

Revisions to 1819 W Montrose Plan, May 2016

Owner David Brown has resolved issues with adjacent property owners and made changes to the plan for this TOD building by the Montrose CTA Brown Line station. Requiring a [Type I Amendment](#) zoning application, the project revisions are summarized below:

<i>Plan Comparison</i>	Previous	Current/Revised
One Commercial space (sq ft)	7,109	7,995
# Units	24	38
# 1-BR Units	21	35
# 2-BR Units	3	3
# ARO Units	3	4
# Parking Spaces	10	4
Lot Area (sq ft)	12,746	12,059
Floor Area (sq ft)	33,561	38,939
5 th Floor Changes	4,840 sf for two offices	6,686 sf for eight 1-BR units
Height (ft)	54.5	54.5
Zoning	B3-3 TOD	B3-3 TOD

Project Update Summary from Montrose Green LLC

- The past 12 months were spent resolving issues with immediate property owners
- The developer recently acquired adjacent property at 1825-35 W. Montrose (4 storefronts)
- The [Transit-Oriented Development \(TOD\) Ordinance](#) was modified by City of Chicago to allow for greater FAR, more units and less parking for qualified sites
- The project seeks TOD relief but does not max-out on allowable scale and incentives
- The overall project scale and design remains unchanged
- The City of Chicago Affordable Housing Requirement (ARO) will be satisfied through on-site units
- The developer is ready to proceed with submitting a zoning application using the final design and target groundbreaking for Fall of 2016