

# PD 1241

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 26, 2017

Robert L. Gamrath III  
Quarles & Brady LLP  
300 N. LaSalle Street  
Suite 400  
Chicago, IL 60654-3406

**Re: REVISED Administrative Relief request for Residential Business Planned Development No. 1241, Subarea B, 361 West Chestnut Street, Proposed Starbucks Princi kitchen**

Dear Mr. Gamrath:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1241 ("PD 1241"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1241.

Your client and the controlling entity of the property within Subarea B, BPRS/Chestnut Venture has authorized Starbucks and jointly requests administrative relief to allow a portion of the existing Le Cordon Bleu cooking school to be used by Starbucks as a kitchen. The proposed Starbucks kitchen will prepare fresh food for delivery to and sale at the Michigan Avenue Roastery, new Starbucks Reserve store concepts and Princi stand-alone retail store concepts in Chicago.


As shown on the attached Second Floor Plan, Starbucks will occupy approximately 14,208 square feet on the second floor and 3,500 square feet on the mezzanine of the existing Le Cordon Bleu cooking school. The chef-run kitchen ("Princi Kitchen") will contain three main areas within the facility: (a) dry food storage and refrigerated food storage; (b) the main kitchen area; and (c) a food packaging and arranging area to prepare food for delivery. Daily delivery of ingredients to Princi Kitchen and prepared food items from Princi Kitchen to the new specialty stores will occur at the existing loading dock accessed from Sedgewick Street. No retail sales of food or beverages will occur at Princi Kitchen. They are expected to initially employ approximately 25 staff and at full staff, 40 employees. There will be 14 dedicated parking spaces to serve the use.

Prior to PD 1241 being established in 2014, the property was zoned C2-5, Motor Vehicle-Related Commercial District. Statement Number 5 identifies the C2-5 District uses permitted in Subareas A and B. The Subarea B permitted uses include business support services including vocational training, culinary institutes, school-related eating and drinking establishments, and related and accessory uses. The proposed Princi Kitchen is a Limited Manufacturing, Production and Industrial Service use, which is permitted in the C2-5 District, and is similar to and compatible with Subarea B's permitted uses. Therefore, the proposed Starbuck's operated Princi Kitchen shall be permitted, however, no other Limited Manufacturing, Production and Industrial Service use or operator is permitted under this approval.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed Princi Kitchen as described above 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. 1241, 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.

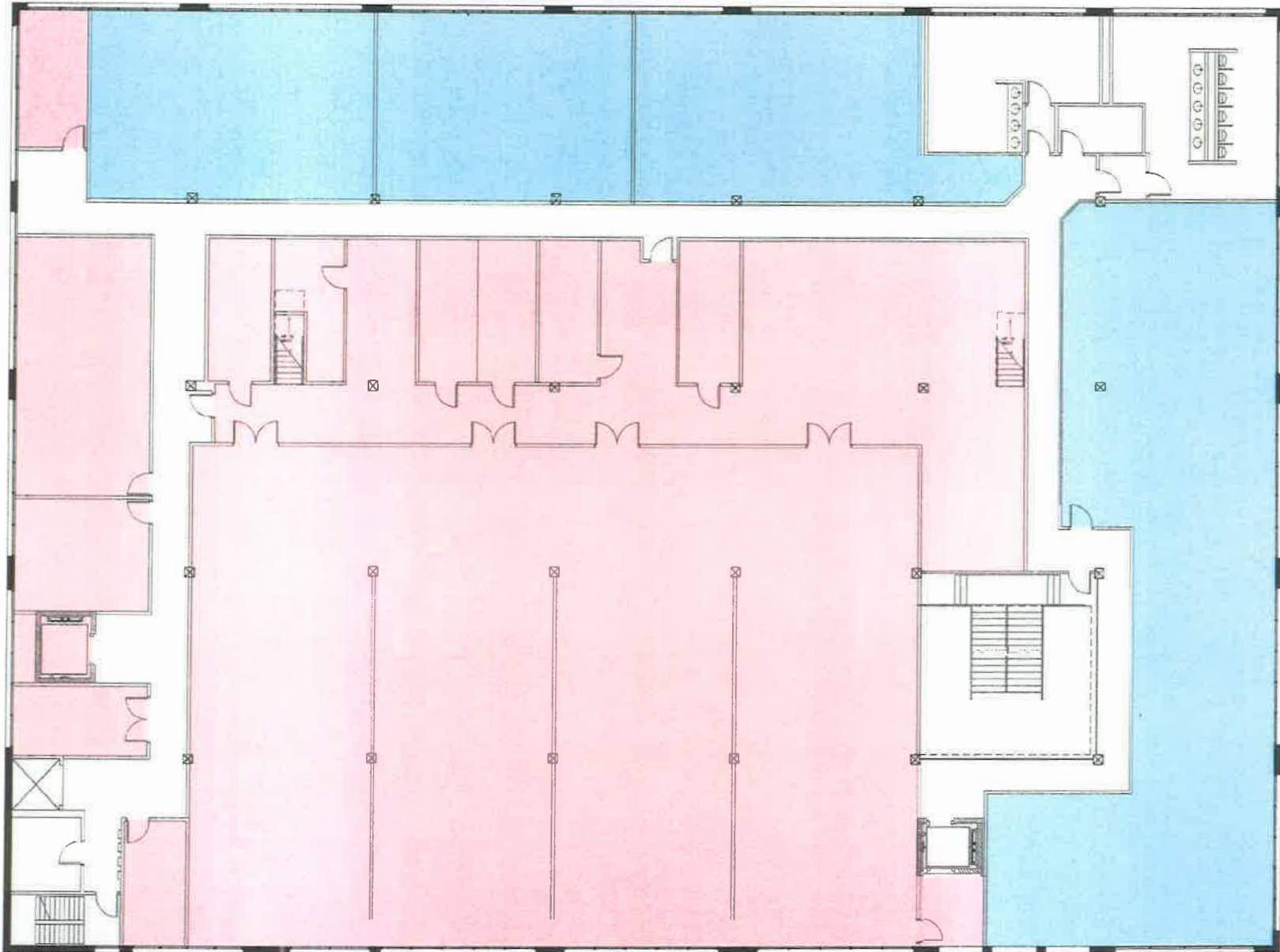
Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Janice Hill, Main file

MEZZANINE 3,500 RSF



FLOOR RENTABLE -  
21,293 SF

SPACE 'A' -  
14,208 RSF (57%)

SPACE 'B' -  
7,082 RSF (28%)

COMMON AREA -  
3,369 SF (15%)

VERTICAL SHAFTS -  
835 SF

BPRS CHESTNUT VENTURE  
361 W CHESTNUT STREET  
CHICAGO, ILLINOIS

2ND FLOOR SQ. FT.  
NOT TO SCALE

01 JUNE 2017  
10004  
NN

Hirsch Associates LLC  
Architecture + Planning



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 21, 2017

Robert L. Gamrath III  
Quarles & Brady LLP  
300 N. LaSalle Street  
Suite 400  
Chicago, IL 60654-3406

**Re: Administrative Relief request for Residential Business Planned Development No. 1241  
Subarea B, 361 West Chestnut Street, Starbucks/Princi kitchen accessory use**

Dear Mr. Gamrath:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1241 ("PD 1241"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1241.


Your client and the controlling entity of the property within Subarea B, BPRS/Chestnut Venture has authorized Starbucks and jointly requests administrative relief to allow a portion of the existing Le Cordon Bleu cooking school to be used by Starbucks as a kitchen. The proposed Starbucks kitchen will prepare fresh food for delivery to and sale at the Michigan Avenue Roastery, new Starbucks Reserve store concepts and Princi stand-alone retail store concepts in Chicago.

As shown on the attached Second Floor Plan, Starbucks will occupy approximately 14,202 square feet on the second floor and 3,500 square feet on the mezzanine of the existing Le Cordon Bleu cooking school. The chef-run kitchen ("Princi Kitchen") will contain three main areas within the facility: (a) dry food storage and refrigerated food storage; (b) the main kitchen area; and (c) a food packaging and arranging area to prepare food for delivery. Daily delivery of ingredients to Princi Kitchen and prepared food items from Princi Kitchen to the new specialty stores will occur at the existing loading dock accessed from Sedgewick Street. No retail sales of food or beverages will occur at Princi Kitchen. They are expected to initially employ approximately 25 staff and at full staff, 40 employees. There will be 14 dedicated parking spaces to serve the use.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed kitchen as an accessory use 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. Pursuant to Statement Number 5 of PD 1241, the permitted uses within Subarea B include business support services including vocational training culinary institutes, school-related catering and drinking establishments, and related and accessory uses.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1241, 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.

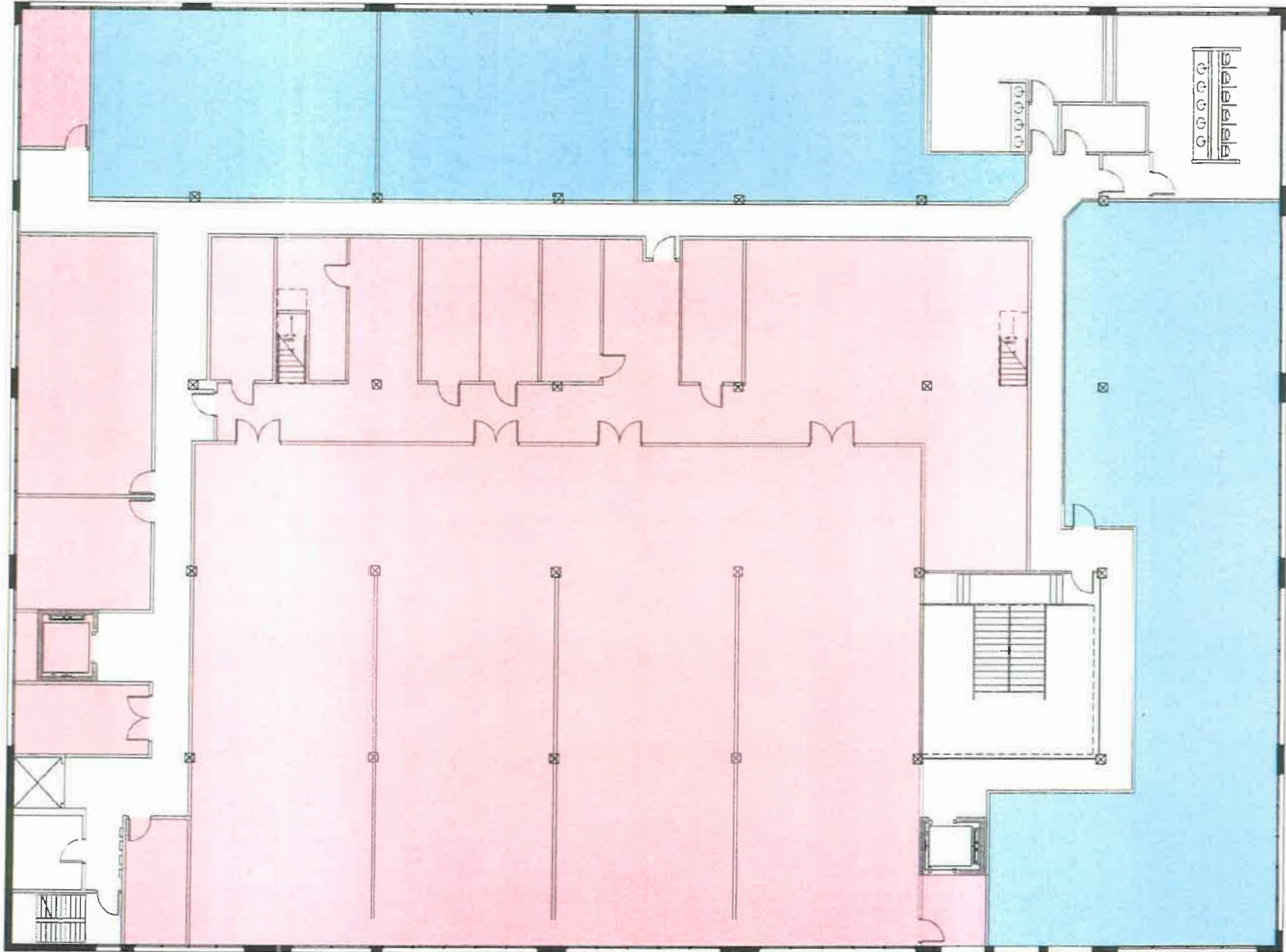
Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Main file

MEZZANINE 3,500 RSF



FLOOR RENTABLE -  
21,293 SF

SPACE 'A' -  
14,208 RSF (57%)

SPACE 'B' -  
7,082 RSF (28%)

COMMON AREA -  
3,369 SF (15%)

VERTICAL SHAFTS -  
835 SF



DEPARTMENT OF PLANNING AND DEVELOPMENT

November 30, 2015

CITY OF CHICAGO

Richard F. Klawiter  
DLA Piper LLP  
203 N. LaSalle St., Suite 1900  
Chicago, IL 60601-1293

**Re: Administrative Relief request for Residential Business Planned Development No. 1241  
Subarea A, 347 West Chestnut Street**


Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1241 ("PD 1241"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1241.

Your client and the sole owner of the property within Subarea A, FRC Realty Inc., is seeking administrative relief for modifications to the exterior parking garage cladding. The North and East Elevations of the parking garage were to be clad in horizontal perforated metal panels and spandrel glass. The South and West Elevations were to be clad in a cast-in-place concrete wall system, along with metal panels on a portion of the South Elevation. Glass panels have been added to the corners of the parking garage and the revised light and dark grey metal panels are perforated with openings to match the glass panel system. The revised drawings also note that the interior light fixture lamps will be shielded from the exterior. As you know, we are always concerned with screening automobile headlights and interior lights within parking garages as much as possible. The attached, revised Garage Views from the Southeast and Northeast, dated November 18, 2015, shall be inserted into the main file

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking garage cladding changes 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. 331, 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.

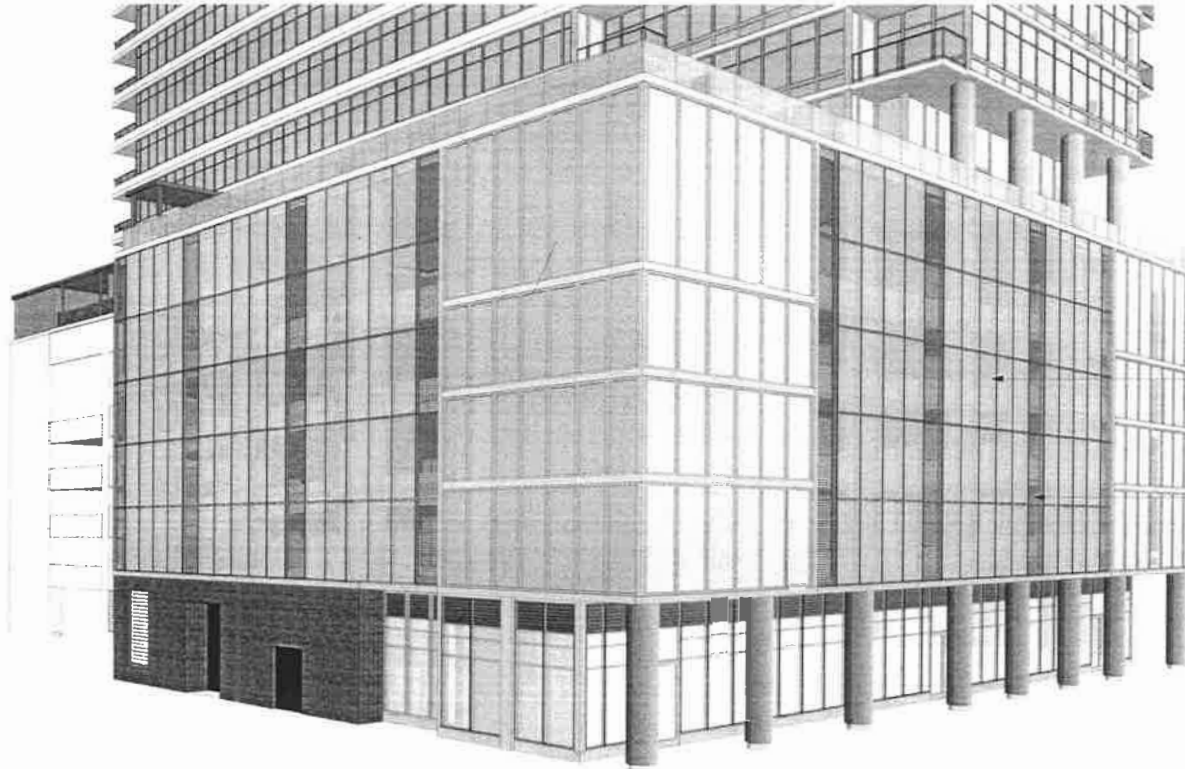
Sincerely,

  
Patricia A. Soudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Fred Deters, Brian Kidd, Main file

NOTE:  
Light Fixture Lamps  
will be Shielded from  
the exterior

View from SE



Pre-Finished Light Grey  
Perforated Metal Panel  
with 0.375" openings  
(40% open) to Match  
Window Wall System

Pre-Finished Dark  
Grey Perforated  
Metal Accent Panel  
with 0.75" openings  
(40% open)

1 Garage View from Southeast

Field Companies  
Developer

PAPAGEORGE  
HAYMES

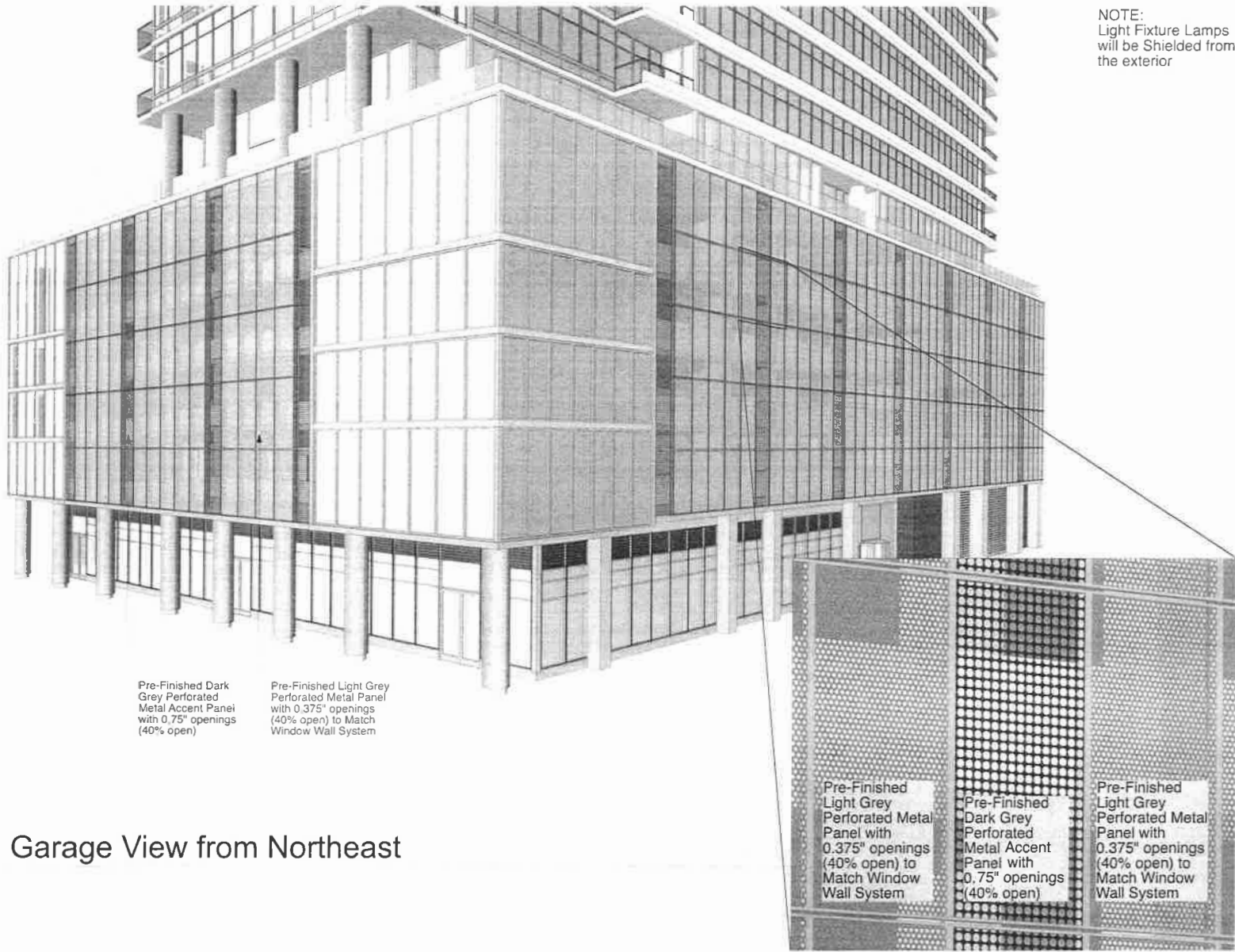
pappageorgehaymes partners  
www.pappageorgehaymes.com

11/18/15  
PH # 132171

These panels are systems, and are subject to further refinement to coordinate with other systems during the later development and construction of various systems.

NOTE:  
Light Fixture Lamps  
will be Shielded from  
the exterior

View from NE



Pre-Finished Dark  
Grey Perforated  
Metal Accent Panel  
with 0.75" openings  
(40% open)

Pre-Finished Light Grey  
Perforated Metal Panel  
with 0.375" openings  
(40% open) to Match  
Window Wall System

Pre-Finished  
Light Grey  
Perforated Metal  
Panel with  
0.375" openings  
(40% open) to  
Match Window  
Wall System

Pre-Finished  
Dark Grey  
Perforated  
Metal Accent  
Panel with  
0.75" openings  
(40% open)

Pre-Finished  
Light Grey  
Perforated Metal  
Panel with  
0.375" openings  
(40% open) to  
Match Window  
Wall System

## 2 Garage View from Northeast

Filiald Companies  
developer

PAPPAGEORGE  
HAYMES

pappageorgehaymes partners  
www.pappageorgehaymes.com

11/18/15  
PIH # 132171

This work was prepared for the project of the building and is not to be used for any other project without the written consent of the architect.

17939

82434

JOURNAL--CITY COUNCIL--CHICAGO

5/28/2014

Reclassification Of Area Shown On Map No. 3-F.  
(As Amended)  
(Application No. 17939)  
(Common Address: 350 -- 360 W. Chestnut St., 341 --  
361 W. Chestnut St. And 836 -- 848 N. Orleans St.)

RBP01241

[SO2014-831]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 92.46 feet north of and parallel to West Chestnut Street; a line 130.19 feet east of and parallel to North Sedgwick Street; a line 109.04 feet north of and parallel to West Chestnut Street; the public alley next west of and parallel to North Orleans Street; West Chestnut Street; North Orleans Street; the public alley next south of and parallel to West Chestnut Street; the public alley next west of and parallel to North Orleans Street; the public alley next south of and parallel to West Chestnut Street; a line 213.42 feet west of and parallel to North Orleans Street; a line 142.41 feet south of and parallel to West Chestnut Street, as extended; and North Sedgwick Street,

to those of C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 92.46 feet north of and parallel to West Chestnut Street; a line 130.19 feet east of and parallel to North Sedgwick Street; a line 109.04 feet north of and parallel to West Chestnut Street; the public alley next west of and parallel to North Orleans Street; West Chestnut Street; North Orleans Street; the public alley next south of and parallel to West Chestnut Street; the public alley next west of and parallel to North Orleans Street; the public alley next south of and parallel to West Chestnut Street; a line 213.42 feet west of and parallel to North Orleans Street; a line 142.41 feet south of and parallel to West Chestnut Street, as extended; and North Sedgwick Street,

to those of Residential Business Planned Development Number 1241.

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

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

*Residential Business Planned Development No. 1241.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Business Planned Development Number 1241 ("Planned Development") consists of approximately 74,144 net square feet which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The "Applicant" for purposes of this Planned Development, FRC Realty, Inc., has filed an application for planned development approvals with the written authorization of BPRS/Chestnut Venture Limited Partnership, the beneficial owner of the Property.
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 lessees. All rights granted hereunder to the Applicant for each of the two subareas delineated herein shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessees with respect to such subareas.

Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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 ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line, and Subarea Map; a Site Plan; a Subarea A Site/Landscape Plan; a Subarea B Site Plan; a Subarea A Plaza Landscape Plan; a Subarea A Green Roof Plan; and Subarea A Building Elevations (North, South, East and West); all prepared by Pappageorge Haymes Partners and dated May 15, 2014; and signed Affordable Housing Profile (Rental) Form, dated April 16, 2014, submitted herein (collectively, the "Plans"). Full-sized copies of the Plans are on file with DPD. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development.
5. In each of the following subareas, the following uses as permitted in the C2-5 Motor Vehicle-Related Commercial District shall be permitted in this Planned Development:

In Subarea A:

Multi-Family Dwelling Units above the Ground Floor; co-located wireless communication facilities;

Also, the following use categories on the ground floor only: colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; animal services (except shelter/boarding kennel); artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; entertainment and spectator sports (except medium and large venues and banquet or meeting halls); financial services; food and beverage retail sales; medical service; office (except electronic data storage center); personal service; repair or laundry service, consumer; retail sales, general; and vehicle sales and service (auto supply/accessory sales, only); related and accessory uses; and accessory parking. Non-accessory parking is prohibited.

In Subarea B:

the following use categories: colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; animal services (except shelter/boarding kennel); artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services including vocational training, culinary institutes, and school-related eating and drinking establishment; communication service establishments; eating and drinking establishments; entertainment and spectator sports (except medium and large venues and banquet or meeting halls); financial services; food and beverage retail sales; medical service; office (except electronic data storage center); personal

service; repair or laundry service, consumer; retail sales, general; vehicle sales and service (auto supply/accessory sales, only); co-located wireless communication facilities; schools (otherwise, a special use); related and accessory uses; and accessory parking. Non-accessory parking is prohibited.

6. 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.
7. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using an overall Net Site Area of 74,144 square feet; a Subarea A Net Site Area of 23,714 square feet; and a Subarea B Net Site Area of 50,430 square feet. This Planned Development transfers 193,150 square feet of floor area development rights from Subarea B to Subarea A, resulting in a subarea maximum FAR of 13.14 in Subarea A and 1.17 FAR in Subarea B.
8. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. 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.
9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on Subarea A of the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Subarea A Site Plan, the Subarea A Landscape Plan, the Subarea A Plaza Landscape Plan and the Subarea A Building Elevations. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees.

12. 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.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in Subarea A in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. A green roof of not less than 50 percent of the net roof area (approximately 6,526 square feet) shall be provided in Subarea A. The improvements in Subarea A shall be LEED certified. Any future development in Subarea B shall be subject to the Chicago Sustainable Development Policy in effect at the time of such development.
14. 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 C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District.
15. The Applicant acknowledges and agrees that the rezoning of the Property from C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-5 Motor Vehicle-Related Commercial District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). 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). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the Applicant has agreed to provide 31 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The

Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the 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. The Commissioner of DPD 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.

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary, Property Line and Subareas Map; Site Plan; Subarea A Site/Landscape Plan; Subarea B Site Plan; Subarea A Plaza Landscape Plan; Green Roof Plan; North, South, East and West Building Elevations; and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements printed on pages 82441 through 82454 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1241.*

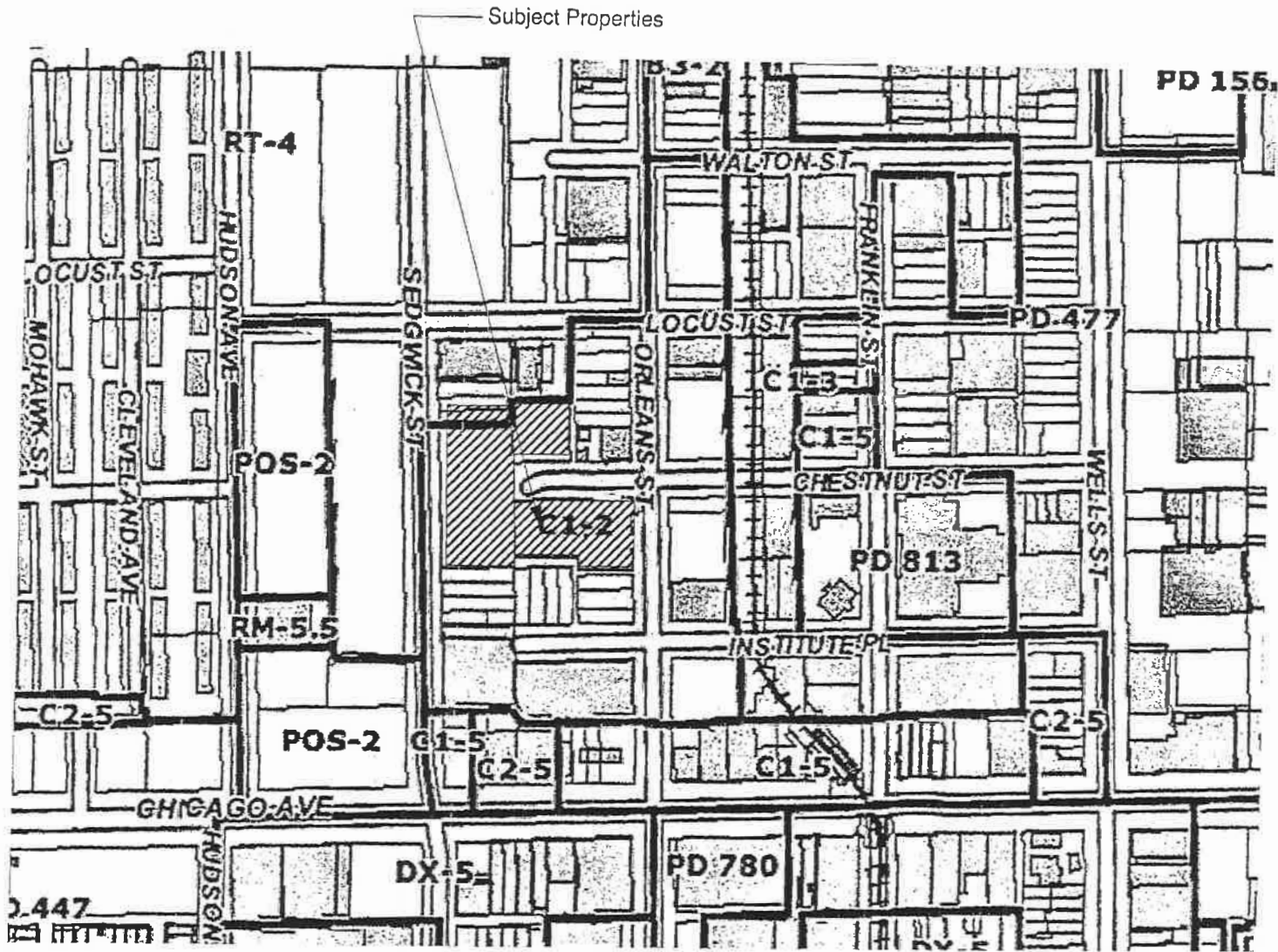
*Bulk Regulation And Data Table.*

Gross Site Area (square feet):	102,200 square feet
Area of Public Rights-of-Way (square feet):	28,056 square feet
Net Site Area (square feet):	74,144 square feet
Subarea A:	23,714 square feet
Subarea B:	50,430 square feet
Maximum Floor Area Ratio:	5.00
Subarea A:	13.14 FAR (311,720 square feet floor area)

Subarea B:	1.17 FAR (59,000 square feet floor area)*
Overall:	5.00 (370,720 square feet floor area)
Maximum Number of Dwelling Units:	
Subarea A:	310
Subarea B:	0
Overall:	310
Minimum Off-Street Parking:	
Subarea A:	186 (or 0.6 space per residential unit if fewer than 310 units)
Subarea B:	54 (existing)
Minimum Bicycle Parking:	
Subarea A:	92
Subarea B:	0
Minimum Off-Street Loading:	
Subarea A:	One 10 feet x 25 feet berth
Subarea B:	Existing
Maximum Building Height:	
Subarea A:	299 feet
Subarea B:	50 feet (existing)
Minimum Setbacks:	
Subarea A:	Per Site Plan
Subarea B:	Per Site Plan

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\* Existing building of approximately 43,940 square feet floor area in Subarea B to remain.



### Existing Zoning Map

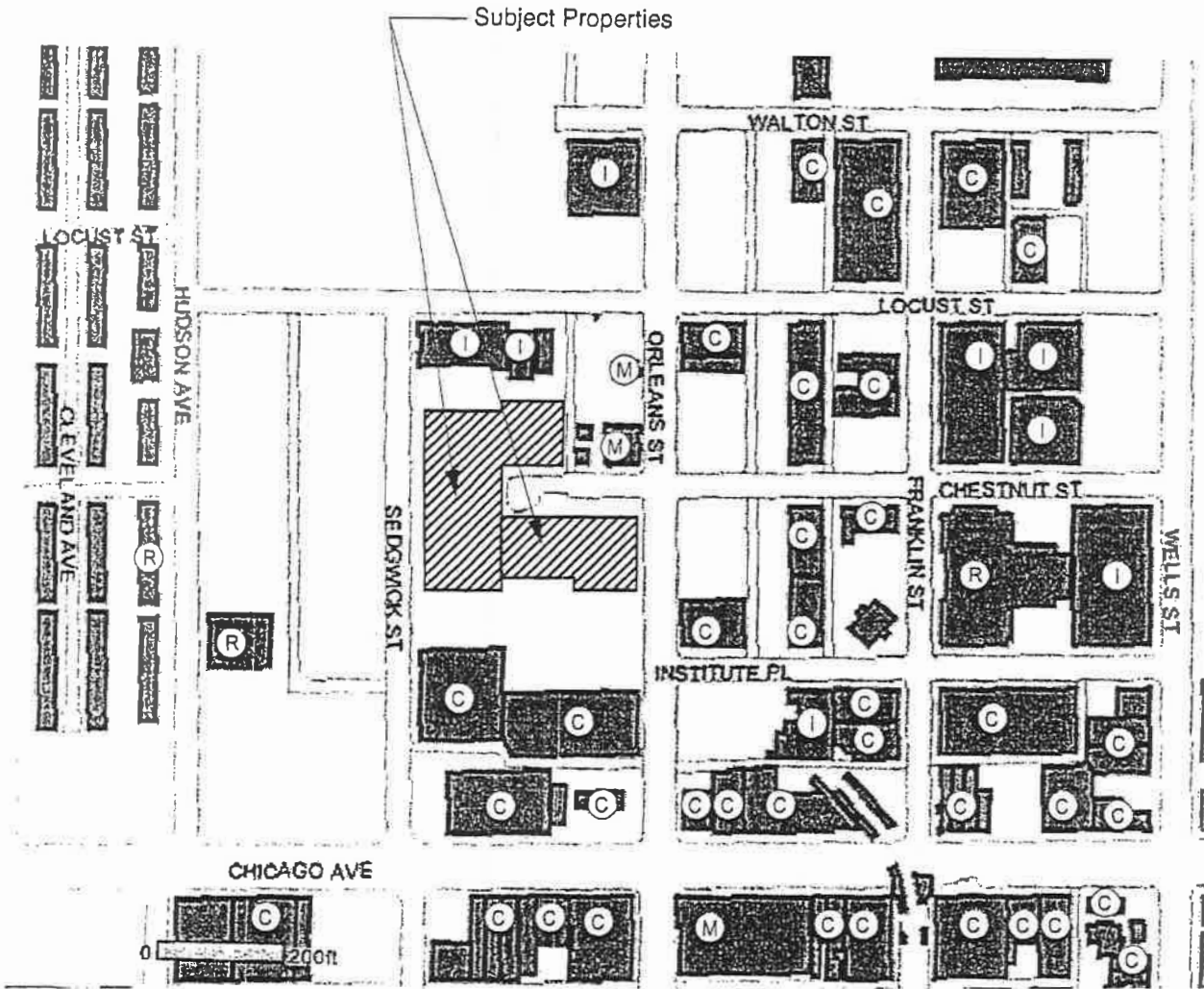
Applicant:  
 Filfield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606

Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois

# Key

- (M) Mixed Use
- (C) Commercial Use
- (M) Manufacturing Use
- (R) Residential Use
- (I) Institutional Use



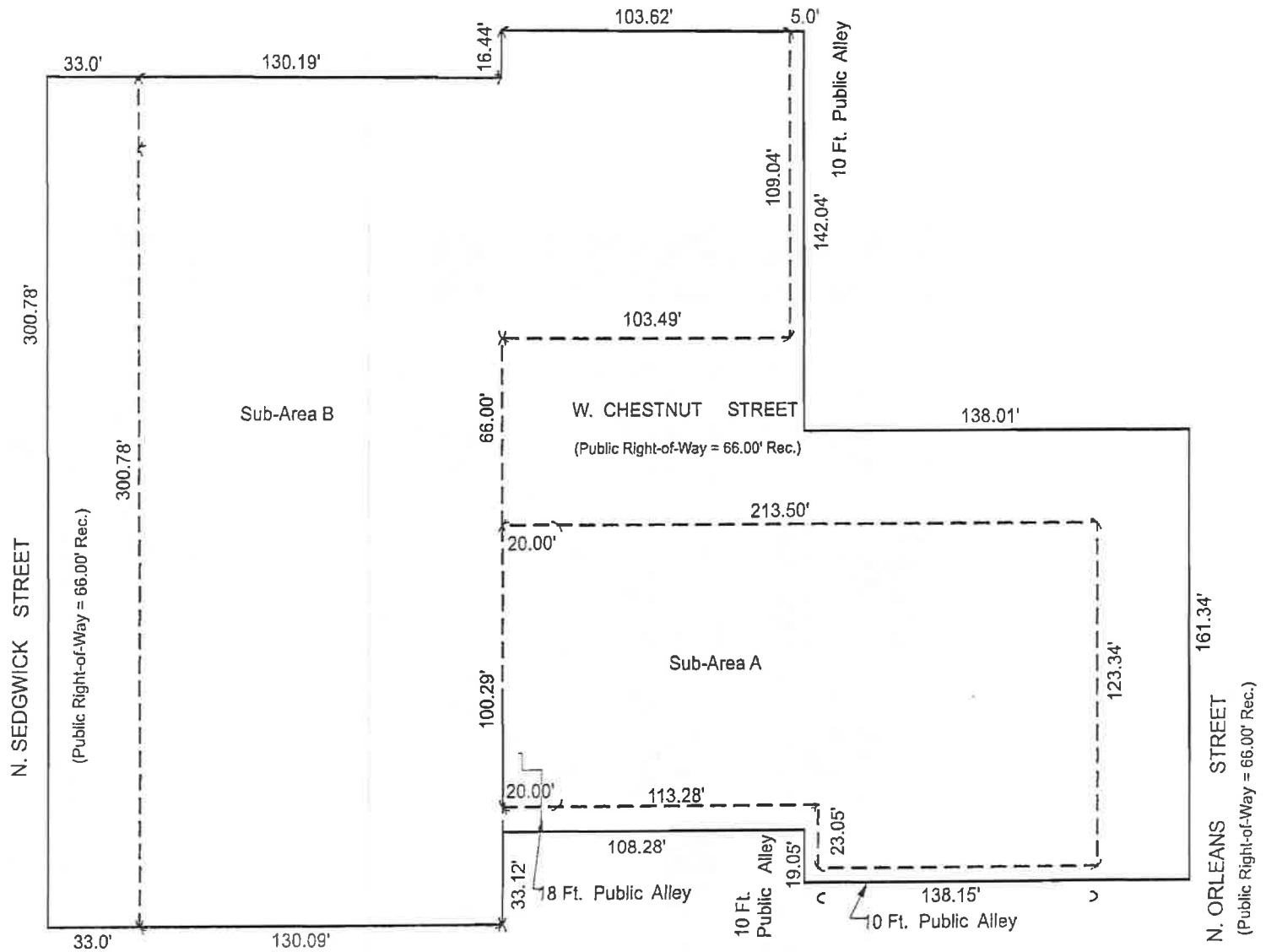
## Existing Land Use Map

**Applicant:**  
 Fifield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606



Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

**Property Address:**  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois



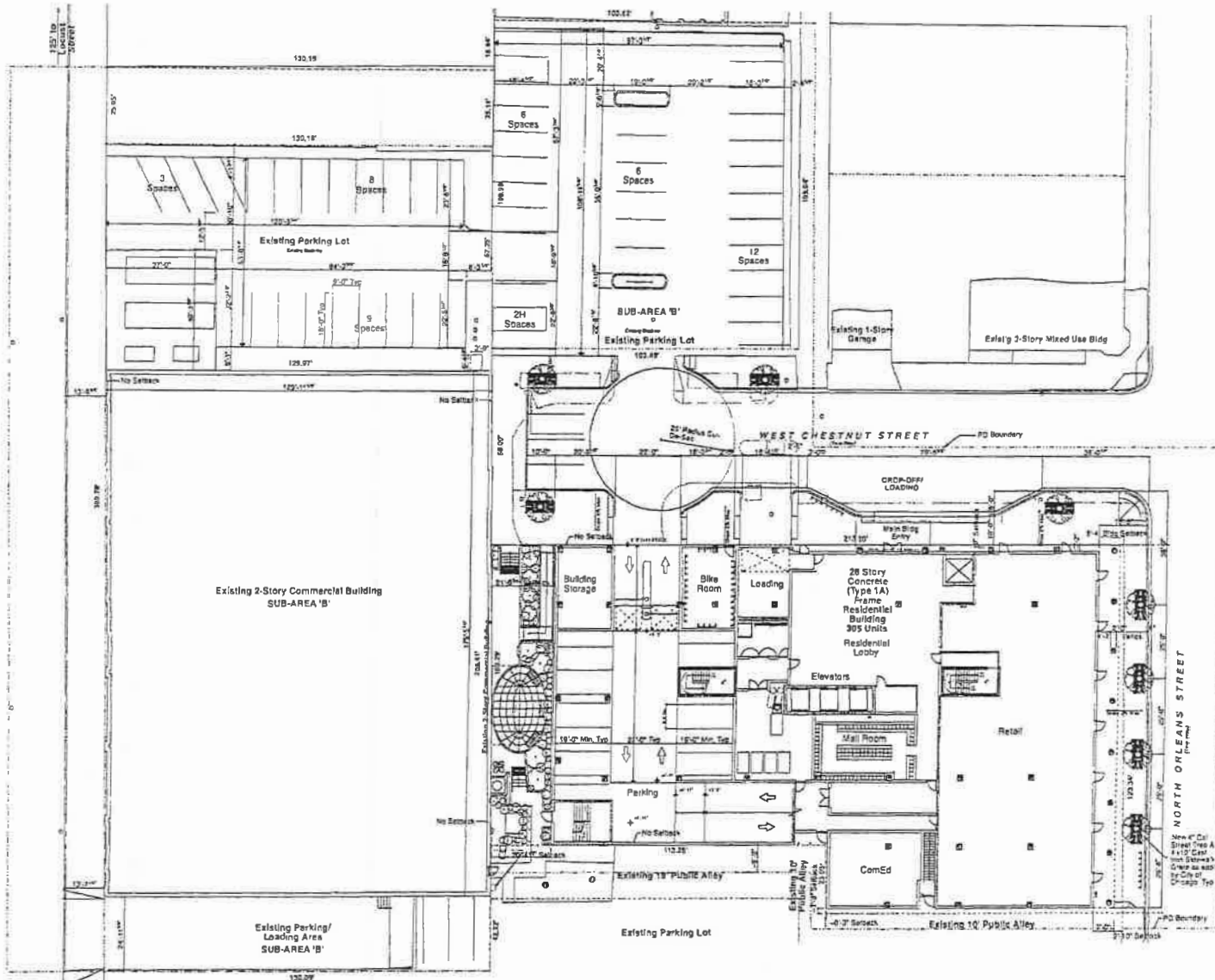
**Planned Development Boundary, Property Line, & Sub Areas Map**

Applicant:  
 Fifield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606



Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois



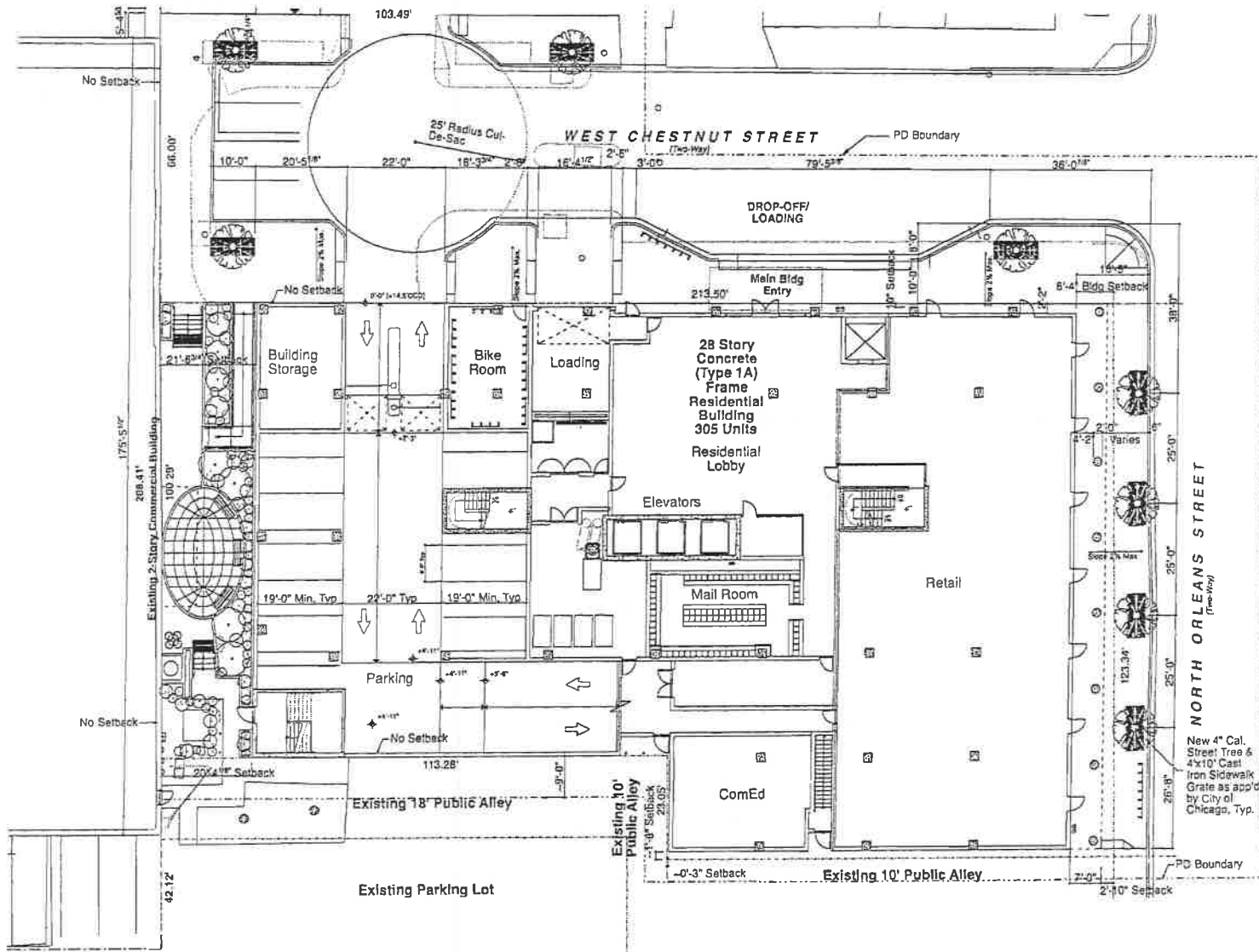
### Site Plan

Applicant:  
 Field Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606



Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois



### Sub Area 'A' Site / Landscape Plan

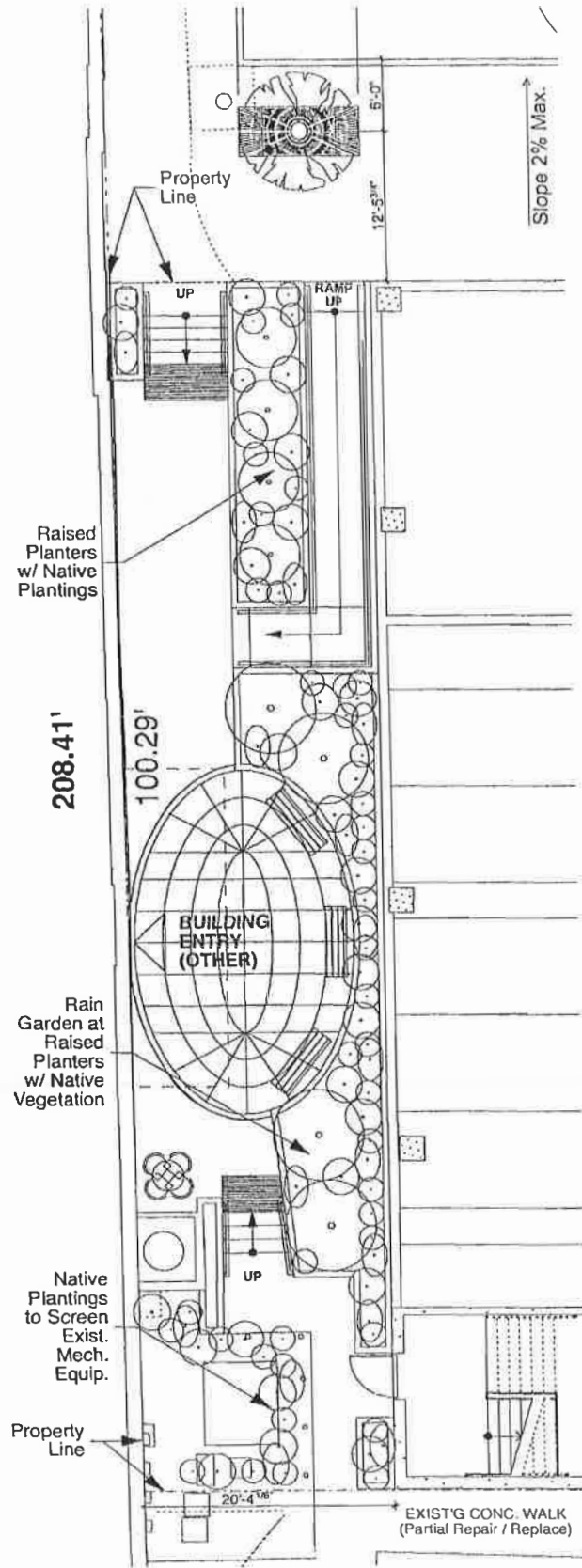
Applicant:  
 Filfield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606



Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
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 Chicago, Illinois

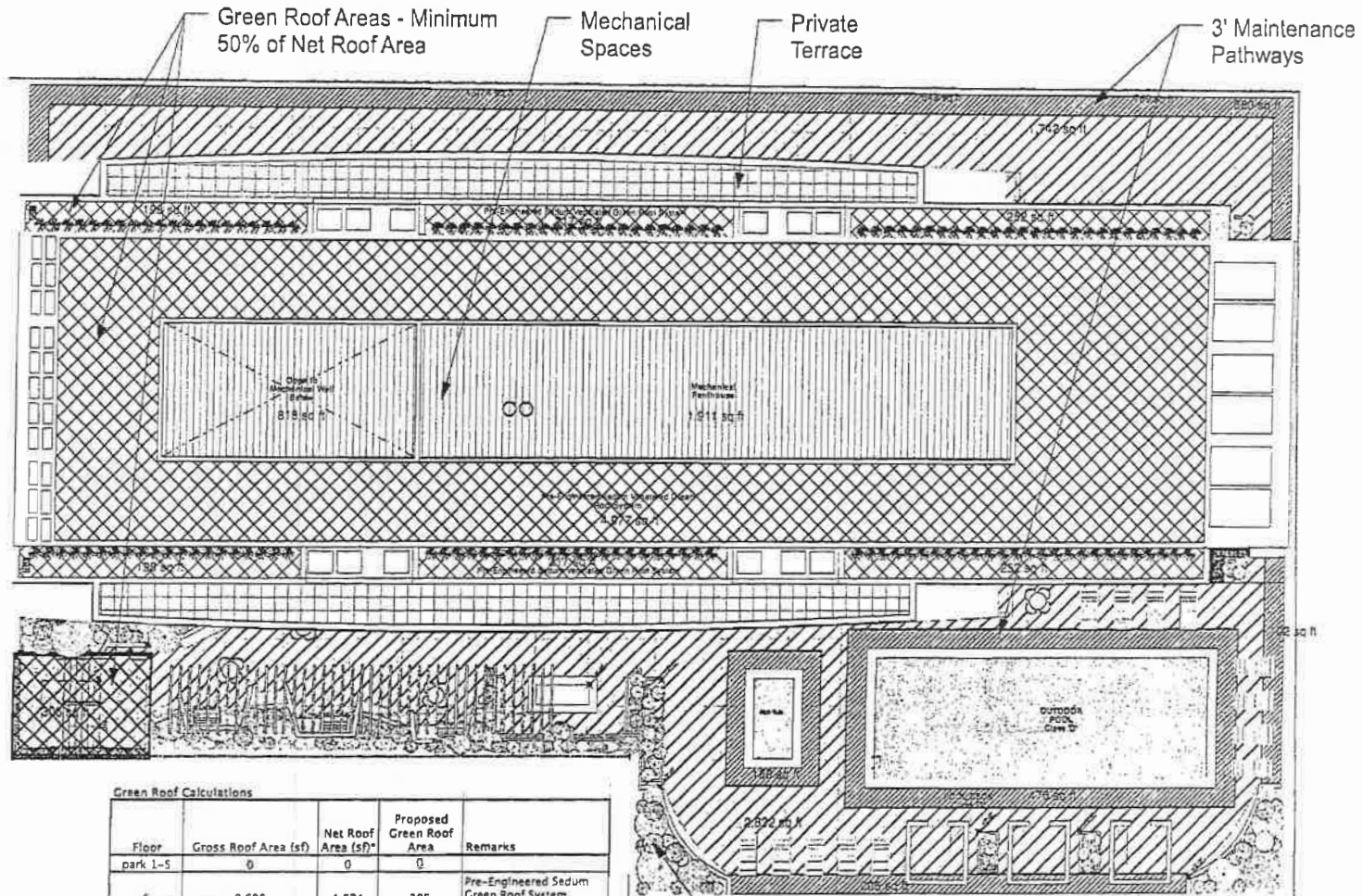




**Sub Area 'A' Plaza Landscape Plan**

**Property Address:**  
350-360 West Chestnut &  
839-848 North Orleans Street  
Chicago, Illinois

**Applicant:**  
Fillfield Companies  
222 South Riverside Plaza  
Chicago, Illinois 60606  
**Date PD Introduced:** February 5, 2014  
**Plan Commission:** May 15, 2014



**Green Roof Calculations**

Floor	Gross Roof Area (sf)	Net Roof Area (sf)*	Proposed Green Roof Area	Remarks
park 1-5	0	0	0	
6	8,696	4,574	305	Pre-Engineered Sedum Green Roof System
28	1,633	1,367	0	Private Use Only Terraces
29	1,662	1,334	1,334	Pre-Engineered Sedum Green Roof System
Roof	8,872	4,977	4,977	Pre-Engineered Sedum Green Roof System
<b>Total</b>	<b>20,863</b>	<b>12,252</b>	<b>6,616</b>	
<b>Green Roof Area Requirements</b>		<b>6,126</b>		Based upon 50% of Net Roof Area for Market Rate Residential > 4 Units

**Notes:** Net Area excludes areas dedicated to Mechanical Equipment and Service Walkways/Clearance.

### Green Roof Plan

**Applicant:**  
 Fifield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606



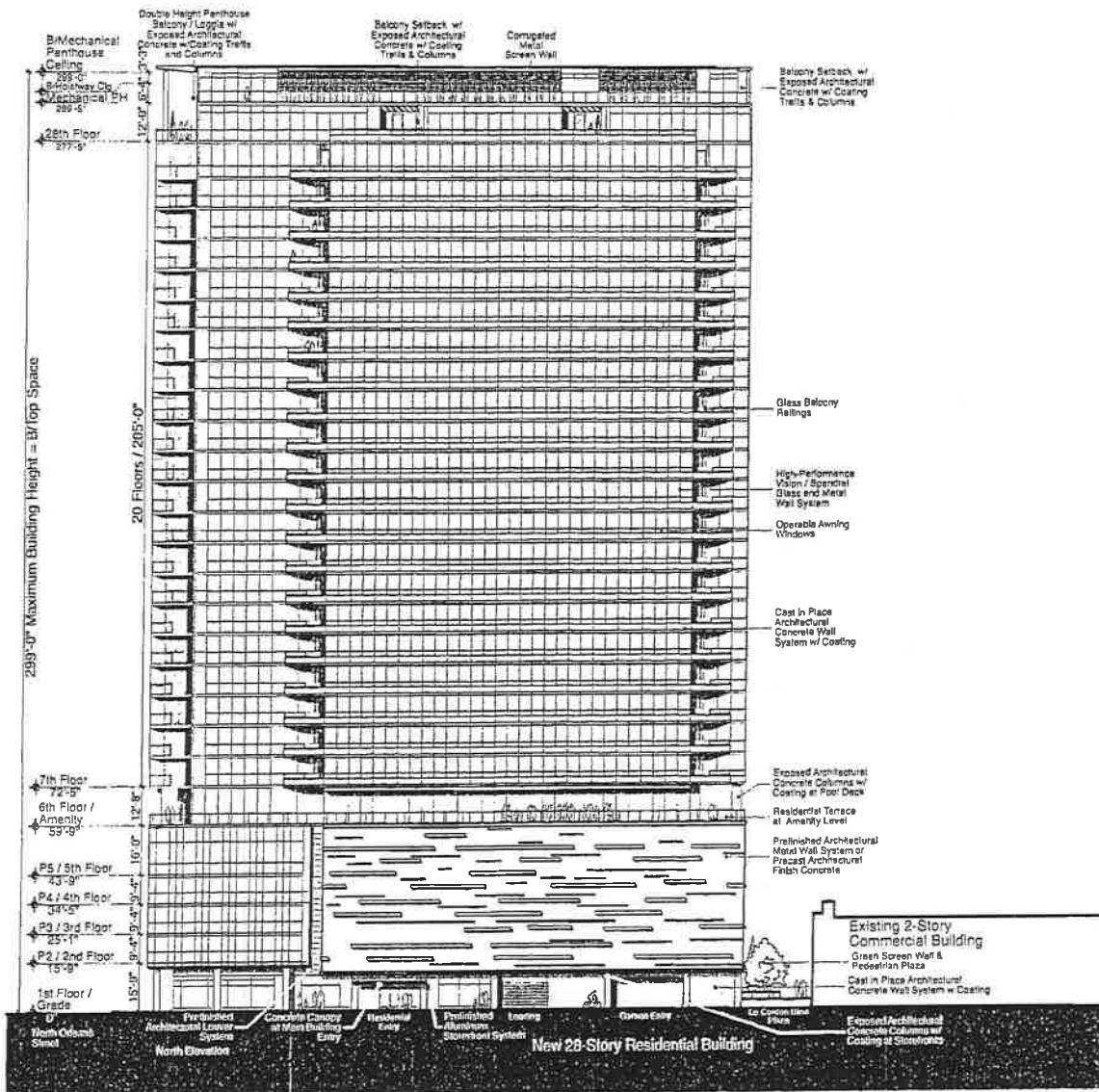
Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

**Property Address:**  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois

5/28/2014

REPORTS OF COMMITTEES

82449

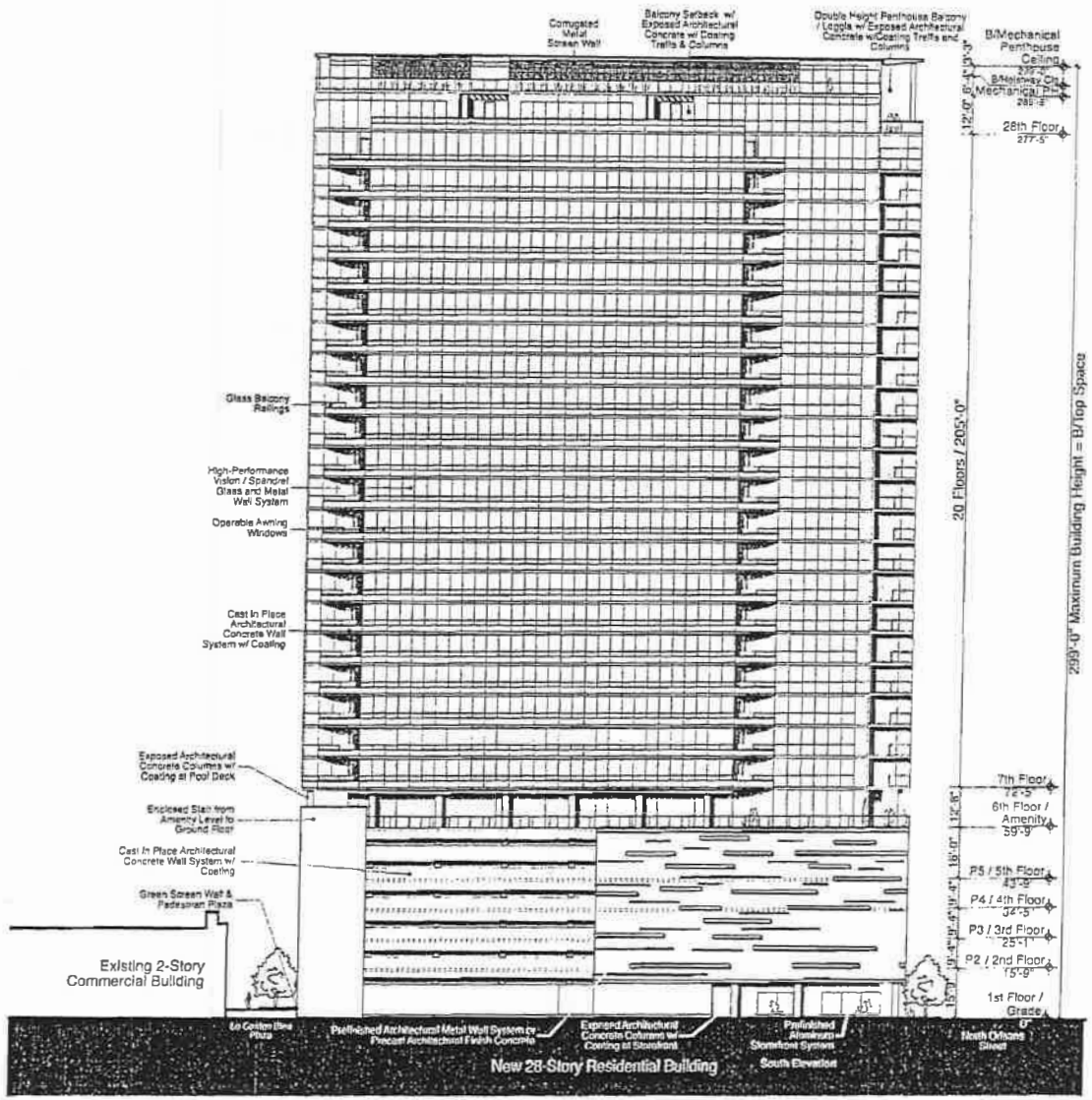


# North Elevation

Applicant:  
 Field Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606

Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
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 Chicago, Illinois

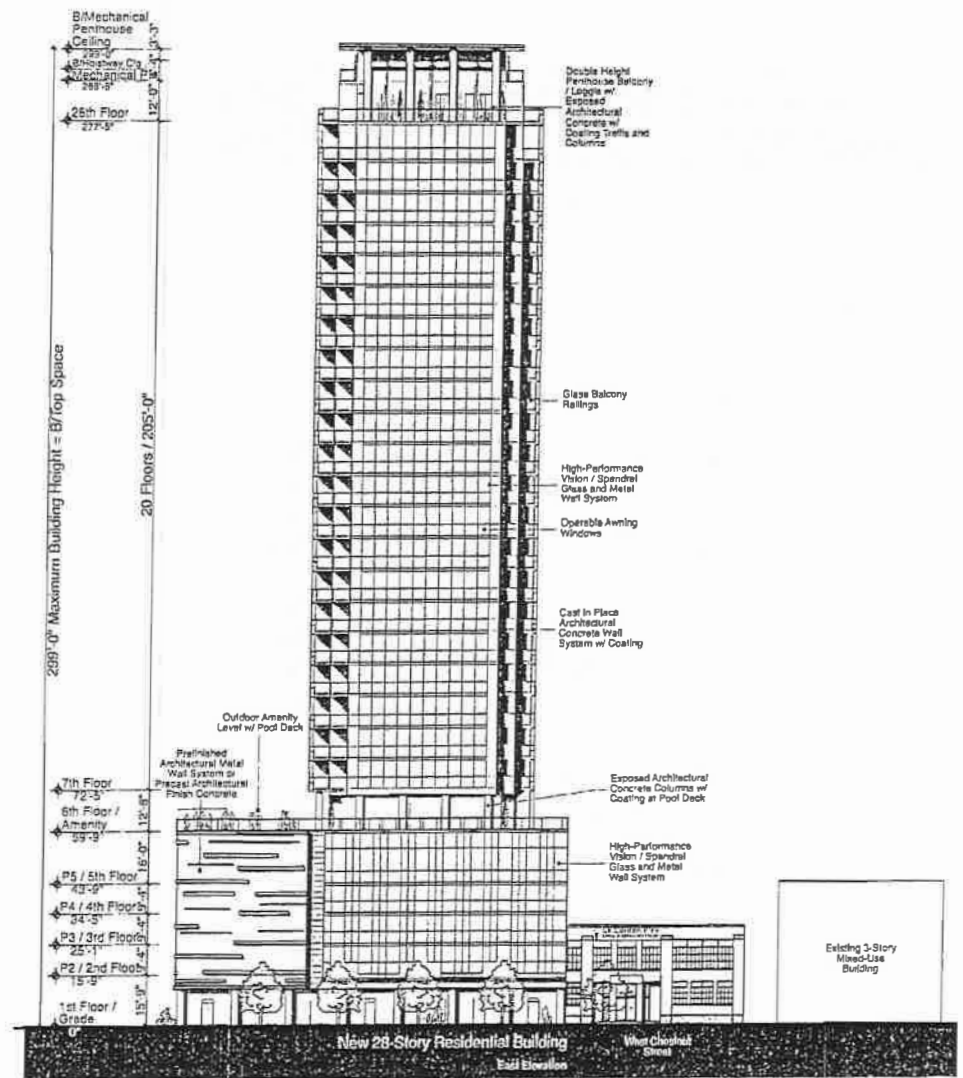


### South Elevation

Applicant:  
 Filfield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606

Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois

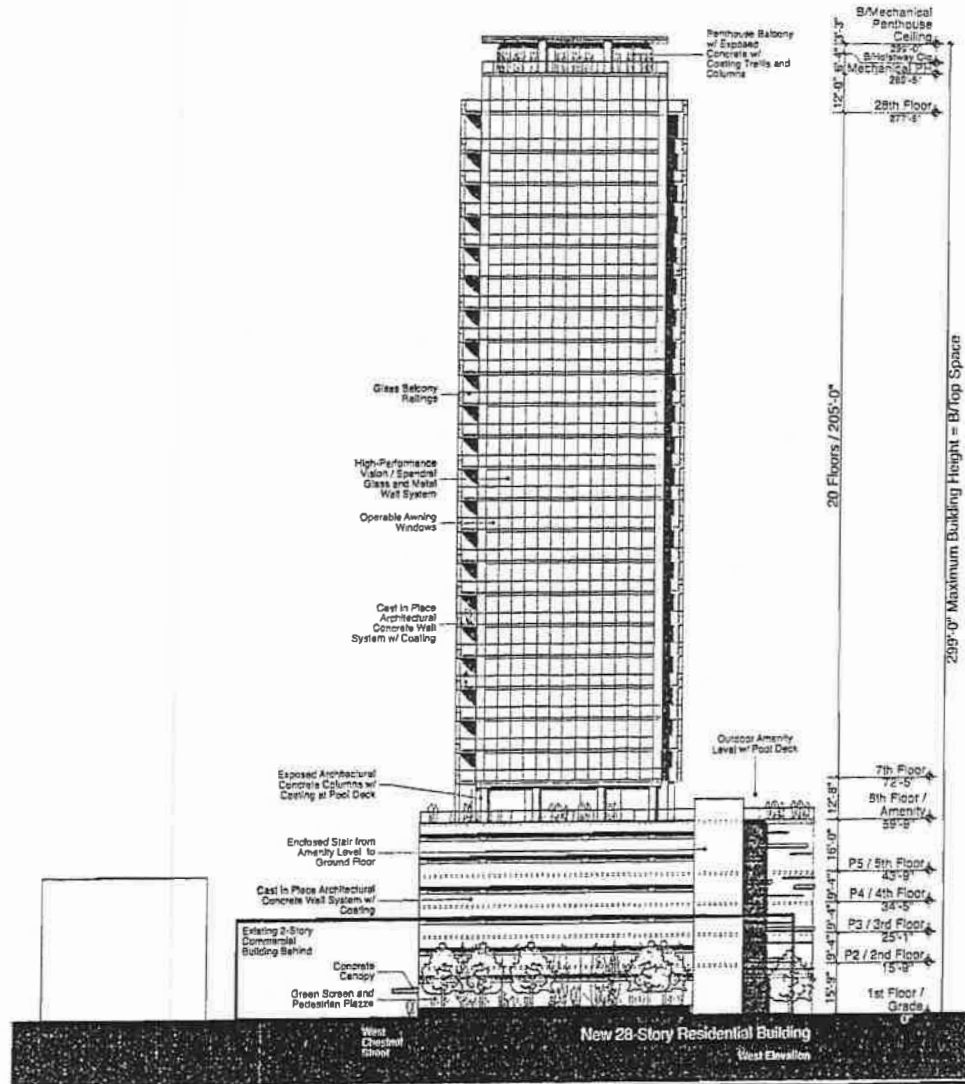


### East Elevation

Applicant:  
 Filfield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606

Date PD Introduced: February 5, 2014  
 Plan Commission: May 15, 2014

Property Address:  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois



### West Elevation

**Applicant:**  
 Fifield Companies  
 222 South Riverside Plaza  
 Chicago, Illinois 60606

Date PD introduced: February 5, 2014  
 Plan Commission: May 15, 2014

**Property Address:**  
 350-360 West Chestnut &  
 838-848 North Orleans Street  
 Chicago, Illinois



Estimated date for completion of construction of the affordable units: N/A

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	42	1	800	\$1,000	759	50%	
Affordable Units								
Market Rate Units	Studio	64	-	473	T.B.D.	N/A	N/A	
	Jnr 1BR	63	1	651	T.B.D.	N/A	N/A	
	1 BR	129	1	782	T.B.D.	N/A	N/A	
	2 BR	43	2	1204	T.B.D.	N/A	N/A	
	3 BR	6	3	1546	T.B.D.	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? September, 2014  
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{31}{\text{Number of total units in development}} \times 10\% = \frac{31}{\text{(round up to nearest whole number)}} \times \$100,000 = \$3,100,000$$

Amount owed

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

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

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 HED)

Marcia Baxter  
 Marcia Baxter,  
 Department of Planning & Development

AAA  
 Date

[Signature]  
 Developer/Project Manager

4.16.14  
 Date