

# PD 1252

## Table of Contents

<b>06/20/2025 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>07/22/2020 PD Amendment</b> .....	<b>4</b>
Ordinance .....	4
Statements .....	4
Bulk Table .....	10
Exhibits .....	11
<b>11/21/2014 Minor Change</b> .....	<b>18</b>
Exhibits .....	20
<b>09/10/2014 PD Adoption</b> .....	<b>23</b>
Ordinance .....	23
Statements .....	23
Bulk Table .....	28
Exhibits .....	29



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 20, 2025

Katie C. Jahnke Dale  
DLA Piper  
444 W. Lake St., Suite 900  
Chicago, Illinois 60606

**Re: Minor Change to PD 1252, One additional dwelling unit at 730 W. Couch Place**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Planned Development No. 1252 ("PD 1252") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1252.

The existing building at 730 W. Couch Pl. contains 227 dwelling units, the maximum permitted within PD 1252. On behalf of your client, 730 West Couch, LLC, the sole property owner of PD 1252, you are seeking a minor change to add one additional dwelling unit on the building's 29<sup>th</sup> floor. Based on your request and our updated calculations, there is a total of 434.94 SF (73.75 + 361.19) of available floor area remaining. Per your request, approximately 360 SF is needed for the proposed dwelling unit. An existing and partial 29<sup>th</sup> Floor Plan is attached.

The Department of Planning and Development has determined that allowing an additional dwelling unit will not create an adverse impact on the Planned Development or surrounding neighborhood, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, CDOT, Fire Prevention, MOPD and Stormwater have no objection to the additional dwelling unit.

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 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

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



20405

19508

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

*Reclassification Of Area Shown On Map No. 1-F.*

(As Amended)

(Application No. 20405)

(Common Address: 171 -- 185 N. Halsted St., 729 -- 741 W. Lake St.  
And 728 -- 740 W. Couch Pl.)

*RBPD1252,AA*

[SO2020-2406]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1252 District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; West Lake Street; a line 151.11 feet east of and parallel to North Halsted Street; and West Couch Place,

to those of a Residential-Business Planned Development Number 1252, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereto and to no others.

SECTION 2. 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. 1252, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 22,505 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Parker Owner LLC is the 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 lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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 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 amendment consists of 17 statements; all previous exhibits as approved, from the September 10, 2014 *Journal of the Proceedings of the City Council of the City of Chicago* (pages 88631 to 88640) with the exception of the following new exhibits as prepared by Booth Hansen, submitted herein: Floor Plan, Site Plan, and Photographs of the Exterior Storefront. The full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the 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. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-family dwelling units above the ground floor; co-located wireless communication facilities; cultural exhibits and libraries; day care; postal service; public safety services; animal services; artist work or sales space;

building maintenance services; business equipment sales and service; business support services; communication service establishments; eating and drinking establishments; entertainment (except medium venue and banquet or meeting halls); financial services (excluding pawn shops and pay day loan stores); food and beverage retail sales (~~provided liquor sales shall only be an accessory use~~); **liquor package goods sales**, medical service; office; personal service; repair or laundry service, consumer; retail sales, general; and vehicle sales and service (auto supply/accessory sales, only); and related, incidental and accessory uses and accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 22,505 square feet and a base FAR of 7 and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Upper Level Setbacks:	1.00
Affordable Housing:	1.75
Adopt-a-Landmark:	<u>1.40</u>
Total FAR:	11.15

9. 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.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. 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.
12. 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 lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification and provide a 50 percent net green roof equivalent to an actual total of 8,774 square feet.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-7 Downtown Mixed-Use District to Residential-Business Planned Development for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii).

The Applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio.

If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit L ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide either a minimum of at least 9,846 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$913,703 ("Cash Payment"), or \$100,000 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004-E9 prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of 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. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-03, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to 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 Mid-City Trust and Savings Bank

located at 2 South Halsted Street/801 West Madison Street, Chicago, Illinois (the "Landmark Project"). Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of DPD (the "Commissioner"), acting on behalf of the City and the Commission on Chicago Landmarks, is authorized and directed to enter into an agreement with the Applicant and, if different from the Applicant, the owner(s) of the Landmark Building, regarding the manner in which funds for renovation work in the Landmark Building relating to the Adopt-a-Landmark Bonus, as approved by the Commission on Chicago Landmarks, will be used. On August 7, 2014, the Commission on Chicago Landmarks approved a Scope of Work and Budget for the Landmark Project, providing for the expenditure of \$735,000 in project costs, of which \$730,963 corresponds to a floor area bonus of 1.40. The agreement shall be in a form approved by the Corporation Counsel and shall be executed and submitted to DPD prior to the issuance of any approvals pursuant to Section 17-13-0610 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 Commission on Chicago Landmarks for the issuance of a Certificate of Completion of the Landmark Project. The Applicant shall provide written notice of said application to the Commission on Chicago Landmarks, the Office of the Zoning Administrator, the Department of Law, and DPD. 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.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to (underlying zoning that formed the basis of this Planned Development).

[Exhibit L referred to in these Plan of Development Statements  
unavailable at time of printing.]

[Exhibit B; Floor Plan; Zoning and Land-Use Map; and Street Views  
referred to in these Plan of Development Statements printed  
on pages 19515 through 19521 of this *Journal*.]

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

19514

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

*Residential-Business Planned Development No. 1252, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area:	38,640
Area in Right-of-Way:	16,135
Net Site Area:	22,505
Base Floor Area Ratio (FAR):	7.00
Upper Level Setbacks Bonus:	1.00
Affordable Housing Bonus:	1.75
Adopt-a-Landmark Bonus:	1.40
Total Maximum FAR:	11.15
Maximum Number of Dwelling Units:	227
Minimum Number of Off-Street Parking Spaces:	137 or .6 spaces per dwelling unit
Maximum Number of Off-Street Parking Spaces:	249 or 1.1 spaces per dwelling unit
Minimum Number of Bicycle Spaces:	50
Maximum Building Height:	315 feet
Minimum Setbacks:	Per Site Plan

(Non-binding) Letter of Intent  
10/29/2019

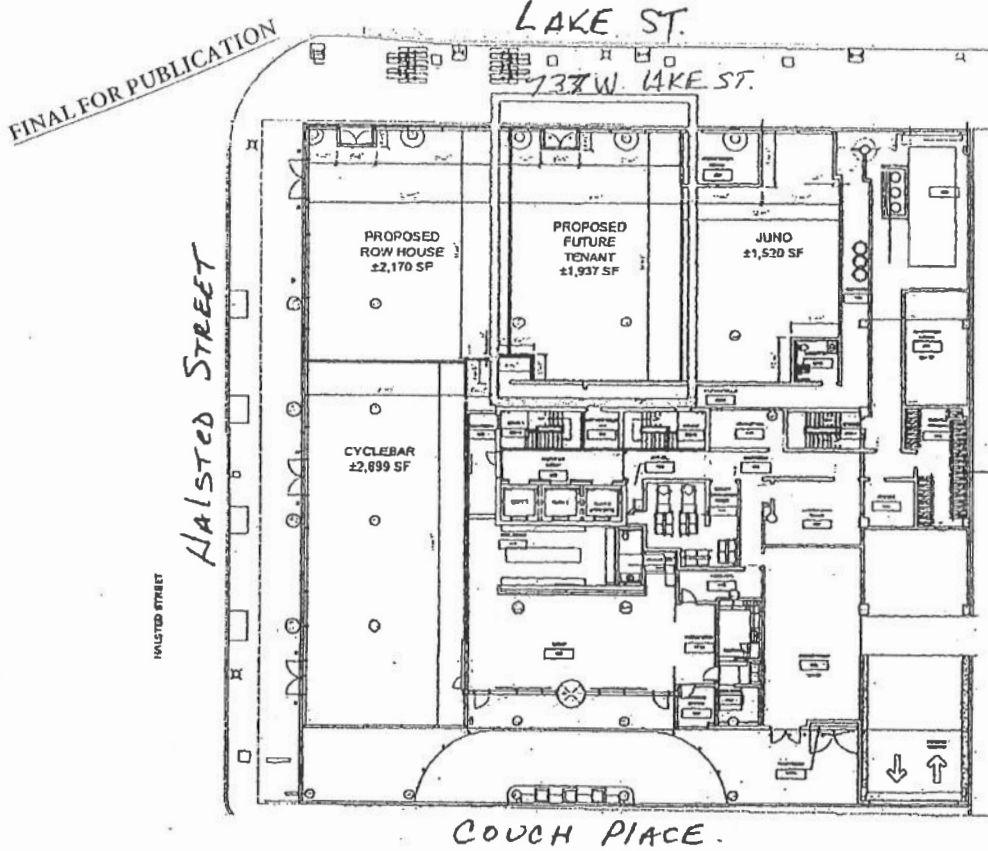


Exhibit B:

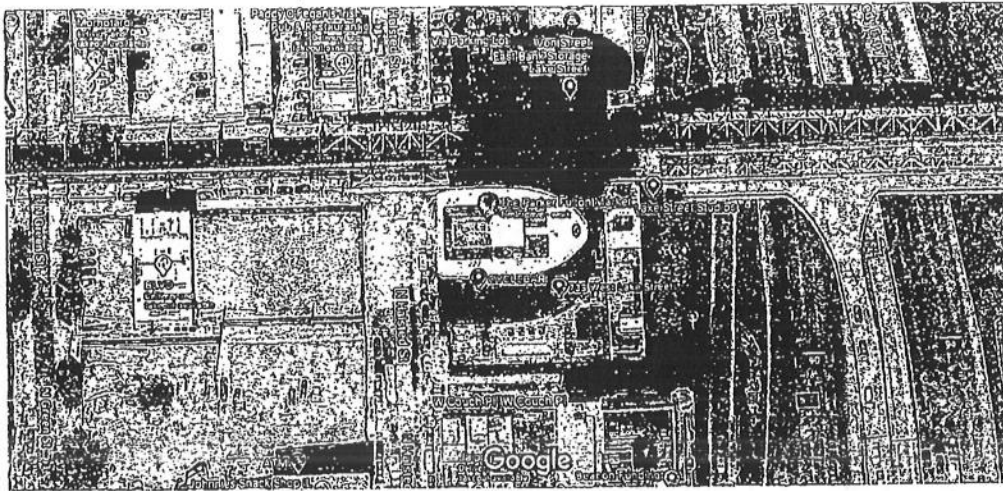




4/1/2020

The Parker Fulton Market - Google Maps

Google Maps The Parker Fulton Market



Imagery ©2020 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 50 ft

**FINAL FOR PUBLICATION**

4/4/2020

735 W Lake St - Google Maps

FINAL FOR PUBLICATION

Google Maps

~~735 W Lake St~~

737 W. LAKE

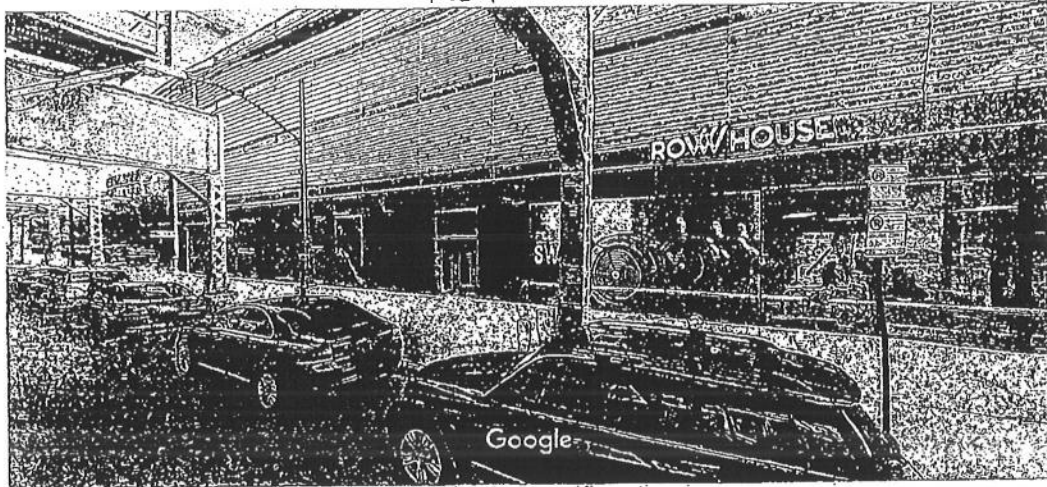


image capture: Aug 2019 © 2020 Google

Chicago, Illinois



Street View



4/4/2020

735 W Lake St - Google Maps

FINAL FOR PUBLICATION

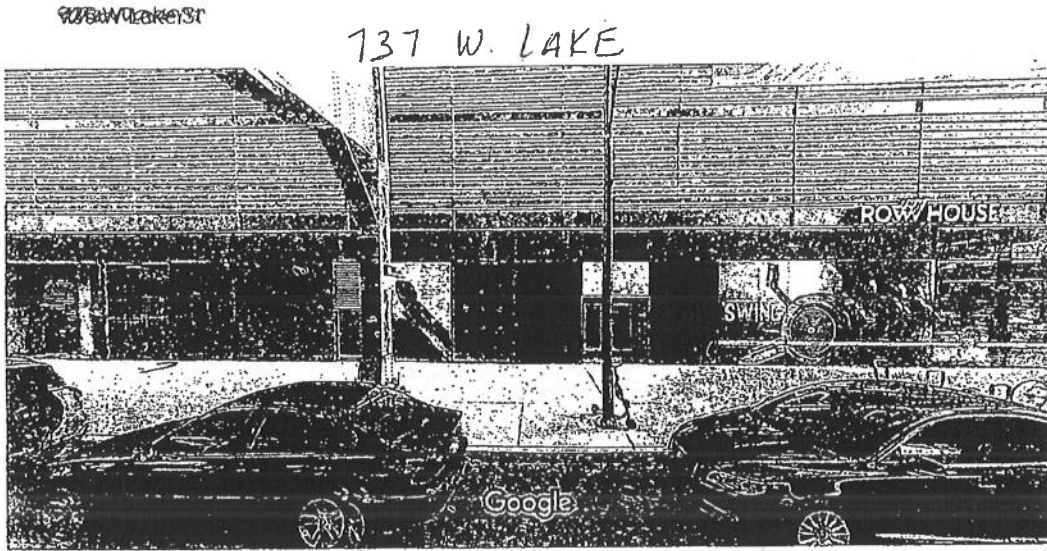
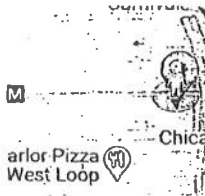


Image capture: Aug 2019 © 2020 Google

Chicago, Illinois



Street View



4/4/2020

198 N Halsted St - Google Maps

FINAL FOR PUBLICATION

Google Maps ~~198 N Halsted St~~

737 W. LAKE

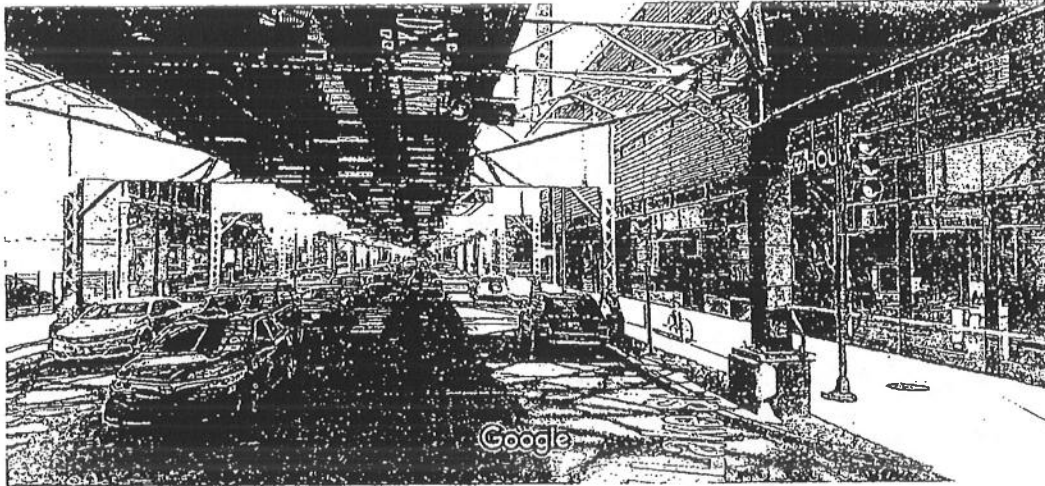
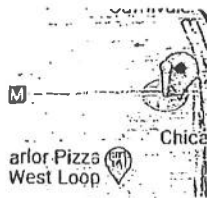


Image capture: Aug 2019 © 2020 Google

Chicago, Illinois



Street View





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 21, 2014

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

**Re: Administrative Relief request for Residential Business Planned Development No. 1252, 171 North Halsted Street parking reduction**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1252 ("PD 1252"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1252.

Your client and the owner of all of the property within PD 1252, 171 Partners LLC, is seeking administrative relief to allow a parking reduction from 159 spaces to 137 spaces for the proposed 227 dwelling unit building. During final design of the building, it was discovered that due to the sizing and placement of structural columns, 19 of the required 159 spaces were less than the required 18 feet in depth and three of the spaces became tandem spaces. As a result, you are seeking to reduce the parking by 22 spaces. The attached, revised Second, Third, and Fourth Floor Parking Plans, dated November 7, 2014, 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 reduction 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. Additionally, the building will be located within several blocks of the Clinton and Morgan CTA train stations.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1252, 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,



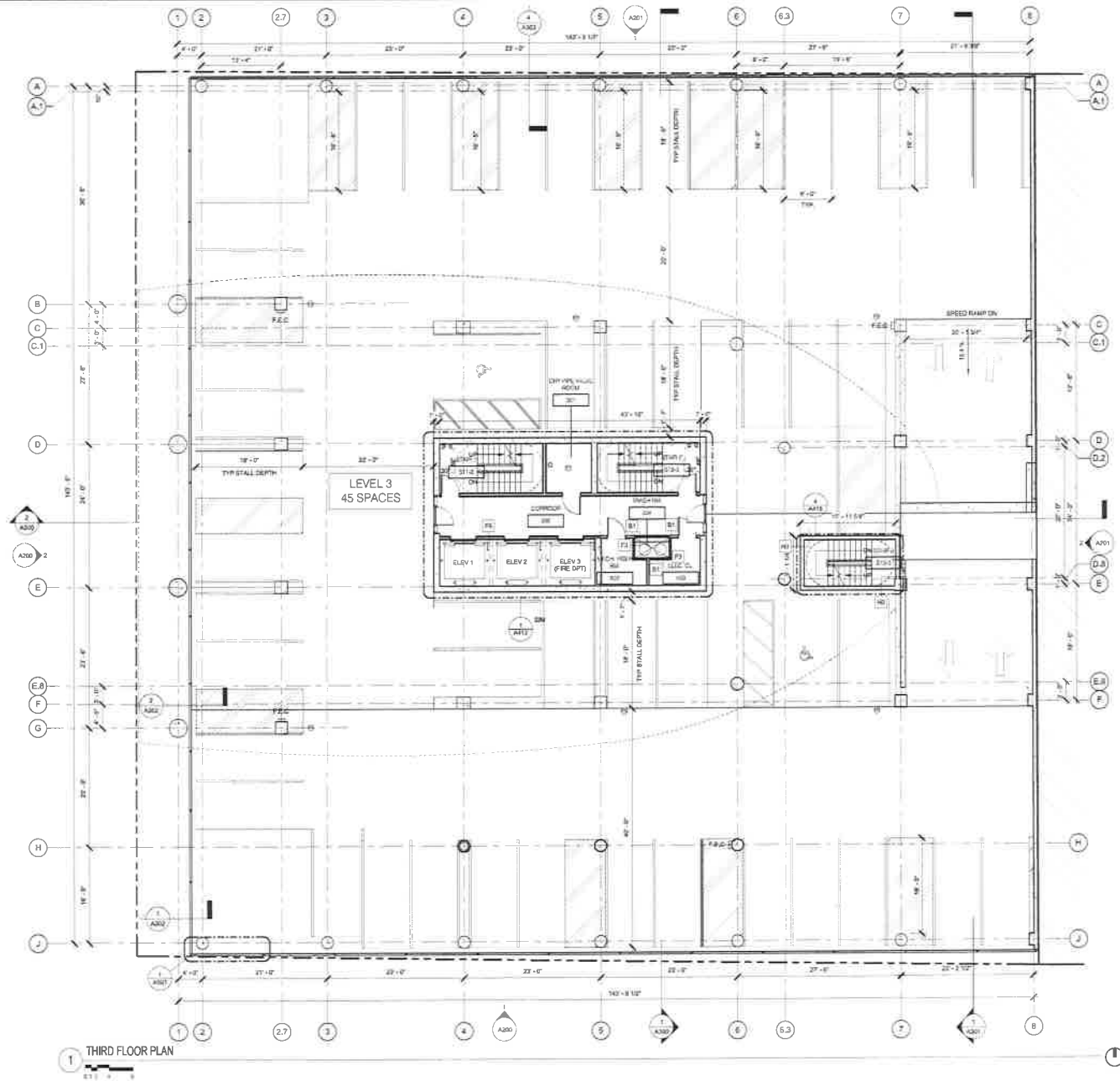
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

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



M:\Projects\1340 Halsted Lake Tower\_C315A.rvt



# BOOTH HANSEN

Architecture Interiors Planning  
333 South Dear Place Street  
Chicago Illinois 60661

## SHAPACK PARTNERS



- GENERAL NOTES:
1. PARKING STALL TO BE 18'-0" x 8'-0" WHERE DRIVE ABLES ARE 22'-0" WIDE.
  2. PARKING STALL TO BE 18'-0" x 8'-0" WHERE DRIVE ABLES ARE 20'-0" WIDE.
  3. ACCESSIBLE PARKING STALL TO BE 18'-0" x 11'-0" WITH A 5'-0" WIDE DIAGONALLY STRIPED ACCESSIBLE FOR THE ENTIRE DEPTH OF THE STALL.
  4. ALL PAVEMENT STRIPING TO BE YELLOW.

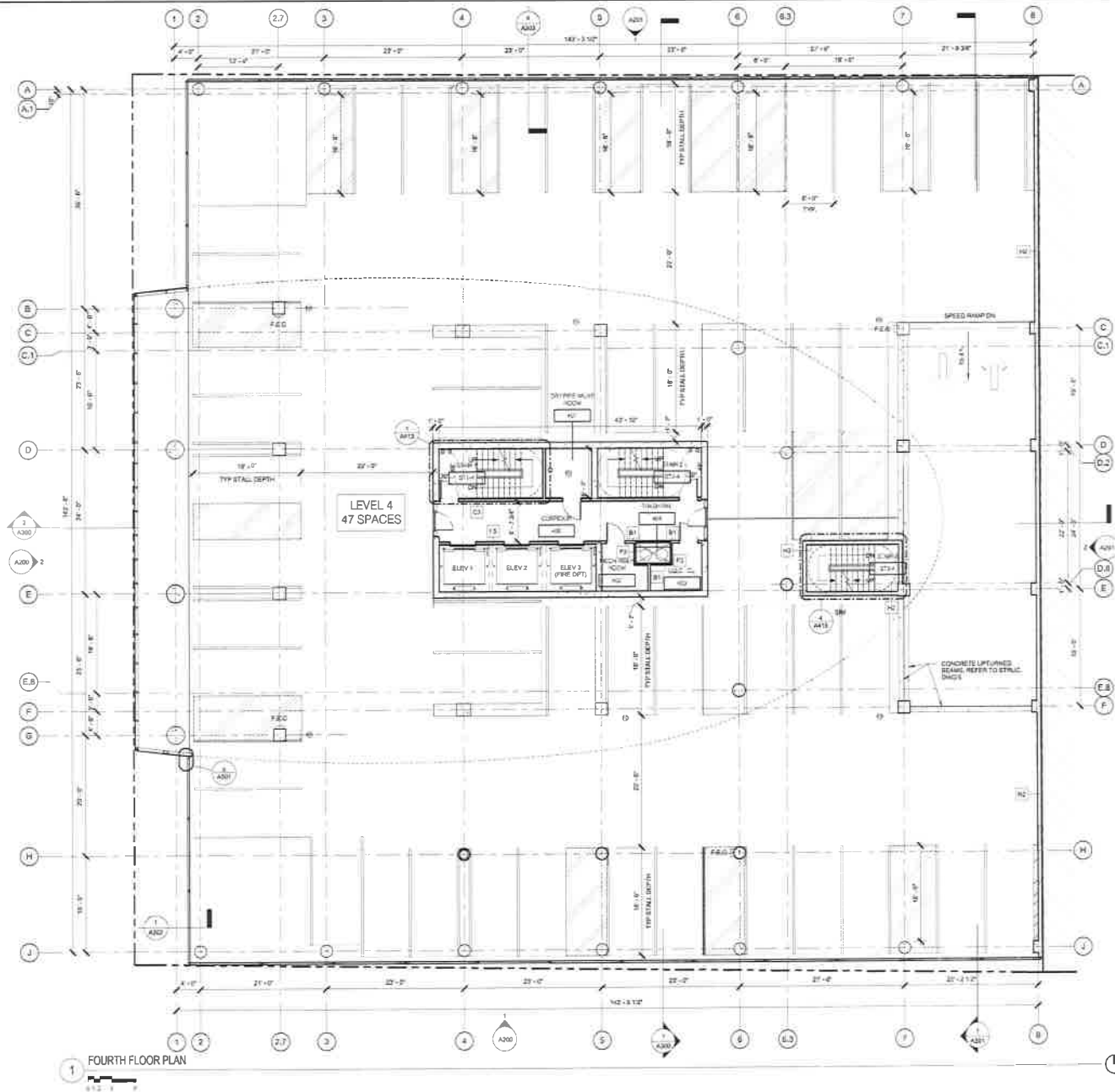


PROJECT NUMBER 1340 00

171 N. HALSTED  
730 W. COUCH PLACE  
CHICAGO, IL 60661

THIRD FLOOR PLAN

# A103



# BOOTH HANSEN

Architect: Bohannan Planning  
323 South Dear Michigan Street  
Chicago, Illinois 60661



- GENERAL NOTES:**
1. PARKING STALL TO BE 18'-0" x 8'-0" WHICH DRIVE ABLES ARE 22'-0" WIDE.
  2. PARKING STALL TO BE 18'-0" x 8'-0" WHICH DRIVE ABLES ARE 20'-0" WIDE.
  3. ACCESSIBLE PARKING STALL TO BE 18'-0" x 11'-0" WITH A 8'-0" WIDE DIAGONALLY STRIPED ACCESSIBLE FOR THE ENTIRE LENGTH OF THE STALL.
  4. ALL PARKING STRIPING TO BE YELLOW.

DATE: 01/15/10 11:57:14  
 DRAWN: DLS/MDR  
 DATE: 01/15/10  
  
 PROJECT NUMBER: 1340 00

171 N. HALSTED  
730 W. COUCH PLACE  
CHICAGO, IL 60661

FOURTH FLOOR PLAN

# A104

17999

*Reclassification Of Area Shown On Map No. 1-F.*

(As Amended)

(Application No. 17999)

(Common Address: 171 -- 185 N. Halsted St., 729 -- 741 W. Lake St.  
And 728 -- 740 W. Couch Pl.)

RBPD 1252

[SO2014-2336]

*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 DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

North Halsted Street; West Lake Street; a line 151.11 feet east of and parallel to North Halsted Street; and West Couch Place,

to those of Residential Business Planned Development Number 1252.

SECTION 2. This ordinance shall be in force and effect from and after its passage.

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

*Residential Business Planned Development No. 1252.**Planned Development Statements.*

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 22,505 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The applicant, 171 Partners LLC (the "Applicant"), is the 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 lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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 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 17 statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Booth Hansen and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the 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. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Multi-Family Dwelling Units above the Ground Floor; Co-Located Wireless Communication Facilities; Cultural Exhibits and Libraries; Day Care; Postal Service; Public Safety Services; Animal Services; Artist Work or Sales Space; Building Maintenance Services; Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments; Entertainment (except Medium Venue and Banquet or Meeting Halls); Financial Services (excluding pawn shops and pay day loan stores); Food and Beverage Retail Sales (provided Liquor Sales shall only be an accessory use); Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales, General; and Vehicle Sales and Service (Auto Supply/Accessory Sales, only); and related, incidental and accessory uses and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 22,505 square feet and a base FAR of 7 and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Upper Level Setbacks:	1.00
Affordable Housing:	1.75
Adopt-a-Landmark:	<u>1.40</u>
TOTAL FAR:	11.15

9. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. 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.
12. 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 lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor

environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification and provide a 50 percent net green roof equivalent to an actual total of 8,774 square feet.

15. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-7 Downtown Mixed-Use District to Residential Business Planned Development for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii).

The Applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-1004-D), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit [\_\_\_\_\_] ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide either a minimum of at least 9,846 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$913,703 ("Cash Payment"), or \$100,000 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004-E9 prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of 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. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of

bonuses and amenities. The Applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to 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 Mid-City Trust and Savings Bank located at 2 South Halsted Street/801 West Madison Street, Chicago, Illinois (the "Landmark Project"). Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of DPD (the "Commissioner"), acting on behalf of the City and the Commission on Chicago Landmarks, is authorized and directed to enter into an agreement with the Applicant and, if different from the Applicant, the owner(s) of the Landmark Building, regarding the manner in which funds for renovation work in the Landmark Building relating to the Adopt-a-Landmark Bonus, as approved by the Commission on Chicago Landmarks, will be used. On August 7, 2014, the Commission on Chicago Landmarks approved a Scope of Work and Budget for the Landmark Project, providing for the expenditure of \$735,000 in project costs, of which \$730,963 corresponds to a floor area bonus of 1.40. The agreement shall be in a form approved by the Corporation Counsel and shall be executed and submitted to DPD prior to the issuance of any approvals pursuant to Section 17-13-0610 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 Commission on Chicago Landmarks for the issuance of a Certificate of Completion of the Landmark Project. The Applicant shall provide written notice of said application to the Commission on Chicago Landmarks, the Office of the Zoning Administrator, the Department of Law, and DPD. 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.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

[Existing Land Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 88632 through 88640 of this *Journal*.]

17999

9/10/2014

REPORTS OF COMMITTEES

88631

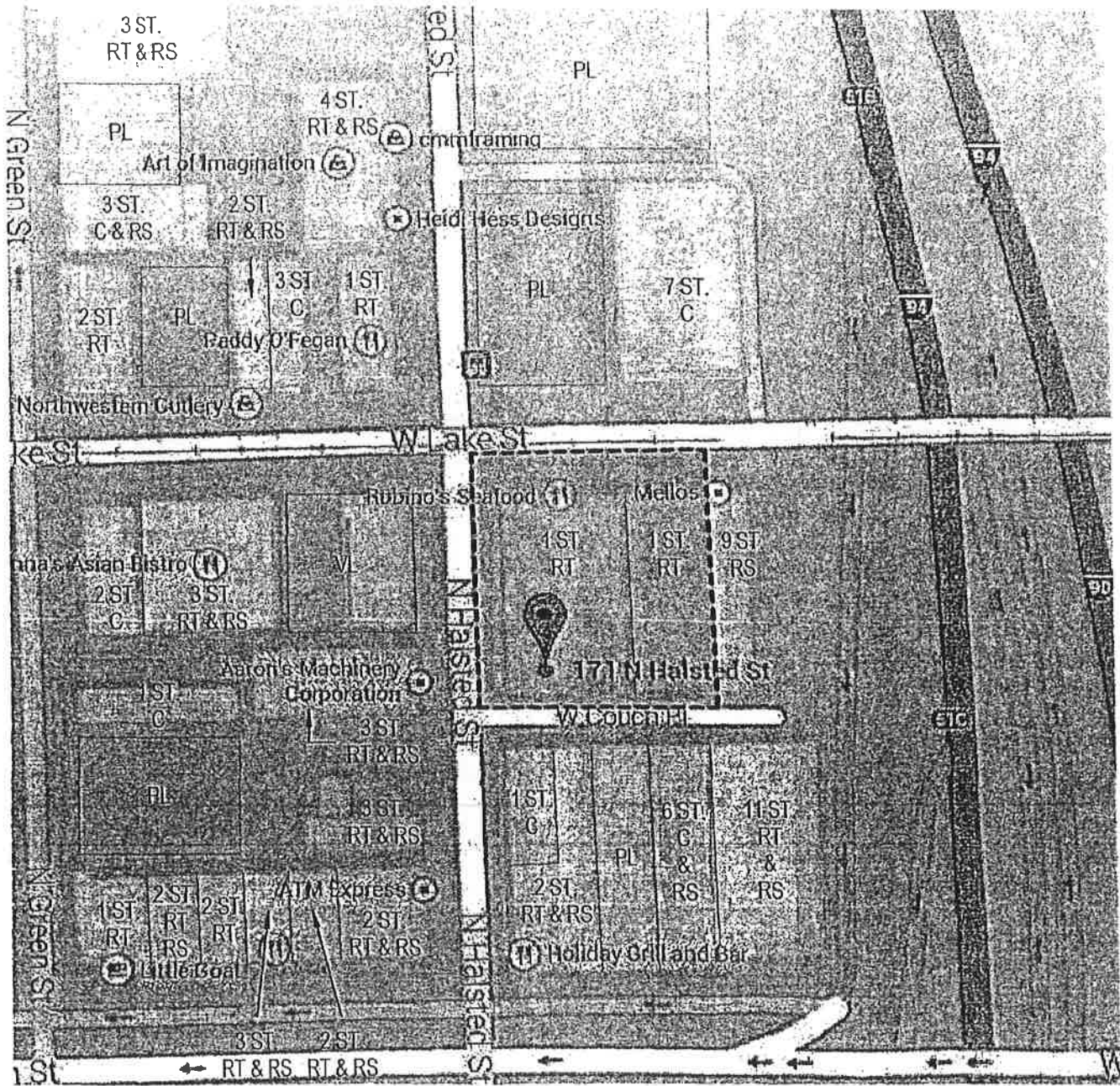
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Business Planned Development No. 1252.*

*Plan Of Development.*

*Bulk Regulation And Data Table.*

Gross Site Area:	38,640
Area in Right-of-Way:	16,135
Net Site Area:	22,505
Base Floor Area Ratio (FAR):	7.00
Upper Level Setbacks Bonus:	1.00
Affordable Housing Bonus:	1.75
Adopt-a-Landmark Bonus:	1.40
Total Maximum FAR:	11.15
Maximum Number of Dwelling Units:	227
Minimum Number of Off-Street Parking Spaces:	159 or .7 spaces per dwelling unit
Maximum Number of Off-Street Parking Spaces:	249 or 1.1 spaces per dwelling unit
Minimum Number of Bicycle Spaces:	50
Maximum Building Height:	315 feet
Minimum Setbacks:	Per Site Plan



LEGEND			
# ST.	NUMBER OF STORIES	PL	PARKING LOT
RT	RETAIL	VL	VACANT LOT
RS	RESIDENTIAL	[Symbol]	SITE
C	COMMERCIAL		

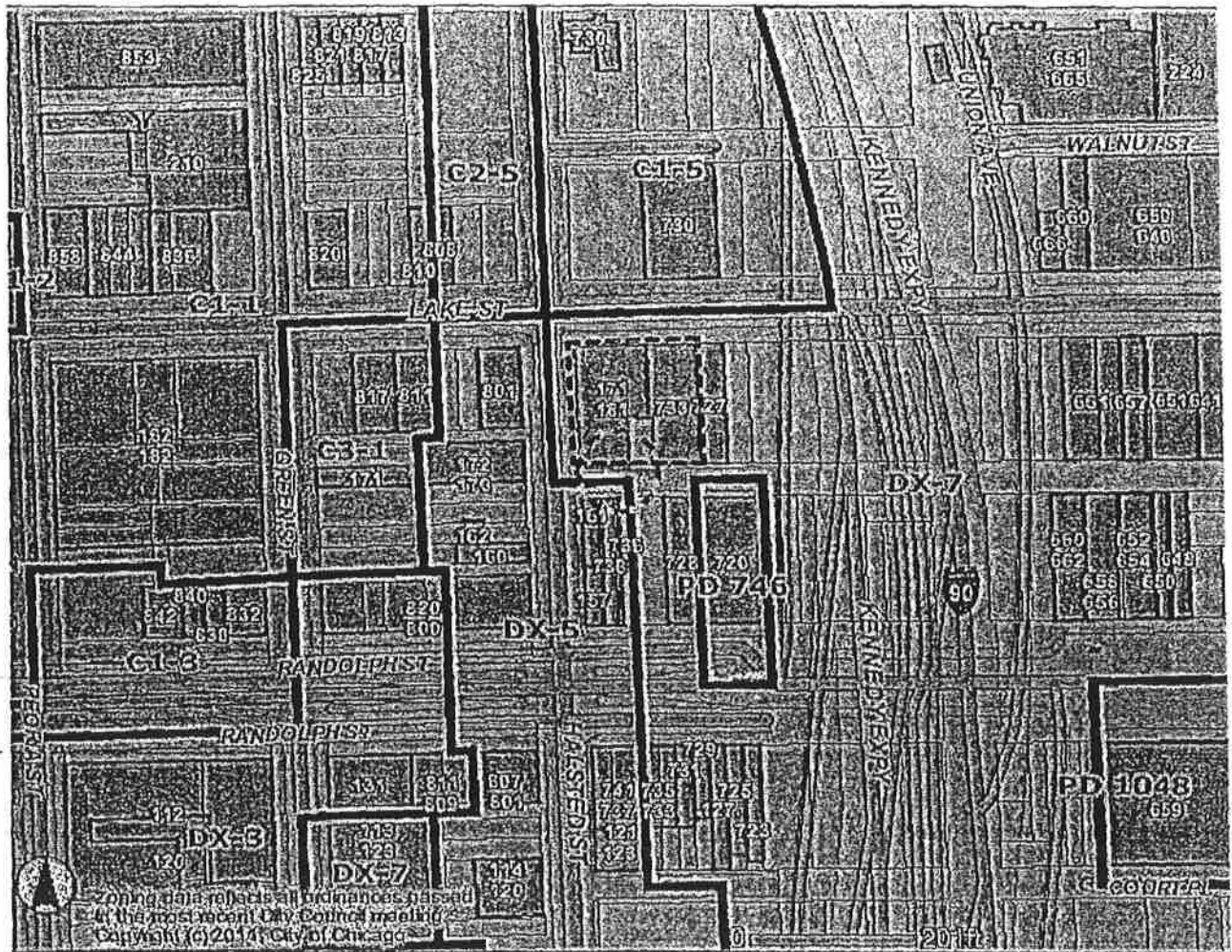
### 171 N. Halsted

### Existing Land Use Map

BOOTH HANSEN

Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Coughlin Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
Plan Commission: TBD



 SITE

### 171 N. Halsted

Existing Zoning Map

BOOTH HANSEN

Applicant: 171 Partners LLC

Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014

Plan commission: TBD

CERTIFIED SURVEY, INC.

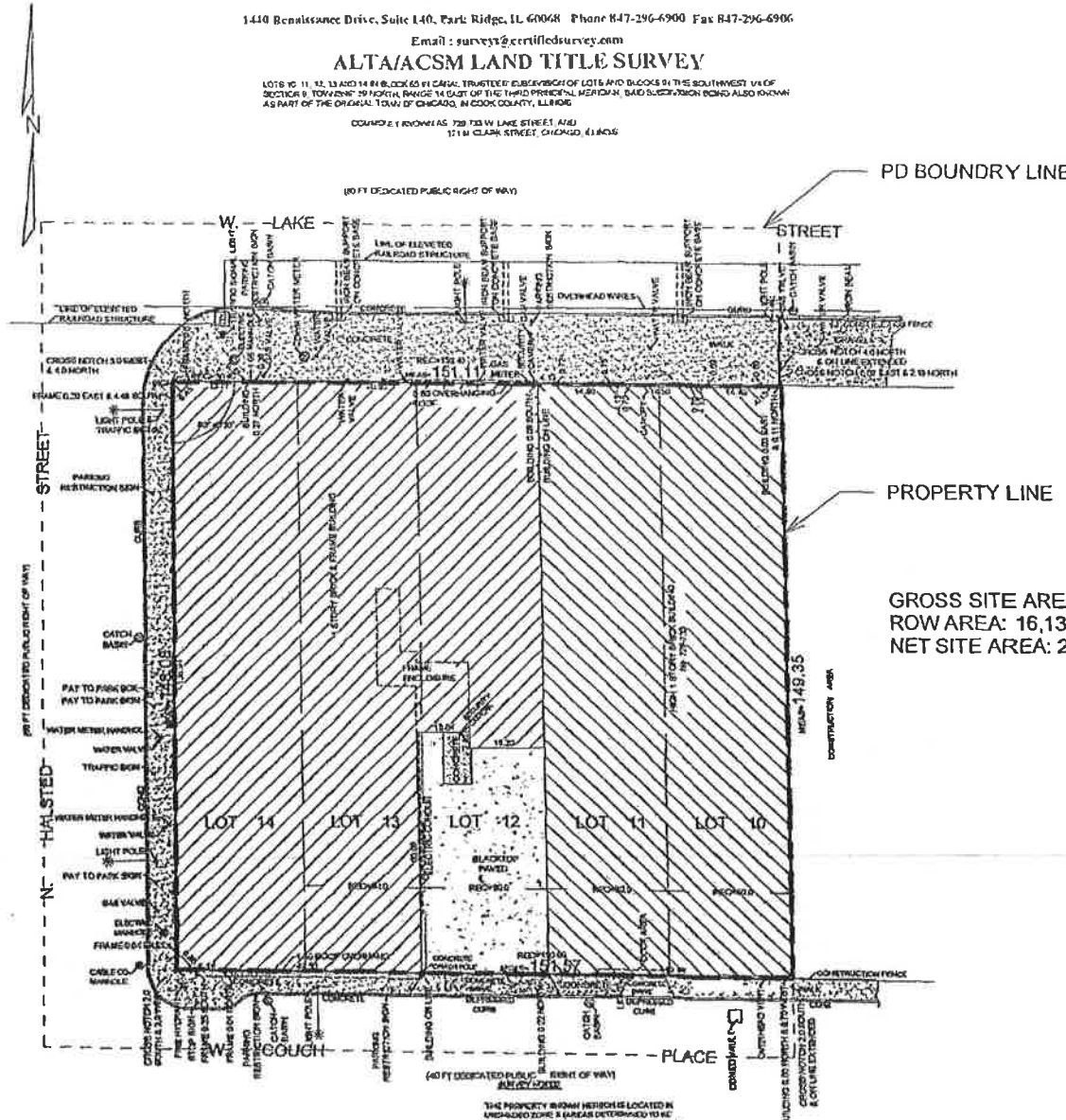
1410 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

ALTA/ACSM LAND TITLE SURVEY

LOTS 10, 11, 12, 13 AND 14 IN BLOCK 65 IN CHICAGO, TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS 91, THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SUBDIVISION BEING ALSO KNOWN AS PART OF THE ORIGINAL TOWN OF CHICAGO, IN COOK COUNTY, ILLINOIS

COMMON 1/4 SECTION AS 729 730 W LAKE STREET AND 171 N CLARK STREET, CHICAGO, ILLINOIS



PD BOUNDARY LINE

PROPERTY LINE

GROSS SITE AREA: 38,640 SF  
ROW AREA: 16,135 SF  
NET SITE AREA: 22,505 SF

THE PROPERTY BOUNDARY HEREON IS LOCATED IN UNSHADOWED ZONE & AREAS DETERMINED TO BE OUTSIDE THE 50 YEAR FLOOD FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 1705030101 EFFECTIVE DATE AUGUST 18, 2010.

ALL SURVEY RELATED MATTERS ARE DISCLOSED BY TITLE SEARCH COMPANY DEPARTMENT FOR TITLE SEARCH ORDER NO. \_\_\_\_\_ DATED \_\_\_\_\_ BY: \_\_\_\_\_ AND QUINCY MESSON. NO SURVEY RELATED SCHEDULE B EXCEPTIONS.

PROPERTY AREA: 38,640 SQ FT ± 10% MIN

ORDER No. 130628 (Y)  
ORDERED BY: SD ACQUISITIONS LLC

ORIGINALS OF NOTES AND THEIR EQUIVALENT IN INCHES AND FRACTIONS SHOWN:

3/16" = 1/8"	1/8" = 1/4"	1/4" = 1/2"
1/8" = 3/16"	3/16" = 1/2"	1/2" = 3/4"
3/16" = 1/2"	1/2" = 5/8"	5/8" = 3/4"
1/2" = 3/4"	3/4" = 7/8"	7/8" = 1"

STATE OF ILLINOIS  
COUNTY OF COOK  
TO:  
DATE OF PLAT, OCTOBER 23, 2014  
PROFESSIONAL LAND SURVEYOR NO. 0386  
LICENSE EXPIRES NOVEMBER 30, 2014

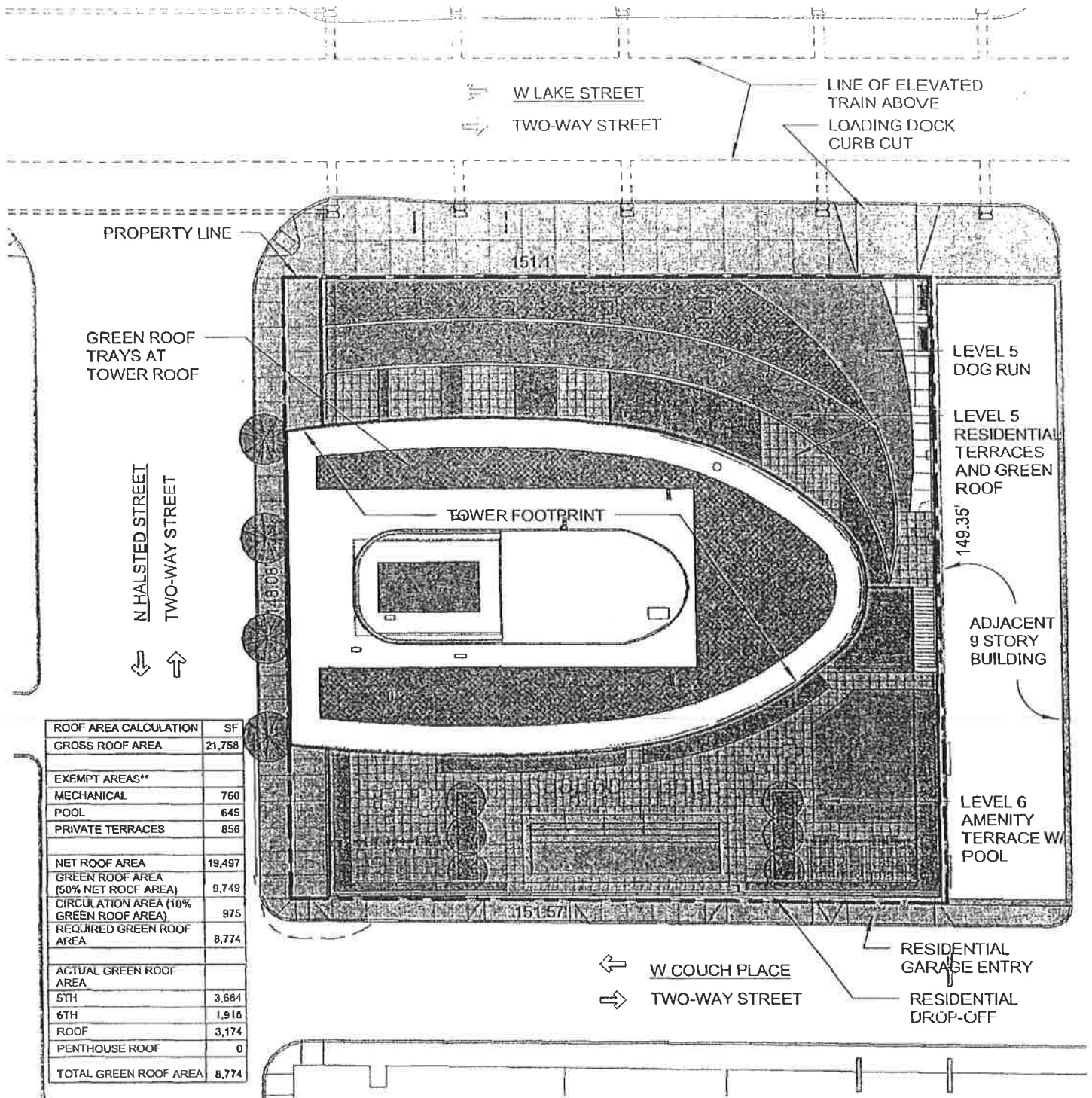
171 N. Halsted

BOOTH HANSEN

Plan Development Boundary and Property Line Map

Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
Plan Commission: TBD



ROOF AREA CALCULATION	SF
GROSS ROOF AREA	21,758
EXEMPT AREAS**	
MECHANICAL	760
POOL	645
PRIVATE TERRACES	856
NET ROOF AREA	18,497
GREEN ROOF AREA (50% NET ROOF AREA)	9,749
CIRCULATION AREA (10% GREEN ROOF AREA)	975
REQUIRED GREEN ROOF AREA	8,774
ACTUAL GREEN ROOF AREA	
5TH	3,684
6TH	1,916
ROOF	3,174
PENTHOUSE ROOF	0
TOTAL GREEN ROOF AREA	8,774

1 SITE PLAN

171 N. HALSTED



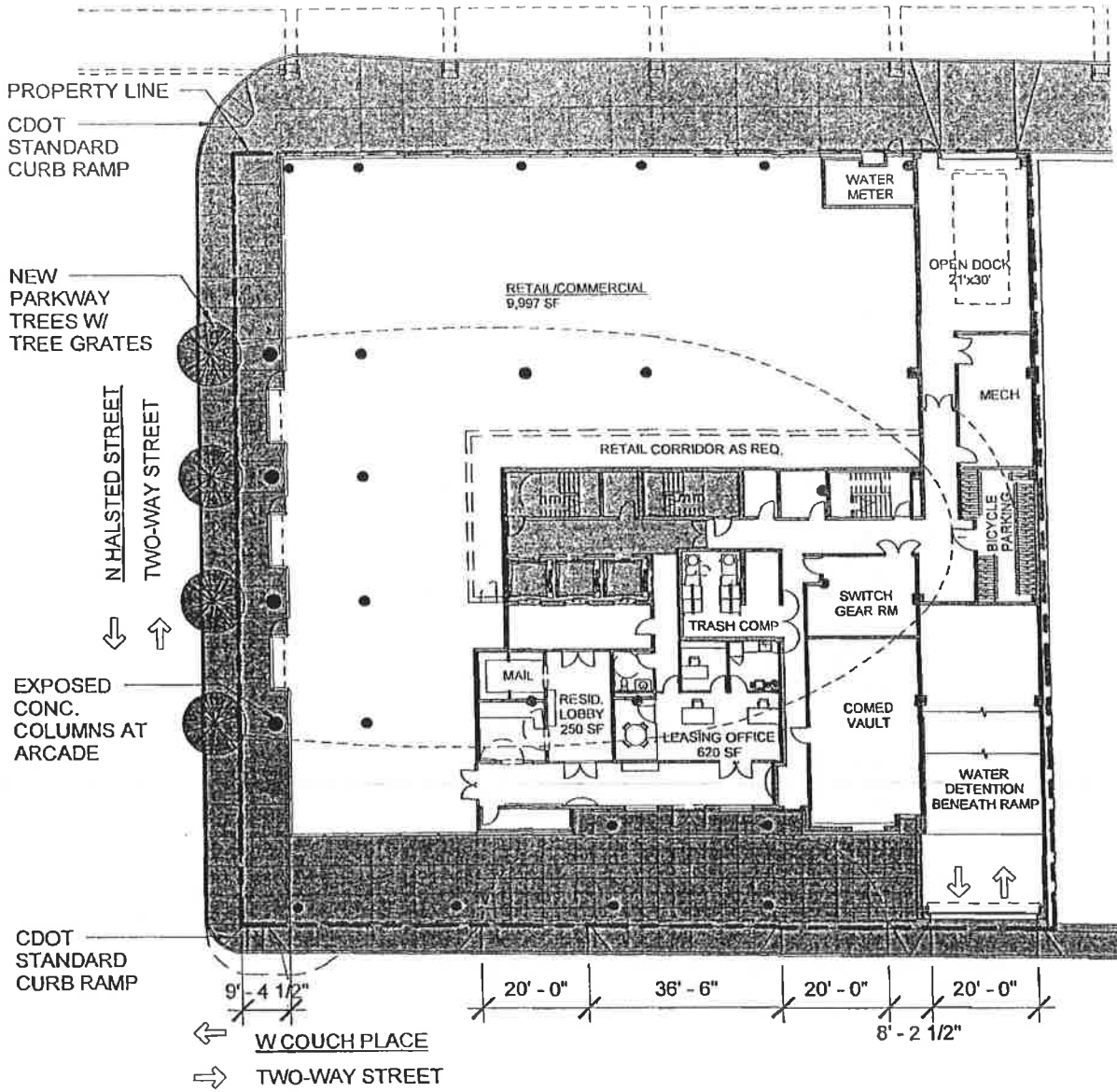
BOOTH HANSEN

SITE PLAN

Applicant: 171 Partners LLC  
 Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
 Plan Commission: TBD

← W LAKE STREET  
 ⇒ TWO-WAY STREET



1

LANDSCAPE PLAN



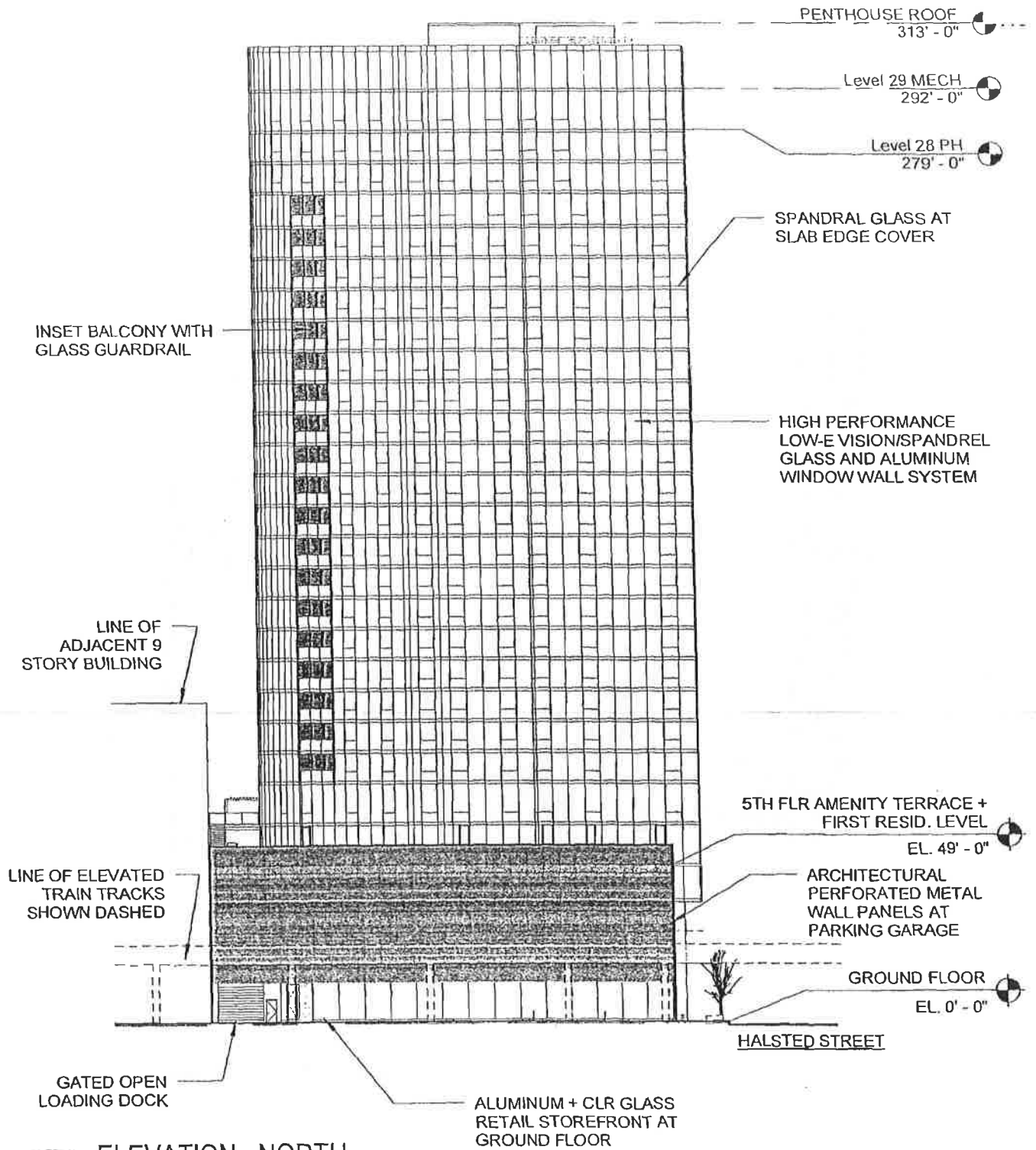
171 N. HALSTED

LANDSCAPE PLAN

BOOTH HANSEN

Applicant: 171 Partners LLC  
 Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

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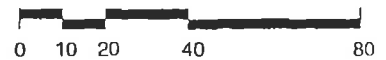


1

ELEVATION - NORTH

171 N. HALSTED

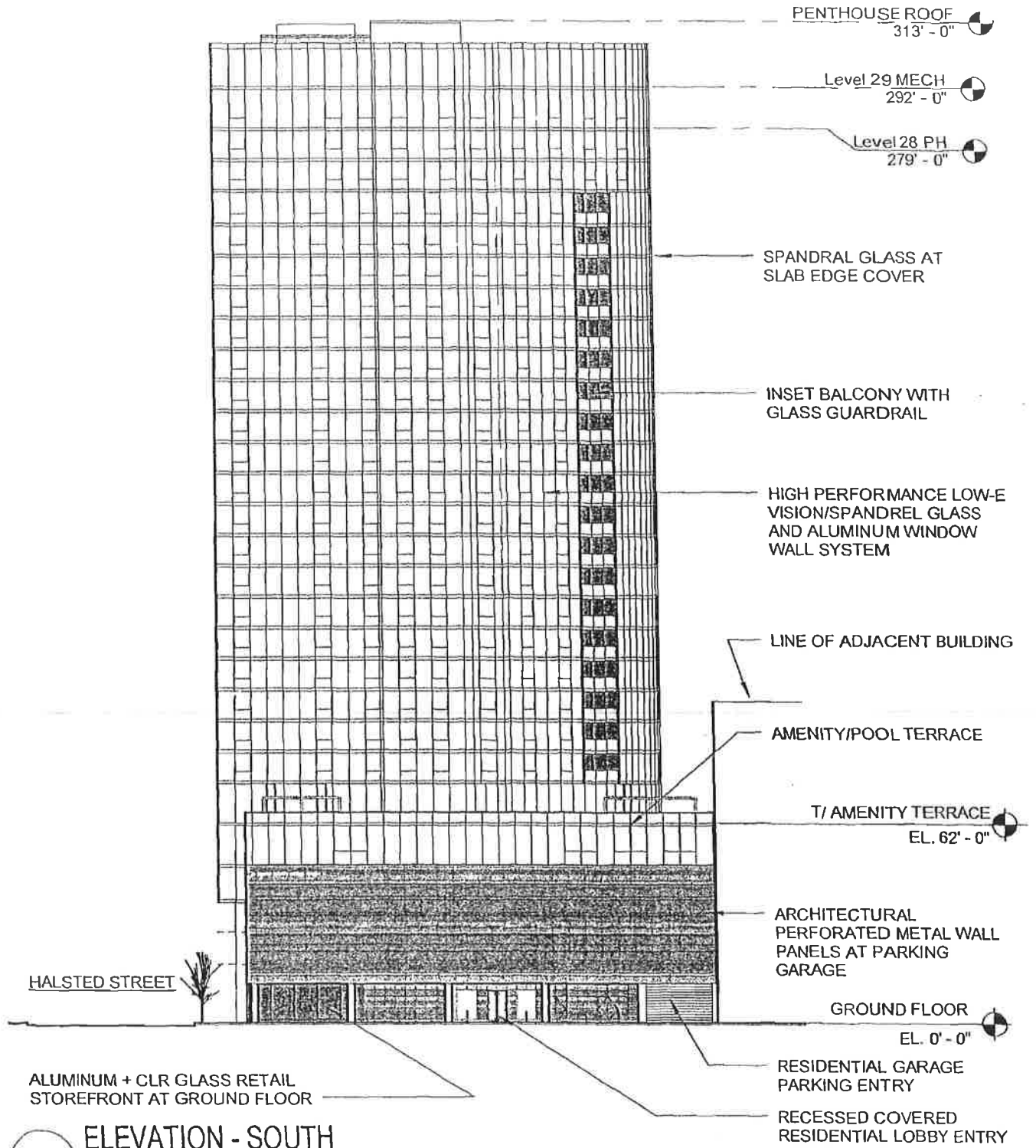
ELEVATION - NORTH



BOOTH HANSEN

Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
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1 ELEVATION - SOUTH

171 N. HALSTED

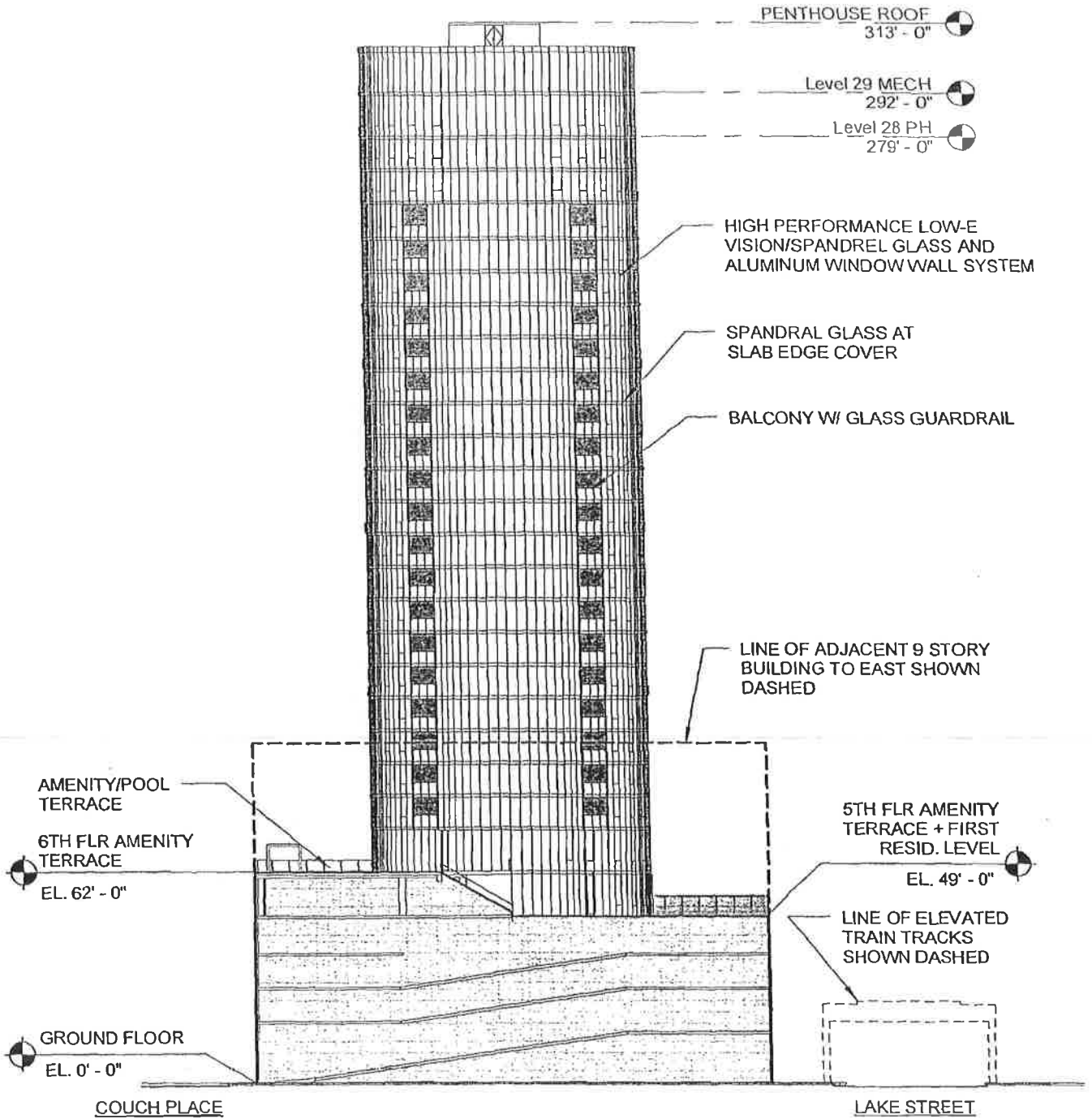


BOOTH HANSEN

ELEVATION - SOUTH

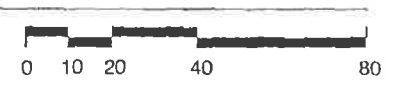
Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
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1 ELEVATION - EAST

171 N. HALSTED

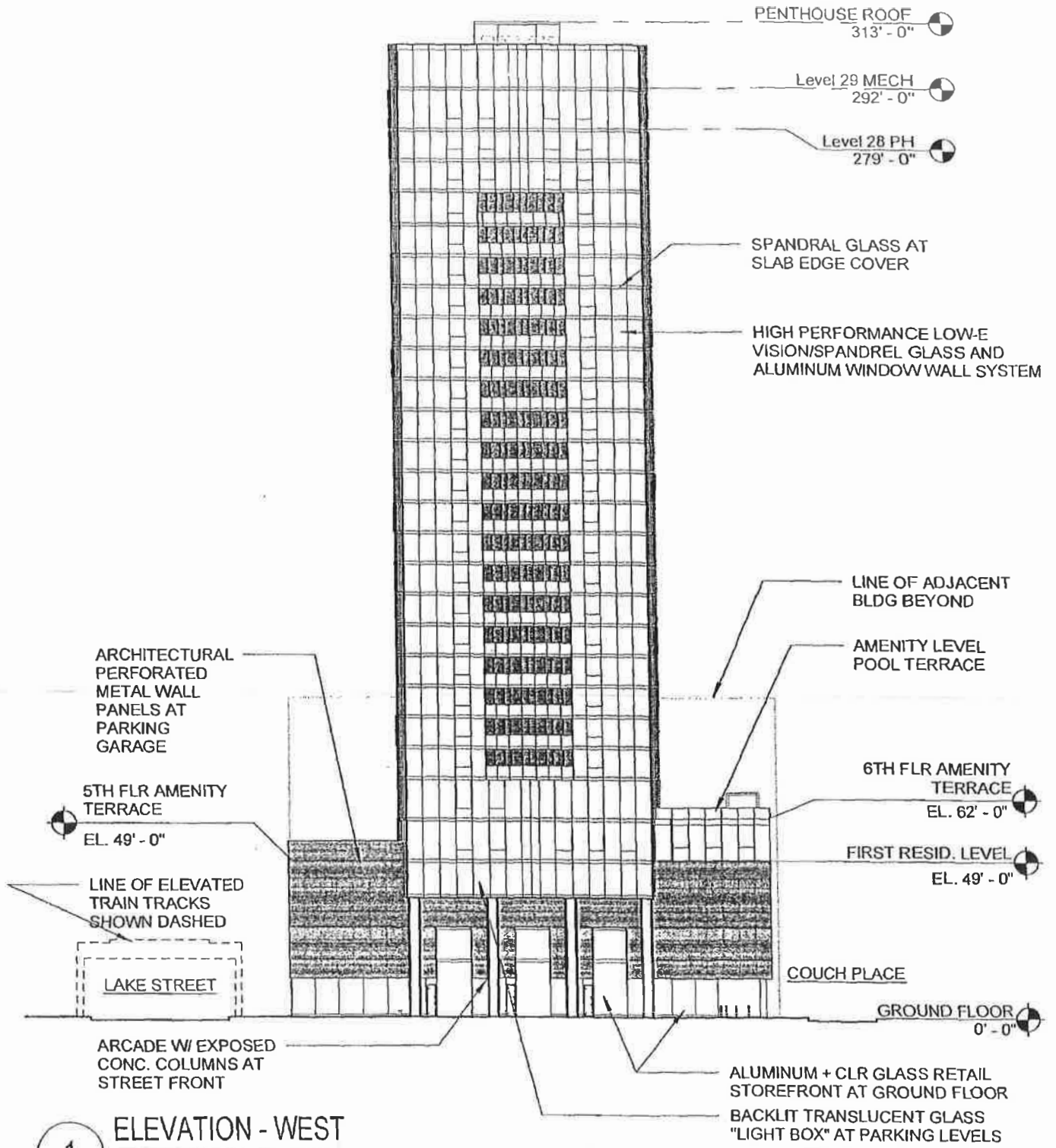


BOOTH HANSEN

ELEVATION - EAST

Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
Plan Commission: TBD



1

ELEVATION - WEST

171 N. HALSTED

ELEVATION - WEST

BOOTH HANSEN

Applicant: 171 Partners LLC  
Address: 171-185 N. Halsted Street; 729-741 W. Lake Street; 728-740 W. Couch Place

Council Introduction: April 2, 2014, Revised: July 25, 2014  
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