

PD 1594

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9/18/2024

REPORTS OF COMMITTEES

22317
16875

Reclassification Of Area Shown On Map No. 2-1.
(Application No. 22526)
(Common Address: 739 -- 741 S. California Ave.)

[O2024-0011151]

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 B3-2 Community Shopping District symbols as shown on Map Number 2-1 in the area bounded by:

a line 53.16 feet south of and parallel to West Lexington Street; the public alley next east of and parallel to South California Avenue; a line 106.32 feet south of and parallel to West Lexington Street; and South California Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 22317)

(Common Address: 749 -- 757 W. North Ave., 1551 -- 1577 N. Halsted St.,
1555 -- 1569 N. Clybourn Ave. And 732 -- 754 W. Weed St.)

[SO2023-0006481]

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 Business Planned Development Number 834 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

to those of the B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

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

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

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

Residential-Business Planned Development No. 1594.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1594 (the "Planned Development" or "P.D.") consists of approximately 74,621 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). LPC Chicago LLC is the owner of the Property and the "Applicant" for this Planned Development.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

4. This plan of development consists of 17 Statements; a Bulk Regulations and Data Table, and the following exhibits prepared by bKL Architecture and dated June 20, 2024: Existing Zoning Map; Existing Land-Use Map; P.D. Boundary and Property Line; Subarea Map; Site Plan; Ground Level Plan; Level 02 Plan; Level 03 Plan; Roof Plan; East Building Elevation; South Building Elevation; West Building Elevation; North Building Elevation; Typical Podium Axonometric View; Typical Facade Axonometric View; Upper Tier Typical Tower Axonometric View; Overall Site Plan and Landscape Ordinance Analysis; Enlarged Site Plan; Planting Details; and Sections. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development Number 1594:

Subarea A: dwelling units located above the ground floor (including multi-unit residential); cultural exhibits and libraries; day care; animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; building maintenance services; business equipment sales and service; business support services (except day labor employment agency); communication service establishments; eating and drinking establishments (all); entertainment and spectator sports (small and medium venues and indoor special event including incidental liquor sales); bank, savings bank, savings and loan associations, and credit union; food and beverage retail sales (liquor sales as accessory use); lodging; medical service; office; personal service (all); consumer repair or laundry service (dry cleaning drop-off or pick-up, no on-premise plant); retail sales; indoor participant sports and recreation; auto supply/accessory sales; indoor light equipment sales/rental; catering and shared kitchen; co-located wireless communication facilities; accessory parking; non-accessory parking (subject to Section 17-10-0503); and accessory and incidental uses.

Subarea B: accessory parking; and accessory and incidental uses.

Subarea C: colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; lodges, private clubs, cultural exhibits and libraries; animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; building maintenance services; business equipment sales and service; business support services (except day labor employment agency); urban farm (indoor); communication service establishments; drive-through bank facility; eating and drinking establishments (all); entertainment and spectator sports (small and medium venues and indoor special event including incidental liquor sales); bank, savings bank, savings and loan associations, and credit union; food and beverage retail sales (liquor sales as accessory use); medical service; office; personal service (all); consumer repair or laundry service (dry cleaning drop-off or pick-up, no on-premises plant); residential storage warehouse; retail sales; indoor participant sports and recreation; auto supply/accessory sales; light equipment sales/rental, indoor; co-located wireless communication facilities; and accessory and incidental uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 74,621 square feet and a base FAR of 5.0.
9. Pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development and paid by the Applicant as follows: the review fee is \$0.50 per square foot of buildable floor area. One-half of the review fee is due at the time of Plan Commission review, and one-half of the review fee is due at the time of permit review. The Plan Commission review fee is paid at the time of filing the Planned Development application and is based on the total buildable floor area, as identified in the Planned Development's Bulk Regulations and Data Table. If the planned development includes phases or subareas which are subject to future review by DPD or the Chicago Plan Commission prior to the issuance of permits for that phase or subarea, the Plan Commission review fee for such phases or subareas is due when the relevant phase or subarea submission is made, pursuant to Section 17-13-0800. If the buildable floor area square footage changes between Plan Commission review and permit review, the total review fee will be prorated, accordingly, at the time of permit review.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. Modifications to the boundaries of subareas designed under this P.D. and the reallocation of development rights among subareas may be approved as a minor change pursuant to Section 17-13-0611-A, provided the minor change criteria set forth in Section 17-13-0611-A are not exceeded on an aggregate basis over all subareas.
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.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 834 to the B3-5 Community Shopping District and then to this Residential-Business Planned Development ("P.D.") Number 1594 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "inclusionary area" within the meaning of the ARO and permits the construction of 396 dwelling units in Subarea A. The Applicant intends to construct a 396-unit rental building (the "Project").

Developers of rental projects in inclusionary areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 79.2 affordable units (20 percent of 396) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional affordable unit on site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 79 affordable units in the Project and making a payment to the Affordable Housing Opportunity Fund in the amount of \$155,344 per unit for a total payment of \$31,068.80 (0.2 x \$155,344), as set forth in the Affordable Housing Profile Form (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 26 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 26 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D.; provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. Prior to the issuance of any building permits for the Project, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D., and will constitute a lien against Subarea A of the P.D. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to Business Planned Development Number 834, in effect prior to approval of this P.D.

[ARO Unit Layout; Levels 4 through 10 Floor Plans; Levels 11 through 16 Floor Plans; Level 17 Floor Plans; Levels 18 through 29 Floor Plans; Levels 30 through 36 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan; Ground Level Plan; Levels 02 and 03 Floor Plans; Roof Plan; North, South, East and West Building Elevations; Typical Podium Axonometric View; Typical Facade Axonometric View; Upper Tier Typical Tower Axonometric View; Overall Site Plan and Landscape Ordinance Analysis; Enlarged Site Plan; Planting Details; and Sections A and B referred to in these Plan of Development Statements printed on pages 16889 through 16914 of this *Journal*.]

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

9/18/2024

REPORTS OF COMMITTEES

22317
16883

Residential-Business Planned Development No. 1594.

Bulk Regulations And Data Table.

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Gross Site Area (sf):	99,907
Area in Public Right of Way (sf):	25,286
Net Site Area (sf):	74,621
Subarea A:	14,774
Subarea B:	28,360
Subarea C:	31,487
Maximum Floor Area Ratio:	5.0
Subarea A:	22.14
Subarea B:	0.0
Subarea C:	1.46
Maximum Number of Dwelling Units:	
Subarea A:	396
Subarea B:	0
Subarea C:	0
Parking Spaces:	158
Subarea A:	0
Subarea B:	158

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Subarea C:	0
Maximum Height:	
Subarea A:	450 ft
Subarea B:	Existing condition to remain
Subarea C:	Existing condition to remain
Minimum Loading:	
Subarea A:	2-10'x25'
Subarea B:	1
Subarea C:	0
Minimum Bicycle Parking:	
Subarea A	396
Subarea B	0
Subarea C:	0
Minimum Setbacks:	Per the attached site plans

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* An official website of the City of Chicago Here's how you know



ARO Intake Application



Submission ID: 875346

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874. The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#). **PLEASE READ CAREFULLY.** This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission. If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
LPC Chicago, LLC	Paul Apollonio
Applicant Email *	Applicant Phone *
papollonio@georgetownco.com	(212) 755-2323
Applicant Address *	
c/o Georgetown Company, 500 Park Ave., I	
Attorney Name *	Attorney Email *
Paul Shadle, DLA Piper LLP (US)	paul.shadle@us.dlapiper.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
1555	1569	N	CLYBOURN
Zip Code *	Ward *	ARO Zone *	
606101009	2	ARO Inclusionary Ar	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
1565 N. Clybourn	James Gwinner		
Zoning Application Number (if applicable)	Council Introduction Date *		
22317	12/13/2023		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger *	Development Type *
Zoning Entitlement	Rental

Total Units *

396

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

5/31/2027

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

5/30/2025

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF T-E AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

79.2

Minimum On-Site Units *

20

Maximum Units Paid For In-Lieu *

40

Proposed On-Site Units *

79

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0.2

In-Lieu Amount Owed *

\$31,068.80

On-Site Units To CLHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[E:\5_N_City\board - AMI Affordable Unit Details and Square Footage - 2024\148_102038045329241.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[E:\5_N_City\board - AMI Affordable Unit Details and Square Footage - 2024\148_102038045329241.pdf](#)

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If ARO units are CLHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- C. A Physical Needs Assessment (PNA)
- D. Surveys
- E. Outstanding code violations
- F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Paul Apollonio

Summary Work Log

Submission Date: 04/02/2024 01:26:56 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

- | | |
|----------------------------|---------------------------|
| Options | Action |
| Show Notes | Accept |
| Email User | Deny |
| | Follow Up |



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Project Name	1365 N Clybourn
Zoning Application number, if applicable	
Address	749-757 W. North Ave., 1861-1877 N. Halsted St., 1555-1589 N Clybourn Ave., 733-754 W. Weed St.
Is this a For Sale or Rental Project?	Rental
Anticipated average per rent/price**	\$3.95
Total Units in Project	298
Total Affordable units	73

Unit type	Market Rate			ARU			
	how many?	% of total	sq. square footage	how many**	% of total	sq. square footage	affordable % market square footage*
studio	79	26%	541	20	25%	487	90%
one-bed	212	87%	884	52	86%	523	85%
two-bed	26	8%	1,042	7	9%	398	96%
three-bed	0	0%	0	0	0%	0	0%

*ARU unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARU units can be studios)
 **The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

	Market Rate Units	Affordable Units
Parking	Not Included	Not Included
Laundry	Yes	Yes
Appliances		
Refrigerator	EnergyStar/make/model/color	Non-EnergyStar/Make, Model, Color TBD
Dishwasher	EnergyStar/make/model/color	Non-EnergyStar/Make, Model, Color TBD
Stove/Oven	EnergyStar/make/model/color	Non-EnergyStar/Make, Model, Color TBD
Microwave	EnergyStar/make/model/color	Non-EnergyStar/Make, Model, Color TBD
Bathroom(s)	how many? Full bath? Half bath?	1 Full Bath in 1-Bedroom and 1-Bedroom, 2 Full Baths in 2-Bedroom (subject to floor plans)
Kitchen countertops	material	Quartz
Flooring	material	Hard Tile
HVAC		Vertical Heat Pump
Other		TBD

NOTE: DCH will review specific details to verify the amenities for affordable units become available. The listing shall provide comparable amenities and amenities information as in the market units as required by the ARU Rules.

Unit Type	AMI Mix for ARU Units						Total Units	Average
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI		
Studio	-	-	-	-	-	20	20	60.00%
1 bed	29	7	-	-	-	29	52	56.25%
2 bed	7	-	-	-	-	-	7	30.00%
3 bed	-	-	-	-	-	-	-	4.00%
4 bed	-	-	-	-	-	-	-	4.00%
	29	7	-	-	-	46	79	68.00%

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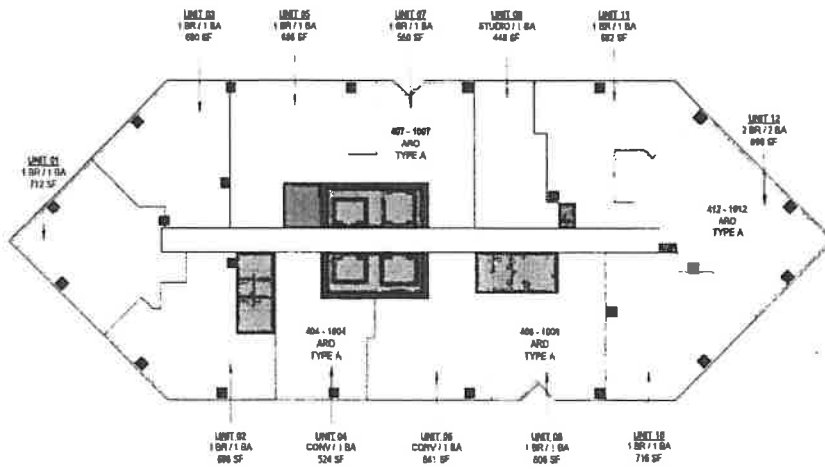
1565 N CLYBOURN AVE

ARO UNIT LAYOUT
18 APRIL 2024

THE GEORGETOWN COMPANY **DRAFT**



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NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS
ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS

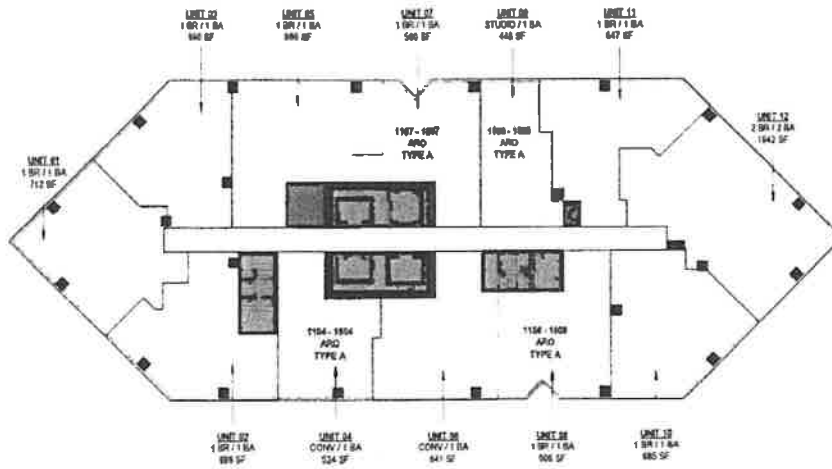
THE GEORGETOWN COMPANY DRAFT

LEVELS 4-10 FLOOR PLAN
1565 N CLYBOURN AVE

Project: 22001
2024.04.18
Pg 2 of 4

1/8" = 1'-0"

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NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS.
 L AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

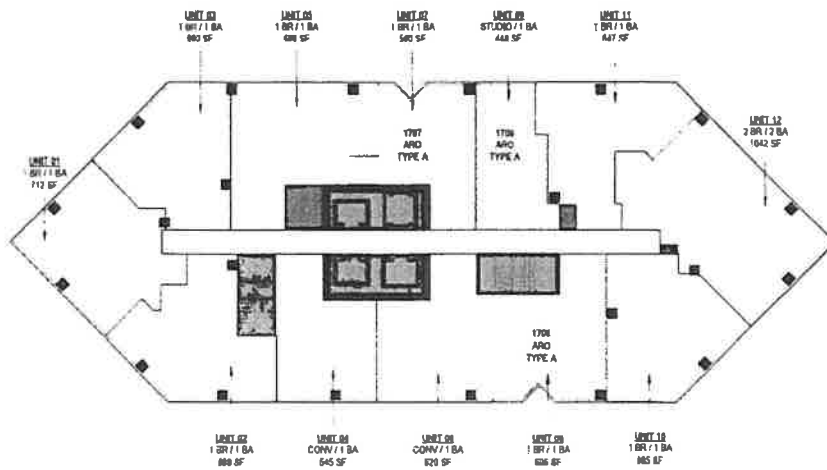
LEVELS 11-18 FLOOR PLAN
 1585 N CLYBOURN AVE

1/18 "A" 1'-0"

7/16/2024 2:00P
 2024 04 18
 -23 of 8

b KL
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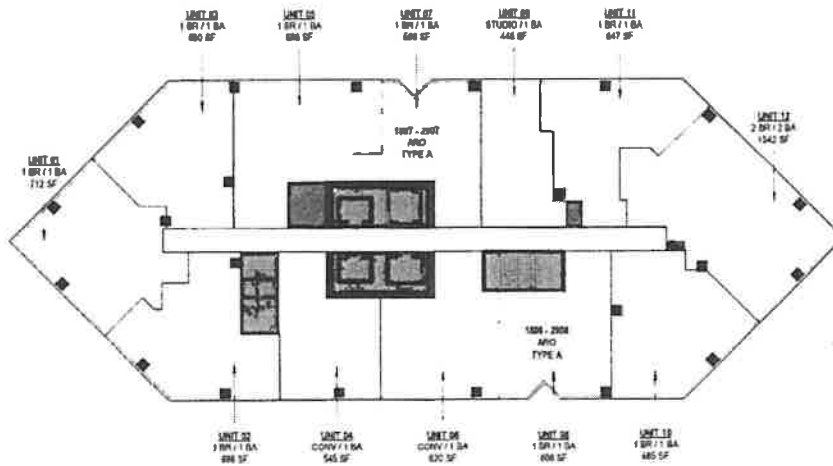
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ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

LEVEL 17 FLOOR PLAN
1945 N CLYBOURN AVE

1/16" = 1'-0"
Project: 21001
1024 04 18
Pg. 2 of 6
b KL

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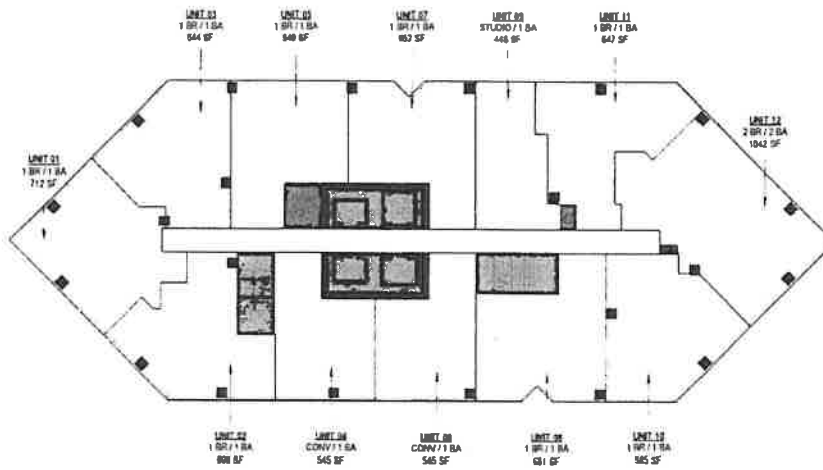
JTE: IN-PROGRESS PLAN. SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS.
L AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

LEVELS 18-23 FLOOR PLAN
1565 N CLYBOURN AVE

1/8" = 1'-0"
No. 03 23001
2024 04 18
Pg. 5 of 6
b KL
KIMBERLY KLING

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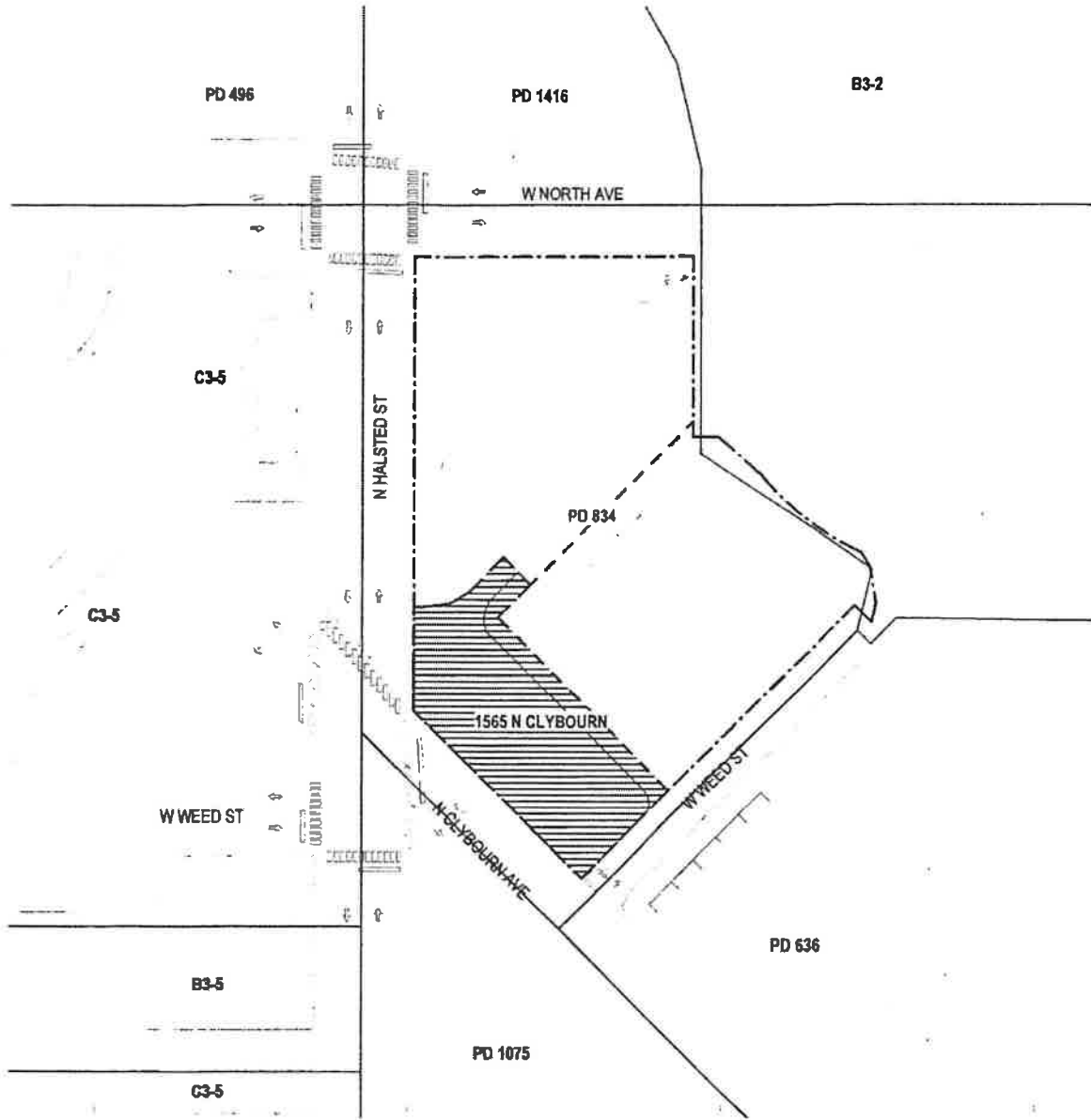
NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS.

THE GEORGETOWN COMPANY DRAFT

LEVELS 30-36 FLOOR PLAN
1585 N CLYBOURN AVE

PROJ: 13001
2024.08.18
42.0 of 8
bKL

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EXISTING ZONING MAP
Scale: N.T.S.



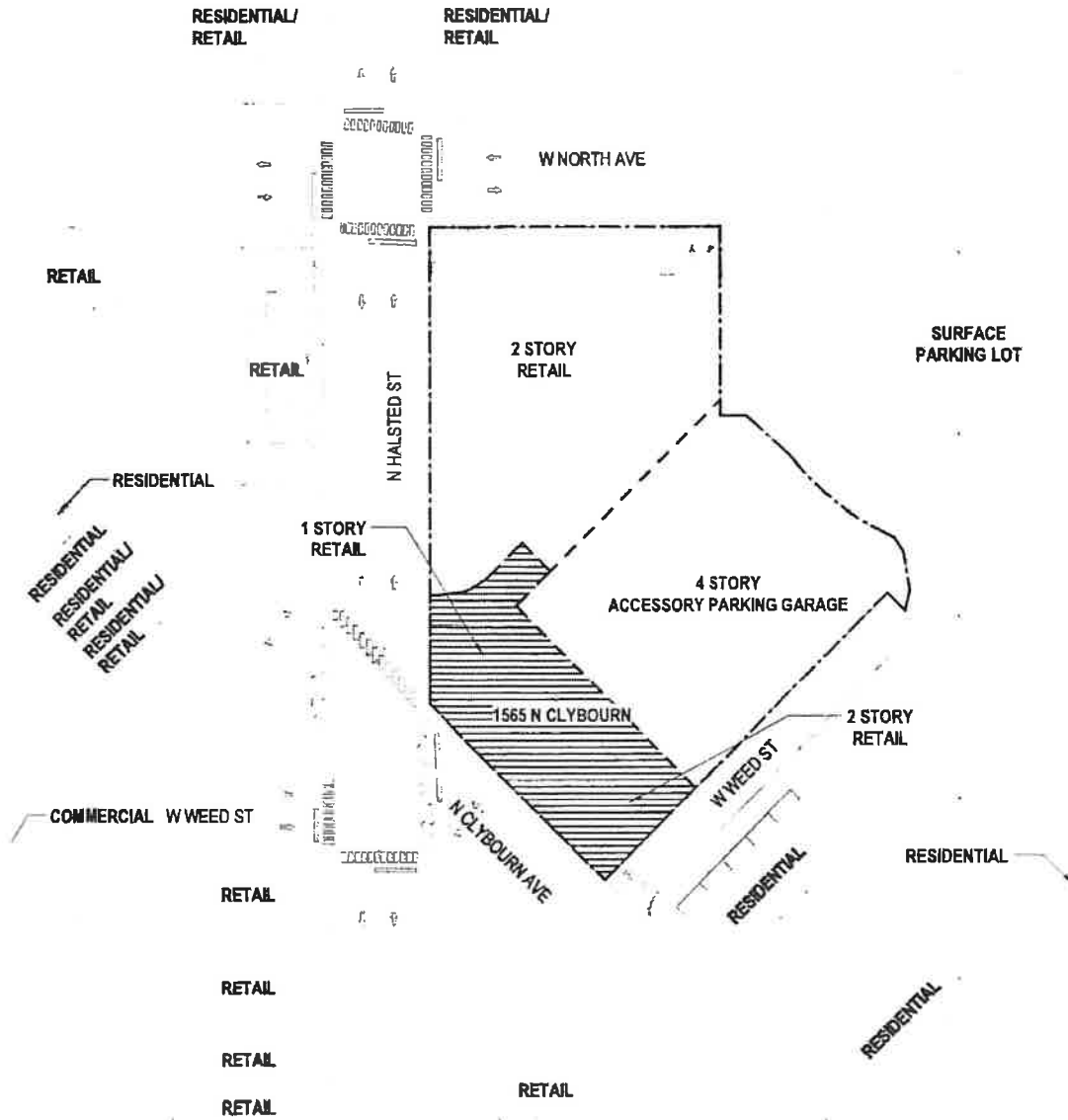
 Development Site

 Property Line

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
1555-1569 N. CLYBOURN AVE., 732-754 W. WEED ST.
DATE OF INTRODUCTION: DECEMBER 13, 2023
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EXISTING LAND-USE MAP
Scale: N.T.S.

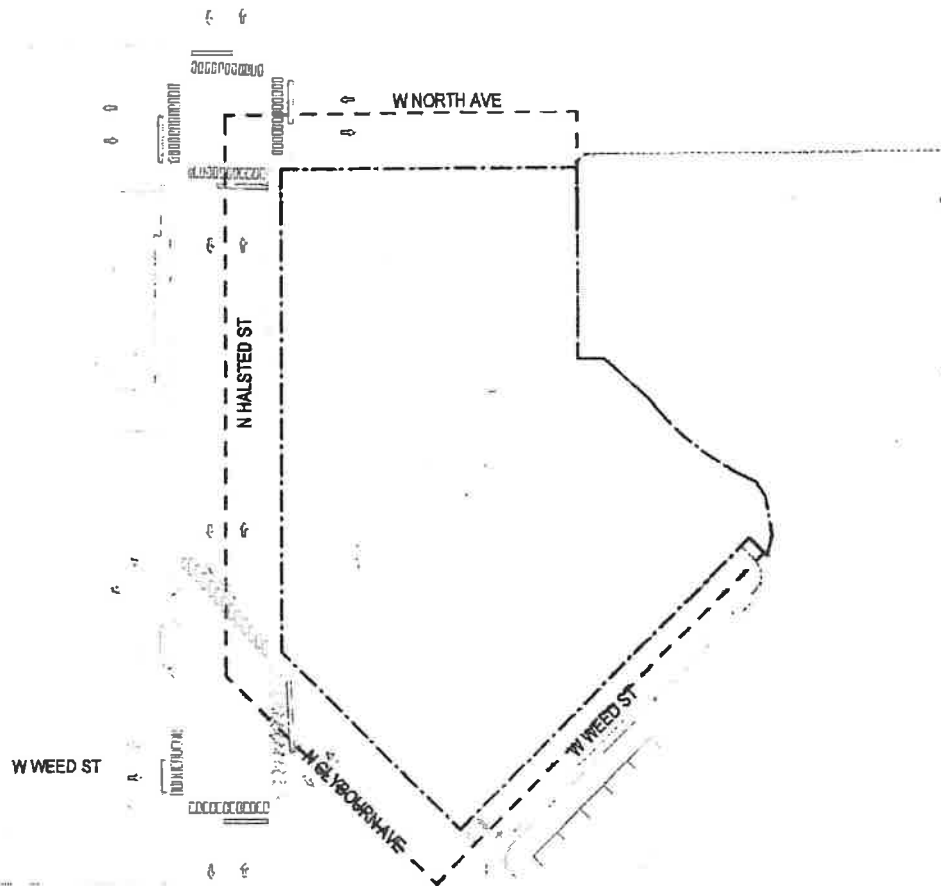


- Development Site
- Property Line

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PD BOUNDARY AND
PROPERTY LINE MAP
Scale: N.T.S.

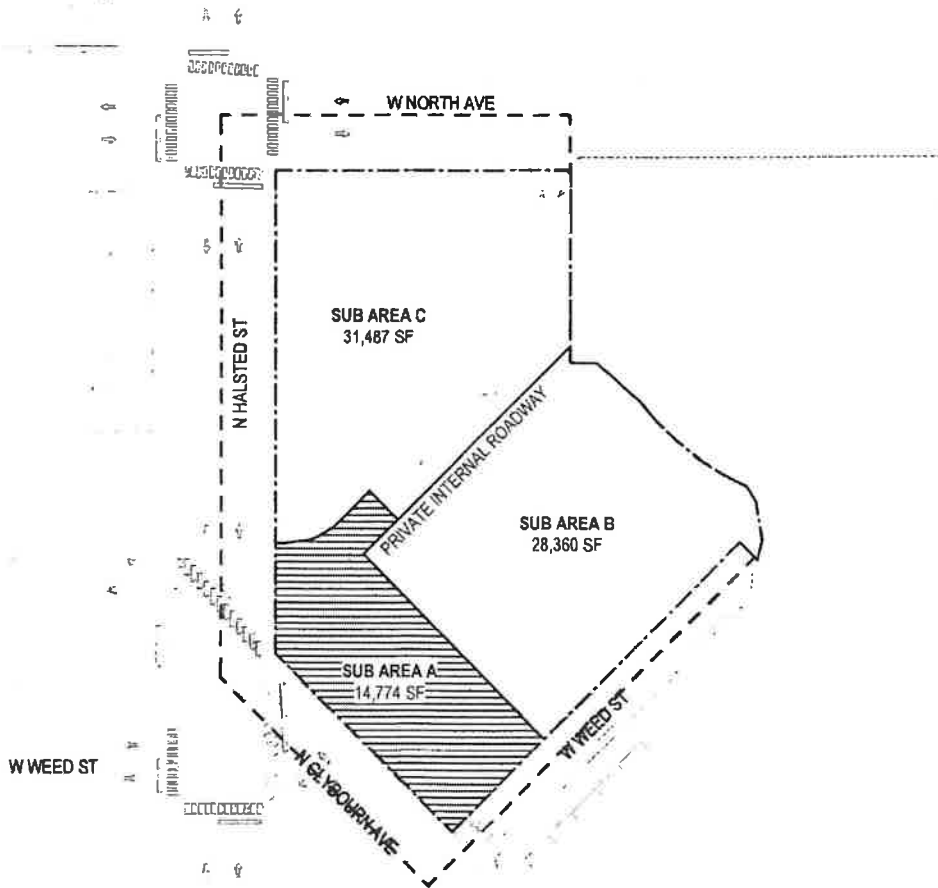


-  Development Site
-  Property Line
-  PD Boundary

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SUB AREA MAP
Scale: N.T.S.

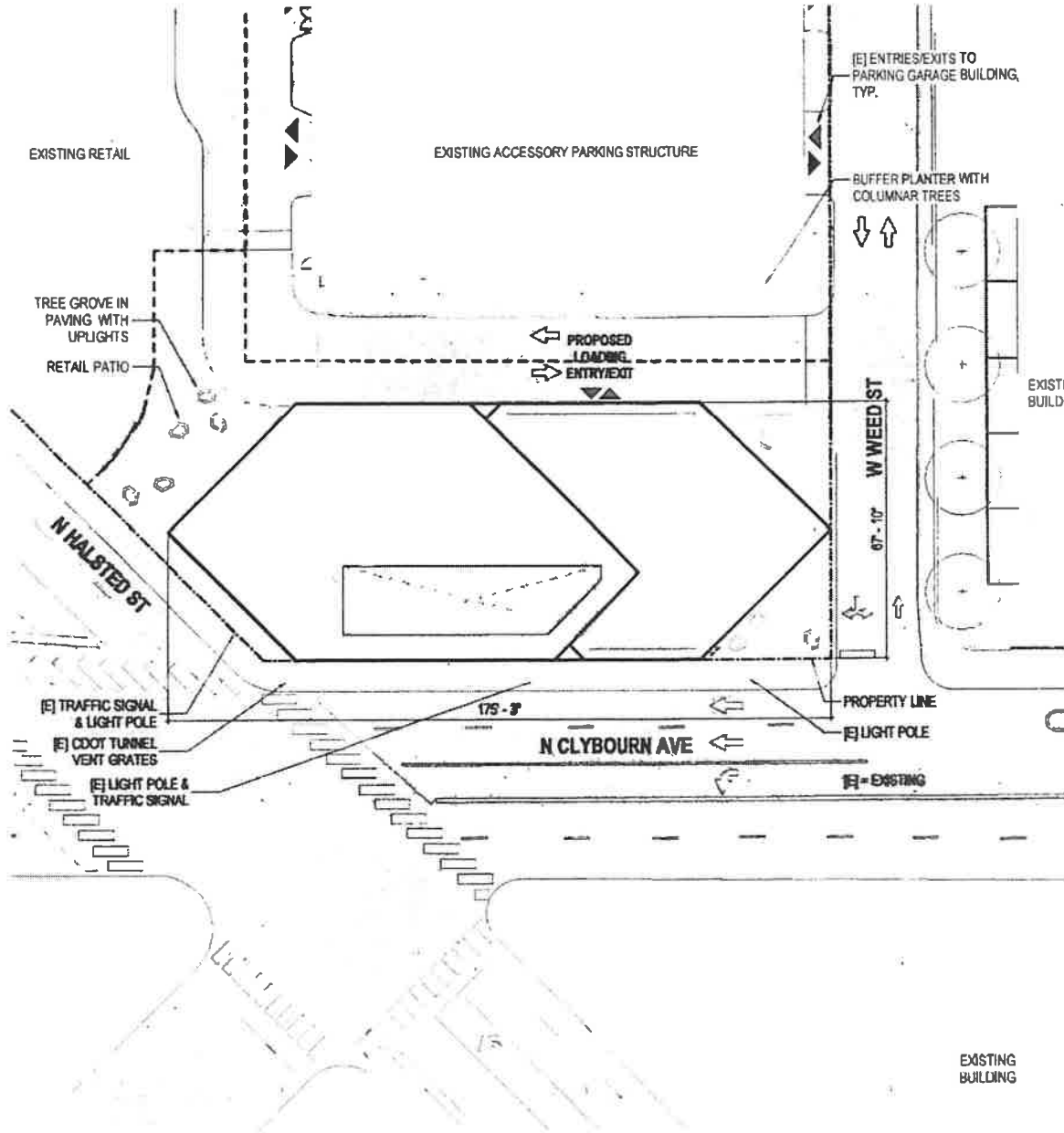


-  Development Site
-  Property Line
-  PD Boundary

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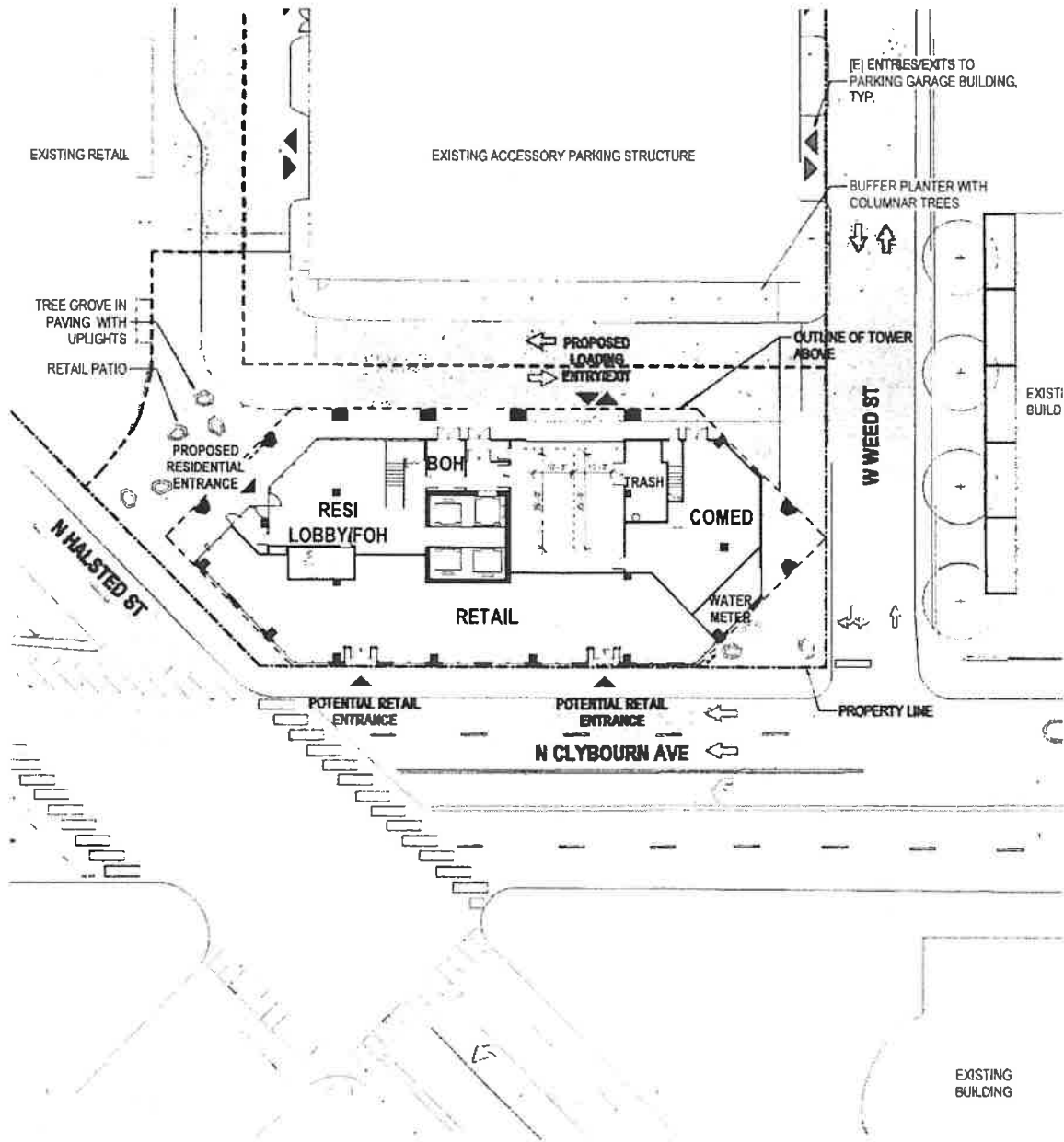
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SITE PLAN
Scale: N.T.S.

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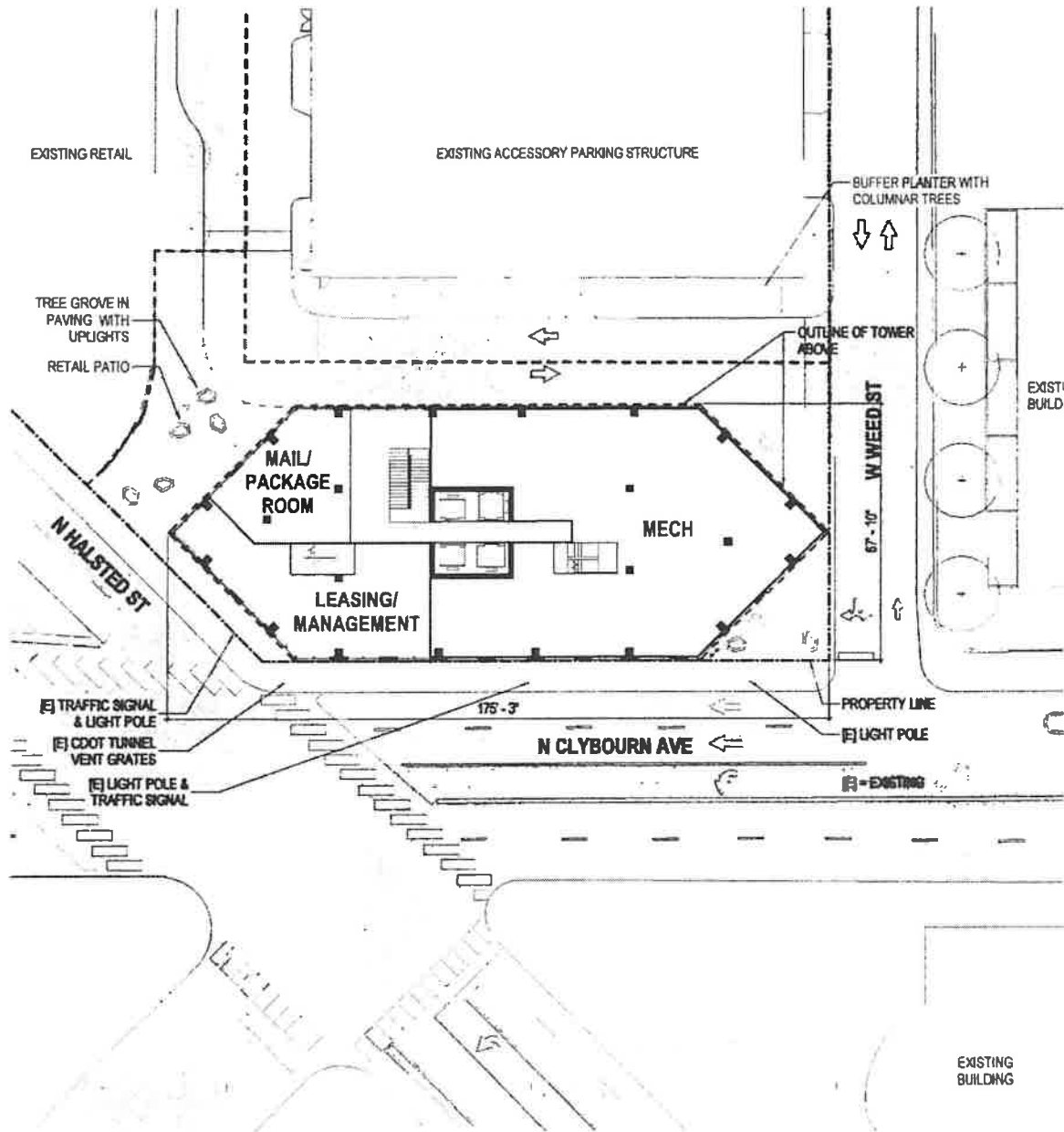
GROUND LEVEL PLAN
Scale: N.T.S.



APPLICANT: LPC CHICAGO, LLC
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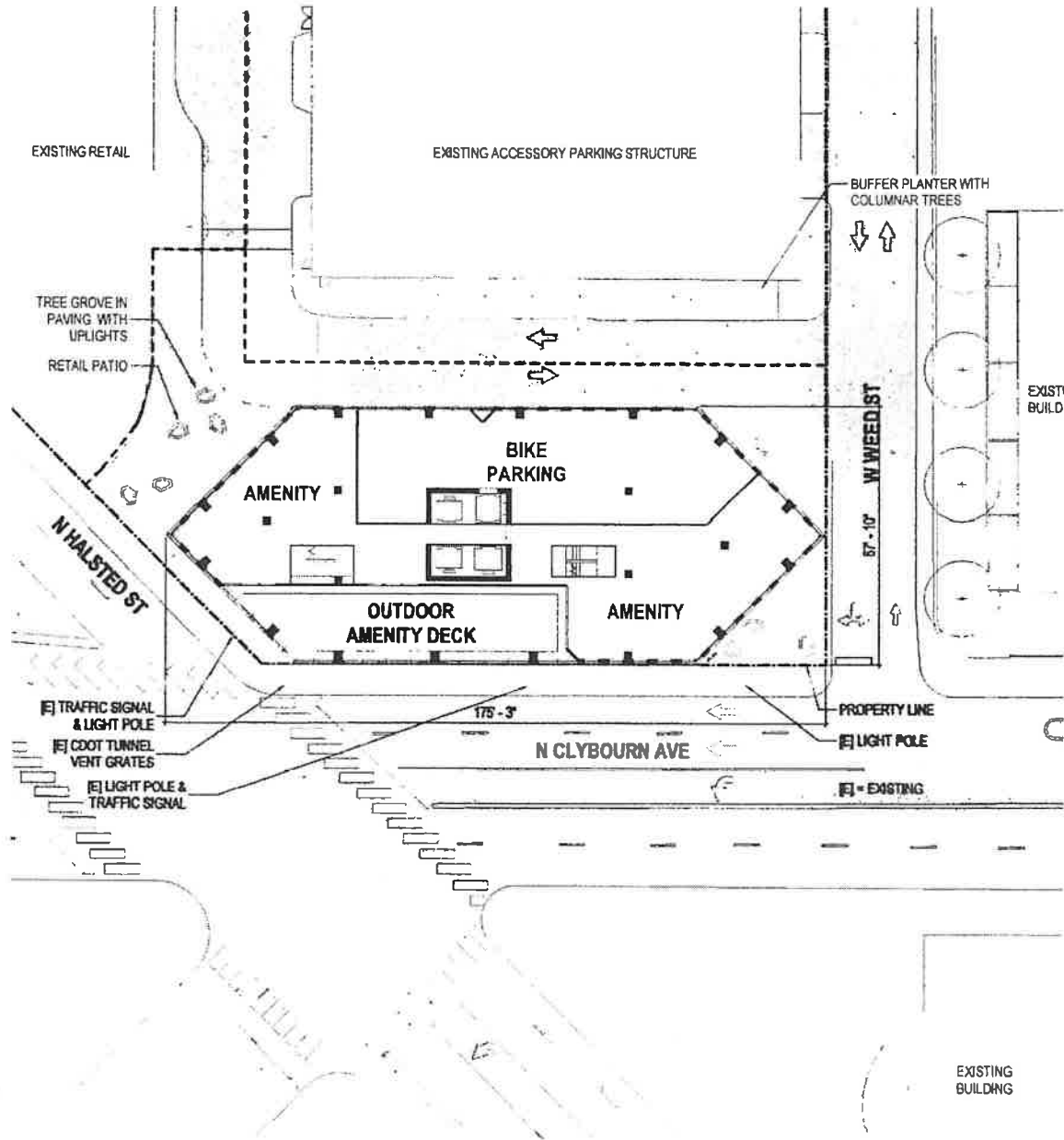


LEVEL 02 PLAN
Scale: N.T.S.

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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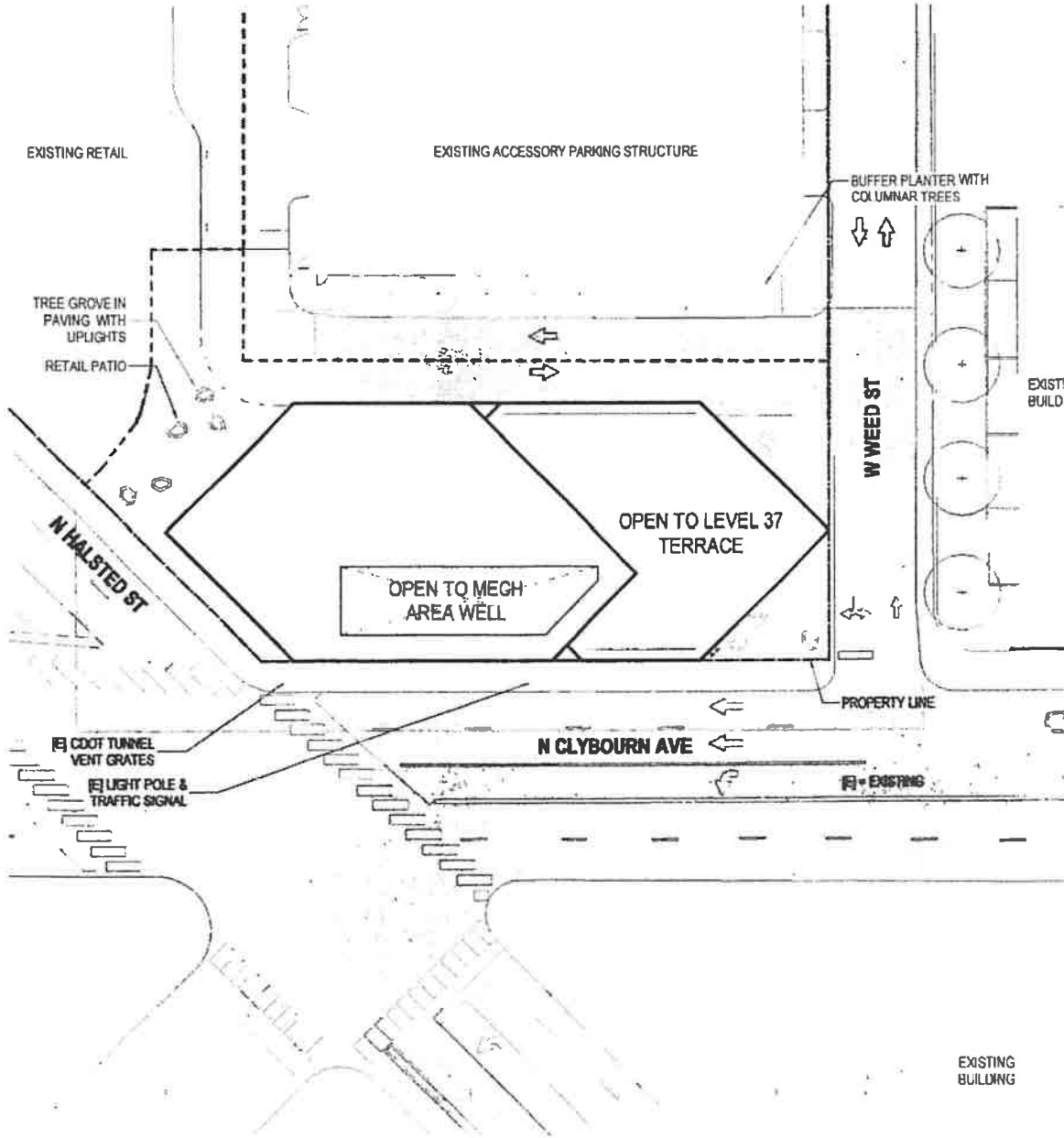


LEVEL 03 PLAN
Scale: N.T.S.

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 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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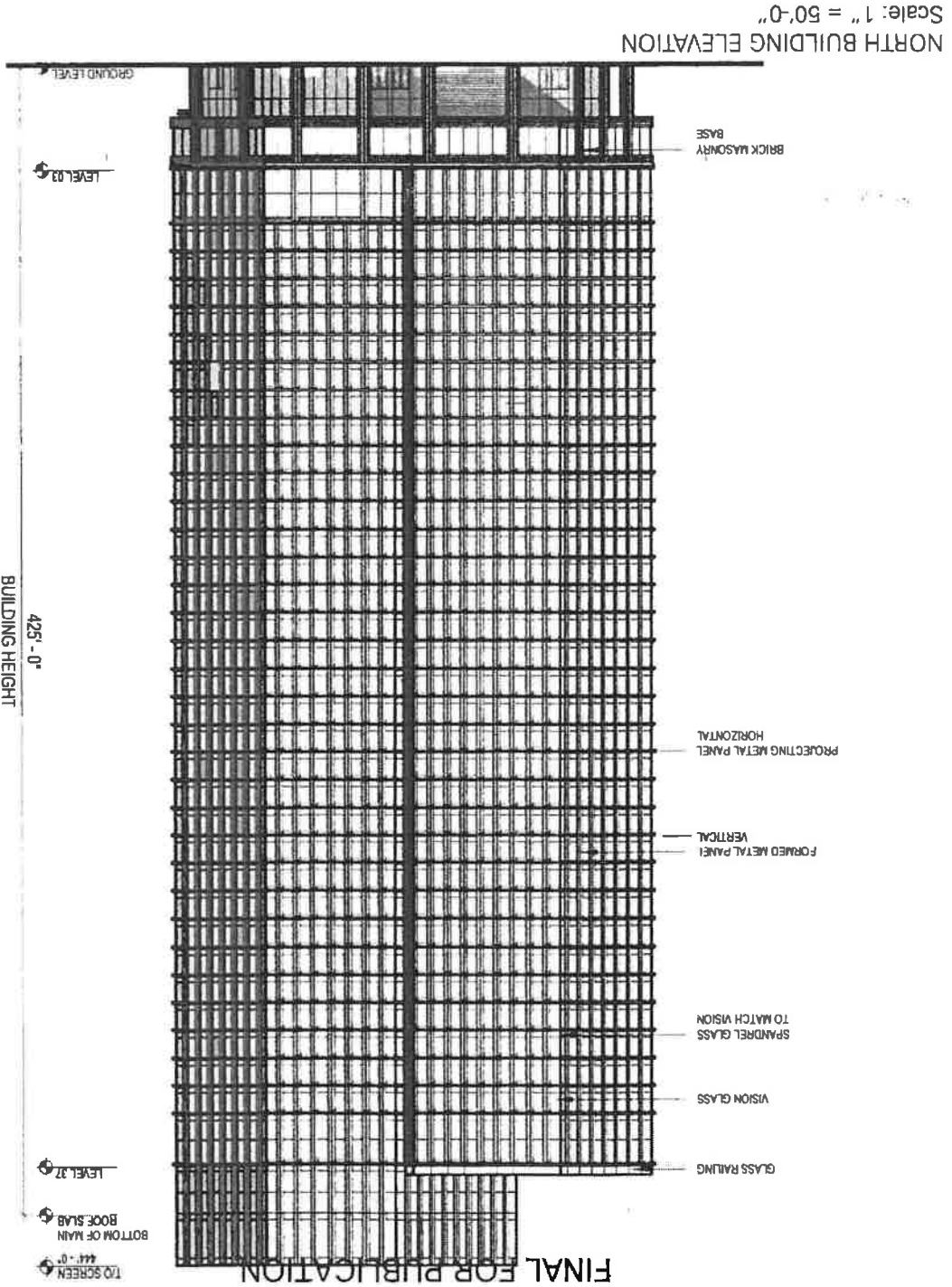
ROOF PLAN
Scale: N.T.S.



APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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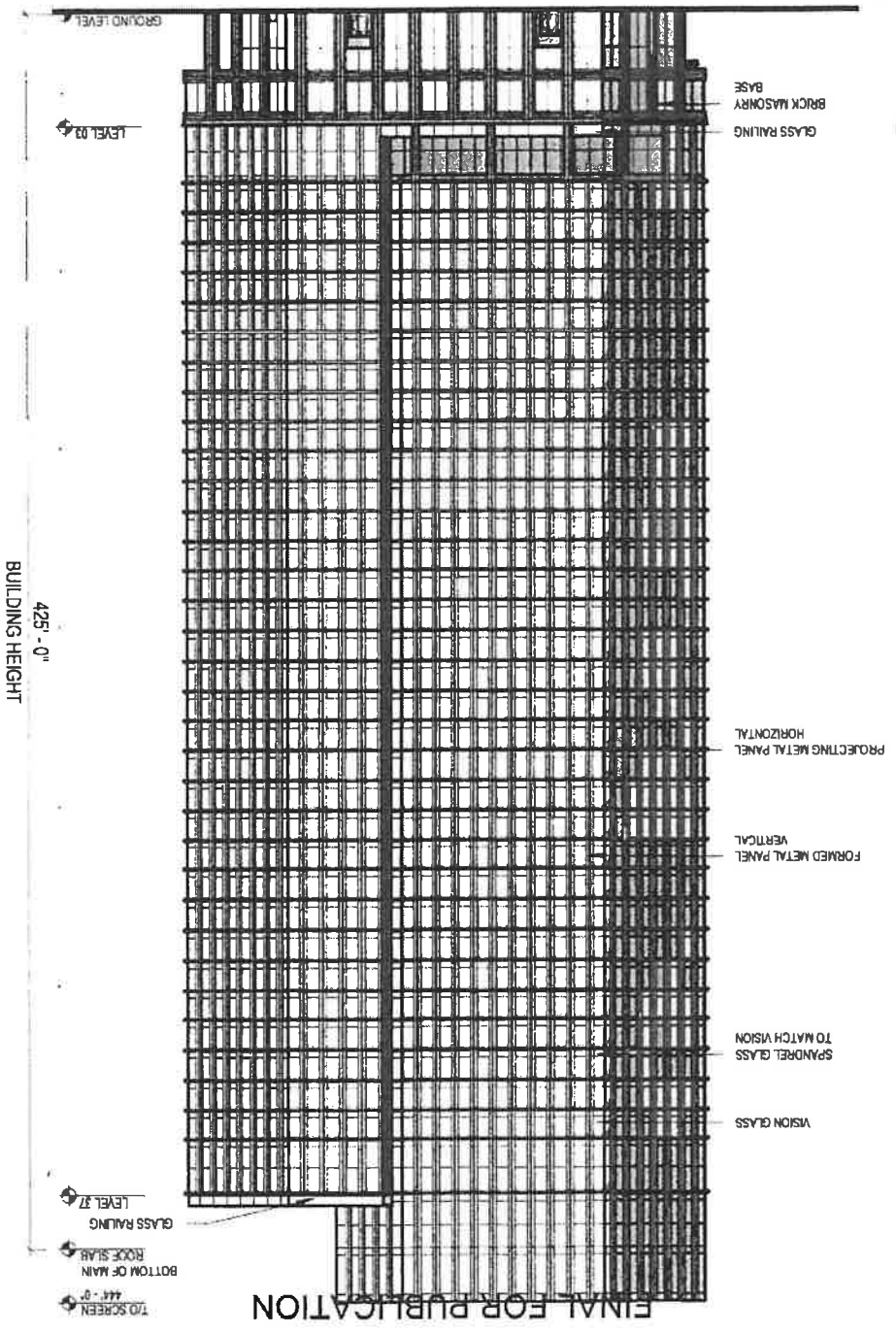
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NORTH BUILDING ELEVATION
Scale: 1" = 50'-0"

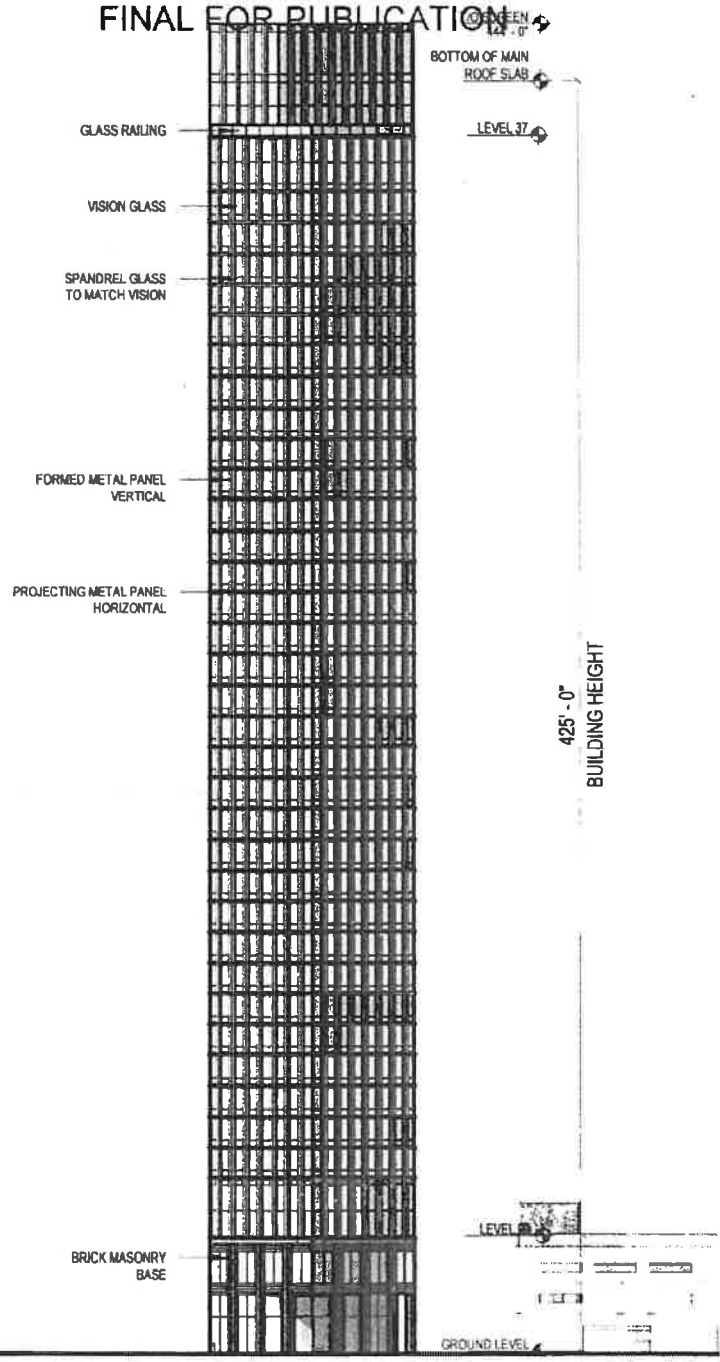
APPLICANT: LPC CHICAGO, LLC
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SOUTH BUILDING ELEVATION
Scale: 1" = 50'-0"



APPLICANT: LPC CHICAGO, LLC
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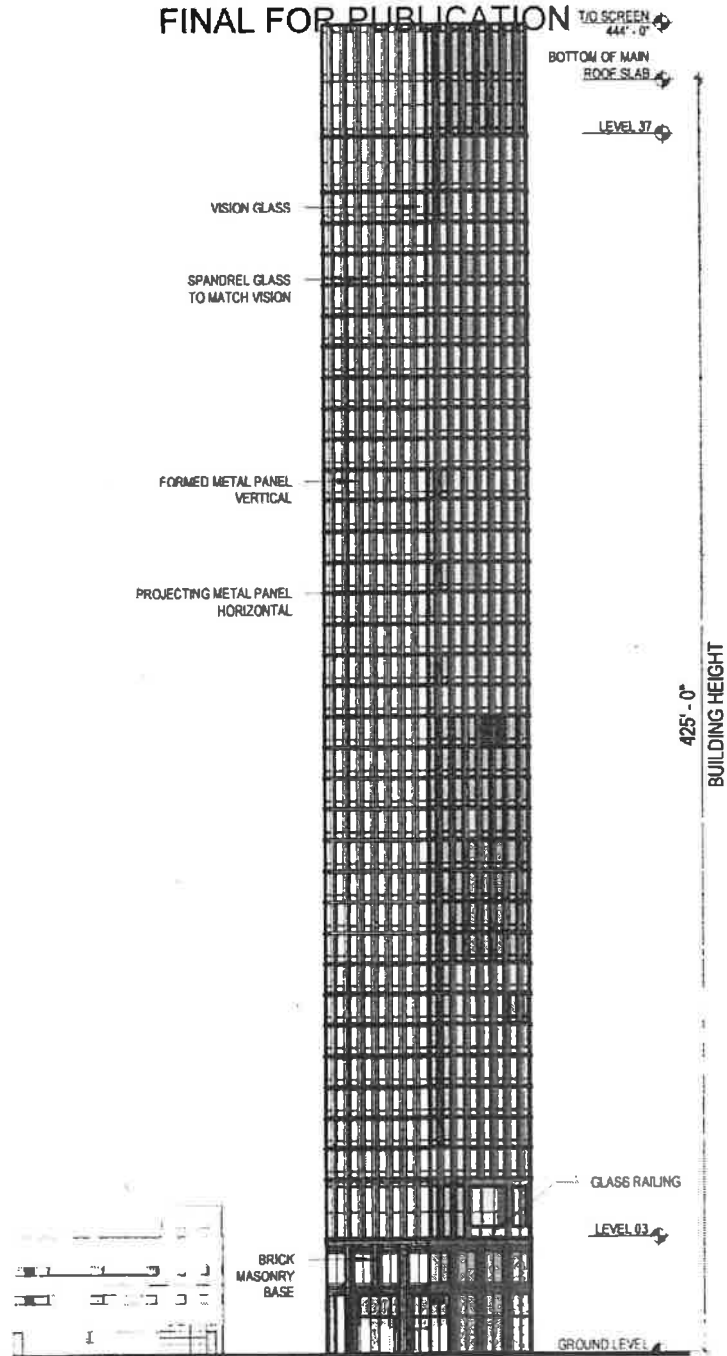
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EAST BUILDING ELEVATION
Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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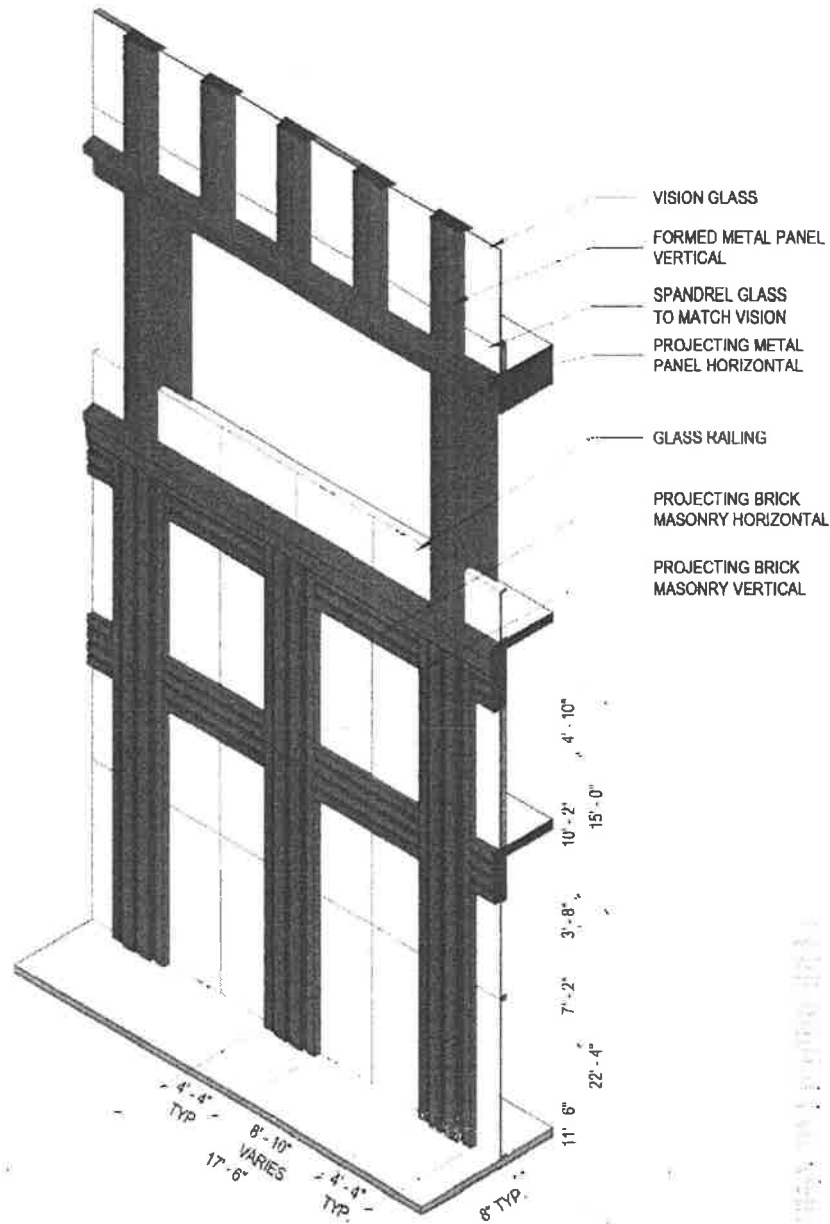
WEST BUILDING ELEVATION

Scale: 1" = 50'-0"

APPLICANT: LPC CHICAGO, LLC
ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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TYPICAL PODIUM AXONOMETRIC VIEW

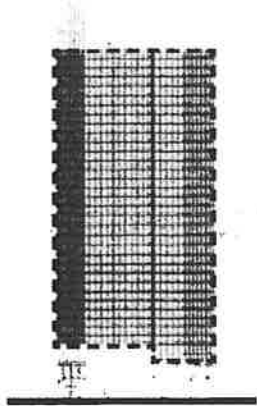
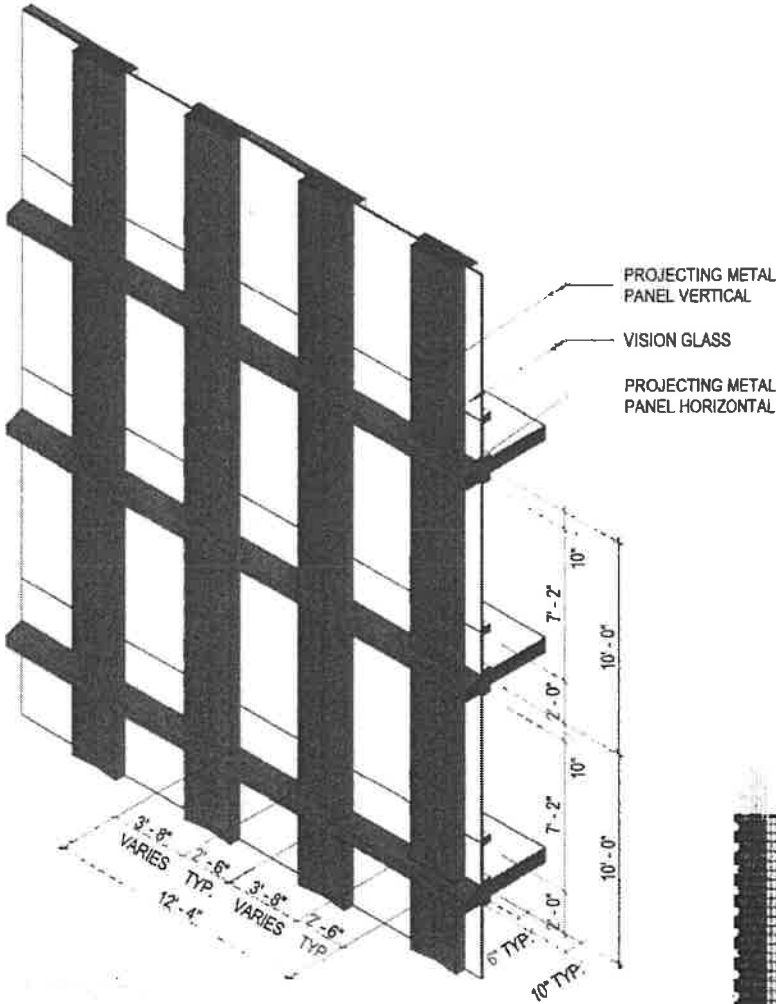


NORTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
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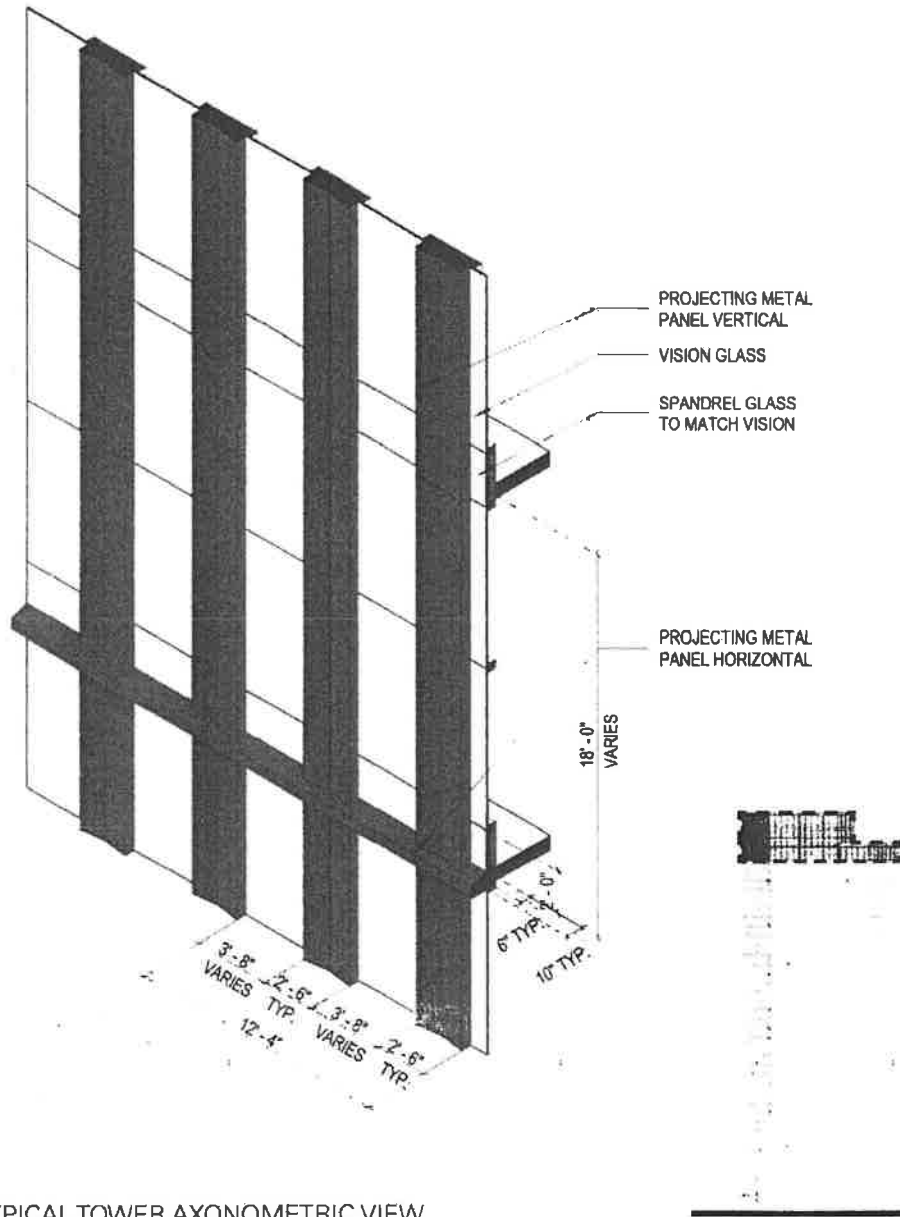


TYPICAL FACADE AXONOMETRIC VIEW

SOUTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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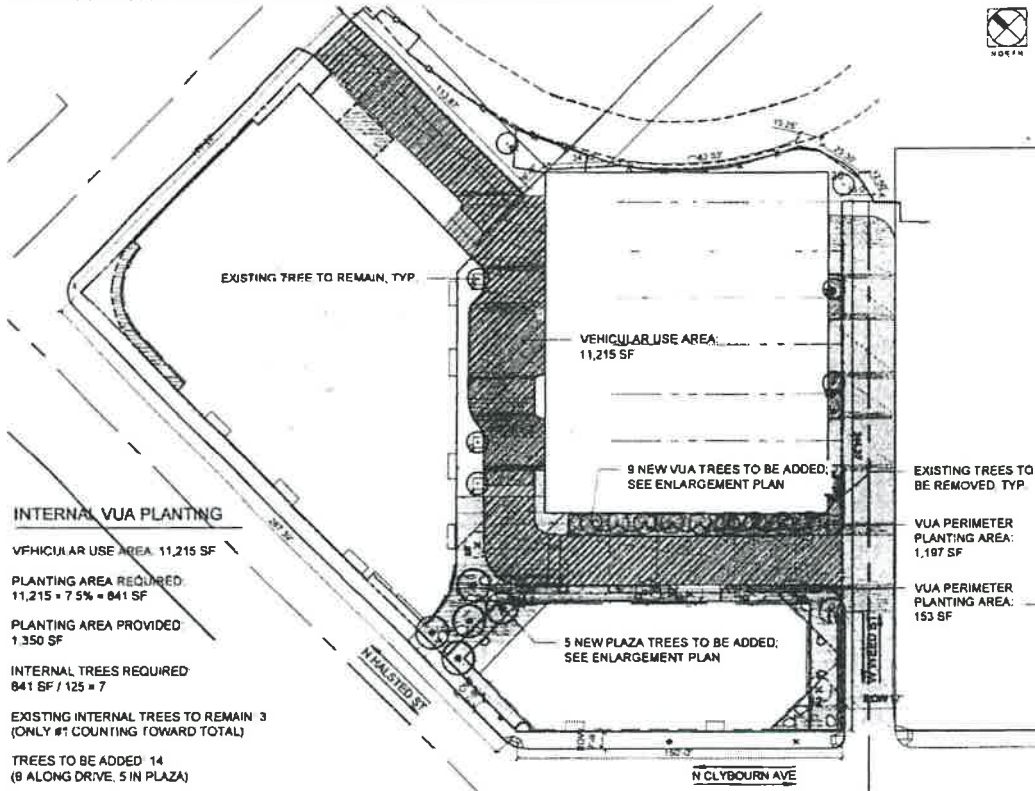
UPPER TIER TYPICAL TOWER AXONOMETRIC VIEW

SOUTH ELEVATION

APPLICANT: LPC CHICAGO, LLC
 ADDRESS: 749-757 W. NORTH AVE., 1551-1577 N HALSTED ST.,
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OVERALL SITE PLAN & LANDSCAPE ORDINANCE ANALYSIS



INTERNAL VUA PLANTING

VEHICULAR USE AREA, 11,215 SF
 PLANTING AREA REQUIRED
 11,215 * 7.5% = 841 SF
 PLANTING AREA PROVIDED
 1,350 SF
 INTERNAL TREES REQUIRED
 841 SF / 125 = 7

EXISTING INTERNAL TREES TO REMAIN 3
 (ONLY #1 COUNTING TOWARD TOTAL)
 TREES TO BE ADDED 14
 (8 ALONG DRIVE, 5 IN PLAZA)

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

NORTH CLYBOURN AVE

LENGTH (LINEAR FEET) 150'-0"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 0
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0 TREES ARE PROVIDED. PARKWAY WIDTH < 9 FEET WIDE - NO PARKWAY TREES REQUIRED

NORTH HALSTED ST

LENGTH (LINEAR FEET) 287'-39"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 12
 NUMBER OF EXISTING TREES TO REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0 TREES ARE PROVIDED. PARKWAY WIDTH < 9 FEET WIDE - NO PARKWAY TREES REQUIRED

WEST WEED ST

LENGTH (LINEAR FEET) 244'-20"
 NUMBER OF TREES REQUIRED (1 PER 25 LF) 10
 NUMBER OF EXISTING TREES TO REMAIN 4
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 0 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

NOTE

- NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY Z-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS

#	SPECIES	SIZE	STATUS
1	PYRUS CALLERYANA	8"	TO REMAIN
2	DEAD UNKNOWN TREE	-	TO BE REMOVED
3	GYMNOCLADUS DIOICUS	2.5"	TO REMAIN
4	GYMNOCLADUS DIOICUS	2.5"	TO REMAIN
5	GYMNOCLADUS DIOICUS	2.5"	TO BE REMOVED
6	GYMNOCLADUS DIOICUS	2.5"	TO BE REMOVED
7	ACER MIYABEI STATE	3"	TO BE REMOVED
8	STREET	2.5"	TO BE REMOVED
9	GYMNOCLADUS DIOICUS	-	TO BE REMOVED
10	DEAD UNKNOWN TREE	2.5"	TO BE REMOVED
11	GYMNOCLADUS DIOICUS	8"	TO BE REMOVED
12	PYRUS CALLERYANA	-	TO BE REMOVED
13	DEAD UNKNOWN TREE	8"	TO BE REMOVED
14	PYRUS CALLERYANA	8"	TO BE REMOVED
15	PYRUS CALLERYANA	8"	TO BE REMOVED
16	PYRUS CALLERYANA	8"	TO BE REMOVED
17	PYRUS CALLERYANA	8"	TO REMAIN
18	PYRUS CALLERYANA	8"	TO REMAIN
19	PYRUS CALLERYANA	8"	TO REMAIN
20	PYRUS CALLERYANA	8"	TO REMAIN

CRATAEGUS PHAENOPYRUM

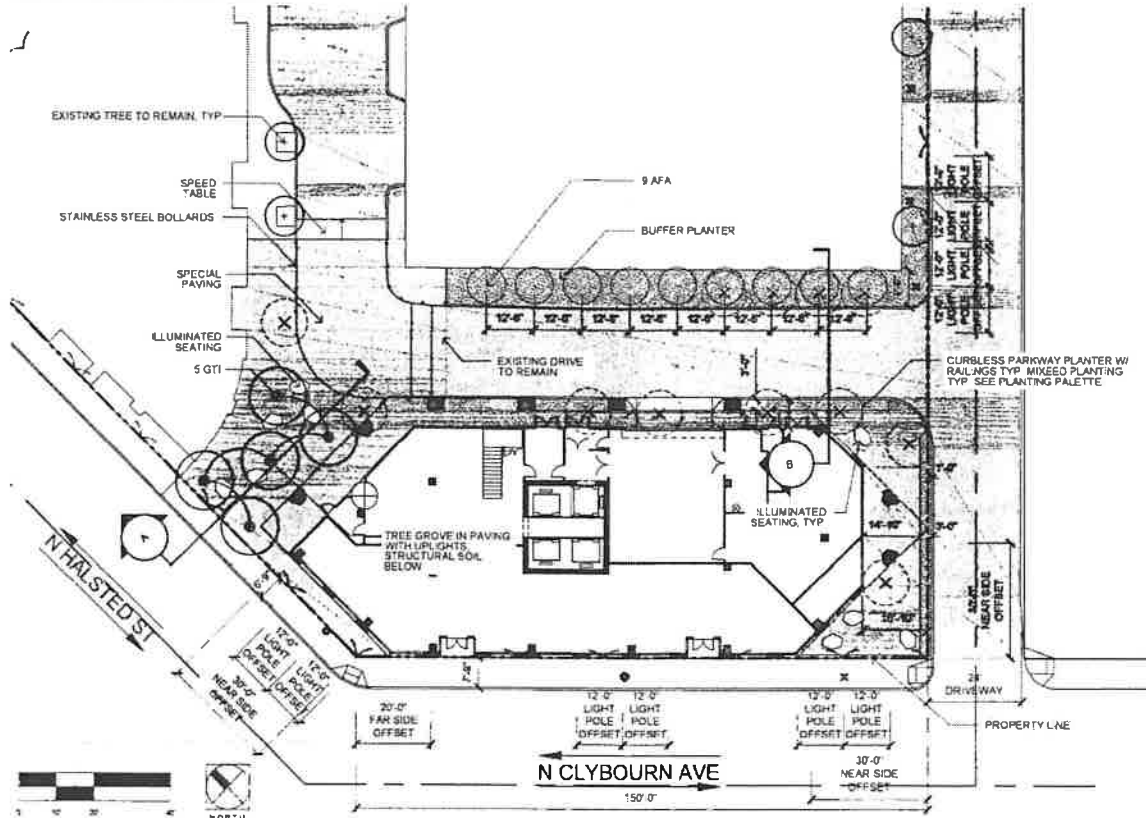
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CONFLUENCE



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ENLARGED SITE PLAN FINAL FOR PUBLICATION



PLANT LIST

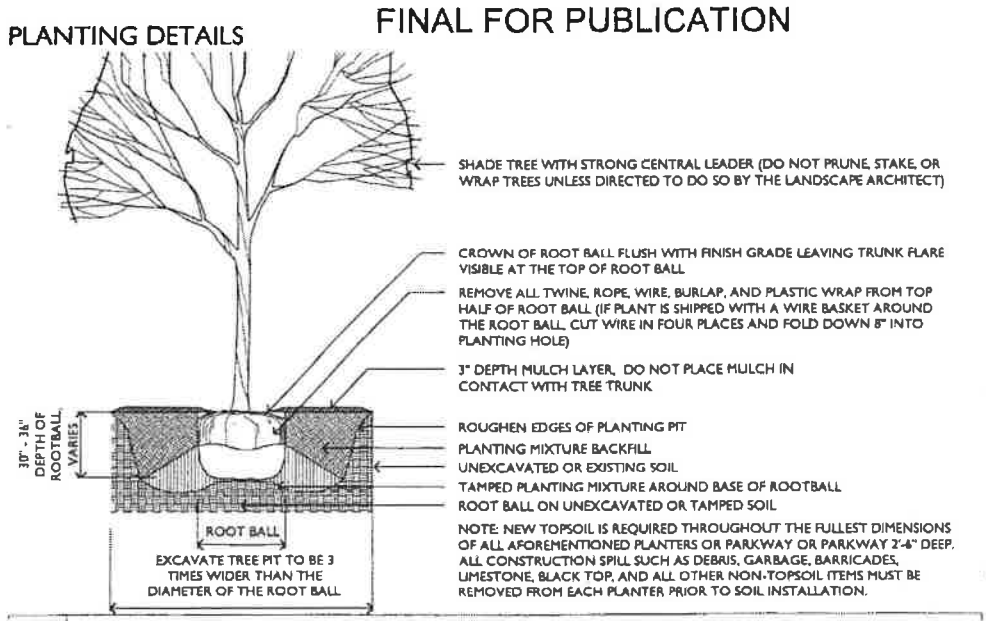
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
A	PARKWAY TREES								
	AFA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	9	2.5"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GTS	GLEDITSIA TRIACANTHOS F. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	5	2.5"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
B	SHRUBS								
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	-	-	-	-	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	-	-	-	-	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	-	-	-	-	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	-	-	-	-	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAUILLII 'HAWCOCK'	'HAWCOCK' SNOWBERRY	-	-	-	-	#5	2'-6" ON CENTER
	IMI	TAXUS X MEDIA 'TAUNTONI'	'TAUNTONI' SPREADING YEW	-	-	-	-	#5	2'-6" ON CENTER
C	GRASSES								
	SPD	SPOONBOLUS HETEROLEPIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
CAA	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING	
D	PERENNIALS AND GROUNDCOVER								
	PDT	PENSTEMON DARK TOWERS	DARK TOWER PENSTEMON	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDIA BRADBURIANA	BRADBURY BEE BALM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
E	BULBS								
	APS	ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	NAT	NARCISSUS THALIA	THE ORCHID NARCISSUS	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING	

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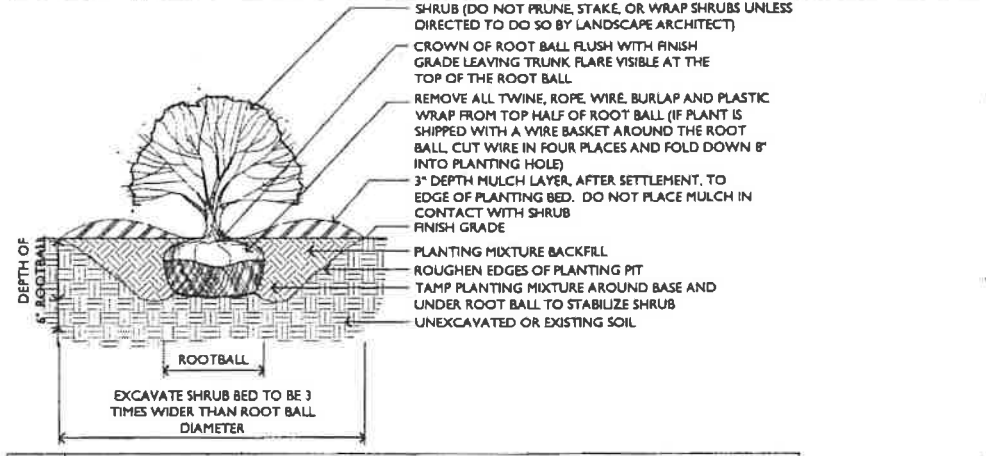
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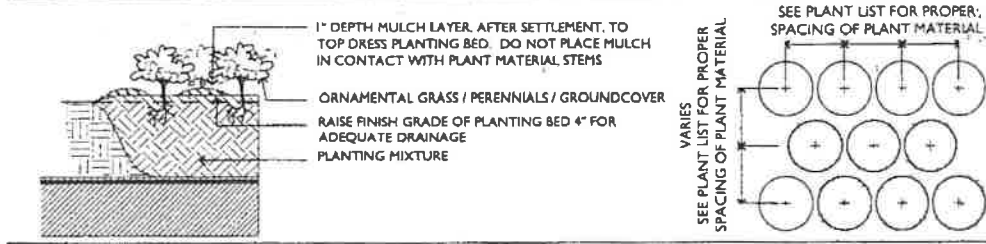
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1 NEW TREE IN MULCH PLANTER DETAIL M.T.3



2 SHRUB INSTALLATION DETAIL M.T.8

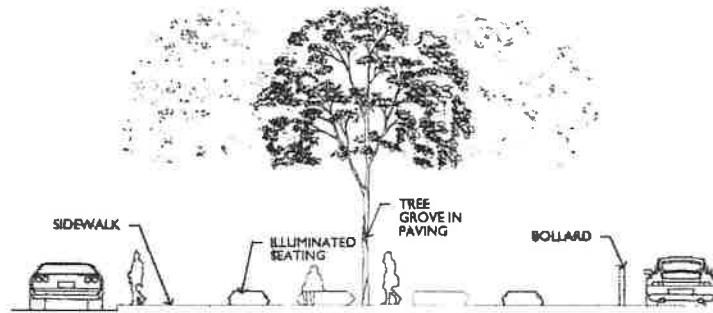


3 PERENNIALS INSTALLATION M.T.4

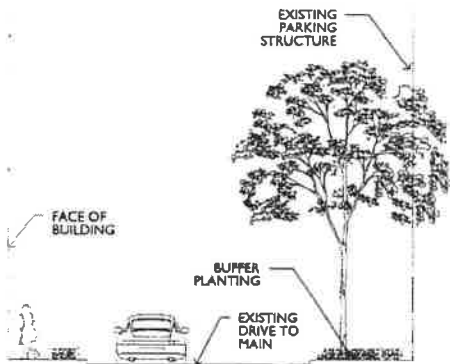
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SECTIONS

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1 SECTION A



2 SECTION B

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