

PD 1300

Table of Contents

06/30/2022 Minor Change **2**
 Exhibits 4
05/17/2021 Zoning Letter **20**
11/18/2015 PD Adoption **21**
 Ordinance 22
 Statements 22
 Bulk Table 27
 ARO 28
 Exhibits 32



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 30, 2022

Edward J. Kus
Taft Stettinius & Hollister LLP
111 East Wacker Drive,
Suite 2800
Chicago, IL 60601

**Re: Minor Change request for Planned Development No. 1300
1061 West Van Buren Street**

Dear Mr. Kus:

Please be advised that your request for a minor change to Planned Development No. 1300 ("PD 1300") has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD 1300. The applicant, Pizzuti BP LLC, the owner of PD 1300 is seeking a minor change for the proposed residential high-rise development containing 298 dwelling units, a 10.15 Floor Area Ratio (FAR), and a maximum 275-foot height. The revised submission dated June 27, 2022, include a Site Plan, building floor plans, building elevations, roof plan, landscape plan, plant list, dated June 22, 2022, and various renderings, dated June 27, 2022.

The applicant seeks (1) a modification to the building elevations, including a reduction in height; (2) a reduction in the number of parking spaces from 140 spaces to 82 spaces; (3) elimination of the LEED certification requirement, to be substituted with the City's sustainability matrix and Green Globes initiative and (4) the addition of new material (DEFS) at the west elevation and roof top.

With respect to the change in building height, the previously approved building proposed a 273'-10" tall high-rise building inclusive of a 53'-4" podium. The revised design proposes a 225'-7" tall high-rise building with a 43'-0" podium. The revised tower eliminates the balconies and the vertical fins have been replaced with perforated metal panels at the podium garage. The revised design adds brick to the ground floor façade. The Van Buren frontage recesses to reveal brick-clad columns. The garage screen at the base of the west façade has been eliminated. Additionally, you request the addition of a new material (DEFS/Reflectit). The new material will be implemented at the podium base at the west elevation and at the roof top but not visible by the public. The DEFS material color will reflect the dark paint finish from the garage screen enclosure. The remainder of the west elevation base is concealed by a new building adjacent to the west lot line (1225 W. Van Buren)

You seek a reduction in the number of parking spaces, from 140 spaces to 82 spaces. The property is located within 1,320 feet of the two CTA Blue Line stations (Halsted Street and Racine stops). The site qualifies as a Transit Served Location pursuant to Section 17-10-0102-B 1 of the Chicago Zoning Ordinance, allowing the minimum parking requirement to be reduced by up to 50%. The request to reduce the minimum required parking from 140 to 82 parking spaces is within the permitted reduction.

Finally, you seek the elimination of the LEED certification requirement and that the developer be allowed to substitute full compliance with the City's sustainability matrix, which will include certification through the Green Globes initiative. The Green Roof will remain, and its total square footage is modestly increased.

The Department has determined that allowing the reduction in height, proposed parking reduction and elimination of the LEED certification requirement will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1300, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

The following exhibits will be incorporated and made part of PD 1300:

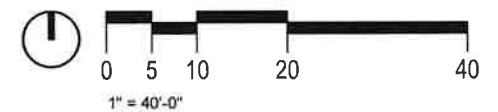
- Site Plan, dated June 22, 2022
- Amenities Deck Floor Plan, dated June 22, 2022
- Green Roof Plan, dated June 22, 2022
- Green Roof Landscape Plan dated June 22, 2022.
- Ground Floor Landscape Plan with Plant Details sheet dated June 22, 2022.
- East, North, West, and South Building Elevations, dated June 22, 2022.
- Various renderings dated June 27, 2022 (5 sheets)

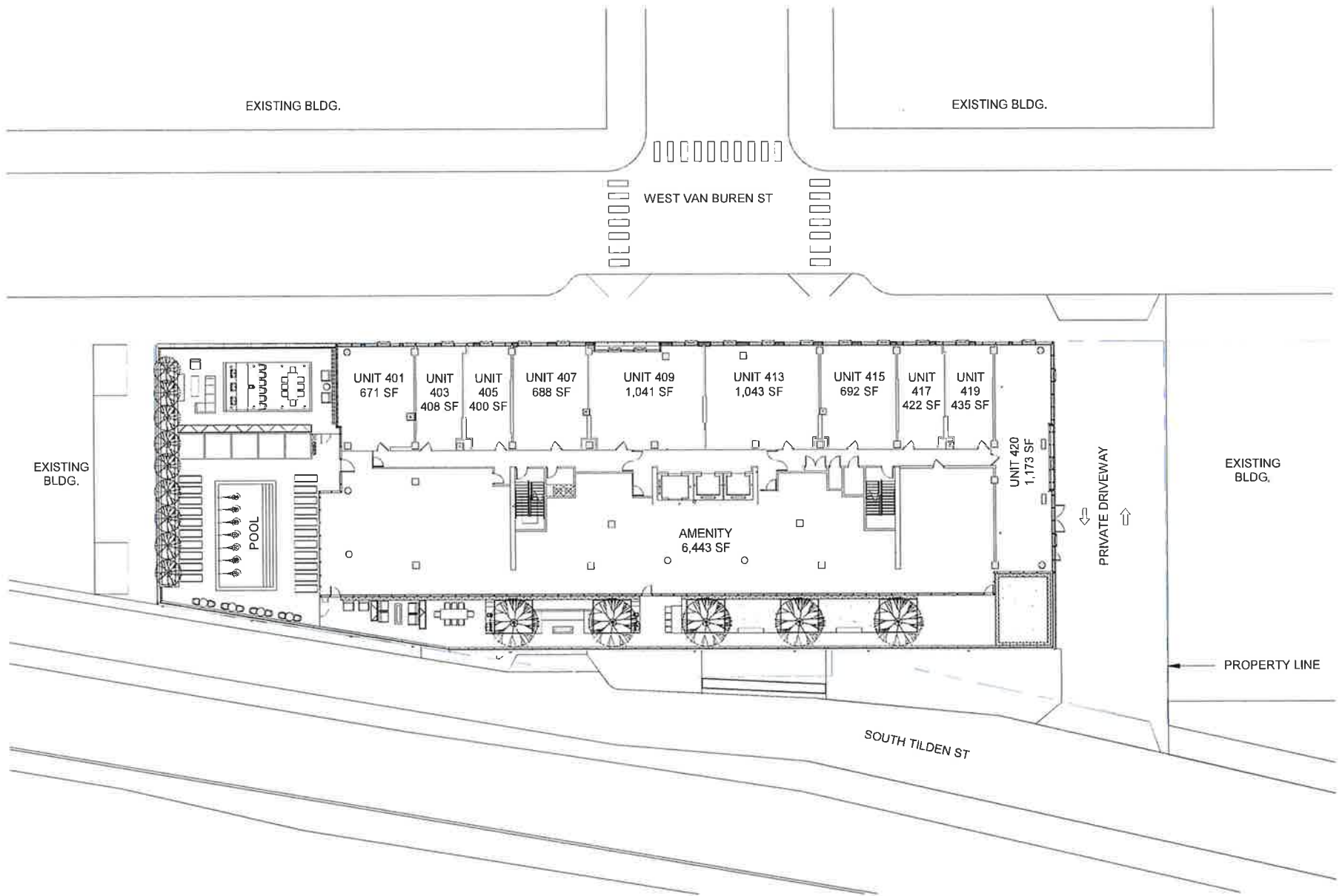
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



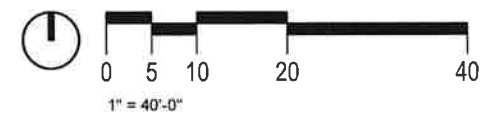
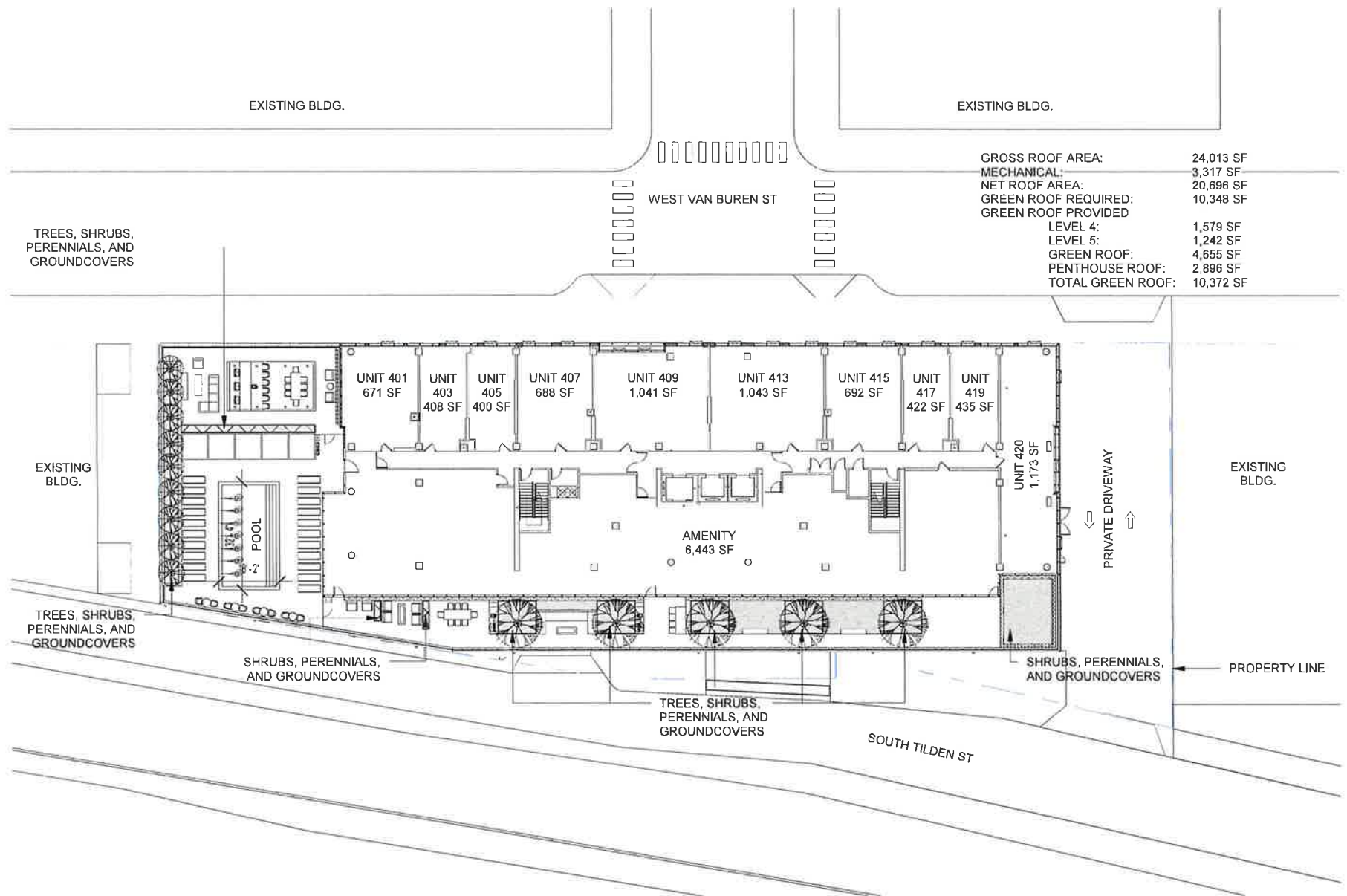
Noah Szafraniec
Assistant Commissioner





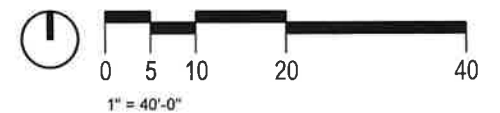
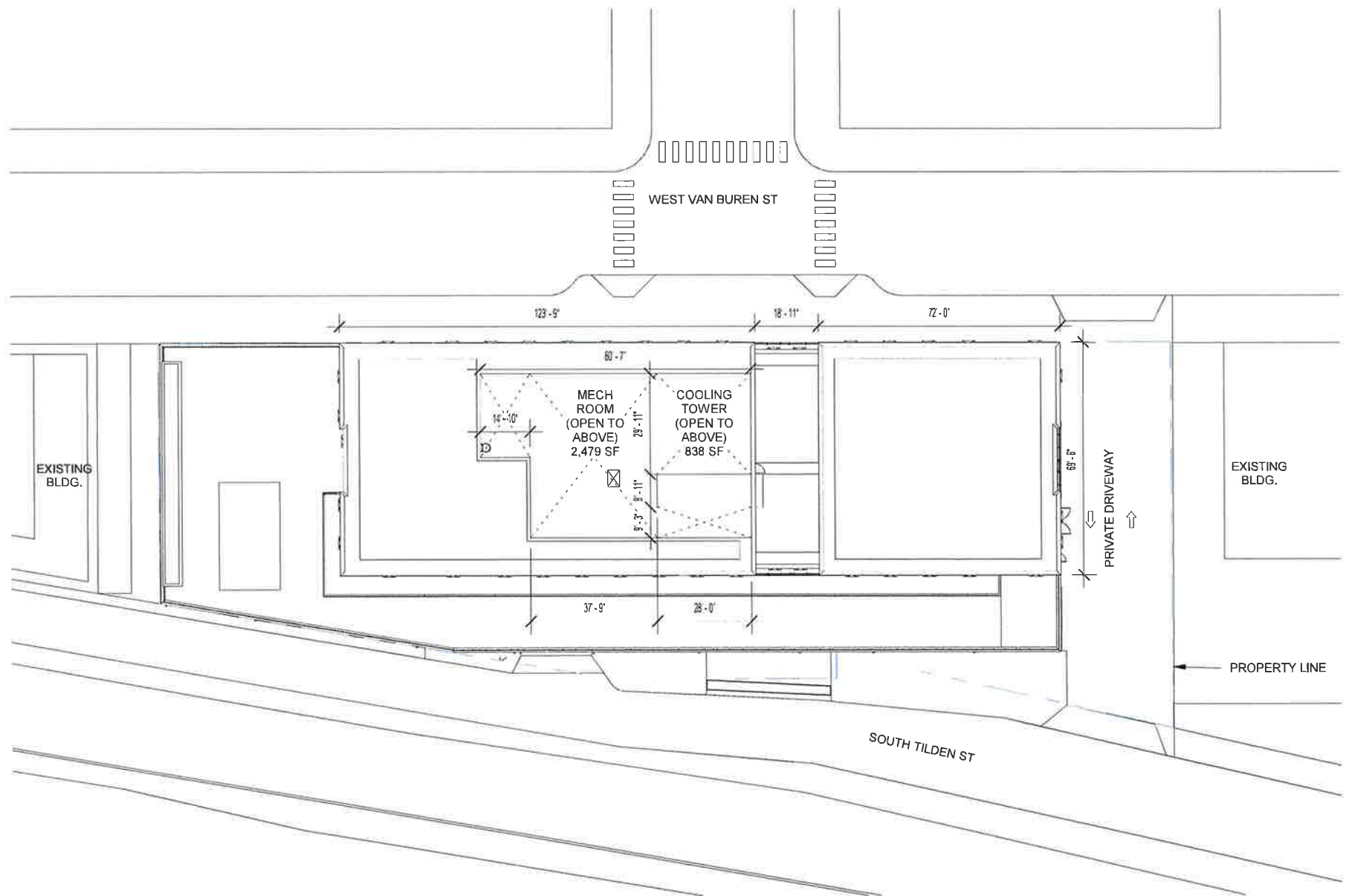
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015
 DATE OF REVISION: JUNE 22, 2022

AMENITIES DECK FLOOR PLAN



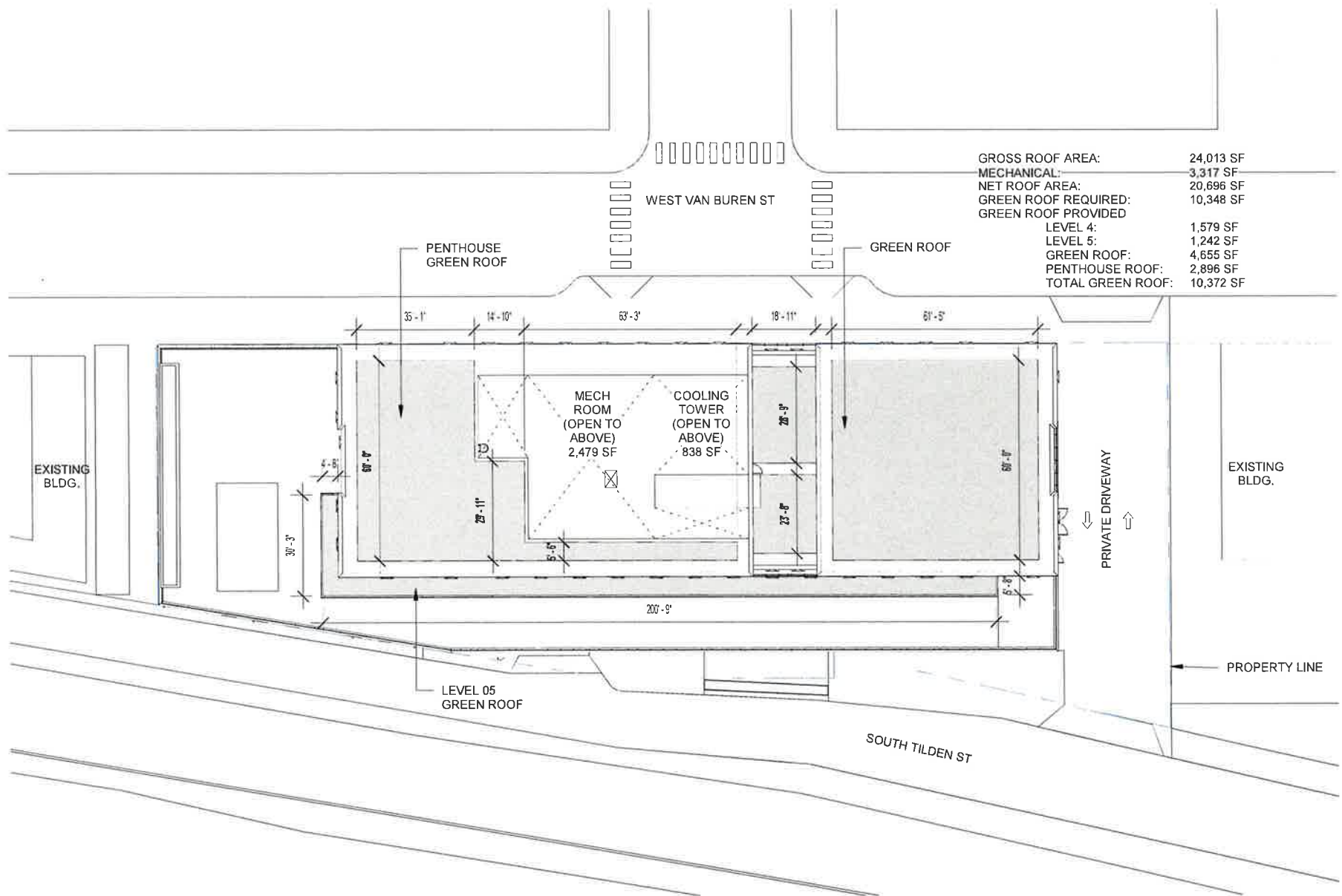
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
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AMENITY DECK LANDSCAPE PLAN

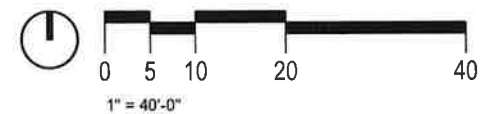


APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
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GREEN ROOF PLAN

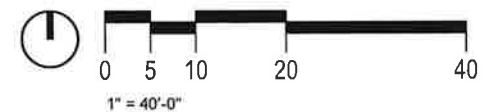
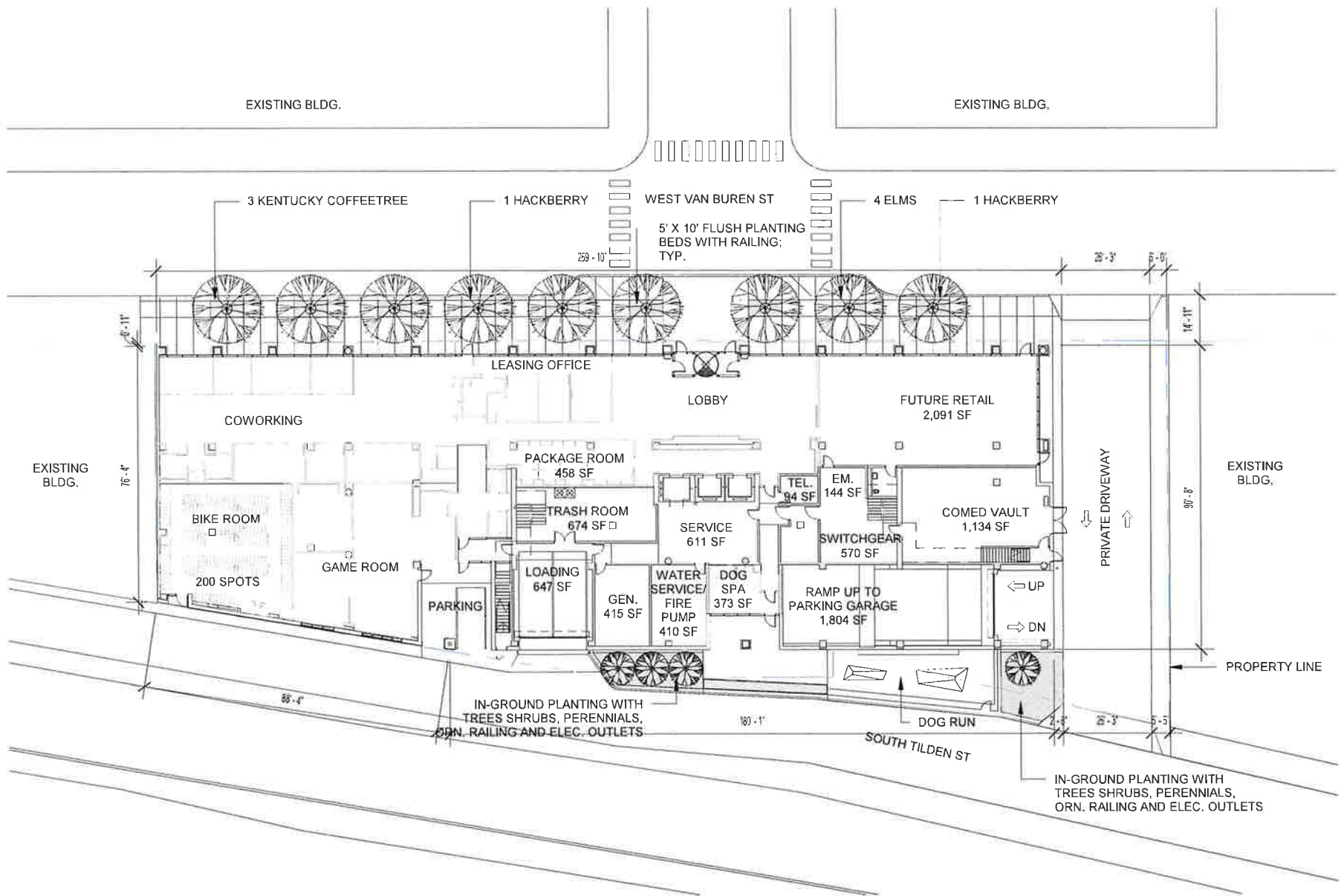


| | |
|----------------------|-----------|
| GROSS ROOF AREA: | 24,013 SF |
| MECHANICAL: | 3,317 SF |
| NET ROOF AREA: | 20,696 SF |
| GREEN ROOF REQUIRED: | 10,348 SF |
| GREEN ROOF PROVIDED: | |
| LEVEL 4: | 1,579 SF |
| LEVEL 5: | 1,242 SF |
| GREEN ROOF: | 4,655 SF |
| PENTHOUSE ROOF: | 2,896 SF |
| TOTAL GREEN ROOF: | 10,372 SF |



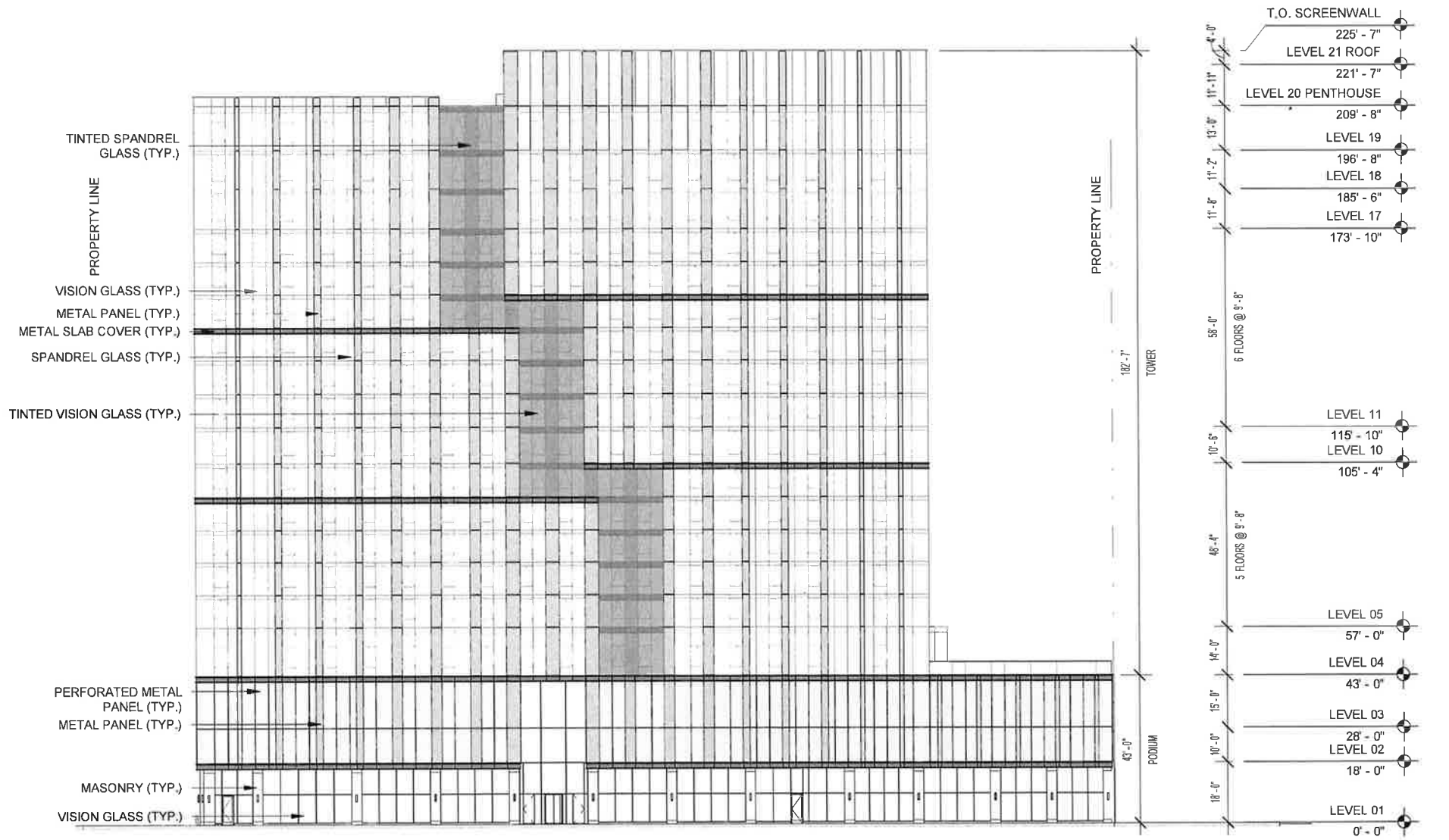
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015
 DATE OF REVISION: JUNE 22, 2022

GREEN ROOF LANDSCAPE PLAN



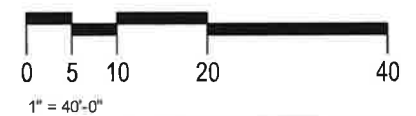
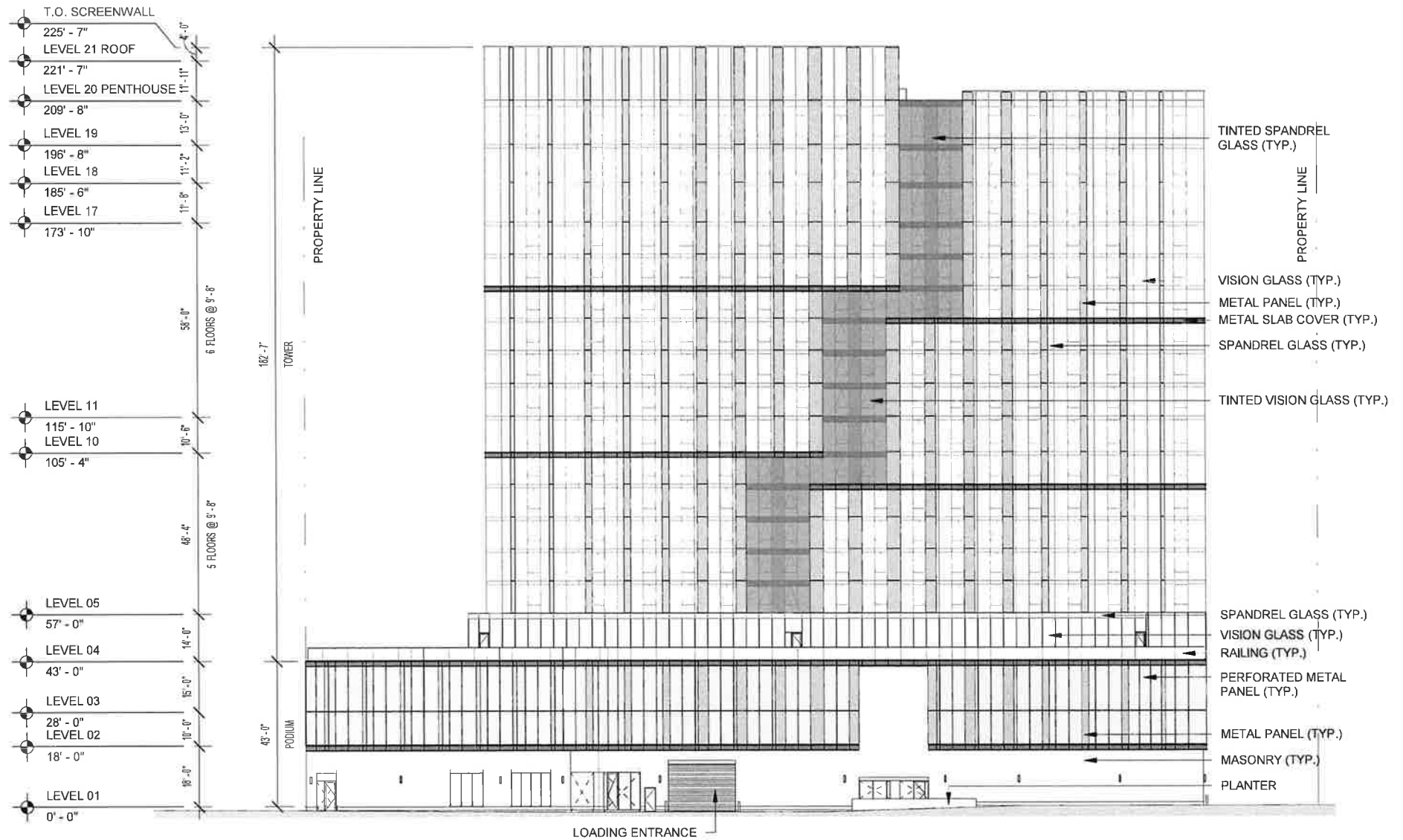
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
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 DATE OF REVISION: JUNE 22, 2022

GROUND FLOOR LANDSCAPE PLAN



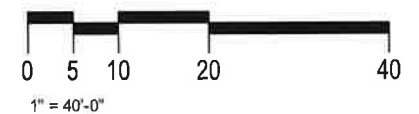
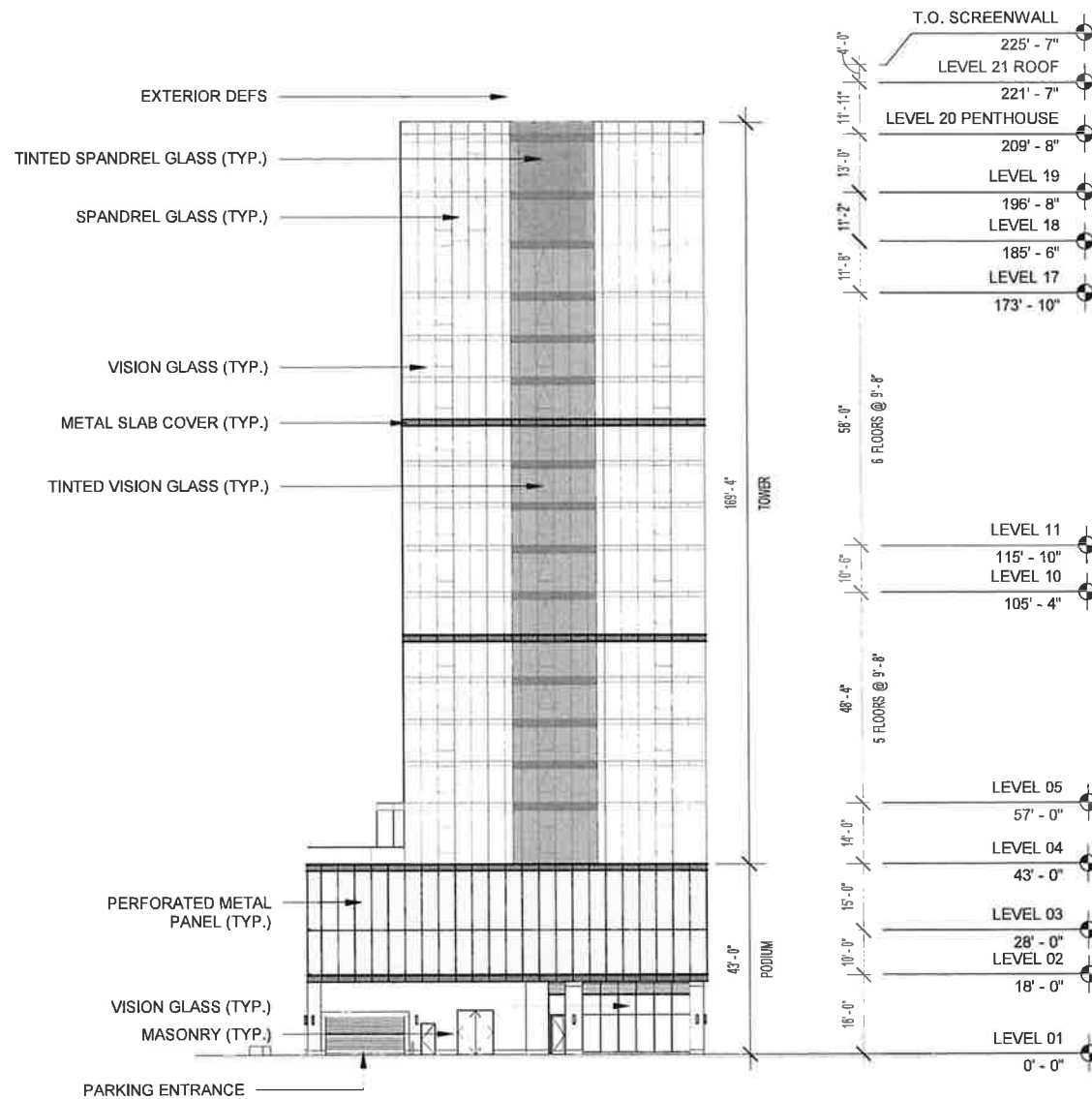
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
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NORTH ELEVATION



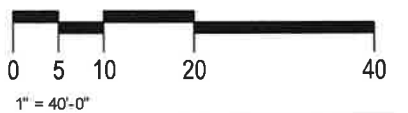
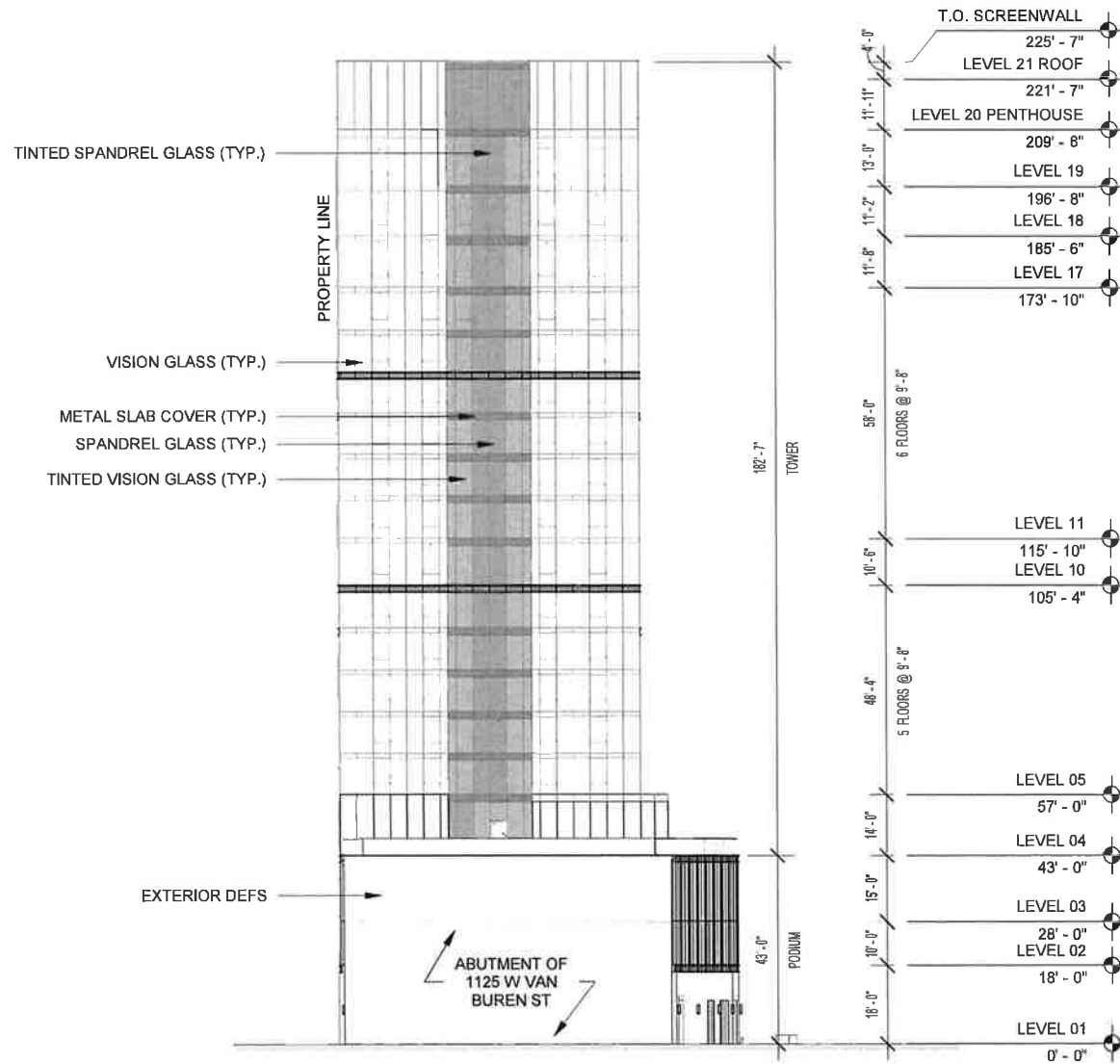
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015
 DATE OF REVISION: JUNE 22, 2022

SOUTH ELEVATION



APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015
 DATE OF REVISION: JUNE 22, 2022

EAST ELEVATION



WEST ELEVATION

APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1101 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015
 DATE OF REVISION: JUNE 22, 2022



*PROFESSIONAL RENDERING, OF SAME QUALITY OF APPROVED PD RENDERINGS, TO BE COMPLETED UPON REVISED PD'S ACCEPTANCE



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May 17, 2021

Edward J. Kus
Taft Stettinius & Hollister LLP
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: One-year sunset extension for PD 1300, 1061 W. Van Buren St.

Dear Mr. Kus:

Please be advised that your client's request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 1300 ("PD 1300") has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Zoning Ordinance and Statement No. 17 of the Planned Development. Your client, Pizzuti Development LLC ("Pizzuti"), is the sole property owner of PD 1300.

PD 1300 was approved by the Chicago City Council on November 18, 2015. Statement No. 17 of the PD states that it shall be governed by Section 17-13-0612 of the Zoning Ordinance, which requires substantial construction of the improvements contemplated on the property within six years of the effective date of the ordinance. It also states that the six-year period may be extended for up to one additional year if, before expiration, good cause is shown for an extension.

According to your request letter, Pizzuti is dealing with repercussions of Covid-19, but since approval of the PD, they have taken steps towards developing the site, including the following: vacating a portion of the public way; per Statement 16 of the PD, they contributed nearly \$1 million to the CTA for improvements to the public transit infrastructure in the community; two existing structures were demolished in preparation of the development; approximately \$2 million has been spent on project drawings. The construction drawings are 75% complete and Pizzuti is seeking a one-year extension in order to obtain financing and building permits. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1300, I hereby approve a one-year sunset extension from November 18, 2021 to November 18, 2022.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

18105

11/18/2015

REPORTS OF COMMITTEES

14365

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREA SHOWN ON MAP NO. 2-G.

(As Amended)
(Application No. 18105)
(Common Address: 1061 W. Van Buren St.)
(Committee Meeting Held October 27, 2015)

RBPD 1300

[SO2014-5792]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, November 18, 2015.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, Landmarks and Building Standards which held a meeting on October 27, 2015, the following substitute ordinance was passed by a majority of the members present:

Page 1 contains one map amendment regarding land use.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 48.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DS-3 Downtown Service District symbols shown on Map Number 2-G in the area generally bounded by:

West Van Buren Street; a line 556.65 feet west of and parallel to South Morgan Street;
West Tilden Street; and a line 858.12 feet west of and parallel to South Morgan Street,

to the designation of DX-7 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-7 Downtown Mixed-Use District symbols shown on Map Number 2-G in the area described in Section 1 above to those of a Residential Planned Development subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 3. This ordinance takes effect after its passage and approval and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1300

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1300 ("Planned Development"), consists of approximately 28,749 square feet (0.65 acres) of property located 1061 West Van Buren Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the applicant, Pizzuti Development 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 titleholders 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 titleholder 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

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

Ingress or egress shall be pursuant to the plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Area Map; a Right-of-Way Adjustment Map; Site Plan; Typical Parking Plan; Landscape Plan; Amenity Deck Landscape Plan, 25th Floor Plan; a Green Roof Plan; Building Elevations prepared by Epstein and Arquitectonica dated October 15, 2015; and a Bonus Floor Area Worksheet.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: residential dwelling units (located above the ground floor); financial services; office; retail sales; food and beverage retail sales; eating and drinking establishments; catering services; accessory parking; and accessory uses.
6. On-premises 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-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be 10.15 in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 28,749 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following FAR bonuses:

| | |
|-------------------------|-------|
| Base FAR: | 7.0 |
| Affordable Housing: | 1.75 |
| Transit Infrastructure: | 1.40 |
| Total FAR: | 10.15 |

9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II Reviews are conditional until final Part II Approval.
11. The applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. 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.

14. 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. Applicant shall achieve basic LEED Certification under the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System and provide a minimum 50 percent green roof over the net roof area.
15. The applicant acknowledges and agrees that the rezoning of the Property from DS-3 to DX-7 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" Or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii); any combination of (i) and (ii). The applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004 of the Zoning Ordinance, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both Sections (2-45-110 and 17-4-1004), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet, required under Section 17-4-1003-D and attached hereto as an exhibit ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must provide either a minimum of 12,578 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$1,167,209.40 ("Cash Payment"), or \$38,907.00 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including without limitation, excavation or foundation permits, the applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004 prior to the issuance of any building permits for the Eligible Building, including without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendment thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the

Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D(3), the Bonus Worksheet will serve as an official record of bonuses and amenities. The applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to Section 17-4-1020 of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property by contributing funds to the Chicago Transit Authority ("CTA") for improvements and repairs to public transit infrastructure located in proximity to its development project. In accordance with the formula set forth in Section 17-4-1020-C, the applicant acknowledges and agrees that it must make a cash payment to the CTA in the amount of \$933,767.52.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to DX-7 Downtown Mixed-Use District.

[Existing Zoning and Street System Map; Existing Land-Use Area Map; Property Line and Boundary Map; Right-of-Way Adjustment Map; Site Plan; Amenity Deck Floor Plan; 25th Floor Amenity Plan; Green Roof Plan; North, South, East and West Building Elevations; Ground Floor Landscape Plans; Amenity Deck Landscape Plan; Level 25 Landscape Plan; Green Roof Landscape Plan; and Plant List and Details referred to in these Plan of Development Statements printed on pages 14372 through 14392 of this *Journal*.]

Bulk Regulations and Data Table and Affordable Housing Profile Form (Rental) and Worksheet for Bonus Calculation referred to in these Plan of Development Statements read as follows:

11/18/2015

REPORTS OF COMMITTEES

14371

*Residential-Business Planned Development No. 1300.**Bulk Regulations And Data Table.*

| | |
|--|----------------------------------|
| Gross Site Area: | 42,785 square feet |
| Area to be vacated in the Public Way: | 6,353 square feet |
| Area in Public Way: | 7,683 square feet |
| Net Site Area: | 28,749 square feet |
| Maximum Floor Area Ratio: | 10.15 |
| Base Floor Area Ratio: | 7.0 |
| Affordable Housing Bonus: | 1.75 |
| Transit Infrastructure Bonus: | 1.40 |
| Maximum Building Height: | 275 feet |
| Maximum Number of Dwelling Units: | 298* |
| Minimum Number of Parking Spaces: | 140 |
| Minimum Number of Loading Berths: | 2 |
| Minimum Number of Bicycle Parking: | 100 |
| Minimum Setbacks: | In accordance with the Site Plan |

* The maximum number of efficiency units cannot exceed 40 percent of the total number of units.

FINAL FOR PUBLICATION :

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6746.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: SEPTEMBER 27, 2015

SECTION 1: DEVELOPMENT INFORMATION

Development Name: PIZZUTTI DEVELOPMENT
 Development Address: 1061 W VAN BUREN STREET
 Ward: 25

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

Type of City involvement: ☐ Land write-down
☐ Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? ☐)
☒ Zoning increase, PD, or City Land purchase

*If yes, please provide copy of the TIF Eligible Expenses

SECTION 2: DEVELOPER INFORMATION

Developer Name: PIZZUTTI DEVELOPMENT, LLC
 Developer Contact (Project Coordinator): BOB BAZUK
 Developer Address: 624 N HIGH STREET, SUITE 500, CHICAGO, ILL 60610
 Email address: BOB@PIZZUTTI.COM May we use email to contact you? ☒ Yes ☐ No
 Telephone Number: 630-481-3822

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{\text{Total units}}{\text{Total units}} \times 10\% = \text{total affordable units required}$ (always round up)
 *20% if TIF assistance is provided

For Density Bonus projects: $6,316.15 \times 25\% = 1,579.04$
 Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
 If parking is not included, what is the monthly cost per space? _____

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Estimated date for the commencement of marketing:
 Estimated date for completion of construction of the affordable units

For each unit configuration, fill out a separate row, as applicable (see example)

| | Unit Type* | Number of Units | Number of Bedrooms/Unit | Total Square Footage/Unit | Expected Market Rent | Proposed Affordable Rent* | Proposed Level of Affordability (60% or less of AMI) | Unit Mix OK to proceed? |
|-------------------|--------------|-----------------|-------------------------|---------------------------|----------------------|---------------------------|--|-------------------------|
| Example | 1 bed/1 bath | 4 | 1 | 800 | \$1000 | 759 | 60% | |
| Affordable Units | | | | | | | | |
| Market Rate Units | | | | | | N/A | N/A | |
| | | | | | | N/A | N/A | |
| | | | | | | N/A | N/A | |

*Rent amounts updated annually in the City of Chicago's Maximum Affordable Monthly Rent Chart

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment in-lieu? October 2015
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{X } 10\%} = \frac{\text{X } \$100,000}{\text{(round up to nearest whole number)}} = \$ \text{Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{\$2,100,000}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{21}{\text{median price per base FAR foot (from table below)}} = \$1,117,500 \text{ Amount owed}$$

| Submarket (Table for use with the Density Bonus fees-in-lieu calculations) | Median Land Price per Base FAR Foot |
|--|-------------------------------------|
| Loop; Chicago River on north/west; Congress on south; Lake Shore Dr on east | \$31 |
| North; Division on north; Chicago River on south/west; Lake Shore Dr on east | \$43 |
| South; Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr on east | \$22 |
| West; Lake on north; Congress on south; Chicago River on east; Racine on west | \$29 |

Authorization to Proceed (to be completed by Department of DPD)

Kara Breems
 Department of Planning & Development

Robert J. Berg
 Development Project Coordinator

Date

10-2-2015

Date

09/15/2015

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CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUREAU OF ZONING AND LAND USE
APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 1061 W. Van Buren

Zoning District: DX--7

ON-SITE BONUSES

| Amenity | Amenity area (in sq. ft.) | Lot area (in sq. ft.) | Premium Factor | Base FAR | FAR Bonus calculated (A/B) * C * D | FAR Bonus Cap compare with |
|---|------------------------------|--------------------------|-------------------|----------|--|--|
| Formula: | A | B | C | D | (A/B) * C * D | |
| Affordable Housing - On-Site | | | 4 | (1) | | 1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16) |
| Public Plaza and Pocket Park | | | 1 | | | 6 |
| Chicago Riverwalk | | | 1 | | | - |
| Winter Garden | | | 1 | | | 3 |
| Through-Block Connection (Indoor) | | | 0.66 | | | - |
| Through-Block Connection (Outdoor) | | | 1 | | | - |
| Sidewalk Widening | | | 2 | | | - |
| Arcade | | | 1.25 | | | 2 |
| Water Feature | | | 0.3 | | | 1 |
| Upper-Level Setbacks (-7 & -10 Districts) | | | 0.3 | | | 1 |
| Upper-Level Setbacks (-12 & -16 Districts) | | | 0.4 | | | 25% of D |
| Lower-Level Planting Terrace | | | 1 | | | - |
| Green Roofs | | | 0.3 | | | 2 |
| Underground Parking (Levels -1 & -2) | | | 0.15 | | | 30% of D |
| Underground Parking (Level -3 or lower) | | | 0.2 | | | 30% of D |
| Underground Loading | | | 0.15 | | | 30% of D |
| Parking Concealed by Occupiable Space | | | 0.4 | | | 25% of D |
| Total FAR Bonus On-Site Improvements | | | N/A | | | |

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OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq. ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

| Amenity | Bonused Square Feet Desired | Discount Factor | Median cost of 1 sq. ft. of buildable floor area (in \$): See City Survey of Land Cost | Base FAR | Financial Contribution |
|---------------------------------|-----------------------------|-----------------|--|----------|------------------------|
| Formula: | A | B | C | D | E=A*B*C |
| Off-Site Park or Riverwalk | | 0.8 | | | |
| Street Lighting and Landscaping | | 0.8 | | | |
| Transit Station Improvements | 40,248.6 | 0.8 | \$29 | 7.0 | \$933,767.52 |
| Pedway Improvements | | 0.8 | | | |
| Adopt-A-Landmark | | 0.8 | | | |
| Affordable Housing | 50,310.75 | 0.8 | \$29 | 7.0 | \$1,167,209.40 |
| Education | | 0.8 | | | |
| Totals | 90,559.35 | | | | \$2,100,976.92 |

Comparison to FAR Bonus Cap

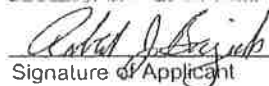
| Amenity | Total Bonused Square Feet Desired | Lot Area (in sq. ft.) | Base FAR | FAR Bonus calculated | FAR Bonus Cap: |
|---------------------------------|-----------------------------------|-----------------------|----------|----------------------|---------------------|
| Formula: | F | G | H | I = (F/G) * H | Compare with |
| Off-Site Park or Riverwalk | | | | | 20% of H |
| Street Lighting and Landscaping | | | | | 20% of H |
| Transit Station Improvements | 40,248.60 | 28,749 | 7.0 | 1.4 | 20% of H |
| Pedway Improvements | | | | | 20% of H |
| Adopt-A-Landmark | | | | | 20% of H |
| Affordable Housing | 50,310.75 | 28,749 | 7.0 | 1.75 | 20% of H (-5) |
| Education | | | | | 25% of H (-7, -10) |
| | | | | | 30% of H (-12, -16) |
| | | | | | 25% of H (-10) |
| | | | | | 30% of H (-12, -16) |

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

| | |
|-------------------------------------|-----------------------|
| Base FAR | 7.0 |
| FAR Bonus for On-Site Improvements | N/A |
| FAR Bonus for Off-Site Improvements | 3.15 |
| Total FAR | 10.15 |
| Total Financial Contribution | \$2,100,976.92 |

| | |
|---|----------------------|
| Maximum Floor Area with Base FAR | 201,243 SF |
| Floor Area with FAR Bonus On-Site Improvements | N/A |
| Floor Area with FAR Bonus Off-Site Improvements | 90,559.35 SF |
| Total Maximum Floor Area | 291,802.35 SF |



9/28/15

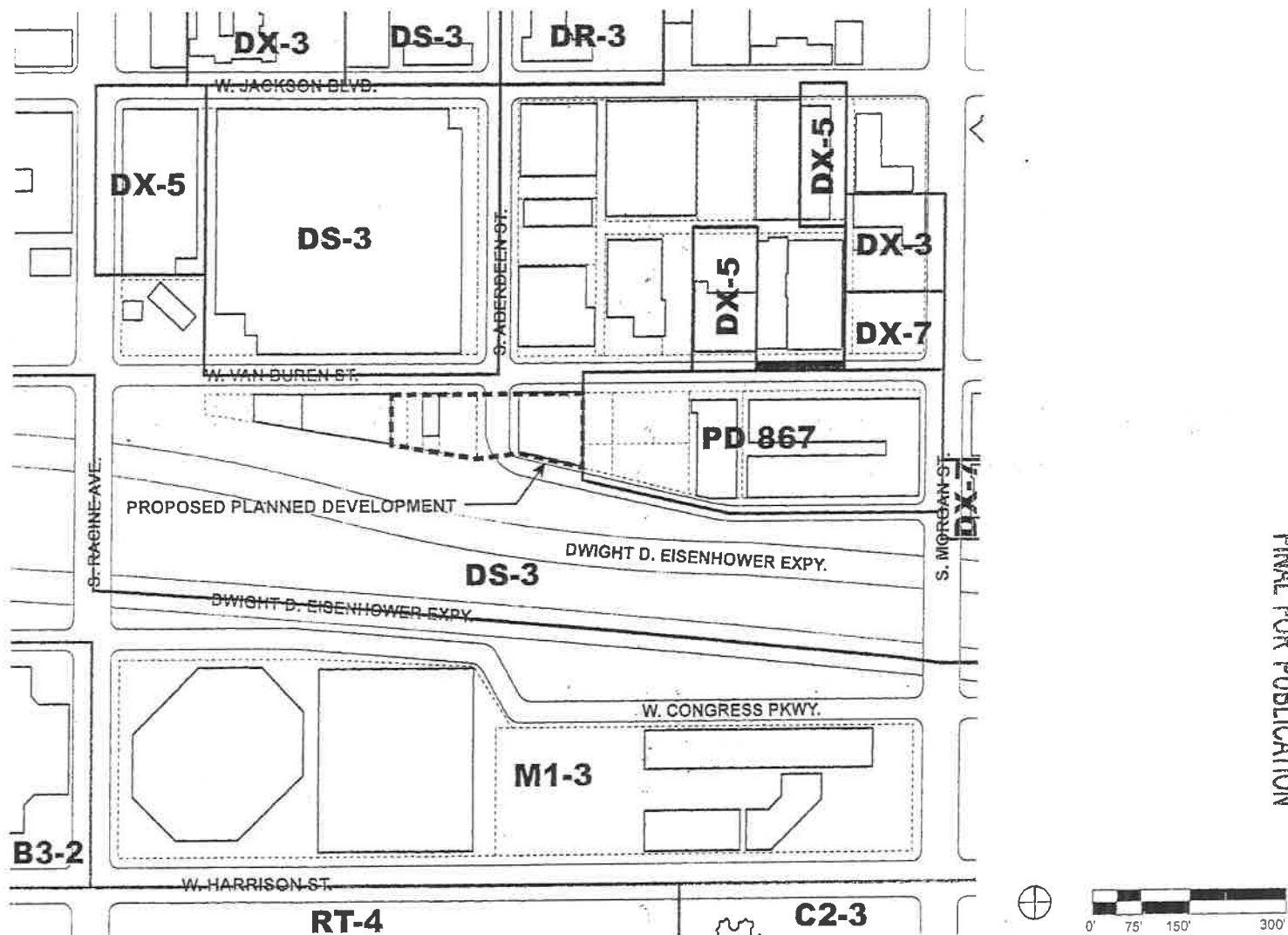
Signature of Applicant

Date

Received by (Dept. of Planning & Dev.)

Date

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APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

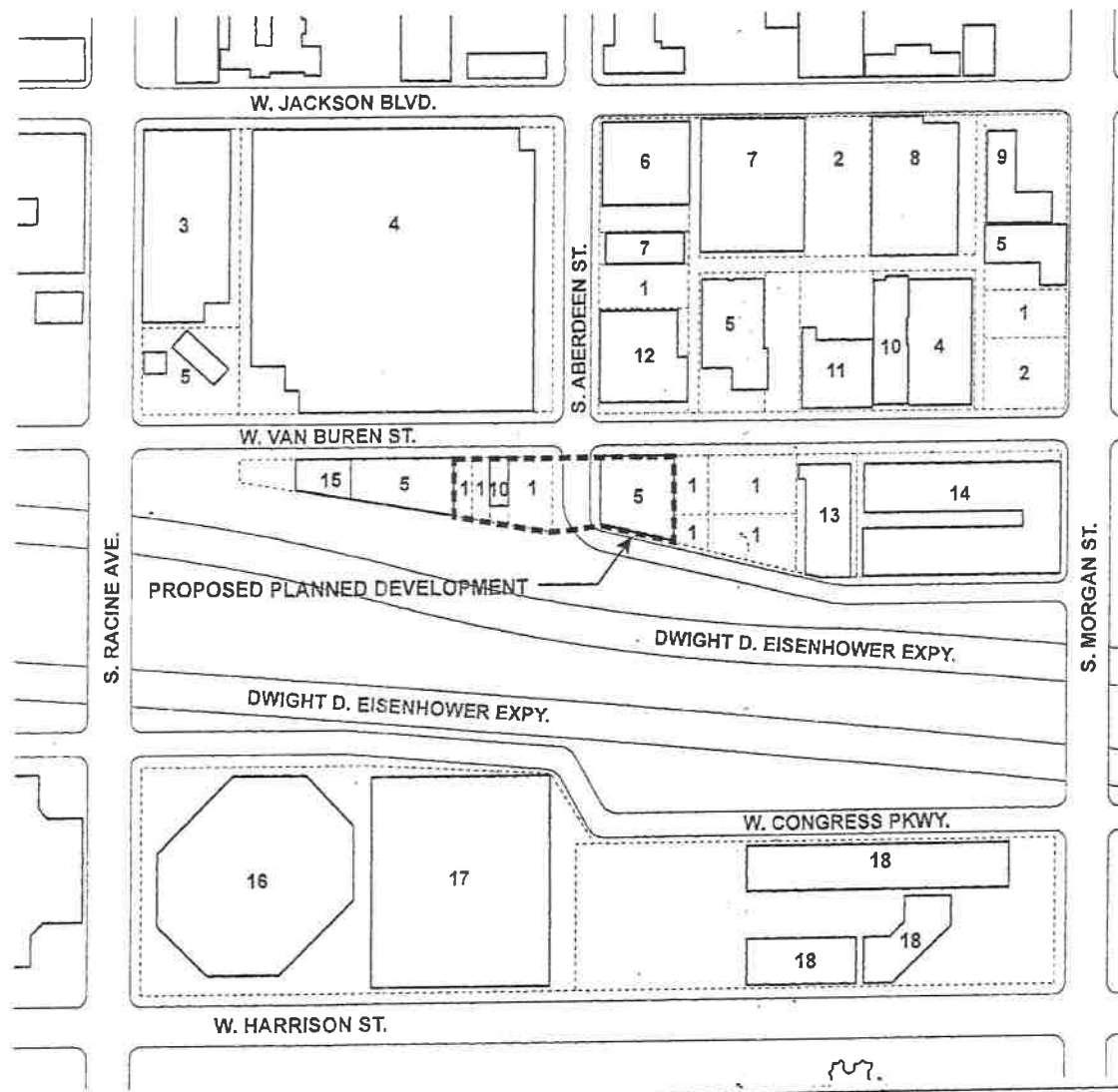
EXISTING ZONING AND STREET SYSTEM MAP

11/18/2015

REPORTS OF COMMITTEES

14377

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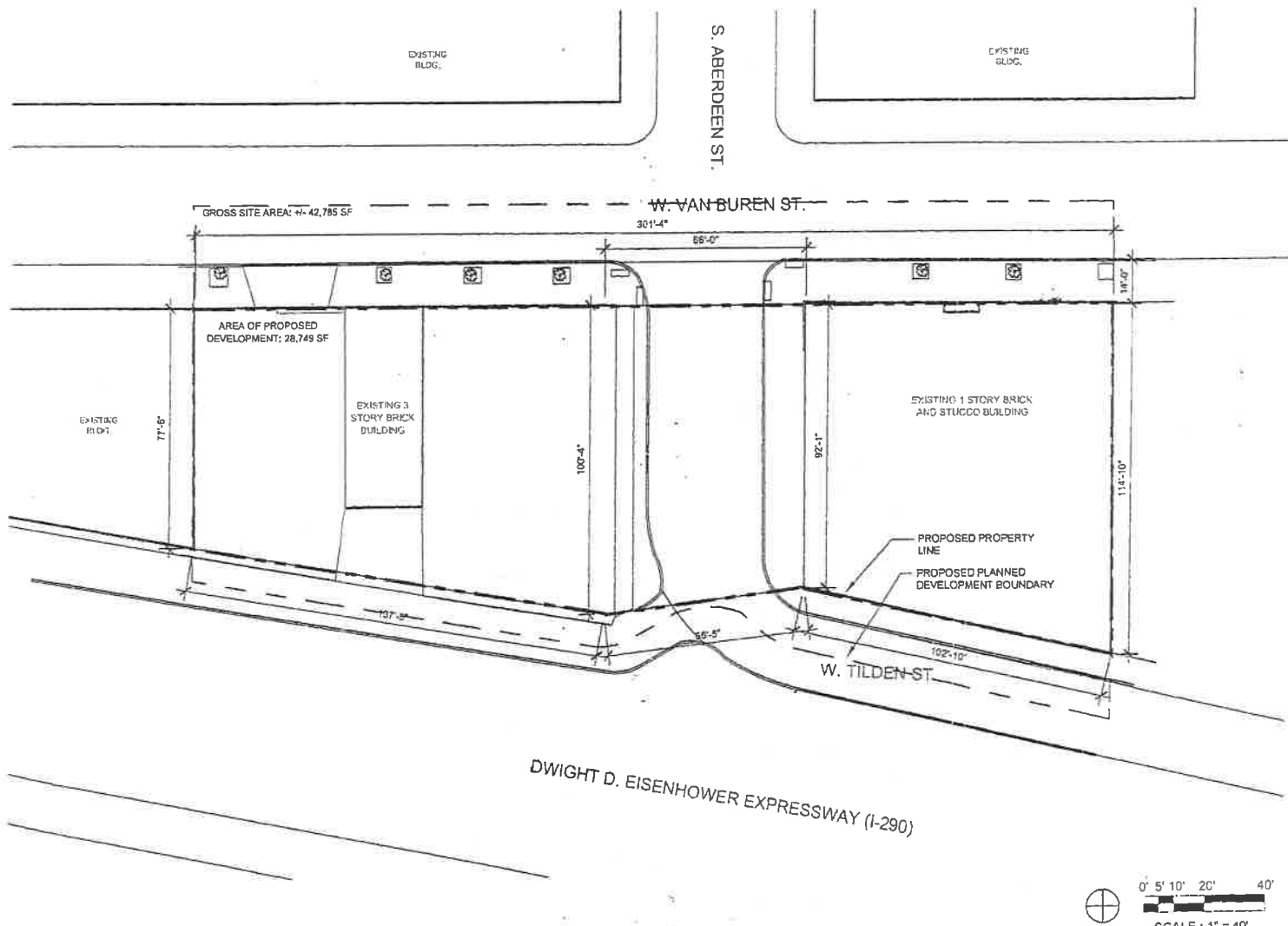
- 1. ON GRADE PARKING
- 2. VACANT LOT
- 3. DANCE STUDIO - 1 STORY
- 4. RETAIL - 2 STORIES
- 5. RETAIL - 1 STORY
- 6. OFFICE - 1 STORY
- 7. INDUSTRIAL - 1 STORY
- 8. OFFICE - 2 STORIES
- 9. RESIDENTIAL - 3 STORIES
- 10. VACANT BLDG - 3 STORIES
- 11. OFFICE - 7 STORIES
- 12. INDUSTRIAL - 8 STORIES
- 13. EDUCATION - 7 STORIES
- 14. OFFICE - 6 STORIES
- 15. OFFICE - 2 STORIES
- 16. UIC SPORTS ARENA
- 17. PARKING GARAGE - 4 STORIES
- 18. UIC EDUCATION - 1-3 STORIES



APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

EXISTING LAND USE AREA MAP

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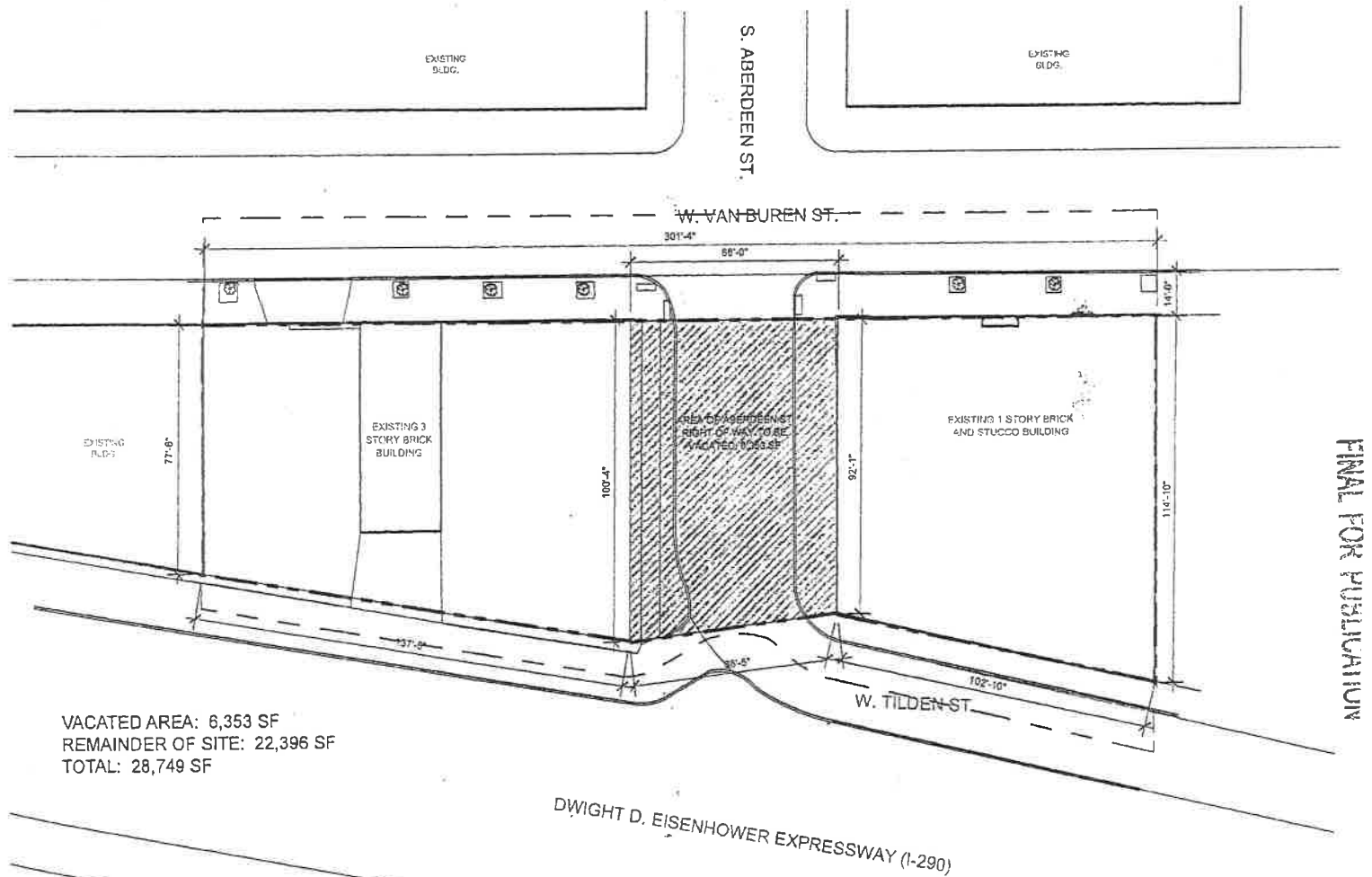
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

PROPERTY LINE AND PD BOUNDARY MAP

11/18/2015

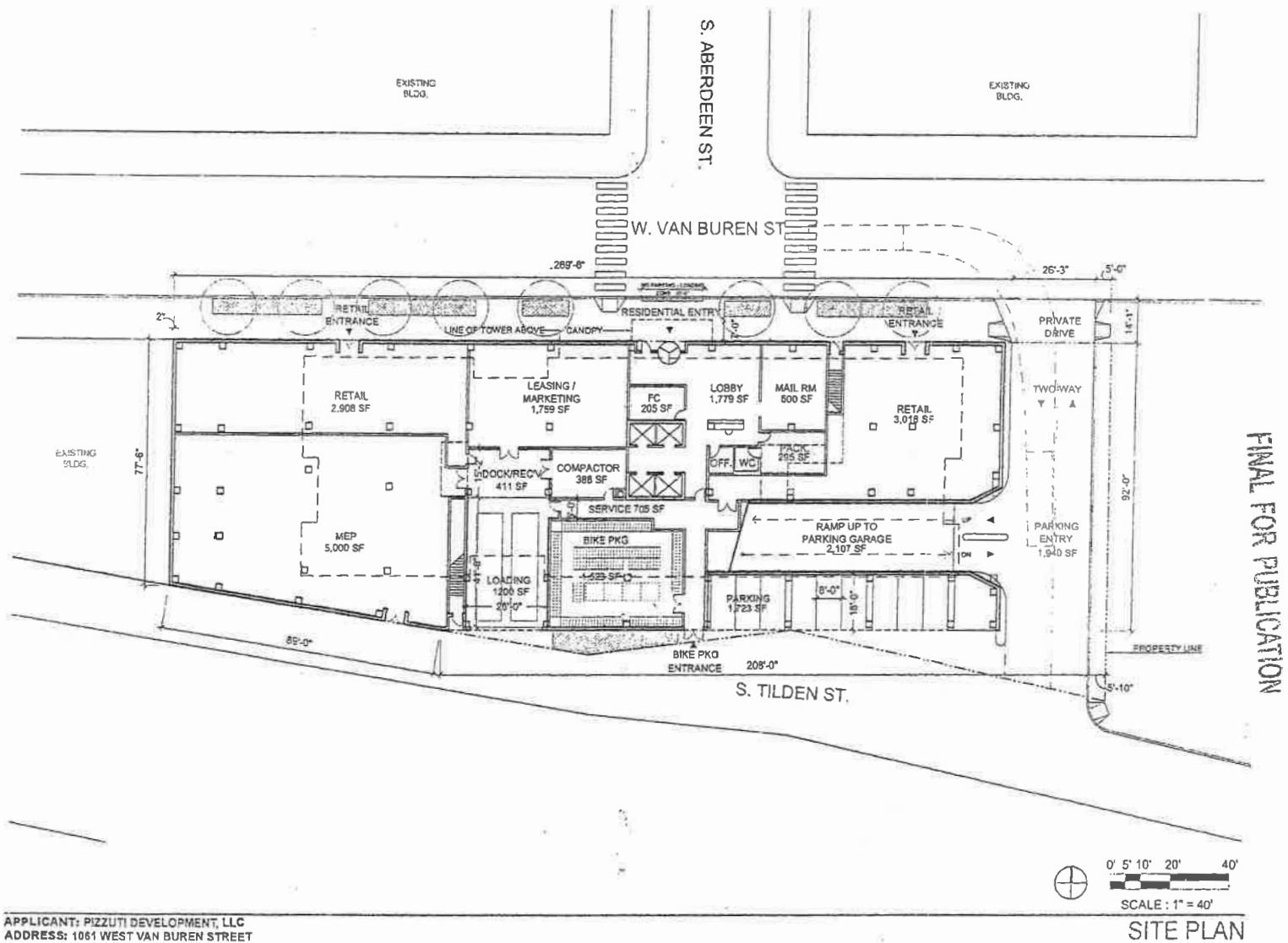
REPORTS OF COMMITTEES

14379



APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1061 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

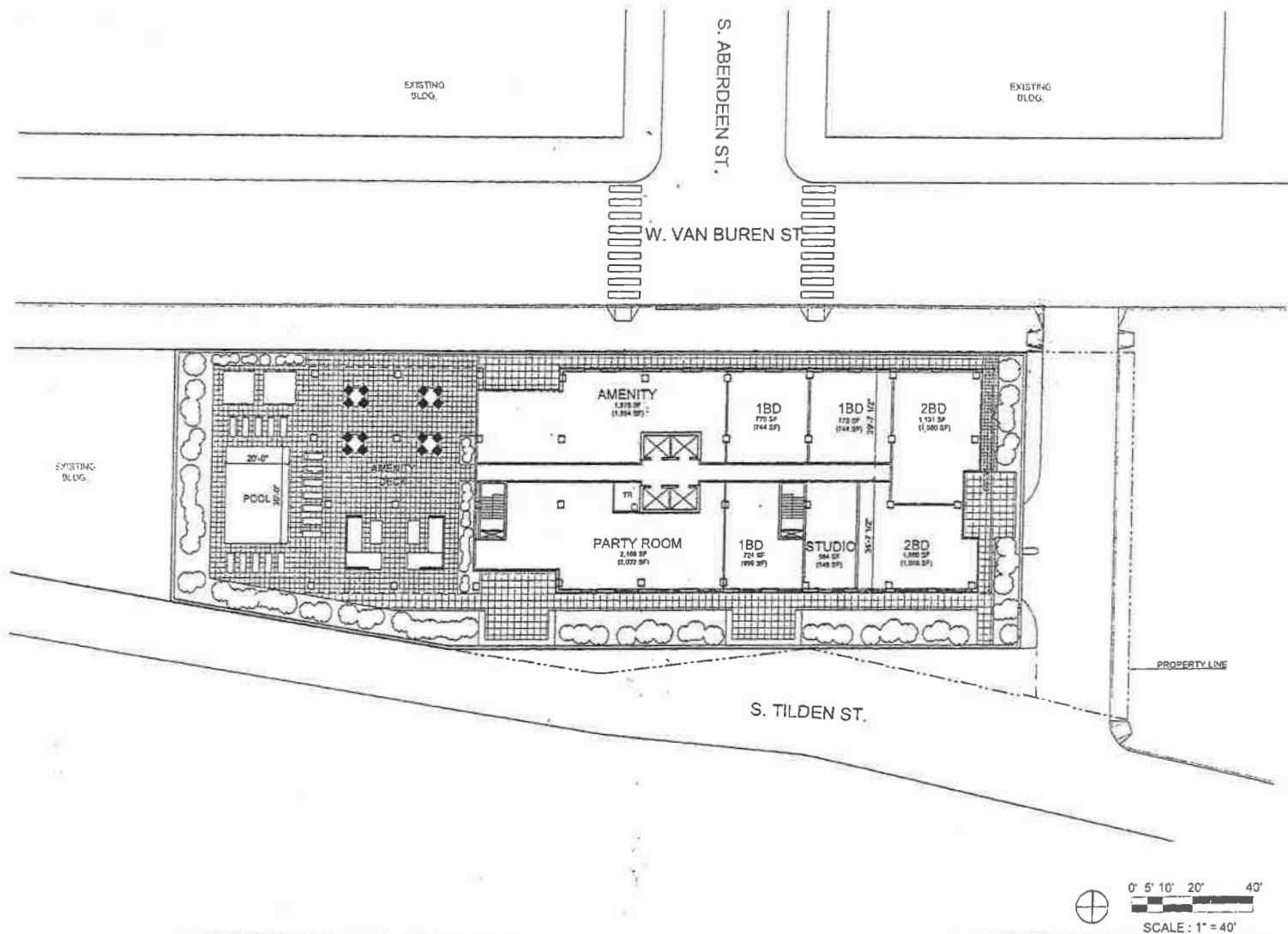
RIGHT OF WAY ADJUSTMENT MAP



11/18/2015

REPORTS OF COMMITTEES

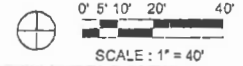
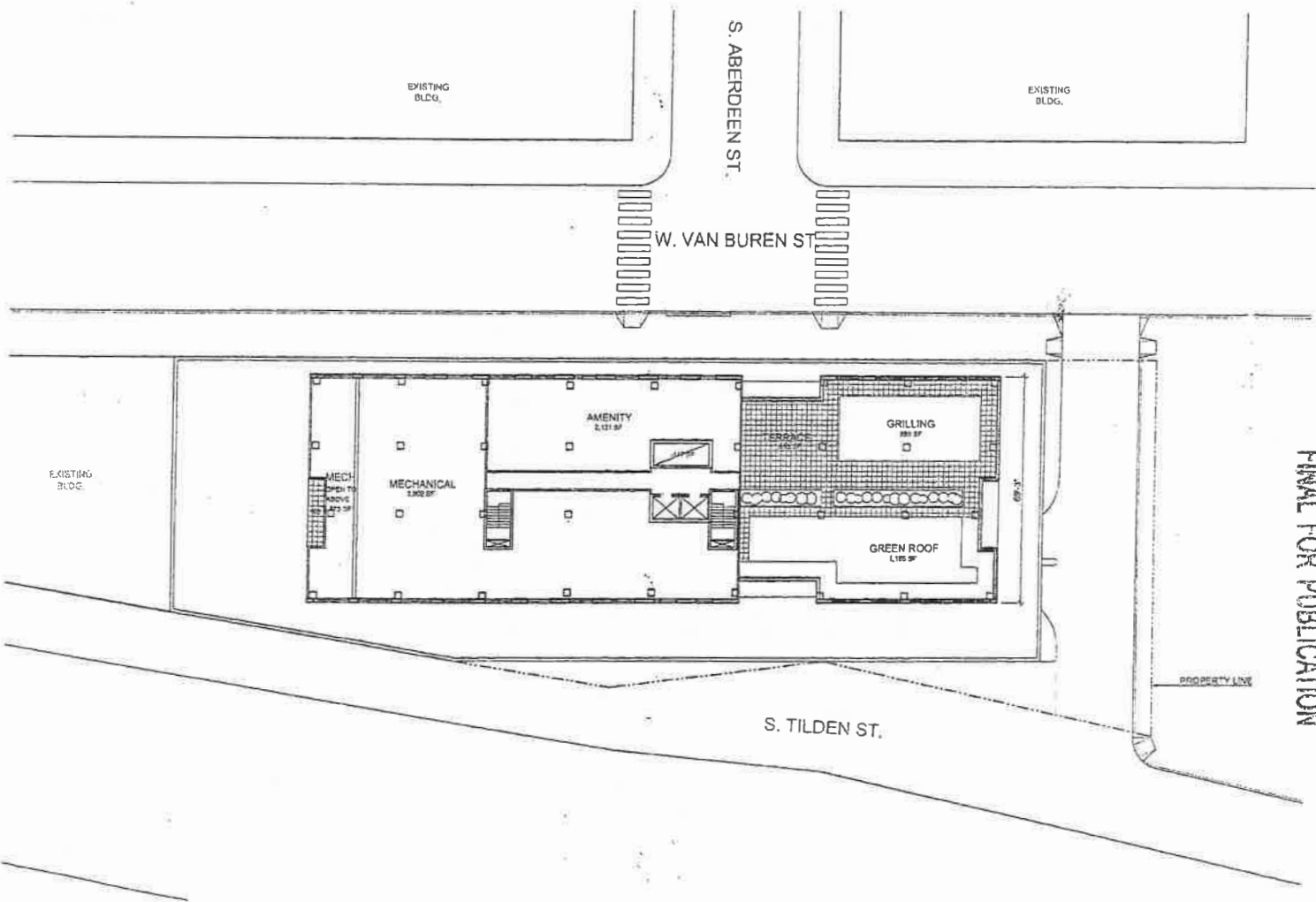
14381



APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1051 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

AMENITIES DECK FLOOR PLAN

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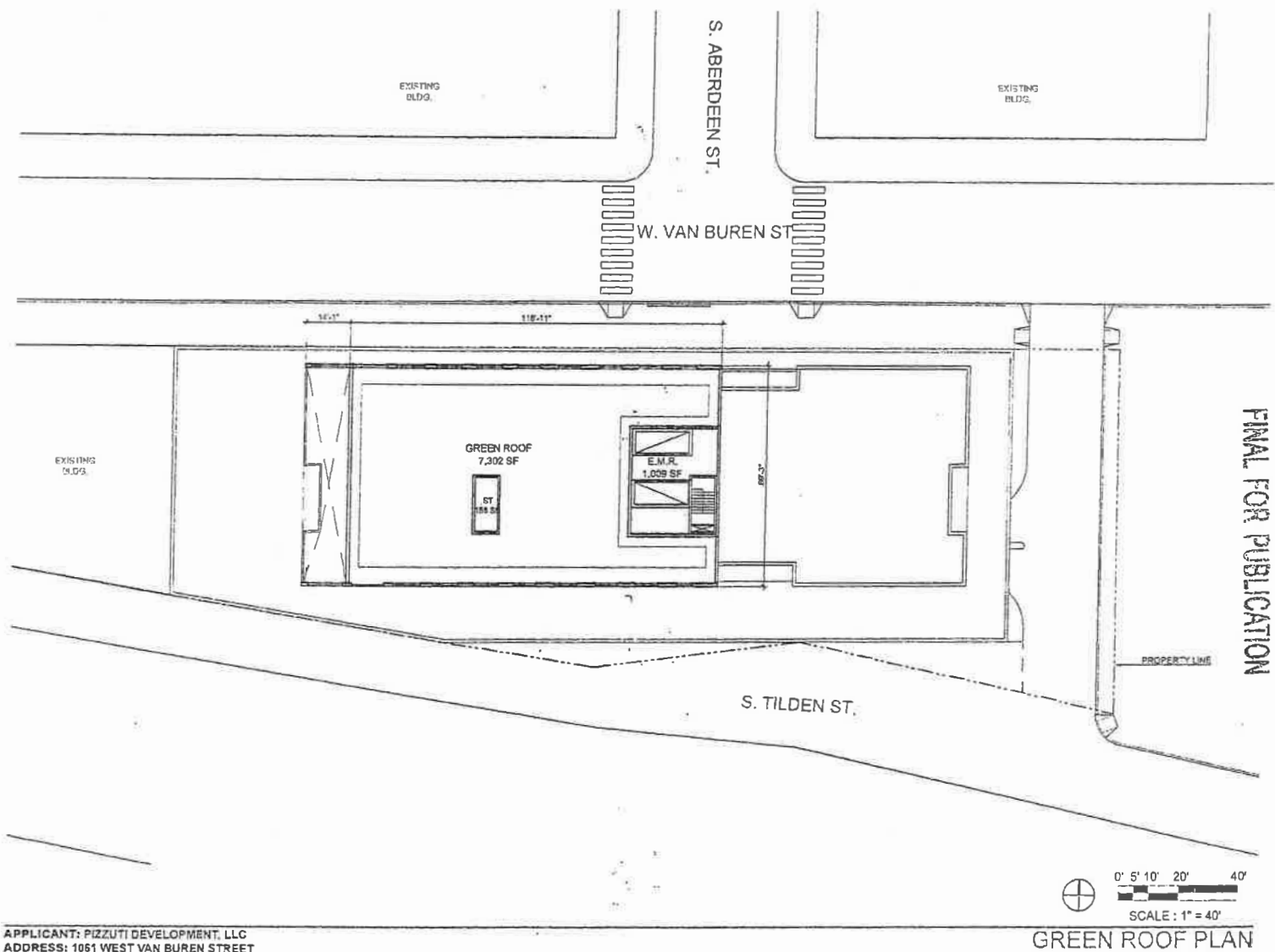
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

25th FLOOR AMENITY PLAN

11/18/2015

REPORTS OF COMMITTEES

14383



APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1051 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

0' 5' 10' 20' 40'
SCALE: 1" = 40'

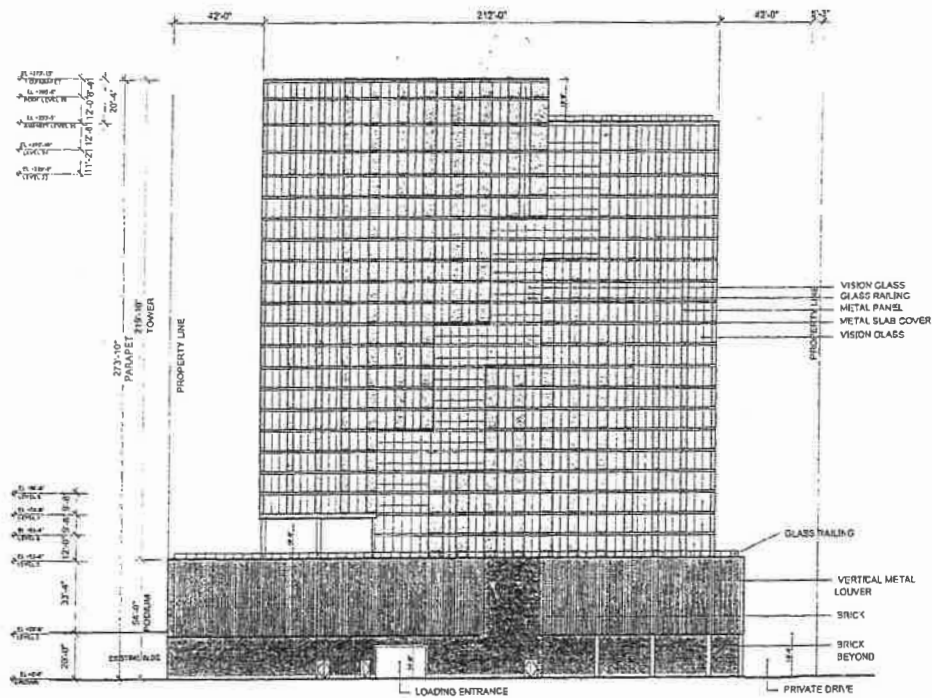
GREEN ROOF PLAN

11/18/2015

REPORTS OF COMMITTEES

14385

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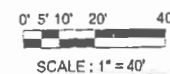
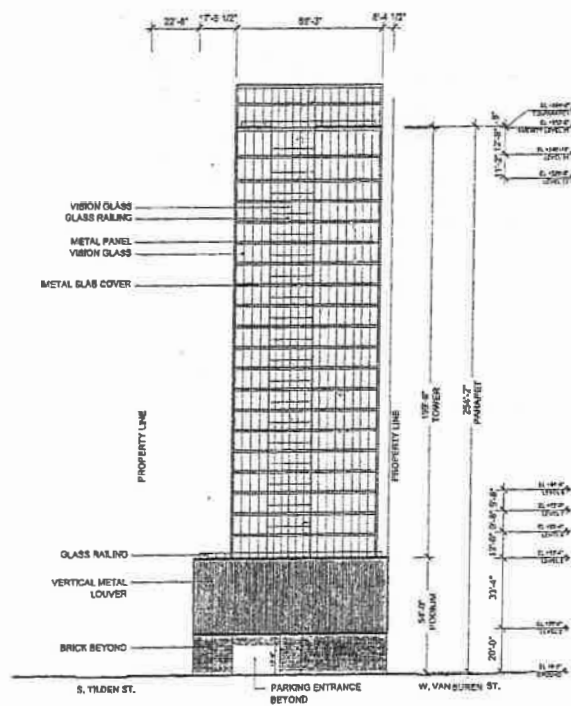
0' 5' 10' 20' 40'

SCALE : 1" = 40'

SOUTH ELEVATION

APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1061 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

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EAST ELEVATION

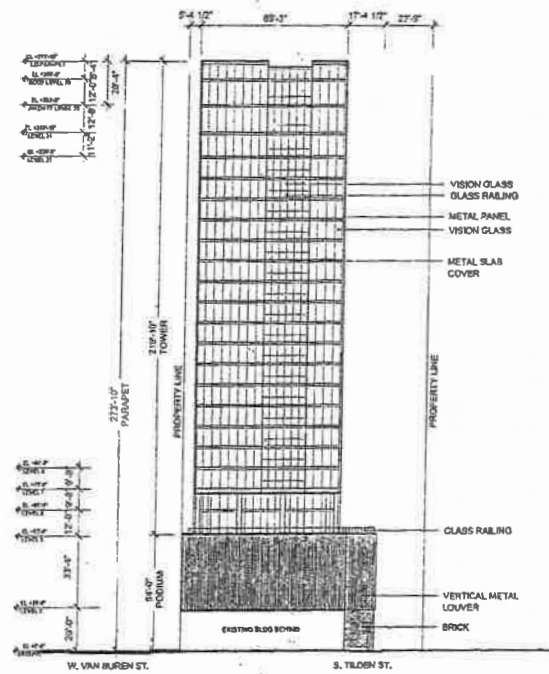
APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1061 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

11/18/2015

REPORTS OF COMMITTEES

14387

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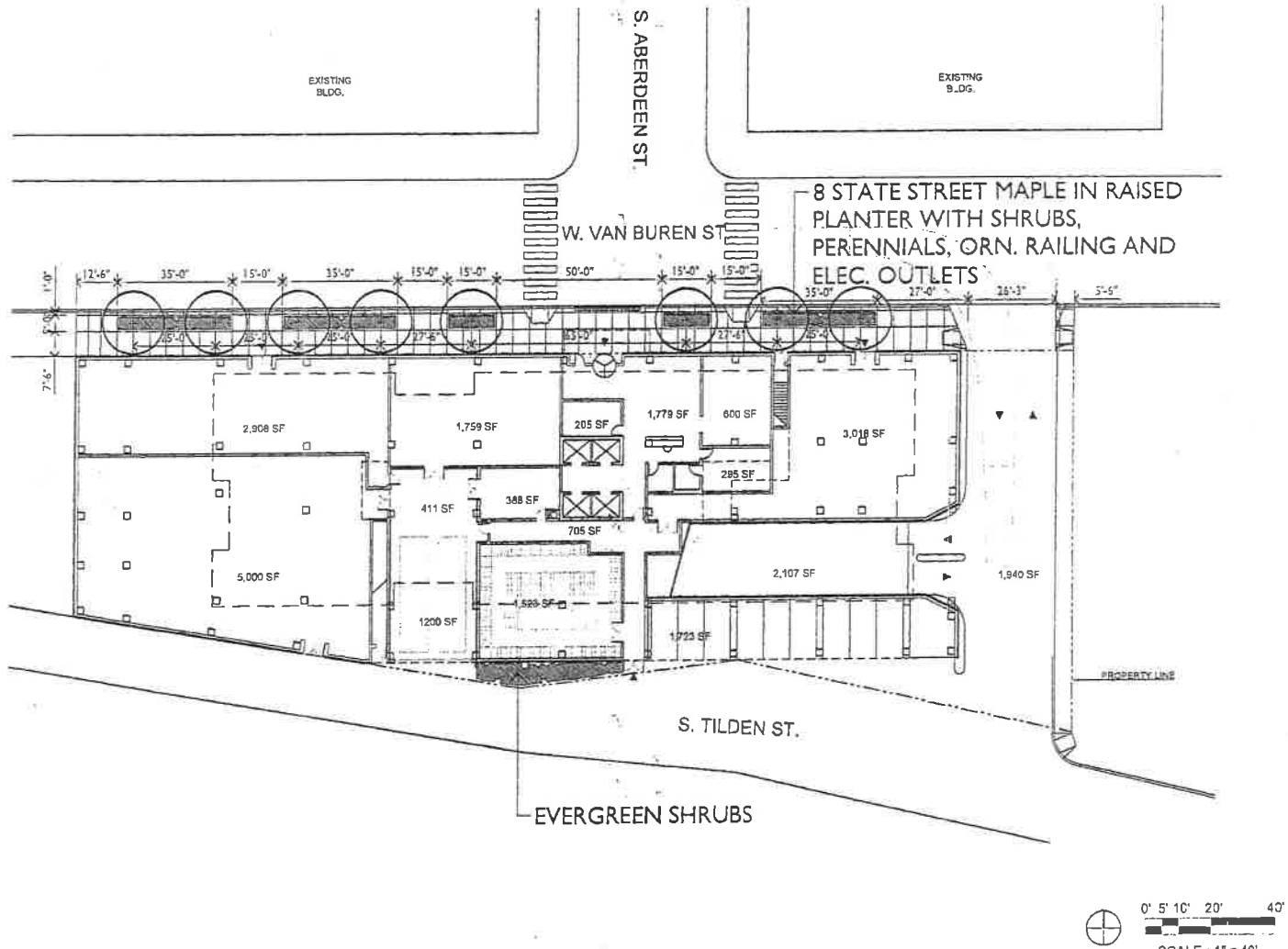


0' 5' 10' 20' 40'
SCALE: 1" = 40'

WEST ELEVATION

APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1061 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

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GROUND FLOOR LANDSCAPE PLANS

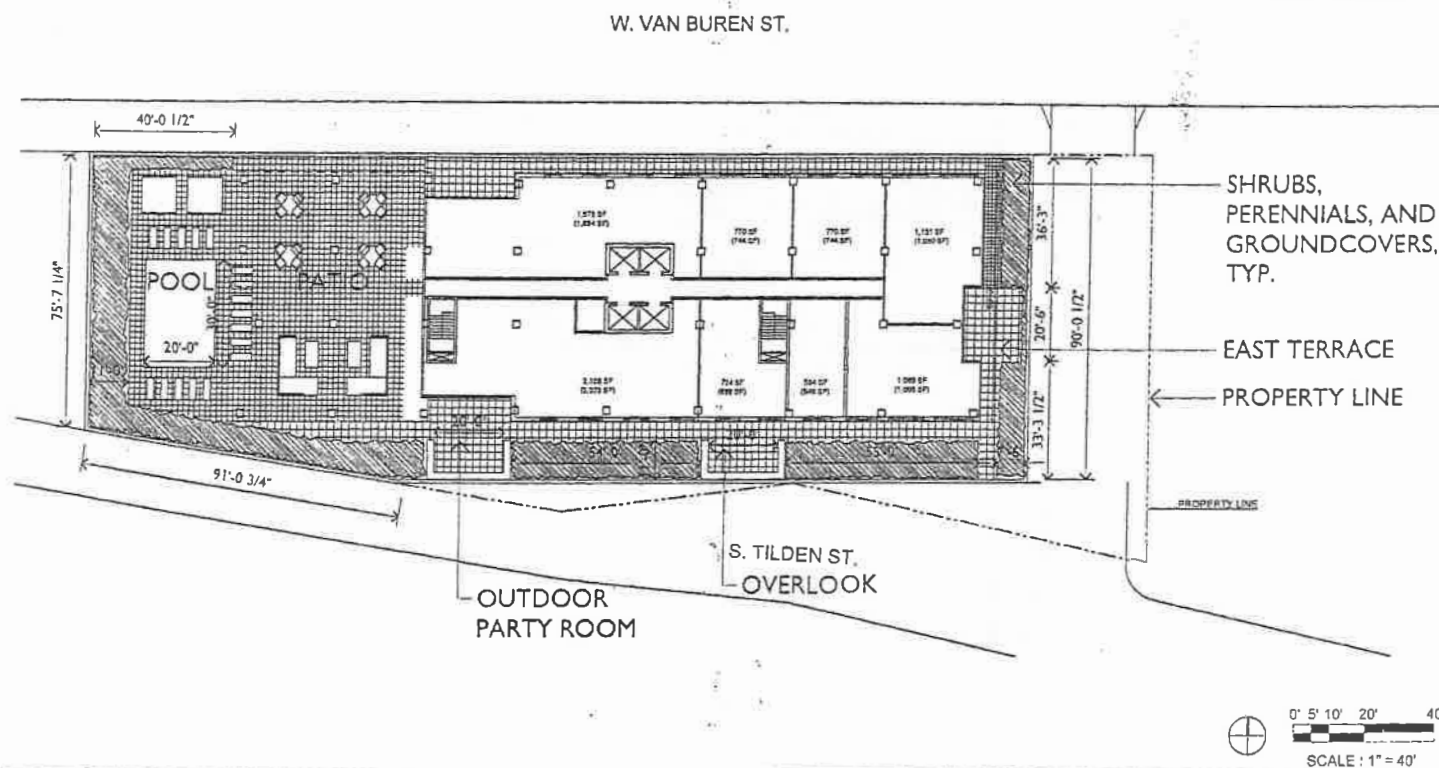
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

11/18/2015

REPORTS OF COMMITTEES

14389

| | |
|----------------------|------------|
| GROSS ROOF AREA: | 23,281 SF |
| MECHANICAL: | 3,670 SF |
| NET ROOF AREA: | 19,611 SF |
| GREEN ROOF REQUIRED: | 9,805.5 SF |
| GREEN ROOF PROVIDED | |
| LEVEL 5: | 3,457 SF |
| LEVEL 25: | 1,516 SF |
| ROOF: | 5,052 SF |
| TOTAL GREEN ROOF: | 10,025 SF |

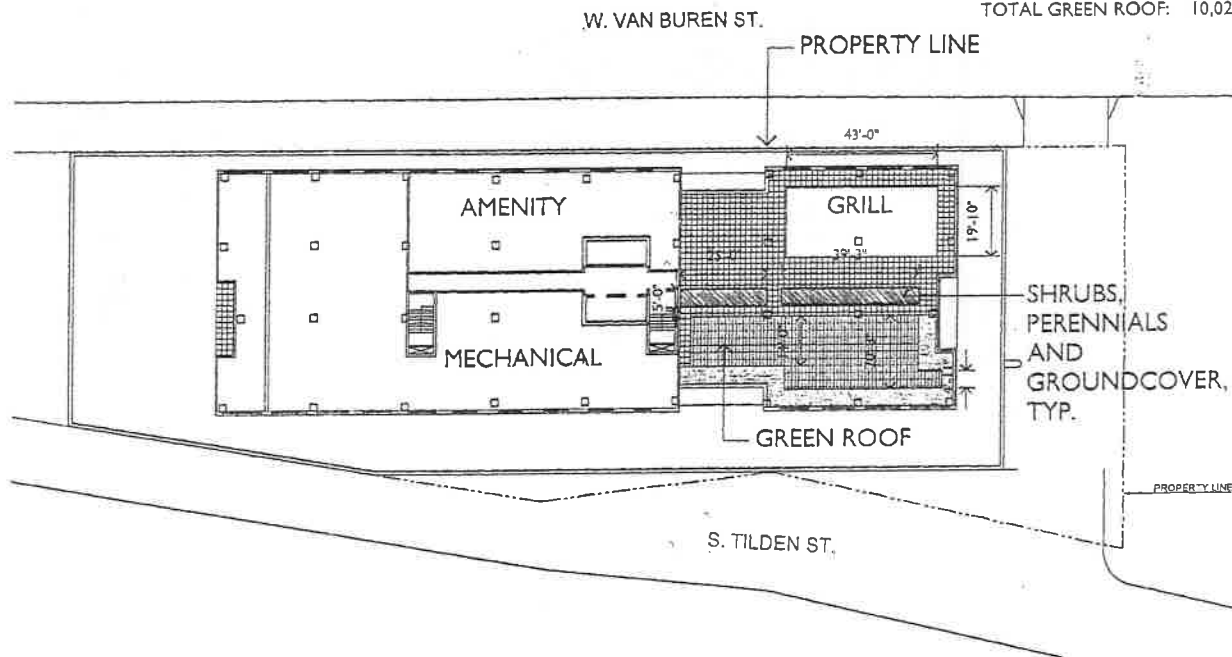


APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 16, 2015

AMMENITY DECK LANDSCAPE PLAN

FINAL FOR PUBLICATION

| | |
|----------------------|------------|
| GROSS ROOF AREA: | 23,281 SF |
| MECHANICAL: | 3,670 SF |
| NET ROOF AREA: | 19,611 SF |
| GREEN ROOF REQUIRED: | 9,805.5 SF |
| GREEN ROOF PROVIDED: | |
| LEVEL 5: | 3,457 SF |
| LEVEL 25: | 1,516 SF |
| ROOF: | 5,052 SF |
| TOTAL GREEN ROOF: | 10,025 SF |



LEVEL 25 LANDSCAPE PLAN

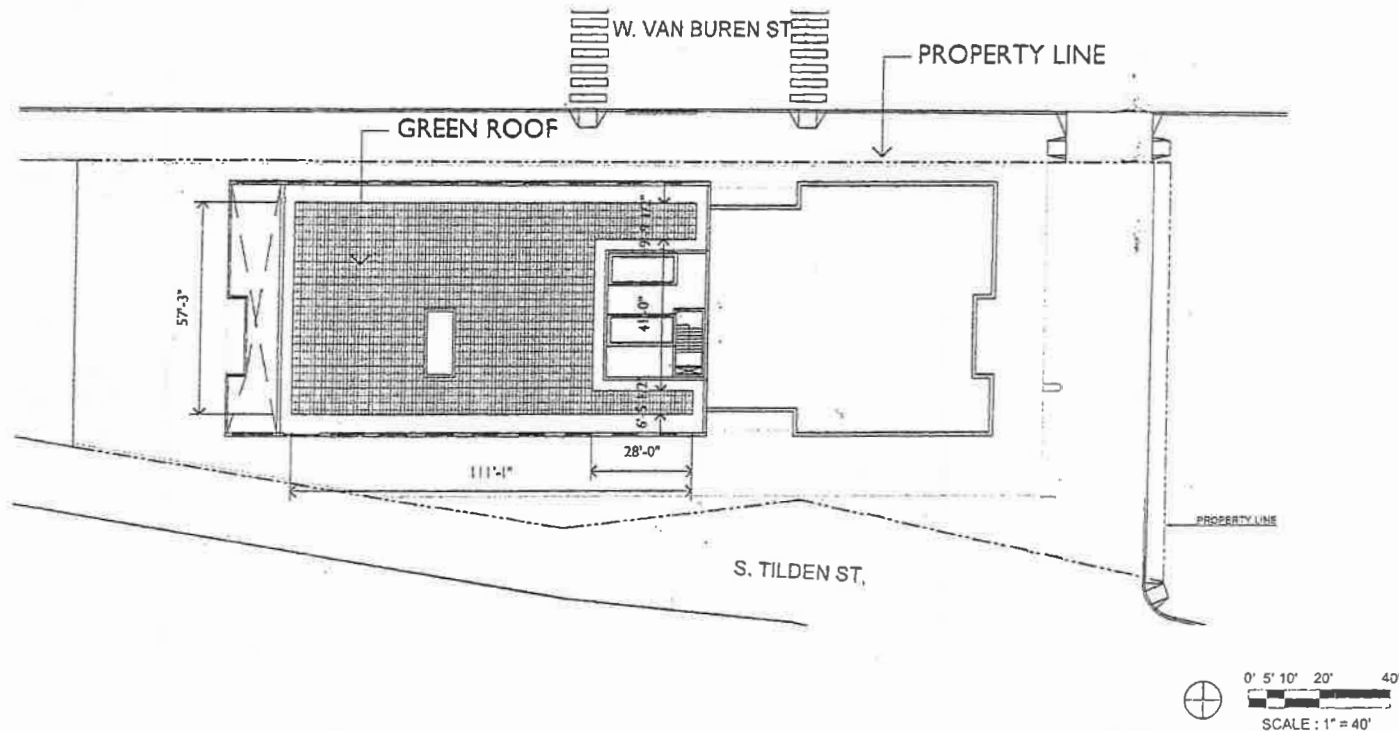
APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015

11/18/2015

REPORTS OF COMMITTEES

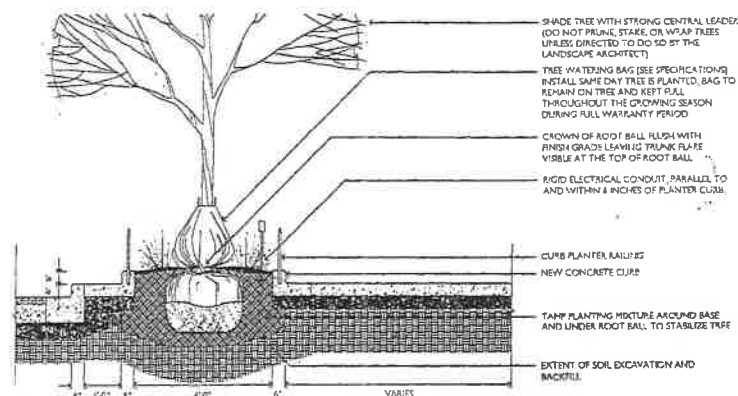
14391

| | |
|----------------------|------------|
| GROSS ROOF AREA: | 23,281 SF |
| MECHANICAL: | 3,670 SF |
| NET ROOF AREA: | 19,611 SF |
| GREEN ROOF REQUIRED: | 9,805.5 SF |
| GREEN ROOF PROVIDED | |
| LEVEL 5: | 3,457 SF |
| LEVEL 25: | 1,516 SF |
| ROOF: | 5,052 SF |
| TOTAL GREEN ROOF: | 10,025 SF |



APPLICANT: PIZZUTI DEVELOPMENT, LLC
ADDRESS: 1061 WEST VAN BUREN STREET
DATE OF INTRODUCTION: JULY 30, 2014
PLAN COMMISSION: OCTOBER 15, 2015

GREEN ROOF LANDSCAPE PLAN



1 TREE INSTALLATION AND PLANTER DETAIL

SCALE: 3/16" = 1'-0"



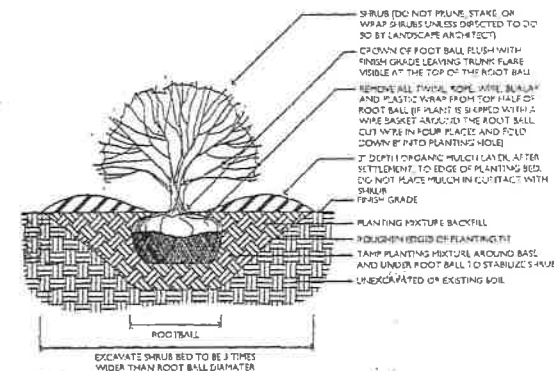
3 GROUNDCOVER AND PERENNIAL INSTALLATION DETAIL

SCALE: 3/8" = 1'-0"

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

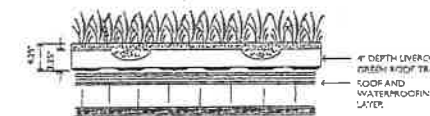
| PLANT LIST | CODE | BOTANICAL NAME | COMMON NAME | QTY | CAL | HT | SPRD | ROOT | REMARKS |
|---------------------------|------|--|----------------------------------|-----|-----|----|------|------|-----------------------|
| TREES | AMMO | ACER MIYABEI 'MORTON' | STATE STREET MAPLE | 8 | 4" | - | - | B&B | SINGLE STRAIGHT TRUNK |
| SHRUBS | JCSG | JUNIPERUS CHINENSIS SEA GREEN | SEA GREEN JUNIPER | - | - | - | 24" | #5 | 4'-0" ON CENTER |
| | JHP | JUNIPERUS HORIZONTALIS | ANDORRA COMPACT JUNIPER | - | - | - | 18" | #5 | 3'-0" ON CENTER |
| | RRKO | ROSA 'X' 'RED KNOCK OUT' | RED KNOCKOUT ROSE | - | - | - | 24" | #3 | 3'-0" ON CENTER |
| | SBG | SPIREA X BIMALDA 'GOLDFLAME' | GOLDFLAME SPIREA | - | - | - | 24" | #3 | 3'-0" ON CENTER |
| | TMW | TAXUS X MEDIA 'WARDII' | WARDS YEW | - | - | - | 30" | B&B | 3'-0" ON CENTER |
| GRASSES | CAKF | CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' | KARL FORESTER FEATHER REED GRASS | - | - | - | - | #3 | 2'-0" ON CENTER |
| | PVS | PANICUM VIRGATUM 'SHENANDOAH' | SHENANDOAH RED SWITCH GRASS | - | - | - | - | #1 | 2'-0" ON CENTER |
| | PAH | PENNISETUM ALOPECUROIDES 'HAEMEL' | HAEMEL DWARF FOUNTAIN GRASS | - | - | - | - | #1 | 2'-0" ON CENTER |
| | SH | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSIDE | - | - | - | - | #1 | 1'-6" ON CENTER |
| PERENNIALS / GROUND COVER | EFC | ERIONOMUS FORTUNEI 'COLORATUS' | PURPLELEAF WINTERCREEPER | - | - | - | - | OT | 1'-0" ON CENTER |
| | EPH | ECHEINACEA PURPUREA 'MAGNUS' | MAGNUS PURPLE CONEFLOWER | - | - | - | - | #1 | 1'-6" ON CENTER |
| | HSM | HEMEROCALLIS SPECIES MIX | DAYLILY | - | - | - | - | #1 | 1'-6" ON CENTER |
| | NF | NEPETA X PAASSENII | CATMINT | - | - | - | - | #1 | 1'-6" ON CENTER |
| | PQ | PARTHENOCISSUS QUINQUEFOLIA | VIRGINIA CREEPER | - | - | - | - | #1 | 3'-0" ON CENTER |

APPLICANT: PIZZUTI DEVELOPMENT, LLC
 ADDRESS: 1061 WEST VAN BUREN STREET
 DATE OF INTRODUCTION: JULY 30, 2014
 PLAN COMMISSION: OCTOBER 15, 2015



2 SHRUB INSTALLATION DETAIL

SCALE: 3/8" = 1'-0"



4 4" DEPTH LIVEROOF GREEN ROOF TRAY

SCALE: 3/16" = 1'-0"

SOIL DEPTH CHART

| LANDSCAPE AREAS | DEPTH IN INCHES |
|---|------------------------------|
| LAWN AREAS (SOO) | 12 |
| LAWN AREAS (SEED) | NA |
| PLANTING BEDS - PERENNIALS | 18 PLANTING MIX |
| PLANTING BEDS - FOLIUM AND SMALL SHRUBS | 18 PLANTING MIX |
| RAISED PLANTERS | 18 PLANTING MIX |
| SHADE AND ORNAMENTAL TREES | PER TREE INSTALLATION DETAIL |

NOTE: THE CONTRACTOR IS TO SUPPLY SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

PLANT LIST AND DETAILS