



Office of the City Clerk



SO2011-8909

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	11/2/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17375
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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 Planned Development No. 136 symbols in Subarea A as shown on Map No. 3-F for the property located in the area generally bounded by

West Division Street; a line 285.93 feet east of the CTA right-of-way; a line 95.20 feet south of and parallel to West Division Street extended in a southeasterly direction to a point 95.37 feet south of and parallel to West Division Street; a line 209.92 feet west of and parallel to North Wells Street; West Division Street; North Wells Street; West Hill Street; and the CTA right-of-way

to the designation of C1-5, Neighborhood Commercial District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-5 symbols as shown on Map No. 3-F in the area described above in Section 1 of this Ordinance, and by changing all of the Planned Development No. 136 symbols as shown on Map No. 3-F to the designation of Planned Development No. 136, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval.

Planned Development No. 136, As Amended

Plan of Development Statements

1. The area delineated herein as Planned Development No. 136, as amended (the "Planned Development"), consists of approximately 370,040 square feet (8.49 acres) of property (the "Property"). The Planned Development includes two subareas, Subarea A and Subarea B. It is the intent of this ordinance to amend Subarea A only. Subarea A is under the single-designated control of Atrium Village Associates (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the owner(s) of the individual subareas or their successors, assignees or grantees. Any dedication or vacation of streets, alleys, easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the owner(s) of the individual subareas or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the owner(s) of the individual subareas, their successors and assigns and the legal titleholders and any ground lessors. All rights granted hereunder to the owner(s) of the individual subareas shall inure to the benefit of the owner(s) successors and assigns, 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 any application for an amendment, modification or change (legislative, administrative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. "Single designated control" is defined in Section 17-8-0400 of the Chicago Zoning Ordinance. The Subareas herein shall be deemed specifically delineated subareas and subparcels for purposes of Section 17-8-0400.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein by the owner(s) of the individual subareas and their successors, assigns and grantees, nor interfere with, abrogate or annul any zoning rights agreement, deed restriction or covenant, or other written agreement among owners (or owners' successors, assigns or grantees). Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "owner" shall be deemed amended to apply to the transferee thereof.

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Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and the applicable portion of the Property, and not to the individual unit owners therein. An agreement among the different owners of the Property, or a covenant binding upon owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.

4. This Planned Development consists of these nineteen (19) statements; a Bulk Regulations and Data Table; and the following exhibits prepared by Fitzgerald Associates Architects and Bumgardner Architecture dated July 19, 2012: an Existing Land Use Map; a Planned Development Boundary, Property Line and Subarea Map; an Existing Zoning Map; a Subarea A Generalized Site Plan; Subarea A Site Plans for Buildings 1, 2, 3, 4 and 5; Subarea A Floor Plans for the Ground Floor, Third Floor and Fifth Floor; A Subarea A Landscape Plan; Subarea A Landscape Plans for Buildings 1, 2, 3, 4 and 5; Subarea A Plant List; Subarea A Landscape Details; a Subarea A Green Roof Plan; Proposed North, South, East and West Elevations for the Subarea A Buildings 1, 2, 3, 4 and 5; Subarea A Affordable Housing Profile Form; CTA Easement Area; Subarea B Site Plan; Subarea B Building Elevations (two pages); and a Chicago Builds Green Form. (Subarea B exhibits are included for reference only. Subarea B remains unchanged and all ordinances pertinent thereto remain in full force and effect.)

Full-size copies of the exhibits are on file with the Department of Housing and Economic Development. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control, except as to measurement of height.

5. The following uses shall be permitted within Subarea A as delineated in Planned Development No. 136, as amended, subject to the restrictions in these statements and the Bulk Regulations and Data Table: residential dwelling units on and above the ground floor; townhouses; day care facilities; schools; retail sales; grocery stores; accessory parking; non-accessory parking if located below-grade; restaurants (Limited and General); financial services; office use; personal services; public transit-related uses; and accessory uses.

The following uses shall be permitted within Subarea B as delineated in Planned Development No. 136, as amended, subject to the restrictions in these statements and the Bulk Regulations and Data Table: residential dwelling units; community centers; day care facilities; accessory church offices; accessory parking; and other accessory church-related facilities; and accessory uses.

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6. On-premise signs and temporary signs are permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-premise signs shall be prohibited.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided in Subarea A pursuant to this Planned Development shall be designed and designated as accessible parking for people with disabilities. A minimum of five (5) of the 115 off-street parking spaces within Subarea B shall be designed and designated as accessible parking for people with disabilities.

The Applicant acknowledges that the site traffic impact study completed by KLOA, Inc. on behalf of the Applicant identifies the need for certain traffic control improvements in the immediate vicinity. Accordingly, the Applicant agrees, subject to approval of CDOT, to fund the design and installation of left-turn arrows on the East and West approaches of West Division Street at North Wells Street; to fund the installation of countdown pedestrian signals at the intersections of Division Street and Wells Street, and Division Street and Orleans Street; and to fund the modification of pavement markings on Division Street necessary to provide left-turn lanes at Wells Street. This work must be completed prior to the completion of Phase I.

Applicant agrees to update the traffic impact study prior to starting each subsequent phase, and acknowledges that additional traffic control improvements may be identified by CDOT during subsequent phases. Accordingly, subject to the approval of CDOT, Applicant agrees to fund the design and installation of traffic control improvements as identified by CDOT in the subsequent phases.

8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area and floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance in effect as of the date of approval of this Planned Development shall apply.
9. The height of any building and any appurtenance thereto shall not exceed the height established within the Bulk Regulations and Data Table and shall also be subject to height limitations approved by the Federal Aviation Administration. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply.

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10. The requirements of this Planned Development as they apply to a specific subarea may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon written application by the owner(s) of the subarea.
11. The Improvements on the Property, including all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial compliance with the exhibits attached hereto and with the landscaping and screening provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 136, as amended 1992, to Planned Development No. 136, as amended 2012, for the construction of the Residential Project triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance must: (i) develop affordable housing units as part of the residential housing project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibits, the Applicant has agreed to provide 10% 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"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, the Department of Housing and Economic Development may adjust the requirements of this Statement (*i.e.*, number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development prior to the issuance of a building permit for the Residential project, the Applicant must either make the required Cash Payment, or execute and Affordable Housing Agreement in substantially the form attached hereto as an exhibit in accordance with Section 2-45-110(i)(2). 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 Property and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of Housing and Economic Development may enforce remedies for breach of the 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 ordinance.

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13. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All new buildings within Subarea A shall be Certified under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and shall include a green roof which covers a minimum of 50% of each building's net roof area: approximately 11,980 square feet on Building 1 / Phase 1; 14,970 square feet on Building 2 / Phase 2; 14,850 square feet on Building 3 / Phase 3; 12,850 square feet on Building 4 / Phase 4; and 2,500 square feet on Building 5 / Phase 5. All buildings constructed in Subarea A pursuant to this Planned Development shall conform to the City of Chicago Sustainable Development Policy Matrix (the "Matrix") in effect on the date of approval of this Planned Development.
14. It is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all newly constructed buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") 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. Upon and determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, "Part II Review", a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee as determined by staff at the time is final and binding on the Part II applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
16. The development of Subarea B is located adjacent to a Chicago Landmark Building (the Sexton School). Accordingly the owner of Subarea B shall provide a landscaped pedestrian walkway within the buffer zone between the landmark building and the apartment building as a means of increasing visual access to the west and north façades of the landmark building. The apartment building shall be set back from the southern boundary of Subarea B as depicted on the Subarea B Site Plan. The owner of Subarea B shall install and maintain an illuminated, paved pedestrian walkway no less than six (6) feet in width within this setback area. The pedestrian walkway shall not be closed off by any gate or other obstruction unless the owner of Subarea B determines that public safety requires otherwise; any such decision to restrict access for public safety reasons shall be subject to approval by the commander of the local district of the Chicago Police Department, with notice of any such decision provided to the Department of Housing and Economic Development.
17. Each developer of any portion of the Property at the time of a project shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the

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Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of the City of Chicago or any other provision of that Code.

18. The Applicant acknowledges that the City of Chicago and the Chicago Transit Authority ("CTA") are studying the possibility of a future CTA station near the intersection of West Division Street and North Orleans Street in accordance with the "Central Area Action Plan" adopted by the Chicago Plan Commission on August 20, 2009. The Applicant recognizes the value that convenient access to public transportation would offer the residents of this Planned Development and agrees to grant the CTA a permanent easement (the "Station Easement") in, on, over and under the area labeled "Future Transit Station" as generally depicted on the Site Plan and on the CTA Easement Areas exhibit (the "CTA Exhibit") for the purpose of constructing, operating and maintaining a rail station and related public transportation facilities. The Applicant must record the Station Easement prior to the issuance of any Part II approval for the Project. The transit station has not been fully designed as of the date of this Planned Development. Accordingly, prior to the issuance of Part II approval for the transit station, the CTA shall submit a site plan ("Transit Station Site Plan") to the Commissioner of Housing and Economic Development (the "Commissioner") for approval. Review and approval of the Transit Station Site Plan by the Commissioner is intended to assure that specific development proposals substantially conform to this Planned Development and to assist the City in monitoring on-going development. The CTA shall share copies of the Transit Station Site Plan with the Applicant for informational purposes only. The Department shall convene meetings between the CTA and the Applicant, if necessary and at the Department's own discretion, to discuss the station plans prior to final site plan approval of the station. Following approval of the Transit Station Site Plan by the Commissioner, the plan and such supporting data and materials as the Commissioner has requested shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development. The approved Transit Station Site Plan may be changed or modified pursuant to the provisions of Statement 10 hereof. In the event of any inconsistency between the approved Transit Station Site Plan and the terms of this Planned Development in effect at the time of approval of such plan or of the modifications or changes thereto, the terms of this Planned Development shall govern. Applicant shall bear no costs associated with the proposed transit station.

The CTA acquired certain rights within the triangular area depicted on the CTA Exhibit and labeled as "Existing Easement" pursuant to a vacation ordinance adopted by the City Council on March 21, 1977. The 1977 ordinance gives the CTA the right to occupy the Existing Easement with its facilities, and also prohibits the construction of buildings or structures within the area that would interfere with the operation, maintenance, repair, renewal or replacement of the CTA's facilities. The parking deck proposed for Phases 3 and 4 of the Project encroaches into the Existing Easement, and the Applicant has requested a release of the CTA's rights within the Existing Easement area. The CTA has agreed to grant a recordable release of its rights, subject to the Applicant's grant of a

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permanent, non-exclusive easement (the "Maintenance Easement") in, on, over, under, through and across the western portion of its Property to the extent necessary to create a buffer (clear zone) of at least 14 feet along, and parallel to, the eastern edge of the CTA elevated track structures for access to, and maintenance, repair, renovation and replacement of any CTA transit facilities now or hereafter located within the CTA's Brown line right-of-way, and for safety reasons. The Applicant must record the Maintenance Easement prior to the issuance of any Part II approval for the Project.

19. This Planned Development ordinance will lapse and be null and void unless construction within Subarea A of the Phase I/Building 1 Improvements as set forth in the attached Exhibits and as authorized by a building permit, has commenced within six years of the date of City Council approval and has been diligently pursued. The six year period may be extended by up to one additional year if, before expiration, the Zoning Administrator receives a written request from the owner(s) of Subarea A and determines that good cause for an extension is shown. If this Planned Development amendment shall lapse as provided in this Statement and Section 17-13-0612 of the Chicago Zoning Ordinance, then the Zoning Administrator shall initiate a Zoning Ordinance Map Amendment to rezone the Planned Development to Planned Development No. 136, as amended November 6, 1992.

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PLANNED DEVELOPMENT No. 136, as amended

Bulk Regulations Table

Gross Site Area (Total):	453,189 Square Feet
Subarea A:	375,455 Square Feet
Subarea B:	77,734 Square Feet
Area in Public Right-of-Way (Total):	82,400 Square Feet
Subarea A:	62,076 Square Feet
Subarea B:	20,324 Square Feet
Net Site Area (Total):	370,789 Square Feet
Subarea A:	313,379 Square Feet
Subarea B:	57,410 Square Feet
Maximum Floor Area Ratio:	5.00
Subarea A:	5.00
Subarea B:	4.94
Maximum Number of Dwelling Units:	1,844
Subarea A (Including Efficiency Units):	1,500
Phase 1 / Building 1	327
Phase 2 / Building 2	337
Phase 3 / Building 3	387
Phase 4 / Building 4	437
Phase 5 / Building 5	12
Subarea B:	344
Minimum Number of Parking Spaces:	1,191
Subarea A:	1,076
Subarea A Total:	1,280
Dwelling Units:	1,175
Phase 1 / Building 1	243
Phase 2 / Building 2	253
Phase 3 / Building 3	347
Phase 4 / Building 4	320
Phase 5 / Building 5	12
Retail and School:	105
Subarea B:	115
Minimum Number of Bicycle Storage Spaces:	
Subarea A Total:	200

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Phase 1 / Building 1	50
Phase 2 / Building 2	50
Phase 3 / Building 3	50
Phase 4 / Building 4	50
Phase 5 / Building 5	6

Minimum Number of Loading Berths (10'x25'):	10
Subarea A:	8
Phase 1 / Building 1	2
Phase 2 / Building 2	2
Phase 3 / Building 3	2
Phase 4 / Building 4	2
Phase 5 / Building 5	0
Subarea B:	2

Maximum Building Height:	
Subarea A:	
Phase 1 / Building 1	310
Phase 2 / Building 2	340
Phase 3 / Building 3	375
Phase 4 / Building 4	395
Phase 5 / Building 5	70
Subarea B:	As built

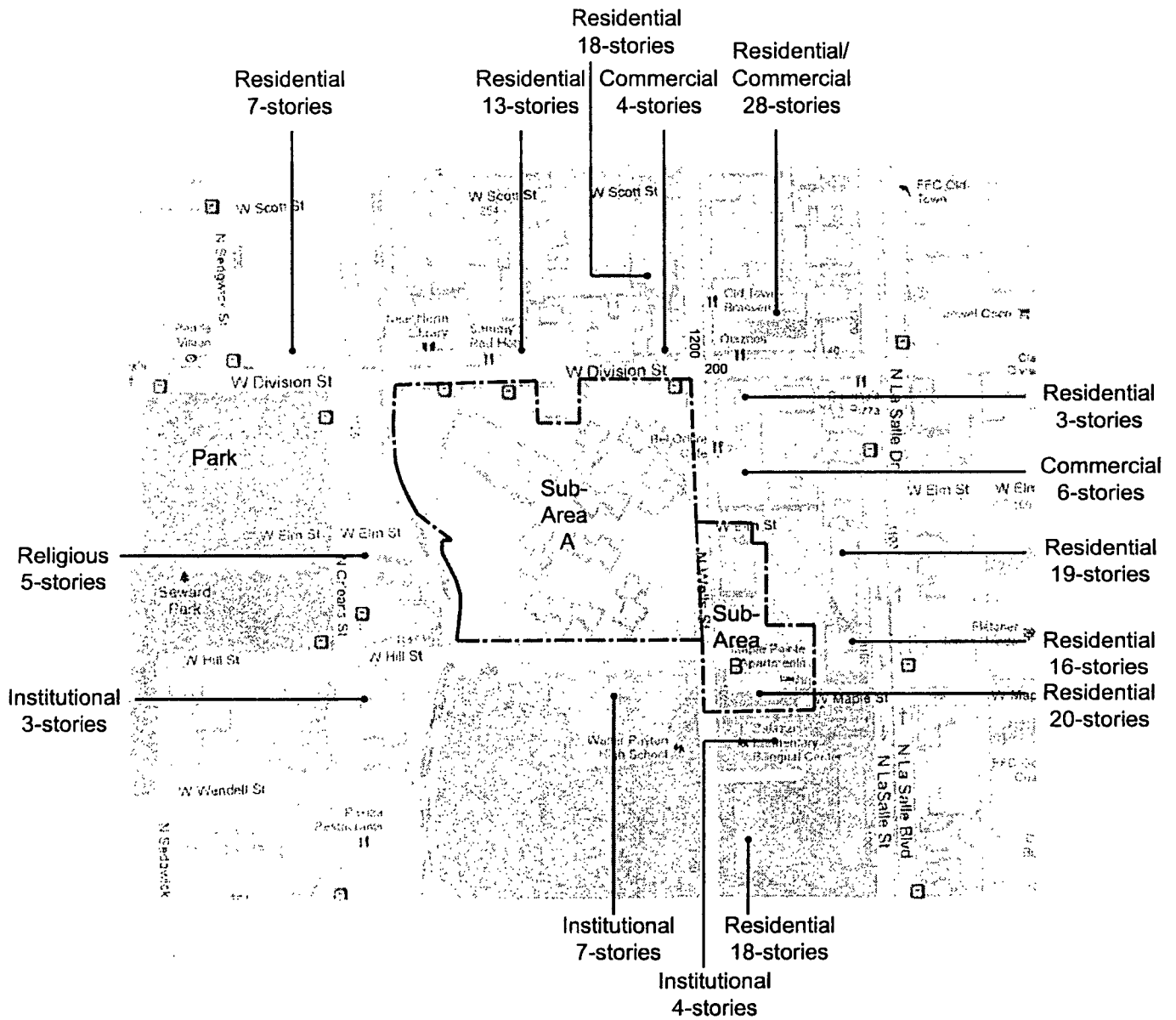
Notes:

- (1.) Residential units and parking spaces may be reallocated among the five phases and five buildings through the administrative change process per Section 17-13-0611 of the Chicago Zoning Ordinance.
- (2.) The maximum percentage of Efficiency Units in each building is 30%.

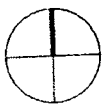
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Planned Development No. 136 Existing Land-Use Area Map

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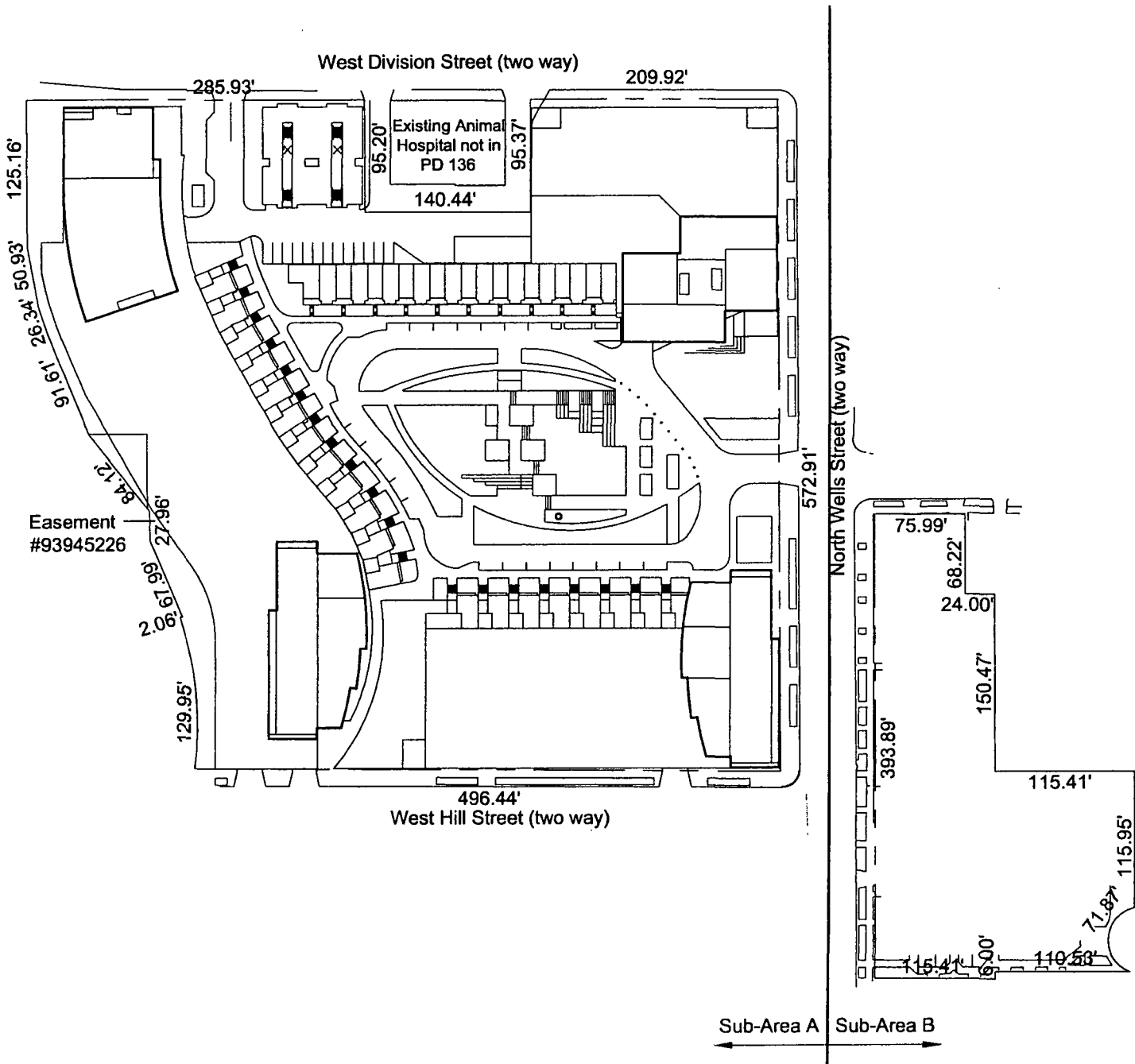


--- PROPOSED
PLANNED DEVELOPMENT
BOUNDARY



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 Date: November 2, 2011
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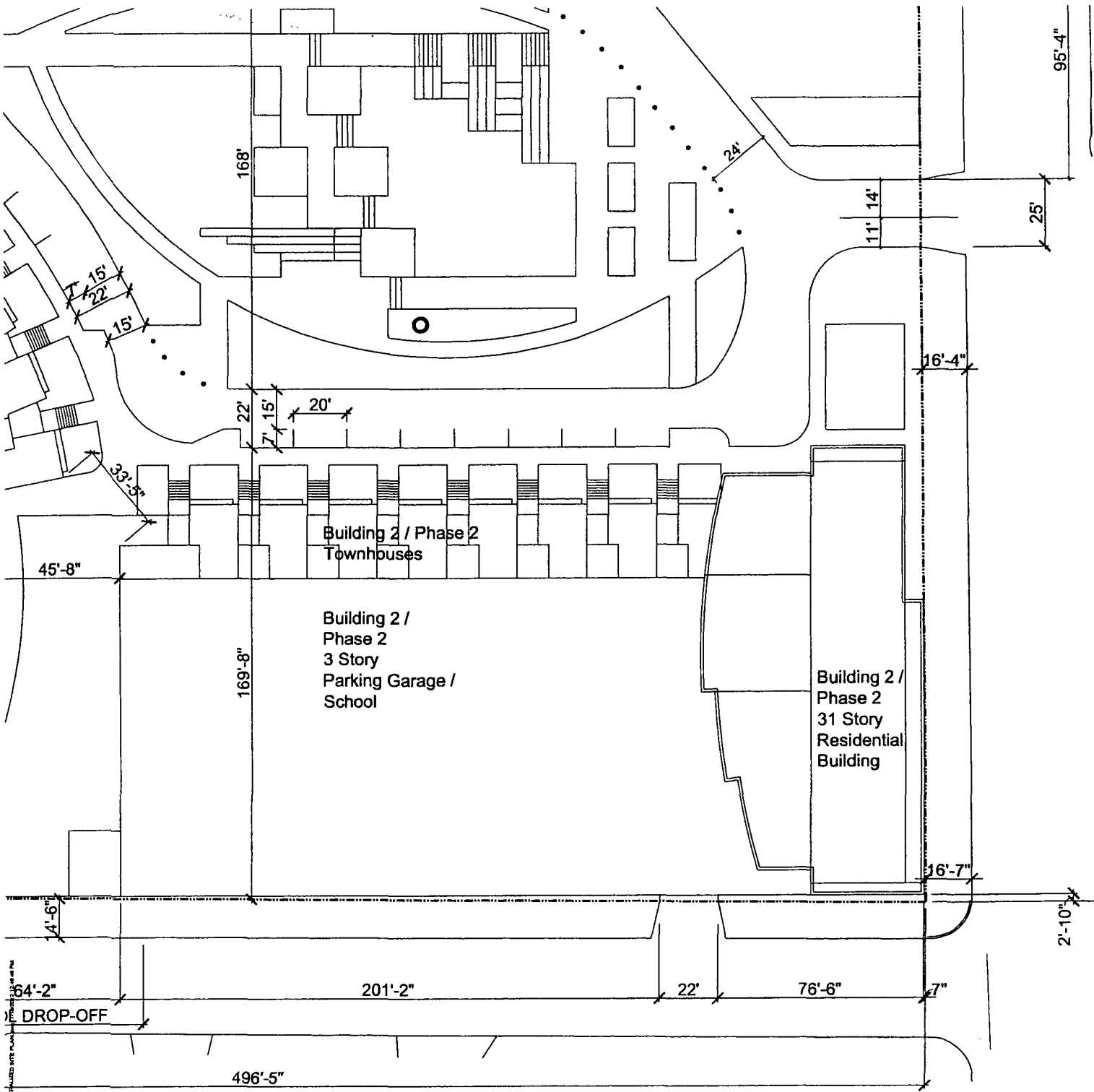
Planned Development No. 136 Planned Development Boundary, Property Line and Sub-area Map



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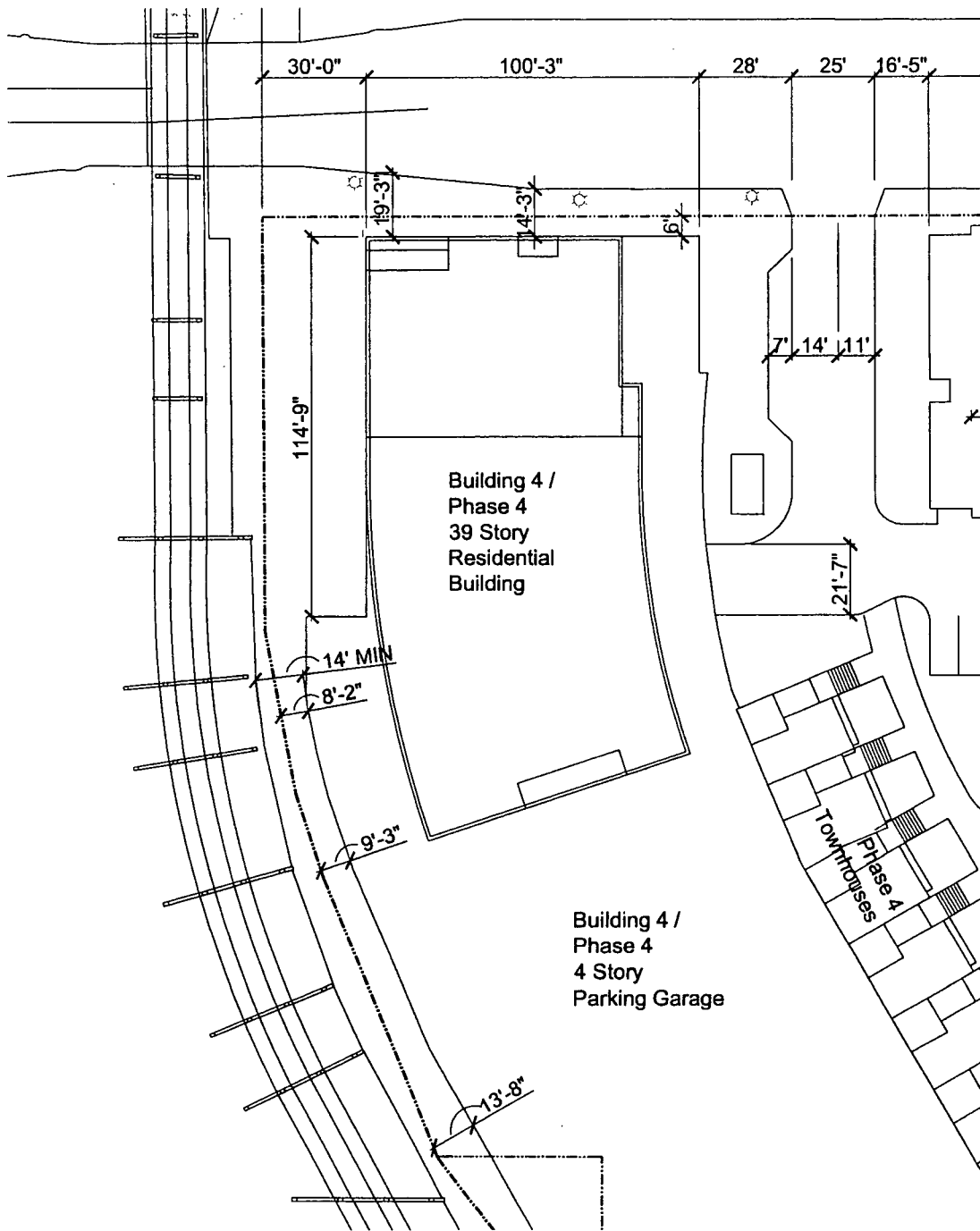
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Planned Development No. 136 Sub-area A Building 2 - Site Plan

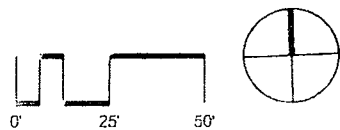


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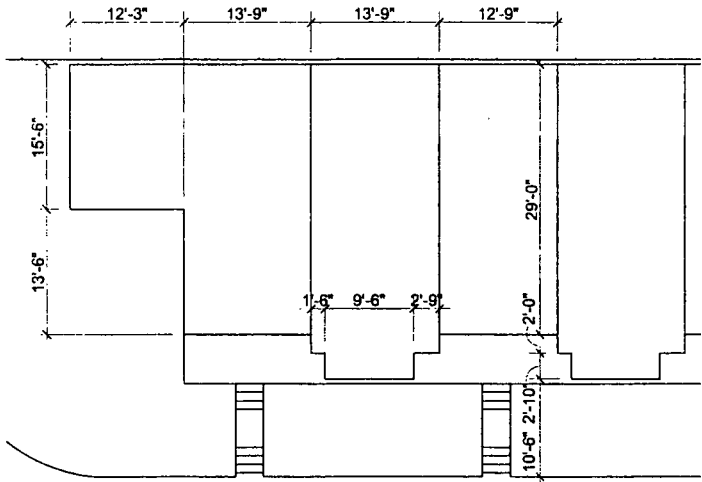
Planned Development No. 136 Sub-area A Building 4 - Site Plan



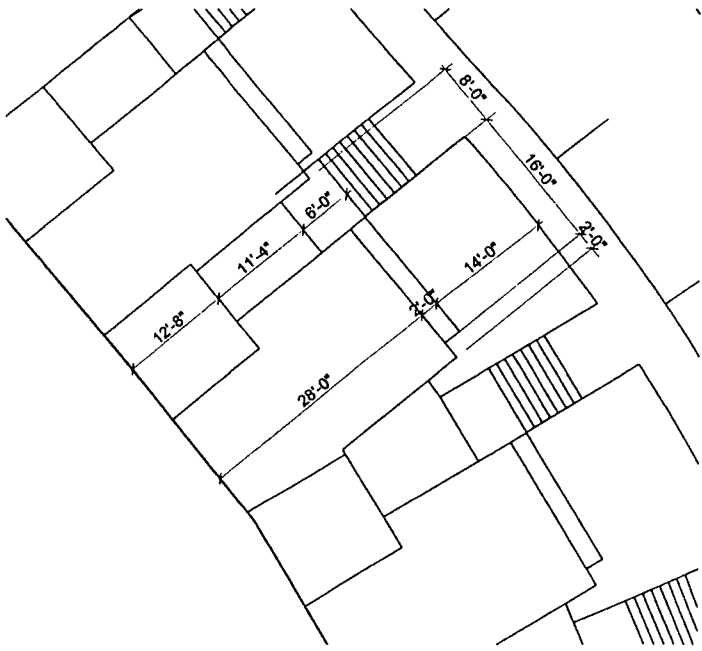
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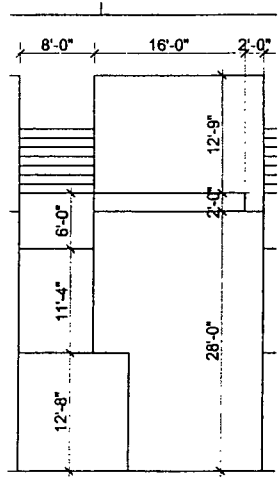
Planned Development No. 136 Sub-area A - Townhouse Plans



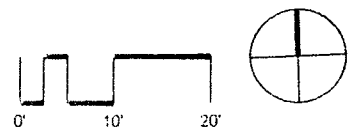
**Building 3 / Phase 3
Townhouse
(Phase 1 Identical)**



**Building 3 / Phase 3
Townhouse
(Phase 4 Identical)**



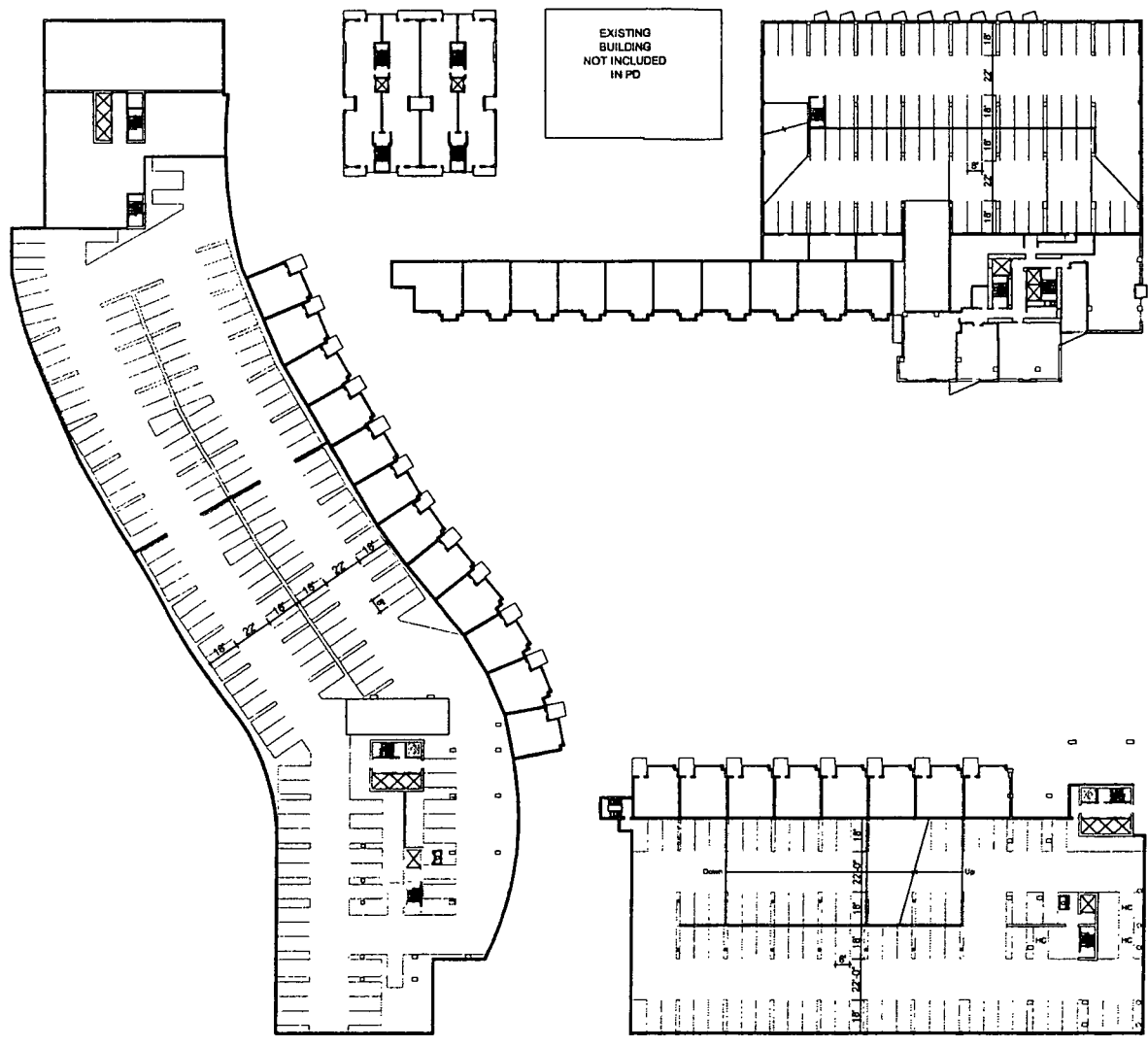
**Building 2 /
Phase 2
Townhouse**



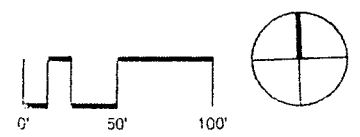
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Planned Development No. 136 Sub-area A Second and Third Floor Plan

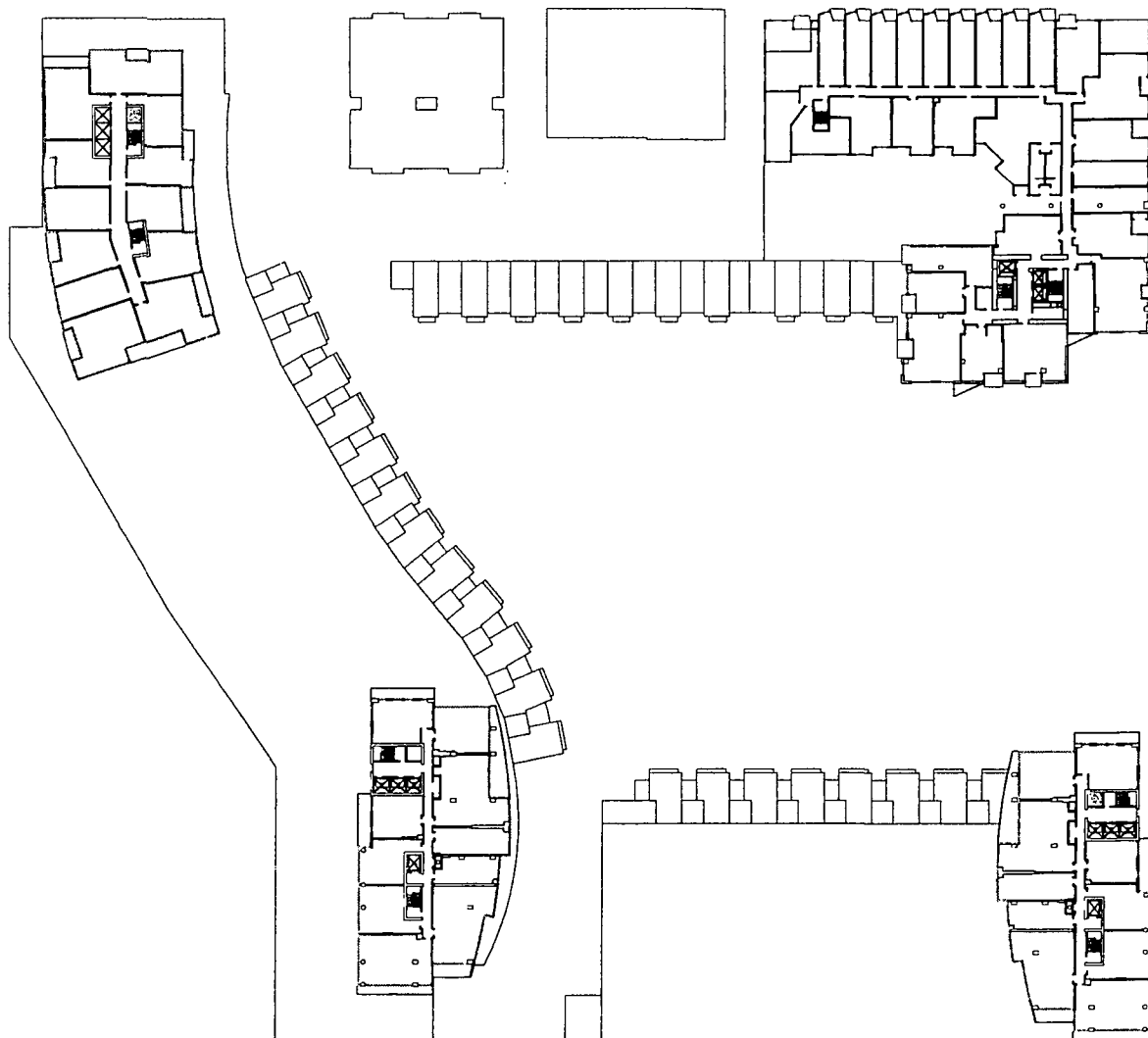


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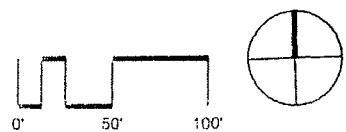
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Planned Development No. 136 Sub-area A Fifth Floor Plan









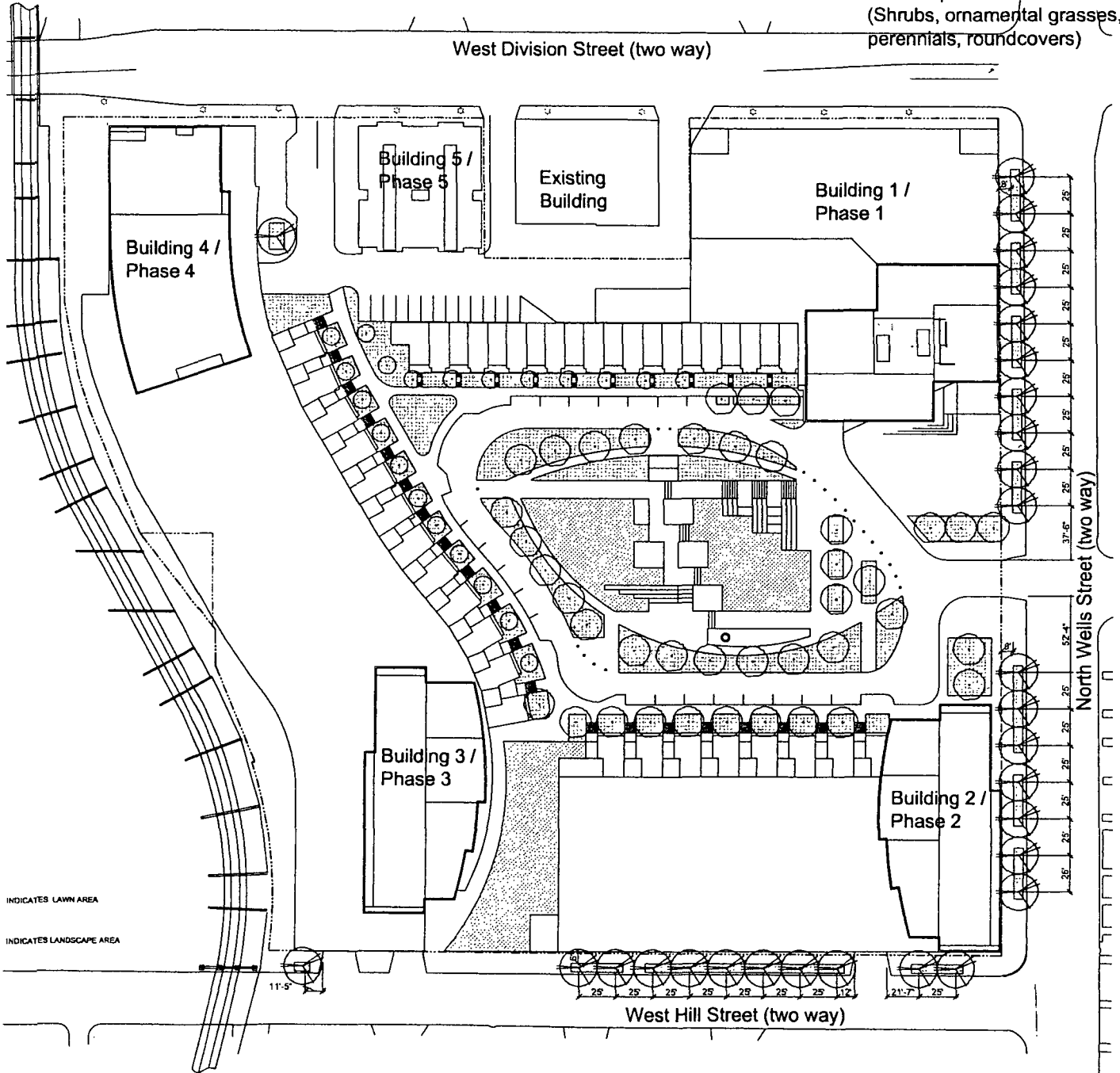
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Planned Development No. 136 Sub-area Landscape Plan

-  Shade tree (4" caliper)
-  Shade tree (3" caliper)
-  Ornamental tree (6' height)
-  Lawn area
-  Water feature
-  Landscape area
(Shrubs, ornamental grasses, perennials, roundcovers)



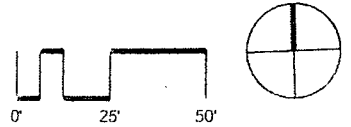
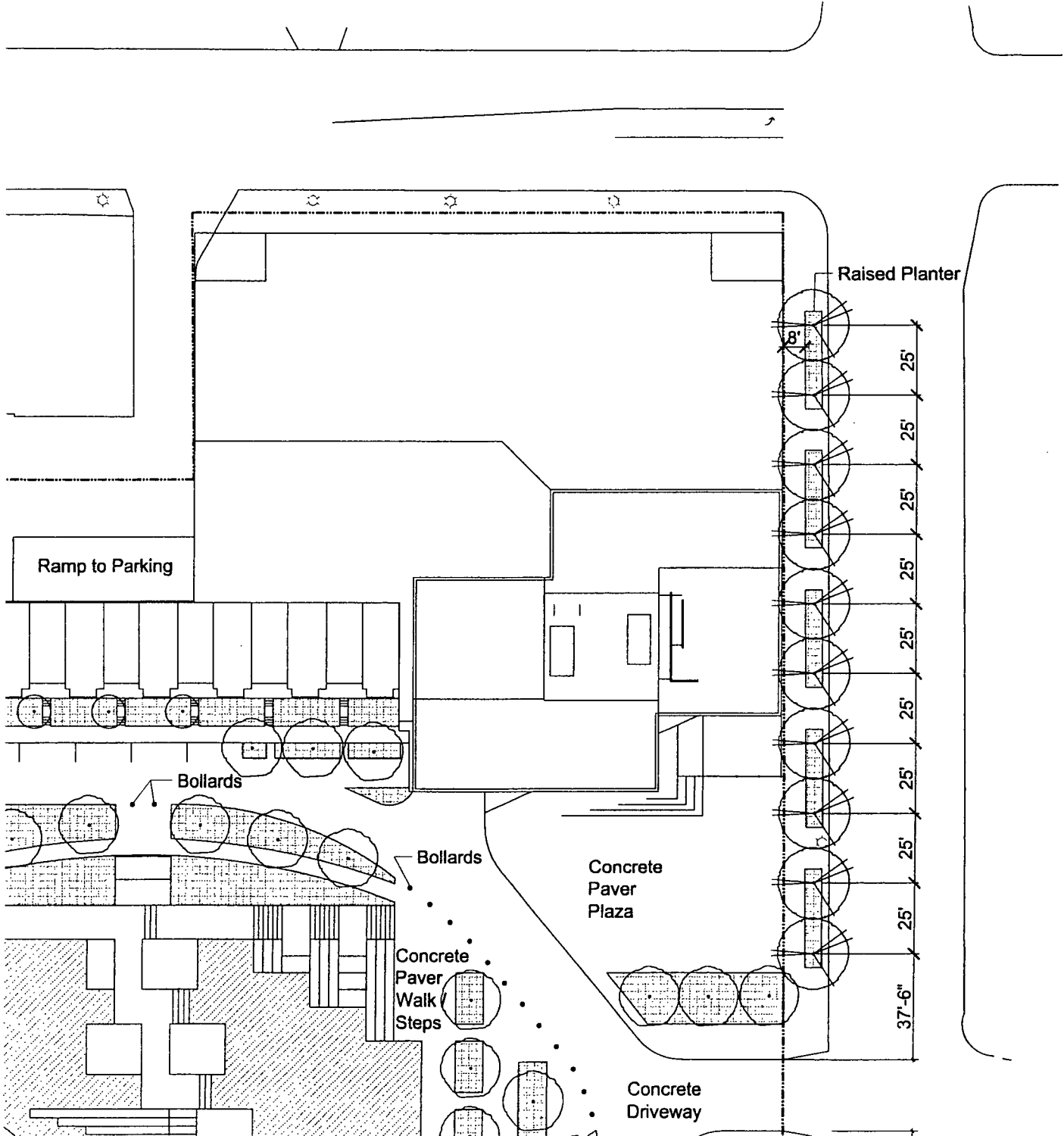
INDICATES LAWN AREA
INDICATES LANDSCAPE AREA

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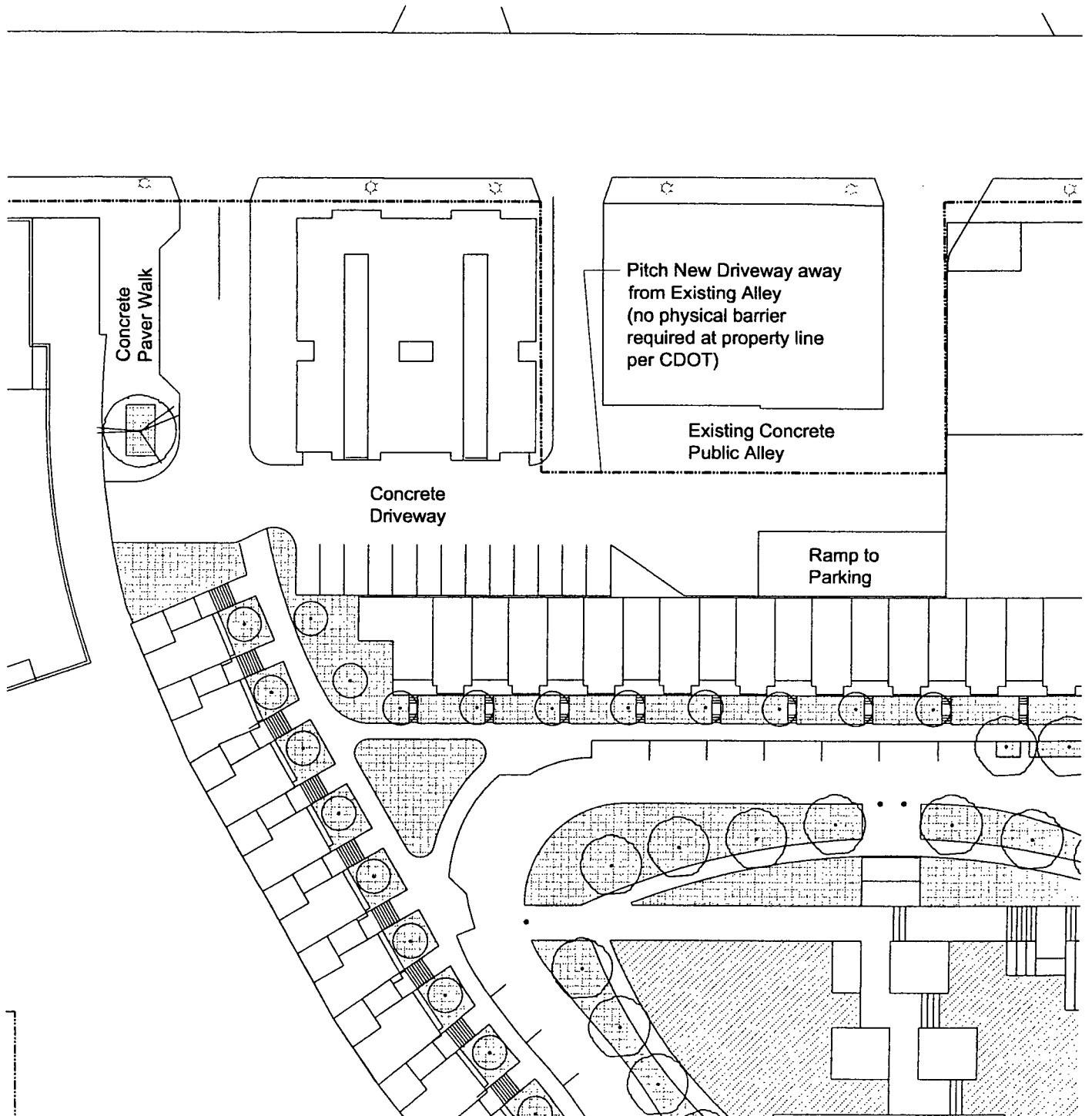
Planned Development No. 136 Sub-area Building 1 / Phase 1 Landscape Plan



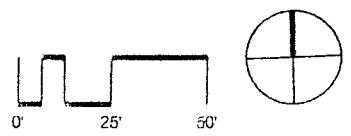
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 Date: November 2, 2011
 Revised: July 19, 2012

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Planned Development No. 136 Sub-area Building 5 / Phase 5 Landscape Plan



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



06-5

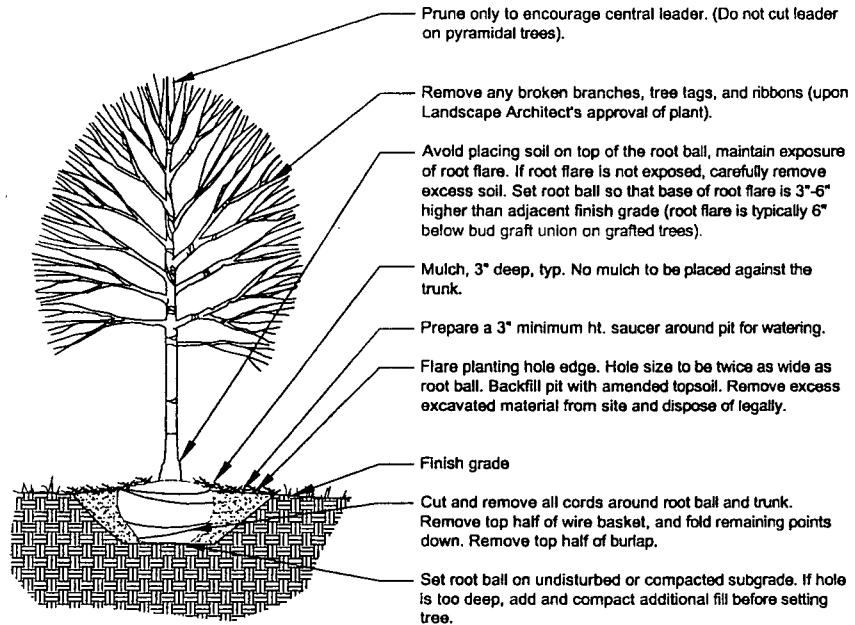
Planned Development No. 136 Sub-area A Plant List

CODE	BOTANIC NAME	COMMON NAME	SIZE	REMARKS	
SHADE TREES	AFM	ACER X FREEMANII 'MARMO'	MARMO MAPLE	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	ARA	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	COC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	GDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE (MALE)	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	LTU	LIRIODENDRON TULIPIFERA	TULIP TREE	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	PLO	PLATANUS OCCIDENTALIS	AMERICAN PLANETREE	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	RPB	ROBINIA PSEUDOACACIA 'CHICAGO BLUE'	CHICAGO BLUE BLACK LOCUST	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	TAR	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
	ULM	ULMUS X 'MORTON'	ACCOLADE ELM	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN
ULF	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	3" & 4" B&B	SINGLE STRAIGHT STEM, SPECIMEN	
ORNAMENTAL TREES	AMA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HEIGHT	SPECIMEN, 4-5 MATCHING STEMS, MIN.
	CCD	CERCIS CANADENSIS	EASTERN REDBUD	6' HEIGHT	SPECIMEN, 4-5 MATCHING STEMS, MIN.
	CFL	CORNUS FLORIDA	FLOWERING DOGWOOD	6' HEIGHT	SPECIMEN, 4-5 MATCHING STEMS, MIN.
	CCI	CRATAEGUS CRUSGALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	6' HEIGHT	SPECIMEN, 4-5 MATCHING STEMS, MIN.
	MPF	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	6' HEIGHT	SINGLE STRAIGHT STEM, SPECIMEN
SHRUBS	BTC	BUXUS 'WINTERGREEN'	WINTERGREEN BOXWOOD	18" HT.	
	CSC	CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	36" HT.	
	RAL	RIBES ALPINUM	ALPINE CURRANT	36" HT.	
	RKO	ROSA X 'RED KNOCK OUT'	RED KNOCK OUT ROSE	24" HT.	
	REB	ROSA 'KORPANCOM'	ELECTRIC BLANKET ROSE	24" HT.	
	SJL	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	18" HT.	
	SBA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER JAPANESE SPIREA	18" HT.	
	SYK	SYRINGA PATULA 'MISS KIM'	COMMON PURPLE LILAC	24" HT.	
	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT.	
	VID	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT.	
ORNAMENTAL GRASSES	CAK	CALAMAGROS TIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GALLON	
	MCV	MOLINA CAERULEA 'VARIGATA'	VARIEGATED MOOR GRASS	2 GALLON	
	MSP	MISCANTHUS SINENSIS 'PURPURESCENS'	PURPLE MAIDEN GRASS	2 GALLON	
	PAV	PANICUM VIRGATUM	HEAVY METAL SWITCHGRASS	3 GALLON	
	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GALLON	
	SHE	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	2 GALLON	
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	2 GALLON	
PERENNIALS / GROUNDCOVERS	EPU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GALLON	
	EFC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POT	
	GER	GERANIUM SANGUINEUM	BLOODY CRANESBILL	1 GALLON	
	HHR	HEMEROCALLIS X 'HAPPY RETURNS'	DAYLILY	1 GALLON	
	HJN	HEMEROCALLIS X 'JOLYENE NICOLE'	DAYLILY	1 GALLON	
	HPM	HEMEROCALLIS X 'PARDON ME'	DAYLILY	1 GALLON	
	HPP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GALLON	
	HSB	HEUCHERA 'SPARKLING BURGANDY'	SPARKLING BURGANDY CORAL BELLS	1 GALLON	
	HOG	HOSTA 'GOLD EDGER'	GOLD EDGER HOSTA	1 GALLON	
	LSP	LIATRIS SPICATA	SPIKE BLAZINGSTAR	1 GALLON	
	PTG	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA	3" POT	
	PTA	POTENTILLA ARGUTA	PRAIRIE CINQUEFOIL	1 GALLON	
	RPI	RATIBIDA PINNATA	YELLOW CONEFLOWER	1 GALLON	
	RUH	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON	
	VSG	VERONICA X 'ROYAL CANDLES'	ROYAL CANDLES SPEEDWELL	1 GALLON	
WTE	WALDSTEINIA TERNATA	BARREN STRAWBERRY	3" POT		

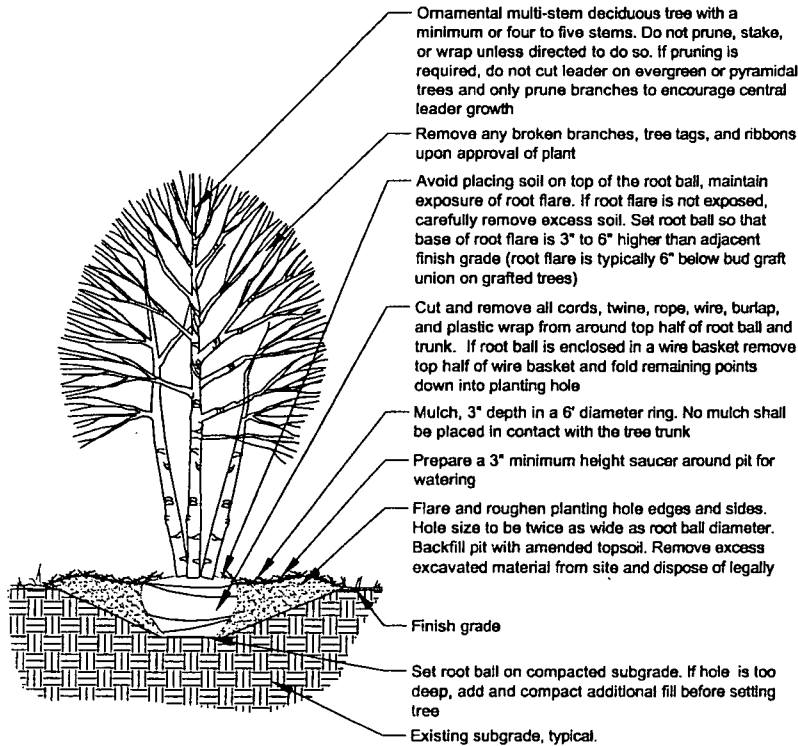
Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

Planned Development No. 136

Sub-area A Landscape Details



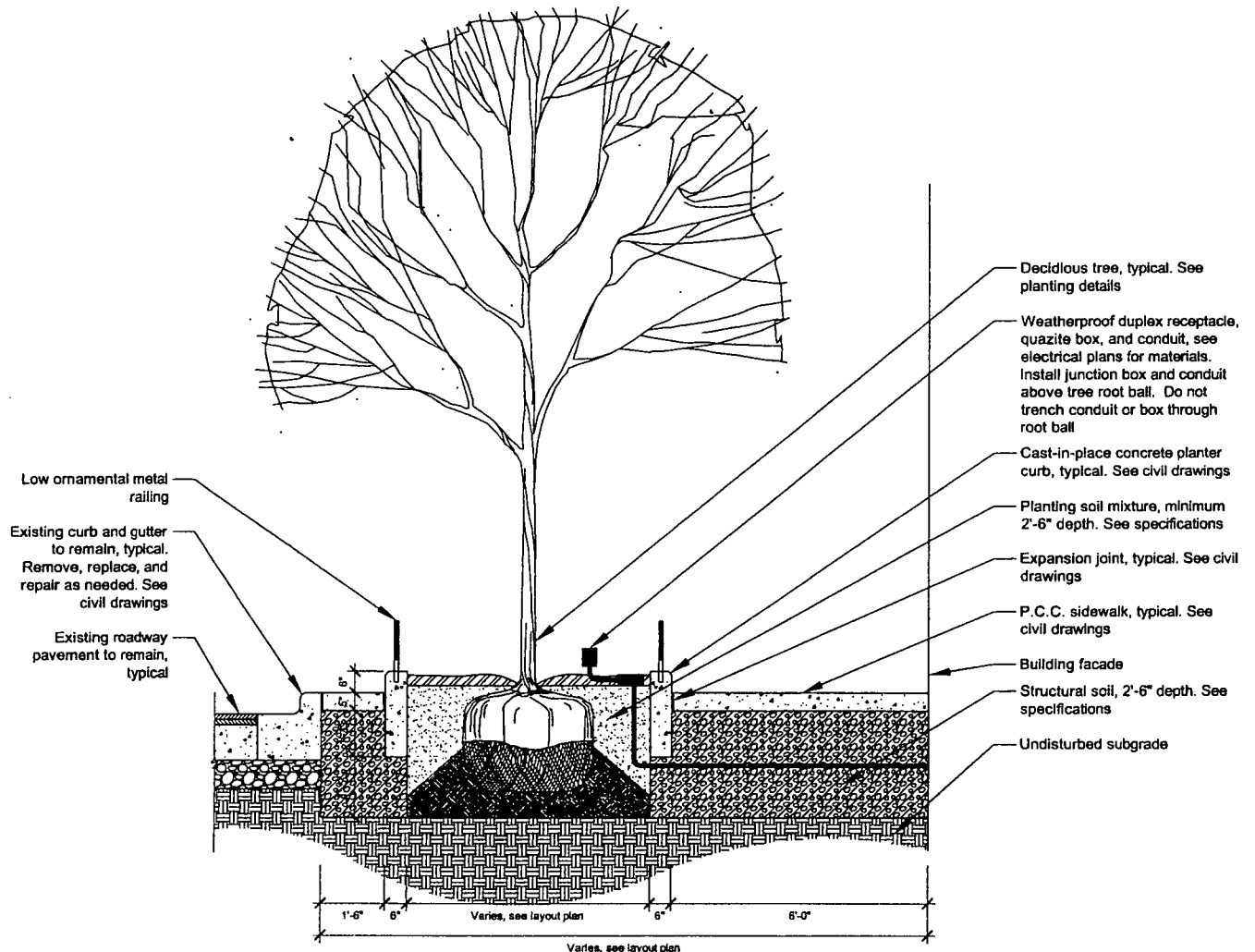
1 Section - Shade Tree Planting
Scale: 1/2" = 1'-0"



2 Section - Ornamental Tree Planting
Scale: 1/2" = 1'-0"

Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
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Planned Development No. 136 Sub-area A Landscape Details



4

Section - Tree Installation - Raised Parkway Planter

Scale: 1/2" = 1'-0"

D-SCTN-TREEPLANTER

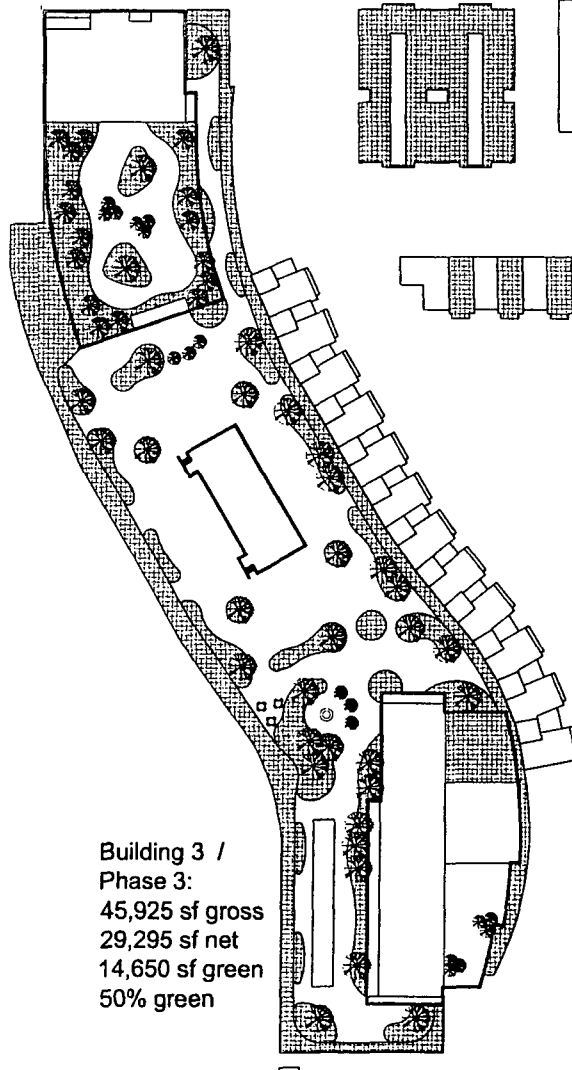
Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

Planned Development No. 136 Sub-area A Green Roof Plan

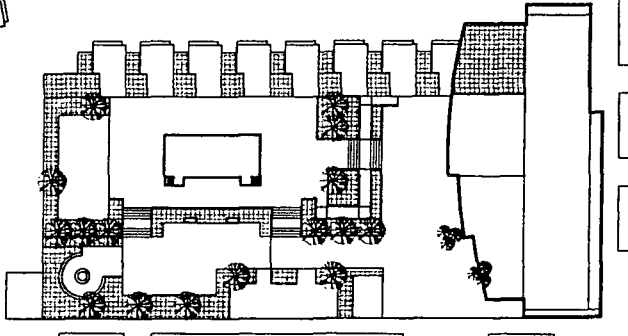
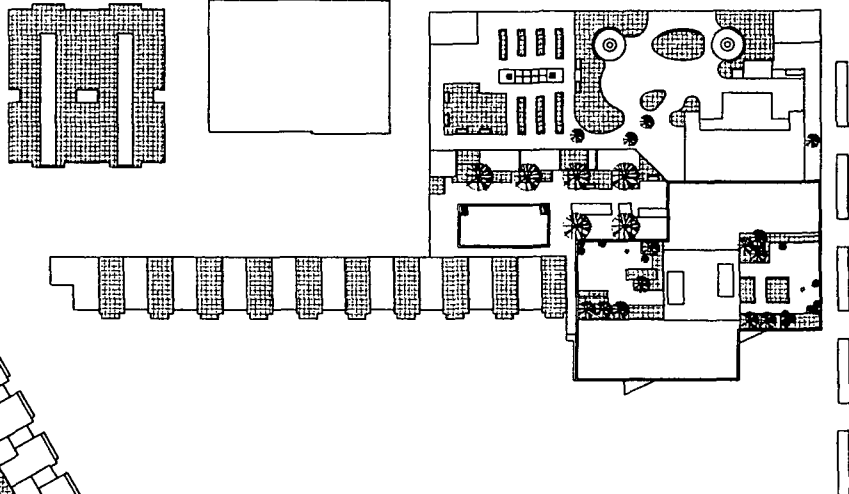
Building 4 / Phase 4:
34,495 sf gross
25,700 sf net
12,850 sf green
50% green

Building 5 / Phase 5:
7,000 sf gross
5,000 sf net
2,500 sf green
50% green

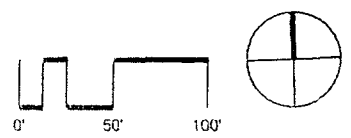
Building 1 / Phase 1:
38,130 sf gross
23,955 sf net
11,980 sf green
50% green



Building 3 / Phase 3:
45,925 sf gross
29,295 sf net
14,650 sf green
50% green

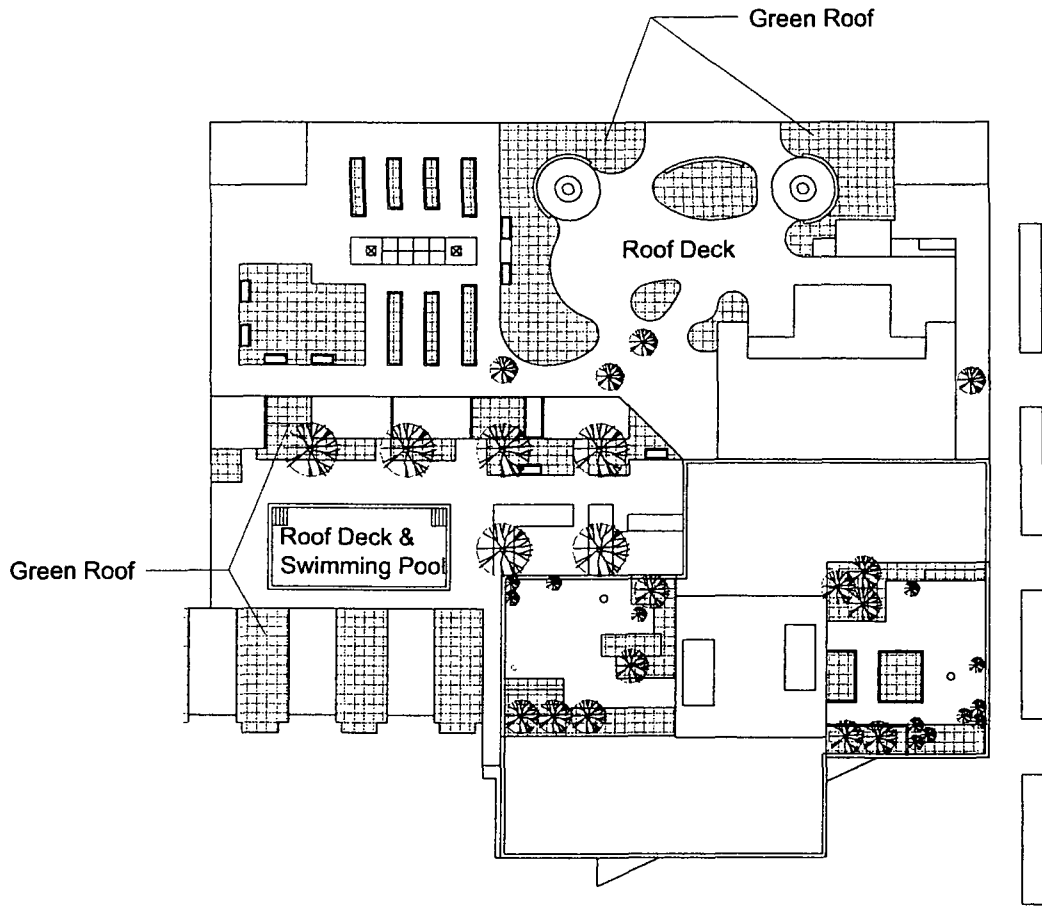


Building 2 / Phase 2:
45,125 sf gross
29,940 sf net
14,970 sf green
50% green



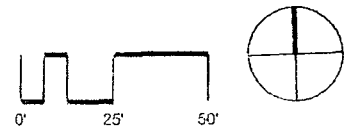
Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

Planned Development No. 136 Sub-area A Building 1 / Phase 1 Green Roof Plan



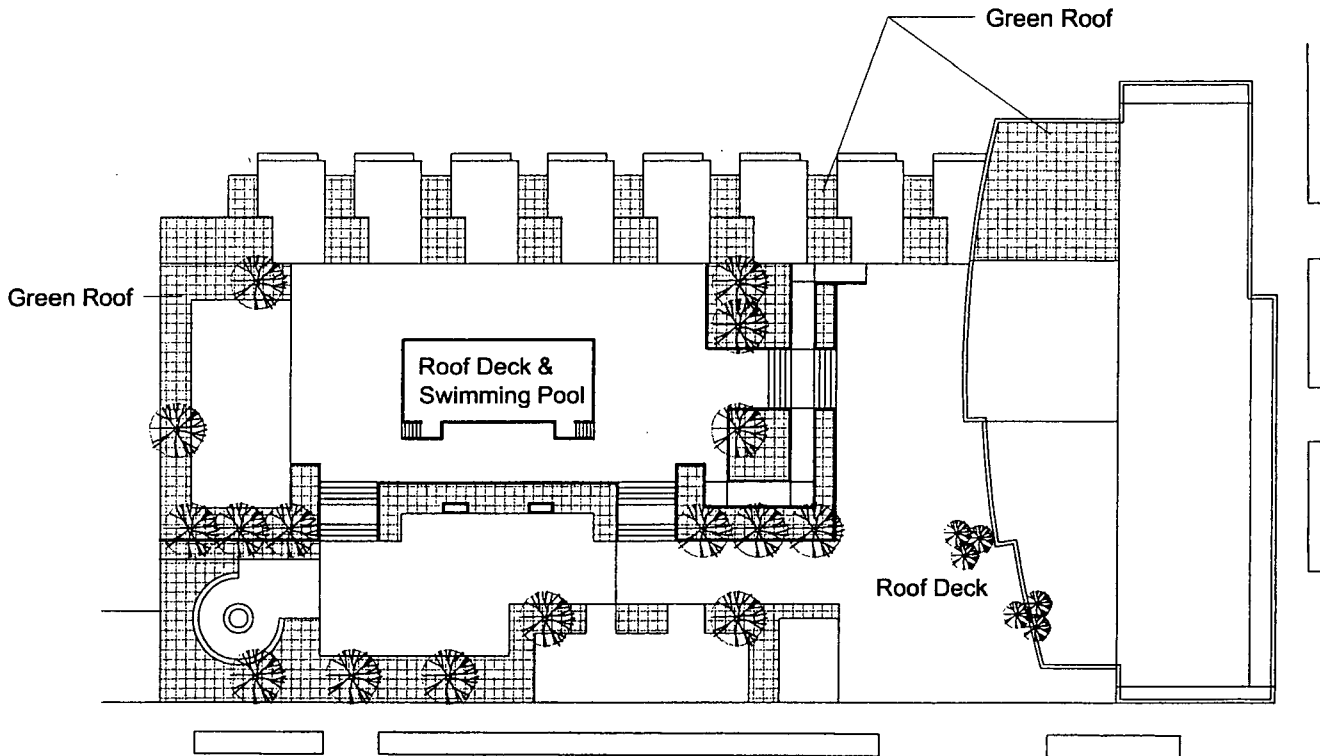
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Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



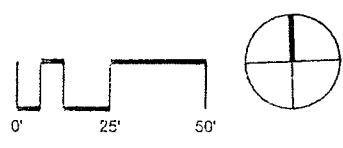
FINAL FOR PUBLICATION

Planned Development No. 136 Sub-area A Building 2 / Phase 2 Green Roof Plan



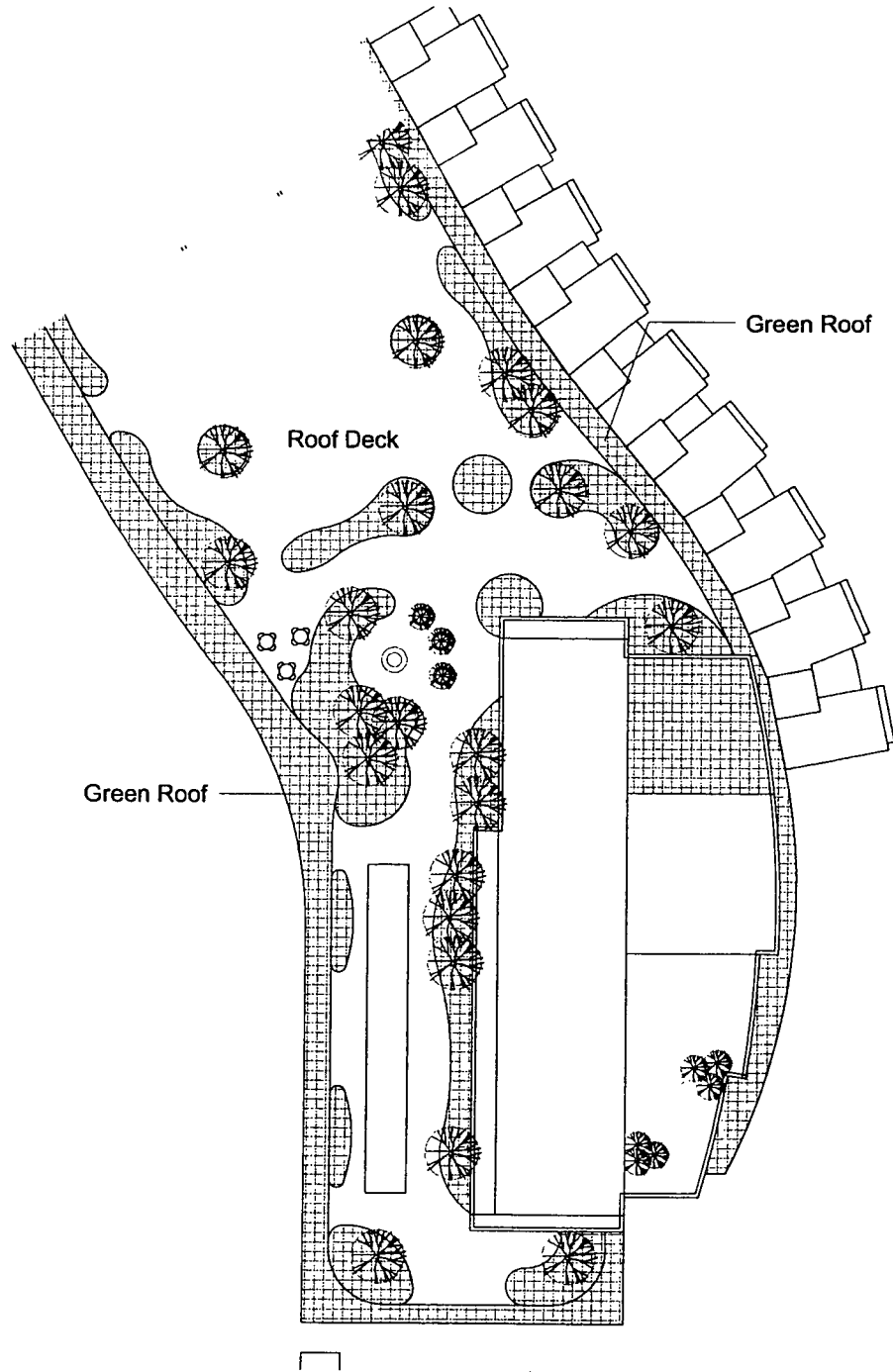
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Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012



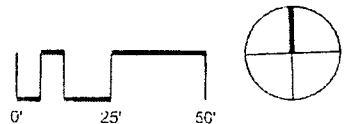
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Planned Development No. 136 Sub-area A Building 3 / Phase 3 Green Roof Plan



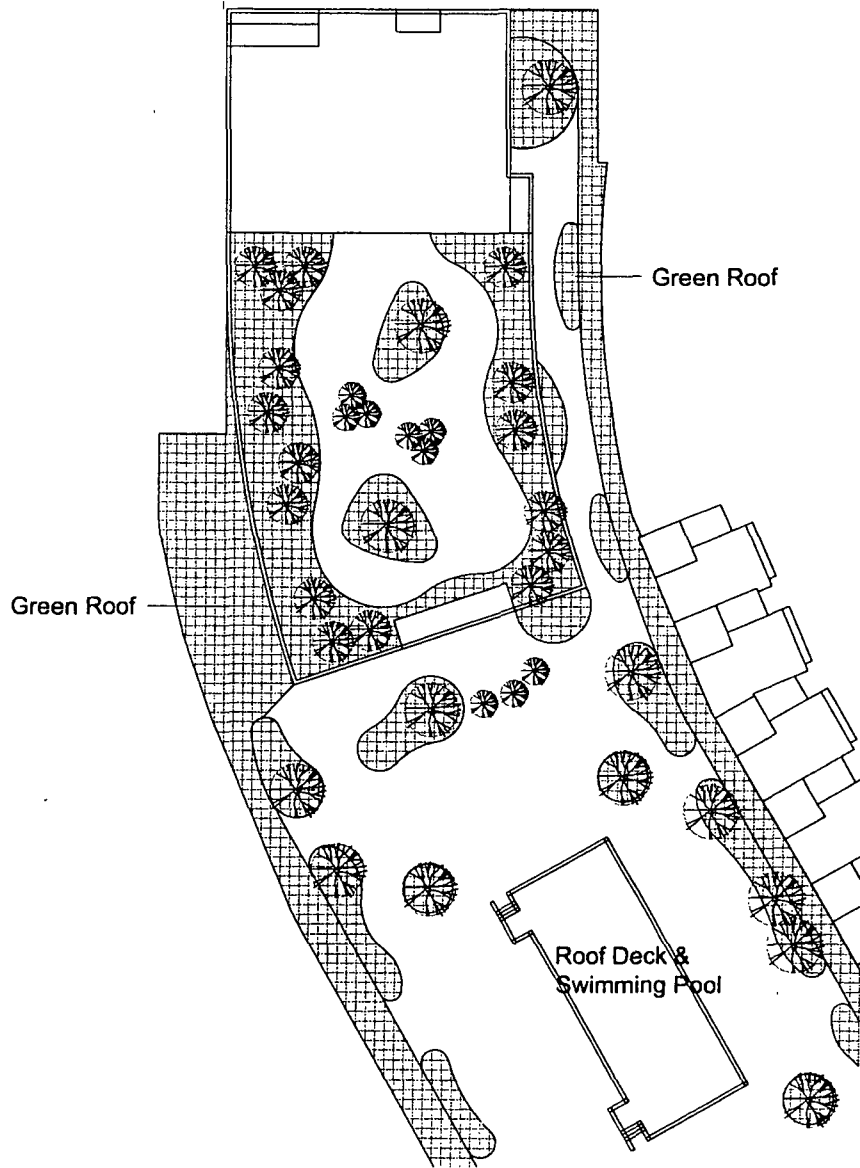
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Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



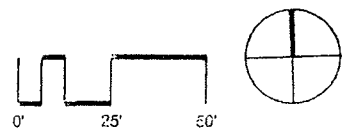
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Planned Development No. 136 Sub-area A Building 4 / Phase 4 Green Roof Plan



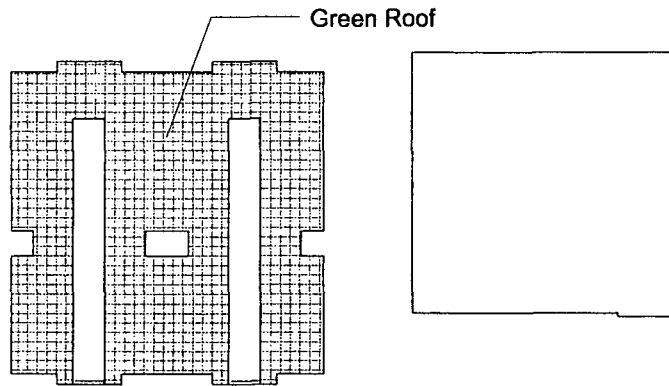
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Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



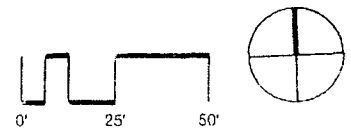
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Planned Development No. 136 Sub-area A Building 5 / Phase 5 Green Roof Plan



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Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

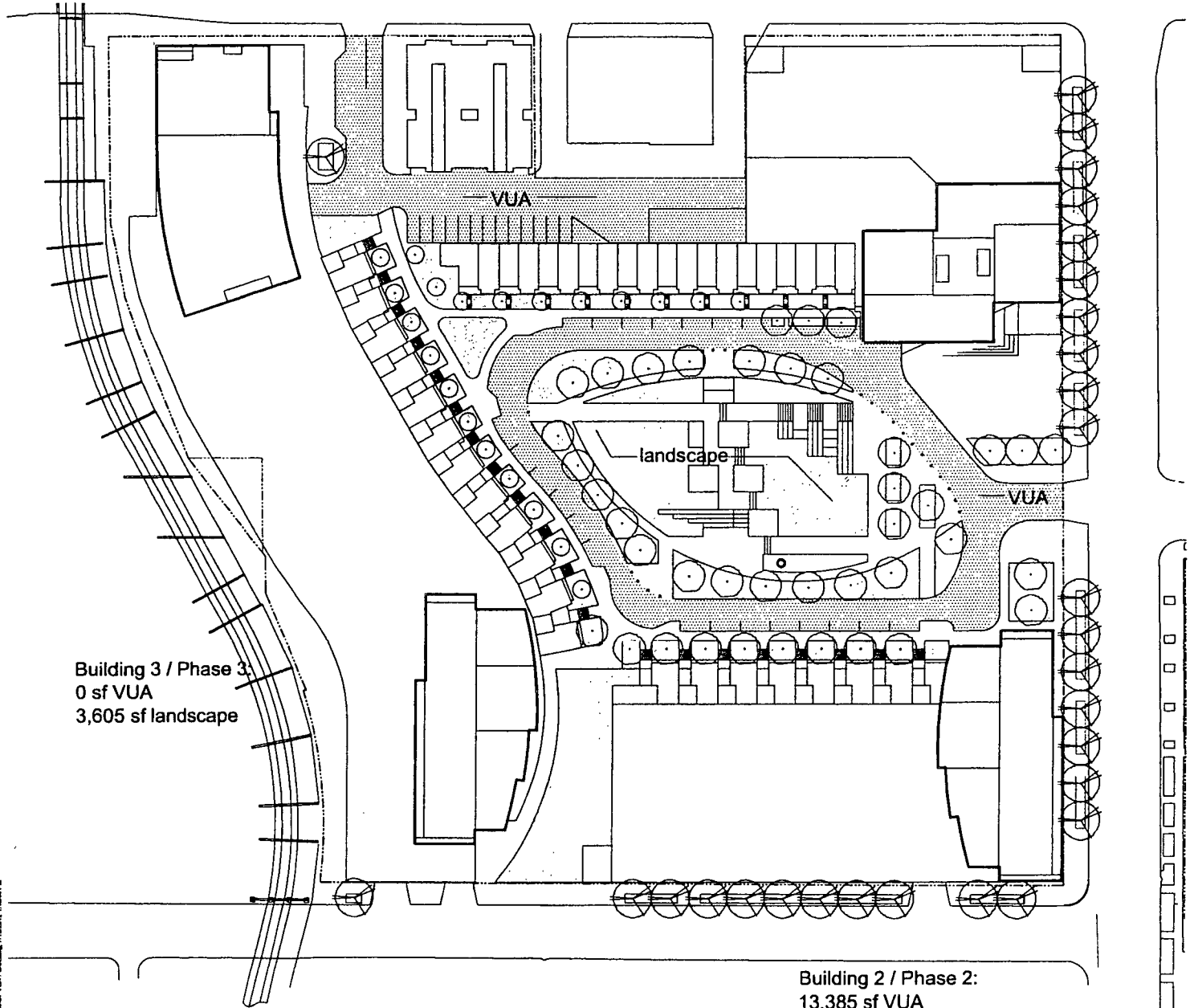


Planned Development No. 136 Sub-area A Vehicular Use Area (VUA)

Building 4 / Phase 4:
4,215 sf VUA
1,820 sf landscape

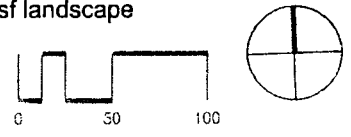
Building 5 / Phase 5:
10,545 sf VUA
0 sf landscape

Building 1 / Phase 1:
7,835 sf VUA
2,050 sf landscape



Building 3 / Phase 3:
0 sf VUA
3,605 sf landscape

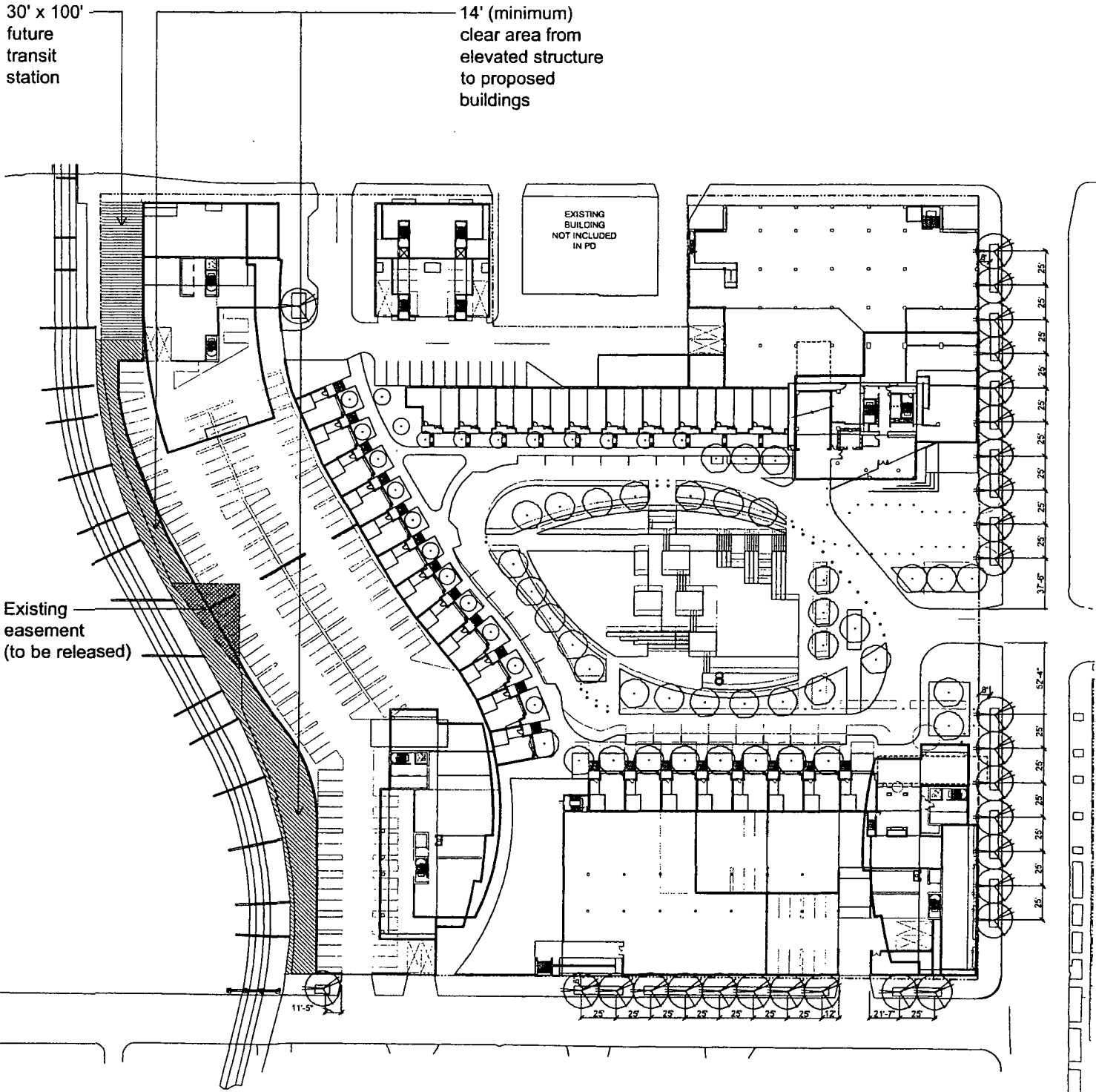
Building 2 / Phase 2:
13,385 sf VUA
30,150 sf landscape



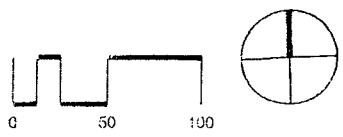
Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

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Planned Development No. 136 **FINAL FOR PUBLICATION** CTA Easement Areas

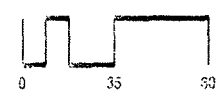
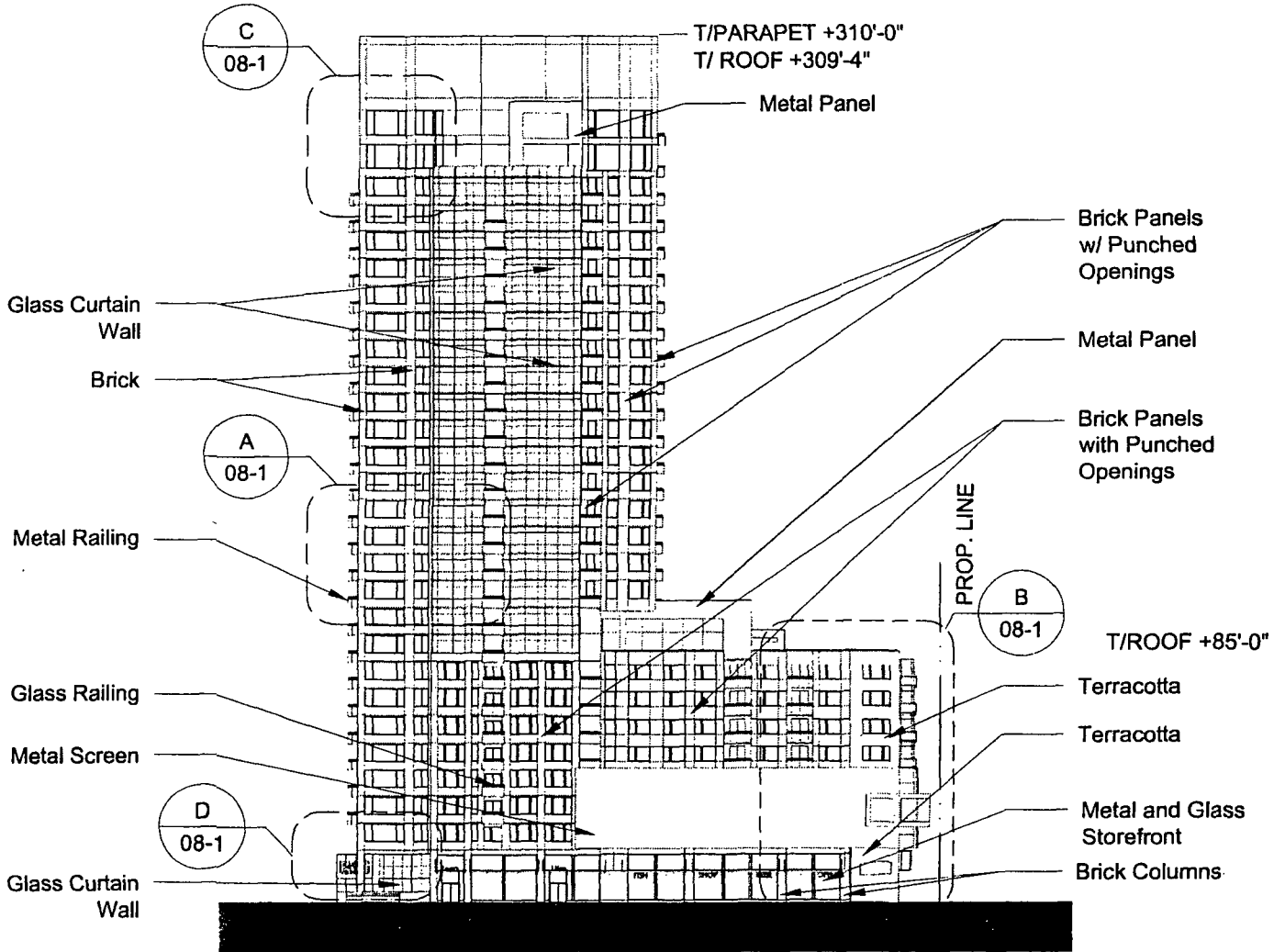


Applicant: Atrium Village Associates
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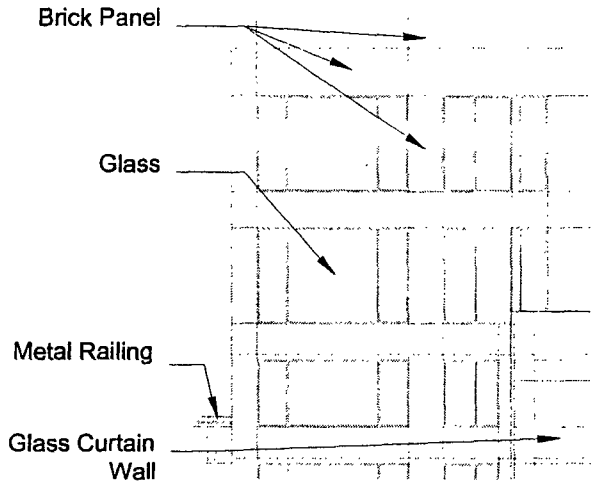
Planned Development No. 136 Sub-area A Building 1 / Phase 1 North Wells St. (East) Elevation



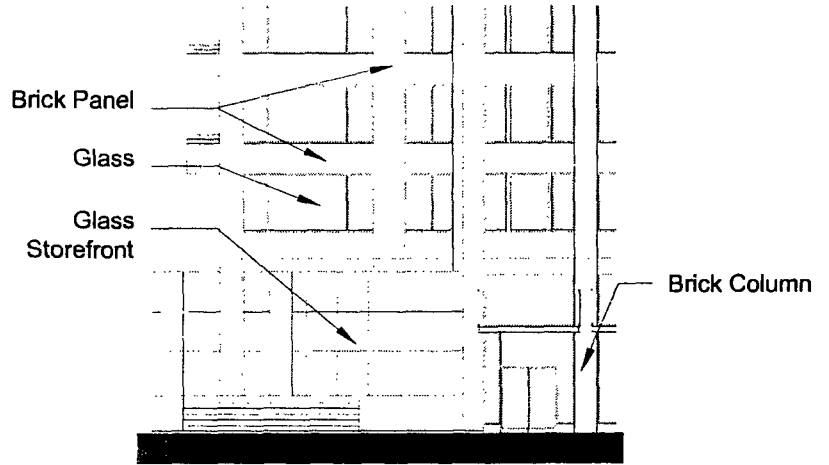
Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
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Planned Development No. 136 Sub-area A Building 1 / Phase 1 Details

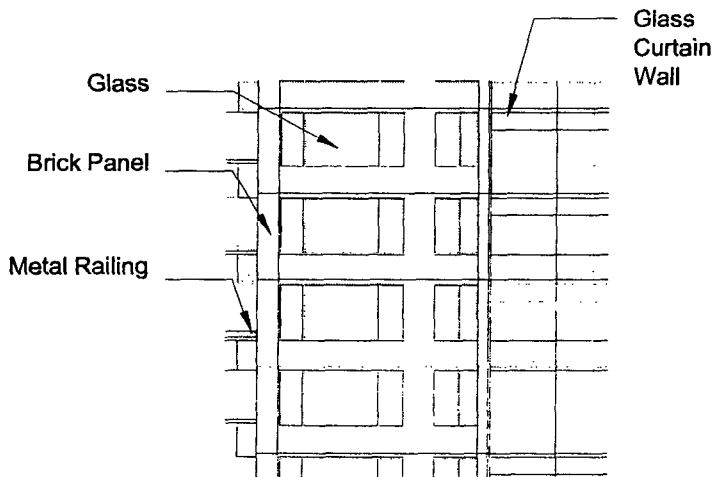
FINAL FOR PUBLICATION



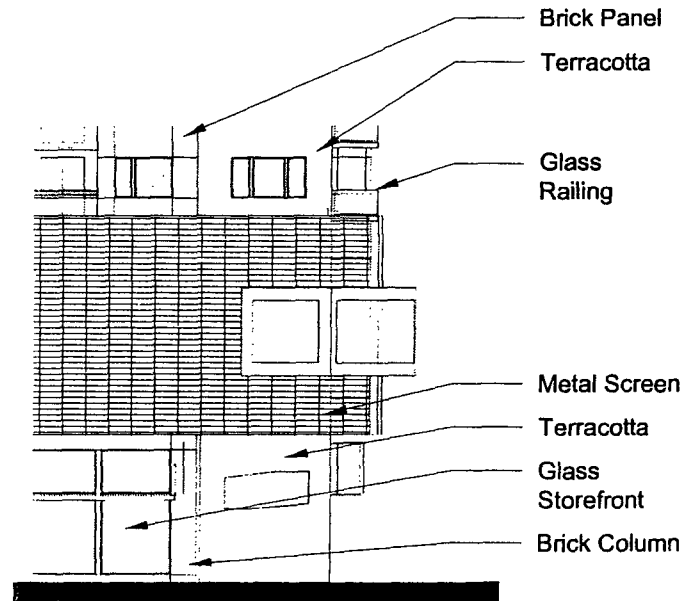
C Phase 1 - Detail C



D Phase 1 - Detail D



A Phase 1 - Detail A



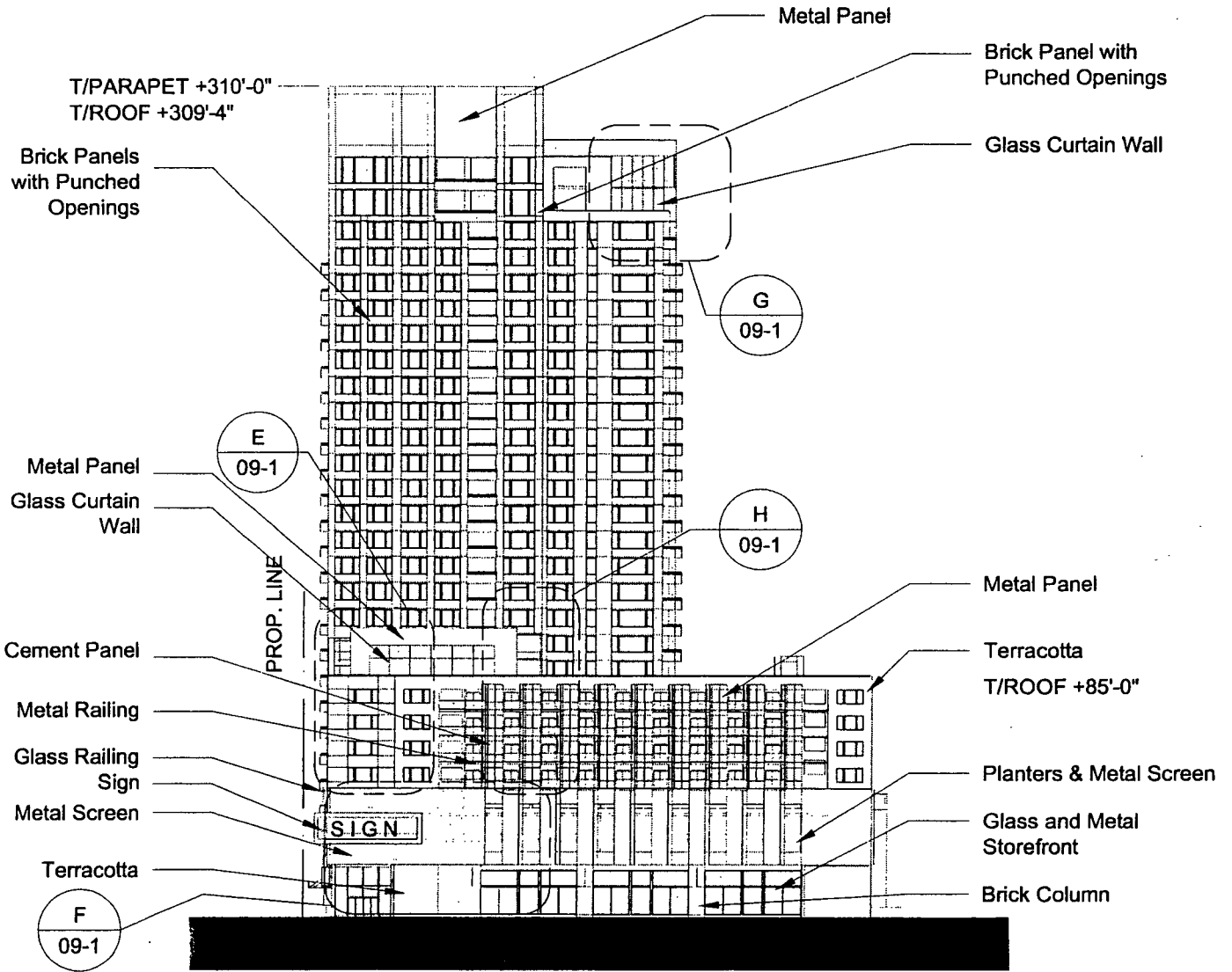
B Phase 1 - Detail B



Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

Planned Development No. 136
 Sub-area A Building 1 / Phase 1
 Division St. (North) Elevation

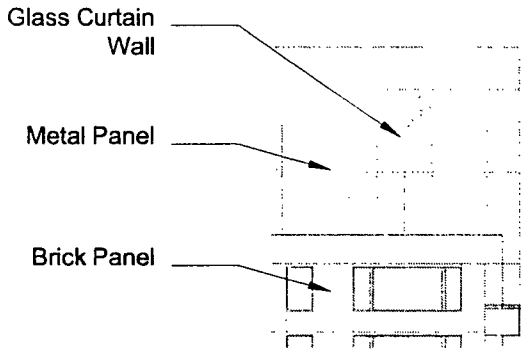
FINAL FOR PUBLICATION



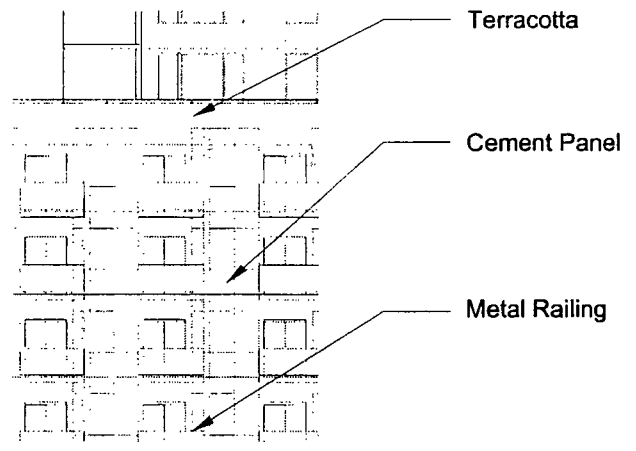
Applicant: Atrium Village Associates
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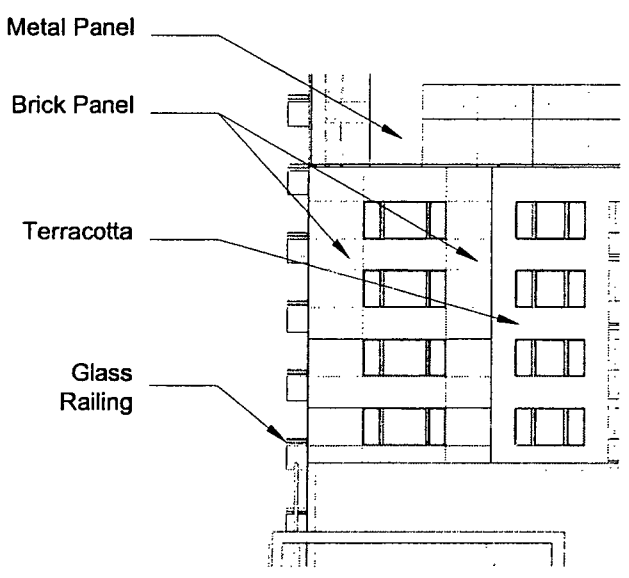
Planned Development No. 136 **FINAL FOR PUBLICATION**
 Sub-area A Building 1 / Phase 1
 Details



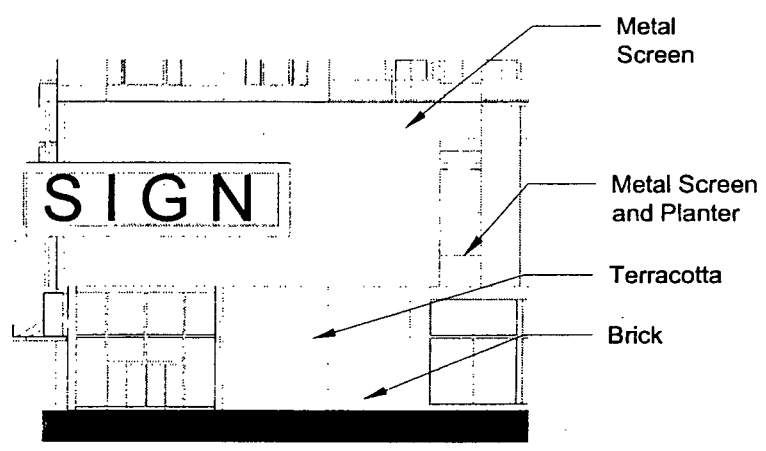
G Phase 1 - Detail G



H Phase 1 - Detail H



E Phase 1 - Detail E

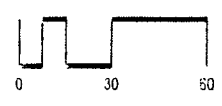
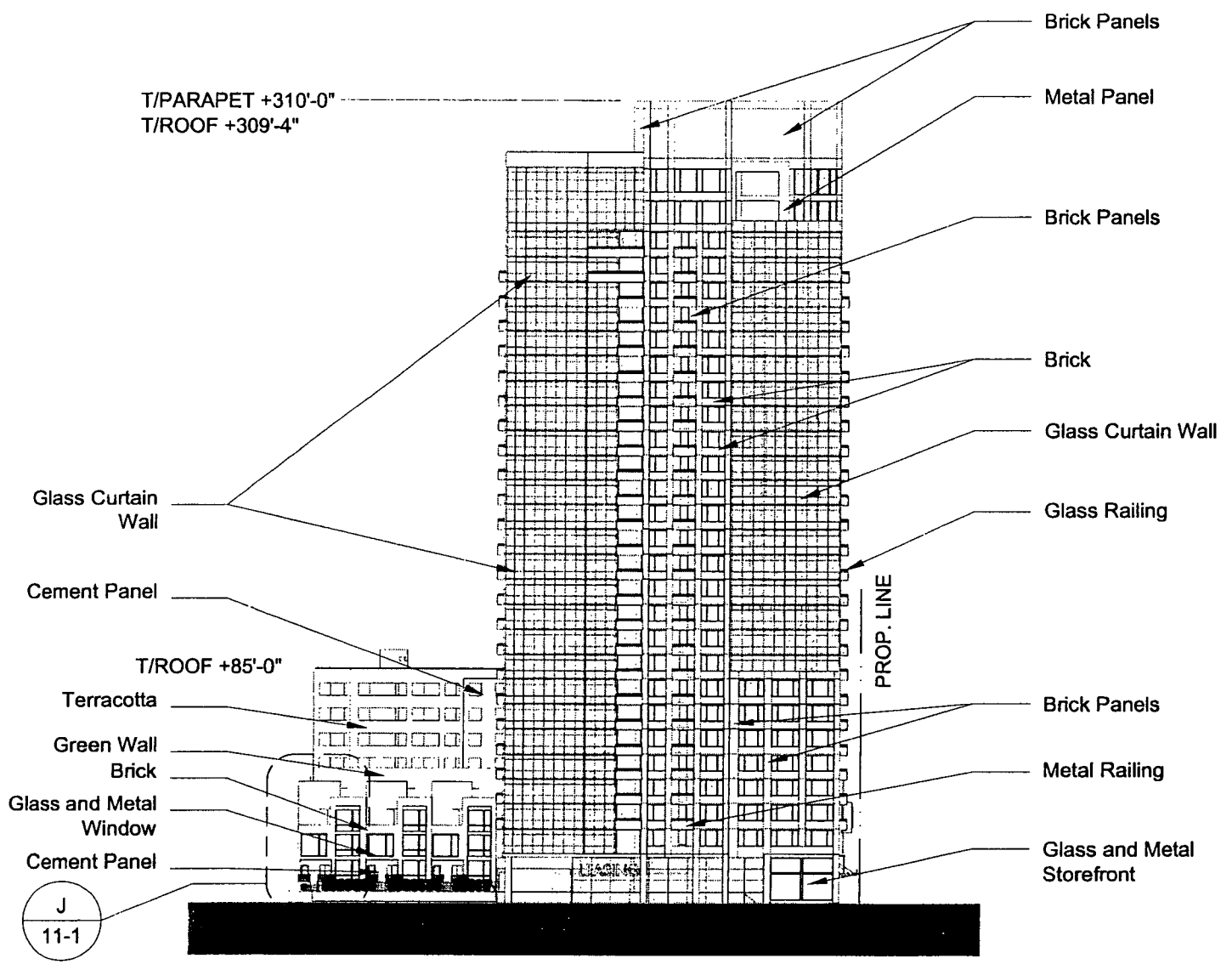


F Phase 1 - Detail F

Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
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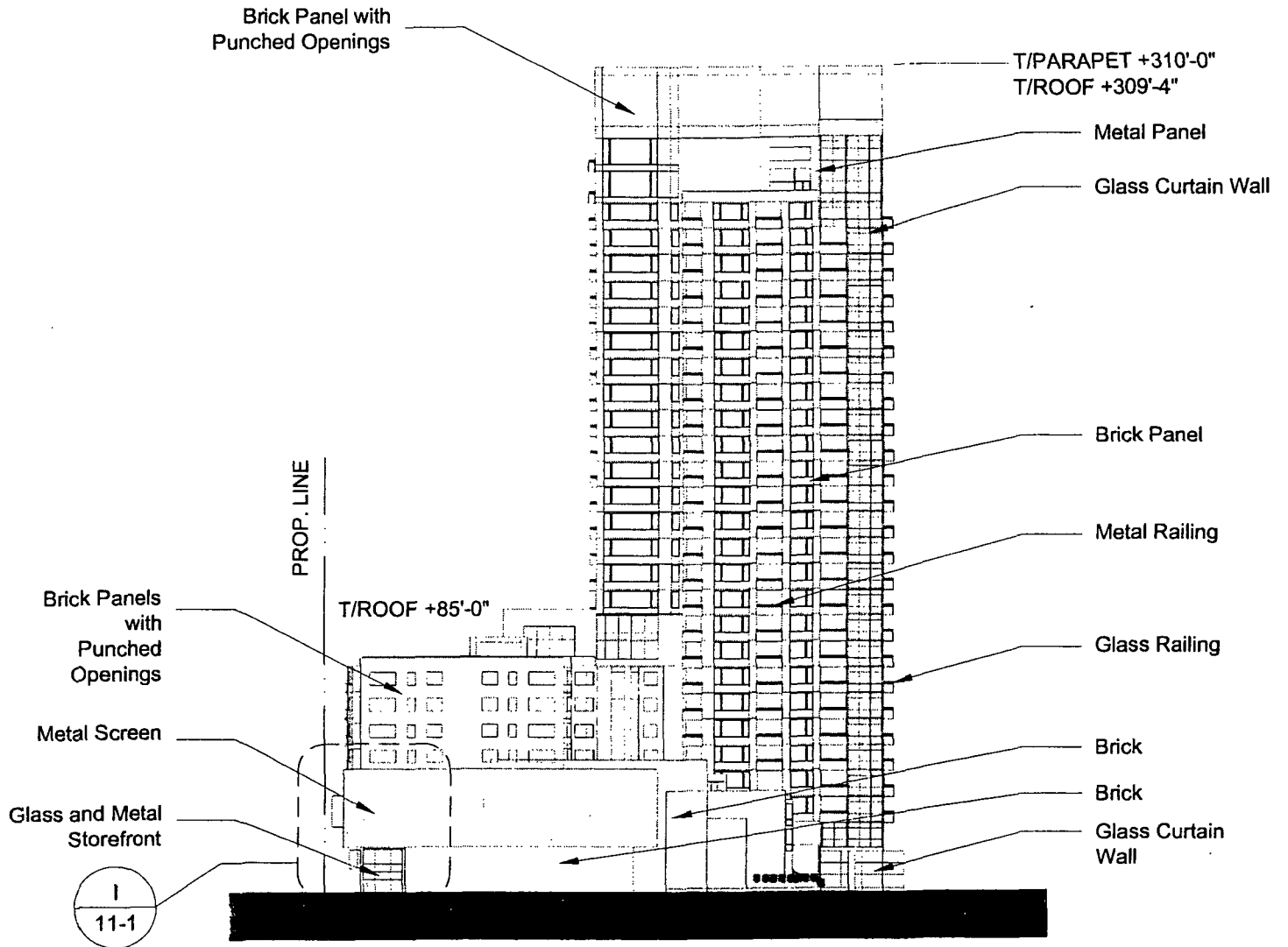


Planned Development No. 136 Sub-area A Building 1 / Phase 1 South Elevation



Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

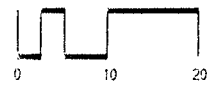
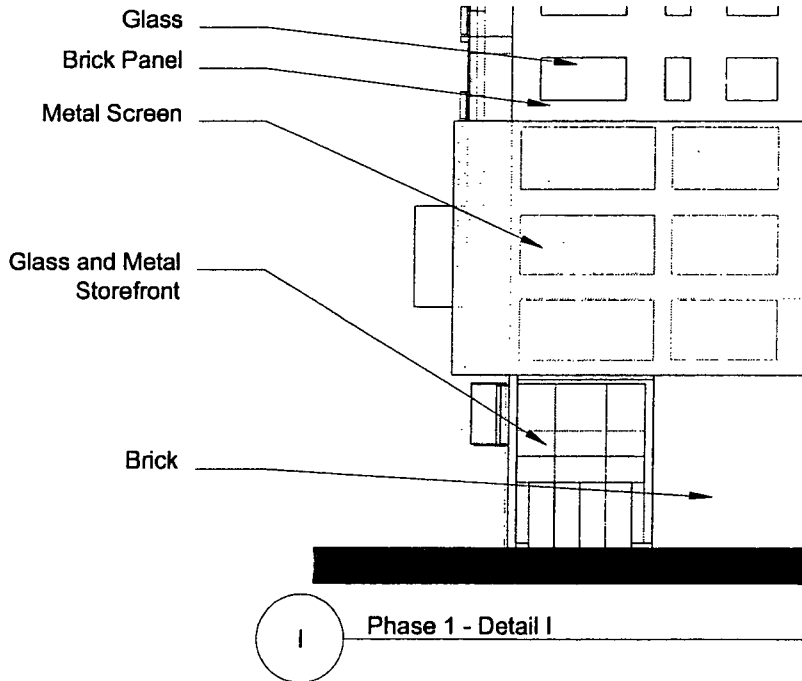
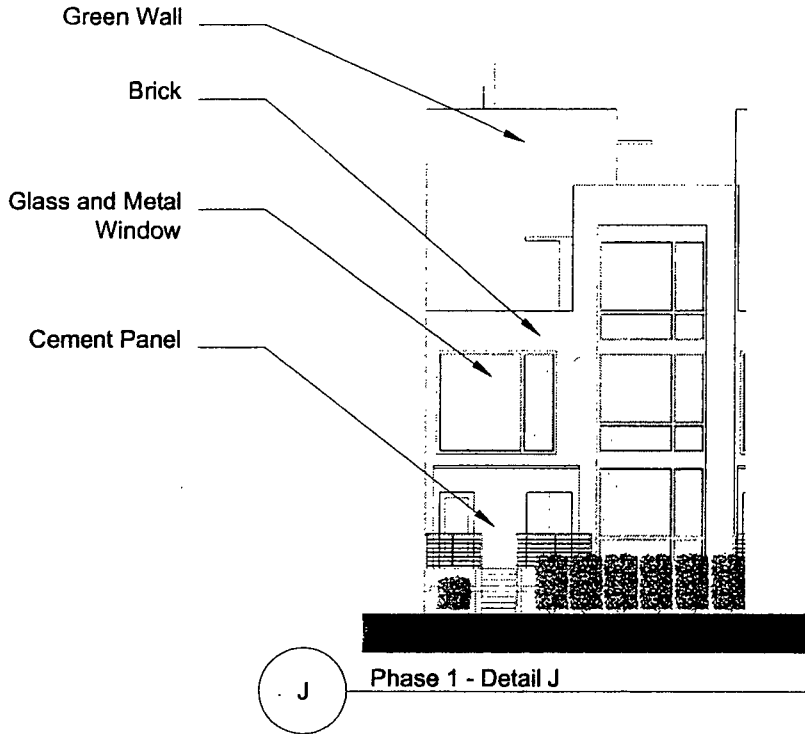
Planned Development No. 136 Sub-area A Building 1 / Phase 1 West Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

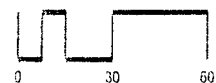
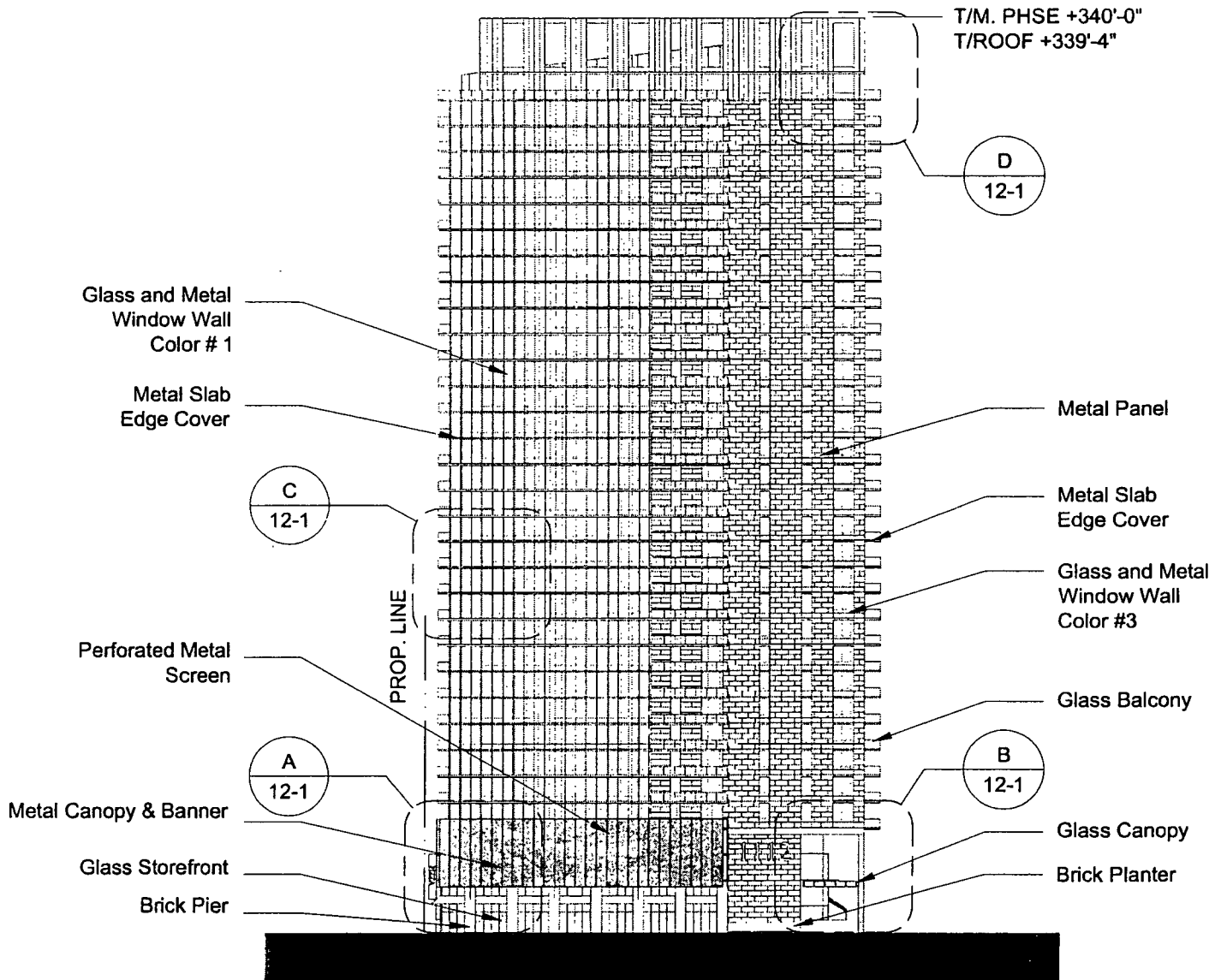
Planned Development No. 136 Sub-area A Building 1 / Phase 1 Details

FINAL FOR PUBLICATION



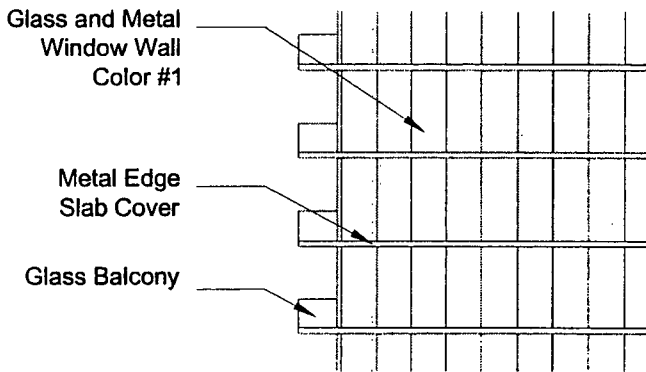
Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

Planned Development No. 136 Sub-area A Building 2 / Phase 2 North Wells St. (East) Elevation

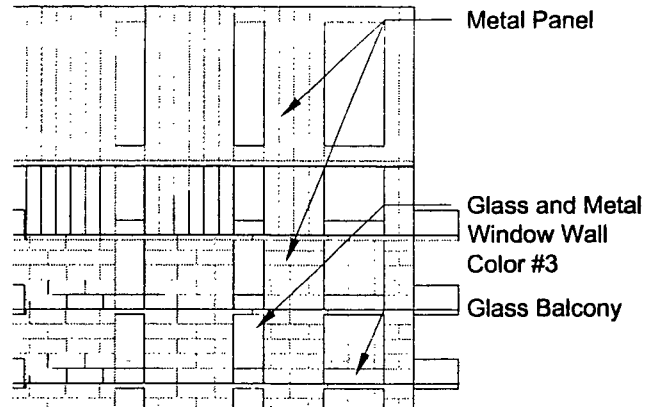


Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
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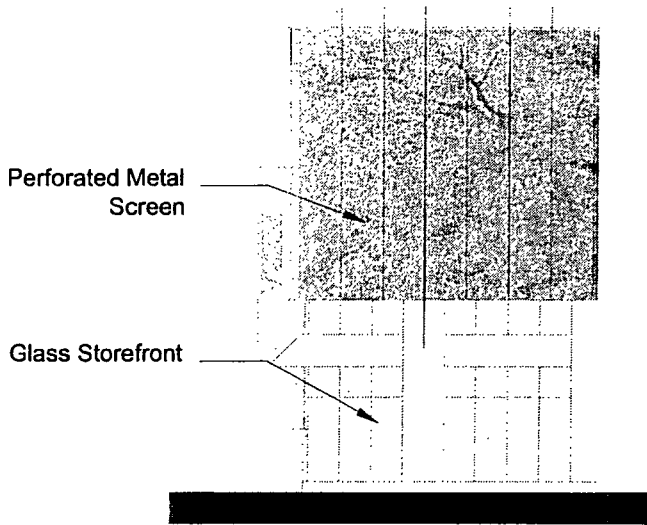
Planned Development No. 136 Sub-area A Building 2 / Phase 2 Details



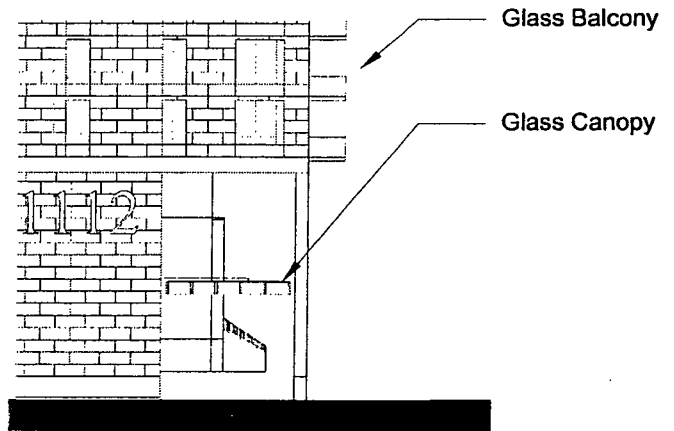
C Phase 2 - Detail C



D Phase 2 - Detail D



A Phase 2 - Detail A

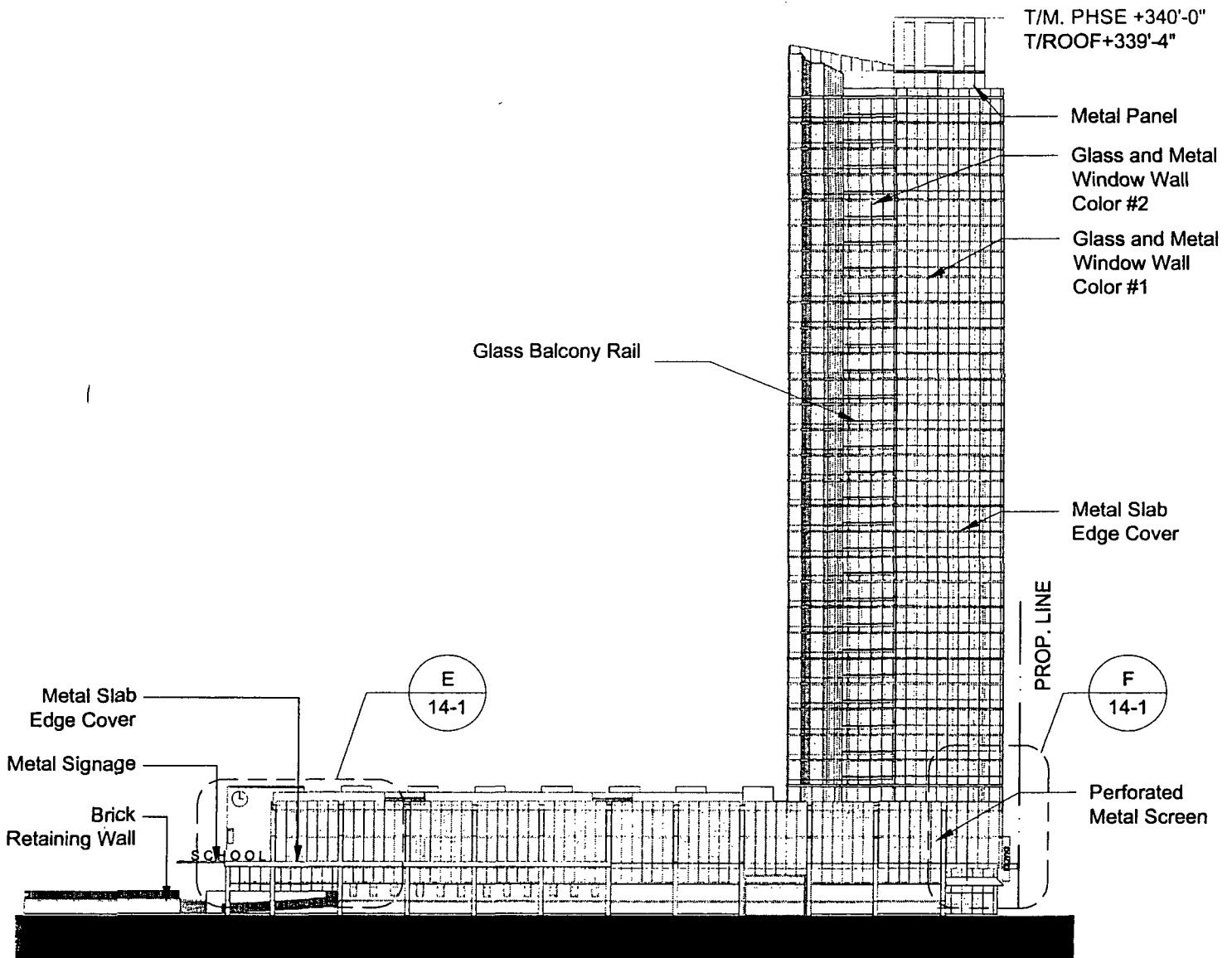


B Phase 2 - Detail B



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

Planned Development No. 136 Sub-area A Building 2 / Phase 2 West Hill St. (South) Elevation

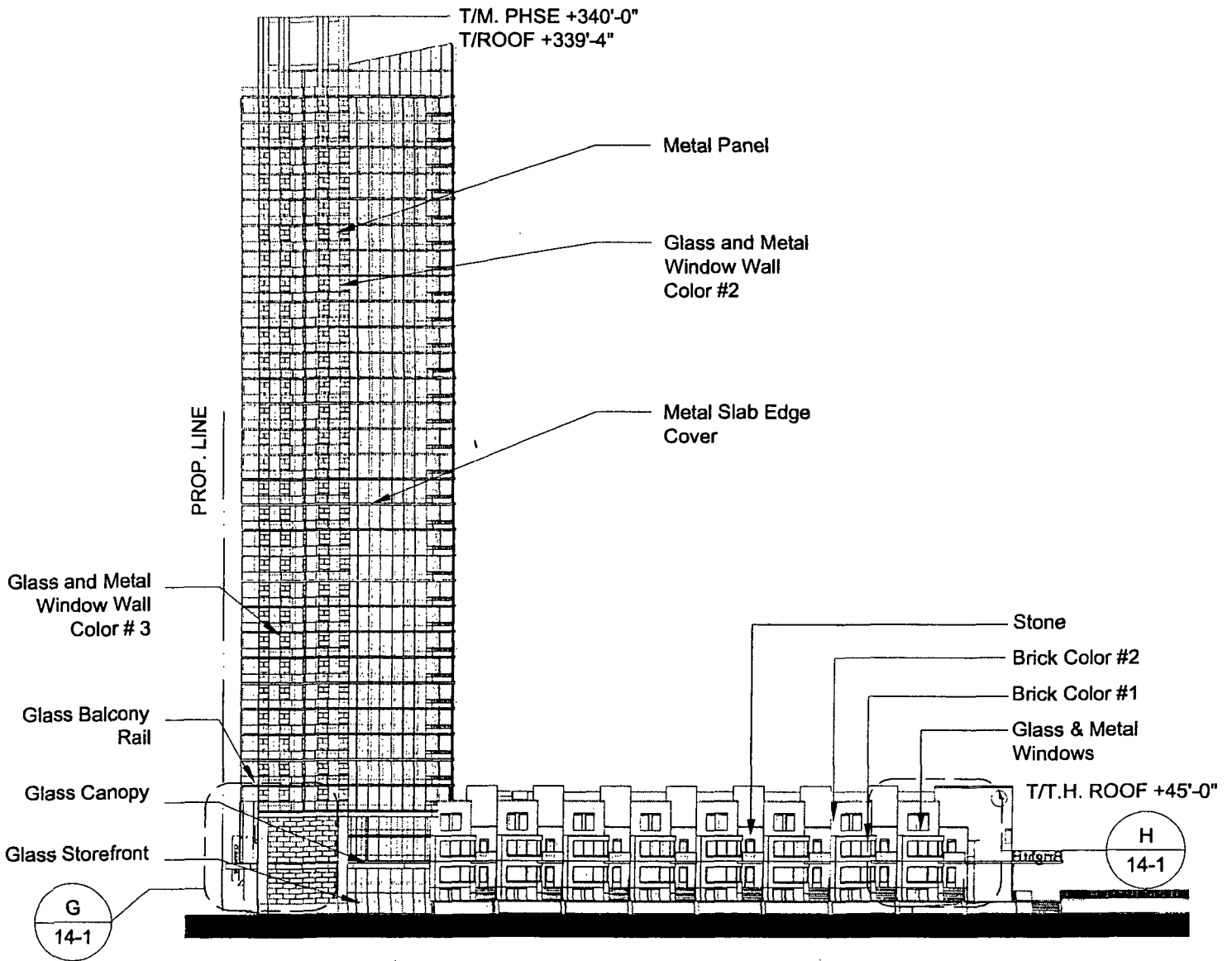


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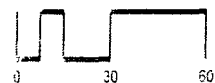


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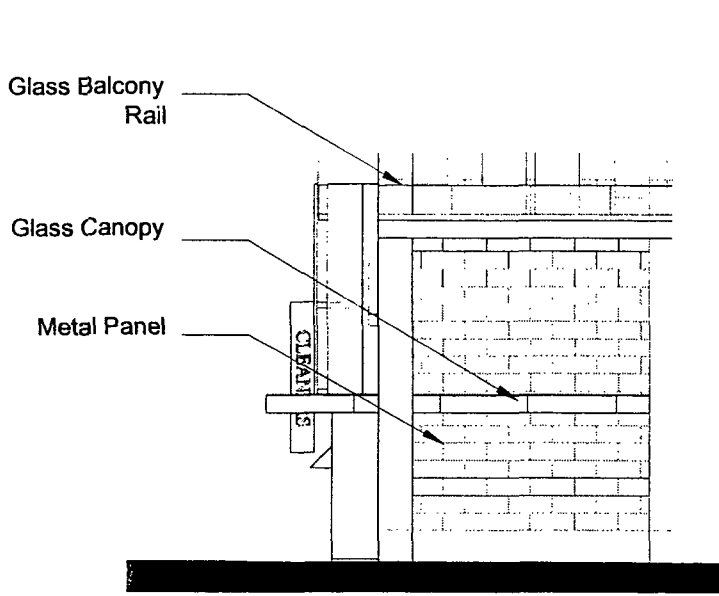
Planned Development No. 136 Sub-area A Building 2 / Phase 2 North Elevation



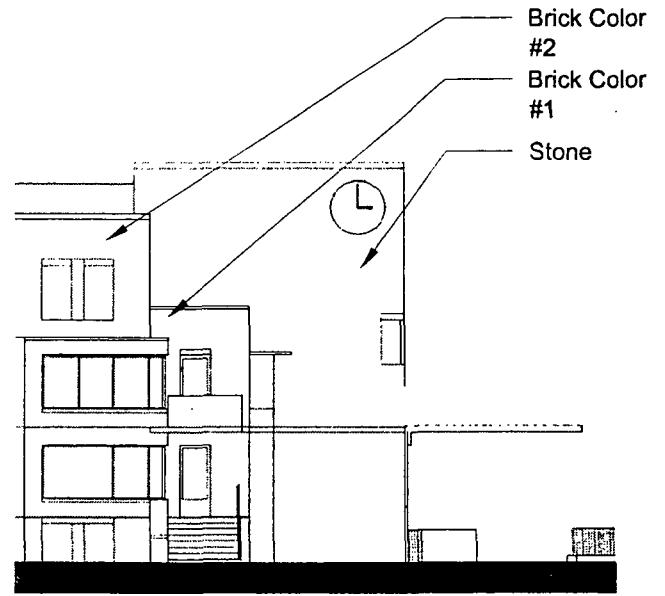
Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012



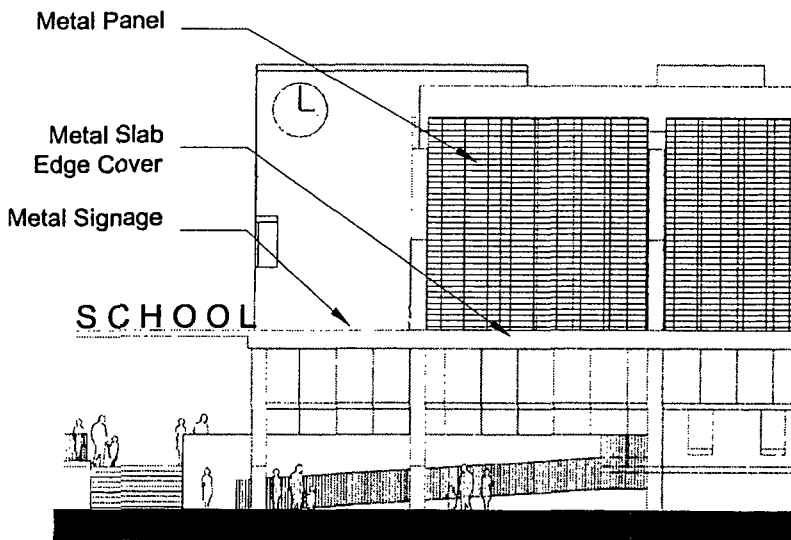
Planned Development No. 136 Sub-area A Building 2 / Phase 2 Details



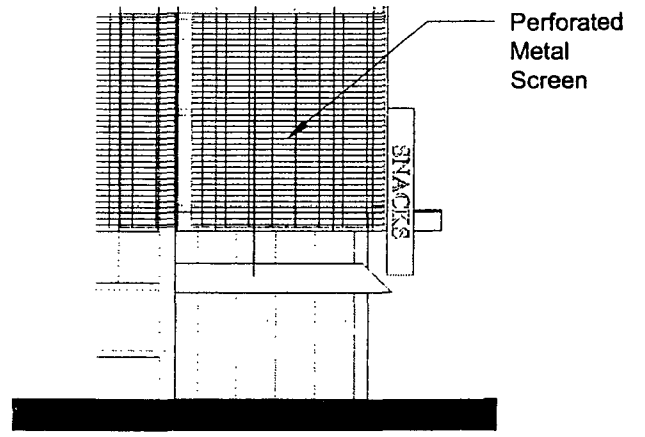
G Phase 2 - Detail G



H Phase 2 - Detail H



E Phase 2 - Detail E

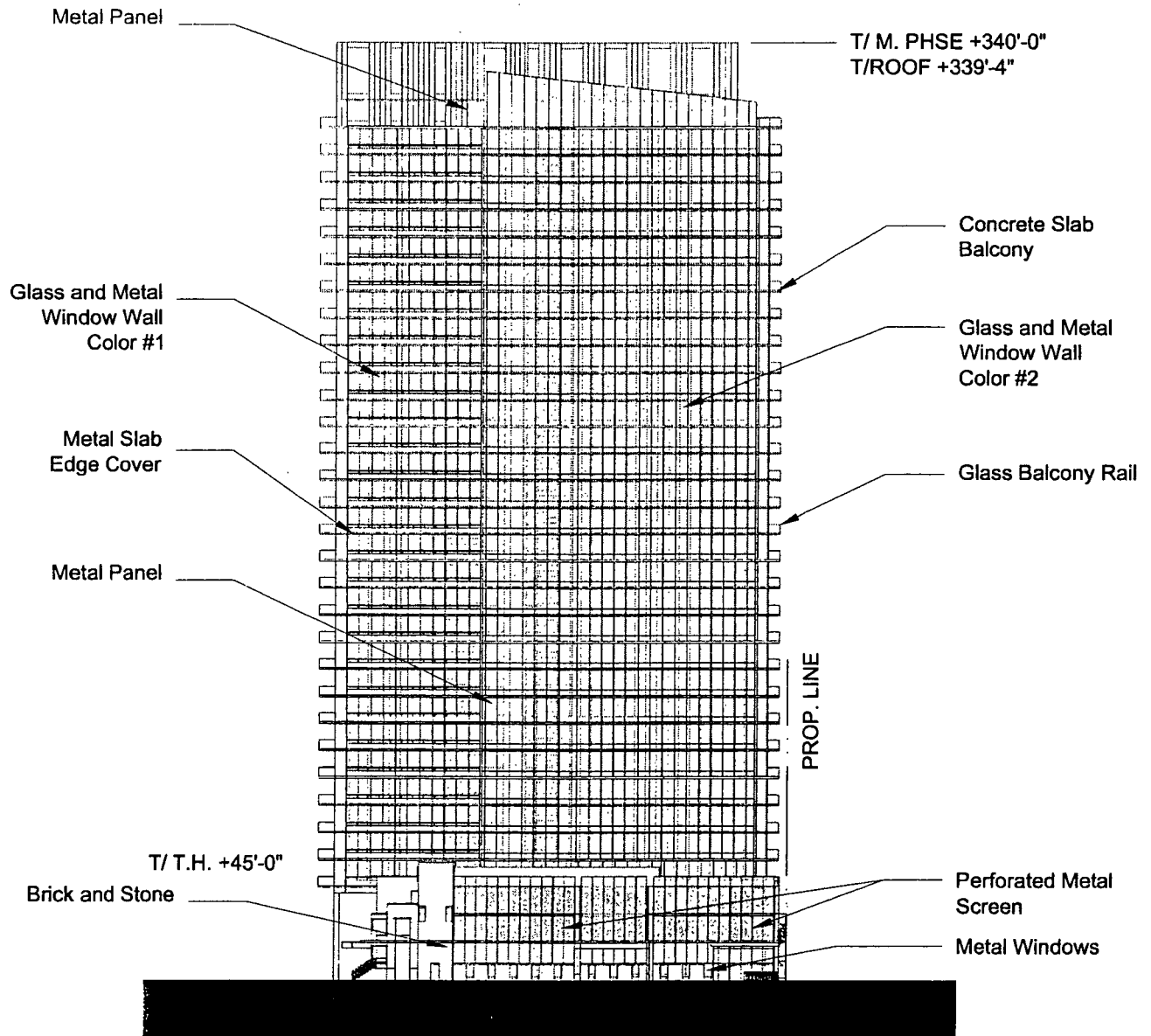


F Phase 2 - Detail F

Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012



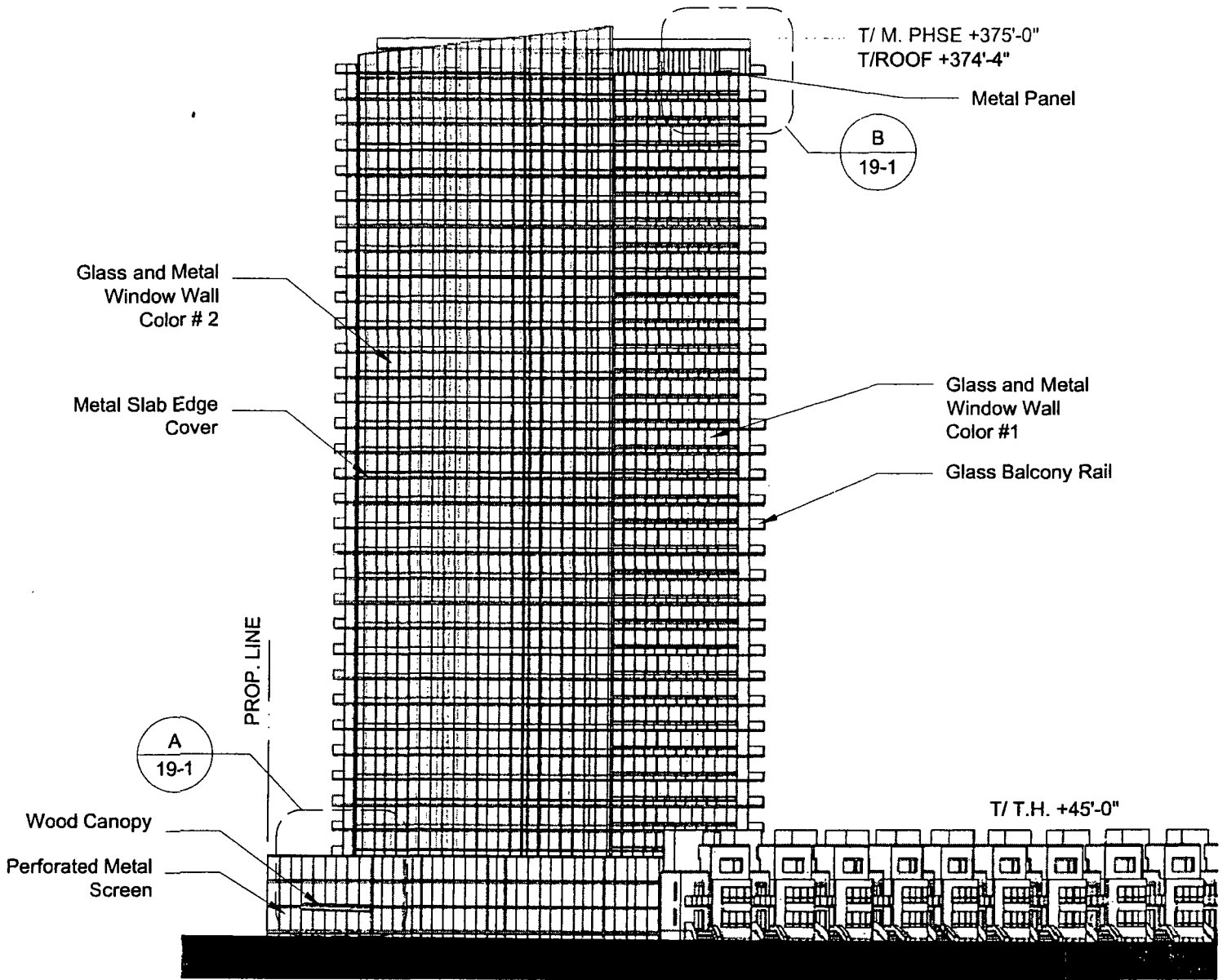
Planned Development No. 136 Sub-area A Building 2 / Phase 2 West Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



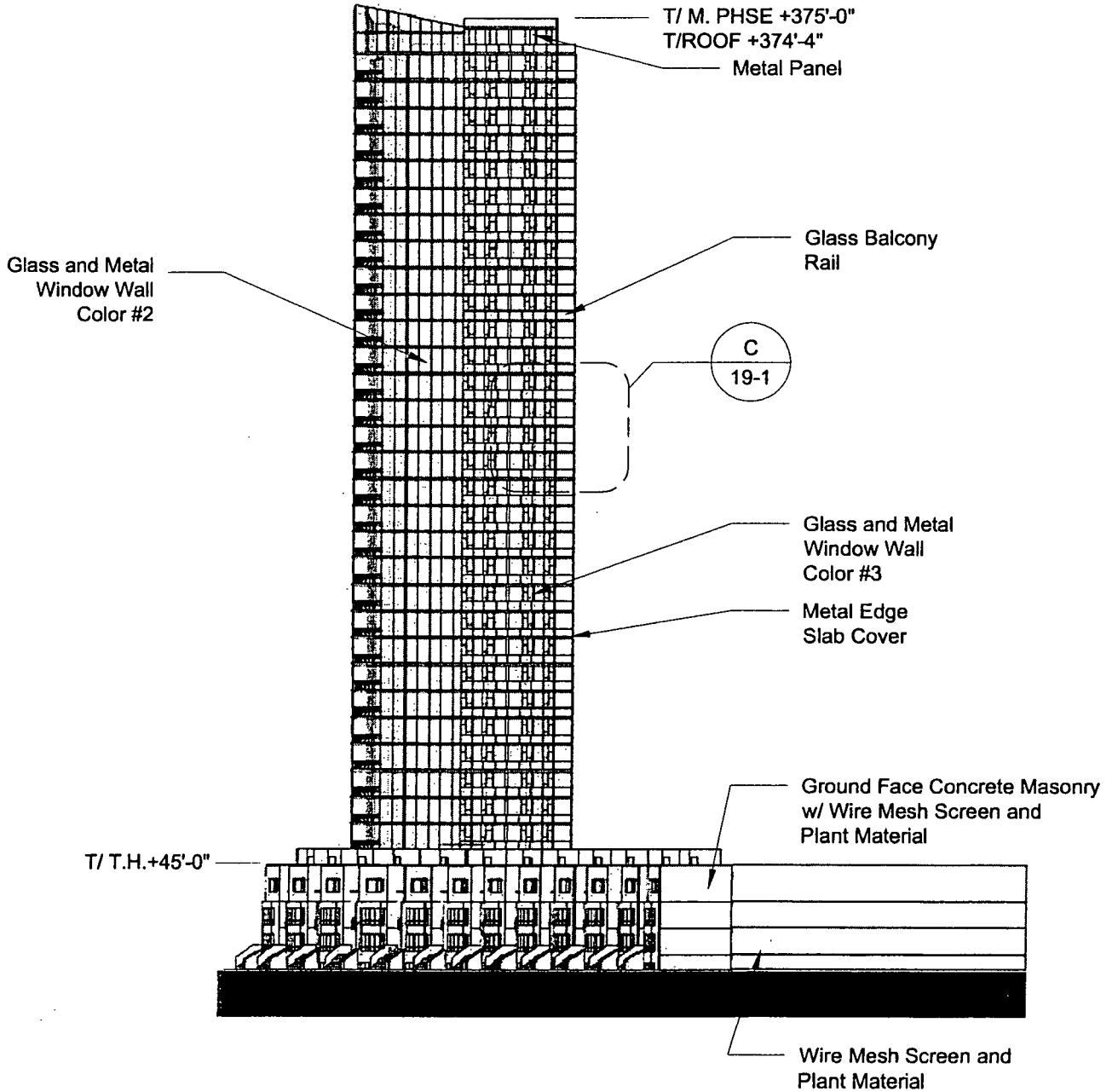
Planned Development No. 136 Sub-area A Building 3 / Phase 3 East Elevation



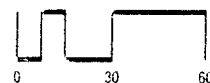
Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



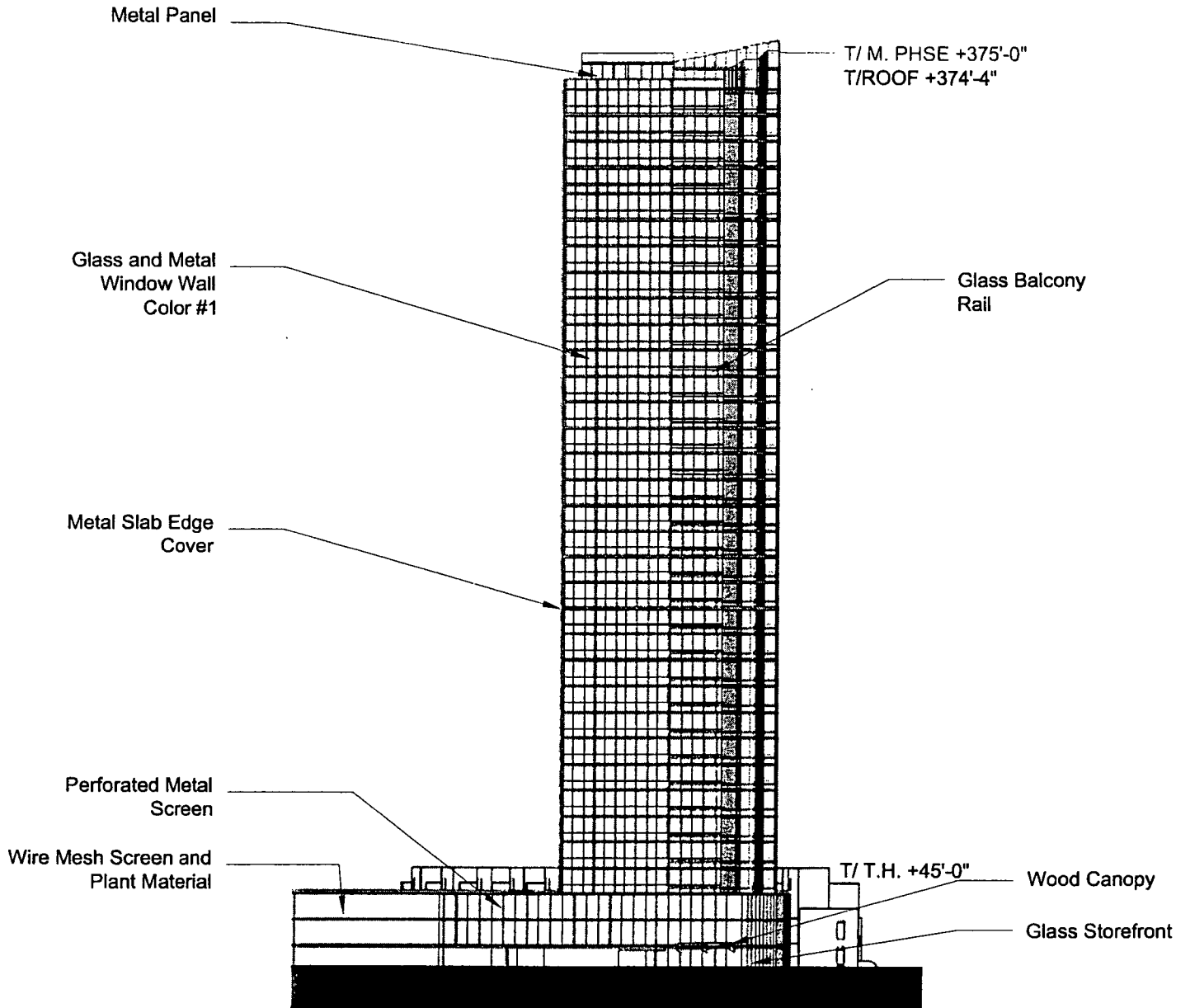
Planned Development No. 136 Sub-area A Building 3 / Phase 3 North Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



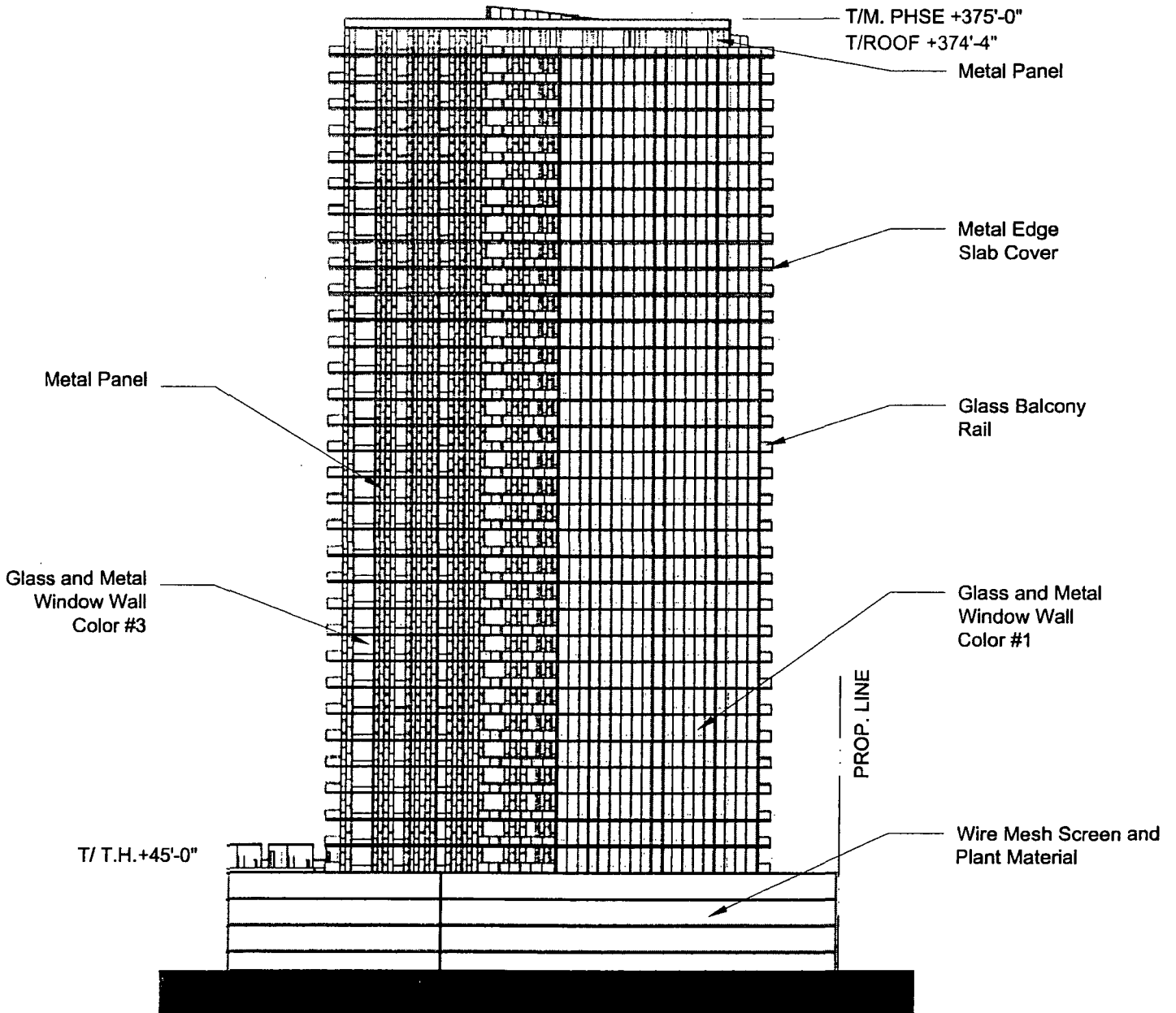
Planned Development No. 136 Sub-area A Building 3 / Phase 3 West Hill St. (South) Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

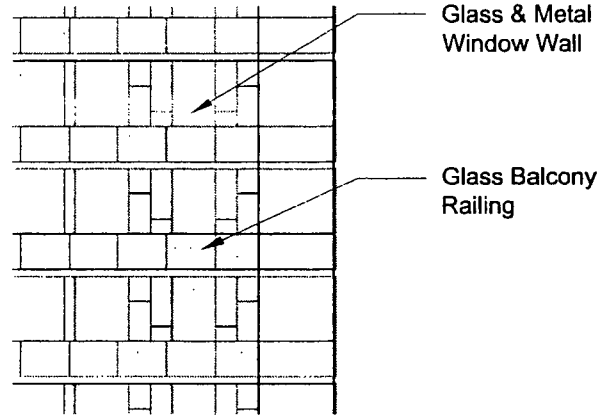


Planned Development No. 136 Sub-area A Building 3 / Phase 3 North Orleans St. (West) Elevation

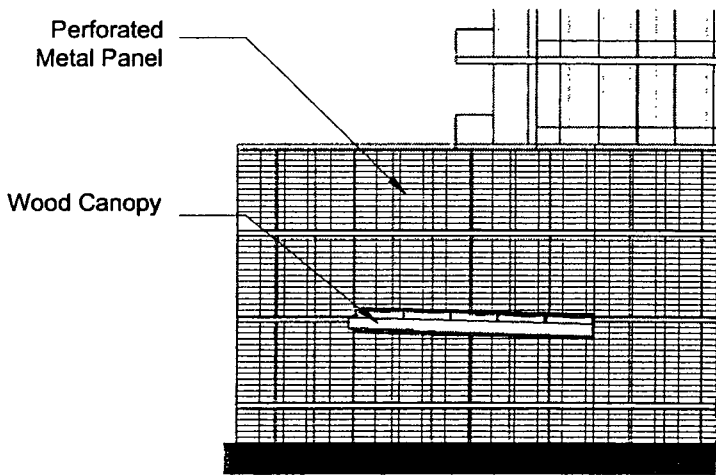


Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

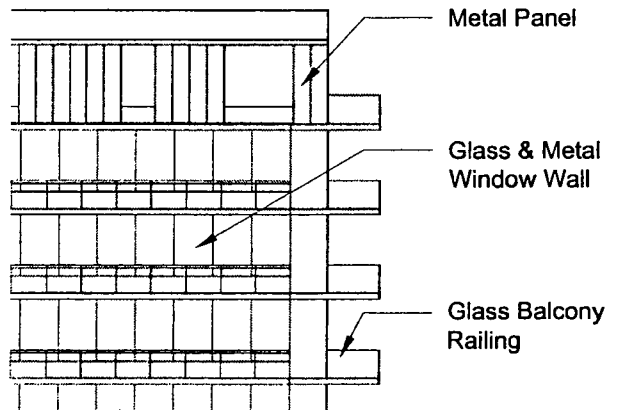
Planned Development No. 136 **FINAL FOR PUBLICATION**
 Sub-area A Building 3 / Phase 3
 Details



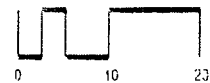
C Phase 3 - Detail C



A Phase 3 - Detail A

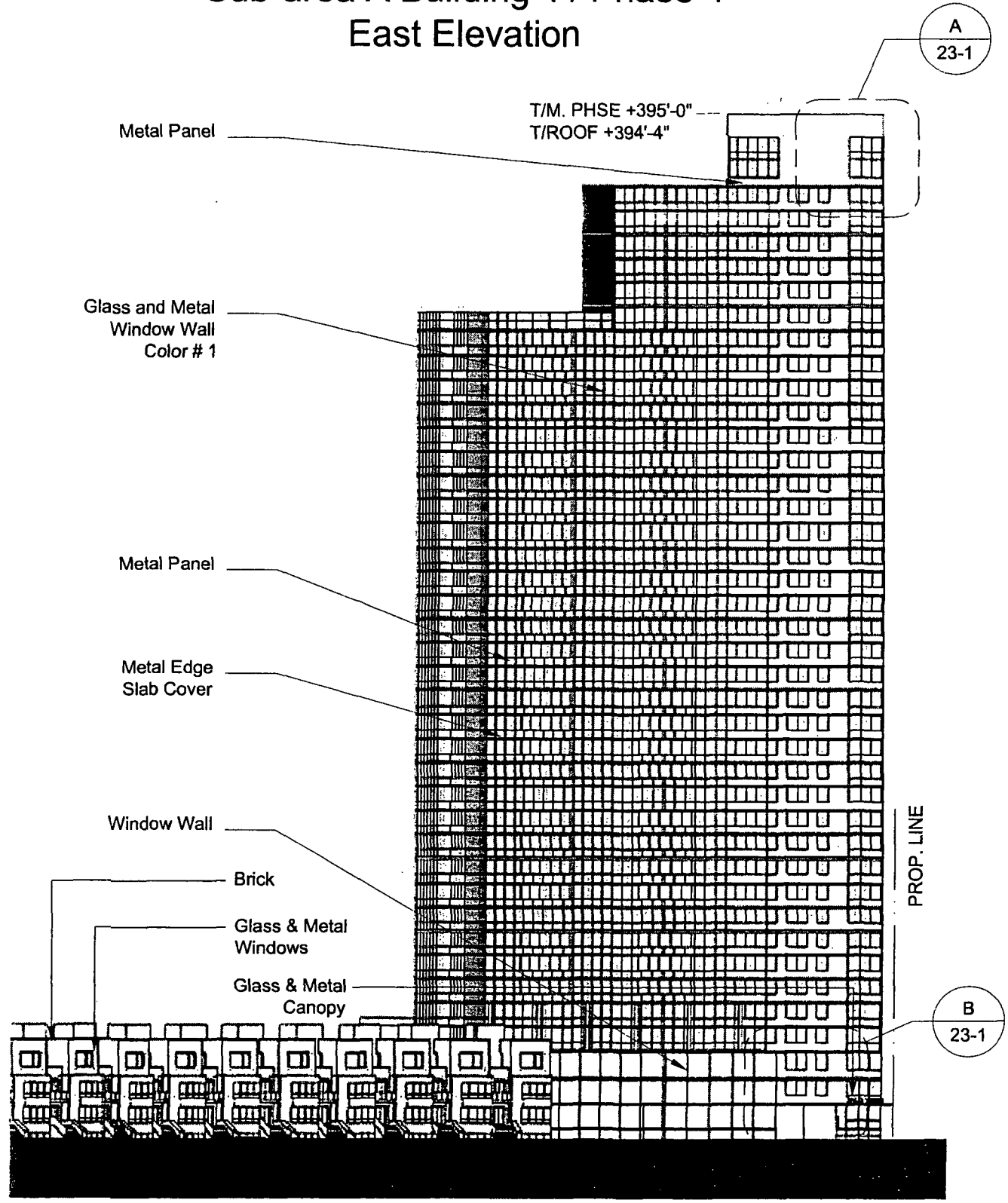


B Phase 3 - Detail B

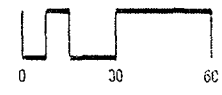


Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

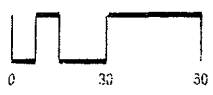
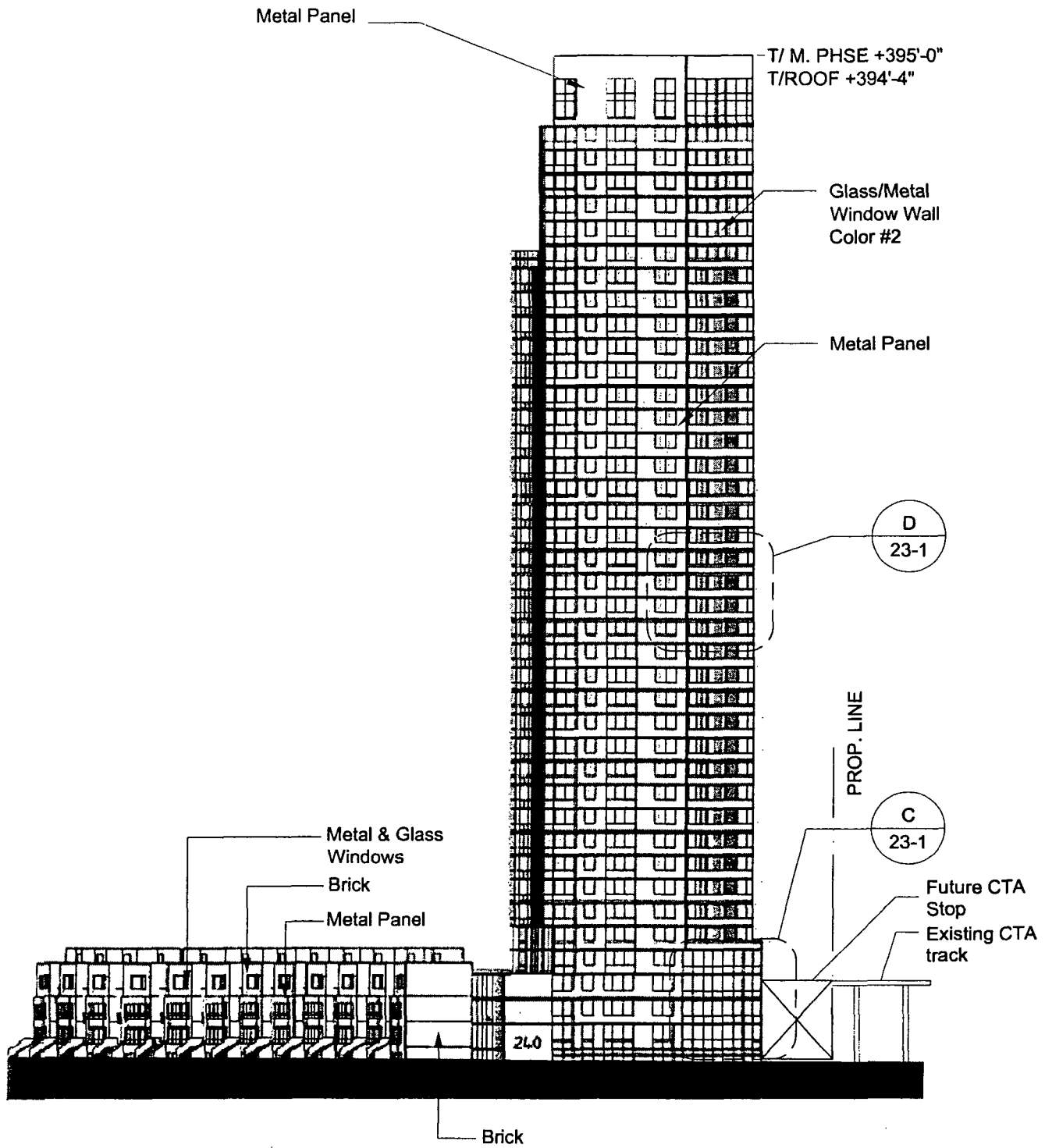
Planned Development No. 136 Sub-area A Building 4 / Phase 4 East Elevation



Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

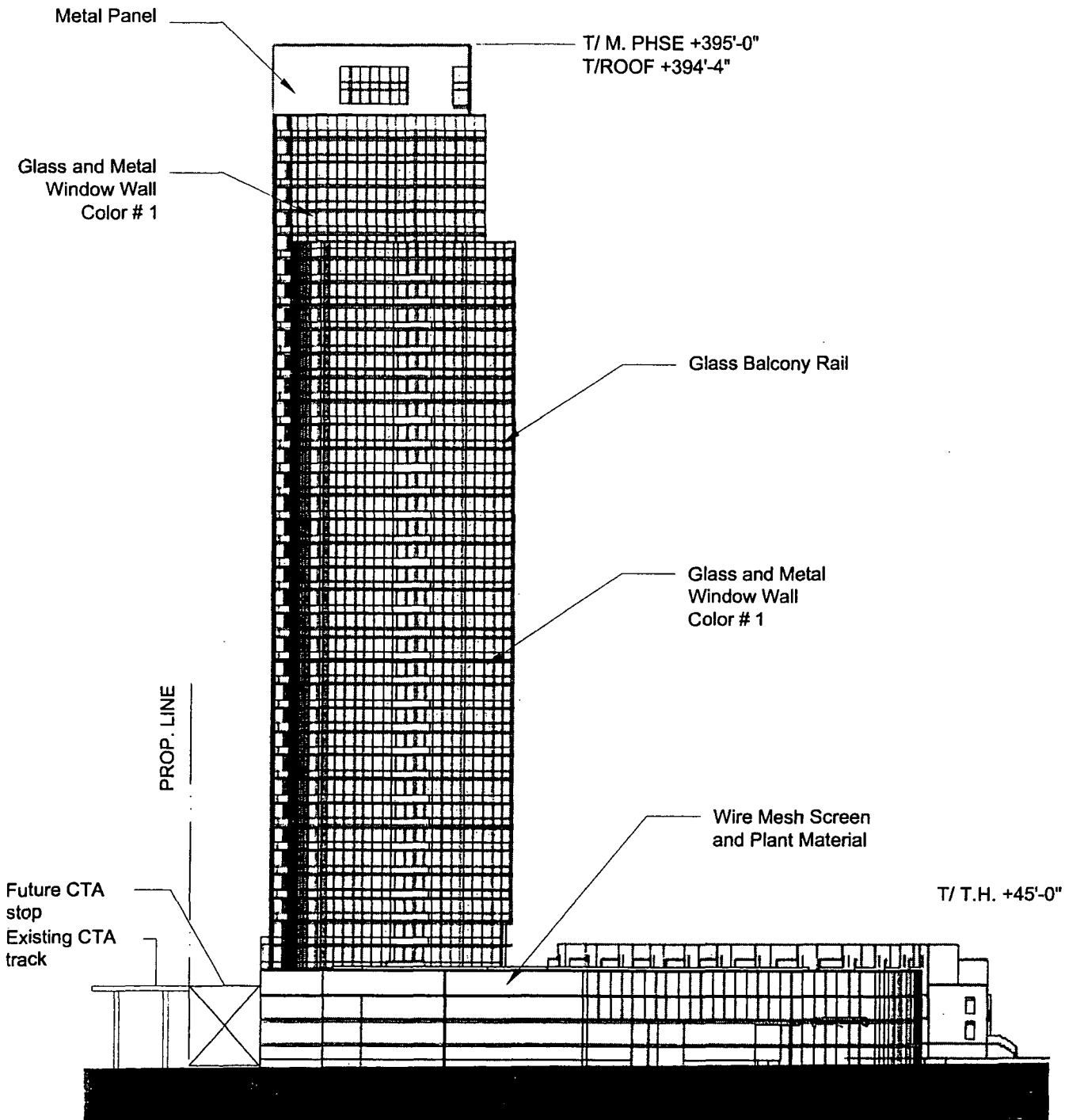


Planned Development No. 136 **FINAL FOR PUBLICATION**
 Sub-area A Building 4 / Phase 4
 Division St. (North) Elevation

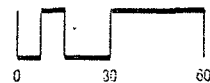


Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

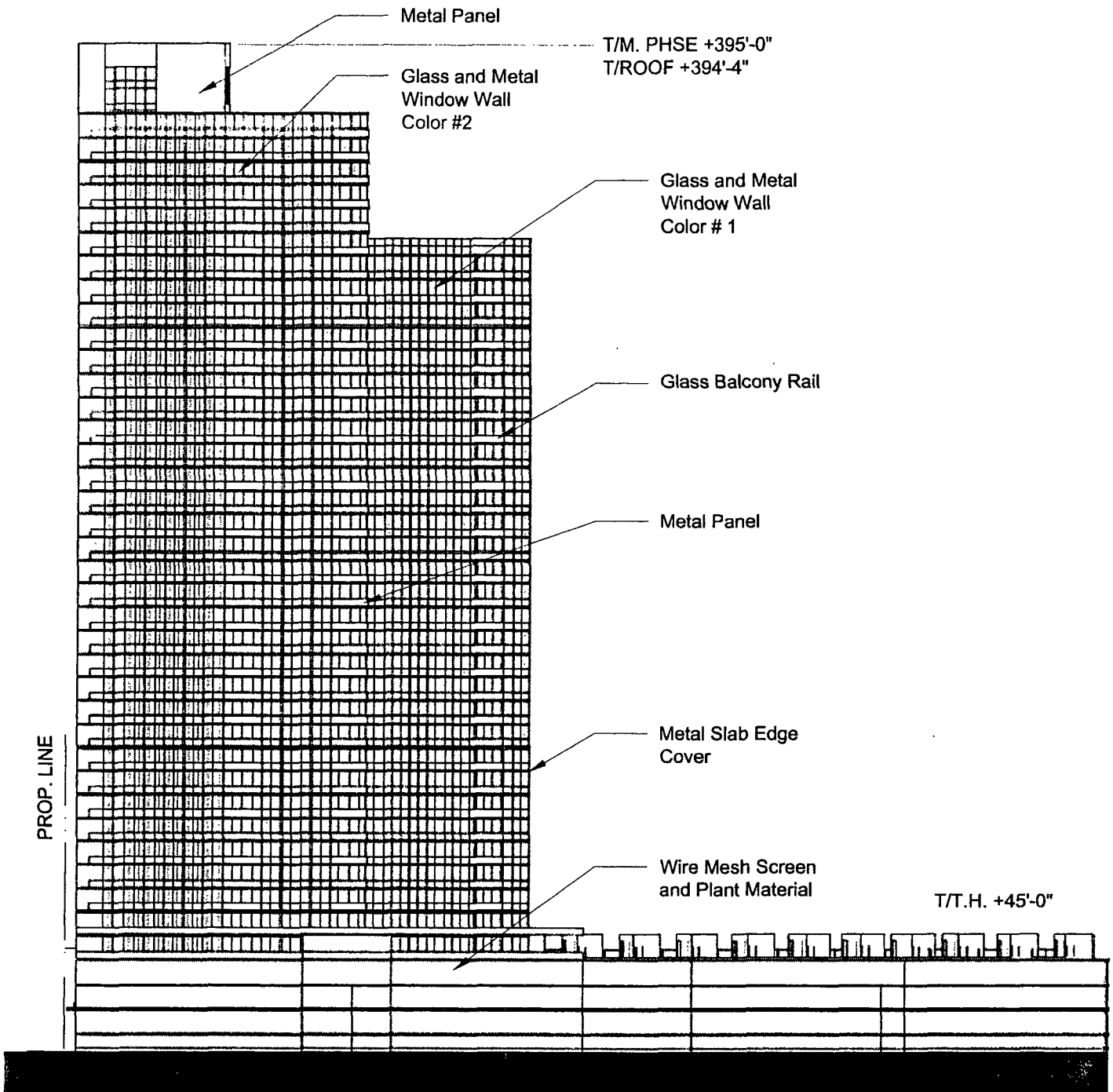
Planned Development No. 136 Sub-area A Building 4 / Phase 4 South Elevation



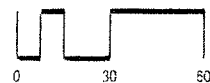
Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



Planned Development No. 136 Sub-area A Building 4 / Phase 4 North Orleans St. (West) Elevation

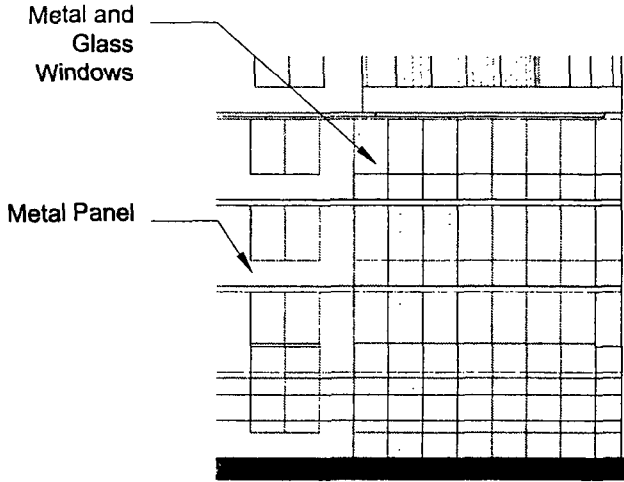


Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

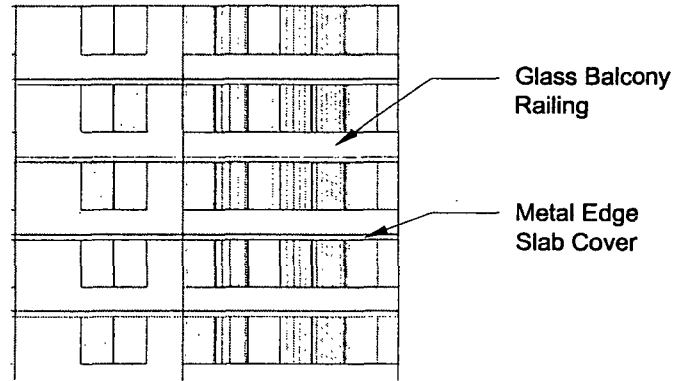


Planned Development No. 136 Sub-area A Building 4 / Phase 4 Details

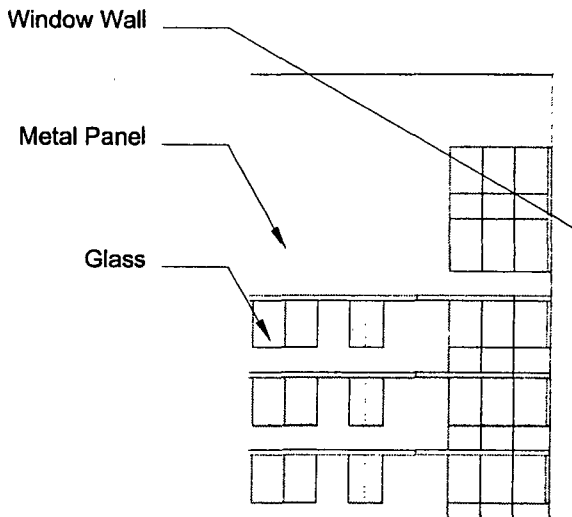
FINAL FOR PUBLICATION



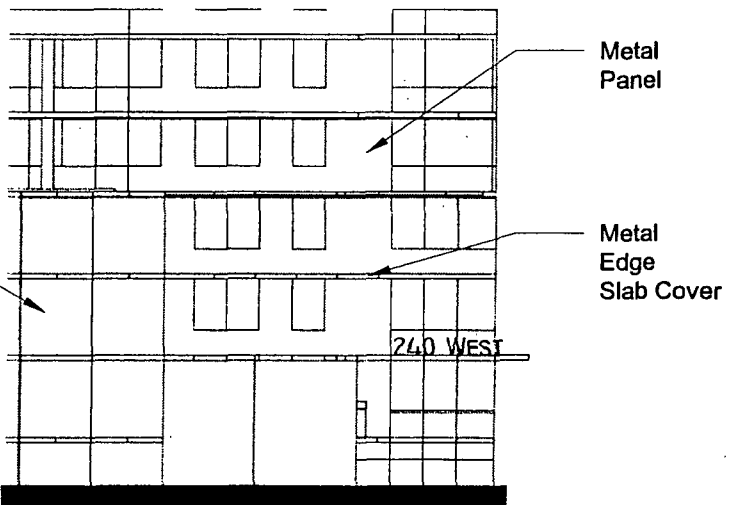
(C) Phase 4 - Detail C



(D) Phase 4 - Detail D



(A) Phase 4 - Detail A

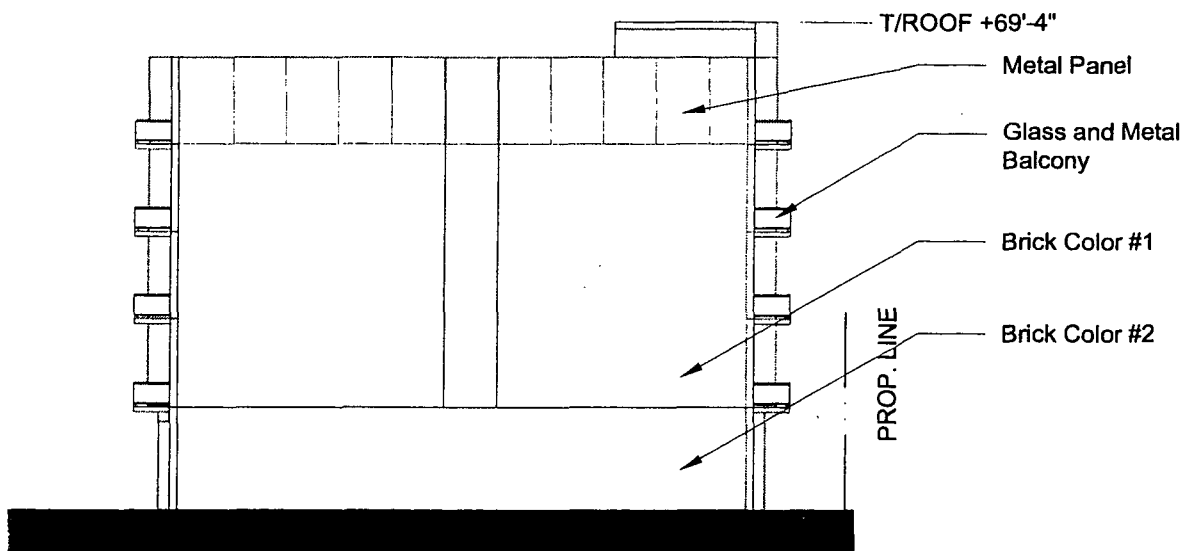


(B) Phase 4 - Detail B



Applicant: Atrium Village Associates
 Address: 300 West Hill Street, Chicago, IL 60610
 Date: November 2, 2011
 Revised: July 19, 2012

Planned Development No. 136 Sub-area A Building 5 / Phase 5 East Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



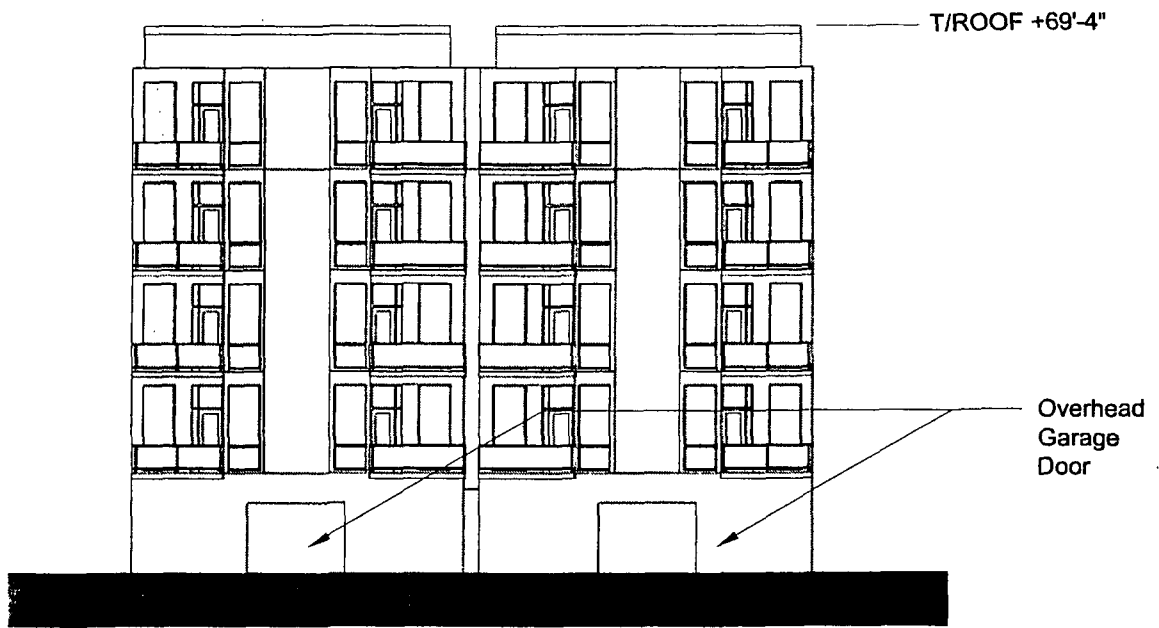
Planned Development No. 136
Sub-area A Building 5 / Phase 5
North Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012



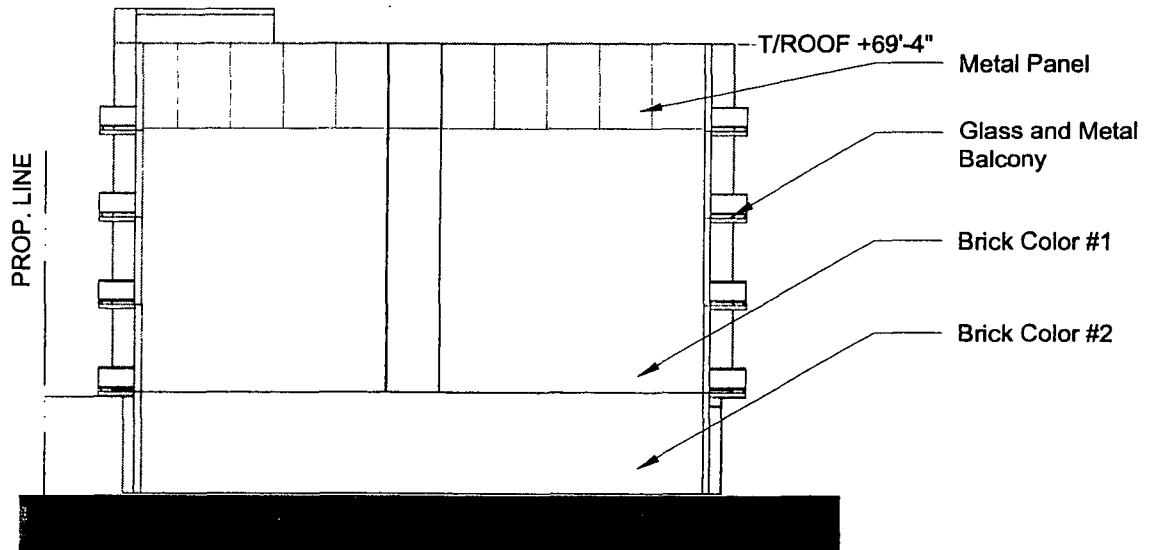
Planned Development No. 136
Sub-area A Building 5 / Phase 5
South Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

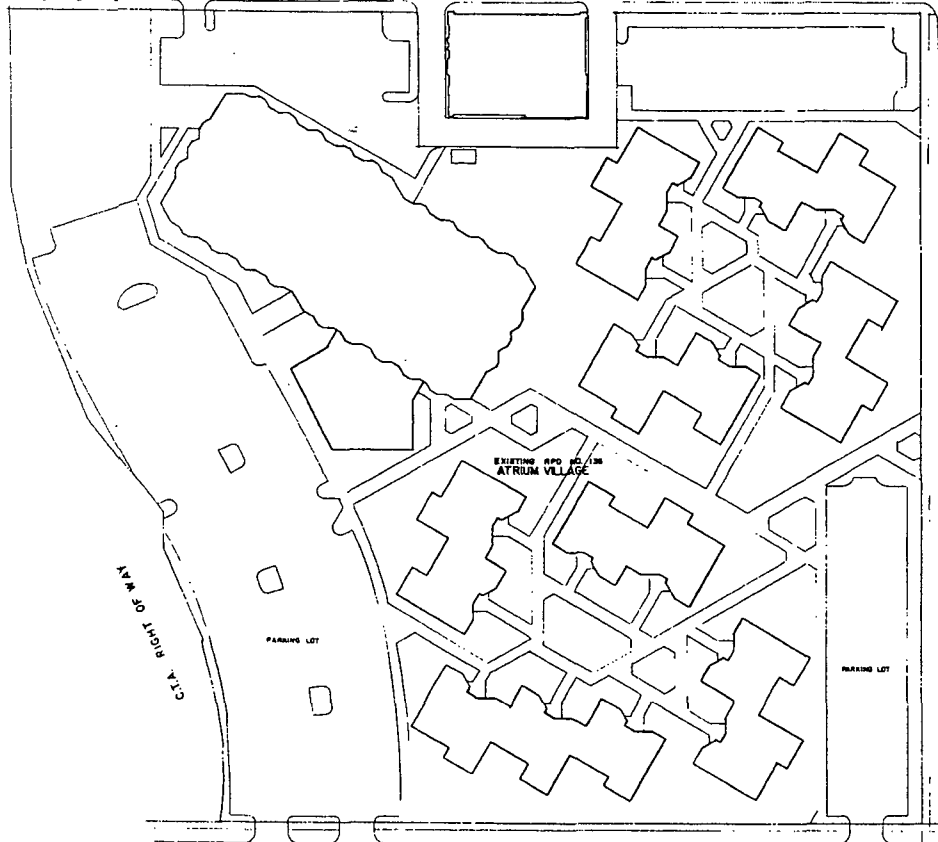


Planned Development No. 136 Sub-area A Building 5 / Phase 5 West Elevation



Applicant: Atrium Village Associates
Address: 300 West Hill Street, Chicago, IL 60610
Date: November 2, 2011
Revised: July 19, 2012

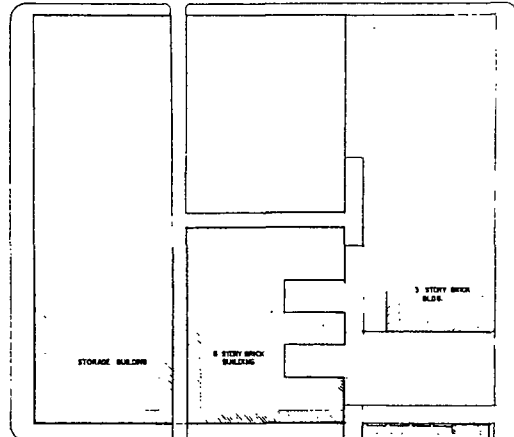
W. DIVISION STREET



W. HILL STREET

VACANT LOT

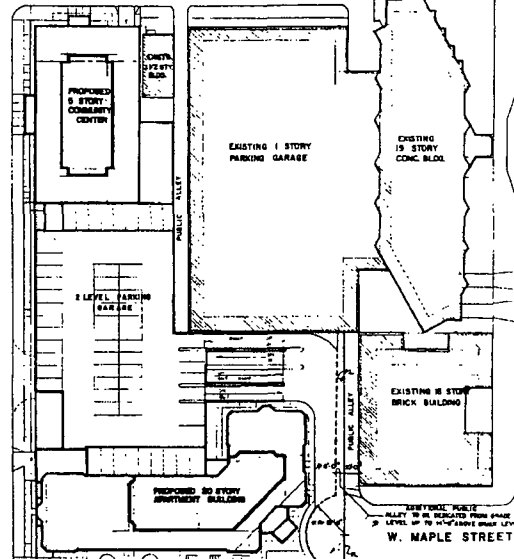
SITE PLAN
SCALE 1"=30'



W. ELM STREET

N. WELLS STREET

N. LA SALLE STREET

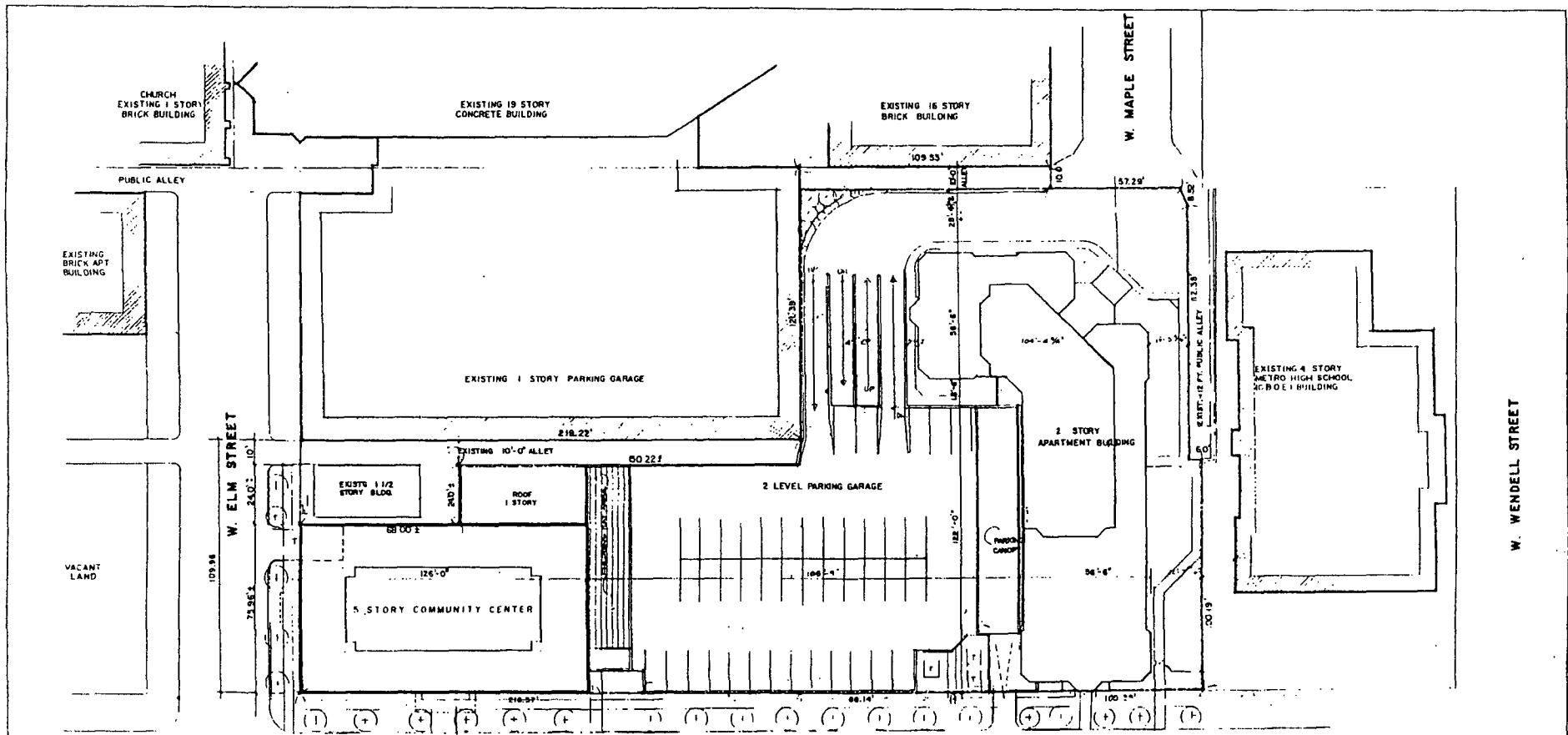


W. MAPLE STREET

W. WENDELL STREET

DATE	DESCRIPTION	BY	CHKD.
12/17			
LA SALLE STREET CHURCH			
CHURCH			
MIXED-USE DEVELOPMENT			
DATE	DESCRIPTION	BY	CHKD.
8-29-11			
BARANCIA, CONTE AND ASSOCIATES, INC.			
Architect			
11111111111111111111 11111111111111111111			

FINAL FOR PUBLICATION



SITE PLAN
SCALE 1" = 20'



N. WELLS STREET

SITE PLAN		DATE	REVISION
9-16-91			
12-19-91			
2-26-92			
3-20-92			
4-10-92			
7-14-92			

LA SALLE STREET CHURCH		NO. 1	2
1000 N. WELLS STREET CHICAGO, ILL. 60610		DATE	12-19-91
BARANCIA CONTE AND ASSOCIATES, INC.		SCALE	1" = 20'
<i>Architects</i>		PROJECT NO.	LA-SALLE-91-001

FINAL FOR PUBLICATION

USE AND ZONING DATA

LOT AREA 57,810.43 S.F. (1.318 ACRES)

ZONING CLASSIFICATION: B-2/C1-4

ZONING CRITERIA:

MINIMUM LOT AREA: 200 S.F./10 U.I., 115 S.F./EFF.

MINOR AREA RATIO: 4:1 FOR B-2, 5:0 FOR C1-4

RESIDENTIAL YARDS

FRONT: 15'

SIDE: NONE

REAR: 10', 15' HIGH MAXIMUM

OFF-STREET LOADING: 1 BERTH (10' x 25' x 14') PER 200 S.F. PER BUILDING

OFF-STREET PARKING: APARTMENTS/250 (PER INCL.)

ALLOWED AND BULK DATA

APARTMENT TOWER: ELEGANT HOUSING

TYPE	COUNT	
1 BR - (TOWER)	242	118 UNITS PER FLOOR X 19 FLOORS
2 BR - (1ST FLOOR)	1	
3 BR - (1ST FLOOR)	1	
TOTAL:	244	UNITS

APPROX. CONSTRUCTION:

APARTMENT TOWER:

19TH FLOOR:	3,000 S.F.
TOWER, 19 X 21, 406 X 7 PER - 1ST FLOOR:	220,316 S.F.
	12,055 S.F.
	214,100 S.F.

GARAGE (2 LEVELS):

	42,295 S.F.
--	-------------

COMMUNITY CENTER:

1ST FLOOR:	2,500 S.F.
2ND FLOOR:	8,302 S.F.
3RD FLOOR:	9,502 S.F.
4TH FLOOR:	9,502 S.F.
5TH FLOOR:	9,502 S.F.
6TH FLOOR:	10,044 S.F.

PROJECT TOTAL

	48,339 S.F.
	117,348 S.F.

*F.A.S. COUNTABLE FLOOR AREA = 201,246 S.F. (F.P.A.R. = 4.24)

OFF-STREET LOADING:

FOR APARTMENTS: 1 BERTH

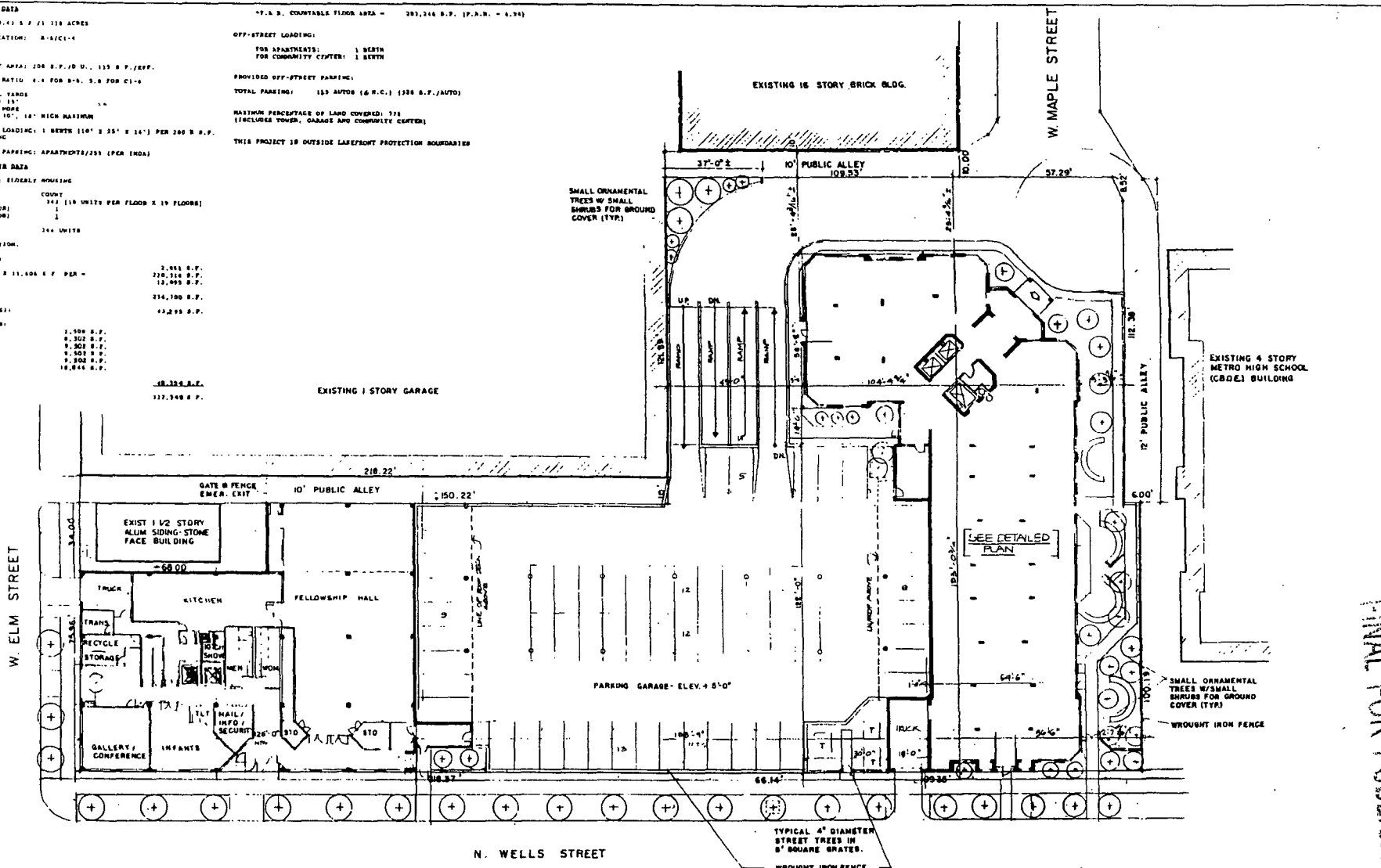
FOR COMMUNITY CENTER: 1 BERTH

PROVIDED OFF-STREET PARKING:

TOTAL PARKING: 155 AUTOS (6 H.C.) (200 S.F./AUTO)

MAXIMUM PERCENTAGE OF LAND COVERED: 77% (INCLUDES TOWER, GARAGE AND COMMUNITY CENTER)

THIS PROJECT IS OUTSIDE LAREFROTH PROTECTION BOUNDARIES



SITE PLAN

SCALE 1/16" = 1'-0"

REVISIONS		DATE	
12-1-91		12-2-91	68-00
12-19-91			
2-26-92			
2-25-92			
4-18-92			
7-31-92			
9-10-92			

SITE DEVELOPMENT PLAN

LA SALLE STREET CHURCH

CHICAGO, ILLINOIS

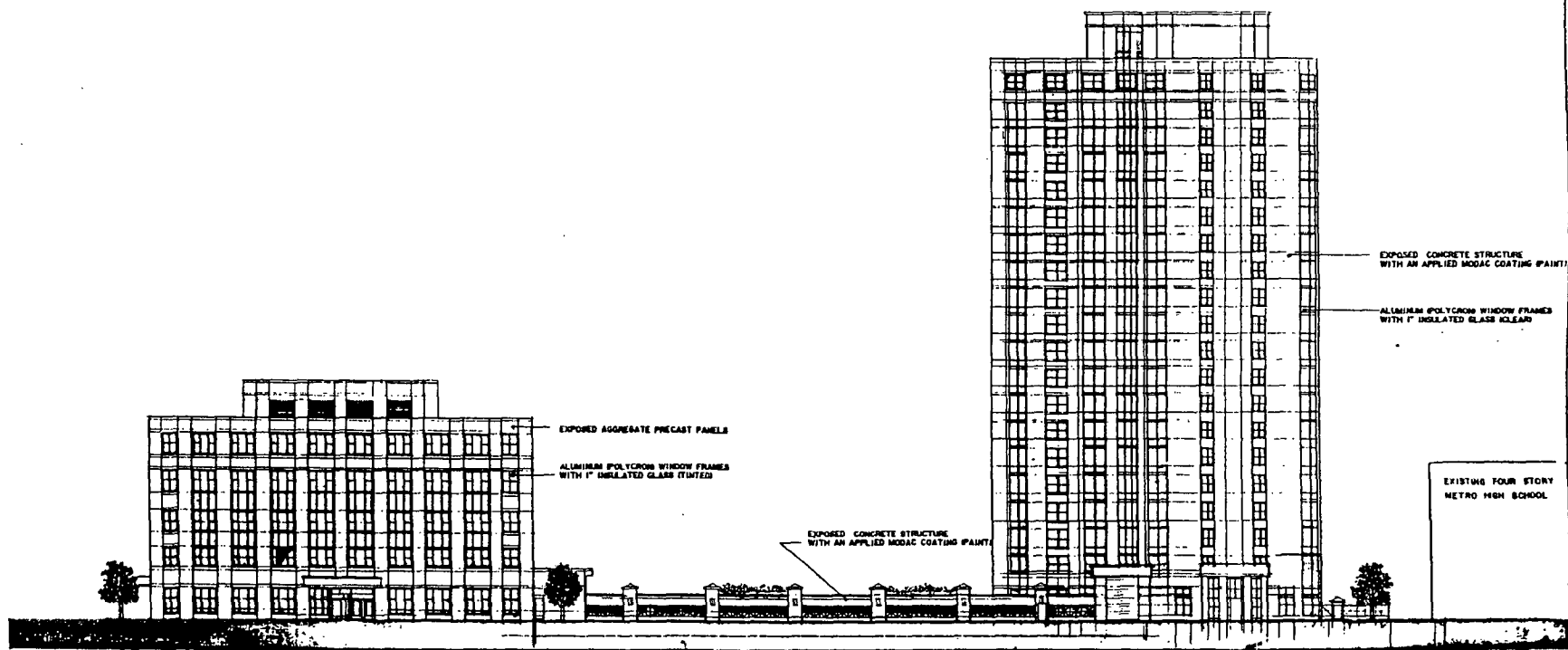
MIXED - USED DEVELOPMENT

BARANCIK, CONTE AND ASSOCIATES, INC.

Architects

221 WEST MADISON STREET CHICAGO, ILLINOIS 60601

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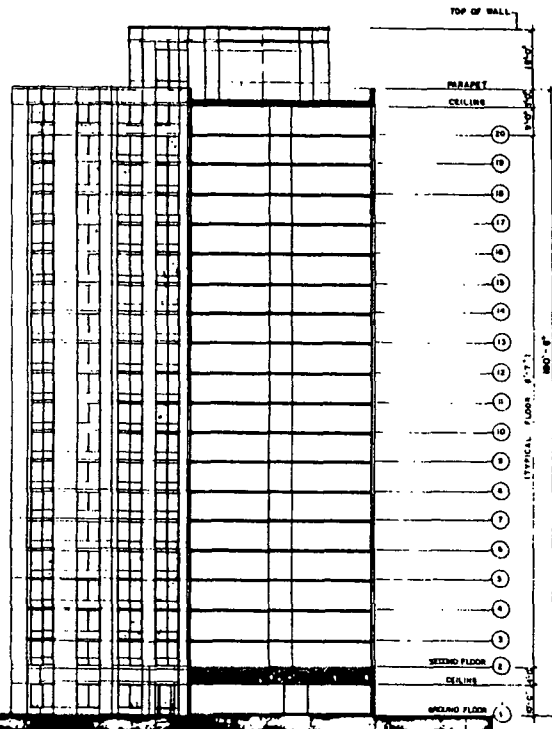


COMMUNITY CENTER
WEST ELEVATION - WELLS STREET
 SCALE 1/16" = 1'-0"

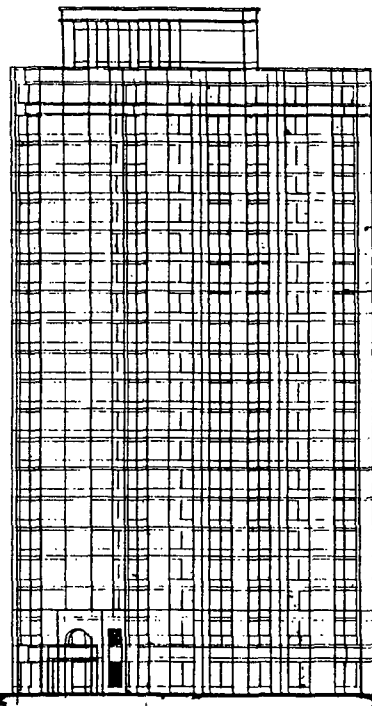
PARKING STRUCTURE
 ELDERLY TOWER

WEST ELEVATION		DATE	BY
12-18-91			
12-21-91			
12-19-91			
1-12-92			
9-10-92			
LA SALLE STREET CHURCH <small>CHURCH ALIENS</small> MULTI USE DEVELOPMENT		NO. 8	
BARANCIX, CONTE AND ASSOCIATES, INC. <i>Architects</i>			
<small>111 EAST BAYARD STREET CHICAGO, ILLINOIS 60602</small>			

FINAL FOR PUBLICATION



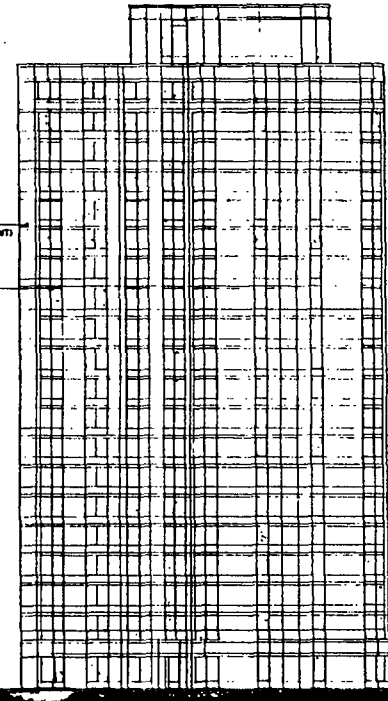
BUILDING SECTION
SCALE 1/16" = 1'-0"



EAST ELEVATION
SCALE 1/16" = 1'-0"

EXPOSED CONCRETE STRUCTURE
WITH AN APPLIED Mosaic COATING (PAINT)

ALUMINUM POLYCARB WINDOW FRAMES
WITH 1" INSULATED GLASS CLEAR



WEST ELEVATION
SCALE 1/16" = 1'-0"

BLDG. SECTION & ELEVATIONS - APARTMENT TOWER			
9-18-91		LA SALLE STREET CHURCH	9
12-17-91		CHICAGO, ILLINOIS	
4-18-92		MIX'D-USE DEVELOPMENT	
9-10-92			
		SARANCIK, CONTE AND ASSOCIATES, INC	
		Architects	
		211 EAST 90TH STREET CHICAGO, ILLINOIS 60619	

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Affordable Housing Agreement (Rental)

Submit this form to the Department of Community Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Community Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Kara.Breems@cityofchicago.org; Telephone: (312) 744-1393.

For information on these programs/requirements, visit www.cityofchicago.org/dcd.

Date: JANUARY 26, 2012

SECTION 1: DEVELOPMENT INFORMATION

Development Name: ATRIUM VILLAGE
 Development Address: 300 WEST HILL ST. CHICAGO IL.
 Ward: 27 Alderman: WALTER BURNETT
 DPD/ZONING/DCAP Contact Name/Phone Number:

Type of City involvement: (check all that apply)

<input type="checkbox"/>	Land write-down
<input type="checkbox"/>	Financial Assistance
<input type="checkbox"/>	Zoning increase or City Land purchase
<input checked="" type="checkbox"/>	Planned Development - P.D. 136
<input type="checkbox"/>	Downtown Affordable Housing Zoning (Density) Bonus

SECTION 2: DEVELOPER INFORMATION

Developer Name: SECURITY PROPERTIES
 Developer Contact (Project Coordinator): CRAIG KOLBITZ
 Developer Address: 1201 THIRD AVE # 5400 SEATTLE, WA 98101
 Email address: CRAIG@SECPROP.COM May we use email to contact you? Yes No
 Telephone Number: 206 628-8046 DIRECT 622-9900 MAIN

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 1500 x 10%* = 150 (always round up)
 Total units total affordable units required
 *20% if TIF assistance is provided

For Density Bonus projects: N/A X 25% = N/A
 Bonus Square Footage* 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 (www.cityofchicago.org/zoning for zoning info).

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? \$100

Estimated date for the commencement of marketing: 2014

Estimated date for completion of construction of the affordable units: 2015

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)
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units	STUDIO	10	0	575		\$734	60%
	1-BED 1-BATH	19	19	800		\$772	60%
	2-BED 2-BATH	10	20	950		\$923	60%
Market Rate Units	STUDIO	87	0	575	\$1450	N/A	N/A
	1-BED 1-BATH	173	173	800	\$2000	N/A	N/A
	2-BED 2-BATH	86	172	950	\$2375	N/A	N/A

*Rent amounts determined by the City of Chicago's Maximum Affordable Monthly Rent Chart
 Annually

SECTION 4: PAYMENT IN LIEU OF UNITS

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

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

$$\frac{N/A}{\text{Number of total units in development}} \times 10\% = \frac{N/A}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{N/A}{\text{Amount owed}}$$

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

$$\frac{N/A}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{N/A}{\text{median price per base FAR foot (from table below)}} = \$ \frac{N/A}{\text{Amount owed}}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; 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 Department of Community Development)


 Kara Breems,
 Department of Community Development

7-17-12
 date

FINAL FOR PUBLICATION PHASE II

Estimated date for completion of construction of the affordable units:

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)
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units	STUDIO	8	0	575		\$734	60%
	1-BED 1-BATH	15	15	800		\$772	60%
	2-BED 2-BATH	8	16	950		\$923	60%
Market Rate Units	STUDIO	70	0	575	\$1450-	N/A	N/A
	1-BED 1-BATH	140	140	800	\$2000-	N/A	N/A
	2-BED 2-BATH	69	138	950	\$2375-	N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"

annually

SECTION 4: PAYMENT IN LIEU OF UNITS

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

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

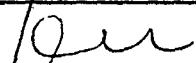
$$\frac{N/A}{\text{Number of total units in development}} \times 10\% = \frac{N/A}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{N/A}{\text{Amount owed}}$$

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Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
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North: Division on north; Chicago River on south/west; 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 Department of HED)

 2-17-12
 Kara Breems, date
 Department of Housing & Economic Development

Estimated date for completion of construction of the affordable units: 2019

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)
Example	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units	STUDIO	10	0	575		\$ 734	60%
	1-BED 1-BATH	18	18	800		\$ 772	60%
	2-BED 2-BATH	9	18	950		\$ 923	60%
Market Rate Units	STUDIO	84	0	575	\$1450	N/A	N/A
	1-BED 1-BATH	168	168	800	\$ 2000	N/A	N/A
	2-BED 2-BATH	83	166	950	\$ 2375	N/A	N/A

*Rent amounts determined by the "City of Chicago's Maximum Affordable Monthly Rent Chart"
 annually

SECTION 4: PAYMENT IN LIEU OF UNITS

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

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

$$\frac{N/A}{\text{Number of total units in development}} \times 10\% = \frac{N/A}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \frac{N/A}{\text{Amount owed}}$$

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

$$\frac{N/A}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{N/A}{\text{median price per base FAR foot (from table below)}} = \$ \frac{N/A}{\text{Amount owed}}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; 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 Department of HED)

 7-17-12
 Kara Breems, date
 Department of Housing & Economic Development

Estimated date for completion of construction of the affordable units: 2021

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)
Example	1 bed/1 bath	4	1	800	\$1000	759	60%
Affordable Units	STUDIO	11	0	575		\$ 734	60%
	1-BED 1-BATH	22	22	800		\$ 772	60%
	2-BED 2-BATH	10	20	950		\$ 923	60%
Market Rate Units	STUDIO	98	0	575	\$ 1450	N/A	N/A
	1-BED 1-BATH	195	390	800	\$ 2000	N/A	N/A
	2-BED 2-BATH	97	194	950	\$ 2375	N/A	N/A

*Rent amounts determined by 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? N/A
 (typically corresponds with payment/issuance of building permits) Month/Year

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

$$\frac{N/A}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{N/A}{\text{median price per base FAR foot (from table below)}} = \$ \frac{N/A}{\text{Amount owed}}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
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Authorization to Proceed (to be completed by Department of HED)

Kara Breems 7-17-12
 Kara Breems, date
 Department of Housing & Economic Development

Project Name:

Atrium Village

* Street Number (if the address only includes one street number, please fill only the cell "From"):

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
1100	1200	N	Wells	St

Ward No: Community Area No:

27	
----	--

Project Type:

Check applicable:

Planned Development Redevelopment Agreement Zoning Change
PD No: 136 RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
370,789	170,675	37,325

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:

TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix

To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	0	0
Interior Landscape Area	Square footage:	0	0
No. of Interior Trees		0	0
No. of Parkway Trees		8	8

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	54000	146,570

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	77,015
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	39,495

Other sustainable surface treatments:

Green roof	Square footage:	56,950	56,950
Energy Star roof	Square footage:	170,675	170,675
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces		1,076	1,280
Total no. of parking spaces (Accessory + Non- Acc.)			1,166
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		200	200
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input checked="" type="checkbox"/>



Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input checked="" type="checkbox"/>	
LEED Certified		<input checked="" type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

Low-e spectrally selective insulated glass in thermally broken frames;
 High efficiency mechanical and plumbing systems;
 Low wattage lighting;
 Water Conserving Appliances and Fixtures;
 Energy Star Appliances;

Other sustainable strategies and/or Project Notes:

Erosion and Sedimental Control will be protected during construction;
 Low/No VOC Paints and Primers;
 Low/No VOC Adhesives and Sealants;
 Dog Run