

PD 1582

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*Reclassification Of Area Shown On Map No. 16-K.
(Application No. 22293)
(Common Address: 4619 -- 4623 W. 63rd St.)*

[O2023-0005665]

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 the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 16-K in the area bounded by:

West 63rd Street; the alley next east of and parallel to South Knox Avenue; the alley next south of and parallel to West 63rd Street; and a line 25.92 feet east of and parallel to South Knox Avenue,

to those of a B1-1 Neighborhood Shopping District.

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

*Reclassification Of Area Shown On Map Nos. 18-B And 20-B.
(As Amended)*

RBPD1582

(Application No. 22250)

(Common Address: 7901 -- 7911 S. Exchange Ave./2933 -- 2941 E. 79th St./
7850 -- 7872 S. Exchange Ave./2908 -- 2930 E. 79th St. And
7839 -- 7845 S. Escanaba Ave.)

[SO2023-0004087]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Numbers 18-B and 20-B in the area bounded by:

a line 197 feet north of and parallel to East 79th Street; South Exchange Avenue; East 79th Street; the west line of the Metra Electric Railroad; a line 125.26 feet east of and parallel to South Exchange Avenue; a line 123.38 feet south of and parallel to East 79th Street; South Exchange Avenue; East 79th Street; a line 87 feet east of and parallel to South Escanaba Avenue; a line 132 feet north of and parallel to East 79th Street; and South Escanaba Avenue,

to those of a C1-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C1-3 Community Shopping District symbols and indications as shown on Map Numbers 18-B and 20-B in the area bounded by:

a line 197 feet north of and parallel to East 79th Street; South Exchange Avenue; East 79th Street; the west line of the Metra Electric Railroad; a line 125.26 feet east of and parallel to South Exchange Avenue; a line 123.38 feet south of and parallel to East 79th Street; South Exchange Avenue; East 79th Street; a line 87 feet east of and parallel to South Escanaba Avenue; a line 132 feet north of and parallel to East 79th Street; and South Escanaba Avenue,

to the designation of Residential-Business Planned Development Number 1582, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. The ordinance takes effect after its passage and due publication.

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

Residential-Business Planned Development No. 1582

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 a net site area of approximately 48,580 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 Exchange 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 eighteen (18) Statements: a Bulk Regulations Table; a Zoning/Land Use Map/Planned Development Boundary and Property Line Map; a Site Aerial/Phase Plan; Site Plan; Subarea Plans; Site Plan (Subarea A); Site Plan (Subarea B); a Pedestrian Connectivity Plan; Landscape Plan (Subarea A); Planting Palette (Subarea A); Landscape Details (Subarea A); Open Space Plan (Subarea A); Building Elevations – Subarea A (Northeast, West, East, and South); Building Sections (Subarea A); Floor Plans (Subarea A); Roof Plan (Subarea A); Exchange Streetscape (Elevations); Exchange Streetscape (Site Plan) and Vehicular Dropoff (Subarea A) prepared by KOO LLC and dated November 16, 2023, 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. The following uses are permitted in the area delineated herein as a Planned Development (to be determined): (list uses as they are defined in the Chicago Zoning Ordinance). 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:

residential, retail, restaurant (general), food and beverage retail sales, outdoor patio (at grade), office.

Subarea B:

artist live/work*, business live/work*, residential, retail, restaurant (general), food and beverage retail sales, outdoor patio (at grade), office. (*artist live/work and business live/work use will be subject to Minor Change/Site Plan approval).
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 for Subarea A

has been determined using a net site area of 14,520 square feet and an FAR of 3.76. The permitted FAR identified in the Bulk Regulations and Data Table for Subarea B will be determined during site plan review.

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

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

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

10. 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 for each respective subarea. 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.

11. 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.
12. 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.
13. 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.
14. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to this Residential-Business Planned Development (P.D.) Number (to be determined), 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.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the

planned development process. 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.

18. 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 C1-2 Neighborhood Commercial District.

[Zoning and Land-Use Map; Site Aerial and Phase Plan; Site Plan; Subareas A and B; Subareas A and B -- Site Plans; Pedestrian Connectivity; Landscape Plan -- Subarea A; Planting Palette -- Subarea A; Landscape Details -- Plantings and Furnishings; Open Space Plan -- Subarea A; Building Elevations; Building Sections; Levels, 1, 2, 3, 4, 5 and 6 Floor Plans; Roof Plan; Exchange Streetscapes and Site Plan; and Subarea A -- Vehicular Dropoff referred to in these Plan of Development Statements printed on pages 8004 through 8028 of this *Journal*.]

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

Business Planned Development No. 1582**Bulk Regulations And Data Table. Final For Publication**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1582
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): 74,762 sf

- Subarea A (sf) 23,716 sf
- Subarea B (sf) 51,046 sf

Area of Public Way (sf): 26,182 sf

Net Site Area (sf): 48,580 sf

- Subarea A (sf) 14,520 sf
- Subarea B (sf) 34,060 sf

Overall Maximum Floor Area Ratio:

Subarea A (FAR): 3.76

Subarea B (FAR): 4.00 (to be determined during site plan review)¹

Allowed Uses:

All uses identified in Statement Number 5

No. of Dwelling Units:

- 43 (Subarea A)
- 114 To be determined during site plan review (Subarea B)²

Square footage of building (sf):

- 54,604 sf (Subarea A)
- TBD (Subarea B)

Retail (sf):

- 2,976 sf (Subarea A)
- TBD (Subarea B)

Office (sf):

- 734 sf (Subarea A)
- TBD (Subarea B)

¹ Maximum allowed FAR (§17-3-0403-B) i. 4.0 FAR (100% on-site ARO units); ii. 3.75 FAR (75% on-site ARO units); iii. 3.5 FAR (50% on-site ARO units); iv. 3.0 FAR (if less than 50% on-site ARO units)

² Max Number of Dwelling Units (§17-30402-B) 114 DU (100% on-site ARO units); ii. 105 DU (75% on-site ARO units); iii. 97 DU (50% on-site ARO units)

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No. of Off-street Parking Spaces:

- 0 (Subarea A)
- To be determined during site plan review (Subarea B)

No. of Bicycle Parking Spaces

- 43 (Subarea A)
- To be determined during site plan review (Subarea B)

No. of Loading Berths

- One (1) 10' x 25' (Subarea A)
- One (1) 10' x 25' (Subarea B)

Maximum Building Height:
(as measured by 17-17-0311-A
of the CZO)

- 74'-4 (Subarea A)
- To be determined during site plan review (Subarea B)³

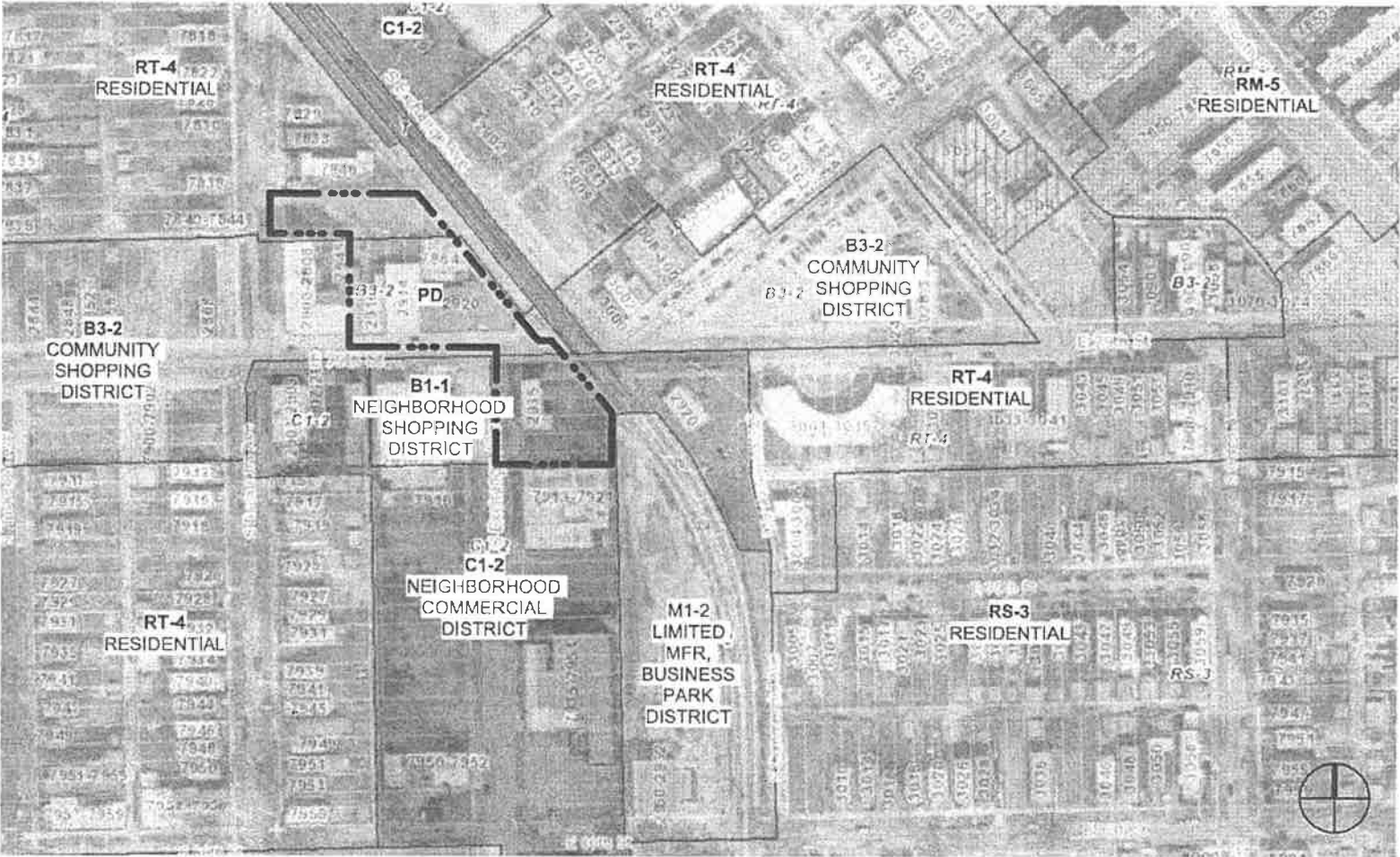
Setbacks from Property Line:

- In accordance with Site Plan (Subarea A)/P Street
- Front setback: None
 - Rear setback: 7'-3"
 - Side setback: None

(Subarea B: setbacks from property line to be determined as part of site plan review).

- In accordance with Site Plan (Subarea B)/P Street
- Front setback: None Required (not more than 5'-0")
 - Rear setback: 30'-0" at Residential floors, None at non-residential floors
- Side setback: None

³ Maximum Height: 75 ft (50%+ on-site affordable units); 70 ft. (less than 50% on-site ARO units)



ZONING & LAND USE MAP

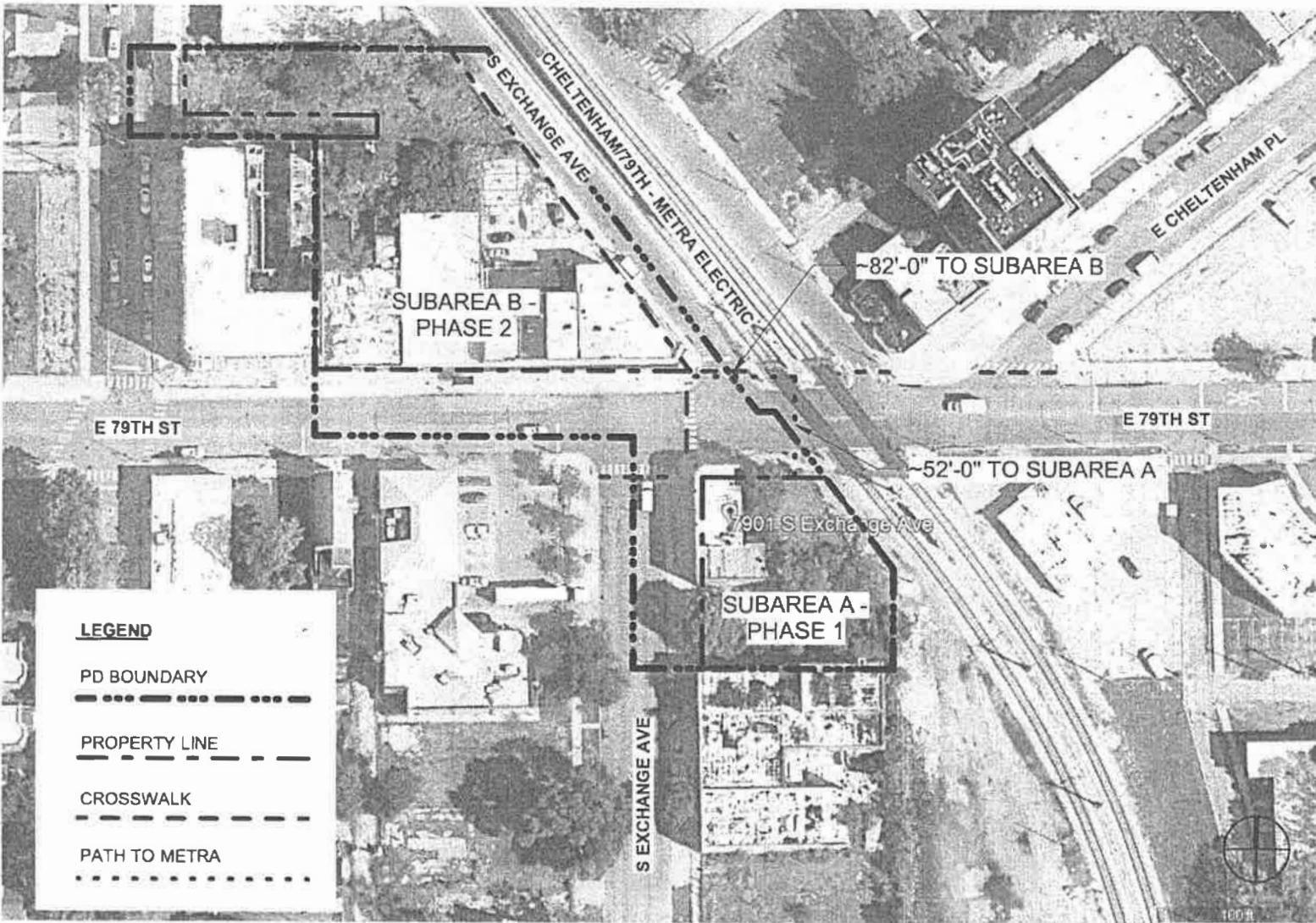
SCALE: N.T.S.

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION NOVEMBER 16, 2023

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920

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SITE AERIAL & PHASE PLAN

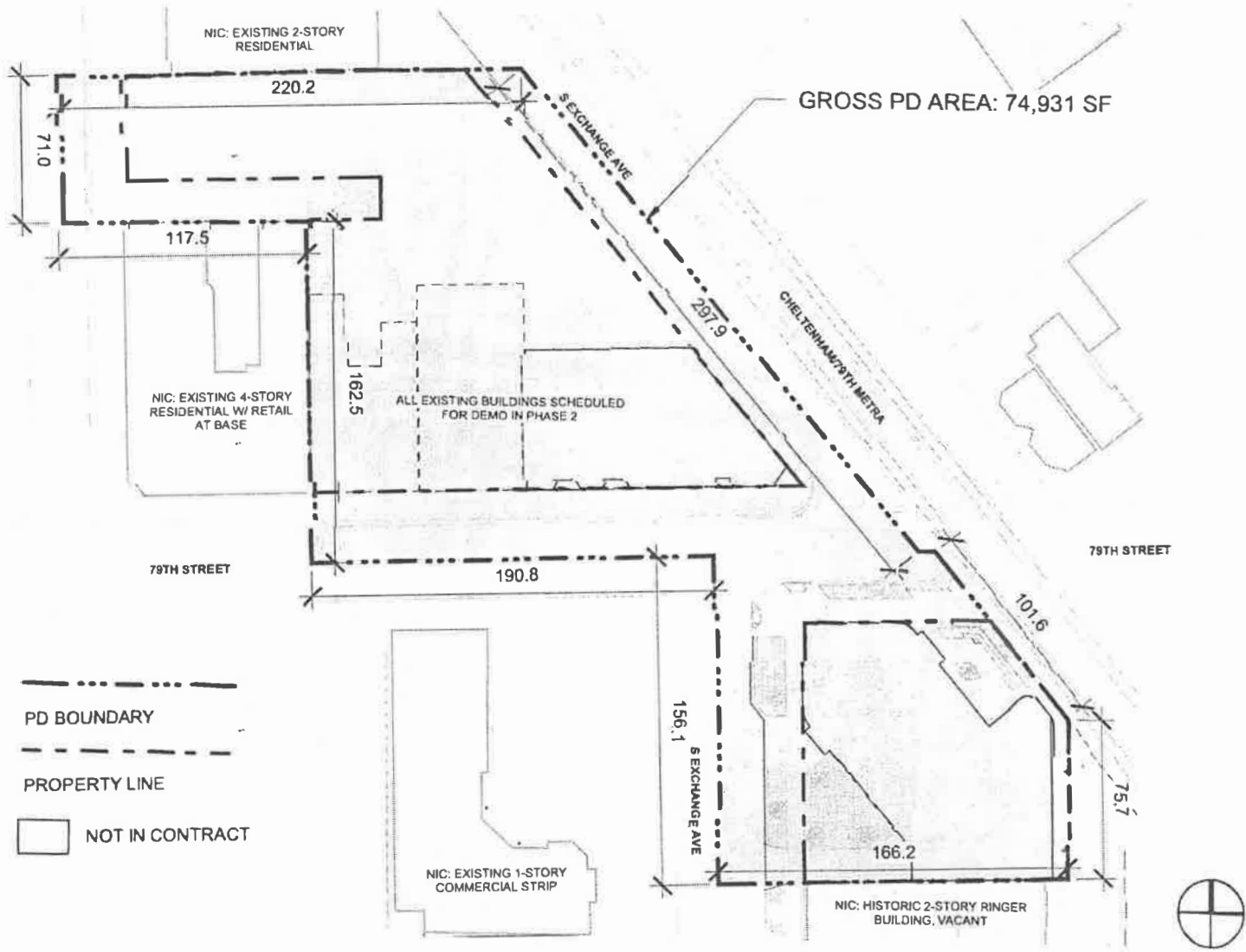
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APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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--- PD BOUNDARY
 - - - PROPERTY LINE
 □ NOT IN CONTRACT



SITE PLAN

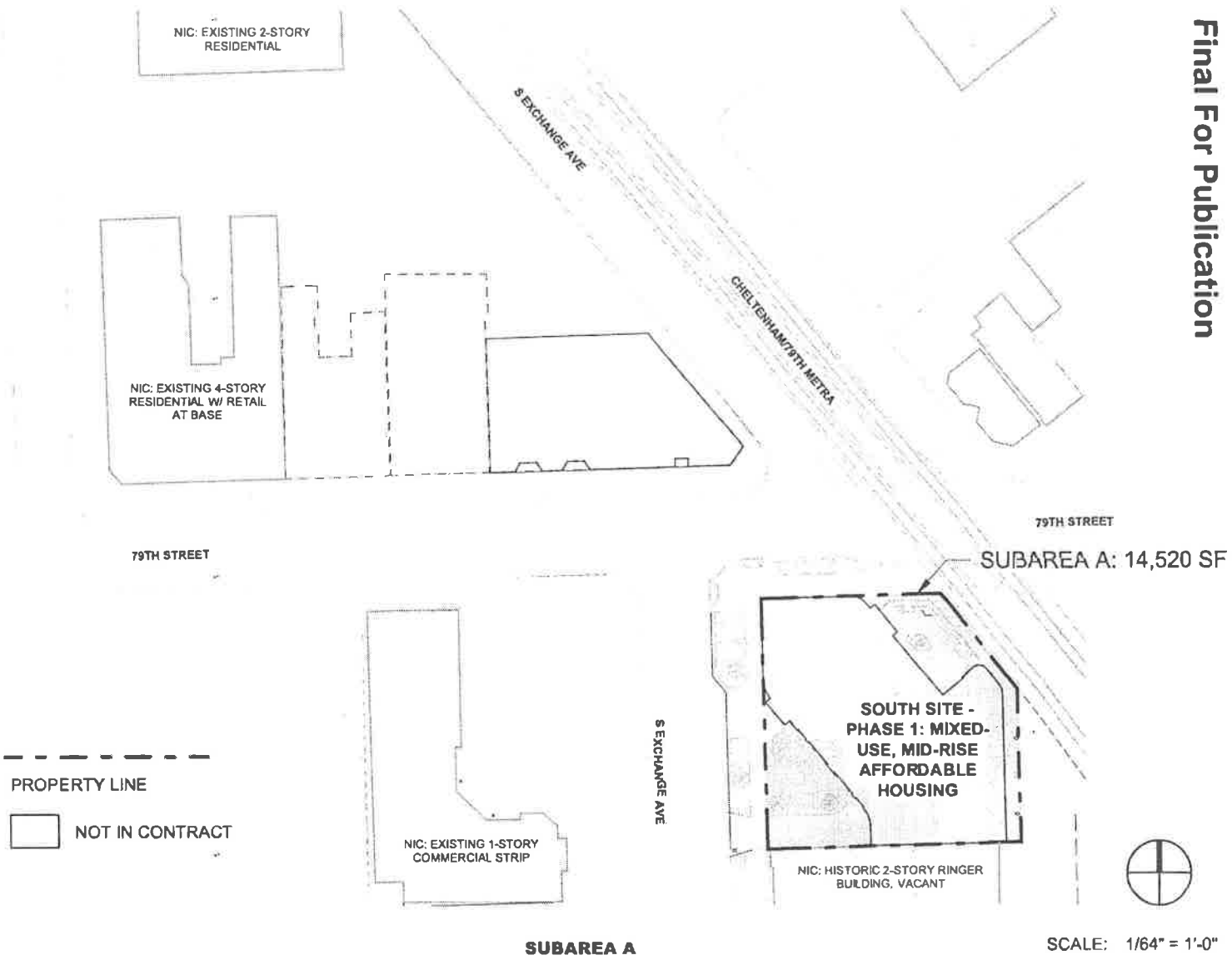
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APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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THRIVE EXCHANGE
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 P: 312-235-0920

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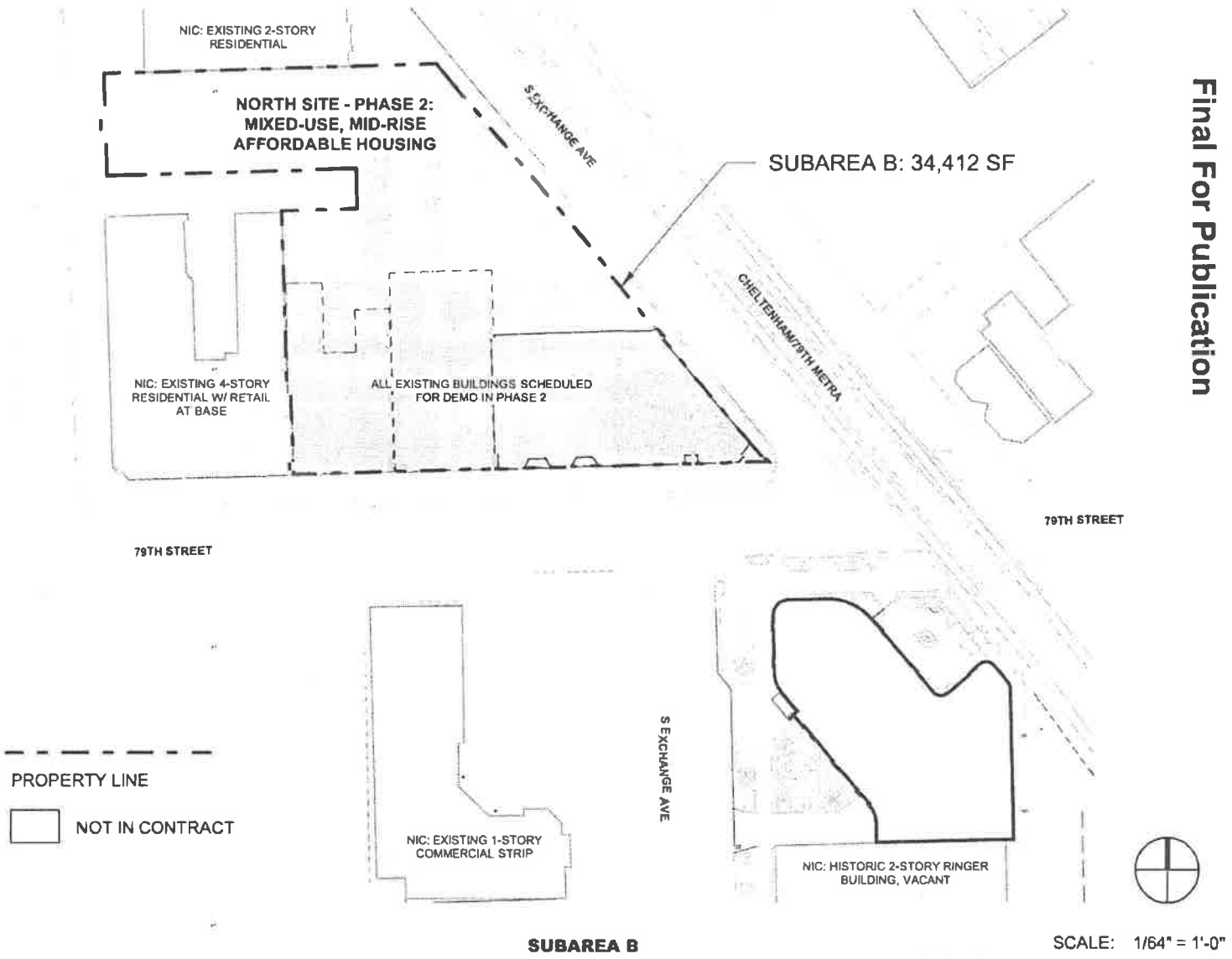
SUBAREA A

APPLICANT: THRIVE EXCHANGE, LLC
ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
DATE OF INTRODUCTION: SEPTEMBER 13, 2023
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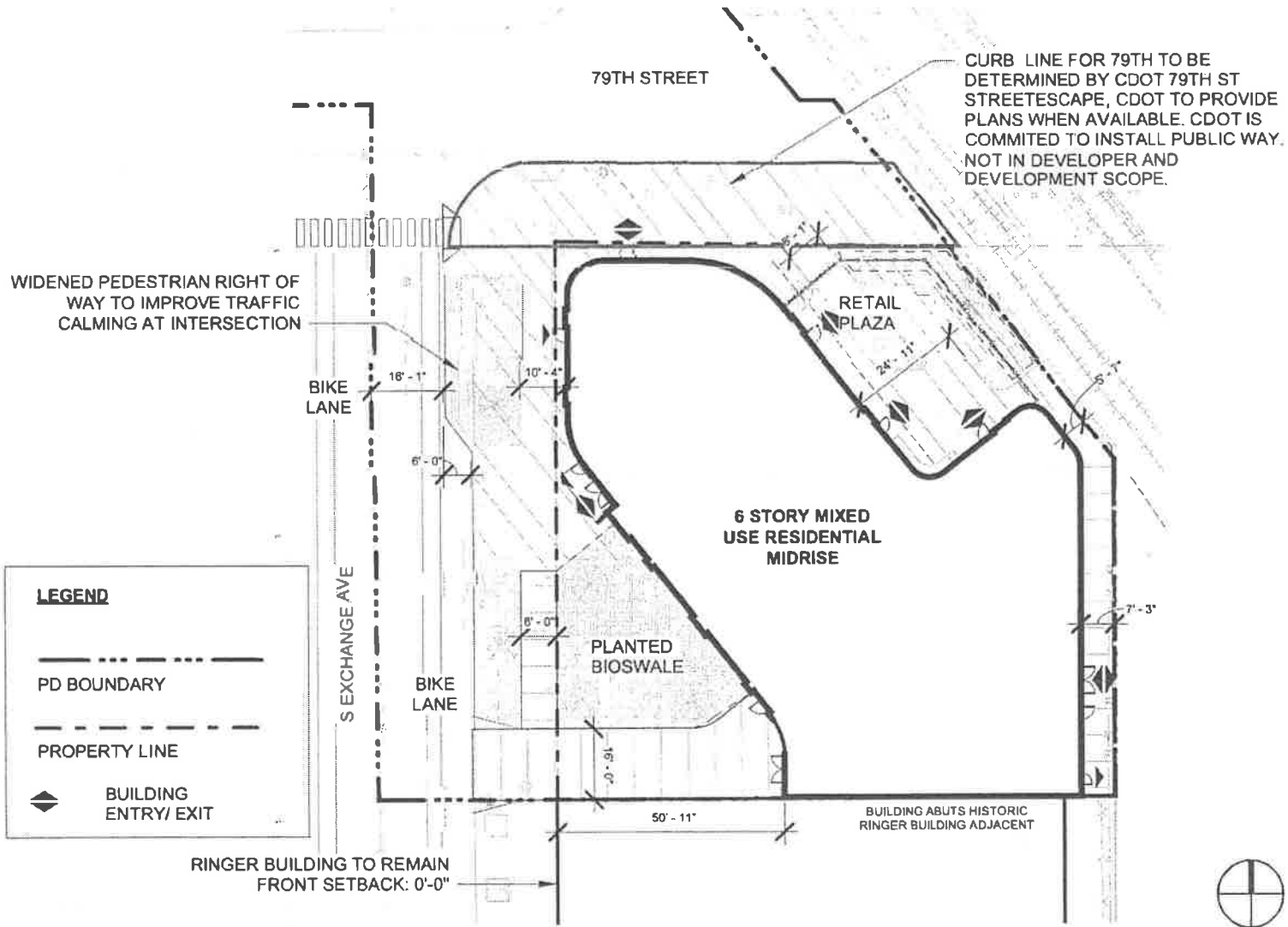


APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S.
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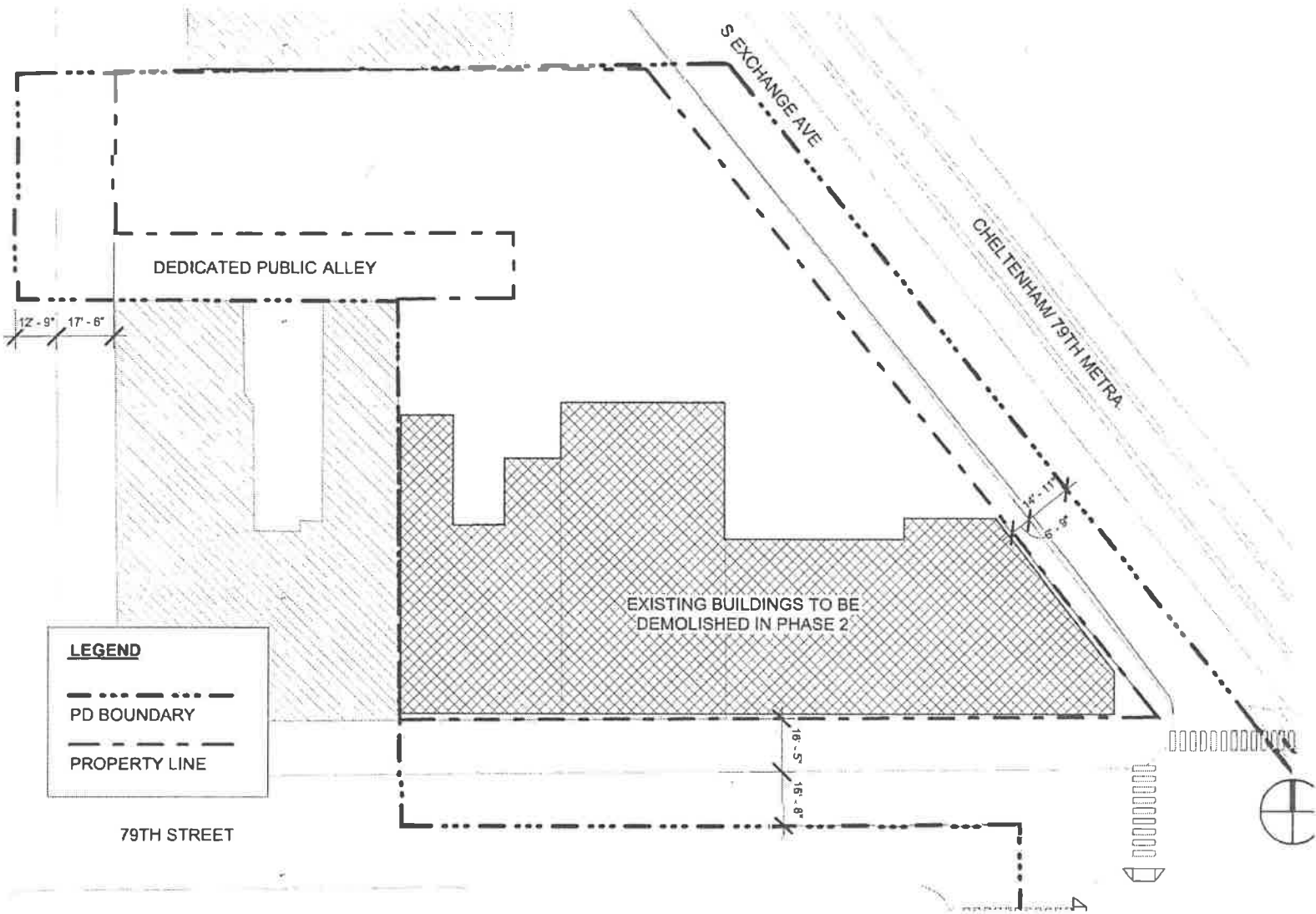
SITE PLAN - SUBAREA A

SCALE: 1" = 30'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION: NOVEMBER 16, 2023

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 P: 312-235-0920



LEGEND

----- PD BOUNDARY

----- PROPERTY LINE

SITE PLAN - SUBAREA B

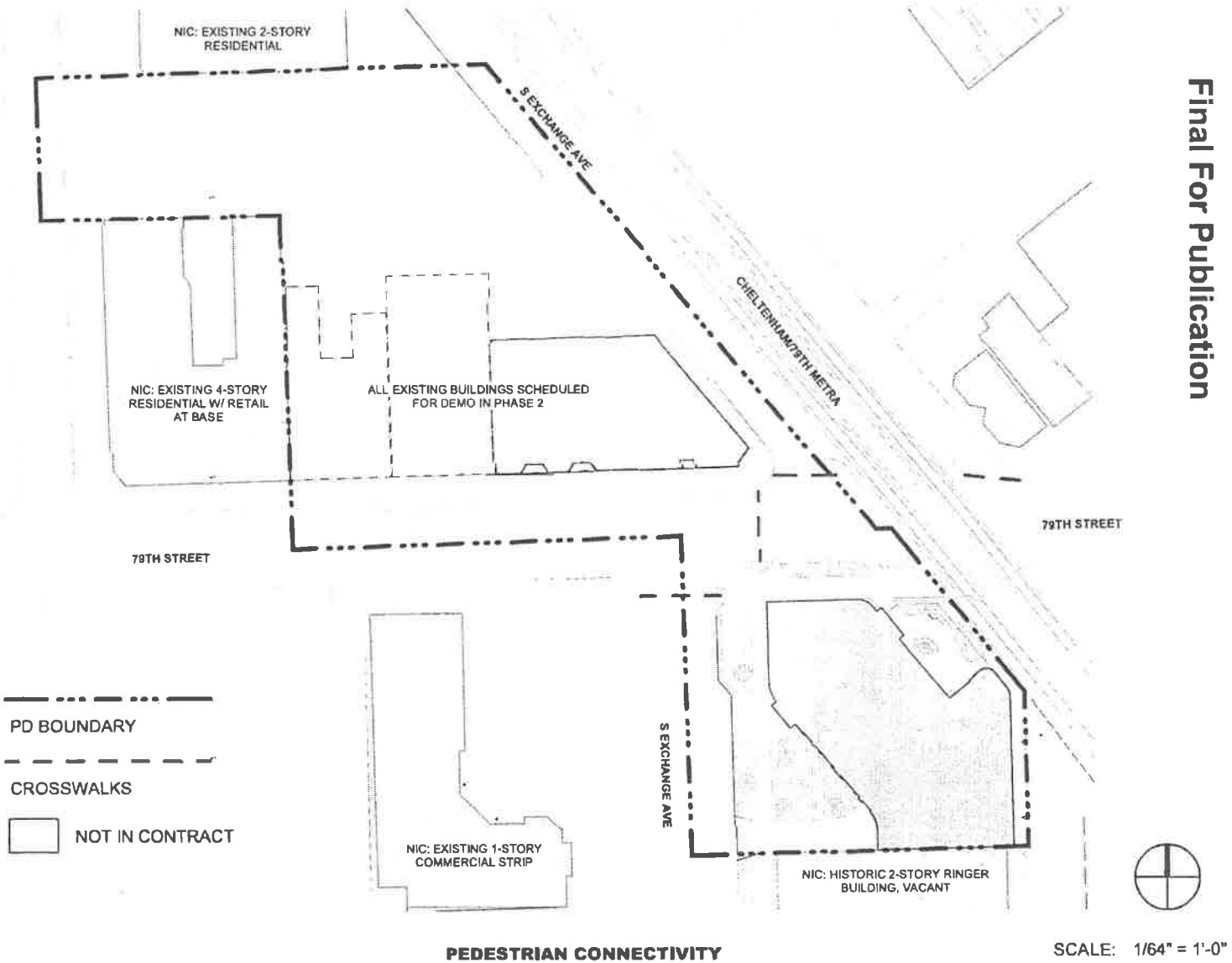
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APPLICANT THRIVE EXCHANGE, LLC
 ADDRESS 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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PEDESTRIAN CONNECTIVITY

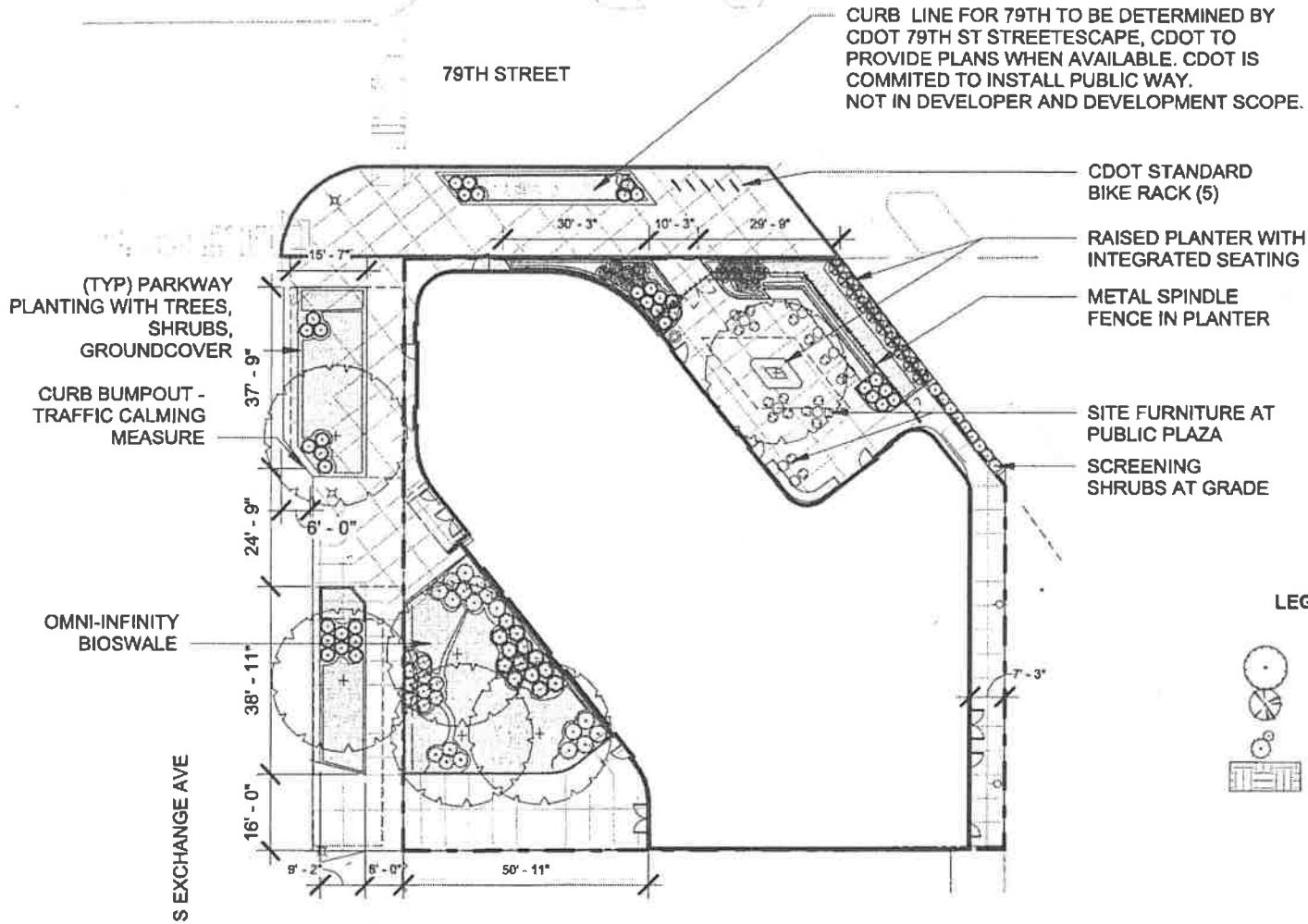
SCALE: 1/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION NOVEMBER 16, 2023





THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 800C
 CHICAGO, IL 60601
 P: 312-235-0920

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LEGEND

-  SHADE TREE
-  ORNAMENTAL TREES
-  SHRUBS
-  GROUND COVER/ PERENNIALS



SCALE: As indicated

LANDSCAPE PLAN - SUBAREA A

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7860-72 S. EXCHANGE AVE/2908-30 E. 78TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION NOVEMBER 16, 2023

THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

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 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920

PLANT SCHEDULE - GROUND LEVEL							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
SHADE TREES								
CA.SP	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6' T clear branch height	Y	T
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6' T clear branch height	Y	T
TA.DI	2	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6' T clear branch height	Y	T
UL.NH	1	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	6' T clear branch height	N	T
UNDERSTORY / ORNAMENTAL TREES								
AM.AB	1	<i>Amelanchier grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	B&B	2.5" cal		Y	T
BE.CU	1	<i>Betula nigra 'Cully' HERITAGE</i>	Heritage River Birch	B&B	2.5" cal		Y	T
CA.CA	1	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal		Y	T
EVERGREEN TREES								
JU.TA	9	<i>Juniperus virginiana 'Taylor'</i>	Taylor Eastern Red Cedar	cont/B&B	6' ht	30" oc	Y	T
TH.SM	10	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae	cont/B&B	4-5' ht	36" oc	Y	T
SHRUBS								
AR.ME	10	<i>Aronia melanocarpa</i>	Black Chokeberry	cont	24" ht	36" oc	Y	S
CE.OC	4	<i>Cephalanthus occidentalis 'Sugar Shack'</i>	Sugar Shack Buttonbush	cont	24" w	36" oc	Y	S
CE.AM	21	<i>Ceanothus americanus</i>	New Jersey Tea	cont	24" w	36" oc	Y	S
CO.BC	14	<i>Cornus sericea 'Bergeson Compact'</i>	Red Twig Dogwood	cont	24" ht	42" oc	Y	S
DI.LO	37	<i>Diervillea lonicera</i>	Dwarf Bush Honeysuckle	cont	24" w	36" oc	Y	S
IT.VI	13	<i>Itea virginica</i>	Virginia Sweetspire	cont	24" ht	42" oc	Y	S
ORNAMENTAL GRASSES, PERENNIALS, AND GROUND COVER								
AG.BF		<i>Agastache 'Blue Fortune'</i>	Blue Fortune Giant Hyssop	cont	#1	18" oc	Y	F
AL.CE		<i>Allium cernuum</i>	Nodding Onion	cont	#1	12" oc	Y	F
AS.SP		<i>Asclepias incarnata</i>	Swamp Milkweed	cont	#1	18" oc	Y	F
AS.SY		<i>Asclepias syriacus</i>	Common Milkweed	cont	#1	18" oc	Y	F
AS.TU		<i>Asclepias tuberosa</i>	Butterflyweed	cont	#1	18" oc	Y	F
BA.AU		<i>Baptisia australis</i>	False Indigo	cont	#1	24" oc	Y	F
BO.CU		<i>Bouteloua curtipendula</i>	Side Oats Grama	cont	#1	18" oc	Y	G
CA.MU		<i>Carex muskingumensis</i>	Palm Sedge	cont	#1	12" oc	Y	G
CA.VU		<i>Carex vulpinoidea</i>	Fox Sedge	cont	#1	18" oc	Y	G
DA.PU		<i>Dalea purpurea</i>	Purple Prairie Coneflower	cont	#1	12" oc	Y	F
EC.PU		<i>Echinacea purpurea</i>	Purple Coneflower	cont	#1	18" oc	Y	F
ER.SP		<i>Eragrostis spectabilis</i>	Purple Love Grass	cont	#1	12" oc	Y	G
EU.MA		<i>Eupatorium maculatum</i>	Joe Pye Weed	cont	#1	24" oc	Y	F
HI.MO		<i>Hibiscus moscheutos</i>	Swamp Rose Mallow	cont	#1	24" oc	Y	F
IR.VI		<i>Iris versicolor</i>	Blueflag Iris	cont	#1	15" oc	Y	F
LI.SP		<i>Utricularia spicata</i>	Marsh Blazing Star	cont	#1	15" oc	Y	F
PA.VI		<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	cont	#1	24" oc	Y	G
PH.VI		<i>Physostegia virginiana</i>	Obedient Plant	cont	#1	18" oc	Y	F
RU.HI		<i>Rudbeckia hirta</i>	Black-Eyed Susan	cont	#1	18" oc	Y	F
SL.PE		<i>Silphium perfoliatum</i>	Cup Plant	cont	#1	18" oc	Y	F
SP.HE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	#1	24" oc	Y	G
SY.NO		<i>Symphoricarpos novae-angliae</i>	New England Aster	cont	#1	18" oc	Y	F

PLANTING PALETTE - SUBAREA A

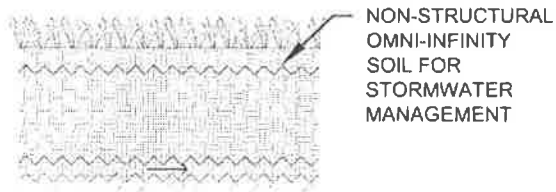
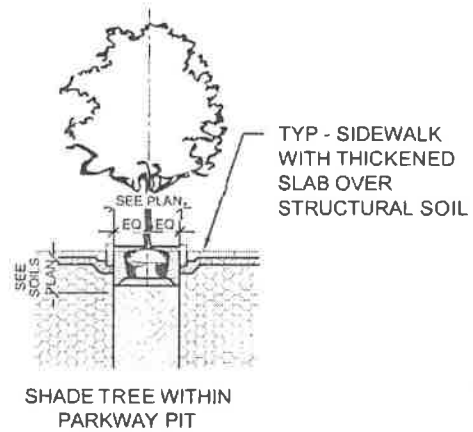
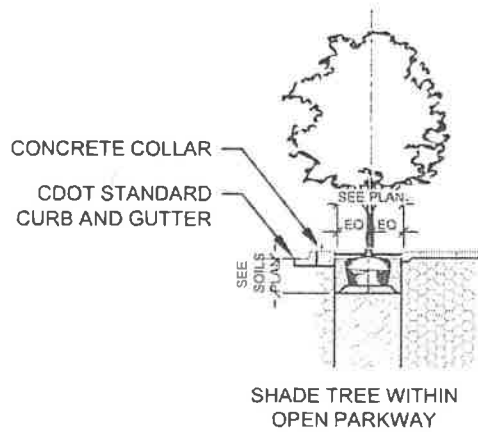
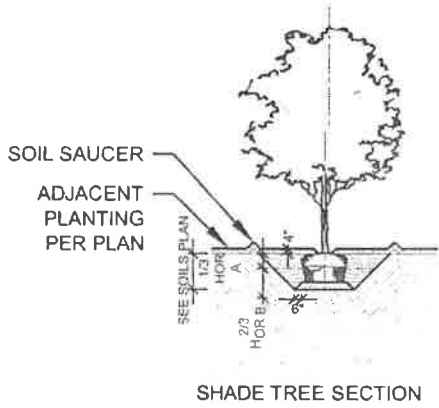
SCALE:

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2906-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION NOVEMBER 16, 2023

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920

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BIOSWALE SOIL SECTION
SOIL SECTIONS 1" = 1'-0"

LANDSCAPE DETAILS - PLANTINGS

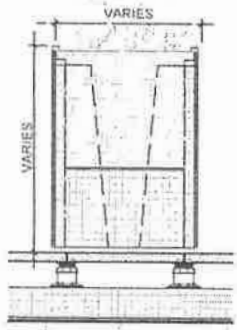
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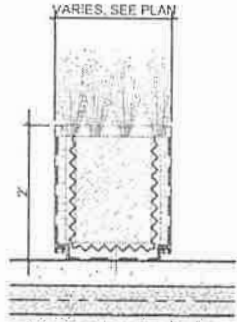
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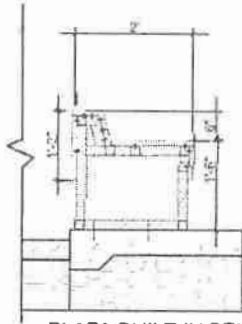
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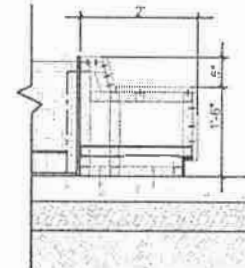
FREESTANDING PLANTER SECTION



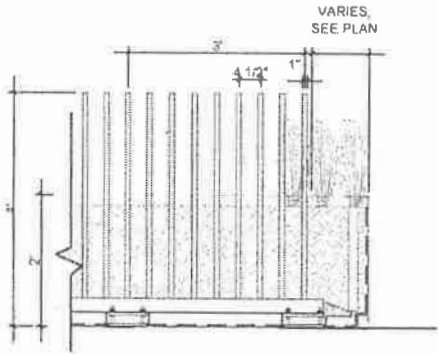
FIBERGLASS PLANTER SECTION



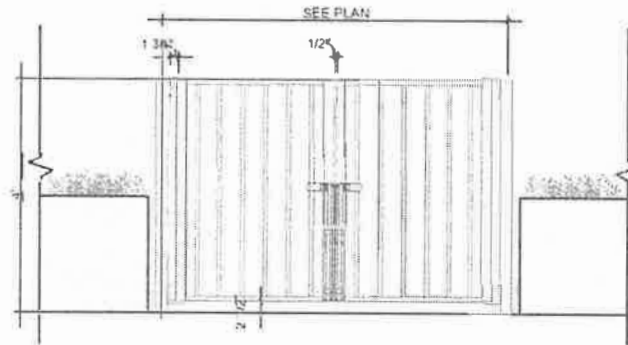
PLAZA BUILT-IN BENCH



PLAZA BUILT-IN BENCH AT PLANTER



FENCE ELEVATION



GATE ELEVATION - DOUBLE



LANDSCAPE DETAILS - FURNISHINGS

SCALE:

APPLICANT THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7838-45 S. ESCANABA AVE
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SCALE: 1" = 30'-0"

OPEN SPACE PLAN - SUBAREA A

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2833-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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GROUND FLOOR, PEDESTRIAN FACING ELEVATION COMPLIES WITH CONNECTED COMMUNITIES WITH MINIMUM 60% TRANSPARENCY.

MATERIAL KEY	
1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL	5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
2. COPPER COLOR METAL COMPOSITE MATERIAL	6. uPVC WINDOW, STEEL REINFORCED
3. DARK GRAY PRE-FORMED ALUMINUM PANEL	7. METAL SPINDLE GUARDRAIL
4. STOREFRONT WINDOW SYSTEM	

BUILDING ELEVATIONS - NORTHEAST

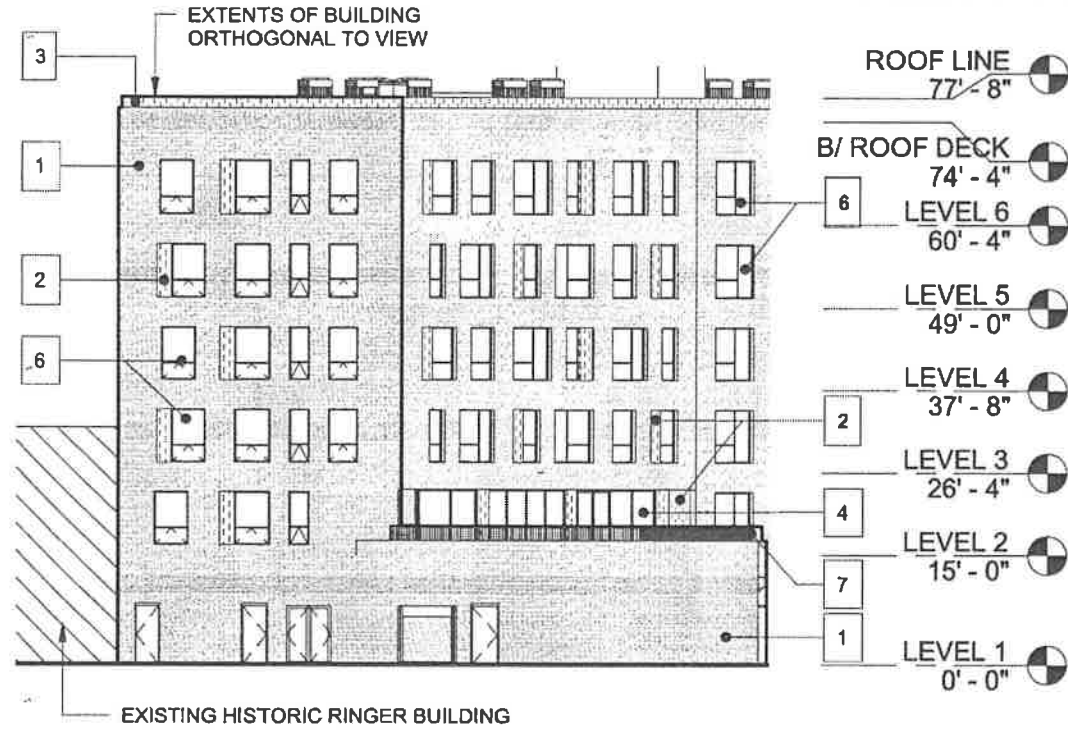
SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7650-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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4. STOREFRONT WINDOW SYSTEM	

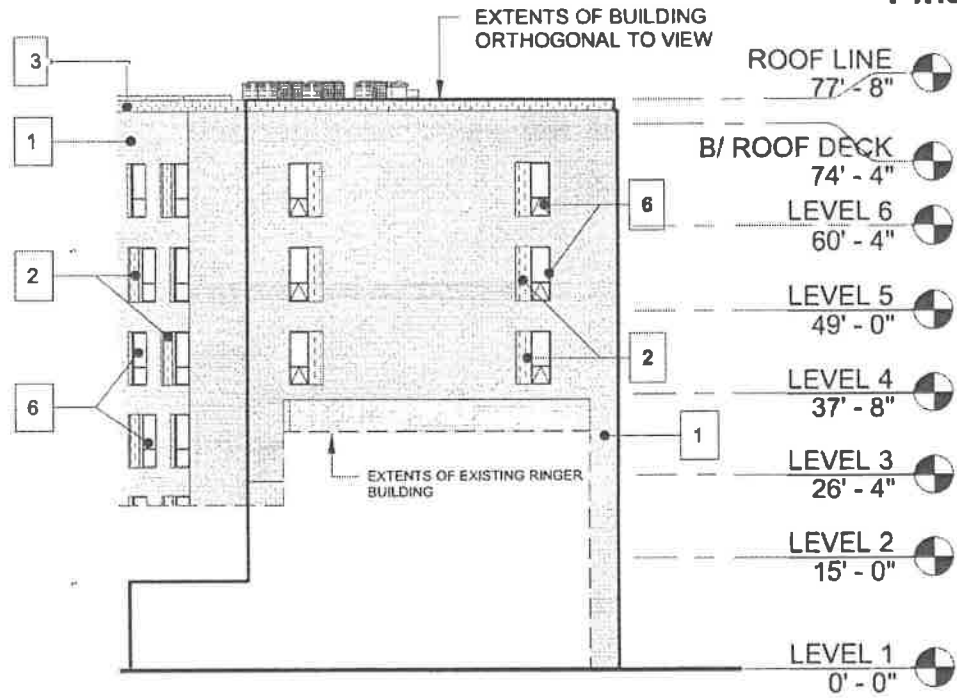
BUILDING ELEVATIONS - EAST

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7860-72 S. EXCHANGE AVE/2808-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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MATERIAL KEY

- | | |
|---|--|
| 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL | 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE |
| 2. COPPER COLOR METAL COMPOSITE MATERIAL | 6. uPVC WINDOW, STEEL REINFORCED |
| 3. DARK GRAY PRE-FORMED ALUMINUM PANEL | 7. METAL SPINDLE GUARDRAIL |
| 4. STOREFRONT WINDOW SYSTEM | |

BUILDING ELEVATIONS - SOUTH

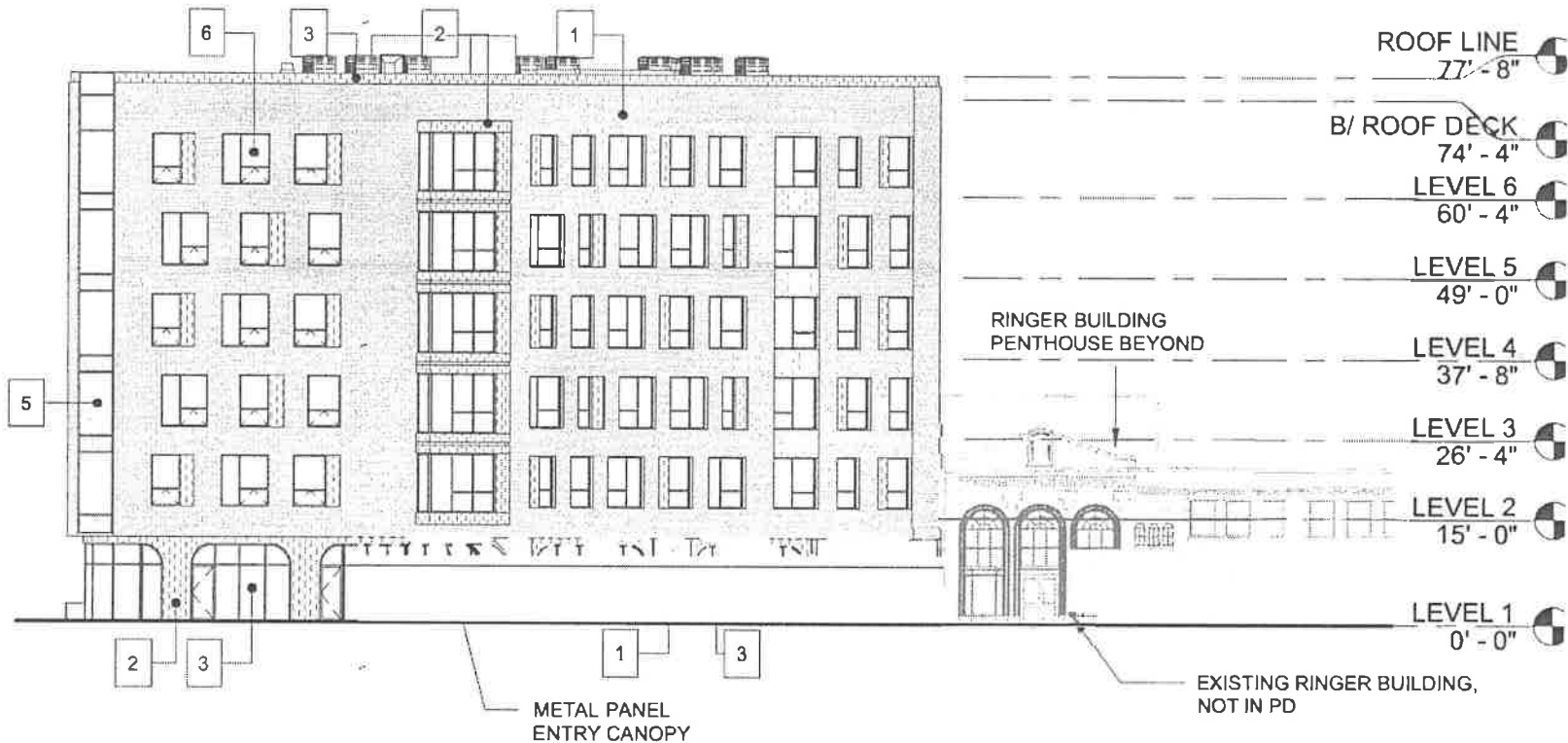
SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
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 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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4. STOREFRONT WINDOW SYSTEM	

BUILDING ELEVATIONS - WEST

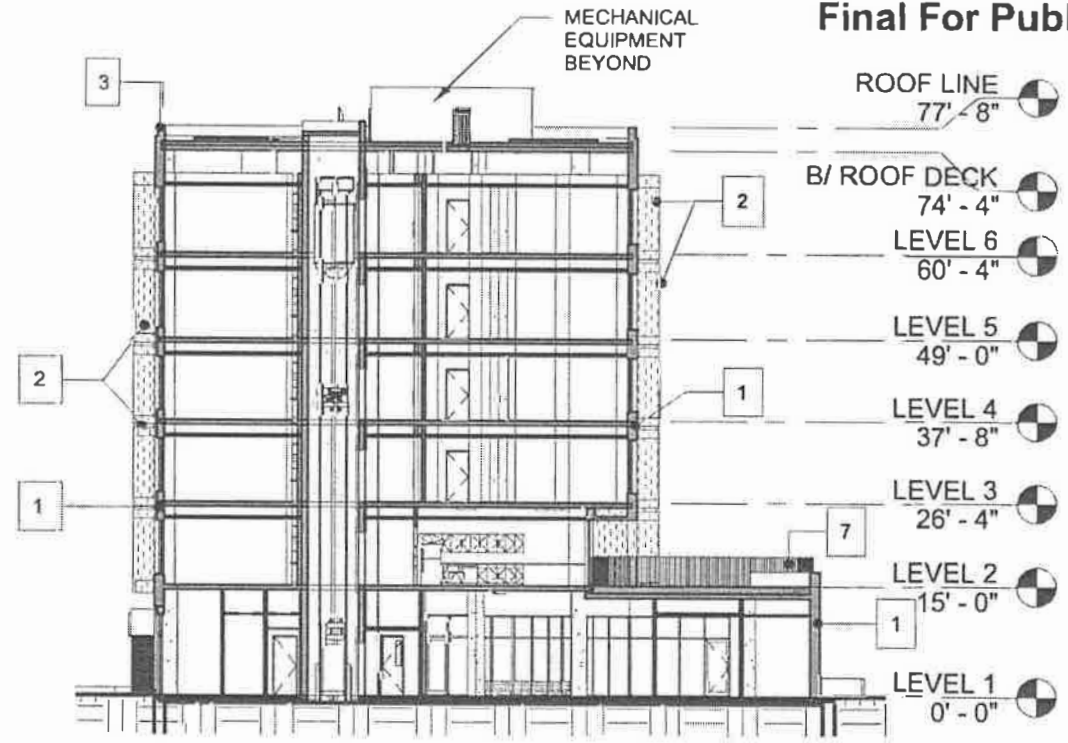
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4. STOREFRONT WINDOW SYSTEM	

BUILDING SECTION - LOOKING NORTH

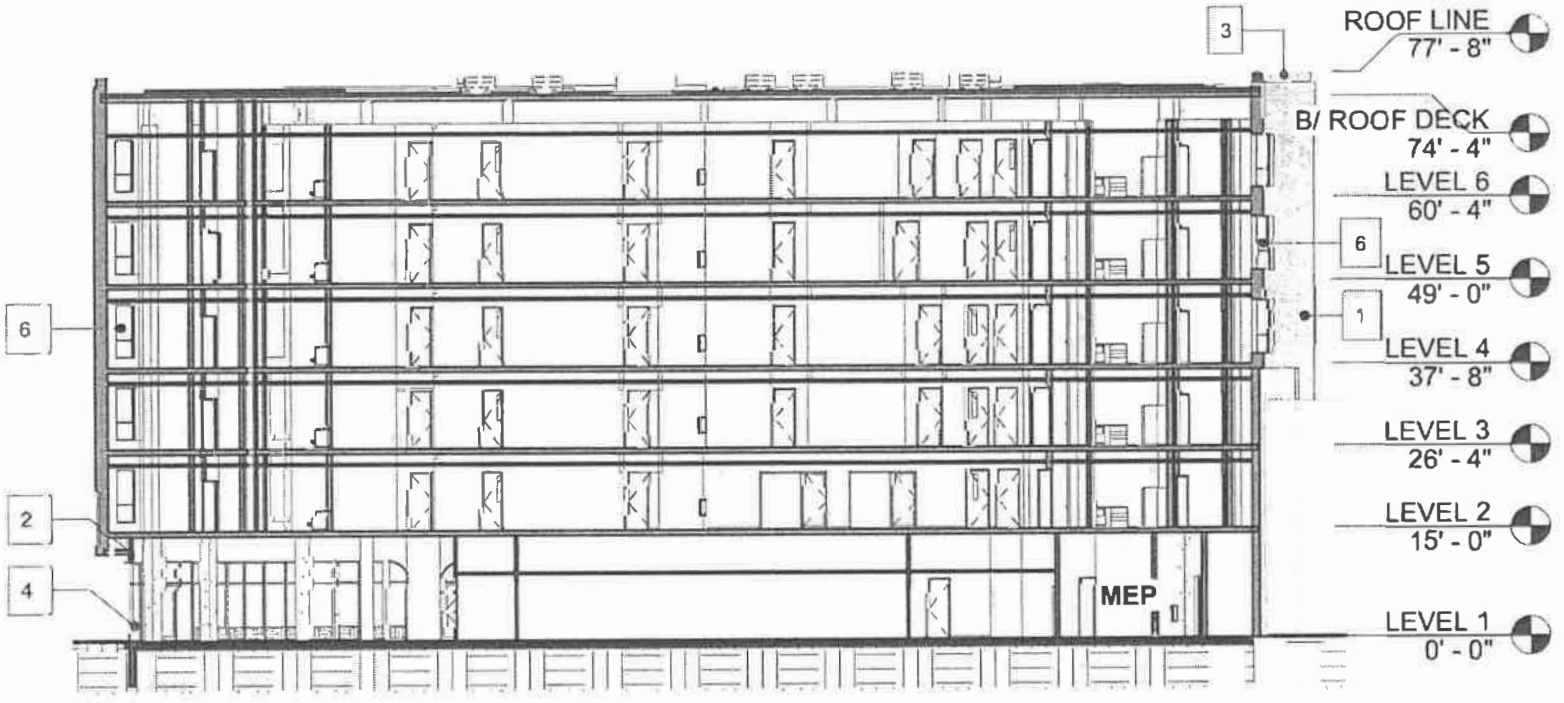
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4. STOREFRONT WINDOW SYSTEM	

BUILDING SECTION - LOOKING EAST

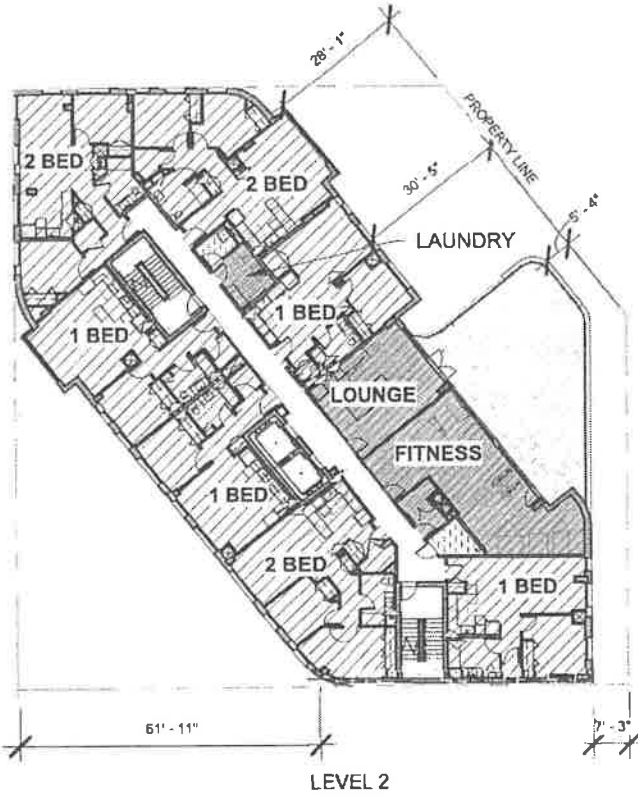
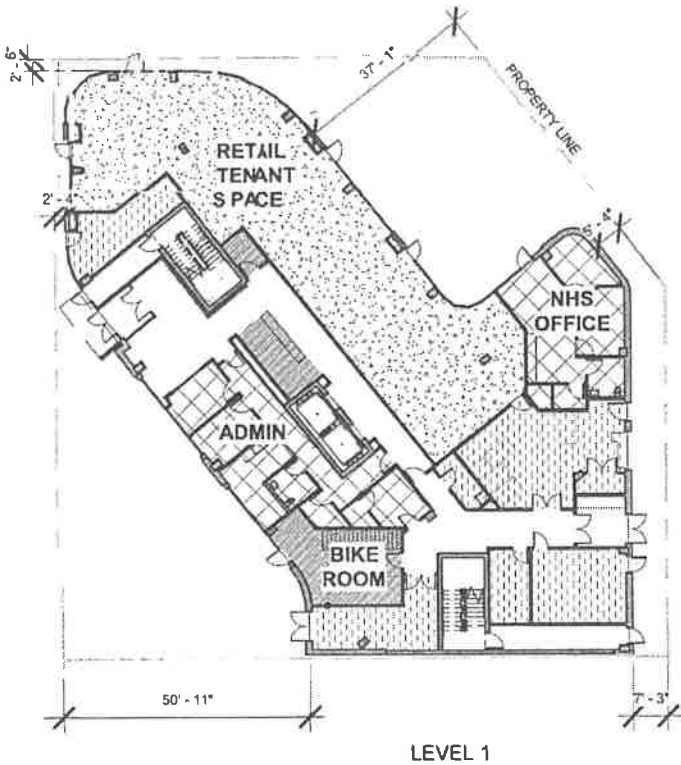
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THRIVE EXCHANGE
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KOO LLC
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LEGEND

-  RESIDENTIAL UNIT
6,140 SF
-  RESIDENT AMENITY SPACE
1,995 SF
-  BACK OF HOUSE
2,059 SF
-  ADMIN & OFFICE
1,561 SF
-  COMMERCIAL TENANT SPACE
2,976 SF



SCALE: 1/32" = 1'-0"

FLOOR PLANS - LEVELS 1 & 2

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E-79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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12/13/2023

REPORTS OF COMMITTEES






8023

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TYPICAL RESIDENTIAL FLOOR

LEGEND

-  RESIDENTIAL UNIT
7,659 SF
-  ADMIN & OFFICE
N/A
-  RESIDENT AMENITY SPACE
155 SF
-  COMMERCIAL TENANT SPACE
N/A
-  BACK OF HOUSE
114 SF



FLOOR PLANS - LEVEL 3-6

SCALE: 1/32" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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EXCHANGE STREETSCAPE

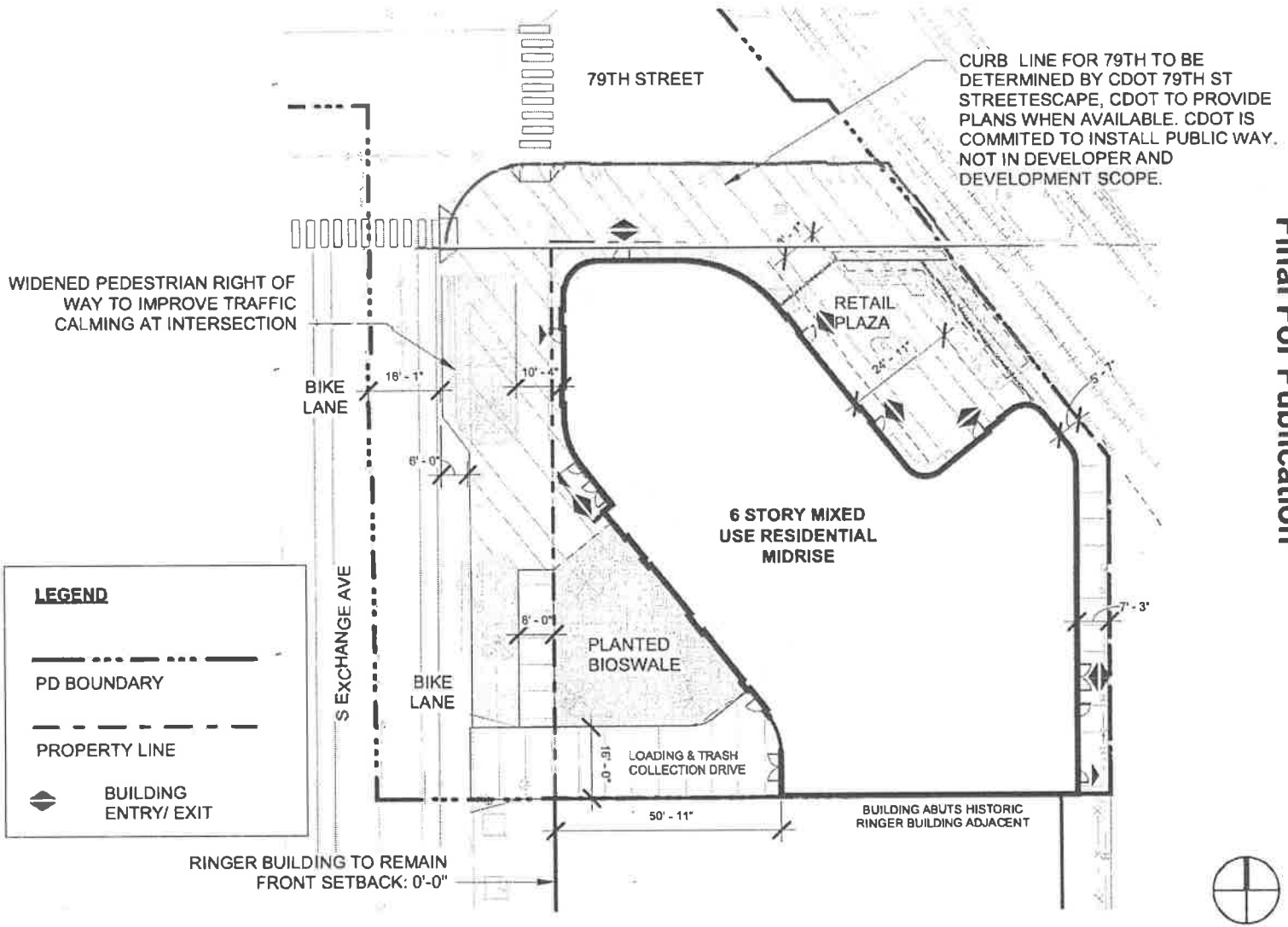
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EXCHANGE STREETSCAPE SITE PLAN

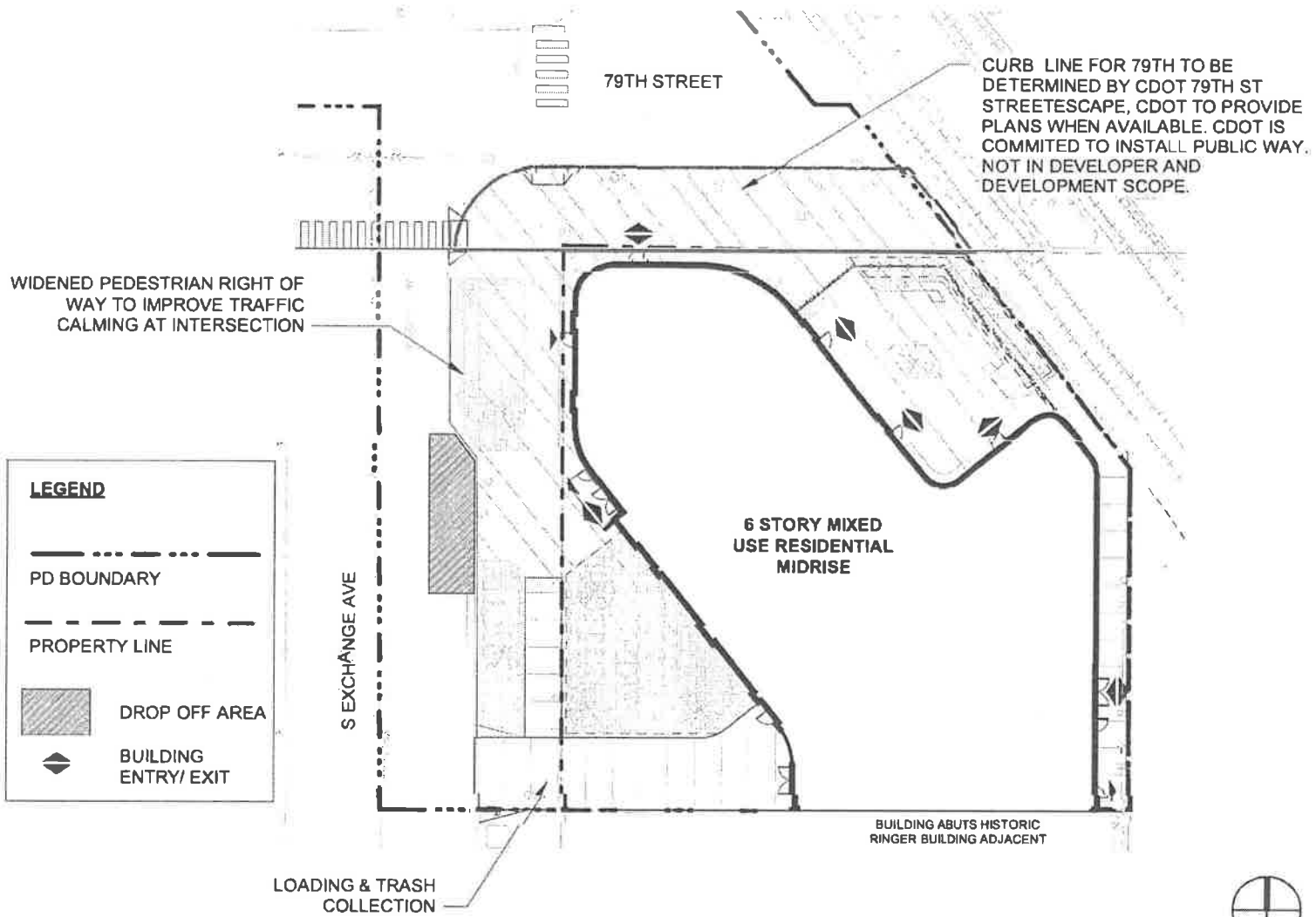
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LEGEND

- PD BOUNDARY
- PROPERTY LINE
- DROP OFF AREA
- BUILDING ENTRY/ EXIT



SCALE: 1" = 30'-0"

SUBAREA A - VEHICULAR DROPOFF

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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