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 of the *RS-3 Residential Single-Unit (Detached House) District* symbols and indications as shown on Map No. 9-K in the area bounded by:

West Irving Park Road; the southwest boundary line of the Chicago Milwaukee St. Paul & Pacific Railroad Right-of-Way; the west boundary line of the Chicago and Northwestern Railroad Right-Of-Way; a parallel line to West Irving Park Road 162.32 feet long perpendicular to North Kilpatrick Avenue starting at a point 358.33 feet north of the northeast line of North Milwaukee Avenue (as measured along the west line of the Chicago and Northwestern Railway Right-Of- Way) and ending at a point 162.32 feet west of the west boundary line of the Chicago and Northwestern Railway Right-Of-Way; a southwesterly line 167.78 feet long perpendicular to North Milwaukee Avenue continuing from the last- mentioned point to the northeast line of North Milwaukee Avenue at a point 356.86 feet northwest of the west boundary line of the Chicago and Northwestern Railway Right-Of-Way; North Milwaukee Avenue; the southeast line of West Byron Street; the north line of West Byron Street; North Milwaukee Avenue and North Kilpatrick Avenue to the point of beginning.

To those of a *B3-3 Community Shopping District.*

Common Address: 3955 North Milwaukee Avenue / 3865 North Milwaukee Avenue

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the *B3-3 Community Shopping District* Symbols and indications as shown on Map No. 9-K in the area bounded by:

West Irving Park Road; the southwest boundary line of the Chicago Milwaukee St. Paul & Pacific Railroad Right-of-Way; the west boundary line of the Chicago and Northwestern Railroad Right-Of-Way; a parallel line to West Irving Park Road 162.32 feet long perpendicular to North Kilpatrick Avenue starting at a point 358.33 feet north of the northeast line of North Milwaukee Avenue (as measured along the west line of the Chicago and Northwestern Railway Right-Of-Way) and ending at a point 162.32 feet west of the west boundary line of the Chicago and Northwestern Railway Right-Of-Way; a southwesterly line 167.78 feet long perpendicular to North Milwaukee Avenue continuing from the last-mentioned point to the northeast line of North Milwaukee Avenue at a point 356.86 feet northwest of the west boundary line of the Chicago and Northwestern Railway Right-Of-Way; North Milwaukee Avenue; the southeast line of West Byron Street; the north line of West Byron Street; North Milwaukee Avenue and North Kilpatrick Avenue to the point of beginning.

To the designation of a *Residential-Business Planned Development No.*_____, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the *Planned Development* herewith attached and made a part thereof and to no other.

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

Common Address: 3955 North Milwaukee Avenue / 3865 North Milwaukee Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as *Residential-Business Planned Development No. _____*, ("Planned Development"), consists of approximately three hundred and three thousand, eight hundred and ninety-eight (303,898) square feet of property (the "Subject Property"), which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned and/or controlled by the Applicant – *GW Six Corners LLC*, an Illinois limited liability company.

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, 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 Subject 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 Chicago 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 Planned Development.

   Ingress or egress shall be pursuant to the Planned Development 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.

   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 public transit and other alternatives to reliance on private automobile use for Transit Served Locations, in compliance with and pursuant to the goals set forth in the *Transit Friendly Development Guide* adopted by the Chicago Plan Commission. In furtherance of such goals, the Applicant commits to fund the installation of one Divvy bike share station, with no less than fifteen (15) docks, at a location within the proximate vicinity of the Planned Development, as determined by the Department of Transportation.

Applicant: GW Six Corners LLC
Address: 3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue
Introduced: January 24, 2024
Plan Commission: March 21, 2024

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall 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 Department of Transportation'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 Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. The design of said improvements should follow the Department of Transportation'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 the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line/ROW Adjustment Map; a Sub-Area Map; a Site Plan; a Sub-Area A Site Plan; a Sub-Area B Site Plan; a Landscape Plan; an Affordable Housing Units Plan and Building Elevations and Renderings, all of which were prepared by *Pappageorge Haymes Partners*, and dated March 21, 2024, and which are 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. In each of the following Sub-Areas, the following uses shall be permitted within this Planned Development:

Sub-Area A: artist work or sales space; financial services; office; retail sales; food and beverage retail sales (including liquor sales as accessory use); eating and drinking establishments, including restaurant (limited and general); day care; sports and recreation (participant – indoor and children's play center); animal grooming (and accessory retail sales); medical service; personal services, accessory off-street parking and loading; non-accessory off-street parking; and related accessory uses.

Sub-Area B: multi-unit residential, located on the ground floor and/or above the ground floor; artist live/work; vacation rental; accessory off-street parking and loading (including non-required); and related accessory uses.

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 (DPD). Off-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

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 303,898 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 (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II Approval.

Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Areas A and B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development.

Applicant: GW Six Corners LLC
Address: 3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue
Introduced: January 24, 2024
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Sub-Area 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 an entire Sub-Area, 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 Sub-Area. 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. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the respective Sub-Area Site Plan(s), changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub-Area 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,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Sub-Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). 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 13-32-085, or any other provision of the Municipal Code of Chicago.

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 written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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 Applicant acknowledges and agrees that the rezoning of the Property from the *RS-3 Residential Single-Unit (Detached House) District* to *B3-3 Community Shopping District*, and then to this *Residential-Business Planned Development* ("PD") 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 an "inclusionary housing area" within the meaning of the ARO and permits the construction of 346 dwelling units in Sub-Area B. The Applicant intends to construct a 346-unit rental building within Sub-Area B of the PD ("the Project").

    Developers of rental projects in inclusionary housing 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 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 69.2 affordable units (20% of 346) 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 unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 69 affordable units within the rental building to be constructed in Sub-Area B of the PD, and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.2 affordable units in the amount of $155,344 per unit, for a total payment of $31,068.80, 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 23 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 4 of the 23 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, 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 Plan Commission on such 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 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 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.

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 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 *B3-3 Community Shopping District.*

Applicant: GW Six Corners LLC
Address: 3955 North Kilpatrick Avenue / 3865 North Milwaukee Avenue
Introduced: January 24, 2024
Plan Commission: March 21, 2024

FINAL FOR PUBLICATION

Bulk Regulations & Data Table

	Sub-Area A	Sub-Area B	Total
Gross Site Area (sf):	154,392	199,657	354,049
(Net Site Area + Area of Public Right-of-Way)			
Area of Public Right-of-Way (sf):	32,001	19,440	51,441
Net Site Area (sf):			
To Remain (Existing As Is):	122,391	180,217	302,608
* Area to be Vacated (sf):	-	1,562	1,562
Total Floor Area (sf):	30,408	379,804	410,212
(Per Proposed Plans)			
Floor Area Ratio:	0.25	2.11	1.36
(Total Floor Area / Net Site Area)			
Min. Required Setbacks			
Front:	0 ft	10'-0"	
Side:	0 ft	10'-0"	
Rear:	0 ft	30'-0"	
Maximum Number of Dwelling Units			
Standard Units:	0	268	
Efficiency Units:	0	78	
Total Units:	**0**	**346**	
Maximum Building Height:	18'-0"	62'-0"	

Parking & Loading Regulations Table

	Sub-Area A	Sub-Area B
Accessory Car Parking Spaces:	(Gross Area - 10,000 Sq Ft) x 2.5 Spaces / 1,000 Sq Ft	0.5 / Dwelling Unit
Per Zoning:	56	177
Provided:	**125**	**232**
Accessory Bicycle Spaces:	1 / Car Parking Space	1 / Dwelling Unit
Per Zoning:	56	346
Provided:	**56**	**346**
Loading Spaces:	Total Gross Floor Area (25,000-49,999 Sq Ft)	Bldg Gross Floor Area (200,000+ Sq Ft)
Per Zoning:	(2) 10 x 50 ft	(2) 10 x 25 ft
Provided:	**(2) 10 x 50 ft**	**(2) 10 x 25 ft**

Note:

* Area must be vacated before permitting Sub-Area B. Area not included in the above calculations.

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Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Bulk Reg. & Data Table
Scale: 1' = 1'-0"

Pappageorge Haymes Partners

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

EFORMS ADMIN TOOL

MENU

ARO Intake Application

Close

Submission ID: 862234

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 entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.
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 2-44-105 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 *: GW Six Corners LLC
Applicant Contact Person *: Mitch Goltz
Applicant Email *: mitch@gwproperties.com
Applicant Phone *: (773) 304-8600
Applicant Address *: 2211 N. Elston Ave., Suite 400
Attorney Name *: Sara Barnes
Attorney Email *: s.barnes@gozdel.com

Development Information

Development Address:

From *: 3955
To:
Direction *: N
Street Name *: KILPATRICK
Zip Code *: 606412731
Ward *: 45
ARO Zone *: ARO Inclusionary Ar
Development Name *: Six Corners
If you are working with a Planner at the City, what is his/her/their name?: Diana Beltran
Zoning Application Number (if applicable): 22328
Council Introduction Date *: 1/24/2024
Is your project currently in, or do you plan to rezone to, a downtown zoning district? *
ARO Trigger *: Zoning Entitlement
Development Type *: Rental

Total Units *

346

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

8/1/2024

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) *

1/1/2025

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 *
69.2	18	34

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
69	0	0.2

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$31,068.80	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 *

ARO Affordable Unit Details and Square Footage V2.xlsx

Dimensioned Floor Plans with affordable units highlighted

2023-12-01 2955 N Kilpatrick - ARO Unit Mix.pdf

If ARO units are CLIHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

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 *

Mitch Goltz



Approved by DOH ARO Project Manager on 3/19/2024

**This is a preliminarily approval. Developer agrees to revised the AHP during the ARO Inclusionary Housing Agreement phase to ensure that no more than a third of units on any given floor are affordable.

Summary
Work Log

Submission Date: 01/25/2024 11:44:42 AM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up

Close

Project Name	3955 N Kilpatrick
Zoning Application number, if applicable	TBD
Address	3955 N Kilpatrick
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	$2.75
Total Units in Project	346
	69

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	63	23%	549	15	22%	521	95%
one-bed	120	43%	788	30	43%	737	94%
two-bed	73	26%	1,123	18	26%	1,054	94%
three-bed	21	8%	1,612	6	9%	1,493	93%
four-bed	0	0%	-	0	0%	-	-

All projects with proposed ARO units must complete this tab

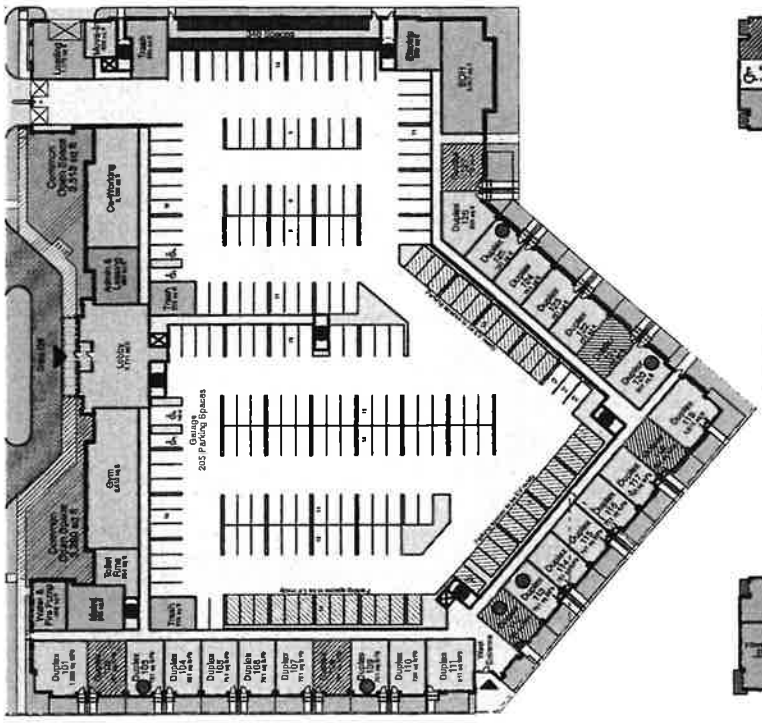
	Market Rate Units	Affordable Units
Parking	174	31
Laundry	Yes, inside each unit	Yes, inside each unit
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	New/Energy Star/TBD	New/Energy Star/TBD
Dishwasher *age/EnergyStar/make/model/color*	New/Energy Star/TBD	New/Energy Star/TBD
Stove/Oven *age/EnergyStar/make/model/color*	New/Energy Star/TBD	New/Energy Star/TBD
Microwave *age/EnergyStar/make/model/color*	New/Energy Star/TBD	New/Energy Star/TBD
Bathroom(s) *how many? Half bath? Full bath?*	Studio Units: 1; One Bedroom Units: 1; Two Bedroom Units: 2 or 1 + 1 /2.	Same as Market Rate Units (Studio Units: 1; One Bedroom Units: 1; Two Bedroom Units: 2 or 1 + 1 /2).
Kitchen countertops *material*	Laminated or Manmade Stone	Same as Market Rate Units (Laminated or Manmade Stone)
Flooring *material*	Ceramic Tile, VCT, Engineered Wood, Carpet	Ceramic Tile, VCT, Engineered Wood, Carpet
HVAC	TBD	TBD (Same as Market Rate Units)
Other		

Legend:

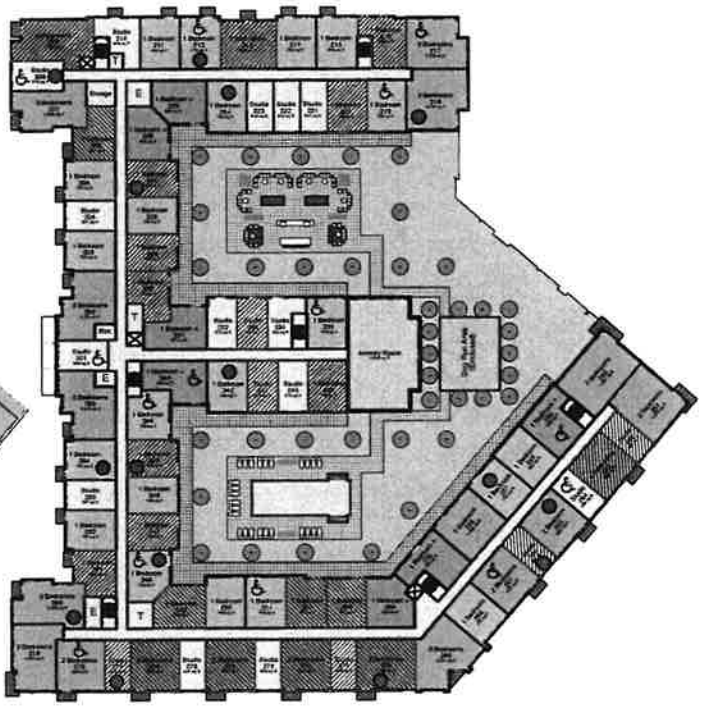
Affordable Units

Market Rate Type A Units

Hearing/Visual Units



1st Floor Plan



2nd Floor Plan

3955 N Kilpatrick
Affordable Housing Units

PAPPAGEORGE HAYMES	Total Units					ARO Units					Market Rate Type A Units				Remaining Market Rate Type B Units				
	Duplex *	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR
Total Unit Type	27	78	123	27	91	6	15	30	0	18	13	19	6	15	22	50	74	21	58
Hearing Imp Units	-	-	-	-	-	1	3	5	0	3	3	4	1	3	5	10	15	5	12
Unit Type %	8%	23%	36%	8%	25%	9%	22%	43%	0%	26%	25%	36%	11%	28%	10%	22%	33%	9%	26%
Total Units	346					69					53				225				
% Units	100%					20% On Site					17%				68%				
						(Total DU / 20%) = ARO Units					(Total DU - ARO Units) x 20% = Type A				% Remaining Units (Total DU - ARO Units - Type A)				

* The Two Level units are exempt from the accessible requirements.

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N

Affordable Housing Units
NTS
Scale: 1:1300, 1:1.22
Pappageorge Haymes Partners

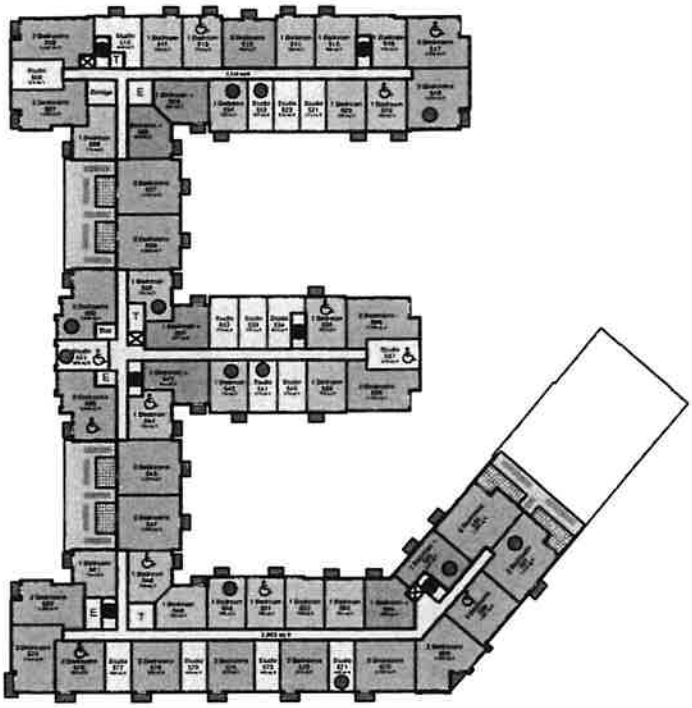
IH # 23267 \\ COPYRIGHT PAPPAGEORGE | HAYMES PARTNERS 2024

Legend:

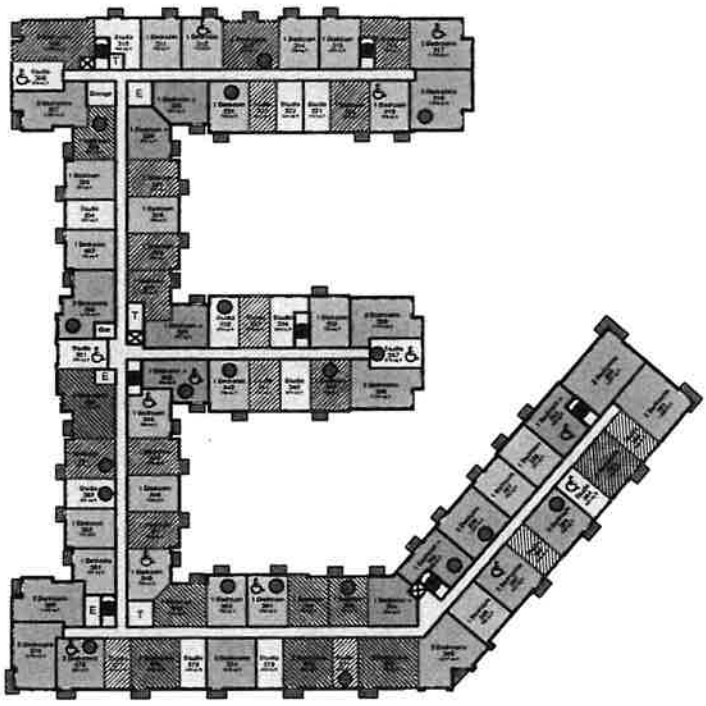
Affordable Units

Market Rate Type A Units

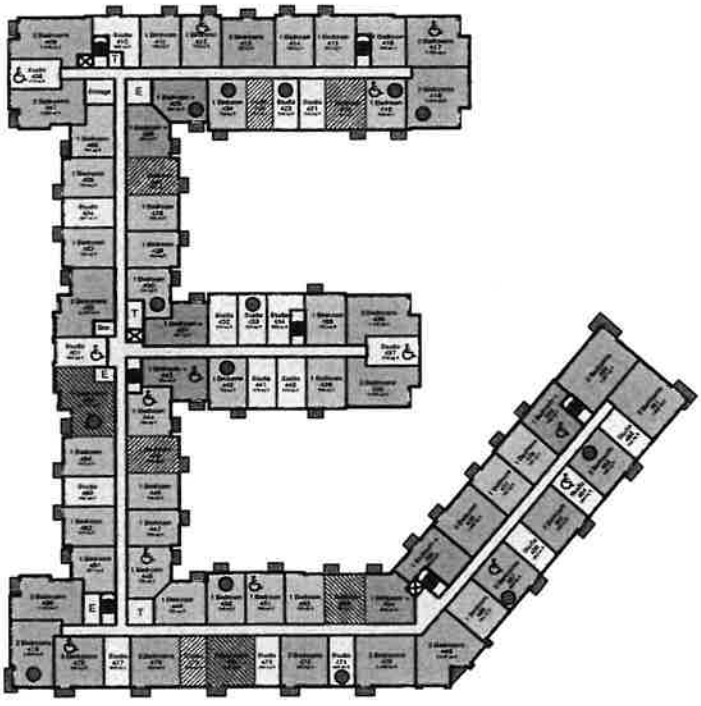
Hearing/Visual Units



5th Floor Plan



3rd Floor Plan



4th Floor Plan

Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

N

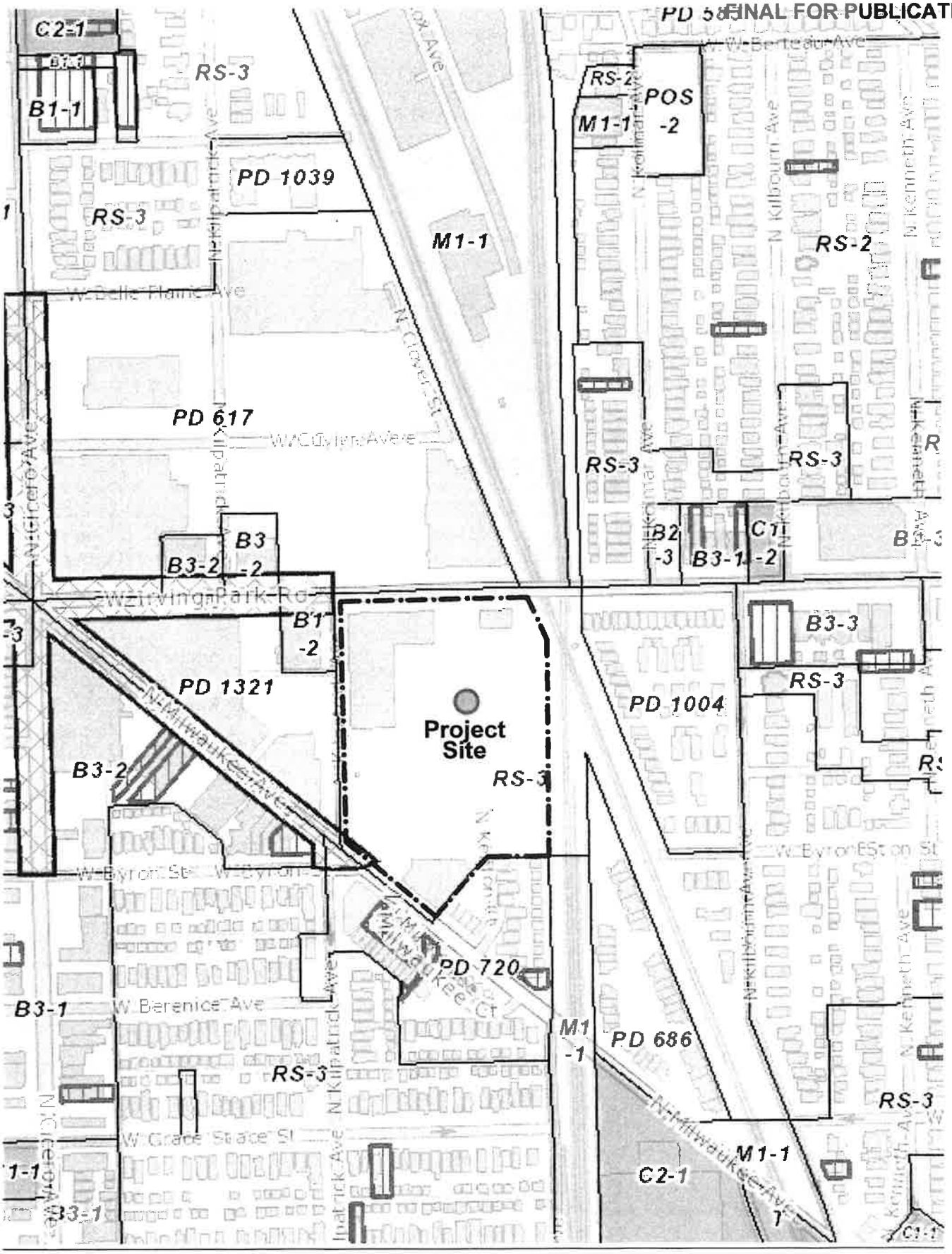
Affordable Housing Units

NTS

Scale: 1:1300

Pappageorge Haymes Partners

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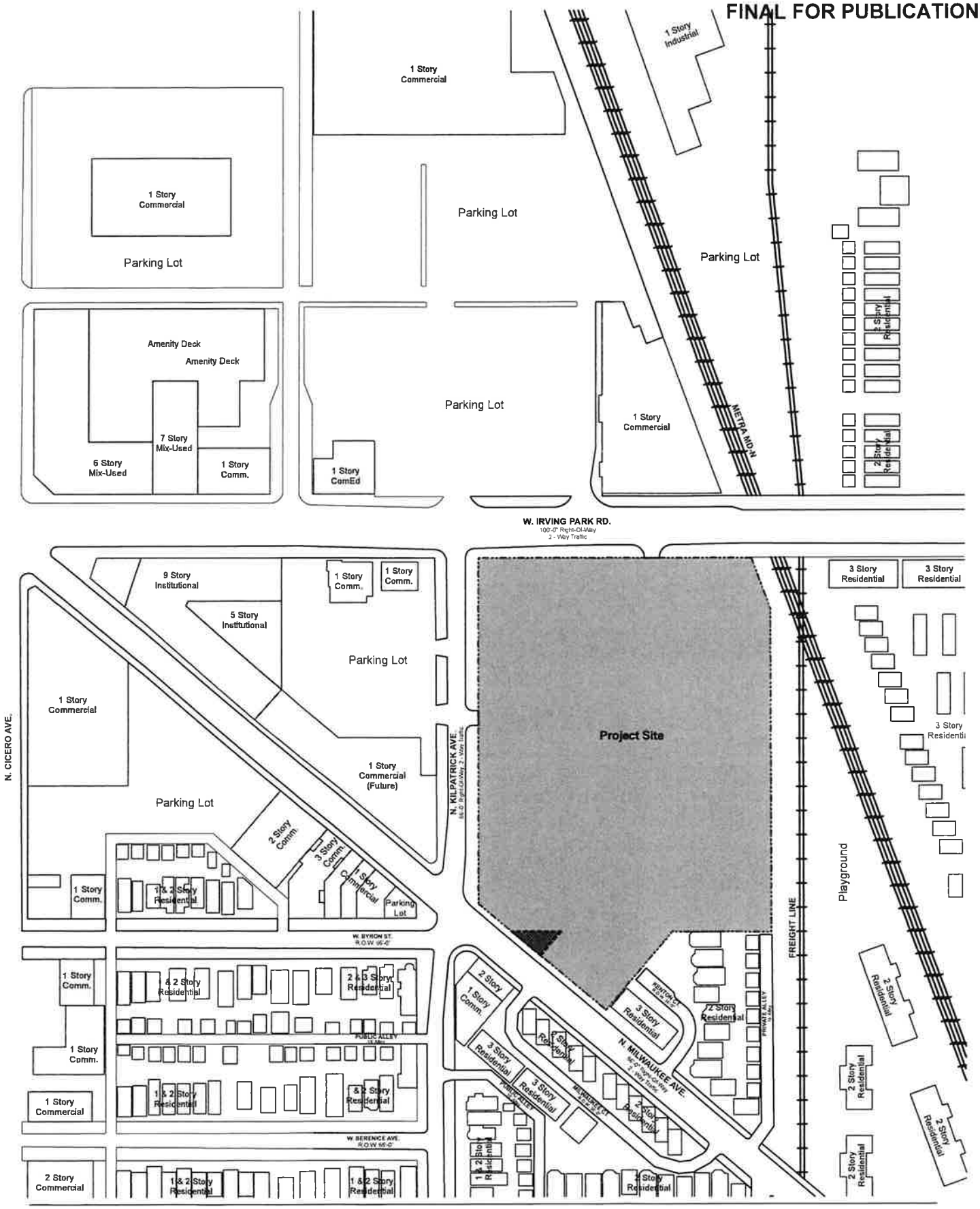
Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

N

Exist. Zoning Map
Scale: NTS

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FINAL FOR PUBLICATION



Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

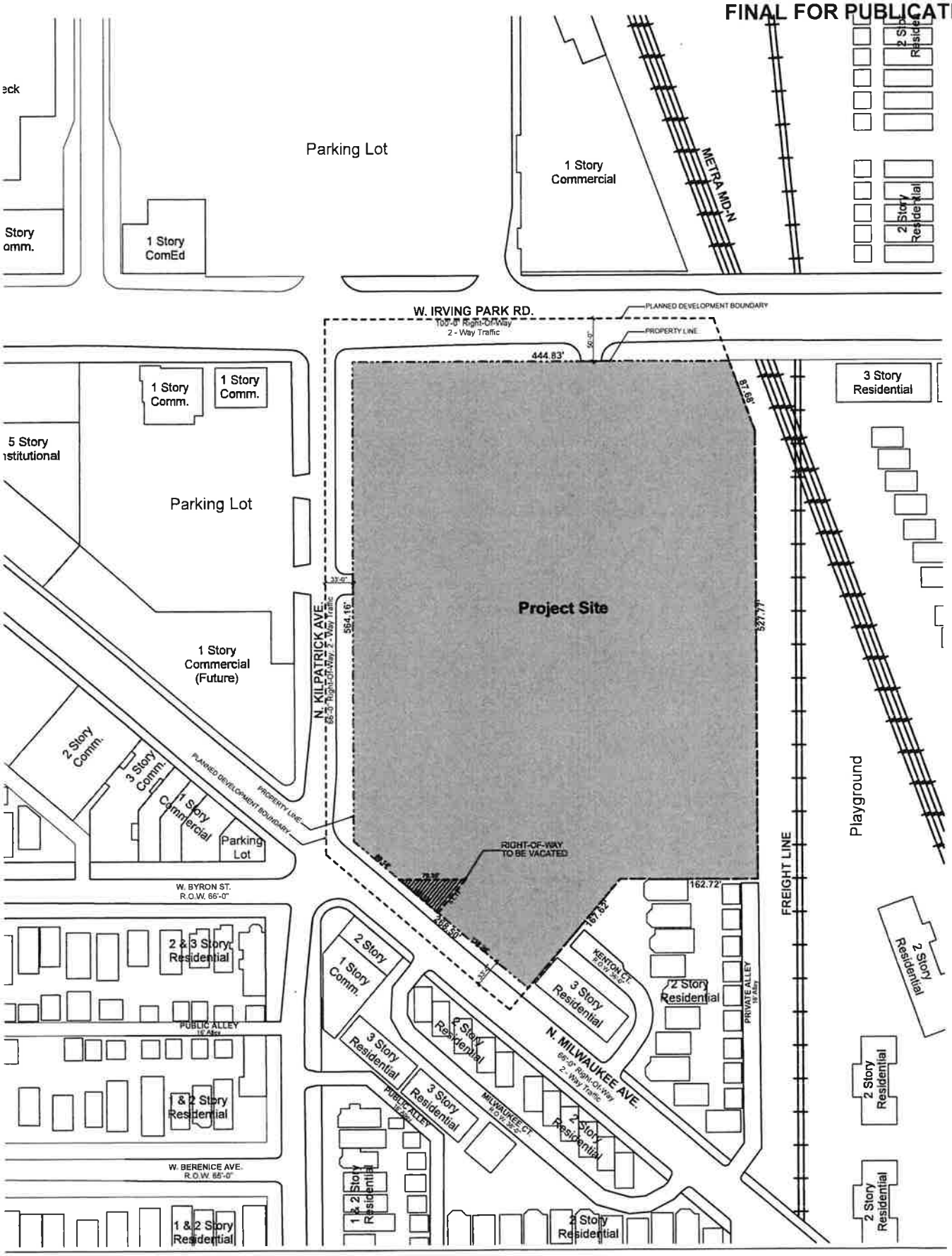
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Land Use Map
Scale: 1" =200'

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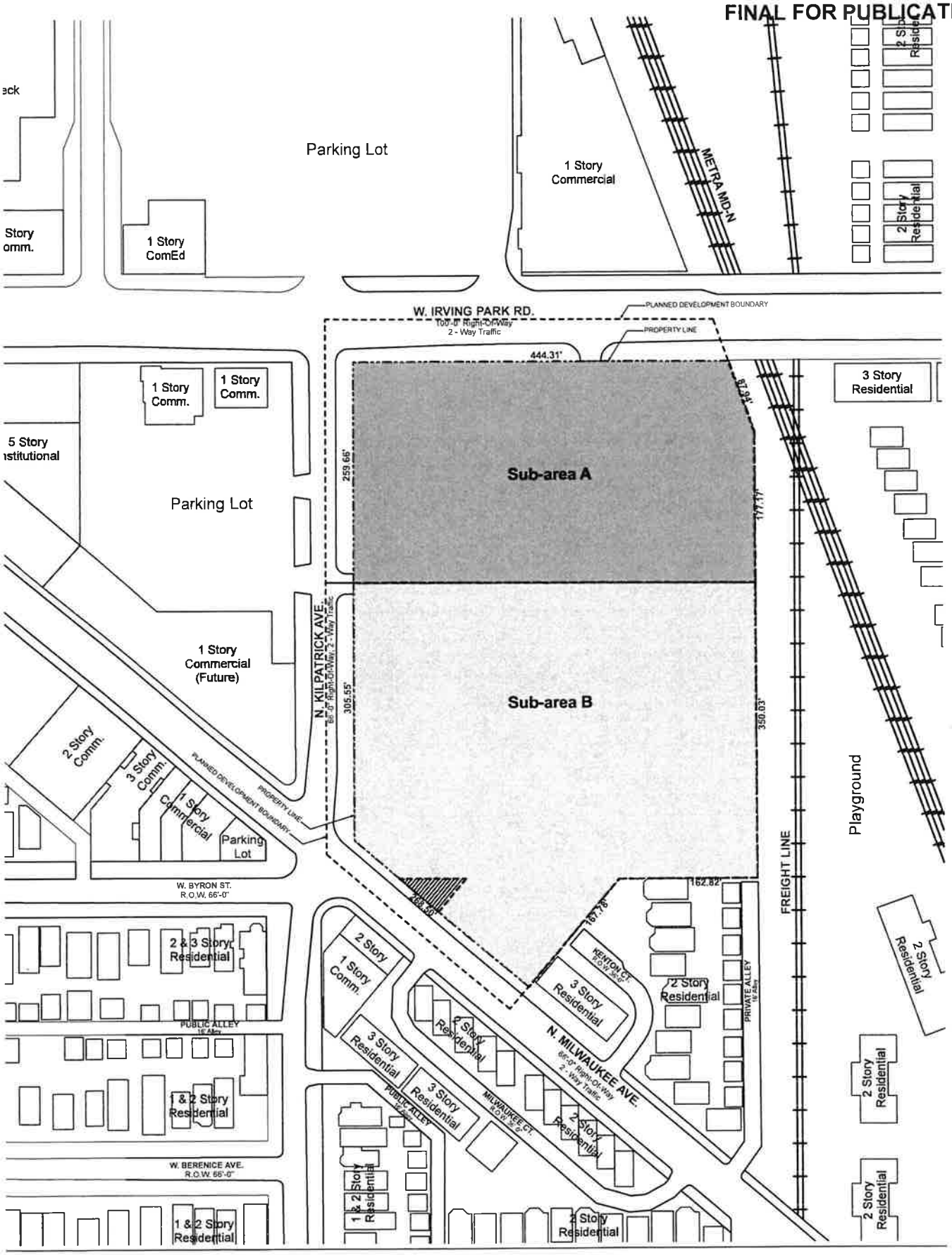
Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N

Prop. Line, ROW Adjustment & PD Boundary Map
1"=150'

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Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date 03.21.2024

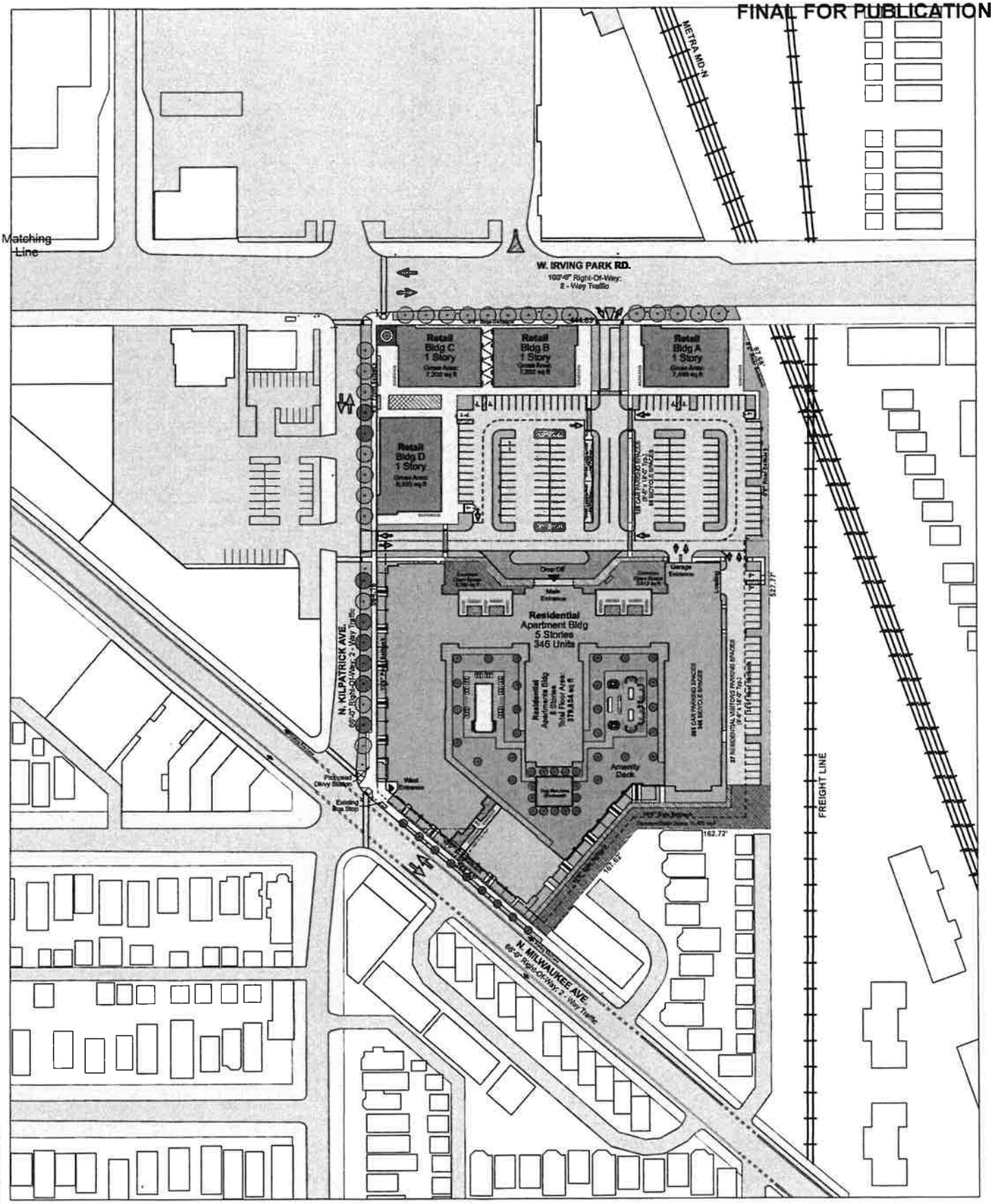
N

Sub-area Map
Scale: 1"=150'

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FINAL FOR PUBLICATION

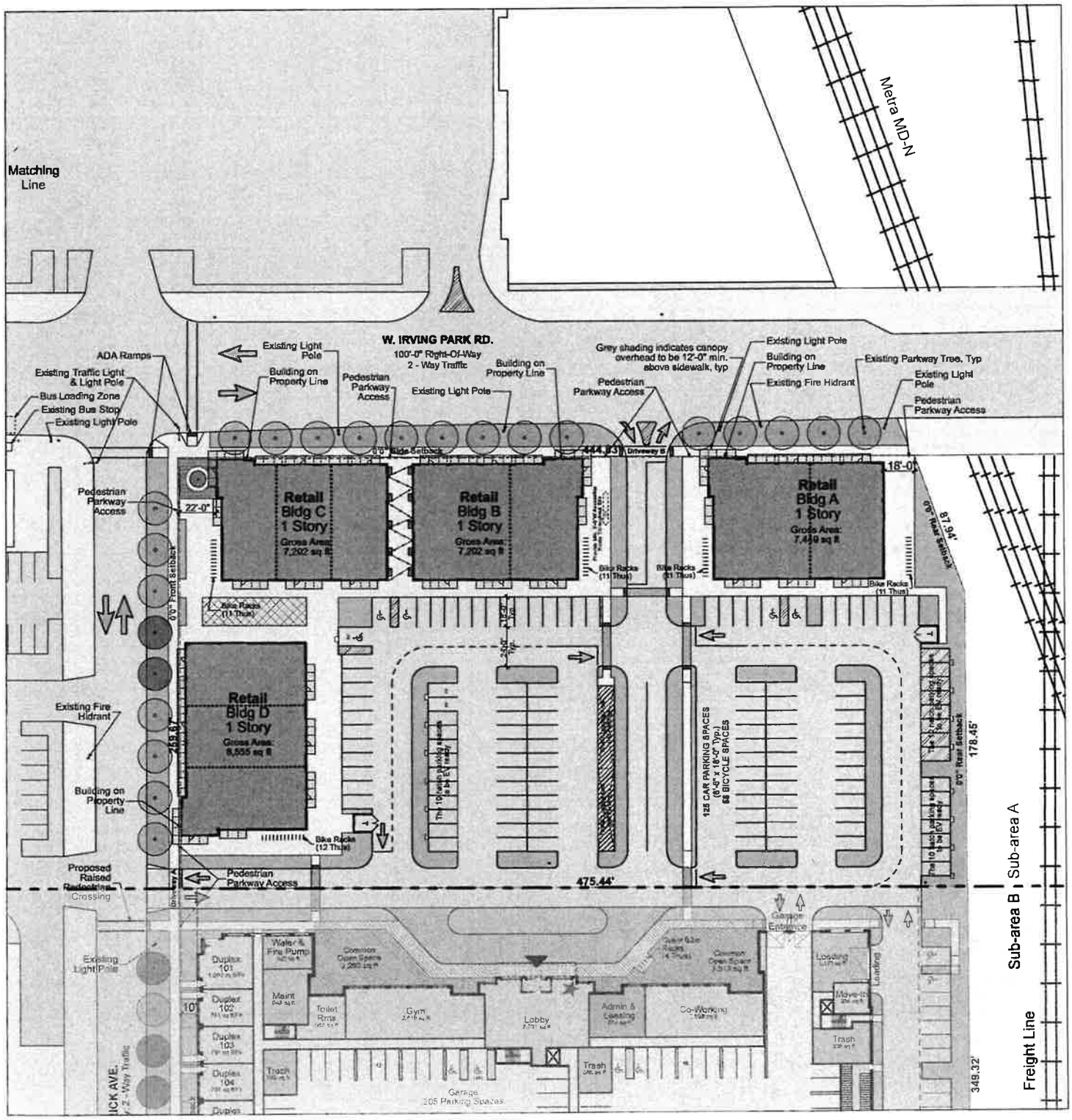


Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N

Site Plan
Scale: 1"=150'-0"

Pappageorge Haymes Partners

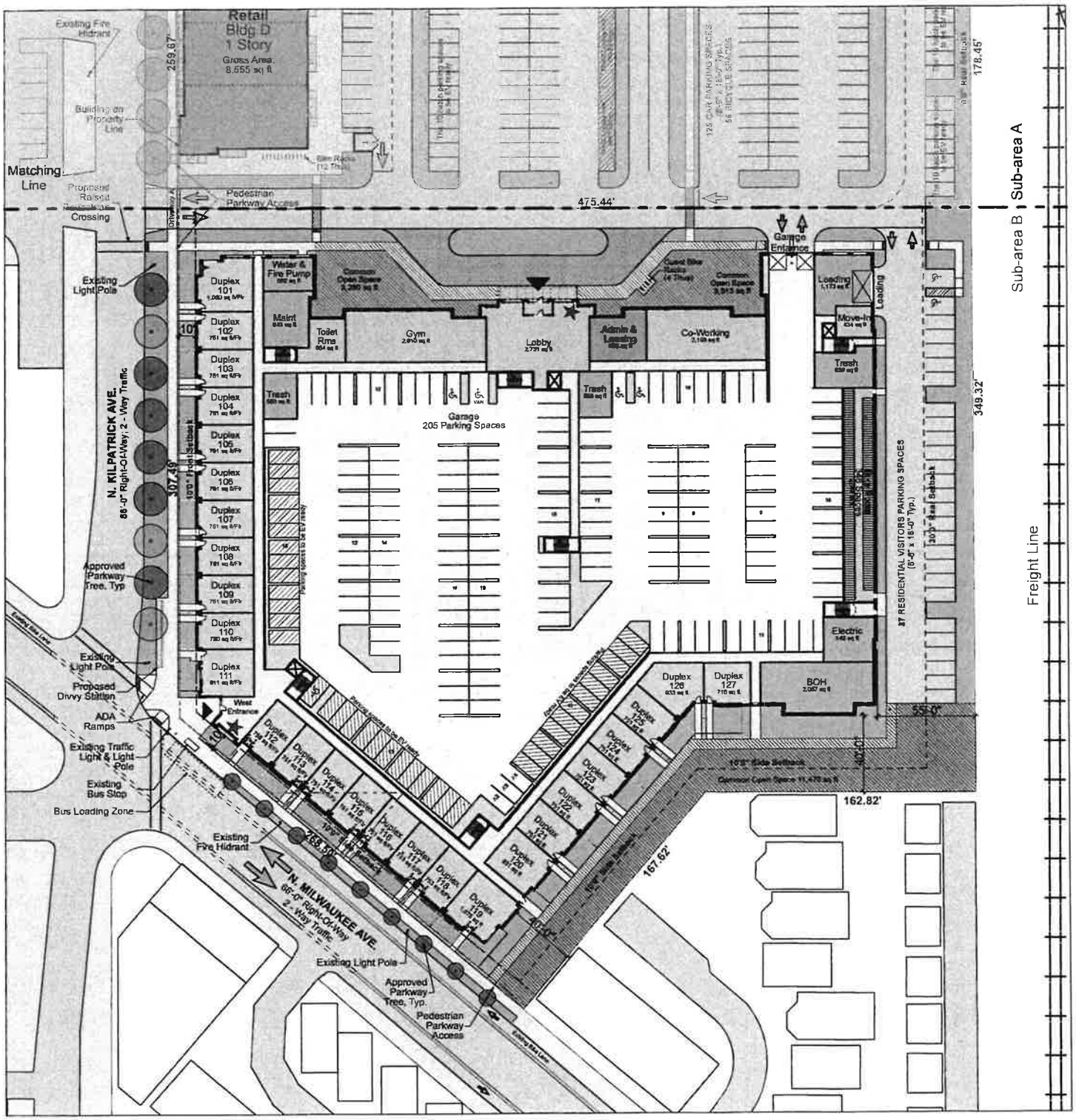


Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

N

Sub-area A Site Plan
Scale: 1"=80'-0"

Pappageorge Haymes Partners

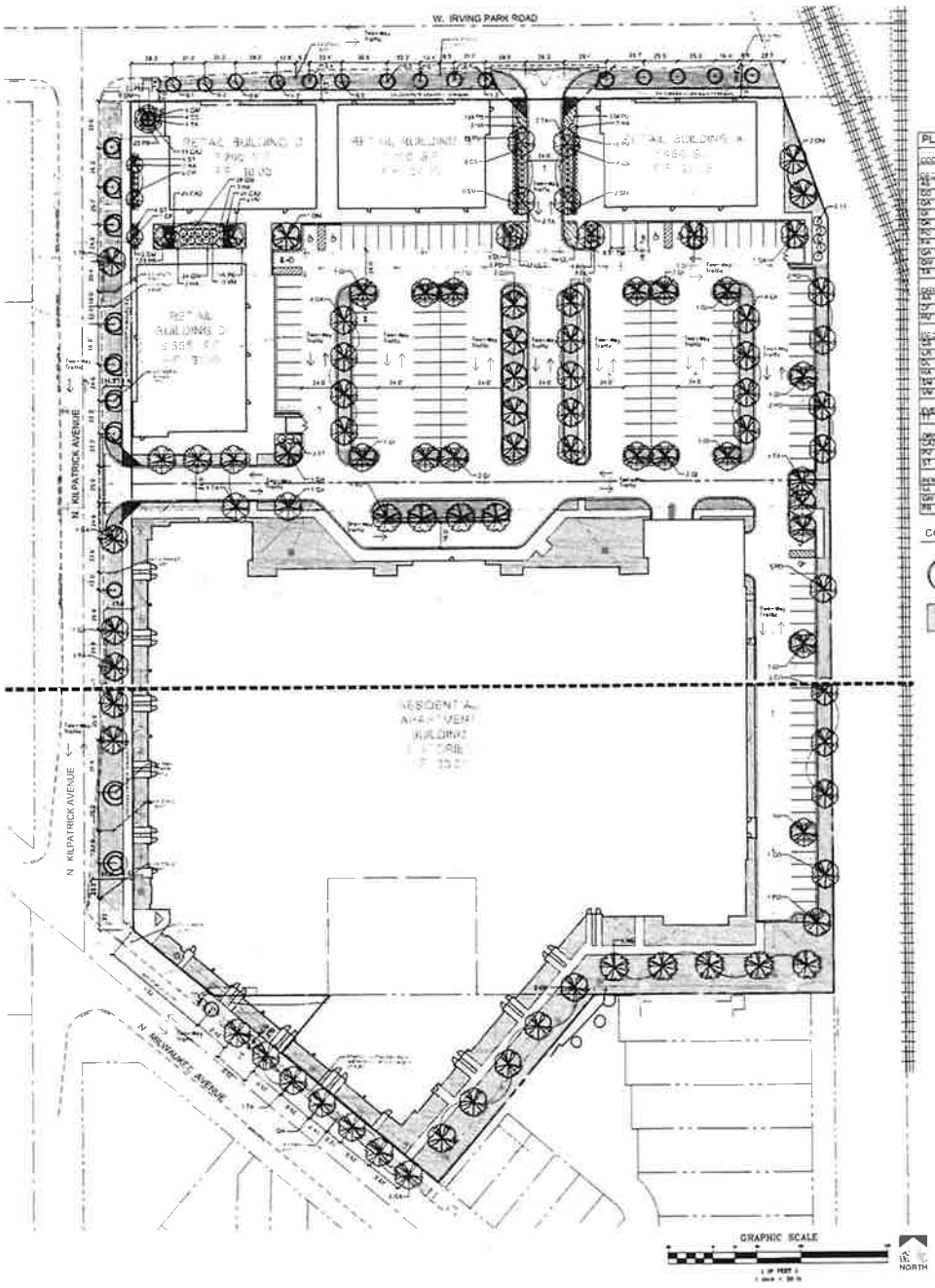


Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

N

Sub-area B Site Plan
Scale: 1"=80'-0"

Pappageorge Haymes Partners



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES						
AS	5	Acer saccharum	Sugar Maple	2.5" Cal	B&B	
CC	14	Celtis occidentalis	Common Hackberry	2.5" Cal	B&B	
GK	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2.5" Cal	B&B	
GT	16	Gleditsia triacanthos inermis 'Skyline'	Skyline® Honey Locust	2.5" Cal	B&B	
KK	8	Gymnocladus dioica	Kentucky Coffeetree	2.5" Cal	B&B	
PO	8	Platanus occidentalis	American Sycamore	2.5" Cal	B&B	
PX	3	Platanus x acerifolia	London Plane Tree	2.5" Cal	B&B	
QA	5	Quercus alba	White Oak	2.5" Cal	B&B	
QM	9	Quercus macrocarpa	Burr Oak	2.5" Cal	B&B	
TA	16	Tilia americana	American Linden	2.5" Cal	B&B	
ORNAMENTAL TREES						
AA	12	Amelanchier arborea	Downy Serviceberry	6' Ht.	B&B	
CF	7	Cornus florida	Flowering Dogwood	6' Ht.	B&B	
OV	7	Ostrya virginiana	American Hop-Hornbeam	6' Ht.	B&B	
DECIDUOUS SHRUBS						
CA	23	Clethra alnifolia 'Sixteen Candles'	Sugar Shack® Summersweet	3 Gal	Pot	
CR	5	Cornus sericea	Red Twig Dogwood	5 Gal		
DC	16	Diervilla lonicera	Dwarf Bush Honeysuckle	3 Gal	Pot	
HA	12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 Gal	Pot	
SM	5	Spiraea alba	Meadowsweet	3 Gal	Pot	
VM	10	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	3 Gal	Pot	
EVERGREEN SHRUBS						
TH	2	Thuja occidentalis 'Fastigiata'	Fastigiata Arborvitae	15'	B&B	
ORNAMENTAL GRASSES						
CAG	64	Carex albicans	Whitetinged Sedge	1 Gal	Pot	
PO	37	Panicum virgatum	Switch Grass	1 Gal	Pot	
SY	102	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal	Pot	
PERENNIALS						
LC	113	Lavandula hemisphaerica	Lancaster Lavender	Bal	Pot	
GM	90	Geranium macrorrhizum	Bigroot Geranium	Bal	Pot	
RS	537	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	Bal	Pot	

CONCEPT PLANT SCHEDULE

EXISTING PARKWAY TREES

TURF AREA

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Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N

Landscape Plan
Scale: 1" = 150'

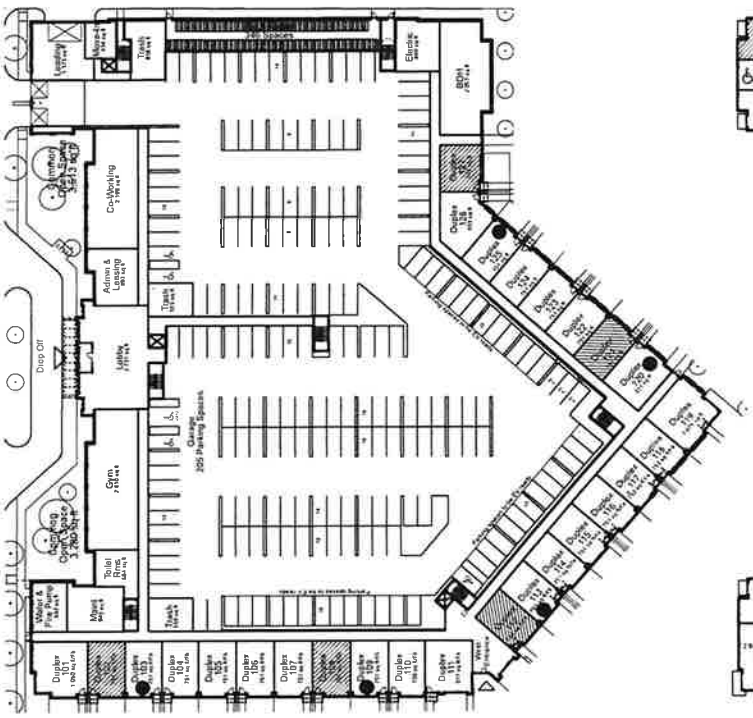
Pappageorge Haymes Partners

Legend:

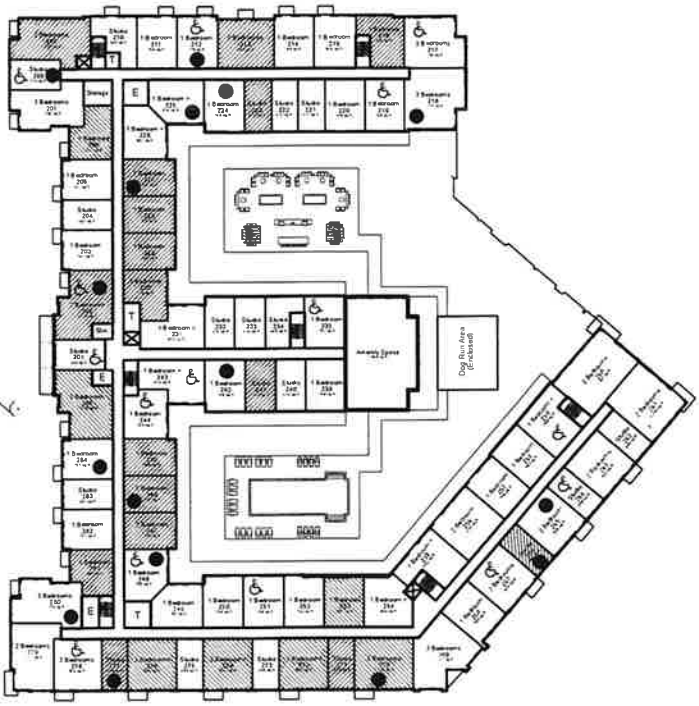
Affordable Units

Market Rate Type A Units

Hearing/Visual Units



1st Floor Plan



2nd Floor Plan

3955 N Kilpatrick
Affordable Housing Units

PAPPAGEORGE HAYMES	Total Units					ARO Units					Market Rate Type A Units				Remaining Market Rate Type B Units				
	Duplex *	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR	Studio	1BR	1BR+	2BR	Duplex	Studio	1BR	1BR+	2BR
Total Unit Type	27	78	123	27	91	5	11	22	0	14	14	21	6	16	22	53	80	21	61
Hearing Imp Units	-	-	-	-	-	1	3	5	0	3	3	4	1	3	5	10	16	4	12
Unit Type %	8%	23%	36%	8%	25%	10%	21%	42%	0%	27%	25%	37%	11%	28%	9%	22%	34%	9%	26%
Total Units	346					52					57				237				
% Units	100%					15% On Site + Fee in Lieu of 5%					17%				68%				
						(Total DU / 20%) = ARO Units					(Total DU - ARO Units) x 20% = Type A				% Remaining Units (Total DU - ARO Units - Type A)				

* The Two Level units are exempt from the accessible requirements.

Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

N

Affordable Housing Units
Scale: NTS

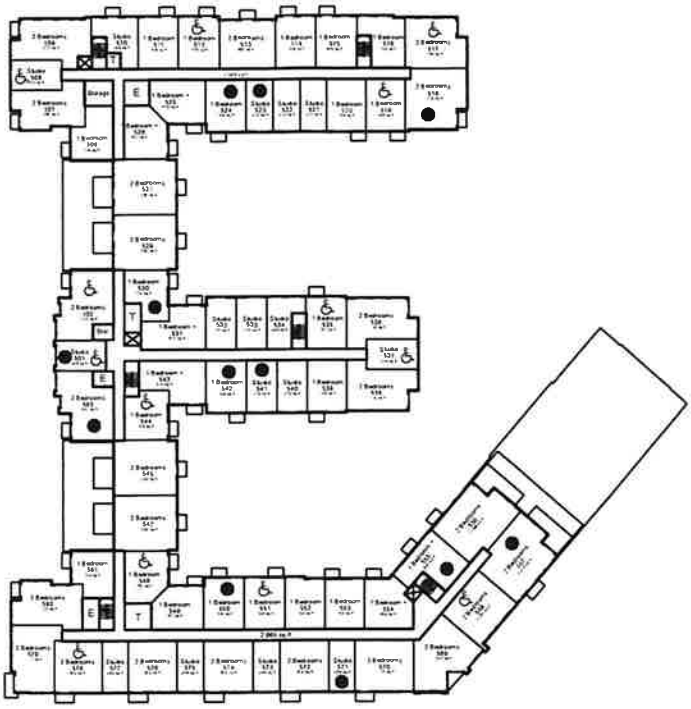
Pappageorge Haymes Partners

Legend:

Affordable Units

Market Rate Type A Units

Hearing/Visual Units



5th Floor Plan



3rd Floor Plan



4th Floor Plan

Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

N

Affordable Housing Units
Scale: NTS

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Material Legend

1. Face Brick
2. Fiber-Cement Panels
3. Fiber-Cement Siding
4. Vinyl Windows
5. Metal Canopy
6. Sheet Metal Coping
7. Metal Balcony System
8. Aluminum Storefront
9. Overhead Door
10. Metal Fence
11. Metal Panels
12. Concrete Brick



Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

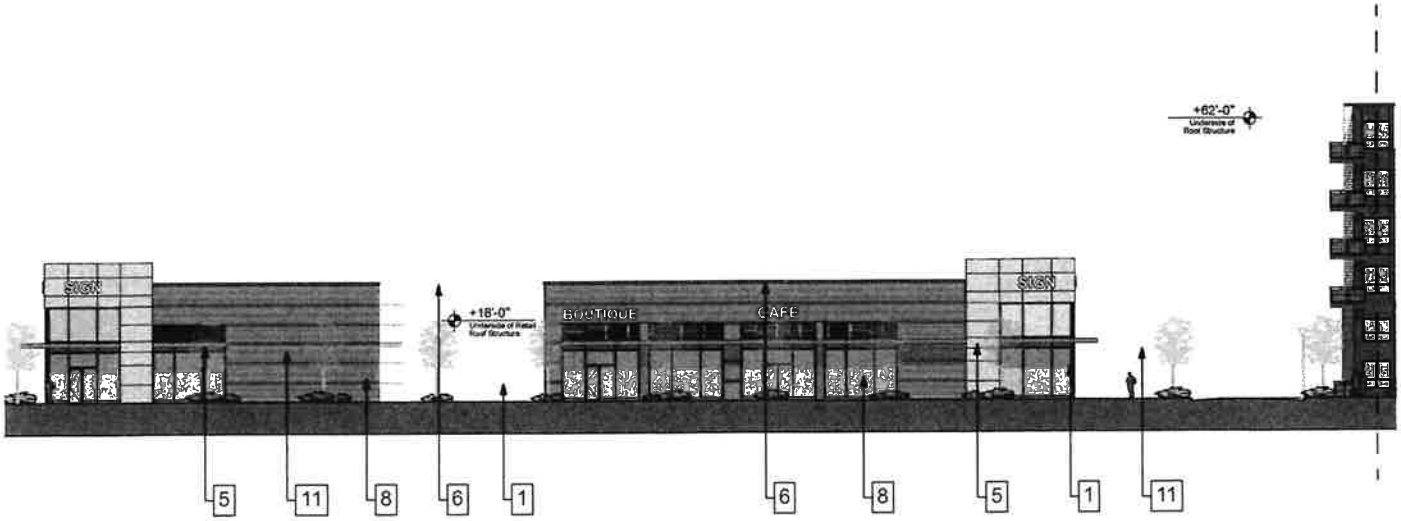
Irving Park Elevation
Scale: 1" = 40'

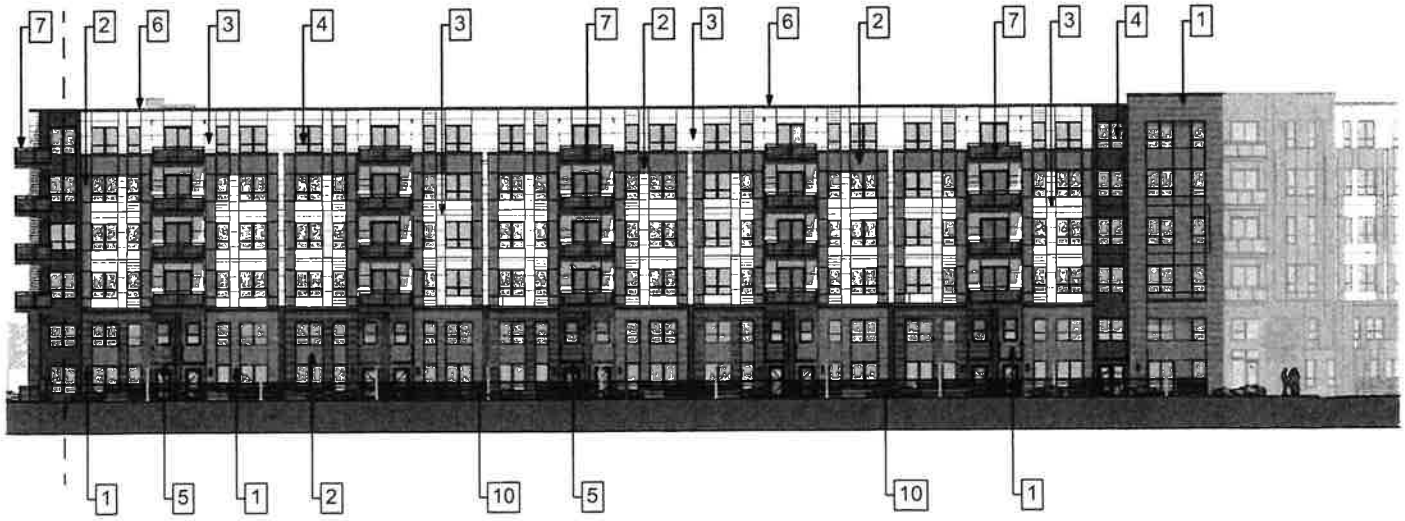
Pappageorge Haymes Partners

FINAL FOR PUBLICATION

Material Legend

1	Face Brick	7	Metal Balcony System
2	Fiber-Cement Panels	8	Aluminum Storefront
3	Fiber-Cement Siding	9	Overhead Door
4	Vinyl Windows	10	Metal Fence
5	Metal Canopy	11	Metal Panels
6	Sheet Metal Coping	12	Concrete Brick





Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

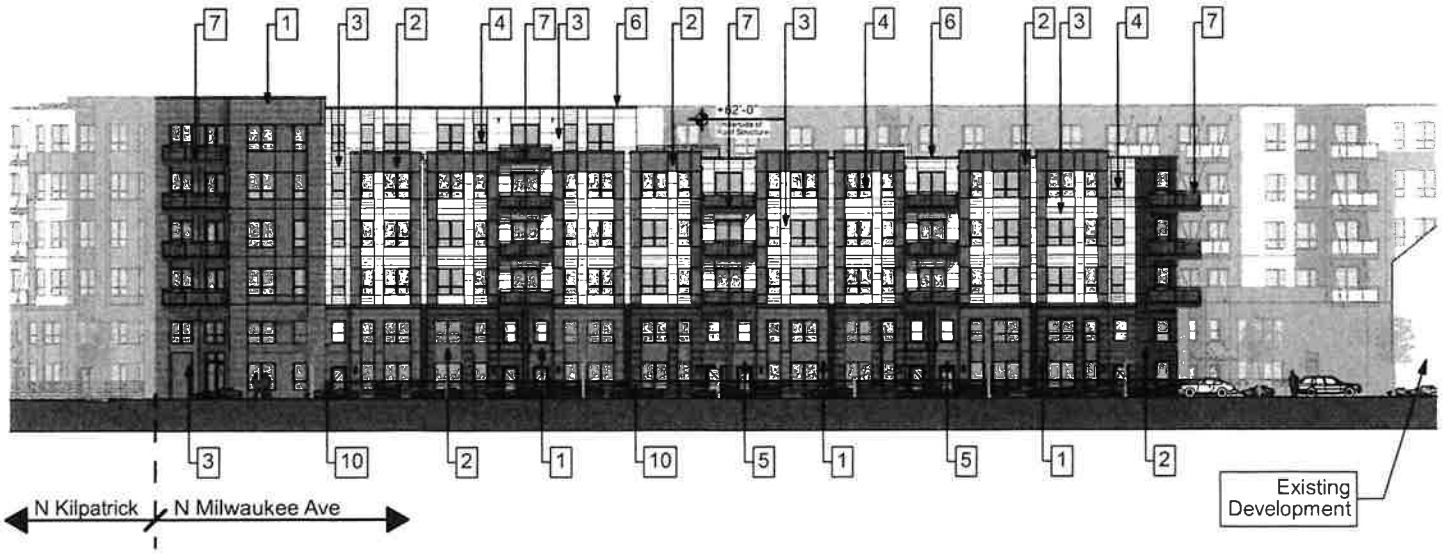
Kilpatrick Elevation
Scale: 1" = 40'

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Material Legend

1	Face Brick	7	Metal Balcony System
2	Fiber-Cement Panels	8	Aluminum Storefront
3	Fiber-Cement Siding	9	Overhead Door
4	Vinyl Windows	10	Metal Fence
5	Metal Canopy	11	Metal Panels
6	Sheet Metal Coping	12	Concrete Brick



Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

Milwaukee Elevation
Scale: 1" = 40'

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FINAL FOR PUBLICATION

Material Legend

1	Face Brick	7	Metal Balcony System
2	Fiber-Cement Panels	8	Aluminum Storefront
3	Fiber-Cement Siding	9	Overhead Door
4	Vinyl Windows	10	Metal Fence
5	Metal Canopy	11	Metal Panels
6	Sheet Metal Coping	12	Concrete Brick



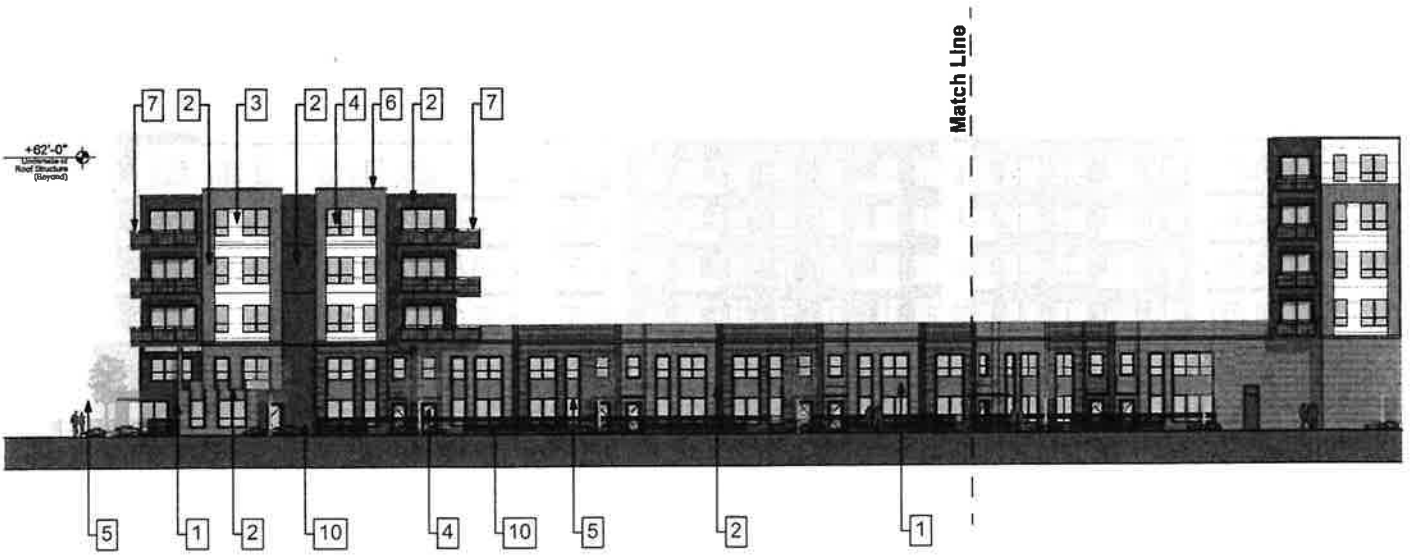
Applicant:	GW Six Corners LLC
Address:	3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date:	01.24.2024
Plan Commission Date:	03.21.2024

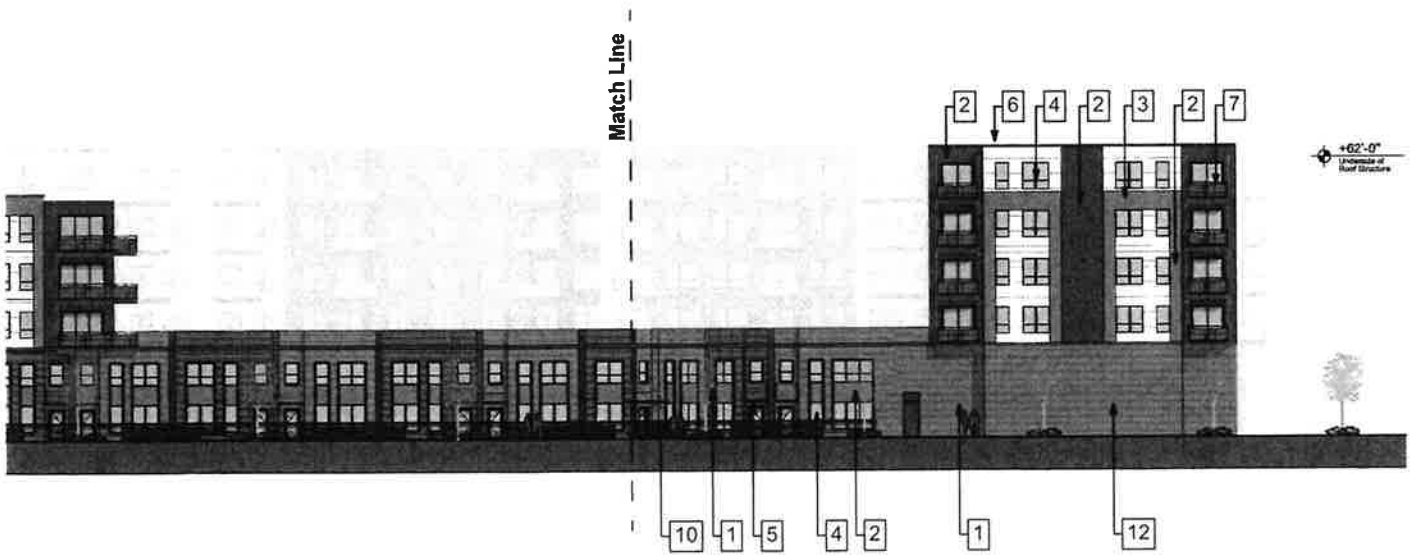
North Interior Elevation
Scale: 1" = 40'

Pappageorge Haymes Partners

Material Legend

1	Face Brick	7	Metal Balcony System
2	Fiber-Cement Panels	8	Aluminum Storefront
3	Fiber-Cement Siding	9	Overhead Door
4	Vinyl Windows	10	Metal Fence
5	Metal Canopy	11	Metal Panels
6	Sheet Metal Coping	12	Concrete Brick





Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date: 03.21.2024

Courtyard Elevation
Scale: 1" = 40'

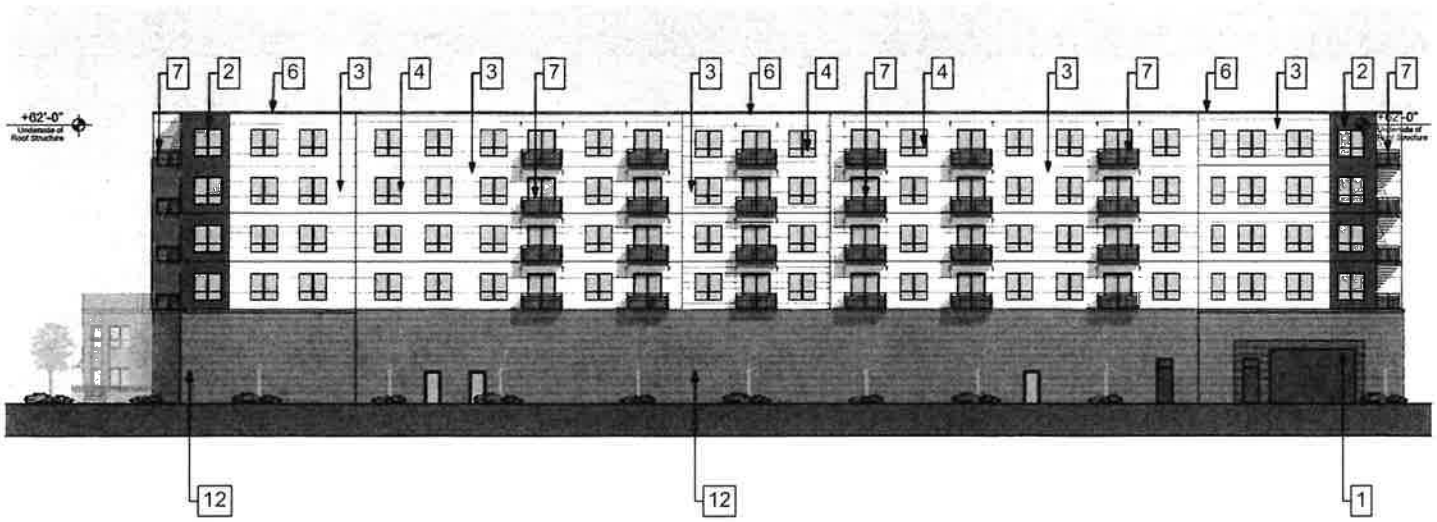
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FINAL FOR PUBLICATION

Material Legend

1. Face Brick
2. Fiber-Cement Panels
3. Fiber-Cement Siding
4. Vinyl Windows
5. Metal Canopy
6. Sheet Metal Coping
7. Metal Balcony System
8. Aluminum Storefront
9. Overhead Door
10. Metal Fence
11. Metal Panels
12. Concrete Brick



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Applicant: GW Six Corners LLC
Address: 3955 N Kilpatrick Ave / 3865 N Milwaukee Ave, Chicago IL 60641
Introduction Date: 01.24.2024
Plan Commission Date 03.21.2024

East Elevation
Scale: 1" = 40'

Pappageorge Haymes Partners

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

App. No. 22328

MEMORANDUM

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

From: Ciere Boatright
Chicago Plan Commission

Date: March 21, 2024

Re: Proposed Residential-Business Planned Development – 3955 N. Kilpatrick Ave. / 3865 N. Milwaukee Ave.

On March 21, 2024, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development, submitted by GW Six Corners LLC. The applicant proposes to rezone the site from RS-3 (Residential Single-Unit Detached House District) to B3-3 (Community Shopping District) and then to a Residential-Business Planned Development to allow the construction of four single-story commercial buildings, totaling approximately 30,408 square feet, along with 125 vehicular parking spaces (Sub-area A); and a six-story building comprising 346 dwelling units and 232 vehicular parking spaces (Sub-area B). 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 Louis Clayton at 312-744-6740.

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