



# Office of the City Clerk



SO2012-36

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	1/18/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17400 at 1801-1819 W Argyle Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 B1-1 Neighborhood Shopping District symbols and designations as shown on Map No. 13-H in the area bounded by

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet South of and parallel to West Argyle Street; a line 200.15 feet West of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2: That the Chicago Zoning Ordinance be amended by changing all B2-3 Neighborhood Mixed-Use District symbols and designations as shown on Map No. 13-H in the area bounded by

West Argyle Street; the westerly right-of-way line of the Chicago & Western Railway; a line 626.43 feet South of and parallel to West Argyle Street; a line 200.15 feet West of and parallel to the westerly right-of-way line of the Chicago & Western Railway,

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

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

RESIDENTIAL PLANNED DEVELOPMENT NO.  
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_, (“Planned Development”) consists of consists of a net site area of 125,355 square feet (2.8777 acres), which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by the Applicant, Ravenswood Terrace, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the applicant’s successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined 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 Housing and Economic 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 sixteen Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Green Roof Plans for the

four- and five story "C" Buildings; East Building Elevations, West Building Elevations, Building A Elevations, Building A1 Elevations, Building B Elevations, Building C1 Elevations: Front, Rear and Side, Building C2 Elevations: Front, Rear and Side prepared by GREC Architects and dated September 20, 2012, an and Affordable Housing Profile Form submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: multi-unit residential, accessory parking, and related uses and services.
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 Housing and Economic 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 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 FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 125,355 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and

Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. 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 Housing and Economic Development. All the buildings to be constructed in the Planned Development shall be certified under the Chicago Green Homes Program . The Applicant shall provide 5,272 square feet of vegetated ("green") roof which is at least fifty percent (50%) of the Unit C buildings' net roof area.
15. The Applicant acknowledges and agrees that the rezoning of the Property from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District for construction of this Planned Development 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 ("Residential Project") must: (i) develop affordable housing units as part of the Residential 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 Exhibit, the Applicant has agreed to provide 15 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 may update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, HED shall adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any

building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement 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 Residential Project and will constitute a lien against each Affordable Unit. The Commissioner of HED 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.

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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the B2-3 Neighborhood Mixed-Use District.

TOTAL GROSS SITE AREA: 131,671 SF  
TOTAL NET SITE AREA: 125,355 SF

Maximum FAR: 1.5

Maximum Number of Dwelling Units: 150

Minimum Number of Parking Spaces: 111

Maximum Percent of Site Coverage: Per Approved Site Plan

Maximum Required Building Setbacks: Per Approved Site Plan

Maximum building height: 60'

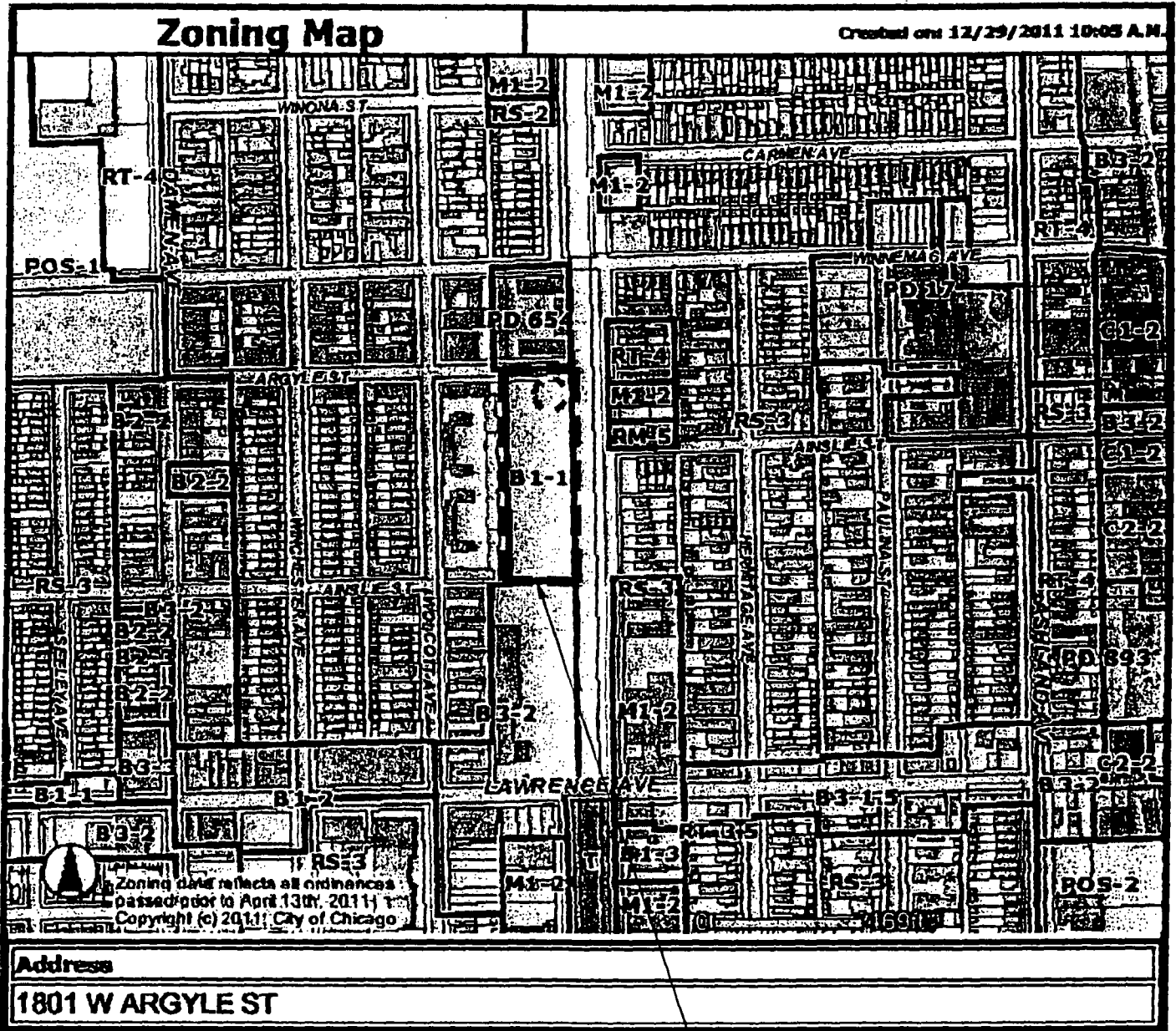
Minimum Bicycle Spaces: 50

### BULK REGULATIONS & DATA TABLE

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC / Architects**



**EXISTING ZONING MAP**

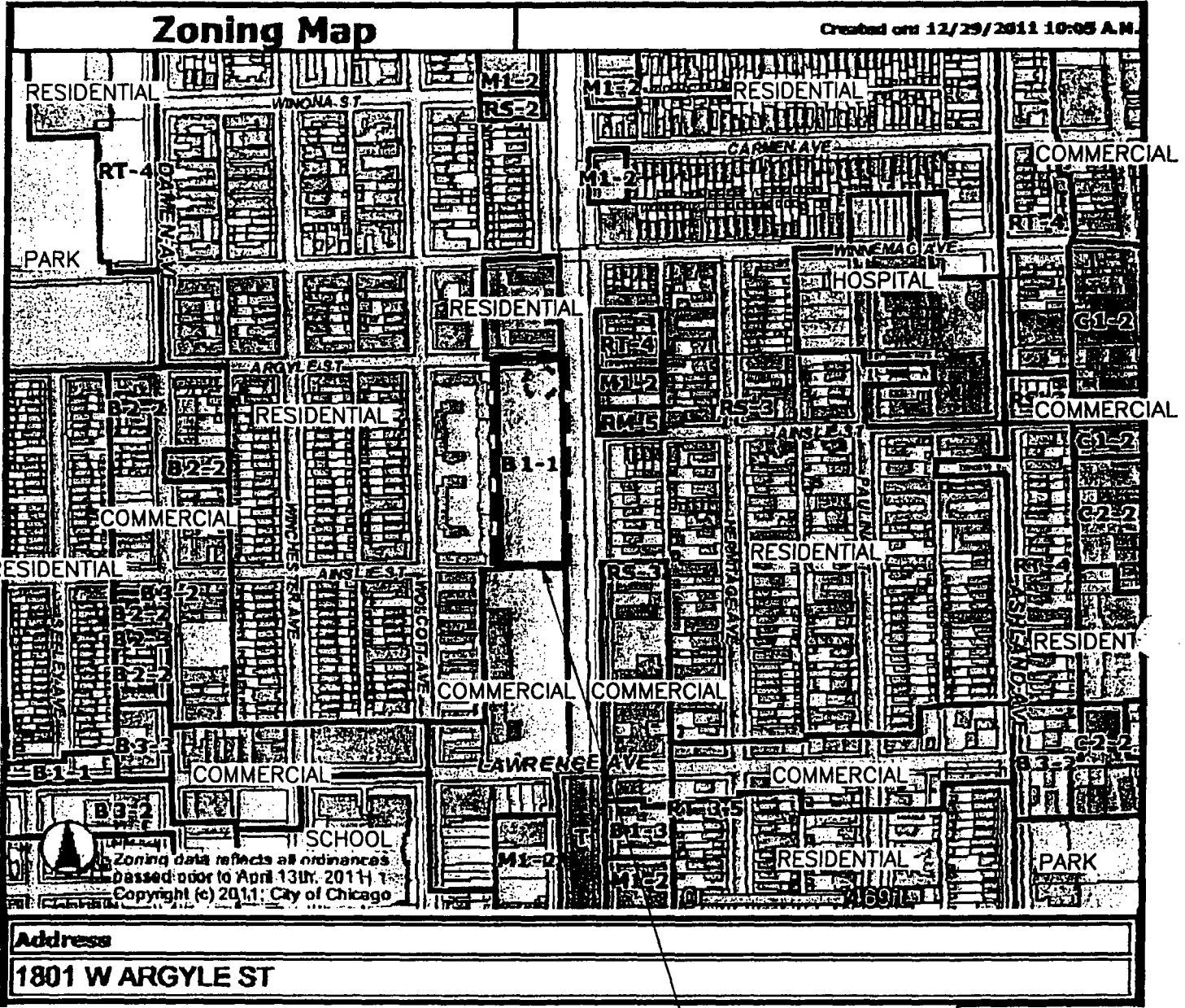
APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC Architects**







RAVENSWOOD TERRACE  
PLANNED DEVELOPMENT  
AREA

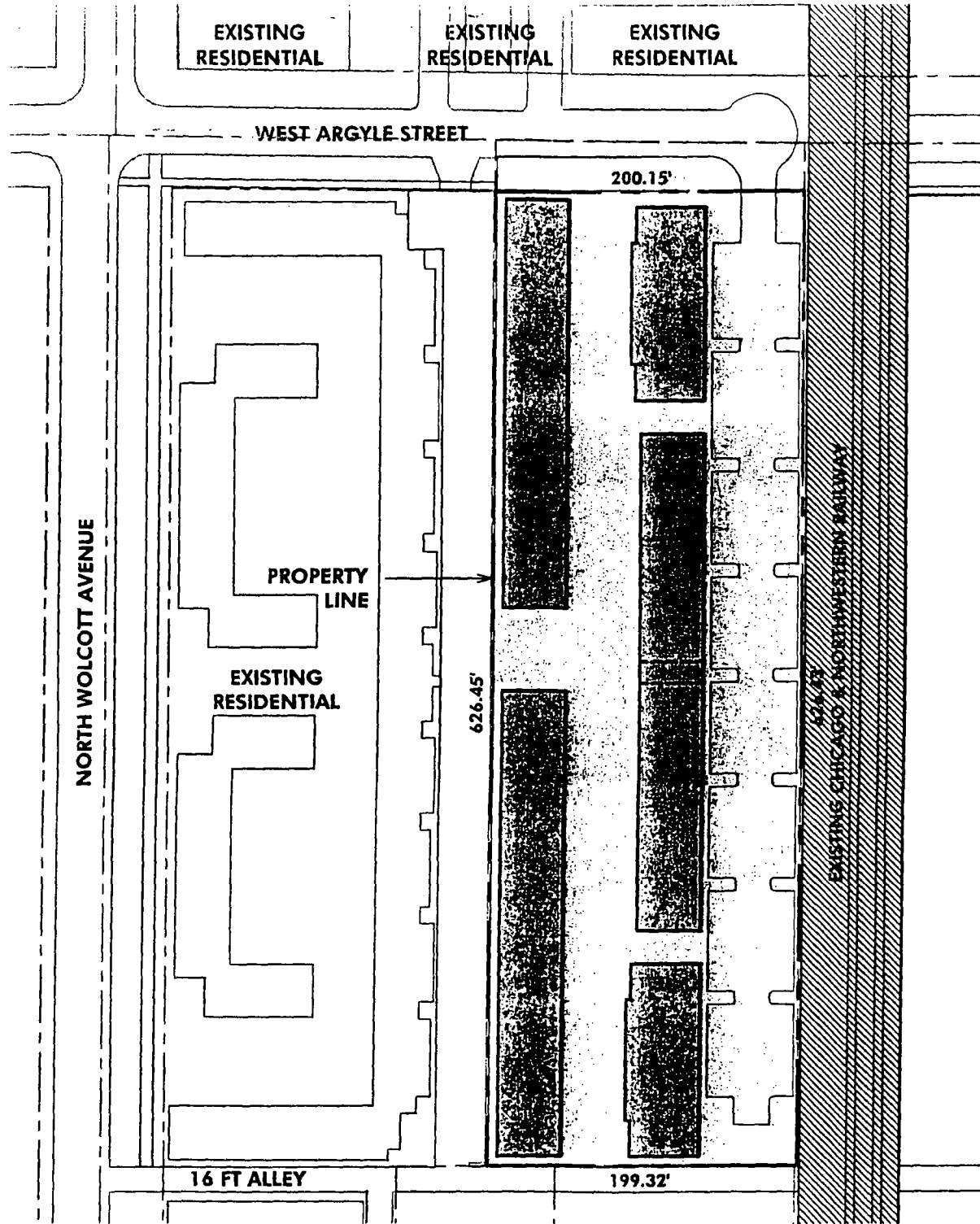
**LAND USE MAP**

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC Architects**





INDICATES PROPERTY FOR  
PLANNED DEVELOPMENT

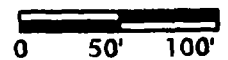


INDICATES NEW  
BUILDING



INDICATES  
PROPERTY LINE

**PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE**

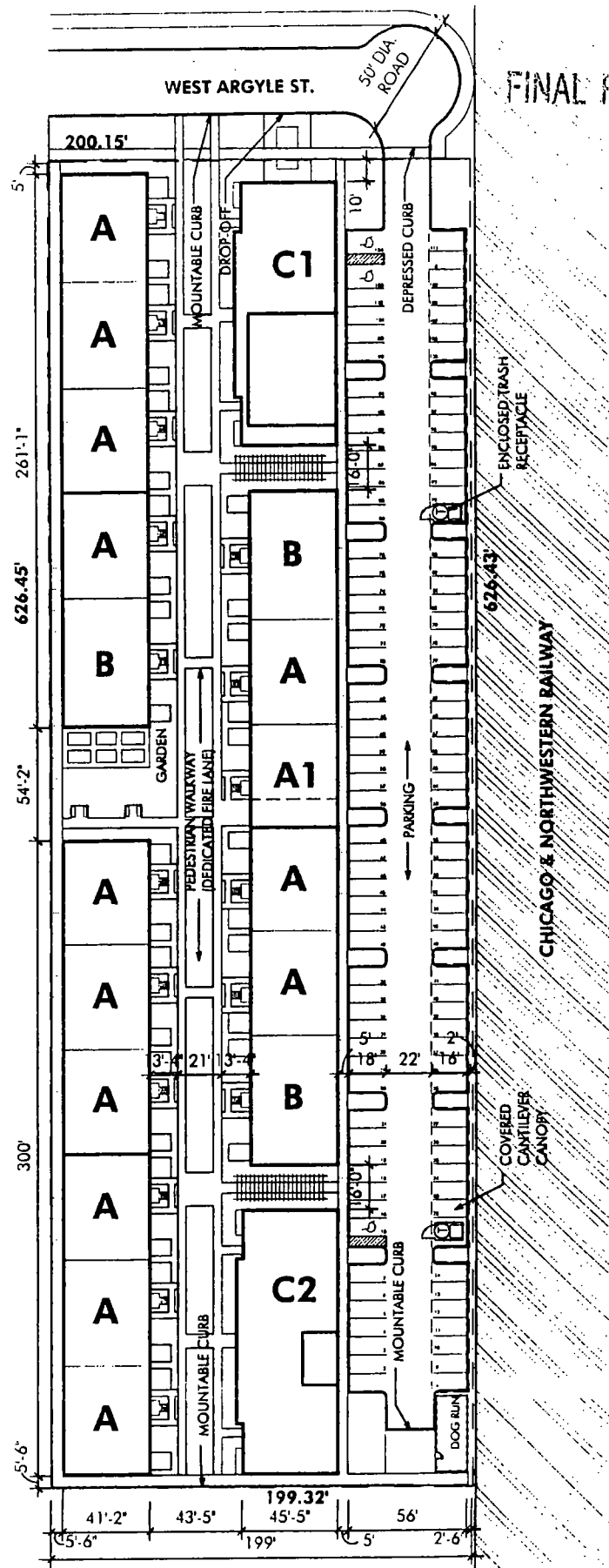


APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 REVISION DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC Architects**

FINAL FOR PUBLICATION



# SITE PLAN



APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

# RAVENSWOOD TERRACE

GREC Architects

# FINAL FOR PUBLICATION

## LANDSCAPE ORDINANCE ANALYSIS

### PARKWAY PLANTING

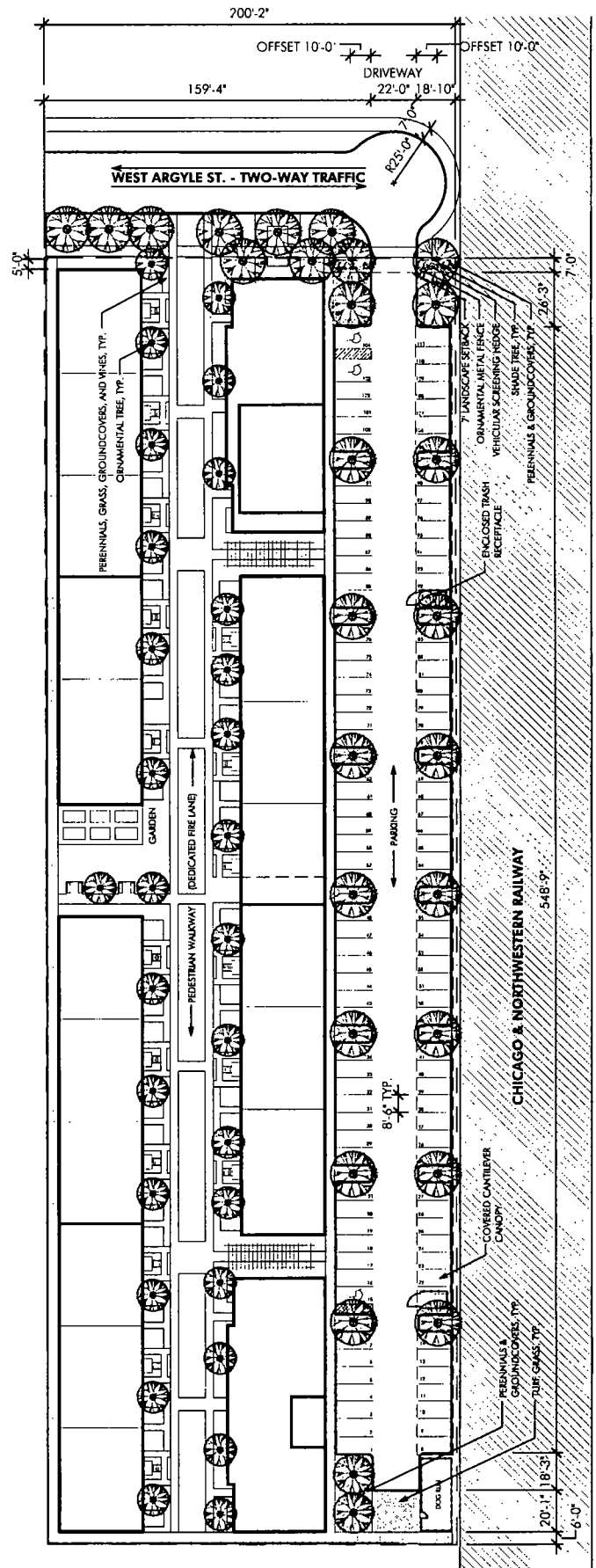
WEST ARGYLE STREET	
LENGTH (LINEAR FEET)	200.15'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	8
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	6 TREES ARE PROVIDED.
	ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO DRIVEWAY OFFSETS AND FIRE LANE

### VEHICULAR USE AREA SCREENING

WEST ARGYLE STREET	
LENGTH (LINEAR FEET)	56
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2
SCREENING	VEHICULAR USE AREA IS SCREENED FROM PUBLIC R.O.W. BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

### VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA	29,926 SF
INTERNAL PLANTING AREA REQUIRED (7.5% OF 29,926)	2,244 SF
INTERNAL PLANTING AREA PROPOSED	4,672 SF
NUMBER OF TREES REQUIRED (2,244 / 125)	18
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	18



## LANDSCAPE PLAN



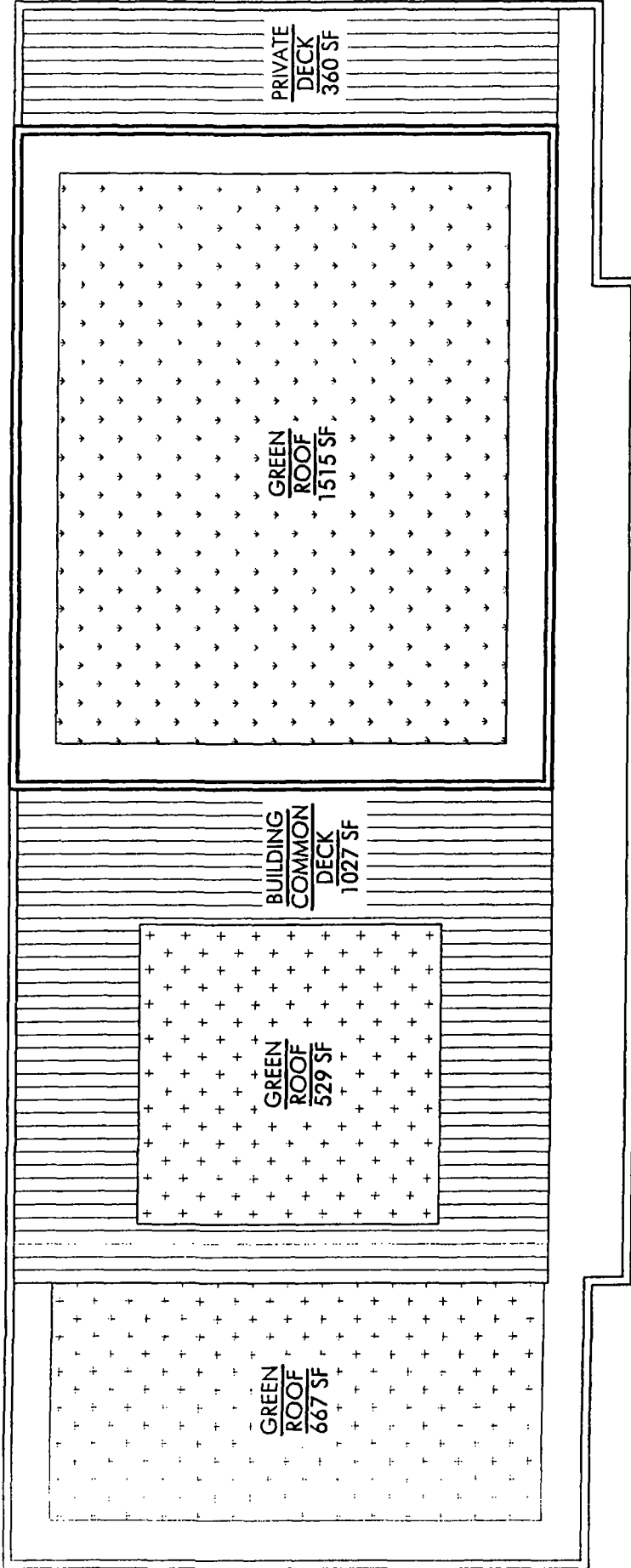
APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC Architects**

ROOF AREA  
NET TOTAL (USABLE ROOF): 5,337 SF  
NET GREEN: 2,710 SF

51% GREEN ROOF



# GREEN ROOF PLAN - 4 STORY "C" BUILDING

**RAVENSWOOD TERRACE**

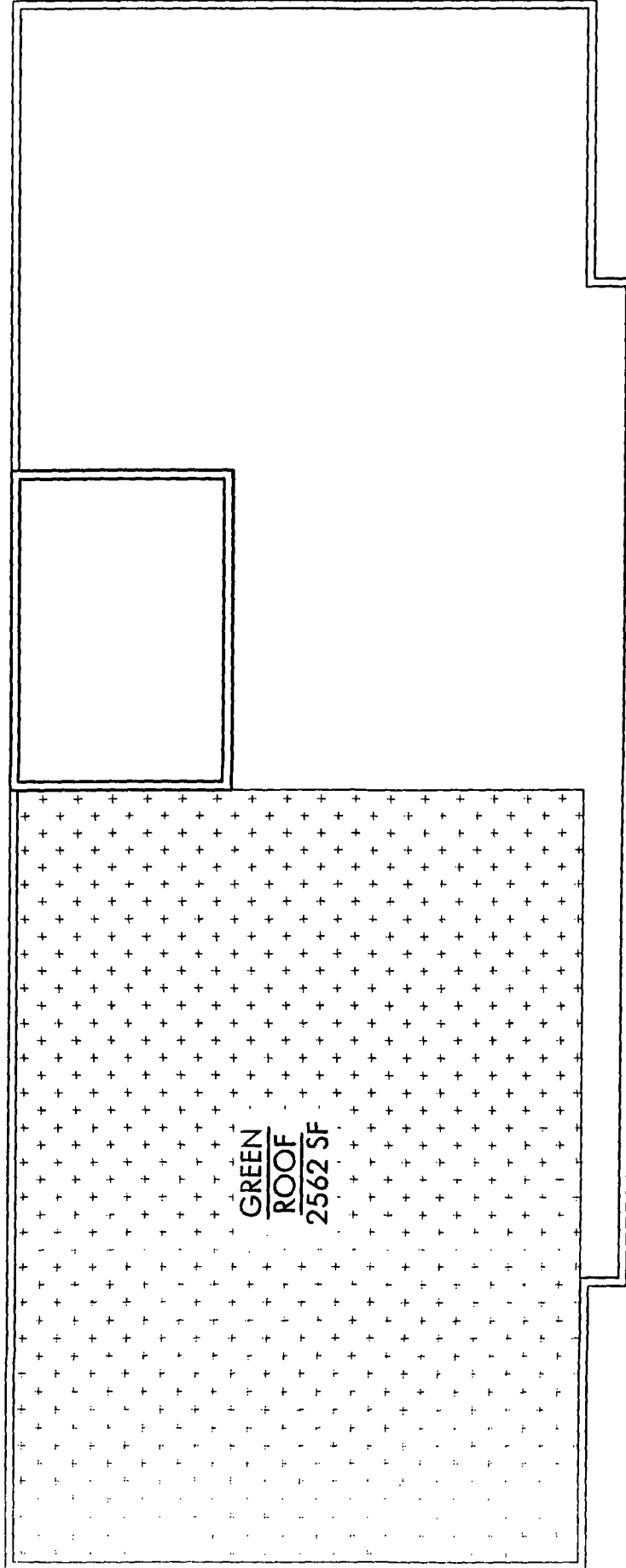
APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

**GREC, architects**

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**ROOF AREA**  
**NET TOTAL (USABLE ROOF): 5,012 SF**  
**NET GREEN: 2,562 SF**

**51% GREEN ROOF**



**GREEN  
ROOF  
2562 SF**

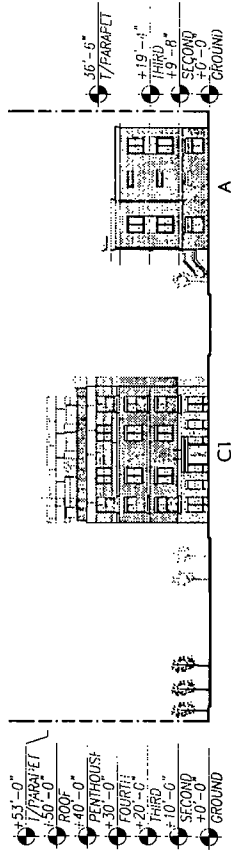
# GREEN ROOF PLAN - 5 STORY "C" BUILDING

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
PC DATE: 20 SEPTEMBER 2012

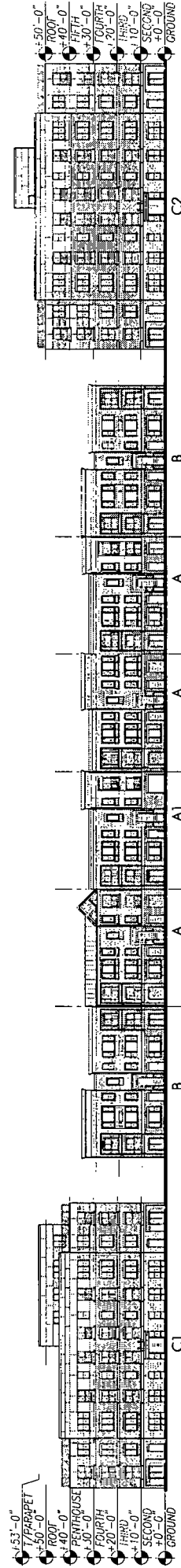
**RAVENSWOOD TERRACE**

**GREC Architects**

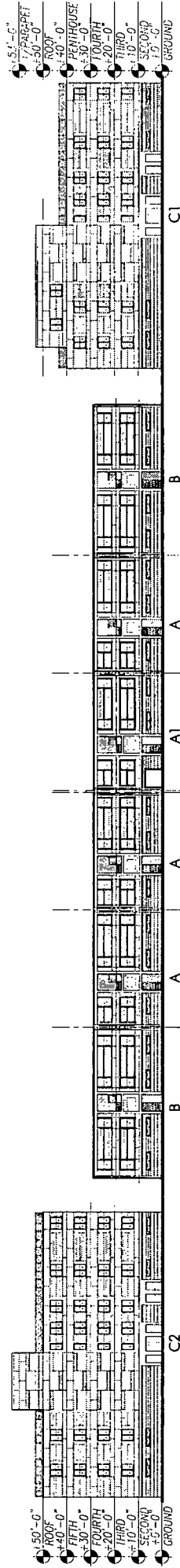
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ARGYLE STREET ELEVATION



WEST ELEVATION



EAST ELEVATION

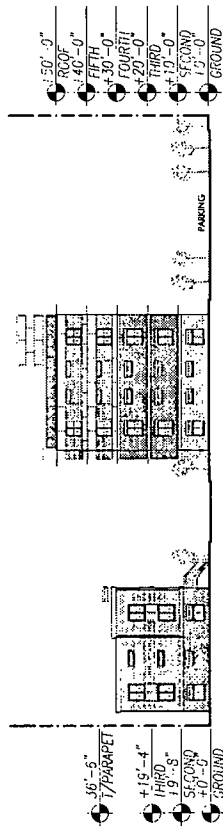
**EAST BUILDING ELEVATIONS**

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

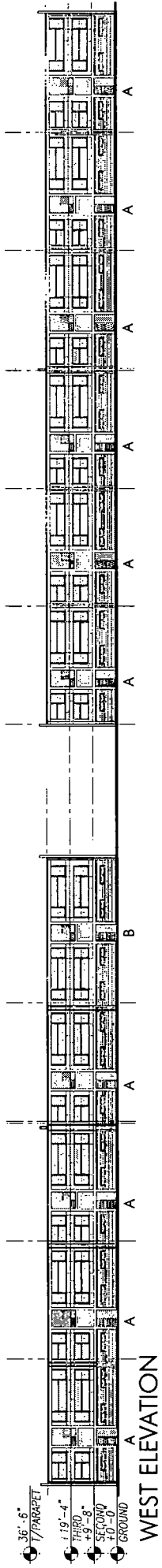
**RAVENSWOOD TERRACE**

**GREC Architects**

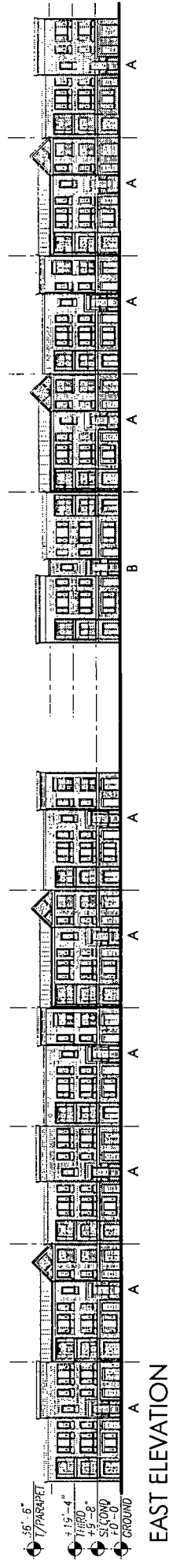
FINAL FOR PUBLICATION



LAWRENCE STREET ELEVATION



WEST ELEVATION



EAST ELEVATION

## WEST BUILDING ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

## RAVENSWOOD TERRACE

GREC Architects



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36'-6"  
T/PARAPET

19'-4"  
THIRD FLOOR

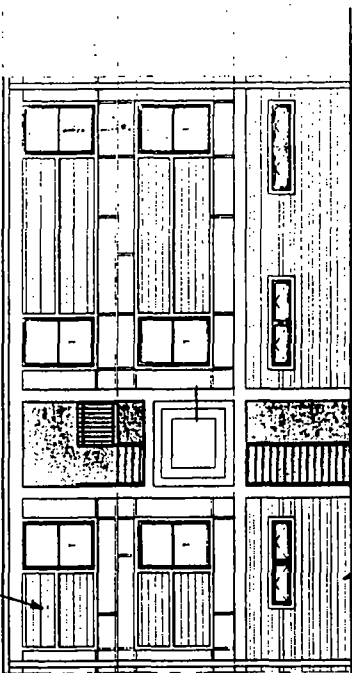
5'-8"  
SECOND FLOOR

0'-0"  
GROUND FLOOR

CEMENT BOARD SIDING 1

BRICK 1

FRONT ELEVATION



CEMENT BOARD SIDING 2

REAR ELEVATION

36'-6"  
T/PARAPET

19'-4"  
THIRD FLOOR

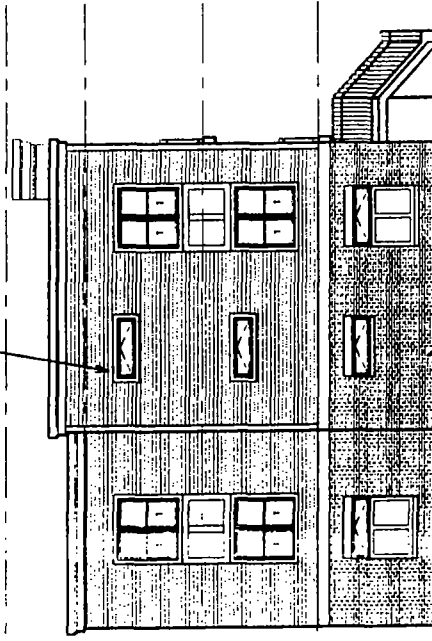
5'-8"  
SECOND FLOOR

0'-0"  
GROUND FLOOR

CEMENT BOARD SIDING 1

BRICK 1

SIDE ELEVATION



CEMENT BOARD SIDING 1

BRICK 1

# BUILDING A - ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

0 8' 16'

# RAVENSWOOD TERRACE

GREC Architects

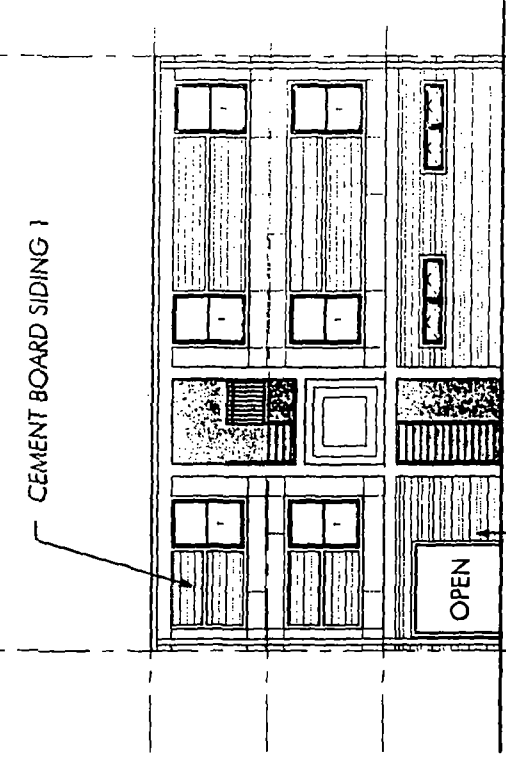
30'-6"  
T/ PARAPET

+19'-4"  
THIRD FLOOR

+9'-6"  
SECOND FLOOR

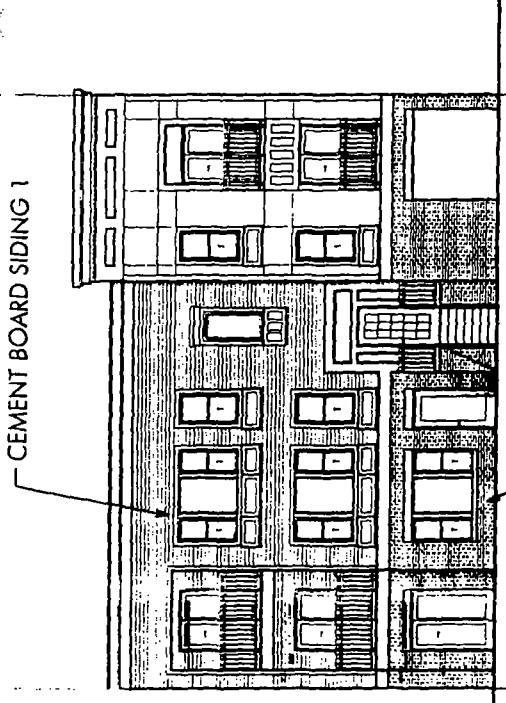
+0'-0"  
GROUND FLOOR

CEMENT BOARD SIDING 1



CEMENT BOARD SIDING 2  
REAR ELEVATION

CEMENT BOARD SIDING 1



BRICK 1  
FRONT ELEVATION

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# BUILDING A1 - ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 20 SEPTEMBER 2012

# RAVENSWOOD TERRACE

GREC Architects

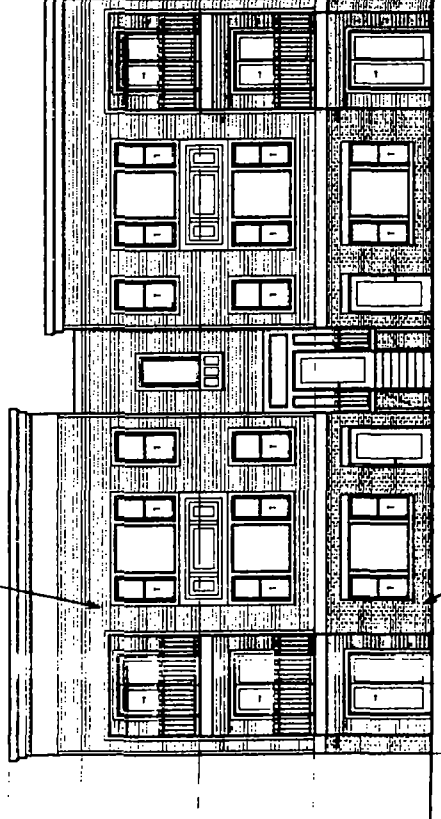
36'-0"  
T/PARAPET

15'-1"  
THIRD FLOOR

9'-3"  
SECOND FLOOR

0'-0"  
GROUND FLOOR

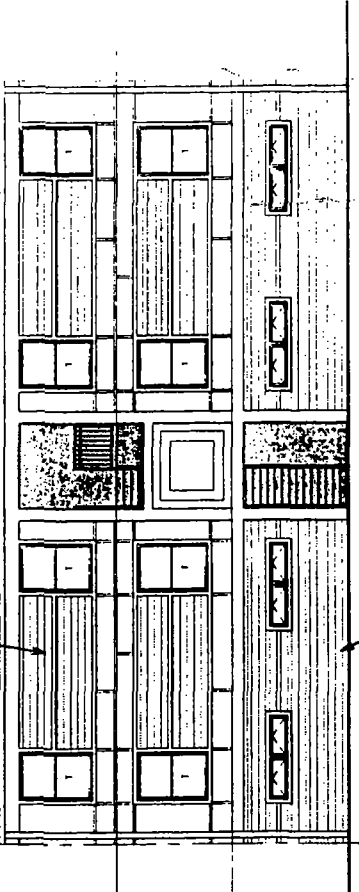
CEMENT BOARD SIDING 1



BRICK

FRONT ELEVATION

CEMENT BOARD SIDING 1



CEMENT BOARD SIDING 2

REAR ELEVATION

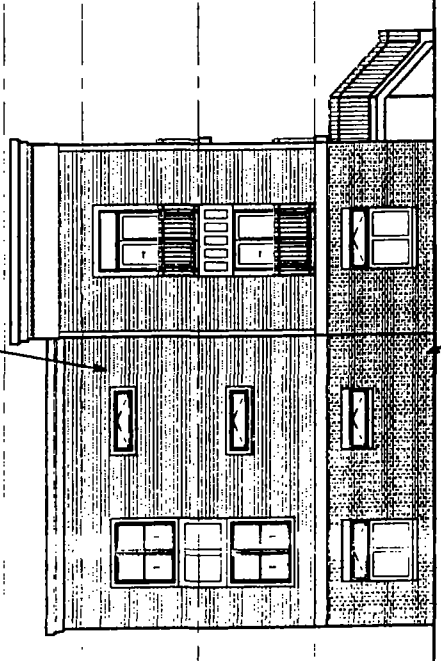
36'-0"  
T/PARAPET

15'-4"  
THIRD FLOOR

9'-8"  
SECOND FLOOR

0'-0"  
GROUND FLOOR

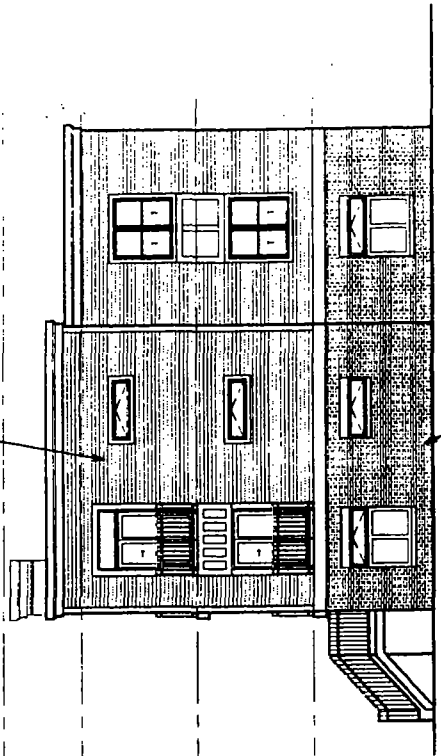
CEMENT BOARD SIDING 1



BRICK 1

SIDE ELEVATION

CEMENT BOARD SIDING 1



BRICK 1

SIDE ELEVATION

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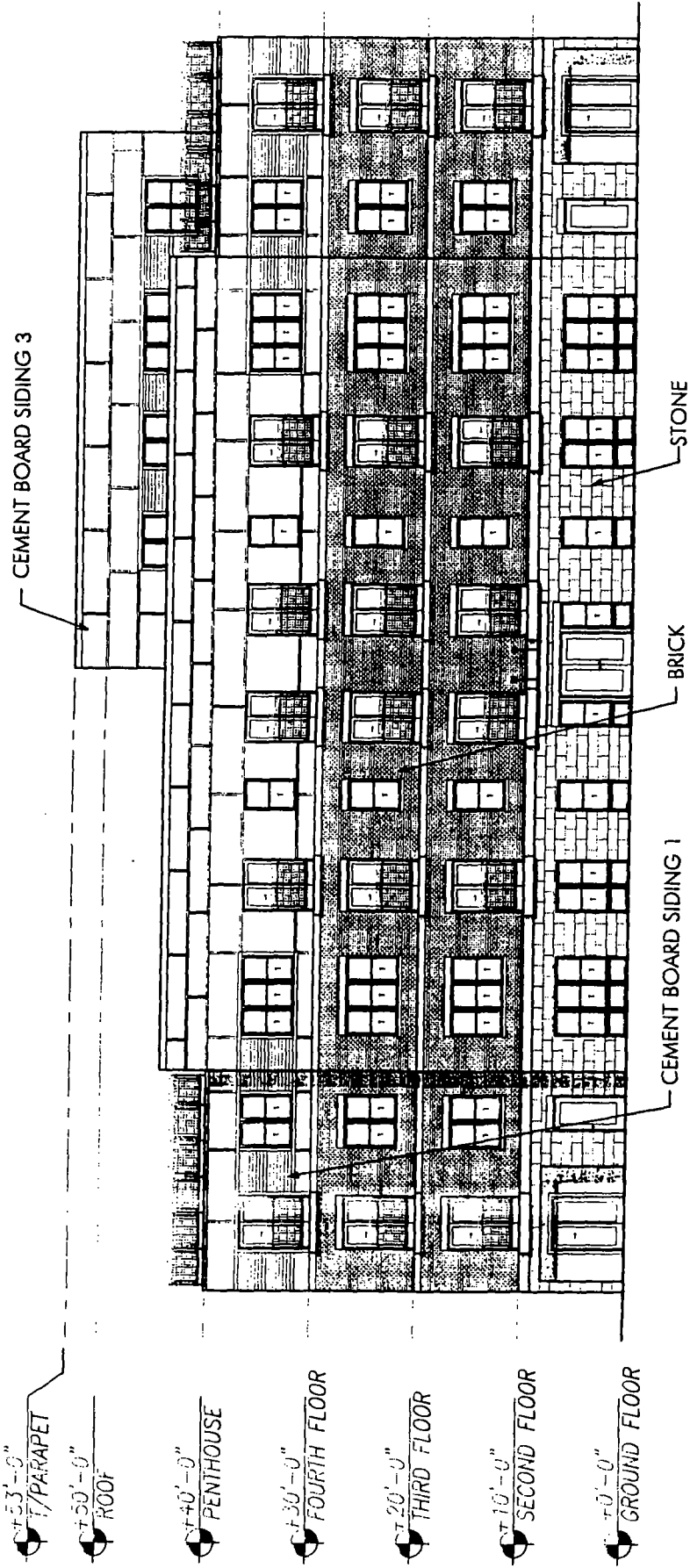


# BUILDING B - ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC  
ADDRESS: 1801-19 W ARGYLE  
SUBMITTED: 10 JANUARY 2012  
CPC DATE: 30 SEPTEMBER 2012

# RAVENSWOOD TERRACE

GREC Architects

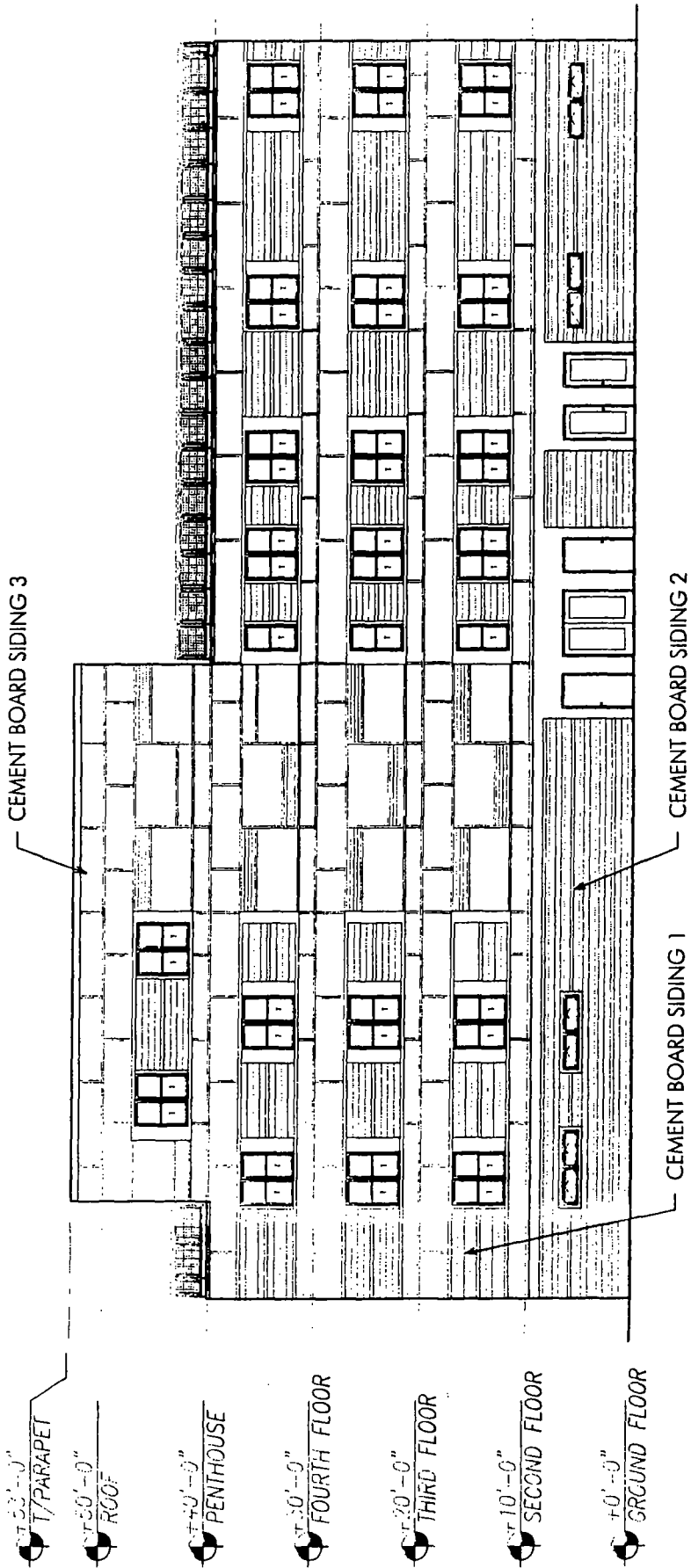


# BUILDING C1 - FRONT ELEVATION

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 DATE: 20 SEPTEMBER 2012

**RAVENSWOOD TERRACE**

**GREC Architects**



CEMENT BOARD SIDING 3

CEMENT BOARD SIDING 2

CEMENT BOARD SIDING 1

CEILING PARAPET

ROOF

PENTHOUSE

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

GROUND FLOOR

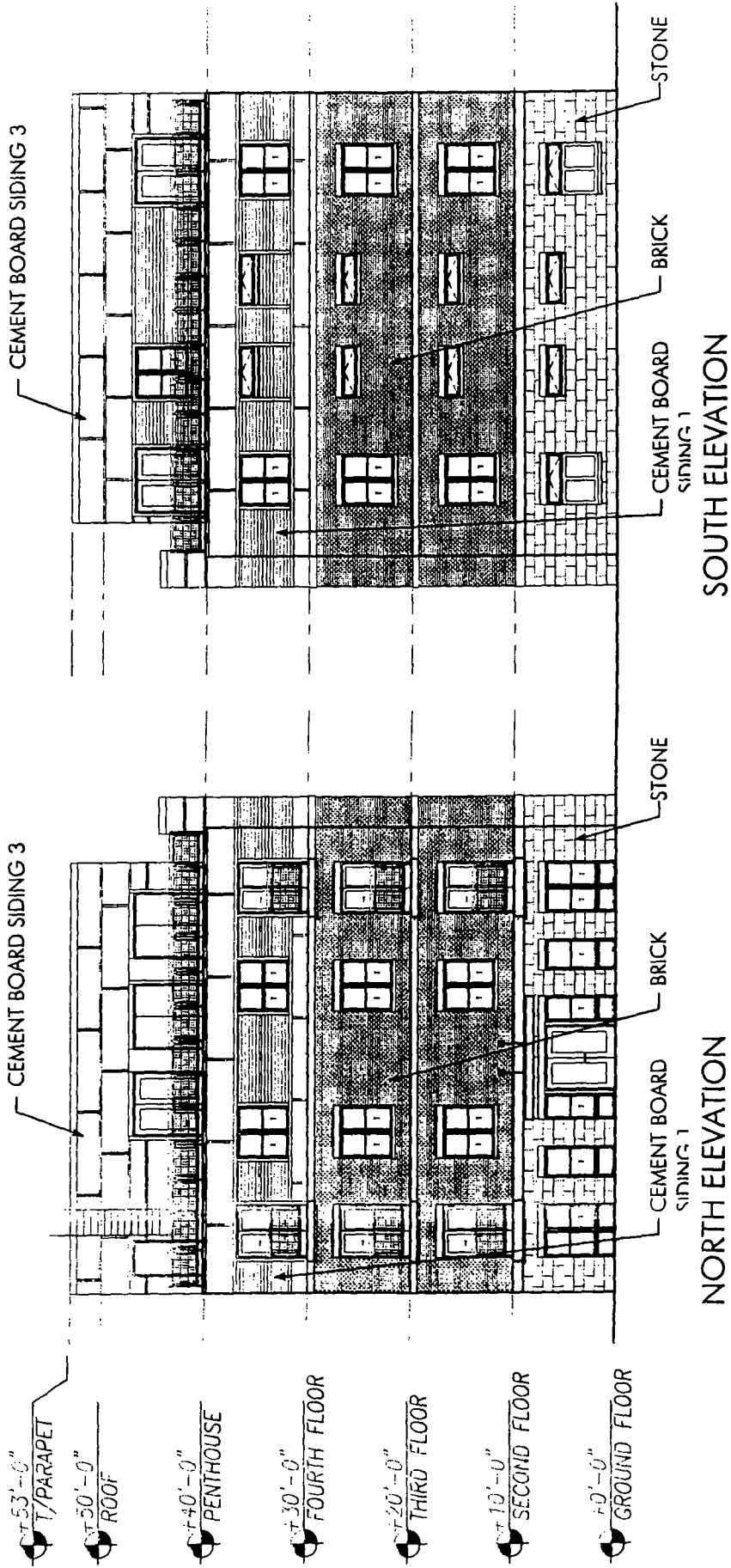
# BUILDING C1 - REAR ELEVATION

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 0 SEPTEMBER 2012

# RAVENSWOOD TERRACE

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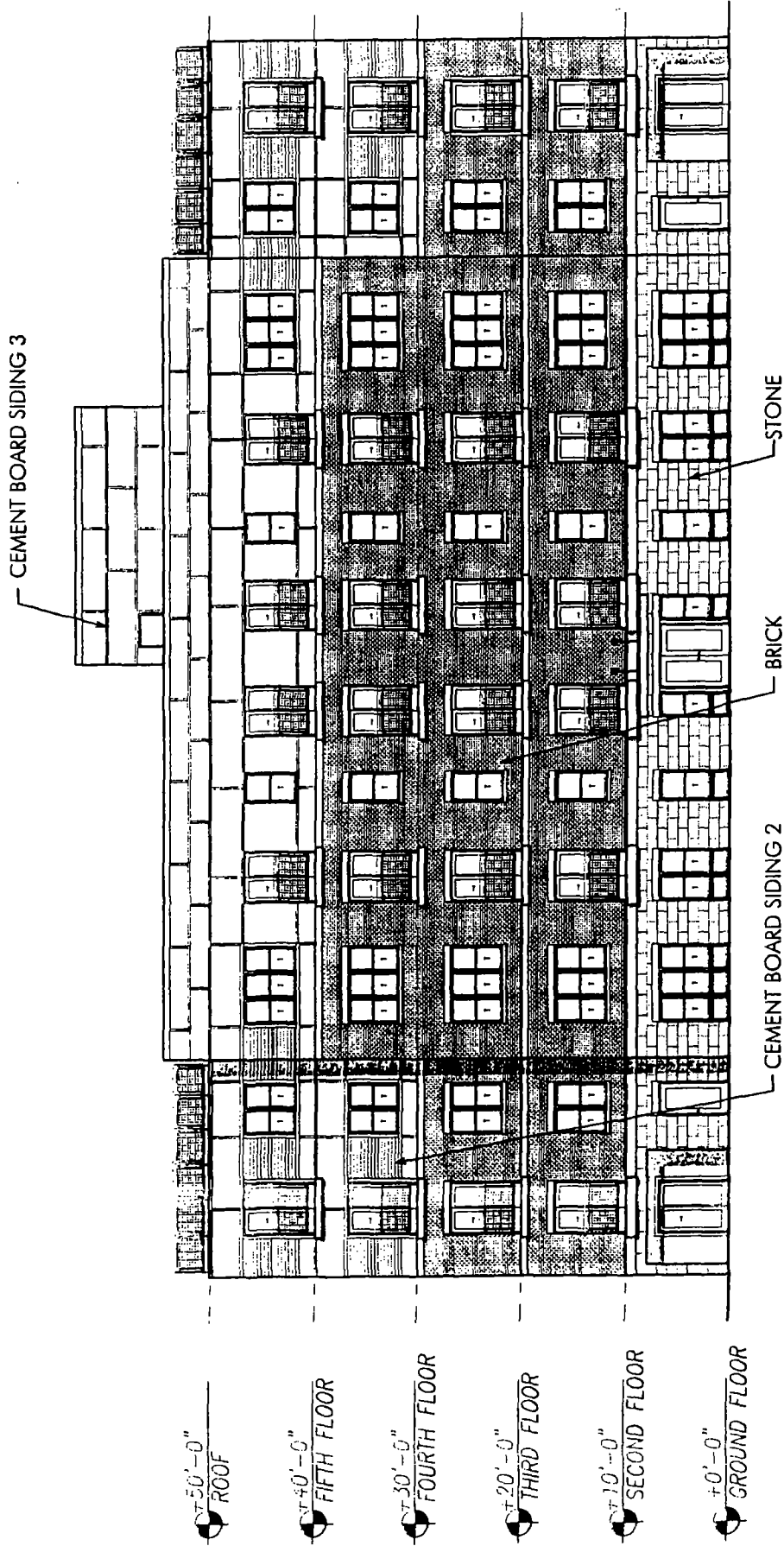
### BUILDING C1 - SIDE ELEVATIONS

**RAVENSWOOD TERRACE**

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 DATE: 20 SEPTEMBER 2012

**GREC Architects**

FINAL FOR PUBLICATION



+5'0"-0" ROOF

+4'0"-0" FIFTH FLOOR

+3'0"-0" FOURTH FLOOR

+2'0"-0" THIRD FLOOR

+1'0"-0" SECOND FLOOR

+0'-0" GROUND FLOOR



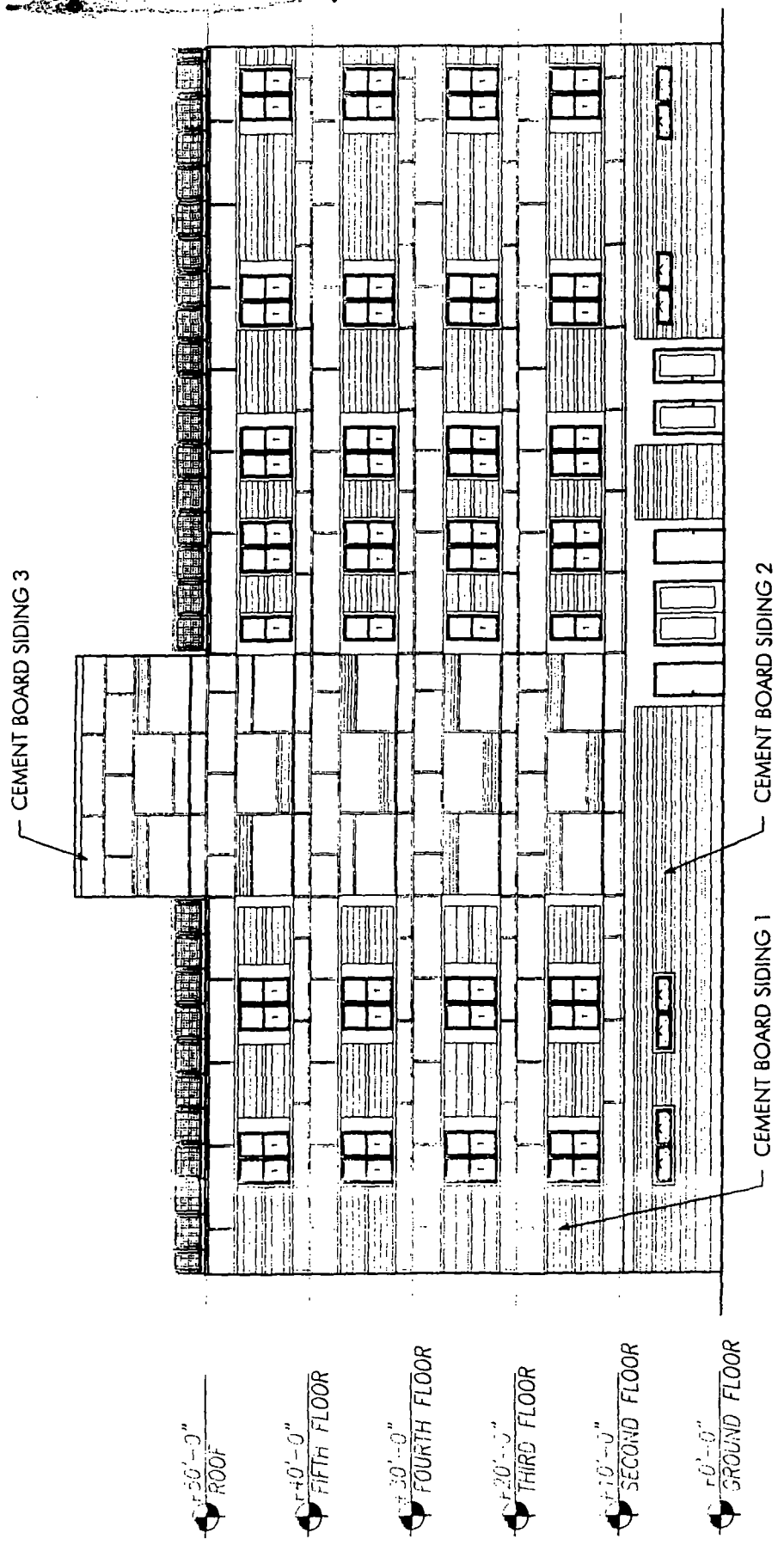
# BUILDING C2 - FRONT ELEVATION

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

# RAVENSWOOD TERRACE

GREC architects

FINAL FOR PUBLICATION



0' 8' 16'

# BUILDING C2 - REAR ELEVATION

## RAVENSWOOD TERRACE

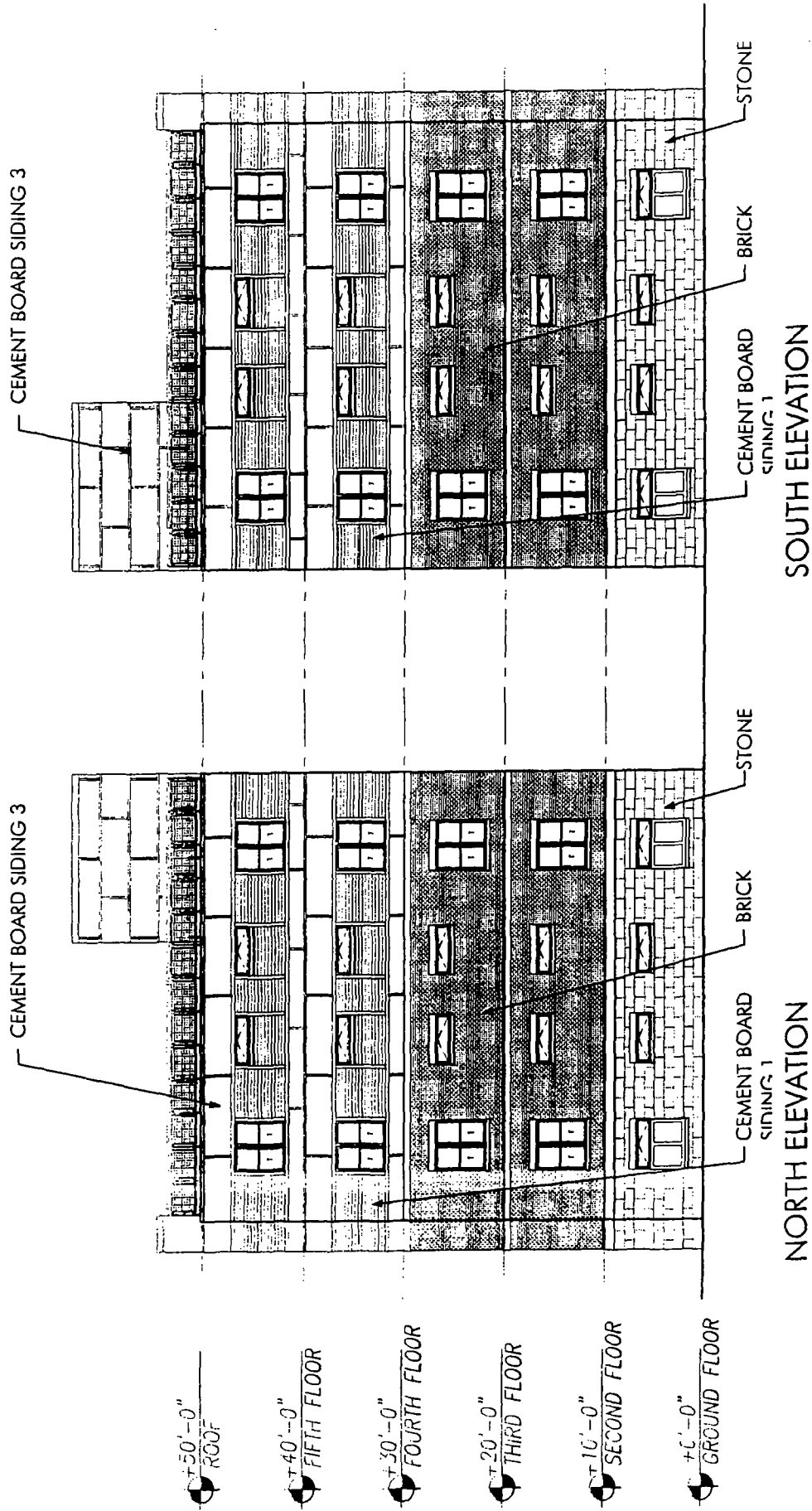
APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

GREC Architects



FINAL FOR PUBLICATION

0 8' 16'



# BUILDING C2 - SIDE ELEVATIONS

APPLICANT: RAVENSWOOD TERRACE, LLC  
 ADDRESS: 1801-19 W ARGYLE  
 SUBMITTED: 10 JANUARY 2012  
 CPC DATE: 20 SEPTEMBER 2012

# RAVENSWOOD TERRACE

GREC Architects

### Affordable Housing Profile Form (Rental)

Submit this form to the Department of Housing & Economic 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 Housing & Economic Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Kara.Breems@cityofchicago.org](mailto:Kara.Breems@cityofchicago.org); Telephone: (312) 744-6746.

For information on these programs/requirements, visit [www.cityofchicago.org/hed](http://www.cityofchicago.org/hed)

Date: September 20, 2012

#### SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ravenswood Terrace

Development Address: Argyle and Ravenswood

Ward: 47th

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

Type of City involvement: no Land write-down  
(check all that apply) no Financial Assistance  
yes PD,

#### SECTION 2: DEVELOPER INFORMATION

Developer Name: owner; Ravenswood Terrace LLC;GRUZZ properties LLC developer

Developer Contact (Project Coordinator): Greg Merdinger

Developer Address: 833 N. Orleans Chicago Illinois, 60610 Suite 400

Email address: [greg@belgraviagroup.com](mailto:greg@belgraviagroup.com)

*May we use email to contact you? Yes*

Telephone Number: 312-751-2777 extension 159

#### SECTION 3: DEVELOPMENT INFORMATION

##### a) Affordable units required

For ARO projects:	150 _____	x	10%*	=	15 _____	(always round up)
	Total units				total affordable units required	
*20% if TIF assistance is provided						

For Density Bonus projects:	_____	X 25% =	_____
	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 ( <a href="http://www.cityofchicago.org/zoning">www.cityofchicago.org/zoning</a> 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? no    market-rate units? no

If parking is not included, what is the monthly cost per space? \$80 average

Estimated date for the commencement of marketing: 2014

Estimated date for completion of construction of the affordable units: 2014

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 <i>affordable units and market units are similar in size and makeup</i>	One bedroom one bath	7	One	630 ft. <sup>2</sup> of proximate average		per city 60%	
	Two bedroom two bath	8	Two	1100 ft. <sup>2</sup> of proximate average		per city 60%	
Market Rate Units	one bedroom	63			\$1291 average	N/A	N/A
	Two bedroom	72			\$2255 average	N/A	N/A
		150 total				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? \_\_\_\_\_  
 (typically corresponds with payment/issuance of building permits) Month/Year

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

**Authorization to Proceed (to be completed by Department of HED)**

Kara Breems 9-18-12  
 Kara Breems, date  
 Department of Housing & Economic Development

**Project Name:** Ravenswood Terrace

**Project Location:** \* Street Number (if the address only includes one street number, please fill only the cell "From"):  
 From\* 1801 To\* 1819 Direction: W Street Name: Argyle Select Street Type: Ave

Ward No: 47 Community Area No: 3

**Project Type:** Check applicable:  
 Planned Development  Redevelopment Agreement  Zoning Change  
 PD No: RDA No: From: B1-1 To: B2-3  
 Public project  Landmark

**Project Size:** Total land area in sq.ft.: 125,355 Total building(s) footprint in sq.ft.: 47,995 Total vehicular use area in sq.ft.: 29,926

**DPD Project Manager:** Enter First Name Last Name

**BG/GR Matrix:** Select project category: Res. 4 or more Market Rate

**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:	238	238
Interior Landscape Area	Square footage:	2,244	4,672
No. of Interior Trees		18	18
No. of Parkway Trees		2	2

**Open Space:**

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

**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:	4,672
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

**Other sustainable surface treatments:**

Green roof	Square footage:	5,175	5272
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:		0

**Transportation:**

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non- Acc.)			111
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		55	60
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>

**Building Certification:**

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

[Empty box for energy efficiency strategies not captured above]

**Other sustainable strategies and/or Project Notes:**

Alternate sustainable strategies under consideration: LEED Certification; National Green Building Standard (National Association of Home Builders/ICC, 2008).

[Empty box for other sustainable strategies and/or project notes]