



City of Chicago



SO2021-1502

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/21/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 101-B at 138-148 S Troy St, 3137-3159 W Fifth Ave, 201-213 S Kedzie Ave, 117-137 S Kedzie Ave and 3138-3158 W Fifth Ave - App No. 20674

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. That the Chicago Zoning Ordinance be amended by changing all the C1-3, Neighborhood Commercial District symbols and indications as shown on Map Number 101-B in the area bounded by:

South Kedzie Avenue; West 5th Avenue; South Troy Street; and the public alley next south of and parallel to West 5th Avenue,

and

South Kedzie Avenue; the public alley next north of and parallel to West 5th Avenue; a line approximately 200 feet east of and parallel to South Kedzie Avenue; and West 5th Avenue,

to those of Planned Development [___], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

COMMON ADDRESS: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. ____ (the “Planned Development”) consists of a net site area of approximately 67,888 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”). The Property is owned by the City of Chicago and the applicant for this Planned Development is the Preservation of Affordable Housing, Inc. (the “Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. 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 applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

Pursuant to a negotiated and executed Perimeter Restoration Agreement by and between CDOT’s Division of Infrastructure Management and the Applicant, the Applicant shall

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provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the CDOT's Division of Infrastructure Management:

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

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

4. This Planned Development consists of 18 Statements; a Bulk Regulations Table and the following Exhibits:

Exhibit 1	Existing Zoning Map
Exhibit 2	Existing Land Use Map
Exhibit 3	Planned Development Boundary and Property Line Map
Exhibits 4, 4B	Landscape Plans
Exhibits 5, 5B	Site Plans
Exhibit 6	Floor Plans
Exhibit 7	Roof Plans + 4 th Floor option
Exhibits 8, 9	North Parcel Elevations
Exhibits 10, 11, 12	South Parcel Elevations
Exhibit 13	Context Elevations
Exhibit 14	Typical Details – Plan
Exhibits 15, 16	Typical Details – Section
Exhibit 17	Typical Window - Profiles

prepared by Perkins & Will and Nia Architecture (collectively, the "Plans"). In addition, attached hereto as Exhibit A is an Affordable Requirements Ordinance Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago 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

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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 within the Planned Development: dwelling units located on and above the ground floor; elderly housing; multi-unit residential (on and above the ground floor); townhouse ;Cultural Exhibits and Libraries, Day Care, Parks and Recreation (including, without limitation, community centers, recreation buildings and similar assembly uses and Community Garden), Postal Service, Minor Utilities and Services, Animal Services (including sales and grooming, and veterinary services), Artist Work or Sales Space, Business Support Services (except Day Labor Employment Agency), Eating and Drinking Establishments (including limited and general restaurant, tavern, and outdoor rooftop and at-grade patio), Catering and Shared Kitchen, Financial Services (including bank, savings bank, savings and loan association, currency exchange, and credit union and automated teller machine facility), Food and Beverage Retail Sales (including liquor store [package goods] and liquor sales), Medical Service, Office, Accessory and Non-Accessory Parking, Personal Service, Repair or Laundry Service (Consumer), Retail Sales, Participant Sports and Recreation (Indoor and Children’s Play Center), Co-located Wireless Communication Facilities, Co-Generation Facilities and Renewable Energy Installations, and accessory and incidental uses.

Parking/Loading:

- a. Minimum Parking Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 (parking area design):

1. Residential:

- (i) (Multi-Unit, nongovernment-subsidized; based on zoning):
 - o 1 space per unit
- (ii) (Multi-Unit, government-subsidized; based on unit size)
 - o Less than 600 sq. ft. 0.33 spaces per unit
 - o 600 – 1,200 square feet 0.70 spaces per unit
 - o 1,201+ square feet 1 space per unit
- (iii) Elderly Housing
 - o 0.33 spaces per unit

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(Note: DPD may consider granting further reductions for government-subsidized units based on transit availability, auto availability, income levels, availability of shopping and services within walking distance and other pertinent factors).

2. Non-residential: In accordance with Section 17-10-0207
 - b. Loading. Per site plan approval and in substantial conformance with the loading standards applicable to uses in the C1-3, Neighborhood Commercial District. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD.
 - c. Minimum Bicycle Parking Spaces
 - o Residential 1 per 2 auto spaces
 - o Non-residential In accordance with Section 17-10-0207
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of approximately 67,888 square feet and a base FAR of 3.0.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any

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interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

Future development ("Phase 2"), which shall follow construction of the Phase 1 development, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and courtesy presentation before Chicago Plan Commission, subject to this Statement 11 and 17-13-0610 of the Chicago Zoning Ordinance

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), for Phase 2, the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest adjacent property. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with DPD and shall be deemed to be an integral part of this Planned Development.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and

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- statistical information applicable to the subject area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to this Planned Development.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. Subject to the provisions of Statement No. 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total

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construction budget for the project or any phase thereof). and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from a C1-3 Neighborhood Commercial District to this Planned Development ("PD") No. ___ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "community preservation area" within the meaning of the ARO and permits the construction of 82 dwelling units. The Applicant intends to redevelop the PD into 82 total dwelling units (50 dwelling units in Phase 1 and 32 dwelling units in Phase 2), commercial space, open space, and approximately 32 parking spaces.

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

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have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. Phase 1 is approved for a total of 50 dwelling units. As a result, the Applicant's affordable housing obligation is 10 affordable units (20% of 50) (the "Phase 1 ARO Units") and 50% of those units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 10 affordable units on-site in the residential buildings to be constructed in Phase 1, as set forth in the Affordable Housing Profile ("AHP") attached hereto. Phase 2 is approved for a total of 32 dwelling units. As a result, the Applicant's affordable housing obligation is 6.4 affordable units (20% of 32) (the "Phase 2 ARO Units"). Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 7 affordable units on-site in the residential buildings to be constructed in Phase 2, as set forth in the AHP. The Applicant agrees that (i) with respect to rental projects, the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third must be affordable to households at or below 50% of the AMI, of which one-sixth must be affordable to households at or below 40% of the AMI, and (z) all *income levels* must be multiples of 10% of the AMI; and (ii) with respect to owner-occupied projects, the affordable owner-occupied units must be affordable to households with a range of incomes averaging 100% of the AMI, as updated annually, provided the maximum income levels for any affordable unit in an owner-occupied project may not exceed 120% of the AMI. Consistent with the ARO and except as otherwise provided in this Statement 17, the ARO units may be established in phases, concurrently with and proportionate to the number of market-rate units constructed during any particular phase, such that the number of ARO units established may exceed (temporarily, and subject to reduction in later phases), but shall not be less than (even if temporarily), the percentage and number of ARO units that would be required by the ARO and this Statement 17 based on the aggregated number of market-rate units actually constructed.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such

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change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (IHA), in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against all Subareas of the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the "Financing Requirements") exceed the ARO requirements, then the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in such subsidized portions of the PD.

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

18. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the first phase of development on the Property has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Zoning Administrator shall initiate a Zoning Map Amendment to rezone this Planned Development to C1-3, Neighborhood Commercial District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

Gross Site Area	107,601 sq. ft.
Public Right-of-Way (adjacent ROW to centerline):	39,713 sq. ft.
Total Net Site Area:	= 67,888 sq. ft.
Floor Area Ratio:	3.0
Maximum Floor Area:	3 x 67,888 = 203,664 SF

Net Site Area:	Phase 1	Phase 2	Total
	South building 35,432 SF	North building 32,456 SF	67,888 SF

<u>Maximum Number of Dwelling Units:</u>	Phase 1	Phase 2	Total
	South building 50	North building 32	82

<u>Minimum Off-Street Parking Spaces</u>	15	As follows below:
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Residential Uses: Per PD Statement 5(a) 1. (i)-(iii) and Code Section 17-10-0207

Non-Residential Uses: Per PD Statement 5(a) 2. and Code Section 17-10-0207

Minimum Off-Street Loading Spaces:

Per PD Statement 5(b) and Code Section 17-10-1100

<u>Maximum Building Height</u>	65 feet	65 feet
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<u>Minimum Setbacks</u>	Per plans	Per plans
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Applicant Address: Preservation of Affordable Housing
138 - 148 S. Troy St ; 3137 - 3159 W. Fifth Ave., 201 - 213 S. Kedzie Ave ; 117 - 137 S. Kedzie Ave ; and 3138 - 3158 W. Fifth Ave.
Introduced: April 21, 2021
Plan Commission: November 18, 2021

ARO Affordable Housing Profile Form (AHP)

More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602.

Date: 10/26/21

DEVELOPMENT INFORMATION

Development Name: C40 Garfield Park

Development Address: 3145 and 3150 W Fifth Avenue

Zoning Application Number, if applicable:

Ward: 28th

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

X ARO Web Form completed and attached - or submitted online on

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

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

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

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

DEVELOPER INFORMATION

Developer Name POAH, Inc.

Developer Contact Molly Ekerdt

Developer Address 1 N LaSalle, Suite 1300 Chicago, IL 60602

Email mekerdt@poah.org

Developer Phone (312) 283-0033

Attorney Name Carol Stubblefield

Attorney Phone (312) 628-7021

TIMING

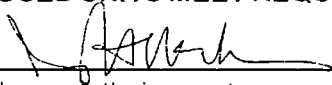
Estimated date marketing will begin January 2023

Estimated date of building permit* March 15, 2022

Estimated date ARO units will be complete NA

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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


Developer or their agent

October 26, 2021

Date

11/15/2021

Date

ARO Project Manager, DOH

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AFFORDABLE REQUIREMENTS ORDINANCE

ARO Web Form

Applicant Contact Information

Name: Molly Ekerdt

Email: mekerdt@poah.org

Development Information

Address

Submitted Date: 11/15/2021

Number From: 3145

Number To: 3150

Direction: W

Street Name: Fifth Avenue

Postal Code: 60612

Development Name

C40 Garfield Park

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: Project is subject to the 2-44-085 (2021 ARO)

Information

Ward: 28

ARO Area: Community Preservation Area

Details

ARO Trigger: Financial assistance; City Land, PD

Total Units: 82

Development Type: Phase 1- Rental; and Phase 2 - Sale

Date Submitted: 10/26/2021

Requirements

ARO Obligation: 16.4 (20% of 82 total dwelling units)

How do you intend to meet your required obligation?

On-Site: 17

On-Site to CHA or Authorized agency: 0

Total Units: 17

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Requirements

ARO Obligation: 16.4 (20% of 82 total dwelling units)

How do you intend to meet your required obligation?

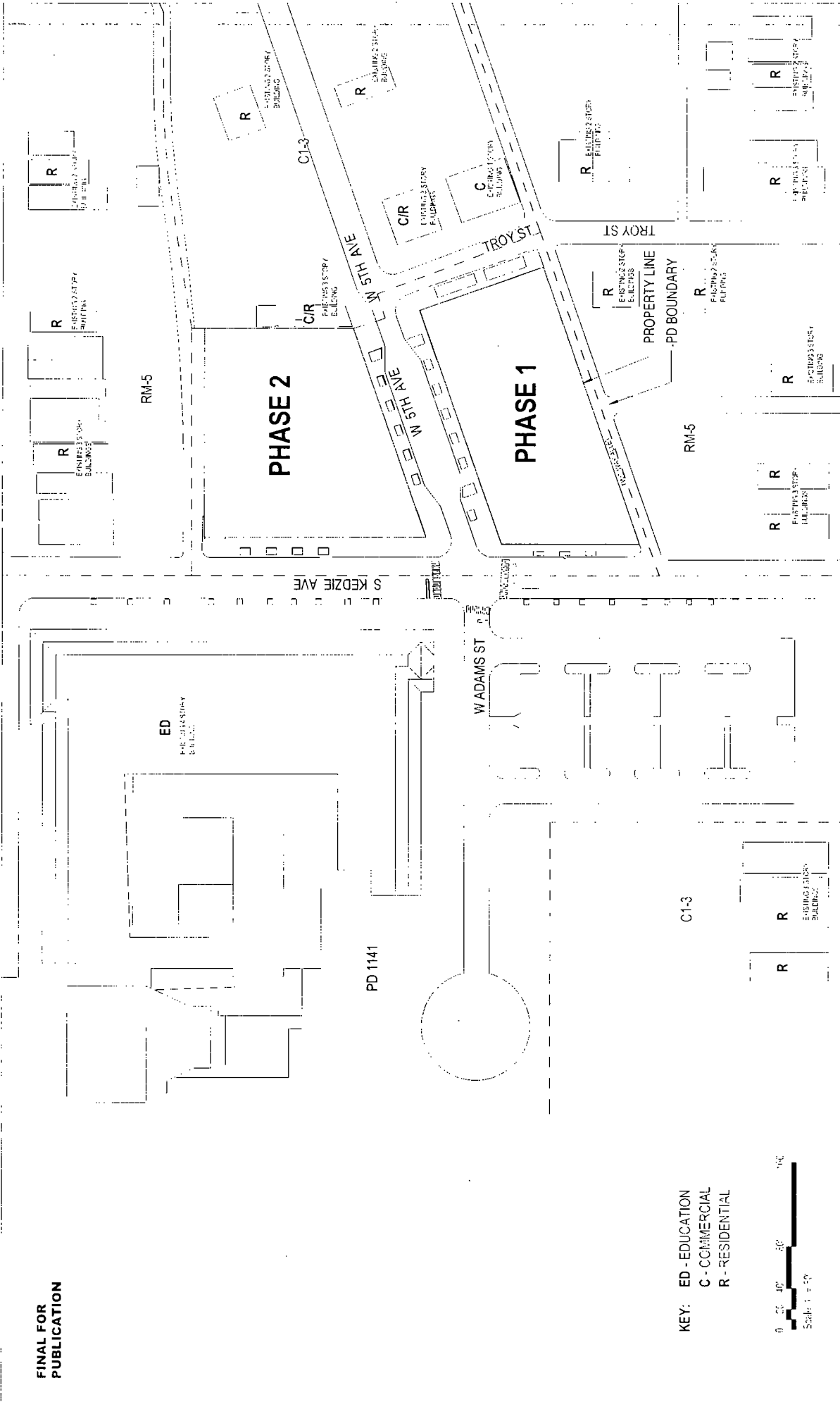
Phase 1: 10 affordable units on-site (20% of 50 total dwelling units); Rental

- 11 dwelling units affordable to households between 60% and 80% of the AMI
- 32 dwelling units affordable to households below 60% of the AMI

Phase 2: 6.4 affordable units on-site (20% of 32 total dwelling units); Cooperative homeownership

This residential development proposal is approved as exceeding the ARO requirements. If the Applicant does not receive LIHTC or other financial assistance, and the affordability does not exceed the ARO requirements, then the Applicant shall revised and resubmit the AHP to DOH for review and approval.

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KEY: ED - EDUCATION
 C - COMMERCIAL
 R - RESIDENTIAL



Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park

Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

EXISTING LAND USE

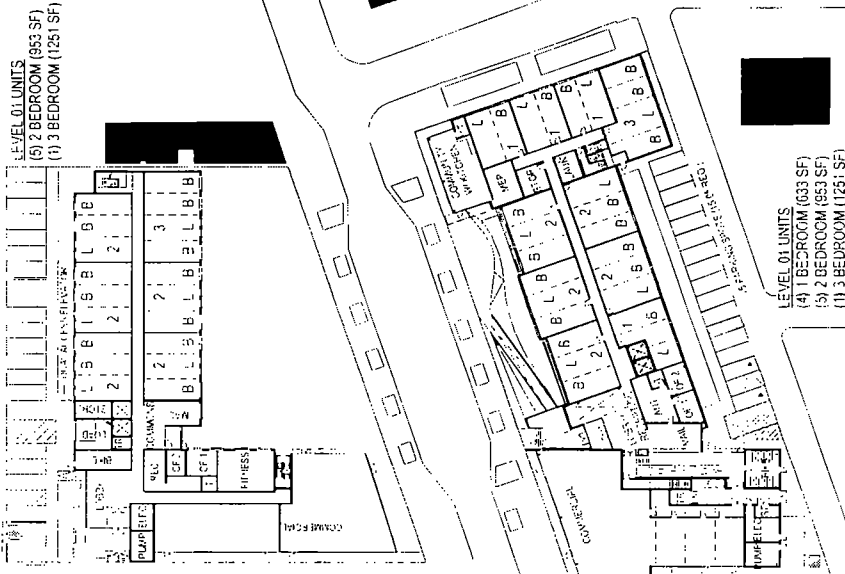
Intro Date: 21 April, 2021 Issue Date: 13 April, 2021

002

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NORTH PARCEL - 32 UNITS
 (02) 1 BEDROOM (DOH min 650 SF)
 (17) 2 BEDROOM (DOH min 950 SF)
 (13) 3 BEDROOM (DOH min 1200 SF)

LEVEL 01 - 15,123 SF



LEVEL 01 UNITS
 (4) 1 BEDROOM (633 SF)
 (5) 2 BEDROOM (953 SF)
 (1) 3 BEDROOM (1251 SF)

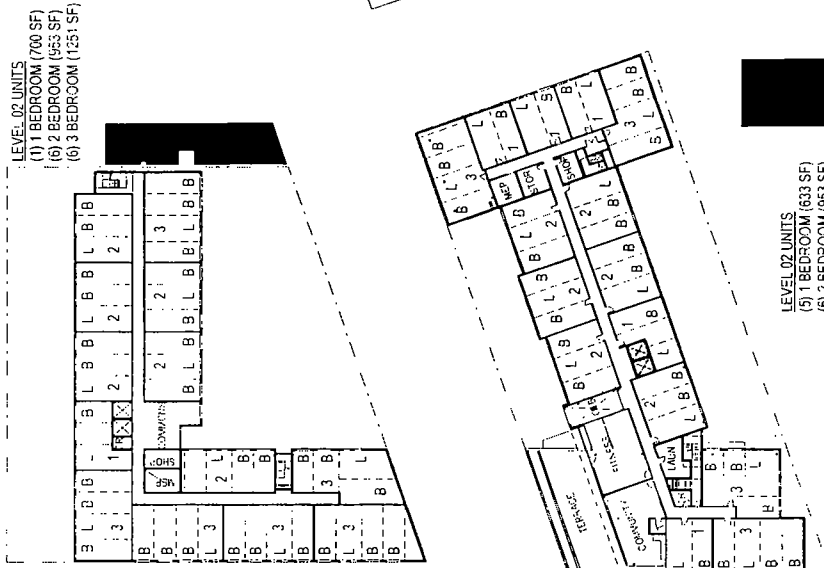
LEVEL 01 - 15,075 SF

NEW REQUIREMENTS
 1 BEDROOM (DOH min 600 SF)
 2 BEDROOM (DOH min 875 SF)
 3 BEDROOM (DOH min 1200 SF)

SOUTH PARCEL - 43 UNITS
 (14) 1 BEDROOM (DOH min 625 SF)
 (17) 2 BEDROOM (DOH min 950 SF)
 (11) 3 BEDROOM (DOH min 1200 SF)

NORTH BUILDING TOTAL - 49947 SF

LEVEL 02 - 17412 SF



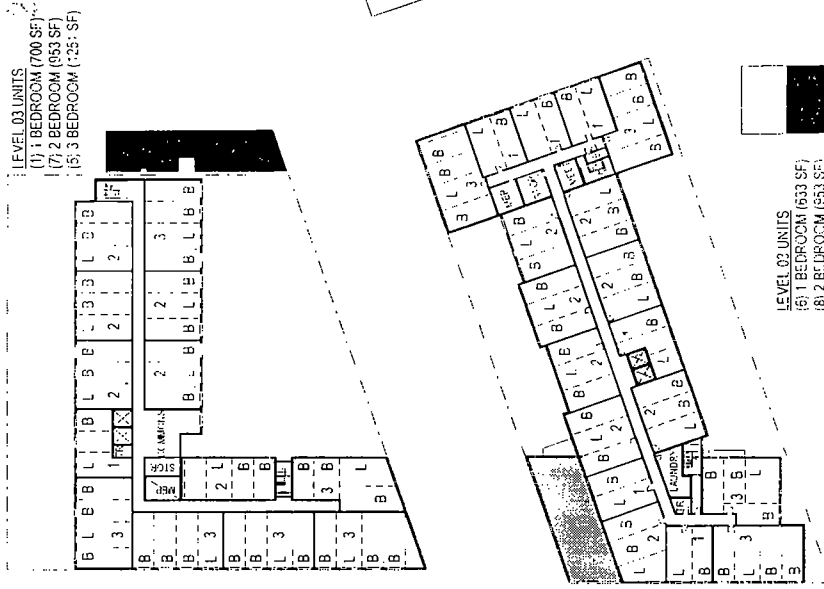
LEVEL 02 UNITS
 (5) 1 BEDROOM (633 SF)
 (6) 2 BEDROOM (953 SF)
 (4) 3 BEDROOM (1251 SF)

LEVEL 02 - 19,136 SF

SOUTH PARCEL OPTION - 50 UNITS
 (19) 1 BEDROOM (DOH min 625 SF)
 (21) 2 BEDROOM (DOH min 950 SF)
 (10) 3 BEDROOM (DOH min 1200 SF)

SOUTH BUILDING TOTAL GIA - 71306 SF

LEVEL 03 - 14712 SF



LEVEL 03 UNITS
 (5) 1 BEDROOM (633 SF)
 (8) 2 BEDROOM (953 SF)
 (4) 3 BEDROOM (1251 SF)

LEVEL 03 - 20,506 SF

Applicant: Preservation of Affordable Housing, Inc. **Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 - 213 S. Kedzie Ave.; 117 - 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.**

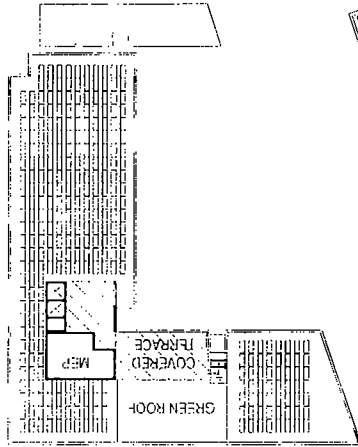
FLOOR PLANS

Intro Date: 21 April, 2021 Issue Date: 13 April, 2021

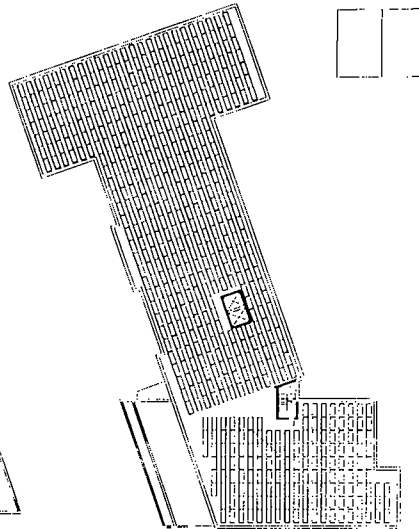
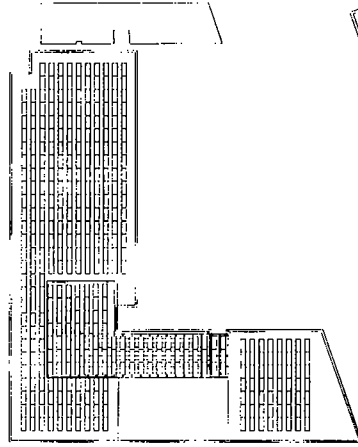
PROPOSED TOTAL SF BY USE ACROSS ALL ROOF LEVELS

HARVESTABLE GARDEN 3445 SF
 GREEN ROOF 1748 SF
 PV PANEL ZONE-S 25708 SF

LOWER ROOF PLAN - 15600 SF

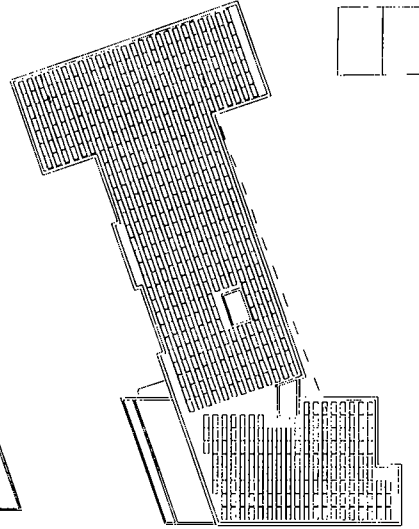


UPPER ROOF PLAN - 1710 SF



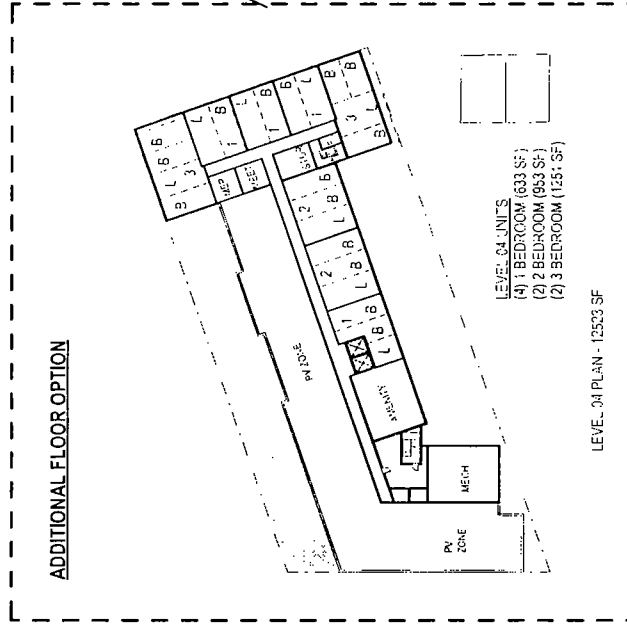
LOWER ROOF PLAN - 15600 SF

BREAKDOWN
 NORTH PARCEL, LOWER ROOF
 GREEN ROOF 1748 SF
 PV PANEL ZONE 9144 SF



UPPER ROOF PLAN - 200 SF

BREAKDOWN
 NORTH PARCEL, CO-OP UPPER ROOF
 PV PANEL ZONE 1710 SF



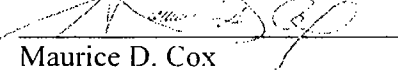


Application #20674

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

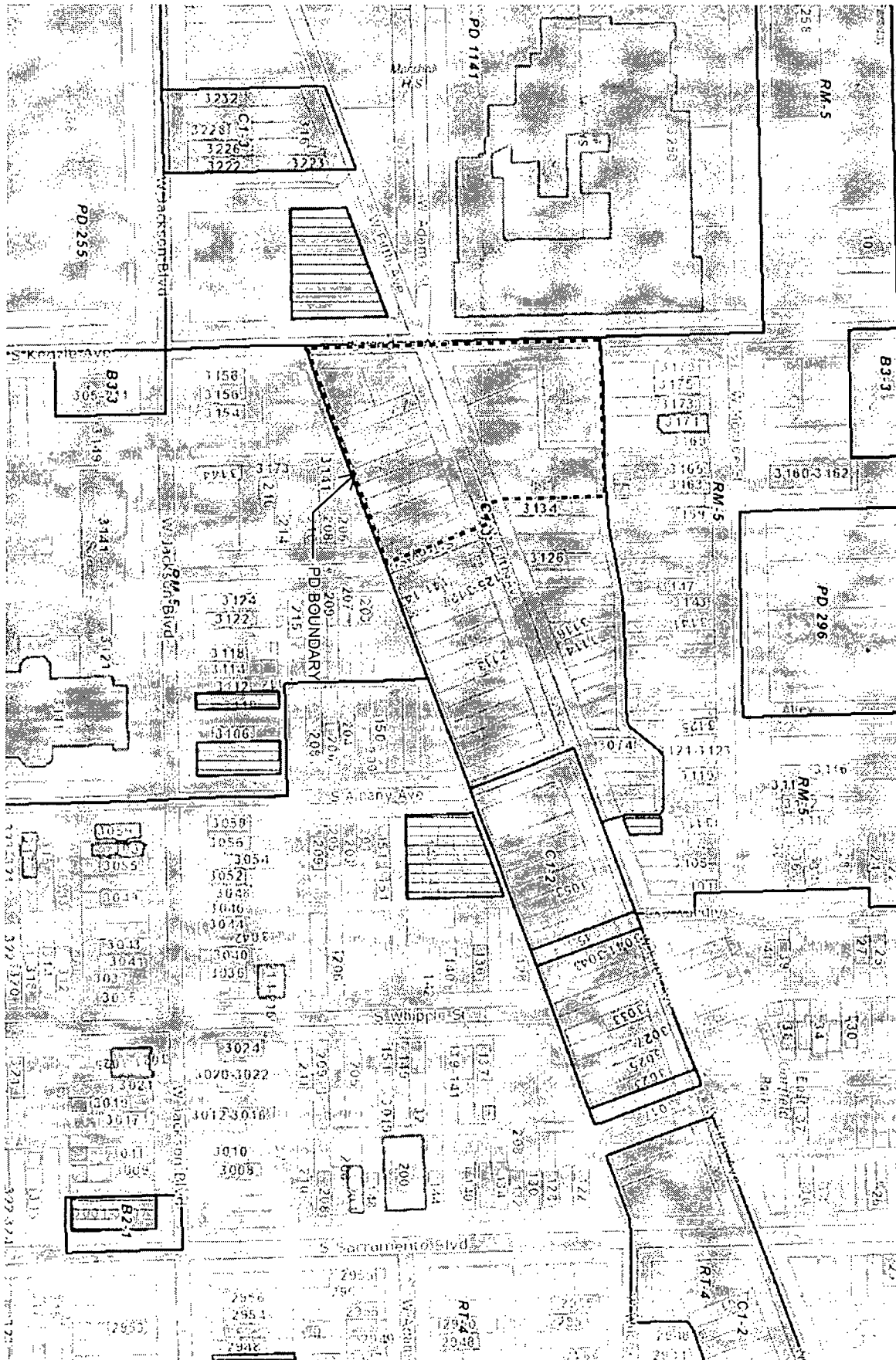
Date: November 18, 2021

Re: Proposed Planned Development (Application #20674)

On November 18, 2021, the Chicago Plan Commission recommended approval of a proposed Residential-Business Planned Development submitted by Preservation of Affordable Housing. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

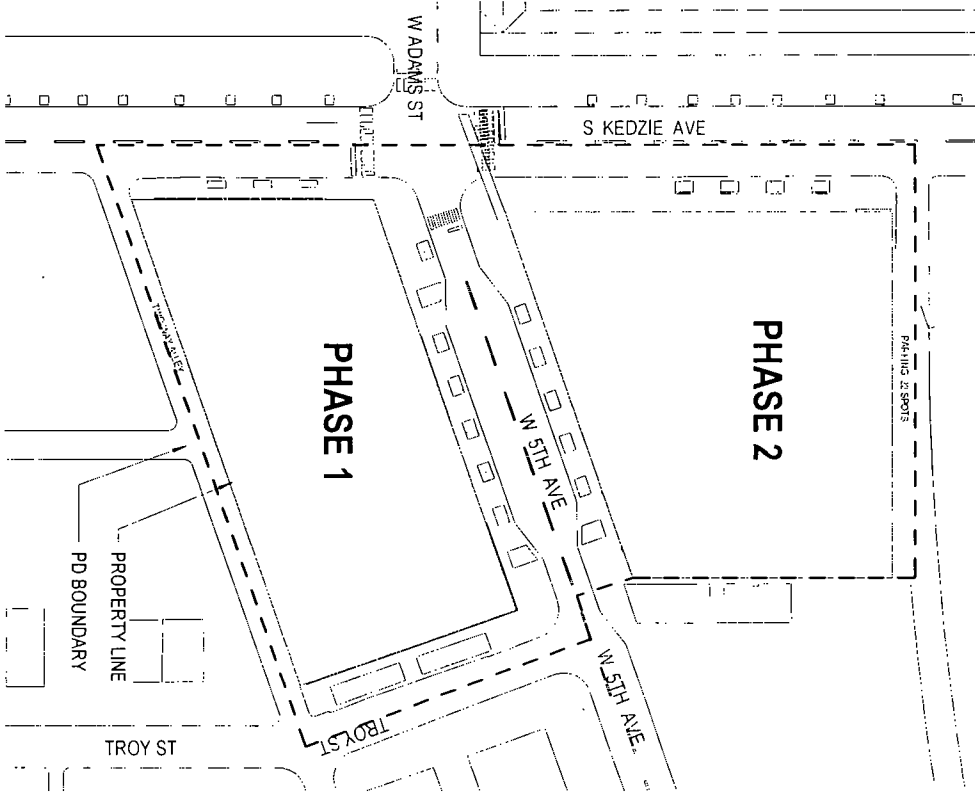
Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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



Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park
 Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S. Kedzie Ave . and 3138 - 3158 W Fifth Ave

EXISTING ZONING
 Intro Date: April 21, 2021
 Plan Commission Date November 18, 2021



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

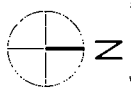
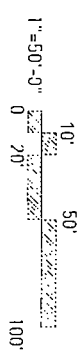
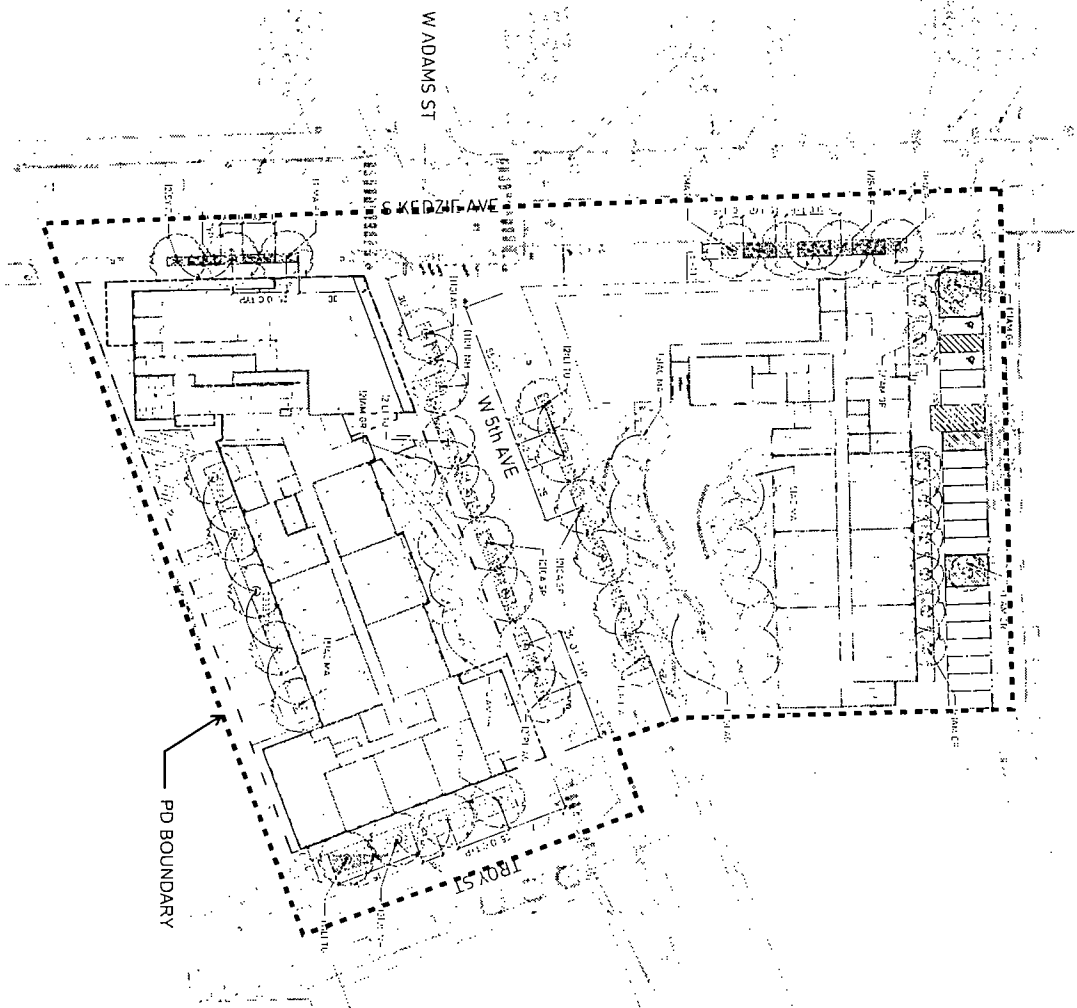
Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave.

PD BOUNDARY

Intro Date: April 21, 2021

Plan Commision Date: November 18, 2021

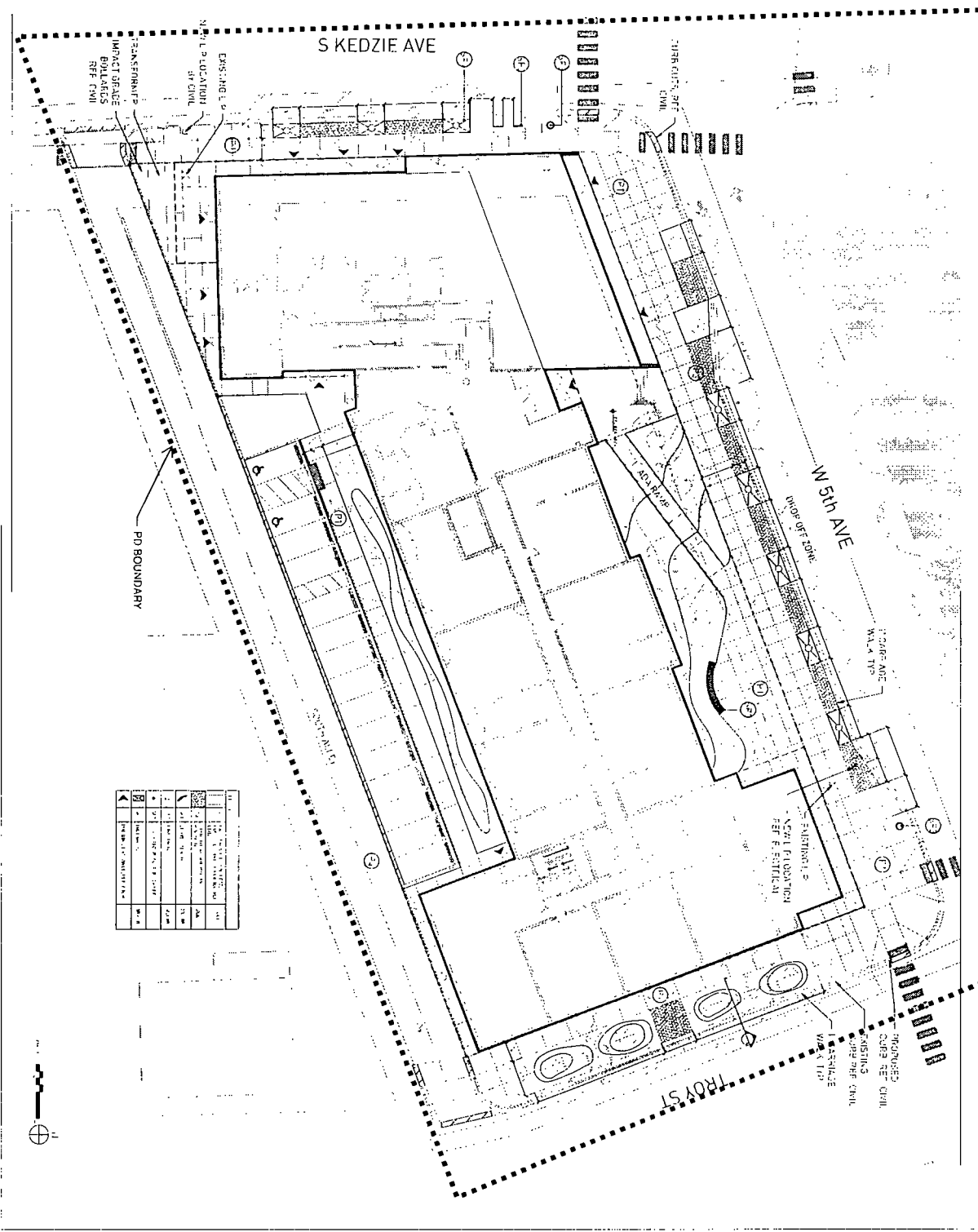
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2	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
3	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
4	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
5	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
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7	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
8	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
9	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.
10	THE PLANTING TO BE MOVED SHALL BE RE-INSTALLED TO ORIGINAL CONDITION.



NO.	DESCRIPTION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	QUANTITY	UNIT
1
2
3
4
5
6
7
8
9
10



Applicant: Preservation of Affordable Housing, Inc.

LANDSCAPE PLAN

Project Name: C40 Garfield Park

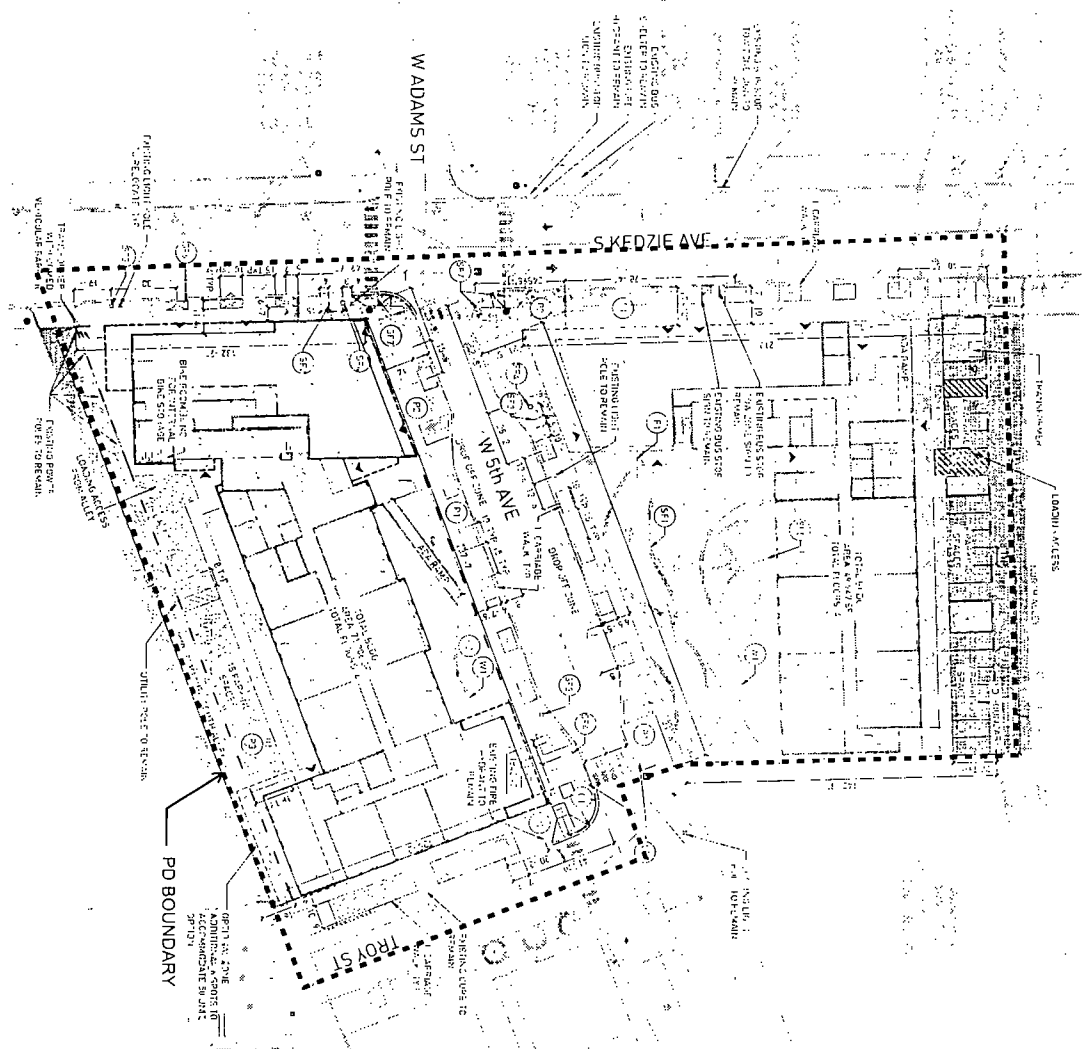
Intro Date: April 21, 2021

Address: 138 - 148 S Troy St, 3137 - 3159 W. Fifth Ave, 201 - 213 S Kedzie Ave, 117 - 137 S Kedzie Ave, and 3138 - 3158 W Fifth Ave

Plan Commission Date: November 18, 2021

004B

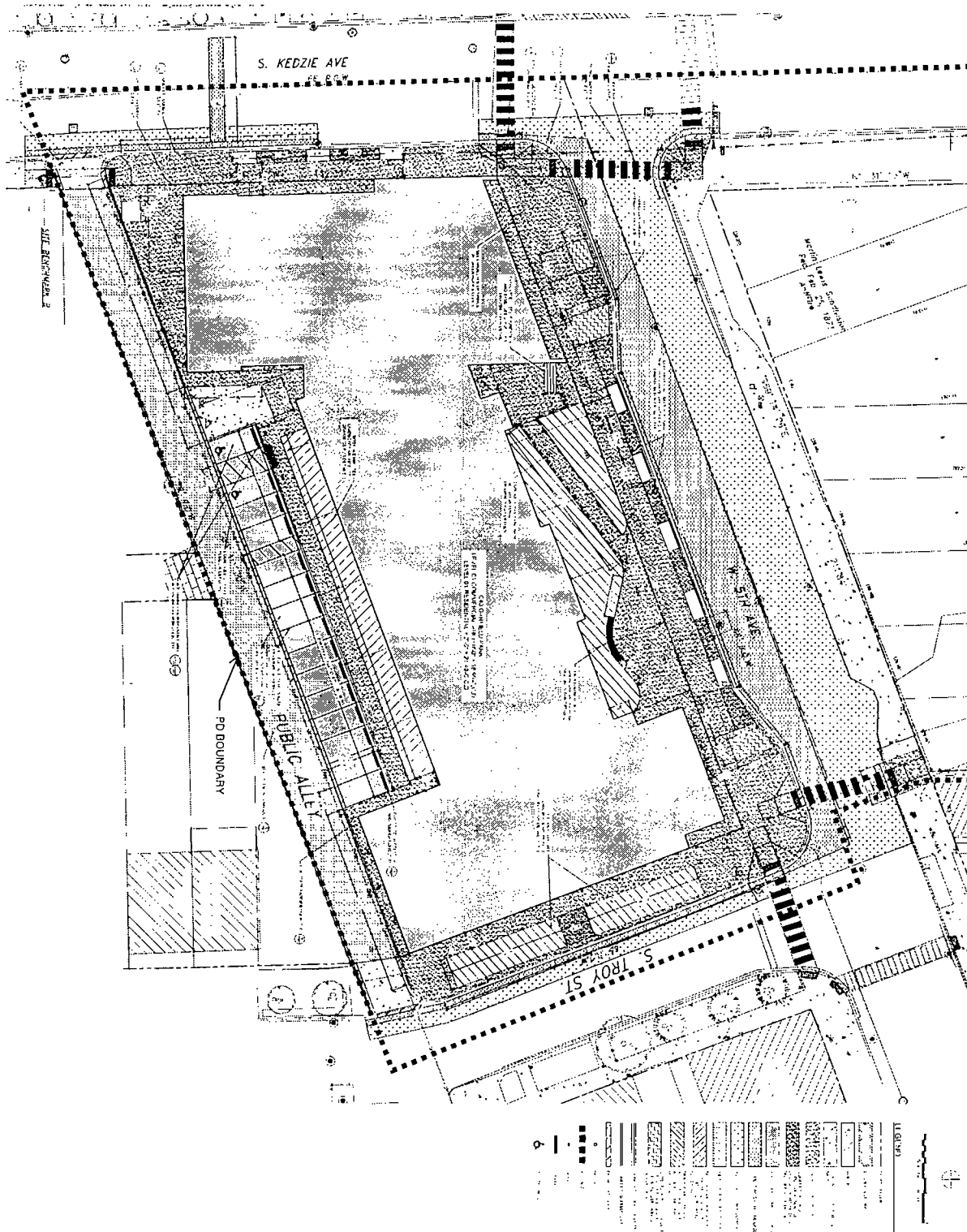
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 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/18/2021
2	REVISED PLAN	11/18/2021
3	REVISED PLAN	11/18/2021
4	REVISED PLAN	11/18/2021
5	REVISED PLAN	11/18/2021
6	REVISED PLAN	11/18/2021
7	REVISED PLAN	11/18/2021
8	REVISED PLAN	11/18/2021
9	REVISED PLAN	11/18/2021
10	REVISED PLAN	11/18/2021
11	REVISED PLAN	11/18/2021
12	REVISED PLAN	11/18/2021
13	REVISED PLAN	11/18/2021
14	REVISED PLAN	11/18/2021
15	REVISED PLAN	11/18/2021
16	REVISED PLAN	11/18/2021
17	REVISED PLAN	11/18/2021
18	REVISED PLAN	11/18/2021
19	REVISED PLAN	11/18/2021
20	REVISED PLAN	11/18/2021
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46	REVISED PLAN	11/18/2021
47	REVISED PLAN	11/18/2021
48	REVISED PLAN	11/18/2021
49	REVISED PLAN	11/18/2021
50	REVISED PLAN	11/18/2021

Applicant: Preservation of Affordable Housing, Inc.
Project Name: C40 Garfield Park
Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave ; and 3138 - 3158 W. Fifth Ave

SITE PLAN
Intro Date: April 21, 2021
Plan Commission Date: November 18, 2021



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

Address: 138 - 148 S Troy St. 3137 - 3159 W Fifth Ave. 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave, and 3138 - 3158 W Fifth Ave

SITE PLAN

Intro Date: April 21, 2021

Plan Commission Date: November 18, 2021

005B

NORTH PARCEL - 32 UNITS
 (02) 1 BEDROOM (DOH min 650 SF)
 (17) 2 BEDROOM (DOH min 950 SF)
 (13) 3 BEDROOM (DOH min 1200 SF)

NORTH-BUILDING TOTAL - 45547 SF

LEVEL 01 - 15123 SF

LEVEL 02 UNITS
 (1) 1 BEDROOM (700 SF)
 (5) 2 BEDROOM (953 SF)
 (6) 3 BEDROOM (1251 SF)

LEVEL 03 UNITS
 (1) 1 BEDROOM (700 SF)
 (7) 2 BEDROOM (953 SF)
 (5) 3 BEDROOM (1251 SF)

LEVEL 01 UNITS
 (5) 2 BEDROOM (953 SF)
 (1) 3 BEDROOM (1251 SF)

LEVEL 02 UNITS
 (6) 1 BEDROOM (633 SF)
 (6) 2 BEDROOM (953 SF)
 (4) 3 BEDROOM (1251 SF)

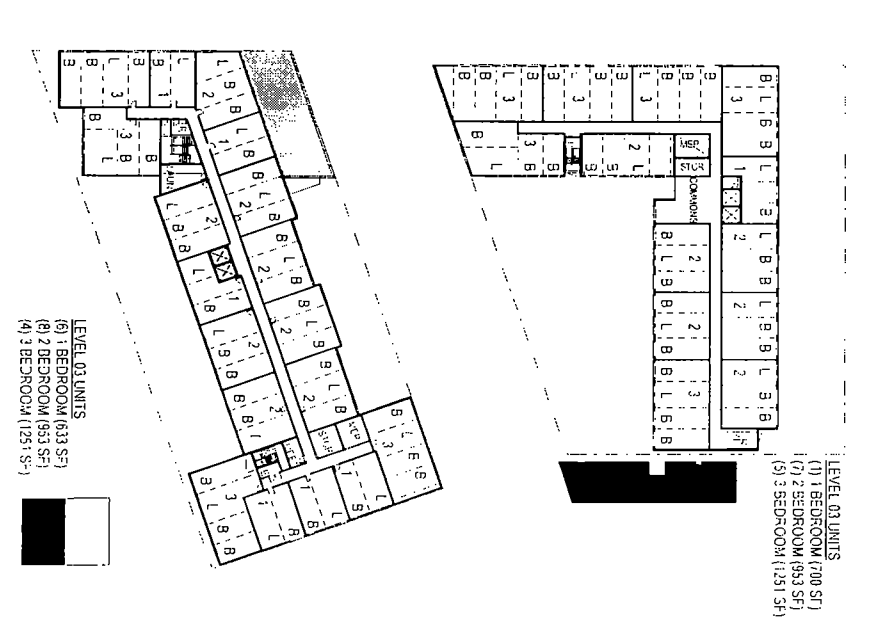
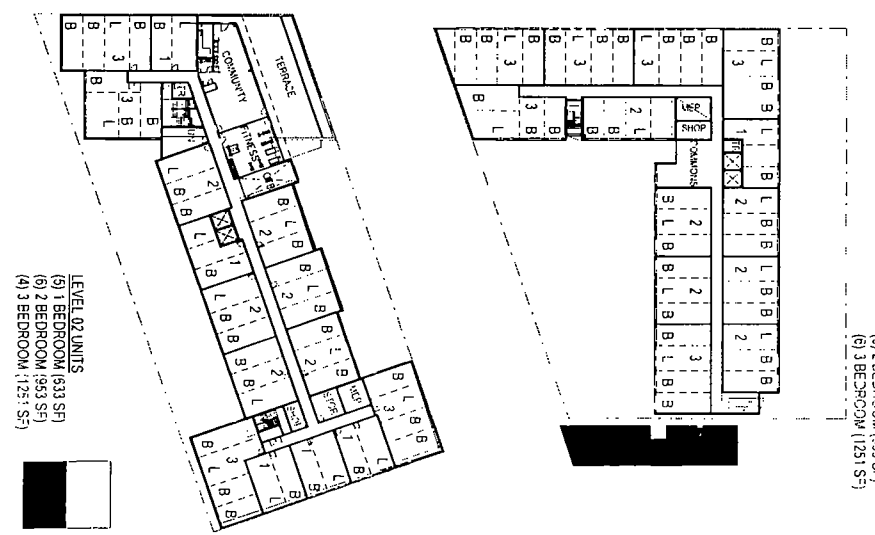
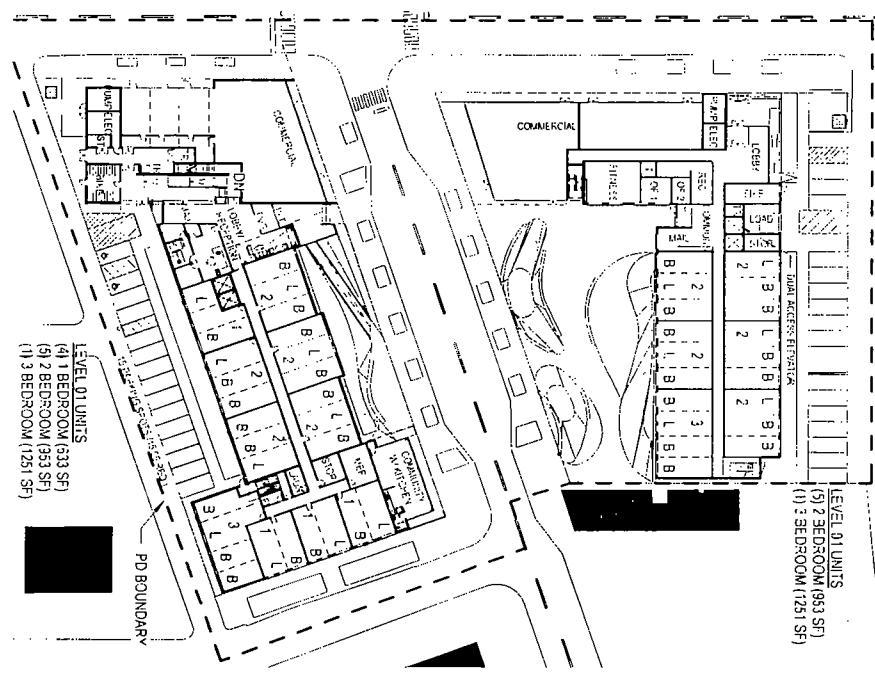
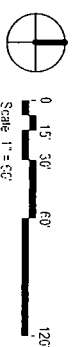
LEVEL 03 UNITS
 (6) 1 BEDROOM (633 SF)
 (6) 2 BEDROOM (953 SF)
 (4) 3 BEDROOM (1251 SF)

NEW REQUIREMENTS
 1 BEDROOM (DOH min 600 SF)
 2 BEDROOM (DOH min 875 SF)
 3 BEDROOM (DOH min 1000 SF)

SOUTH PARCEL - 43 UNITS
 (14) 1 BEDROOM (DOH min 635 SF)
 (17) 2 BEDROOM (DOH min 953 SF)
 (11) 3 BEDROOM (DOH min 1200 SF)

SOUTH PARCEL OPTION - 50 UNITS
 (19) 1 BEDROOM (DOH min 625 SF)
 (21) 2 BEDROOM (DOH min 950 SF)
 (10) 3 BEDROOM (DOH min 1200 SF)

SOUTH BUILDING TOTAL GA - 71366 SF



FLOOR PLANS

Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave., 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave. and 3138 - 3158 W Fifth Ave

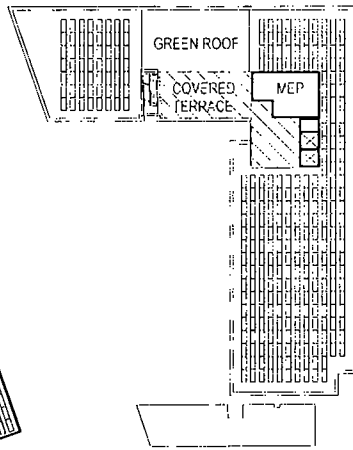
Intro Date: April 21, 2021

Plan Commission Date: November 18, 2021

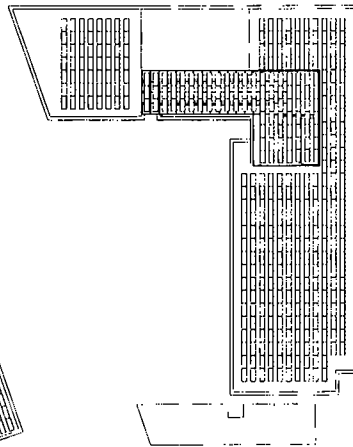
FINAL FOR PUBLICATION

PROPOSED TOTAL SF BY USE ACROSS ALL ROOF LEVELS

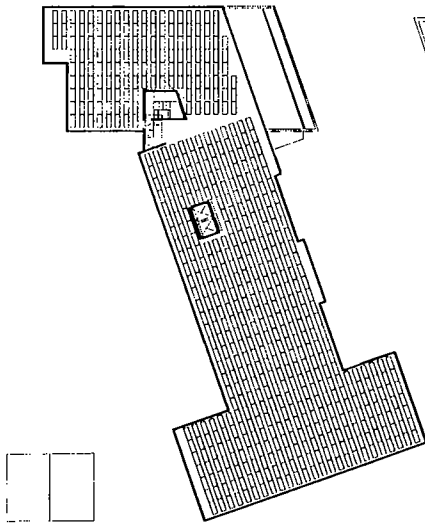
HAVESTABLE GARDEN 3445 SF
 GREEN ROOF 1748 SF
 PV PANEL ZONES 25708 SF



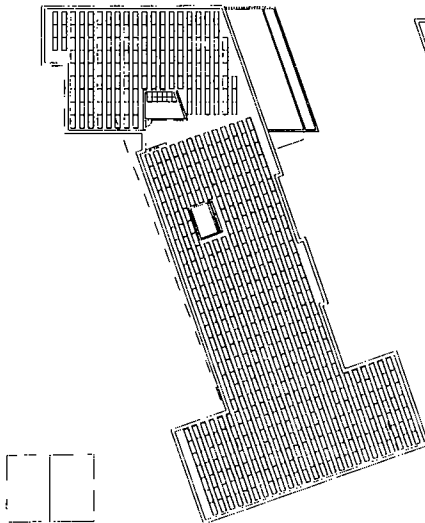
LOWER ROOF PLAN - 15300 SF



UPPER ROOF PLAN - 1710 SF



LOWER ROOF PLAN - 19300 SF

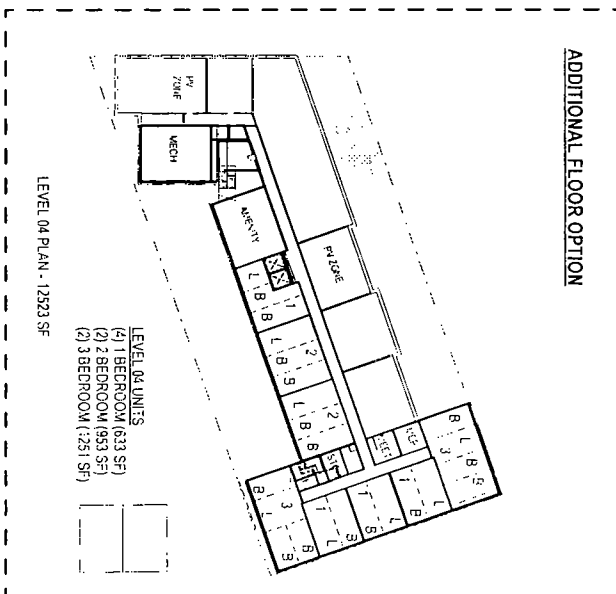


UPPER ROOF PLAN - 200 SF

BREAKDOWN:
 NORTH PARCEL CO-OP LOWER ROOF
 GREEN ROOF 1748 SF
 PV PANEL ZONE 9144 SF

SOUTH PARCEL APARTMENTS LOWER ROOF
 PV PANEL ZONE 1800 SF

BREAKDOWN:
 NORTH PARCEL CO-OP UPPER ROOF
 PV PANEL ZONE 1710 SF



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

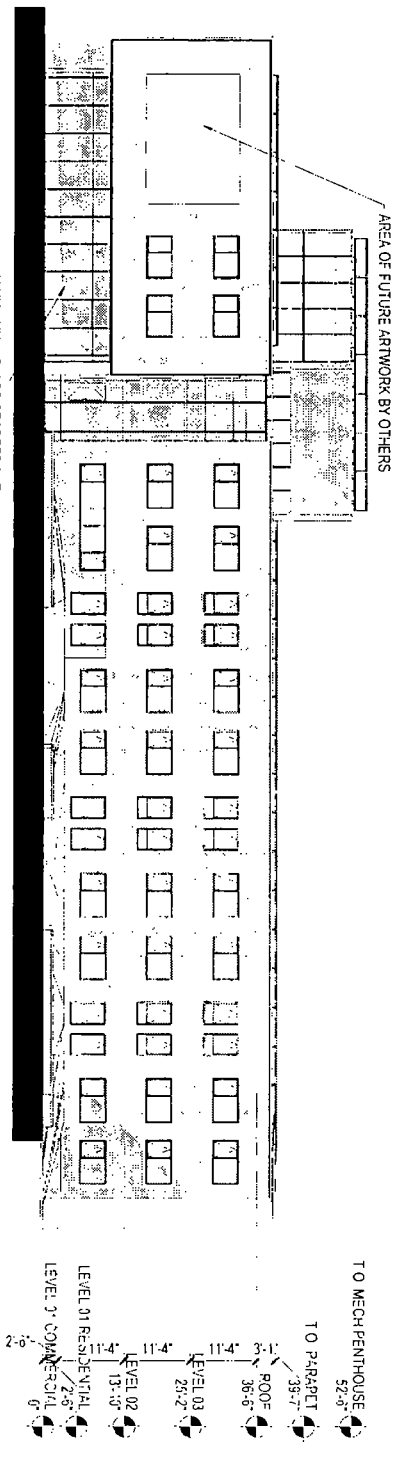
Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave

ROOF PLANS + 4TH FLOOR OPTION

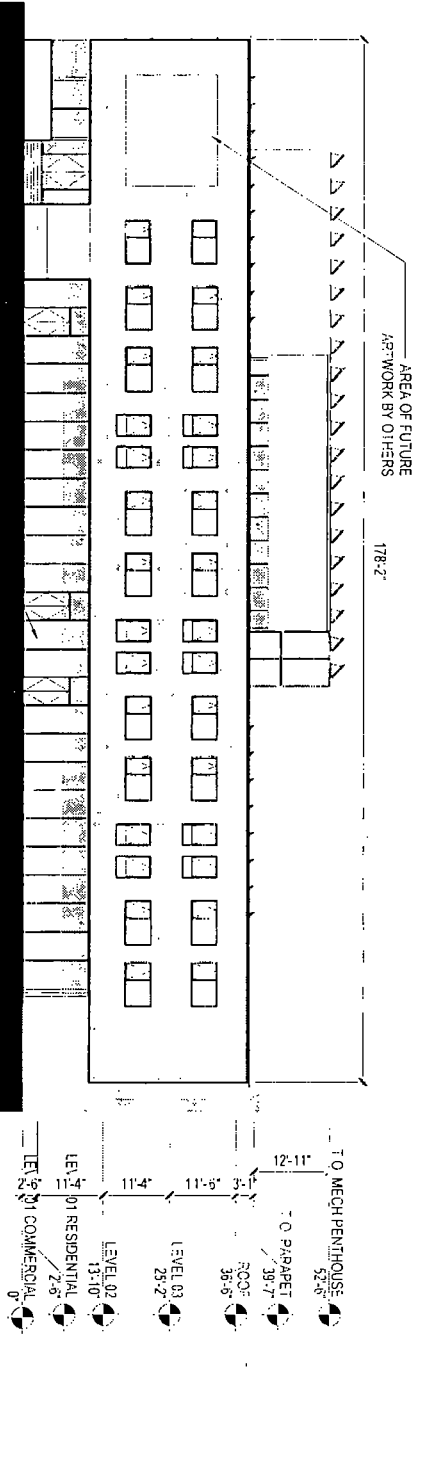
Intro Date: April 21, 2021

Plan Commission Date: November 18, 2021

① North Building Co-Op - South Elevation (from 5th Ave)

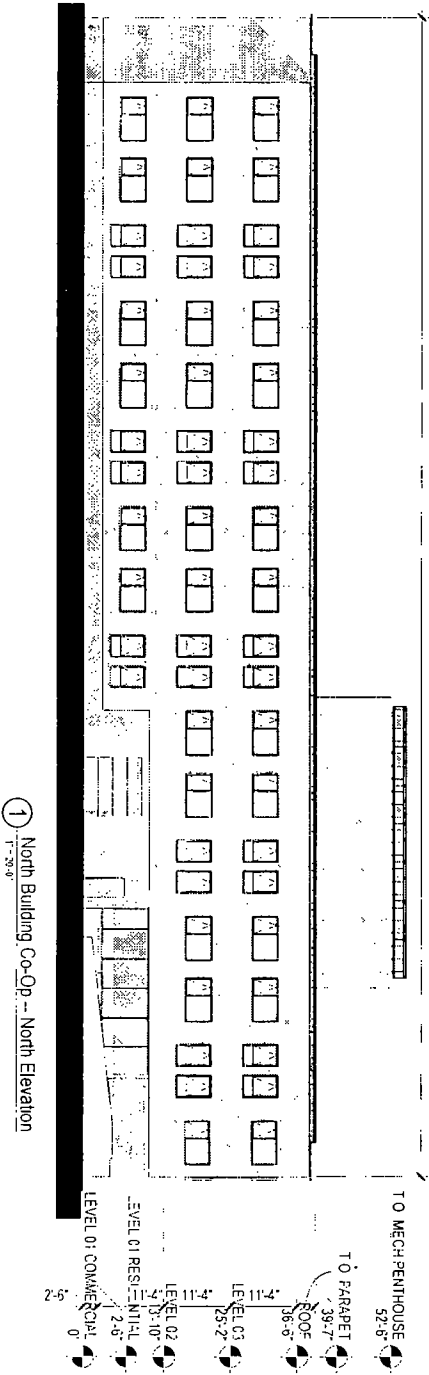


② North Building Co-Op - West Elevation (from Kedzie Avenue) ALUMINUM & GLASS STOREFRONT

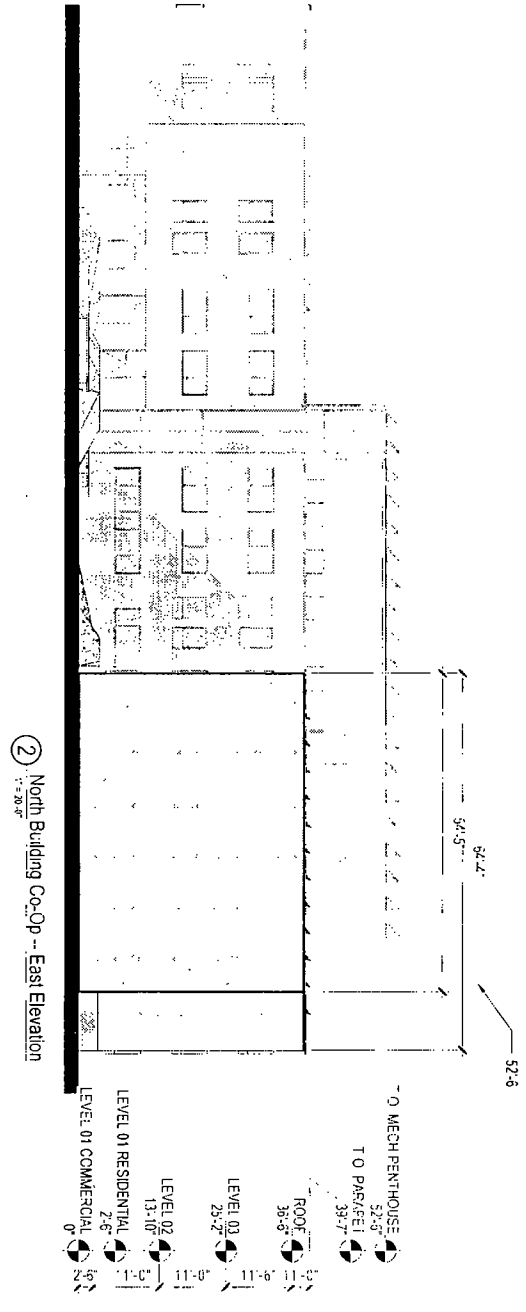


Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park
 Address: 138 - 148 S Troy St. 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S. Kedzie Ave., and 3138 - 3158 W Fifth Ave

NORTH PARCEL ELEVATIONS
 Intro Date: April 21, 2021
 Plan Commission Date: November 18, 2021



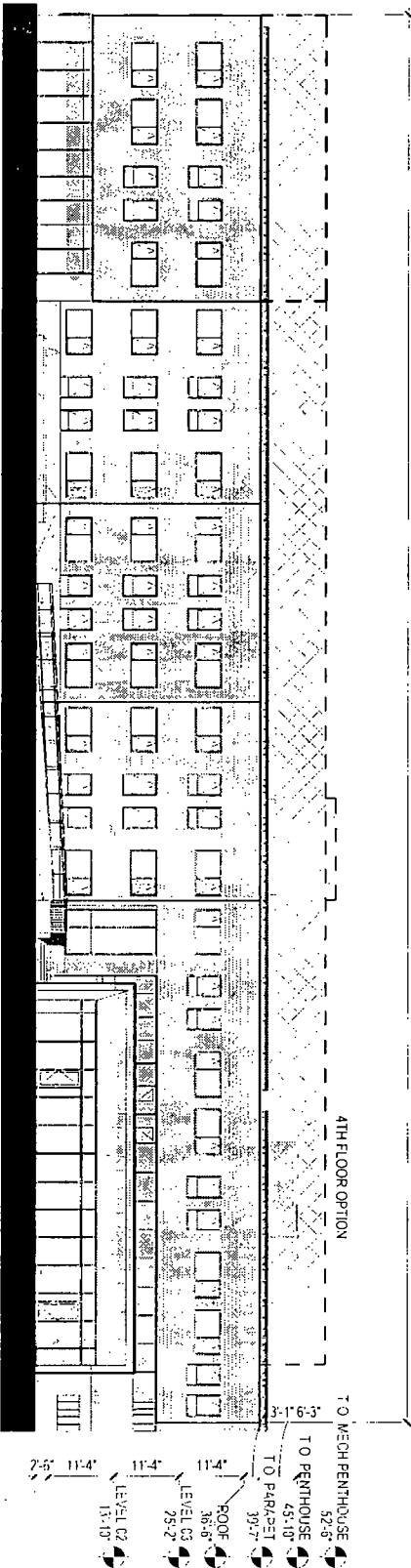
① North Building Co-Op - North Elevation
1'-29'-0"



② North Building Co-Op - East Elevation
34'-5"

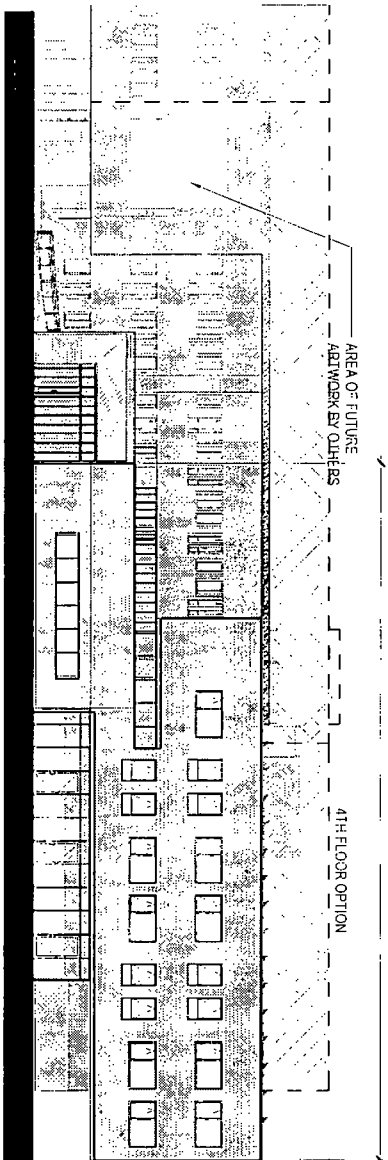
Applicant: Preservation of Affordable Housing, Inc.
 Project Name: C40 Garfield Park
 Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave., 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave , and 3138 - 3158 W Fifth Ave

NORTH PARCEL ELEVATIONS
 Intro Date: April 21, 2021
 Plan Commission Date November 18, 2021



① SOUTH BUILDING ELEVATIONS - NORTH ELEVATION
T - 20'-0"

- T.O. MECH. PENTHOUSE 52'-5"
- T.O. PENTHOUSE 45'-10"
- T.O. PARAPET 39'-7"
- ROOF 36'-6"
- LEVEL C3 29'-2"
- LEVEL C2 13'-10"
- LEVEL C1 RESIDENTIAL 2'-3"
- LEVEL 01 COMMERCIAL 0'



② SOUTH BUILDING ELEVATIONS - WEST ELEVATION
T - 3'-0"

- T.O. MECH. PENTHOUSE 57'-8"
- T.O. PENTHOUSE 45'-10"
- T.O. PARAPET 39'-7"
- ROOF 36'-6"
- LEVEL C3 28'-2"
- LEVEL C2 13'-10"
- LEVEL 01 RESIDENTIAL 11'-4"
- LEVEL 01 COMMERCIAL 0'

Applicant: Preservation of Affordable Housing, Inc.

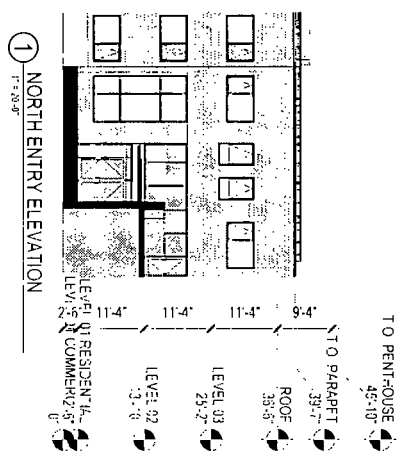
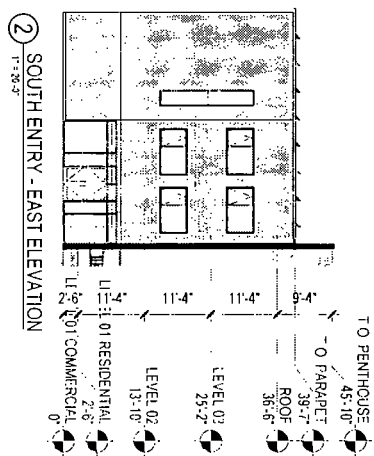
Project Name: C40 Garfield Park

Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave. 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave. and 3138 - 3158 W Fifth Ave

SOUTH PARCEL ELEVATIONS

Intro Date: April 21, 2021

Plan Commission Date November 18, 2021



Applicant: Preservation of Affordable Housing, Inc.

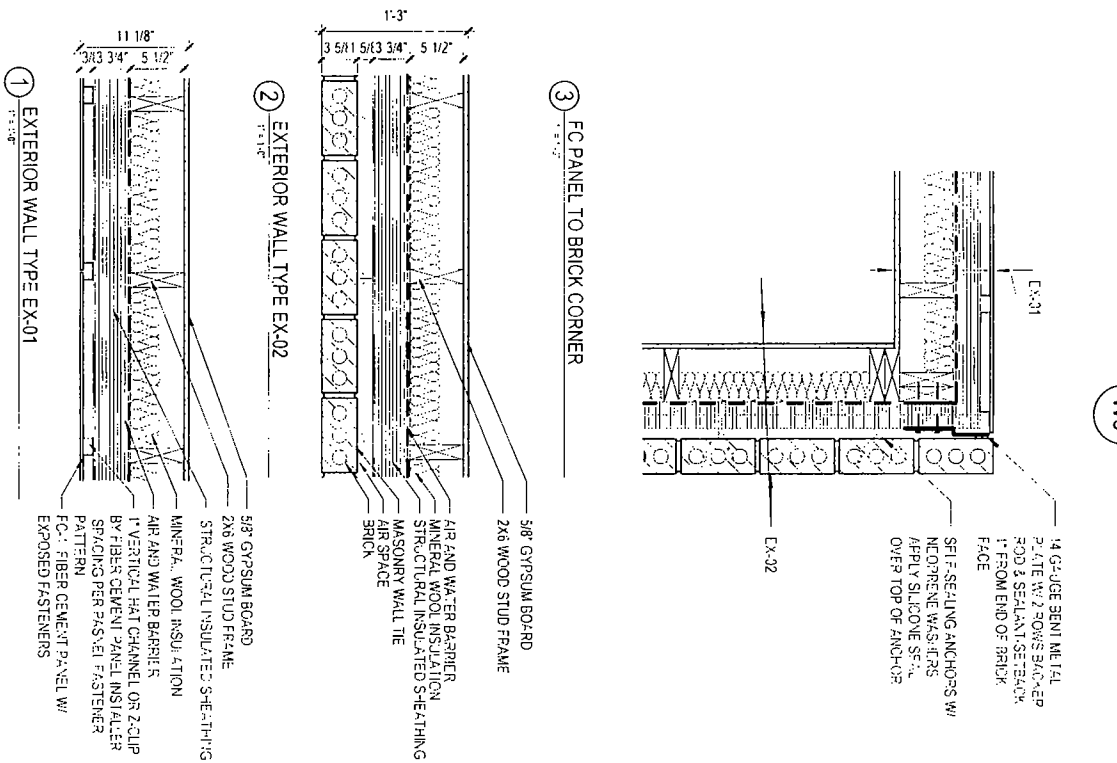
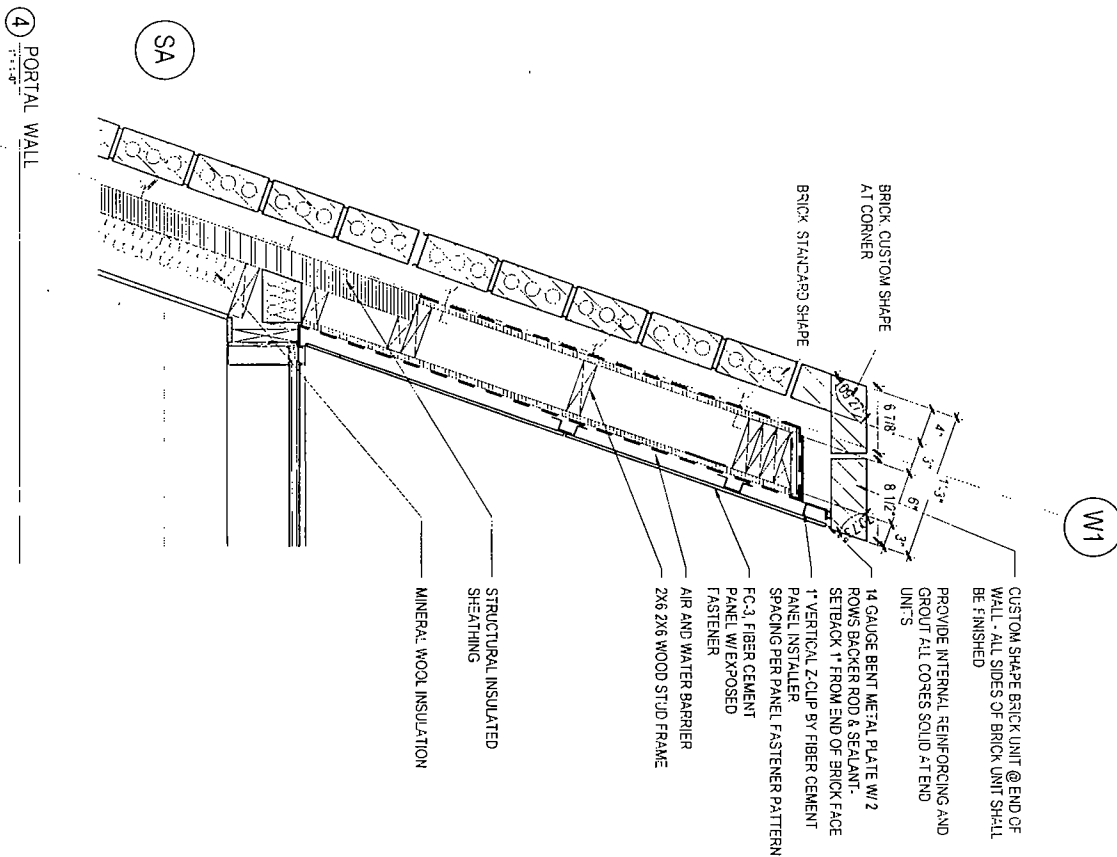
Project Name: C40 Garfield Park

Address: 138 - 148 S Troy St 3137 - 3159 W. Fifth Ave., 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave

SOUTH PARCEL - PARTIAL ELEVATIONS

Intro Date: April 21, 2021

Plan Commission Date November 18, 2021



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

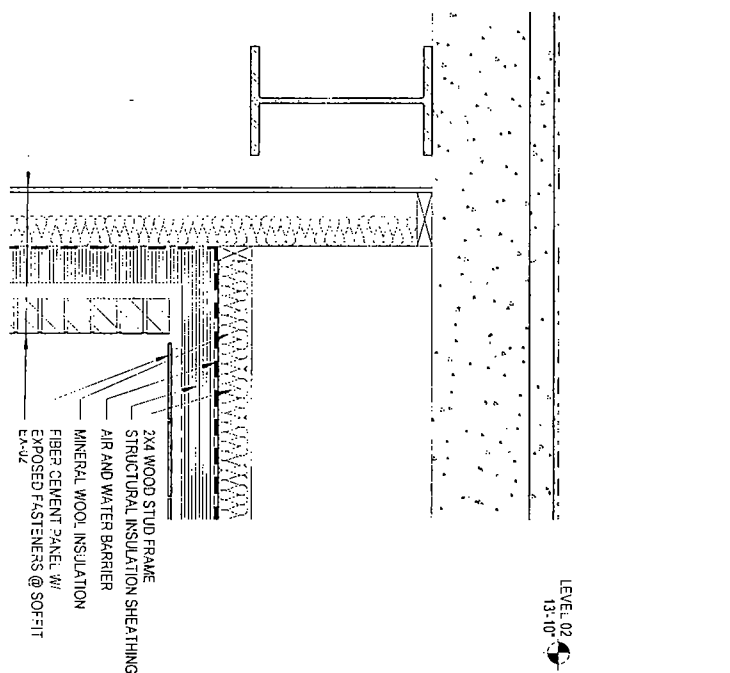
Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave

TYPICAL DETAILS - PLAN

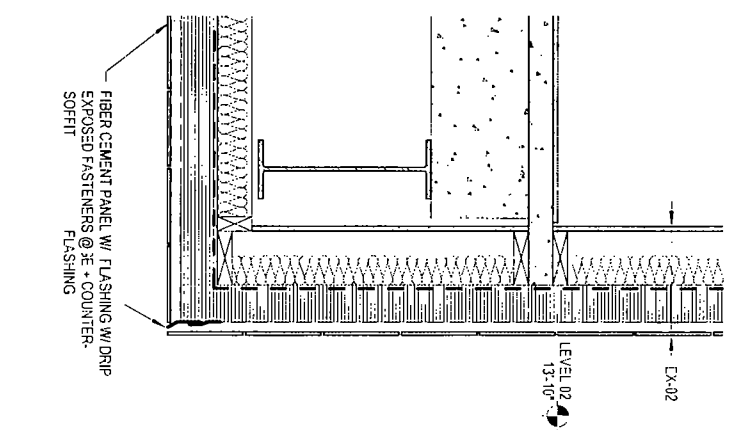
Intro Date: April 21, 2021

Plan Commission Date November 18, 2021

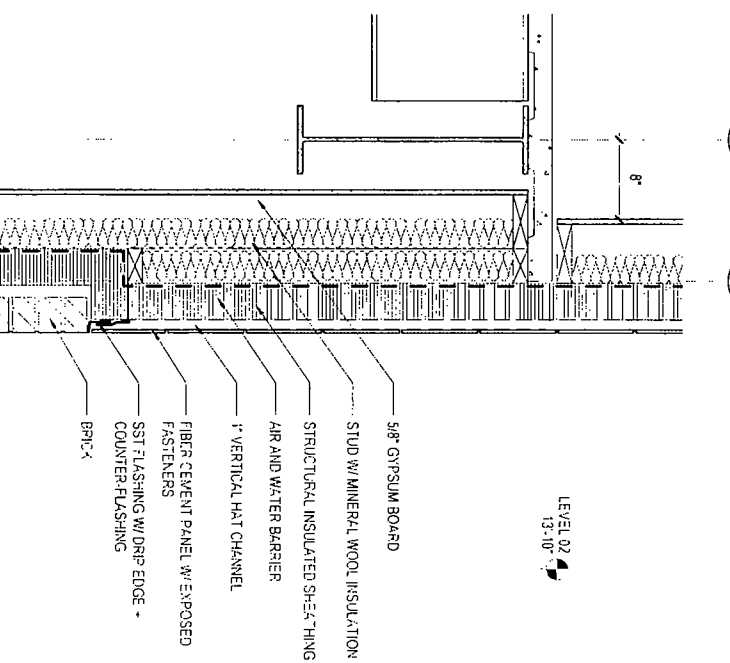
SG



3 TYP SOFFIT INT



2 TYP SOFFIT



1 TYP FC TO BRICK

SF

WC

Applicant: Preservation of Affordable Housing, Inc.

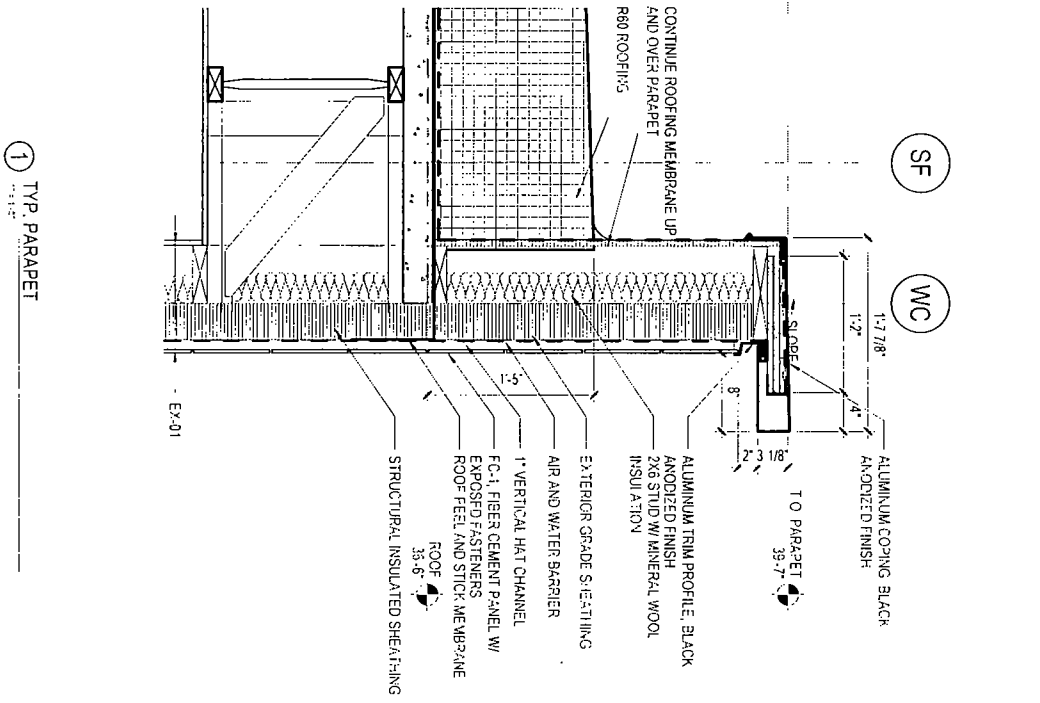
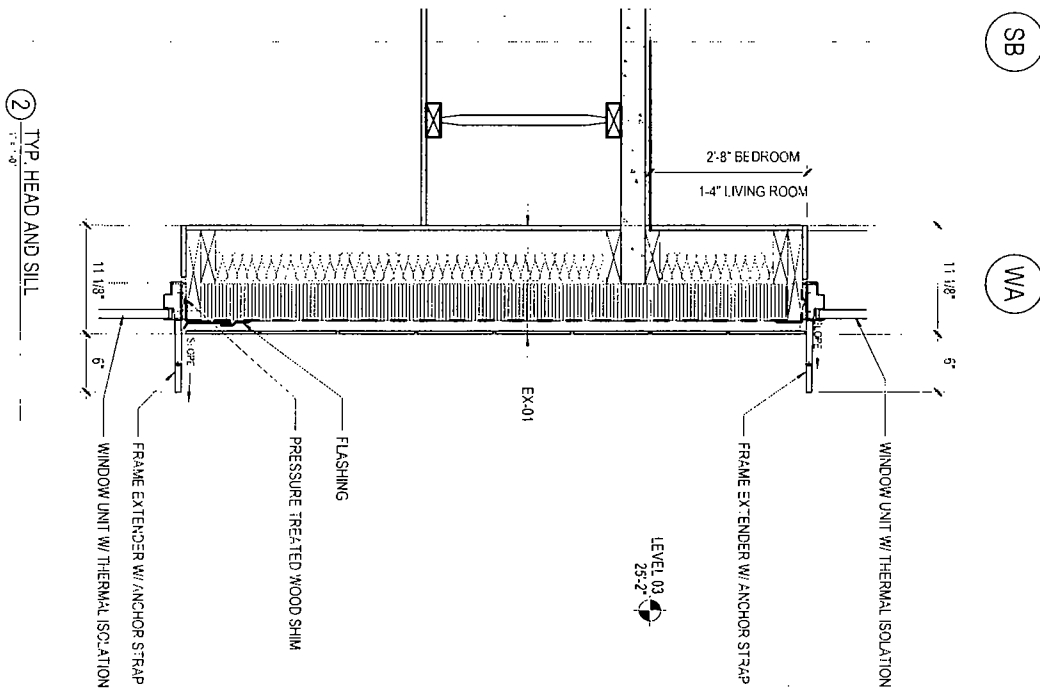
TYPICAL DETAILS - SECTION

Project Name: C40 Garfield Park

Intro Date: April 21, 2021

Address: 138 - 148 S Troy St. 3137 - 3159 W. Fifth Ave, 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave

Plan Commission Date: November 18, 2021



Applicant: Preservation of Affordable Housing, Inc.

Project Name: C40 Garfield Park

Address: 138 - 148 S Troy St 3137 - 3159 W Fifth Ave . 201 - 213 S Kedzie Ave 117 - 137 S Kedzie Ave and 3138 - 3158 W Fifth Ave

TYPICAL DETAILS - SECTION

Intro Date: April 21, 2021

Plan Commission Date: November 18, 2021

