

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue;  
2604-2664 W. Ogden Avenue

2. Ward Number that property is located in: 28

3. APPLICANT Ogden Washtenaw JV, LLC

ADDRESS 350 W. Hubbard St., Ste. 500 CITY Chicago

STATE IL ZIP CODE 60654 PHONE (312) 527-5400

EMAIL jhead1@habitat.com CONTACT PERSON Jeff Head

4. Is the applicant the owner of the property? YES X NO \_\_\_\_\_  
If the applicant is not the owner of the property, please provide the following information  
regarding the owner and attach written authorization from the owner allowing the application to  
proceed.

OWNER See Exhibit "A" attached.

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the  
rezoning, please provide the following information:

ATTORNEY Scott R. Borstein / Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050, Chicago, IL 60603

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX (312) 628-7075 EMAIL sborstein@nealanderoy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

See Exhibit "A" attached.

7. On what date did the owner acquire legal title to the subject property? See Exhibit "A" attached.

8. Has the present owner previously rezoned this property? If yes, when?  
Yes, the site was rezoned in 2018.

9. Present Zoning District RBPD No. 1430 Proposed Zoning District RBPD 1430, As Amended

10. Lot size in square feet (or dimensions) Entire Site = 239,767 sf. / Subarea B = 69,302 sf.

11. Current Use of the property Vacant Land and Commercial Building on Sub Area B

12. Reason for rezoning the property To amend RBPD No. 1430 to allow a drive through automated teller machine facility within Subarea B of RBPD No. 1430.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
In addition to all other uses currently allowed under RBPD No. 1430, a drive through automated teller machine facility will be allowed in Subarea B of RBPD No. 1430. There will be no other changes to existing RBPD No. 1430.


14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO  \_\_\_\_\_

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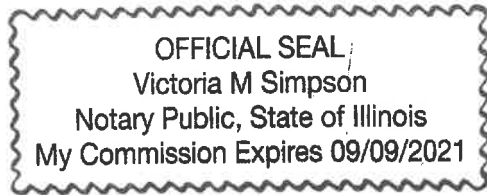
COUNTY OF COOK  
STATE OF ILLINOIS

Matthew Fiascone, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and Sworn to before me this  
31 day of August, 2020.

Victoria M Simpson  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# EXHIBIT "A"

## RESPONSE No. 4

### Ownership

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Contact Name</u>	<u>Email</u>
Chicago Housing Authority	60 E. Van Buren, Chicago, Illinois 60605	(312) 742-8500	Tracey Scott	tscott@thecha.org
Ogden Washtenaw JV, LLC	350 W. Hubbard St., Ste. 500, Chicago IL 60654	(312) 527-5400	Jeff Head	<a href="mailto:jhead1@habitat.com">jhead1@habitat.com</a>

## RESPONSE No. 6

### Owners as disclosed on the Economic Disclosure Statements

1. OGDEN WASHTENAW JV LLC
2. OGDEN COMMONS JV LLC
3. PNC OPZONE COMMUNITY DEVELOPMENT FUND, INC.
4. HABITAT OGDEN WASHTENAW INVESTOR LLC
5. CHICAGO HOUSING CONSULTING SERVICES, INC. NFP
6. HABITAT OGDEN COMMONS LLC
7. PNC Bank, National Association
8. HABITAT ACQUISITIONS COMPANY LLC
9. PNC Bancorp, Inc.
10. The PNC Financial Services Group, Inc.
11. THE HABITAT COMPANY LLC

## RESPONSE No. 7

### Acquisition Dates

<u>PIN</u>	<u>Address</u>	<u>Date of Acquisition</u>	<u>Owner</u>
16-24-213-010-0000 (Part of)	2646 W OGDEN AVE	Prior to 1977	Chicago Housing Authority
16-24-213-010-0000 (Part of)	2646 W OGDEN AVE	12/19/2019	Ogden Washtenaw JV, LLC
16-24-213-011-0000	2638 W OGDEN AVE	12/19/2019	Ogden Washtenaw JV, LLC
16-24-213-012-0000	2632 W OGDEN AVE	12/19/2019	Ogden Washtenaw JV, LLC



CHICAGO HOUSING AUTHORITY

AFFIDAVIT OF AUTHORIZATION

Patricia Scudiero
Zoning Administrator
City of Chicago
Department of Planning and Development
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

John T. Hooker
Chairman

Craig Chico
Vice-Chairman

Matthew Brewer
Dr. Mildred Harris
Meghan Harte
John G. Markowski
Cristina Matos
Francine Washington
Board of Commissioners

Eugene Jones, Jr.
Chief Executive Officer

José R. Alvarez
Chief of Staff and
Chief Operating Officer

APPLICANT: The Habitat Company LLC
RE: Planned Development Application
PROPERTY: 2600 West Ogden Avenue, Chicago, Illinois

Dear Zoning Administrator:

Please be advised that the Chicago Housing Authority, an Illinois municipal corporation (CHA) is the owner of certain land subject to an Amendment to the Chicago Zoning Ordinance generally located at 2600 West Ogden Avenue, Chicago, Illinois. CHA hereby authorizes The Habitat Company LLC, and its attorneys, Scott R. Borstein and Neal & Leroy, LLC to file said Amendment Application and any other related documents, on its behalf.

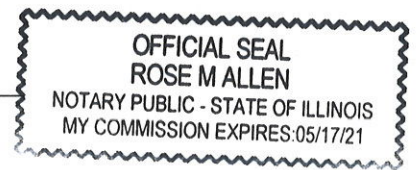
ChicagoHousing Authority
an Illinois municipal corporation,

By: [Signature]
Eugene E. Jones, Jr.
Chief Executive Officer

STATE OF ILLINOIS )
)
COUNTY OF COOK )

Subscribed to before me, this 23rd day
of February, 2018.

[Signature]
Notary Public



## NOTICE LETTER

September 9, 2020

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about September 9, 2020, the undersigned will file an application on behalf of Ogden Washtenaw JV, LLC to change the zoning for the property located at 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue, Chicago, Illinois (the "Property") from its current Residential-Business Planned Development No. 1430 designation to Residential-Business Planned Development No. 1430, As Amended (RBPDP, As Amended).

The sole purpose of the application is to allow a drive-through automated teller machine facility within Subarea B of the Property and the site plan changes associated with the ATM, including adding a new curb cut on Ogden Avenue. Subarea B is located at and commonly known as 2600 West Ogden Avenue. The ATM will be operated by Wintrust Bank, which will be locating a bank branch within Subarea B. No other changes to RBPDP, As Amended or to the Property are being proposed. The new Wintrust Bank branch will bring seven new jobs and a needed service to the area, furthering the goal of the RBPDP to enhance fabric and character of the neighborhood.

The Applicant and owner of the majority of Subarea B within the Property, Ogden Washtenaw JV, LLC, is located at 350 West Hubbard Avenue, Chicago, Illinois 60654. The Chicago Housing Authority, an Illinois municipal corporation, 60 East Van Buren Street, 12<sup>th</sup> Fl., Chicago, IL 60605 owns the balance of Subarea B. The contact person for this application is Scott R. Borstein, Esq., Neal & Leroy, LLC, 20 South Clark Street, Suite 2050, Chicago, Illinois 60602, 312-641-7144.

**PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND THIS NOTICE BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF SUBAREA B COMMONLY KNOWN AS 2600 WEST OGDEN AVENUE.**

Sincerely,

Scott R. Borstein, Esq.  
Attorney for Applicant/Owner

“WRITTEN NOTICE”  
FORM OF AFFIDAVIT  
(Section 17-13-0107)

September 9, 2020

Honorable Thomas Tunney  
Chairman, Committee on Zoning  
City of Chicago  
121 N. LaSalle St., Rm. 304  
Chicago, Illinois 60602

Teresa Córdova, Chairman  
Chicago Plan Commission  
City Hall  
121 N. LaSalle Street  
Chicago, Illinois 60602

Re: Rezoning Application for 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue;  
1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue

Dear Chairman Tunney:

The undersigned, Scott R. Borstein, an attorney for the applicant, being first duly sworn on oath deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately September 9, 2020.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

\_\_\_\_\_  
Scott R. Borstein

Subscribed and Sworn to before me this

\_\_\_\_\_ day of September, 2020.

\_\_\_\_\_  
Notary

16-24-204-003-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-204-004-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-204-005-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-207-023-0000  
VCP  
PO BOX 804729  
CHICAGO, IL 60680

16-24-207-024-0000  
M O PARTNER HOLDINGS  
120 N LA SALLE ST#1160  
CHICAGO, IL 60602

16-24-207-025-0000  
GUIDO M CALCAGNO  
11 S 471 CARPENTER  
LEMONT, IL 60439

16-24-207-026-0000  
BRINSHORE PARTICIPATIO  
666 N DUNDEE RD 1102  
NORTHBROOK, IL 60062

16-24-207-027-0000  
VALENTIN ISASI  
PO BOX 83  
GLENVIEW, IL 60025

16-24-207-028-0000  
KONSTANTINOS FLOROS  
2546 STRATFORD AVE  
WESTCHESTER, IL 60154

16-24-207-029-0000  
Chicago Housing Authority  
60 East Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-207-030-0000  
VALENTIN ISASI  
PO BOX 83  
GLENVIEW, IL 60025

16-24-207-031-0000  
OGDEN NORTH LLC  
666 DUNDEE RD STE 1120  
NORTHBROOK, IL 60062

16-24-207-032-0000  
City of Chicago  
30 North LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-033-0000  
City of Chicago  
30 North LaSalle Ste 3700  
Chicago, IL 60602

16-24-207-034-0000  
City of Chicago  
30 North LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-035-0000  
City of Chicago  
30 N LaSalle Ste 3700  
Chicago, IL 60602

16-24-207-036-0000  
CITY OF CHICAGO DCD  
121 N LASALLE ST #1003  
CHICAGO, IL 60602

16-24-207-037-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-038-0000  
SINAI CORP CONTROLLER  
1500 S FAIRFIELD AVE  
CHICAGO, IL 60608

16-24-207-039-0000  
SINAI CORP CONTROLLER  
1500 S FAIRFIELD AVE  
CHICAGO, IL 60608

16-24-207-040-0000  
SINAI CORP CONTROLLER  
1500 S FAIRFIELD AVE  
CHICAGO, IL 60608

16-24-207-058-0000  
H BAKER C TEMPLE  
1318 S WASHTENAW  
CHICAGO, IL 60608

16-24-207-059-0000  
WILLIE STARLING  
1320 S WASHTENAW AV  
CHICAGO, IL 60608

16-24-207-060-0000  
2653 MOODY SERIES 132  
8029 W BERWYN AVE  
CHICAGO, IL 60656

16-24-207-061-0000  
CITY OF CHICAGO  
30 N LASALLE ST 3700  
CHICAGO, IL 60602

16-24-207-062-0000  
B J DAHLGREN  
5342 N SAWYER  
CHICAGO, IL 60625

16-24-207-063-0000  
VCP  
PO BOX 804729  
CHICAGO, IL 60680

16-24-207-064-0000  
AN CAPITAL LLC  
626 W RANDOLPH #1  
CHICAGO, IL 60661

16-24-207-065-0000  
DEAN MASCHOFF  
2825 N MAPLEWOOD AVE  
CHICAGO, IL 60618

16-24-207-067-0000  
HECTOR ESCALARA  
1344 S WASHTENAW AVE 1  
CHICAGO, IL 60608



16-24-207-068-0000  
CAROLYN E COFFEE  
1346 S WASHTENAW AV  
CHICAGO, IL 60608

16-24-207-069-0000  
City of Chicago  
30 North LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-070-0000  
City of Chicago  
30 N LaSalle Ste 3700  
Chicago, IL 60602

16-24-207-071-0000  
SINAI CORP CONTROLLER  
1500 S FAIRFIELD AVE  
CHICAGO, IL 60608

16-24-207-072-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-073-0000  
City of Chicago  
30 LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-074-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602

16-24-207-079-1001  
MUKESH SHARMA  
5704 RED OAK DR  
HOFFMAN ESTS, IL 60192

16-24-207-079-1002  
MUKESH SHARMA  
5704 RED OAK DR  
HOFFMAN ESTS, IL 60192

16-24-208-072-0000  
Chicago Housing Authority  
60 E Van Buren 12th Floor  
Chicago, IL 60605-1240

16-24-208-073-0000  
Chicago Housing Authority  
60 E Van Buren 12th Floor  
Chicago, IL 60605-1240

16-24-208-075-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-208-076-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl.  
Chicago, IL 60605-1240

16-24-208-077-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-208-078-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-208-079-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-209-014-0000  
SINAI CORP CONTROLLER  
1500 S FAIRFIELD AVE  
CHICAGO, IL 60608

16-24-209-015-0000  
SAN VINCENZO LLC  
2618 EASTWOOD AVE  
EVANSTON, IL 60201

16-24-209-016-0000  
SAN VINCENZO OMALLEY  
2618 EASTWOOD  
EVANSTON, IL 60201

16-24-209-017-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-018-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-019-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-020-0000  
SEBASTIAN BILSKI  
5211 PACIFIC CONCOURSE  
LOS ANGELES, CA 90045

16-24-209-021-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602-2590

16-24-209-022-0000  
GUIDO M CALCAGNO  
11 S 471 CARPENTER  
LEMONT, IL 60439

16-24-209-023-0000  
EDWIN J MULDROW  
3115 S MICHIGAN AV 101  
CHICAGO, IL 60616

16-24-209-024-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602-2590

16-24-209-035-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-036-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-037-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-038-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-039-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-040-0000  
LAWNDALE REAL ESTATE  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-209-041-0000  
LAWNDALEREALESTATELLC  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-209-042-0000  
LAWNDALEREALESTATELLC  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-209-043-0000  
LAWNDALEREALESTATELLC  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-209-044-0000  
LAWNDALEREALESTATELLC  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-209-045-0000  
LAWNDALE REAL EST  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-209-046-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602-2590

16-24-209-047-0000  
City of Chicago  
30 N LaSalle Ste. 3700  
Chicago, IL 60602-2590

16-24-209-048-0000  
JERRY TUFANO  
721 W ARMITAGE  
CHICAGO, IL 60614

16-24-209-049-0000  
JERRY TUFANO  
721 W ARMITAGE  
CHICAGO, IL 60614

16-24-209-050-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-051-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-052-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-053-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-209-054-0000  
IRON MOUNTAIN  
1 FEDERAL STREET  
BOSTON, MA 21102

16-24-212-011-0000  
MOUNT SINAI MEDICAL  
2750 W 15TH ST  
CHICAGO, IL 60608

16-24-212-012-0000  
MOUNT SINAI MEDICAL  
2750 W. 15TH ST  
CHICAGO, IL 60608

16-24-212-013-0000  
MOUNT SINAI MEDICAL  
2750 W. 15TH ST.  
CHICAGO, IL 60608

16-24-213-010-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl  
Chicago, IL 60605-1240

16-24-213-011-0000  
Chicago Housing Authority  
60 E Van Buren 12th Place  
Chicago, IL 60605-1240

16-24-213-012-0000  
Chicago Housing Authority  
60 E Van Buren 12th Fl.  
Chicago, IL 60605-1240

16-24-214-011-0000  
Mt. Sinai Hospital Medical  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-012-0000  
Mt. Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-013-0000  
Mt. Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-014-0000  
Mt. Sinai Hospital Medical  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-015-0000  
Mt. Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-016-0000  
Mt Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-027-0000  
Mt. Sinai Hospital Medical Ctr  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-028-0000  
Mt. Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-214-029-0000  
Mt. Sinai Hospital Medical Center  
1500 S Fairfield Ave.  
Chicago, IL 60608

16-24-215-001-0000  
MT SINAI HOSP GEN ACC  
2750 W 15TH PL  
CHICAGO, IL 60608

16-24-215-002-0000  
HAROLD L HORTON  
2647 OGDEN AV  
CHICAGO, IL 60608

16-24-215-003-0000  
1430 S TALMAN LLC  
1430 S TALMAN AVE  
CHICAGO, IL 60608

16-24-215-004-0000  
MT SINAI HOSP GEN ACC  
2750 W 15TH PL  
CHICAGO, IL 60608

16-24-215-005-0000  
ADRIAN GIL  
2654 W 15TH ST  
CHICAGO, IL 60608

16-24-215-006-0000  
JAIME SAMARO  
2650 W 15TH ST  
CHICAGO, IL 60608

16-24-216-001-0000  
Mt. Bethlehem MB Church  
2625 West Ogden  
Chicago, IL 60608

16-24-216-002-0000  
Mt. Bethlehem MB Church  
2625 W Ogden  
Chicago, IL 60608

16-24-216-003-0000  
Mt. Bethlehem MB Church  
2625 West Ogden  
Chicago, IL 60608

16-24-216-004-0000  
M B CHURCH MT BETH  
2625 W OGDEN AV  
CHICAGO, IL 60608

16-24-216-005-0000  
City of Chicago  
30 North LaSalle Ste. 3700  
Chicago, IL 60602-2590

16-24-216-006-0000  
LAWNDALE REAL ESTATE A  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-007-0000  
LAWNDALE REAL ESTATE L  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-008-0000  
EDWARD BURKS  
2609 W OGDEN AV  
CHICAGO, IL 60608

16-24-216-009-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-010-0000  
CHICAGOFILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-011-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-012-0000  
CFS IREH  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-216-013-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PLACE  
CHICAGO, IL 60608

16-24-216-014-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-015-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-016-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

16-24-216-017-0000  
CHICAGO FILM STUDIOS  
2621 W 15TH PL  
CHICAGO, IL 60608

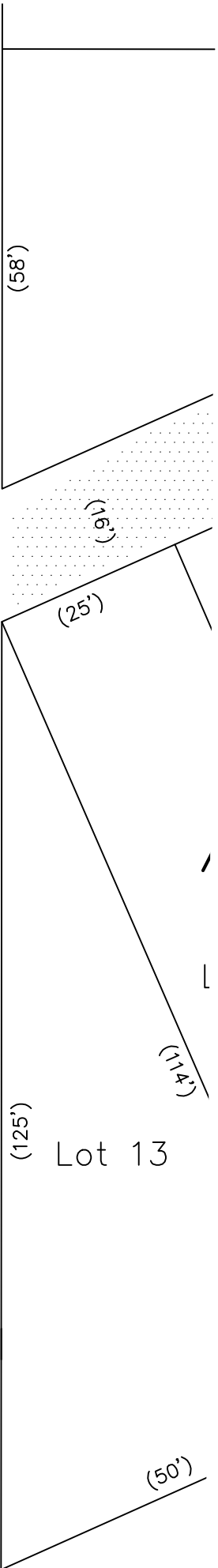
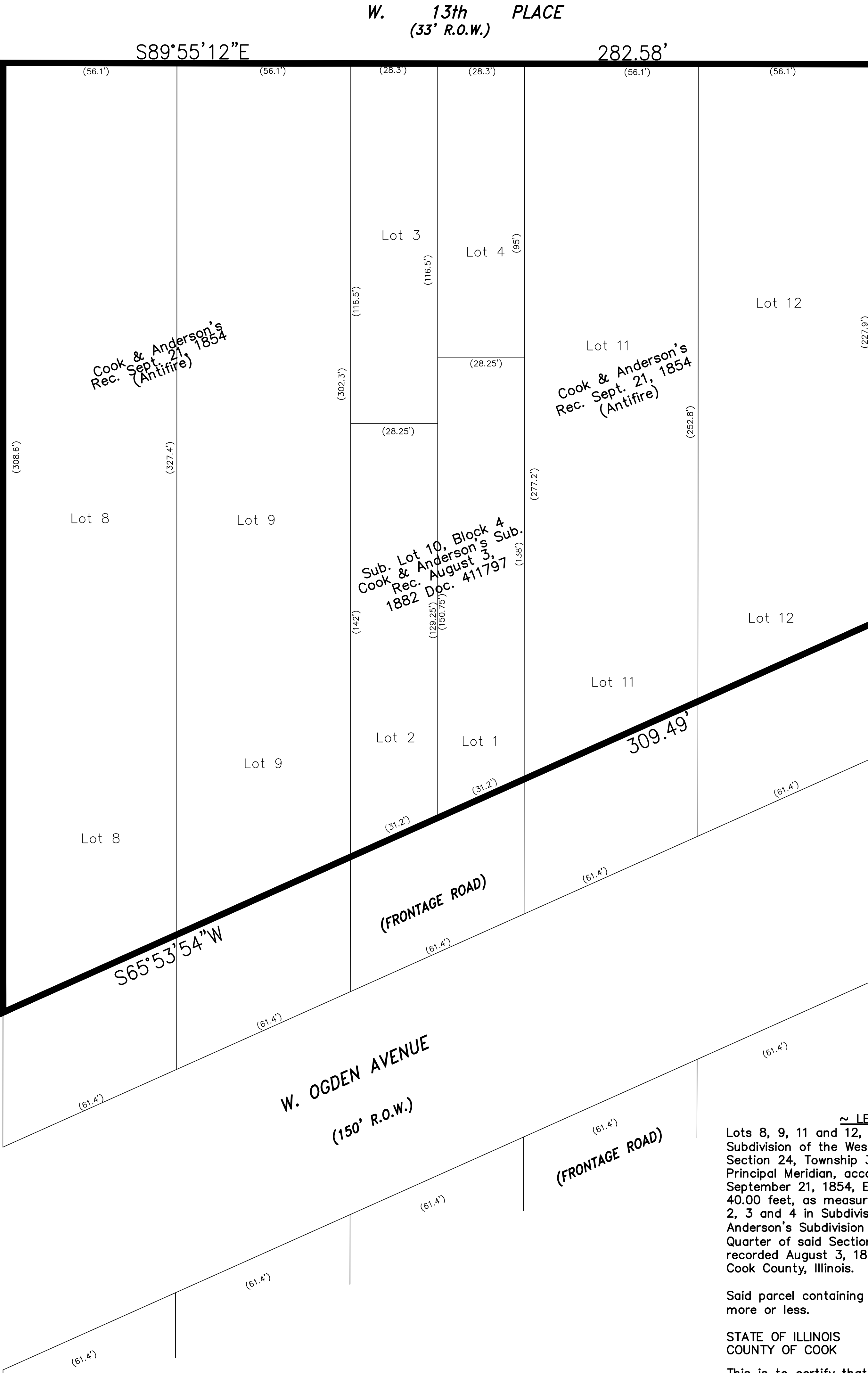
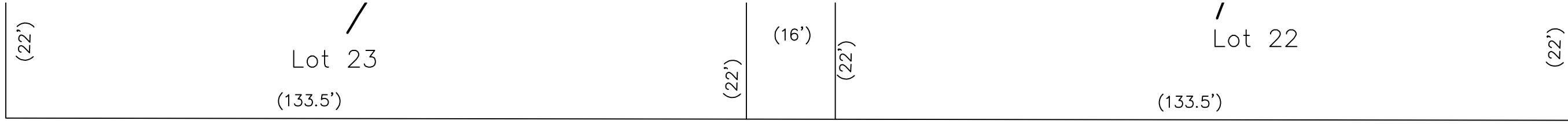
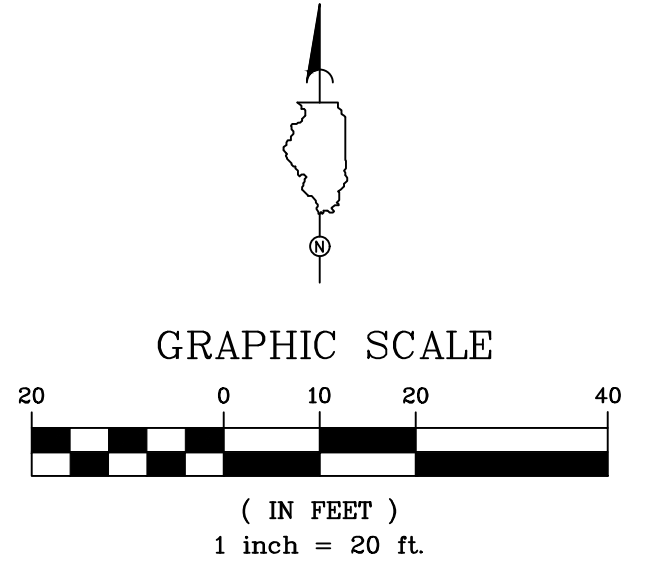
16-24-217-001-0000  
SERGIO RAMIREZ  
1439 S TALMAN  
CHICAGO, IL 60608

16-24-217-002-0000  
MARTA FLORES  
1441 S TALMAN  
CHICAGO, IL 60608

16-24-217-003-0000  
MORRIS KURTZON INC  
1420 SOUTH TALMAN AVE  
CHICAGO, IL 60608

16-24-217-007-0000  
LAWNDALE REAL ESTATE  
2621 W 15TH PLACE  
CHICAGO, IL 60608

# PLAT OF SURVEY



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- OVERHEAD WIRE LINE
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS

~ LEGAL DESCRIPTION ~  
 Lots 8, 9, 11 and 12, in Block 4 of Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded September 21, 1854, Excepting therefrom the Southeasterly 40.00 feet, as measured at right angles, and also Lots 1, 2, 3 and 4 in Subdivision of Lot 10, Block 4 in Cook and Anderson's Subdivision of the West Half of the Northeast Quarter of said Section 24, according to the plat thereof recorded August 3, 1882 as Document number 411797, in Cook County, Illinois.

Said parcel containing 1.591 acres (69,302 square feet), more or less.

STATE OF ILLINOIS  
 COUNTY OF COOK

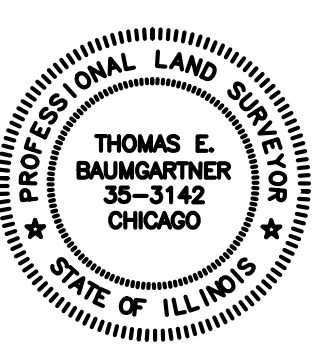
This is to certify that I, Thomas E. Baumgartner, a Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary survey.

Given under my hand and seal in Chicago, Illinois, this 25th day of August, 2020.

*Thomas E. Baumgartner*

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142  
 LICENSE EXPIRATION 11-30-2020

Field work completed August 6, 2020.  
 Buildings and improvements were not shown as a part of this survey.  
 The property was under construction at the time of this survey.



#	Date	Description
1	08-03-18	Issued
2	03-28-18	Revised Parcel
3	08-02-18	Update Topo Parcel A & B
4	12-10-18	ADD OUC
5	6-27-19	Update
5	8-25-20	Update

**TERRA ENGINEERING LTD.**  
 225 W. Ohio Street 4th Floor Chicago, IL 60654  
 TEL: (312) 467-0123 FAX: (312) 467-0220 www.terraengineering.com

Project Information  
 PROJECT #: 18-128  
 DRAWN BY: NG  
 CHECKED BY: TB  
 APPROVED BY: TB

OGDEN COMMONS  
 PARCEL B

## **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 Residential Business Planned Development No. 1430 District symbols and indications as shown on Map 4-1 in the area bounded by:

South Washtenaw Avenue; a line approximately 533 feet north of and parallel to West 13<sup>th</sup> Place; South Talman Avenue; the alley next north of and parallel to West Ogden Avenue; and a line approximately 192 feet east of South Talman Avenue as measured along and perpendicular to the south boundary line of said alley next north of and parallel to West Ogden Avenue; and West Ogden Avenue

to those of a Residential-Business Planned Development No. 1430, As Amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Common address:

1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2726 W. Ogden Avenue, Chicago, Illinois.

## **RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1430, AS AMENDED**

### **PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number 1430, (“Planned Development”) consists of approximately 239,813 net square feet of property (5.5 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (“Property”) and is owned or controlled by The Habitat Company LLC or Ogden Washtenaw JV, LLC (the “Applicant”).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by 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 City’s 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 CDOT’s Division of Infrastructure Management:

<b>APPLICANT:</b>	Ogden Washtenaw JV, LLC
<b>ADDRESS:</b>	1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue.
<b>FILING DATE:</b>	September 9, 2020

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

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT 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 CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of 18 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; Phasing Plan; Overall Site Vision; Phase I Parcel A-1 Site Plan; Phase I Parcel B-1 Site Plan; Phase I Landscape Plan; Phase I Parcel A-1 Building Elevations; Phase I Parcel B-1 Building Elevations dated September 9, 2020, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are allowed in each of the subareas delineated herein:
  - Office (all); Medical Service; Retail Sales, General; Postal Service; Colleges and Universities; Cultural Exhibits and Libraries; Day Care; Animal Services (all except Stables); Artist Work or Sales Space; Building Maintenance; Business Equipment Sales and Service; Business Support Services (all); Eating and Drinking Establishments (all with the exception of Rooftop Patios and Taverns);

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<b>FILING DATE:</b>	September 9, 2020

banks, savings banks, savings and loan association, currency exchange and credit union; Food and Beverage retail Sales with Liquor Sales as accessory use only; Personal Service (all); Household living (all, including Artist Live/Work Space located above and on the ground floor, dwelling units located on and above the ground floor, elderly housing, multi-unit residential and townhouses but excluding detached houses and single room occupancy); dry cleaners; Lodging (all), and accessory parking and related accessory uses. Accessory parking may be shared between subareas.

- The following additional uses shall be allowed in Subarea B: drive through automated teller machine facility.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
  7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
  8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a total Net Site Area of (239,767) square feet: a Net Site Area for Subarea A of 145,714 square feet, a Net Site Area for Subarea B of 69,302 square feet and a Net Site Area for Subarea C of 24,751 square feet. It is further acknowledged that the proposed Phase I project includes a portion of property located within Subarea A to be dedicated for right of way widening purposes. In the event that the dedication results in a change in the overall Net Site Area of the project, the Applicant shall and will be permitted to pursue an administrative change (Minor Change) to the Planned Development to update the project’s bulk table and other documents as may be necessary at the time of such dedication (s). Such dedications will be subject to a final survey and the review and approval of the Departments of Planning and Development and Transportation.
  9. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
  10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and

**APPLICANT:** Ogden Washtenaw JV, LLC  
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**FILING DATE:** September 9, 2020



Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.

11. 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.
12. The Applicant acknowledges and agrees that the rezoning of the Property to a Residential-Business Planned Development No. 1430 for construction of this Planned Development, triggered the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10% of the total number of dwelling units constructed in any building within the Planned Development containing 10 or more units as affordable housing units for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund per unit ("Cash Payment") in accordance with the Affordable Housing Ordinance. At the time of each Part II review for any building containing 10 or more dwelling units, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Planned Development, DPD may adjust the requirements of this Statement 12 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for a building containing 10 or more dwelling units, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against only that parcel for which the Part II review is being sought and will constitute a lien against each for sale Affordable Unit or the residential portion of the building, if rental, as the case may be, within that parcel. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit within that parcel to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The City shall execute a release of the Affordable Housing Agreement for a rental building upon compliance with the terms

**APPLICANT:**  
**ADDRESS:**  
**FILING DATE:**

Ogden Washtenaw JV, LLC  
1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue.  
September 9, 2020

of such Agreement. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

13. 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.
14. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area(s) C and the northern half (approximately) of Subarea A, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Sub-Area(s) 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. 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 Sub-Area 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 Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 11. 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.

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Sub Area Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD. As part of Site Plan Approval, as applicable, the Department of Planning and Development shall require the Applicant to submit Site Plans to the Chicago Department of Transportation, Mayor's Office for People with Disabilities and the Chicago Fire Department for their review and comment. If, after review, the Commissioner of DPD determines that the Site Plans are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply, and the Applicant shall be given the opportunity to submit revised site Plans. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans may, at the discretion of the Commissioner, be presented to the Chicago Plan Commission at a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting, and written notice pursuant to Sections 17-13-0107-A, -B, and -C of the Chicago Zoning Ordinance shall not be required) but shall not require review or approval by the City Council. Provided further, any hearing conducted by the Chicago Plan Commission shall be for review purposes only and no approval or recommendation shall be required for the Commissioner of DPD or to issue approval of the Site Plan. Following the Chicago Plan Commission review, if applicable, the Commissioner shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development. Additionally, the Phase I project scope shall include approximately ½ of the square footage and improvements planned for the open space portion of the project to be located between the northern portion of Subarea A (Parcel A-1) and the southern portion of Subarea A (Parcel A-2).

15. 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.
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. 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

**APPLICANT:** Ogden Washtenaw JV, LLC  
**ADDRESS:** 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue.  
**FILING DATE:** September 9, 2020

compete for contracts and jobs on construction projects approved through the planned development process. As a project which involves a public agency, the Applicant is required to achieve the following standards, at a minimum: 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). Furthermore, 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 two points in the city approval process. First, 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) the Applicant's 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) the applicant's M/WBE and city resident participation goals. Second, 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 foregoing, 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.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Provided, however, the Commissioner of the Department of Planning and Development acknowledges that construction has commenced within the Planned Development and, as a result, is not subject to lapsing.

**APPLICANT:**  
**ADDRESS:**  
**FILING DATE:**

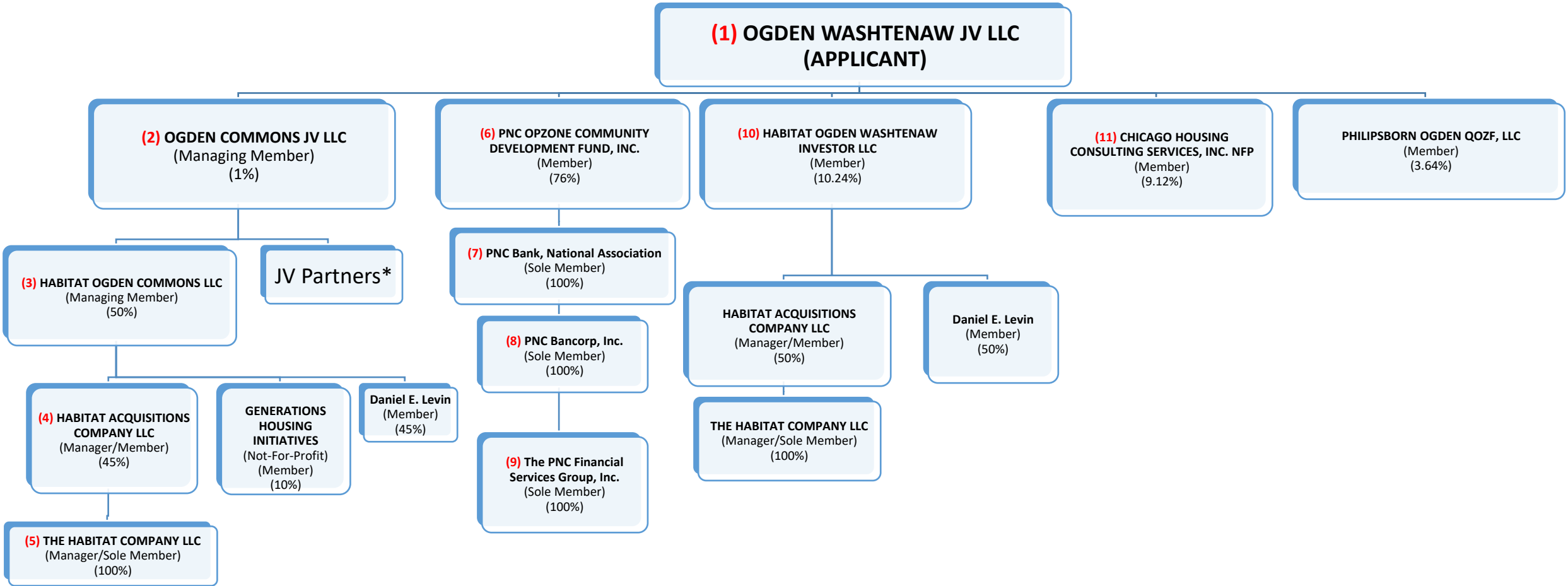
Ogden Washtenaw JV, LLC  
1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue.  
September 9, 2020

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_,  
BULK REGULATIONS

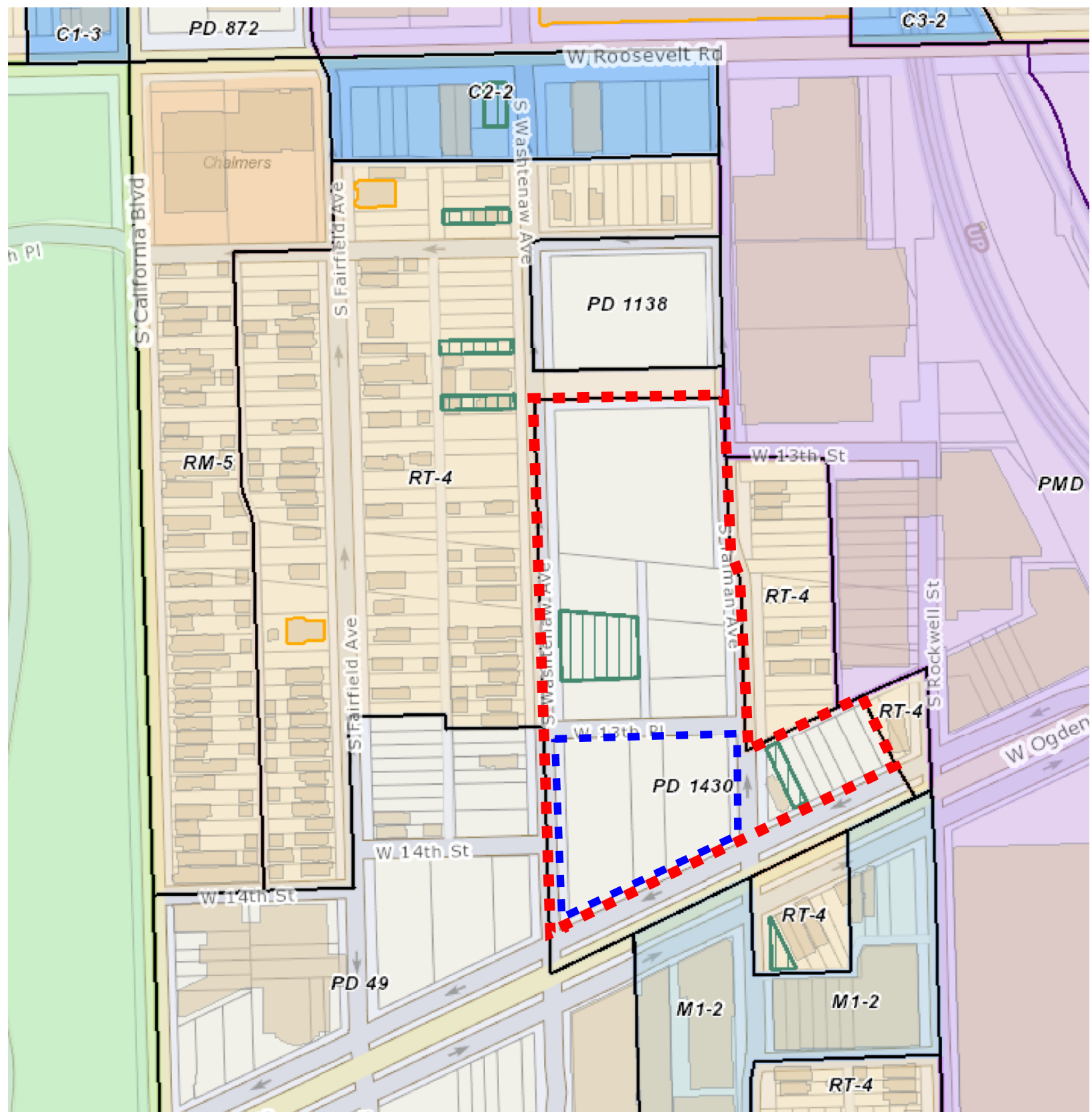
Gross Site Area:	371,526 square feet (8.53 acres)
Total Public Area Right-of-Way (including dedicated area):	129,726 square feet (2.93 acres)
Area to be Dedicated	2,033
Total Net Site Area	239,767 square feet (5.51 acres)
Net Site Area for Subarea A:	145,714 square feet (3.35 acres)
Net Site Area for Subarea B:	69,302 square feet (1.59 acres)
Net Site Area for Subarea C:	24,751 square feet (0.57 ` acres)
Maximum Overall Floor Area Ratio:	2.0
Subarea A:	1.5
Subarea B:	1.2
Subarea C:	1.7
Maximum Residential Units:	332
Subarea A:	275
Subarea B:	12
Subarea C:	45
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	2 (10x25)
Subarea B:	1
Subarea C:	1
Minimum Number of Off-Street Parking and Bike Spaces:	
Subarea A:	
Parking Spaces:	111
Bike Spaces:	197
Subarea B:	
Parking Spaces:	92
Bike Spaces:	16
Subarea C:	
Parking Spaces:	16
Bike Spaces:	28
Maximum Building Height:	55 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

**APPLICANT:** Ogden Washtenaw JV, LLC  
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CITY OF CHICAGO – ECONOMIC DISCLOSURE STATEMENT  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 OGDEN WASHTENAW JV LLC – PARCEL DIVISION AMENDMENT  
 Ownership Structure



\*Includes entities and sub-entities that do not meet the 7.5% Ownership threshold nor directly or indirectly control the Applicant



..... PD 1430 Site boundary

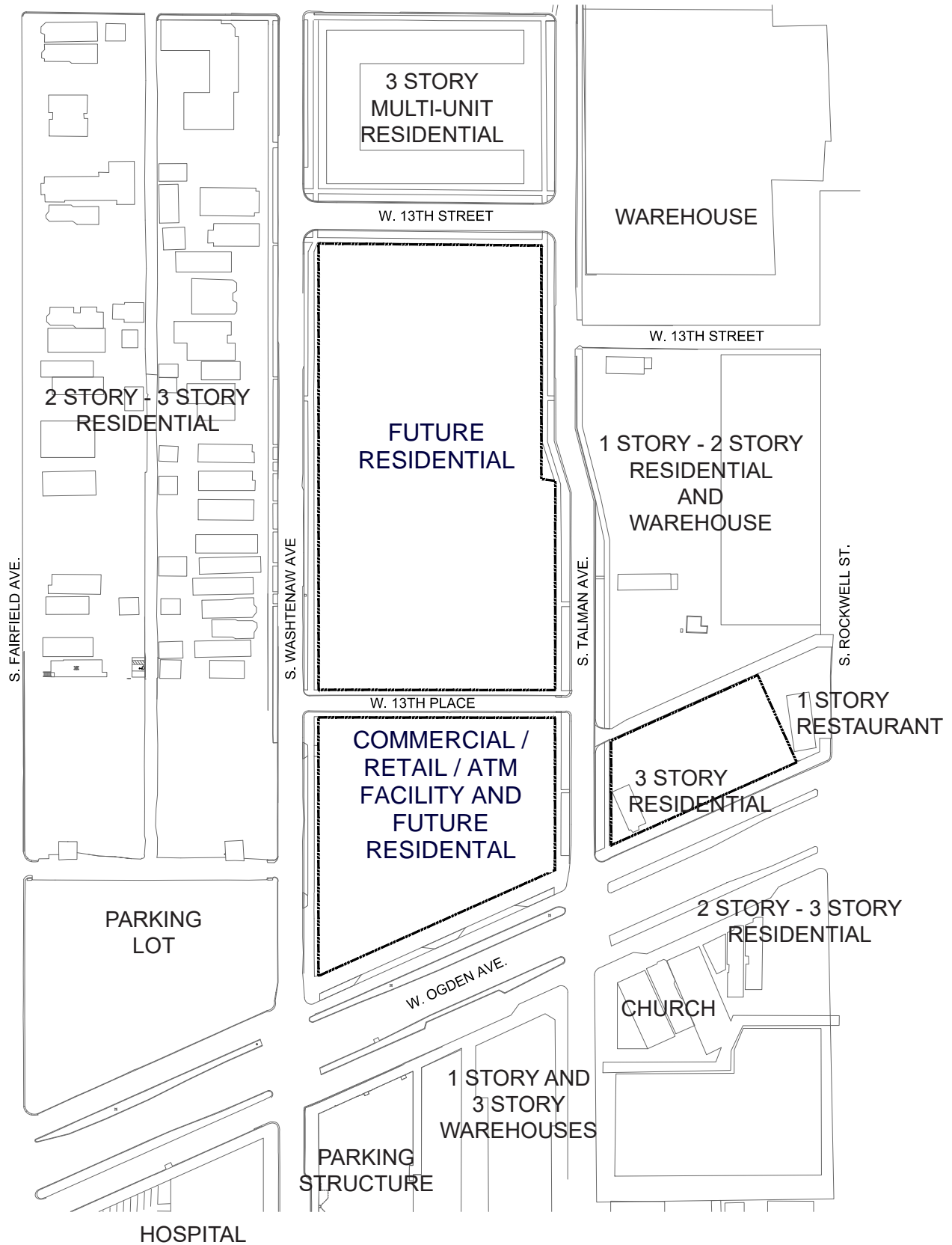
..... Subarea B



charles vincent george  
ARCHITECTS

### EXISTING ZONING MAP

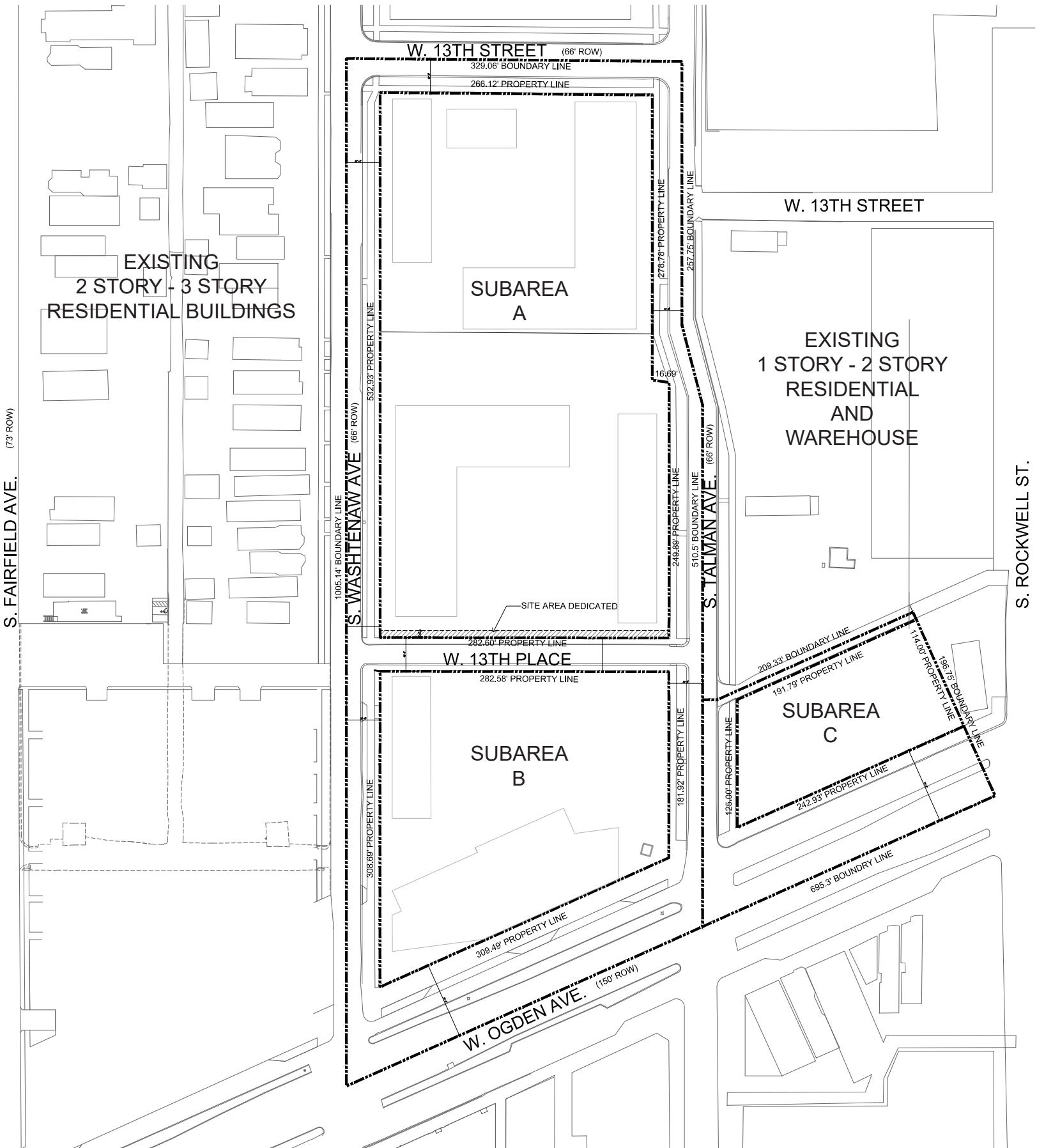
**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09



**EXISTING LAND USE MAP**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09



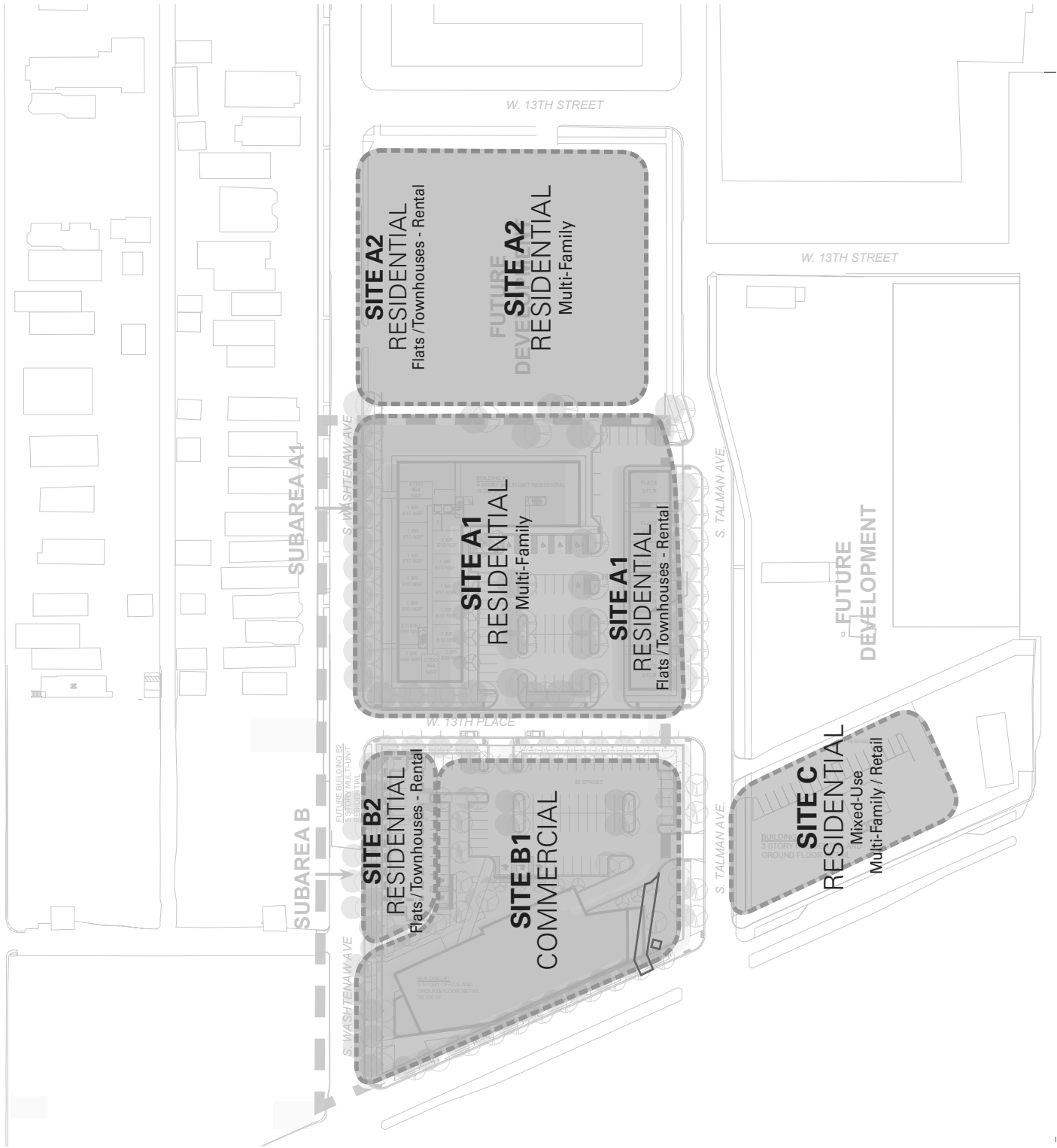


charles vincent george  
ARCHITECTS

**PLANNED DEVELOPMENT BOUNDARY,  
PROPERTY LINE AND SUBAREA MAP**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

**Date:** 2020-09-09



**PHASING PLAN**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASH TENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09

S. FAIRFIELD AVE.

S. FAIRFIELD AVE.

W. 13TH STREET

W. 13TH STREET

S. WASHTENAW AVE

S. TALLMAN AVE

FUTURE BUILDING B2  
5 STORY MULTI-UNIT  
RESIDENTIAL

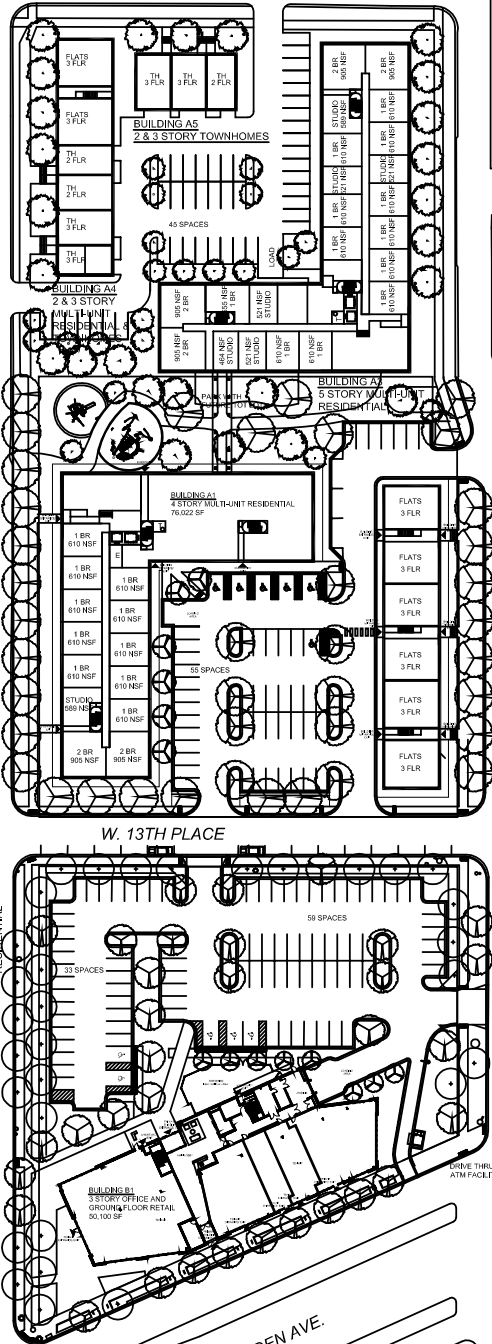
S. WASHTENAW AVE

S. TALLMAN AVE

W. 13TH PLACE

W. OGDEN AVE.

DRIVE THRU  
ATM FACILITY

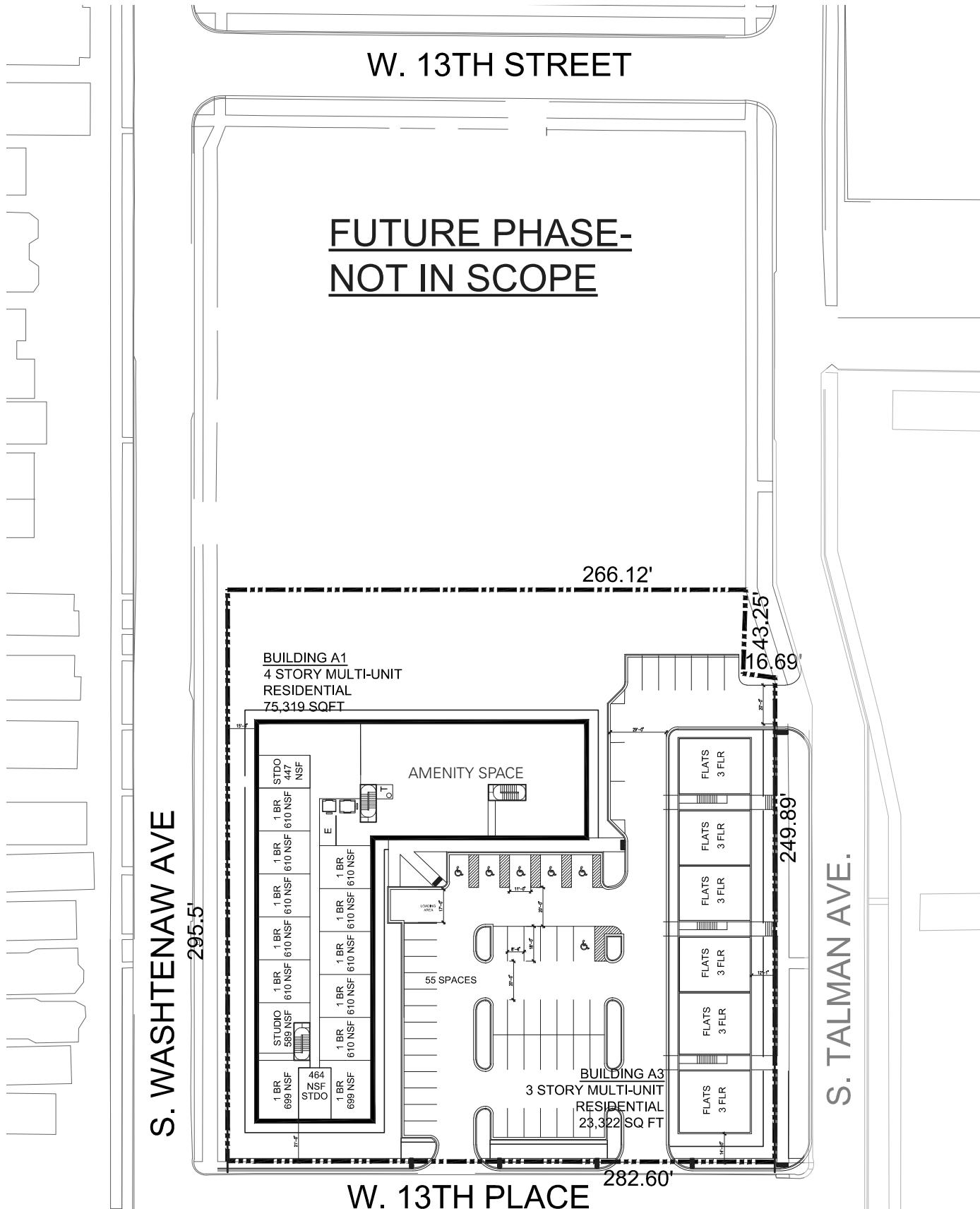


### OVERALL SITE VISION

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09



charles vincent george  
 ARCHITECTS



**FUTURE PHASE-**  
**NOT IN SCOPE**

**BUILDING A1**  
4 STORY MULTI-UNIT  
RESIDENTIAL  
75,319 SQFT

AMENITY SPACE

55 SPACES

**BUILDING A3**  
3 STORY MULTI-UNIT  
RESIDENTIAL  
23,322 SQ FT

S. WASHTENAW AVE

S. TALMAN AVE.

W. 13TH STREET

W. 13TH PLACE

**PROPOSED SITE PLAN - PHASE 1 - SUB-AREA A, PARCEL A-1**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

**Date:** 2020-09-09

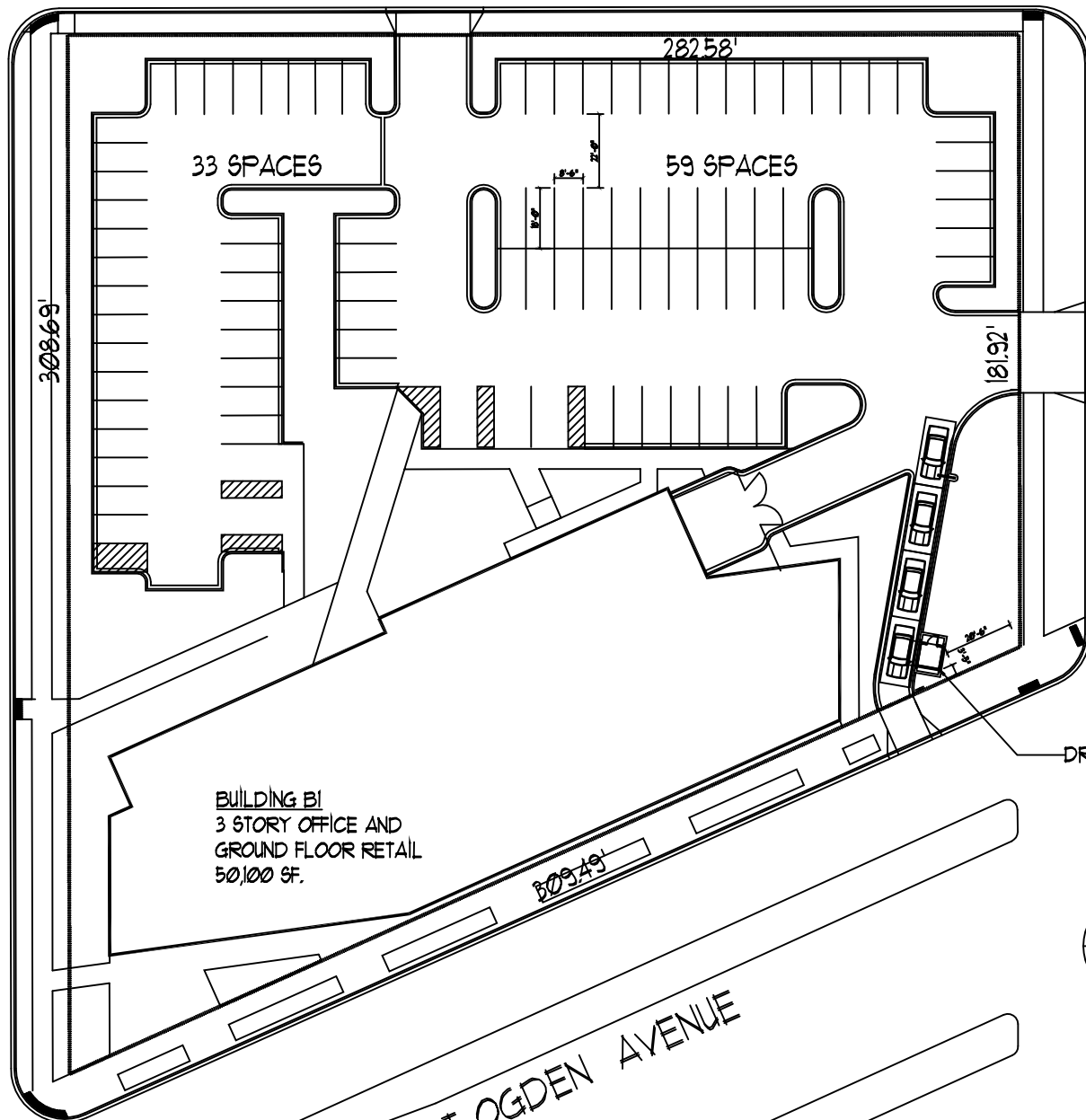


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ARCHITECTS

SOUTH WASHTENAW AVENUE

WEST 13TH PLACE

SOUTH TALMAN AVENUE



33 SPACES

282.58'

59 SPACES

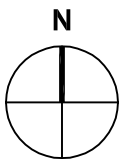
181.92'

308.69'

809.49'

**BUILDING B1**  
3 STORY OFFICE AND  
GROUND FLOOR RETAIL  
50,100 SF.

DRIVE THRU ATM FACILITY



WEST OGDEN AVENUE



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ARCHITECTS

**PROPOSED SITE PLAN - PHASE 1  
SUBAREA B - PARCEL B1**

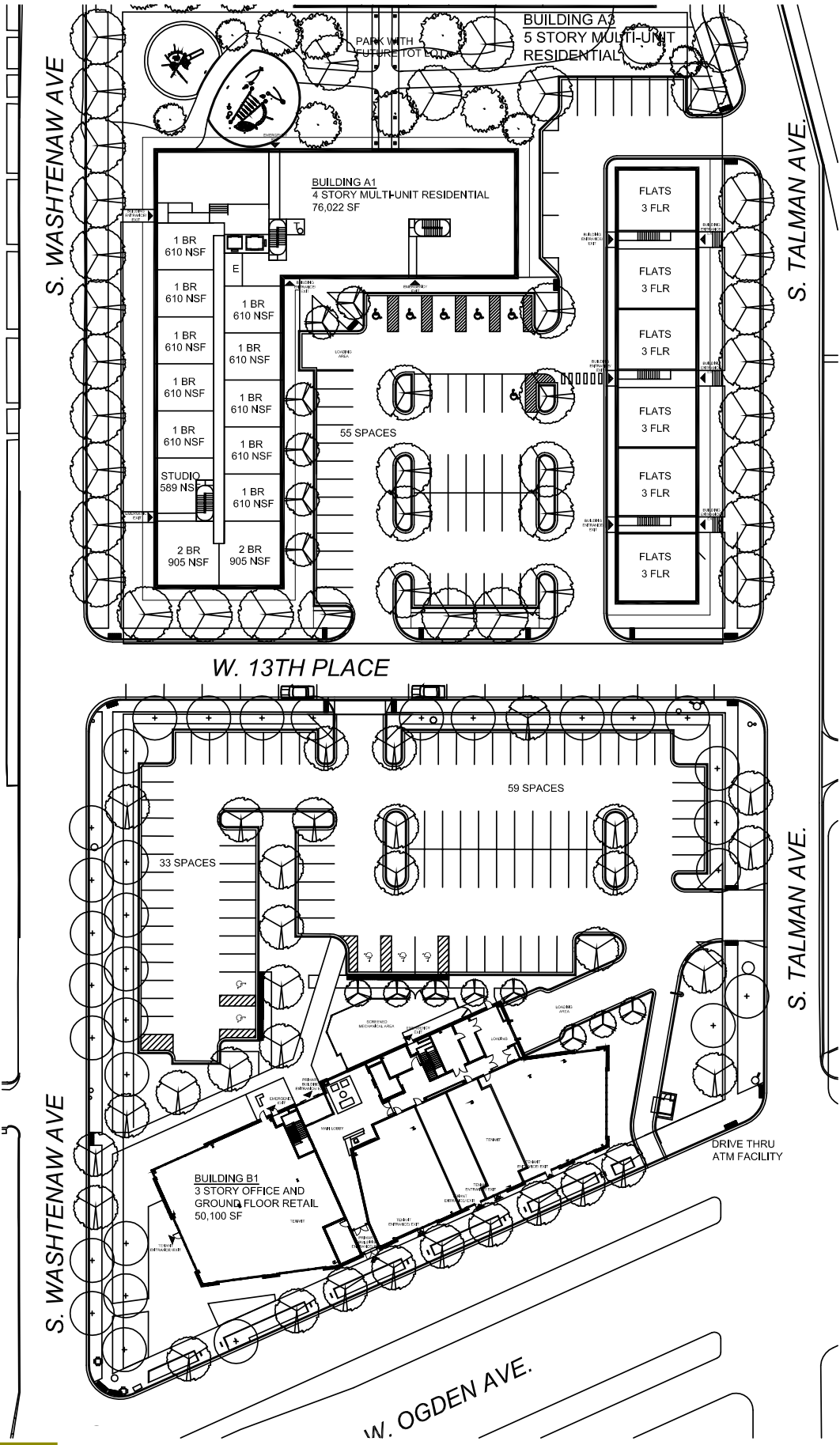
**Project:**

**Applicant:**

OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

**Date:**

2020-09-09



**PHASE 1 LANDSCAPE PLAN**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
**Applicant:** OGDEN WASHTENAW JV, LLC  
 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09





BUILDING A1  
4 STORY MULTI-UNIT RESIDENTIAL  
EAST ELEVATION - FACING PARKING LOT



BUILDING A1  
4 STORY MULTI-UNIT RESIDENTIAL  
NORTH ELEVATION - FACING PARKING LOT



BUILDING A1  
4 STORY MULTI-UNIT RESIDENTIAL  
SOUTH ELEVATION - FACING W. 13TH PLACE



BUILDING A1  
4 STORY MULTI-UNIT RESIDENTIAL  
WEST ELEVATION - FACING WASHTENAW AVE.

Elevations provided by Solomon cordwell buenze



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**BUILDING A1 ELEVATIONS - PHASE 1  
SUBAREA A, PARCEL A-1**

**Project:**

**Applicant:**

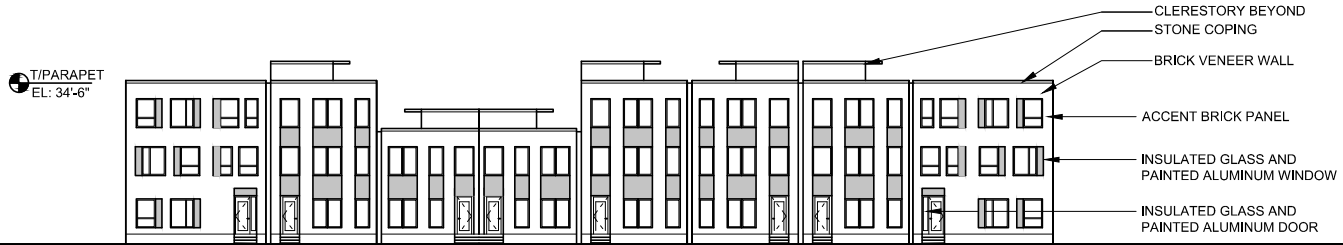
OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

**Date:**

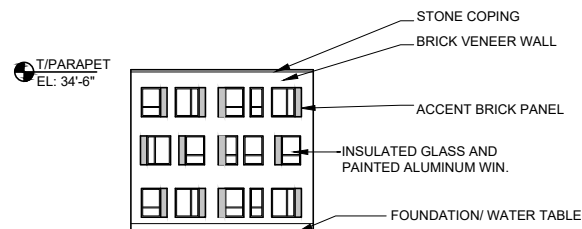
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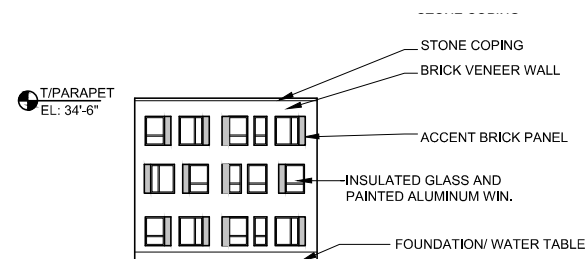
**BUILDING A3**  
**3 STORY FLATS**  
**EAST ELEVATION - FACING TALMAN AVE.**



**BUILDING A3**  
**3 STORY FLATS**  
**WEST ELEVATION - FACING PARKING LOT**



**BUILDING A3**  
**3 STORY FLATS**  
**SOUTH ELEVATION - FACING PARKING LOT**



**BUILDING A3**  
**3 STORY FLATS**  
**WEST ELEVATION - PARKING LOT**

Elevations provided by Solomon cordwell buenze

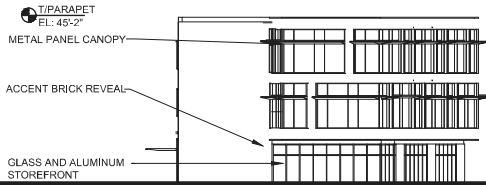


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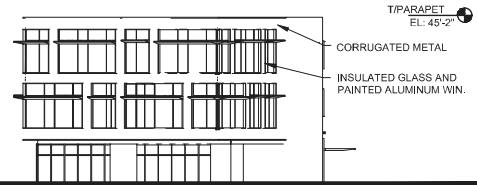
**BUILDING A3 ELEVATIONS - PHASE 1**  
**SUBAREA A, PARCEL A-1**

**Project:** OGDEN COMMONS / WINTRUST BANK ATM FACILITY  
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 350 WEST HUBBARD STREET, CHICAGO IL. 60654  
**Date:** 2020-09-09

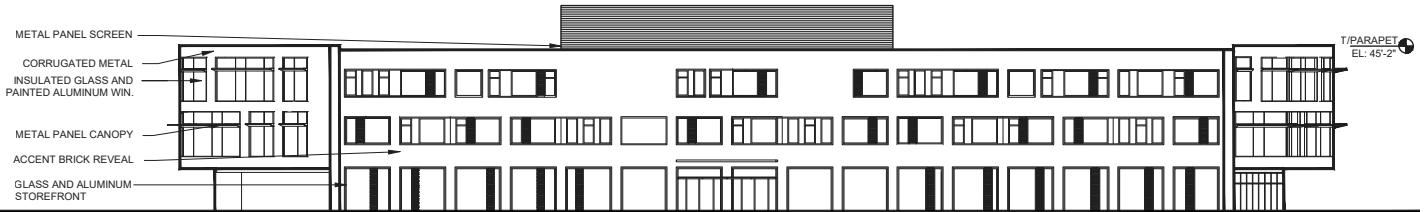




**BUILDING B1**  
3 STORY OFFICE WITH GROUND FLOOR RETAIL  
WEST ELEVATION - FACING WASHTENAW



**BUILDING B1**  
3 STORY OFFICE WITH GROUND FLOOR RETAIL  
EAST ELEVATION - FACING TALMAN



**BUILDING B1**  
3 STORY OFFICE WITH GROUND FLOOR RETAIL  
NORTH ELEVATION



**BUILDING B1**  
3 STORY OFFICE WITH GROUND FLOOR RETAIL  
SOUTH ELEVATION - FACING OGDEN

Elevations provided by Solomon cordwell buenze



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ARCHITECTS

**BUILDING B1 ELEVATIONS - PHASE 1  
SUBAREA B**

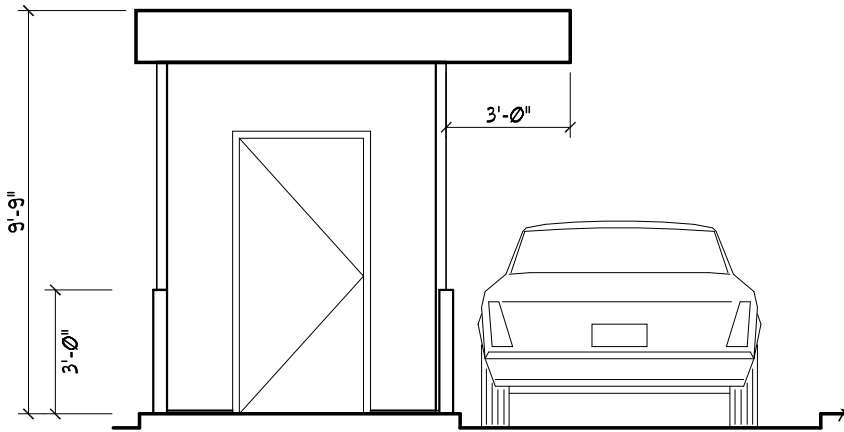
**Project:**

**Applicant:**

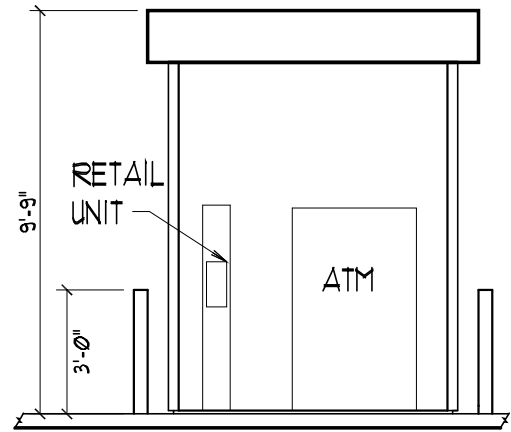
OGDEN WASHTENAW JV, LLC  
350 WEST HUBBARD STREET, CHICAGO IL. 60654

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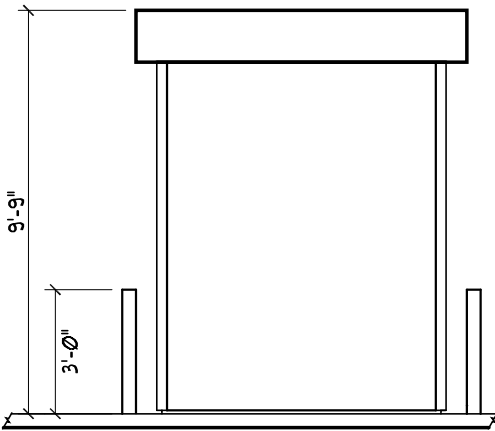
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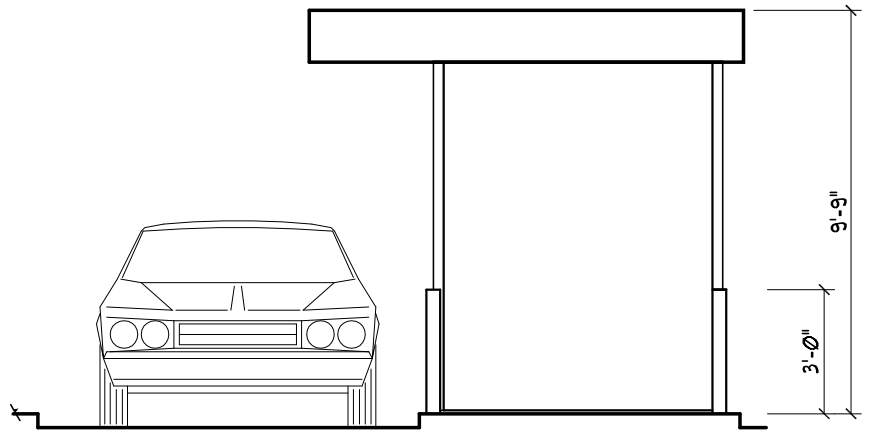
VEHICAL APPROACH



FRONT VIEW (EAST)



REAR VIEW (WEST)



VEHICAL EXIT



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ARCHITECTS

**DRIVETHRU ATM FACILITY - PHASE 1  
SUBAREA B**

**Project:**

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