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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/16/2021 03:18 PM PG: 1 OF 82

Kalpana Plomin
City of Chicago
Department of Law
Real Estate and Land Use Division
121 North LaSalle Street, Room 600
Chicago, Illinois 60602

(Above Space for Recorder's Use Only)

NOTICE

THIS PROJECT IS SUBJECT TO SECTION 2-44-080 OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO (THE AFFORDABLE REQUIREMENTS ORDINANCE). THE COVENANTS SET FORTH HEREIN RUN WITH THE LAND, AND ARE BINDING ON AND ENFORCEABLE AGAINST SUCCESSORS AND ASSIGNS, UNTIL THE EXPIRATION OF THE TERM.

THIS AFFORDABLE HOUSING COVENANT AND AGREEMENT (this "Agreement") is made on or as of July 15, 2021, by and between the CITY OF CHICAGO, an Illinois municipal corporation ("City"), acting by and through its Department of Housing (together with any successor department thereto, "Department"), and THE SHOPS AT BIG DEATH, LLC, an Illinois limited liability company (collectively with any successors and assigns, "Project Developer"), HARRISON/FRANCISCO LLC, an Illinois limited liability company and an affiliate of Project Developer (collectively with any successors and assigns, "Off-Site Developer" and together with Project Developer, "Developers" and each a "Developer"), and J. MICHAEL DREW, an individual as the guarantor of Developers ("Guarantor"), personally, and jointly and severally with Developers. Capitalized terms not otherwise defined herein shall have the meanings given in Section 1 below.

RECITALS

A. The Project Developer is the owner of the property located at 1465-1483 North Kingsbury Street, 835-919 W. Blackhawk Street, and 1450-1472 North Dayton Street, Chicago, Illinois 60642, as legally described on Exhibit A attached hereto (the "Rezoned Property").

B. The City Council, by ordinance adopted on January 27, 2021, approved the rezoning of the Rezoned Property from Planned Development 1292 to C2-5 Motor Vehicle Related Commercial District, and then to Planned Development 1292, as amended, for the construction of (1) a market-rate mixed-use building with 327 dwelling units ("Building A"); (2) an all-affordable residential building with 34 dwelling units ("Building B"); (3) a market-rate residential building with 126 dwelling units ("Building C"); (4) an existing building on Sub-Area D with no residential dwelling units; and (5) publicly accessible open space on Sub-Area E (the "Triggering Project"). As further

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detailed below, Building B satisfies part of Developer's ARO obligation, which is triggered by the construction of Building A and Building C.

C. Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who undertake residential development projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or approval of certain zoning changes.

D. Developers acknowledge and agree that the Triggering Project is a Residential Housing Project (as defined in Section 1 below) within the meaning of the ARO, and that the rezoning of the Rezoned Property for the Triggering Project constitutes Zoning Assistance (as defined in Section 1 below) within the meaning of the ARO, thereby triggering the requirements of the ARO.

E. The ARO divides the city into three (3) zones for purposes of applying the ARO's affordable housing requirements. The three zones are referred to in the ARO and this Agreement as Low-Moderate Income Areas, Higher Income Areas and Downtown Districts.

F. The ARO requires developers of Residential Housing Projects in every zone to (i) set aside 10% of the housing units in the Residential Housing Project as ARO units, or provide the ARO units in an approved off-site location; (ii) pay a fee in lieu of the development of the ARO units; or (iii) any combination of (i) and (ii); provided, however, Residential Housing Projects with 20 or more units ("Larger Projects") in Low-Moderate Income Areas (rental and for-sale), Higher Income Areas (rental and for-sale) and Downtown Districts (rental only) must provide a minimum of 25% of the ARO units (the "Required Units") on-site or (for projects in Higher Income Areas and Downtown Districts) on- or off-site. In other words, in such Larger Projects, the developer may not pay a fee in lieu of the development of the Required Units. If the developer elects to provide ARO units in an off-site location, the off-site ARO units must be located within a two-mile radius from the Residential Housing Project and in the same or a different Higher Income Area or Downtown District.

G. The City has established the Near North/Near West ARO Pilot Area (the "Near North/Near West Pilot Area") pursuant to ordinance adopted on October 11, 2017, and published in the Journal for such date at pages 56905 through 56911 (the "Near North/Near West Pilot Ordinance"). The Near North/Near West Pilot Area has two zones: the "Near West Zone" and the "Near North Zone", each as defined in the Near North/Near West Pilot Ordinance and depicted on page 56912 of the Journal for October 11, 2017. The percentage of units required to be affordable in a Residential Housing Project, whether rental or for-sale, is increased (i) from 10% to 20% in the Near North Zone, and (ii) from 10% to 15% in the Near West Zone (such increased number of units (i.e., the number of units corresponding to 20% or 15%, as applicable), the "Required Pilot Units"). The Required Pilot Units may be located off-site (subject to the Commissioner's approval under Subsection (V) of the 2015 ARO) or on-site. The first 10% of the Required Pilot Units are called the "First Units", and the remaining Required Pilot Units are called the "Additional Units". The Near North/Near West Pilot Ordinance does not allow developers to pay a fee in lieu of the establishment of the Required Pilot Units. Any off-site First Units in the Near North Zone must be provided within two miles of the Project and in a Higher Income Area or a Downtown District. Any off-site First Units in the Near West Zone must be provided within two miles of the Project, and in either (i) a Higher Income Area or a Downtown District or (ii) within the Near North/Near West Pilot Area, regardless of income area. Any off-site Additional Units in

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either zone may be located anywhere in the Near North/Near West Pilot Area, regardless of distance from the Project or income area. Notwithstanding the foregoing, when a Residential Housing Project receives financial assistance from TIF Funds, all Affordable Units must be provided on-site.

H. The Triggering Project is located in a Higher Income Area in the Near North Zone of the Near North/Near West Pilot Area and constitutes a Larger Project. Together, Building A and Building C will have 453 dwelling units. As a result, Developer's ARO obligation is 91 Affordable Units (20% of 453), which must be provided on- or off-site.

I. In accordance with Section 2-44-090(G)(6) of the Municipal Code, which allows the reduction of the required number of Affordable Units in exchange for Affordable Units with more bedrooms, Developers have submitted, and the Department has approved, a proposal to provide seventy (70) off-site Affordable Units as follows: 1) thirty-four (34) First Units for sale in Building B located at 869 W. Blackhawk, Chicago, Illinois, which property is legally described on Exhibit A-1 attached hereto ("First Units Property"), an all-affordable ARO building in the Triggering Project but deemed "off-site" due to all-affordable building and the related compliance monitoring by the Department, (the "First Affordable Units"), to be constructed by Project Developer, and 2) thirty-six (36) Additional Units for sale at Harrison Row Townhomes (the "Affordable Units Property"), which property is legally described on Exhibit A-2 attached hereto and located as follows: two (2) units at 2818 West Harrison Street; twenty-six (26) units at 2828-2858 West Harrison Street; three (3) units at 2849-2853 West Congress Parkway; and five (5) units at 505-513 South Francisco Avenue (the "Additional Affordable Units"), to be constructed by Off-Site Developer, to meet the ARO requirements. The First Affordable Units and the Additional Affordable Units are the "Off-Site Affordable Units". The Off-Site Affordable Units will be constructed subject to and in accordance with the ARO and the Minimum Standards for ARO Off-Site Residential Units last updated September 12, 2018, as may be amended. Further, the Off-Site Affordable Units will be the subject to the Department's monitoring and related fees as described in Recital L below. The ARO First Units and ARO Additional Units are allocated between Building A and Building C as set forth in the ARO Unit Allocation Matrix, hereinafter referred to as either "Building A's ARO Obligation" or "Building C's ARO Obligation", as the case may be. The ARO Unit Allocation Matrix is attached hereto as Exhibit D ("ARO Matrix")

J. The total combined acquisition and construction of the First Affordable Units is estimated to cost approximately \$492,226 per unit as detailed in the preliminary budget for the units attached hereto as Exhibit B. The total combined acquisition and construction of the Additional Affordable Units at the Off-Site Additional Affordable Units is estimated to cost approximately \$368,850 per unit as detailed in the preliminary budget for the units attached hereto as Exhibit B.

K. The Project Developer acknowledges that each Off-Site Affordable Unit allocated to either Building A or Building C must receive a certificate of occupancy (or, for renovations or alterations that do not require a certificate of occupancy, approval from the Department that the improvements have been completed in accordance with the terms of this Agreement) before the City will issue the first certificate of occupancy for either Building A or Building C, as may be applicable.

L. As a specific condition precedent to the Project Developer receiving a building permit for either Building A or Building C of the Triggering Project, the Project Developer, Off-Site Developer, and Guarantor have each agreed to execute this Agreement and record it against the Rezoned Property and the Off-Site Affordable Units Property in order to secure the performance

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of their obligations under the ARO. In addition, prior to the issuance of a building permit for either Building A or Building C of the Triggering Project, the Project Developer acknowledges that it must pay a fee in the amount of \$5,000 per Off-Site Affordable Unit (i.e., \$350,000) to offset the Department's expenses in connection with monitoring and administering compliance with the requirements of the ARO.

M. Developers and Guarantor are executing this Agreement to satisfy the requirements set forth in above relating to the construction of the Affordable Units.

NOW THEREFORE, the Developers and Guarantor covenant and agree as follows:

SECTION 1. INCORPORATION OF RECITALS; DEFINITIONS. The recitals set forth above are, by this reference, fully incorporated into and made a part of this Agreement. For purposes of this Agreement, in addition to the terms defined in the foregoing recitals, the following terms shall have the following meanings:

1.1 "*Affordable Housing Profile Form*" means the form attached hereto as Exhibit C, specifying the number and types of affordable units required for the Project.

1.2 "*Affordable Units*" means those Units in the Project and/or, if applicable, an approved off-site location which will be sold to and occupied by Eligible Households, as more specifically identified in Section 4.1(a). The Affordable Units must comply with the requirements of Section 4.

1.3 "*Agent*" means any contractor or other agent, entity or individual acting under the control or at the request of a party.

1.4 "*Agreement*" means this Affordable Housing Covenant and Agreement, as supplemented, amended and restated from time to time.

1.5 "*Area Median Income*" or "*AMI*" means the median household income for the Chicago Primary Metropolitan Statistical Area as calculated and adjusted for household size on an annual basis by HUD.

1.6 "*Authorized Agency*" means the Chicago Housing Authority, the Chicago Low-Income Housing Trust Fund, or another non-profit agency acceptable to the City, which administers subsidies under HUD's McKinney-Vento Homeless Assistance Grants program, or the Veterans Administration Supportive Housing program, or another housing assistance program approved by the City.

1.7 "*Authorized Agency Agreement*" means (a) a 30-year lease agreement, if the Authorized Agency is leasing the Affordable Unit from Developer, or (b) a 30-year deed restriction or similar instrument if the Authorized Agency is purchasing the Affordable Unit from Developer, or (c) a 30-year HAP Contract between Developer and the Authorized Agency.

1.8 "*Authorized Agency Closing Date*" means the date an Authorized Agency closes on the acquisition or lease of an Affordable Unit, or signs a HAP Contract.

1.9 "*Certificate of Occupancy*" means a certificate of occupancy issued by the Department of Buildings of the City.

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1.10 "*CCLT Restrictive Covenant*" means an Affordable Housing Restrictive Covenant and Agreement in the CCLT's then-current form.

1.11 "*Chicago Community Land Trust*" or "*CCLT*" means the Illinois not-for-profit corporation established by ordinance adopted on January 11, 2006, and published at pages 67997 through 68004 in the Journal of Proceedings of the City Council of such date, as amended, and having as its primary mission the preservation of long-term affordability of housing units, or any successor organization.

1.12 "*Commissioner*" means the commissioner of the Department of Housing of the City, or any successor department, or his or her designee.

1.13 "*Downtown District*" means a "D" zoning district pursuant to the Chicago Zoning Ordinance, Chapter 17-4 of the Municipal Code.

1.14 "*Eligible Household*" means a Household whose combined annual income, adjusted for Household size, does not exceed 120% of AMI at the time of the purchase of an Affordable Unit.

1.15 "*Fine*" means a dollar amount equal to the product of (a) multiplied by (b), where:

(a) Equals the product of two (2) multiplied by \$134,242 (since the Project is located in a Higher Income Area) or multiplied by \$107,394 (if such Developer has entered into an Authorized Agency Agreement); and

(b) Equals the number and type of Affordable Units required pursuant to Section 4.1 minus the number and type of Affordable Units established for the Project in accordance with the terms of this Agreement.

1.16 "*Financial Assistance*" means any assistance provided by the City through grants, direct or indirect loans, or allocation of tax credits for the development of Units.

1.17 "*Guarantor*" is defined in Section 8.18(a).

1.18 "*HAP Contract*" means a U.S. Department of Housing and Urban Development Section 8 Project-Based Voucher Program Housing Assistance Payments Contract between a Developer and the applicable Authorized Agency, as amended, renewed or replaced, or other form of Section 8 Housing Assistance Payments Contract acceptable to the Department.

1.19 "*Higher Income Area*" means an area that is not a Low-Moderate Income Area, provided that, if any portion of a Higher Income Area is located in a Downtown District, that portion of the area will be treated as a Downtown District for purposes of the ARO.

1.20 "*Household*" means and includes an individual, a group of unrelated individuals or a family, in each case residing in one Unit.

1.21 "*HUD*" means the United States Department of Housing and Urban Development or any successor department.

1.22 "*Journal*" means the Journal of the Proceedings of the City Council of the City.

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1.23 "*Low-Moderate Income Area*" means an area designated by the Commissioner as a low-moderate income area in accordance with the ARO, provided, that, if any portion of a Low-Moderate Income Area is located in a Downtown District, that portion of the area will be treated as a Downtown District for purposes of the ARO.

1.24 "*Municipal Code*" means the Municipal Code of the City of Chicago.

1.25 "*Project*" is defined as the Triggering Project, together with the Affordable Units.

1.26 "*Property*" is defined as the Rezoned Property, collectively with the First Units Property and the Additional Property.

1.27 "*Residential Housing Project*" means one or more buildings that collectively contain ten or more new or additional housing units on one or more parcels or lots under common ownership or control, including contiguous parcels, as further described in the ARO.

1.28 "*Term*" is defined in Section 2.

1.29 "*TIF Guidelines*:" means those guidelines established pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, and adopted by the City Council in "An Ordinance Adopting Guidelines for Use of Tax Increment Financing Revenues for Construction of Affordable Housing" passed on July 31, 2002, and published at pages 90838-90859 of the Journal of that date.

1.30 "*Unit*" means a room or suite of rooms designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of the occupant of the unit; provided that a "Unit" does not include dormitories, or a "hotel" as that term is defined in Section 13-4-010 of the Municipal Code.

1.31 "*Zoning Assistance*" means a change in the zoning of property in any of the following circumstances: (a) to permit a higher floor area ratio than would otherwise be permitted in the base district, including through transit-served location floor area premiums where the underlying base district does not change; (b) to permit a higher floor area ratio or to increase the overall number of housing units than would otherwise be permitted in an existing planned development, as specified in the Bulk Regulations and Data Table, even if the underlying base district for the planned development does not change; (c) from a zoning district that does not allow household living uses to a zoning district that allows household living uses; (d) from a zoning district that does not allow household living uses on the ground floor of a building to a zoning district that permits household living uses on the ground floor; or (e) from a downtown district to a planned development, even if the underlying base district for the property does not change.

SECTION 2. TERM OF COVENANT. Each Developer, for itself and its successors and assigns, agrees to be bound by the terms and provisions of this Agreement from the date hereof through the date on which such Developer closes the sale of all Affordable Units in accordance with this Agreement.

SECTION 3. AGREEMENT TO RUN WITH THE LAND. Each Developer hereby declares its express intent that the covenants, restrictions and agreements set forth herein shall be deemed covenants, restrictions and agreements running with the land from the date hereof and shall pass to and be binding upon any person or entity to whom such Developer may sell or assign all or any portion of its interest in the Property or Project or any successor in title to all or any portion of the

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Property or Project (excluding purchasers of Units in the ordinary course of development). If either Developer sells or assigns all or any portion of the Property or Project (excluding the sale of Units in the ordinary course of development) it shall notify the City within sixty (60) days of such sale or assignment.

SECTION 4. AFFORDABILITY RESTRICTIONS.

4.1 Method of Compliance. The Developers acknowledge and agree that the Triggering Project is subject to the ARO, and have agreed to comply with the ARO as follows:

(a) *Sale of Affordable Units.* The Developer shall construct and sell Affordable Units as follows:

i. For Building A's ARO Obligation:

- a. First Affordable Units in Building B: six (6) two-bedroom units and fifteen (15) three-bedroom units as set forth in the ARO Matrix; and
- b. Additional Affordable Units: eighteen (18) three-bedroom units and five (5) four-bedroom units as set forth in the ARO Matrix.

ii. For Building C's ARO Obligation:

- a. First Affordable Units in Building B: one (1) two-bedroom unit, three (3) three-bedroom units, and nine (9) four-bedroom units as set forth in the ARO Matrix; and
- b. Additional Affordable Units: thirteen (13) three-bedroom units as set forth in the ARO Matrix.

(b) *Recalculation of Affordable Prices.* The maximum sales prices of the Affordable Units shall not exceed the prices corresponding to such First Affordable Units in Building B or Additional Affordable Units as set forth in the ARO Matrix. The prices set forth in the ARO Matrix for the Additional Affordable Units shall be valid for a period of one (1) year from the date hereof. The prices set forth in the ARO Matrix for the First Affordable Units in Building B shall be valid for a period of one (1) year from issuance of the first Certificate of Occupancy for such First Affordable Units in Building B. If any of the Affordable Unit(s) are not under contract within the applicable one-year period for such unit, the Developer of such Affordable Unit(s) shall notify the Department and the Department may re-calculate the affordable price(s) of such Affordable Unit(s).

(c) *Payment of In Lieu Fee.* Not applicable.

4.2 Standards for Construction of Affordable Units. The Affordable Units shall be constructed or rehabilitated, as the case may be, in accordance with the following minimum standards:

(a) Intentionally omitted.

(b) *Comparable to Market-Rate Units.* The Affordable Units shall be comparable to the market-rate Units in the Triggering Project in terms of unit type, number of bedrooms per unit, quality of exterior appearance, energy efficiency, and overall quality of construction; provided, however, with the Commissioner's approval, (i) lots for Affordable Units may be smaller than lots for market-rate Units, (ii) one-story condominium

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units may be substituted for multi-story townhomes, and (iii) attached homes may be substituted for detached homes.

(c) *Interior Finishes and Features.* The Affordable Units may have different interior finishes and features than market-rate Units in the Triggering Project, as long as such finishes and features are durable, of good and new quality, and are consistent with then-current standards for new housing.

(d) Intentionally omitted.

(e) *Parking.* The Affordable Units shall have functionally equivalent parking when parking is provided to the market-rate Units at the respective property.

(f) *Timing of Construction of Affordable Units.* All Affordable Units allocated to either Building A or Building C shall be constructed, completed, ready for occupancy, and marketed concurrently with or prior to the market-rate Units in either Building A or Building C, as may be applicable. All Affordable Units allocated to either Building A or Building C must receive Certificates of Occupancy prior to the issuance of the first Certificate of Occupancy for either Building A or Building C, as may be applicable. At the Department's request, Developers shall provide a report, in a form acceptable to the Department, on the progress of the construction of the Affordable Units in relation to the construction of either Building A or Building C. Notwithstanding the foregoing, the Commissioner may approve an alternative timing plan, provided the Project Developer posts a bond or similar security in accordance with Section 2-44-080(B)(7) of the ARO.

(g) *Budget for Construction of Off-Site Affordable Units.* The budget for the acquisition and construction or rehabilitation of off-site Affordable Units, if any, must equal or exceed the Fee in lieu that would otherwise be due for such units if the Project were not located in the Near North/Near West Pilot Area.

(h) *Compliance with Rules and Regulations.* The Developers shall comply with the rules and regulations adopted by the Commissioner from time to time during the Term pursuant to Section 2-44-080(O).

4.3 Procedures for Sale of Affordable Units. The Developers shall sell the Affordable Units in accordance with the following procedures:

(a) *Pre-Marketing Meeting.* At least 90 days before marketing any Units in the Project, and at least 180 days before the anticipated closing of the first Unit in the Project, the Developers shall meet with the Department to present its marketing plan for the Affordable Units. The Department must approve the marketing plan before the Developers begin to market any Units in the Project. It is the responsibility of the Project Developer to ensure that this pre-marketing meeting is scheduled and held within the appropriate time frame.

(b) *Marketing Plan.* The Developers must comply with the terms of the approved Marketing Plan. At a minimum, the Developers shall (i) market the Affordable Units to the general public for at least 30 days prior to accepting any offers or applications to purchase Units, and (ii) hold at least three open houses during such 30-day marketing period.

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(c) *Lottery.* If demand for the Affordable Units is anticipated to be high, the Department may require the Developers or either Developer, as the case may be, to sell the Affordable Units via a lottery.

(d) *Minimum Household Size.* The Department may establish minimum household sizes for Affordable Units based on the number of bedrooms, and may require prospective purchasers to complete homebuyer education training or fulfill other requirements.

(e) *Determination of Income Eligibility.* The Department must verify in writing that each purchaser meets the income eligibility requirements of this Agreement. The Department shall have ten (10) business days from the date of receipt of a "complete information package" to qualify purchasers. A "complete information package" shall include, by means of illustration and not limitation, the fully-executed real estate sales contract between the respective developer and the purchaser, the W-2 forms from each purchaser's employers, U.S. 1040 income tax returns for each purchaser from the previous two (2) years, an affidavit or verification from each purchaser with regard to Household size, and the employer verification form utilized by Fannie Mae.

(f) Unless otherwise indicated by the Department, each purchaser of an Affordable Unit shall execute and record a CCLT Restrictive Covenant at the time of such purchaser's closing.

(g) Within ten (10) days after the date of execution of a contract for the purchase of an Affordable Unit, the respective Developer shall provide the City with a copy of such contract.

(h) The respective Developer shall notify the Department in writing at least twenty (20) business days prior to the projected date of closing an Affordable Unit.

(i) The respective Developer shall offer the Affordable Units for sale in accordance with the requirements of the ARO and in accordance with any rules and regulations promulgated, or as may be promulgated, in furtherance of the ARO.

SECTION 5. CONDITIONS PRECEDENT TO ISSUANCE OF RELEASE.

5.1 Upon satisfaction of the requirements set forth in this Section 5 or either Building A's ARO Obligations or Building C's ARO Obligations, and upon the Project Developer's written request for a Release as to either Building A or Building C, which shall include a final budget detailing and documenting the total actual cost of the rehabilitation of the applicable ARO Units, the Department shall issue to the Project Developer a release ("Release") in recordable form certifying that the Project Developer has fulfilled its obligations to establish the Affordable Units in accordance with the terms of this Agreement as to Building A or Building C, as applicable. The Release shall not, however, constitute evidence that the Project Developer has complied with any laws relating to the construction or rehabilitation of the Affordable Units, and shall not serve as any "guaranty" as to the quality of the construction.

5.2 A Release will not be issued until the following requirements have been satisfied:

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(a) The construction or rehabilitation, as applicable, of the Affordable Units and common areas for Building A's ARO Obligation or Building C's ARO Obligation, as applicable, have been completed in accordance with the terms of this Agreement, and each such Affordable Unit has received a Certificate of Occupancy.

(b) There exists neither an Event of Default nor a condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default.

5.3 Within thirty (30) days after receipt of a written request by the Project Developer for a Release, the Department shall provide the Project Developer with either the Release or a written statement indicating in adequate detail how the Project Developer has failed to satisfy the foregoing conditions, or is otherwise in default, and what measures or acts will be necessary for the Project Developer to take or perform in order to obtain the Release. If the Department requires additional measures or acts to assure compliance, the Project Developer shall resubmit a written request for the Release upon compliance with the Department's response.

SECTION 6. REMEDIES AND ENFORCEABILITY.

6.1 Time of the Essence. Time is of the essence in the Developers' performance of their respective obligations under this Agreement.

6.2 Cure. If either Developer defaults in the performance of its obligations under this Agreement, such Developer shall have thirty (30) days after written notice of default from the City to cure the default, or such longer period as shall be reasonably necessary to cure such default provided such Developer promptly commences such cure and thereafter diligently pursues such cure to completion. Notwithstanding the foregoing, no notice or cure period shall apply to defaults under Sections 6.3(a) and 6.3(c), except in the event the City is exercising its rights under Section 7.18.

6.3 Event of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Agreement:

(a) Either Developer fails to provide the number and type of Affordable Units required pursuant to Section 4.1.

(b) Either Developer fails to comply with the construction standards set forth in Section 4.2.

(c) Either Developer fails to comply with the sales procedures set forth in Section 4.3.

(d) Either Developer sells an Affordable Unit at a price in excess of the affordable price set forth in Section 4.1 (or recalculated in accordance with such section), or to a Household that is not an Eligible Household.

(e) Either Developer makes or furnishes a warranty, representation, statement or certification to the City (whether in this Agreement, an Economic Disclosure Statement, or another document) that is not true and correct.

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(f) Either Developer fails to perform, keep or observe any of the other covenants, conditions, promises, agreements or obligations under this Agreement or any other written agreement entered into with the City with respect to the Project.

6.4 **Remedies.** If an Event of Default occurs, and the default is not cured in the time period provided for in Section 6.2 (if applicable), the City may pursue and secure any remedy specified in the ARO, including, with respect to any violation of Section 6.3(a), (i) the imposition of a fine in an amount equal to the Fine and (ii) the revocation of such Developer's residential real estate developer license, and with respect to a violation of Section 6.3(c), the imposition of a fee in the amount specified in the ARO per Affordable Unit per day for each day that such Developer is in noncompliance.

6.5 **Cumulative Remedies.** The City's remedies hereunder are cumulative and the exercise of any one or more of such remedies shall not be construed as a waiver of any other remedy herein conferred upon the City or hereafter existing at law or in equity.

SECTION 7. DEVELOPER'S REPRESENTATIONS AND COVENANTS.

Each Developer hereby represents, warrants, covenants and agrees as follows:

7.1 It is an Illinois limited liability company duly organized, validly existing, and in good standing under the laws of the State of Illinois. It has full power and authority to acquire, own and develop its respective Property, and the person signing this Agreement on its behalf has the authority to do so.

7.2 It has the right, power and authority to enter into, execute, deliver and perform this Agreement. Its execution, delivery and performance of this Agreement has been duly authorized by all necessary action, and does not and will not violate its articles of organization or operating agreement, or any applicable laws, nor will such execution, delivery and performance, upon the giving of notice or lapse of time or both, result in a breach or violation of, or constitute a default under, or require any consent under, any other agreement, instrument or document to which it, or any party affiliated with it, is a party or by which it or the Property is now or may become bound.

7.3 All of the statements, representations and warranties contained in the Affordable Housing Profile Form and any other document submitted to the City in connection with this Agreement are true, accurate and complete.

SECTION 8. GENERAL PROVISIONS.

8.1 **Governing Law/Binding Effect.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflict of laws principles. Each of the parties hereto warrants and represents that this Agreement is valid, binding and enforceable against them in accordance with the terms and conditions of Illinois law.

8.2 **Successors and Assigns.** Except as otherwise provided in this Agreement, the terms and conditions of this Agreement shall apply to and bind the successors and assigns of the parties.

8.3 **Venue and Consent to Jurisdiction.** If there is a lawsuit under this Agreement, each party agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

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8.4 Modification. This Agreement may not be modified or amended in any manner without the prior written consent of the parties hereto. No term of this Agreement may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefited by such term

8.5 Notices. Unless otherwise specified, any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the addresses set forth below by any of the following means: (a) personal service; (b) facsimile or email, provided that there is written confirmation of such communication; (c) overnight courier; or (d) registered or certified first class mail, postage prepaid, return receipt requested:

If to the City:

City of Chicago
Department of Housing
121 North LaSalle Street, Room 1003
Chicago, Illinois 60602
Attn: Commissioner

With a copy to:

City of Chicago Department of Law
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
Attn: Real Estate and Land Use Division

If to the Developers
and Guarantor:

The Shops at Big Deahl, LLC
211 North Clinton Street
Chicago, Illinois 60610
Attn: J. Michael Drew

With a copy to:

Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603
Attn: Katrina McGuire

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon confirmed transmission by facsimile or email, respectively, provided that such facsimile or email transmission is confirmed as having occurred prior to 5:00 p.m. on a business day. If such transmission occurred after 5:00 p.m. on a business day or on a non-business day, it shall be deemed to have been given on the next business day. Any notice, demand or communication given pursuant to clause (c) shall be deemed received on the business day immediately following deposit with the overnight courier. Any notice, demand or communication sent pursuant to clause (d) shall be deemed received three (3) business days after mailing. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, demands or communications shall be given. The refusal to accept delivery by any party or the inability to deliver any communication because of a changed address of which no notice has been given in accordance with this Section 8.5 shall constitute delivery.

8.6 Indemnification. The Developers hereby agree to fully and unconditionally indemnify, defend and hold harmless the City, its elected officials, officers, employees, Agents and representatives, from and against any judgments, losses, liabilities, claims, suits, actions, causes of action, damages (including consequential damages), costs and expenses of

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whatsoever kind or nature (including, without limitation, attorneys' fees, court costs, expert witness fees, and any other professional fees and litigation expenses) suffered or incurred by the City arising from or in connection with: (a) the failure of the Developers to perform its obligations under this Agreement or to comply with the requirements of the ARO; (b) the failure of the Developers to comply with any other law, code, or regulation that governs the construction, occupancy, sale or lease of any Affordable Unit; (c) breaches of the Developers' representations and warranties contained in this Agreement; (d) the construction and management of the Project; (e) any misrepresentation or omission made by the Developers or any Agent of the Developers with respect to the Project; (f) the responses or documents provided by either Developer or any Agent of such Developer pursuant to the terms of this Agreement; and (g) any activity undertaken by the Developers or any Agent of the Developers on the Property. This indemnification shall survive the expiration or any termination of this Agreement (regardless of the reason for such termination).

8.7 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same Agreement.

8.8 Effective Date. This Agreement shall be deemed to be in effect as of the date first set forth above.

8.9 Exhibits. All exhibits referred to herein and attached hereto shall be deemed part of this Agreement.

8.10 Form of Documents. All documents required by this Agreement to be submitted, delivered or furnished to the City shall be in form and content satisfactory to the City.

8.11 Headings. The headings of the various sections and subsections of this Agreement have been inserted for convenience of reference only and shall not in any manner be construed as modifying, amending or affecting in any way the express terms and provisions hereof.

8.12 No Third Party Benefits. This Agreement is made for the sole benefit of the City and the Developers and their respective successors and assigns and, except as otherwise expressly provided herein, no other party shall have any legal interest of any kind hereunder or by reason of this Agreement. Whether or not the City elects to employ any or all of the rights, powers or remedies available to it hereunder, the City shall have no obligation or liability of any kind to any third party by reason of this Agreement or any of the City's actions or omissions pursuant hereto or otherwise in connection herewith.

8.13 Joint and Several Liability. If this Agreement is executed by more than one party as "Developers" together such entities agree that they are jointly and severally liable to the City for the performance of all obligations under the ARO and this Agreement. Each obligation, promise, agreement, covenant, representation and warranty of each entity comprising Developers shall be deemed to have been made by, and be binding upon, the other entities comprising Developers and their respective successors and assigns. The City may bring an action against any such entity with respect to the obligations under the ARO and this Agreement without regard to whether an action is brought against the other entities comprising Developers.

8.14 No Waiver. No waiver by the City with respect to any specific default by either Developer shall be deemed to be a waiver of the rights of the City with respect to any other defaults of either Developer, nor shall any forbearance by the City to seek a remedy for any breach

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or default be deemed a waiver of its rights and remedies with respect to such breach or default, nor shall the City be deemed to have waived any of its rights and remedies unless such waiver is in writing.

8.15 Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

8.16 New Tax Parcels. If the Cook County Assessor's Office grants a Petition for Division and/or Consolidation of the Rezoned Property or the Off-Site Property, the respective Developer shall immediately (a) re-record this Agreement against any newly created tax parcels containing Affordable Units, and (b) deliver a copy of the re-recorded Agreement to the City.

8.17 Recordkeeping and Reporting. Upon request of the Department, Developers shall promptly provide any additional information or documentation requested in writing by the Department to verify such Developer's compliance with the provisions of this Agreement. At the written request of the Department, such Developer shall, within a reasonable time following receipt of such request, furnish reports and shall give specific answers to questions upon which information is desired from time to time relative to the income, assets, liabilities, contracts, operations, and condition of the Property, and such Developer's compliance with this Agreement.

8.18 Guaranty. Developers shall provide additional security for its obligations under Section 4.1 of this Agreement by providing either a personal guaranty from a principal of Developers ("Guarantor") or a letter of credit pursuant to the following terms.

(a) Personal Guaranty. Guarantor hereby personally guarantees to the City the performance of the obligations of Section 4.1(a) hereof as if Guarantor were Developers hereunder. This guaranty shall in all respects be Guarantor's absolute, continuing, unconditional and irrevocable guaranty of the construction of the Affordable Units in accordance with the terms of this Agreement. Guarantor will pay without the necessity of prior demand beyond the notice required by Section 6.2 hereof, any and all amounts due and owing under this Agreement pursuant to either Developer's default in complying with Section 4.1(a) hereof. The City shall not be obligated to exhaust any right or take any action against such Developer or any other person or entity prior to the enforcement of its rights under this guaranty. This guaranty shall in no way be impaired or affected by any assignment of this Agreement, delay in enforcing any of the terms, conditions and covenants of this Agreement, bankruptcy or receivership (either voluntary or involuntary) of either Developers, or assignment by either Developer for the benefit of creditors. This guaranty shall expire upon the City's inspection of the Project confirming both Developers' compliance with Section 4.1(a) hereof. Such inspection shall occur within 30 days after the pre-marketing meeting described in Section 4.3(a) hereof and before occupancy of the Affordable Units.

(b) Intentionally Omitted.

The additional security required by this Section 8.18 shall not be construed to limit in any way any other remedy or rights herein conferred upon the City or hereafter existing at law or in equity.

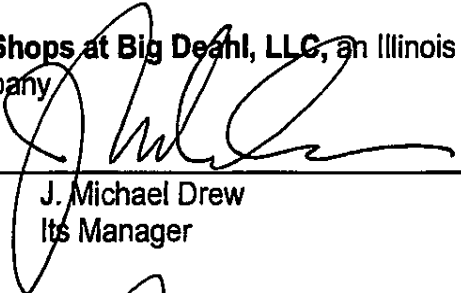
[SIGNATURE AND NOTARY PAGES FOLLOW]

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IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

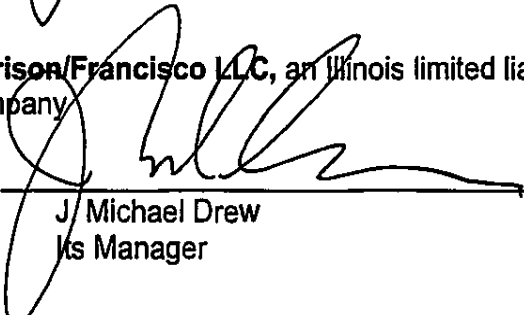
DEVELOPERS:

The Shops at Big Deal, LLC, an Illinois limited liability Company

By: 

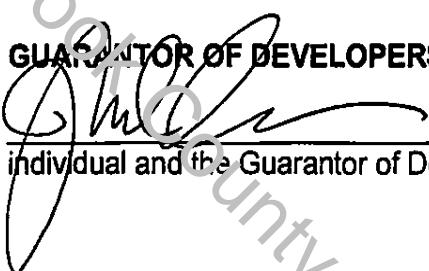
J. Michael Drew
Its Manager

Harrison/Francisco LLC, an Illinois limited liability Company

By: 

J. Michael Drew
Its Manager

GUARANTOR OF DEVELOPERS:


_____, J. Michael Drew, an individual and the Guarantor of Developers

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

By: 

Marisa C. Novara
Commissioner of Housing

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY, that J. Michael Drew, the Manager of Big Deahl Investors, LLC, an Illinois limited liability company ("LLC"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said LLC, as his free and voluntary act and deed and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of JULY, 2021

Christina M Glass
Notary Public

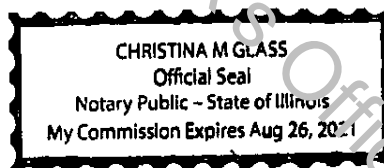


STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY, that J. Michael Drew, the Manager of Harrison/Francisco LLC, an Illinois limited liability company ("LLC"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said LLC, as his free and voluntary act and deed and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of JULY, 2021

Christina M Glass
Notary Public



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY, that J. Michael Drew, an individual and Guarantor of The Shops at Big Deahl, LLC, an Illinois limited liability company and Harrison/Francisco LLC, an Illinois limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument, as his free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of JULY, 2021

Christina M Glass
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF REZONED PROPERTY

PARCEL 1:

LOTS 1, 2 AND 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 14, 15, 16, 17, 18 AND THE NORTHERLY 16 FEET OF LOT 19 AND THE VACATED ALLEY EAST OF AND ADJOINING SAID LOTS IN J. A. YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

(EXCEPTING FROM PARCELS 1 AND 2 AFORESAID A PART OF LOT 1 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, TOGETHER WITH A PART OF EACH OF LOTS 14, 15 AND 16 AND VACATED ALLEY EAST OF AND ADJOINING SAID LOTS IN J. A. YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO AFORESAID, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN THE SENG COMPANY'S RESUBDIVISION AFORESAID, BEING THE INTERSECTION OF THE WEST LINE OF N. DAYTON STREET WITH THE SOUTH LINE OF W. BLACKHAWK STREET AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF W. BLACKHAWK STREET, A DISTANCE OF 261.84 FEET TO A POINT ON THE NORTH LINE OF LOT 14 IN J. A. YALE'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF W. BLACKHAWK STREET, A DISTANCE OF 44.35 FEET, TO AN INTERSECTION WITH THE WESTWARD EXTENSION OF THE SOUTH FACE OF AN EXISTING BRICK BUILDING; THENCE EAST ALONG SAID WESTWARD EXTENSION AND ALONG THE SOUTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 129.45 FEET TO AN INTERSECTION WITH THE CENTER LINE OF AN EXISTING 17 INCH BRICK WALL AT A POINT WHICH IS 43.99 FEET (MEASURED PERPENDICULARLY) SOUTH OF THE SOUTH LINE OF W. BLACKHAWK STREET; THENCE SOUTHEASTWARDLY ALONG SAID CENTER LINE OF THE 17 INCH BRICK WALL, A DISTANCE OF 30.28 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A 17 INCH BRICK WALL WHICH EXTENDS EAST TO THE WEST LINE OF SAID N. DAYTON STREET; THENCE EAST ALONG THE LAST DESCRIBED CENTER LINE, A DISTANCE OF 127.25 FEET TO A POINT ON THE WEST

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LINE OF N. DAYTON STREET, WHICH POINT IS 73.96 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 IN THE SENG COMPANY'S RESUBDIVISION AND THENCE NORTH ALONG THE WEST LINE OF SAID N. DAYTON STREET, SAID DISTANCE OF 73.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF VACATED NORTH FREMONT STREET VACATED FREMONT STREET VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 58 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO AND RUNNING THENCE SOUTHEASTWARDLY ALONG THE WESTERLY LINE OF LOT 14 TO 18, BOTH INCLUSIVE IN SAID JOHN A. YALE'S RESUBDIVISION; ALONG THE WESTERLY LINE OF SAID 18 PRODUCED SOUTHERLY 16 FEET AND ALONG THE WESTERLY LINE OF LOT 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN SAID ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY; ILLINOIS, A DISTANCE OF 226.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE WESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 53.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTWARDLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 222.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THENCE EAST ALONG A STRAIGHT LINE A DISTANCE 52.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PERPETUAL EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT RECORDED JULY 12, 1979 AS DOCUMENT 25048235 OVER, IN AND ACROSS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS

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4 AND 5 IN SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND MORE SPECIFICALLY IN AND ACROSS THE AREAS OCCUPIED BY EQUIPMENT IN THE BASEMENT OF THE IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF OPERATING, FUELING, ADJUSTING, INSPECTING, MAINTAINING AND REBUILDING SUCH EQUIPMENT AND IMPROVEMENTS; AND FOR USE FOR THE USUAL AND ORDINARY PURPOSES IN ALL THE EQUIPMENT AND IMPROVEMENT LOCATED ON THE SERVIENT TENEMENT ALL OF WHICH CONSTITUTE FIXTURES OR IMPROVEMENTS ATTACHED TO AND FORMING PART OF THE REAL ESTATE DESCRIBED HEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

PERPETUAL EASEMENT TO AND FOR THE BENEFIT OF PARCEL 3, OVER, IN AND ACROSS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF VACATED NORTH FREMONT STREET VACATED BY ORDINANCE OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF LOT 5 IN SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS AND RUNNING THENCE SOUTH EASTWARDLY ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 104.38 FEET TO THE SOUTH WEST CORNER OF SAID LOT 5; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE (THE SOUTH WESTERLY TERMINUS OF WHICH STRAIGHT LINE IS THE SOUTHEAST CORNER OF LOT 4 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) A DISTANCE OF 25.60 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF NORTH FREMONT STREET; THENCE

NORTHWESTWARD ALONG SAID CENTER LINE OF SAID NORTH FREMONT STREET A DISTANCE OF 119.71 FEET TO ITS INTERSECTION WITH A STRAIGHT LINE EXTENDING FROM THE NORTH WEST CORNER OF SAID LOT 5 IN THE SENG COMPANY'S RESUBDIVISION TO THE NORTH EAST CORNER OF SAID LOT 4 IN JOHNSON AND CARLSON'S RESUBDIVISION, AND THENCE EASTWARDLY ALONG SAID STRAIGHT LINE A DISTANCE OF 26.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS FOR THE PURPOSE OF ACCESS TO, INGRESS AND EGRESS BY ALL VEHICULAR TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HOOVER UNIVERSAL, INC. RECORDED JUNE 28, 1979 AS DOCUMENT 25028220.

ALSO THAT PART DESCRIBED AS FOLLOWS:

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THAT PART OF NORTH FREMONT STREET, ORDAINED TO BE VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS, AND RUNNING THENCE SOUTHEASTWARDLY ALONG THE WESTERLY LINE OF LOT 4 IN SAID SENG COMPANY'S RESUBDIVISION A DISTANCE OF 18.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING ALSO THE NORTHWEST CORNER OF LOT 5 IN SAID SENG COMPANY'S RESUBDIVISION;

THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 53.72 FEET TO THE SOUTHEAST CORNER OF LOT 2, BEING ALSO THE NORTHEAST CORNER OF LOT 4, IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST; THENCE NORTHWESTWARDLY ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 18.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCK 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THENCE EASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 53.72 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

LOT 3 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 8:

THAT PART OF LOT 2 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER 4571265, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3 IN SAID JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57; THENCE NORTH 57 DEGREES 42 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 44.44 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3 FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 57 DEGREES 42 MINUTES 28 SECONDS EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF LOT 3, A DISTANCE OF 24.53 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.87 FEET, A CHORD BEARING OF NORTH 67 DEGREES 11 MINUTES 23 SECONDS WEST, 121.76 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 32 DEGREES 20 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE 39.47 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 282.87 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 03 MINUTES 54 SECONDS EAST, 74.53 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

THOSE PARTS OF LOTS 2 AND 4 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER 4571265, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 3 IN SAID JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57; THENCE NORTH 57 DEGREES 42 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND EASTERLY EXTENSION OF SAID LOT 3, A DISTANCE OF 68.97 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 THE FOLLOWING TWO COURSES; (1) THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.87 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 53 MINUTES 46 SECONDS EAST, 33.28 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTH 87 DEGREES 28 MINUTES 56 SECONDS EAST 97.37 FEET; THENCE SOUTH 57 DEGREES 24 MINUTES 17 SECONDS WEST ALONG A LINE 174.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 174.93 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 32 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE 77.17 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

NON EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN GRANT OF EASEMENT RECORDED JUN 28, 1979 AS DOCUMENT 25028219.

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Permanent Index Numbers: 17-05-218-010-0000; 17-05-218-009-0000; 17-05-218-005-0000; 17-05-218-006-0000;
17-05-217-003-0000; 17-05-217-002-0000; 17-05-217-001-0000; 17-05-217-004-0000
17-05-217-005-0000; 17-05-217-006-0000

Property Addresses: 1450-54 North Dayton Street, Chicago, Illinois 60642
848 W. Eastman Street, Chicago, IL 60642

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A-1

LEGAL DESCRIPTION OF FIRST AFFORDABLE UNITS

THOSE PARTS OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO TOGETHER WITH THAT PART OF VACATED NORTH FREMONT STREET VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965 ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION; THENCE NORTH 57 DEGREES 41 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 115.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 20 MINUTES 20 SECONDS EAST 132.82 FEET; THENCE NORTH 71 DEGREES 04 MINUTES 04 SECONDS EAST 46.03 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 47 SECONDS EAST 21.62 FEET; THENCE NORTH 71 DEGREES 04 MINUTES 04 SECONDS EAST 62.56 FEET; THENCE NORTH 18 DEGREES 55 MINUTES 56 SECONDS WEST 121.84 FEET TO THE SOUTH LINE OF W. BLACKHAWK STREET; THENCE SOUTH 88 DEGREES 19 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE AND NORTH LINE OF SAID 1, A DISTANCE OF 77.31 FEET TO A BEND POINT IN SAID NORTH LINE; THENCE SOUTH 57 DEGREES 41 MINUTES 47 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 1, 2 AND 3, A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING.

UPON THE RECORDING OF THAT CERTAIN DECLARATION OF CONDOMINIUM FOR THE 853 W. BLACKHAWK CONDOMINIUM, THE LEGAL DESCRIPTION SHALL BE AS FOLLOWS: UNIT NUMBERS 201-209, 301-309, 401-409, AND 501-505, 507-508 OF THE 853 W. BLACKHAWK CONDOMINIUM OF THE SAME LEGAL DESCRIPTION WRITTEN ABOVE.

Tax Parcel Numbers: Part of 17-05-217-001
 Part of 17-05-217-002
 Part of 17-05-217-003

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EXHIBIT A-2

LEGAL DESCRIPTION OF ADDITIONAL AFFORDABLE UNITS

North Parcels:

Triggering Property – Building C:

LOTS 5-7

THE EASTERLY 47.53 FEET OF THE WESTERLY 120.50 FEET OF THE NORTHERLY 48.75 FEET OF LOTS 39 TO 43 (TAKEN AS A WHOLE), IN JAMES U. BORDEN'S RE-SUBDIVISION OF BLOCKS 6 AND OF LOTS 1 TO 24 INCLUSIVE IN BLOCK ONE OF REED'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Addresses: 2849-2853 West Congress Parkway

Triggering Property – Building A:

LOT 10

THE WESTERLY 76.50 FEET OF THE SOUTHERLY 99.75 FEET OF LOTS 39 TO 42 (TAKEN AS A WHOLE), IN JAMES U. BORDEN'S RE-SUBDIVISION OF BLOCKS 6 AND OF LOTS 1 TO 24 INCLUSIVE IN BLOCK ONE OF REED'S SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Addresses: 505-513 South Francisco Avenue

South Parcel:

Triggering Property – Building A:

LOT 26 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2828 West Harrison Street

LOT 27 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP

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39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2830 West Harrison Street

LOT 28 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2834 West Harrison Street

LOT 29 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2836 West Harrison Street

LOT 30 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2838 West Harrison Street

LOT 31 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2838 West Harrison Street

LOT 32 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2840 West Harrison Street

LOT 33 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

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THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2842 West Harrison Street

Triggering Property – Building C:

LOT 34 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2844 West Harrison Street

LOT 35 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2846 West Harrison Street

LOT 36 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2848 West Harrison Street

LOT 37 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2856 West Harrison Street

LOT 38 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Addresses: 2858 West Harrison Street

Individual lot:

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Triggering Property – Building A:

LOT 22 IN JAMES U BORDEN'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 20, 1880 AS DOCUMENT NO. 626235, IN COOK COUNTY ILLINOIS.

Property Address: 2818 West Harrison Street

Tax Parcel Numbers: 16-13-132-002, 16-13-132-003, 16-13-132-017, 16-13-132-016, 16-13-132-018, 16-13-132-019, 16-13-132-020, 16-13-132-021, 16-13-132-022, 16-13-132-023, 16-13-132-024, Part of 16-13-132-041, Part of 16-13-132-042, 16-13-132-048

Units are allocated on the above described property as follows:

Harrison Row Townhomes

	Unit Type	Address	Area (SF)	Accessible	Floor	Triggering Property	Price Not To Exceed
1	3 Bedroom	2819 W Congress	1,229	No	1	Blkg C - 853 W Blackhawk	\$239,000.00
2	3 Bedroom	2851 W Congress	1,229	No	1	Blkg C - 853 W Blackhawk	\$239,000.00
3	3 Bedroom	2853 W Congress	1,229	No	1	Blkg C - 853 W Blackhawk	\$239,000.00
4	3 Bedroom	2858 W Harrison #1	1,480	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
5	3 Bedroom	2858 W Harrison #2	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
6	3 Bedroom	2856 W Harrison #1	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
7	3 Bedroom	2856 W Harrison #2	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
8	3 Bedroom	2848 W Harrison #1	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
9	3 Bedroom	2848 W Harrison #2	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
10	3 Bedroom	2846 W Harrison #1	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
11	3 Bedroom	2846 W Harrison #2	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
12	3 Bedroom	2844 W Harrison #1	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
13	3 Bedroom	2844 W Harrison #2	1,476	No	1	Blkg C - 853 W Blackhawk	\$245,000.00
14	3 Bedroom	2842 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
15	3 Bedroom	2842 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
16	3 Bedroom	2840 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
17	3 Bedroom	2840 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
18	3 Bedroom	2838 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
19	3 Bedroom	2838 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
20	3 Bedroom	2836 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
21	3 Bedroom	2836 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
22	3 Bedroom	2834 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
23	3 Bedroom	2834 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
24	3 Bedroom	2832 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
25	3 Bedroom	2832 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
26	3 Bedroom	2830 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
27	3 Bedroom	2830 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
28	3 Bedroom	2828 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
29	3 Bedroom	2828 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
30	3 Bedroom	2818 W Harrison #1	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
31	3 Bedroom	2818 W Harrison #2	1,476	No	1	Blkg A - 1465 N Kingsbury	\$245,000.00
32	4 Bedroom	525 S Francisco	1,600	No	1	Blkg A - 1465 N Kingsbury	\$249,000.00
33	4 Bedroom	527 S Francisco	1,600	No	1	Blkg A - 1465 N Kingsbury	\$249,000.00
34	4 Bedroom	529 S Francisco	1,600	No	1	Blkg A - 1465 N Kingsbury	\$249,000.00
35	4 Bedroom	511 S Francisco	1,600	No	1	Blkg A - 1465 N Kingsbury	\$249,000.00
36	4 Bedroom	513 S Francisco	1,600	No	1	Blkg A - 1465 N Kingsbury	\$249,000.00

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EXHIBIT B

PRELIMINARY BUDGETS FOR FIRST AND ADDITIONAL AFFORDABLE UNITS

(ATTACHED)

Harrison Row Townhomes

36 Units

Site Program

Site Area	66,968
Buildable Area	56,400
Avg Unit Size	1,214
# of Units	36
Parking	36

Development Costs

	Area	Cost/5F	Total	Cost Per Unit
Land Area			66,968	
Units			36,00	
Land Cost	66,968	\$ 13.87	\$ 928,795	\$ 25,800
Hard Costs				
Building Cost	56,400	\$ 157.22	8,867,292	246,314
Garage		\$ 5,417	195,000	5,417
Site Work / Prep			646,530	17,959
Environmental			58,071	1,613
Utilities and Connections			13,157	365
Owner's Contingency		5.0%	266,519	7,403
subtotal		\$66,527	\$10,046,570	\$279,071
Financing	Loan Size: 75%		\$10,002,618	
Construction Loan Fee	1.00%		100,026	2,779
Closing Costs	1.00%		100,026	2,779
Interest Reserve	4.40%	12	230,654	6,407
Preparer Fee	0.00%		0	0
Title and Escrow Services	0.25%		25,007	695
subtotal			\$455,713	\$12,659
Soft Costs				
Pre-Construction Soft Costs	0.00%		50	50
Marketing	\$1,000		36,000	1,000
Appraisal/Survey			21,429	595
Inspecting Architect	\$1,000		36,000	1,000
Title Insurance Escrow	\$1,000		36,000	1,000
Architecture/Engineering Fees			40,050	1,113
Consulting			17,633	490
Permits			26,345	732
Utility Fees	\$1,000		36,000	1,000
Property Tax	\$1,000		36,000	1,000
Signage			18,286	508
Site Security			33,571	933
DPD Unit Review Fee	\$5,000		180,000	5,000
Insurance / Legal	1.00%		100,466	2,791
Soft Cost Contingency	5.00%		30,889	858
Broker's Commission	6.00%		495,600	13,767
Development / Construction Fee	7.00%		703,260	19,535
subtotal			\$1,847,528	\$51,320
Total			\$13,278,606	\$368,850

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Harrison Row Townhomes

	Unit Type	Address	Area (SF)	Accessible	Floor	Triggering Property	Price Not To Exceed
1	3 Bedroom	2849 W Congress	1,229	No	1	Bldg C - 853 W Blackhawk	\$230,000.00
2	3 Bedroom	2851 W Congress	1,229	No	1	Bldg C - 853 W Blackhawk	\$230,000.00
3	3 Bedroom	2853 W Congress	1,229	No	1	Bldg C - 853 W Blackhawk	\$230,000.00
4	3 Bedroom	2858 W Hamson #1	1,480	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
5	3 Bedroom	2858 W Hamson #2	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
6	3 Bedroom	2856 W Hamson #1	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
7	3 Bedroom	2856 W Hamson #2	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
8	3 Bedroom	2848 W Hamson #1	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
9	3 Bedroom	2848 W Hamson #2	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
10	3 Bedroom	2846 W Hamson #1	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
11	3 Bedroom	2846 W Hamson #2	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
12	3 Bedroom	2844 W Hamson #1	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
13	3 Bedroom	2844 W Hamson #2	1,476	No	1	Bldg C - 853 W Blackhawk	\$245,000.00
14	3 Bedroom	2842 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
15	3 Bedroom	2842 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
16	3 Bedroom	2840 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
17	3 Bedroom	2840 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
18	3 Bedroom	2838 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
19	3 Bedroom	2838 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
20	3 Bedroom	2836 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
21	3 Bedroom	2836 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
22	3 Bedroom	2834 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
23	3 Bedroom	2834 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
24	3 Bedroom	2832 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
25	3 Bedroom	2832 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
26	3 Bedroom	2830 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
27	3 Bedroom	2830 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
28	3 Bedroom	2828 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
29	3 Bedroom	2828 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
30	3 Bedroom	2818 W Hamson #1	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
31	3 Bedroom	2818 W Hamson #2	1,476	No	1	Bldg A - 1465 N Kingsbury	\$245,000.00
32	4 Bedroom	505 S. Francisco	1,600	No	1	Bldg A - 1465 N Kingsbury	\$249,000.00
33	4 Bedroom	507 S. Francisco	1,600	No	1	Bldg A - 1465 N Kingsbury	\$249,000.00
34	4 Bedroom	509 S. Francisco	1,600	No	1	Bldg A - 1465 N Kingsbury	\$249,000.00
35	4 Bedroom	511 S. Francisco	1,600	No	1	Bldg A - 1465 N Kingsbury	\$249,000.00
36	4 Bedroom	513 S. Francisco	1,600	No	1	Bldg A - 1465 N Kingsbury	\$249,000.00

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Big Deahl Condominiums

34 Units

Site Program

Site Area	14,725
Building Size	61,205
Avg Unit Size	1,800
# of Units	34
Parking	34

Development Costs

	Area	Cost/SF	Total Cost	Cost Per Unit
Land Cost	14,725	\$ 135.82	\$ 2,000,000	\$ 58,824
Hard Costs				
Building Cost (Includes garage)	61,205	\$ 153.88	\$ 9,417,925	\$ 276,998
Parking / Site Work / Site Prep		\$ 31,826	\$ 1,082,075	\$ 31,826
FF&E / Other			\$ 178,000	\$ 5,235
Utilities and Connections		\$ 1,471	\$ 50,000	\$ 1,471
Owner's Contingency		3.0%	\$ 321,840	\$ 9,466
subtotal		\$106,194	\$11,049,840	\$324,995
Financing	Loan Size:	70%		
Construction Loan Fee	1.00%		\$ 117,150	\$ 3,446
Closing Costs	1.00%		\$ 43,500	\$ 1,279
Interest Reserve	4.40%	12	\$ 579,892	\$ 17,056
Broker Fee	0.00%		\$ 76,147	\$ 2,240
Title and Escrow Services	0.25%		\$ 29,287	\$ 861
subtotal			\$845,976	\$24,882
Soft Costs				
Marketing		\$1,000	\$ 26,000	\$ 765
Appraisal/Survey			\$ 15,000	\$ 441
Inspecting Architect		\$1,000	\$ 12,000	\$ 353
Title Insurance Escrow		\$1,000	\$ 14,000	\$ 412
Architecture/Engineering Fees			\$ 615,000	\$ 18,088
Consulting			\$ 145,000	\$ 4,265
Permits			\$ 177,500	\$ 5,221
Utility Fees		\$1,000	\$ 25,000	\$ 735
Property Tax		\$1,000	\$ 30,000	\$ 882
Developer HOA Contribution			\$ 67,867	\$ 1,996
Site Security			\$ -	\$ -
DPD Unit Review Fee		\$5,000	\$ 170,000	\$ 5,000
Insurance / Legal			\$ 102,500	\$ 3,015
Soft Cost Contingency		5.00%	\$ 103,661	\$ 3,049
Broker's Commission		6.00%	\$ 673,355	\$ 19,805
Development / Construction Fee			\$ 662,990	\$ 19,500
subtotal			\$2,839,873	\$83,526
Total			\$16,735,689	\$492,226

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EXHIBIT C

AFFORDABLE HOUSING PROFILE FORM

(ATTACHED)

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Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: May 20, 2021

DEVELOPMENT INFORMATION

Development Name: Shops at Big Deahl

Development Address: 1450 N Dayton

Zoning Application Number, if applicable: PD 1292

Ward: 27

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

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

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

- ARO Web Form completed and attached - or submitted online on
 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
 If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
 If ARO units proposed are off-site, required attachments are included (see next page)
 If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Structured Development

Developer Contact J. Michael Drew

Developer Address 211 N. Clinton Street, Chicago 60610

Email mdrew@strdev.com

Developer Phone 312-261-5777

Attorney Name Katriina S. McGuire

Attorney Phone 312-580-2326

TIMING

Estimated date marketing will begin See Affordable Profile Form Timing Attachment

Estimated date of building permit* See Affordable Profile Form Timing Attachment

Estimated date ARO units will be complete See Affordable Profile Form Timing Attachment

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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



 Developer or their agent

5/19/2021

 Date



 Justin Root or Denise Roman, DOH

 Date



AFFORDABLE REQUIREMENTS ORDINANCE

UNOFFICIAL COPY

ARO Web Form

Applicant Contact Information

Name: Talar Berberian

Email: tberberian@thompsoncoburn.com

Development Information

Address

Submitted Date: 05/25/2021

Number From: 1450

Number To: 1472

Direction: N

Street Name: Dayton

Postal Code: 60642

Development Name

The Shops at Big Deahl

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27

ARO Zone: Higher Income

Pilot Area: Near North

Details

ARO Trigger: Zoning change and planned development

Total Units: 453

Development Type: Rent

Date Submitted: 12/15/2020

Requirements

First ARO Units: 45 Additional ARO Units: 46

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 0

Off-Site: 34

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 34

UNOFFICIAL COPY

Off-Site Unit Information for First ARO Units**Address**

Will the Off-Site Units be for Rental or For-Sale? Sale

Number: 835 Direction: W

Street Name: Blackhawk Postal Code: 60642

Information

Zone of Off-site Units: Higher Income Pilot Area: Near North Ward of Off-site Units: 27

Distance to Primary Development: 0 Miles Off-site Administrative Fee: 170000

How do you intend to meet your ARO obligation for the Additional ARO Units?

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 0 Off-Site: 36

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

Total Units: 36

Off Site Unit Information for Additional ARO Units

Will the Off-Site Units be for Rental or For-Sale? Sale

Address

Number: 2849 Direction: W

Street Name: Congress Postal Code: 60612

InformationZone of Off-site Units: Low / Moderate Income Pilot Area: Near West Ward of Off-site Units:
27

Distance to Primary Development: 3.4 Miles Off-site Administrative Fee: 180000

Project is taking advantage of 2-44-090(G)(6) and therefore is providing fewer units (10) in exchange for larger units with more bedrooms. Total off-site administrative fee is \$350,000 as noted above.

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All projects with proposed ARO units must complete this tab

Building A

	Market Rate Units	Affordable Units
Parking	0.5 spaces / Unit	NA
Laundry	In Unit	NA
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Dishwasher <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Microwave <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	1-to-1, all full baths	NA
Kitchen countertops <i>material</i>	Stone - Granite or quartz	NA
Flooring <i>material</i>	LVT	NA
HVAC	Central air & heat	NA
Other		

Building B

	Market Rate Units	Affordable Units
Parking	NA	NA
Laundry	NA	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore or equivalent/Stainless, comparable to market rate
Dishwasher <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore or equivalent/Stainless, comparable to market rate
Stove/Oven <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore or equivalent/Stainless, comparable to market rate
Microwave <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore or equivalent/Stainless, comparable to market rate
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	NA	2 baths both full baths
Kitchen countertops <i>material</i>	NA	Stone - Granite or quartz, comparable to market rate
Flooring <i>material</i>	NA	LVT
HVAC	NA	Central air & heat
Other		

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Building C

	Market Rate Units	Affordable Units
Parking	0.32 Spaces/Unit Interior	NA
Laundry	In Unit	NA
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Dishwasher <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Microwave <i>age/EnergyStar/make/model/color</i>	Energy Star by Kenmore or equivalent/Stainless	NA
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	2-3 Full Baths	NA
Kitchen countertops <i>material</i>	Stone, Granite or Quartz	NA
Flooring <i>material</i>	LVT	NA
HVAC	Central Air/Heat	NA
Other		

0.325397

HRT Type 1

	Market Rate Units	Affordable Units
Parking	NA	1 spaces / Unit Interior Detached
Laundry	NA	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Dishwasher <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Stove/Oven <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Microwave <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless comparable to market rate
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	NA	2.5, 2 full baths, 1 half bath
Kitchen countertops <i>material</i>	NA	Quartz, comparable to market rate
Flooring <i>material</i>	NA	LVT
HVAC	NA	Central air & heat
Other		

HRT Type 2

	Market Rate Units	Affordable Units
Parking	NA	1 spaces / Unit Interior Detached

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Laundry	NA	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Dishwasher <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Stove/Oven <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Microwave <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	NA	2.5, 2 full baths, 1 half bath
Kitchen countertops <i>material</i>	NA	Quartz, comparable to market rate
Flooring <i>material</i>	NA	LVT
HVAC	NA	Central air & heat
Other		

HRT Type C

	Market Rate Units	Affordable Units
Parking	NA	1 spaces / Unit - Exterior Detached
Laundry	NA	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Dishwasher <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Stove/Oven <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Microwave <i>age/EnergyStar/make/model/color</i>	NA	Energy Star by Kenmore/Stainless, comparable to market rate
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	NA	1.5 Baths, 1 full bath, 1 half bath
Kitchen countertops <i>material</i>	NA	Quartz, comparable to market rate
Flooring <i>material</i>	NA	LVT
HVAC	NA	Central air & heat
Other		

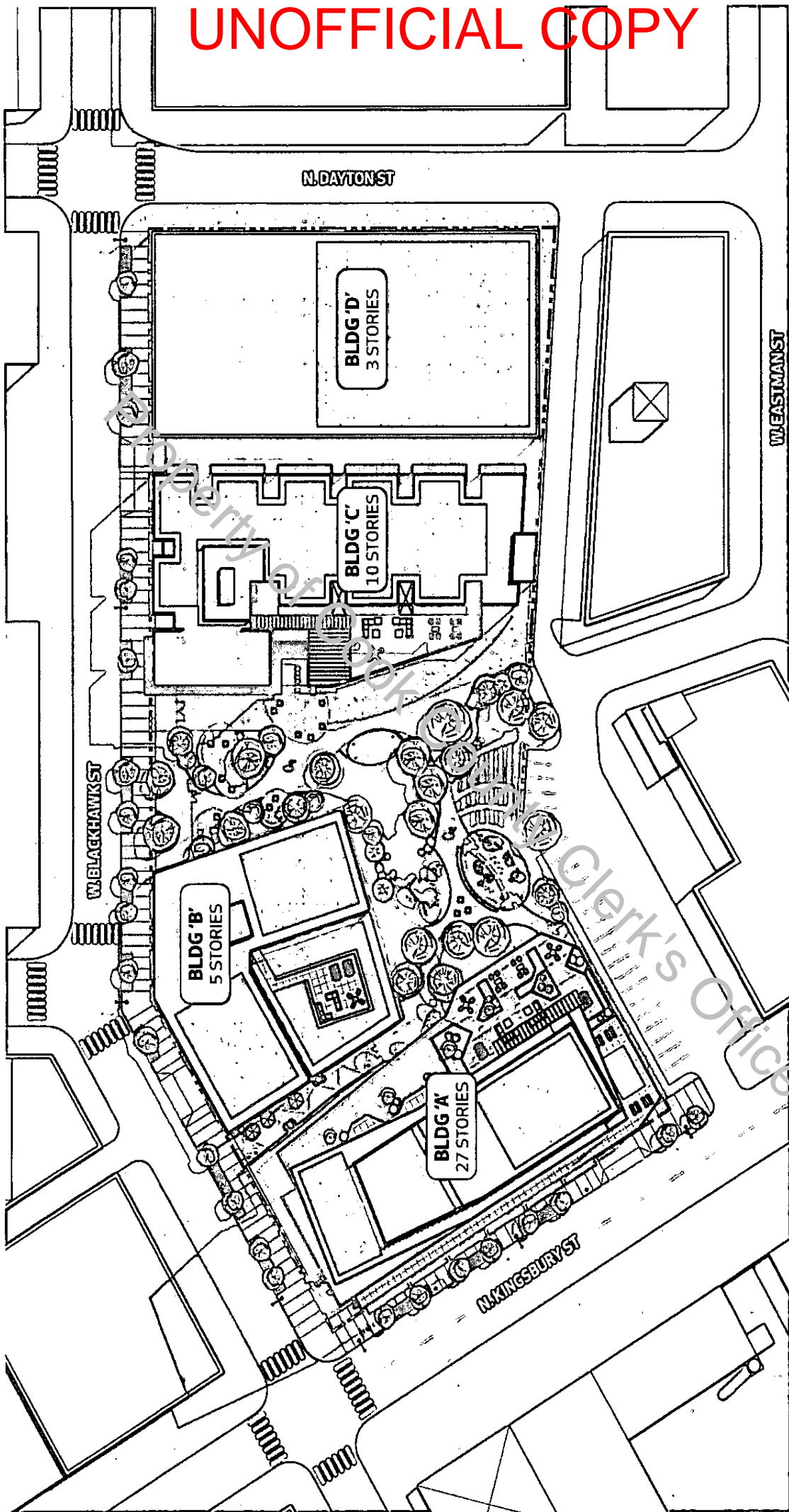
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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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STREETSCAPE SITE PLAN SHOWING LANDSCAPE & SITE FEATURES



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GREC Architects
 1700 N. LAKE STREET, SUITE 1000
 CHICAGO, ILLINOIS 60610
 PHONE: (312) 329-1000
 FAX: (312) 329-1001
 WWW.GRECARCHITECTS.COM

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BUILDING B
 1450 N. DAYTON STREET
 CHICAGO, IL 60642

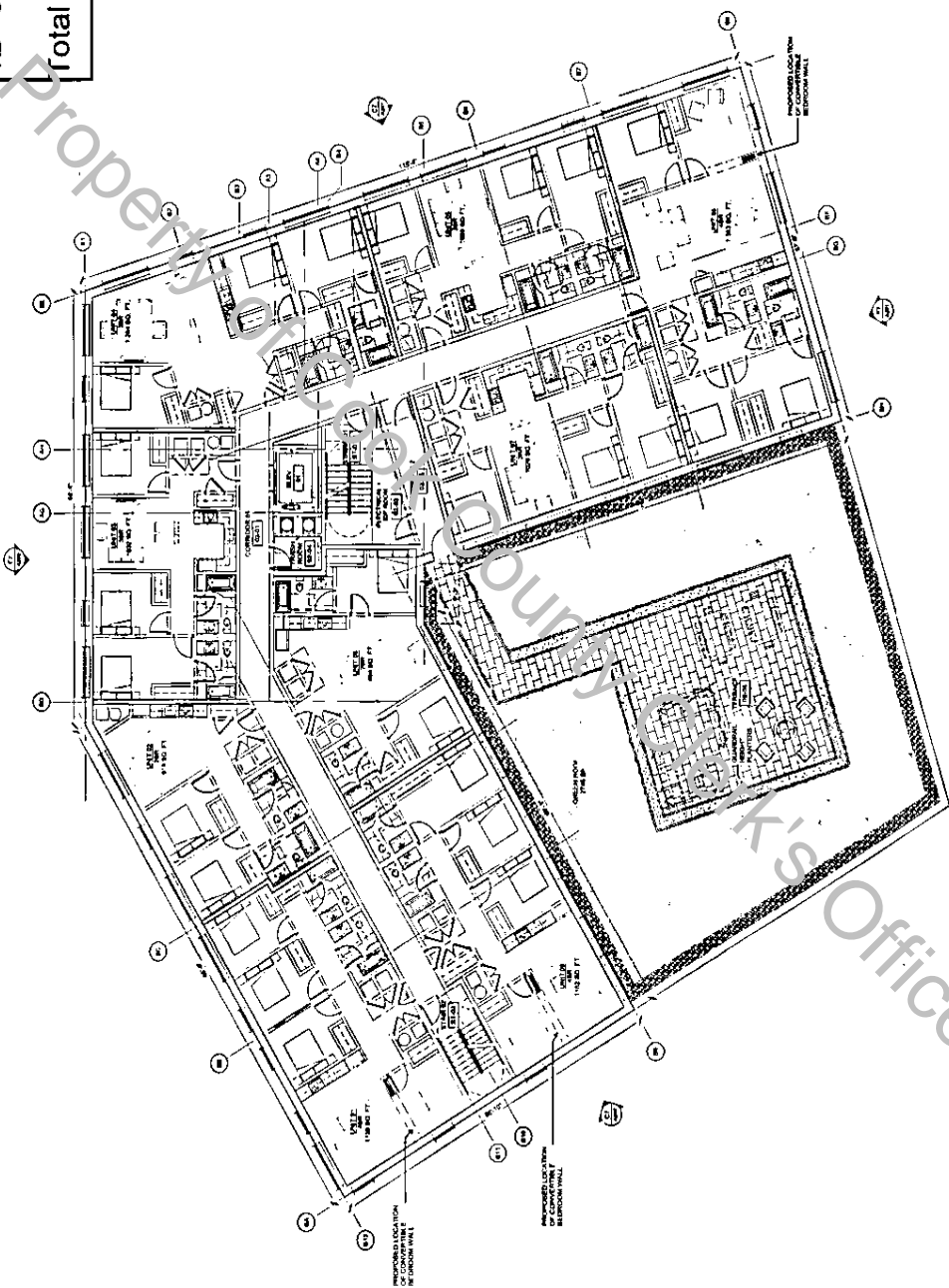
LEVEL 02

A101

LEVEL 02 - UNIT MIX

2B-2
 3B-4
 4B-3

Total - 9 units



F7 LEVEL 02
 12-11-2020

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GREC Architects
1111 N. LAKE STREET, SUITE 1000
CHICAGO, IL 60610
TEL: 312.467.1000
WWW.GRECARCHITECTS.COM

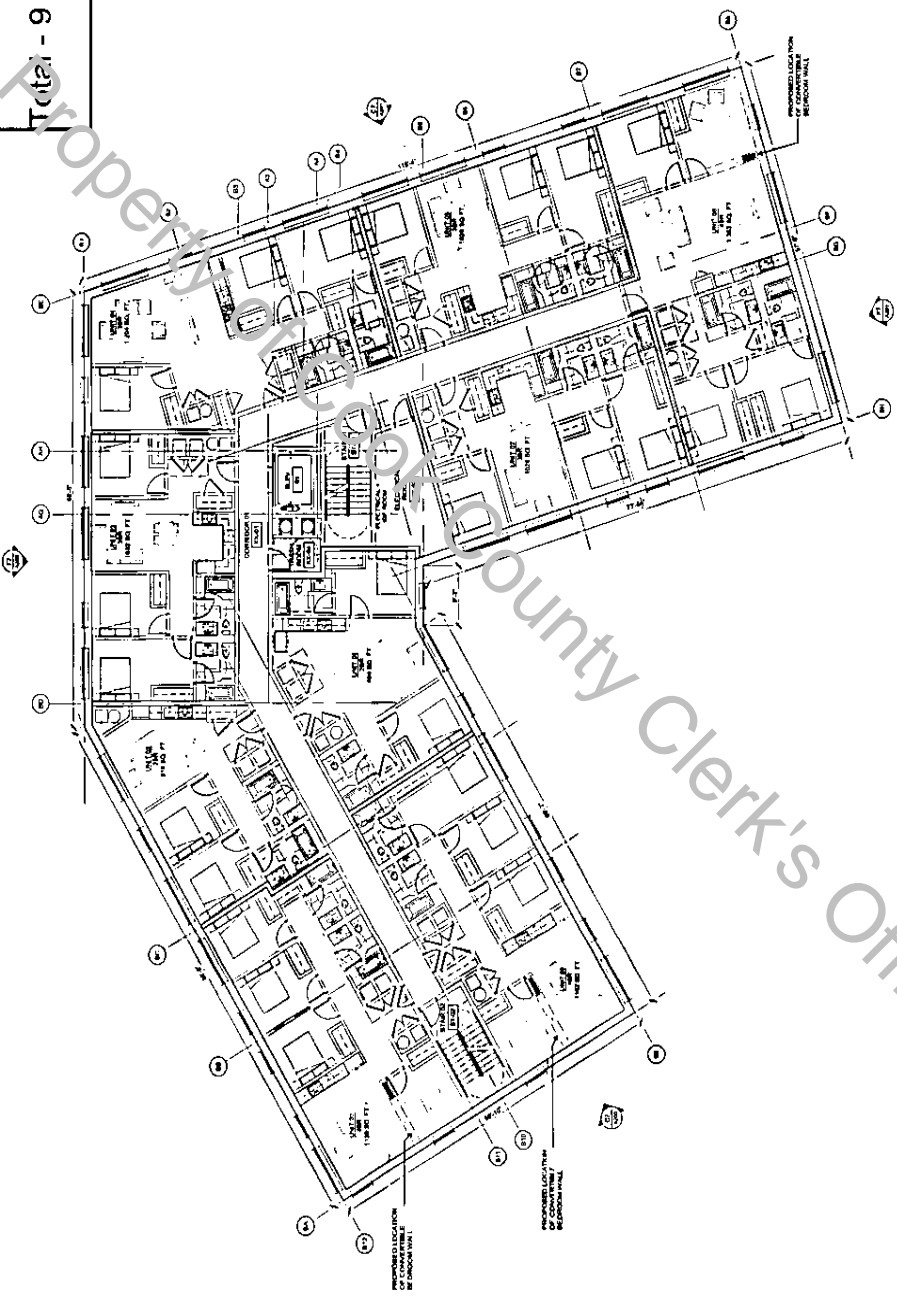
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BUILDING B
1430 N DAYTON STREET
CHICAGO, IL 60642

LEVEL 03-04

12-17-2020
1927
A102

LEVEL 03/04 - UNIT MIX
2B-2
3B-4
4B-3
Total - 9 units per floor



TYP. RESIDENTIAL
LEVEL 03-04
F7

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GREC Architects

ARCHITECTS
1700 N. LA SALLE STREET, SUITE 1000
CHICAGO, ILLINOIS 60610
TEL: 312.467.1000
WWW.GRECARCHITECTS.COM

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BUILDING B
1450 N. DAYTON STREET
CHICAGO, IL 60642

LEVEL 05

A103

12.17.2020

1927

LEVEL 05 - UNIT MIX

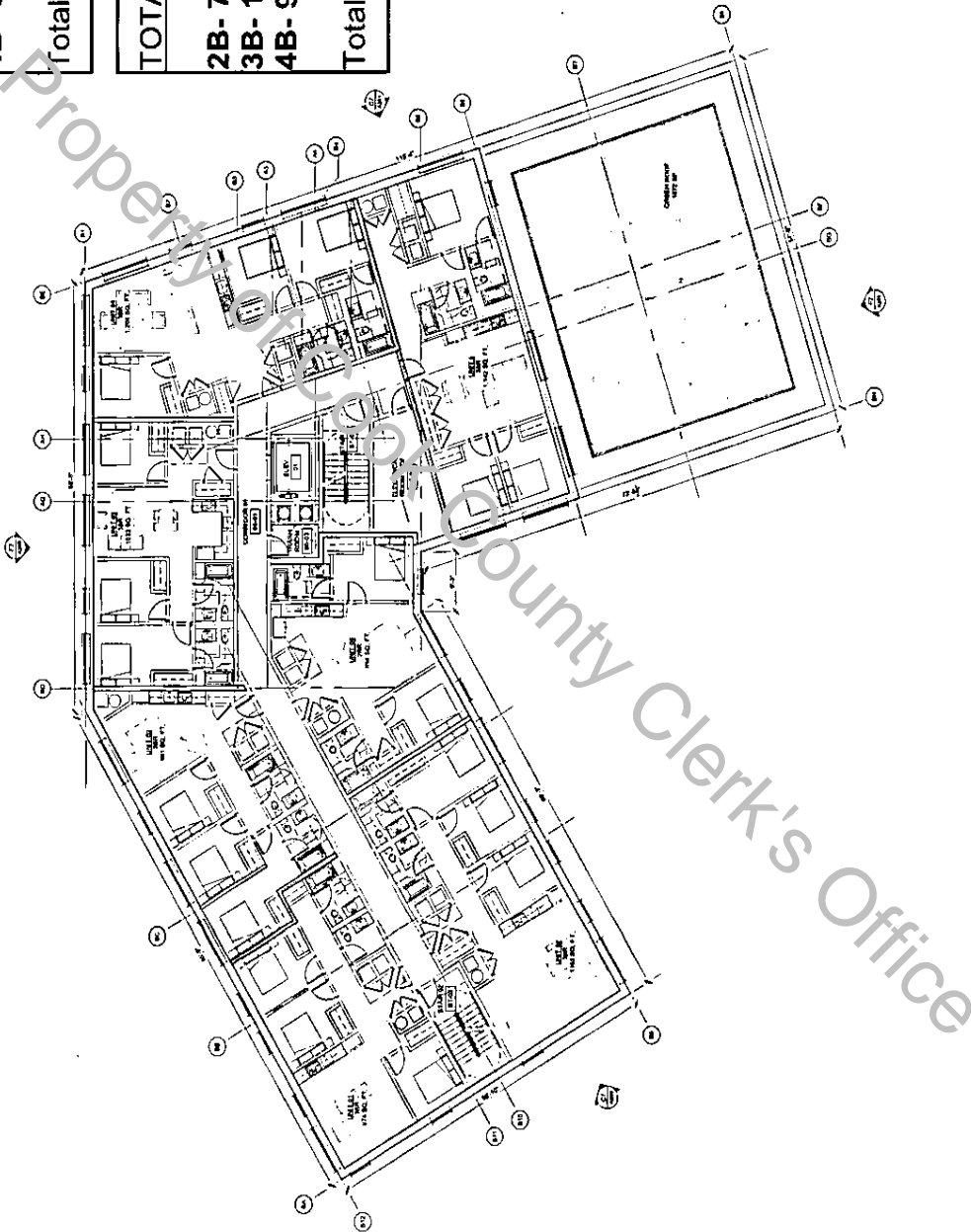
- 2B-1
- 3B-6
- 4B-0

Total - 7 units

TOTAL - UNIT MIX

- 2B-7
- 3B-18
- 4B-9

Total - 34 units



F7 LEVEL 05
12.17.2020

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T/PARAPET

EL: +64'-0"

ROOF

EL: +58'-8"

LVL 02

EL: +17'-4"

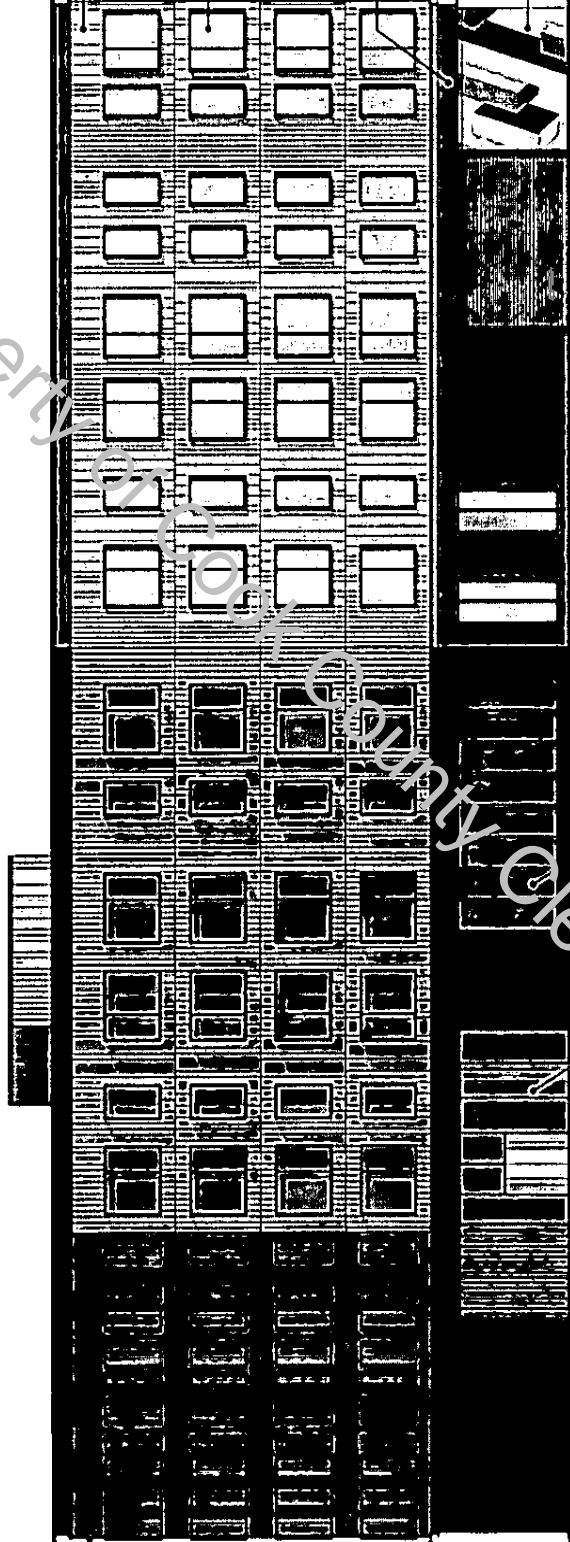
VERTICALLY ORIENTED METAL PANEL WITH DEEP RELIEF PATTERN

INSET WINDOWS WITH PROJECTING METAL FRAME IN ACCENT COLOR

DARK-TONED MODULAR BRICK MASONRY WITH ARCHITECTURAL DETAIL & INSET RELIEF

MURAL

GLAZED ALUM. STOREFRONT

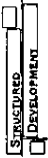


BUILDING B NORTH ELEVATION (BLACKHAWK)

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1450 NORTH DAYTON Chicago

PAGE 43



B U I L D I N G A R C H I T E C T S

GIRIEIC Architects

03 DECEMBER 2020

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Property of Property Clerk's Office

T/PARAPET
EL: +64'-0"

ROOF
EL: +58'-8"

LVL 02
EL: +17'-4"

VERTICALLY ORIENTED
METAL PANEL WITH
DEEP RELIEF PATTERN

INSET WINDOWS WITH
PROJECTING METAL
FRAME IN ACCENT
COLOR

DARK-TONED
MODULAR BRICK
MASONRY WITH
ARCHITECTURAL
DETAIL & INSET RELIEF

GLAZED ALUM.
STOREFRONT

PARK LANDSCAPE BERM AGAINST BUILDING

BUILDING B EAST ELEVATION (PARK)

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1450 NORTH DAYTON Chicago

PAGE 44

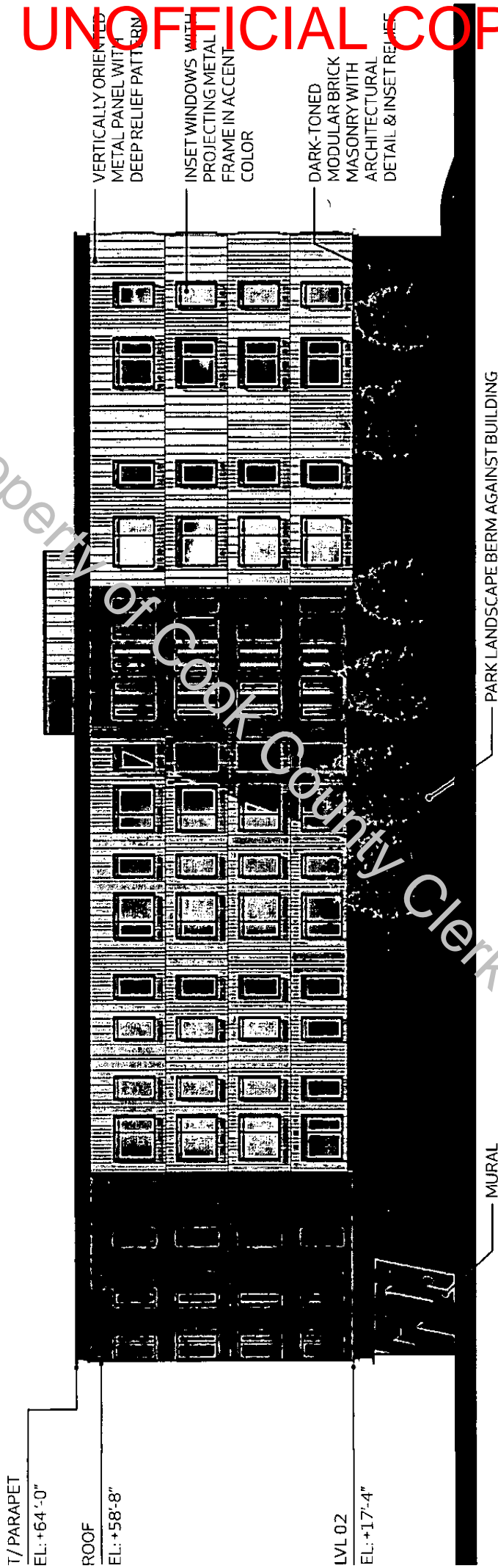


B U I L T F O R M
A R C H I T E C T U R E

GRIEIC Architects

03 DECEMBER 2020

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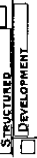


BUILDING B SOUTH ELEVATION (PARK)

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1450 NORTH DAYTON Chicago

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site

PROPERTY GROUP

GIRIJC Architects

03 DECEMBER 2020

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VERTICALLY ORIENTED
METAL PANEL WITH
DEEP RELIEF PATTERN

INSET WINDOWS WITH
PROJECTING METAL
FRAME IN ACCENT
COLOR

DARK-TONED
MODULAR BRICK
MASONRY WITH
ARCHITECTURAL
DETAIL & INSET RELIEF

Property of
Sterk's Office

T/PARAPET

EL: +64'-0"

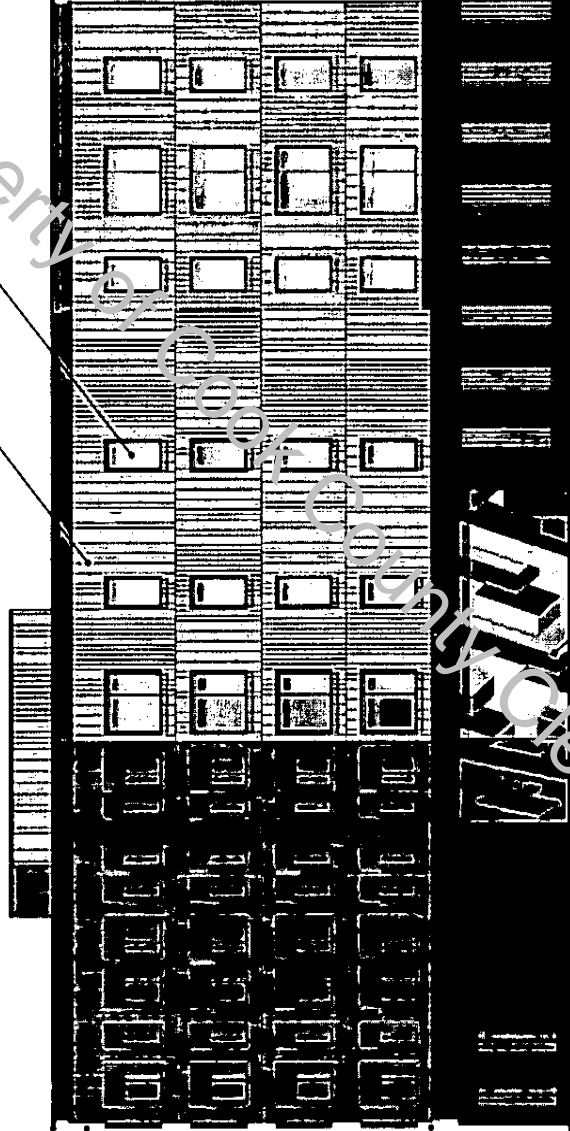
ROOF

EL: +58'-8"

LVL 02

EL: +17'-4"

MURAL



BUILDING B WEST ELEVATION (PASEO)

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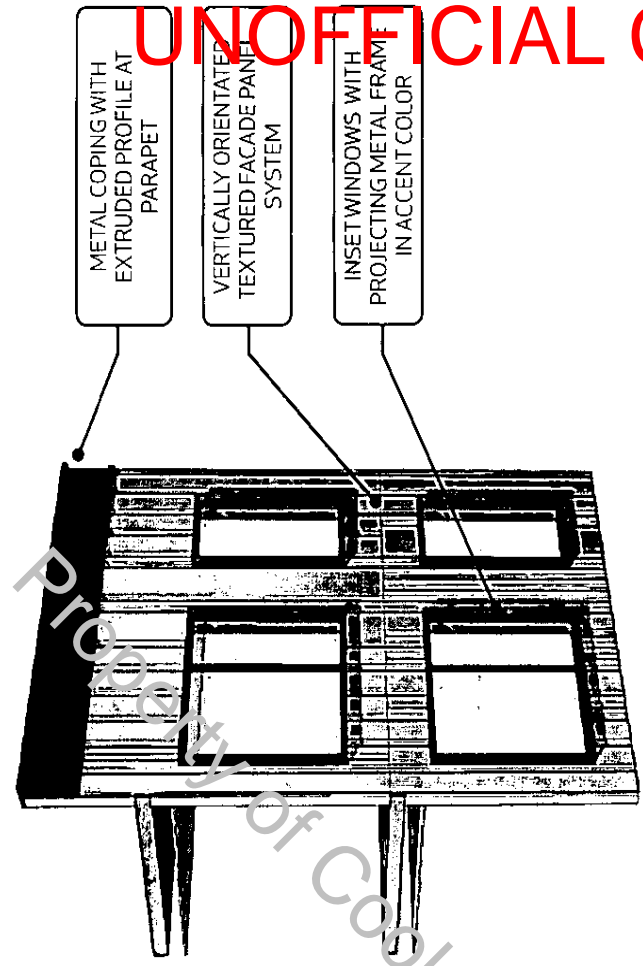
Site

B U I L T F O R M
A R C H I T E C T U R E

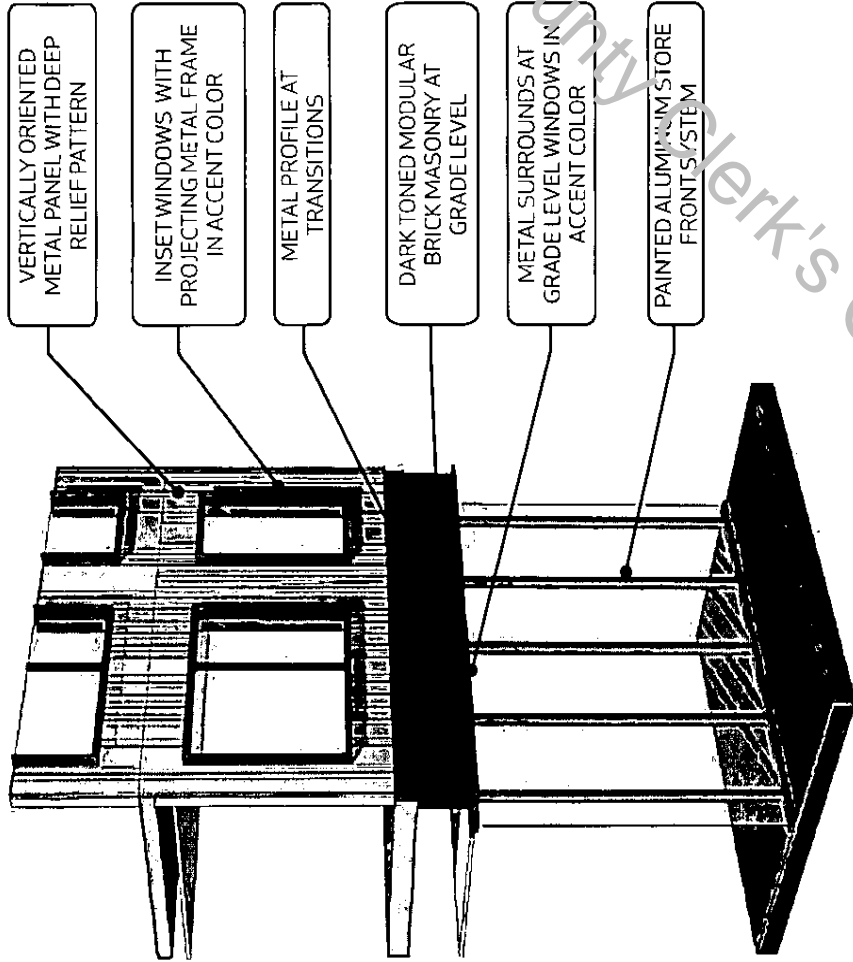
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TYPICAL FLOOR + BUILDING TOP



BUILDING BASE

FACADE SECTIONS BUILDING B

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1450 NORTH DAYTON Chicago



B U I L D I N G F O R M

GIR|E|C Architects

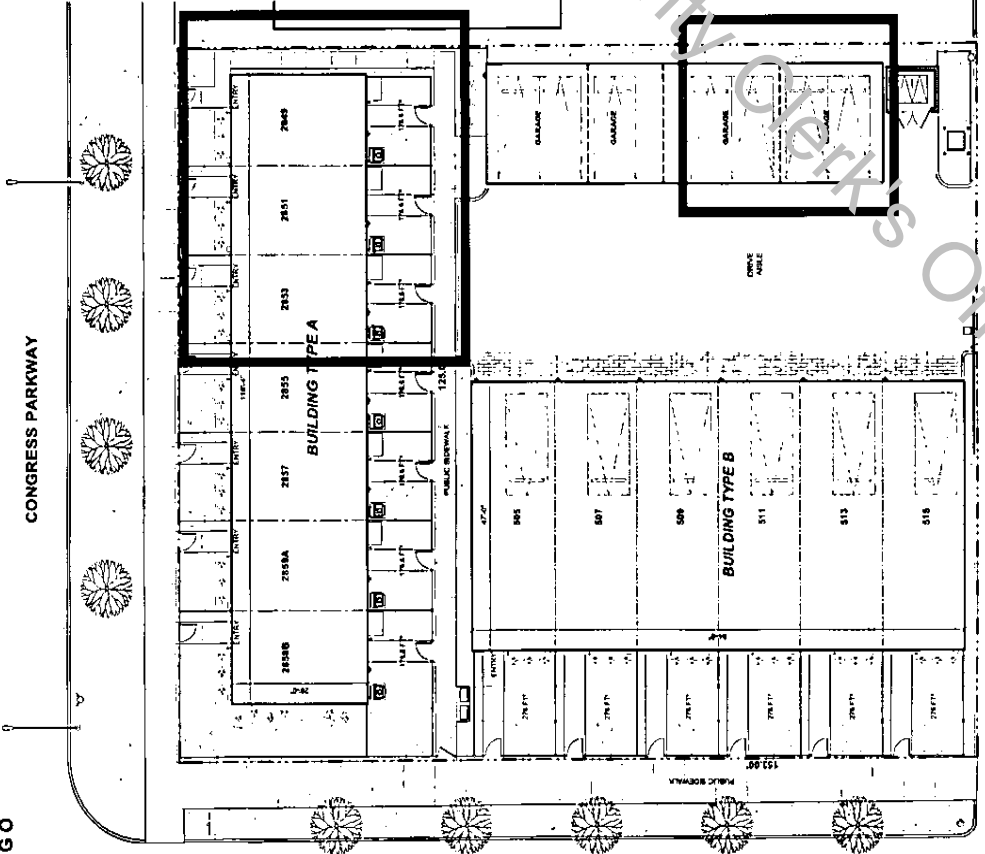
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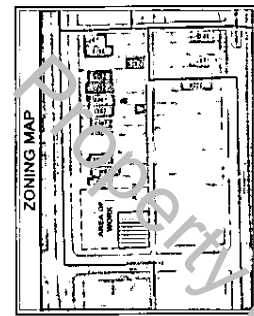
HARRISON ROW TOWNHOMES

ILLINOIS

CHICAGO



Zoning Data table with columns for Zoning District, Zoning Code, and various zoning requirements like setbacks and height restrictions.



GENERAL NOTES FOR THIS PROJECT:

- List of general notes including requirements for energy efficiency, fire safety, accessibility, and construction details.

NOTE TO APPROVAL FOR S.U.N.S. MARKED WITH

Technical tables including 'SCOPE OF WORK', 'DRAWING LIST', 'UNIT TYPE BREAKDOWN', and 'ARCHITECT'S CERTIFICATION'.

Professional stamps and signatures for the architect, Bill G. Kokalius, and the engineer, Eugene P. Laska.

Architect's logo for Axiom Architects and Consultants, LLC.

Revision table with columns for No., Date, and Description, and a project information section.

CS1.0

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WALL TYPE LEGEND	
	CONCRETE FOUNDATION WALL
	EXTERIOR FRAME WALL (FACE BRICK)
	8" CMU INTERIOR (FACE BRICK WALL)
	EXTERIOR NOISE ABSORB PARTITION

SYMBOL LEGEND	
	SMOKE DETECTOR
	CO DETECTOR
	DOOR TYPE
	PARTITION TYPE

CHICAGO GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE, THE CHICAGO ELECTRICAL CODE, THE CHICAGO MECHANICAL CODE, THE CHICAGO PLUMBING CODE, THE CHICAGO FIRE CODE, THE CHICAGO ENERGY CODE, THE CHICAGO SAFETY CODE, THE CHICAGO UNIFORM CODE, THE CHICAGO ZONING ORDINANCE, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

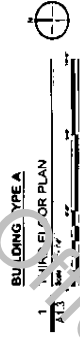
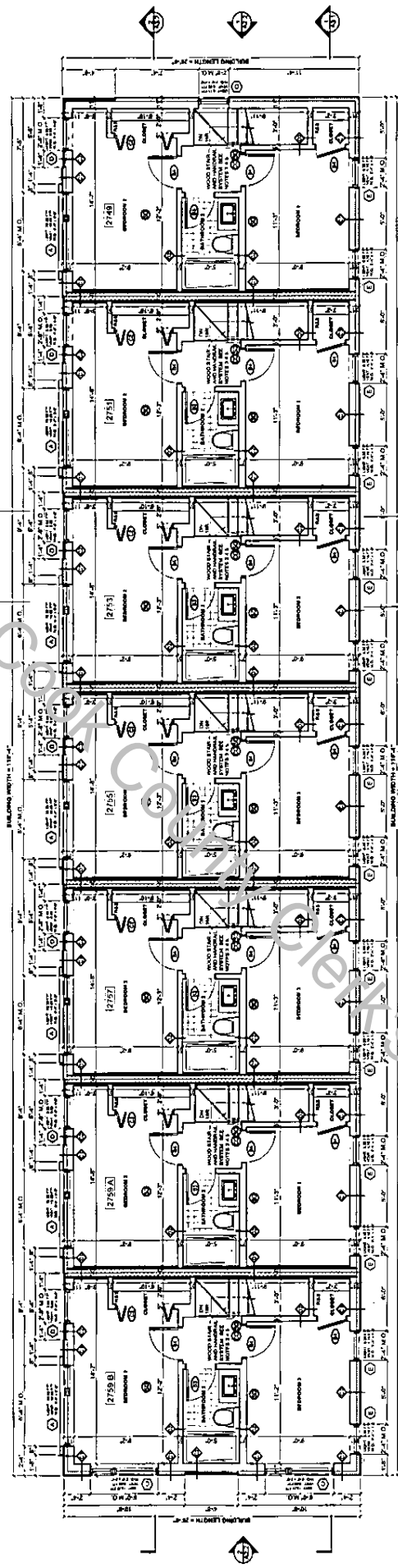
ALL CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CHICAGO DEPARTMENT OF BUILDINGS AND THE CHICAGO DEPARTMENT OF FIRE.

ALL CONTRACTORS SHALL VISIT THE SITE AND VERIFY THE EXISTING CONDITIONS AND UTILITIES BEFORE BEGINNING WORK.

ALL DIMENSIONS ARE TO FINISHES UNLESS OTHERWISE NOTED.

NOTES

- ALL SMOKE DETECTORS SHALL BE UL LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CHICAGO FIRE CODE.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNINHABITED ROOMS AND IN ALL UNINHABITED PORTIONS OF ALL OTHER ROOMS.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNINHABITED PORTIONS OF ALL OTHER ROOMS.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNINHABITED PORTIONS OF ALL OTHER ROOMS.
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- SMOKE DETECTORS SHALL BE INSTALLED IN ALL UNINHABITED PORTIONS OF ALL OTHER ROOMS.



BUILDING TO BE FULLY SPRINKLERED

<p>OWNER RELEASE:</p> <p>THE OWNER RELEASES THE ARCHITECT FROM LIABILITY FOR ANY DAMAGE TO OR DESTRUCTION OF THE WORK OR ANY PART THEREOF, INCLUDING THE WORK, ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE SERVICES PROVIDED BY THE ARCHITECT, WHETHER SUCH DAMAGE OR DESTRUCTION IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT OR OTHERWISE.</p> <p>DATE: _____ BY: _____</p>	<p>NO. DATE DESCRIPTION</p> <p>17 12/12/17 2759 (A) THROUGH 2759 (Z)</p> <p>18 12/12/17 2759 (A) THROUGH 2759 (Z)</p> <p>19 12/12/17 2759 (A) THROUGH 2759 (Z)</p>	<p>PROJECT NUMBER: _____</p> <p>PROJECT LOCATION: _____</p> <p>DATE: _____</p> <p>THIRD FLOOR PLAN</p>	<p>BOOK 797</p> <p>BY: _____</p> <p>DATE: _____</p> <p>W.C. BY: AL</p>
	<p>2849-2859 W. CONGRESS PARKWAY</p> <p>TOWNHOMES</p>		<p>BILL G. KOKALIAS ARCHITECT</p> <p>100 N. WINDYBROOK DRIVE, SUITE 100, CHICAGO, IL 60610</p> <p>PH: 312.566.1100</p> <p>FX: 312.566.1101</p>
<p>PROPERTY OF _____</p>		<p>A1.3</p>	

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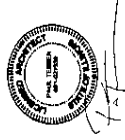
ELLIPSISARCHITECTURE

Kinexx
MODULAR CONSTRUCTION

320 W. OHIO STREET, SUITE 3W
CHICAGO, ILLINOIS 60654

P 312.898.1493
E INFO@ELLIPSISARCH.COM

**ARO SUBMITTAL:
REVISIONS**
07 JUNE 2021



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CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

2828-2856 W HARRISON DUPLEXES

2828-2856 W. HARRISON
CHICAGO, ILLINOIS 60612

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City of Chicago Approval: 5/1/20

PROJECT:
 PRE-FABRICATED
 SINGLE-FAMILY DUPLEXES
 7400-7500 N. HARRISON STREET
 CHICAGO, ILLINOIS 60647

ARCHITECT:
 ELLIPSI ARCHITECTS
 100 W. MADISON STREET 20W
 CHICAGO, ILLINOIS 60604

CONTRACTOR:
 KINEXX MODULAR
 1400 N. LAUREL STREET
 CHICAGO, ILLINOIS 60642

PROFESSIONAL OF RECORD (SEAL):
 [Seal of Professional Engineer]

ELLIPSI ARCHITECTS

Kinexx MODULAR CONSTRUCTION

1. THE DRAWING SPECIFICALLY STATES THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

2. CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.

NO. DATE HOURS

SITE CONTEXT IMAGES

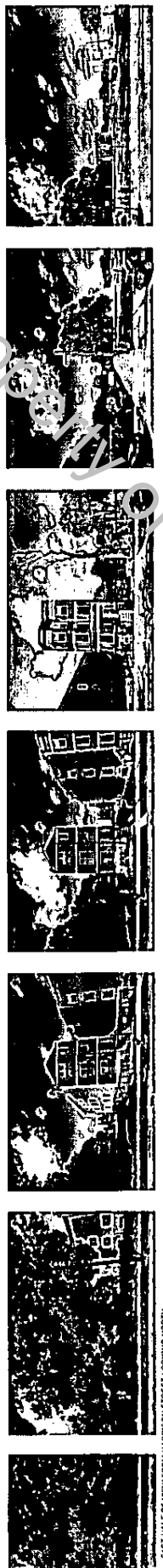
PROJECT NO. SHEET NO.

DATE: 05/01/20

T0.00



WEST HALF OF VIEW FROM HARRISON STREET LOOKING NORTH



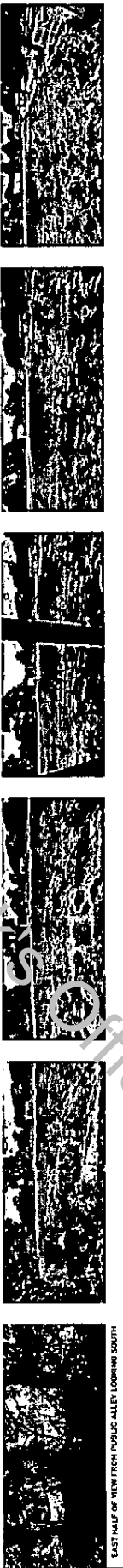
EAST HALF OF VIEW FROM HARRISON STREET LOOKING NORTH



VIEW FROM HARRISON STREET LOOKING EAST



WEST HALF OF VIEW FROM PUBLIC ALLET LOOKING SOUTH



EAST HALF OF VIEW FROM PUBLIC ALLET LOOKING SOUTH

2828-2856 W HARRISON DUPLEXES

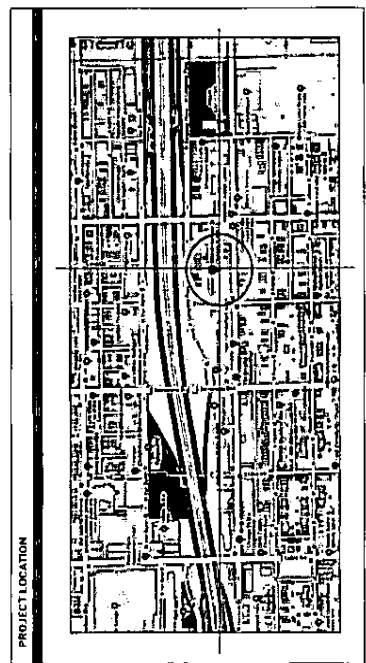
2828-2856 W. HARRISON
CHICAGO, ILLINOIS 60612

PROJECT DIRECTORY

PROJECT SITE OWNER:
11 W. CLINTON STREET
CHICAGO, ILLINOIS 60611
CONTACT: PAUL TERREIN
PH: 312.494.1173

ARCHITECT OF RECORD:
220 W. WASHINGTON STREET, SUITE 200
CHICAGO, ILLINOIS 60610
CONTACT: PAUL TERREIN
PH: 312.494.1173

GENERAL CONTRACTOR:
KINEXX ARCHITECTURE LLC
1401 W. PALM COURT
CHICAGO, ILLINOIS 60610
CONTACT: JOSH BERLIN
PH: 312.746.1144



CERTIFICATION STATEMENT

I, THE UNDERSIGNED, PAUL TERREIN, ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND AM THE ARCHITECT OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: Paul Terrein DATE: 04/27/21

PAUL TERREIN / REGISTERED ARCHITECT

STATEMENTS & CERTIFICATIONS

ENERGY CODE CERTIFICATION

I, THE UNDERSIGNED, PAUL TERREIN, ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS AND AM THE ARCHITECT OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: Paul Terrein DATE: 04/27/21

PAUL A. TERREIN / REGISTERED ARCHITECT

SHEET INDEX

SHEET NO.	SHEET TITLE	DATE	REVISIONS
1	GENERAL NOTES	03 MARCH 2021	
2	GENERAL NOTES	03 MARCH 2021	
3	GENERAL NOTES	03 MARCH 2021	
4	GENERAL NOTES	03 MARCH 2021	
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RELEVANT AREAS: PROPOSED

FLOOR	AREA	PERCENTAGE OF TOTAL AREA	TOTAL AREA (SQ FT)	PERCENTAGE OF TOTAL AREA
FLOOR	1	15	1,467	15%
FLOOR	2	15	1,467	15%
FLOOR	3	15	1,467	15%
FLOOR	4	15	1,467	15%
FLOOR	5	15	1,467	15%
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FLOOR	96	15	1,467	15%
FLOOR	97	15	1,467	15%
FLOOR	98	15	1,467	15%
FLOOR	99	15	1,467	15%
FLOOR	100	15	1,467	15%

ALL ELECTRICAL WORK TO COMPLY WITH 2018 ELECTRICAL CODE

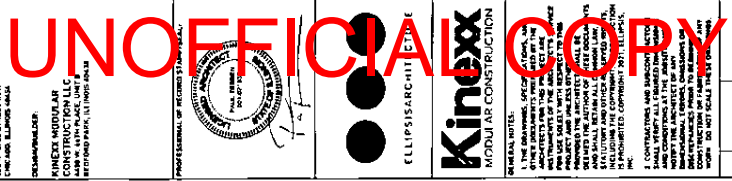
RELEVANT AREAS: PROPOSED	AREA	PERCENTAGE OF TOTAL AREA	TOTAL AREA (SQ FT)	PERCENTAGE OF TOTAL AREA
FLOOR	1	15	1,467	15%
FLOOR	2	15	1,467	15%
FLOOR	3	15	1,467	15%
FLOOR	4	15	1,467	15%
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FLOOR	36	15	1,467	15%
FLOOR	37	15	1,467	15%
FLOOR	38	15	1,467	15%
FLOOR	39	15	1,467	15%
FLOOR	40	15	1,467	15%

GENERAL NOTES & ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AC	GENERAL CONTRACTOR	AC	GENERAL CONTRACTOR
AD	ALUMINUM DRAIN	AD	ALUMINUM DRAIN
AG	ALUMINUM GUTTER	AG	ALUMINUM GUTTER
AK	ALUMINUM KITCHEN SINK	AK	ALUMINUM KITCHEN SINK
AL	ALUMINUM	AL	ALUMINUM
AM	ALUMINUM MESH	AM	ALUMINUM MESH
AN	ALUMINUM NAIL	AN	ALUMINUM NAIL
AO	ALUMINUM OILING	AO	ALUMINUM OILING
AP	ALUMINUM PANEL	AP	ALUMINUM PANEL
AR	ALUMINUM RAIL	AR	ALUMINUM RAIL
AS	ALUMINUM SINK	AS	ALUMINUM SINK
AT	ALUMINUM TUB	AT	ALUMINUM TUB
AV	ALUMINUM VALVE	AV	ALUMINUM VALVE
AW	ALUMINUM WINDOW	AW	ALUMINUM WINDOW
AX	ALUMINUM X	AX	ALUMINUM X
AY	ALUMINUM Y	AY	ALUMINUM Y
AZ	ALUMINUM Z	AZ	ALUMINUM Z
BA	BRASS	BA	BRASS
BB	BRASS BUSH	BB	BRASS BUSH
BC	BRASS C	BC	BRASS C
BD	BRASS D	BD	BRASS D
BE	BRASS E	BE	BRASS E
BF	BRASS F	BF	BRASS F
BG	BRASS G	BG	BRASS G
BH	BRASS H	BH	BRASS H
BI	BRASS I	BI	BRASS I
BJ	BRASS J	BJ	BRASS J
BK	BRASS K	BK	BRASS K
BL	BRASS L	BL	BRASS L
BM	BRASS M	BM	BRASS M
BN	BRASS N	BN	BRASS N
BO	BRASS O	BO	BRASS O
BP	BRASS P	BP	BRASS P
BQ	BRASS Q	BQ	BRASS Q
BR	BRASS R	BR	BRASS R
BS	BRASS S	BS	BRASS S
BT	BRASS T	BT	BRASS T
BU	BRASS U	BU	BRASS U
BV	BRASS V	BV	BRASS V
BW	BRASS W	BW	BRASS W
BX	BRASS X	BX	BRASS X
BY	BRASS Y	BY	BRASS Y
BZ	BRASS Z	BZ	BRASS Z
CA	CALIFORNIA	CA	CALIFORNIA
CB	CALIFORNIA B	CB	CALIFORNIA B
CC	CALIFORNIA C	CC	CALIFORNIA C
CD	CALIFORNIA D	CD	CALIFORNIA D
CE	CALIFORNIA E	CE	CALIFORNIA E
CF	CALIFORNIA F	CF	CALIFORNIA F
CG	CALIFORNIA G	CG	CALIFORNIA G
CH	CALIFORNIA H	CH	CALIFORNIA H
CI	CALIFORNIA I	CI	CALIFORNIA I
CJ	CALIFORNIA J	CJ	CALIFORNIA J
CK	CALIFORNIA K	CK	CALIFORNIA K
CL	CALIFORNIA L	CL	CALIFORNIA L
CM	CALIFORNIA M	CM	CALIFORNIA M
CN	CALIFORNIA N	CN	CALIFORNIA N
CO	CALIFORNIA O	CO	CALIFORNIA O
CP	CALIFORNIA P	CP	CALIFORNIA P
CQ	CALIFORNIA Q	CQ	CALIFORNIA Q
CR	CALIFORNIA R	CR	CALIFORNIA R
CS	CALIFORNIA S	CS	CALIFORNIA S
CT	CALIFORNIA T	CT	CALIFORNIA T
CU	CALIFORNIA U	CU	CALIFORNIA U
CV	CALIFORNIA V	CV	CALIFORNIA V
CW	CALIFORNIA W	CW	CALIFORNIA W
CX	CALIFORNIA X	CX	CALIFORNIA X
CY	CALIFORNIA Y	CY	CALIFORNIA Y
CZ	CALIFORNIA Z	CZ	CALIFORNIA Z
DA	DALLAS	DA	DALLAS
DB	DALLAS B	DB	DALLAS B
DC	DALLAS C	DC	DALLAS C
DD	DALLAS D	DD	DALLAS D
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DF	DALLAS F	DF	DALLAS F
DG	DALLAS G	DG	DALLAS G
DH	DALLAS H	DH	DALLAS H
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EX	EAST X	EX	EAST X
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FM	FALLS M	FM	FALLS M
FN	FALLS N	FN	FALLS N
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FX	FALLS X	FX	FALLS X
FY	FALLS Y	FY	FALLS Y
FZ	FALLS Z	FZ	FALLS Z
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GB	GALVESTON B	GB	GALVESTON B
GC	GALVESTON C	GC	GALVESTON C
GD	GALVESTON D	GD	GALVESTON D
GE	GALVESTON E	GE	GALVESTON E
GF	GALVESTON F	GF	GALVESTON F
GG	GALVESTON G	GG	GALVESTON G
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GJ	GALVESTON J	GJ	GALVESTON J
GK	GALVESTON K	GK	GALVESTON K
GL	GALVESTON L	GL	GALVESTON L
GM	GALVESTON M	GM	GALVESTON M
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GP	GALVESTON P	GP	GALVESTON P
GQ	GALVESTON Q	GQ	GALVESTON Q
GR	GALVESTON R	GR	GALVESTON R
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GU	GALVESTON U	GU	GALVESTON U
GV	GALVESTON V	GV	GALVESTON V
GW	GALVESTON W	GW	GALVESTON W
GX	GALVESTON X	GX	GALVESTON X
GY	GALVESTON Y	GY	GALVESTON Y
GZ	GALVESTON Z	GZ	GALVESTON Z
HA	HALL	HA	HALL
HB	HALL B	HB	HALL B
HC	HALL C	HC	HALL C
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HZ	HALL Z	HZ	HALL Z
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IJ	INDIANAPOLIS J	IJ	INDIANAPOLIS J
IK	INDIANAPOLIS K	IK	INDIANAPOLIS K
IL	INDIANAPOLIS L	IL	INDIANAPOLIS L
IM	INDIANAPOLIS M	IM	INDIANAPOLIS M
IN	INDIANAPOLIS N	IN	INDIANAPOLIS N
IO	INDIANAPOLIS O	IO	INDIANAPOLIS O
IP	INDIANAPOLIS P	IP	INDIANAPOLIS P
IQ	INDIANAPOLIS Q	IQ	INDIANAPOLIS Q
IR	INDIANAPOLIS R	IR	INDIANAPOLIS R
IS	INDIANAPOLIS S	IS	INDIANAPOLIS S
IT	INDIANAPOLIS T	IT	INDIANAPOLIS T
IU	INDIANAPOLIS U	IU	INDIANAPOLIS U
IV	INDIANAPOLIS V	IV	INDIANAPOLIS V
IW	INDIANAPOLIS W	IW	INDIANAPOLIS W
IX	INDIANAPOLIS X	IX	INDIANAPOLIS X
IY	INDIANAPOLIS Y	IY	INDIANAPOLIS Y
IZ	INDIANAPOLIS Z	IZ	INDIANAPOLIS Z
JA	JACKSONVILLE	JA	JACKSONVILLE
JB	JACKSONVILLE B	JB	JACKSONVILLE B
JC	JACKSONVILLE C	JC	JACKSONVILLE C
JD	JACKSONVILLE D	JD	JACKSONVILLE D
JE	JACKSONVILLE E	JE	JACKSONVILLE E
JF	JACKSONVILLE F	JF	JACKSONVILLE F
JG	JACKSONVILLE G	JG	JACKSONVILLE G
JH	JACKSONVILLE H	JH	JACKSONVILLE H
JI	JACKSONVILLE I	JI	JACKSONVILLE I
JJ	JACKSONVILLE J	JJ	JACKSONVILLE J
JK	JACKSONVILLE K	JK	JACKSONVILLE K
JL	JACKSONVILLE L	JL	JACKSONVILLE L
JM	JACKSONVILLE M	JM	JACKSONVILLE M
JN	JACKSONVILLE N	JN	JACKSONVILLE N
JO	JACKSONVILLE O	JO	JACKSONVILLE O
JP	JACKSONVILLE P	JP	JACKSONVILLE P
JQ	JACKSONVILLE Q	JQ	JACKSONVILLE Q
JR	JACKSONVILLE R	JR	JACKSONVILLE R
JS	JACKSONVILLE S	JS	JACKSONVILLE S
JT	JACKSONVILLE T	JT	JACKSONVILLE T
JU	JACKSONVILLE U	JU	JACKSONVILLE U
JV	JACKSONVILLE V	JV	JACKSONVILLE V
JW	JACKSONVILLE W	JW	JACKSONVILLE W
JX	JACKSONVILLE X	JX	JACKSONVILLE X
JY	JACKSONVILLE Y	JY	JACKSONVILLE Y
JZ	JACKSONVILLE Z	JZ	JACKSONVILLE Z
KA	KANSAS	KA	KANSAS
KB	KANSAS B	KB	KANSAS B
KC	KANSAS C	KC	KANSAS C
KD	KANSAS D	KD	KANSAS D
KE	KANSAS E	KE	KANSAS E
KF	KANSAS F	KF	KANSAS F
KG	KANSAS G	KG	KANSAS G
KH	KANSAS H	KH	KANSAS H
KI	KANSAS I	KI	KANSAS I
KJ	KANSAS J	KJ	KANSAS J
KK	KANSAS K	KK	KANSAS K
KL	KANSAS L	KL	KANSAS L
KM	KANSAS M	KM	KANSAS M
KN	KANSAS N	KN	KANSAS N
KO	KANSAS O	KO	KANSAS O
KP	KANSAS P	KP	KANSAS P
KQ	KANSAS Q	KQ	KANSAS Q
KR	KANSAS R	KR	KANSAS R
KS	KANSAS S	KS	KANSAS S
KT	KANSAS T	KT	KANSAS T
KU	KANSAS U	KU	KANSAS U
KV	KANSAS V	KV	KANSAS V
KW	KANSAS W	KW	KANSAS W
KX	KANSAS X	KX	KANSAS X
KY	KANSAS Y	KY	KANSAS Y
KZ	KANSAS Z	KZ	KANSAS Z
LA	LAKELAND	LA	LAKELAND
LB	LAKELAND B	LB	LAKELAND B
LC	LAKELAND C	LC	LAKELAND C
LD	LAKELAND D	LD	LAKELAND D
LE	LAKELAND E	LE	LAKELAND E
LF	LAKELAND F	LF	LAKELAND F
LG	LAKELAND G	LG	LAKELAND G
LH	LAKELAND H	LH	LAKELAND H
LI	LAKELAND I	LI	LAKELAND I
LJ	LAKELAND J	LJ	LAKELAND J
LK	LAKELAND K	LK	LAKELAND K
LL	LAKELAND L	LL	LAKELAND L
LM	LAKELAND M	LM	LAKELAND M
LN	LAKELAND N	LN	LAKELAND N
LO	LAKELAND O	LO	LAKELAND O
LP	LAKELAND P	LP	LAKELAND P
LQ	LAKELAND Q	LQ	LAKELAND Q
LR	LAKELAND R	LR	LAKELAND R
LS	LAKELAND S	LS	LAKELAND S
LT	LAKELAND T	LT	LAKELAND T
LU	LAKELAND U	LU	LAKELAND U
LV	LAKELAND V	LV	LAKELAND V
LW	LAKELAND W	LW	LAKELAND W
LX	LAKELAND X	LX	LAKELAND X
LY	LAKELAND Y	LY	LAKELAND Y
LZ	LAKELAND Z	LZ	LAKELAND Z
MA	MADISON	MA	MADISON
MB	MADISON B	MB	MADISON B
MC	MADISON C	MC	MADISON C
MD	MADISON D	MD	MADISON D
ME	MADISON E	ME	MADISON E
MF	MADISON F	MF	MADISON F
MG	MADISON G	MG	MADISON G
MH	MADISON H	MH	MADISON H
MI	MADISON I	MI	MADISON I
MJ	MADISON J	MJ	MADISON J
MK	MADISON K	MK	MADISON K
ML	MADISON L	ML	MADISON L
MM	MADISON M	MM	MADISON M
MN	MADISON N	MN	MADISON N
MO	MADISON O	MO	MADISON O
MP	MADISON P	MP	MADISON P
MQ	MADISON Q	MQ	MADISON Q
MR	MADISON R	MR	MADISON R
MS	MADISON S	MS	MADISON S
MT	MADISON T	MT	MADISON T
MU	MADISON U	MU	MADISON U
MV	MADISON V	MV	MADISON V
MW	MADISON W	MW	MADISON W
MX	MADISON X	MX	MADISON X
MY	MADISON Y	MY	MADISON Y
MZ	MADISON Z	MZ	MADISON Z
NA	NASHVILLE	NA	NASHVILLE
NB	NASHVILLE B	NB	NASHVILLE B
NC	NASHVILLE C	NC	NASHVILLE C
ND	NASHVILLE D	ND	NASHVILLE D
NE	NASHVILLE E	NE	NASHVILLE E
NF	NASHVILLE F	NF	NASHVILLE F
NG	NASHVILLE G	NG	NASHVILLE G
NH	NASHVILLE H	NH	NASHVILLE H
NI	NASHVILLE I	NI	NASHVILLE I
NJ	NASHVILLE J	NJ	NASHVILLE J
NK	NASHVILLE K	NK	NASHVILLE K
NL	NASHVILLE L	NL	NASHVILLE L
NM	NASHVILLE M	NM	NASHVILLE M
NN	NASHVILLE N	NN	NASHVILLE N
NO	NASHVILLE O	NO	NASHVILLE O
NP	NASHVILLE P	NP	NASHVILLE P
NQ	NASHVILLE Q	NQ	NASHVILLE Q
NR	NASHVILLE R	NR	NASHVILLE R
NS	NASHVILLE S	NS	NASHVILLE S
NT	NASHVILLE T	NT	NASHVILLE T
NU	NASHVILLE U	NU	NASHVILLE U
NV	NASHVILLE V	NV	NASHVILLE V
NW	NASHVILLE W	NW	NASHVILLE W
NX	NASHVILLE X	NX	NASHVILLE X
NY	NASHVILLE Y	NY	NASHVILLE Y
NZ	NASHVILLE Z	NZ	NASHVILLE Z
OA	OKLAHOMA	OA	OKLAHOMA
OB	OKLAHOMA B	OB	OKLAHOMA B
OC	OKLAHOMA C	OC	OKLAHOMA C

CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION & PERMITS MATRIX

Code	Activity	Permit Type	Code	Activity	Permit Type	Code	Activity	Permit Type	Code	Activity	Permit Type
B 03 01	Building Code, Electrical	148-1-1001	B 03 02	Building Code, Mechanical	148-1-1002	B 03 03	Building Code, Plumbing	148-1-1003	B 03 04	Building Code, Fire	148-1-1004
B 03 05	Building Code, Structural	148-1-1005	B 03 06	Building Code, Safety	148-1-1006	B 03 07	Building Code, Signage	148-1-1007	B 03 08	Building Code, Trenching	148-1-1008
B 03 09	Building Code, Utility	148-1-1009	B 03 10	Building Code, Other	148-1-1010	B 03 11	Building Code, Temporary	148-1-1011	B 03 12	Building Code, Special	148-1-1012
B 03 13	Building Code, Miscellaneous	148-1-1013	B 03 14	Building Code, Unlicensed	148-1-1014	B 03 15	Building Code, Unlicensed	148-1-1015	B 03 16	Building Code, Unlicensed	148-1-1016
B 03 17	Building Code, Unlicensed	148-1-1017	B 03 18	Building Code, Unlicensed	148-1-1018	B 03 19	Building Code, Unlicensed	148-1-1019	B 03 20	Building Code, Unlicensed	148-1-1020
B 03 21	Building Code, Unlicensed	148-1-1021	B 03 22	Building Code, Unlicensed	148-1-1022	B 03 23	Building Code, Unlicensed	148-1-1023	B 03 24	Building Code, Unlicensed	148-1-1024
B 03 25	Building Code, Unlicensed	148-1-1025	B 03 26	Building Code, Unlicensed	148-1-1026	B 03 27	Building Code, Unlicensed	148-1-1027	B 03 28	Building Code, Unlicensed	148-1-1028
B 03 29	Building Code, Unlicensed	148-1-1029	B 03 30	Building Code, Unlicensed	148-1-1030	B 03 31	Building Code, Unlicensed	148-1-1031	B 03 32	Building Code, Unlicensed	148-1-1032
B 03 33	Building Code, Unlicensed	148-1-1033	B 03 34	Building Code, Unlicensed	148-1-1034	B 03 35	Building Code, Unlicensed	148-1-1035	B 03 36	Building Code, Unlicensed	148-1-1036
B 03 37	Building Code, Unlicensed	148-1-1037	B 03 38	Building Code, Unlicensed	148-1-1038	B 03 39	Building Code, Unlicensed	148-1-1039	B 03 40	Building Code, Unlicensed	148-1-1040
B 03 41	Building Code, Unlicensed	148-1-1041	B 03 42	Building Code, Unlicensed	148-1-1042	B 03 43	Building Code, Unlicensed	148-1-1043	B 03 44	Building Code, Unlicensed	148-1-1044
B 03 45	Building Code, Unlicensed	148-1-1045	B 03 46	Building Code, Unlicensed	148-1-1046	B 03 47	Building Code, Unlicensed	148-1-1047	B 03 48	Building Code, Unlicensed	148-1-1048
B 03 49	Building Code, Unlicensed	148-1-1049	B 03 50	Building Code, Unlicensed	148-1-1050	B 03 51	Building Code, Unlicensed	148-1-1051	B 03 52	Building Code, Unlicensed	148-1-1052
B 03 53	Building Code, Unlicensed	148-1-1053	B 03 54	Building Code, Unlicensed	148-1-1054	B 03 55	Building Code, Unlicensed	148-1-1055	B 03 56	Building Code, Unlicensed	148-1-1056
B 03 57	Building Code, Unlicensed	148-1-1057	B 03 58	Building Code, Unlicensed	148-1-1058	B 03 59	Building Code, Unlicensed	148-1-1059	B 03 60	Building Code, Unlicensed	148-1-1060
B 03 61	Building Code, Unlicensed	148-1-1061	B 03 62	Building Code, Unlicensed	148-1-1062	B 03 63	Building Code, Unlicensed	148-1-1063	B 03 64	Building Code, Unlicensed	148-1-1064
B 03 65	Building Code, Unlicensed	148-1-1065	B 03 66	Building Code, Unlicensed	148-1-1066	B 03 67	Building Code, Unlicensed	148-1-1067	B 03 68	Building Code, Unlicensed	148-1-1068
B 03 69	Building Code, Unlicensed	148-1-1069	B 03 70	Building Code, Unlicensed	148-1-1070	B 03 71	Building Code, Unlicensed	148-1-1071	B 03 72	Building Code, Unlicensed	148-1-1072
B 03 73	Building Code, Unlicensed	148-1-1073	B 03 74	Building Code, Unlicensed	148-1-1074	B 03 75	Building Code, Unlicensed	148-1-1075	B 03 76	Building Code, Unlicensed	148-1-1076
B 03 77	Building Code, Unlicensed	148-1-1077	B 03 78	Building Code, Unlicensed	148-1-1078	B 03 79	Building Code, Unlicensed	148-1-1079	B 03 80	Building Code, Unlicensed	148-1-1080
B 03 81	Building Code, Unlicensed	148-1-1081	B 03 82	Building Code, Unlicensed	148-1-1082	B 03 83	Building Code, Unlicensed	148-1-1083	B 03 84	Building Code, Unlicensed	148-1-1084
B 03 85	Building Code, Unlicensed	148-1-1085	B 03 86	Building Code, Unlicensed	148-1-1086	B 03 87	Building Code, Unlicensed	148-1-1087	B 03 88	Building Code, Unlicensed	148-1-1088
B 03 89	Building Code, Unlicensed	148-1-1089	B 03 90	Building Code, Unlicensed	148-1-1090	B 03 91	Building Code, Unlicensed	148-1-1091	B 03 92	Building Code, Unlicensed	148-1-1092
B 03 93	Building Code, Unlicensed	148-1-1093	B 03 94	Building Code, Unlicensed	148-1-1094	B 03 95	Building Code, Unlicensed	148-1-1095	B 03 96	Building Code, Unlicensed	148-1-1096
B 03 97	Building Code, Unlicensed	148-1-1097	B 03 98	Building Code, Unlicensed	148-1-1098	B 03 99	Building Code, Unlicensed	148-1-1099	B 04 00	Building Code, Unlicensed	148-1-1100



CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION & PERMITS

PROJECT: PROPOSED SINGLE-FAMILY DWELLING 7700 W. HARRISON STREET CHICAGO, ILLINOIS 60647

ARCHITECT: KINEXX ARCHITECTS 100 W. MAD STREET 2ND FLOOR CHICAGO, ILLINOIS 60604

ENGINEER: KINEXX ARCHITECTS 100 W. MAD STREET 2ND FLOOR CHICAGO, ILLINOIS 60604



ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION & PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION & PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION & PERMITS.

PROJECT NO.	148-1-1001
DATE	08/15/2023
SCALE	AS SHOWN
CHECKED BY	JAS. GONZALEZ
DATE	08/15/2023
PROJECT NO.	148-1-1001
DATE	08/15/2023
SCALE	AS SHOWN
CHECKED BY	JAS. GONZALEZ
DATE	08/15/2023

Other Required Data

148-1-1001	148-1-1001	148-1-1001	148-1-1001
148-1-1002	148-1-1002	148-1-1002	148-1-1002
148-1-1003	148-1-1003	148-1-1003	148-1-1003
148-1-1004	148-1-1004	148-1-1004	148-1-1004
148-1-1005	148-1-1005	148-1-1005	148-1-1005
148-1-1006	148-1-1006	148-1-1006	148-1-1006
148-1-1007	148-1-1007	148-1-1007	148-1-1007
148-1-1008	148-1-1008	148-1-1008	148-1-1008
148-1-1009	148-1-1009	148-1-1009	148-1-1009
148-1-1010	148-1-1010	148-1-1010	148-1-1010

UNOFFICIAL COPY

Kinex
MODULAR CONSTRUCTION

ELLIPSIS ARCHITECTURE

PROFESSIONAL OF RECORD SEAL

PROJECT: PRE-FABRICATED SINGLE-FAMILY DUPLEXES 300-300 WASHINGTON STREET CHICAGO, ILLINOIS 60607

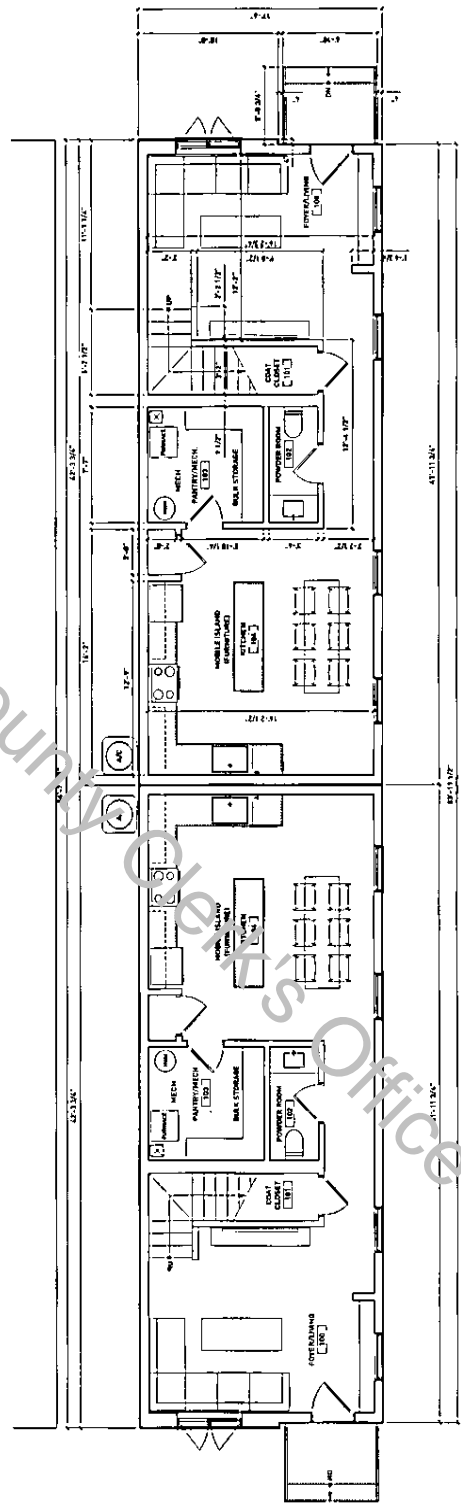
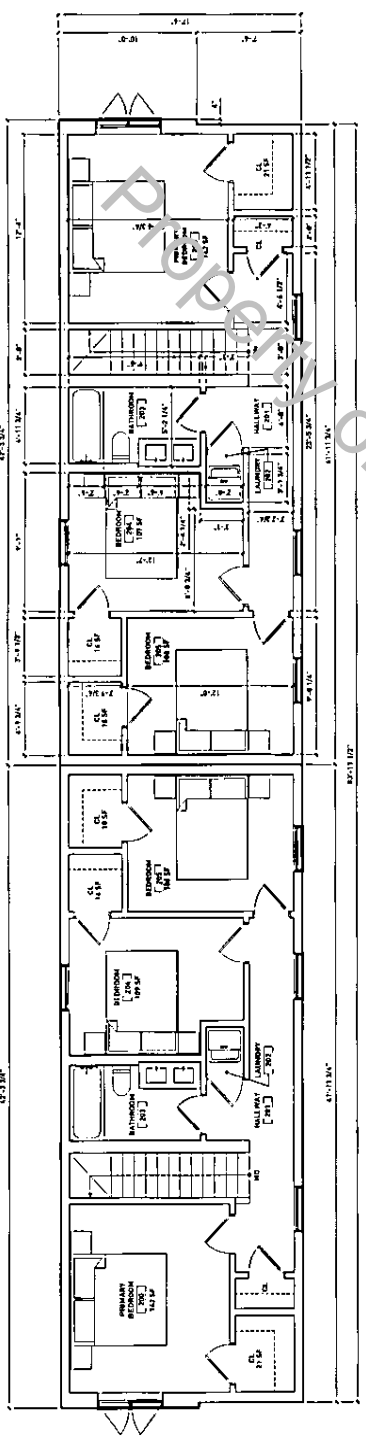
ARCHITECT: ELLIPSIS, INC. 224 W. MADISON STREET CHICAGO, ILLINOIS 60606

OWNER: KINEX MODULAR 1000 N. LAUREL STREET CHICAGO, ILLINOIS 60610

DATE: 04/17/2023

SHEET NO. A1.00

SCALE: 1/4" = 1'-0"



CITY OF COOK ARCHITECT, S.T.A.M.P.

UNOFFICIAL COPY

PROJECT: PRE-FABRICATED SINGLE-FAMILY DUPLEXES 3701-705 W. HARRISON STREET CHICAGO, ILLINOIS 60642

ARCHITECT: KINEXX, INC. 3701 W. HARRISON STREET CHICAGO, ILLINOIS 60642

DESIGNER/OWNER: KINEXX MODULAR CONSTRUCTION, LLC 1400 N. LA SALLE, SUITE 100 CHICAGO, ILLINOIS 60642

PROFESSIONAL OF RECORD SEAL: [Seal]

FLIPSISARCHITECTURE

Kinexx
MODULAR CONSTRUCTION

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT AND SPECIFICATIONS AND SHALL BE USED TO INTERPRET THE INTENT OF THE ARCHITECT'S DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COOK AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT.

DATE: 07 JUN 2021	AND SUBMITTAL: FINAL
DATE: 09 MAY 2021	AND SUBMITTAL: SET
DATE: 14 MAY 2021	AND SUBMITTAL: SET
DATE: 14 MAY 2021	AND SUBMITTAL: SET

PROJECT NO: [] SHEET NO: []

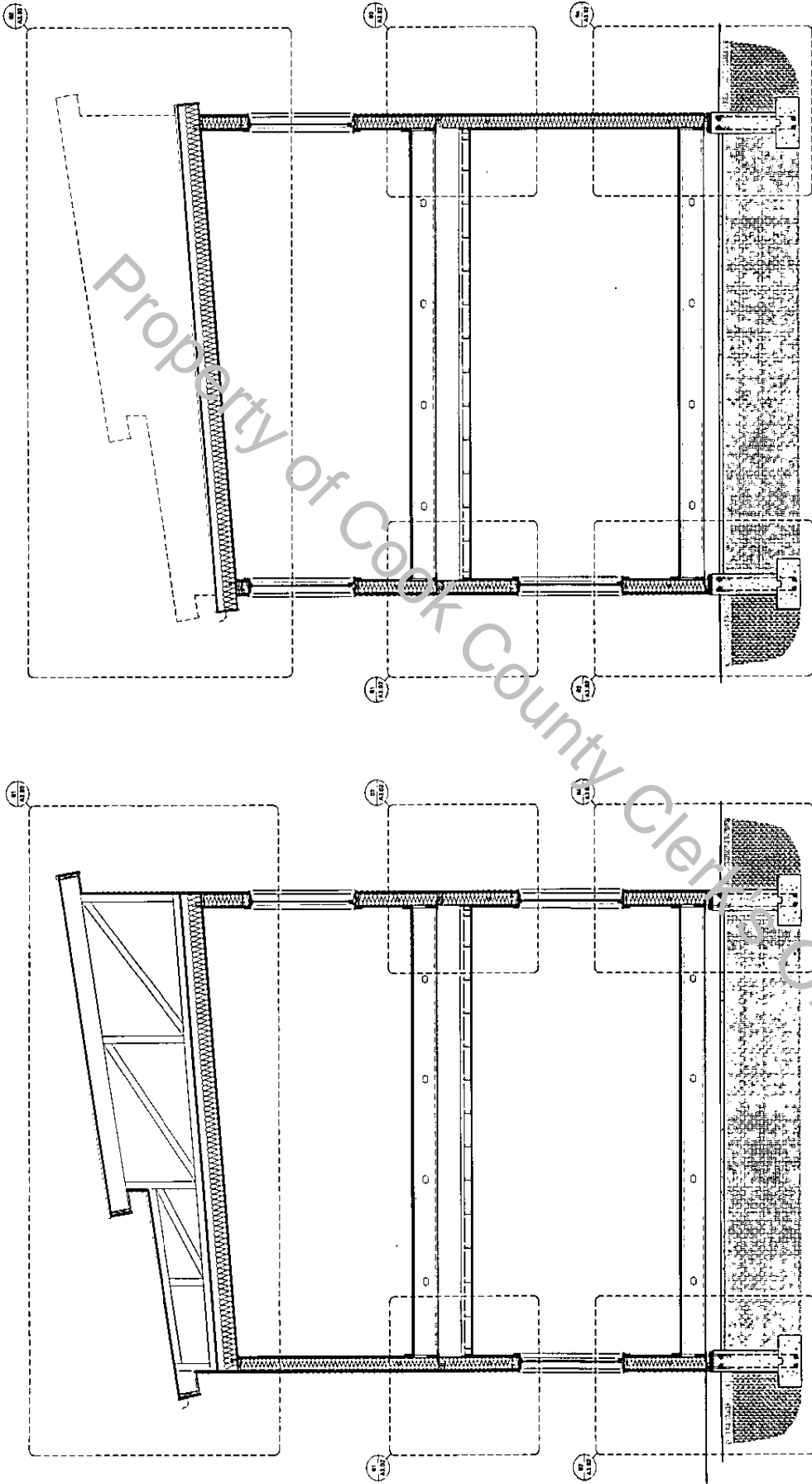
DRAWN BY: []

CHECKED BY: []

SCALE: AS SHOWN

DATE: 06/01/21

A3.00



D TYPICAL BUILDING SECTION
SCALE: 1/2" = 1'-0"

E TYPICAL BUILDING SECTION
SCALE: 1/2" = 1'-0"

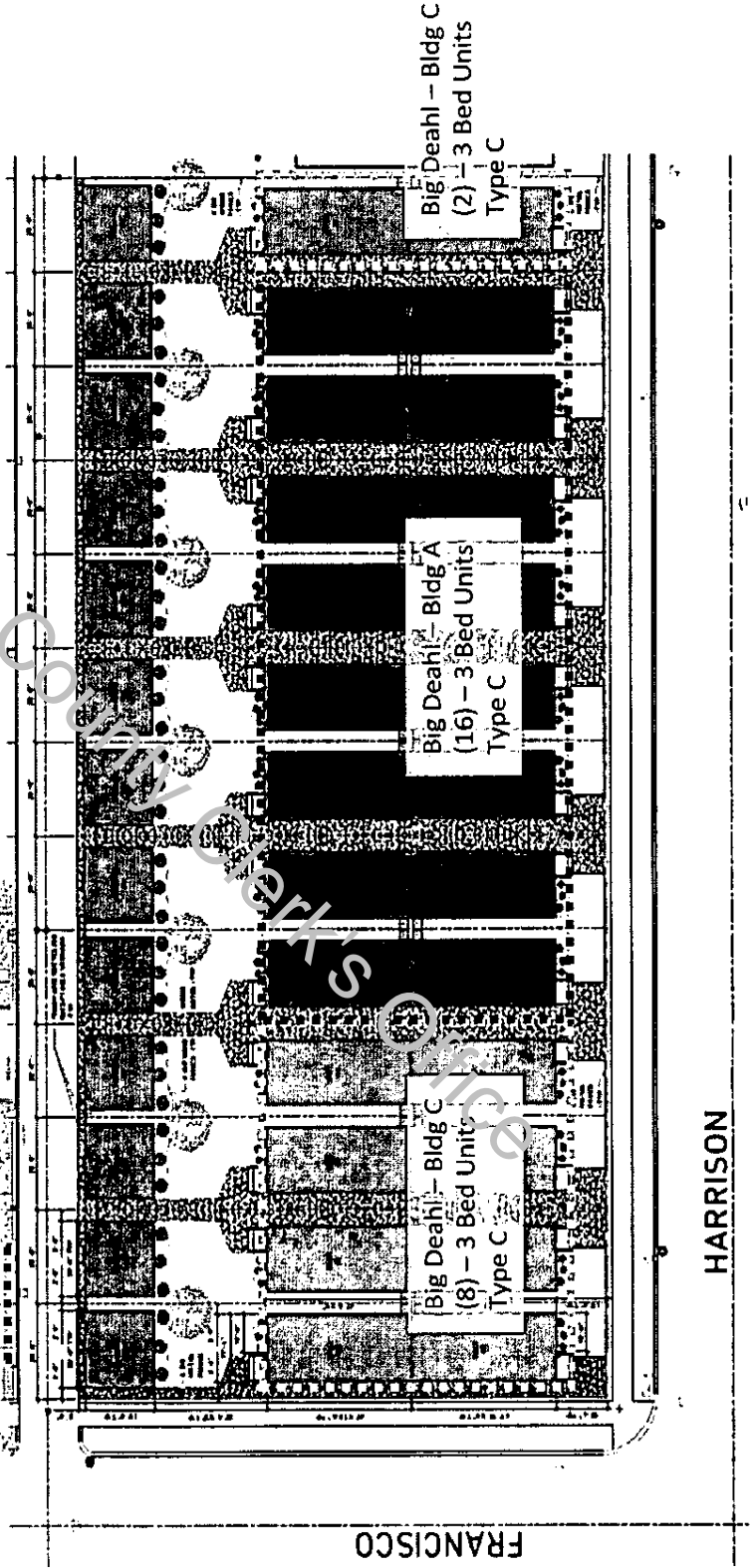
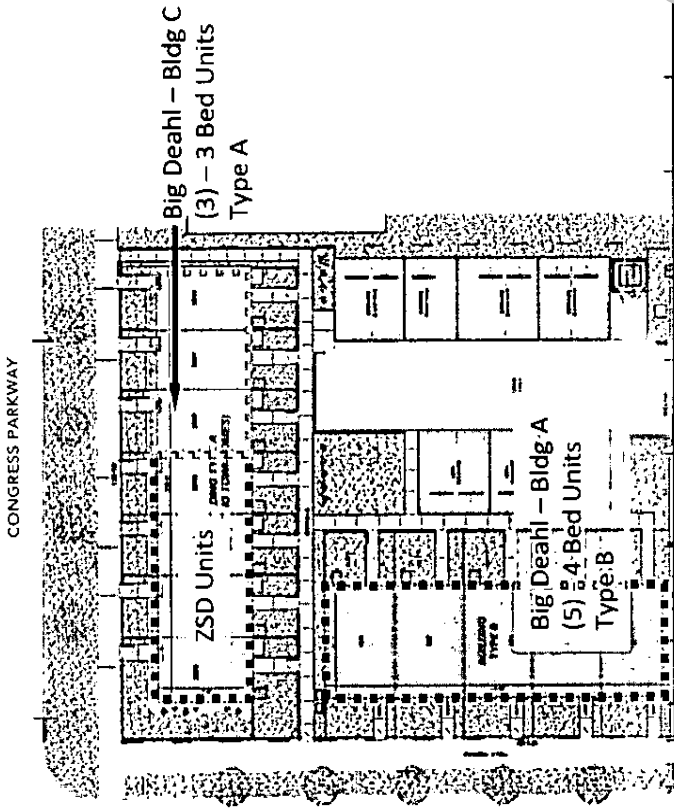
Property of Cook County Clerk's Office

UNOFFICIAL COPY

Unit Summary:

- ZSD - 4 Units
- Big Deahl Bldg C - 13 Units
- Big Deahl Bldg A - 23 Units

Note: Units to be delivered in phased approach



UNOFFICIAL COPY

EXHIBIT D

ARO MATRIX

ARO Project	Triggering Property Obligation		Total
	Bldg B	Bldg C	
studio		0	0
one-bed		0	0
two-bed		1	6
three-bed		3	15
four-bed		9	9
total		13	21

ARO Project	Triggering Property Obligation		Total
	Bldg C	Bldg A	
studio			
one-bed			
two-bed			
three-bed	13	18	31.00
four-bed		5	5.00
total	13	23	36

Total	26	44	70
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Building B - 869 W Blackhawk

	Unit Type	Unit #	Area (SF)	Accessible	Floor	Triggering Property	Price Not To Exceed
1	2 Bedroom	202	816	yes	2	Bldg C - 853 W Blackhawk	\$285,134.00
2	2 Bedroom	208	816	yes	2	Bldg A - 1465 N Kingsbury	\$285,134.00
3	2 Bedroom	302	816	no	3	Bldg A - 1465 N Kingsbury	\$285,134.00
4	2 Bedroom	308	894	no	3	Bldg A - 1465 N Kingsbury	\$285,134.00
5	2 Bedroom	402	816	no	4	Bldg A - 1465 N Kingsbury	\$285,134.00
6	2 Bedroom	408	894	no	4	Bldg A - 1465 N Kingsbury	\$285,134.00
7	2 Bedroom	508	894	no	5	Bldg A - 1465 N Kingsbury	\$285,134.00
8	3 Bedroom	203	1,032	no	2	Bldg A - 1465 N Kingsbury	\$333,734.00
9	3 Bedroom	204	1,204	yes	2	Bldg A - 1465 N Kingsbury	\$333,734.00
10	3 Bedroom	205	1,028	no	2	Bldg A - 1465 N Kingsbury	\$333,734.00
11	3 Bedroom	207	1,028	no	2	Bldg A - 1465 N Kingsbury	\$333,734.00
12	3 Bedroom	303	1,032	yes	3	Bldg A - 1465 N Kingsbury	\$333,734.00
13	3 Bedroom	304	1,204	no	3	Bldg C - 853 W Blackhawk	\$333,734.00
14	3 Bedroom	305	1,204	no	3	Bldg A - 1465 N Kingsbury	\$333,734.00
15	3 Bedroom	307	1,028	yes	3	Bldg A - 1465 N Kingsbury	\$333,734.00
16	3 Bedroom	403	1,032	yes	4	Bldg C - 853 W Blackhawk	\$333,734.00
17	3 Bedroom	404	1,204	no	4	Bldg A - 1465 N Kingsbury	\$333,734.00
18	3 Bedroom	405	1,204	yes	4	Bldg A - 1465 N Kingsbury	\$333,734.00
19	3 Bedroom	407	1,028	no	4	Bldg A - 1465 N Kingsbury	\$333,734.00
20	3 Bedroom	501	974	no	5	Bldg C - 853 W Blackhawk	\$333,734.00
21	3 Bedroom	502	981	no	5	Bldg A - 1465 N Kingsbury	\$333,734.00
22	3 Bedroom	503	1,032	no	5	Bldg A - 1465 N Kingsbury	\$333,734.00
23	3 Bedroom	504	1,204	no	5	Bldg A - 1465 N Kingsbury	\$333,734.00
24	3 Bedroom	505	1,142	yes	5	Bldg A - 1465 N Kingsbury	\$333,734.00
25	3 Bedroom	507	1,162	yes	5	Bldg A - 1465 N Kingsbury	\$333,734.00
26	4 Bedroom	201	1,139	no	2	Bldg C - 853 W Blackhawk	\$374,696.00
27	4 Bedroom	206	1,363	yes	2	Bldg C - 853 W Blackhawk	\$374,696.00
28	4 Bedroom	209	1,162	no	2	Bldg C - 853 W Blackhawk	\$374,696.00
29	4 Bedroom	301	1,139	no	3	Bldg C - 853 W Blackhawk	\$374,696.00
30	4 Bedroom	306	1,363	no	3	Bldg C - 853 W Blackhawk	\$374,696.00
31	4 Bedroom	309	1,162	yes	3	Bldg C - 853 W Blackhawk	\$374,696.00
32	4 Bedroom	401	1,139	no	4	Bldg C - 853 W Blackhawk	\$374,696.00
33	4 Bedroom	406	1,363	yes	4	Bldg C - 853 W Blackhawk	\$374,696.00
34	4 Bedroom	409	1,162	no	4	Bldg C - 853 W Blackhawk	\$374,696.00