



City of Chicago



SO2016-7932

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/1/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 716-742 N Aberdeen st and 721-739 N Ogden Ave - App No. 19019
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

19019
INTRO. DATE
NOV. 01, 2016

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That the Chicago Zoning Ordinance be amended by changing all Residential Business Planned Development No. 1327 symbols and designations as shown on Map No. 1-G in the area bounded by

North Aberdeen Street; the alley next North of and parallel to West Huron Street; the alley next Southwest of and parallel to North Aberdeen Street; and North Ogden Avenue

to the designation of a Residential Business Planned Development No. 1327, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 1327, AS AMENDED

Plan of Development Statements

1. The area delineated herein as Residential Business Planned Development Number 1327, as amended, ("Planned Development") consists of approximately 30,653 square feet of property located at 716-742 N. Aberdeen Street and 721-739 N. Ogden Avenue, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, North Aberdeen Associates 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 title holders 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 title holder 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 of the Zoning Ordinance.
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 Plans.

Ingress or egress shall be pursuant to the Plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; Landscape Plan; Building Elevations

APPLICANT:	North Aberdeen Associates LLC
ADDRESS:	716-742 N. Aberdeen St. & 721-739 N. Ogden Ave.
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prepared by Fitzgerald Associates Architects and dated February 16, 2017, 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 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development No: 1327, as amended.

Multi-Unit Residential; Day Care; Parks and Recreation; Art Sales Space; Restaurant General; Outdoor Patio grade level; Bank; Automated Teller Machine Facility; Liquor Store (packaged goods); Liquor Sales (as accessory use); Medical Service; Office; accessory Parking, Hair Salon, Nail Salon or Barbershop; Dry cleaning drop off or pickup (no on premises plant); Children's Play Center. The following uses shall be prohibited: Adult Use.

In accord with Section 17-10-0503 of the Municipal Code, the Applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to twenty-five percent (25%) of the minimum required parking spaces.

6. On-Premise 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.
7. For purposes of height measurement, the definitions in the 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 30,653 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.25, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.25. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent

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new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The funds contributed pursuant to this Statement 8 shall be utilized as set forth in Section '17 -4-1004 (Neighborhoods Opportunity Fund), '17-4-1005 (Local Impact Bonus) and 17-4-1006 (Citywide Adopt-A-Landmark) of the Zoning Ordinance. The Applicant's obligations pursuant to this Statement 8 shall be fully satisfied upon payment of the amounts set forth herein (as modified pursuant to Section 17-4-1003-C). It is currently anticipated that the eighty-eight and eight hundred and ninety-three 12/100 dollars (\$88,893.12) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for the future development of a Chicago Park District open space site located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of a Part II approval, building permit or certificate of occupancy for the planned development."

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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. 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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions, of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance 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 title holders 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

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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, conserves energy and maximizes the preservation of natural resources. The Applicant shall achieve at least basic LEED Certification under the Leadership in Energy and Environmental Design Green Building Rating System for all new construction within the Planned Development. The Applicant shall install a green roof over 50 percent of the net roof with a total of 11,584 square feet.
15. The Applicant acknowledges and agrees that the initial rezoning of the Property from M1-3 and RT-4 to B3-5 and then to a Residential-Business Planned Development 1327 dated June, 22, 2016 for the construction of a 168-unit mixed use development triggered the 2007 requirements of Section 2-45-110 of the Municipal Code (the "2007 ARO") and that this amendment to Residential-Business Planned Development 1327 triggers the 2015 requirements of Section 2-45-115 of the Municipal Code of Chicago (2015 ARO) with respect to the additional 20 units being added by this amendment. Pursuant to the 2007 ARO and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant agreed to provide 2 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), and make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment") for 15 additional units.

Pursuant to the 2015 ARO, any developer of a residential housing project within the meaning of the 2015 ARO must: (i) set aside 10% of the housing units in the residential housing project (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. In accordance with the 2015 ARO and the Affordable Housing Profile Form attached hereto as Exhibit B, the Applicant has agreed to provide 1 additional affordable housing unit on site in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Unit"), and make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit ("Cash Payment") for 1 additional unit. The Applicant agrees that the affordable units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing

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units in the PD, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and number of required Affordable Units without amending the PD.

Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

16. The Applicant or its successors and assigns, at their own cost, shall design and construct the open space improvements as depicted on the Landscape Plan (hereinafter the "Park"). Upon completion of the Park, the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors, shall be responsible to assure that the Park is maintained and managed for the purposes herein set forth, including assuring that the Park landscaping is well maintained and that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscape areas) and debris. The maintenance and management obligations contained herein shall continue for the life of this Planned Development.

The Park shall be un-gated and access thereto open to the public free of charge with signage indicating that the Park are open to the public daily from 5:00 am to 11:00 pm. All improvements within the Park must be substantially completed prior to receipt of a final Certificate of Occupancy for improvements depicted in the site plan, provided that planting may be delayed, if consistent with good landscape practice, but not longer than one year following receipt of the occupancy certificate.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-5 (Downtown Mixed-Use District).

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Planned Development No. 1327, AA Bulk Regulations and Data Table

Site Area:	
Gross Site Area:	52,644 square feet
Public Right-of-Way:	21,991 square feet
Total Net Site Area:	30,653 square feet
Maximum Height:	167'
Floor Area Ratio:	
Overall Maximum FAR:	6.25
Site Area:	30,653 square feet
Overall Maximum Buildable FAR:	191,581 square feet
Maximum Number of Dwelling Units:	188 Units
Setbacks:	Rear yard: 30' at residential floors
Minimum Parking Spaces:	82
Minimum Bicycle Spaces:	42
Loading Spaces:	1 (10 feet by 25 feet)

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2015 Affordable Housing Profile Form (AHP)

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

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: January 30, 2017

DEVELOPMENT INFORMATION

Development Name: 740 N. Aberdeen

Development Address: 716-742 N. Aberdeen & 721-739 N. Ogden Avenue

Zoning Application Number, if applicable: 19019 Ward: 27th

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

ARO Web Form completed and attached - or submitted online on January 30, 2017

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name North Aberdeen Associates LLC

Developer Contact Anthony Rossi, Sr.

Developer Address 1 N. Franklin, Suite 700, Chicago IL

Email tony@rmk.com

Developer Phone 312-407-6700

Attorney Name John J. George

Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin 1st Quarter 2019

Estimated date of building permit* 3rd or 4th Quarter 2017

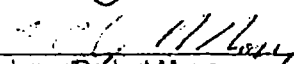
Estimated date ARO units will be complete 2nd Quarter 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

2-7-17
Date


Developer/Project Manager

2/13/17
Date

ARO Web Form

Development Information

Address

Submitted Date: 01/30/2017

Address Number From :716 Address Number To: 742 Street Direction: N
Street :Aberdeen Street Postal Code: 60642

Development Name, if applicable

740 Aberdeen

Information

Ward :27

ARO Zone: Higher Income → Downtown

Details

Type of city involvement :Downtown PD
Total Number of units in development: 20
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :2 Required *On-site aff. Units: 1

How do you intend to meet your required obligation

On-Site: 1 Off-Site: 0

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

Total Units Committed: 1 Remaining In-Lieu Fee Owed: ~~128,000~~ \$175,000 owed by developer

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: May 27, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ogden and Aberdeen
Development Address: 768 North Aberdeen Street
Ward: 27th Ward - Alderman Burnett

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

Type of City involvement: Land write-down, Financial Assistance, Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: John Kelly
Developer Contact (Project Coordinator): John Kelly
Developer Address: 1110 West Chestnut, Chicago, IL 60642
Email address: jkjk9595@yahoo.com
Telephone Number: 708.624.4201

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 168 x 10%* = 17 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: Bonus Square Footage* X 25% = Affordable sq. footage required
*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? \$200

Estimated date for the commencement of marketing: June 2018
Estimated date for completion of construction of the affordable units: June 2018

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	750	60%	
Affordable Units	Studio	1	0	500	\$500	300	50%	Y
	1 Bedroom	1	1	600	700	350	50%	Y
Market Rate Units	Studio	48	0	2400	\$1200	N/A	N/A	Y
	1 Bedroom	69	1	4140	\$1700	N/A	N/A	Y
	2 Bedroom	49	2	7620	\$2400	N/A	N/A	Y

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? May 2017
 (typically corresponds with issuance of building permits) Month/Year

For ARQ projects, use the following formula to calculate payment owed:

$$\frac{100}{\text{Number of total units in development}} \times 10\% = \frac{100}{200 \text{ units on site}} \times \$100,000 = \$50,000$$

(round up to nearest whole number) Amount owed

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

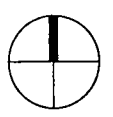
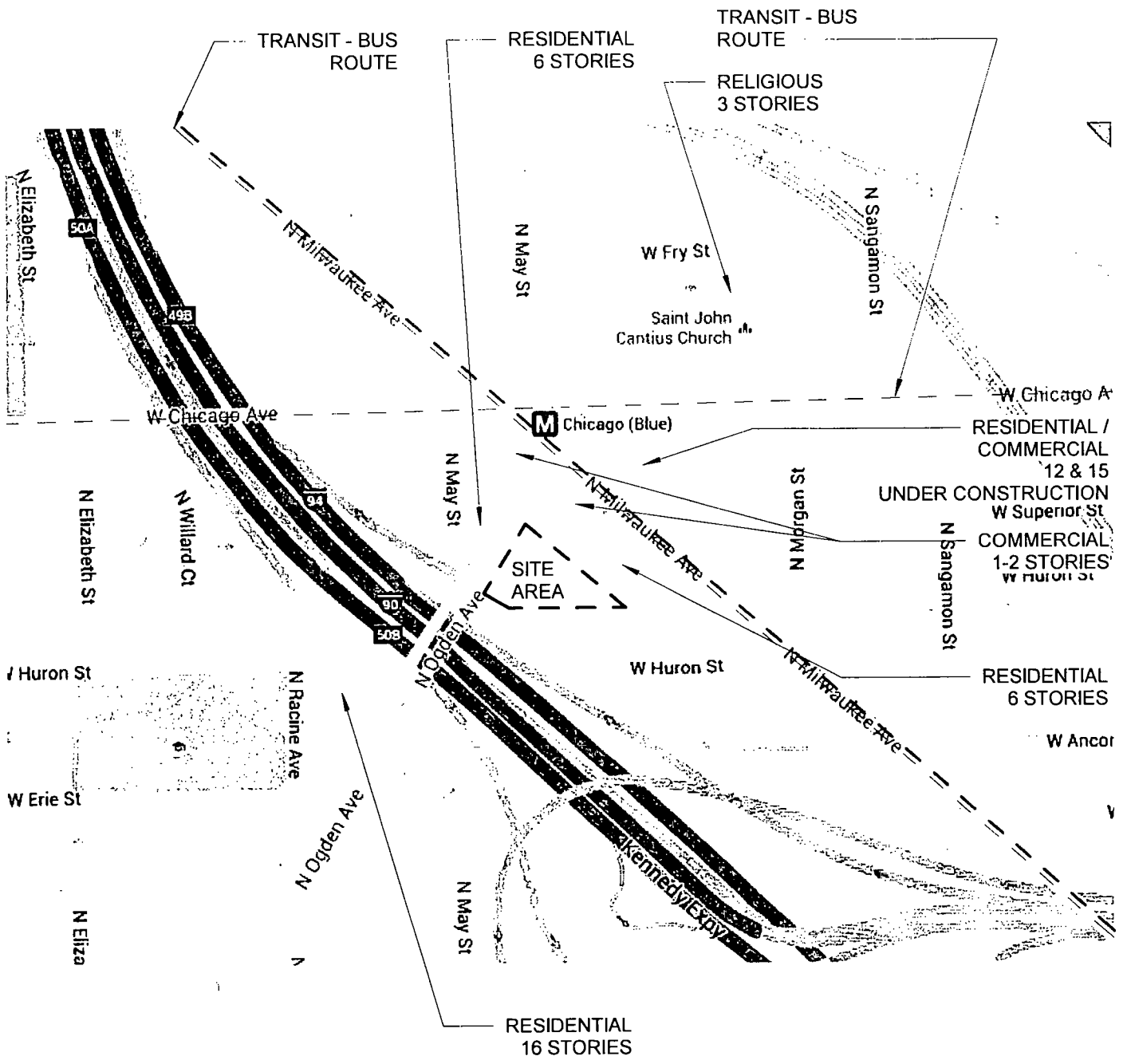
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on northwest, Long ass on south, Lake Shore Dr on east	\$31
North: Division on north, Chicago River on southwest, Lake Shore Dr on east	\$43
South: Congress on north, Stevenson on south, Chicago River on west, Lake Shore Dr on east	\$22
West: Lake on north, Congress on south, Chicago River on east, Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

[Signature] Date 6/2/16 *
 Kara Breernis, Department of Planning & Development
[Signature] Date 6/1/16
 Developer/Project Manager

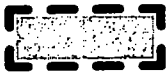
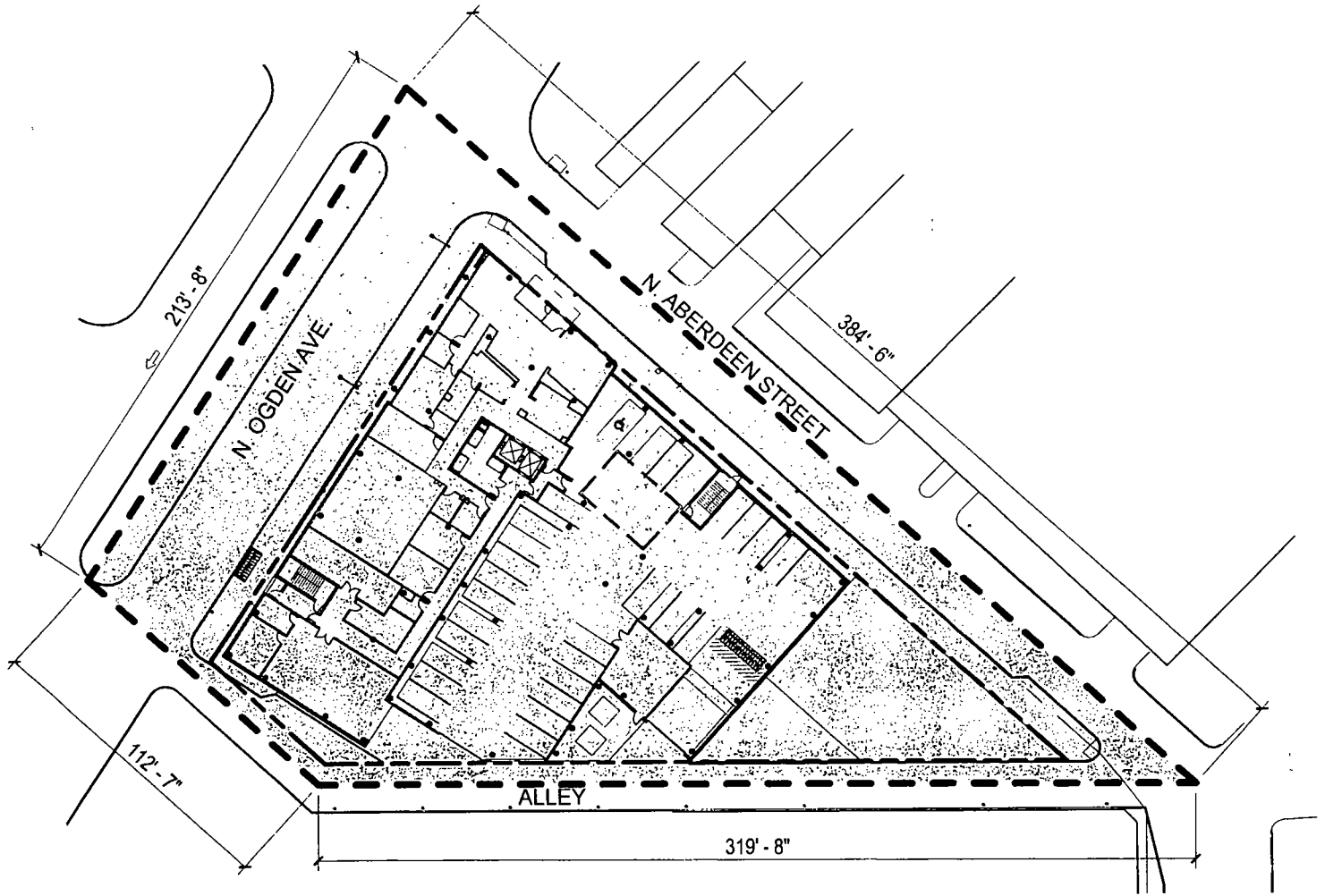
* assuming project receives City Council approval by 7.13.16 - if not, 2015 ARO will apply.

Planned Development No. 1327 Existing Land Use Area Map **FINAL FOR PUBLICATION**

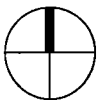


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Planned Development No. 1327 Site Area Map



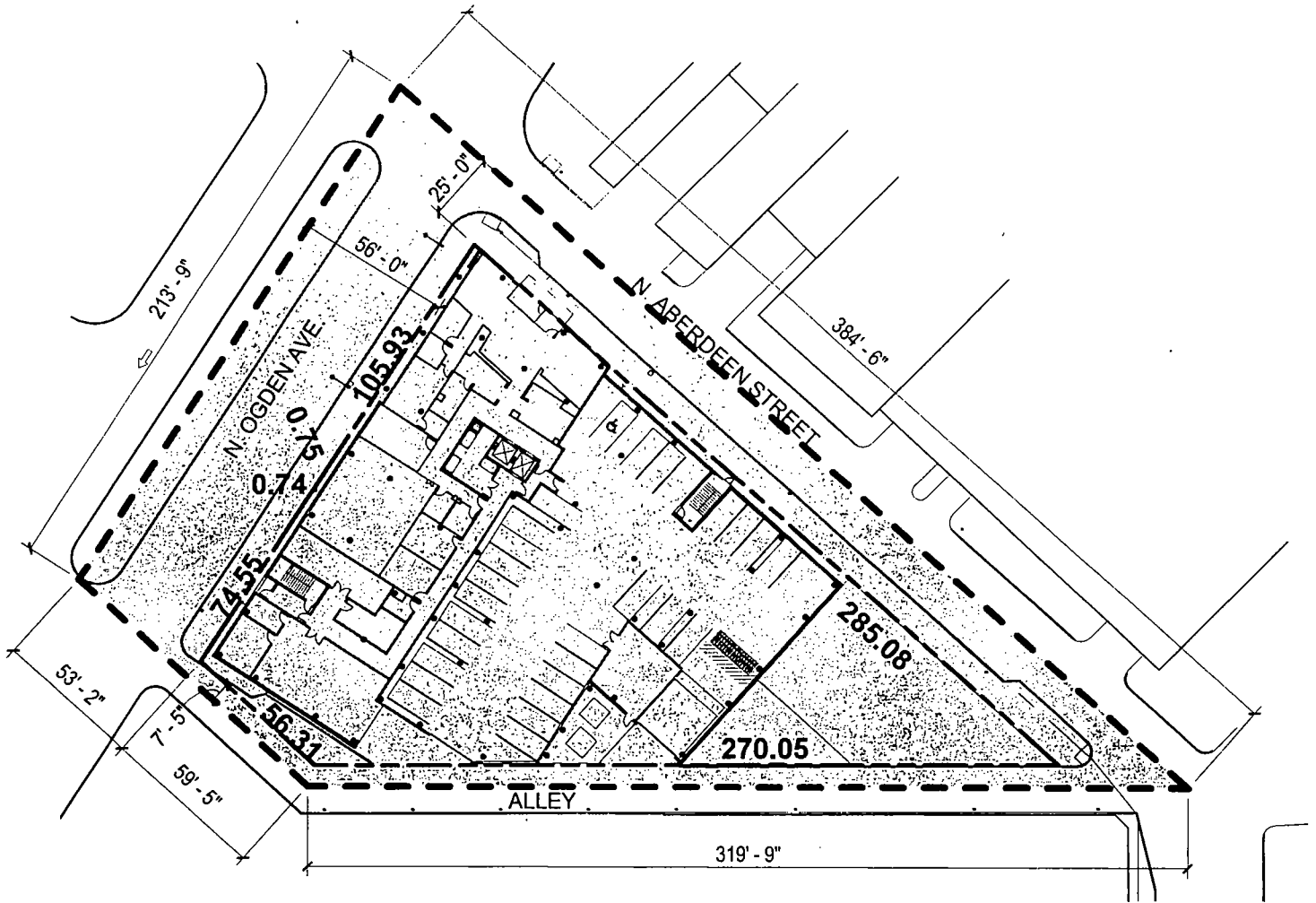
AREA OF PLANNED DEVELOPMENT



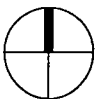
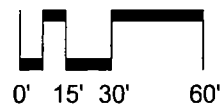
Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

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Planned Development No. 1327 Property Line / PD Boundary Map



AREA OF PLANNED DEVELOPMENT



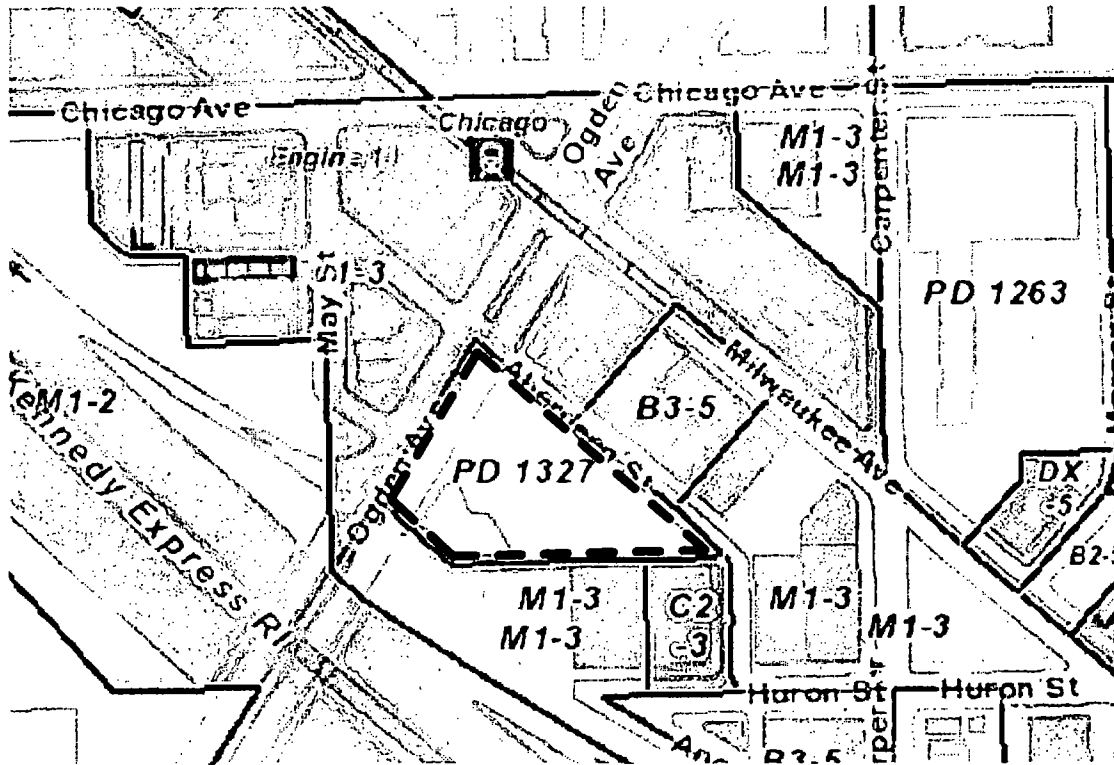
Applicant: North Aberdeen Associates LLC
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PD-03

Planned Development No. 1327 Existing Zoning and Street System Map

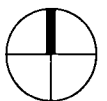
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AREA OF PLANNED DEVELOPMENT



ZONING BOUNDARY



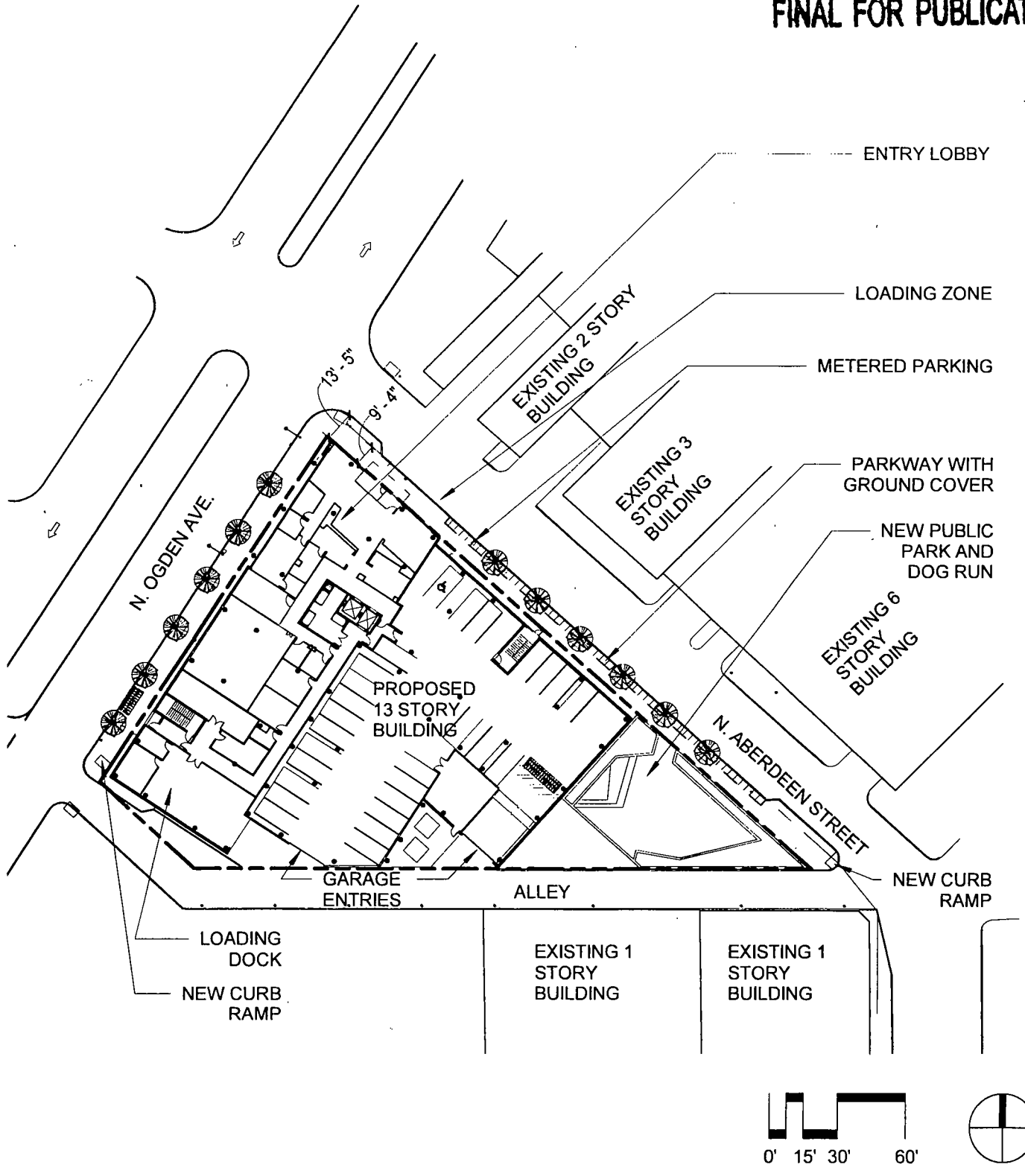
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PD-04

Planned Development No. 1327 Generalized Site Plan

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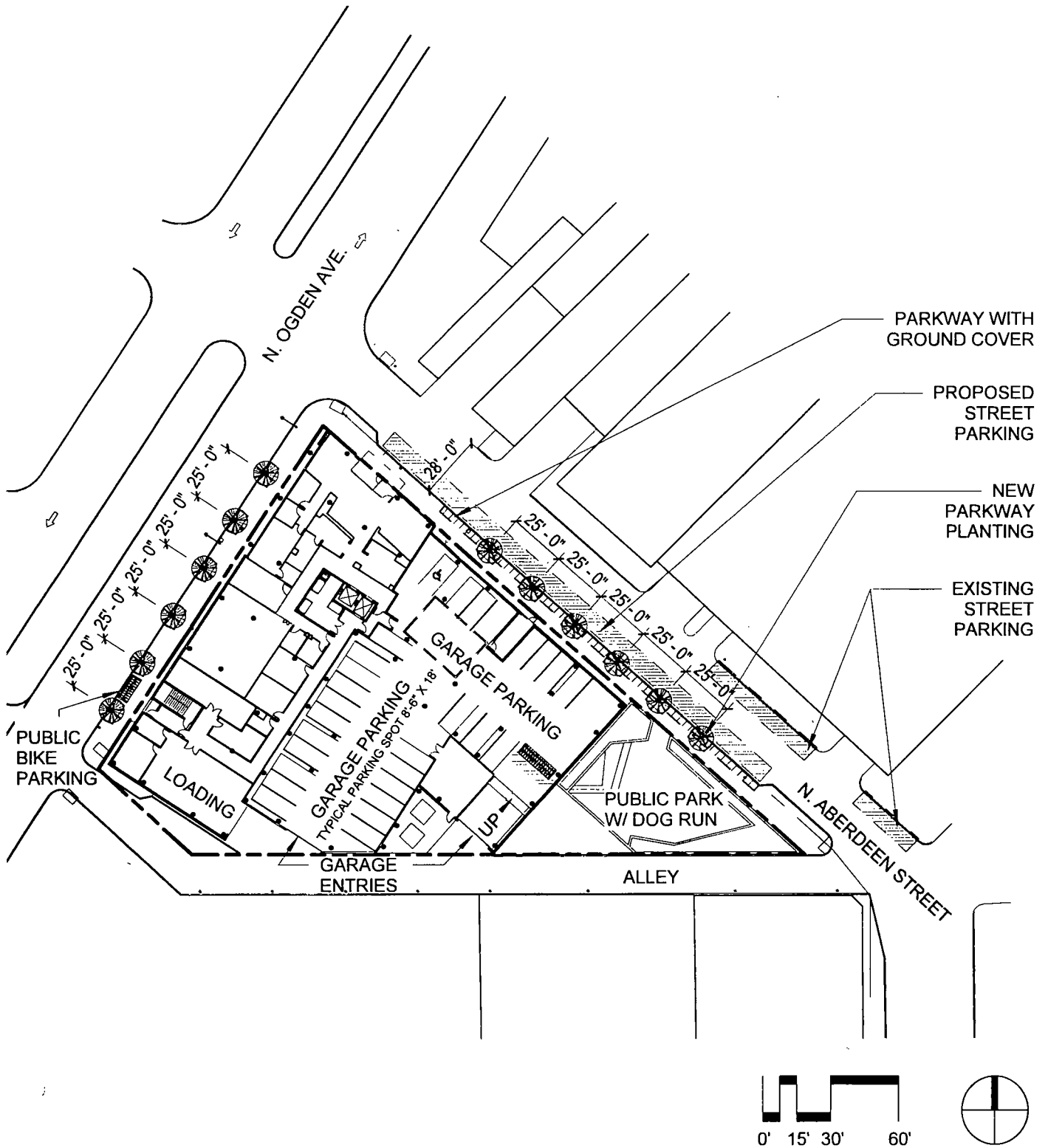


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 Address: 716-742 N. Aberdeen and 721-739 N. Ogden

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PD-05

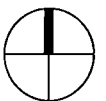
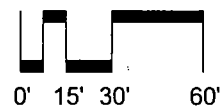
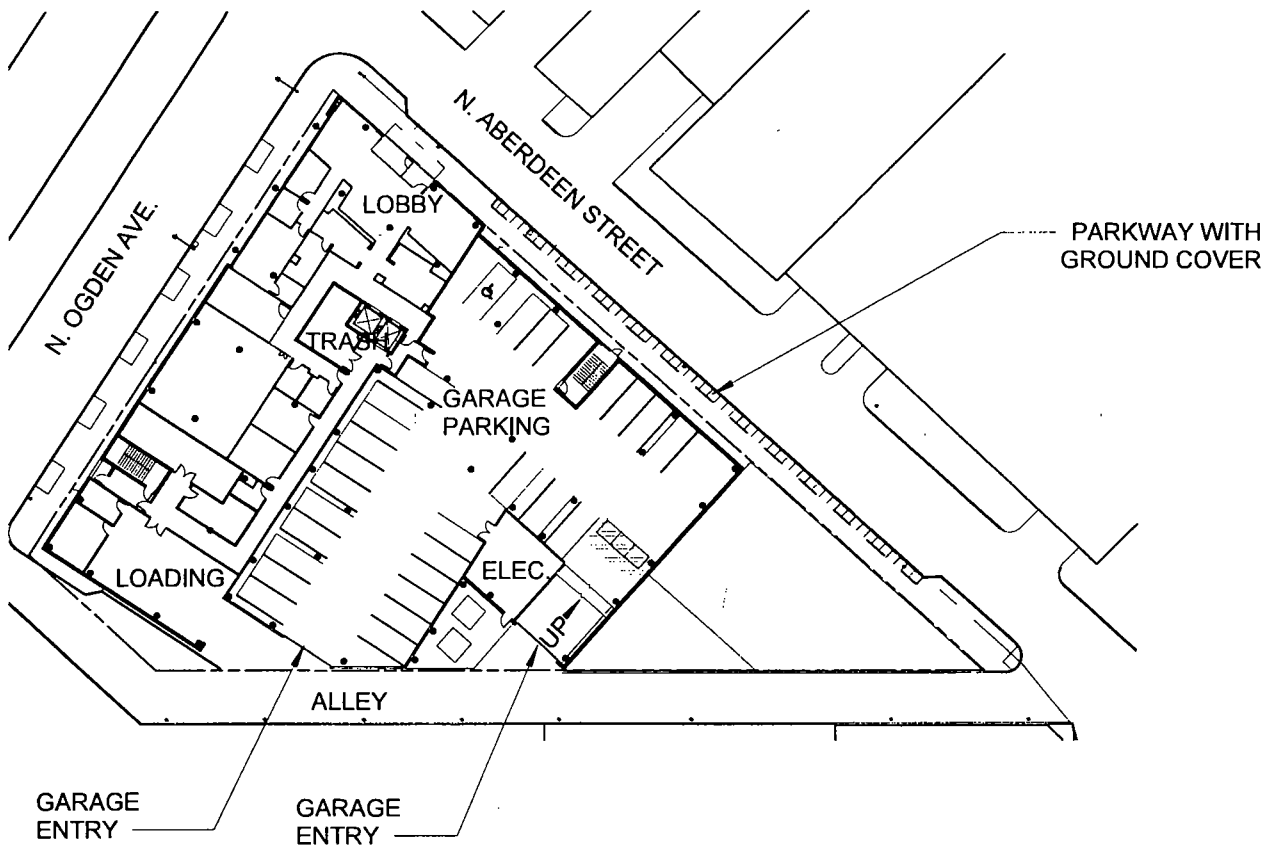
Planned Development No. 1327 Landscape & Parking Plan



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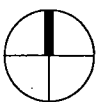
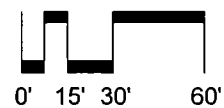
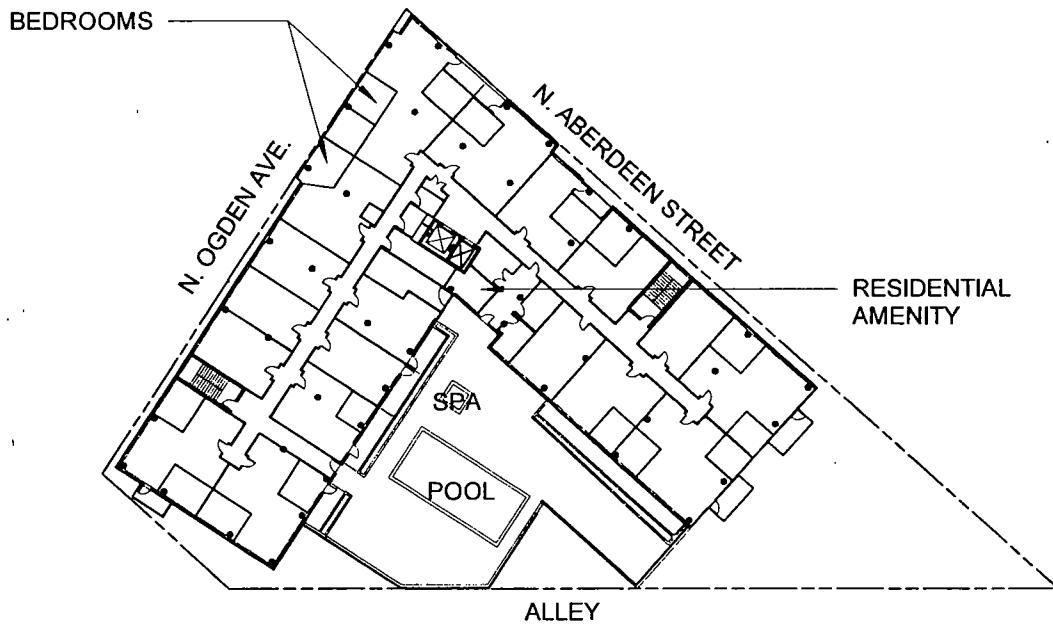
Planned Development No. 1327
Ground Floor Plan



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

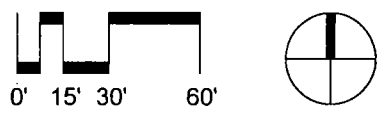
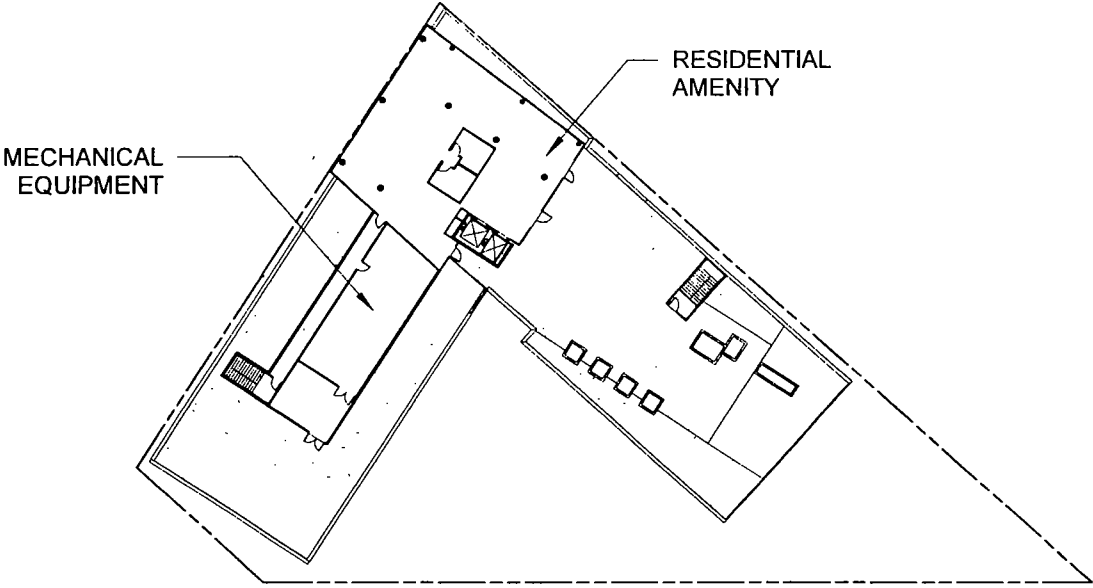
Planned Development No. 1327 Terrace Roof Deck



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016
CPC Date: February 16, 2017

Planned Development No. 1327 Penthouse Plan



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

Planned Development No. 1327 Roof Plan

ROOF AREA CALCULATION

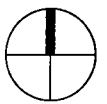
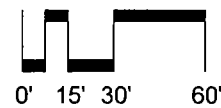
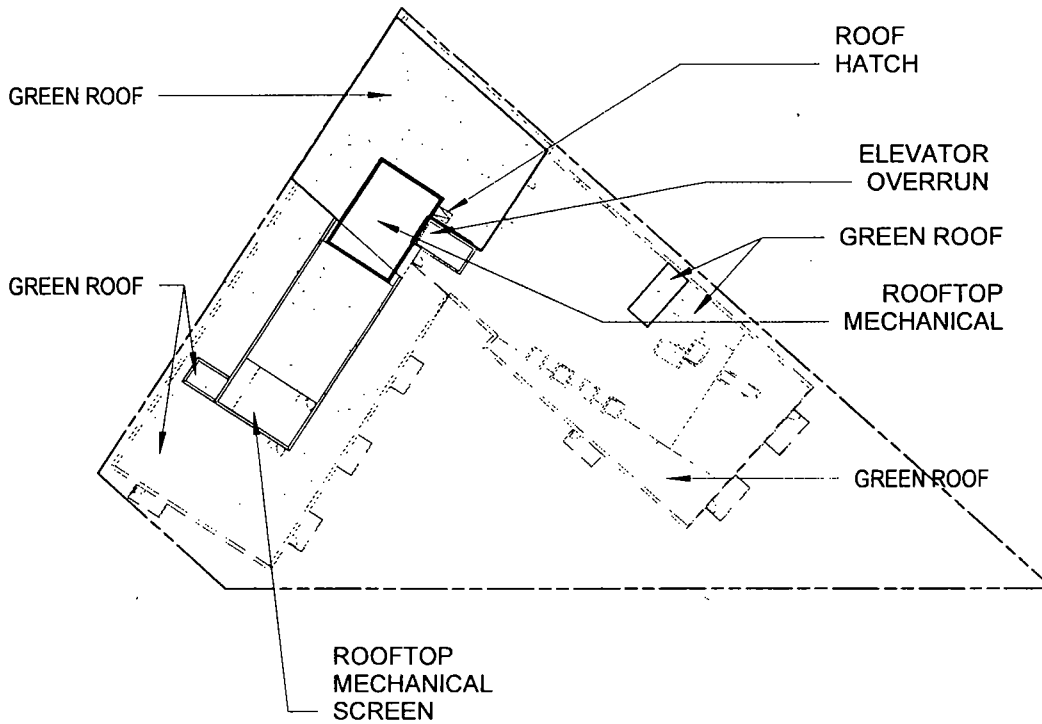
NET ROOF AREA = 22,794 SF

22,794 SF x 50% = 11,397 SF REQUIRED
GREEN ROOF AREA

1,139 SF = 10% HARDSCAPE

240 SF = 3RD FLOOR GREEN ROOF
5,696 SF = PENTHOUSE LEVEL GREEN ROOF
4,509 SF = PENTHOUSE ROOF GREEN ROOF

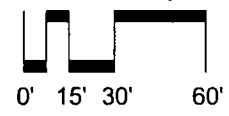
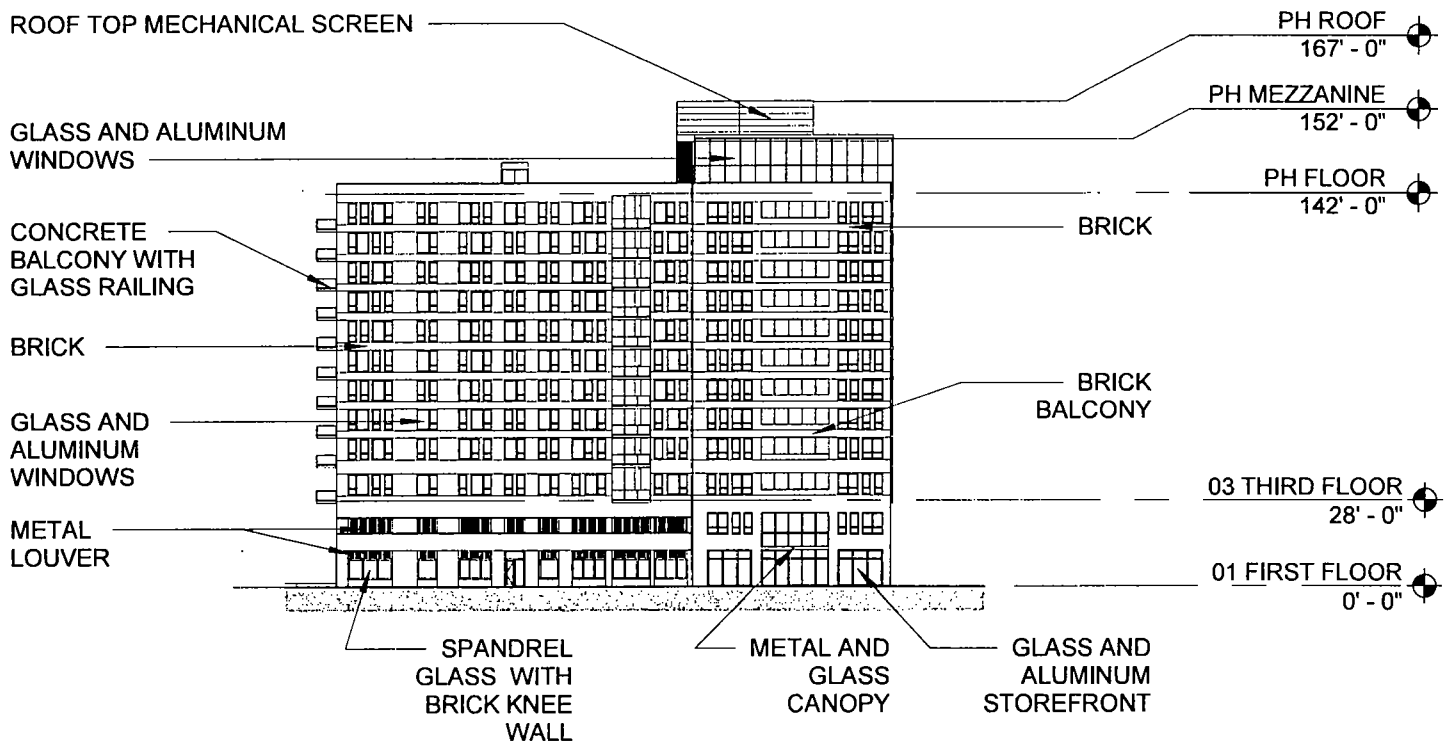
11,584 SF = TOTAL GREEN ROOF AND HARDSCAPE



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

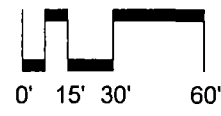
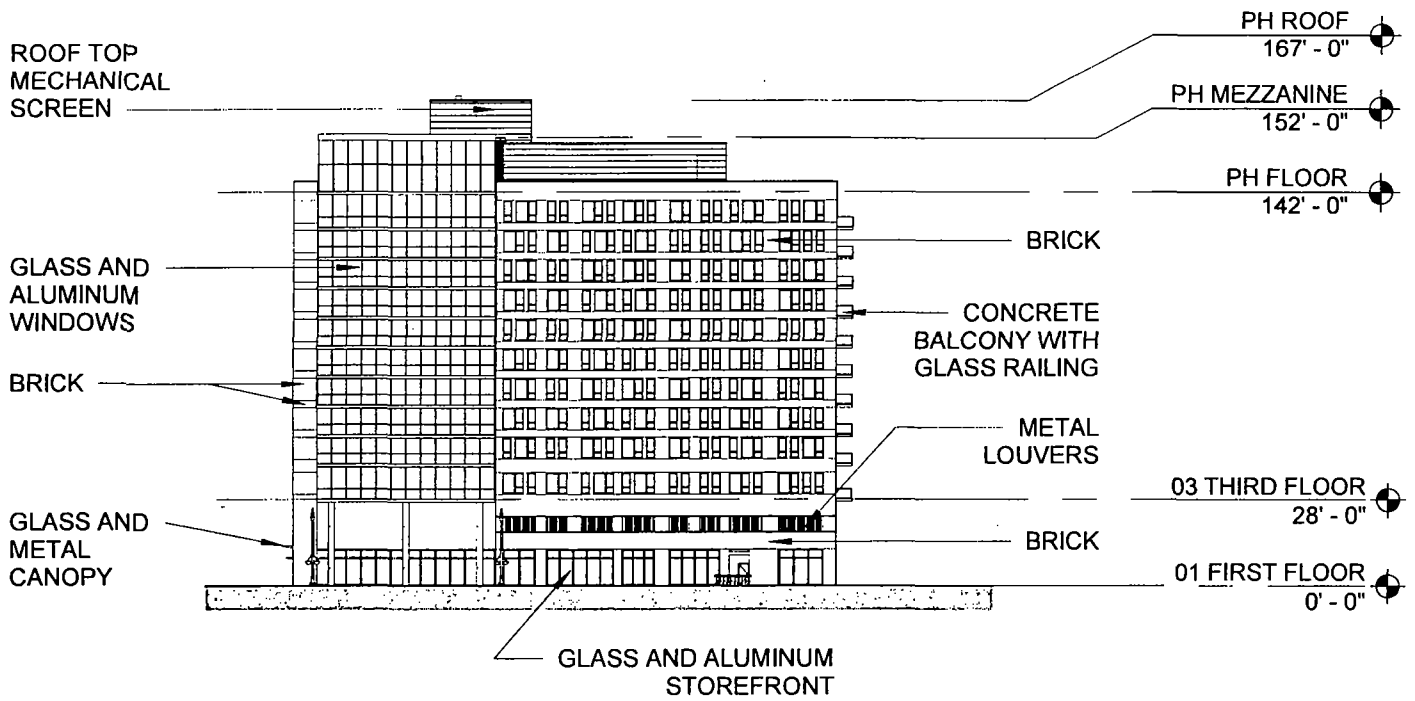
Introduced: November 1, 2016
CPC Date: February 16, 2017

Planned Development No. 1327 Northeast Elevation



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

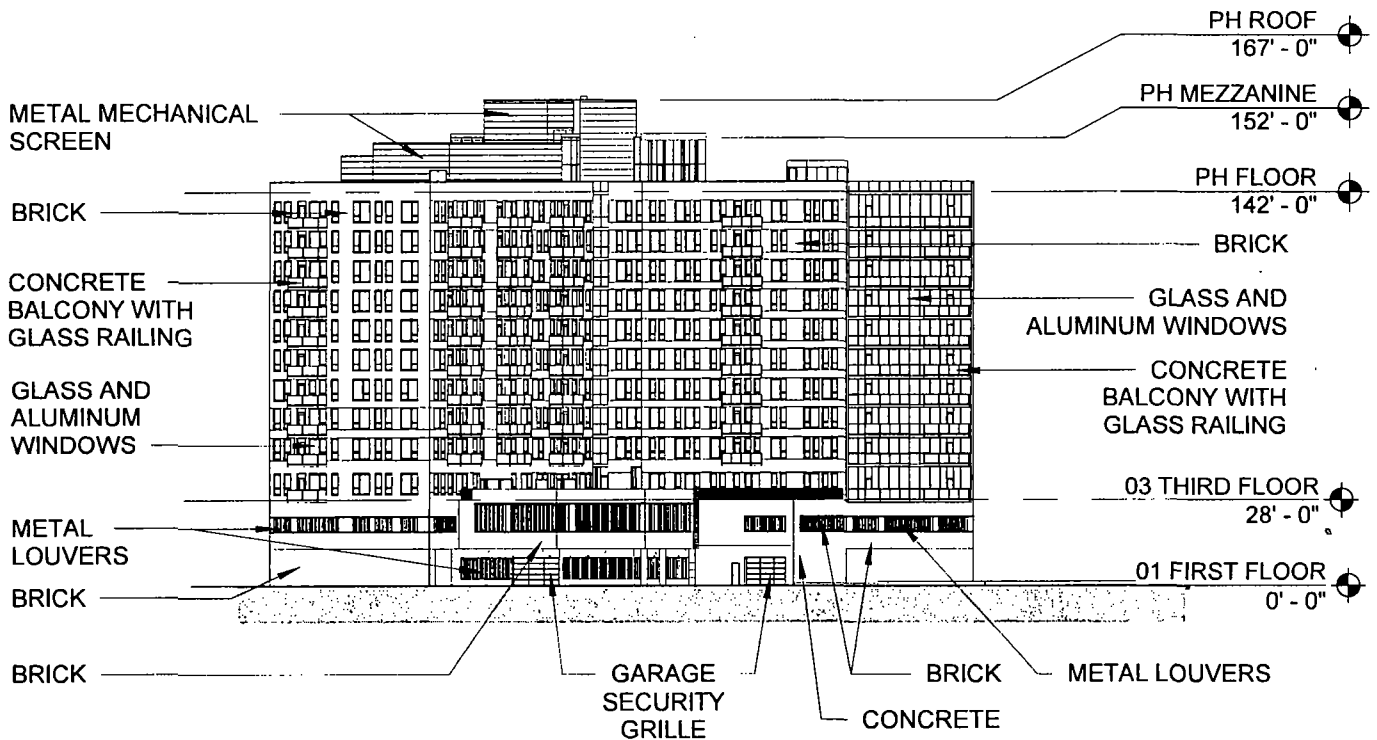
Planned Development No. 1327 Northwest Elevation



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

Planned Development No. 1327 South Elevation

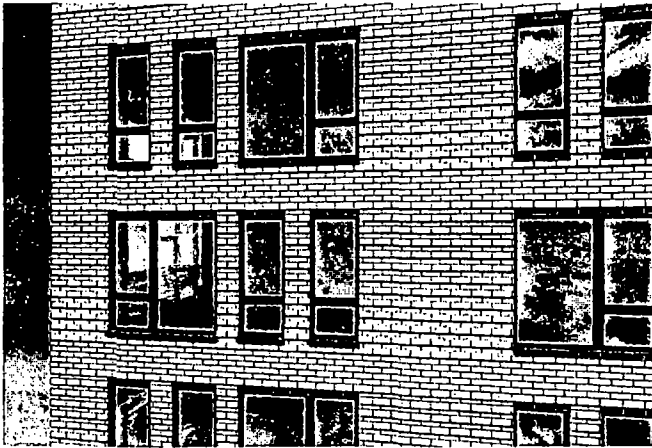
FINAL FOR PUBLICATION



Applicant: North Aberdeen Associates LLC
 Address: 716-742 N. Aberdeen and 721-739 N. Ogden
 Introduced: November 1, 2016
 CPC Date: February 16, 2017

Planned Development No. 1327
Brick Close-up

FINAL FOR PUBLICATION



Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden
Introduced: November 1, 2016
CPC Date: February 16, 2017

19019



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: David Reifman
Chicago Plan Commission

Date: February 16, 2017

Re: Amendment to Residential Business Planned Development No. 1327, AA,
generally located at 716-742 N. Aberdeen St. and 721-739 N. Ogden Ave.

On February 16, 2017, the Chicago Plan Commission recommended approval of the proposed Planned Development submitted by North Aberdeen Associates, LLC. A copy of the zoning application and proposal is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy)

742 N.
ABERDEEN