

PD 1092

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 10, 2025

Bill Kokalias
Axios Architects & Consultants
188 N. Wells, Suite 300
Chicago, IL 60606

Re: Minor Change to Planned Development No. 1092, 228 W. Illinois St.

Dear Mr. Kokalias:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1092 ("PD 1092"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1092.

You are requesting, on behalf of LLG Realty LLC, the property owner of 228 W. Illinois St., a minor change to allow a rooftop stair enclosure on the former firehouse building. The proposed height of 50'-7" is less than the maximum of 280' allowed. Per your request, Michael Kolshak, on behalf of Cortland, is the only other property owner within the PD, and he has provided consent to this request.

The following drawings are attached: Site Plan, Reference Basement and First Floor Plans, Reference Second Floor and Proposed Third Floor Plan, Roof Plan, North & South Elevations, East Elevation, West Elevation, Roof Penthouse Elevations, Building Sections.

With regard to your request, the Department of Planning and Development has determined that allowing the rooftop stair enclosure 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. CDOT, MOPD, Fire Prevention and Stormwater have also reviewed the request.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1092, I hereby approve the foregoing minor change, but no other changes to this Planned Development. 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 period 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

NS:tm

C: Mike Marmo, Jancie Hill, Stephen Nutt, Main file

228 W. ILLINOIS STREET

CHICAGO

ILLINOIS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

Bill G. Koralias
 BILL G. KORALIAS LICENSE NO. 001418516
 DATE: 10/24/2024

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) (40-150) AND THAT THE ATTACHED PLANS FOR THIS PROJECT FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 16-13 ENERGY CONSERVATION OF THE CHICAGO MUNICIPAL CODE (CMC) 16-13-001.

Bill G. Koralias
 BILL G. KORALIAS LICENSE NO. 001418516
 DATE: 10/24/2024



ZONING DATA

ADDRESS: 228 W ILLINOIS ST
 LANDMARK DESIGNATION: FORMER ENGINE CO. AND BIKERHOUSE
 LOT DIMENSIONS: SEE SITE PLAN
 LOT AREA: 5,317 S.F.
 ZONING DISTRICT: PD 202
 UNIMPAVED BUILDING FLOOR AREA:
 BASEMENT (EXCLUDED): 2,708 S.F.
 FIRST FLOOR: 2,708 S.F.
 SECOND FLOOR: 2,708 S.F.
 THIRD FLOOR: 2,708 S.F.
 TOTAL: 10,832 S.F.
 NEW BUILDING FLOOR AREA:
 BASEMENT (EXCLUDED): 2,708 S.F.
 FIRST FLOOR: 2,708 S.F.
 SECOND FLOOR: 2,708 S.F.
 THIRD FLOOR: 2,708 S.F.
 TOTAL: 10,832 S.F.
 PROPOSED TYPES:
 FRONT YARD SETBACK: 0' (EXISTING)
 SIDE SETBACK (EAST): 1' (EXISTING)
 SIDE SETBACK (WEST): 22.1' (EXISTING)
 REAR SETBACK (SOUTH): 10.2' (EXISTING)
 MAXIMUM W. SIDE SETBACK: PD
 PROPOSED BLDG. HEIGHT: 50'-0" (EXISTING)

228 W. ILLINOIS STREET
 CHICAGO, ILLINOIS

ARCHITECTS & CONSULTANTS
 BILL G. KORALIAS ARCHITECT
 801 W. ADAMS STREET
 SUITE 201
 CHICAGO, IL 60606
 TEL: 312.76.1010

DRAWING LIST

ARCHITECTURAL:
 CS1.0 COVER SHEET AND SITE PLAN
 GM1.0 GENERAL NOTES
 A0.1 REFERENCE TRAVEL DISTANCE PLAN
 A0.2 ROOF TRAVEL DISTANCE PLAN
 A1.0 REFERENCE BASEMENT & FIRST FLOOR PLANS
 A1.1 REFERENCE SECOND FLOOR & PROPOSED THIRD FLOOR PLAN
 A1.2 ROOF PLAN
 A2.1 NORTH & SOUTH ELEVATIONS
 A2.2 EAST ELEVATIONS
 A2.3 WEST ELEVATIONS
 A2.4 ROOF PENTHOUSE ELEVATIONS
 A2.5 BUILDING SECTION
 A3.1 BUILDING SECTION
 A3.2 BUILDING SECTION & DETAILS
 A4.0 PARTITION TYPES, DOOR, & WINDOW SCHEDULES

STRUCTURAL:
 S-01 GENERAL NOTES
 S-20 ROOF FRAMING PLAN
 S-21 SECTIONS AND DETAILS

MECHANICAL:
 M1.2 ROOF MECHANICAL PLAN

ELECTRICAL:
 E1.2 ROOF ELECTRICAL PLAN

PROJECT INFORMATION

PROJECT NAME: 228 W. ILLINOIS STREET
 SHEET NO: CS1.0
 DATE: 10/24/2024

REVISIONS

NO.	DATE	DESCRIPTION
01	10/24/2024	ISSUE FOR PERMIT
02	10/24/2024	REVISION FOR PERMIT
03	10/24/2024	REVISION FOR PERMIT

APPROVED

Bill G. Koralias
 BILL G. KORALIAS LICENSE NO. 001418516
 DATE: 10/24/2024

OWNER RELEASE

I, THE UNDERSIGNED, HEREBY RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY THE ARCHITECT AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT AND CONSULTANTS IN CONNECTION WITH THE PERFORMANCE OF THEIR PROFESSIONAL SERVICES UNDER THIS AGREEMENT.

OWNER RELEASE

I, THE UNDERSIGNED, HEREBY RELEASE, DEFEND, HOLD HARMLESS, AND INDEMNIFY THE ARCHITECT AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT AND CONSULTANTS IN CONNECTION WITH THE PERFORMANCE OF THEIR PROFESSIONAL SERVICES UNDER THIS AGREEMENT.

REVIEWED BY

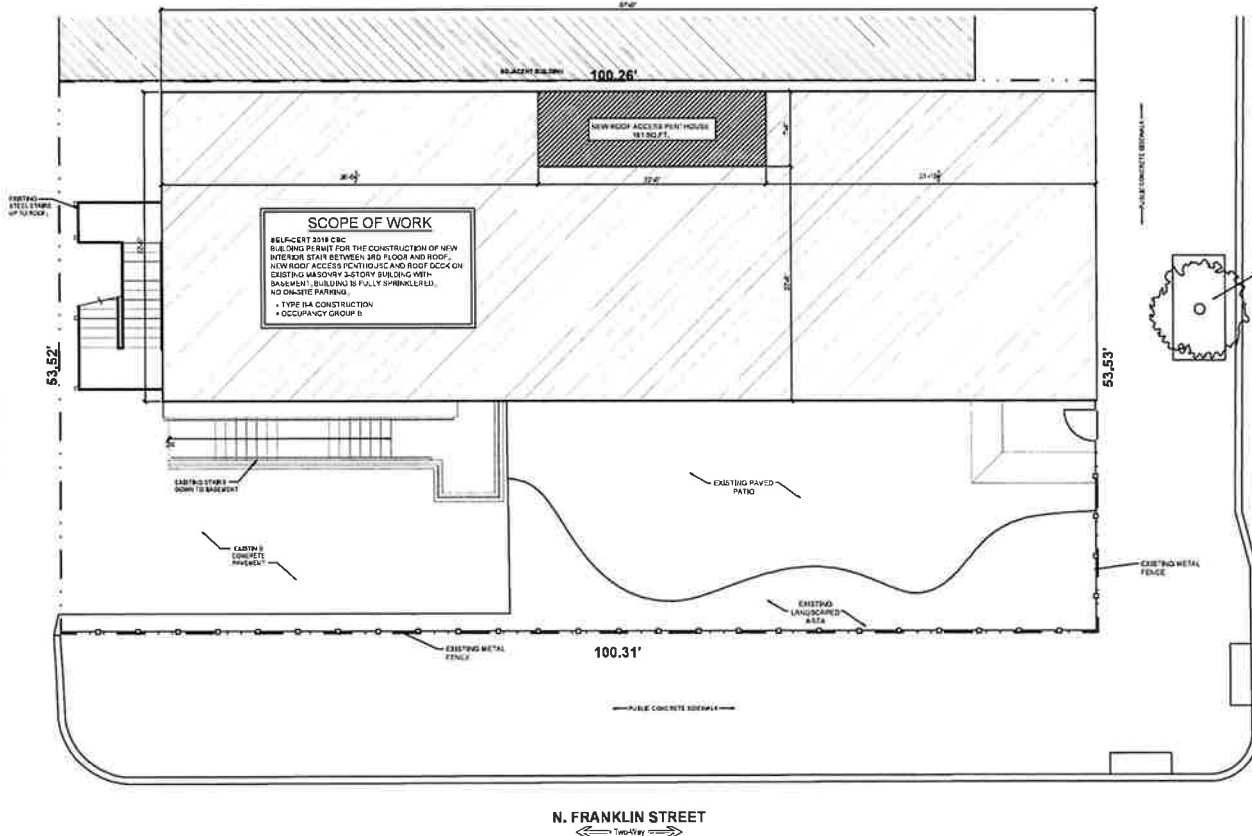
DATE: _____
 NAME: _____
 TITLE: _____

PROJECT

228 W. ILLINOIS STREET
 CHICAGO, ILLINOIS

CS1.0

SHEET



1 SITE PLAN
 CS1.0

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

N

MATERIALS LEGEND	
1. EXISTING NON-CORRUSIVE METAL STAIR SYSTEM	5. PREFINISHED ALUMINUM SCUPPER
2. EXISTING PREFINISHED ALUMINUM DOWNPOUT	6. EXISTING EXTERIOR LIGHT FIXTURE
3. EXISTING CAST IRON HUB	7. EXISTING WINDOW STEEL FRAME
4. EXISTING MASONRY	8. FIBER CEMENT LAP SIDING, COLOR BY OWNER
9. CAST STONE BLK. WITH WASH & DRIP	9. MASONRY WALL EXTENSION MATCH EXISTING BRICK
10. EXISTING HVAC FRESH AIR SUPPLY / EXHAUST CASE	10. NEW 4" ALUMINUM SIDING WITH WASH AND DRIP
11. EXISTING CLAY TILE COPING	11. NEW ALUMINUM STOREFRONT SYSTEM

GENERAL ELEVATION NOTES

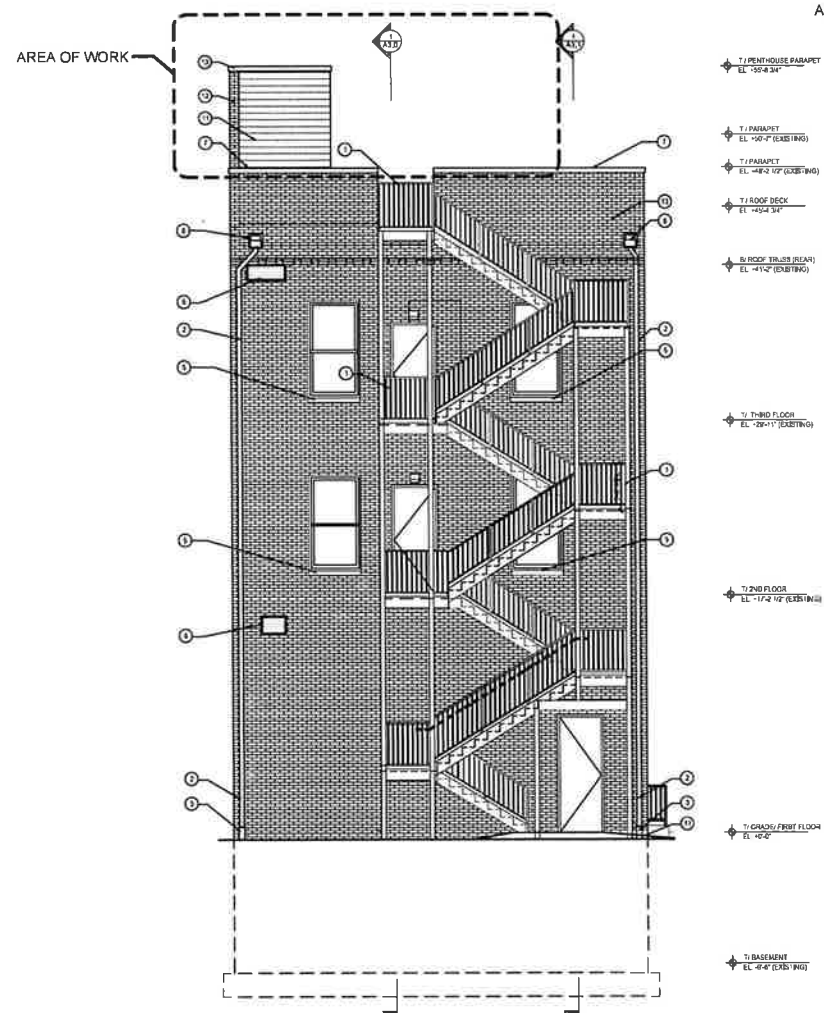
- HIGHTS TO BE TOP OF FINISHED FLOOR (TYP. U.N.O.)
- MASON TO REFER TO FRAMING/STRUCTURAL PLANS AND LISTED SCHEDULE FOR UNITS, SIZES AND LOCATIONS. REFER TO MECHANICAL PLANS FOR COVERED VENT LOCATIONS AND SIZES. COORDINATE WITH GENERAL CONTRACTOR AND HVAC CONTRACTOR.
- MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE BLOCK SURFACES. COORDINATE PROCEDURES WITH GENERAL CONTRACTOR PRIOR TO WORK.
- PROVIDE 40 ML. RUBBERIZED ASPHALT FLASHING WITH HEAD JOINT WEEPS TYPICAL AT FLASHING LOCATIONS.
- CLEAN, REEF AND TUCK-POINT EXTERIOR MASONRY AND REIN. PIECES AS REQUIRED. WHERE MORTAR HAS DETEIORATED, MORTAR SHALL BE REMOVED AND RE-POINTED WITH NEW MORTAR MIX CONSISTENT WITH ORIGINAL MATERIAL AND TOoled TO MATCH SURROUNDING MASONRY.
- GUARDRAILS: WINDOW SILL SHALL BE ABLE TO RESIST A VERTICAL AND HORIZONTAL THRUST OF 50 LBS/FT. APPLIED AT THE TOP OF THE RAILING ON A CONCENTRATED LOAD OF 200 LB/FT. IN ANY DIRECTION AS A MIN. REQUIREMENT TYPICAL. ALL GUARDRAILS TO BE 42" HIGH WITH BALUSTERS SPACED NO LARGER TO ALLOW PASSAGE OF A SPHERE 4" DIA. OR MORE. (TYP.)

LEGEND

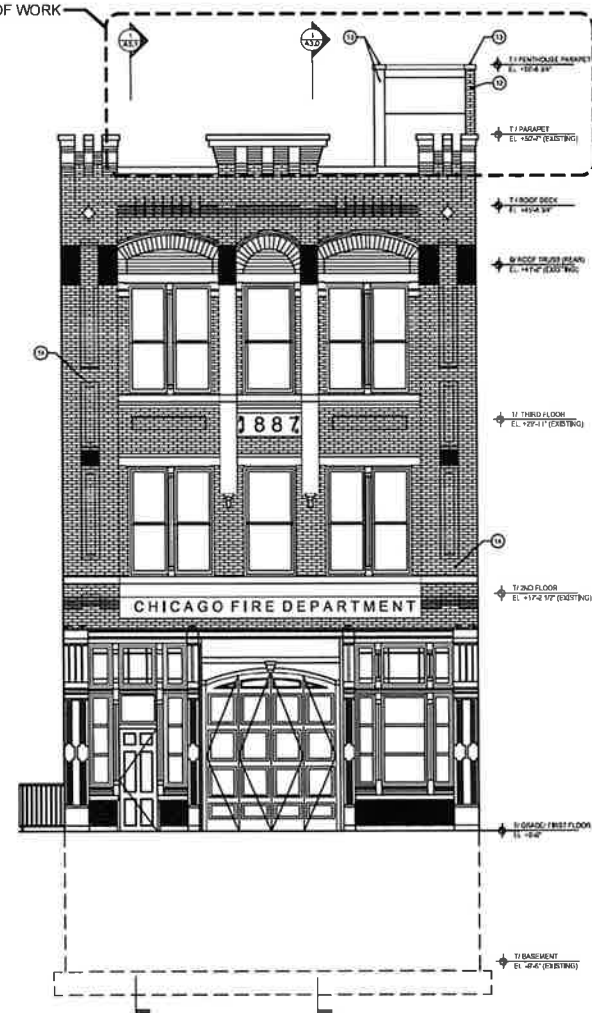
- ⊙ WINDOW TYPE
- ⊙ MATERIAL TYPE

NOTES:

- HIGHTS TO BE TOP OF FINISHED FLOOR (TYP.)



2a NORTH ELEVATION
A2.0



1 SOUTH ELEVATION
A2.0

OWNER RELEASE

I, the undersigned, hereby authorize the Architect to prepare and issue the final drawings for the project, and to make any changes necessary to complete the project, and to make any changes necessary to complete the project, and to make any changes necessary to complete the project.

REVIEWED BY: _____ DATE: _____

DATE: _____

NO.	DATE	DESCRIPTION
01	08/15/2024	SUBMIT FOR DESIGN
02	08/15/2024	REVISION FOR PERMITS
03	08/15/2024	REVISION FOR PERMITS

228 W. ILLINOIS STREET
CHICAGO, ILLINOIS

ARCHITECTS & CONSULTANTS

801 W. ADAMS STREET
SUITE 215
CHICAGO, IL 60608
PHONE 312.756.1313

BILL G. KOKALIAS
ARCHITECT

ILLINOIS ARCHITECTS ASSOCIATION
MEMBER SINCE 1998

PROJECT NUMBER: _____ DATE: _____

PROJECT NUMBER: _____ DATE: _____

DATE: _____

NORTH & SOUTH ELEVATIONS

A2.0

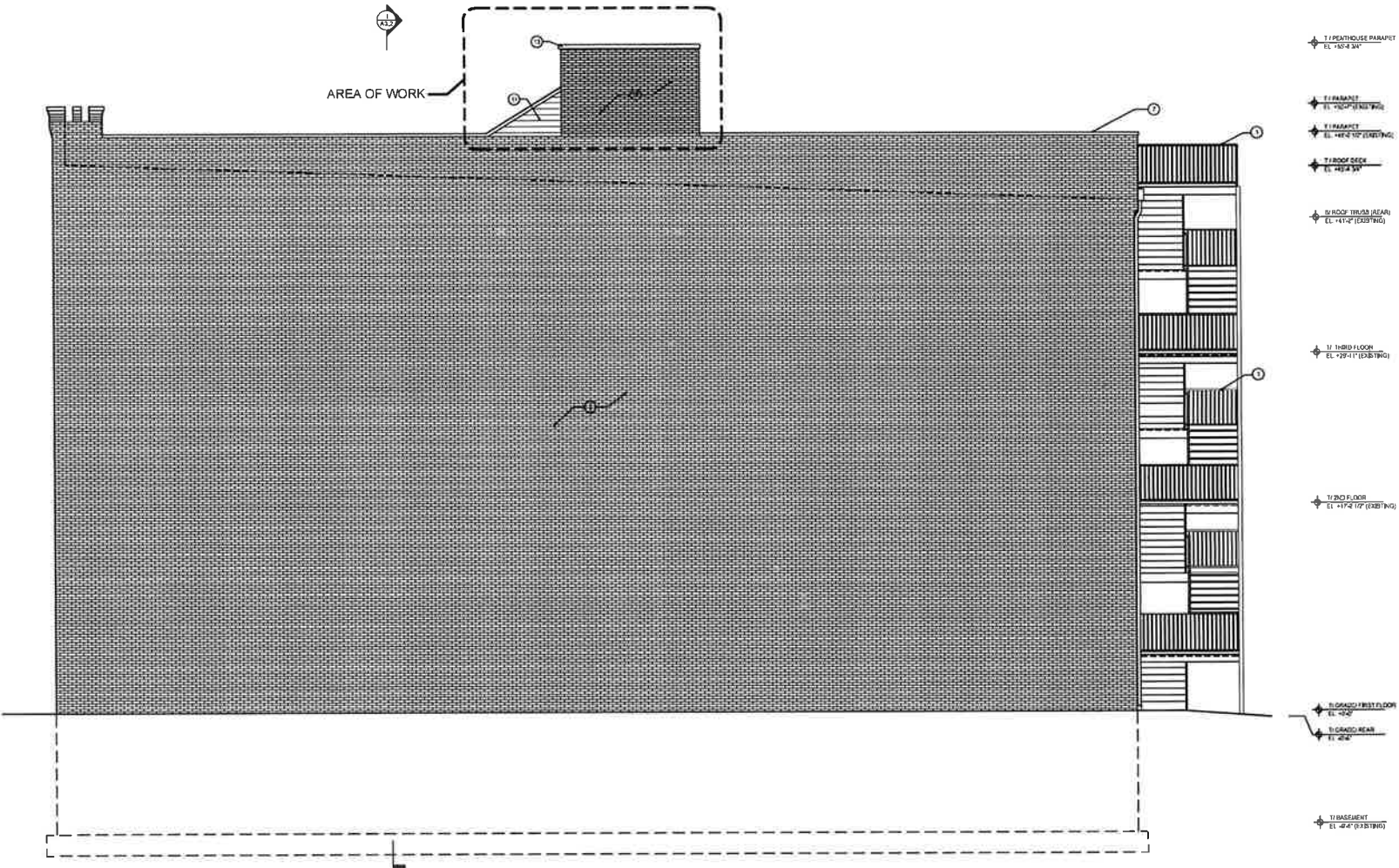
SHEET

MATERIALS LEGEND	
1. EXISTING NON-CORROSIVE METAL STAIR SYSTEM	8. PREFINISHED ALUMINUM SCUPPER
2. EXISTING PREFINISHED ALUMINUM CORNING/OUT	9. EXISTING EXTERIOR LIGHT FIXTURE
3. EXISTING CAST IRON HUB	10. EXISTING WOODEN STEEL FRAME
4. EXISTING MASONRY	11. FIBER CEMENT LAP SIDING, COLOR BY OWNER
5. CAST STONE SILL WITH WASH & DRIP	12. MASONRY WALL EXTENSION, MATCH EXISTING BRICK
6. EXISTING HVAC FRESH AIR INTAKE / EXHAUST GRILL	13. NEW 4" ALUMINUM CORNING WITH WASH AND DRIP
7. EXISTING CLAY TILE CORNING	14. NEW ALUMINUM STOREFRONT SYSTEM

GENERAL ELEVATION NOTES	
1. HEIGHTS TO BE TOP OF FINISHED FLOOR (TYP. UNLESS NOTED)	5. CLEAN, PREP AND TUCK-POINT EXISTING MASONRY AND NEW PIECES AS REQUIRED. WHERE MORTAR HAS DE-TERIORATED, MORTAR SHALL BE REMOVED AND REPOINTED WITH NEW MORTAR MIX CONSISTENT WITH ORIGINAL MATERIAL AND TOOLED TO MATCH SURROUNDING MASONRY.
2. MASON TO REFER TO FRAMING/STRUCTURAL PLANS AND UTILIZE SCHEDULE FOR LITTLE SIDING AND LOCATIONS. REFER TO MECHANICAL PLANS FOR LOUVERED VENT LOCATIONS AND SIZES. COORDINATE WITH GENERAL CONTRACTOR AND HVAC CONTRACTOR.	6. GUARDRAILS IF WINDOW IS ABLE TO RESIST A VERTICAL AND HORIZONTAL THRUST OF 50 LBS/FT ² , APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS/FT ² . IN ANY DIRECTION AS A MIN. REQUIREMENT TYPICAL, ALL GUARDRAILS TO BE 4" HIGH WITH BALUSTERS SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4" Ø OR MORE (TYP.)
3. MASON SHALL PROVIDE MASONRY TYPE SEALANT AT ALL EXPOSED CONCRETE BLOCK SURFACES. COORDINATE PROCEDURES WITH GENERAL CONTRACTOR PRIOR TO WORK.	
4. PROVIDE 40 MIL RUBBERIZED ASPHALT FLASHING WITH HEAD JOINT WEEDS TYPICAL AT FLASHING LOCATIONS.	

LEGEND	
①	WINDOW TYPE
②	MATERIAL TYPE

NOTES	
1.	HEIGHTS TO BE TOP OF FINISHED FLOOR (TYP.)



1 EAST ELEVATION
A2.1

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OWNER RELEASE
I HAVE REVIEWED THIS DRAWING FOR ACCURACY AND CORRECTNESS AND I AGREE TO HOLD XIOS ARCHITECTS & CONSULTANTS HARMLESS FROM AND AGAINST ALL LIABILITY FOR NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY.

DATE: _____
BY: _____

REVIEWED BY
DATE: _____
BY: _____

NO. DATE DESCRIPTION

01	10/01/2024	REVISION FOR PERMIT
02	10/01/2024	REVISION FOR PERMIT
03	10/01/2024	REVISION FOR PERMIT

PROJECT

228 W. ILLINOIS STREET
CHICAGO, ILLINOIS

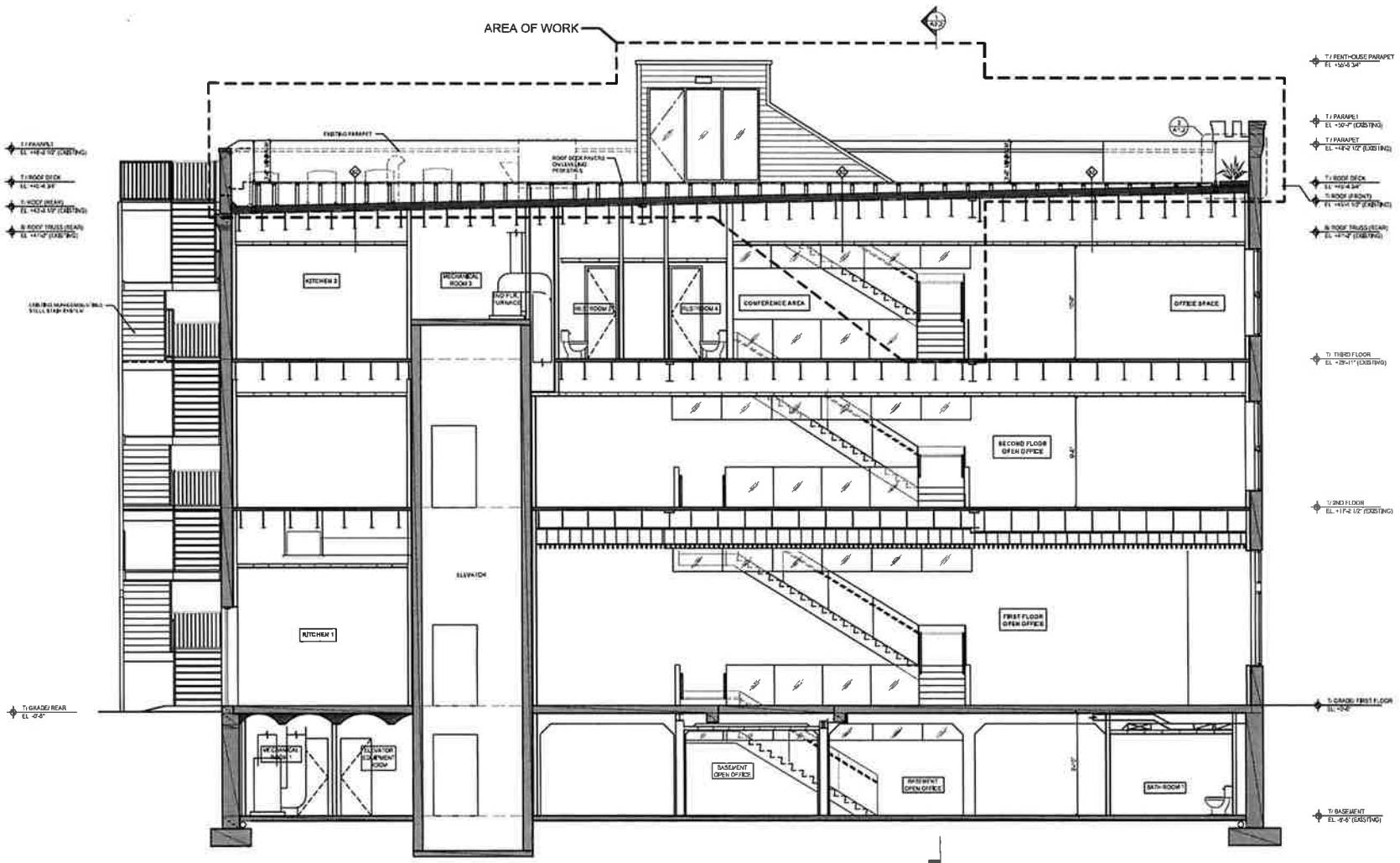
XIOS ARCHITECTS & CONSULTANTS
1000 N. LA SALLE STREET
SUITE 205
CHICAGO, ILLINOIS 60610
PHONE: 312.766.1333

BILL G. KOKALIAS ARCHITECT
LICENSED ARCHITECT
STATE OF ILLINOIS
NO. 001-012545
EXPIRES 11-30-2025

PROJECT NUMBER	228-1334
PROJECT ADDRESS	228
DRAWN BY	ED

EAST ELEVATION

A2.1
SHEET



1 BUILDING SECTION
A3.1

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OWNER RELEASE
I, THE UNDERSIGNED, HEREBY RELEASE THE ARCHITECT FROM ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE ARCHITECT'S NEGLIGENCE OR OTHERWISE, INCLUDING NEGLIGENCE IN THE PERFORMANCE OF HIS PROFESSIONAL SERVICES.

REVIEWED BY
DATE
DATE
DATE

DATE CHANGES MAY HAVE BEEN MADE AT ANY TIME, AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HIS FIRM.

NO.	DATE	DESCRIPTION
01	01/01/2010	SUBMIT FOR ZONING
02	02/01/2010	REVISIONS PER PERMITS
03	03/01/2010	REVISIONS PER PERMITS

PROJECT

228 W. ILLINOIS STREET
CHICAGO, ILLINOIS



XIOS
ARCHITECTS & CONSULTANTS
300 N. LAUREL ST. SUITE 1000
CHICAGO, IL 60604
773.462.1111

BILL G. KOKALIAS
ARCHITECT
STATE OF ILLINOIS
REGISTERED ARCHITECT
NO. 001-012545
EXPIRES 11-30-2025

PAGE NO. 1 OF 1
PROJECT NUMBER 22
DRAWN BY JSD

BUILDING SECTION
A3.1
SHEET

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodriguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 50.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, On December 12, 2007, the City Council adopted an ordinance authorizing the designation of property located approximately at the intersection of North Franklin Street and West Illinois Street (the "Property") as Residential-Business Planned Development Number 1092 ("P.D. 1092"); and

WHEREAS, Under P.D. 1092, the Property owner was, among other things, obligated to restore and maintain an historic firehouse located on the Property and develop an adjacent "urban garden" that was intended to be green space open to the public; and

WHEREAS, The original approval of P.D. 1092 was premised, in part, on keeping the urban garden open to the surrounding community and the general public; and

WHEREAS, Statement 12 of P.D. 1092 modifies the otherwise applicable standards for approving a minor change under Section 17-13-0611 of the Zoning Ordinance, specifically any minor change must be "consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof"; and

WHEREAS, In 2012, the Property owner requested a minor change to, among other things, specifically convert the urban garden into "private open space"; and

WHEREAS, On December 21, 2012, the Zoning Administrator issued a minor change for P.D. 1092 in keeping with this original intent, in which the Zoning Administrator rejected the request to convert the urban garden into private open space, stating that "while the design of the urban garden has been revised and table and chairs have been added, this space must remain open to the public at all times, as approved in the Planned Development. An amendment to the Planned Development would be required in order to convert this public urban garden to private open space"; and

WHEREAS, Despite very clearly being denied in 2012 and having notice that any change that operated to privatize the urban garden required an amendment to P.D. 1092, in 2022 the Property owner again requested a slightly rephrased minor change focused solely on converting the urban garden into an "outdoor patio for a restaurant pursuant to Statement 5 of the P.D."; and

WHEREAS, On December 22, 2022, the current Zoning Administrator approved the rephrased minor change, in direct contradiction of not only the 2012 minor change, but also the underlying P.D. 1092, and specifically Statement 12, by purportedly approving a "minor change" that is inconsistent with the nature and underlying purpose of the urban garden as contemplated by P.D. 1092; and

WHEREAS, In acting beyond the scope of their authority by approving the 2022 minor change over the clear requirements of P.D. 1092 as outlined in the 2012 minor change, the Zoning Administrator in effect amended P.D. 1092 without any legislative process or approvals from City Council; and

WHEREAS, Since the Zoning Administrator lacked the authority to approve the requested 2022 minor change which was directly contrary to the text and legislative intent of P.D. 1092, it is necessary and desirable for the City Council to restate and more fully codify the original intent of the City Council in adopting P.D. 1092, as reaffirmed in the 2012 minor change; now, therefore,

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

SECTION 1. The foregoing recitals are incorporated herein as the findings of the City Council.

SECTION 2. That the Chicago Zoning Ordinance be amended by amending Residential-Business Planned Development Number 1092, as shown on Map Number 1-F in the area bounded by:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street,

as contemplated by this ordinance.

SECTION 3. Statement 5 of Residential Business Planned Development Number 1092 is hereby amended by inserting the language underscored, as follows:

The following uses are permitted on the Property under this Planned Development: dwelling units, including but not limited to multi-unit residential; residential support services; retail, service and commercial facilities; business and professional offices; food and beverage retail sales; temporary construction staging, temporary storage of

construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; an urban garden located adjacent to the Existing Firehouse that is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year; and all other permitted uses in the DX-7 Downtown Mixed-Use District, excluding hotel.

SECTION 4. Statement 12 of Residential-Business Planned Development Number 1092 is hereby amended by inserting the language underscored, as follows:

The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, (1) such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, and an increase of the maximum percent of land covered, and (2) such minor changes may not include any change to the urban garden located adjacent to the Existing Firehouse that would operate to close such urban garden to the public contrary to Statement 5 above. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

SECTION 5. The amendments to Residential-Business Planned Development Number 1092 in this ordinance are intended to clarify, rather than to change, existing Residential Business Planned Development Number 1092 as modified by that certain minor change issued by the Zoning Administrator on December 12, 2012. That certain minor change issued by the Zoning Administrator on December 22, 2022 is inconsistent with Residential Planned Development Number 1092 and that certain minor change issued by the Zoning Administrator on December 12, 2012, was beyond the scope of the Zoning Administrator's authority to approve a minor change under Section 17-13-611 of the Zoning Code, as modified by Statement 12 of Residential-Business Planned Development Number 1092, and is void and of no force and effect.

*SECTION 7. This ordinance shall take effect upon passage and publication.

* Editor's Note: Numbering sequence error; Section 6 missing in original document.

Revised Statements 5 and 12 of Business Planned Development Number 1092 read as follows:

Business Planned Development No. 1092.

Revised Statements 5 And 12 Only, All Other Statements Remain As Previously Approved And Unchanged.

5. The following uses are permitted on the Property under this Planned Development: dwelling units; including but not limited to multi-unit residential; residential support services; retail; office; retail, service and commercial facilities; business and professional offices; food and beverage retail sales; temporary construction staging, temporary storage of construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; an urban garden located adjacent to the Existing Firehouse that is open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and all other permitted uses in the DX-7 Downtown Mixed-Use District, excluding hotel.

12. The requirement of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, (1) such minor change may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, and an increase in the maximum percent of land covered, and (2) such minor changes may not include any change to the urban garden located adjacent to the Existing Firehouse that would operate to close such urban garden to the public contrary to Statement 5 above. It is acknowledged that the demising walls of the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals hereto.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 21, 2012

Mariah F. DiGrino
DLA Piper LLP (US)
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request and Adopt-a-Landmark FAR Bonus for Residential Business Planned Development No. 1092, 220-228 West Illinois Street

Dear Ms. DiGrino:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1092 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development ("PD").

You are requesting, on behalf of the property owner, Illinois Franklin Associates, LLC ("IFA"), revisions to the proposed mixed-use development at 220-228 W. Illinois Street. The approved PD permits a mixed-use building with a maximum building height of 280 feet, a maximum of 190 dwelling units, a minimum of 166 parking spaces and ground floor retail space. IFA is seeking a minor change to permit a 25-story mixed-use building with ground floor commercial space, 188 residential dwelling units, and 173 parking spaces. The new building will contain approximately 202,003 square feet of floor area, not including the approximately 5,422 square feet which will be located in the Chicago Landmark firehouse located on the property. The revised scope and budget for the rehabilitation of the firehouse has been approved by the Landmarks Division.

IFA is seeking the following modifications:

- Reduce the proposed building from 26-stories to 25-stories with a building height of 250 feet, still below the maximum of 280 feet permitted.
- Revise the exterior envelope of the residential tower as a result of reducing the height by one floor and changes to the upper level setbacks.
- Relocate the parking ramp entrance to the east side of the building along the 14 foot wide public alley. CDOT approved this revision on August 1, 2012.
- Revise the total number of parking spaces to 173, still greater than the minimum of 166 spaces required.

- The following revised drawings, prepared by Hartshorne Plunkard Architects, shall be inserted into the main file:
 - CDOT Site/First Floor Plan, August 1, 2012
 - Site/Landscape Plan, September 13, 2012
 - Green Roof Plan, August 31, 2012
 - Seventh Floor Plan, August 31, 2012
 - North, South, East and West Elevations, August 31, 2012
 - Color renderings, September 5, 2012

Please note that while the design of the urban garden has been revised and tables and chairs have been added, this space must remain open to the public at all times, as approved in the Planned Development. An amendment to the Planned Development would be required in order to convert this public urban garden to private open space.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these design modifications and reduction in parking spaces 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 Residential Business Planned Development No. 1092, I hereby approve the foregoing minor change. This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period 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.

Secondly, in regards to the Adopt-a-Landmark bonus, in December 2007, IFA was granted an increase in the FAR for the new construction of a residential building through an Adopt-a-Landmark Zoning bonus with the City of Chicago. Revised plans, elevations, and section drawings dated April 27, 2012 were submitted to the City and have been reviewed by the Historic Preservation Division. The City compared the revised scope of work to the historic firehouse with the proposed work approved in Exhibit A of Planned Development 1092. The changes are as follows:

North Elevation

Initially, approximately 25' of the rear portion of the firehouse was to be removed to construct a new rear stair for egress and a driveway for access to parking for the new development. The rear portion of the firehouse will now remain in its entirety. The masonry will be repaired and a two-story rear stair enclosure will be constructed to address egress requirements.

South Elevation

The original plan was to repair the existing windows on the second floor, remove the brick infill from the window openings on the third floor, and install new windows that are replicated from the existing windows. The revised plan calls for new windows to be installed on the second and third floors. These windows will replicate the configuration, size, profiles, and material of the historic windows – including brick mold, mullions, and muntins.

East Elevation

No change.

West Elevation

Because of the extent of deterioration, the outer wythe of brick will be removed from the entire wall and a new common-brick wythe exterior wall will be constructed. Four large overhead doors and an exit door will be installed instead of a metal door and four double-hung windows. A rear stair leading to the basement will also be constructed.

Roof

The existing flat roof, originally planned to be repaired, will now be demolished and a new flat roof will be constructed in the same location along with the installation of a green grid roof system to cover 100% of the net roof area.

Interior

All floors from the basement to the third floor will be removed and new floors will be constructed at the basement, first, and second floors only; the third floor will be eliminated. The initial plan called for the first-floor slab to be rebuilt and the second and third floors to be reinforced or rebuilt to meet structural code requirements.

One new code-compliant interior stair will be constructed as opposed to two new interior stairs.


All other interior work, including the construction of new bathrooms and walls to delineate interior spaces will be part of future work once a tenant is identified.

These proposed changes to the scope of work are minor, appropriate, and consistent with the nature of the improvements as outlined in Exhibit A of the Planned Development. The Historic Preservation staff shall review and approve this proposed work as part of the permit application. All conditions of approval, which are the same as the original conditions noted in Exhibit A, shall be addressed as part of the project. Please contact Teresa McLaughlin at 312-744-4891 if you have questions regarding the minor change approval and Beth Johnson at 312-742-7327 if you have questions regarding the Adopt-a-Landmark approval.

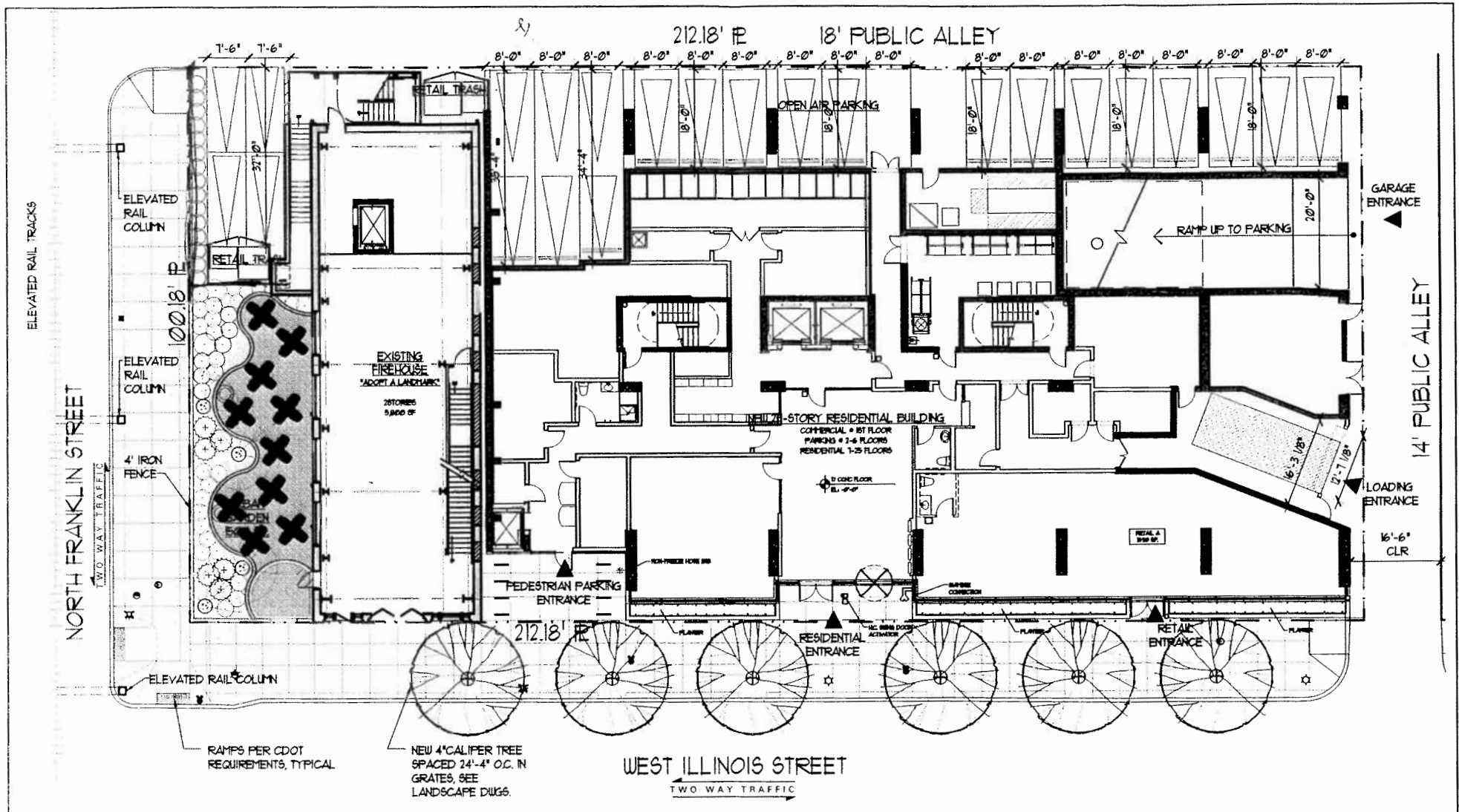
Finally, as a reminder, please be advised that pursuant to Statement No. 16 of the PD, prior to the issuance of any Part II approvals, the applicant must provide our Department with a receipt showing payment of the Affordable Housing Opportunity Fund cash contribution. Please contact

Kara Breems at 312-744-6746 if you have any questions in regards to the Affordable Housing contribution.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: James Letchinger, JDL
Eleanor Gorski, HED
Beth Johnson, HED
Fred Deters, HED
Mike Marmo, HED
Erik Glass, HED
Ron Daye, HED
Kara Breems, HED
Arthur Dolinsky, DOL
Lisa Misher, DOL
Main file



224 North Carpenter
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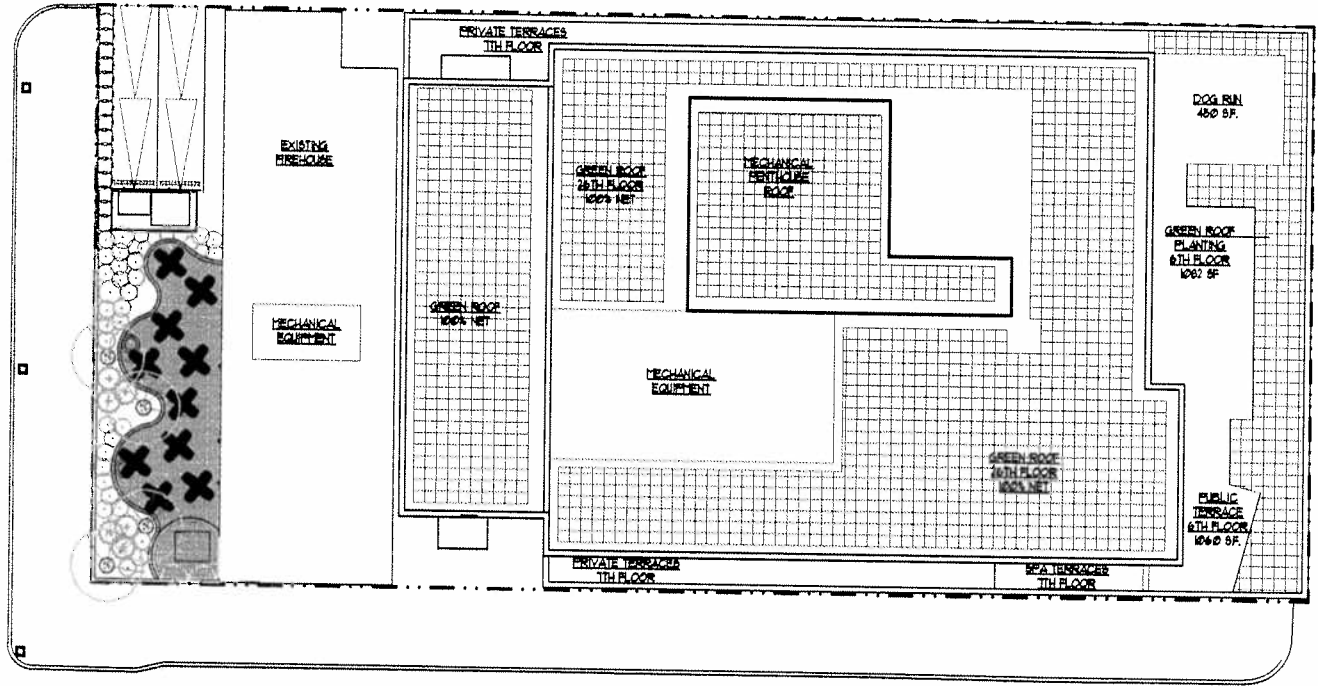
Hartborne Pliskard Architects


ILLINOIS & FRANKLIN ASSOCIATES

Franklin / Illinois

CHICAGO, IL

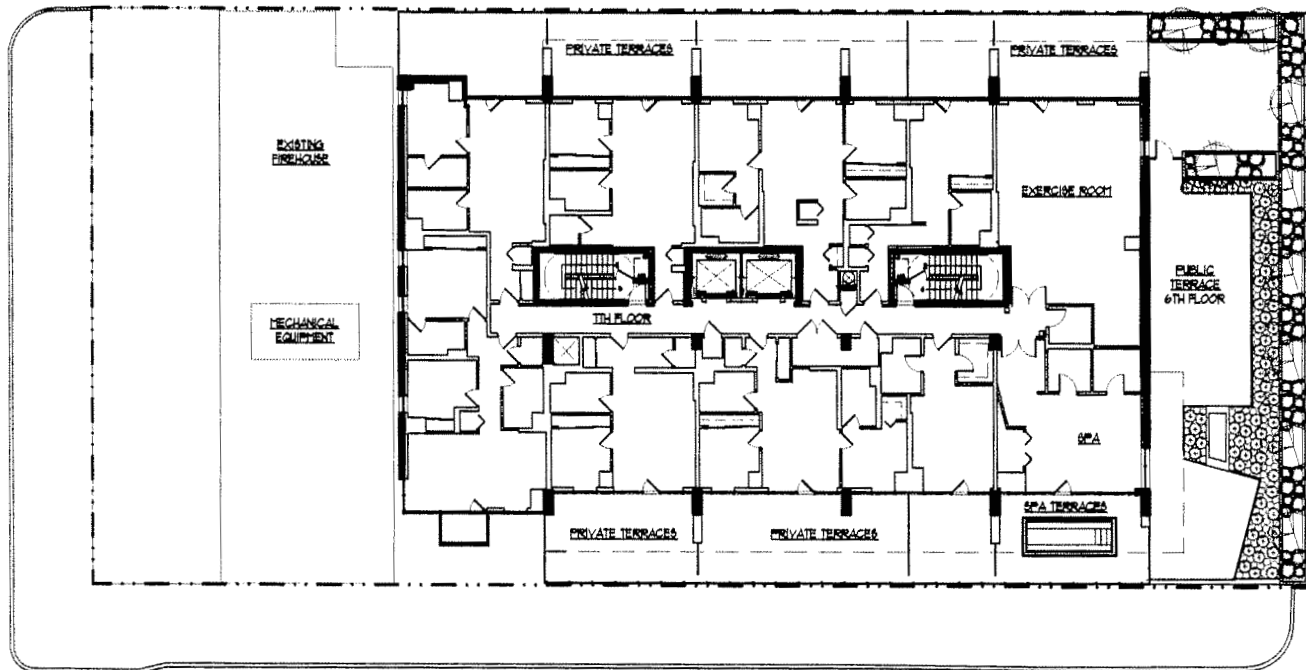
PROJECT NORTH	SCALE	DRAWING	SK#
	DATE	SITE/ LANDSCAPE PLAN	1
	1/16" = 1'-0"		
	9-13-12		



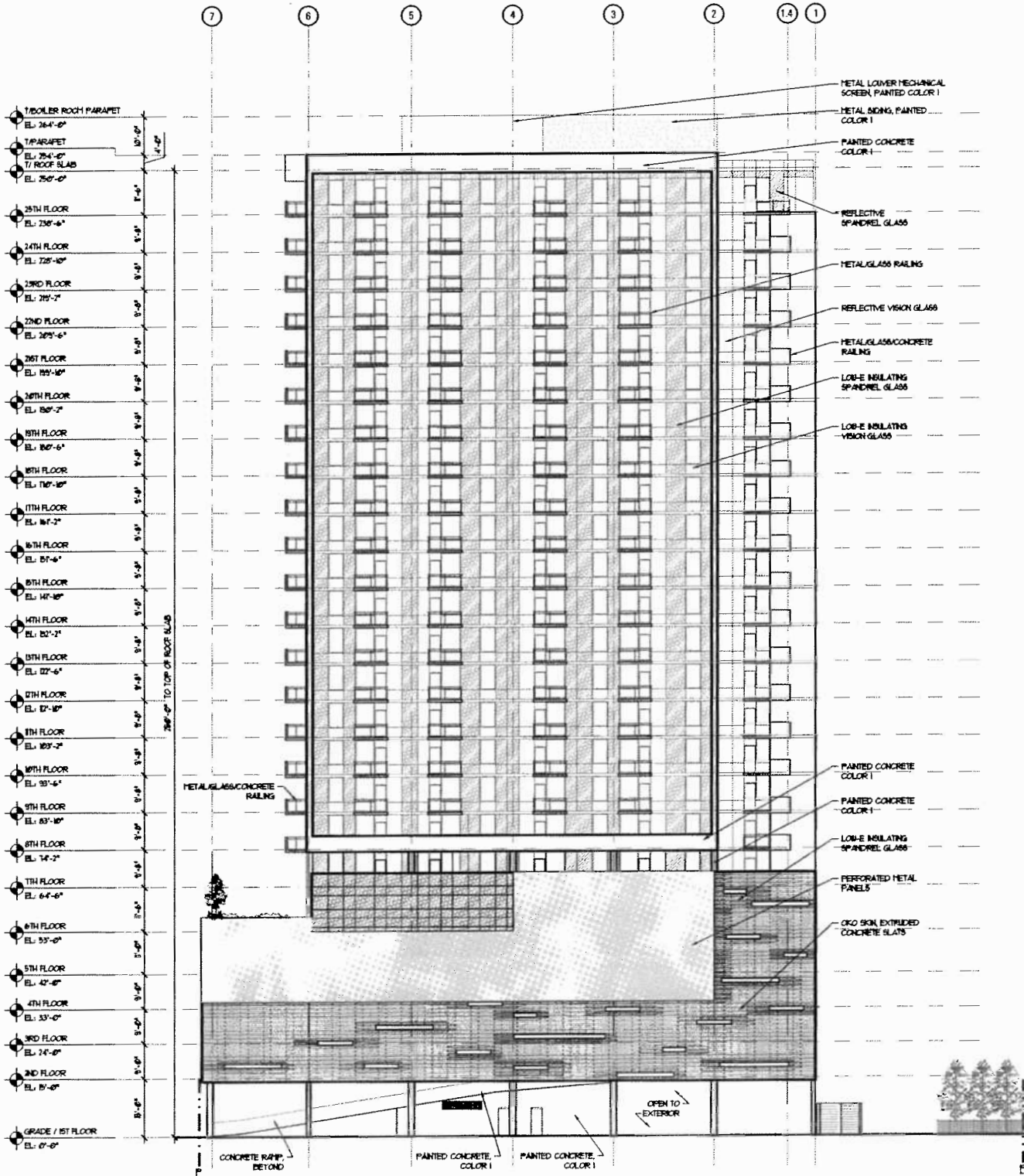
 PROPOSED GREEN ROOF AREA

100% OF NET ROOF WILL BE GREEN ROOF

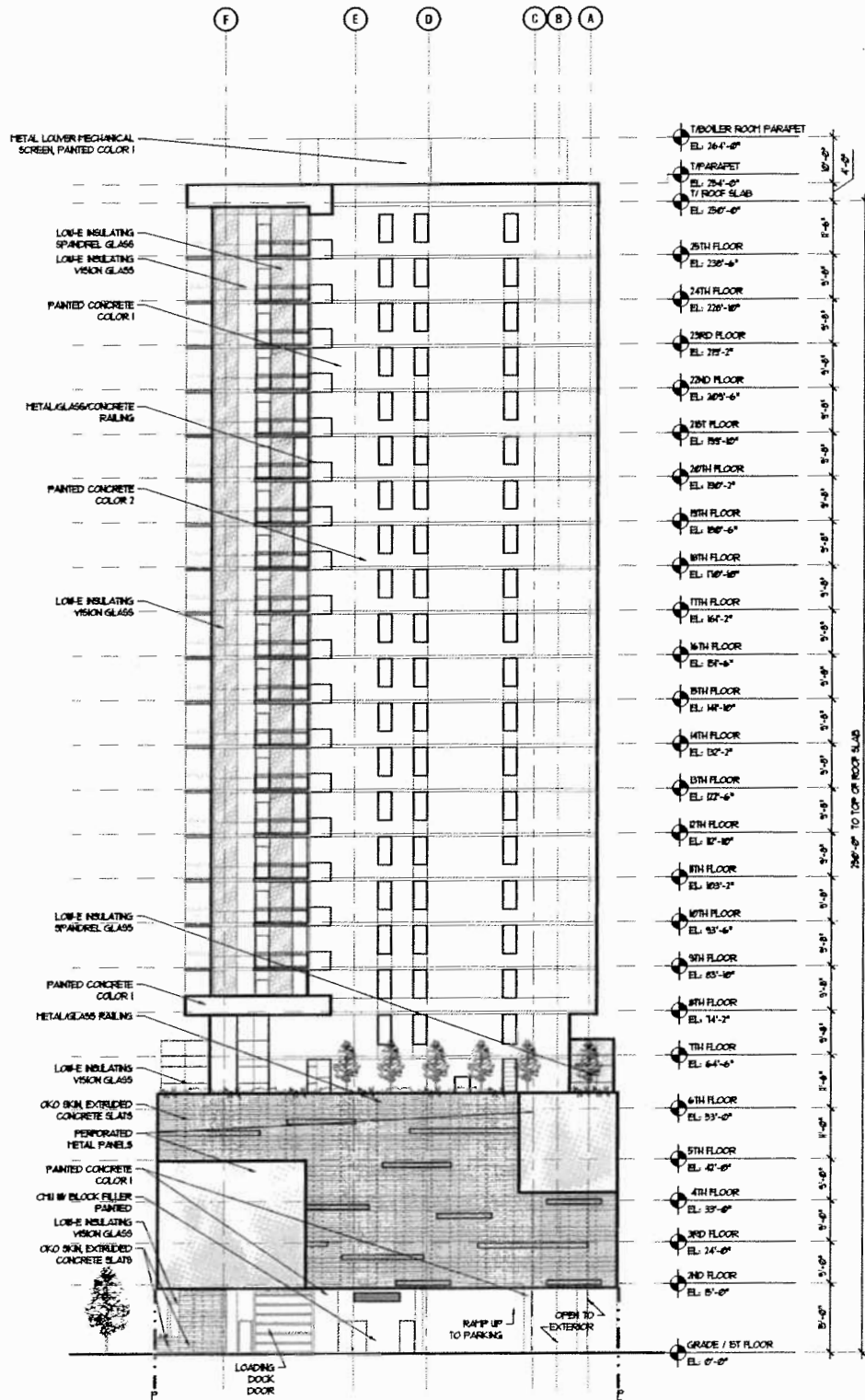
SHEET TITLE: GREEN ROOF PLAN
 APPLICANT: JDL ACQUISITIONS, LLC
 ADDRESS: 212-232 WEST ILLINOIS STREET, 501-511 NORTH FRANKLIN STREET
 DATE: MAY 16, 2007
 REVISED: OCTOBER 18, 2007
 REVISED: AUGUST 31, 2012



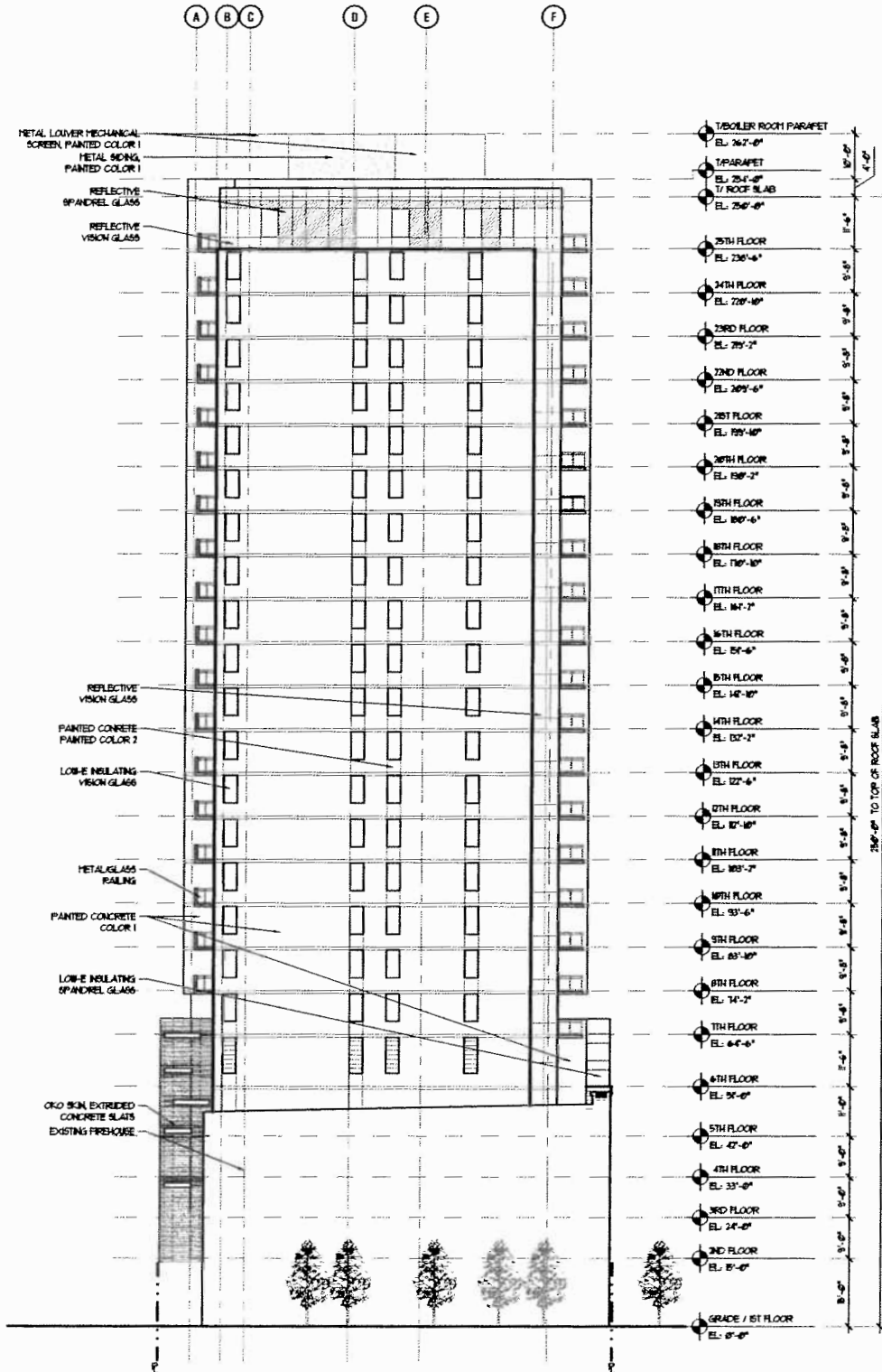
SHEET TITLE: SEVENTH FLOOR PLAN
APPLICANT: JDL ACQUISITIONS, LLC
ADDRESS: 212-232 WEST ILLINOIS STREET, 501-511 NORTH FRANKLIN STREET
DATE: MAY 18, 2007
REVISED: OCTOBER 18, 2007
REVISED: AUGUST 31, 2012



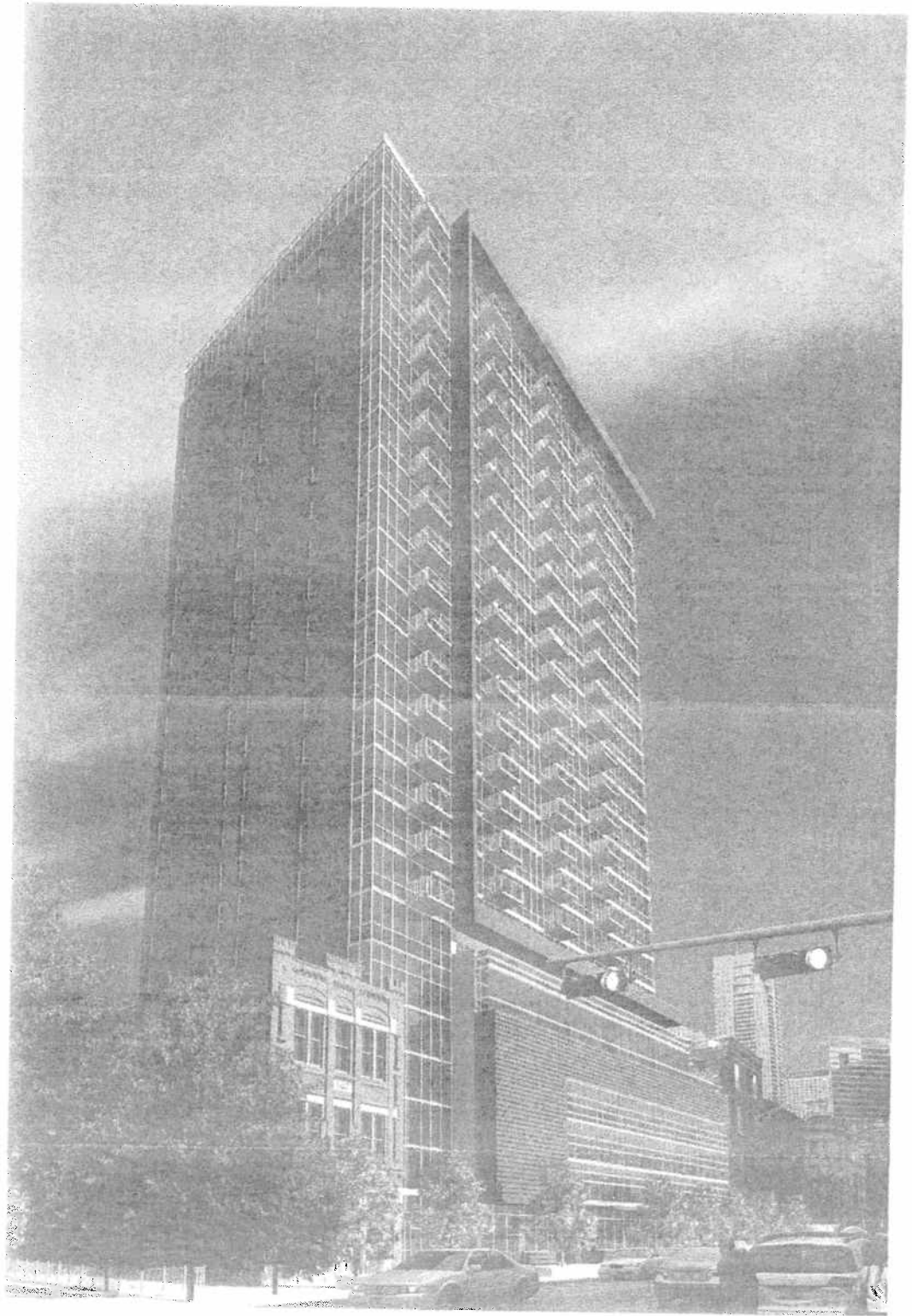
SHEET TITLE: ALLEY (NORTH) ELEVATION
 APPLICANT: JDL ACQUISITIONS, LLC
 ADDRESS: 212-232 WEST ILLINOIS STREET, 501-511 NORTH FRANKLIN STREET
 DATE: MAY 18, 2007
 REVISED: OCTOBER 18, 2007
 REVISED: AUGUST 31, 2012



SHEET TITLE: ALLEY (EAST) ELEVATION
 APPLICANT: JDL ACQUISITIONS, LLC
 ADDRESS: 212-232 WEST ILLINOIS STREET, 501-511 NORTH FRANKLIN STREET
 DATE: MAY 16, 2007
 REVISED: OCTOBER 18, 2007
 REVISED: AUGUST 31, 2012



SHEET TITLE: FRANKLIN STREET (WEST) ELEVATION
 APPLICANT: JDL ACQUISITIONS, LLC
 ADDRESS: 212-232 WEST ILLINOIS STREET, 501-511 NORTH FRANKLIN STREET
 DATE: MAY 16, 2007
 REVISED: OCTOBER 18, 2007
 REVISED: AUGUST 31, 2012



FRANKLIN & ILLINOIS
220 & 228 W ILLINOIS

09.05.2012



FRANKLIN & ILLINOIS
220 & 278 W ILLINOIS

09.05.2012

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 1-F.
(Application Number 16242)

Be It Ordained by the City Council of the City of Chicago: RBPD 1092

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number I-F in the area bounded by:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number I-F in the area bounded by:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street,

to those of a Residential-Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-397 regarding Marinas, TAD-399 regarding R Districts, and Application Numbers A-7060, 16377, A-7263, A-7216, 16292, 15865, 16257, 16329 and 16242.

Please let the record reflect that Application Numbers 16382 and A-7235 were withdrawn by the applicant.

Please let the record also reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 16377, 16379, 16404, 16378, 16380, 16389, 15865 and 16323 under the provision of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinance and substitute ordinances transmitted herewith.

Once again please let the record reflect that I abstain from voting on Application Numbers 16377, 16379, 16404, 16378, 16380, 16389, 15865 and 16323 under the provisions of Rule 14 of th City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Stone -- 48.

Nays -- None.

Residential-Business Planned Development Number 1092

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number ___ (the "Planned Development") consists of approximately twenty-one thousand two hundred fifty-five (21,255) net square feet (zero and forty-nine hundredths (0.49) acre) of real property generally located at the northeast corner of North Franklin Street and West Illinois Street and bounded as follows:

the alley next north of and parallel to West Illinois Street; the alley next east of and parallel to North Franklin Street; West Illinois Street; and North Franklin Street in Chicago, Illinois (the "Property").

The Property is currently owned by 212 -- 232 West Illinois Street, L.L.C., an Illinois limited liability company. JDL Acquisitions, L.L.C., an Illinois limited liability company (the "Applicant") is the Applicant for this Planned Development with the authority of the owner of the Property.

2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees 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 assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assignees. Pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this

paragraph shall mean that any application to the City of Chicago (the "City") for any amendment to this Planned Development or any other modification or change hereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property, subject to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea designated pursuant to Statement Number 11 below need only be made or authorized by the owners and/or ground lessors of such subarea, provided that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein; provided that for so long as the Applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder.

4. This plan of development consists of these eighteen (18) statements; a Bulk Regulations and Data Table; and the following plans prepared by the Applicant, all dated May 18, 2007 and revised October 18, 2007 (collectively, the "Plans"): Site/Landscape Plan; Green Roof Plan; Floor 7 Plan; Existing Zoning Map; Land-Use Map; Planned Development

Boundary and Property Line Map; and Building Elevations. Full-sized copies of the Site/Landscape Plan, Green Roof Plan, Floor 7 Plan and Building Elevations are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. In any instance where a provision of the 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, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted on the Property under this Planned Development: dwelling units, including but not limited to multi-unit residential; residential support services; retail, service and commercial facilities; business and professional offices; food and beverage retail sales; temporary construction staging, temporary storage of construction materials, and temporary buildings for construction purposes; accessory and non-accessory parking; accessory uses; and all other permitted uses in the DX-7 Downtown Mixed-Use District, excluding hotel.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the reasonable review and approval of the Department. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. No approvals shall be required for any signage located in and designed to be viewed solely from the interior of any improvements on the Property. Off-premise signage is not permitted.
7. Ingress and egress for the Property shall be provided in substantial compliance with the Plans, and no further approvals shall be required for such ingress and egress plans.
8. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) all floor area devoted to mechanical equipment which exceeds

one thousand (1,000) square feet in a single location, (b) all rooftop floor area devoted to mechanical equipment irrespective of square footage and (c) all accessory and non-accessory parking and vehicular use areas located on the Property. The calculation of F.A.R. shall be made based on the net site area of the Planned Development. In addition, the calculation of any building height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.

10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement Number 4, above. A portion of the Property, commonly known and labeled on the Site/Landscape Plan as the "Existing Firehouse", is a proposed Chicago landmark. The Existing Firehouse shall be retained and preserved in accordance with the Site Landscape Plan and, subject to the final determination by the City Council to designate the Existing Firehouse as a Chicago landmark, the review and approval of the Commission on Chicago Landmarks (the "Landmarks Commission"). Any excavation, foundation or other construction work on the Property related to the Existing Firehouse shall be contingent upon an engineer's report to be reviewed and accepted by the Landmarks Commission. The report shall assess the impact of the work on the structural integrity of the Existing Firehouse, including any recommended protection or stabilization measures during construction.
11. The Applicant shall have the right to designate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, Applicant shall provide notice thereof to the Department for administrative purposes to facilitate Part II review for any such designated subarea.
12. The requirements of the Planned Development may be modified administratively by the Commissioner upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change to the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction of the minimum required

distance between structures, a reduction of periphery setbacks, and an increase of the maximum percent of land covered. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

13. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide green roof consisting of one hundred percent (100%) of the net roof area, which is currently estimated to result in a green roof of approximately six thousand six hundred (6,600) square feet.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") at the time of application for a building permit 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. Pursuant to the Affordable Housing Bonus provisions of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the Applicant has asked for an increase in the floor area ratio of the Property. The Applicant hereby acknowledges that, according to Section 17-4-1004-D of the Zoning Ordinance, in order to receive such increase in floor area ratio, either (a) the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing

Bonus or (b) a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area attributable to the Affordable Housing Bonus, as identified on the attached Bulk Regulations and Data Table, multiplied by eighty percent (80%) of the median cost of land per square foot. Accordingly, the Applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million One Hundred Ninety-one Thousand Eight Hundred Twenty-two Dollars (\$1,191,822), which corresponds to a floor area bonus of 1.63. Prior to the issuance of any Part II Approvals under this Planned Development for the building to be constructed on the Property, the Applicant will provide the Department with a receipt from the Department of Housing evidencing payment of said cash contribution.

17. Pursuant to the Adopt-A-Landmark Bonus provisions of Section 17-4-1022 of the Zoning Ordinance, the Applicant has requested an increase in the floor area of the Property based on the proposed restoration of the Existing Firehouse (the "Landmark Project"), which is located on the Property. Pursuant to Section 17-4-1022 of the Zoning Ordinance, and subject to a final determination by the City Council to designate the existing Firehouse as a Chicago landmark, the Commissioner of the Department (the "Commissioner"), acting on behalf of the City and the Landmarks Commission, is authorized to enter into an agreement with the Applicant and, if different from the Applicant, the owner(s) of the existing Firehouse, regarding the manner in which funds for renovation work in the Landmark Project relating to the Adopt-A-Landmark Bonus, as approved by the Landmarks Commission, will be used. On October 4, 2007, the Landmarks Commission approved a Scope of Work and Budget for the Landmark Project, providing for the expenditure of Eight Hundred Sixty-three Thousand Eight Hundred Seventy Dollars (\$863,870) in Landmark Project costs, which corresponds to a floor area bonus of 1.18. The agreement shall be in a form approved by the Corporation Counsel and shall be executed and submitted to the Department prior to the issuance of any approvals pursuant to Section 17-13-06 10 of the Chicago Municipal Code ("Part II"). The terms and conditions of the Landmark Project Scope of Work and Budget may be modified administratively by the Commissioner in accordance with the provisions of Statement 12 of this Planned Development and as described in the Landmark Project Scope of Work and Budget. Upon completion of the work related to the Landmark Project, the Applicant shall apply to the Landmarks Commission for the issuance of a Certificate of Completion of the Landmark Project. The Applicant shall provide written notice of said application to the Landmarks Commission, the Office of the Zoning Administrator, the Department of Law, and the Department. The work described on the Landmark Project Scope of Work and Budget must be completed and a Certificate of Completion of the Landmark Project must be obtained from the

Commission on Chicago Landmarks prior to the issuance of any certificate of occupancy for the Property.

18. Unless substantial construction of the improvements on the Property has commenced within six (6) years of the date of City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to the DX-7 Downtown Mixed-Use District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning Map referred to in these Plan of Development Statements unavailable at time of printing.]

[Site/Landscape Plan; Green Roof Plan; Seventh Floor Plan; Land-Use Plan; Planned Development Boundary and Property Line Map; and Building Elevations referred to in these Plan Development Statements printed on pages 17771 through 17779 of this *Journal*.]

Bulk Regulations and Data Table and L.E.E.D.-N.C. version 2.2 Project Checklist referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development Number 1092.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area, 37,010 square feet (0.85 acre) = Net Site Area, 21,255 square feet (0.49 acre) + Area Remaining in Public Right-of-Way, 15,757 square feet (0.36 acre)

Maximum Floor Area Ratio:

Base Floor Area Ratio: 7.0

Affordale Housing Bonus: 1.63

Adopt-A-Landmark Bonus: 1.18

Total Floor Area Ratio: 9.81

Maximum Number of Dwelling Units: 190

Maximum Site Coverage: In accordance with the Site Plan

Minimum Building Setbacks: In accordance with the Site Plan

Minimum Number of Off-Street Parking Spaces: 166

Minimum Number of Bicycle Parking Spaces: 50

Minimum Number of Off-Street Loading Berths: 1 -- 10 feet by 25 feet

Maximum Building Height: 280 feet

*LEED-N.C. Version 2.2 Project Checklist
 JDL - Franklin & Illinois
 Chicago, Illinois.*

Yes ? No

11	2	1	Sustainable Sites		14 Points
Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1

1			Credit 2	Development Density and Community Connectivity	1
		1	Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage and Changing Rooms	1
	1		Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
	1		Credit 4.4	Alternative Transportation, Parking Capacity	1
1			Credit 5.1	Site Development, Protect or Restore Habitat	1
1			Credit 5.2	Site Development, Maximize Open Space	1
1			Credit 6.1	Stormwater Design, Quantity Control	1
1			Credit 6.2	Stormwater Design, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
1			Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

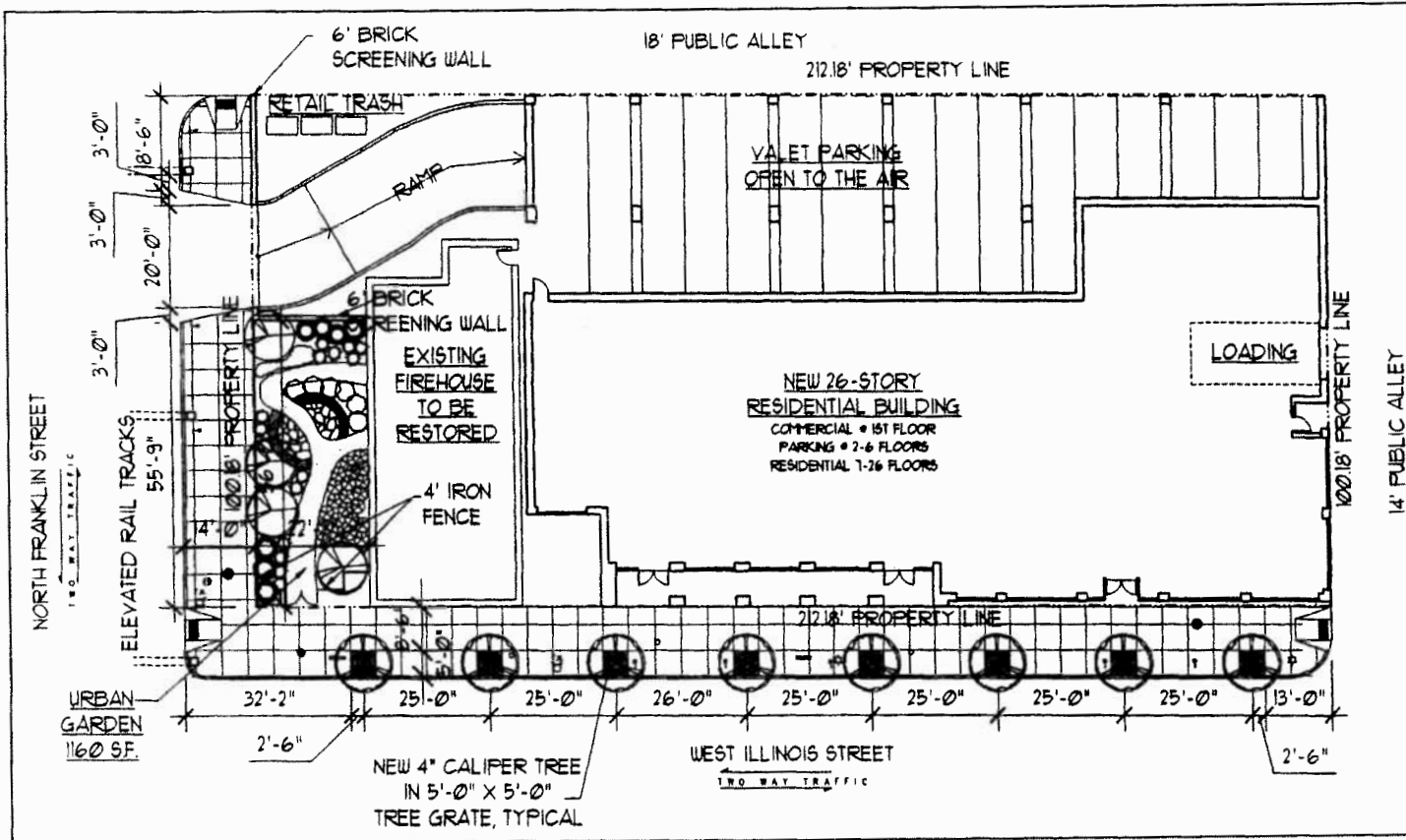
2	2	1	Water Efficiency		5 Points
1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1

	1		Credit 3.2	Water Use Reduction, 30% Reduction	1
Yes	?	No			
4	1	5	Energy And Atmosphere		17 Points
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
3			Credit 1	Optimize Energy Performance (2 required)	1 to 10
		3	Credit 2	On-Site Renewable Energy	1 to 3
		1	Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
		1	Credit 5	Measurement and Verification	1
	1		Credit 6	Green Power	1
Yes	?	No			
3	6	4	Materials And Resources		13 Points
Y			Prereq 1	Storage and Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floor and Roof	1
		1	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors and Roof	1
		1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
1			Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
1			Credit 3.1	Materials Reuse, 5%	1

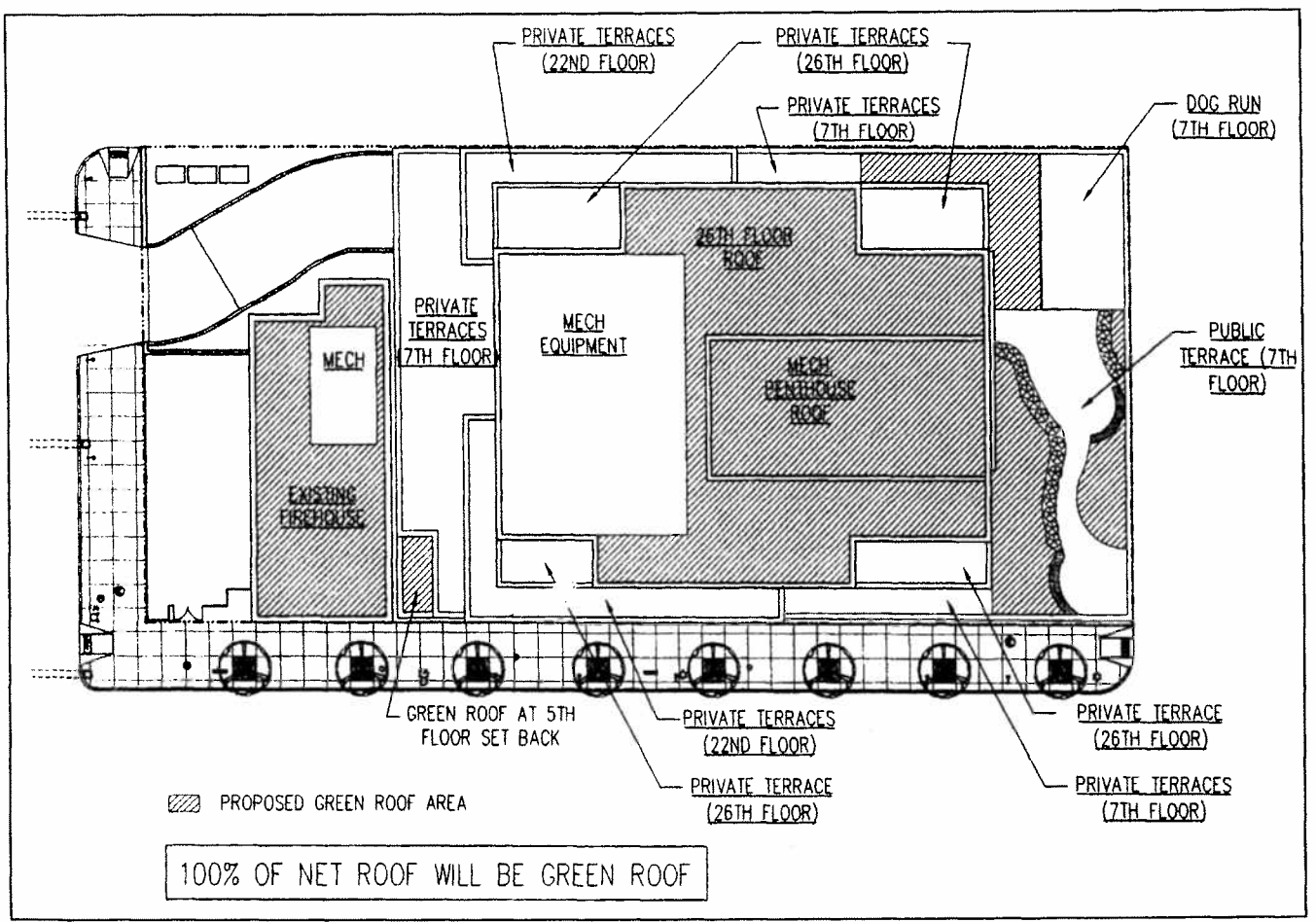
	1		Credit 3.2	Materials Reuse, 10%	1
	1		Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
	1		Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
	1		Credit 5.1	Regional Materials, 10% Extracted, Processed and Manufactured Regional	1
		1	Credit 5.2	Regional Materials, 20% Extracted, Processed and Manufactured Regional	1
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1
Yes ? No					
7	4	4	Indoor Environmental Quality		15 Points
Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (E.T.S.) Control	Required
		1	Credit 1	Outdoor Air Delivery Morning	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints and Coating	1
1			Credit 4.3	Low-Emitting Materials, Carpet Systems	1

	1		Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems, Lighting	1
1			Credit 6.2	Controllability of Systems, Thermal Comfort	1
1			Credit 7.1	Thermal Comfort, Design	1
		1	Credit 7.2	Thermal Comfort Verification	1
	1		Credit 8.1	Daylight and Views, Daylight 75% of Spaces	1
	1		Credit 8.2	Daylight and Views for 90% of Spaces	1
Yes ? No					
1	1		Innovation And Design Process		5 Points
	1		Credit 1.1	Innovation in Design:	1
			Credit 1.2	Innovation in Design:	1
			Credit 1.3	Innovation in Design:	1
			Credit 1.4	Innovation in Design:	1
1			Credit 2	L.E.E.D. Accredited Professional	1
Yes ? No					
28	16		Project Totals (pre-certification estimates)		69 Points

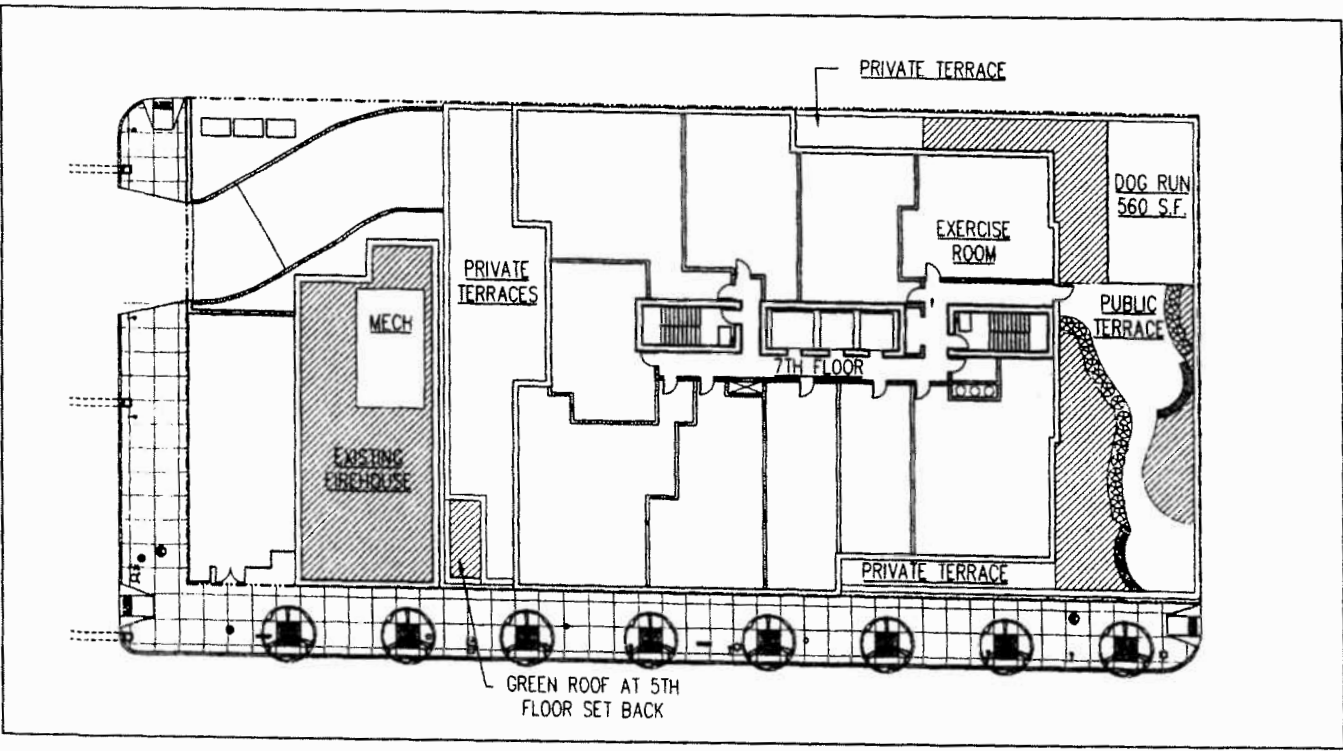
Site/Landscape Plan.



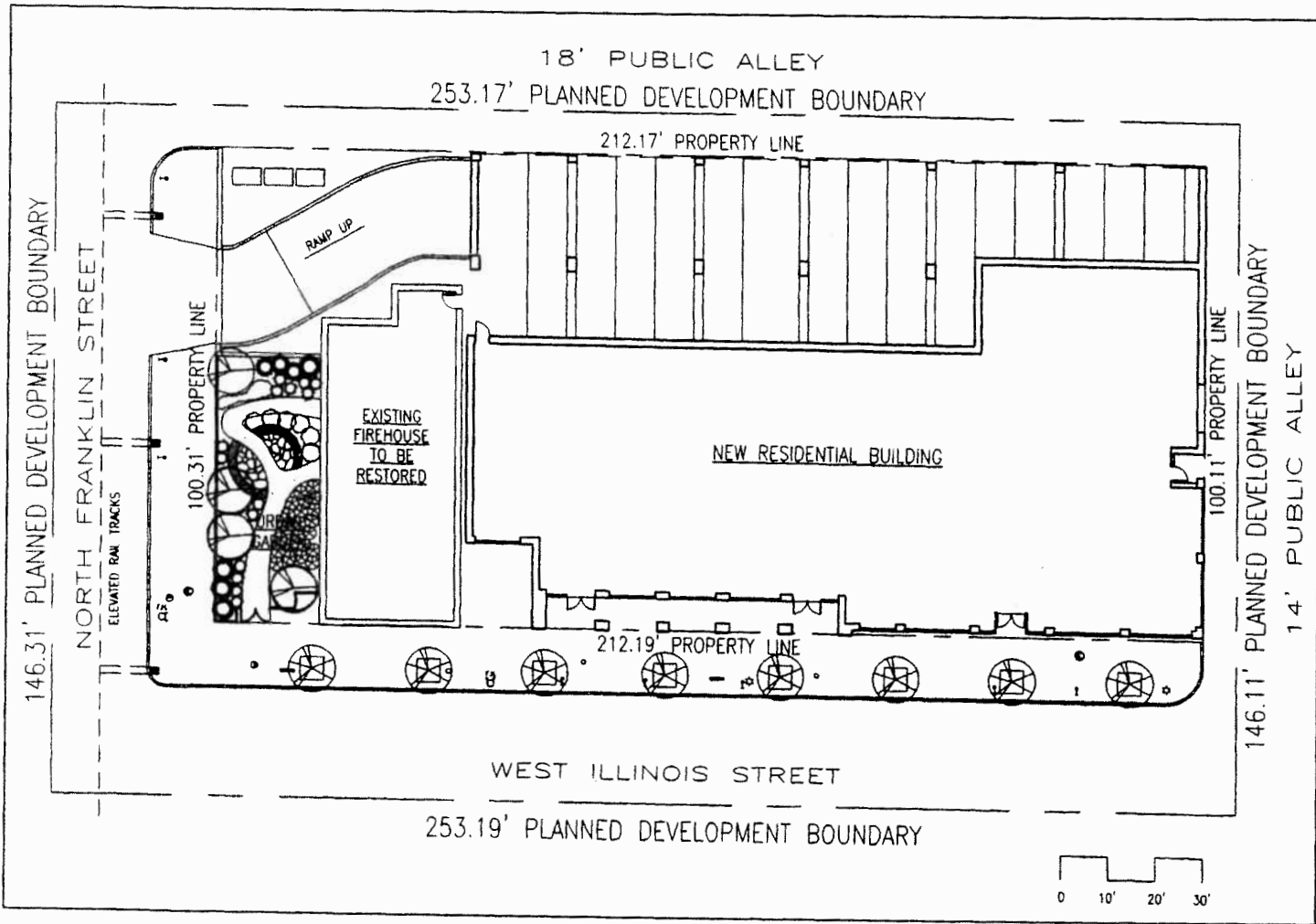
Green Roof Plan.



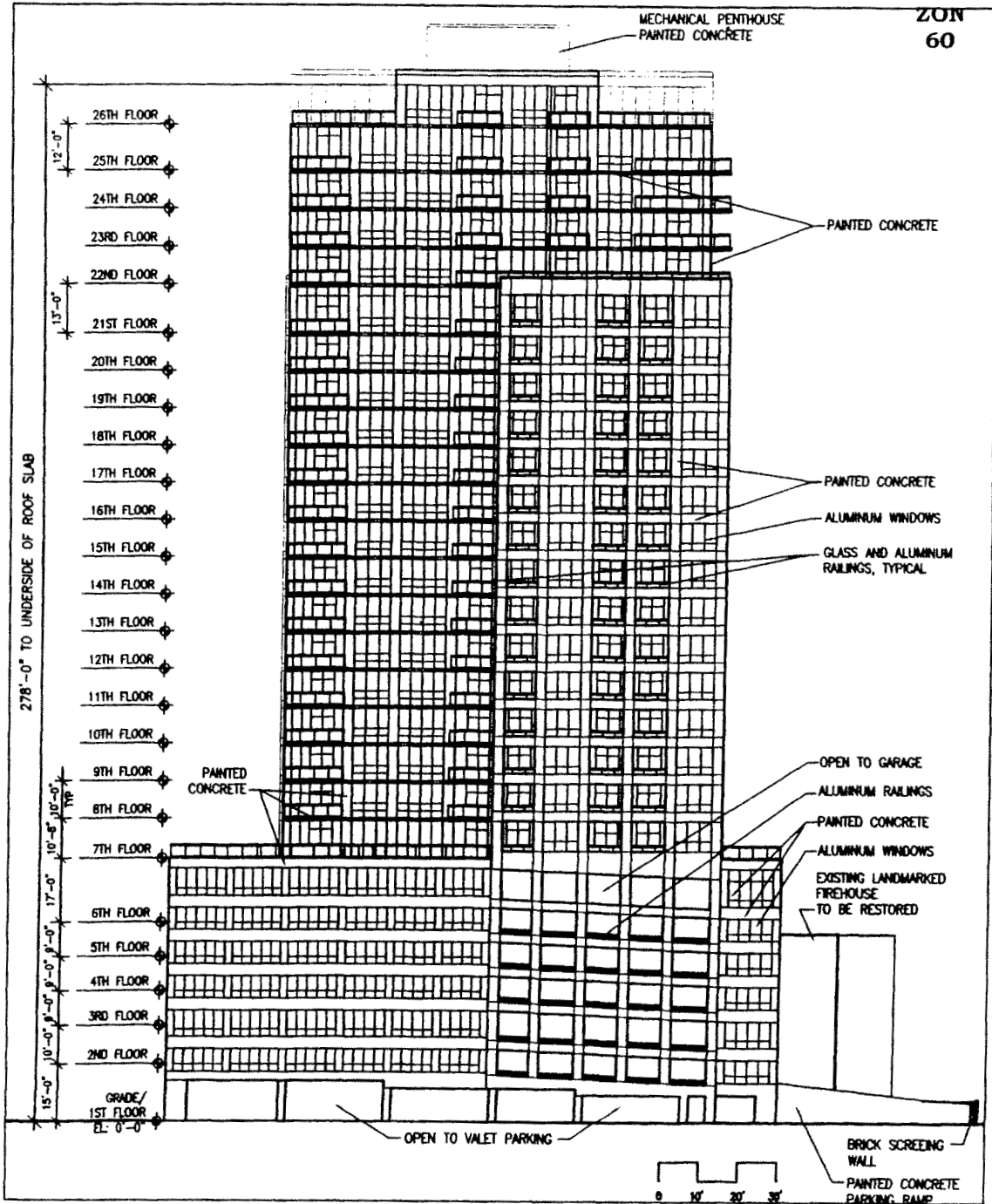
Seventh Floor Plan.



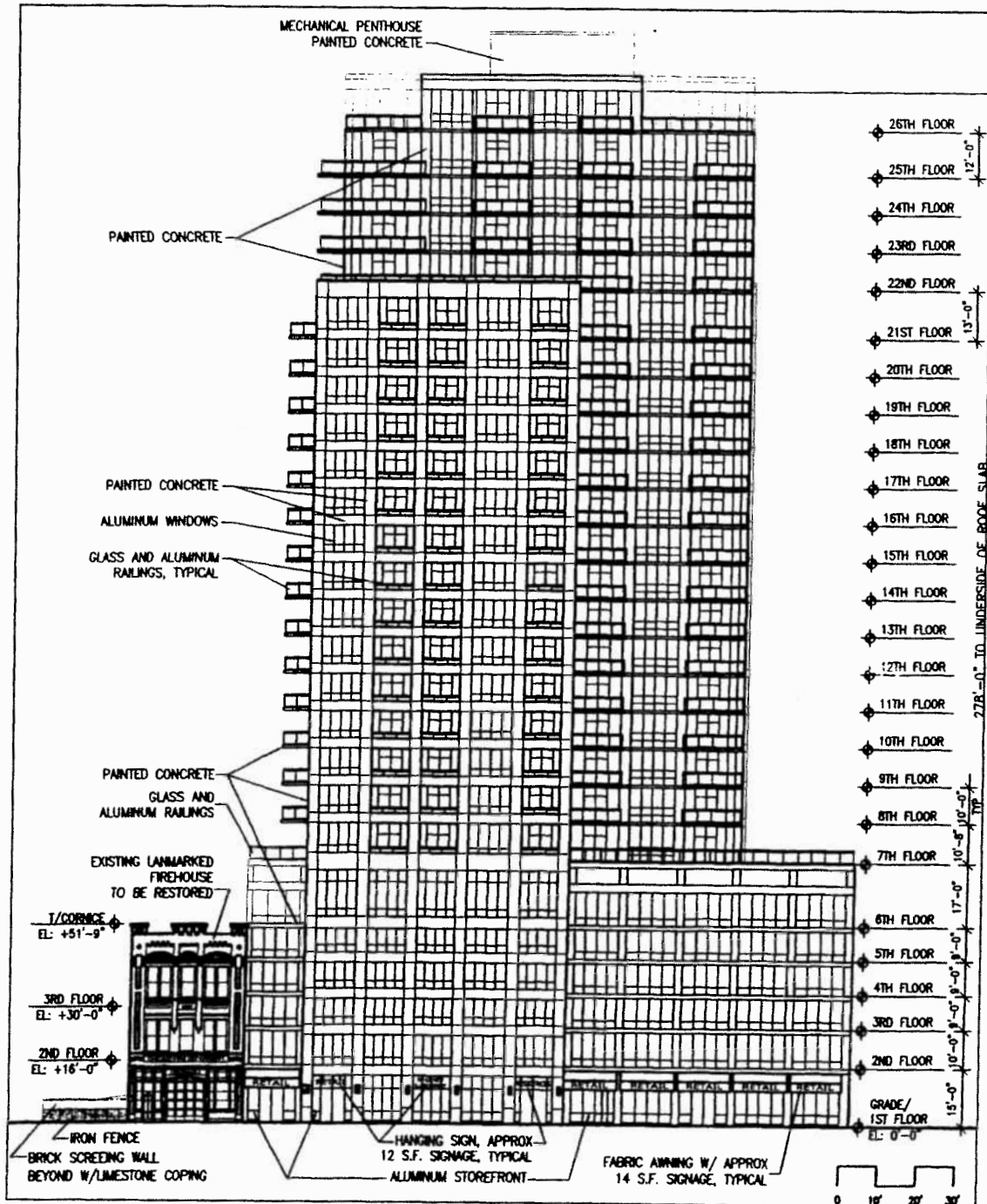
Planned Development Boundary
And Property Line Map.



Alley (North) Elevation.



Illinois Street (South) Elevation.



Alley (East) Elevation.

