



City of Chicago



SO2016-8644

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 1716-1830 N Halsted St and 800-811 W Willow St - App No. 19066
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the current Residential Planned Development Number 149 symbols and indications as shown on Map No. 5-G in the area bounded by:

A line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 69.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street

to those of a RM-5 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 5-G in the area bounded by:

A line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 69.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street

to those of a Residential Planned Development No. 149, as amended which is hereby established in the area described above.

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

Property Addresses: 1716 - 1830 North Halsted Street/800 - 845 West Willow Street/1730 - 1849 North Dayton Street/1725 North Dayton Street/1711-19 North Dayton Street

FINAL FOR PUBLICATION

RESIDENTIAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number 149, as amended (“Planned Development”) consists of approximately 212,192.68 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and Sub-Area B of which is owned or controlled by the Applicant, CUP XI, 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 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 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, assign 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 seventeen (17) Statements: a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary, Property Line and Sub-Area Map; and for the new improvements a Site/Landscape Plan; a Green Roof Plan and Building Elevations 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

Applicant: CIUP XI, LLC

Address: 1716 - 1830 North Halsted Street/800 - 811 West Willow Street

Intro Date: December 14, 2016

Plan Commission Date:

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:

Sub-Area A: Residential Dwelling Units and accessory uses.

Sub-Area B: Residential Dwelling Units, offices, including medical offices, retail and restaurant uses and accessory uses.

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. Off-Premise signs are prohibited within the boundary of the Planned 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area for Sub-Area A of 148,530 square feet and an FAR of 1.30 and for Sub-Area B a Net Site Area of 63,622.68 square feet and an FAR of 1.84.

9. The Applicant acknowledges and agrees that the rezoning of the Property Residential Planned Development No. 149 to an RM-5 Residential Multi-Unit District and then to this Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's 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. The Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 19 new units for purposes of the ARO. As a result, the Applicant's affordable housing obligation is two affordable units (10% of 19 rounded up), none of which are Required Units (as the total new units are less than 20). Applicant has agreed to satisfy its affordable housing obligation by providing two affordable rental units in

Applicant: CIUP XI, LLC

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residential housing project; or two affordable rental units in an off-site location (including in the existing buildings in the current PD) approved by the Commissioner; or by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit (“Cash Payment”); or by any combination as set forth in the Affordable Housing Profile Form. The Applicant agrees that the affordable rental 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 units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development (“DPD”) for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must 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 Planned Development, 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 9, 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 Planned Development.

10. 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.

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, Environment and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.

13. 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: CIUP XI, LLC

Address: 1716 - 1830 North Halsted Street/800 - 811 West Willow Street

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Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. 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.

15. 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 has agreed to provide a 50% green roof over the net roof area and achieve Building Certification to comply with the City of Chicago's Sustainable Matrix. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development.

16. 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 Residential Planned Development No. 149, as amended on June 30, 1982.

17. The Applicant on behalf of the owners of the buildings within Sub-Area B commonly known as 1732 N. Halsted Street and 1800 N. Halsted Street to seek and consent in writing to the designation of these two buildings as Chicago Landmarks. The Applicant shall pursue such designation and should the City of Chicago not adopt such designation for the buildings, the Applicant will secure from the owners of the buildings a private covenant that protects the facades and exterior street profile of the buildings from being significantly altered or demolished.

Applicant: CIUP XI, LLC
Address: 1716 - 1830 North Halsted Street/800 - 811 West Willow Street
Intro Date: December 14, 2016
Plan Commission Date:

**RESIDENTIAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

GROSS SITE AREA:	302,741.11 sq. ft. (6.95 acres)
Area remaining in the public right-of-way:	90,548.43 sq. ft. (2.08 acres)
Net Site Area:	212,192.68 sq. ft. (4.87 acres)
Sub-Area A:	148,530.00 sq. ft. (3.41 acres)
Sub-Area B:	63,662.68 sq. ft. (1.46 acres)

FAR:

Sub-Area A:	1.30
Sub-Area B:	1.84

SETBACKS FROM PROPERTY LINE:

Sub-Area A:	
Front:	7.0 ft.
Side:	2.3 ft.
Rear:	7.0 ft.
Sub-Area B (for new buildings):	Per Site Plan

MAXIMUM PERCENTAGE OF SITE COVERAGE:

Sub-Area A:	46%
Sub-Area B (for new buildings):	Per Site Plan

MAXIMUM NUMBER OF UNITS:

Sub-Area A:	129
Sub-Area B:	114

MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:

Sub-Area A:	1 space per unit
Sub-Area B:	0.66 spaces per unit

MINIMUM NUMBER OF OFF-STREET LOADING:

None

MAXIMUM BUILDING HEIGHT (for new buildings):

43 feet 10 inches (@ main roof)
50 feet 5 inches (@ elevator overrun)
52 feet 6 inches (@ top of parapet)

BICYCLE PARKING (for new buildings):

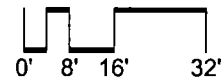
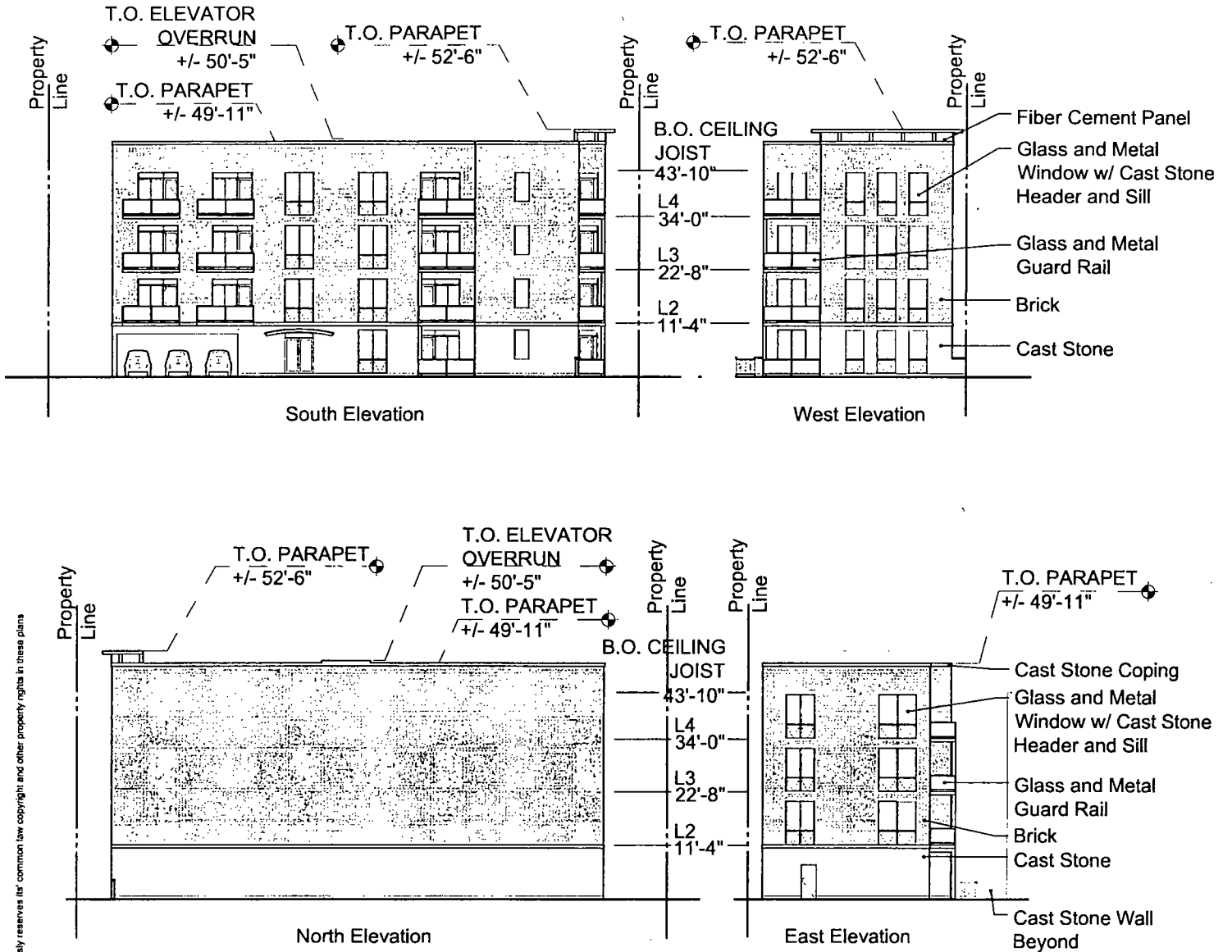
Seven

Residential Planned Development No. 149, as amended

SUB-AREA B

1720 - 26 N. HALSTED ELEVATIONS

FINAL FOR PUBLICATION



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Applicant: CUP XI, LLC
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
 Intro Date: December 14, 2016
 Plan Commission Date: January 19, 2017

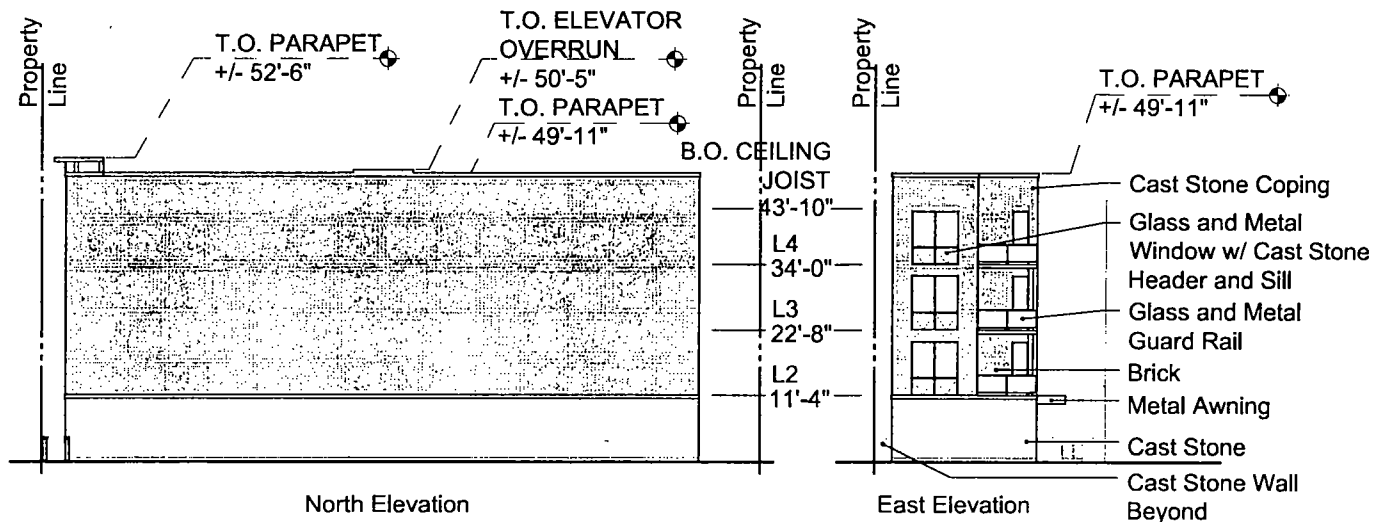
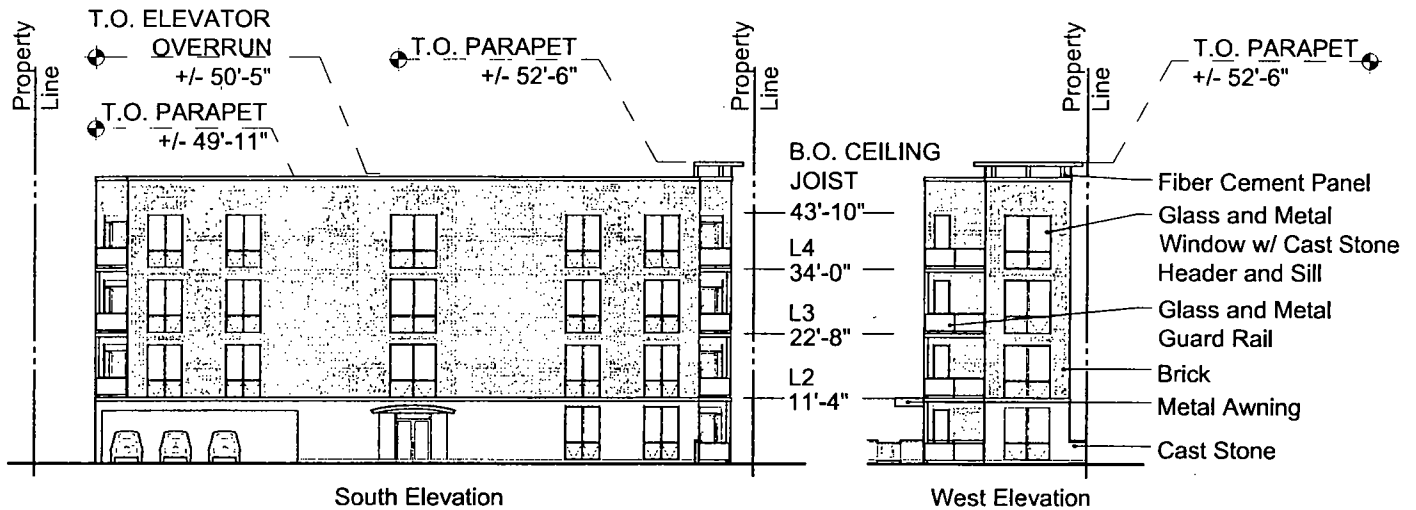
PD-05

Residential Planned Development No. 149, as amended

SUB-AREA B

1818 - 30 N. HALSTED ELEVATIONS

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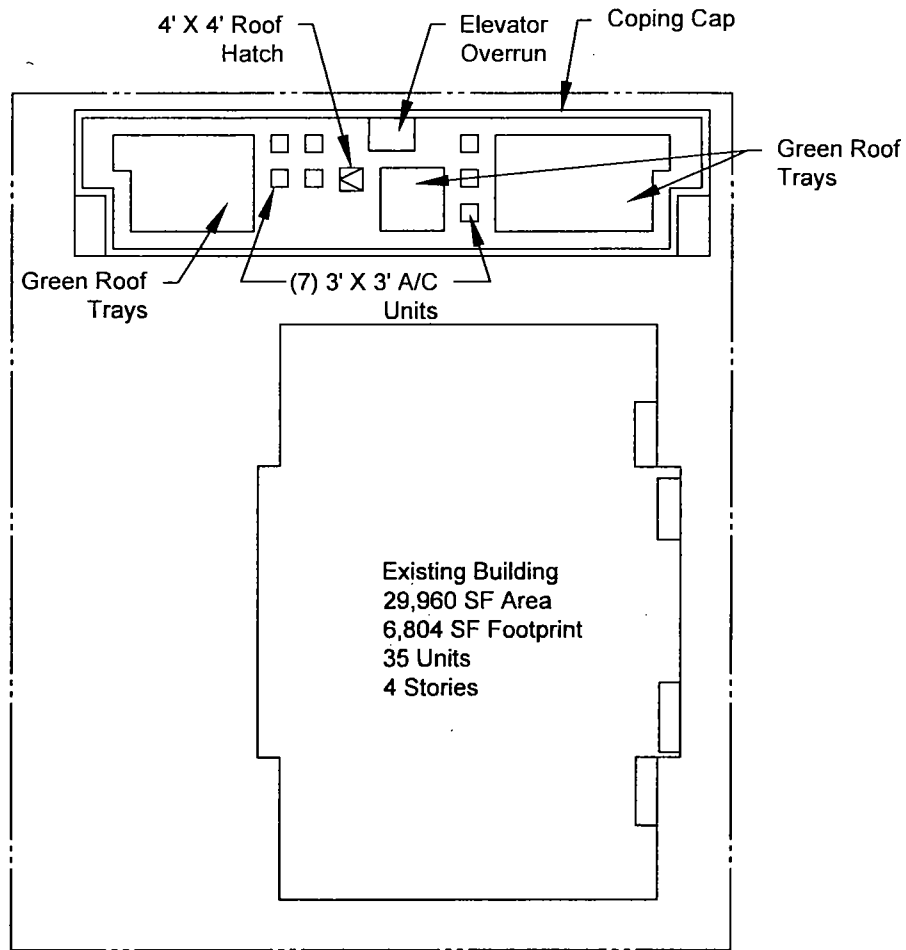


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 Intro Date: December 14, 2016
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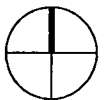
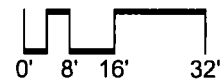
Residential Planned Development No. 149, as amended
SUB-AREA B
1818 - 30 N. HALSTED GREEN ROOF PLAN

FINAL FOR PUBLICATION



Roof Area Summary

Gross Roof Area	= 2,673 sf
Mech. Roof Area (Deduction)	= 529 sf
Net Roof Area	= 2,144 sf
Green Roof Area Requirement (50%)	= 1,072 sf
Hardscape Deduction (10%)	= 107 sf
Total Green Roof Requirement	= 965 sf
Total Green Roof Provided	= 966 sf

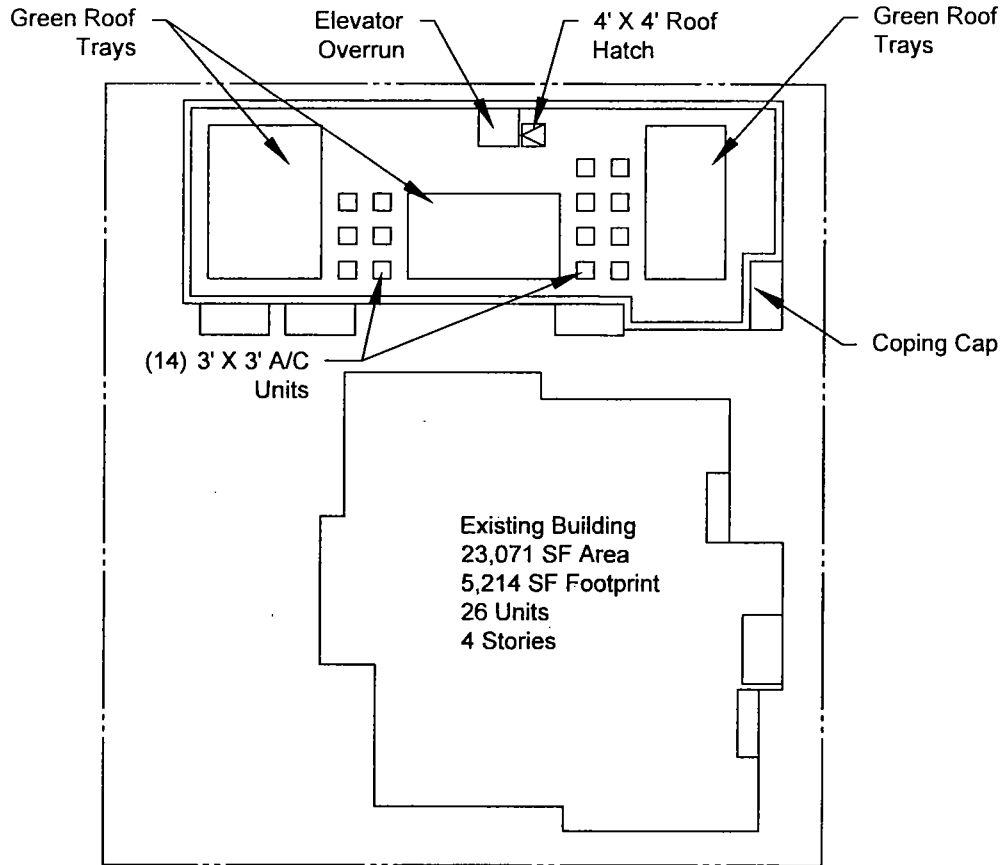


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Applicant: CUP XI, LLC
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
 Intro Date: December 14, 2016
 Plan Commission Date: January 19, 2017

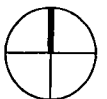
Residential Planned Development No. 149, as amended
SUB-AREA B
1720 - 26 N. HALSTED GREEN ROOF PLAN

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Roof Area Summary

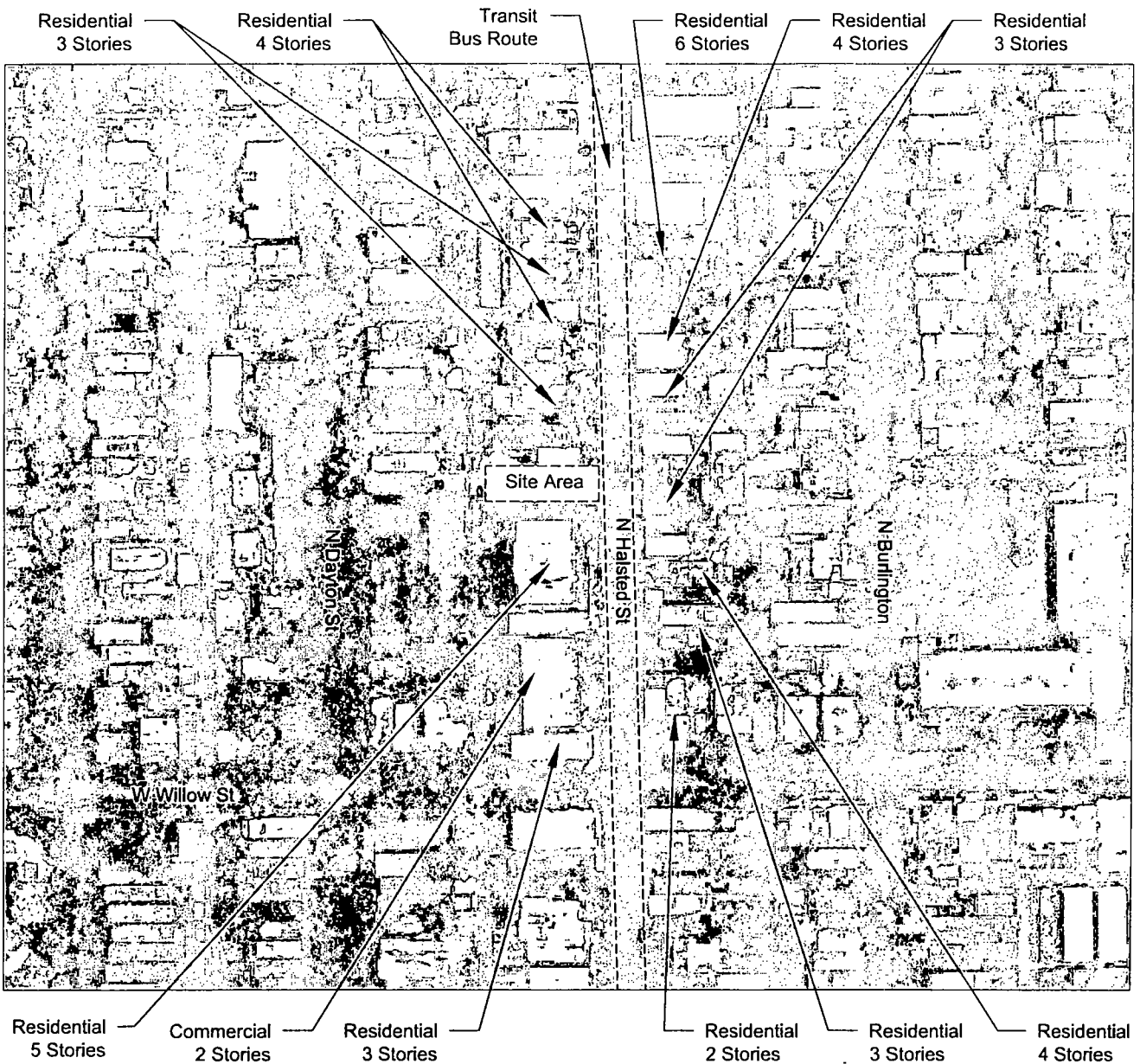
Gross Roof Area	= 3,748 sf
Mech. Roof Area (Deduction)	= 962 sf
Net Roof Area	= 2,786 sf
Green Roof Area Requirement (50%)	= 1,393 sf
Hardscape Deduction (10%)	= 139 sf
Total Green Roof Requirement	= 1,254 sf
Total Green Roof Provided	= 1,294 sf



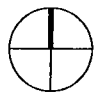
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Applicant: CUP XI, LLC
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
 Intro Date: December 14, 2016
 Plan Commission Date: January 19, 2017

Residential Planned Development No. 149, as amended
EXISTING LAND USE MAP



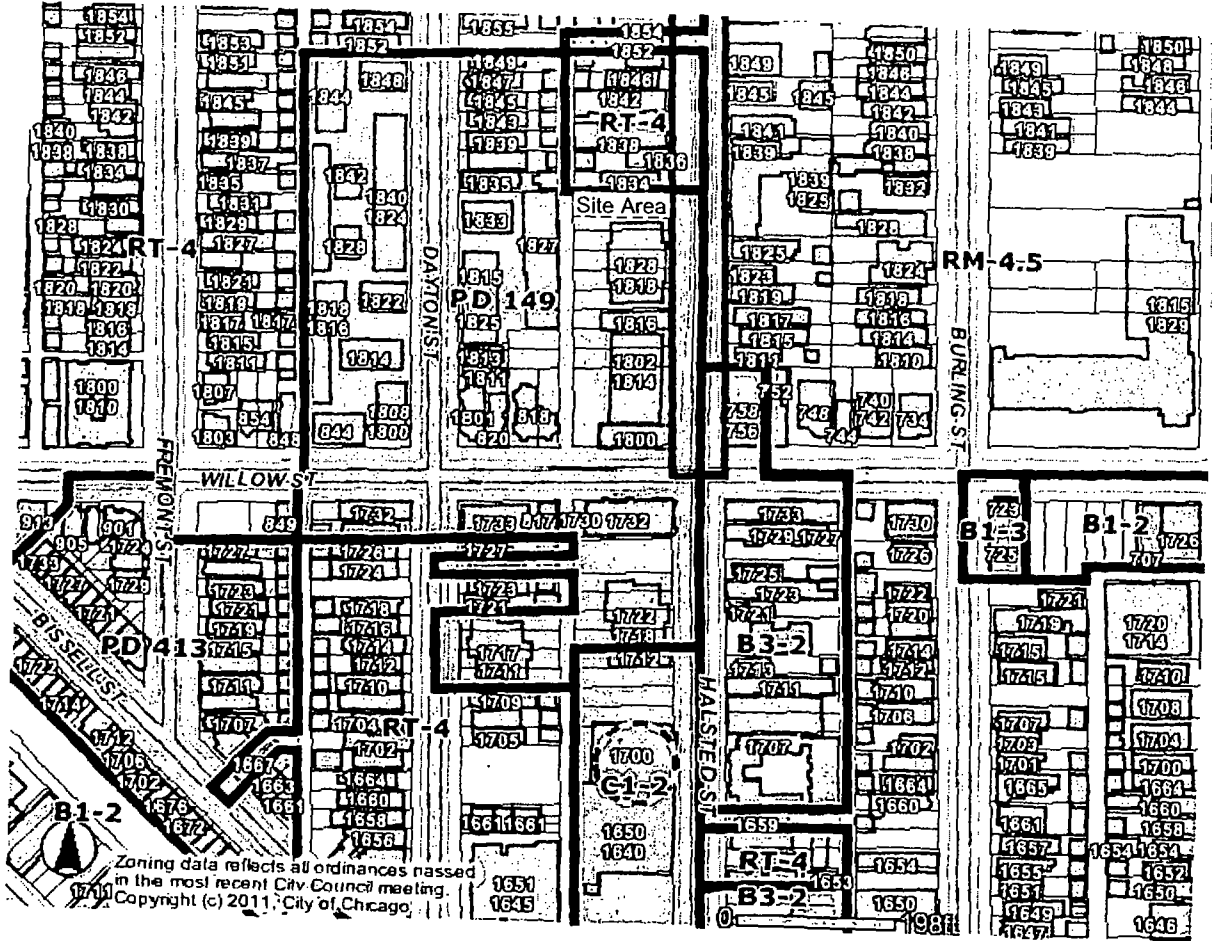
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Applicant: CUP XI, LLC
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
Intro Date: December 14, 2016
Plan Commission Date: January 19, 2017

PD-01

Residential Planned Development No. 149, as amended
EXISTING ZONING MAP

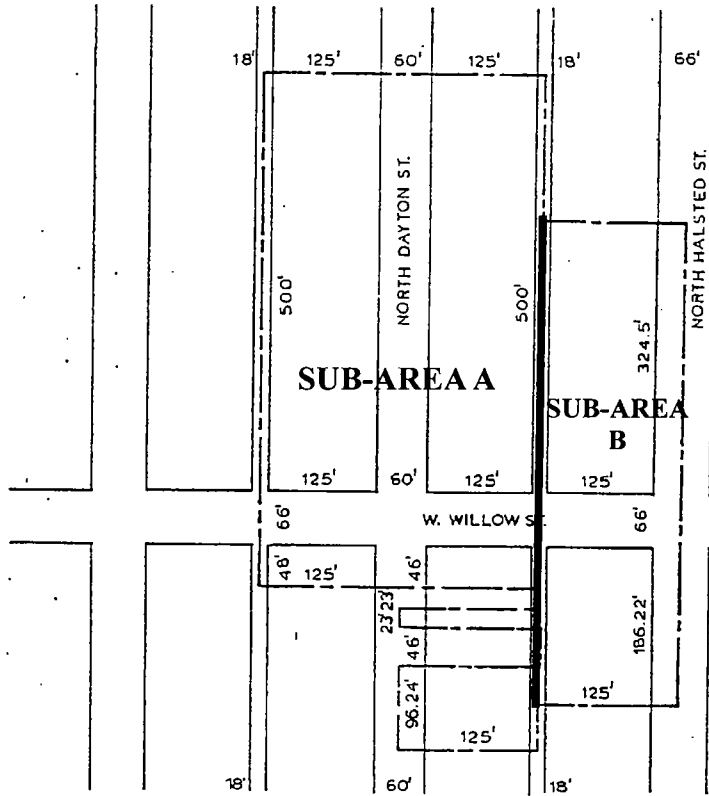


Zoning data reflects all ordinances passed in the most recent City Council meeting.
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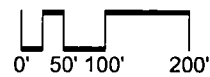
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Applicant: CUP XI, LLC
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
Intro Date: December 14, 2016
Plan Commission Date: January 19, 2017

Residential Planned Development No. 149, as amended
**PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE
AND SUB-AREA MAP**



--- PLANNED DEVELOPMENT BOUNDARY
— SUB-AREA DIVISION LINE



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Applicant: CUP XI, LLC
Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
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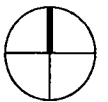
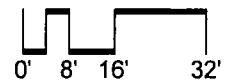
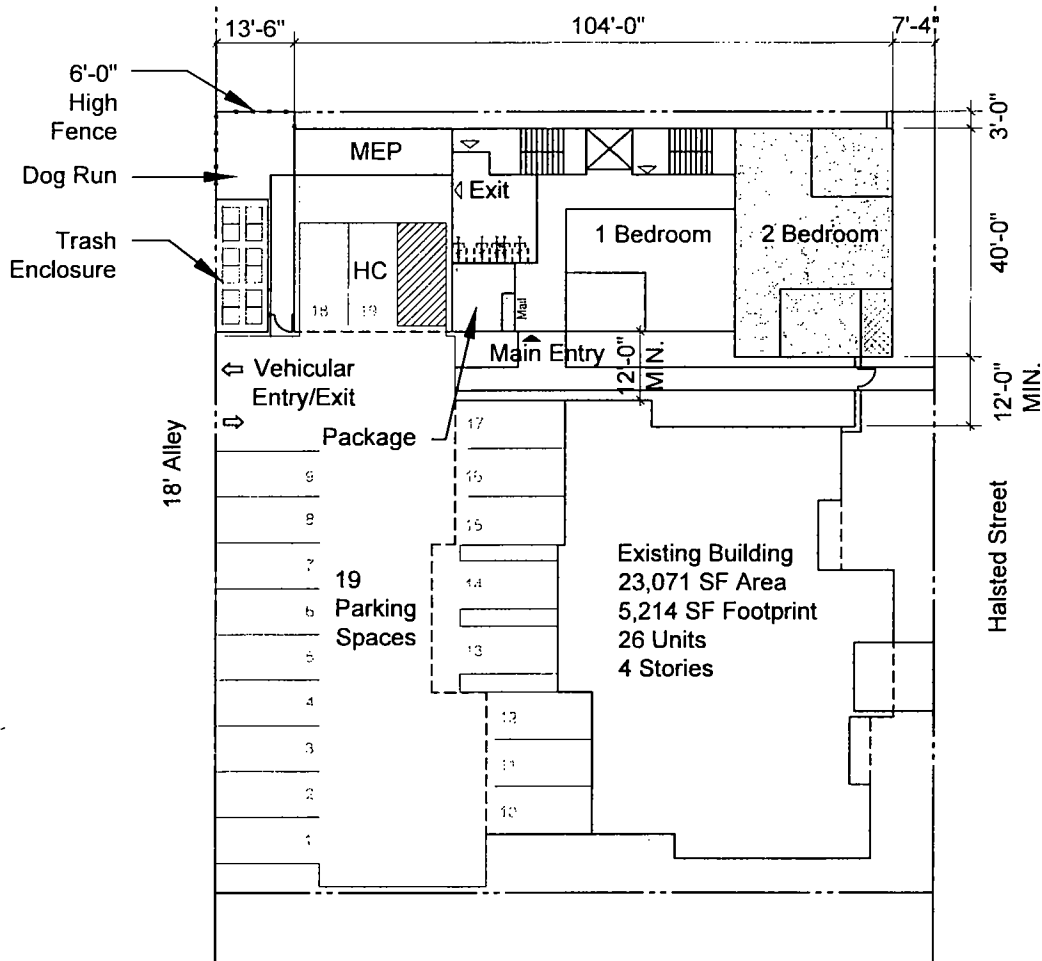
PD-03

Residential Planned Development No. 149, as amended

SUB-AREA B

1720 - 26 N. HALSTED SITE PLAN

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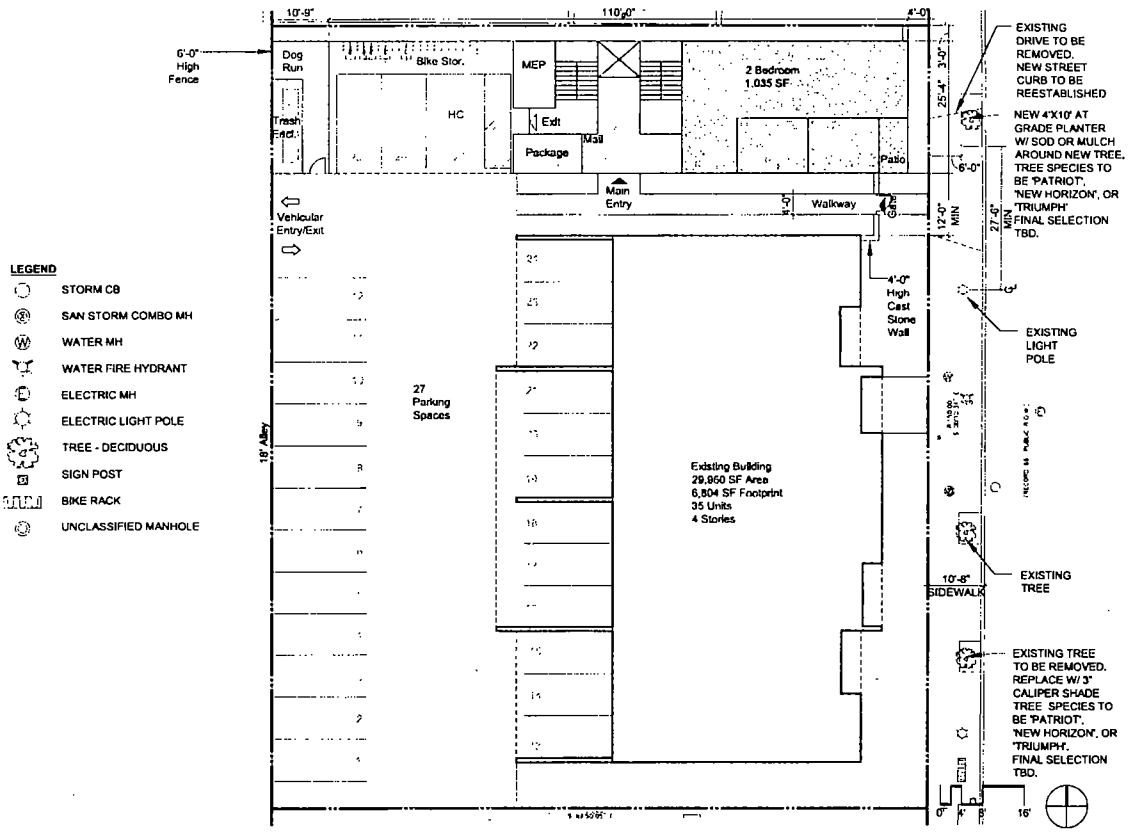
Applicant: CUP XI, LLC

Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street

Intro Date: December 14, 2016

Plan Commission Date: January 19, 2017

Residential Planned Development No. 149, as amended
SUB-AREA B
1818 - 30 N. HALSTED SITE PLAN



Applicant: CUP XI, LLC
 Address: 1716 - 1830 North Halsted/800 - 811 West Willow Street
 Intro Date: December 14, 2016
 Plan Commission Date: January 19, 2017

FitzGerald
 Associates Architects

Site Plan

1818 North Halsted
 The Laramar Group LLC
 01/18/2017 **A1-0**




19066
FMA

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
David L. Reifman
Chicago Plan Commission

Date: January 19, 2017

Re: Proposed Amendment to Residential Planned Development No. 149 for the property generally located at 1716-1830 N. Halsted Street

On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed amendment submitted by CUP XI, LLC. A copy of the proposed amendment 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 Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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

Re-NOTICE SUB



MICHELE SMITH
ALDERMAN — 43RD WARD
CITY COUNCIL
CITY OF CHICAGO

43RD WARD OFFICE
2523 North Halsted
CHICAGO, ILLINOIS 60614
TELEPHONE (773) 348-9500 • FAX (773) 348-9594

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- COMMITTEE MEMBERSHIPS**
- CONSTITUTION, RULES AND ETHICS
 - ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT
 - HUMAN RELATIONS
 - SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION
 - TRANSPORTATION AND PUBLIC WAY
 - WORKFORCE DEVELOPMENT AND AUDIT

February 27, 2017

Honorable Daniel S. Solis
Chairman
Committee on Zoning, Landmarks & Building Standards
City Hall, Room 304
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Zoning Amendment Application for 1716-1830 North Halsted Street /
800-811 West Willow Street – Planned Development #149**

Dear Chairman Solis:

My office has worked with CUP XI, LLC and their representatives, the property owners of 1720 and 1818 North Halsted Street, and the applicants for a zoning amendment governing PD #149, in which these properties are located.

The applicant is proposing to amend PD#149, in order to allow for the construction of two four-story, 45' tall buildings containing 14 dwelling units (at 1720 North Halsted Street) and 7 dwelling units (at 1818 North Halsted Street).

I have reviewed the plans for this proposed zoning amendment, as has RANCH Triangle Association, which has no opposition to this zoning change conditioned on the signature of a community agreement that addresses several concerns from the community. Further, I am appreciative of the applicant's commitment in pursuing the preservation of the historic structures at 1732 and 1800 North Halsted Street, which are under the same ownership.

Accordingly, I too am in support of the applicant's request for a zoning amendment for these properties and Planned Development #149.

If you should have any questions or concerns on this matter, please do not hesitate to contact my office at (773) 348-9500.

Sincerely,

Michele Smith
Alderman, 43rd Ward

cc: Rolando Acosta, Acosta Ezgur, LLC.
Chuck Griffin, RANCH Triangle Association

Re Notice

February 8, 2017

Chairman, Committee on Zoning
Room 304, City Hall
Chicago, Illinois 60602

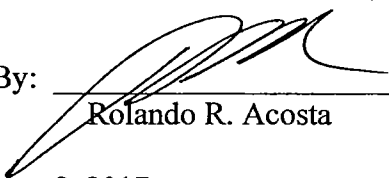
Chairman:

The undersigned, Rolando R. Acosta, being first duly sworn on oath, deposes and say the following:

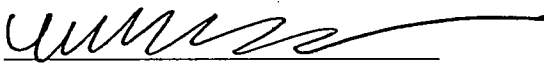
That the undersigned certifies that he has complied with the requirements of the Chicago Zoning Ordinance, Title 17, Section 13-0107-A of the Municipal Code of Chicago, by serving written notice by USPS first class mail, to the owners of all property within 250 feet in each direction of the lot lines of the subject property, the boundaries of which are:

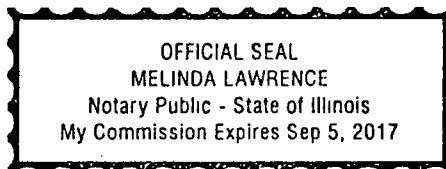
A line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 69.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street

exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet, and that the notice contained the address and description of the property which is the subject of the application under the Chicago Zoning Ordinance; a statement of the intended use of said property; the name and address of the applicant; and a statement that the applicant file said application on approximately December 7, 2016; that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under the cited section of the Municipal Code of the City of Chicago; that the applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet, recognizing the above limits, is a complete list containing the names and last known addresses of the owners of the property required to be served and that the applicant has furnished in addition a list of the persons so served.

By: 
Rolando R. Acosta

Subscribed and sworn to before me this February 8, 2017.


Notary Public



February 8, 2017

Dear Sir or Madam:

Please take notice that under the Chicago Zoning Ordinance an application (the "Application") to change the Residential Planned Development No. 149, as amended, classification to those of a RM-5 Residential Multi-Unit District and then back to Residential Planned Development No. 149, as amended for the area which is bounded by:

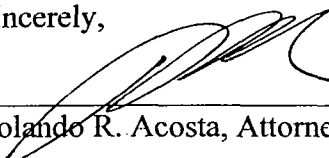
A line 500.00 feet north of West Willow Street; the public alley next west of North Halsted Street; a line 324.50 feet north of West Willow Street; North Halsted Street; a line 186.45 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 234.00 feet south of West Willow Street; North Dayton Street; a line 138.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 92.00 feet south of West Willow Street; North Dayton Street; a line 69.00 feet south of West Willow Street; the public alley next west of North Halsted Street; a line 46.00 feet south of West Willow Street; North Dayton Street; a line 48.00 feet south of West Willow Street; and the public alley next west of North Dayton Street

(hereafter the "Property") was filed with the Department of Planning and Development, City of Chicago by CUP XI, LLC, 30 S. Wacker Dr., Ste 2750, Chicago, IL 60606 (hereinafter the "Applicant"). The addresses of the Property are 1716 - 1830 North Halsted Street/800 - 845 West Willow Street/1730 - 1849 North Dayton Street/1725 North Dayton Street/1711-19 North Dayton Street. The Applicant represents the owners of the portion of the Property fronting along Halsted Street, which are: 1720 North Halsted Owner, LLC, 1732 North Halsted Owner, LLC, 1800 North Halsted Owner, LLC, 1816 North Halsted Owner, LLC and 1818 North Halsted Owner, LLC, all with the address of 30 S. Wacker Dr., Ste 2750, Chicago, IL 60606.

The Property comprises two sub-areas, Sub-Area A and Sub-Area B. Sub-Area A encompasses all the area within Residential Planned Development No. 149 lying west of the north-south alley between North Dayton Street and North Halsted Street. No changes in the development rights applicable to Sub-Area A or the improvements therein are proposed. Sub-Area B encompasses the portion of Residential Planned Development No. 149 fronting along Halsted Street. This area currently contains six buildings all of which will remain. These buildings are 1720 N. Halsted Street, 1734 N. Halsted Street, 1800 N. Halsted Street, 1802 - 14 N. Halsted Street, 1816 N. Halsted Street and 1818 North Halsted Street. The Applicant proposes to develop two new four-story buildings (45 ft. 4 in. in height) in the area fronting on Halsted Street currently improved with surface parking immediately north of the two existing buildings at 1720 North Halsted Street and 1818 North Halsted Street. The building north of 1720 North Halsted Street will contain 14 residential dwelling units and 2 parking spaces. The building north of 1818 North Halsted Street will contain 7 residential dwelling units and 3 parking spaces. The resulting total number of residential dwelling units within Sub-Area B of the Planned Development will be 114 units and that Sub-Area will contain a total of 75 parking spaces. No loading berths are contained or proposed within Sub-Area B. In addition, as part of the development proposal the owners of 1734 N. Halsted Street and 1800 N. Halsted Street have consented to both buildings being designated as Chicago Landmarks.

This notice is required by the Chicago Zoning Ordinance, Title 17, Section 17-13-0107-A of the Municipal Code of Chicago. Any questions regarding this notice may be direct to the undersigned at 312-636-6937.

Sincerely,



Rolando R. Acosta, Attorney for the Applicant