RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Planned Development Number _____ ("Planned Development") consists of approximately 157,265 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Subarea A (1415 North Dayton Street) is owned by 1415 N Dayton, LLC. Subarea B (821 West Eastman Avenue) is owned by 821 W Eastman, LLC. Subarea C (811 West Evergreen Avenue) is owned by 811 W Evergreen, LLC. Subarea D (1415 North Kingsbury) by WF Kingsbury Center LLC.

2. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the Applicants, their successors and assigns and, if different than the Applicants, 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 "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 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.

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. 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.

Additionally, as part of this project, the Applicant agrees to contribute $45,000 towards the design and installation of a new traffic signal at the intersection of North Halsted Street and West Scott Street prior to Part II approval.

4. This Plan of Development consists of 19 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Site Plan; Floor Plans; a Landscape Plan, a Roof Plan; and Building Elevations prepared by bKL Architecture LLC and dated January 5, 2026.

Applicant: 1415 N Dayton, LLC
Address: 1415-17 N. Dayton Street (Subarea A), 821 W. Eastman Avenue (Subarea B), 811 W. Evergreen Avenue (Subarea C), 1415 N. Kingsbury Street (Subarea D)
Introduced: January 21, 2026
Plan Commission: March 19, 2026

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "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 Subarea A and Subarea C: Residential Dwelling Units (ground floor and above), Vacation Rental, Shared Housing, and Artist Live/Work Space (ground floor and above), and Parking, Accessory and Non-Accessory.

The following uses are permitted in the area delineated herein as Subarea B and Subarea D: All uses allowed under a C3-5 Commercial, Manufacturing and Employment District.

For Subarea A, the Applicant agrees to insert a provision in the residential leases or otherwise disclose to occupants of the development the proximity of the metal foundry located at 1424 North Halsted.

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 and Data 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 157,265 square feet (a Net Site Area of 20,019 square feet square feet for Subarea A, a Net Site Area of 22,092 square feet for Subarea B, a Net Site Area of

13,724 square feet for Subarea C, and a Net Site Area of 101,430 square feet square feet for Subarea D).

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 City of Chicago Landscape Ordinance and any other 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 or Planning Department). 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 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 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.

16. 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.

17. Any material development in Subareas B-D shall be submitted and processed under Site Plan Review pursuant to Section 17-13-0801 through Section 17-13-05 of the Chicago Zoning Ordinance. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations ("Site Plan Submittal") for review and approval by the Department of Planning and Development ("DPD"). Upon submittal, DPD and the Applicant shall notify the Alderman of the ward in which a Site Plan Submittal is located and, in conjunction with the Site Plan Submittal, the Applicant shall be subject to a public review process that is facilitated by such Alderman. Review and approval by DPD are intended to assure that specific development components substantially conform with the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, and provided the Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such Site Plan Approval. Following the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Any Site Plan Submittal for Subareas B-D shall, at a minimum, provide the following information:

a. The boundaries of the property;

b. The footprint of the improvements;

c. Location and dimensions of all parking spaces and loading berths;

d. Preliminary landscaping plan prepared by a landscape architect;

e. All pedestrian circulation routes;

f. Preliminary building sections and elevations of the improvements with a preliminary building materials list; and

g. Statistical information applicable to the property limited to the following:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights;

(4) all setbacks, required and provided;

(5) floor area devoted to all uses (office, dwelling, etc....);

(6) number of dwelling units (if applicable);

(7) Occupancy counts (if applicable);

(8) Number of loading spaces/berths;

(9) An approved Site Plan by CDOT, Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Storm Water Management; and

(10) Any other information necessary to illustrate substantial conformance with the Planned Development.

18. The Applicant acknowledges and agrees that the rezoning of the Property from C3-5 Commercial, Manufacturing and Employment District to C2-5 Motor Vehicle-Related Commercial District and then to a Residential Business Planned Development, is an "entitlement" that triggers the

requirements of Section 2-44-085 of the Municipal Code of Chicago ("ARO"). The Applicant intends to construct a 340-unit rental building.

Developers of rental projects in Inclusionary Housing Areas with 30 or more units must provide between 10% and 20% of the units in the project as affordable housing at a weighted average of 60% of the AMI, as described 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. 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 68 affordable units (20% of 340) and half of those units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 68 affordable units in the Planned Development, 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 22 units) must be affordable to household at or below 50% of the AMI , of which one-sixth (or 11 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 Planned Development, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the Planned Development, 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 Planned Development, 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 applicable property in the Planned Development, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, 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 potential 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.

19. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Subarea A and Subarea C to B2-5 Neighborhood Mixed-Use District, and Subarea B and Subarea D to a C3-5 Commercial, Manufacturing and Employment District.

Applicant: 1415 N Dayton, LLC
Address: 1415-17 N. Dayton Street (Subarea A), 821 W. Eastman Avenue (Subarea B), 811 W. Evergreen Avenue (Subarea C), 1415 N. Kingsbury Street (Subarea D)
Introduced: January 21, 2026
Plan Commission: March 19, 2026

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Total Gross Site Area:	234,300 square feet
Total Area in Public Way:	77,035 square feet
Net Site Area:	
Subarea A:	20,019 square feet
Subarea B:	22,092 square feet
Subarea C:	13,724 square feet
Subarea D:	101,430 square feet
Total Net Site Area:	157,265 square feet
Maximum Floor Area:	
Subarea A:	297,667 square feet
Subarea B:	23,141 square feet (existing)
Subarea C:	46,252 square feet (existing)
Subarea D:	419,150 square feet
Total Floor Area:	786,325 square feet
Floor Area Ratio:	
FAR Overall:	5.00
FAR Subarea A:	14.87
FAR Subarea B:	1.05
FAR Subarea C:	3.37
FAR Subarea D:	4.13

Applicant: 1415 N Dayton, LLC
Property Addresses: 1415 N. Dayton (Subarea A), 821 W. Eastman (Subarea B), 811 W. Evergreen (Subarea C), 1400 N. Kingsbury (Subarea D)
City Council Introduction Date:
Plan Commission Date:

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Setbacks:	
Subarea A:	0-foot front, side, and rear setbacks
Subarea B:	existing to remain
Subarea C:	existing to remain
Subarea D:	as permitted under the C3-5 Commercial, Manufacturing, and Employment District standards
Maximum Building Height:	
Subarea A:	311 feet
Subarea B:	existing to remain
Subarea C:	existing to remain
Subarea D:	as permitted under the C3-5 Commercial, Manufacturing, and Employment District standards
Minimum Parking Spaces:	
Subarea A:	163
Subarea B:	0
Subarea C:	0
Subarea D:	as required under the C3-5 Commercial, Manufacturing, and Employment District standards
Dwelling Units:	
Subarea A:	235 Dwelling Units 105 Efficiencies
Subarea B:	0

Applicant: 1415 N Dayton, LLC
Property Addresses: 1415 N. Dayton (Subarea A), 821 W. Eastman (Subarea B), 811 W. Evergreen (Subarea C), 1400 N. Kingsbury (Subarea D)
City Council Introduction Date:
Plan Commission Date:

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT ____
BULK REGULATIONS AND DATA TABLE

Subarea C:	43 Dwelling Units 4 Efficiencies
Subarea D:	0
Total Dwelling Units	278 Dwelling Units 109 Efficiencies
Total Minimum Lot Area per Unit	181 (blended)

Bicycle Parking Spaces:

Subarea A:	340
Subarea B:	0
Subarea C:	47
Subarea D:	as required under the C3-5 Commercial, Manufacturing, and Employment District standards

Loading Spaces:

Subarea A:	2
Subarea B:	0
Subarea C:	0
Subarea D:	as required under the C3-5 Commercial, Manufacturing, and Employment District standards

Applicant: 1415 N Dayton, LLC
Property Addresses: 1415 N. Dayton (Subarea A), 821 W. Eastman (Subarea B), 811 W. Evergreen (Subarea C), 1400 N. Kingsbury (Subarea D)
City Council Introduction Date:
Plan Commission Date:

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

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 1004031

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 5.1.2 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 *
1415 N DAYTON LLC

Applicant Contact Person *
MICHAEL SHENOUDA

Applicant Email *
MIKE@HONOREPROPERTIES.COM

Applicant Phone *
(630) 207-8542

Applicant Address *
1415 N DAYTON ST

Attorney Name *
TYLER MANIC

Attorney Email *
TMANIC@SCHAINBANKS.COM

Development Information

Development Address:

From *
1413

To
1415

Direction *
N

Street Name *
DAYTON

Zip Code *
606422603

Ward *
27

ARO Zone *
ARO Inclusionary Ar

Development Name *
1415 N DAYTON ST

If you are working with a Planner at the City, what is his/her/their name?
OMAR SMAILBEGOVIC

Zoning Application Number (if applicable)

Council Introduction Date *
02/18/2026

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

ARO Trigger *
Zoning Entitlement

Development Type *
Rental

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Total Units *

340

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5

Estimated date marketing will begin *

9/1/2026

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) *

1/1/2028

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 *
68.0	17	34

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
68	0	0.0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	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

Deputy Commissioner

Joseph Lemon

Forms

Unit Mix and Square Footage Spreadsheet *

ARO_Affordable_Unit_Details_and_Square_Footage_1415NDayton.xlsx

Dimensioned Floor Plans with affordable units highlighted

20260205141SNDayton_AROFloorPlans.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 *

MICHAEL SHENOUDA

Summary

Notes

Note

Search within these results:

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Address	1415 N Dayton St, Chicago IL 60642
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	$4.91
Total Units in Project	340
Total Affordable units	68

unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage**
studio	84	31%	505	21	31%	498	98%
one-bed	152	56%	693	38	56%	682	98%
two-bed	35	13%	998	9	13%	1,004	101%
three-bed	2	1%	1,383	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.

AMI Mix for ARO Units

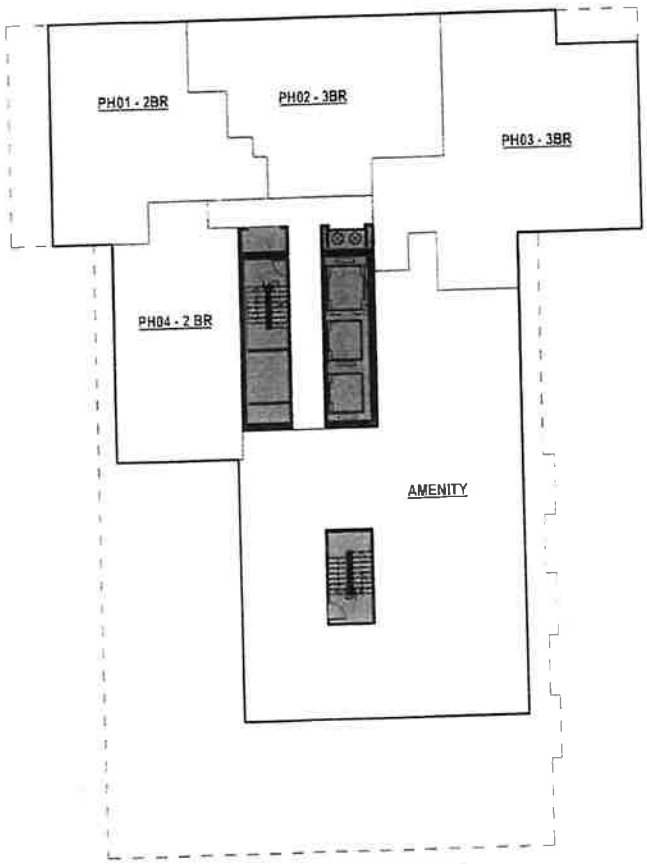
Affordable Units

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	12	9	-	-	-	21	44.29%
1 bed	-	-	2	19	17	-	38	63.95%
2 bed	-	-	-	-	-	9	9	80.00%
3 bed	-	-	-	-	-	-	-	#DIV/0!
4 bed	-	-	-	-	-	-	-	#DIV/0!
	-	12	11	19	17	9	68	60.00%

Features and Amenities

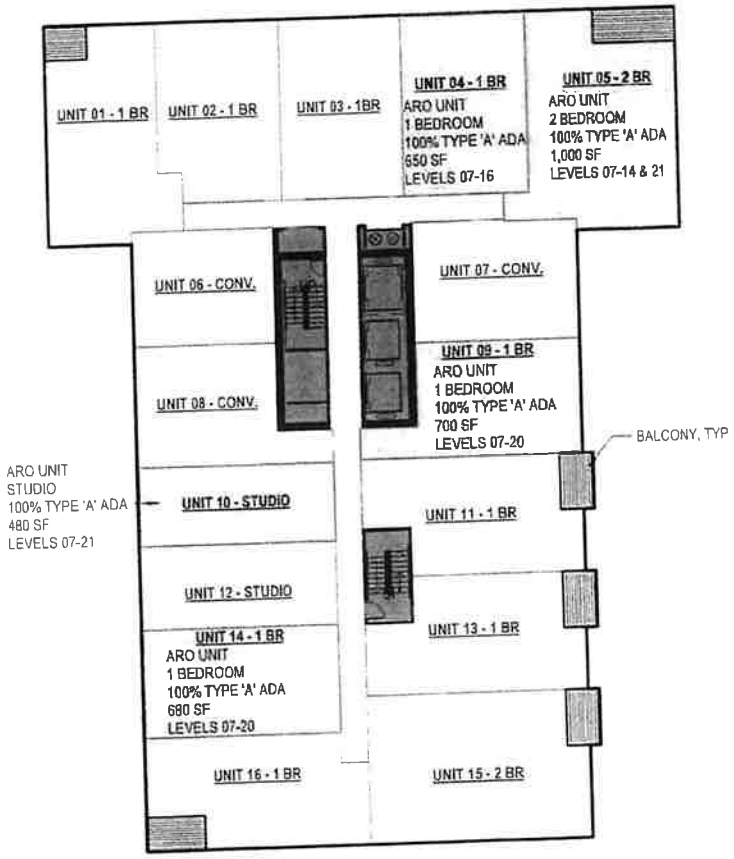
	Market Rate Units	Affordable Units
	Market Rate Units	*Affordable Units (ARO)
Parking *how many?*	164 parking spaces on a first come, first serve basis	164 parking spaces on a first come, first serve basis
Laundry	In-unit, TBD on final model, but likely an LG ENERGY STAR front load washer & electric heat pump dryer - Models WM6500HWH & DLHC5502WH	In-unit, TBD on final model, but likely an LG front load washer & electric heat pump dryer - Models WM6500HWH & DLHC5502WH
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	TBD on final model, but likely the Samsung 30 or 36" ADA ENERGY STAR French Door Refrigerator in Stainless Steel Models RF22A4221SS & RF27CG5010S9	TBD on final model, but likely the Samsung 30 or 36" ADA ENERGY STAR French Door Refrigerator in Stainless Steel - Models RF22A4221SS & RF27CG5010S9
Dishwasher *age/EnergyStar/make/model/color*	TBD on final model, but likely the Samsung 24" ENERGY STAR Dishwasher (in ADA for Type A) - Models DW80CG4021SS & DW60R2014SS	TBD on final model, but likely the Samsung 24" ENERGY STAR Dishwasher (in ADA for Type A) - Models DW80CG4021SS & DW60R2014SS
Stove/Oven *age/EnergyStar/make/model/color*	TBD on final model, but likely the Samsung ADA Electric Slide in Range - Models NSE6DG8100SS	TBD on final model, but likely the Samsung ADA Electric Slide in Range - Models NSE6DG8100SS
Microwave *age/EnergyStar/make/model/color*	TBD on final model, but likely the Samsung Microhood (or counter version for TypeA) - Model #ME16A4021ASS or MS19DG8500SS	TBD on final model, but likely the Samsung Microhood (or counter version for TypeA) - Model #ME16A4021ASS
Bathroom(s) *how many?* *Half bath? Full bath?*	Varies between 1-3 full bathrooms depending on apartment size	Varies between 1-3 full bathrooms depending on apartment size
Kitchen Countertops *material*	quartz	quartz
Flooring *material*	LVP	LVP
HVAC	Each residential unit will include a Water Source Heat Pump. The WSHP shall be Climatemaster TSM series or equal with EC motors, double-deflection supply grilles and white perimeter slot return grille. The unit shall include the condenser water supply, return and condensate risers. Each WSHP provides an individual zone of thermal control for maximum comfort of the occupants. These units are supported by a rooftop cooling tower and a boiler plant	Each residential unit will include a Water Source Heat Pump. The WSHP shall be Climatemaster TSM series or equal with EC motors, double-deflection supply grilles and white perimeter slot return grille. The unit shall include the condenser water supply, return and condensate risers. Each WSHP provides an individual zone of thermal control for maximum comfort of the occupants. These units are supported by a rooftop cooling tower and a boiler plant
Other	All units will have keyless entry; select will have balconies. All units will have access to multiple amenity spaces (lounge, outdoor, fitness), 24/7 onsite staff, package room, WiFi, & cameras throughout	All units will have keyless entry; select will have balconies. All units will have access to multiple amenity spaces (lounge, outdoor, fitness), 24/7 onsite staff, package room, WiFi, & cameras throughout

NOTE: DOH will review specific details for features and amenities for approval when they become available.



NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP, AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS

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1/16"=1'-0"

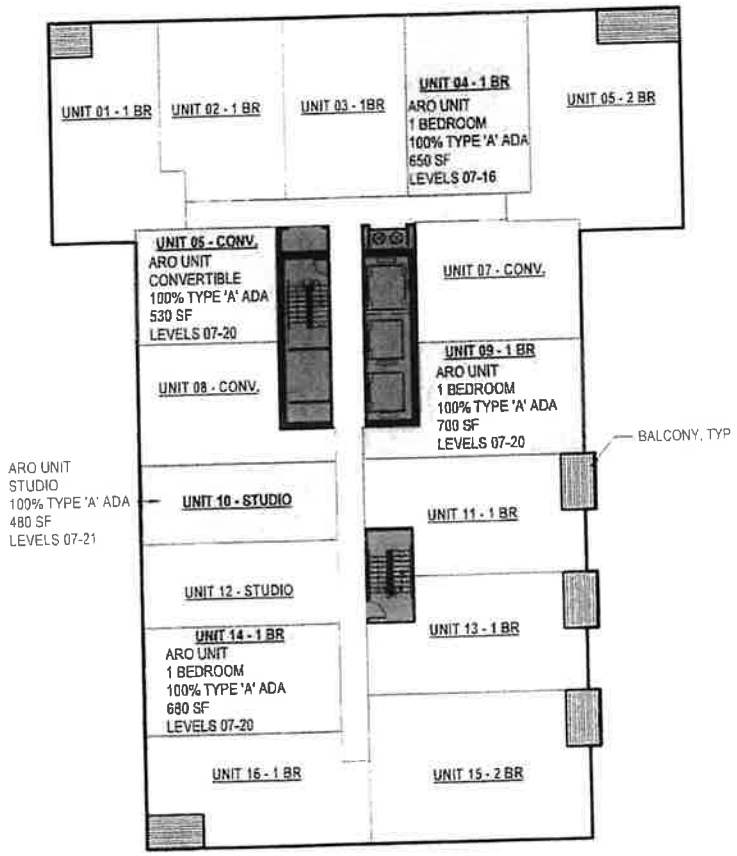
Peerless | HONORE IN-PROGRESS

LEVEL 07-14
1415 N DAYTON

Project: 25001
2026.03.05
Pg 3 of 7

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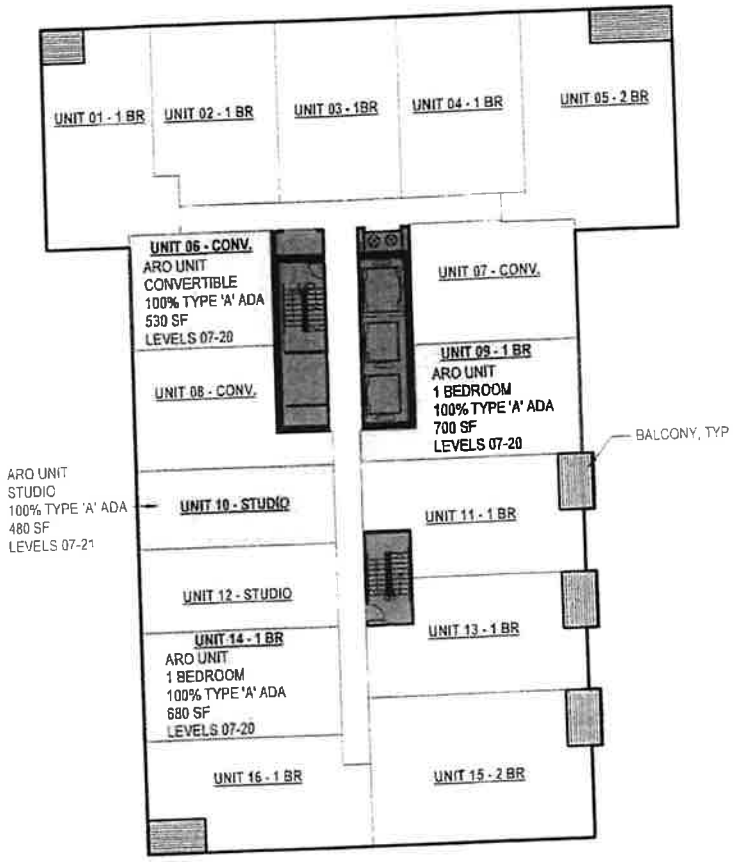


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Peerless | HONORE **IN-PROGRESS**

LEVEL 15-16
1415 N DAYTON

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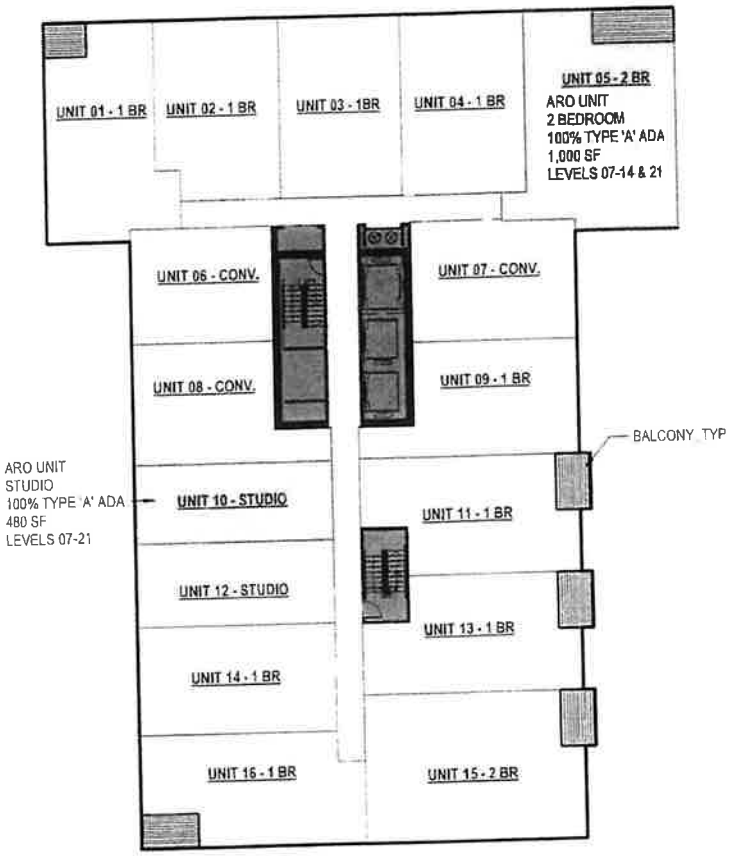
LEVEL 17-20
1415 N DAYTON

1/16"=1'-0"

Project 25001
2026 03 05
Pg 5 of 7

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NOTE: IN-PROGRESS PLAN. SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP, AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS

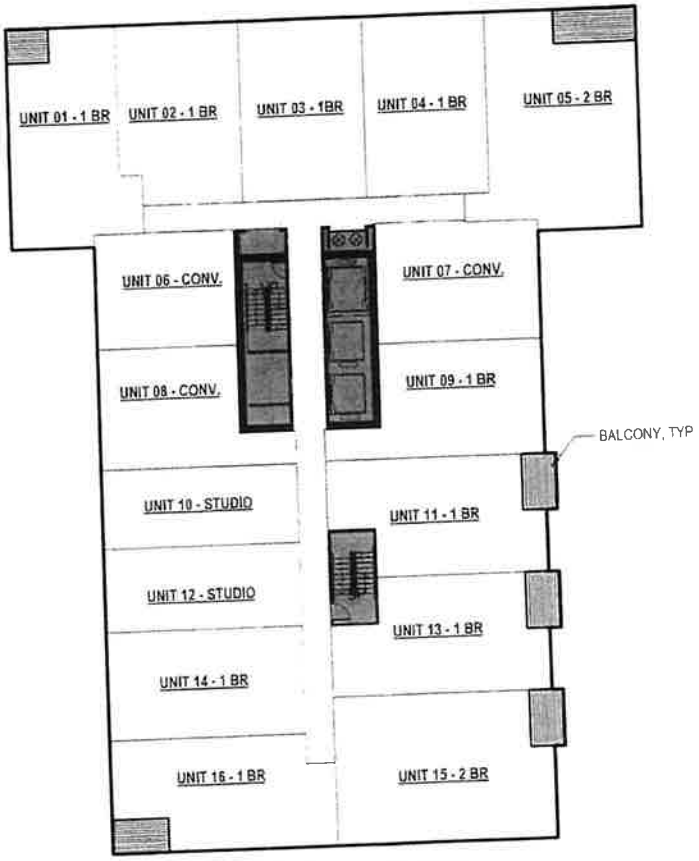
1/16"=1'-0"

Peerless | HONORE **IN-PROGRESS**

LEVEL 21
1415 N DAYTON

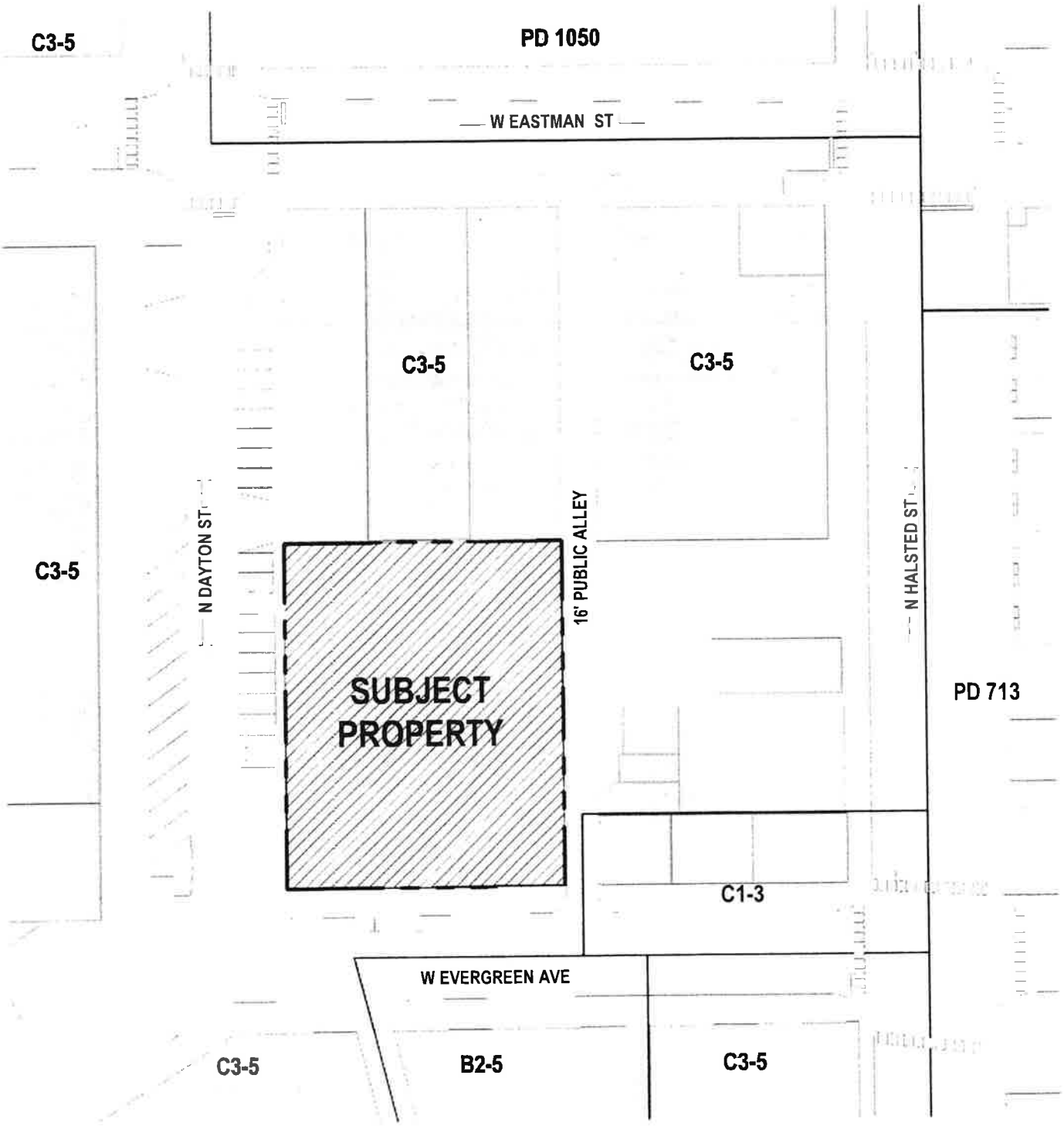
Project: 25301
2026 03 05
Pg 6 of 7

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NOTE: IN-PROGRESS PLAN, SUBJECT TO CHANGE UPON COORDINATION WITH STRUCTURAL, MEP, AND EXTERIOR FACADE CONSULTANTS. ALL AREAS SUBJECT TO CHANGE UPON FURTHER DEVELOPMENT OF PLANS

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EXISTING ZONING MAP
Scale: N.T.S.

Development Site

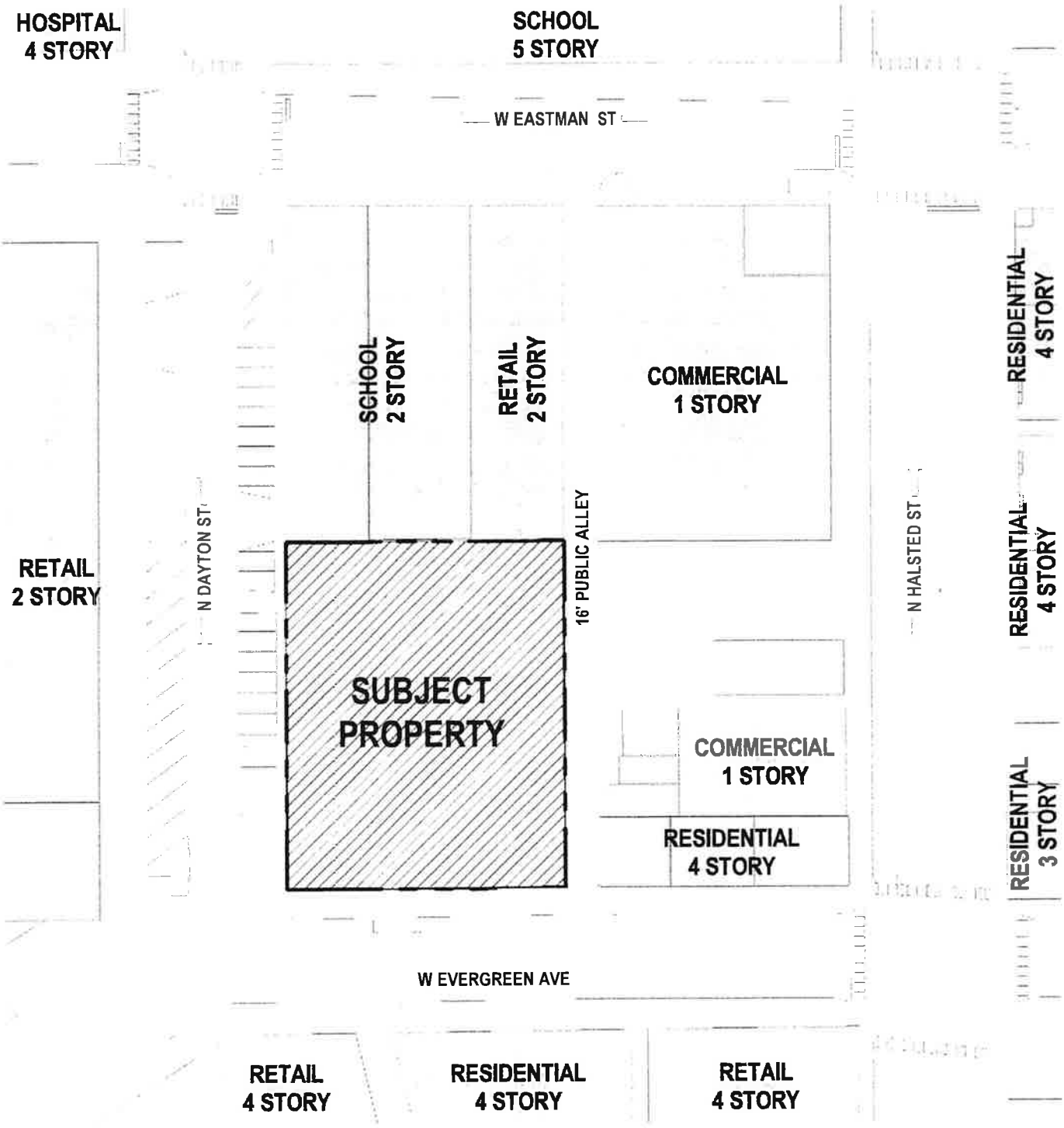
Property Line

APPLICANT: 1415 N Dayton LLC
ADDRESS: 1415-1419 N Dayton St, 816-818 W Evergreen Ave
DATE OF INTRODUCTION: FEBRUARY 18, 2026
DATE OF PLAN COMMISSION: MARCH 19, 2026

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EXISTING LAND-USE MAP
Scale: N.T.S.

Development Site

Property Line

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PD BOUNDARY AND SUBAREA MAP
Scale: N.T.S.

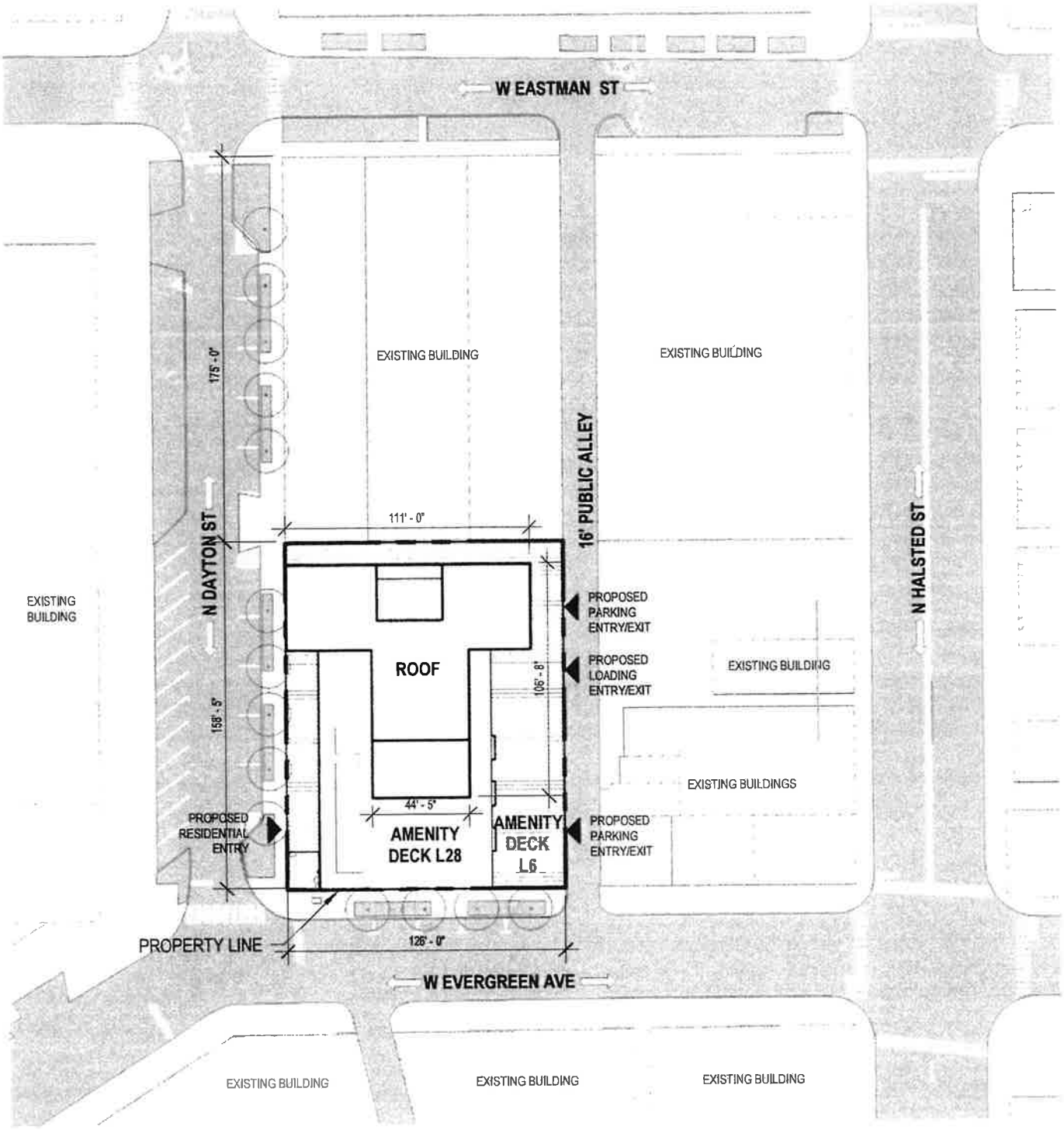
Development Site
Property Line
PD Boundary

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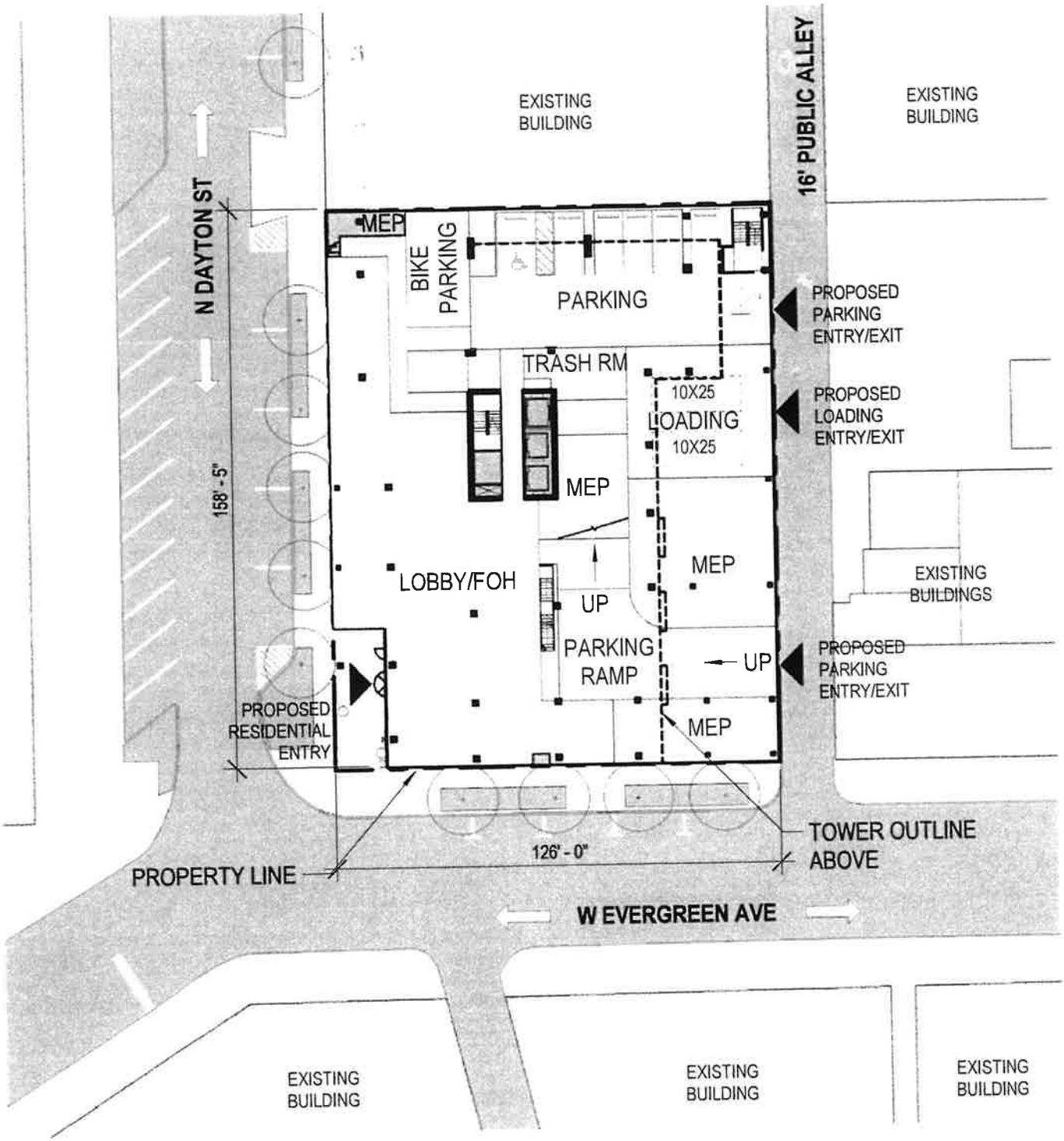
SITE PLAN
Scale: N.T.S.

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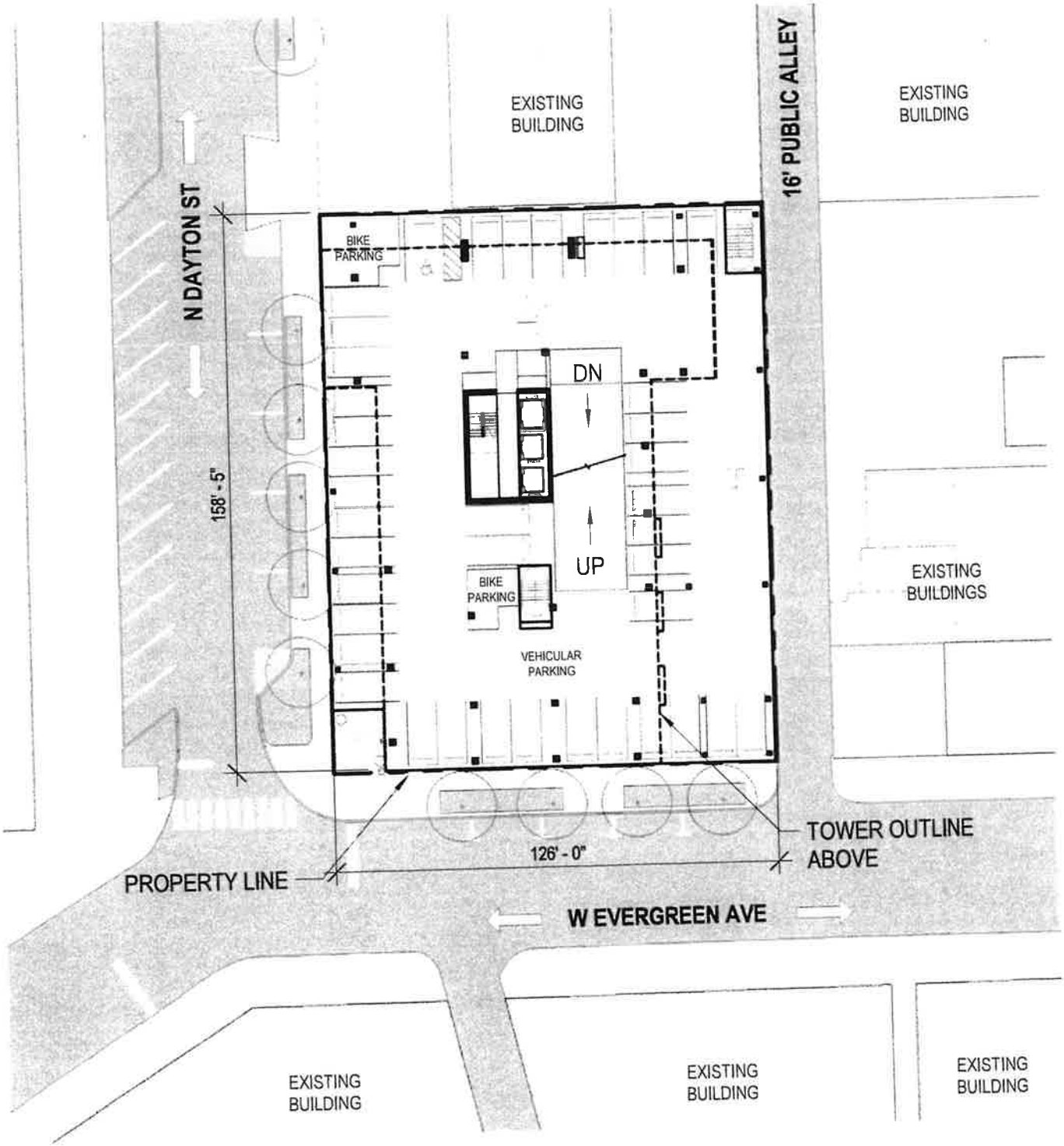


GROUND LEVEL PLAN
Scale: N.T.S.

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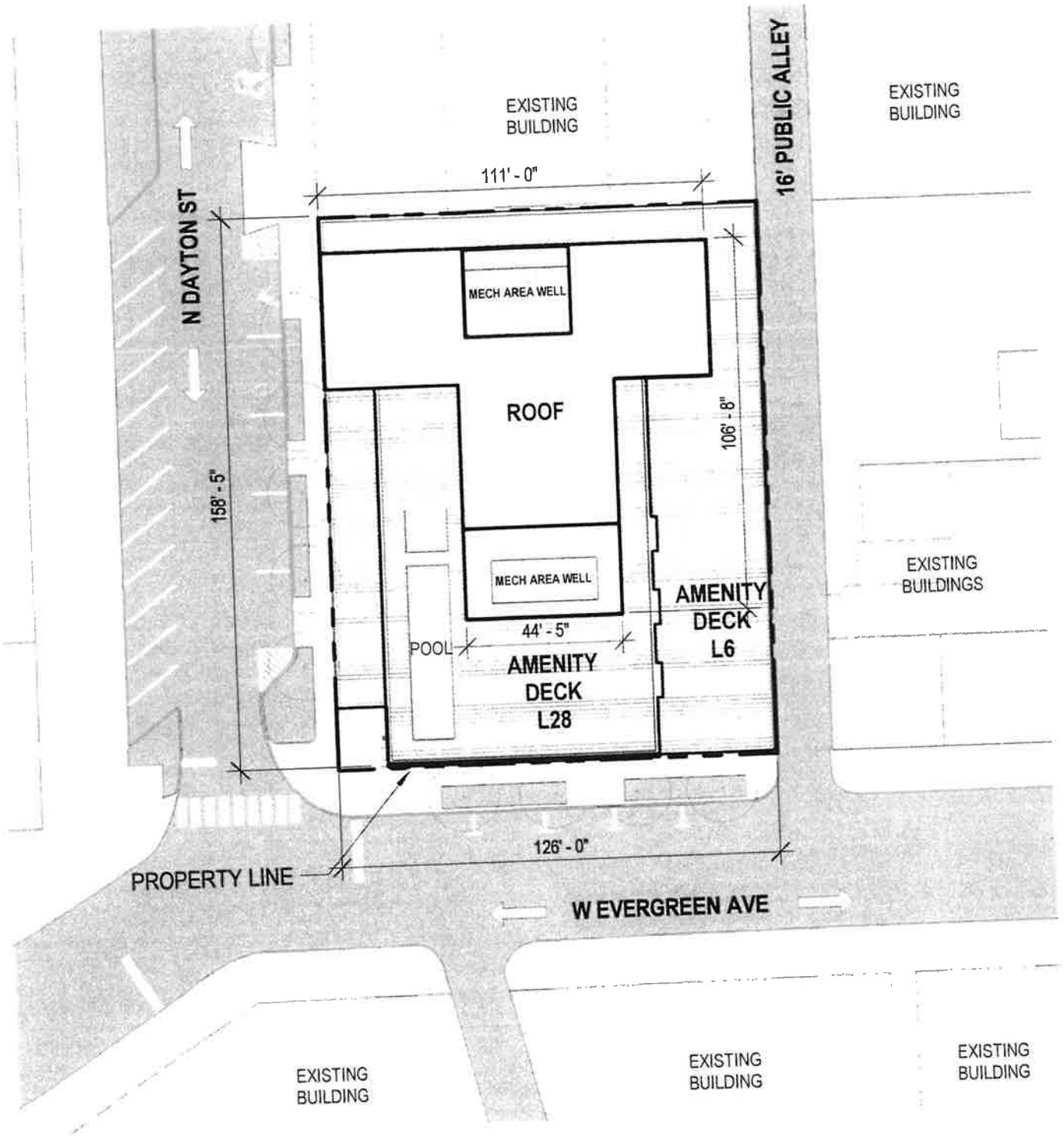
TYPICAL PARKING PLAN
Scale: N.T.S.

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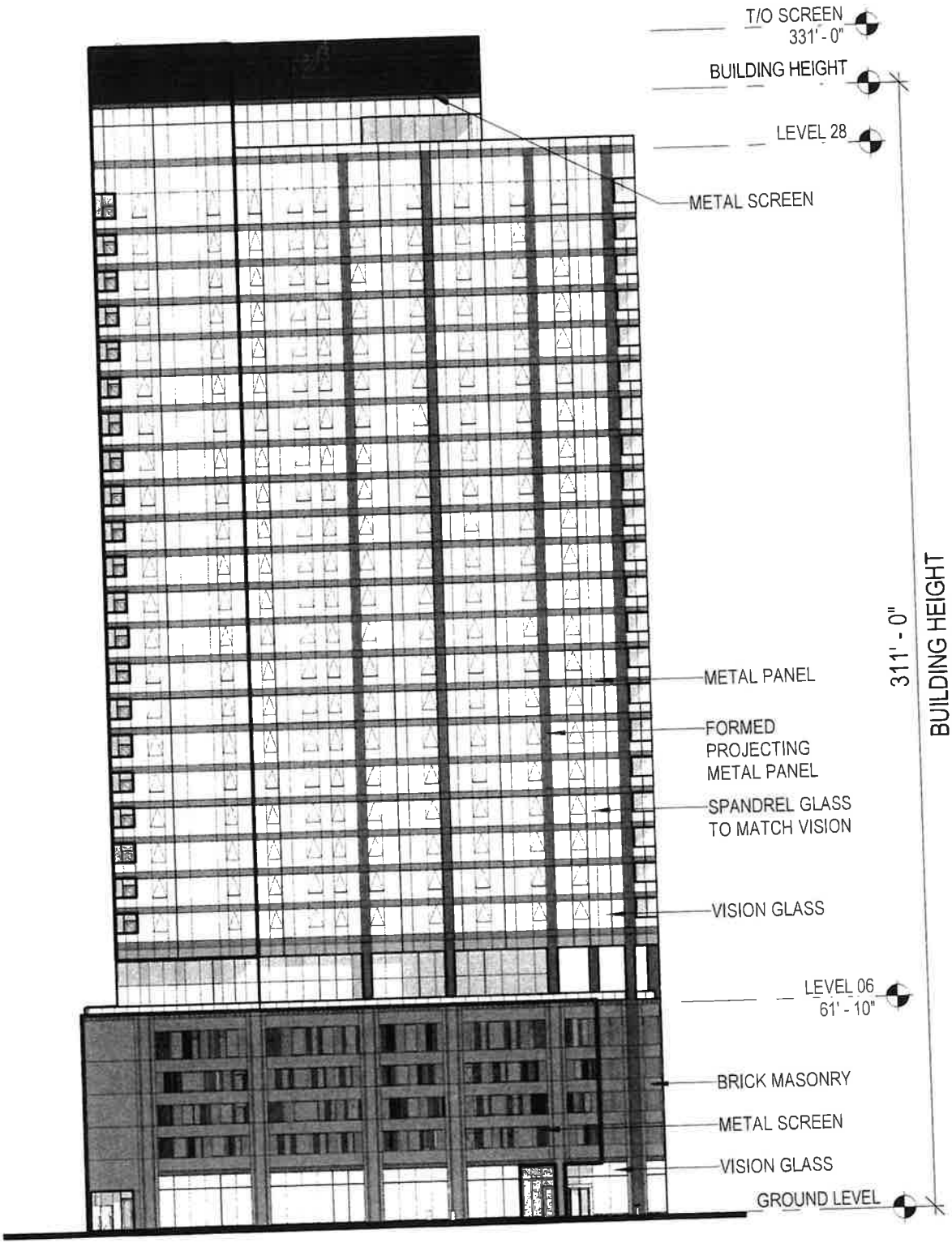


ROOF PLAN
Scale: N.T.S.

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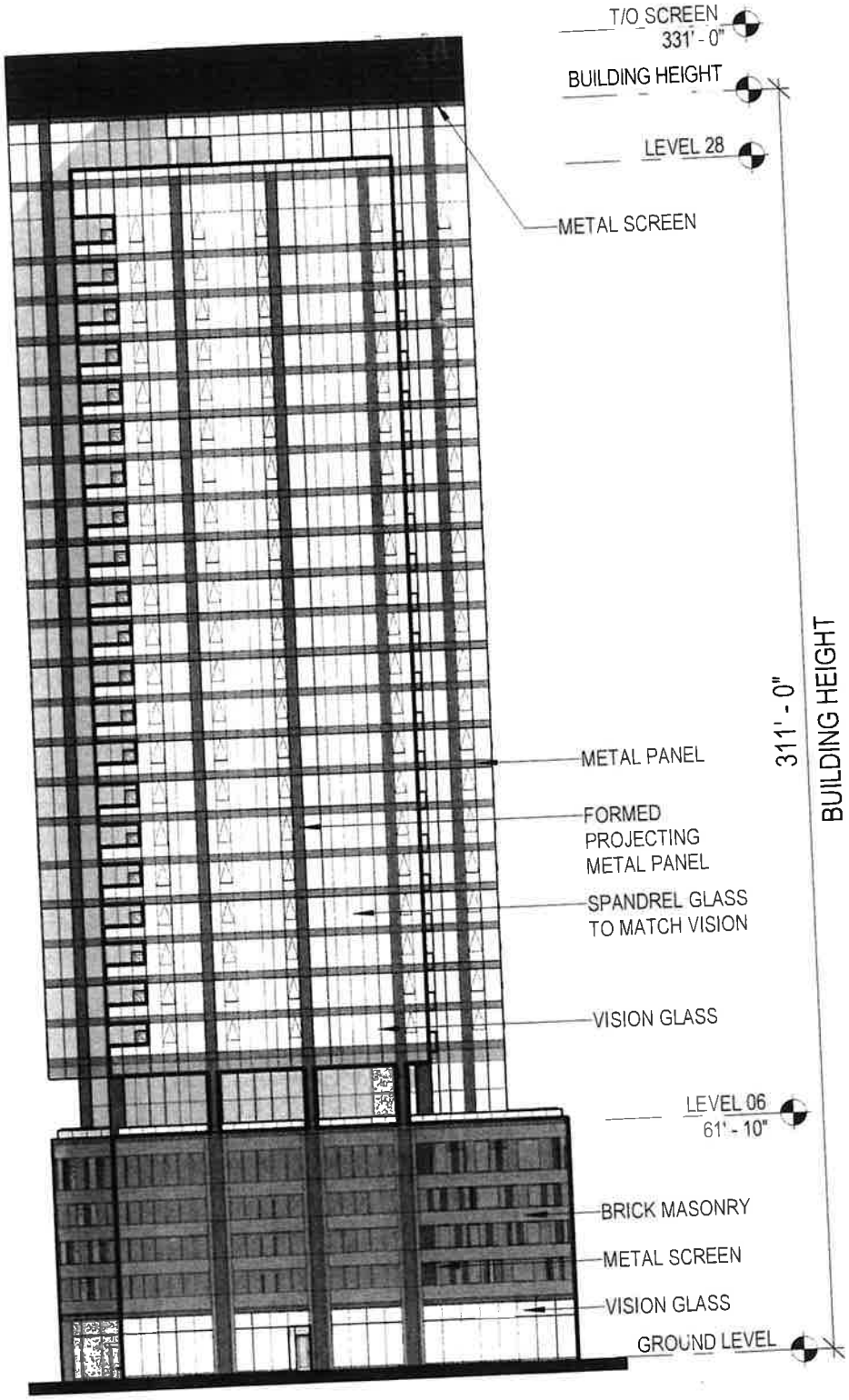
WEST BUILDING ELEVATION
N.T.S.

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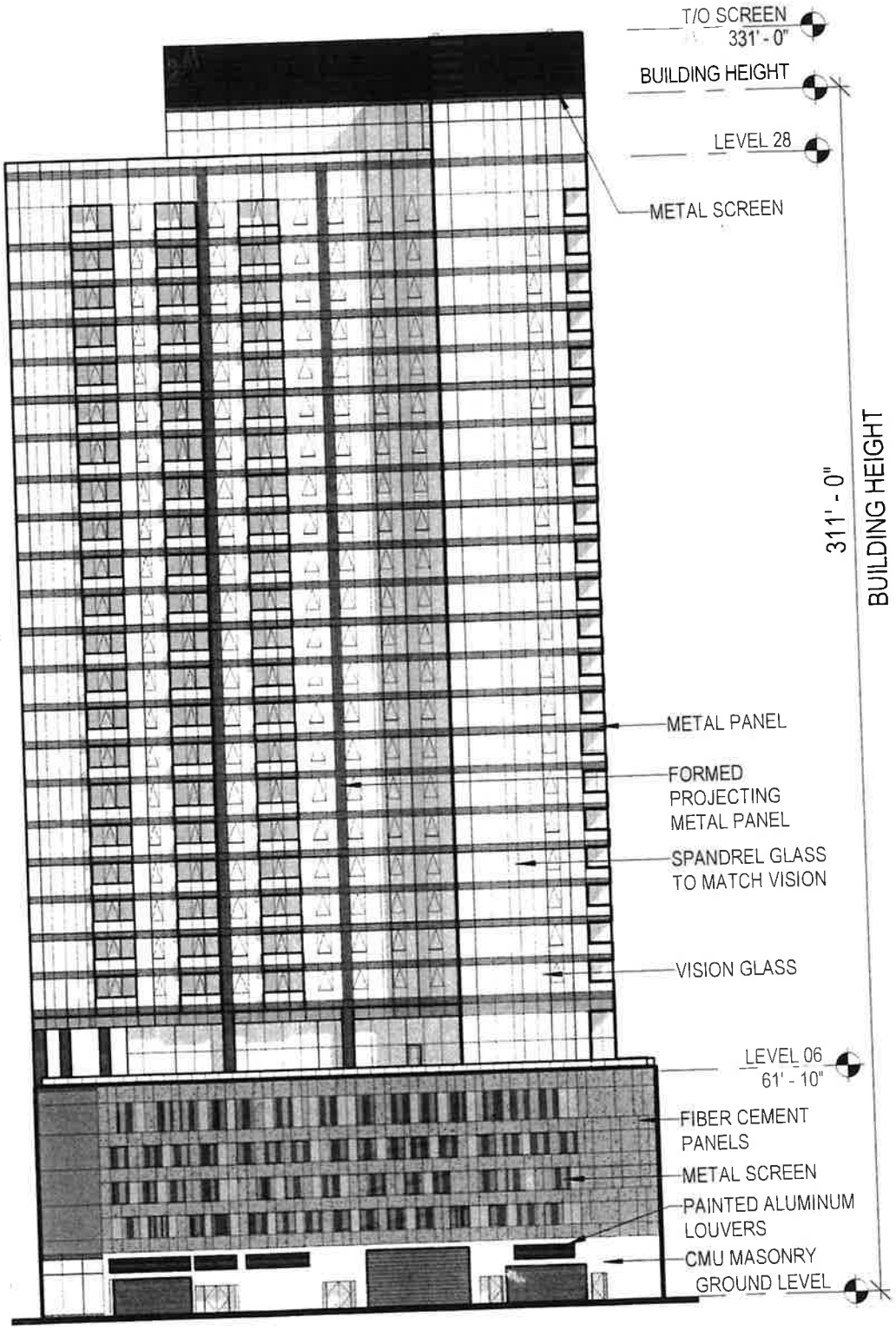
SOUTH BUILDING ELEVATION
N.T.S.

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ADDRESS: 1415-1419 N Dayton St, 816-818 W Evergreen Ave
DATE OF INTRODUCTION: FEBRUARY 18, 2026
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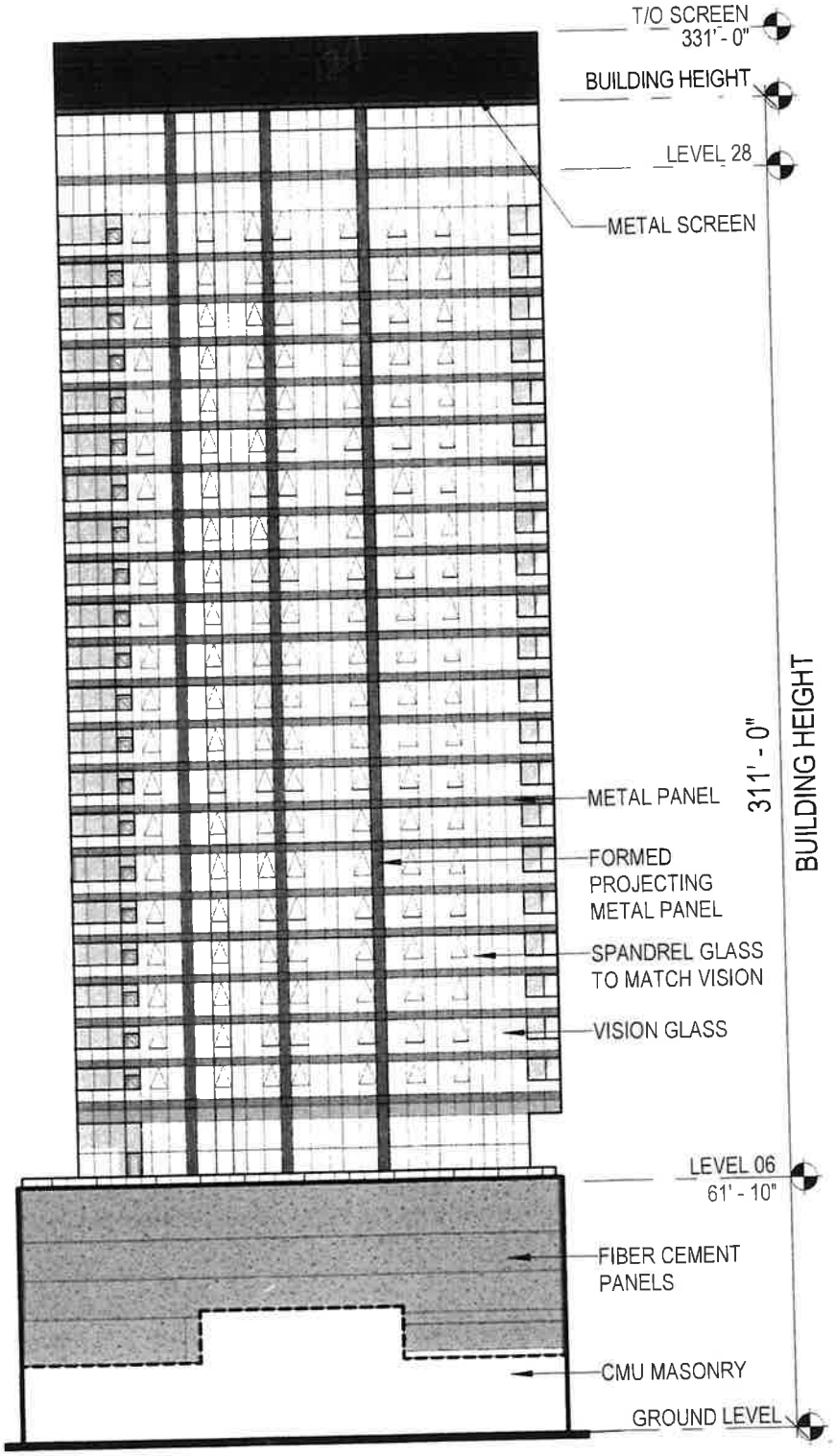
EAST BUILDING ELEVATION
N.T.S.

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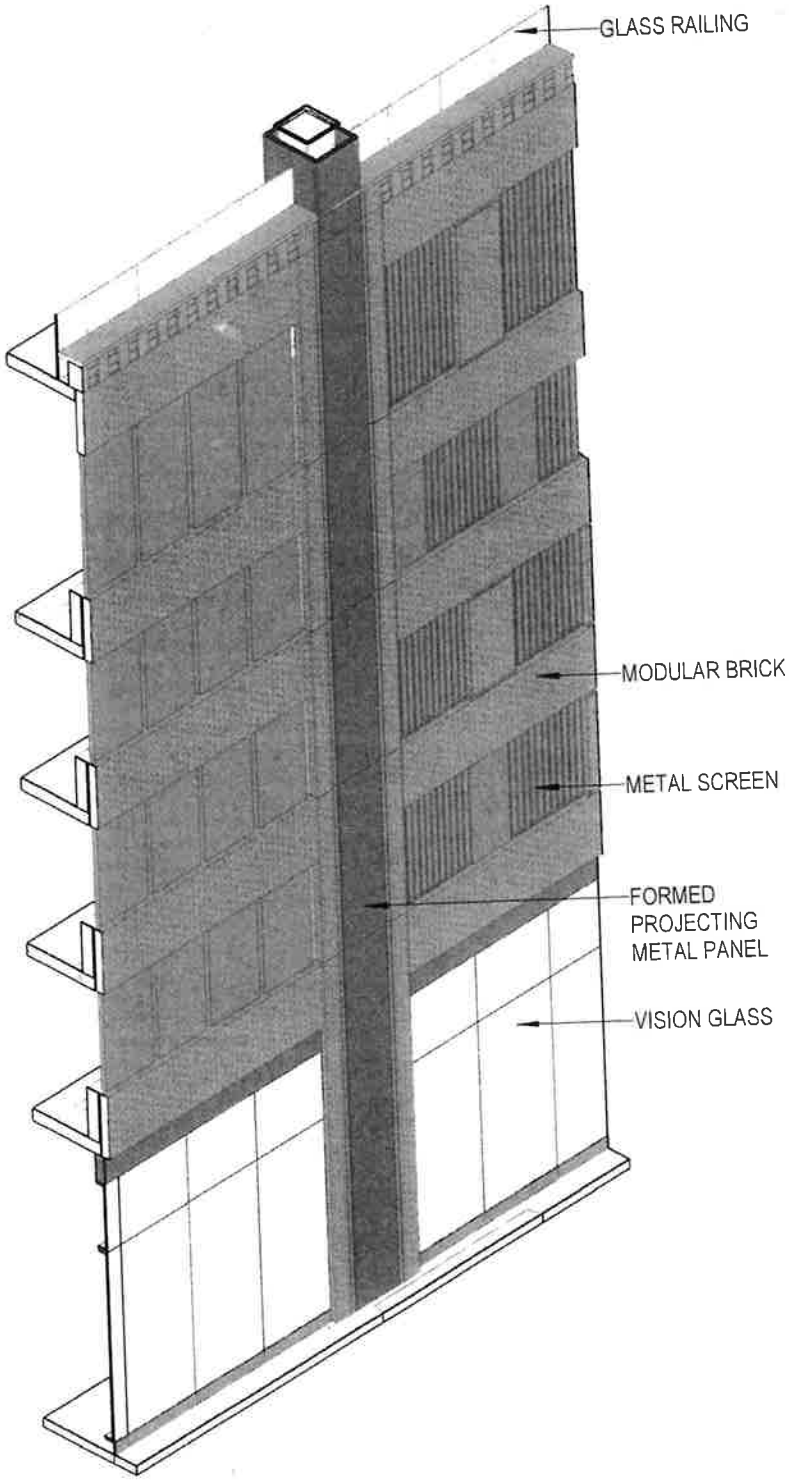


NORTH BUILDING ELEVATION
N.T.S.

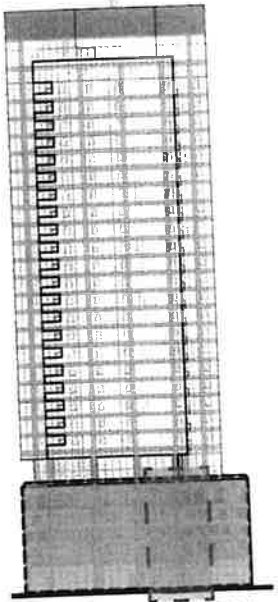
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PODIUM AXONOMETRIC VIEW
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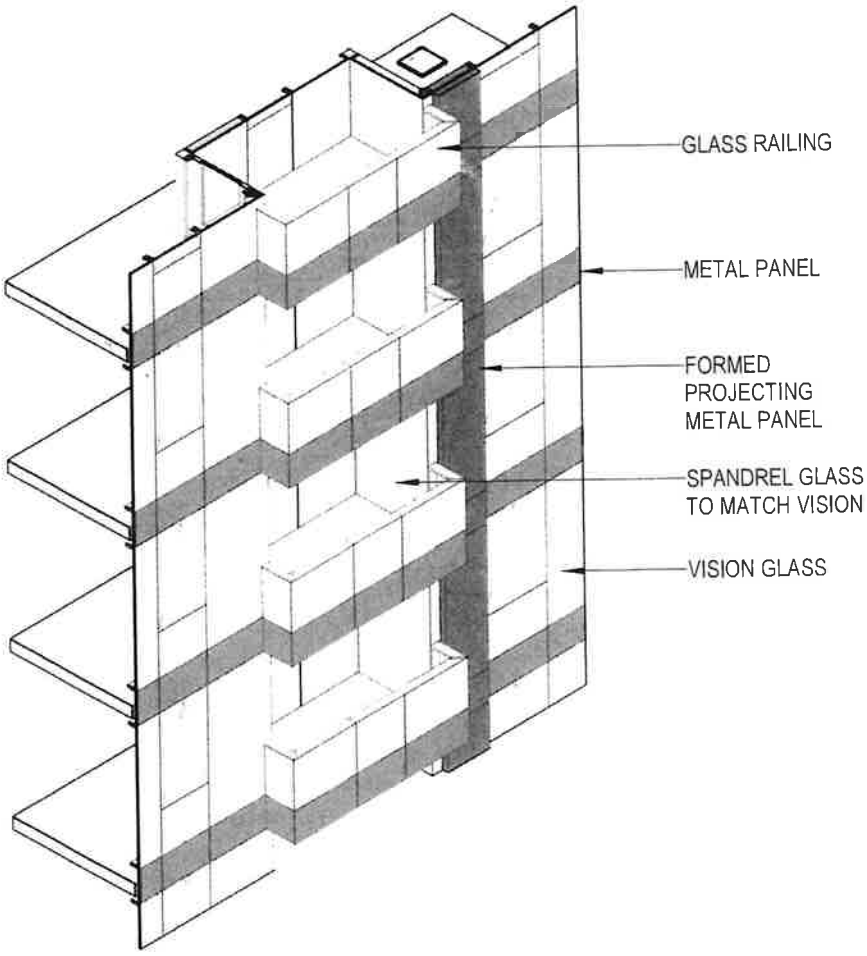
SOUTH ELEVATION

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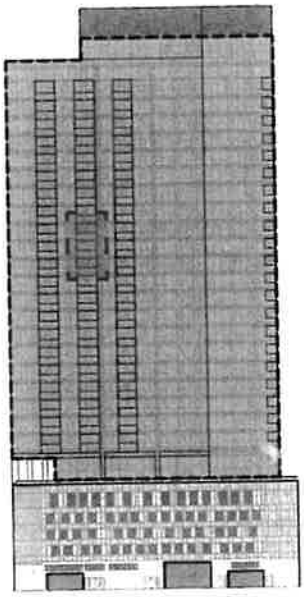
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TOWER AXONOMETRIC VIEW
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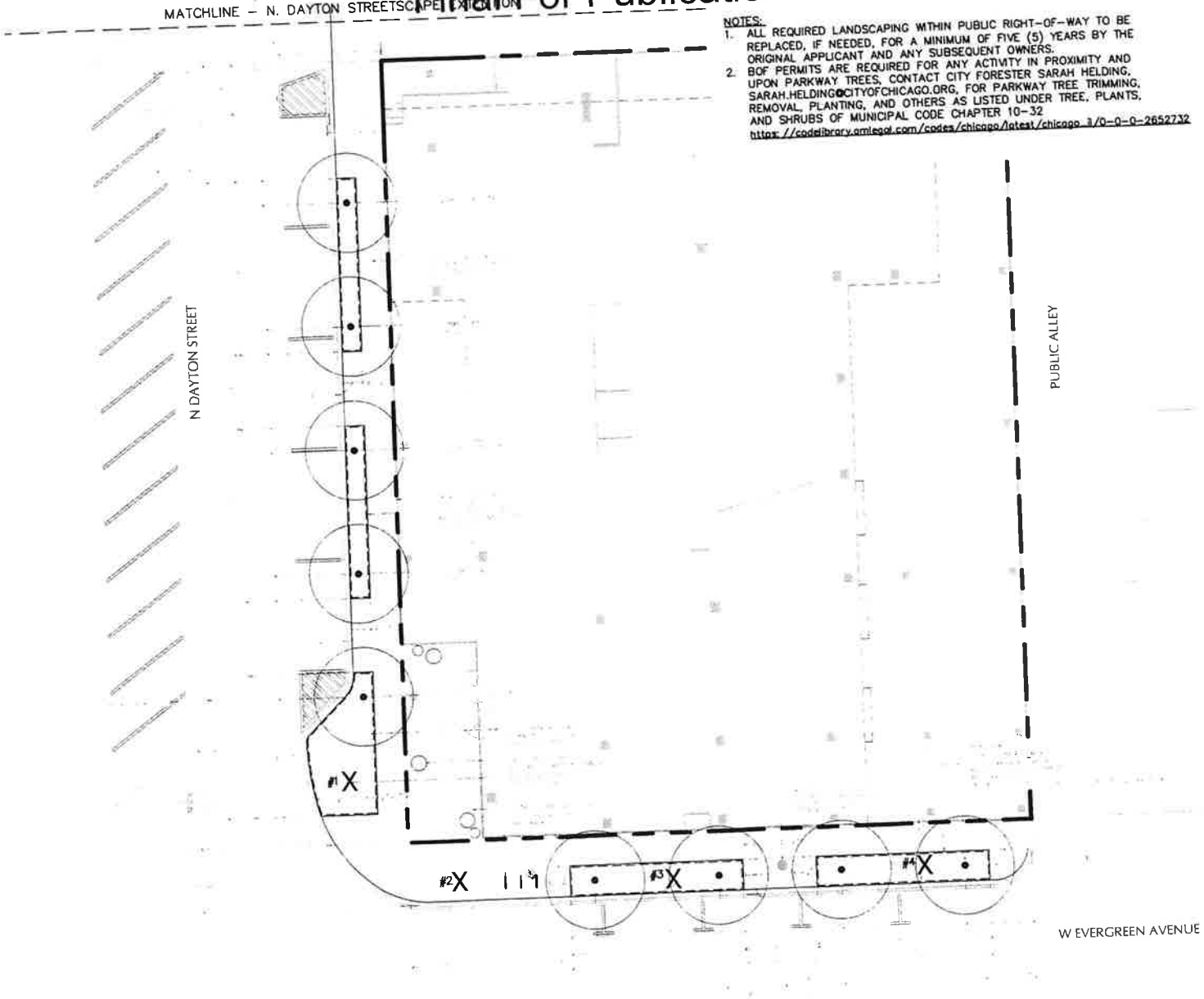
EAST ELEVATION

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NOTES:
1. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
2. BOF PERMITS ARE REQUIRED FOR ANY ACTIVITY IN PROXIMITY AND UPON PARKWAY TREES. CONTACT CITY FORESTER SARAH HELDING, SARAH.HELDING@CITYOFCHICAGO.ORG, FOR PARKWAY TREE TRIMMING, REMOVAL, PLANTING, AND OTHERS AS LISTED UNDER TREE, PLANTS, AND SHRUBS OF MUNICIPAL CODE CHAPTER 10-32
https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2652732

0 15 30
SCALE: 1 INCH = 30 FEET

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING
N DAYTON STREET:

LENGTH (LINEAR FEET)	159 LF
NUMBER OF TREES REQUIRED (1 PER 25 LF)	6
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	5 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET.

W EVERGREEN AVENUE:

LENGTH (LINEAR FEET)	126 LF
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET.

PARKWAY PLANTING
NOT APPLICABLE

VEHICULAR USE AREA INTERNAL PLANTING
NOT APPLICABLE

TREE REMOVAL LEGEND


TREE #1


TREE #2


TREE #3


TREE #4

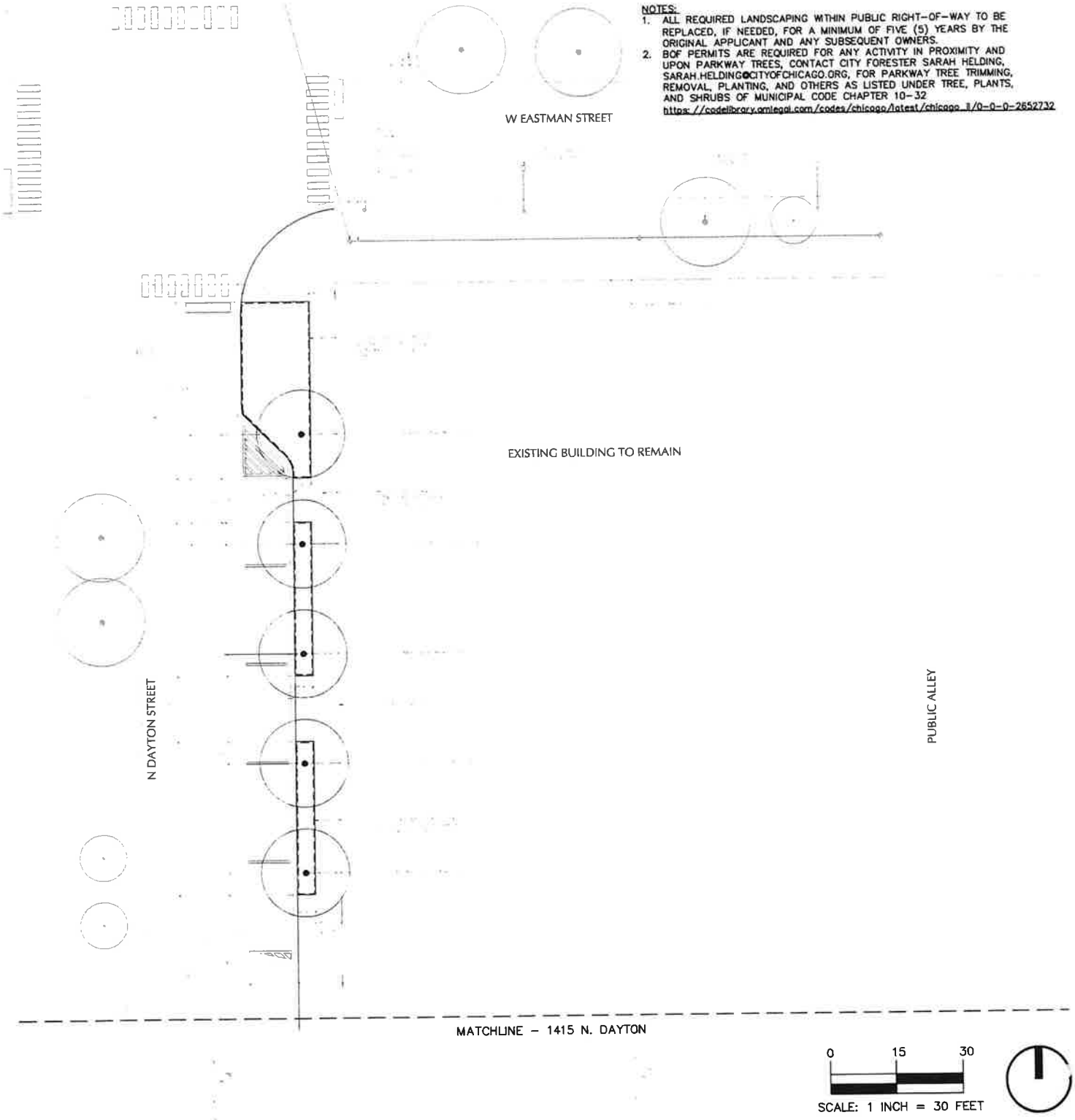
NO.	SIZE	SPECIES	CONDITION	REMARKS
1	12" CAL	GREEN ASH	POOR	TO BE REMOVED
2	14" CAL	HONEY LOCUST	GOOD	TO BE REMOVED
3	8" CAL	KENTUCKY COFFEETREE	GOOD	TO BE REMOVED
4	14" CAL	NORWAY MAPLE	POOR	TO BE REMOVED

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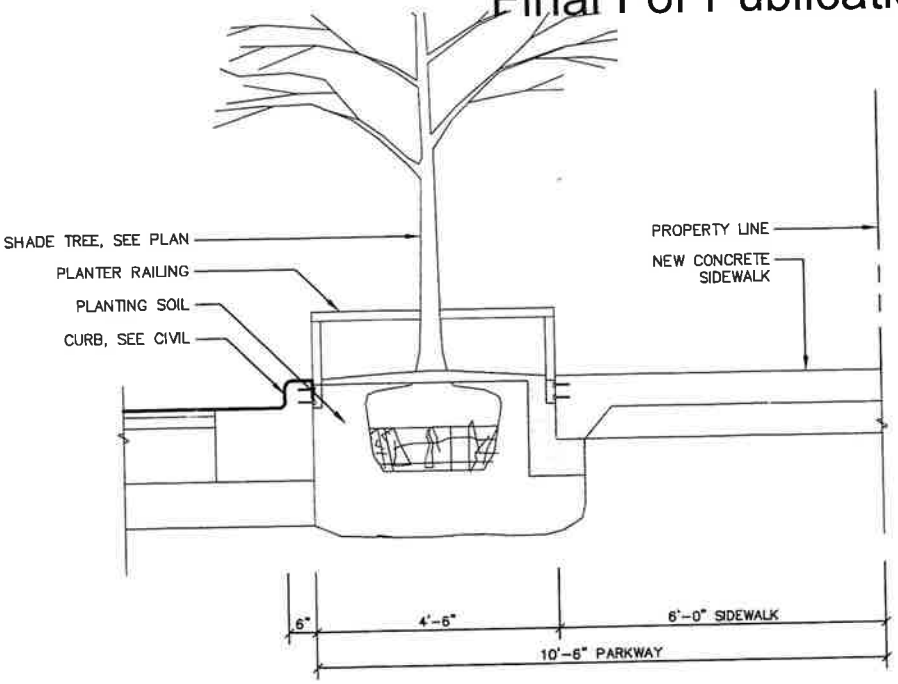
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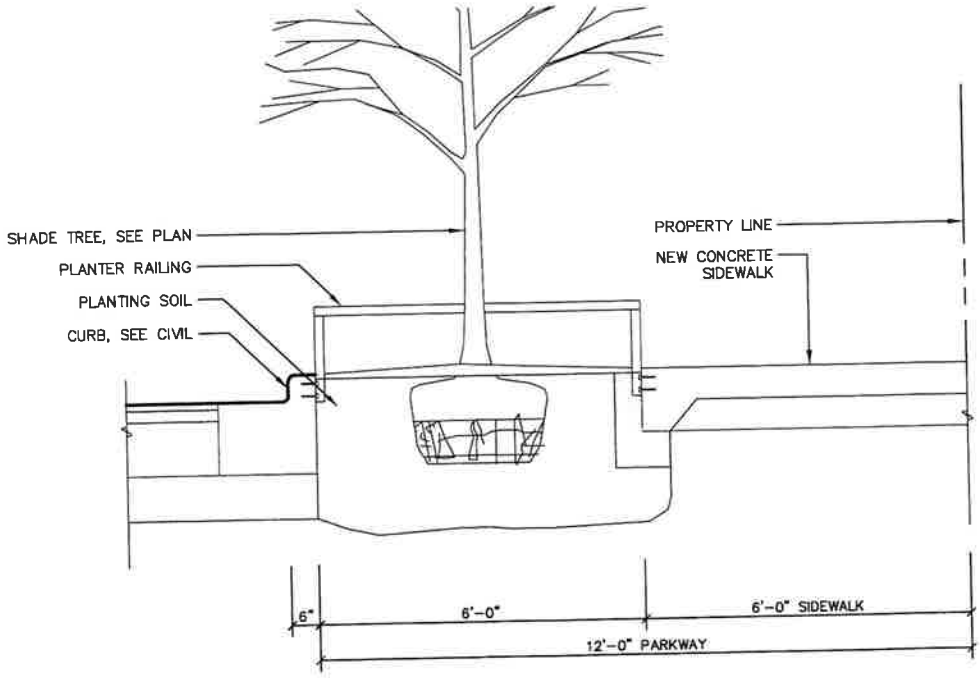
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TYPICAL PARKWAY SECTION @ N DAYTON ST

SCALE: 1" = 40'



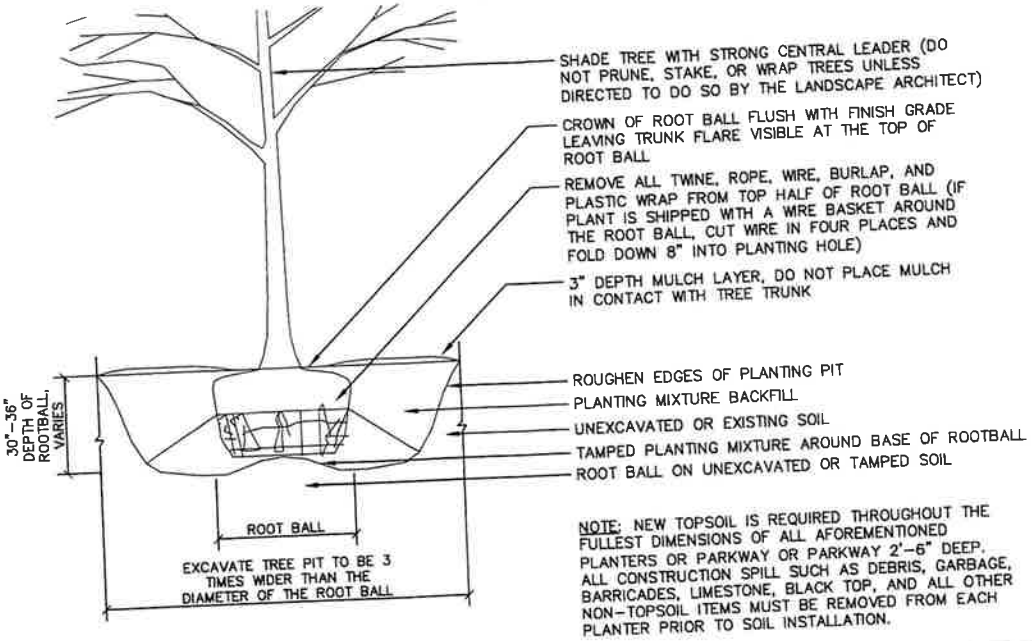
TYPICAL PARKWAY SECTION @ W EVERGREEN ST

SCALE: 1" = 40'

APPLICANT: 1415 N Dayton LLC
ADDRESS: 1415-1419 N Dayton St, 816-818 W Evergreen Ave
DATE OF INTRODUCTION: FEBRUARY 18, 2026
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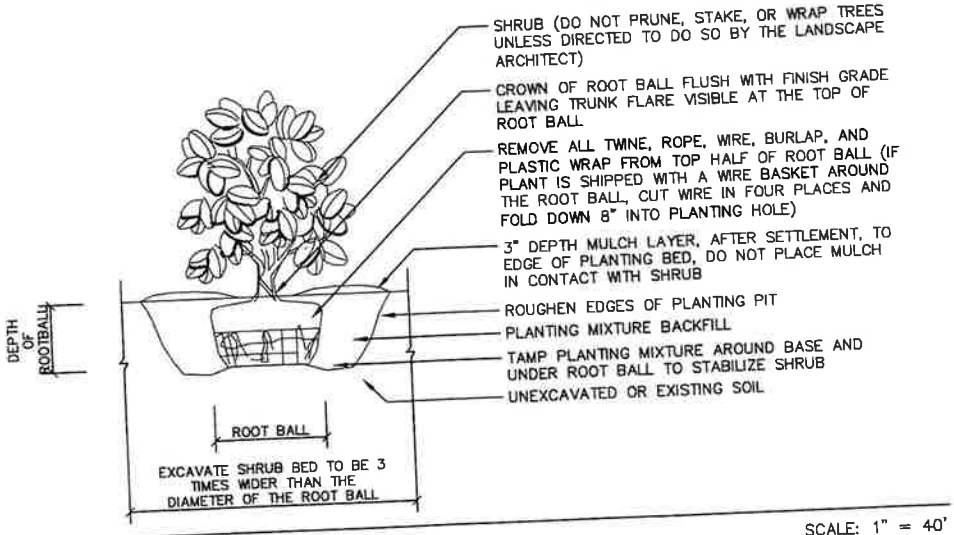
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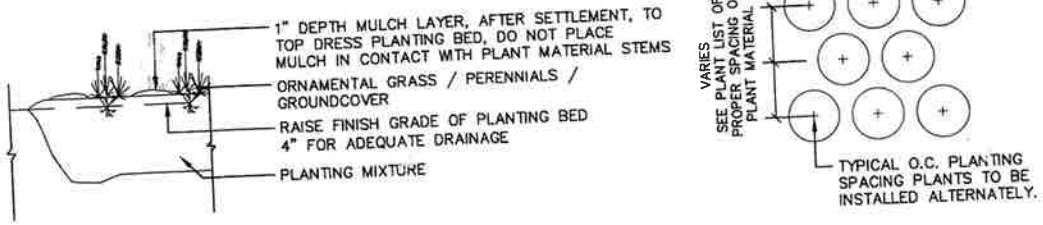
SCALE: 1" = 40'

DECIDUOUS TREE PLANTING



SCALE: 1" = 40'

SHRUB PLANTING

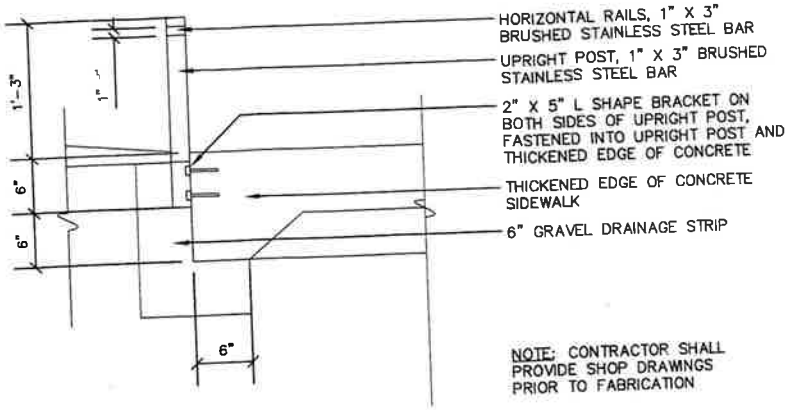


SCALE: 1" = 40'

PERENNIAL / GROUNDCOVER PLANTING

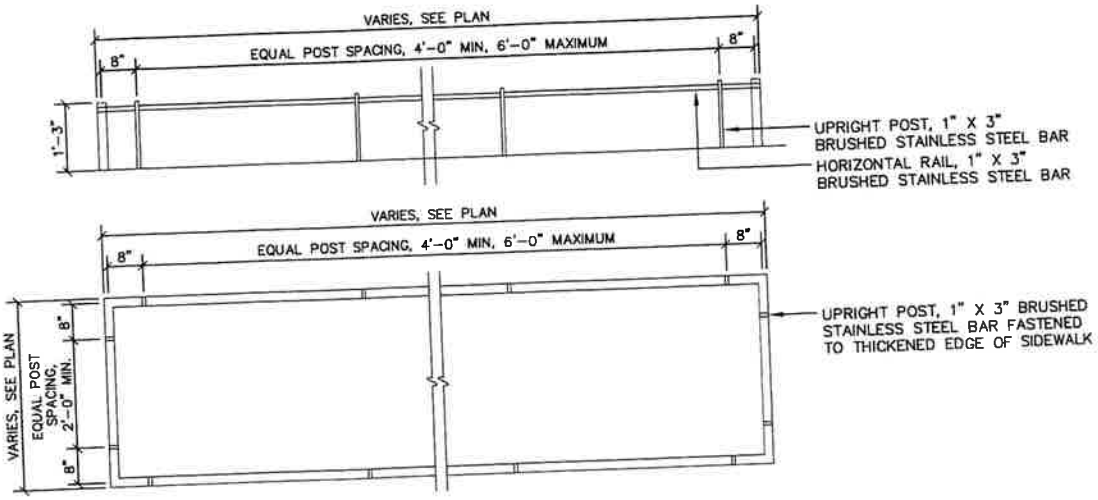
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DATE OF INTRODUCTION: FEBRUARY 18, 2026
DATE OF PLAN COMMISSION: MARCH 19, 2026

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PARKWAY PLANTER RAILING SECTION

SCALE: 1" = 20'

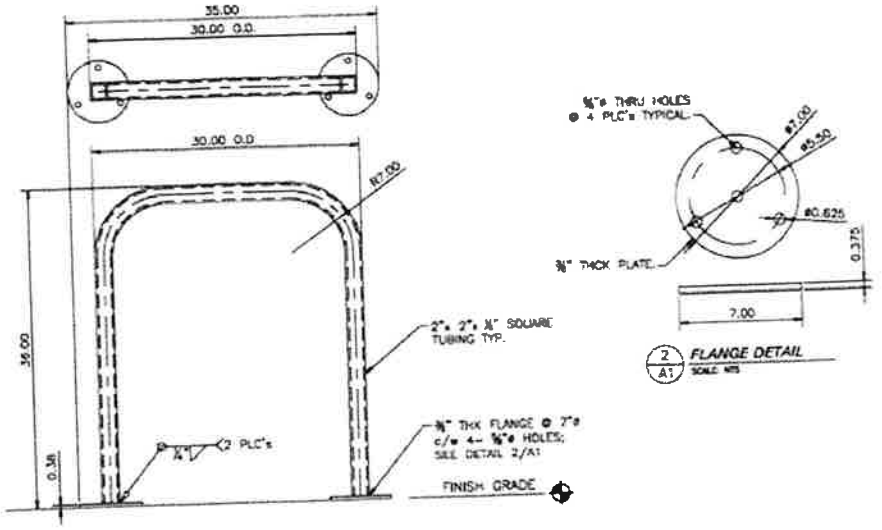


PARKWAY PLANTER RAILING PLAN AND ELEVATION

SCALE: 1" = 40'

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BIKE RACK

PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	NOTES
STREET TREES						
–	4	AESCULUS 'EARLY GLOW' / EARLY GLOW BUCKEYE	3" CAL.	B&B	AS SHOWN	–
–	2	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	3" CAL.	B&B	AS SHOWN	–
–	2	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	3" CAL.	B&B	AS SHOWN	–
–	3	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY LINDEN	3" CAL.	B&B	AS SHOWN	–
–	3	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL.	B&B	AS SHOWN	–
DECIDUOUS SHRUBS						
–	–	ARONIA 'LOW SCAPE MOUND' / DWARF CHOKEBERRY	#5	CONTAINER	32" o.c.	–
HERBACEOUS GRASSES						
–	–	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1	CONTAINER	18" o.c.	–
–	–	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / LITTLE BLUESTEM	#1	CONTAINER	18" o.c.	–
PERENNIALS						
–	–	LIATRIS SPICATA 'KOBOLD' / GAYFEATHER	#1	CONTAINER	18" o.c.	–
–	–	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR	#1	CONTAINER	18" o.c.	–
–	–	PENSTEMON 'MIDNIGHT MASQUERADE' / BEARDTOUNGE	#1	CONTAINER	18" o.c.	–
–	–	ALLIUM 'MILLENIUM' / ORNAMENTAL ONION	#1	CONTAINER	18" o.c.	–
–	–	ECHINACEA PURPUREA 'KIM'S KNEE HIGH' / PURPLE CONEFLOWER	#1	CONTAINER	18" o.c.	–

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ADDRESS: 1415-1419 N Dayton St, 816-818 W Evergreen Ave
DATE OF INTRODUCTION: FEBRUARY 18, 2026
DATE OF PLAN COMMISSION: MARCH 19, 2026

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: C Boatright
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Chicago Plan Commission

Date: March 19, 2026

Re: Proposed Residential-Business Planned Development – 1415 N. Dayton Street

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On March 19, 2026, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development, submitted by 1415 N Dayton LLC, 811 W. Evergreen LLC, and 821 W Eastman LLC. The applicant is proposing to rezone the site from C3-5 (Commercial, Manufacturing, and Employment District) and B2-5 (Neighborhood Mixed-Use District) to a C2-5 (Motor Vehicle-Related Commercial District) and then to a Residential Business Planned Development. The request is sought to permit the construction of a 311-foot-tall residential building at 1415 N. Dayton Street with 340 dwelling units and 163 parking spaces; no new commercial space is proposed with this request. 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 Omar Smailbegovic at 312-744-3931.

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