

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

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 1327, AS AMENDED

Plan of Development Statements

1. The area delineated herein as Residential Business Planned Development Number 1327, as amended, ("Planned Development") consists of approximately 30,653 square feet of property located at 716-742 N. Aberdeen Street and 721-739 N. Ogden Avenue, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, North Aberdeen Associates LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

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

APPLICANT: North Aberdeen Associates LLC
ADDRESS: 716-742 N. Aberdeen St. & 721-739 N. Ogden Ave.
INTRODUCED: November 1, 2016
CPC DATE: February 16, 2017

FINAL FOR PUBLICATION

prepared by Fitzgerald Associates Architects and dated February 16, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

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

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

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 30,653 square feet and a base FAR of 5.0.

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

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FINAL FOR PUBLICATION

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

The funds contributed pursuant to this Statement 8 shall be utilized as set forth in Section '17 -4-1004 (Neighborhoods Opportunity Fund), '17-4-1005 (Local Impact Bonus) and 17-4-1006 (Citywide Adopt-A-Landmark) of the Zoning Ordinance. The Applicant's obligations pursuant to this Statement 8 shall be fully satisfied upon payment of the amounts set forth herein (as modified pursuant to Section 17-4-1003-C). It is currently anticipated that the eighty-eight and eight hundred and ninety-three 12/100 , dollars (\$88,893.12) contribution to the Local Impact Fund (as such amount shall be adjusted in accordance with Section 17-4-1003-C at the time of building permit) will be utilized for the future development of a Chicago Park District open space site located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund contribution shall be subject to Section 17-4-1 005-G but in no event shall such modification cause a delay in the issuance of a Part II approval, building permit or certificate of occupancy for the planned development."

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions, of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property

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FINAL FOR PUBLICATION

shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

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

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

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INTRODUCED: November 1, 2016
CPC DATE: February 16,2017

FINAL FOR PUBLICATION

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

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

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

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

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

APPLICANT: North Aberdeen Associates LLC

ADDRESS: 716-742 N. Aberdeen St. & 721-739 N. Ogden Ave.
INTRODUCED: November 1, 2016
CPC DATE: February 16, 2017

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

Site Area:

Gross Site Area: Public Right-of-Way: Total Net Site Area:

Maximum Height:

Floor Area Ratio:

Overall Maximum FAR:

Site Area:

Overall Maximum Buildable FAR:

52,644 square feet 21,991 square feet 30,653 square feet

167'

6.25

30,653 square feet 191,581 square feet

Maximum Number of Dwelling Units:

Rear yard: 30' at residential floors

Minimum Parking Spaces:

Minimum Bicycle Spaces:

1 (10 feet by 25 feet)

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INTRODUCED: November 1, 2016
CPC DATE: February 16, 2017

FINAL FOR PUBLICATION

2015 Affordable Housing Profile Form (AHP)

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

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

Date: January 30, 2017

DEVELOPMENT INFORMATION

Development Name: 740 N. Aberdeen
Development Address: 716-742 N. Aberdeen & 721 -739 N. Ogden Avenue
Zoning Application Number, if applicable: 19019 Ward: 27th
If you are working with a Planner at the City, what is his/her name?

Type of City Involvement City/Land Planned Development (PD)
check all that apply Financial Assistance Transit Served Location (TSL) project
 Zoning increase

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

EjARO Web Form completed and attached - or submitted online on January 30, 2017 | ^jARO "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 unit6 are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name North Aberdeen Associates LLC
Developer Contact Anthony Rossi, Sr.
Developer Address 1 N. Franklin, Suite 700, Chicago IL

Email tony@rmk.com <mailto:tony@rmk.com>

Developer Phone 312-407-6700

Attorney Name John J. George

Attorney Phone 312-870-8022

TIMING

Estimated date marketing will begin 1 st Quarter 2019 Estimated date of building permit* 2rd or 4th Quarter 2017 Estimated date ARO units will be complete

Quarter 2019

*note that the In-lieu fee and recorded covenant are required prior to the Issuance of any building permits, Including the foundation permit

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

Date

Developer/Project Manager ' Date

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ARO Web Form

Development Information

Address

Submitted Date: 01/30/2017

Address Number From :716 Address Number To: 742 Street Direction: N

Street . Aberdeen Street

Postal Code: 60642

Development Name, If applicable

740 Aberdeen

Information

Ward .27

ARO Zone: High Home [] 0 W r14o W W

Details

Type of city involvement :Downtown PD Total Number of units In development: 20 Type of development: Rent Is this a Transit

Served Location Project: N

Requirements

Required affordable units :2 Required *On-site aff. Units: 1 How do you intend to meet

your required obligation On-Site: 1 Off-Site: 0

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

Total Units Committed: 1 Remaining In-Lieu Fee Owed: 128^(00 ^ | 7\$"i 0 0 </.(? y

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2007 Affordable Housing Profile Form (Rental)

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

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

Date: May 27, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Ogden and Aberdeen Development Address: 768

North Aberdeen Street Ward: 27th Ward - M Dorai Burnett

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

Type of City involvement: Land write-down
(check all that apply) Financial Assistance (If receiving tif assistance, win tif funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses x Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: John Kelly

Developer Contact (Project Coordinator): John Kelly

Developer Address: 110 West Chestnut, Chicago, IL 60642

Email address: jkjk9595ayah.00.ccxn

<<http://jkjk9595ayah.00.ccxn>> Telephone Number

706.624.4011

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $16B \times 10\% = \text{Total units}$ (always round up) $\text{Total units} \times 20\% = \text{total affordable units required}$

*20% if TIF assistance is provided

For Density Bonus projects: $\text{Bonus Square Footage} \times 25\% = \text{Affordable sq. footage required}$

*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? ~

Estimated date for the commencement of marketing: June 2016 Estimated date for completion of construction of the affordable units: June 2016

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For each unit configuration, list applicable row. Example:
Level of Market Affordable Affordability (AMI)*, "1 j Proposed: i {

Number of Units	Market	Expected	Proposed	Level of Affordability (AMI)	Total Square Footage/Unit	Configuration
1	Market	800	750	Less than 50%	1,000	1 bed/1 bath

Example
Affordable Units

Market Role Units

M/A

N/A

~n7a~
N/A

~n7a"

N/A

"Rent amounts upcraieri .w.uailv in We "City ■.>: Cl'.icayc'ii Maximum Artofdaoia Mcnlhly item Chart"

SECTION 4; PAYMENT IN LIEU OF UNITS

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

TRANSIT - BUS ROUTE

RESIDENTIAL 6 STORIES
RESIDENTIAL 16 STORIES
TRANSIT-BUS
ROUTE

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

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

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Planned Development No. 1327 Site Area Map

AREA OF PLANNED DEVELOPMENT

0' 15' 30' 60'

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

November 1, 2016
February 16, 2017 PIJ-Uzi

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Planned Development
1327 Property Line / No.
Boundary Map PD

AREA OF PLANNED DEVELOPMENT

0' 15' 30' 60'

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

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CPCDate: February 16, 2017

**Planned Development No. 1327
Existing Zoning and Street System Map**

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AREA OF PLANNED DEVELOPMENT

ZONING BOUNDARY

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

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

Planned Development No. 1327 Generalized Site Plan

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

Introduced: November 1, 2016
CPCDate: February 16, 2017 PD-05

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Planned Development No. 1327 Landscape & Parking Plan

0' 15' 30' 60'

Applicant: North Aberdeen Associates LLC

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

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November 1, 2016 February 16, 2017

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**Planned Development No.
1327 Ground Floor Plan**

0' 15' 30'

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

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

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**Planned Development No. 1327
Terrace Roof Deck**

ALLEY

0' 15' 30'

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

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November 1, 2016 February 16, 2017

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Planned Development No.
1327 Penthouse Plan

60'
0' 15' 30'

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November 1, 2016 February 16, 2017

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Planned Development No. 1327 Roof Plan

ROOF AREA CALCULATION

NET ROOF AREA = 22,794 SF

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

I, 139 SF = 10% HARDSCAPE

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

II, 584 SF = TOTAL GREEN ROOF AND HARDSCAPE

0' 15' 30' 60'

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

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November 1, 2016 February 16, 2017

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Planned Development No. 1327 Northeast Elevation

GLASS AND ALUMINUM WINDOWS
CONCRETE BALCONY WITH GLASS RAILING

BRICK
GLASS AND ALUMINUM WINDOWS
METAL LOUVER
ROOF TOP MECHANICAL SCREEN

GLASS AND ALUMINUM STOREFRONT
PH ROOF
167

SPANDREL GLASS WITH BRICK KNEE WALL
METAL AND GLASS CANOPY

PH MEZZANINE
152'-0'

PH FLOOR 142'-0" Y

03 THIRD FLOOR

LUUK
0'-0" ^

28' - 0' 01 FIRST FLOOR

0' 15' 30'

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

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

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Planned Development No.

1327 Northwest Elevation

GLASS AND ALUMINUM STOREFRONT
PH ROOF

-0-

167

PH MEZZANINE 152'-0"

1 hLUUK fa 142'-0" T

PH FLOOR

03 THIRD FLOOR

28" - 0 01 FIRST FLOOR

0' 15' 30' 60'

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

Introduced: November 1, 2016
CPCDate: Febuary 16, 2017 PD-12

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Planned Development No. 1327
South Elevation
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BRICK
BRICK
- GARAGE SECURITY GRILLE
PHROOF fa 167'-0" V

0' 15' 30' 60'

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

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

Planned Development No.
1327 Brick Close-up
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Applicant: North Aberdeen Associates LLC
Address: 716-742 N. Aberdeen and 721-739 N. Ogden

Introduced: November 1, 2016 nr*v a
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CPCDate: Febuary 16, 2017 HD-I^

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

Cha
ity Council Committee on Zoning

Alderman Darnel S. Solis
David Reifman
Chicago Plan Commission

Date: February 16, 2017

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

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

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Planning and Zonin^ "mendmentation and a copy of the resolution. If you have any questions in this regard, p\r" tate to contact me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, cop

121 NORTH LASALLE STREET, ROOM 1000, v ...AGO, ILLINOIS 60602