

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD, (Planned Development) consists of a net site area of approximately 48,580 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Thrive Exchange, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

Applicant: Thrive Exchange, LLC
Address: 7901-11 S. Exchange Avenue/2933-41 E. 79th Street; 7850-72 S. Exchange Avenue/2908-30 E. 79th Street;
7839-45 S. Escanaba Avenue
Date of Introduction: September 13, 2023
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- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning/Land Use Map; a Site Aerial/Phase Plan; a Planned Development Boundary and Property Line Map; a Pedestrian Connectivity Plan; Subarea Plans; Site Plan (Subarea A); Site Plan (Subarea B); Landscape Plan (Subarea A); Planting Palette (Subarea A); Landscape Details (Subarea A); Open Space Plan (Subarea A); Building Elevations – Subarea A (Northeast, South, East and West); Building Sections (Subarea A); Floor Plans (Subarea A); Roof Plan (Subarea A) prepared by KOO LLC and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development TBD: (list uses as they are defined in the Chicago Zoning Ordinance). In each of the following Sub Areas, the following uses shall be permitted in this Planned Development (PD) (describe in detail which uses are permitted and which are excluded for each Sub-Area):

Subarea A: Residential, Retail, Restaurant (General), Food and Beverage Retail Sales, Outdoor Patio (at grade), Office.

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Subarea B: Artist Live/Work, Business Live/Work, Residential, Retail, Restaurant (General); Food and Beverage Retail Sales, Outdoor Patio (at grade), Drive-Through Facility, Office.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table for Subarea A has been determined using a net site area of 14,520 square feet and an FAR of 3.76. The permitted FAR identified in the Bulk Regulations and Data Table for Subarea B will be determined during site plan review.
9. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area B, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

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- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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

10. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development for each respective subarea. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant acknowledges and agrees that the rezoning of the Property from RT4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District, and then to this Residential-Business Planned Development (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (Required Units) as affordable units; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a low-moderate income area, within the meaning of the ARO, and Phase I of the project (Subarea A) has a total of 43 units. Phase II of the project will commence at a future date, and submit for site plan approval at such time. As it relates to Subarea A, the Applicant’s affordable housing obligation is four (4) affordable units (10% of TBD rounded up), 1 of which is Required Unit (25% of four (4) units). Applicant has agreed to satisfy its

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affordable housing obligation regarding its proposed development within Subarea A by providing forty-three (43) affordable units in the rental building to be constructed in the PD, as acknowledged by the City's Department of Housing in its written correspondence dated June 1, 2023. The Applicant agrees that the affordable rental units must be affordable to households earning 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit its request to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development (PD), the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the PD.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to C1-2 Neighborhood Commercial District.

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): 74,762 sf

- Subarea A (sf) 23,716 sf
- Subarea B (sf) 51,046 sf

Area of Public Way (sf): 26,182 sf

Net Site Area (sf): 48,580 sf

- Subarea A (sf) 14,520 sf
- Subarea B (sf) 34,060 sf

Overall Maximum Floor Area Ratio:

Subarea A (FAR): 3.76
Subarea B (FAR): 4.00 (to be determined during site plan review)

Allowed Uses: All uses identified in Statement Number 5

No. of Dwelling Units:

- 43 (Subarea A)
- 114 - To be determined during site plan review (Subarea B)

Square footage of building (sf):

- 54,604 sf (Subarea A)
- TBD (Subarea B)

Retail (sf):

- 2,976 sf (Subarea A)
- TBD (Subarea B)

Office (sf):

- 734 sf (Subarea A)
- TBD (Subarea B)

No. of Off-street Parking Spaces:

- 0 (Subarea A)
- To be determined during site plan review (Subarea B)

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No. of Bicycle Parking Spaces

- 43 (Subarea A)
- To be determined during site plan review (Subarea B)

No. of Loading Berths

One (1) 10' x 25' (Subarea A)
One (1) 10' x 25' (Subarea B)

Maximum Building Height:
(as measured by 17-17-0311-A
of the CZO)

- 77'-8" (Subarea A)
- To be determined during site plan review (Subarea B)

Setbacks from Property Line:

In accordance with Site Plan (Subarea A)/P Street

- Front setback: None
- Rear setback: 7'-3"
- Side setback: None

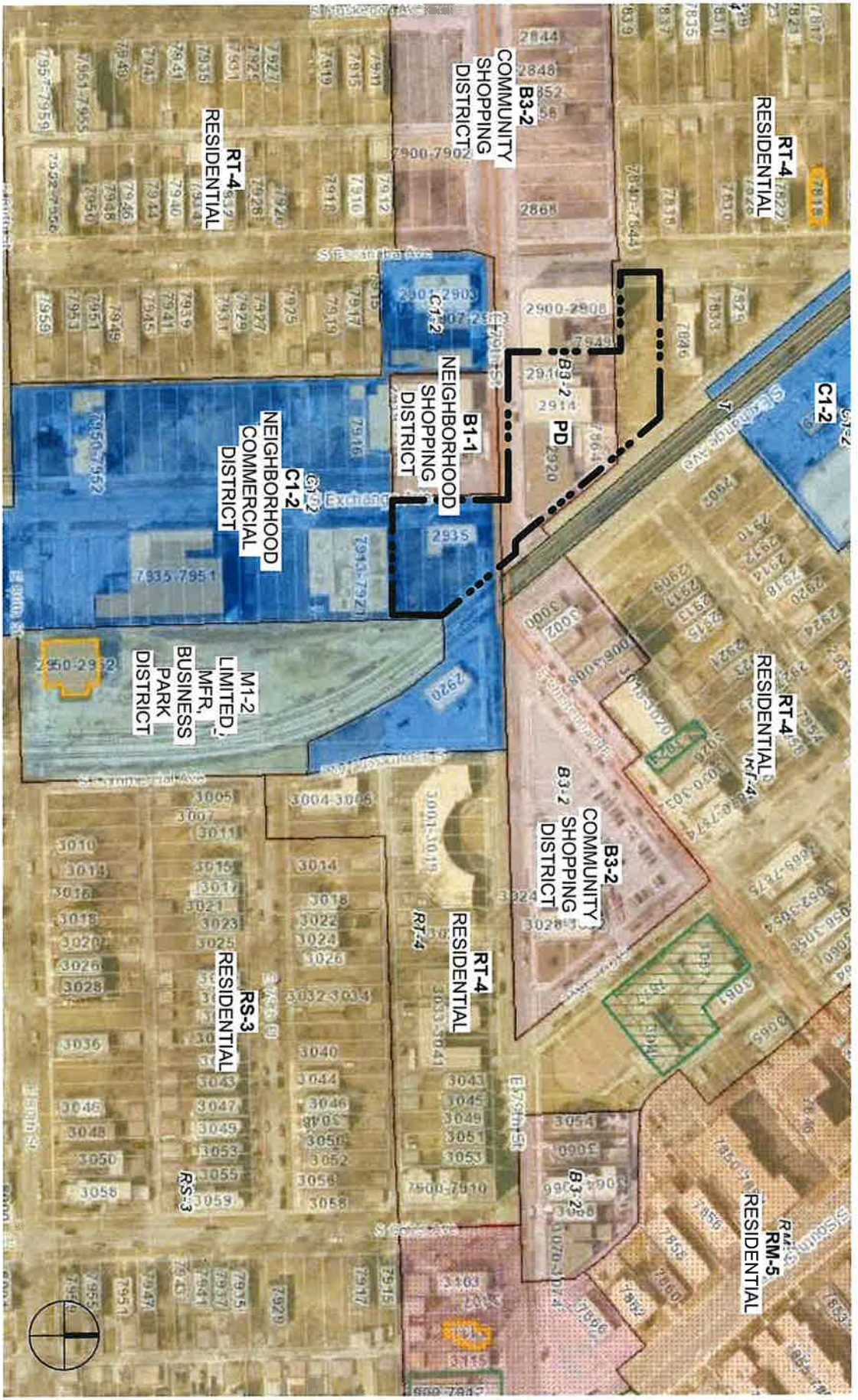
(Subarea B: setbacks from property line to be determined as part of site plan review).

In accordance with Site Plan (Subarea B)/P Street

- Front setback: None Required
- Rear setback: 30'-0" at Residential floors, None at non-residential floors
- Side setback: Not more than 5'-0"

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ZONING & LAND USE MAP

SCALE: N.T.S.

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 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-236-0920



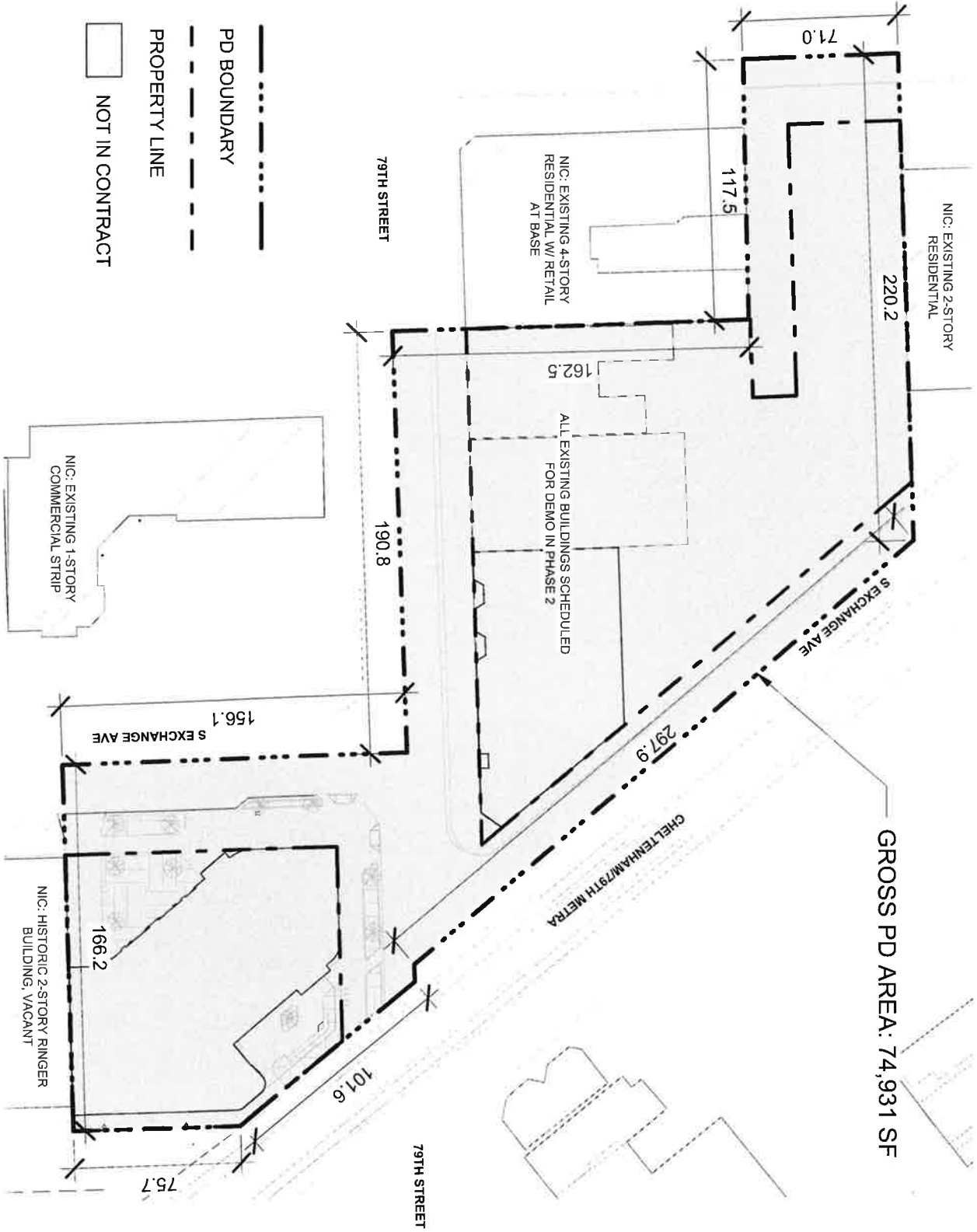
SITE AERIAL & PHASE PLAN

SCALE: N.T.S.

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GROSS PD AREA: 74,931 SF

- PD BOUNDARY
- PROPERTY LINE
- NOT IN CONTRACT

SITE PLAN

SCALE: 1/64" = 1'-0"

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NIC: EXISTING 2-STORY
RESIDENTIAL

NIC: EXISTING 4-STORY
RESIDENTIAL W/ RETAIL
AT BASE

S EXCHANGE AVE

CHEL TENKHAM/79TH METRA

79TH STREET

SUBAREA A: 14,520 SF

79TH STREET

PROPERTY LINE

NOT IN CONTRACT

NIC: EXISTING 1-STORY
COMMERCIAL STRIP

S EXCHANGE AVE

SOUTH SITE -
PHASE 1: MIXED-
USE, MID-RISE
AFFORDABLE
HOUSING

NIC: HISTORIC 2-STORY RINGER
BUILDING, VACANT

SUBAREA A

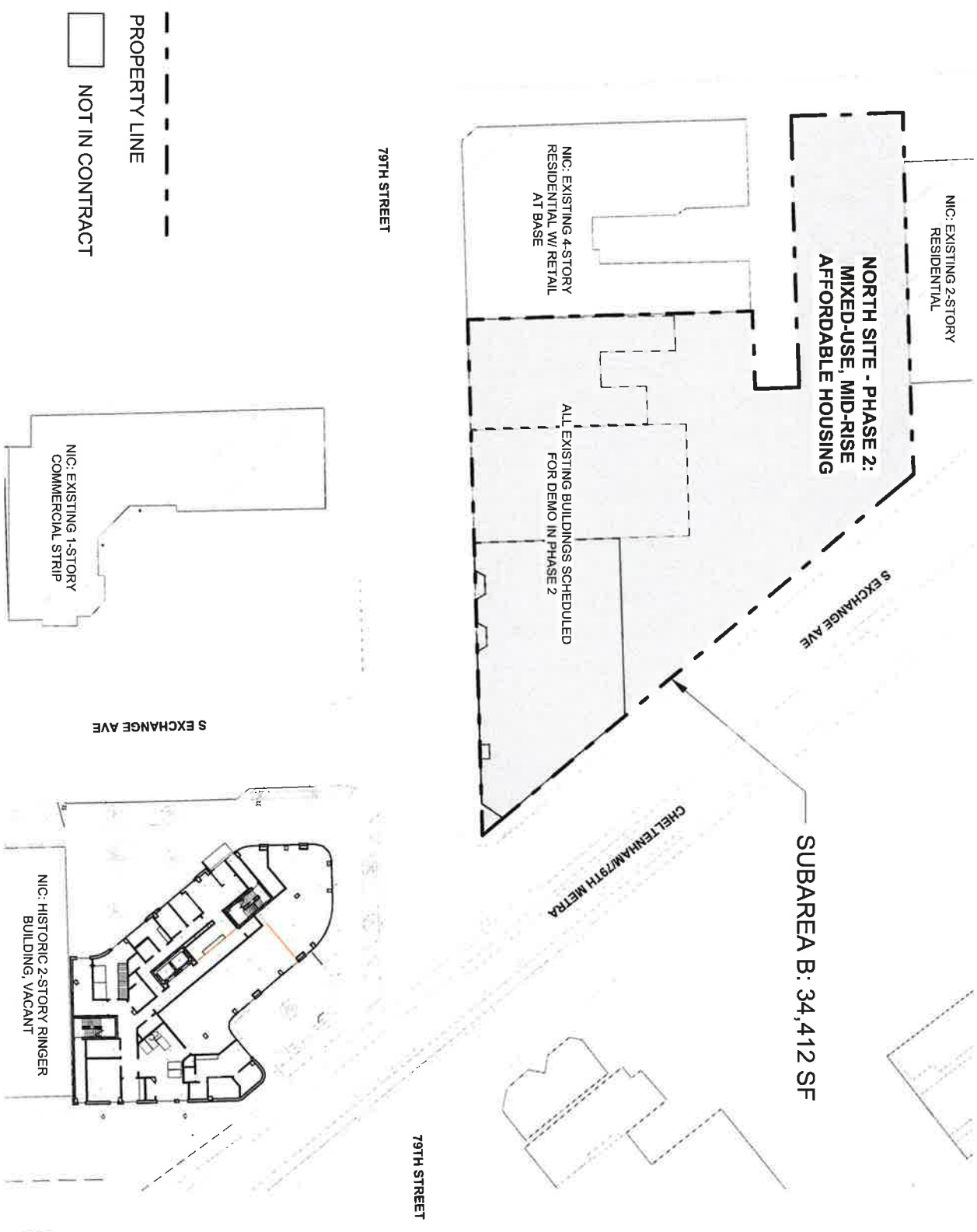
SCALE: 1/64" = 1'-0"



APPLICANT: THRIVE EXCHANGE, LLC
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EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
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NIC: EXISTING 2-STORY RESIDENTIAL

**NORTH SITE - PHASE 2:
MIXED-USE, MID-RISE
AFFORDABLE HOUSING**

NIC: EXISTING 4-STORY RESIDENTIAL W/ RETAIL AT BASE

ALL EXISTING BUILDINGS SCHEDULED FOR DEMO IN PHASE 2

S EXCHANGE AVE

SUBAREA B: 34,412 SF

CHEL TENHAN/79TH METRA

79TH STREET

79TH STREET

--- PROPERTY LINE

□ NOT IN CONTRACT

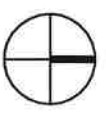
NIC: EXISTING 1-STORY COMMERCIAL STRIP

S EXCHANGE AVE

NIC: HISTORIC 2-STORY RINGER BUILDING, VACANT

SUBAREA B

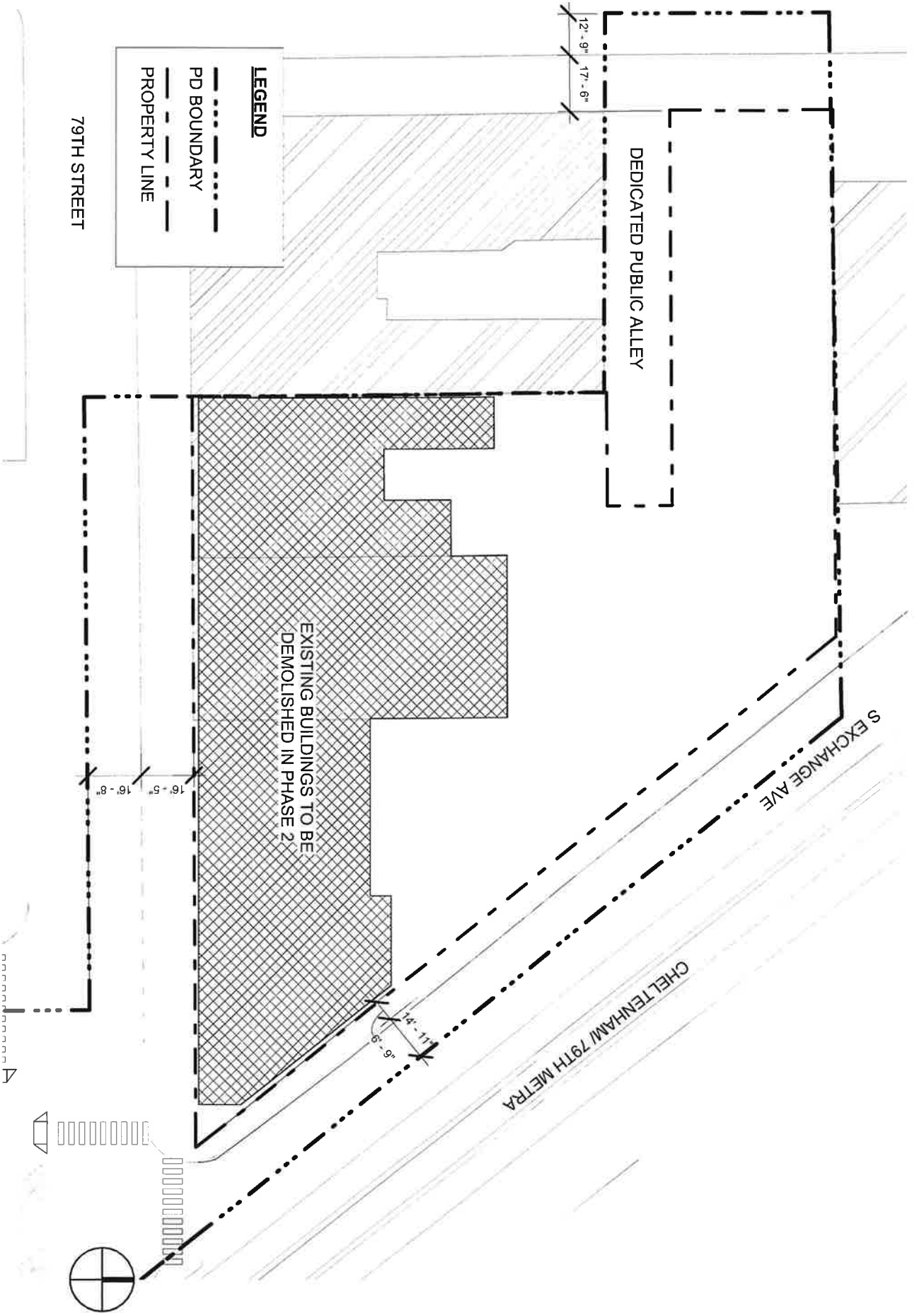
SCALE: 1/64" = 1'-0"



APPLICANT: THRIVE EXCHANGE, LLC
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LEGEND

- PD BOUNDARY
- - - PROPERTY LINE

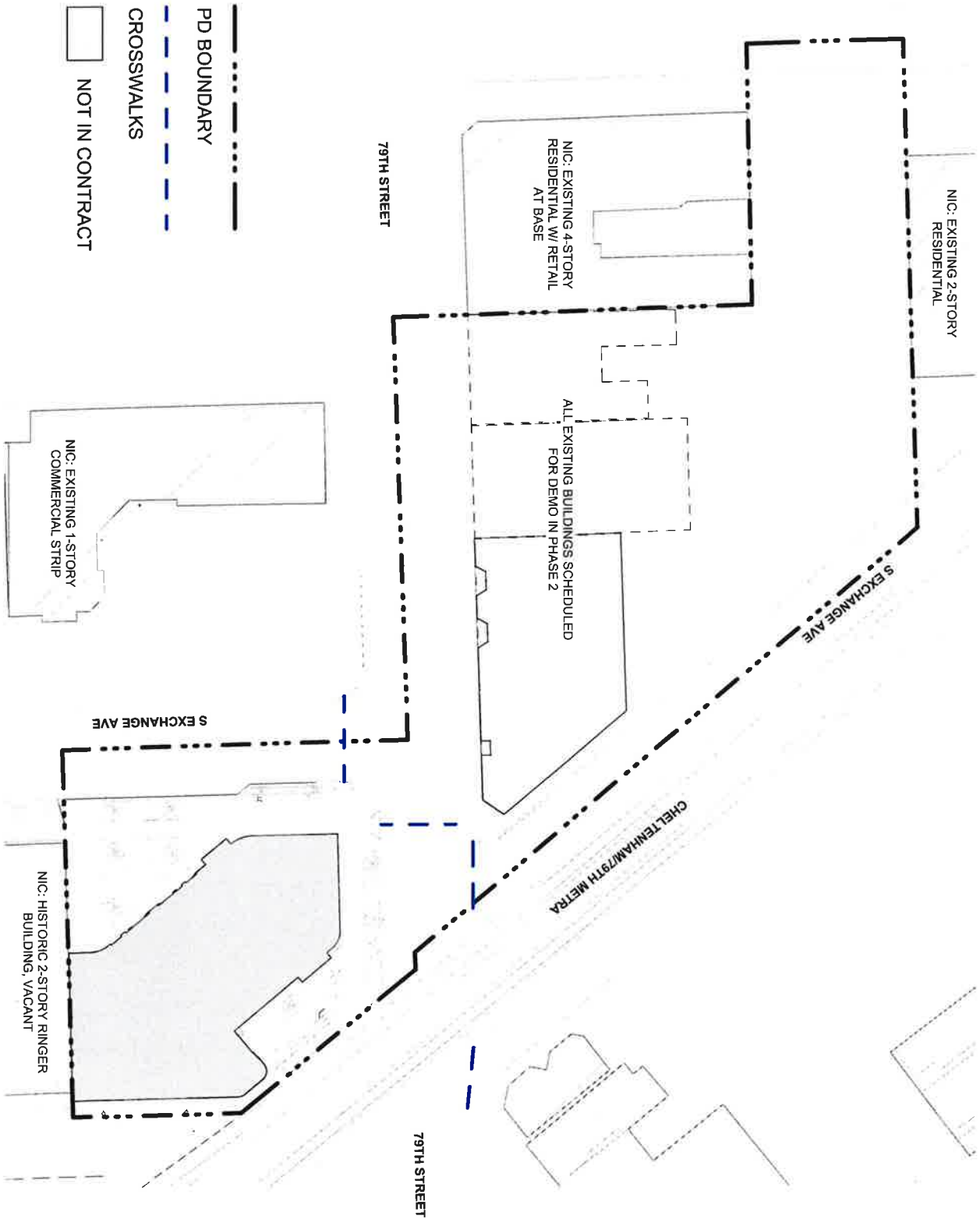
SITE PLAN - SUBAREA B




SCALE: 1" = 40'-0"

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-  PD BOUNDARY
-  CROSSWALKS
-  NOT IN CONTRACT



PEDESTRIAN CONNECTIVITY



SCALE: 1/64" = 1'-0"

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PLANT SCHEDULE - GROUND LEVEL							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATVAR (Y/N)	PLANT TYPE (T/S/F/G)
SHADE TREES								
CASP	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6T clear branch height	Y	T
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6T clear branch height	Y	T
TADI	2	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6T clear branch height	Y	T
UL.NH	1	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	6T clear branch height	N	T
UNDERSTORY / ORNAMENTAL TREES								
AM.AB	1	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal		Y	T
BE.CU	1	<i>Betula nigra</i> 'Cully Heritage'	Heritage River Birch	B&B	2.5" cal		Y	T
CACA	1	<i>Carpinus caroliniana</i>	American Hombeam	B&B	2.5" cal		Y	T
EVERGREEN TREES								
JU.TA	9	<i>Juniperus virginiana</i> 'Taylor'	Taylor Eastern Red Cedar	cont/B&B	6' ht	30" oc	Y	T
TH.SM	10	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	cont/B&B	4-5' ht	36" oc	Y	T
SHRUBS								
AR.ME	10	<i>Aronia melanocarpa</i>	Black Chokeberry	cont	24" ht	36" oc	Y	S
CE.OC	4	<i>Cephalanthus occidentalis</i> 'Sugar Shack'	Sugar Shack Butonbush	cont	24" w	36" oc	Y	S
CE.AM	21	<i>Ceanothus americanus</i>	New Jersey Tea	cont	24" w	36" oc	Y	S
CO.BC	14	<i>Cornus sericea</i> 'Bergeson Compact'	Red Twig Dogwood	cont	24" ht	42" oc	Y	S
DI.LO	37	<i>Dierilla lonicera</i>	Dwarf Bush Honeysuckle	cont	24" w	36" oc	Y	S
IT.VI	13	<i>Ilex virginica</i>	Virginia Sweetspire	cont	24" ht	42" oc	Y	S
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER								
AG.BF		<i>Agastache</i> 'Blue Fortune'	Blue Fortune Giant Hyssop	cont	#1	18" oc	Y	F
AL.CE		<i>Allium cernuum</i>	Nodding Onion	cont	#1	12" oc	Y	F
AS.SP		<i>Asclepias incarnata</i>	Swamp Milkweed	cont	#1	18" oc	Y	F
AS.SY		<i>Asclepias syriacus</i>	Common Milkweed	cont	#1	18" oc	Y	F
AS.TU		<i>Asclepias tuberosa</i>	Butterflyweed	cont	#1	18" oc	Y	F
BA.AU		<i>Baptisia australis</i>	False Indigo	cont	#1	24" oc	Y	F
BO.CU		<i>Bouteloua curtipendula</i>	Side Oats Grama	cont	#1	18" oc	Y	G
CAMU		<i>Carex muskingumensis</i>	Palm Sedge	cont	#1	12" oc	Y	G
CA.VU		<i>Carex vulpinoidea</i>	Fox Sedge	cont	#1	18" oc	Y	G
DA.PU		<i>Dasylirion</i>	Purple Prairie Coneflower	cont	#1	12" oc	Y	F
EC.PU		<i>Echinacea purpurea</i>	Purple Coneflower	cont	#1	18" oc	Y	F
ER.SP		<i>Eragrostis spectabilis</i>	Purple Love Grass	cont	#1	12" oc	Y	G
EU.MA		<i>Eupatorium maculatum</i>	Joe Pye Weed	cont	#1	24" oc	Y	F
HI.MO		<i>Hibiscus moscheutos</i>	Swamp Rose Mallow	cont	#1	24" oc	Y	F
IR.VI		<i>Iris versicolor</i>	Blueflag Iris	cont	#1	15" oc	Y	F
LI.SP		<i>Liatris spicata</i>	Marsh Blazing Star	cont	#1	15" oc	Y	F
PA.VI		<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	cont	#1	24" oc	Y	G
PH.VI		<i>Physostegia virginiana</i>	Obedient Plant	cont	#1	18" oc	Y	F
RU.HI		<i>Rudbeckia hirta</i>	Black-Eyed Susan	cont	#1	18" oc	Y	F
SI.PE		<i>Silphium perfoliatum</i>	Cup Plant	cont	#1	18" oc	Y	F
SP.HE		<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	#1	24" oc	Y	G
SY.NO		<i>Symphoricarpon novae-angliae</i>	New England Aster	cont	#1	18" oc	Y	F

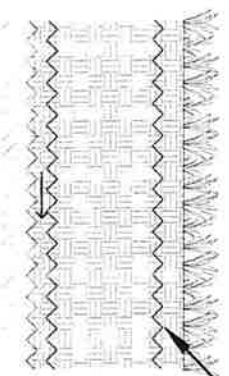
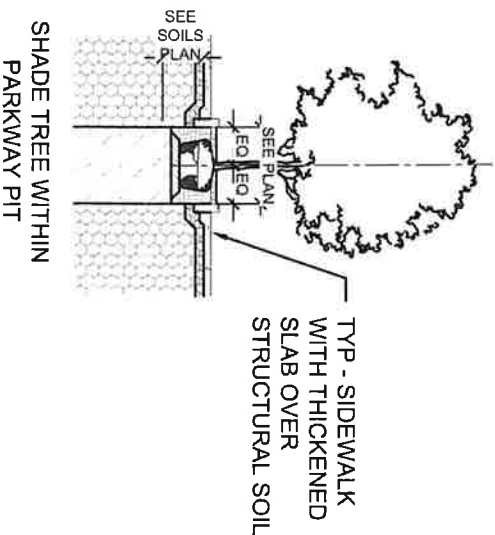
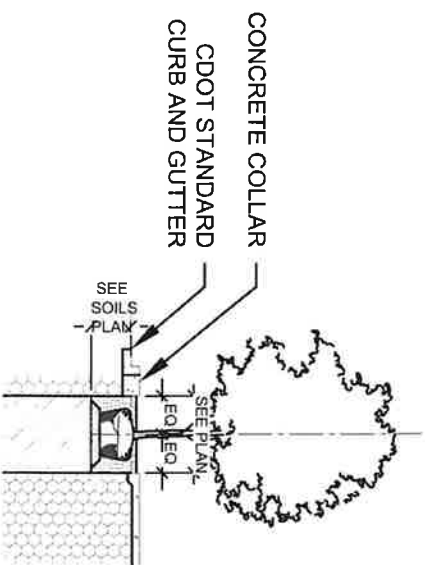
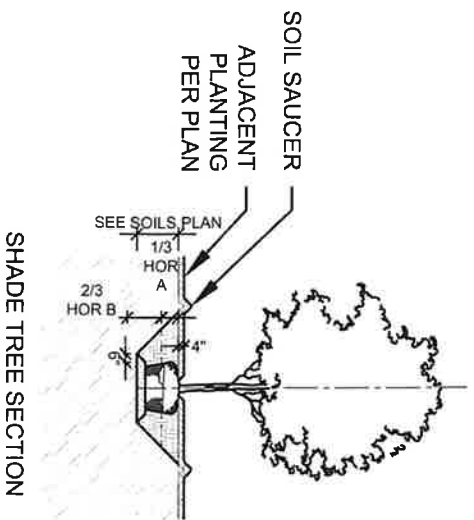
PLANTING PALETTE - SUBAREA A

SCALE:

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7833-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



NON-STRUCTURAL
OMNI-INFINITY
SOIL FOR
STORMWATER
MANAGEMENT

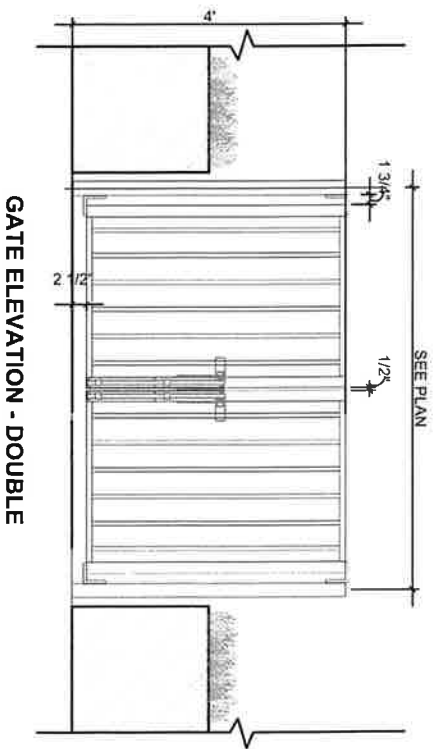
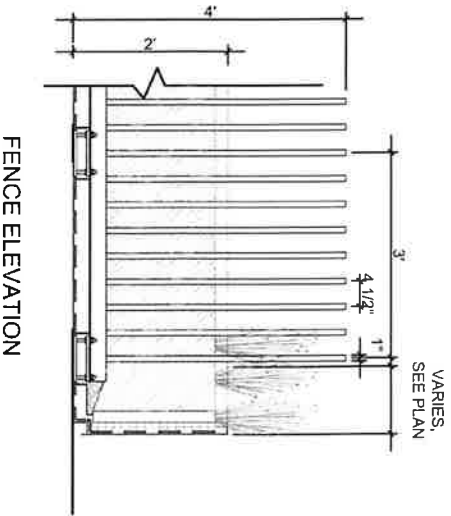
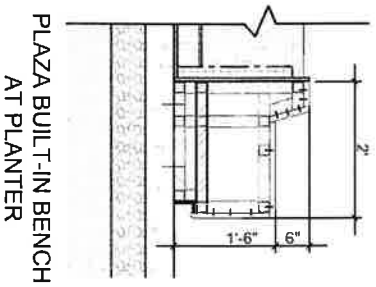
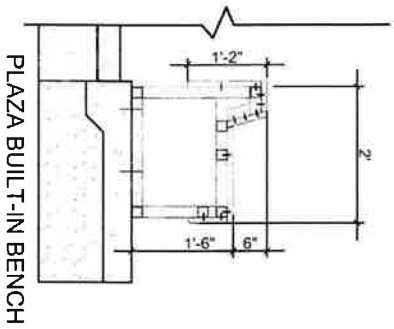
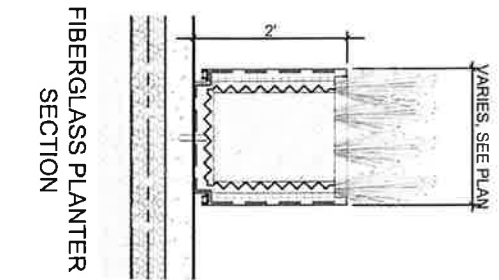
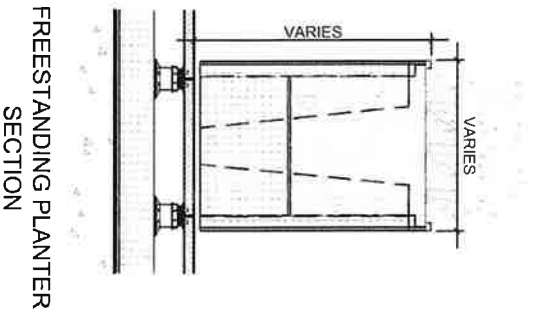
LANDSCAPE DETAILS - PLANTINGS

SCALE:

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2833-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
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THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



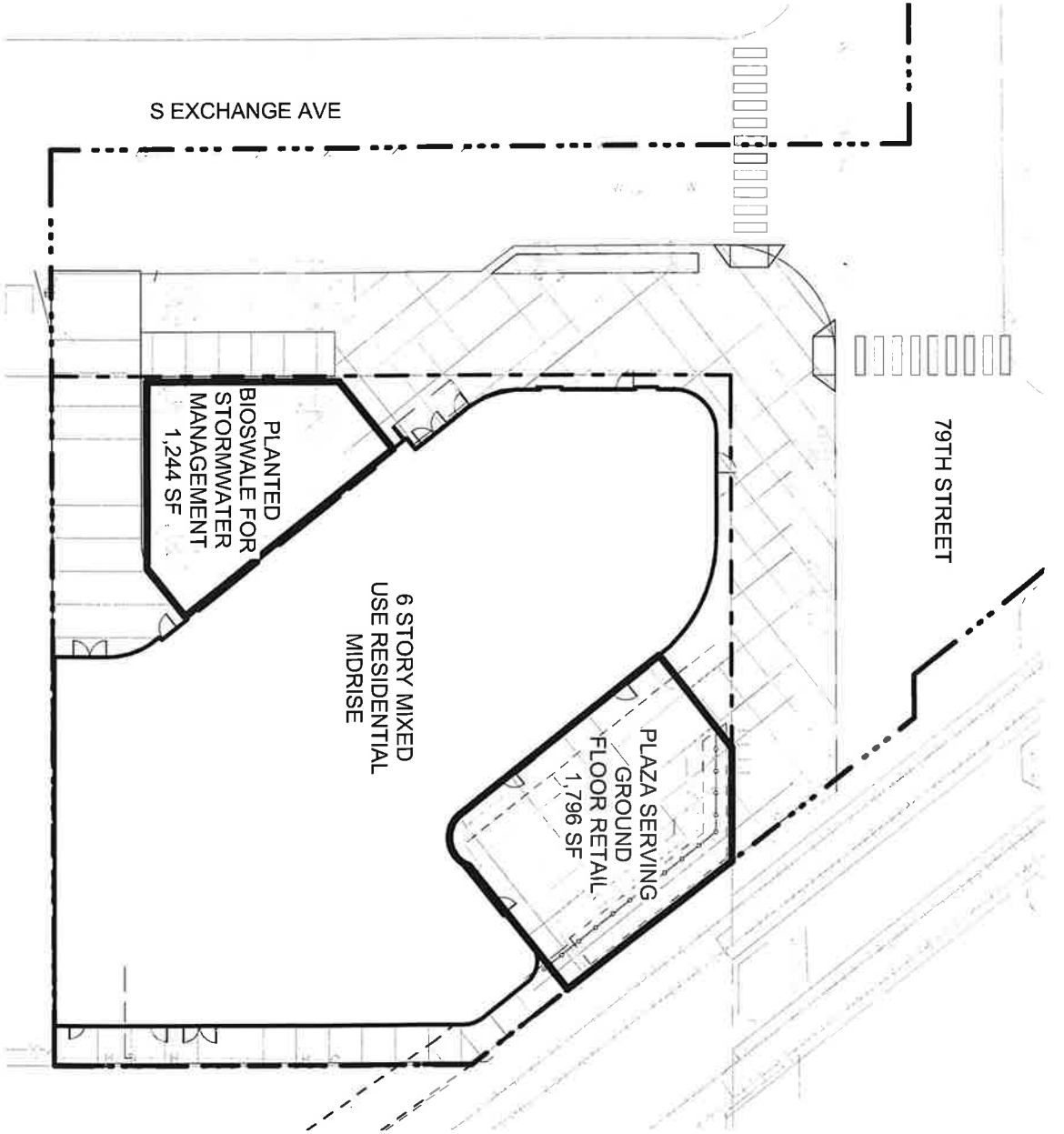
LANDSCAPE DETAILS - FURNISHINGS

SCALE:

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST. 7650-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION:

THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-236-0920



79TH STREET

S EXCHANGE AVE

6 STORY MIXED
USE RESIDENTIAL
MIDRISE

PLAZA SERVING
GROUND
FLOOR RETAIL
1,796 SF

PLANTED
BIOSWALE FOR
STORMWATER
MANAGEMENT
1,244 SF



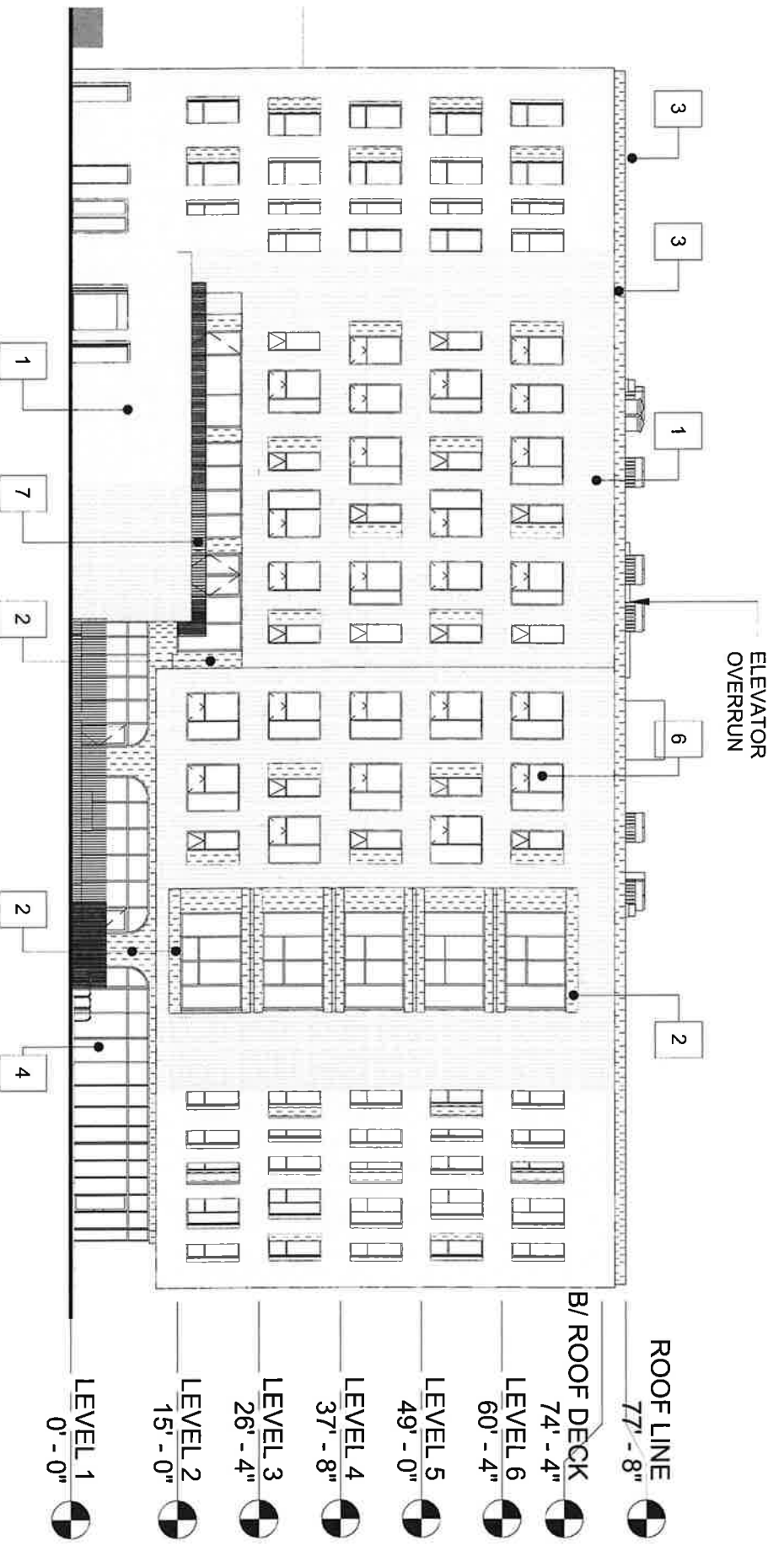
OPEN SPACE PLAN - SUBAREA A

SCALE: 1" = 30'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST.; 7650-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST.; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



GROUND FLOOR,
PEDESTRIAN FACING
ELEVATION COMPLIES
WITH CONNECTED
COMMUNITIES WITH
MINIMUM 60%
TRANSPARENCY.

- MATERIAL KEY**
- 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL
 - 2. COPPER COLOR METAL COMPOSITE MATERIAL
 - 3. DARK GRAY PRE-FORMED ALUMINUM PANEL
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. VERTICAL WINDOW WALL, RIBBON WITH GLASS SPANDREL @ SLAB EDGE
 - 6. UPVC WINDOW, STEEL REINFORCED
 - 7. METAL SPINDLE GUARDRAIL

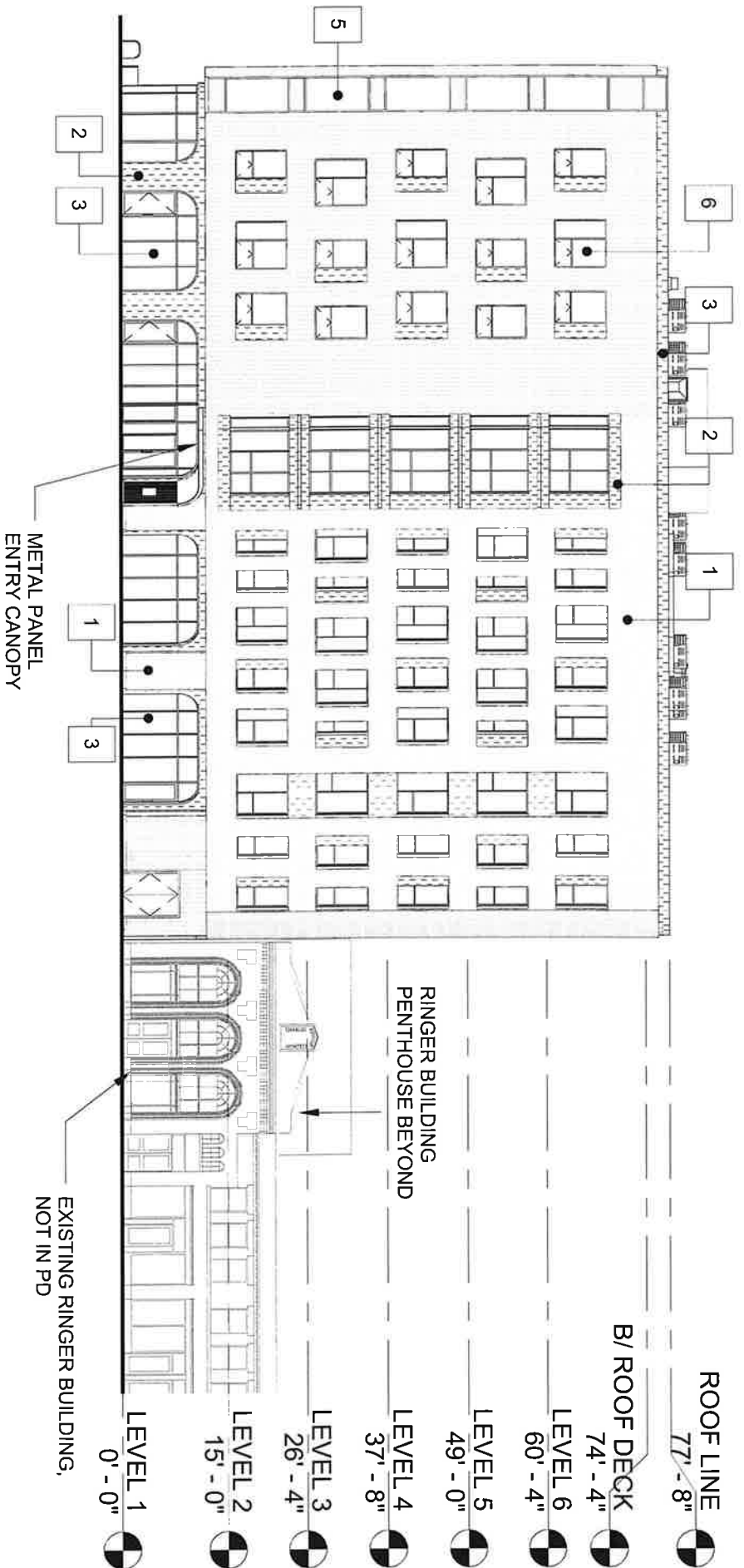
BUILDING ELEVATIONS - NORTHEAST

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
 PLAN COMMISSION

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



GROUND FLOOR,
PEDESTRIAN FACING
ELEVATION COMPLIES WITH
CONNECTED COMMUNITIES
WITH MINIMUM 60%
TRANSPARENCY.

- MATERIAL KEY**
- 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL
 - 2. COPPER COLOR METAL COMPOSITE MATERIAL
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 - 4. STOREFRONT WINDOW SYSTEM
 - 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
 - 6. UPVC WINDOW, STEEL REINFORCED
 - 7. METAL SPINDLE GUARDRAIL

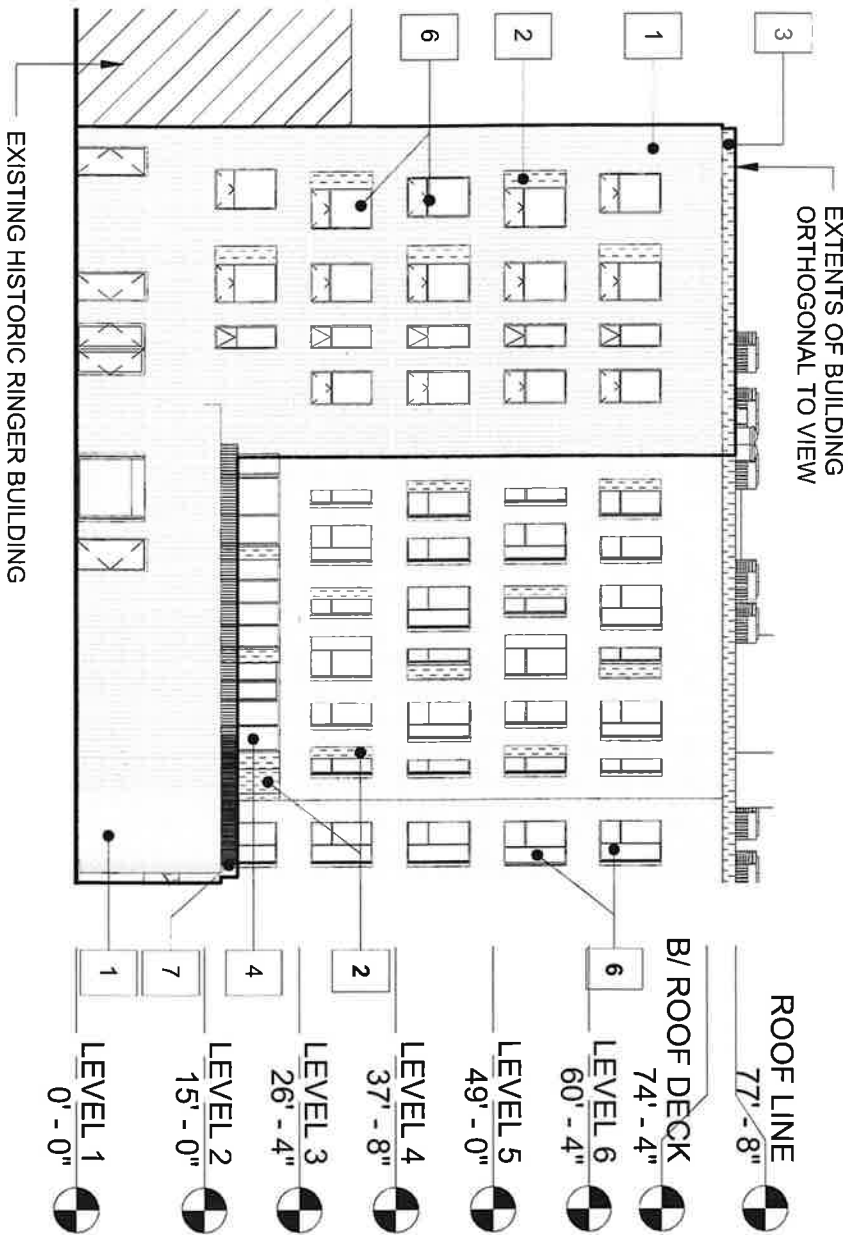
BUILDING ELEVATIONS - WEST

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION

**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



- MATERIAL KEY**
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 - 6. UPVC WINDOW, STEEL REINFORCED
 - 7. METAL SPINDLE GUARDRAIL

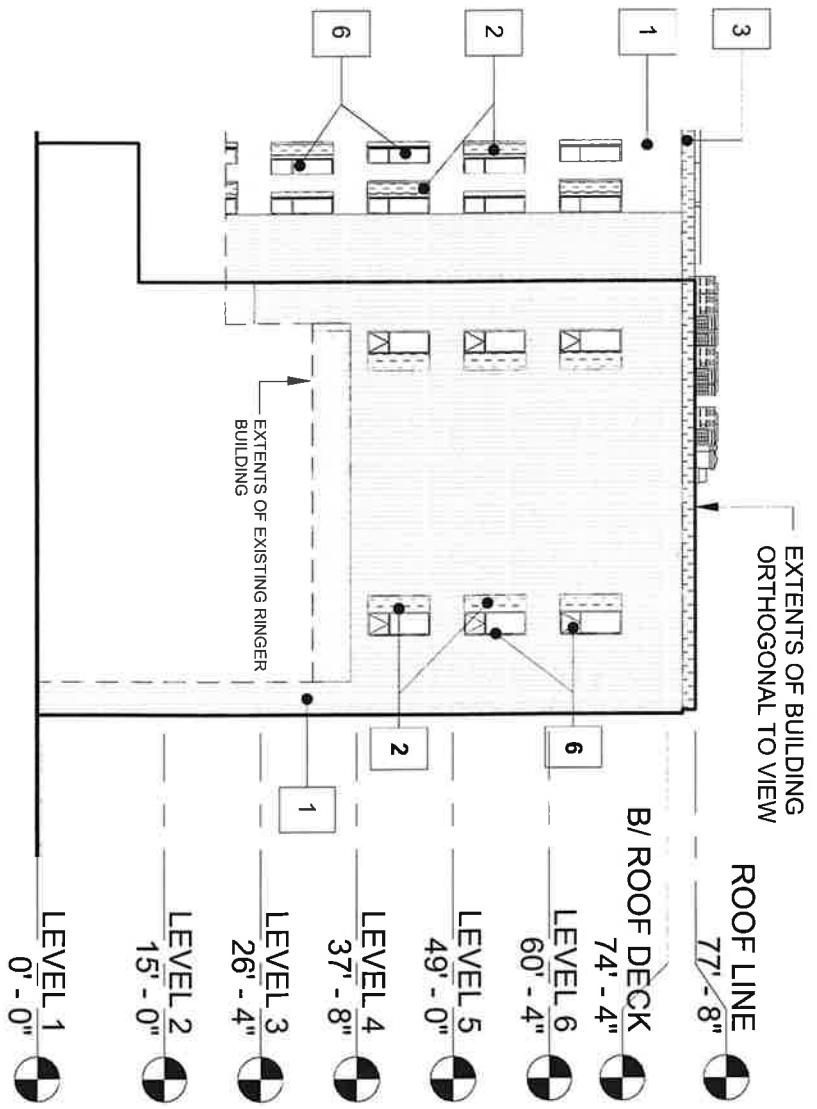
BUILDING ELEVATIONS - EAST

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST.; 7650-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST.; 7639-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
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THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



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 - 4. STOREFRONT WINDOW SYSTEM
 - 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
 - 6. UPVC WINDOW, STEEL REINFORCED
 - 7. METAL SPINDLE GUARDRAIL

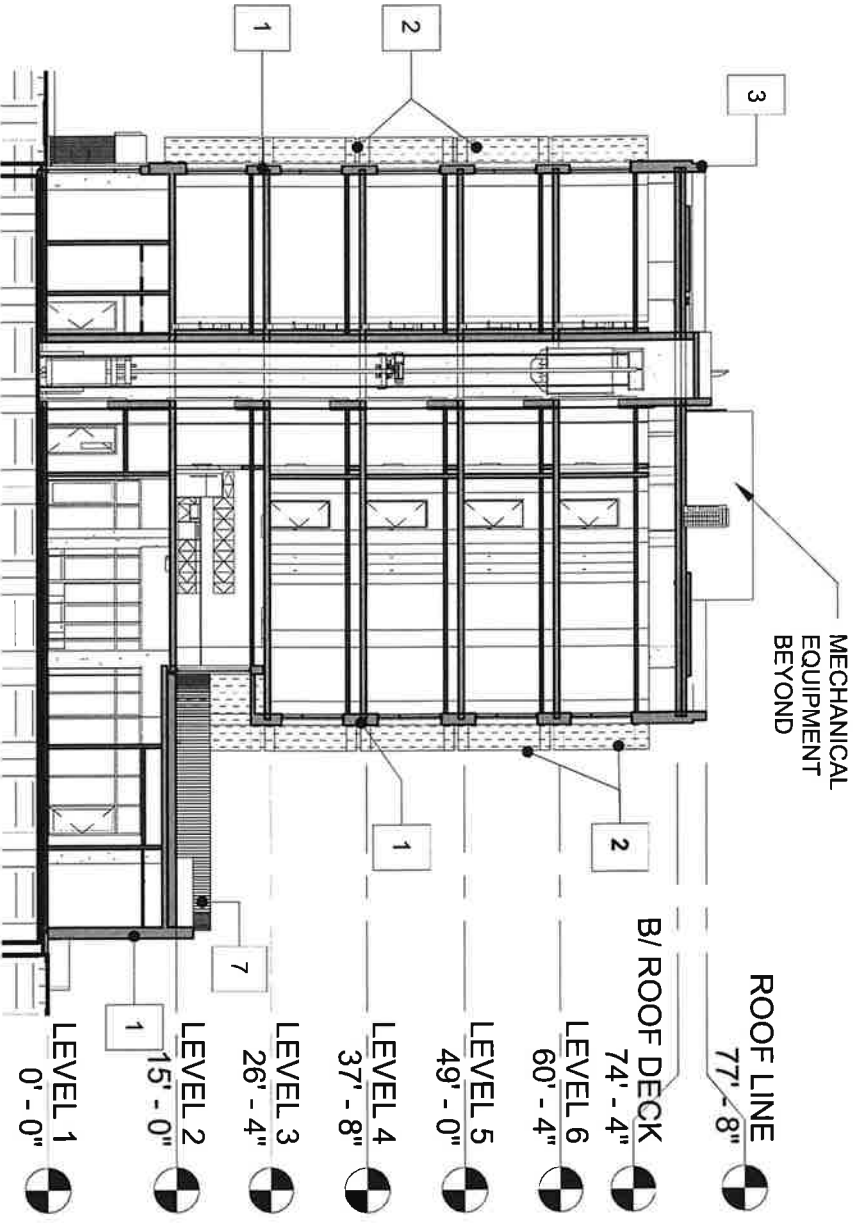
BUILDING ELEVATIONS - SOUTH

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST.; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST.; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
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THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



- MATERIAL KEY**
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 - 2. COPPER COLORED METAL COMPOSITE MATERIAL
 - 3. DARK GRAY PRE-FORMED ALUMINUM PANEL
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
 - 6. UPVC WINDOW, STEEL REINFORCED
 - 7. METAL SPINDLE GUARDRAIL

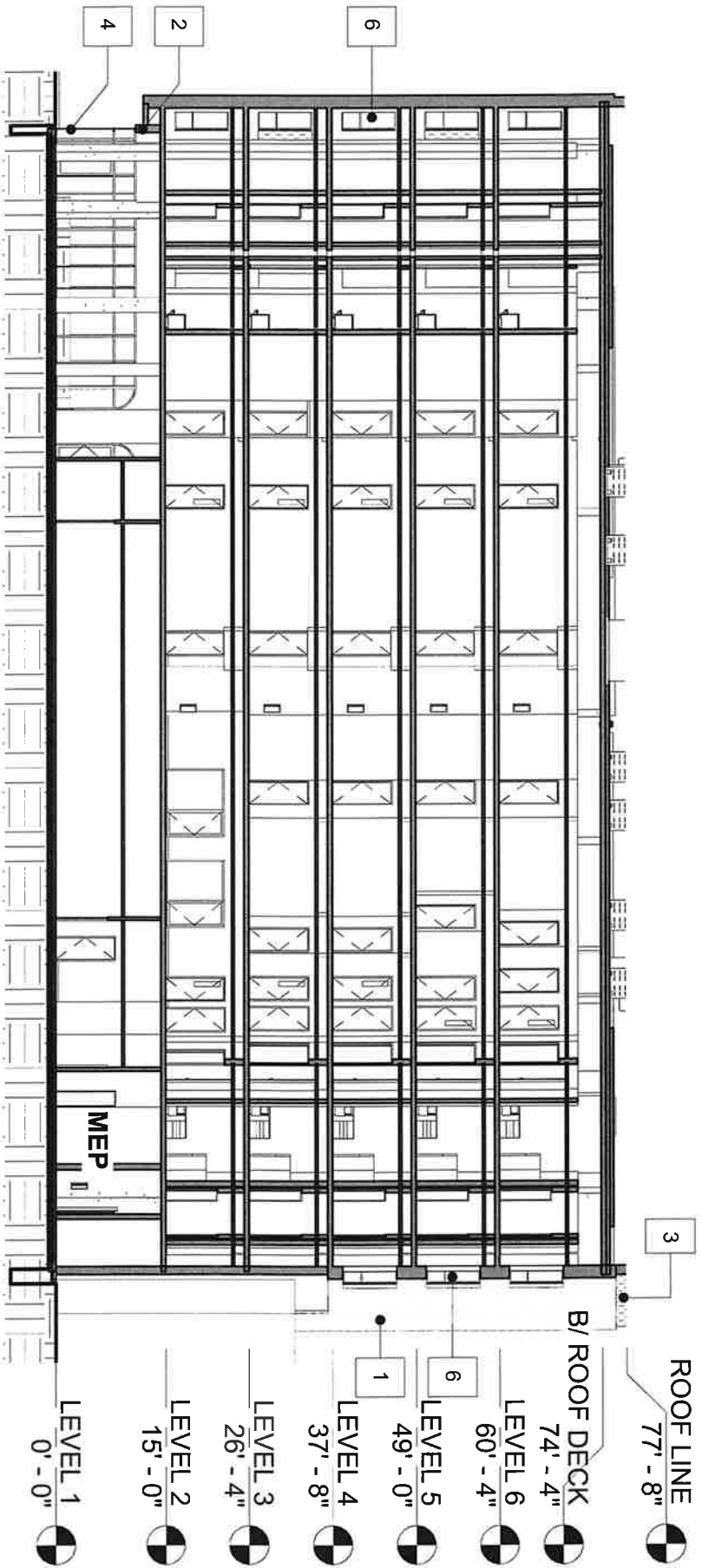
BUILDING SECTION - LOOKING NORTH

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST., 7850-72 S,
 EXCHANGE AVE/2908-30 E. 79TH ST., 7839-45 S, ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION

THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



- MATERIAL KEY**
- 1. LIGHT COLORED MODULAR BRICK, 2.25" X 16" NOMINAL
 - 2. COPPER COLORED METAL COMPOSITE MATERIAL
 - 3. DARK GRAY PRE-FORMED ALUMINUM PANEL
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
 - 6. UPVC WINDOW, STEEL REINFORCED METAL SPINDLE GUARDRAIL

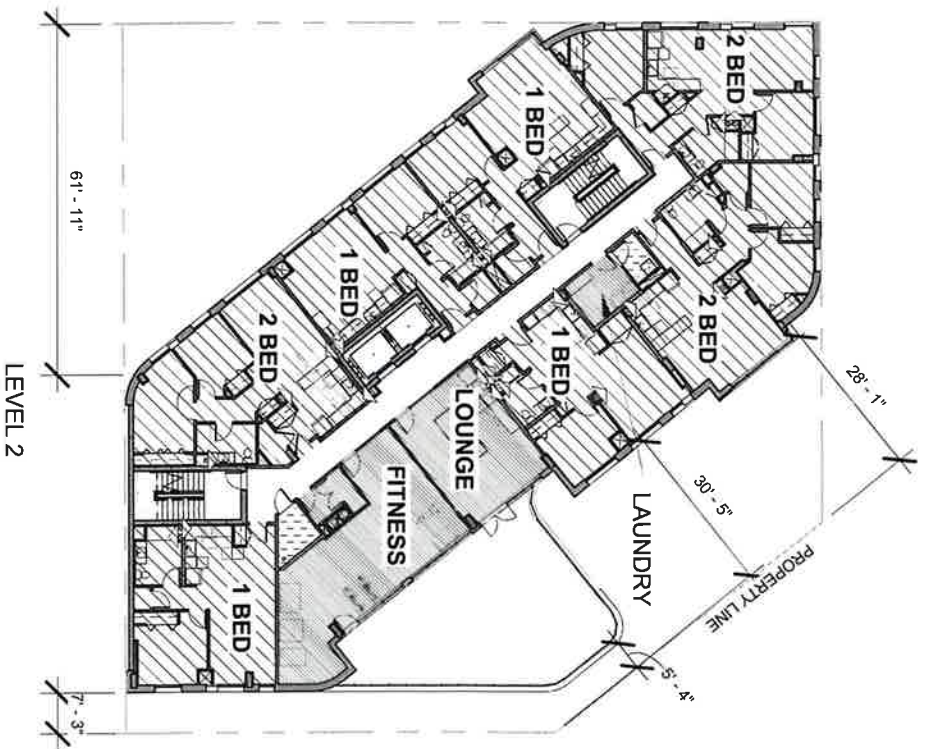
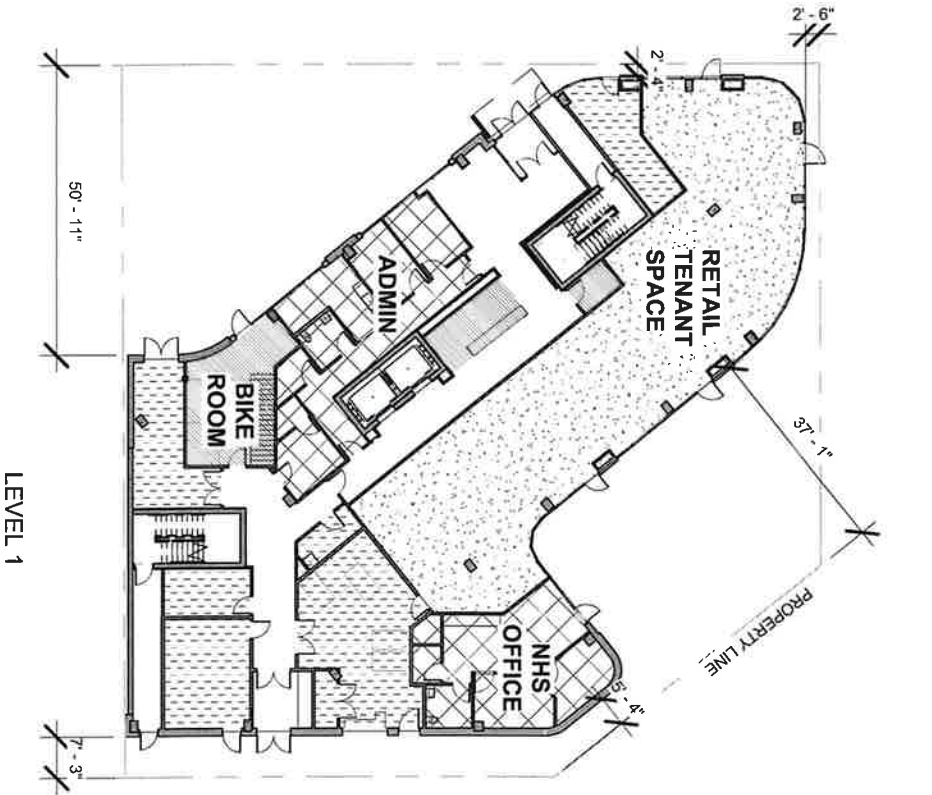
BUILDING SECTION - LOOKING EAST

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
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THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



LEGEND

	RESIDENTIAL UNIT	6,140 SF
	ADMIN & OFFICE	1,561 SF

	RESIDENT AMENITY SPACE	1,995 SF
	COMMERCIAL TENANT SPACE	2,976 SF

	BACK OF HOUSE	2,059 SF
--	---------------	----------



FLOOR PLANS - LEVELS 1 & 2

SCALE: 1/32" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST.; 7860-72 S. EXCHANGE AVE/2908-30 E. 79TH ST.; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
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**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR. STE 800C
 CHICAGO, IL 60601
 P: 312-235-0920



APPLICANT: THRIVE EXCHANGE, LLC
ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7850-72 S.
EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
DATE OF INTRODUCTION: SEPTEMBER 13, 2023
PLAN COMMISSION:



THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION


FLOOR PLANS - LEVEL 3-6

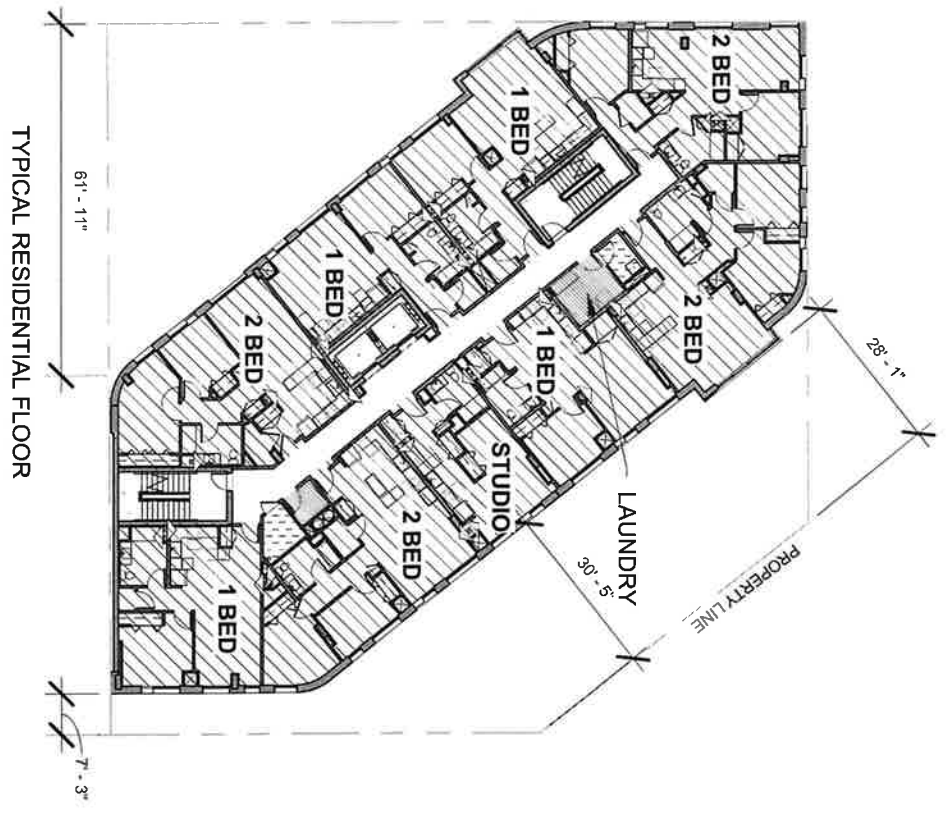
SCALE: 1/32" = 1'-0"




- LEGEND**
-  RESIDENTIAL UNIT
7,659 SF
 -  ADMIN & OFFICE
N/A

-  RESIDENT AMENITY SPACE
156 SF
-  COMMERCIAL TENANT SPACE
N/A

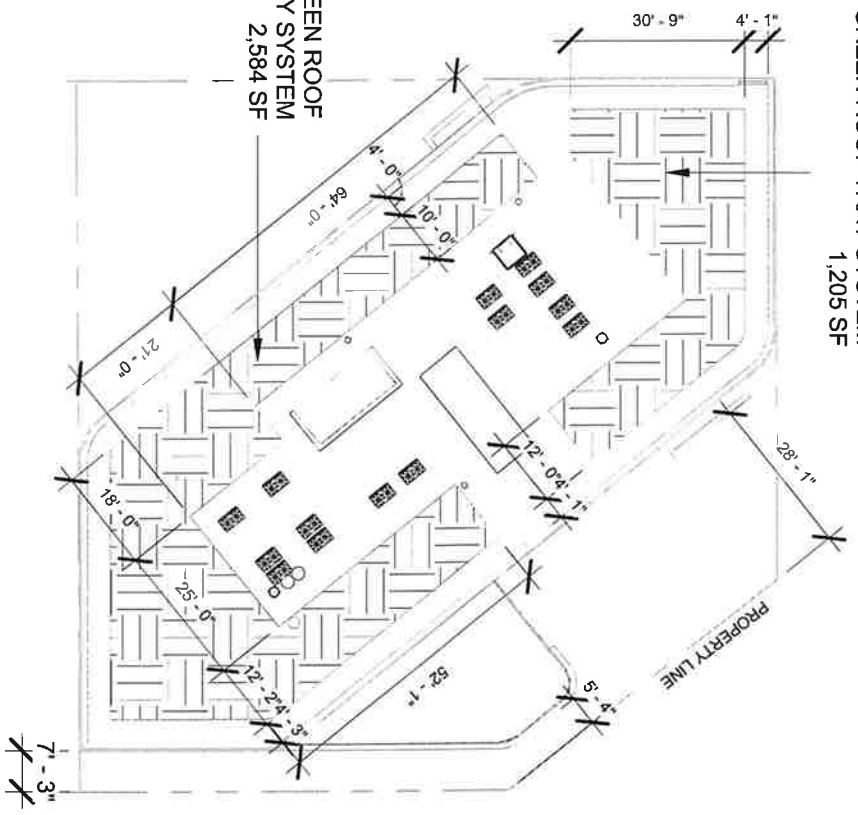
-  BACK OF HOUSE
1,14 SF



TYPICAL RESIDENTIAL FLOOR

 KOO LLC
 55 W WACKER DR., STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920

GREEN ROOF TRAY SYSTEM
1,205 SF



GREEN ROOF TRAY SYSTEM
2,584 SF

8,635 SF UNOCCUPIED ROOFTOP WITH 44% OF AREA DEDICATED TO INTENSIVE GREEN ROOF TRAY SYSTEM



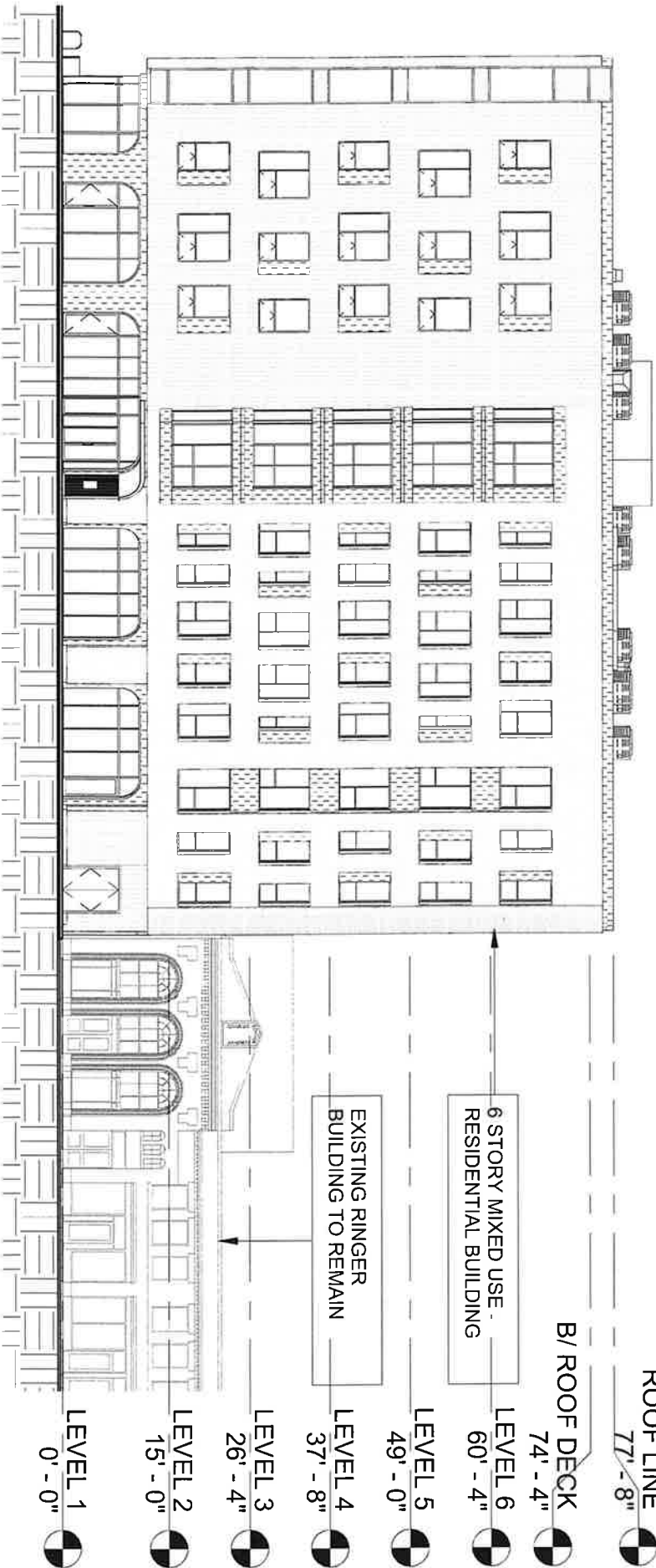
ROOF PLAN

SCALE: 1/32" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7650-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7639-45 S. ESCANABA AVE
 DATE OF INTRODUCTION SEPTEMBER 13, 2023
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**THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION**

KOO LLC
 55 W WACKER DR, STE 600C
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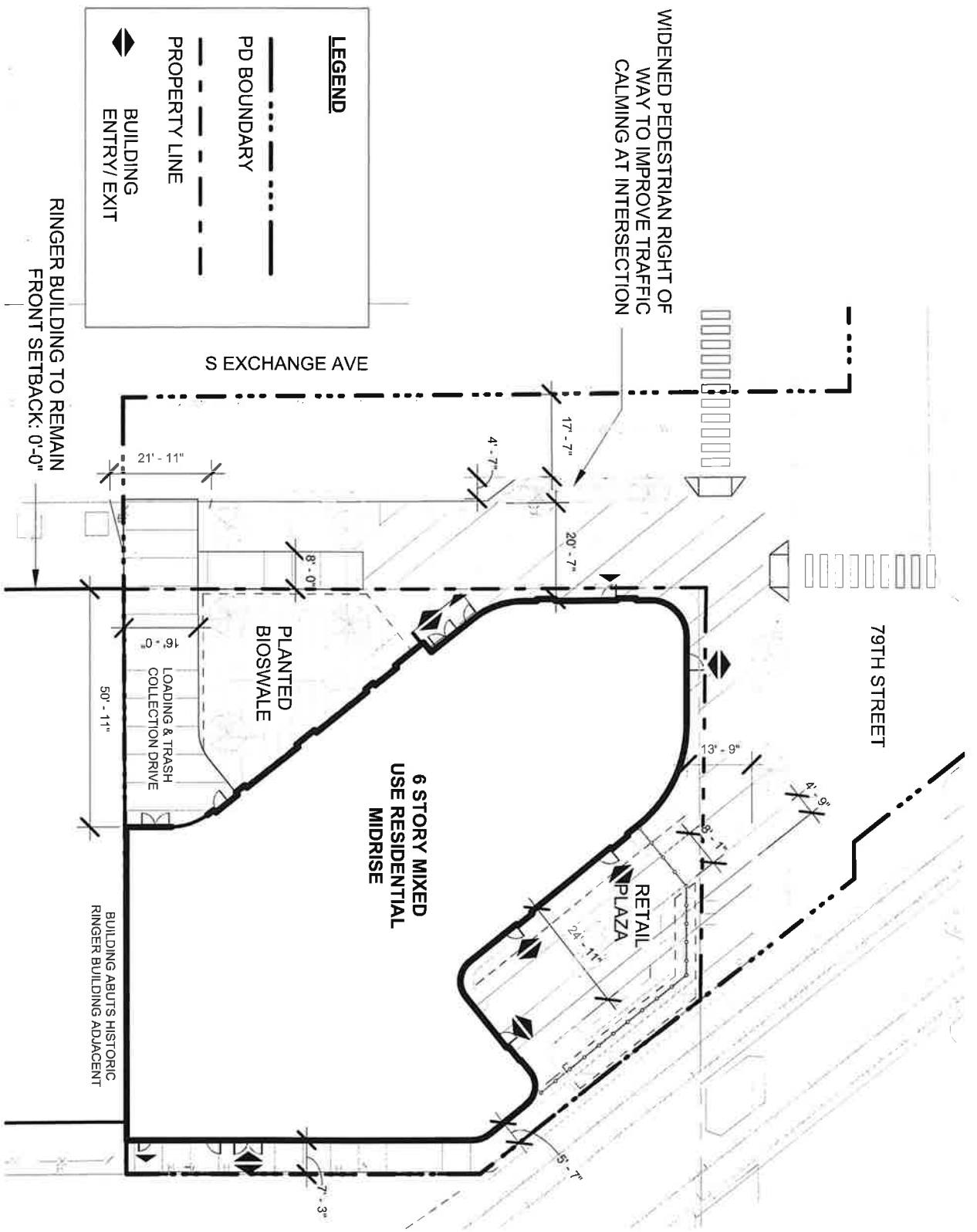
EXCHANGE STREETSCAPE

SCALE: 3/64" = 1'-0"

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST. 7650-72 S.
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THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION


 KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



EXCHANGE STREETSCAPE SITE PLAN

SCALE: 1" = 30'-0"

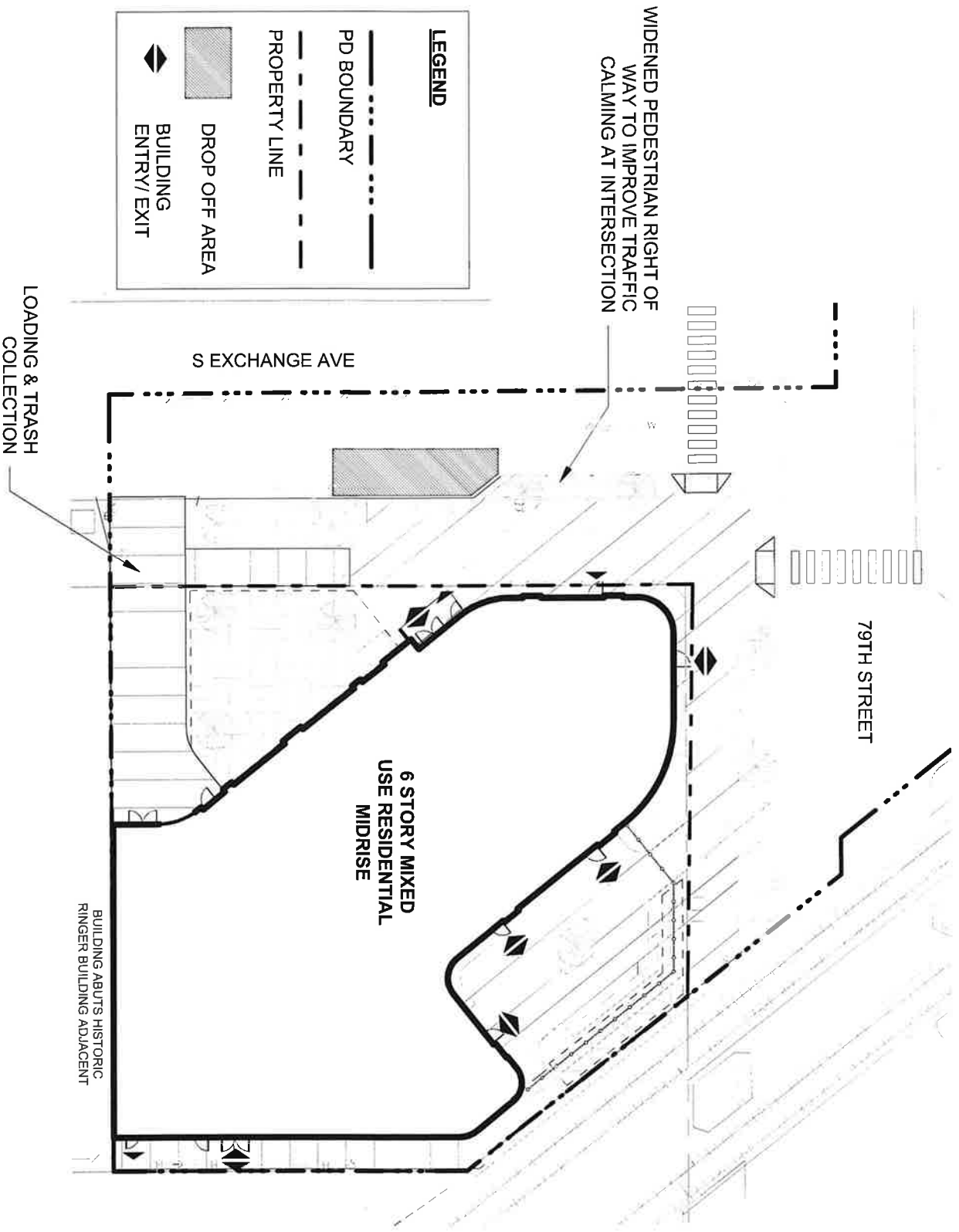
APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST.; 7839-45 S. ESCANABA AVE
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THRIVE EXCHANGE
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KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P. 312-235-0920

LEGEND

- PD BOUNDARY
- - - PROPERTY LINE
- ▨ DROP OFF AREA
- ◀▶ BUILDING ENTRY/EXIT



SCALE: 1" = 30'-0"

SUBAREA A - VEHICULAR DROPOFF

**THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION**

APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/ 2933-41 E. 79TH ST. 7850-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST. 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



CITY OF CHICAGO

DEPARTMENT OF HOUSING

June 5, 2023

Mr. Leon I. Walker, Esq., Manager of Managing Member
Thrive Exchange, LLC
c/o DL3 Realty Advisors, LLC
77 W. Washington St, Suite 405
Chicago, IL 60602

Re: Thrive Exchange, LLC (“Applicant”)
7901-11 South Exchange Avenue
Proposed Type 1 Zoning Amendment

Dear Mr. Walker,

In connection with Thrive Exchange, LLC’s (“Applicant”) proposed Type 1 zoning amendment related to its proposed 6-story, mixed-use affordable housing development (“Thrive Exchange South”) at 7901-7911 South Exchange Avenue (“Subject Property”), please accept this written correspondence as the City of Chicago Department of Housing’s confirmation of the following:

Thrive Exchange South will contain 100% Affordable Units

- Per Sec. 2-44-085 (F) (1) of the Chicago Municipal Code, “rental projects in low-moderate income areas” must include “dwelling units in the project as affordable housing at a weighted average of 60% of the AMI, provided the maximum income level for any affordable unit in a rental project may not exceed 80% of the AMI”.
 - Per the 2021 Affordable Requirements Ordinance Thrive Exchange South is located in a low-moderate income area.
 - Thrive Exchange South will have a total of 43 dwelling units, all with rents at 60% of the Area Median Income.

Therefore, Thrive Exchange South qualifies as a 100% affordable housing development.

Re: Thrive Exchange LIHTC South, LLC
June 1, 2023
Page Two

Thrive Exchange South is eligible for a 100% parking reduction

- Per Section 17-10-0102-B(5) of the Chicago Municipal Code, a project is eligible for 100% parking reduction if the proposed building:
 - (i) is located within 2,640 feet of a Metra Rail Station and less than 1,320 feet of a CTA bus line corridor roadway segment
AND
 - (ii) has more than 50% of dwelling units designated as affordable

Thrive Exchange South i. will be located approximately 121 ft. from the Cheltenham Metra station and is located on the 79th Street CTA bus line corridor roadway, and ii. 100% of its proposed no. of dwelling units (43) qualify as affordable per Section 2-44-085(F)(1) of the Chicago Municipal Code.

If you have any questions, please do not hesitate to contact me at 312-744-0899.

Sincerely,



Daniel Hertz
Dir of Planning Research and Development
Department of Housing

To: Bill Higgins

From: Mike Simon

June 21,2023

Subject: Thrive Exchange Support of Travel Demand Management Policy (TDM)

Dear Bill,

As you are aware, the City of Chicago does have transportation policies and initiatives aimed at promoting sustainable and efficient travel options. These may include measures such as improving public transit, supporting active transportation (walking and cycling), and reducing reliance on single-occupancy vehicles. I wanted to bring to your attention and highlight aspects of the Thrive Exchange project that align with such policies. The project embodies a pedestrian-friendly design, uses thoughtful site planning and street design, has zero vehicular parking, provides ample 1:1 bike parking and features inviting plazas adorned with seating and landscaping. These elements collectively contribute to the sustainable and vibrant urban environment practices set both by CDOT and the City of Chicago at large.

Pedestrian-Friendly Design: The project has been thoughtfully designed to prioritize the comfort and safety of pedestrians. The layout incorporates wide sidewalks, convenient crosswalks, and pedestrian-oriented amenities, promoting walkability and encouraging active transportation. By creating an inviting pedestrian experience, the project aims to enhance the vibrancy and livability of the surrounding community.

Thoughtful Street Design: The street bump outs, strategically designed along the curbside, create designated areas where car sharing vehicles can be conveniently parked. This arrangement not only promotes the use of car sharing services but also ensures that these vehicles do not disrupt the flow of traffic on the main road. By having these designated spaces, car sharing users can easily access and return vehicles without impeding the regular traffic patterns. This approach encourages sustainable transportation choices, reduces the reliance on private vehicles, and helps alleviate congestion on the main road, making our community more efficient, accessible, and conducive to multi-modal transportation options.

Zero Vehicular Parking: As part of our commitment to reducing traffic congestion and promoting sustainable transportation, our project does not include any parking facilities. This strategy encourages alternative transportation options and reduced reliance on private vehicles which therefore minimizes the environmental impact associated with automobile usage.

1:1 Bike Parking: Recognizing the growing popularity of cycling as a sustainable mode of transportation, the project has ensured ample bike parking provisions within the project. The 1:1 bike parking ratio ensures that residents and support staff have convenient and secure facilities to park their bicycles. This further supports the TDM goals by encouraging cycling as a viable transportation option and reducing reliance on fossil fuel-powered vehicles.

Plaza Designs: The project has incorporated beautifully landscaped plazas into the project's design. These open spaces will be decorated with lush greenery, creating a visually appealing and the project coming environment for residents, visitors, and the community at large. The inclusion of greenery supports sustainability, improves air quality, and provides a natural setting for social interaction and relaxation.

In conclusion, the Thrive Exchange project's pedestrian-friendly design, thoughtful site planning, incorporation of greenery in plazas, exclusion of a parking facility and provision of 1:1 bike parking aligns seamlessly with the Travel Demand Management practices. By prioritizing sustainable transportation and creating an inviting urban environment, the project aims to contribute positively to the community and promote a healthier, more vibrant Chicago.

If you have any questions or require further information, please do not hesitate to reach out. Thank you for your attention to these project highlights.

Best regards,

A handwritten signature in black ink that reads "Mike Simon". The signature is written in a cursive, flowing style.

Mike Simon

Vice President - Jules Madison