

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, assignees 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
Plan Commission: November 16, 2023

- 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 Zoning/Land Use Map/Planned Development Boundary and Property Line Map; a Site Aerial/Phase Plan; Site Plan; Subarea Plans; Site Plan (Subarea A); Site Plan (Subarea B) ; a Pedestrian Connectivity Plan; ; Landscape Plan (Subarea A); Planting Palette (Subarea A); Landscape Details (Subarea A); Open Space Plan (Subarea A); Building Elevations – Subarea A (Northeast, West, East, and South); Building Sections (Subarea A); Floor Plans (Subarea A); Roof Plan (Subarea A); Exchange Streetscape (Elevations); Exchange Streetscape (Site Plan) and Vehicular Dropoff (Subarea A) prepared by KOO LLC and dated November 16, 2023, 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), Office. (*Artist Live/Work and Business Live/Work uses will be subject to Minor Change/Site Plan approval).

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. Applicant shall make a courtesy presentation to the Chicago Plan Commission prior to site plan approval by DPD. 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

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and the terms of the PD, the terms of the PD shall govern. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

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

10. 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 RT-4 Residential Two-Flat, Townhouse & Multi-Unit District, B3-2 Community Shopping District & C1-2 Neighborhood Commercial District, to C1-3 Neighborhood Commercial District, and then to this Residential-Business Planned Development (PD), No. TBD is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the city. Such financial assistance imposes affordability requirements (the “Financing Requirements”) that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern

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the Applicant's obligation to provide affordable housing in the PD. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

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

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in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612. 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:	
	<u>Subarea A (FAR):</u> 3.76
	<u>Subarea B (FAR):</u> 4.00 (to be determined during site plan review) ¹
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) ²
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)

¹ Maximum allowed FAR (§17-3-0403-B) i. 4.0 FAR (100% on-site ARO units; ii. 3.75 FAR (75% on-site ARO units); iii. 3.5 FAR (50% on-site ARO units); iv. 3.0 FAR (if less than 50% on-site ARO units)

² Max Number of Dwelling Units (§17-30402-B) 114 DU (100% on-site ARO units; ii. 105 DU (75% on-site ARO units); iii. 97 DU (50% on-site ARO units)

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No. of Off-street Parking Spaces:

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

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)

- 74'-4 (Subarea A)
- To be determined during site plan review (Subarea B)³

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

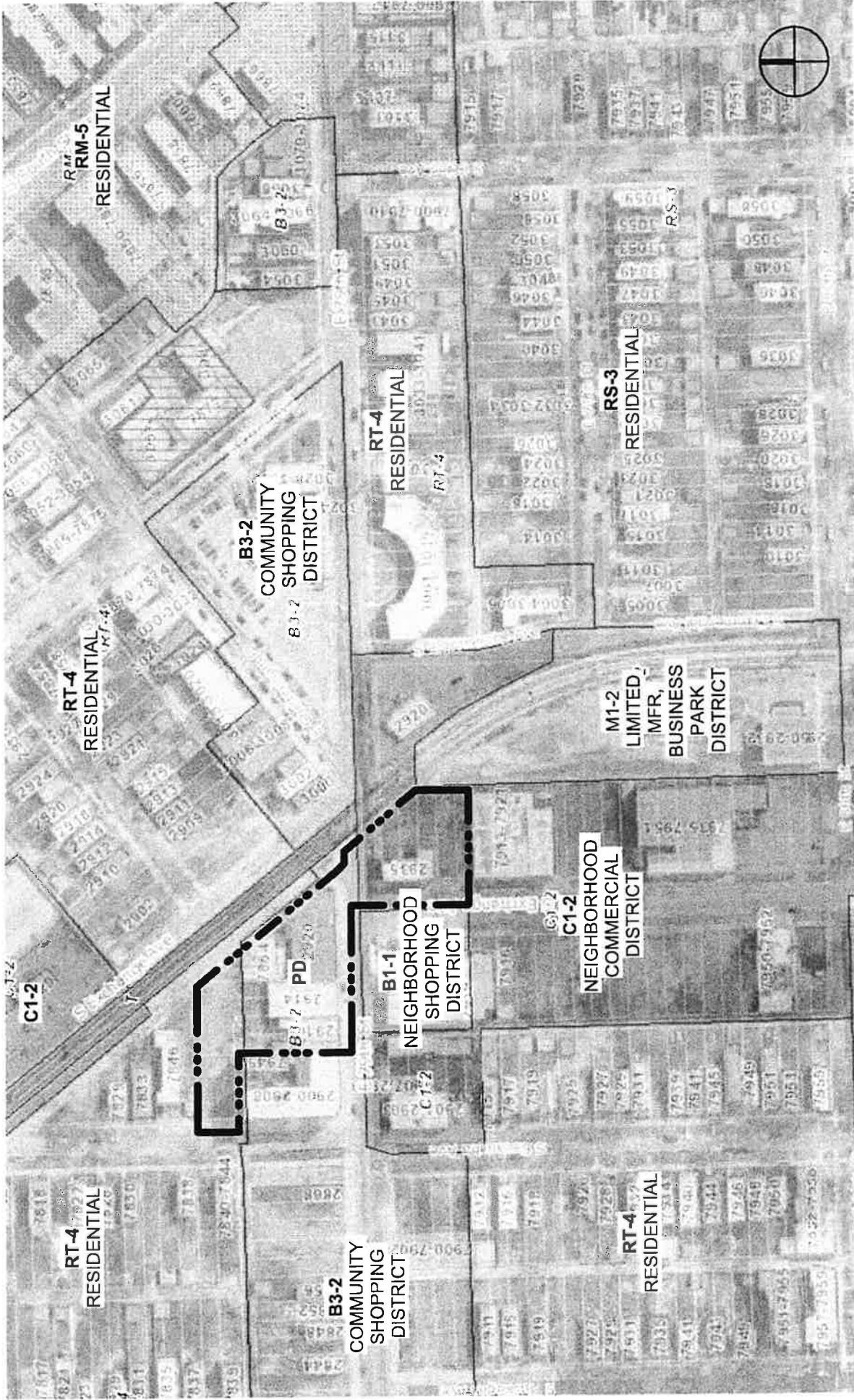
- Front setback: None Required (not more than 5'-0")
- Rear setback: 30'-0" at Residential floors, None at non-residential floors

Side setback: None

³ Maximum Height: 75 ft (50%+ on-site affordable units); 70 ft. (less than 50% on-site ARO units)

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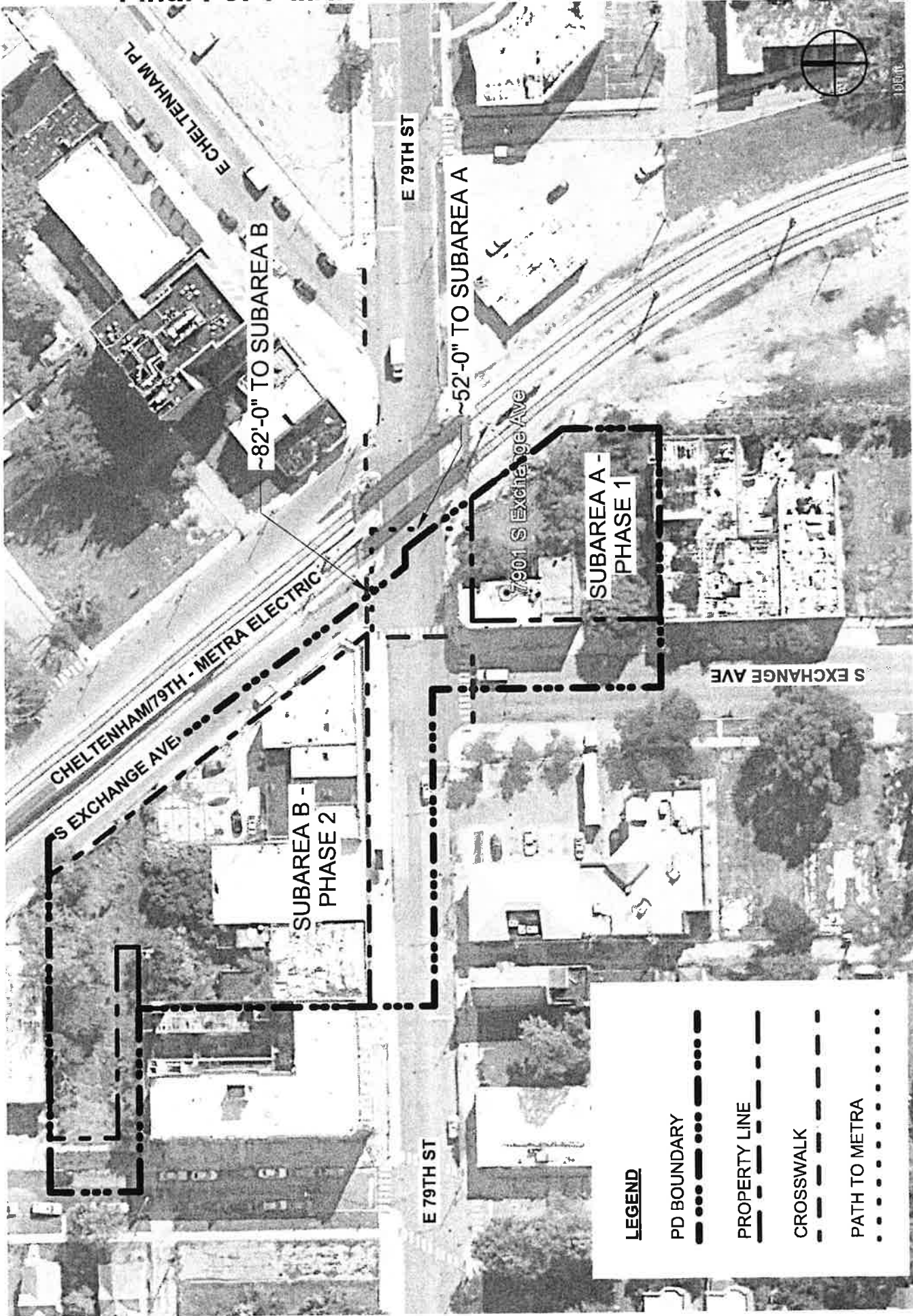
SCALE: N.T.S.

ZONING & LAND USE MAP

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

THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

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: NOVEMBER 16, 2023



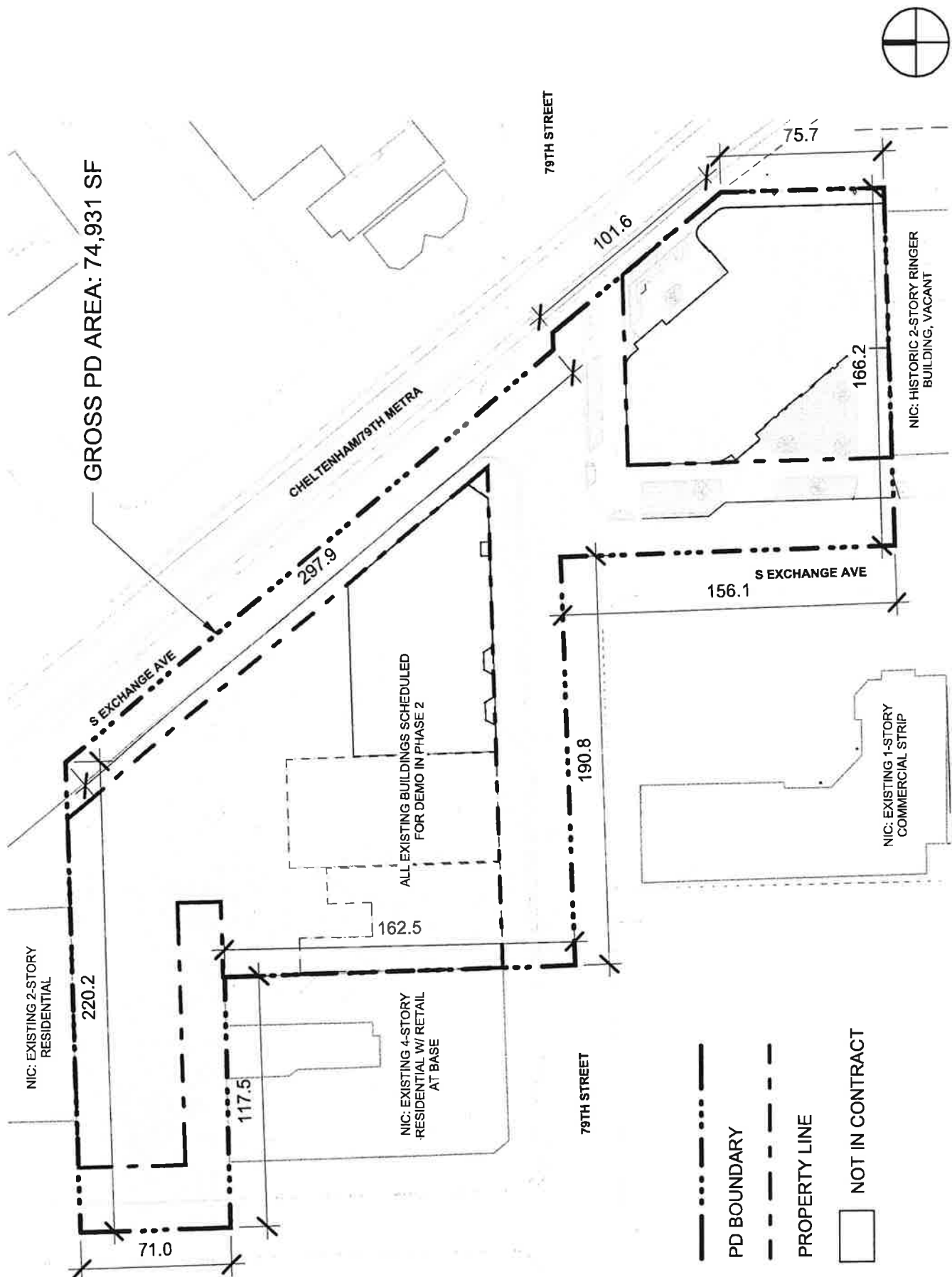
SCALE: N.T.S.

KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
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SITE AERIAL & PHASE PLAN

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GROSS PD AREA: 74,931 SF

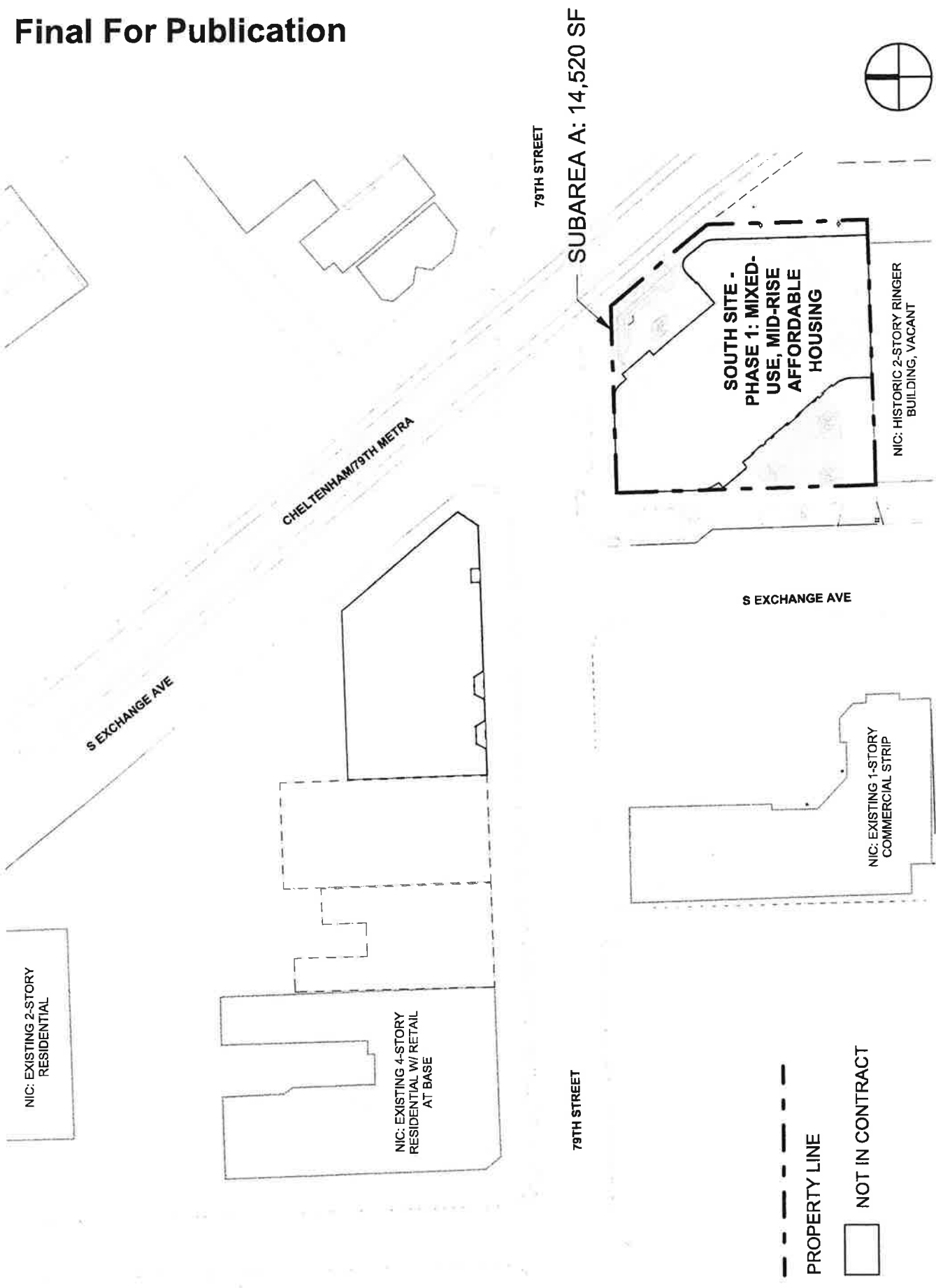
SCALE: 1/64" = 1'-0"

SITE PLAN

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

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79TH STREET

79TH STREET

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

NIC: HISTORIC 2-STORY RINGER
BUILDING, VACANT

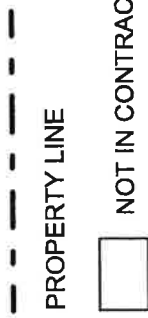
NIC: EXISTING 1-STORY
COMMERCIAL STRIP

NIC: EXISTING 2-STORY
RESIDENTIAL

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

S EXCHANGE AVE

CHEL TENHAM/79TH METRA



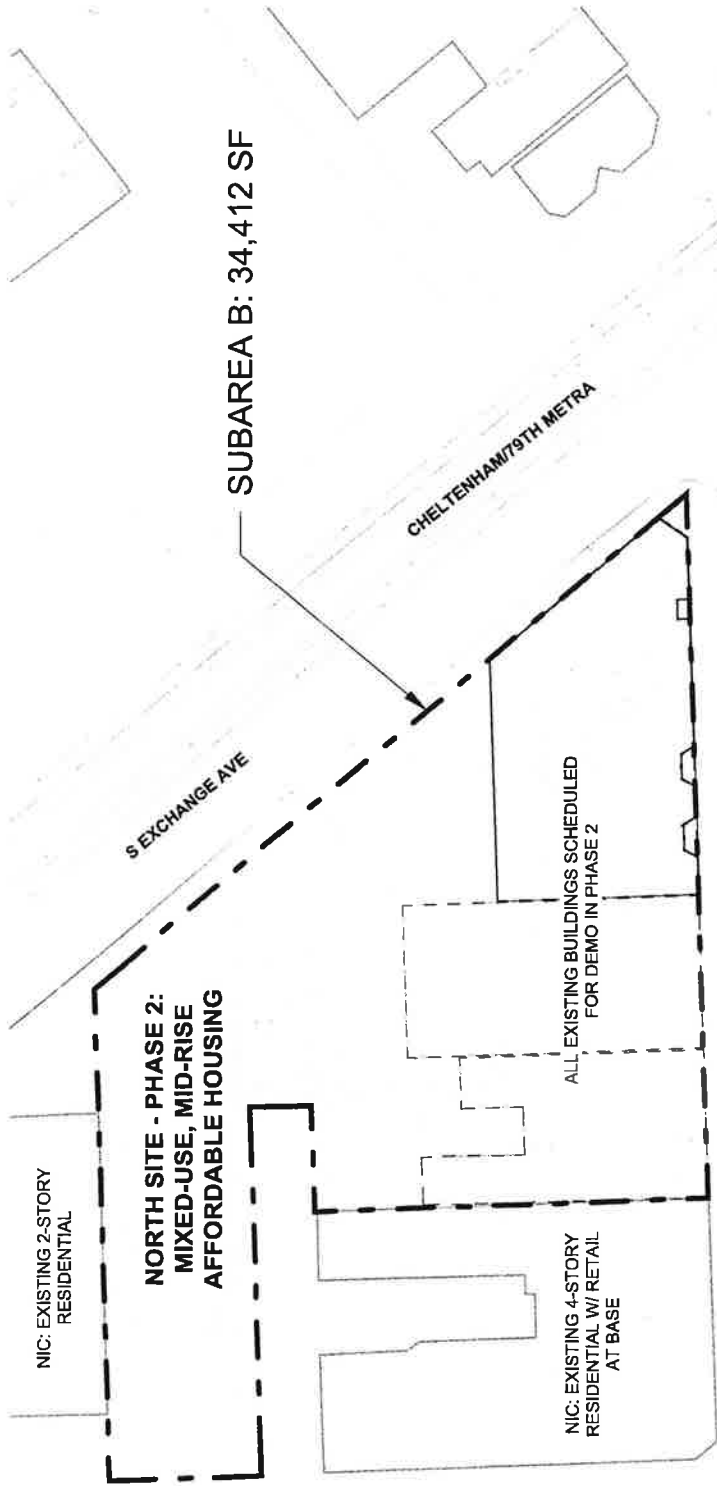
SCALE: 1/64" = 1'-0"

SUBAREA A

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55 W WACKER DR, STE 600C
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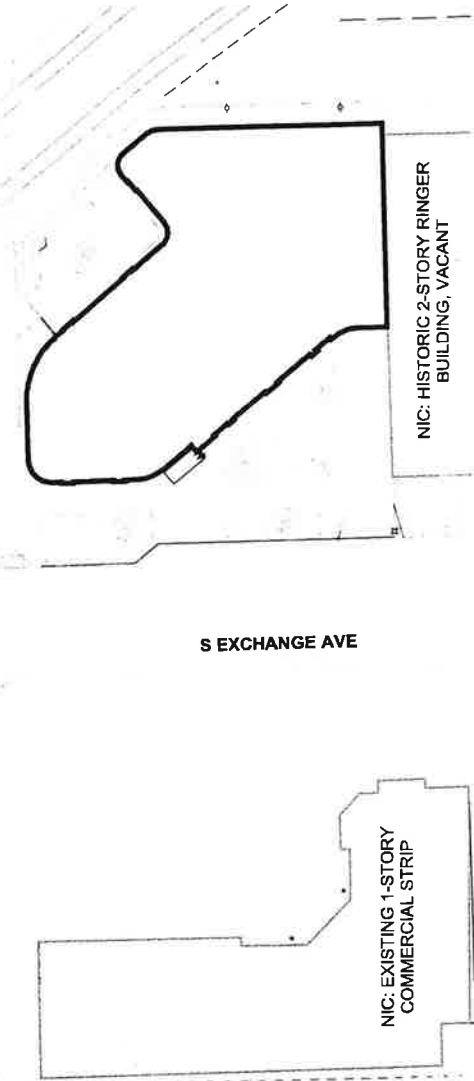
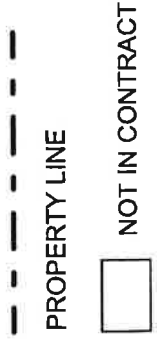


SUBAREA B: 34,412 SF

79TH STREET

79TH STREET

S EXCHANGE AVE



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



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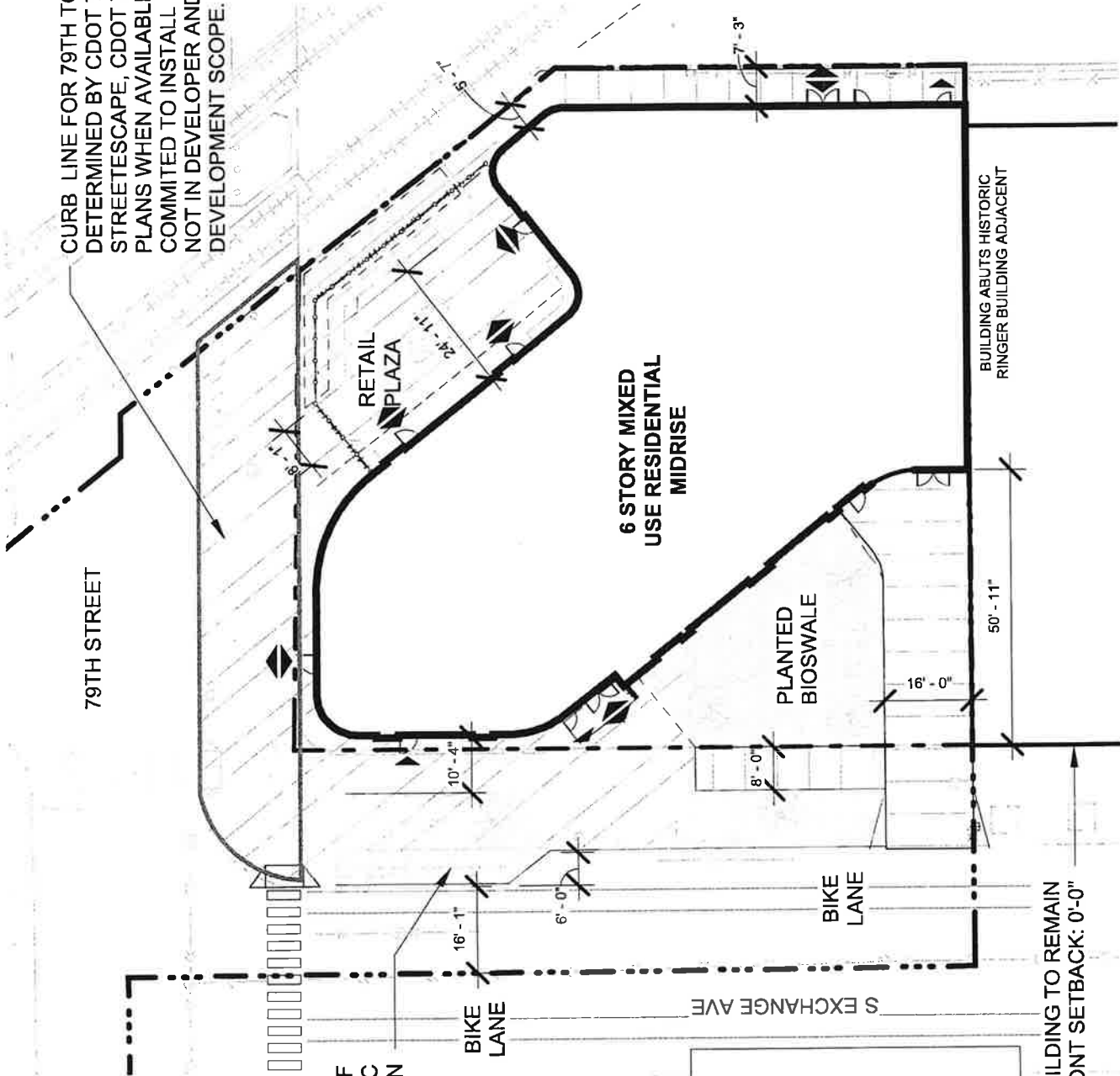
SUBAREA B

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Final For Publication

CURB LINE FOR 79TH TO BE DETERMINED BY CDOT 79TH ST STREETSCAPE, CDOT TO PROVIDE PLANS WHEN AVAILABLE. CDOT IS COMMITTED TO INSTALL PUBLIC WAY. NOT IN DEVELOPER AND DEVELOPMENT SCOPE.



WIDENED PEDESTRIAN RIGHT OF WAY TO IMPROVE TRAFFIC CALMING AT INTERSECTION

LEGEND

- PD BOUNDARY
- PROPERTY LINE
- BUILDING ENTRY/EXIT

RINGER BUILDING TO REMAIN FRONT SETBACK: 0'-0"

BUILDING ABUTS HISTORIC RINGER BUILDING ADJACENT



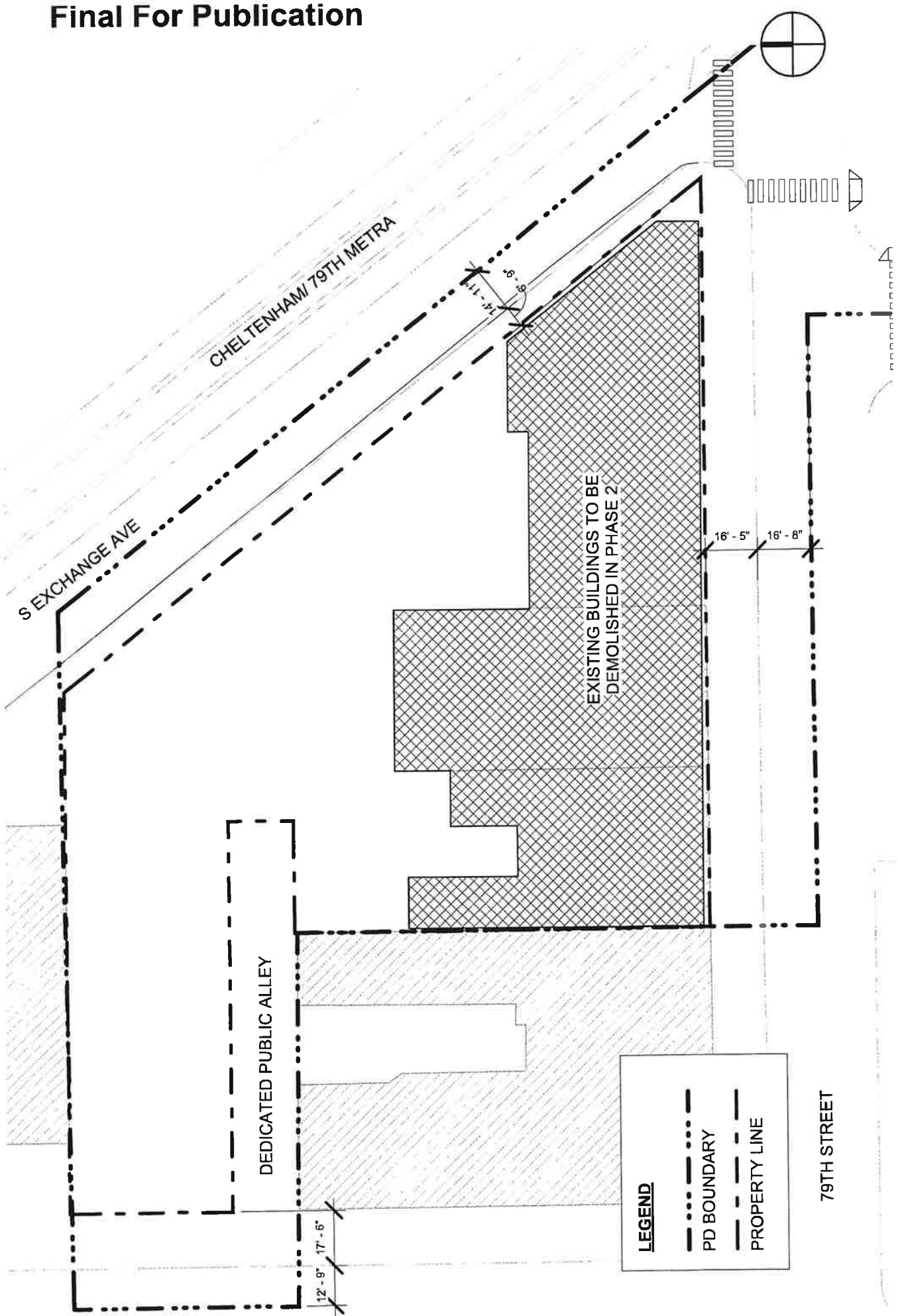
SCALE: 1" = 30'-0"

SITE PLAN - SUBAREA A

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



LEGEND

- PD BOUNDARY
- - - PROPERTY LINE

SCALE: 1" = 40'-0"

SITE PLAN - SUBAREA B

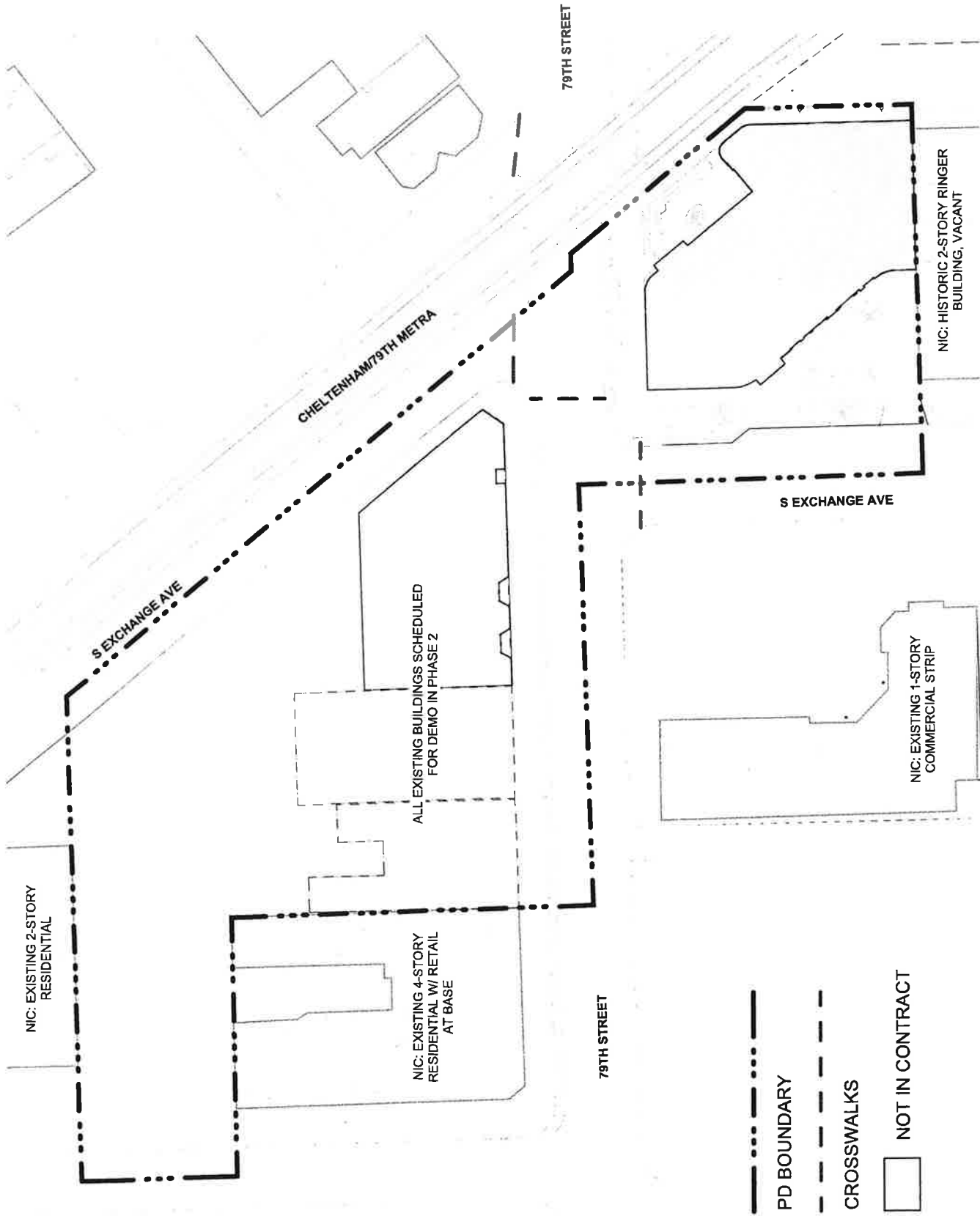
THRIVE EXCHANGE

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

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PEDESTRIAN CONNECTIVITY

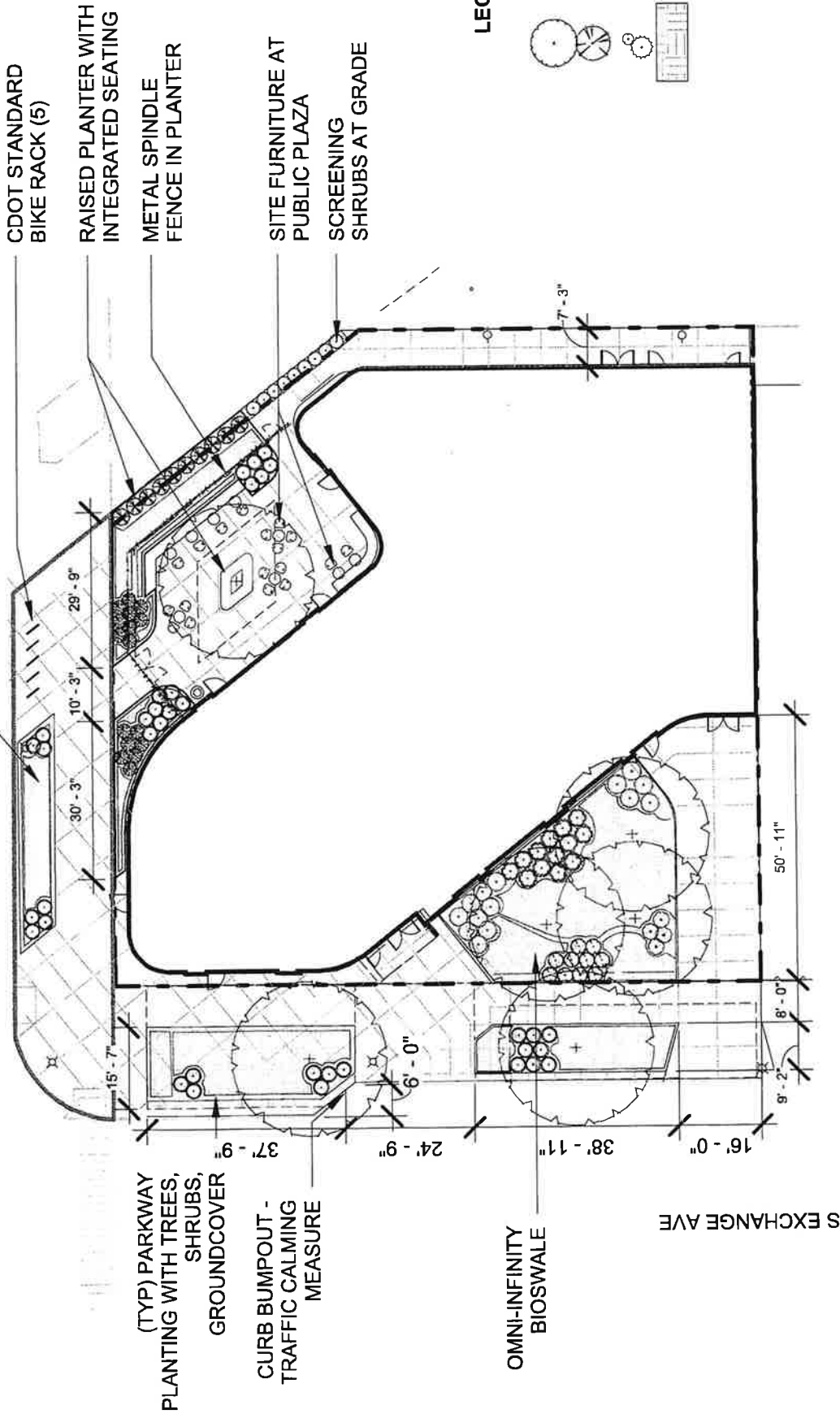
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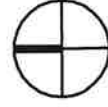
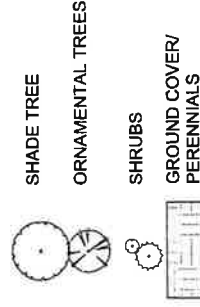
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CURB LINE FOR 79TH TO BE DETERMINED BY CDOT 79TH ST STREETESCAPE, CDOT TO PROVIDE PLANS WHEN AVAILABLE. CDOT IS COMMITTED TO INSTALL PUBLIC WAY. NOT IN DEVELOPER AND DEVELOPMENT SCOPE.

79TH STREET



LEGEND



SCALE: As indicated

LANDSCAPE PLAN - SUBAREA A

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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								
CA.SP	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal	6' T clear branch height	Y	T
QU.BI	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	6' T clear branch height	Y	T
TA.DI	2	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5" cal	6' T clear branch height	Y	T
UL.NH	1	<i>Ulmus x 'New Horizon'</i>	New Horizon Hybrid Elm	B&B	2.5" cal	6' T clear branch height	N	T
UNDERSTORY / ORNAMENTAL TREES								
AM.AB	1	<i>Amelanchier grandiflora</i>	'Autumn Brilliance'	B&B	2.5" cal		Y	T
BE.CU	1	<i>Betula nigra</i>	'Cully' HERITAGE	B&B	2.5" cal		Y	T
CA.CA	1	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal		Y	T
EVERGREEN TREES								
JU.TA	9	<i>Juniperus virginiana</i>	'Taylor'	cont/B&B	6' ht	30" oc	Y	T
TH.SM	10	<i>Thuja occidentalis</i>	'Smaragd'	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'	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'	cont	24" ht	42" oc	Y	S
DI.LO	37	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	cont	24" w	36" oc	Y	S
IT.VI	13	<i>Itea virginica</i>	Virginia Sweetspire	cont	24" ht	42" oc	Y	S
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER								
AG.BF		<i>Agastache 'Blue Fortune'</i>	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>Deloselinium purpurea</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'	cont	#1	24" oc	Y	G
PH.VI		<i>Physostegia virginiana</i>	Shenandoah Switch Grass	cont	#1	18" oc	Y	F
RU.HI		<i>Rudbeckia hirta</i>	Obedient Plant	cont	#1	18" oc	Y	F
SI.PE		<i>Silphium perfoliatum</i>	Black-Eyed Susan	cont	#1	18" oc	Y	F
SP.HE		<i>Sporobolus heterolepis</i>	Cup Plant	cont	#1	18" oc	Y	F
SY.NO		<i>Symphoricarichum novae-angliae</i>	Prairie Dropseed	cont	#1	24" oc	Y	G
			New England Aster	cont	#1	18" oc	Y	F

SCALE:

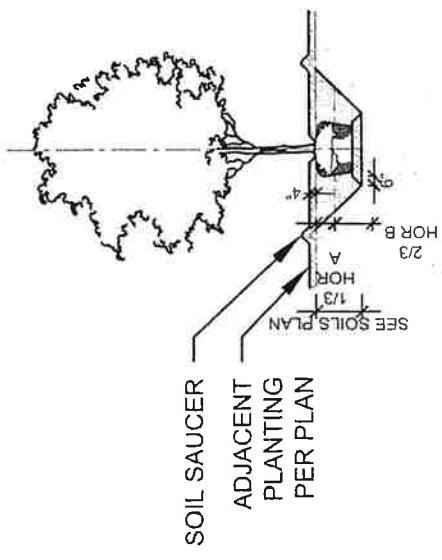
PLANTING PALETTE - SUBAREA A

**THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION**

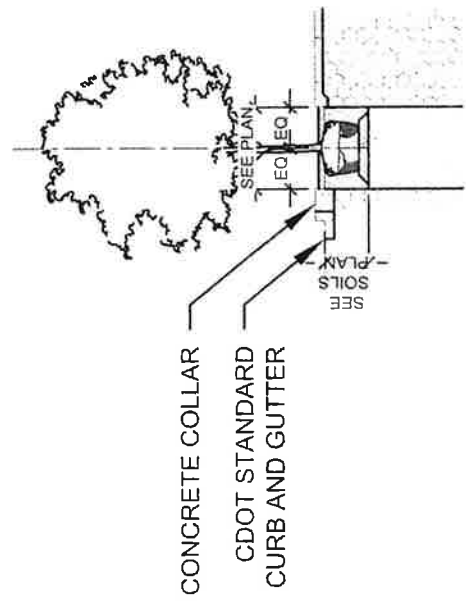
APPLICANT: THRIVE EXCHANGE, LLC
 ADDRESS: 7901-11 S. EXCHANGE AVE/2933-41 E. 79TH ST; 7860-72 S.
 EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
 DATE OF INTRODUCTION: SEPTEMBER 13, 2023
 PLAN COMMISSION: NOVEMBER 16, 2023



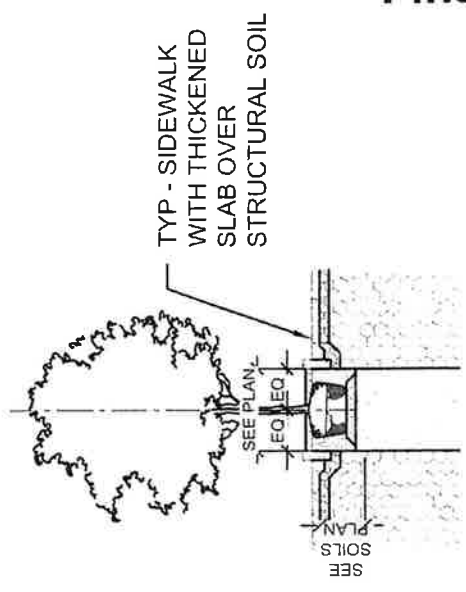
KOO LLC
 55 W WACKER DR, STE 600C
 CHICAGO, IL 60601
 P: 312-235-0920



SHADE TREE SECTION

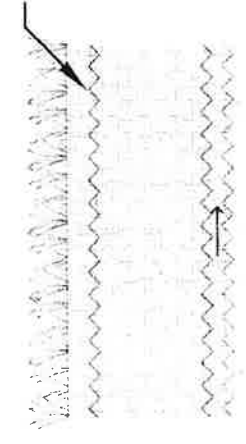


SHADE TREE WITHIN OPEN PARKWAY



SHADE TREE WITHIN PARKWAY PIT

NON-STRUCTURAL OMNI-INFINITY SOIL FOR STORMWATER MANAGEMENT



BIOSWALE SOIL SECTION
SOIL SECTIONS 1" = 1'-0"

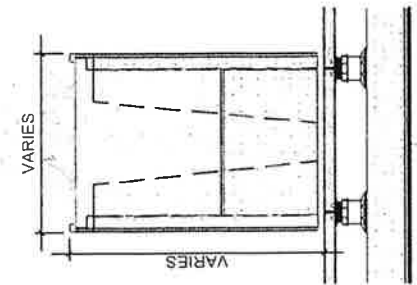
SCALE:

LANDSCAPE DETAILS - PLANTINGS

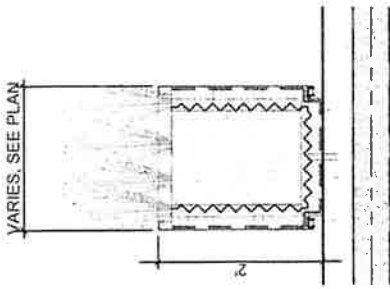


THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

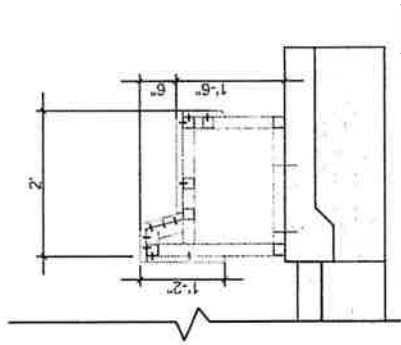
APPLICANT: THRIVE EXCHANGE, LLC
ADDRESS: 7901-11 S. EXCHANGE AVE / 2933-41 E. 79TH ST; 7850-72 S. EXCHANGE AVE/2908-30 E. 79TH ST; 7839-45 S. ESCANABA AVE
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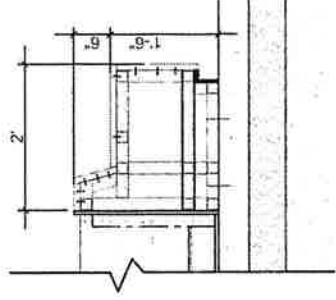
FREESTANDING PLANTER SECTION



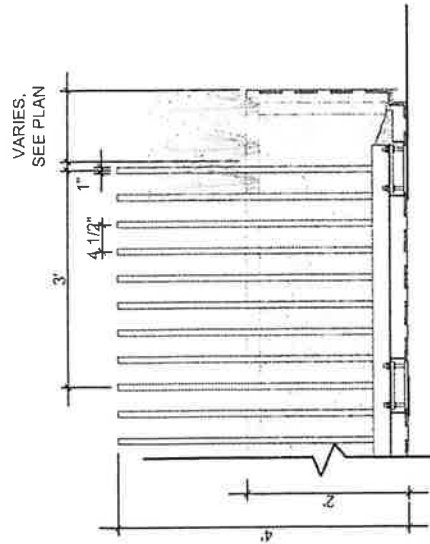
FIBERGLASS PLANTER SECTION



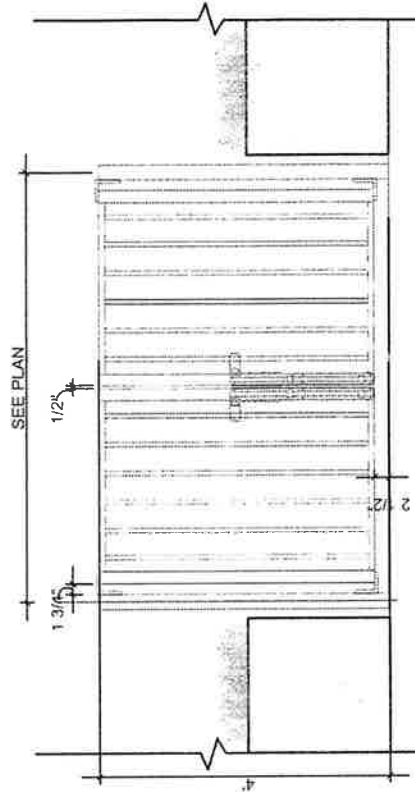
PLAZA BUILT-IN BENCH



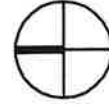
PLAZA BUILT-IN BENCH AT PLANTER



FENCE ELEVATION



GATE ELEVATION - DOUBLE



SCALE:

LANDSCAPE DETAILS - FURNISHINGS

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

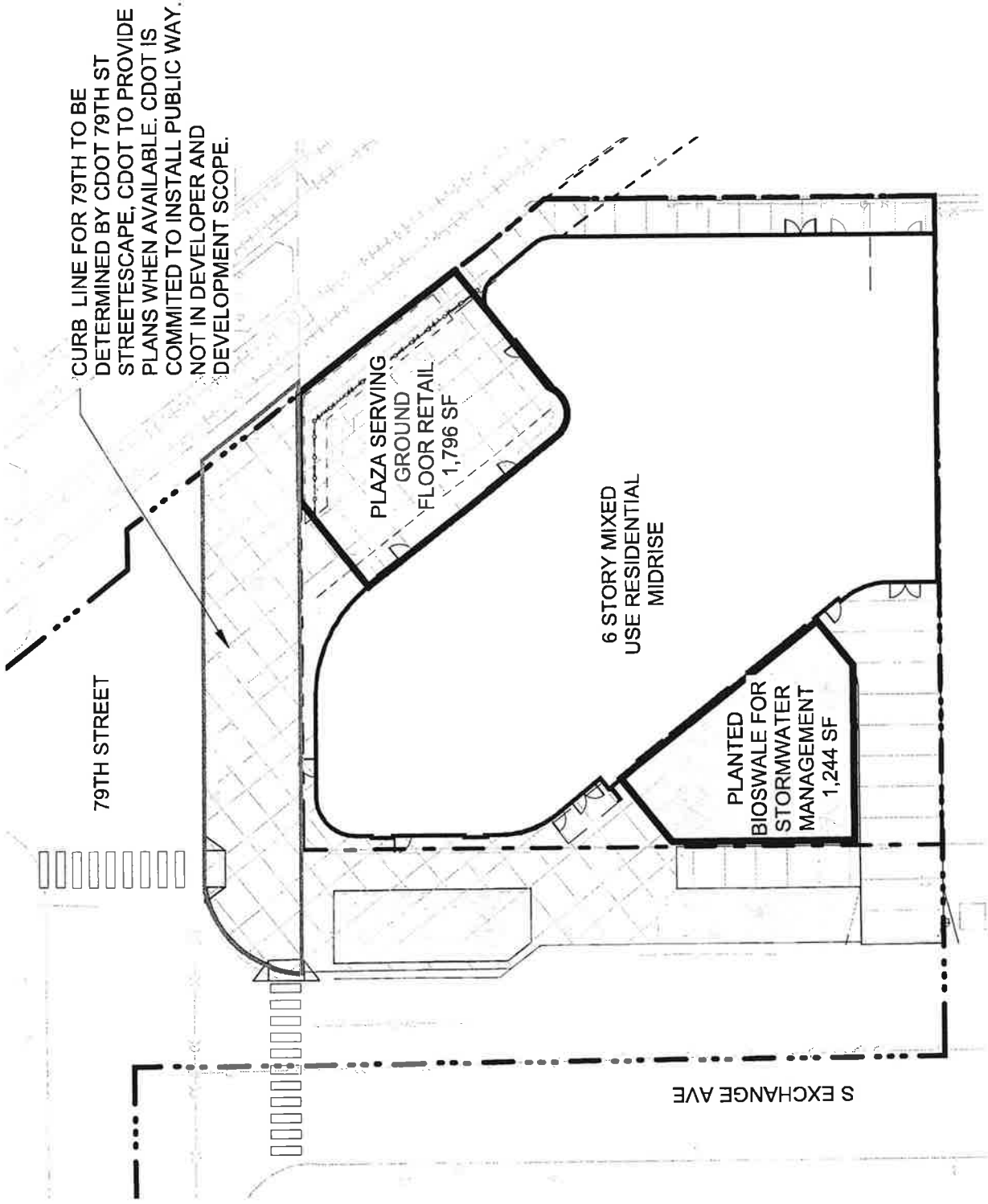
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THRIVE EXCHANGE

PLANNED DEVELOPMENT APPLICATION

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



SCALE: 1" = 30'-0"

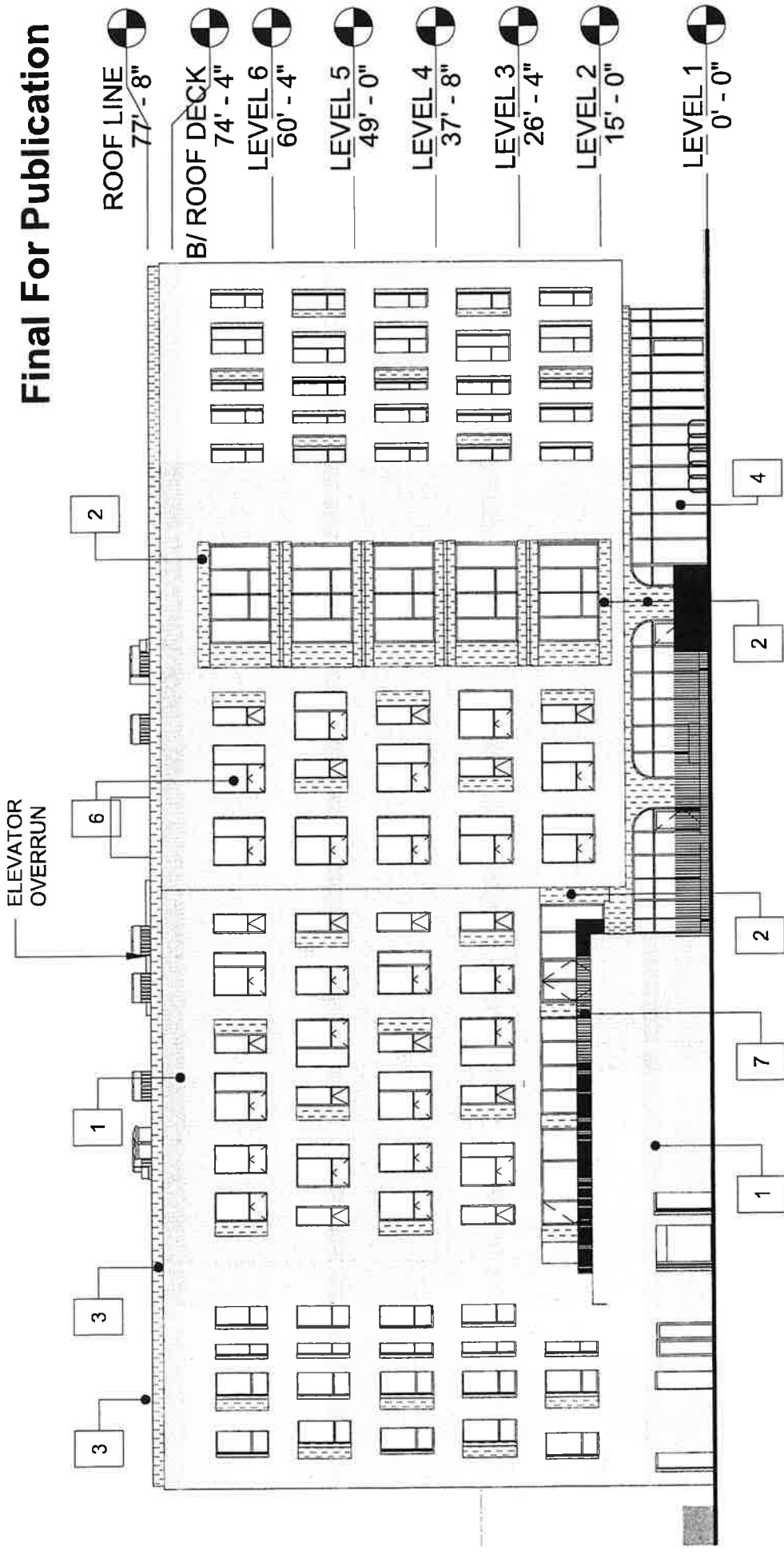
OPEN SPACE PLAN - SUBAREA A

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

THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

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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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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

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

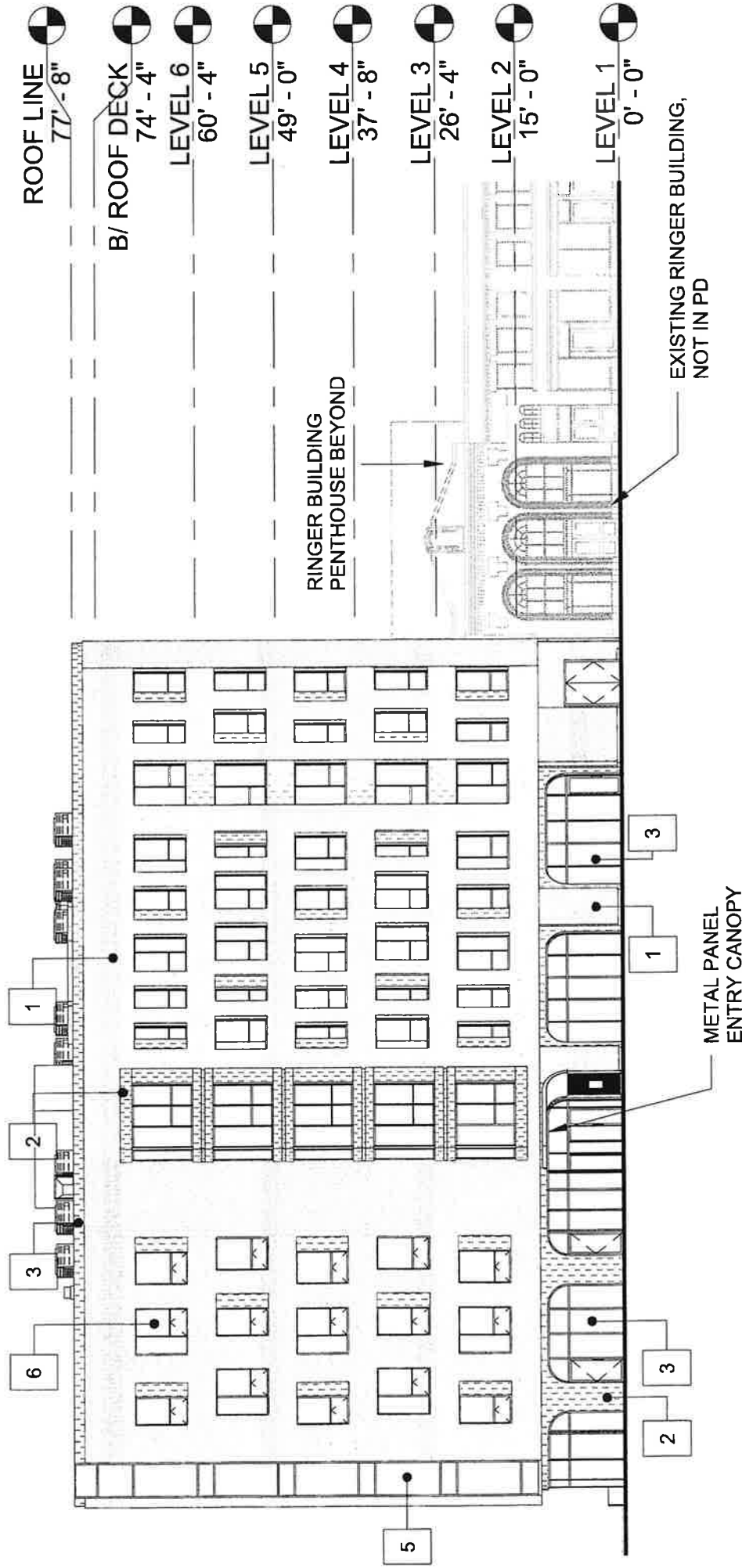
BUILDING ELEVATIONS - NORTHEAST

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

THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

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PEDESTRIAN FACING
ELEVATION COMPLIES WITH
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5. VERTICAL WINDOW WALL RIBBON WITH GLASS SPANDREL @ SLAB EDGE
6. UPVC WINDOW, STEEL REINFORCED
7. METAL SPINDLE GUARDRAIL

BUILDING ELEVATIONS - WEST

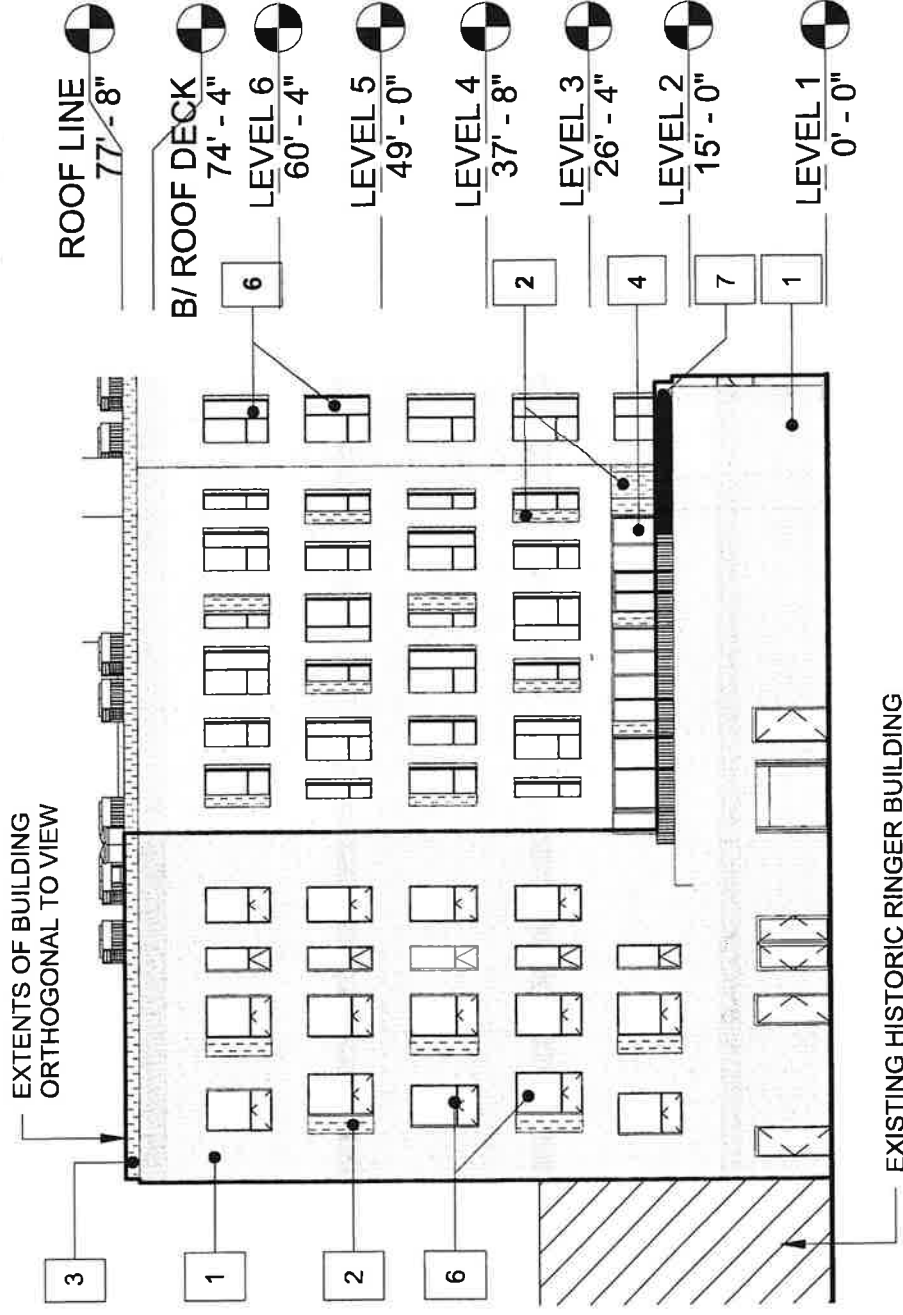
SCALE: 3/64" = 1'-0"

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
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THRIVE EXCHANGE
 PLANNED DEVELOPMENT APPLICATION

KOO LLC
 55 W WACKER DR, STE 600C
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BUILDING ELEVATIONS - EAST

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

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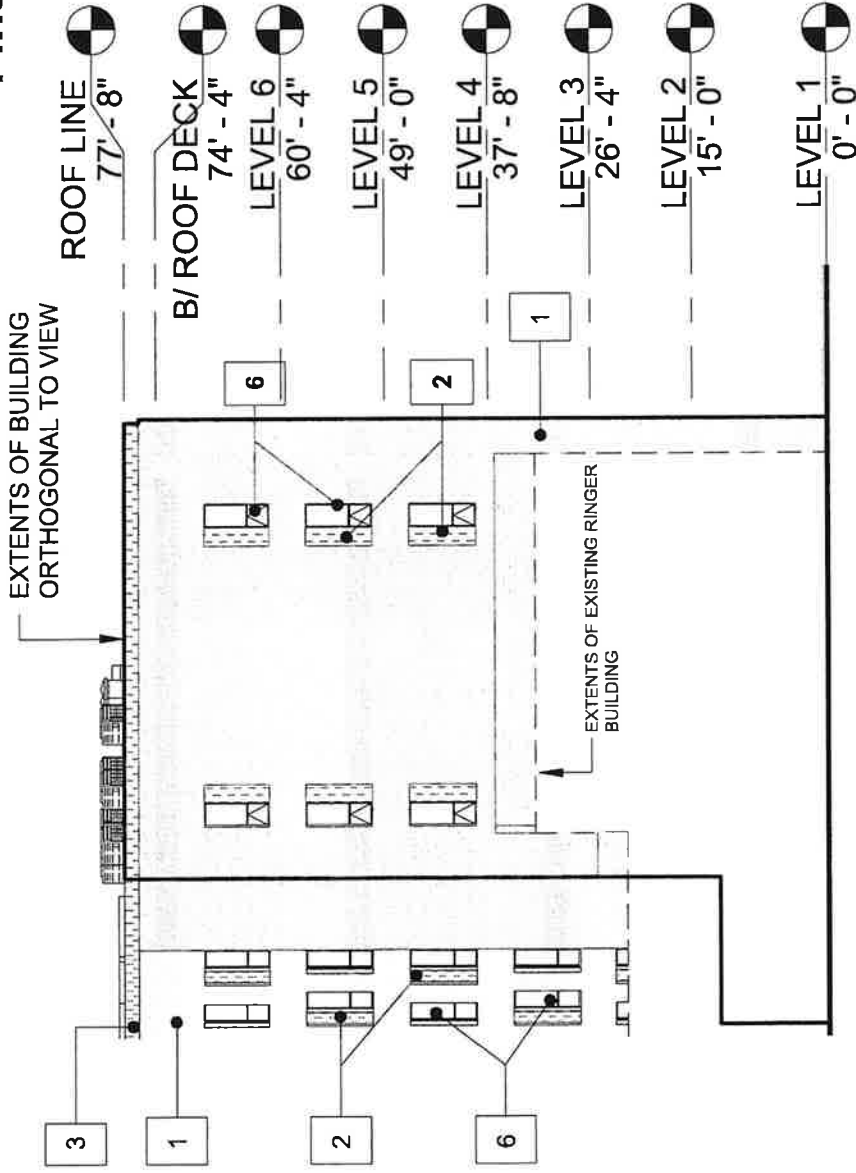
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THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION



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BUILDING ELEVATIONS - SOUTH

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

APPLICANT: THRIVE EXCHANGE, LLC

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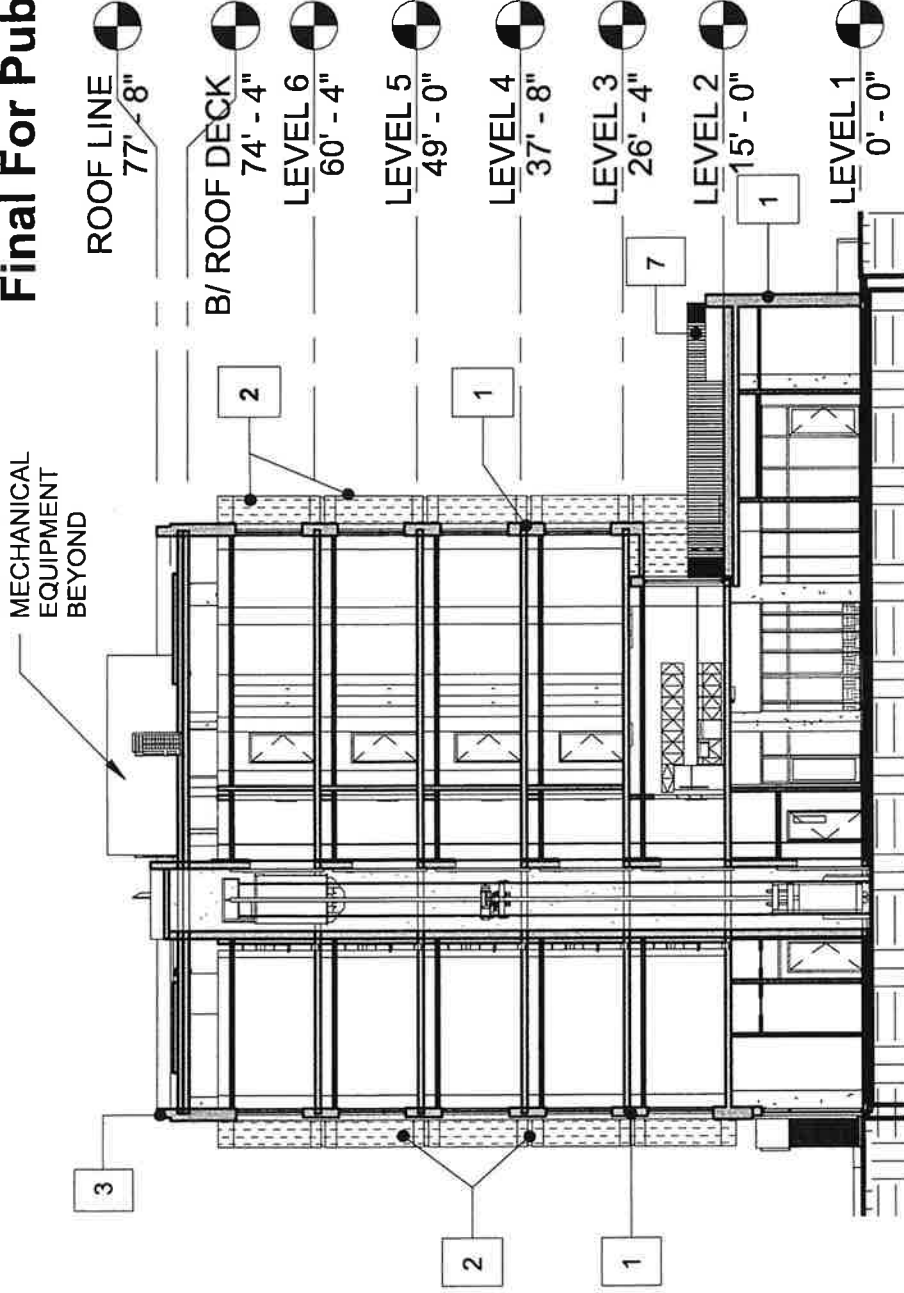
THRIVE EXCHANGE

PLANNED DEVELOPMENT APPLICATION



KOO LLC
55 W WACKER DR, STE 600C
CHICAGO, IL 60601
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7. METAL SPINDLE GUARDRAIL

BUILDING SECTION - LOOKING NORTH

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

APPLICANT: THRIVE EXCHANGE, LLC

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THRIVE EXCHANGE

PLANNED DEVELOPMENT APPLICATION



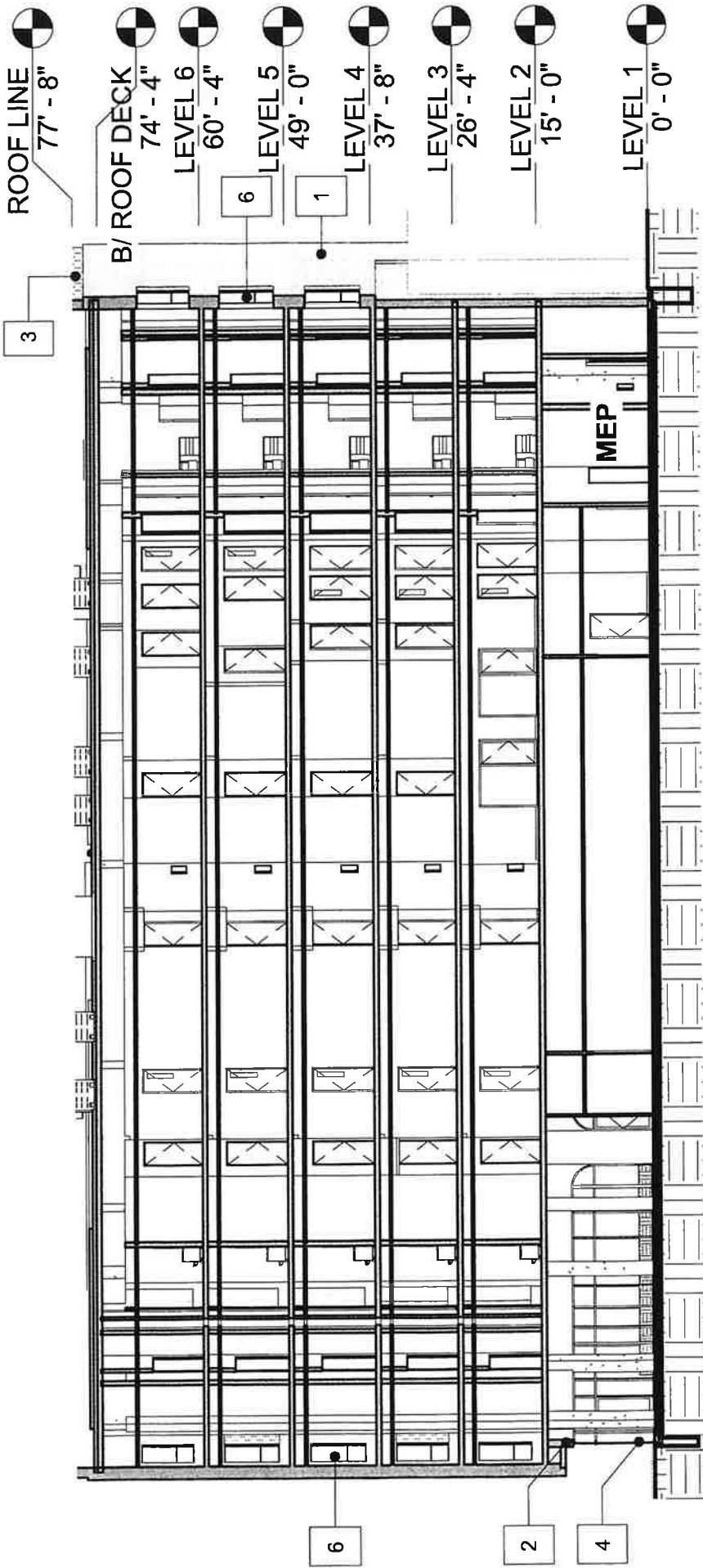
KOO LLC

55 W WACKER DR, STE 600C

CHICAGO, IL 60601

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7. METAL SPINDLE GUARDRAIL

BUILDING SECTION - LOOKING EAST

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

APPLICANT: THRIVE EXCHANGE, LLC

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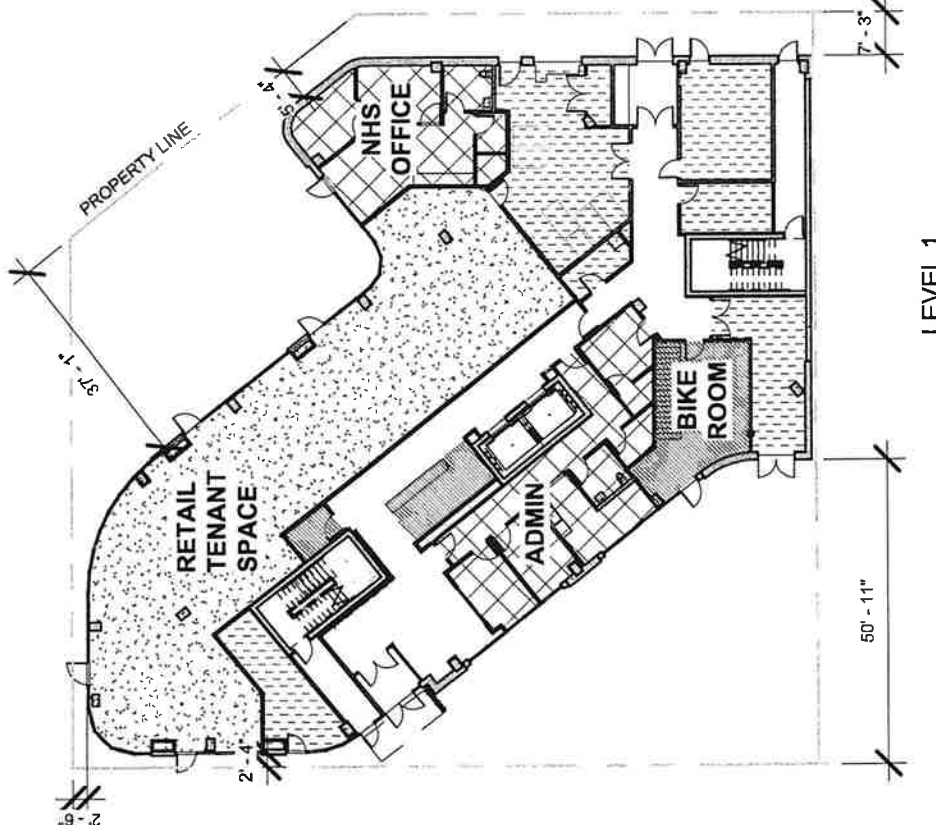
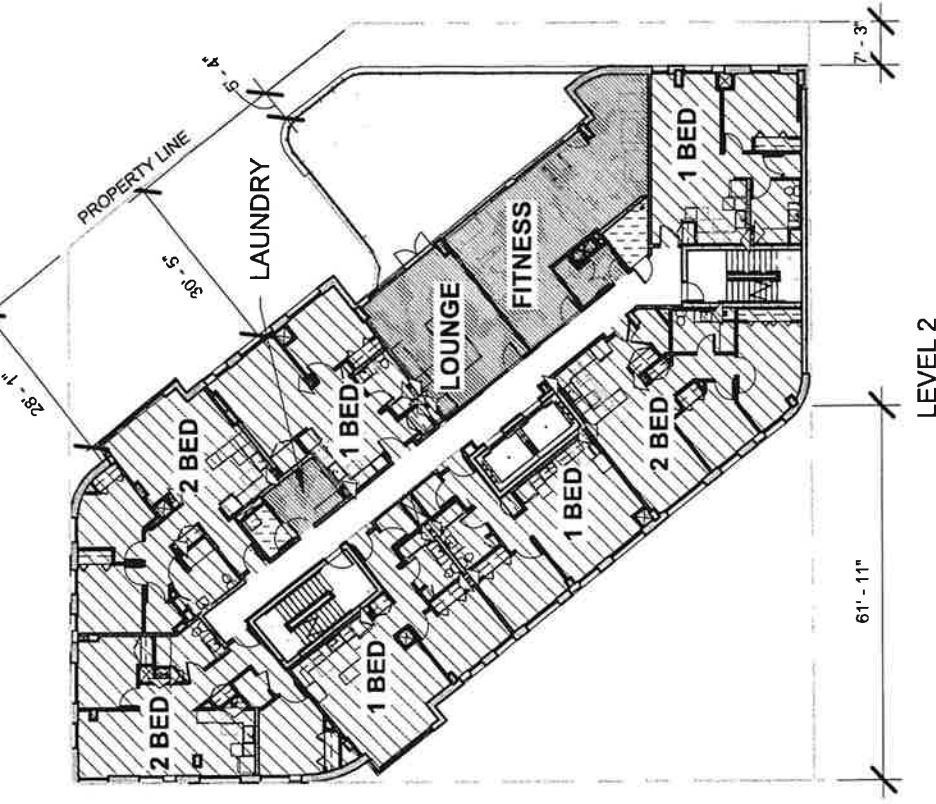
THRIVE EXCHANGE

PLANNED DEVELOPMENT APPLICATION







KOO LLC
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CHICAGO, IL 60601
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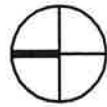
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LEGEND

-  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



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



FLOOR PLANS - LEVELS 1 & 2



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TYPICAL RESIDENTIAL FLOOR

LEGEND

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

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

-  BACK OF HOUSE
114 SF



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

FLOOR PLANS - LEVEL 3-6

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

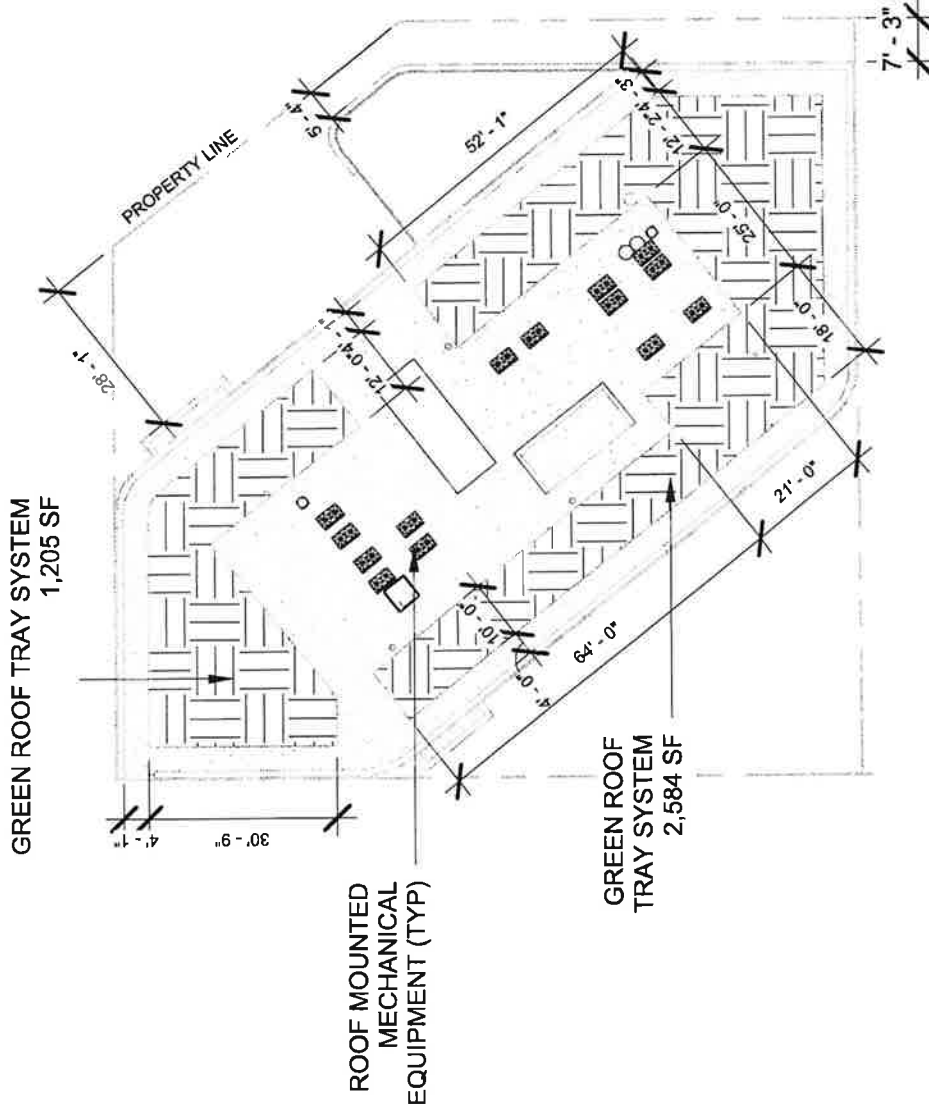
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THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION

KOO LLC
55 W WACKER DR, STE 600C
CHICAGO, IL 60601
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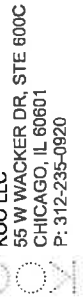


8,635 SF UNOCCUPIED
ROOFTOP WITH 44% OF
AREA DEDICATED TO
INTENSIVE GREEN
ROOF TRAY SYSTEM



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

ROOF PLAN



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

THRIVE EXCHANGE PLANNED DEVELOPMENT APPLICATION

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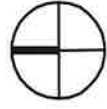
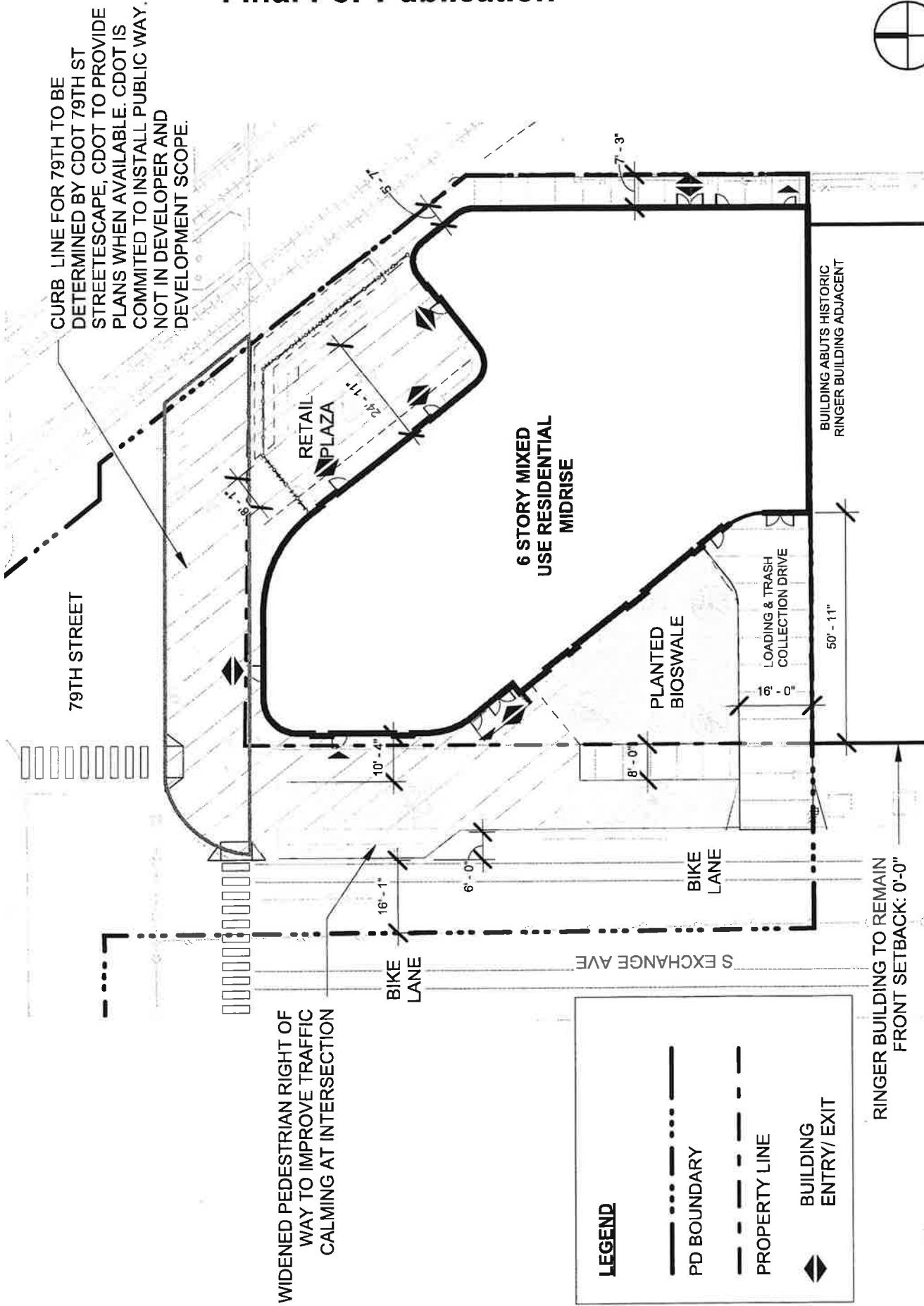
SCALE: 3/64" = 1'-0"

EXCHANGE STREETSCAPE

THRIVE EXCHANGE PLANNED DEVELOPMENT APPLICATION

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

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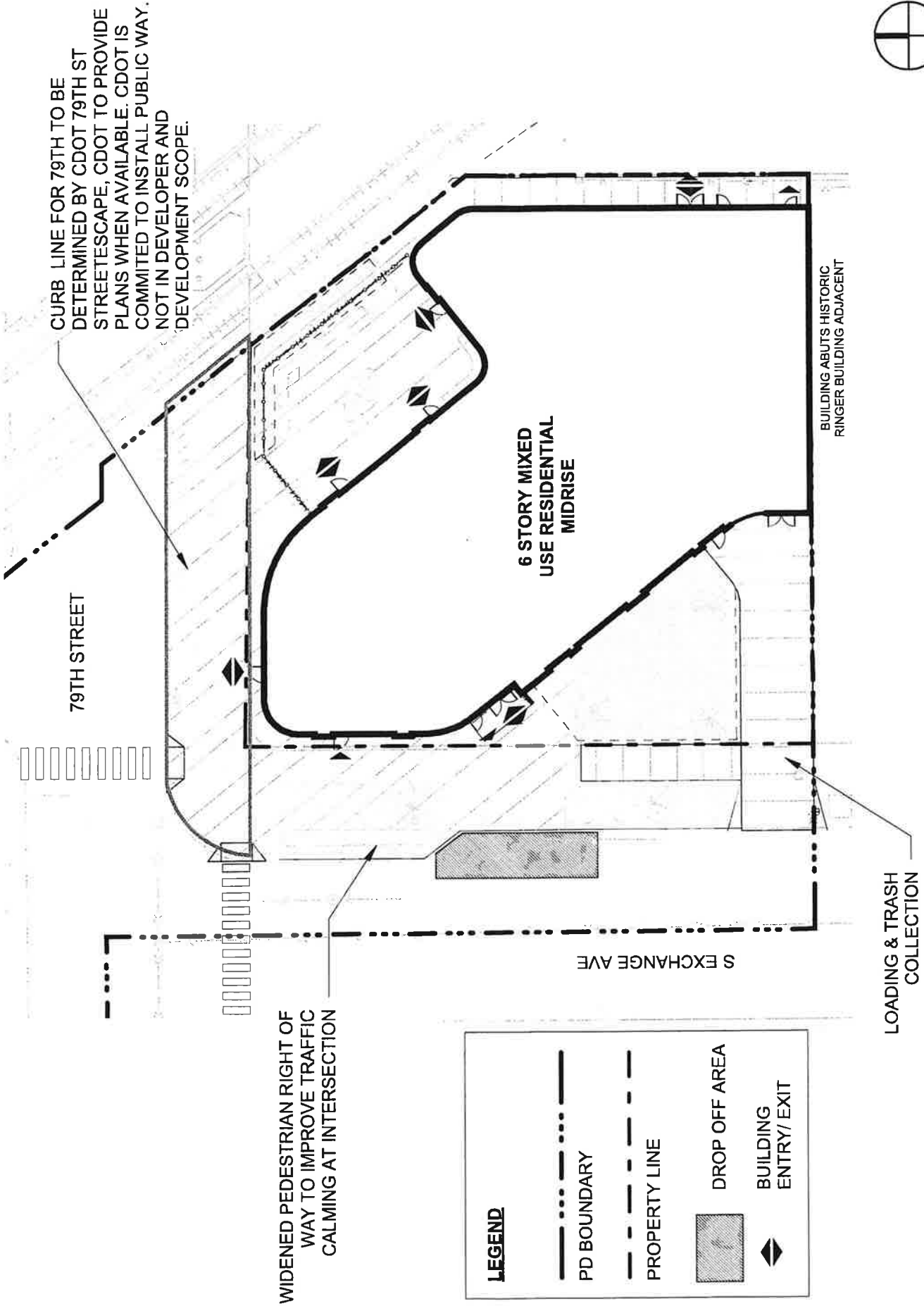
SCALE: 1" = 30'-0"

EXCHANGE STREETSCAPE SITE PLAN

**THRIVE EXCHANGE
PLANNED DEVELOPMENT APPLICATION**

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



SCALE: 1" = 30'-0"

SUBAREA A - VEHICULAR DROPOFF

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

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