FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1396, AS AMENDED
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number 1396, as amended ("Planned Development"), consists of approximately 28,344 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, 730 N Milwaukee 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.

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 Land Use Map; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Landscape/Green Roof Plan; and Building Elevations prepared by Tandem Development and dated April 18, 2024, and the 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 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: multi-unit residential dwelling units, office, eating and drinking establishments (excluding drive through facilities), liquor store (packaged goods), liquor sales (as accessory use), artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), vacation rental, food and beverage retail sales, personal service, general retail sales, accessory uses, and accessory parking. A day care use may be permitted subject to site plan approval by the Department of Planning and Development and the Department of Transportation.

   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 residential 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. 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 28,327 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 2.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. In exchange for the bonus FAR, the Applicant has made 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 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 bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to

the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

It is currently anticipated that the 10% to the Local Impact Fund shall be utilized for the future development of a Chicago Park District open space located at the southwest corner of North Milwaukee Avenue and West Erie Street. Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of 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, 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, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews. are conditional until final Part II approval.

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, 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. 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.

15. The approval of Planned Development No. 1396 ("PD 1396") on January 17, 2018, triggered the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "2015 ARO") and 2-44-090 (the "Near North/Near West ARO Pilot Area Ordinance"). Pursuant to the 2015 ARO, and the Near North/Near West Pilot Area Ordinance, the Applicant provided 39 affordable units in the new 196-unit building in PD 1396. The Applicant acknowledges and agrees that the further rezoning of the Property from PD 1396 to PD 1396, as amended (the "PD"), to construct an additional 32 dwelling units (the "Project") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code (the "2021 ARO" or the "ARO").

The PD is located in a "downtown district" within the meaning of the 2021 ARO. Developers of rental projects in downtown districts 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 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. As a result, the Applicant's affordable housing obligation is 6.4 affordable units (20% of 32) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional affordable unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing six (6) affordable units in the Project, and making a payment to the Affordable Housing Opportunity Fund in the amount of $86,992.80 (.4 x 217,482) in lieu of the establishment of an additional affordable unit, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that 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 (or 2 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 1 of the 2 units) 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.

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 amendment, 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 change. Prior to the issuance of any building permits for the Project, 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 the PD, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 15, including any breach of the IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending 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.

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 (i) 26% MBE and 6% WBE participation (measured against the total 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. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to Residential-Business Planned Development Number 1396 dated January 17, 2018.

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1396, as amended

BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:	48,392 sq. ft.
AREA IN PUBLIC RIGHT-OF-WAY:	20,048 sq. ft.
NET SITE AREA:	28,344 sq. ft.
Maximum FAR:	7.5
Maximum Dwelling Units:	228
Total Minimum Accessory Parking Spaces:	81
Minimum Bicycle Parking:	198 bike spaces
Off Street Loading Berths:	1
Building Height:	250.0 feet 271.0 feet (to top of mechanical equipment)

Applicant:	731 N Milwaukee LLC
Property:	734 N. Milwaukee, 736 N. Milwaukee; 700 N. Carpenter; 1040 West Huron
Introduced:	March 20, 2024
Plan Commission:	April 18, 2024

An official website of the City of Chicago Here's how you know

EFORMS ADMIN TOOL

ARO Intake Application

FINAL FOR PUBLICATION

Submission ID: 870333

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirely online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0:[illegible]

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-085 of the City's Municipal Code.

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 3.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO...@cityofchicago.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO...@cityofchicago.org.

Applicant Name *: 740 N Milwaukee LLC

Applicant Contact Person *: Chris Walsh

Applicant Email *: chris@tandeminc.net

Applicant Phone *: (312) 255-1153

Applicant Address *: 1040 W. Huron St. Suite 300, Chicago, IL

Attorney Name *: Talar Berberian

Attorney Email *: tberberian@thompsoncoburn.com

Development Information

Development Address:

From *: 1030

To: 1042

Direction *: W

Street Name *: HURON

Zip Code *: 60642

Ward *: 27

ARO Zone *: Downtown

Development Name *: 730 N Milwaukee

If you are working with a Planner at the City, what is his/her/their name?: Emily Thrun

Zoning Application Number (if applicable): 22378

Council Introduction Date *: 3/20/2024

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *: Zoning Entitlement

Development Type *: Rental

Total Units *

32

FINAL FOR PUBLICATION

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

3/1/2025

Estimated date of building permit (in-lieu fee, $5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

9/2/2024

ARO Requirements

ARO Option
- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option
- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *
- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *
- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
6.4	2	3

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
6	0	0.4

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$86,992.80	0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

Affordable-Requirements-Unit-Details.xlsx

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLIHTF or CHA, attach signed acceptance letter

If off-site units are new construction, attach:

FINAL FOR PUBLICATION

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

A. Schematic and design development drawings for on-site units

B. Schematic and design development drawings for off-site units

C. A Physical Needs Assessment (PNA)

D. Surveys

E. Outstanding code violations

F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

A. Owner Sworn Statement

B. GC Sworn Statement

C. Bounday Survey

D. Draft permit application prior to submission to the Department of Buildings (DOB)

E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH

B. A copy of the front and back of each building permit for each property with all DOB signoffs

C. A copy of the Certificate of Occupancy for each property (if applicable)

D. Final GC and Owner Sworn Statements

E. All final waivers of lien or a title report showing no liens for each property

F. As built Survey (new construction)

G. Final Issued for Construction Permitted Construction Drawings

H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Talar A Berberian

Summary

Work Log

Submission Date: 03/07/2024 01:39:38 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up

FINAL FOR PUBLICATION

Project Name	730 N Milwaukee
Zoning Application number, if applicable	
Address	1030-1042 W. Huron Street/700-716 N. Carpenter Street/701-717 N. Aberdeen Street/728-738 N. Milwaukee Avenue
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price**	TBD
Total Units in Project	32
	6.4

Summary							
	market rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	0	0%	-	0	0%	-	-
one-bed	19	73%	756	4	67%	680	91%
two-bed	7	27%	1,219	2	33%	1,031	100%
three-bed	0	0%	-	0	0%	-	-
four-bed	0	0%	-	0	0%	-	-

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)
**the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

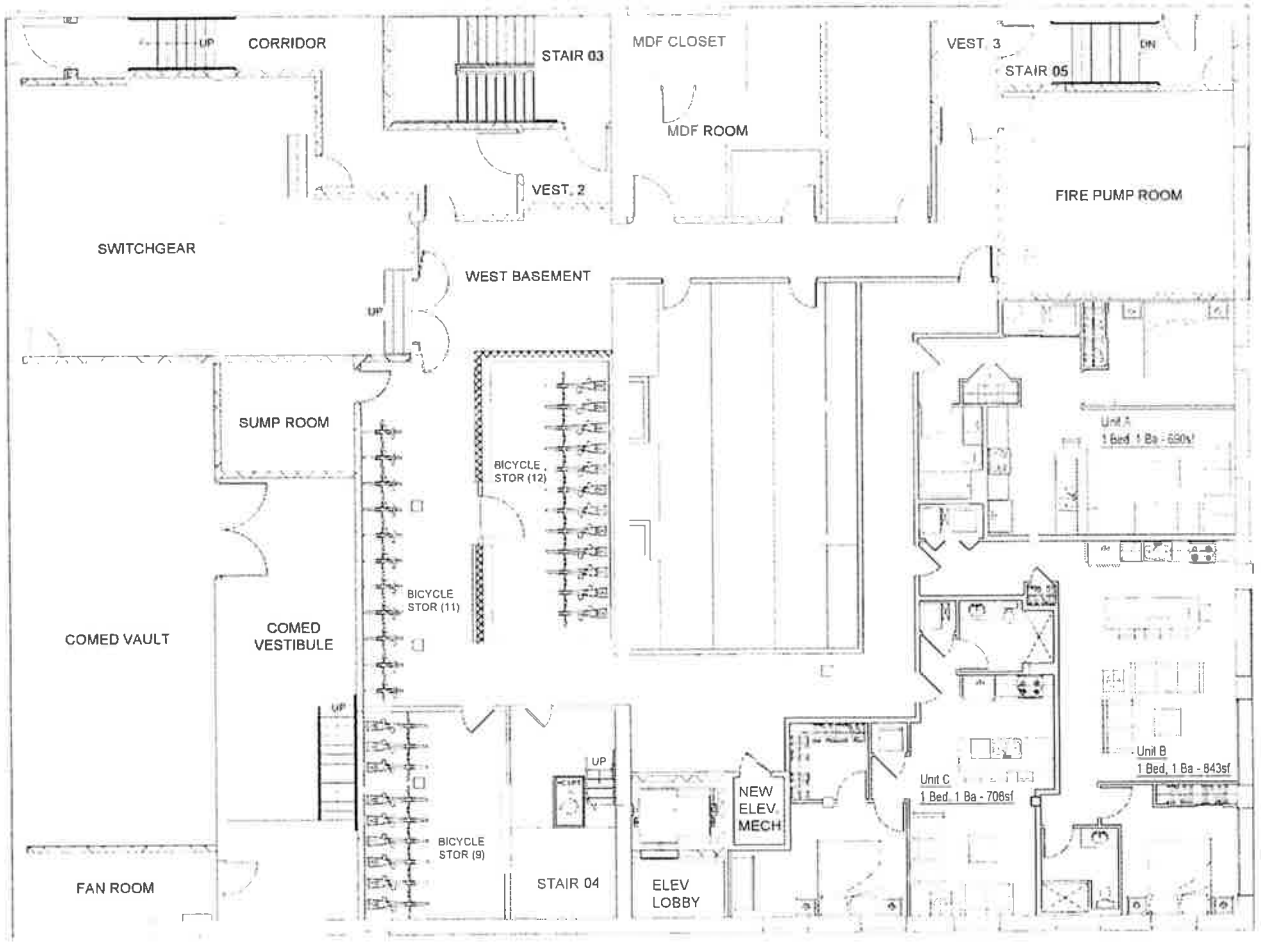
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Available for rent	Available for rent
Laundry	In-unit – Energy Star - GE GUD27GSS -Washer/Dryer – Painted Finish	In-unit – Energy Star - GE GUD27GSS -Washer/Dryer – Painted Finish
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	New - Energy Star – GE - GIE19JS - Stainless Steel	New - Energy Star – GE - GIE19JS - Stainless Steel
Dishwasher *age/EnergyStar/make/model/color*	New – Energy Star - GE - GDT226SS - Stainless Steel	New – Energy Star - GE - GDT226SS - Stainless Steel
Stove/Oven *age/EnergyStar/make/model/color*	New - Energy Star - HAIER Cooktop - HCC2230AGS - Stainless Steel	New - Energy Star - HAIER Cooktop - HCC2230AGS - Stainless Steel
Microwave *age/EnergyStar/make/model/color*	New – Energy Star - HAIER Microwave – Recirc Vent Over Range - HMV1472BHS – Stainless Steel	New – Energy Star - HAIER Microwave – Recirc Vent Over Range - HMV1472BHS – Stainless Steel
Bathroom(s) *how many? (Half bath? Full bath?)*	Studios and 1 Bedroom Units have 1 Full Bath, 2 Bedroom Units have 2 full baths	Studios and 1 Bedroom Units have 1 Full Bath, 2 Bedroom Units have 2 full baths
Kitchen countertops *material*	Engineered Stone/Quartz	Engineered Stone/Quartz
Flooring *material*	Luxury Vinyl Tile (LVT)	Luxury Vinyl Tile (LVT)
HVAC	In-Unit individual Electric Furnaces	In-Unit individual Electric Furnaces
Other	In-Unit Individual Electric Water Heaters	In-Unit Individual Electric Water Heaters

Income Level by Unit Type

AMI Level	1 Bedroom	2 Bedroom	# of Units
80%	1	0	1
70%	1	1	2
60%	0	0	0
50%	1	1	2
40%	1	0	1
30%	0	0	0
Total Units	4	2	6
Weighted average	60.00%	60.00%	60.00%

FINAL FOR PUBLICATION



UNIT	BEDRM	SQFT
A	1	690
B	1	843
C	1	706
D	1	1,014
E	1	750
F	1	719
G	1	740
H	2	1,143
I	1	710
J	1	811
K	1	810
L	1 + DEN	840
M	2	1,147
N	1	718
O	1	737
P	1	710
Q	2	1,235
R	2	1,255
S	1	653
T	1	670
U	1	671
V	1	825
W	2	1,182
X	1	754
Y	1	811
Z	1	710
AA	2	1,235
BB	2	1,255
CC	1	653
DD	1	670
EE	1	590
FF	1	829
		28,330

1 PROPOSED LOWER LEVEL FLOOR PLAN

ARO UNITS

TANDEM

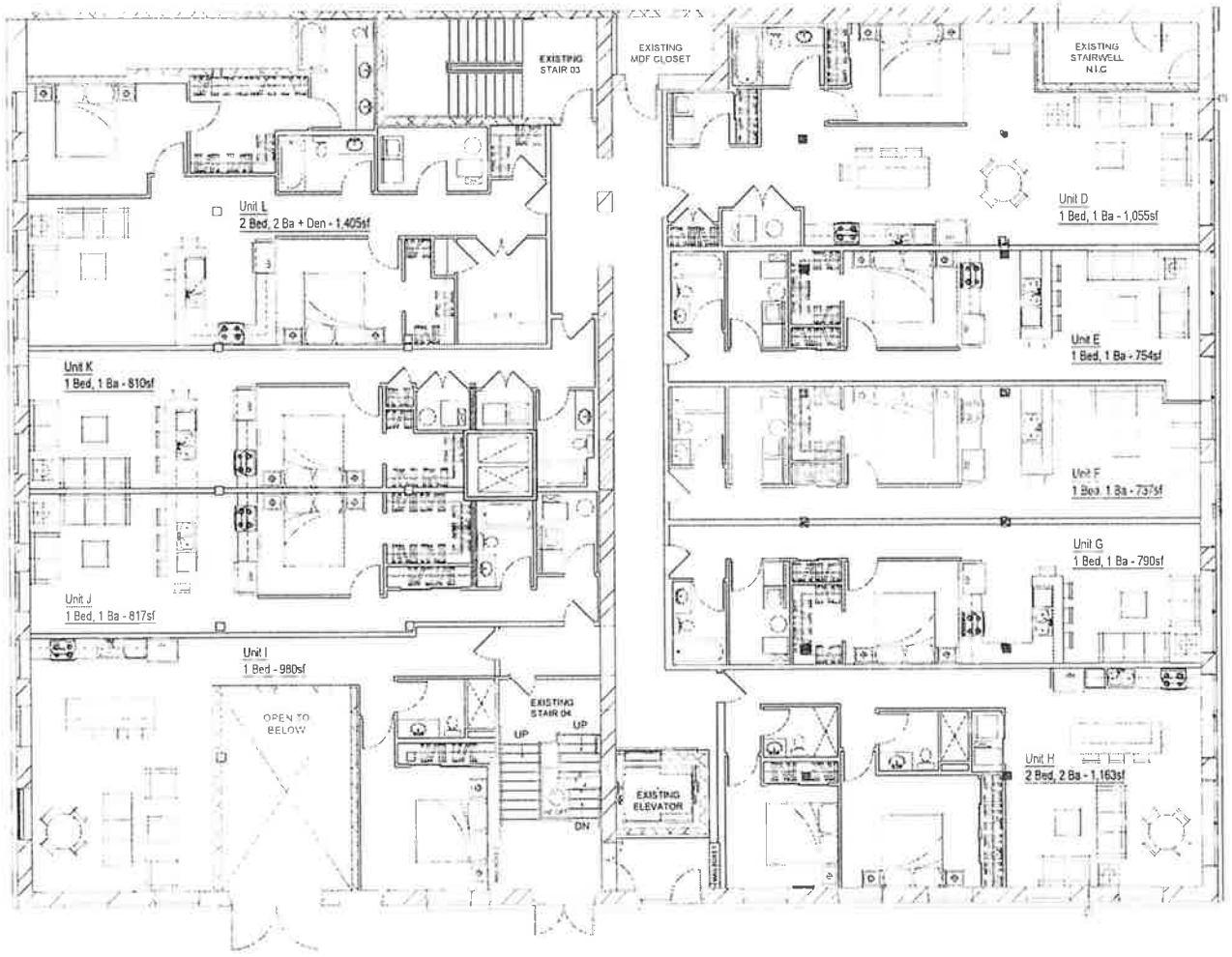
THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A1.0

FINAL FOR PUBLICATION

UNIT	BEDRM	SQFT
A	1	640
B	1	843
C	1	708
D	1	1055
E	1	754
F	1	737
G	1	790
H	2	1163
I	1	940
J	1	817
K	1	810
L	2 + DEN	1405
M	2	1137
N	1	754
O	1	737
P	1	790
Q	2	1135
R	2	1205
S	1	653
T	1	840
U	1	540
V	1	829
W	2	1180
X	1	754
Y	1	737
Z	1	790
AA	2	1235
BB	2	1255
CC	1	653
DD	1	840
EE	1	540
FF	1	829
		38,130



1 PROPOSED FIRST FLOOR PLAN

ARO UNITS

TANDEM

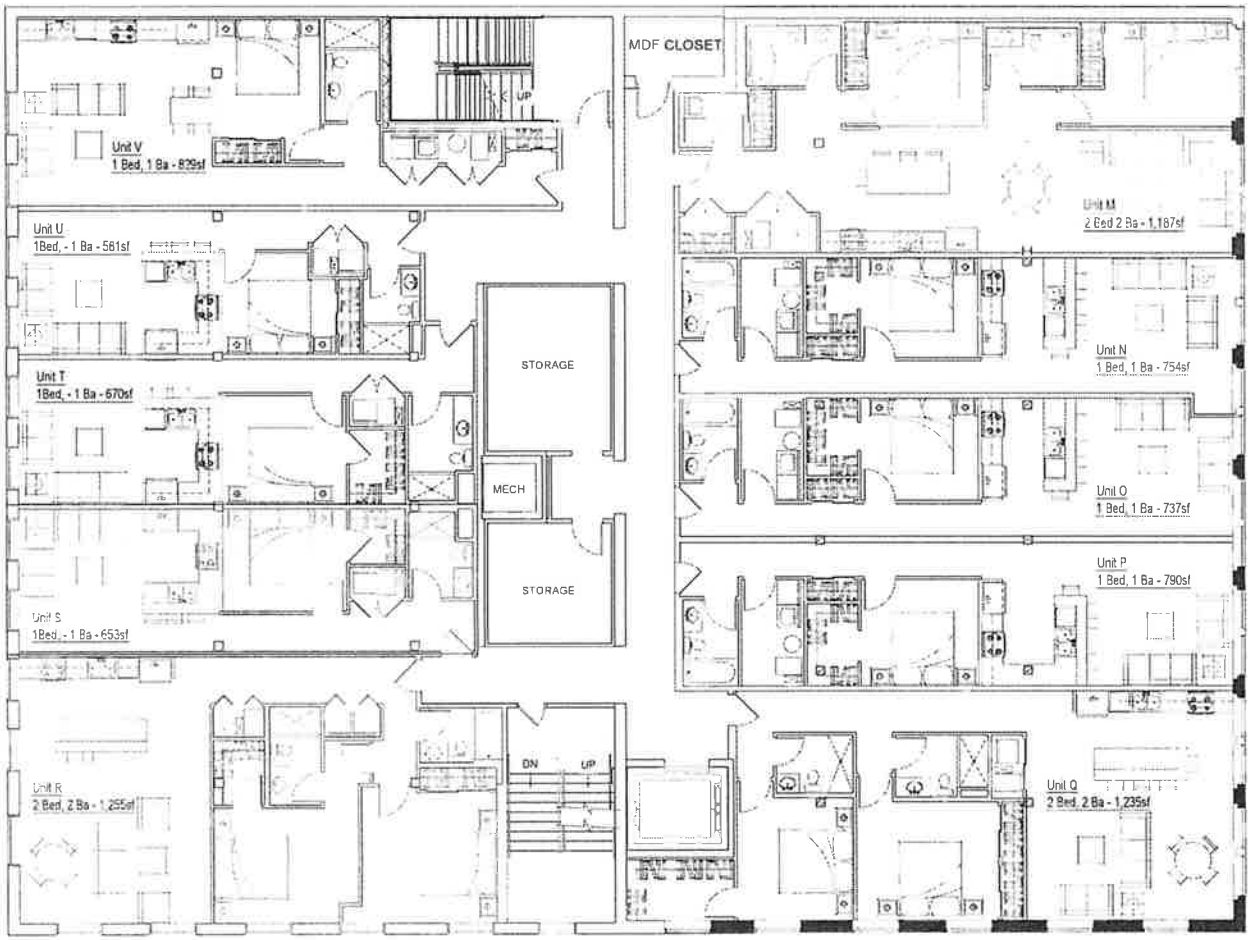
N

THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A1.1

FINAL FOR PUBLICATION



UNIT	BEDRM	SQFT
A	1	690
B	1	641
C	1	748
D	1	1015
E	1	750
F	1	737
G	1	790
H	2	1301
I	1	940
J	1	817
K	1	638
L	2 + DEN	1406
M	2	1187
N	1	754
O	1	737
P	1	790
Q	2	1235
R	2	1255
S	1	653
T	1	670
U	1	561
V	1	629
W	2	1184
X	1	754
Y	1	737
Z	1	790
AA	2	1235
BB	2	1255
CC	1	653
DD	1	670
EE	1	561
FF	1	629
		28,130

1 PROPOSED SECOND FLOOR PLAN

ARO UNITS

TANDEM

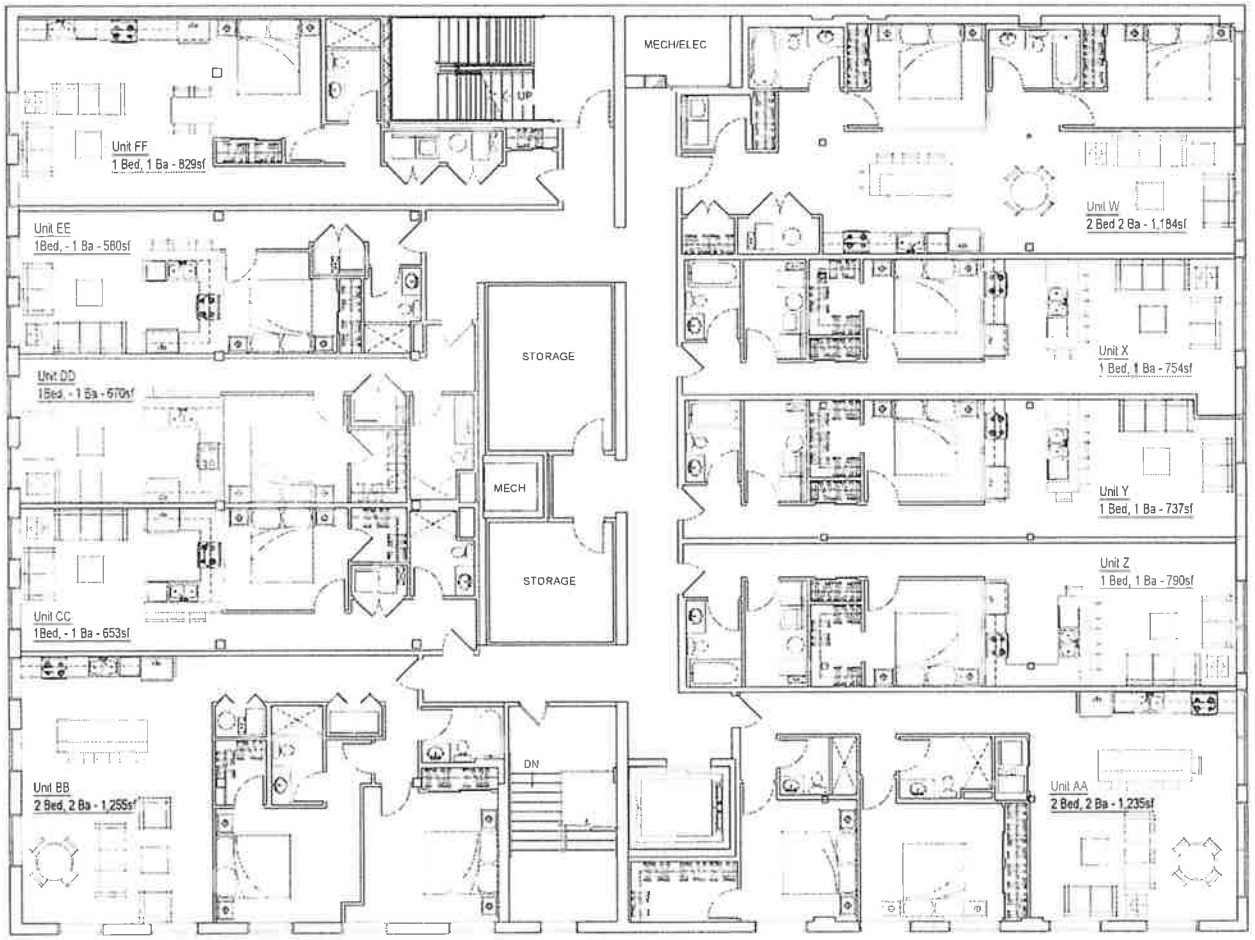
N

THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A1.2

FINAL FOR PUBLICATION



1 PROPOSED THIRD FLOOR PLAN

UNIT	BEDRM	SQFT
A	1	890
B	1	843
C	1	709
D	3	1055
E	1	754
F	1	847
G	1	790
H	2	1184
I	1	790
J	1	817
K	1	839
L	4 + DEN	2405
M	2	1142
N	1	754
O	1	737
P	1	790
Q	2	1235
R	2	1255
S	1	653
T	1	570
U	1	580
V	1	829
W	2	1184
X	1	754
Y	1	737
Z	1	790
AA	2	1235
BB	2	1255
CC	1	653
DD	1	570
EE	1	580
FF	1	829
		28,338

ARO UNITS

TANDEM

N

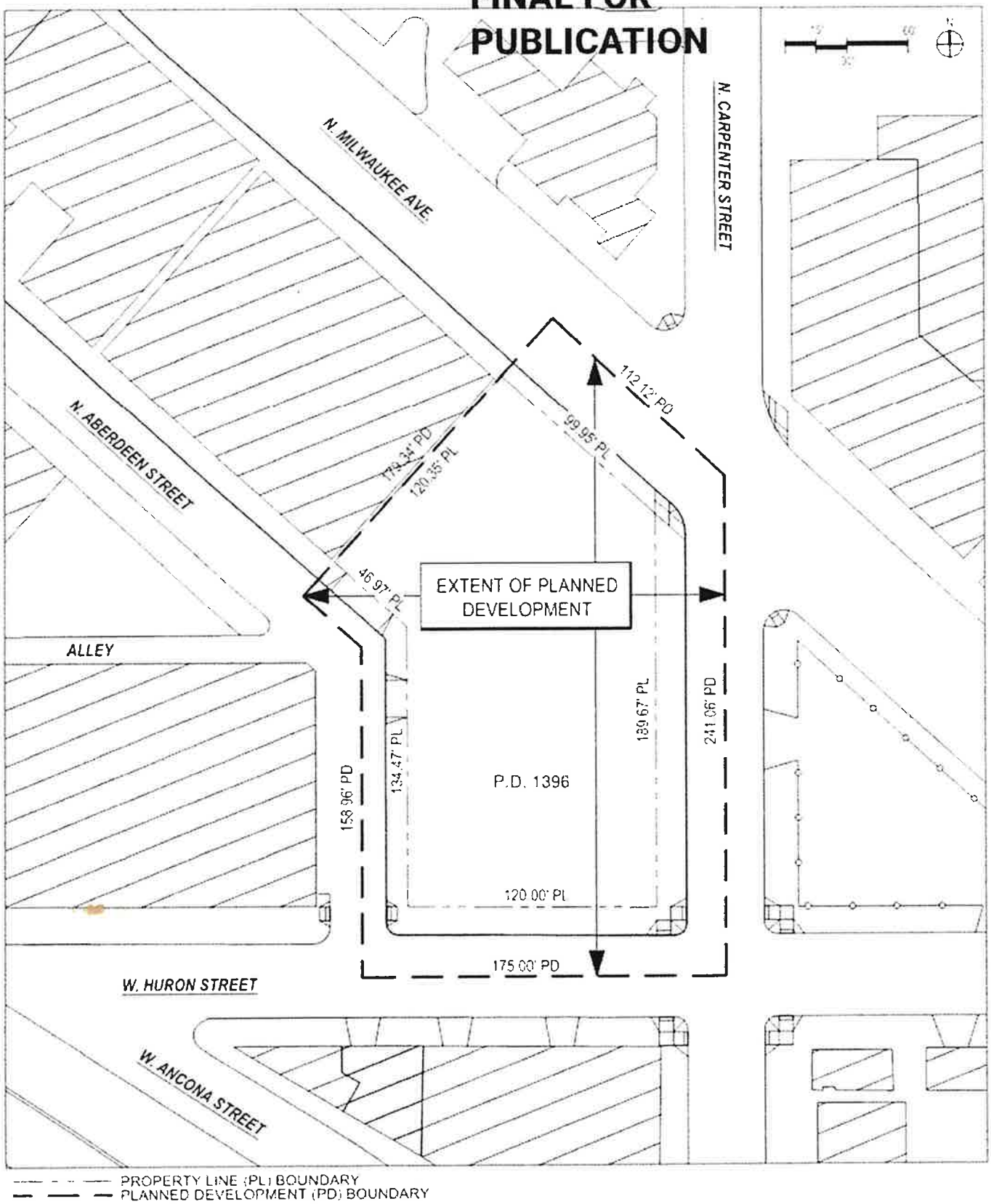
THE LOFTS AT AVENIR
1040 W. HURON ST.
CHICAGO, IL 60642

TANDEM DEVELOPMENT

A1.3

April 18, 2024

FINAL FOR PUBLICATION



Planned Development Exhibits **A – PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

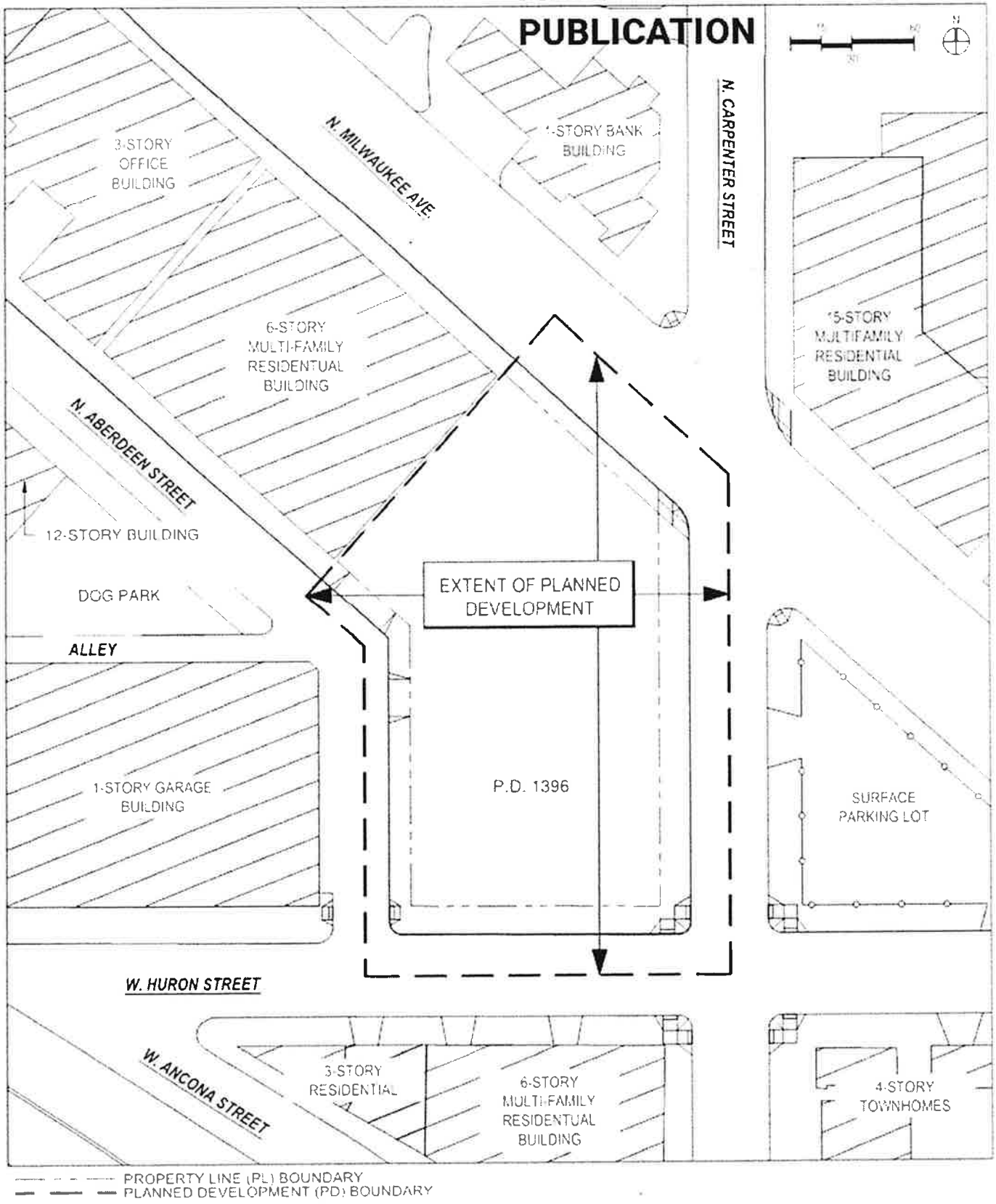
Introduced: March 20th, 2024

Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION

April 18, 2024



Planned Development Exhibits

B – EXISTING LAND USE PLAN

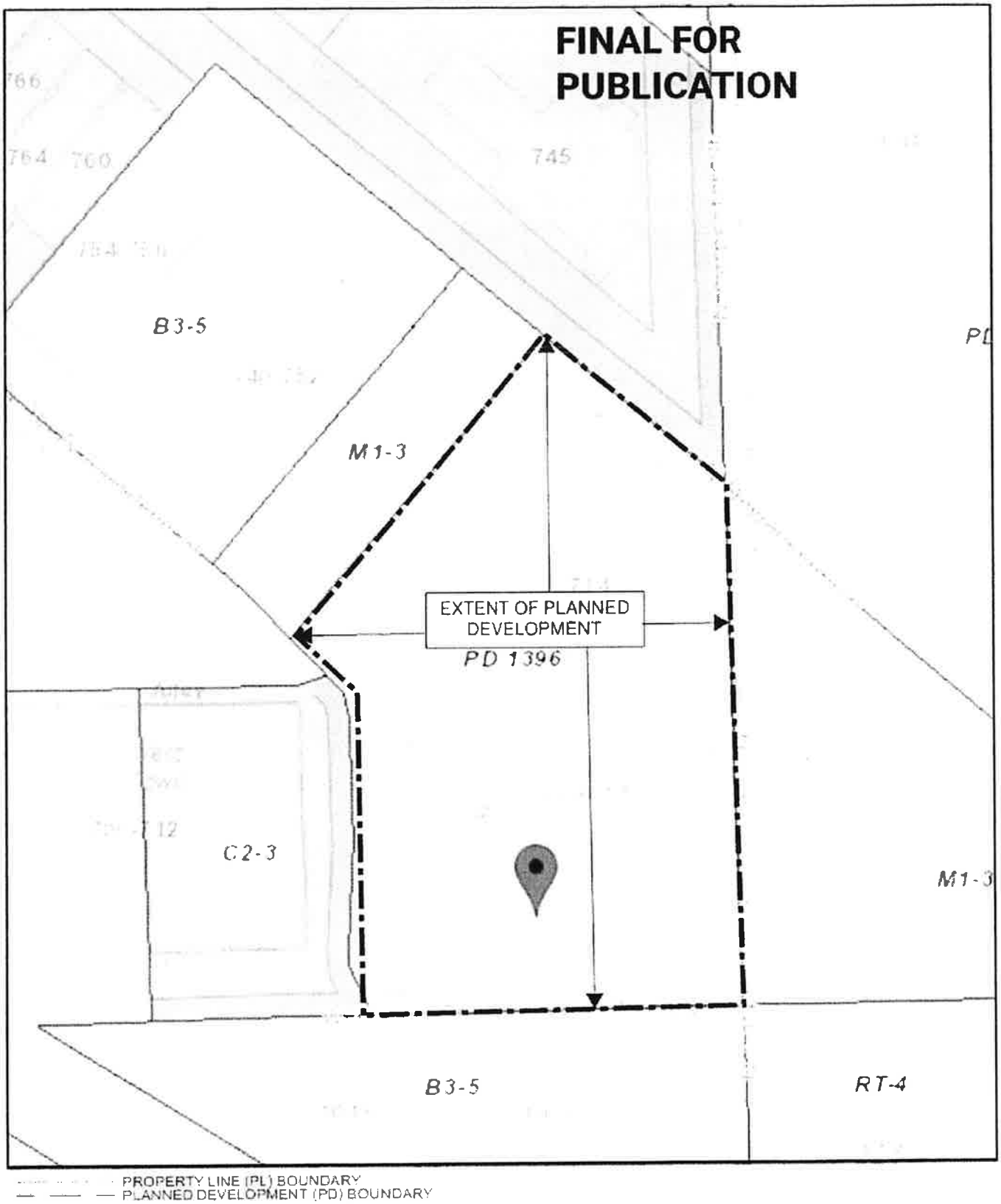
Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

Introduced: March 20th, 2024

Plan Commission: April 18, 2024

TANDEM



Planned Development Exhibits

C – EXISTING ZONING MAP

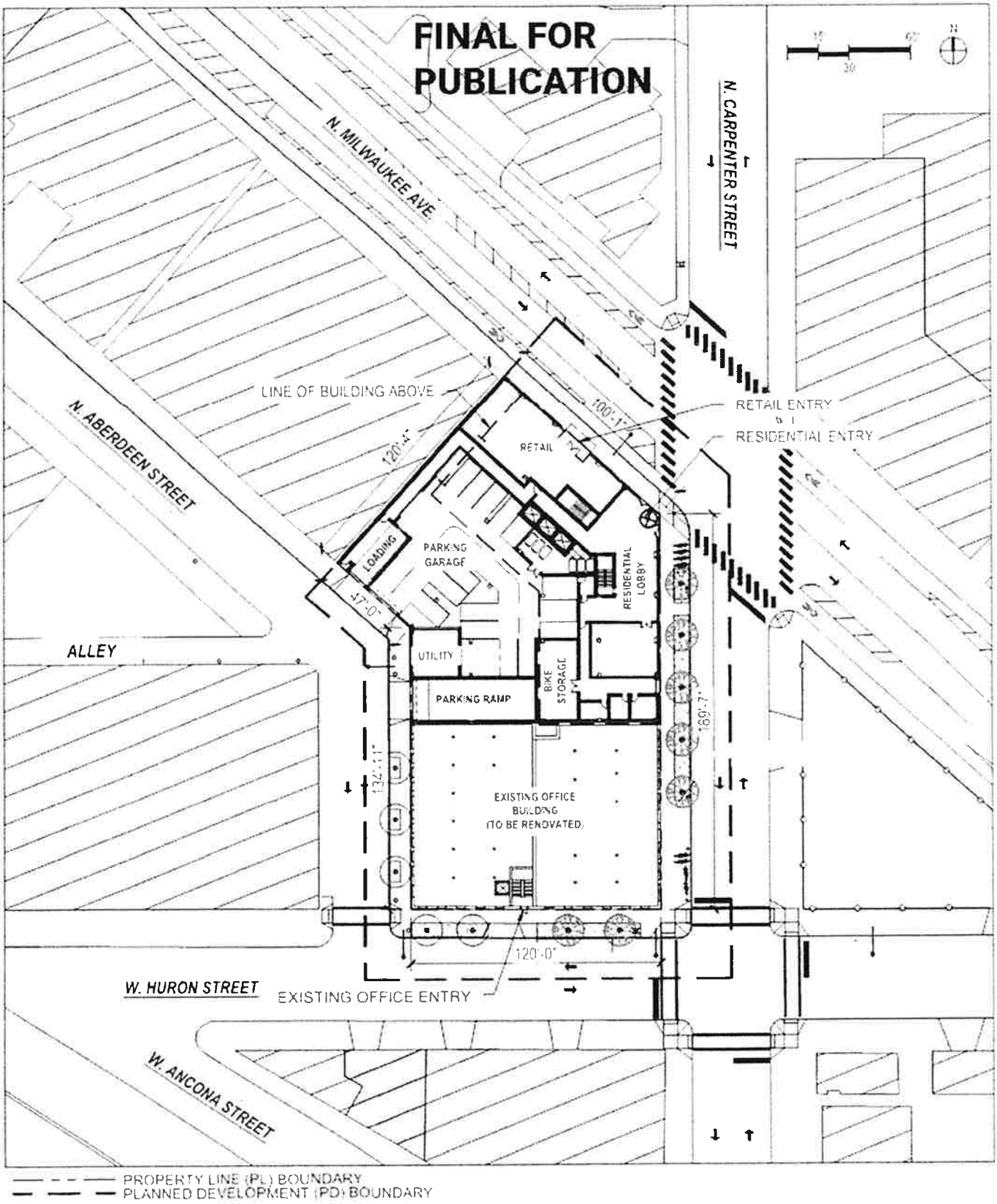
Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

Introduced: March 20th, 2024

Plan Commission: April 18, 2024

TANDEM



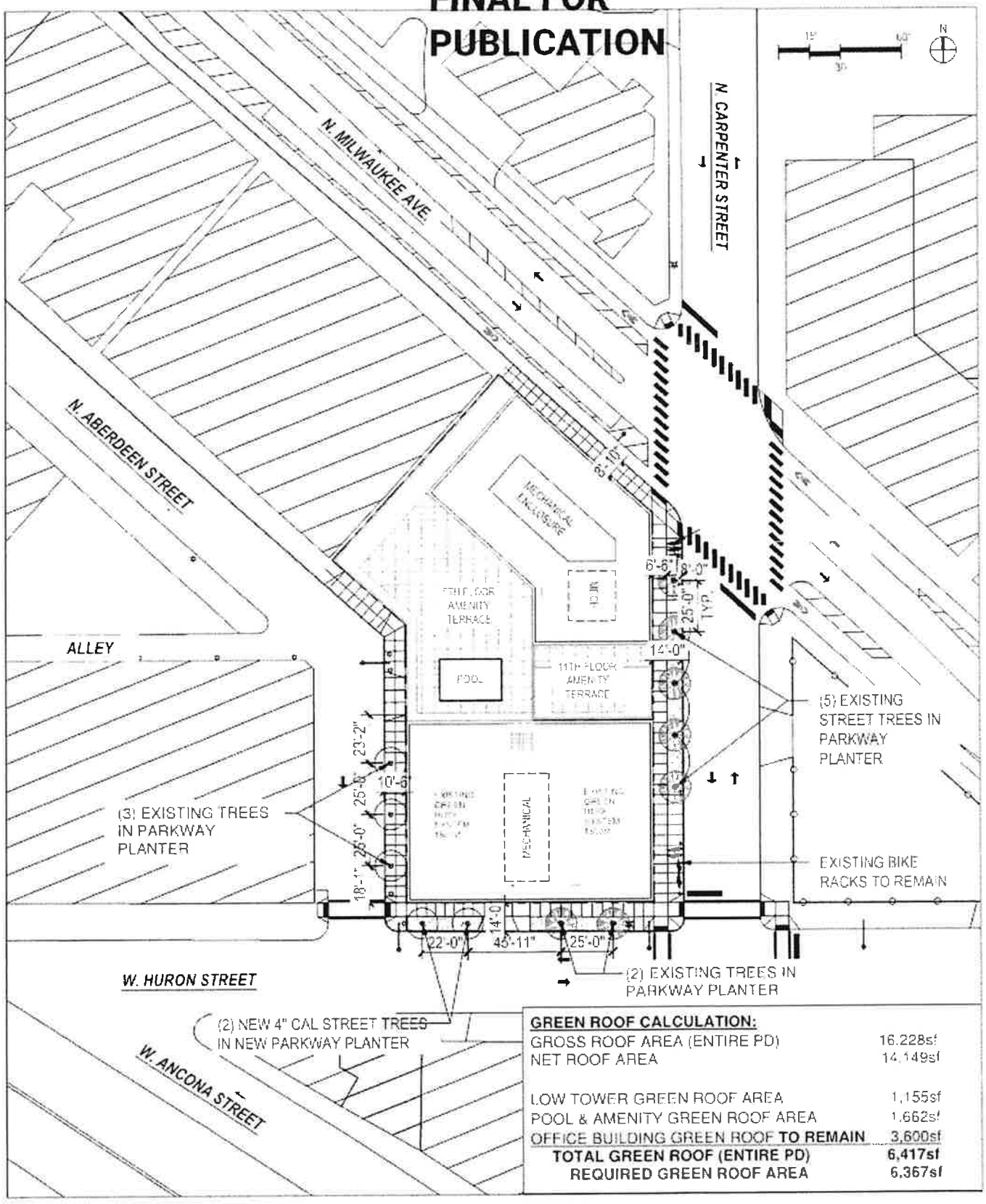
Planned Development Exhibits **D – SITE PLAN / GROUND FLOOR PLAN**

Applicant: 730 N Milwaukee LLC
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
Introduced: March 20th, 2024
Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION

April 18, 2024



GREEN ROOF CALCULATION:

GROSS ROOF AREA (ENTIRE PD)	16,228sf
NET ROOF AREA	14,149sf
LOW TOWER GREEN ROOF AREA	1,155sf
POOL & AMENITY GREEN ROOF AREA	1,662sf
OFFICE BUILDING GREEN ROOF TO REMAIN	3,600sf
TOTAL GREEN ROOF (ENTIRE PD)	**6,417sf**
REQUIRED GREEN ROOF AREA	**6,367sf**

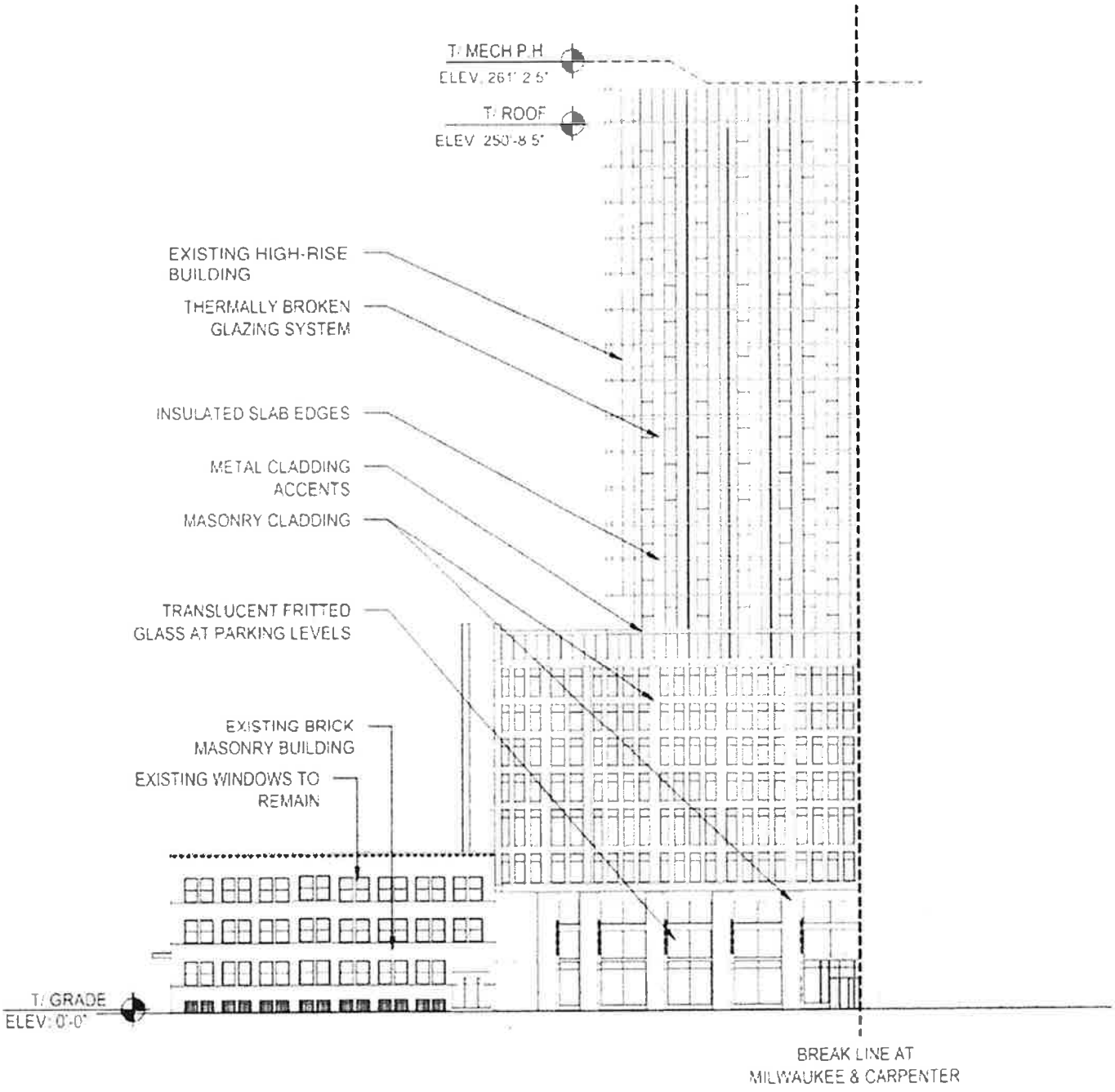
Planned Development Exhibits

E – LANDSCAPE PLAN & GREEN ROOF PLAN

Applicant: 730 N Milwaukee LLC
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
Introduced: March 20th, 2024
Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION

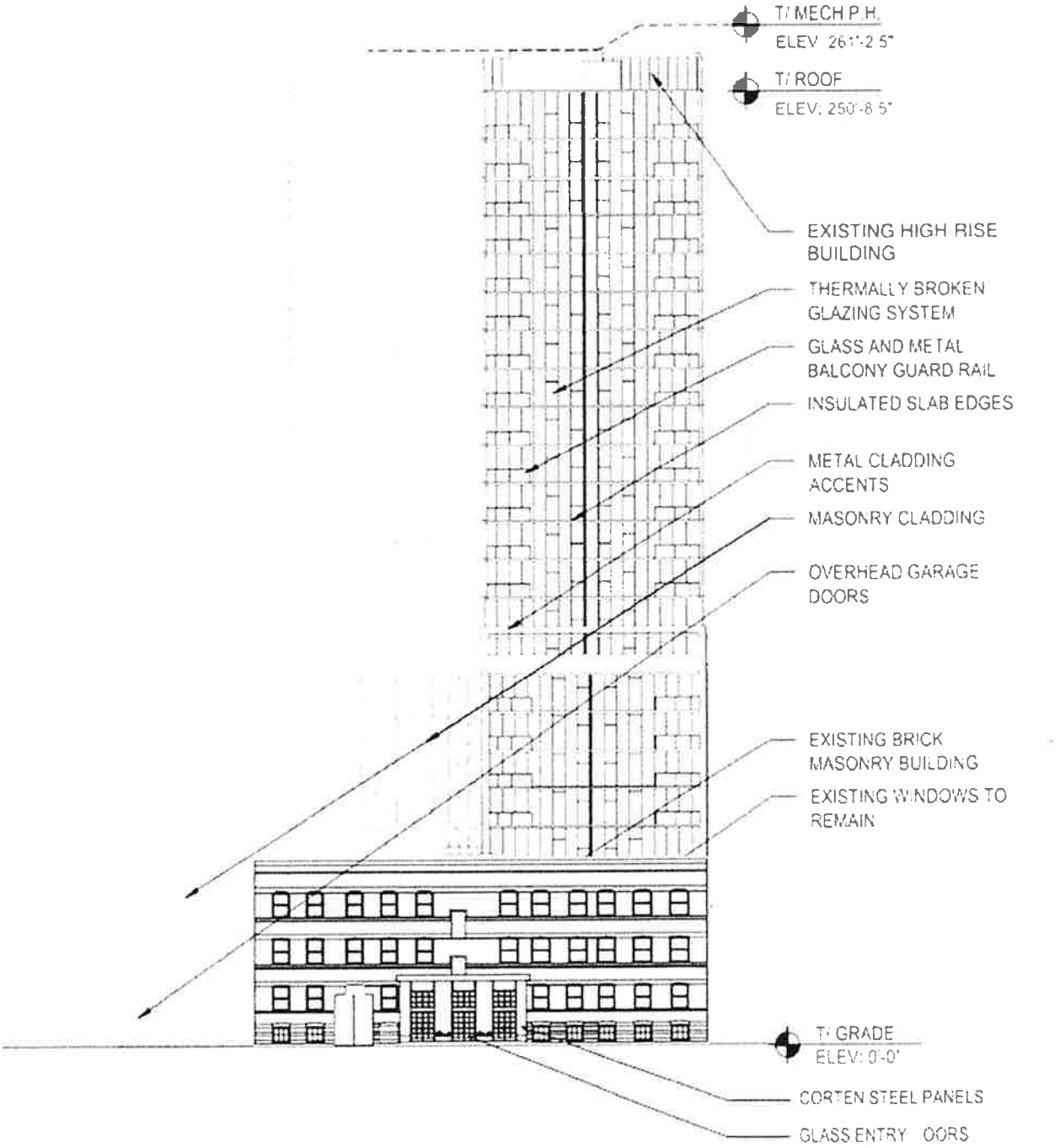


Planned Development Exhibits **F.1 – EAST ELEVATION**

Applicant: 730 N Milwaukee LLC
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
Introduced: March 20th, 2024
Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION

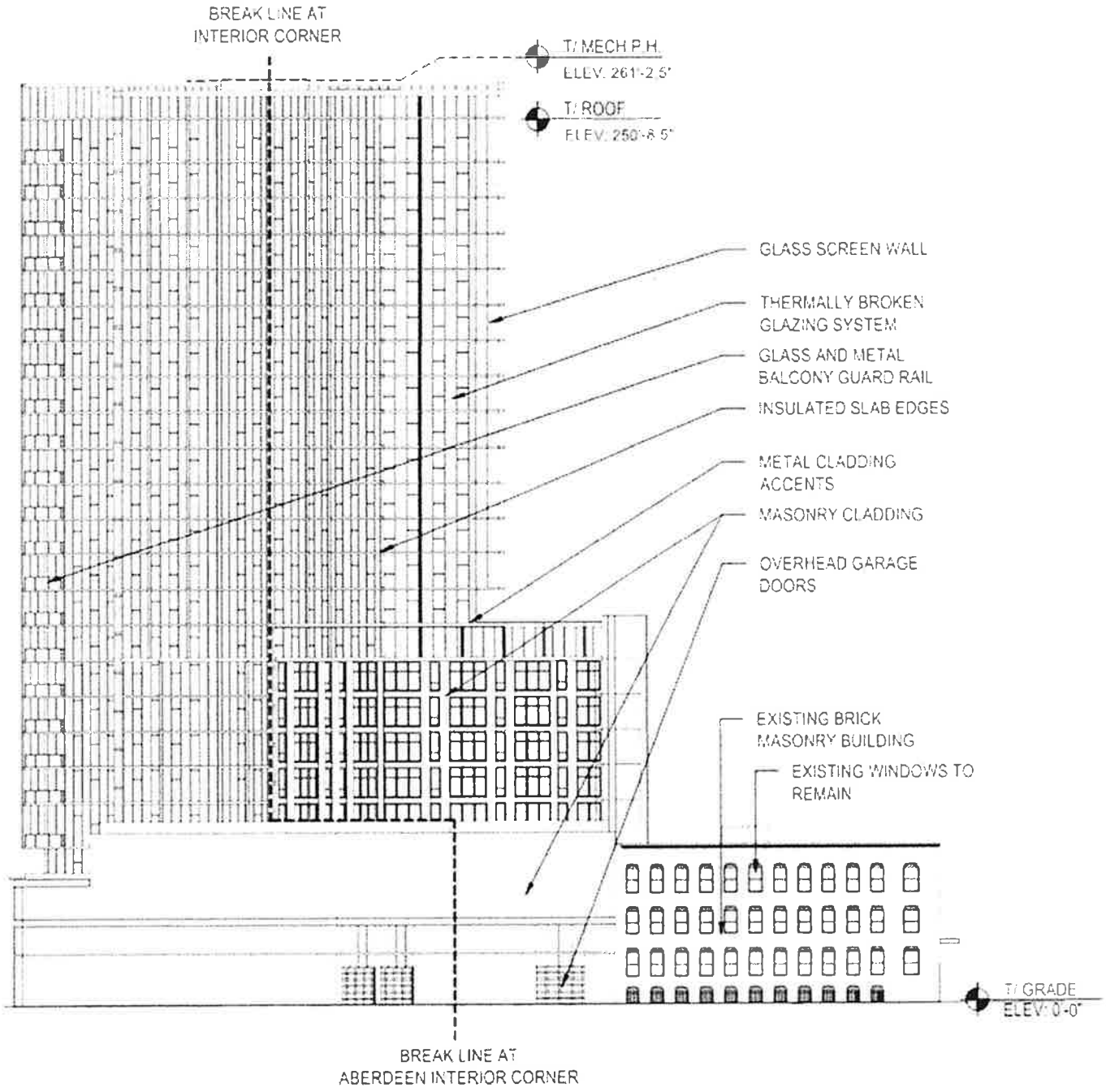


Planned Development Exhibits **F.2 – SOUTH ELEVATION**

Applicant: 730 N Milwaukee LLC
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
Introduced: March 20th, 2024
Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION

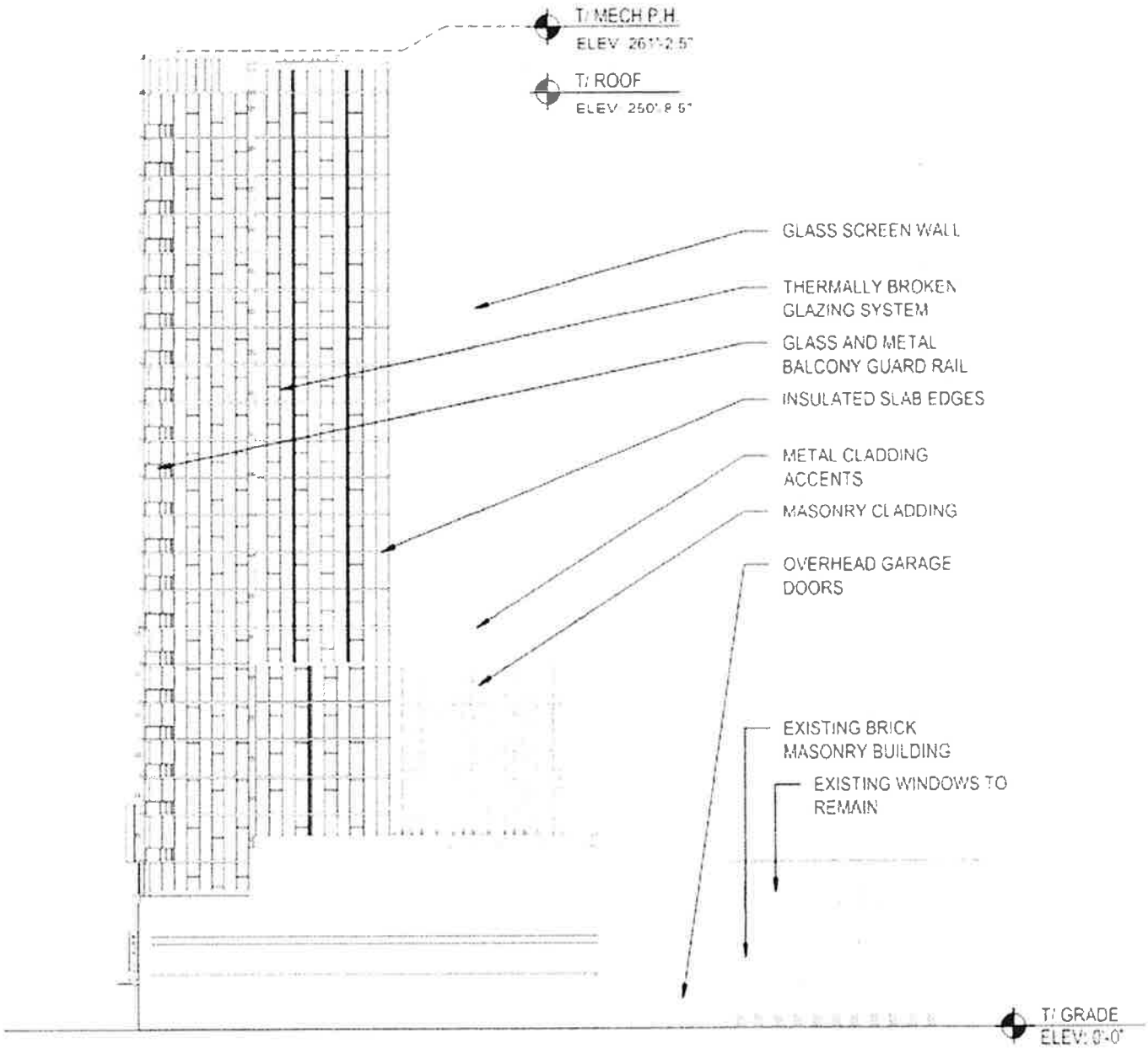


Planned Development Exhibits **F.3 – WEST ELEVATION**

Applicant: 730 N Milwaukee LLC
Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.
Introduced: March 20th, 2024
Plan Commission: April 18, 2024

TANDEM

FINAL FOR PUBLICATION



Planned Development Exhibits **F.4 – NORTH ELEVATION**

Applicant: 730 N Milwaukee LLC

Address: 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

Introduced: March 20th, 2024

Plan Commission: April 18, 2024

TANDEM

Application #22378
To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Bennett Lawson
Vice Chairman, City Council Committee on Zoning

From: Ciere Boatright
Chicago Plan Commission

Date: April 18, 2024

Re: Proposed Amendment to Residential Business Planned Development 1396 (734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N. Carpenter Street, and 1040 W. Huron Street)

On April 18, 2024, the Chicago Plan Commission recommended approval of the proposed amendment to Residential Business Planned Development 1396, submitted by 730 N Milwaukee LLC, for the property generally located at 734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N. Carpenter Street, and 1040 W. Huron Street. The applicant proposes to convert the existing three-story office building into 32 residential units, which will result in a total of 228 residential units in the existing planned development. 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

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