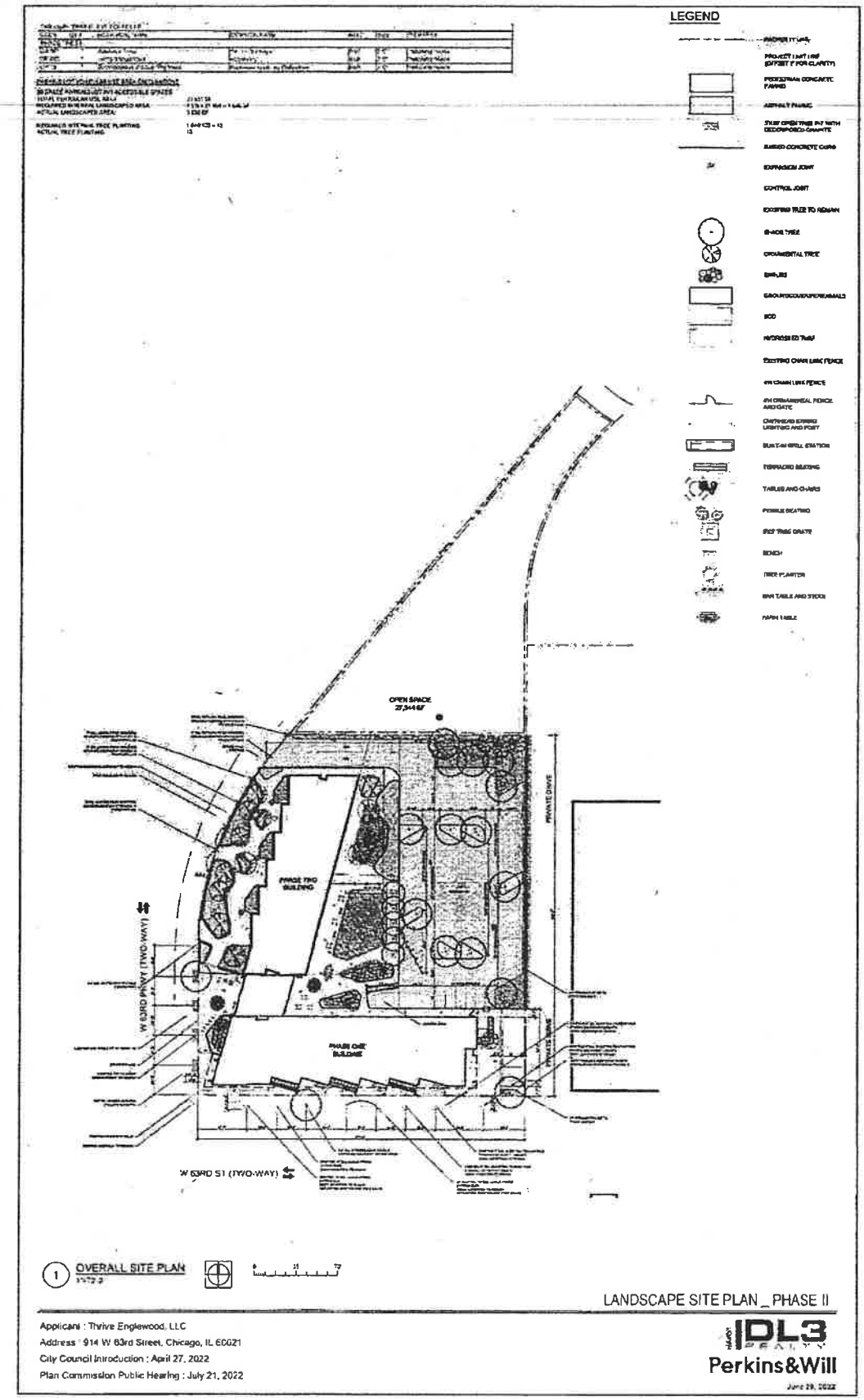

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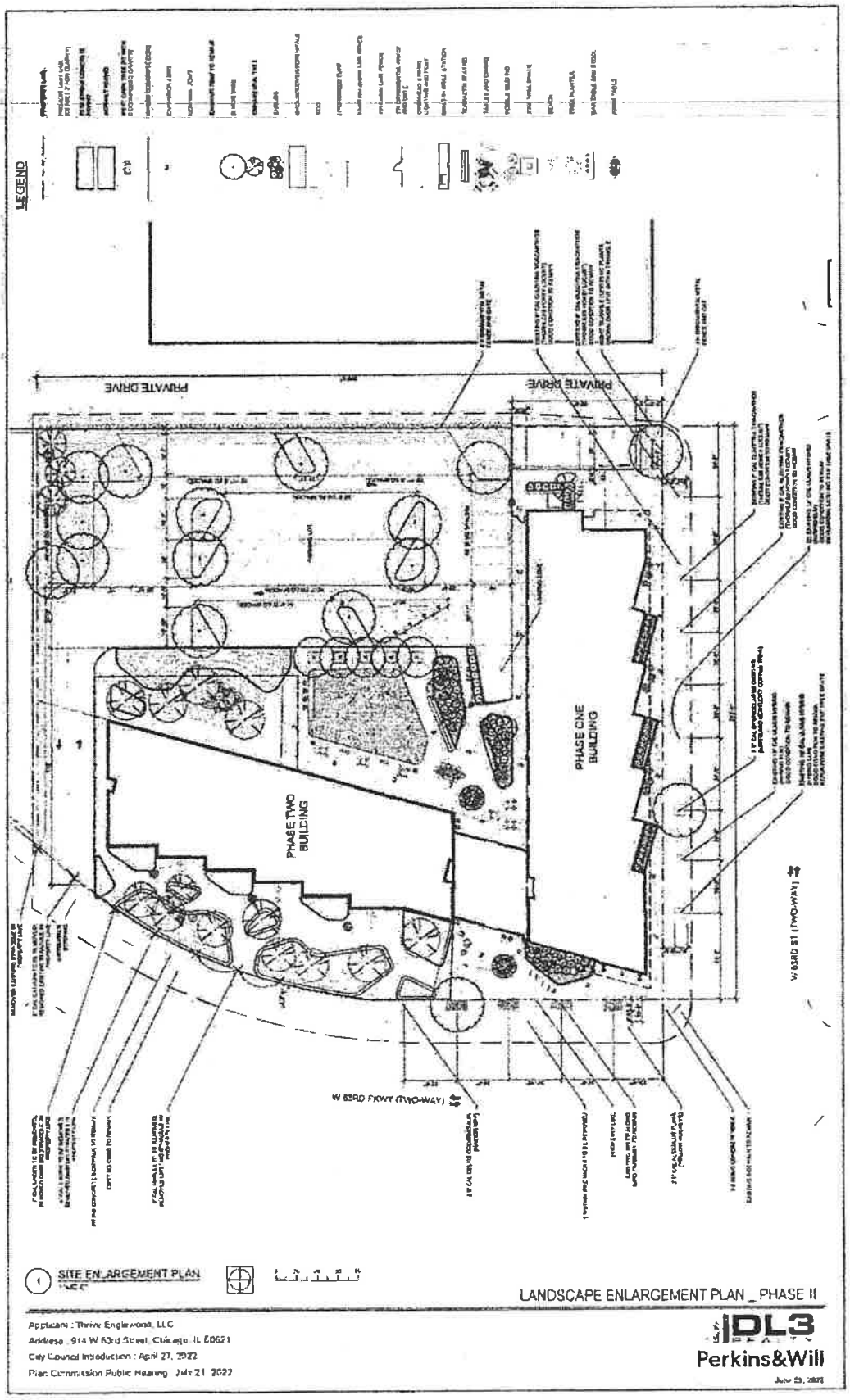

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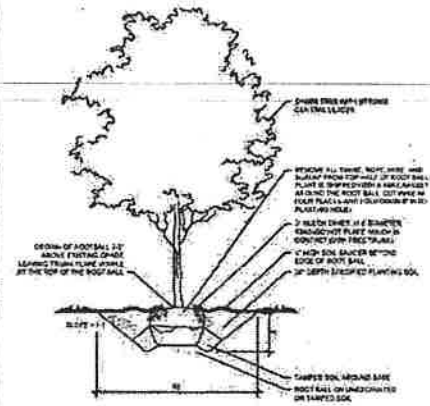

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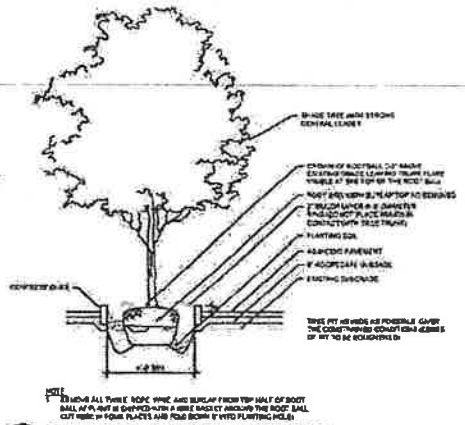

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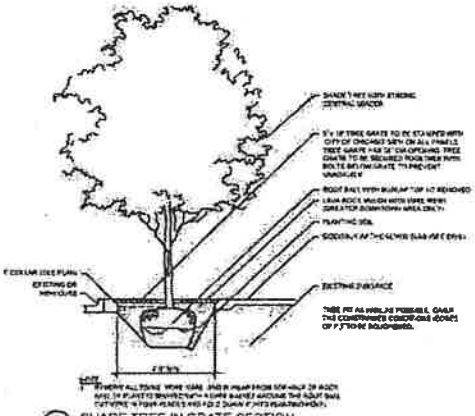

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4 SHRUB PLANTING SECTION
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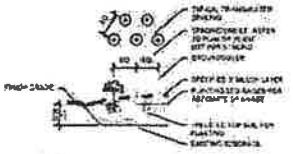

5 PERENNIAL PLANTING SECTION
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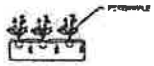

6 BULB INSTALLATION DETAIL
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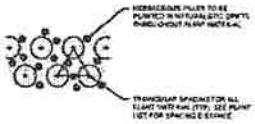

7 INTERPLANTING DETAIL
NOT TO SCALE

LANDSCAPE DETAILS

Applicant : Thrive Englewood, LLC
Address : 914 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
Plan Commission Public Hearing : July 21, 2022

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June 29, 2022

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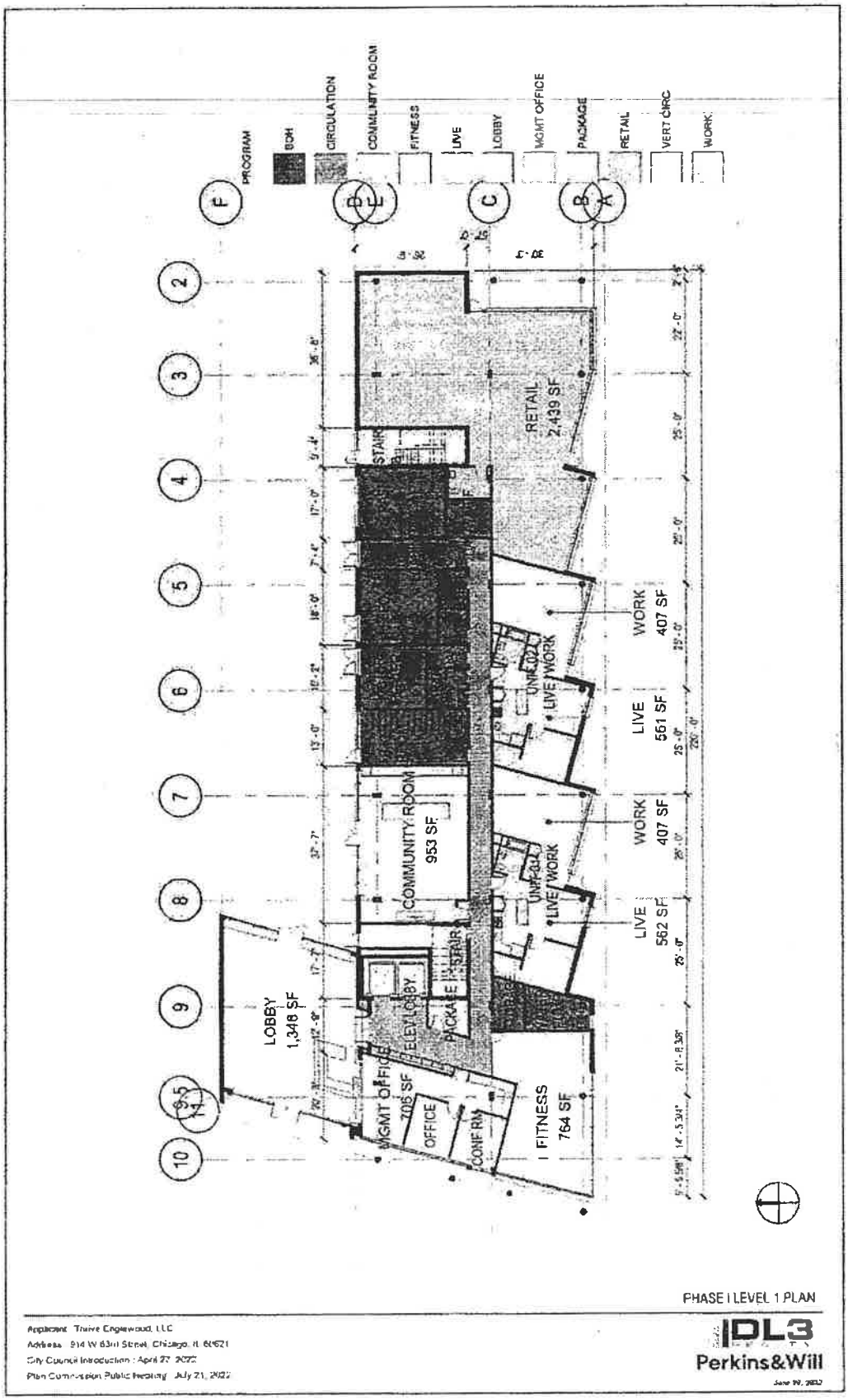

PHASE I LEVEL 1 PLAN

Applicant: Thrive Englewood, LLC
Address: 914 W 63rd Street, Chicago, IL 60621
City Council Introduction: April 27, 2022
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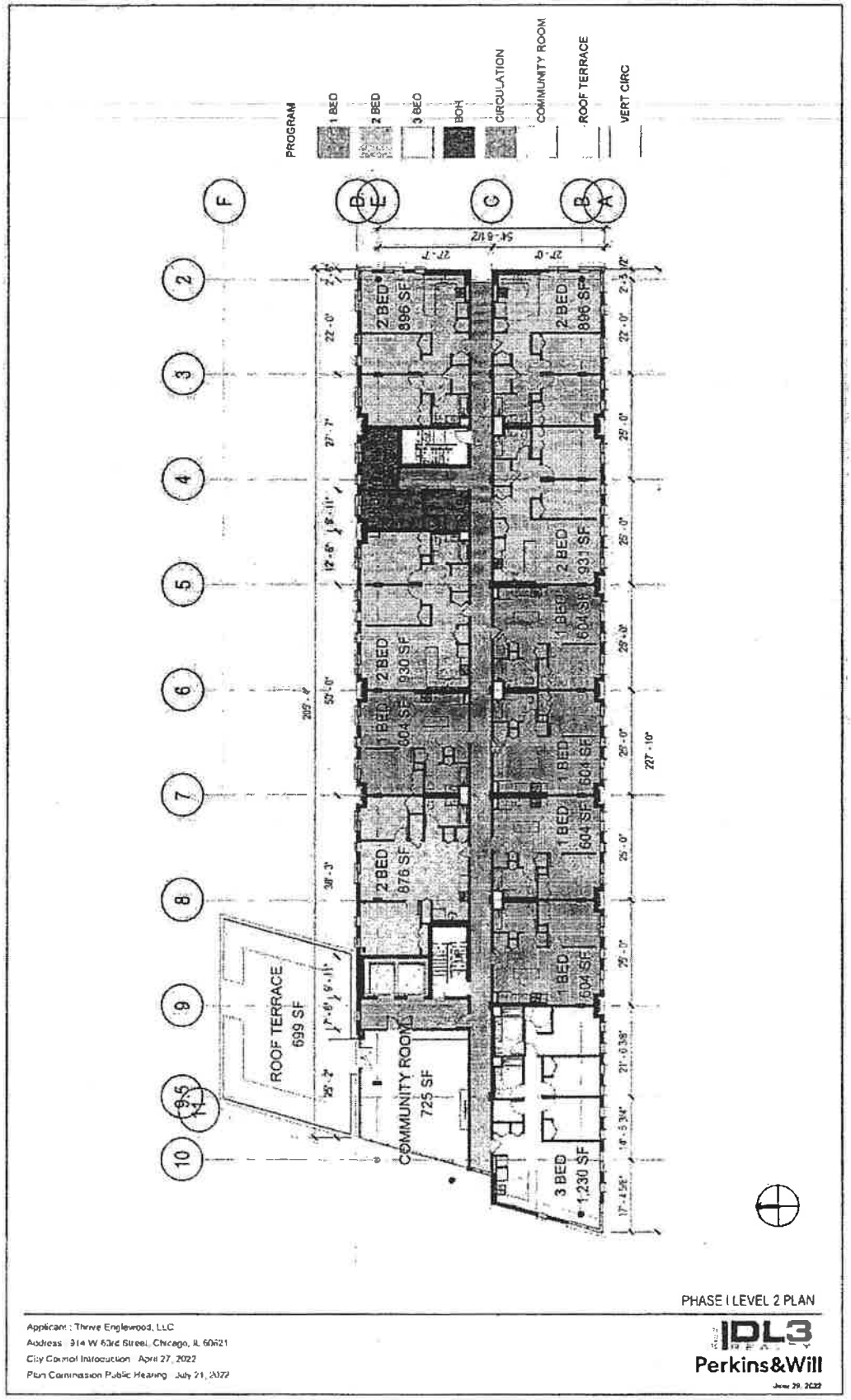
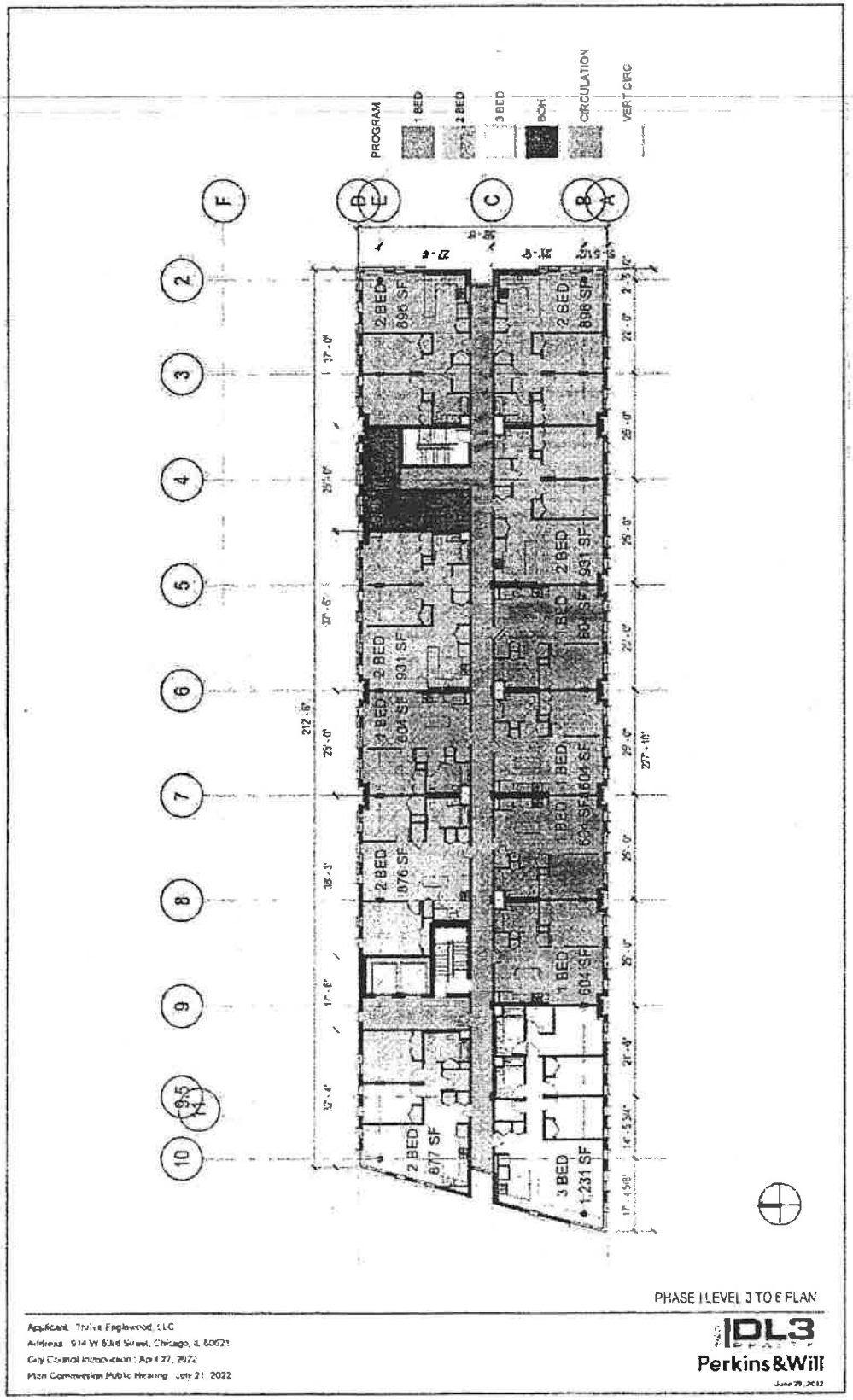


PHASE I LEVEL 2 PLAN

Applicant : Thrive Englewood, LLC
Address : 314 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
Plan Commission Public Hearing : July 21, 2022

IDL3 REALTY
Perkins&Will
June 29, 2022

Final for Publication



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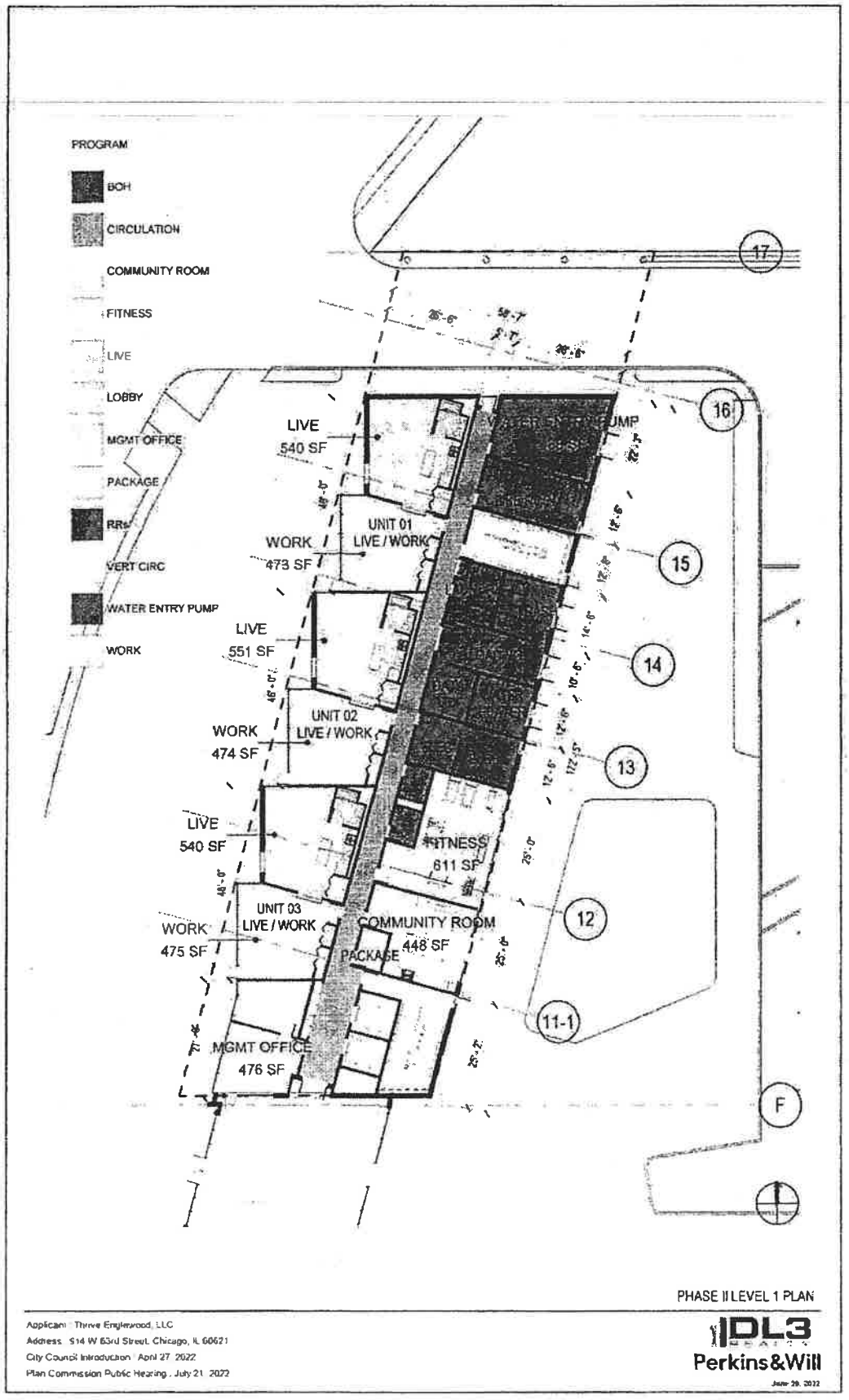


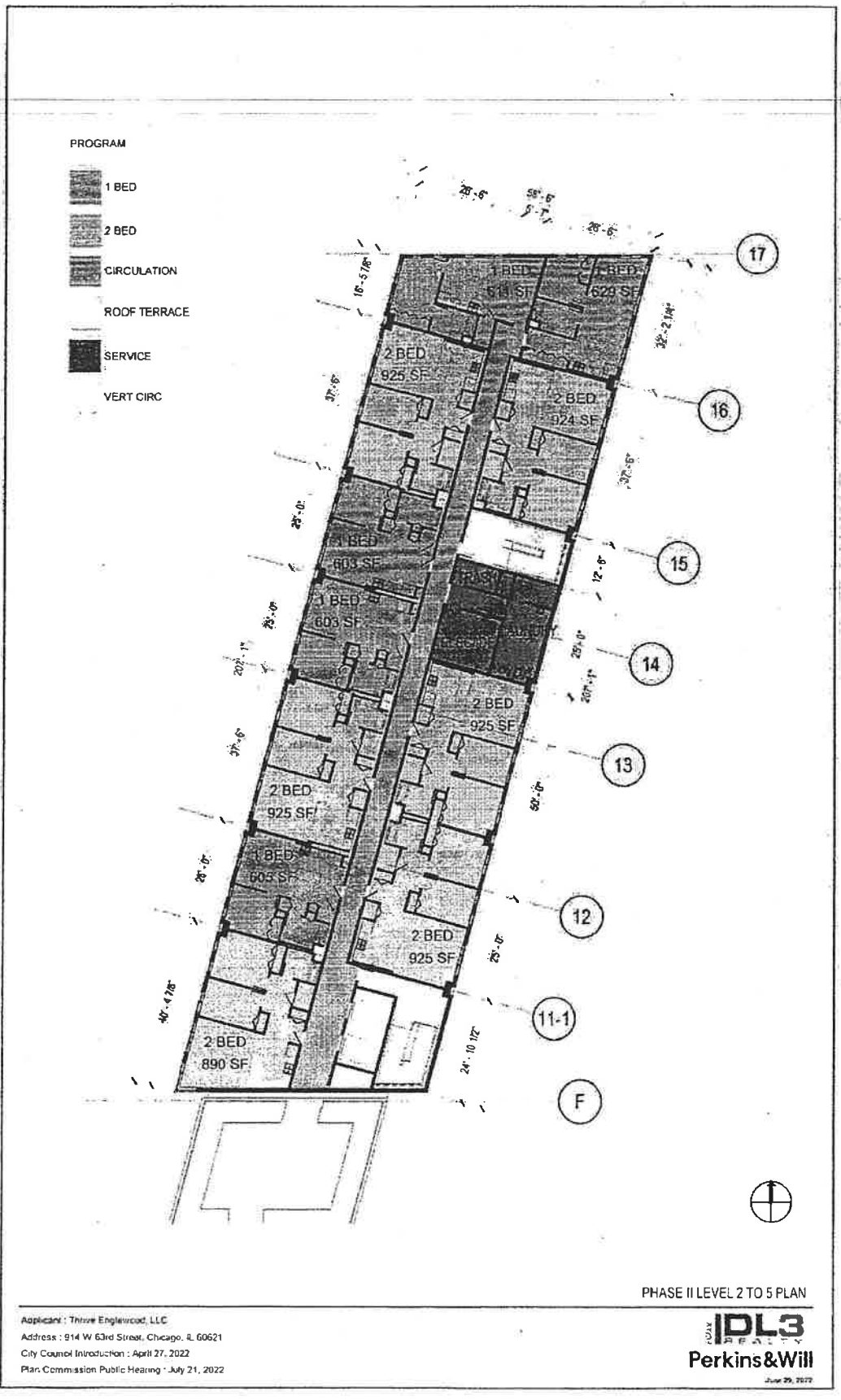
PHASE II LEVEL 1 PLAN

Applicant: Thrive Englewood, LLC
Address: 514 W 63rd Street, Chicago, IL 60621
City Council Introduction: April 27, 2022
Plan Commission Public Hearing: July 21, 2022

Perkins&Will

June 29, 2022

Final for Publication



PHASE II LEVEL 2 TO 5 PLAN

Applicant : Thrive Englewood, LLC
Address : 914 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
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IDL3 REALTY
Perkins&Will
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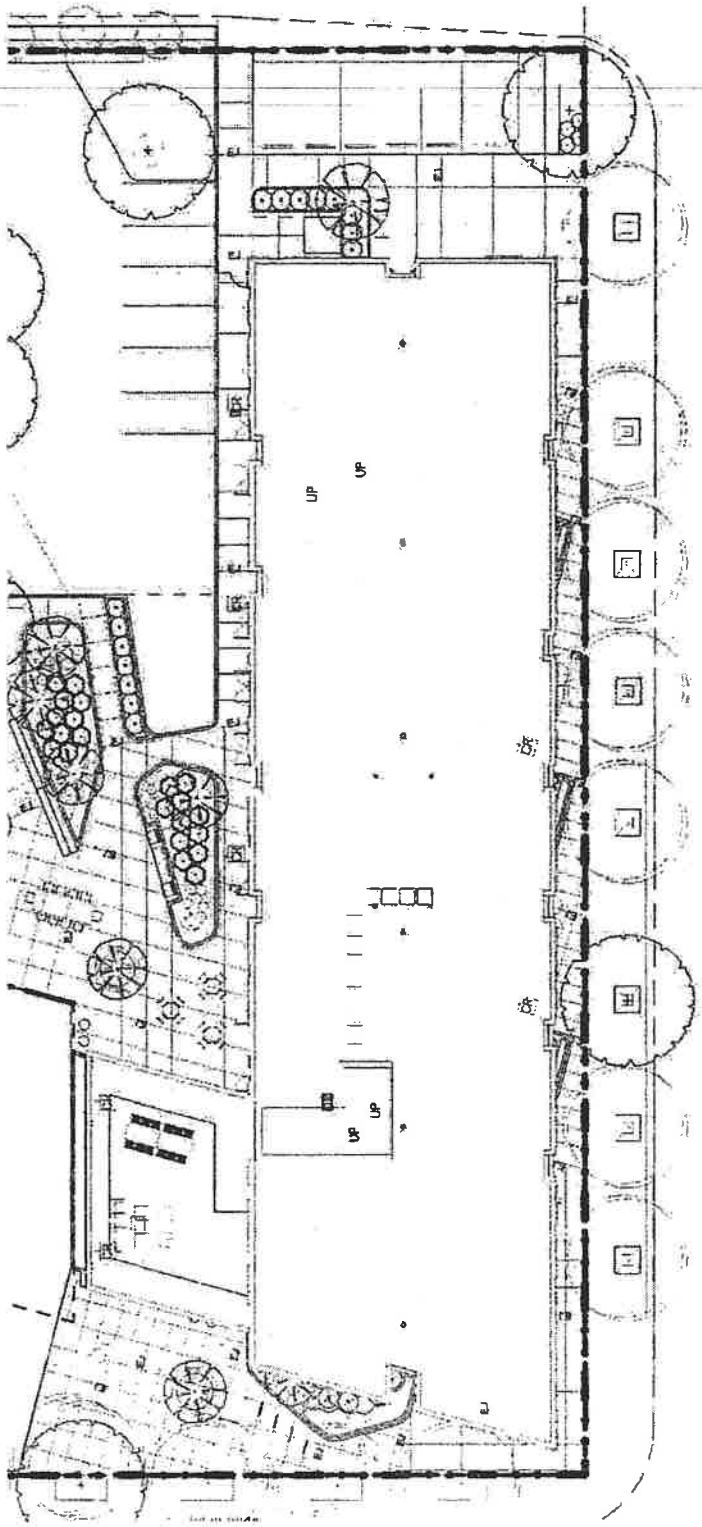

PHASE I ROOF PLAN

Applicant : Thrive Englewood, LLC
Address : 914 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
Plan Commission Public Hearing : July 21, 2022

IDL3 Perkins&Will

June 29, 2022

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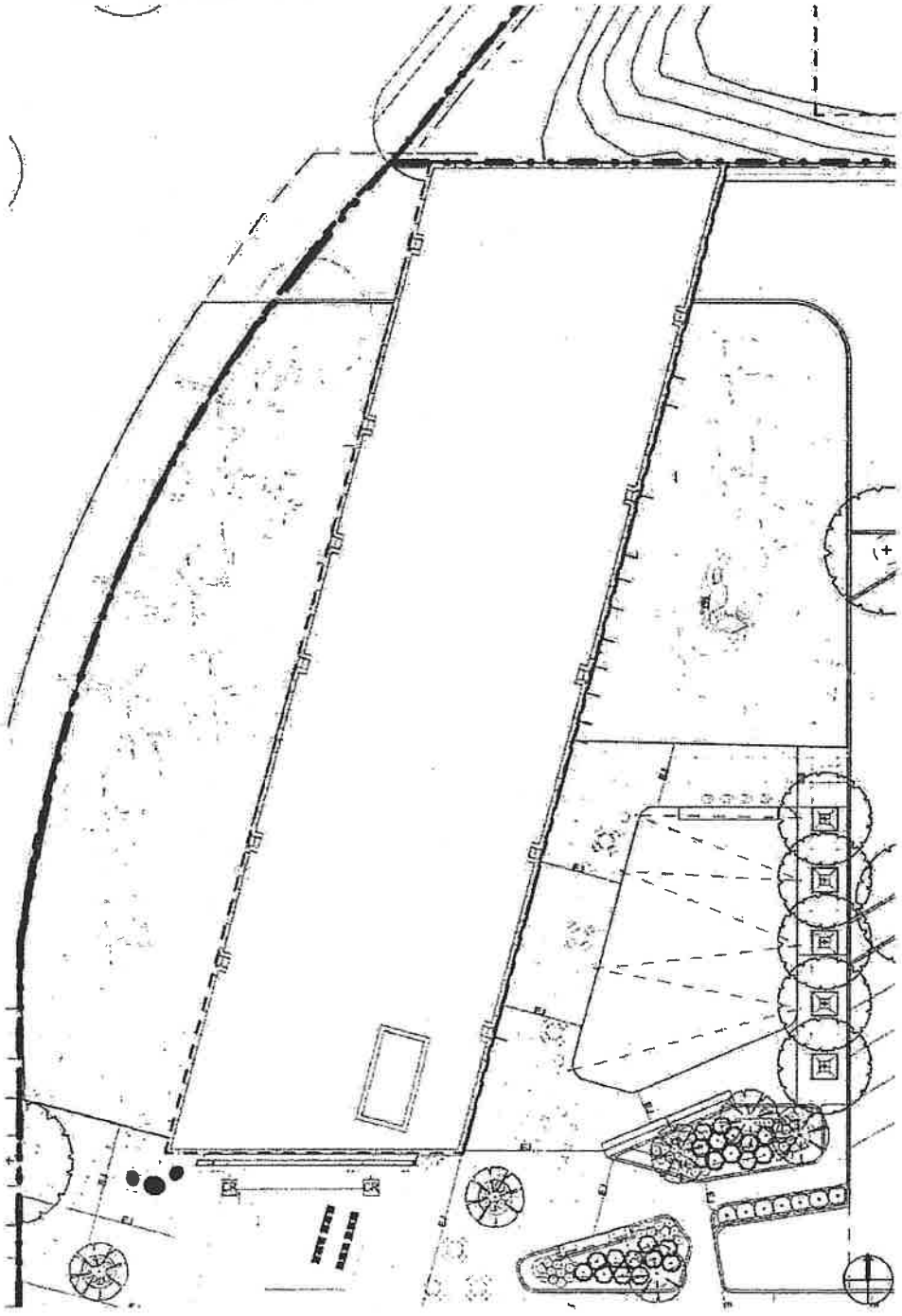

PHASE II ROOF PLAN

Applicant : Thrive Englewood, LLC
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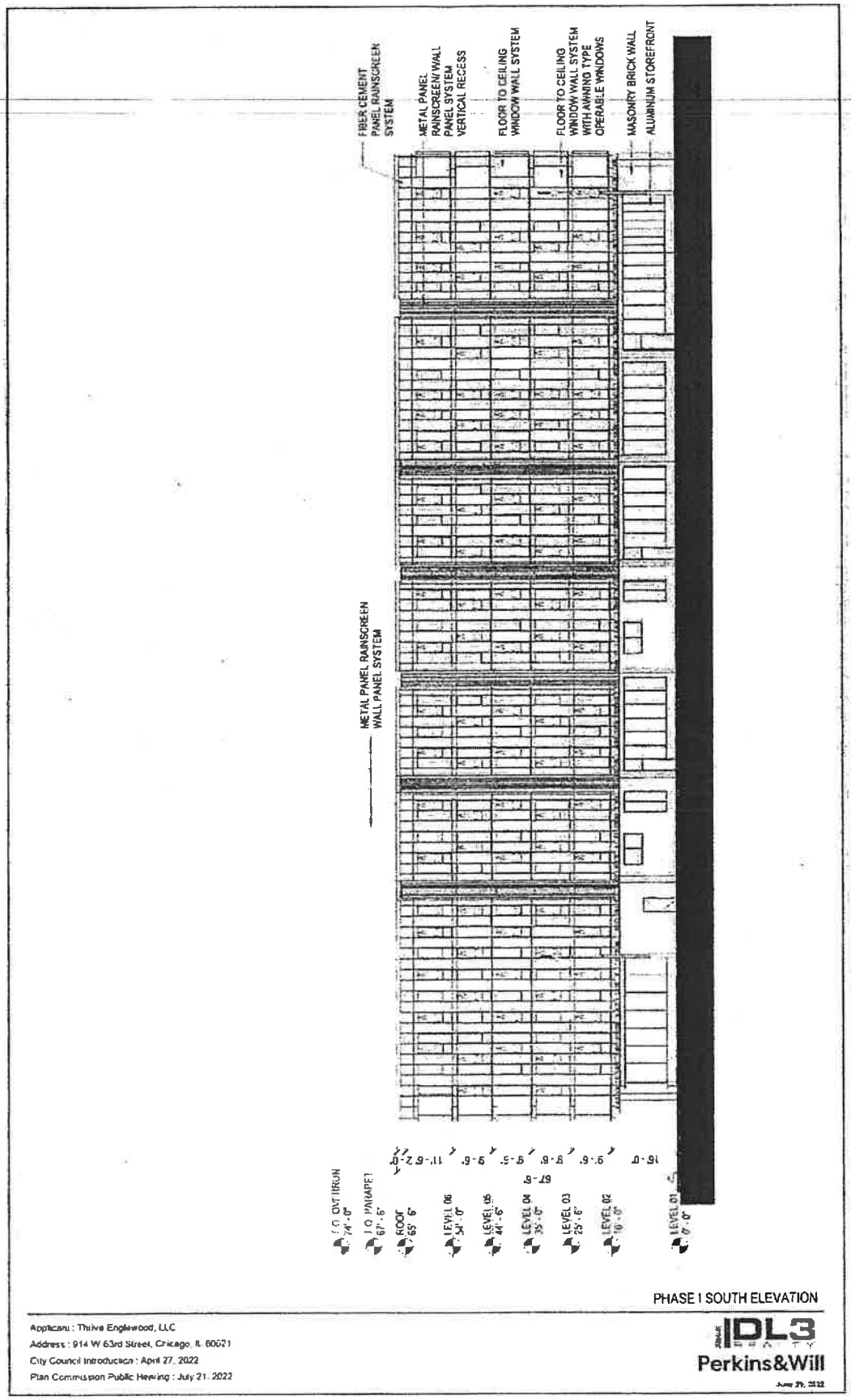

PHASE I SOUTH ELEVATION

Applicant : Thrive Englewood, LLC
Address : 914 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
Plan Commission Public Hearing : July 21, 2022

IDL3
Perkins&Will
June 29, 2022

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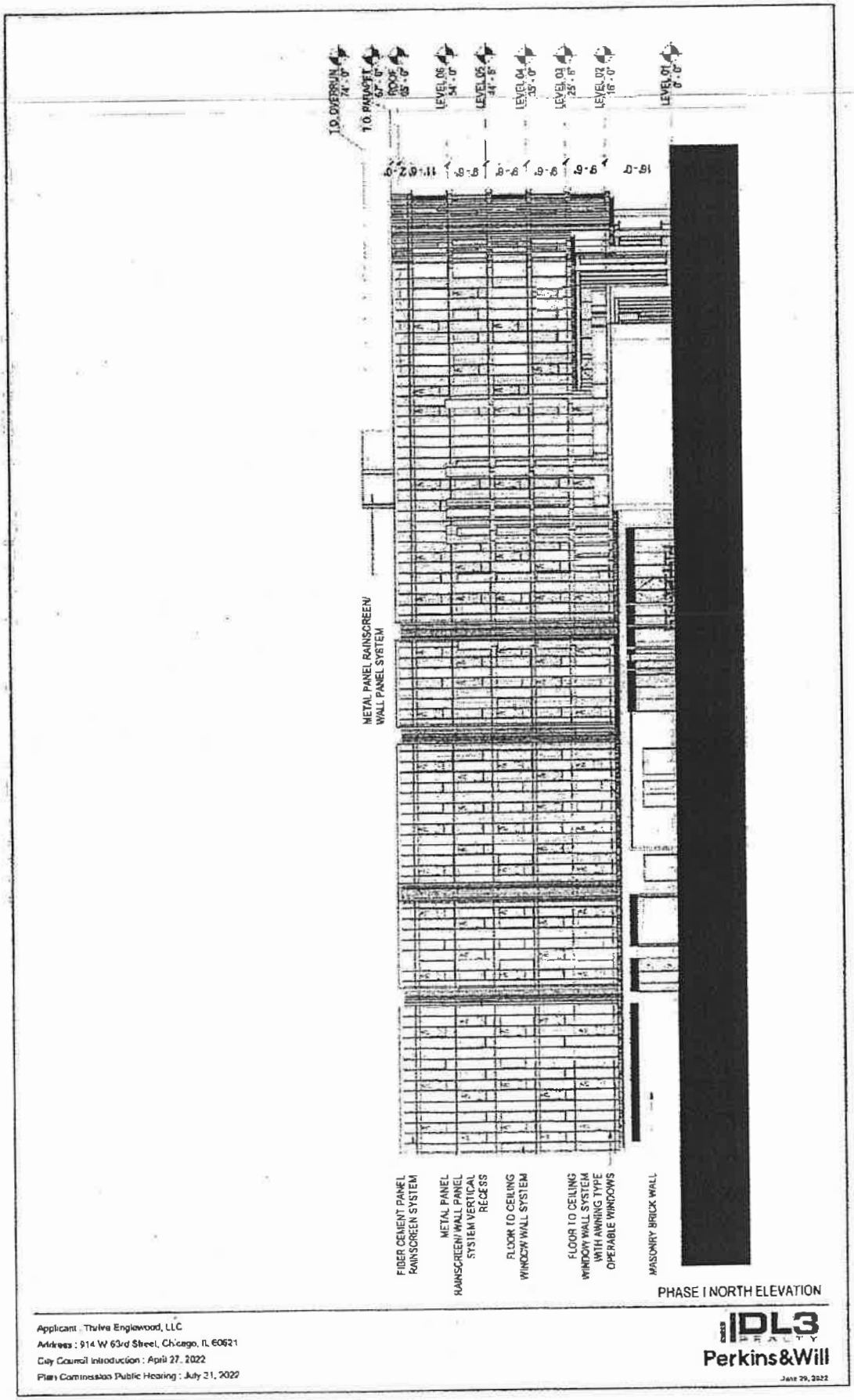

PHASE I NORTH ELEVATION

Applicant : Thrive Englewood, LLC
Address : 914 W 63rd Street, Chicago, IL 60621
City Council Introduction : April 27, 2022
Plan Commission Public Hearing : July 21, 2022

IDL3 REALTY
Perkins&Will
June 29, 2022

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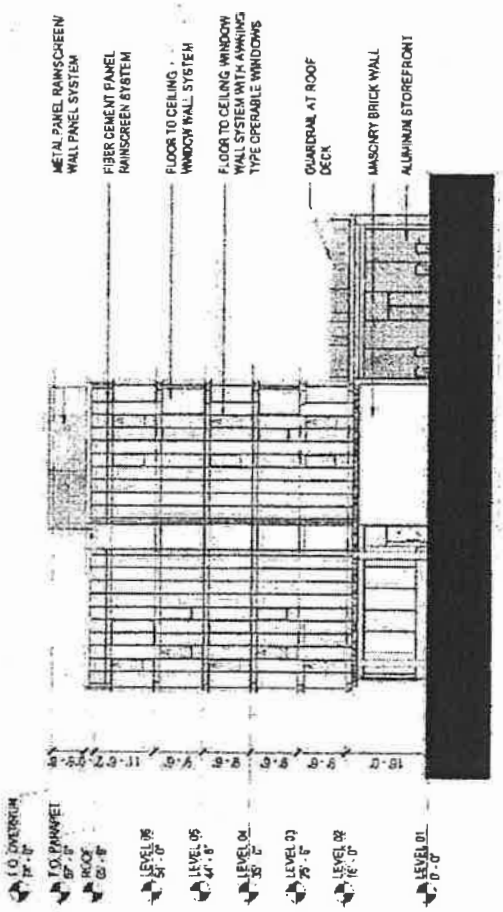

PHASE I EAST ELEVATION

Applicant: Three Englewood, LLC
Address: 914 W 63rd Street, Chicago, IL 60621
City Council Introduction: April 27, 2022
Plan Commission Public Hearing: July 21, 2022

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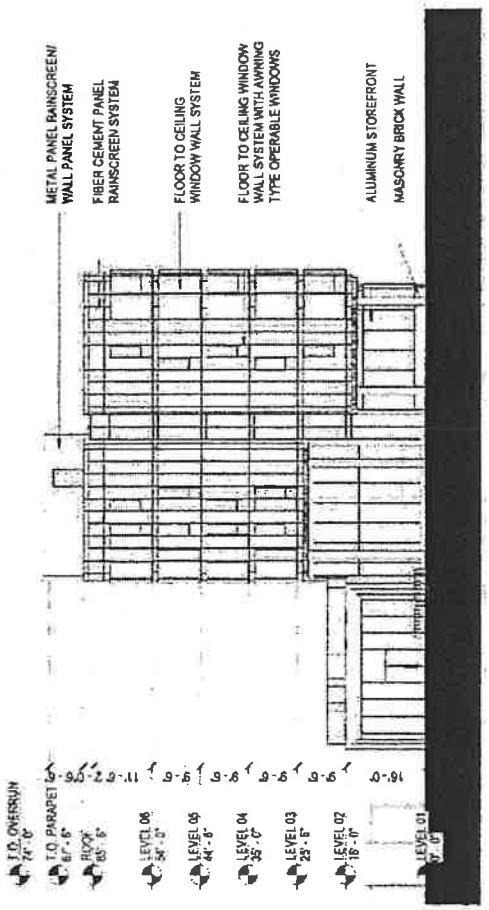
Perkins&Will
June 29, 2022

Final for Publication



PHASE I WEST ELEVATION

Applicant : Thrive Englewood, LLC
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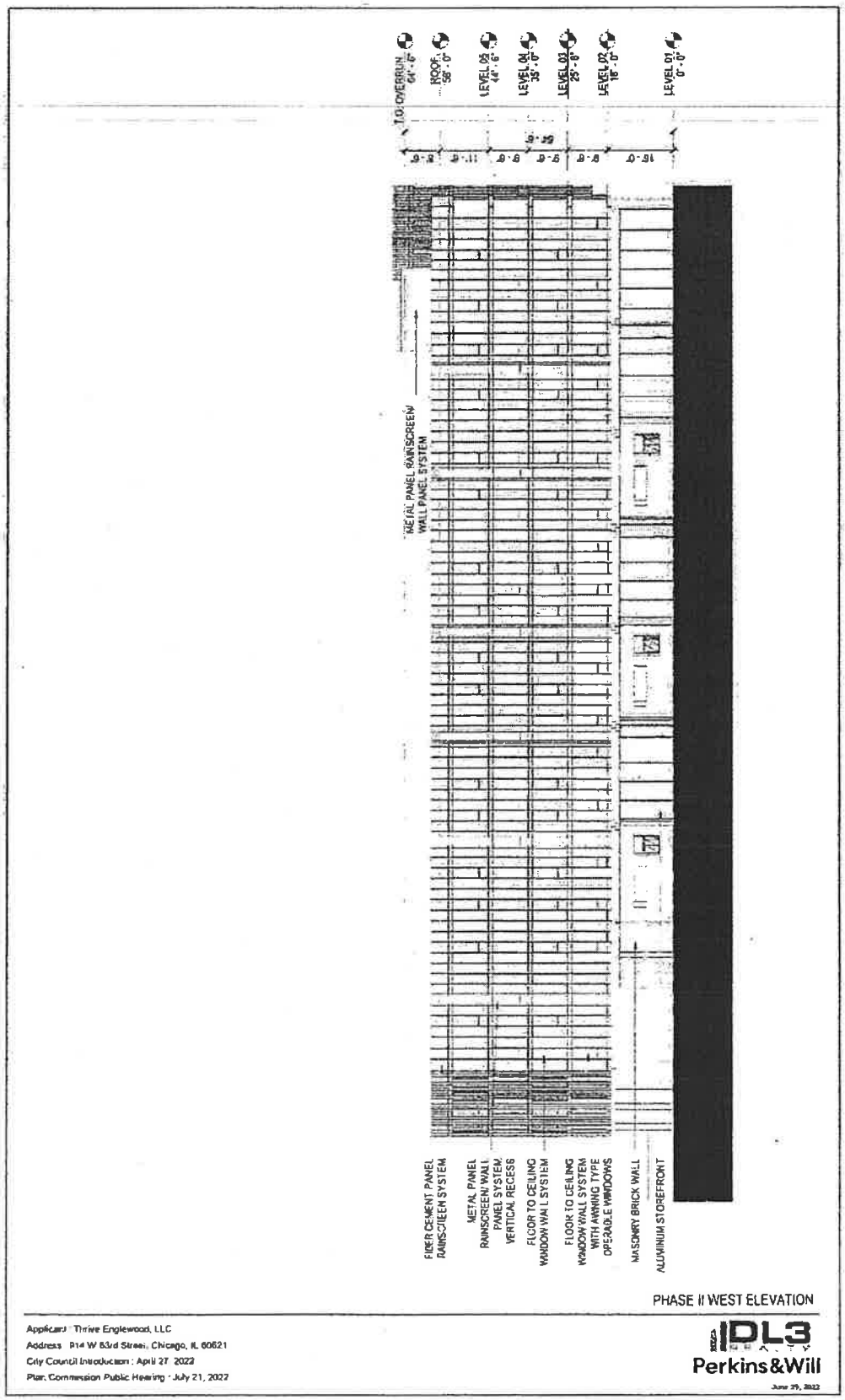

PHASE II WEST ELEVATION

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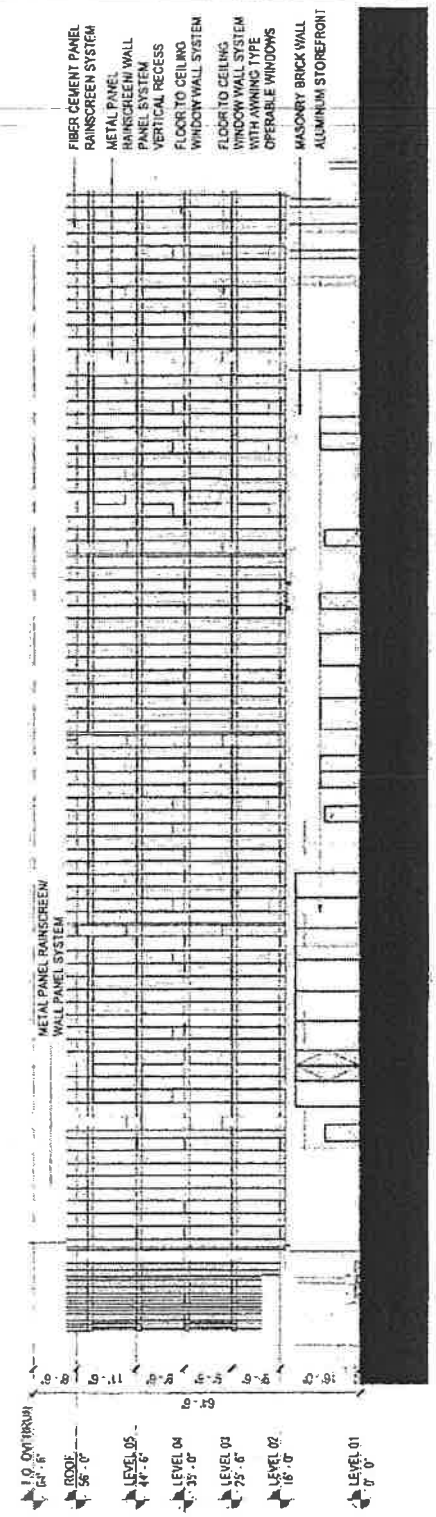

PHASE II EAST ELEVATION

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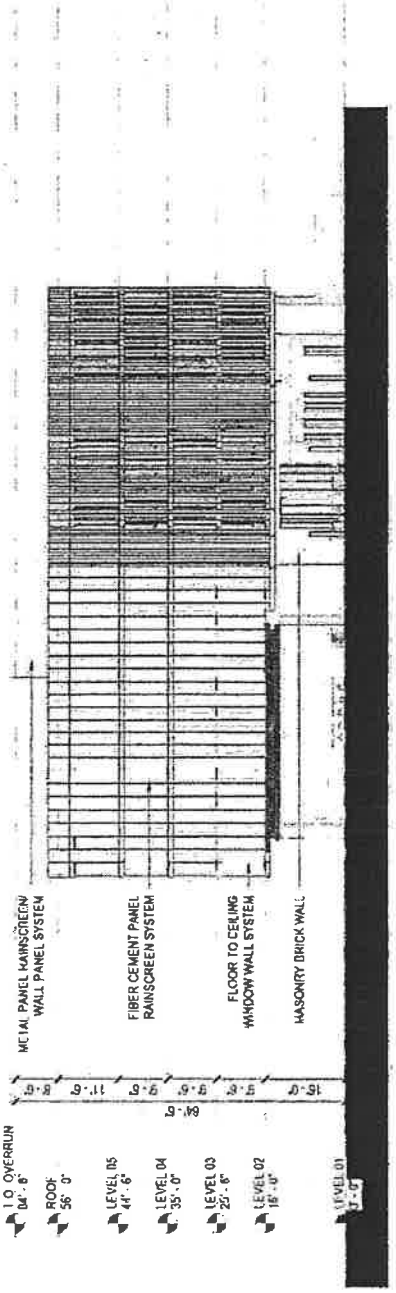

PHASE II SOUTH ELEVATION

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IDL3 REALTY
Perkins&Will

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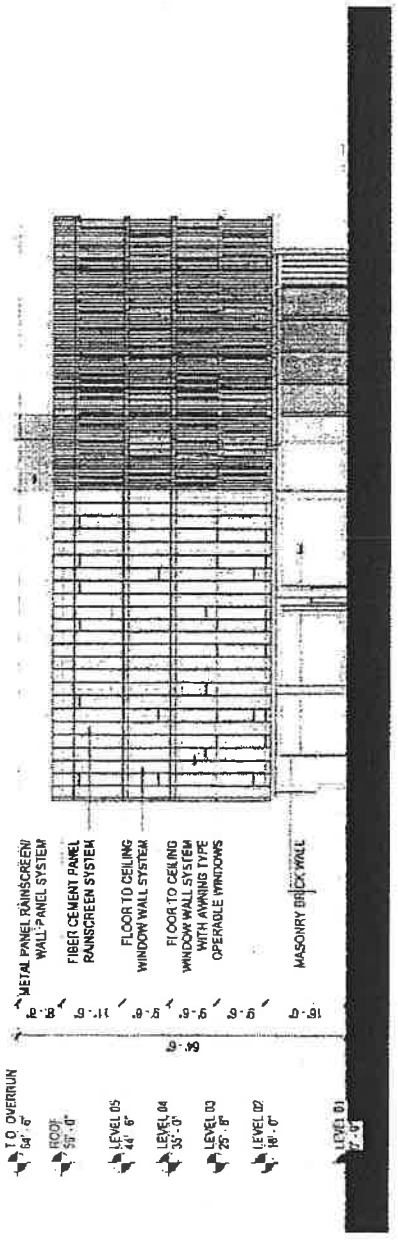

PHASE II NORTH ELEVATION

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DL3 REALTY
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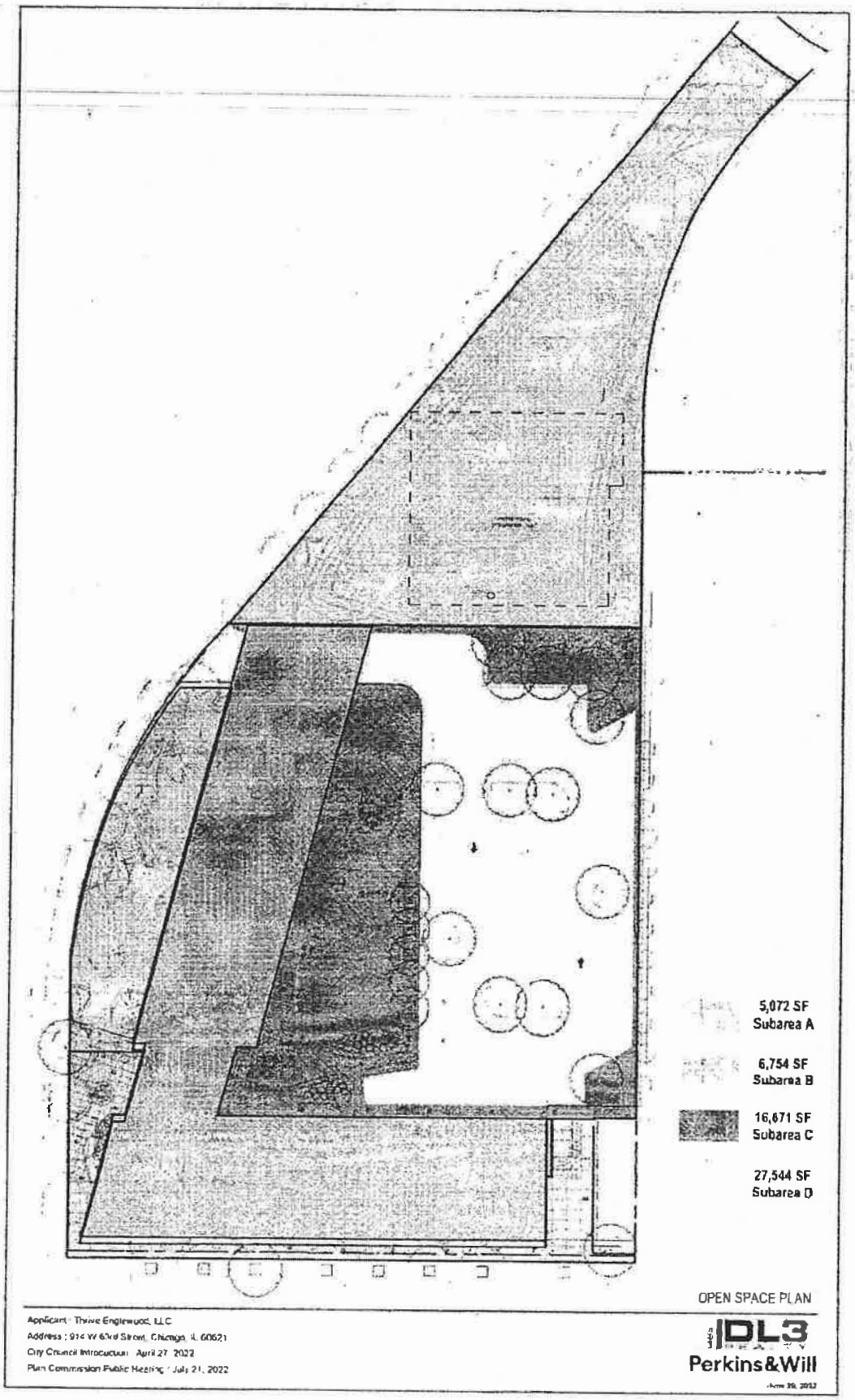

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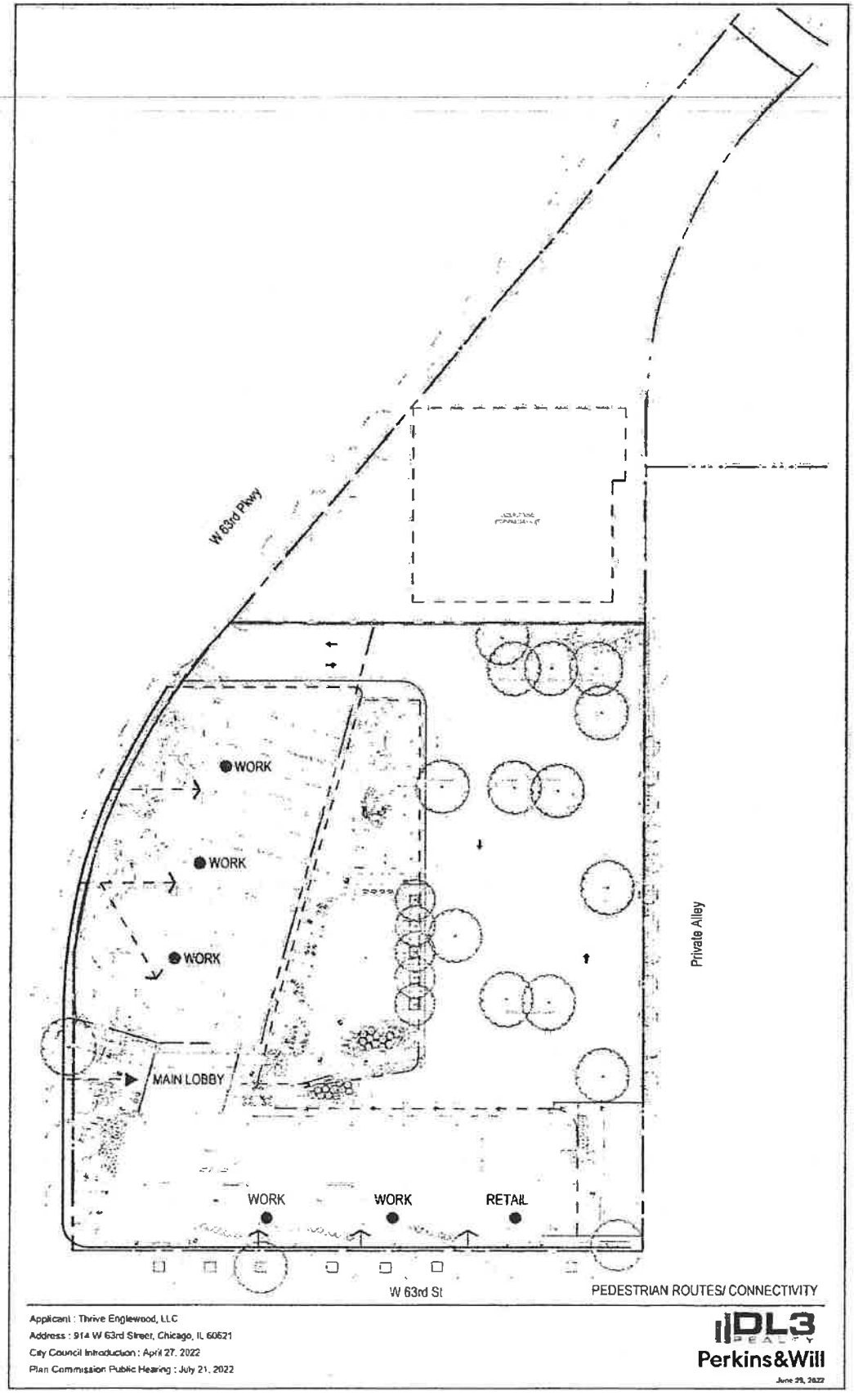

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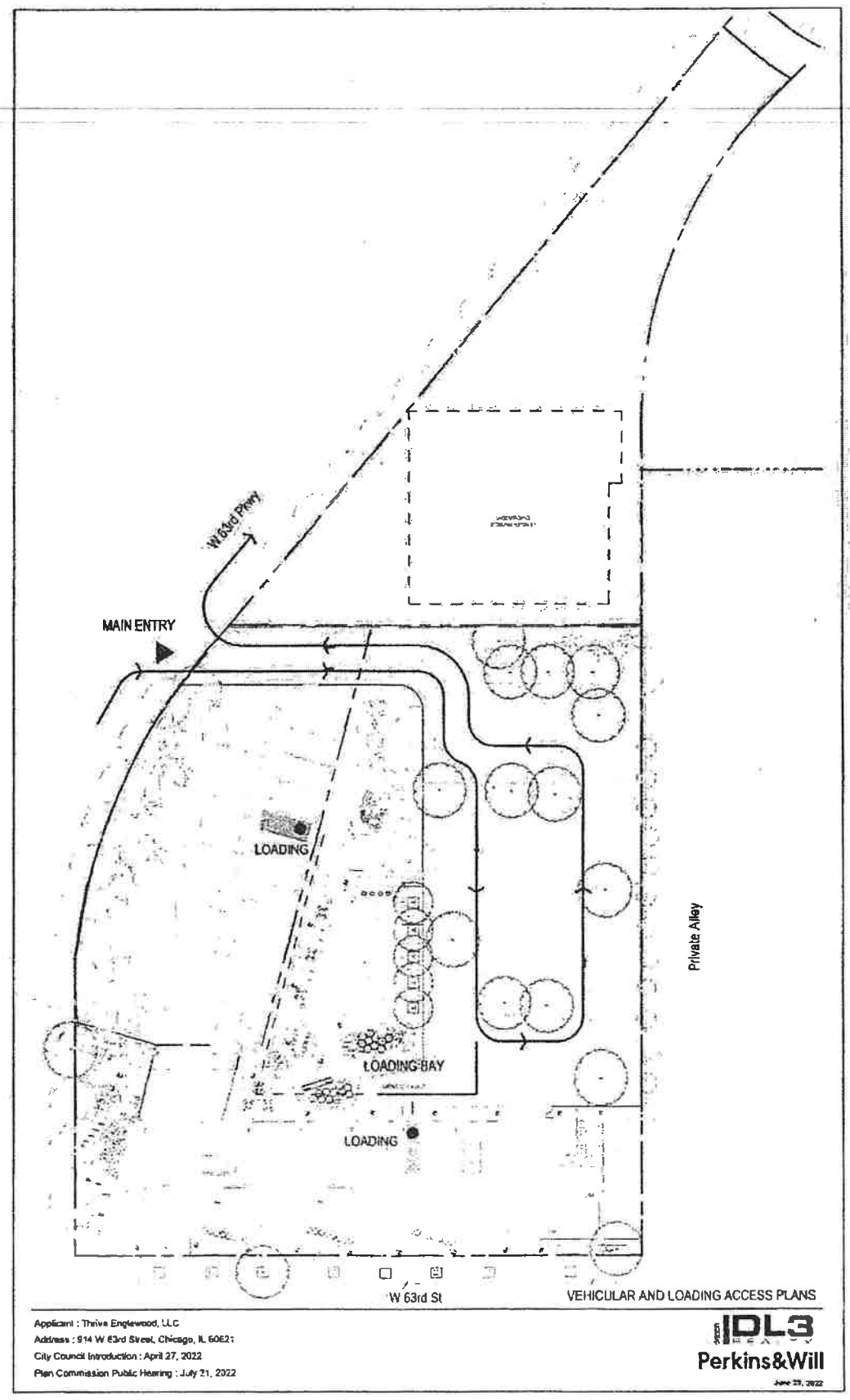

VEHICULAR AND LOADING ACCESS PLANS

Applicant : Thrive Englewood, LLC
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