

# PD 1284

## Table of Contents

<b>07/29/2015 PD Adoption</b> .....	<b>2</b>
Ordinance .....	2
Statements .....	3
Bulk Table .....	7
Exhibits .....	9
ARO .....	22

*Reclassification Of Area Shown On Map No. 5-M*

(Application No. 18419)

(Common Address: 2200 N. Melvina Ave.)

[O2015-4639]

*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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 5-M in the area bounded by:

a line 177.10 feet south of and parallel to West Palmer Street, North Melvina Avenue; a line 207.1 feet south of and parallel to West Palmer Street; and the public alley next west of and parallel to North Melvina Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 7-G.*

(As Amended)

(Application No. 18121)

(2518 -- 2552 N. Lincoln Ave. And 922 -- 938 W. Altgeld St.)

RBPD 1284

[SO2014-5808]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B3-3 Community Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue,

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current B3-5 Community Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue and 701.39 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue; West Altgeld Street; a line 184.59 feet east of North Sheffield Avenue; the alley next north of West Altgeld Street; the alley next southwest of North Lincoln Avenue; and a line from a point 28.00 feet southwest of North Lincoln Avenue, as measured along a line perpendicular to North Lincoln Avenue and 350.00 feet southeast of North Sheffield Avenue, as measured along the southwesterly line of North Lincoln Avenue, running south for a distance of 128.35 feet to its intersection with the northeasterly line of the alley next southwest of North Lincoln Avenue,

to those of a Residential Business Planned Development which is hereby established in the area described above.

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:

*Residential Business Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1284 ("Planned Development"), consists of approximately 53,145.11 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (the "Property") and is owned or controlled by the applicant, Baker Development Corporation.
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 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 on behalf of the applicant or its successors, assign or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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

4. This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Subarea Map; a Right-of-Way Adjustment Map; a Site Plan; a Ground Level Plan; a Landscape Plan; a Landscape Details; a Green Roof Plan and Building Elevations (three for Subarea A and nine for Subarea B), prepared by SCB Architecture and dated July 16, 2015, and an Affordable Housing Profile form. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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:
  - Subarea A: Medium Venue (limited to 500 seats) and related uses; and office and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor) all such uses limited to 3,000 square feet;
  - Subarea B: Residential Dwelling Units located above the ground floor (excluding single room occupancy, elderly housing and all Group Living uses); day care, subject to the review by the Department of Planning and Development of parking and drop-off provisions; artist work or sales space; limited and general restaurants; financial services (excluding payday/title secured loan store and pawn shop); food and beverage

retail sales (excluding the sale of liquor except as an accessory activity); office uses, including medical offices; personal service (excluding nail salons and massage establishments); veterinary clinics; consumer repair and laundry service, including dry cleaning drop-off and pick-up with no plant on premises; children's play center subject to the review of the Department of Planning and Development of parking provision; and retail uses (excluding medical cannabis dispensing establishments and establishment dedicated solely to the sale of electronic cigarettes or similar items and accessory therefor); co-located wireless communications facilities; accessory and related uses; and accessory parking.

In accord with Section 17-10-0503 of the Municipal Code, the applicant may lease to members of the public on an hourly, daily, weekly or monthly basis up to forty-five percent (45%) (62 spaces) of the minimum required 138 residential parking spaces in Subarea B.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 53,145.11 square feet and a Floor Area Ratio of 4.50.
9. The applicant acknowledges and agrees that the rezoning of the Property from B3-3 to B3-5 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 make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required Affordable Unit, defined as 10 percent of the total number of units in the Residential Project ("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 the Department of Planning and Development ("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 9 (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 Residential Project, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment.

10. Upon review and determination pursuant to Section 17-13-0610 of the Zoning Ordinance, "Part II Review", a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

In Subarea B, a minimum of 36 square feet of open space per dwelling unit shall be provided including the landscaped second-level courtyard indicated on the Green Roof Plan. The required open space must have a minimum dimension of at least 5 feet on any side if private and 15 feet on any side if provided as common open space.

As indicated on the Subarea B West Elevation (CTA Track), high-performing acoustical panels as per ASTM C-423 and perforated metal panels painted with sound-absorbing insulation shall be installed to reduce reverberation from the CTA elevated trains.

12. 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.
13. 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.
14. 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.
15. 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. In Subarea B, the applicant has agreed to provide a 50 percent green roof over the net roof area, approximately 18,074 square feet, and achieve either LEED or Green Globe Certification to comply with the City of Chicago's Sustainable Development Policy.

- 16. 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 a B3-3 Community Shopping District.

[Existing Zoning Map; Boundary, Property Line and Subarea Map; Right-of-Way Adjustment Map; Site Plan; Ground Level Plan; Landscape Plan; Landscape Details; Green Roof Plan; Building Elevations; and Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements printed on pages 4291 through 4305 of this *Journal*.]

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

*Residential Business Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area (71,199.40 square feet) = Net Site Area (53,145.11 square feet) + Area in Existing Public Right-of-Way (18,056.40 square feet) - Area in Public Right-of-Way to be Vacated (150.76 square feet) + Area in Public Right-of-Way to be Dedicated (148.65 square feet)

Net Site Area:

Subarea A:	7,755.00 square feet
Subarea B:	45,390.11 square feet

FAR:

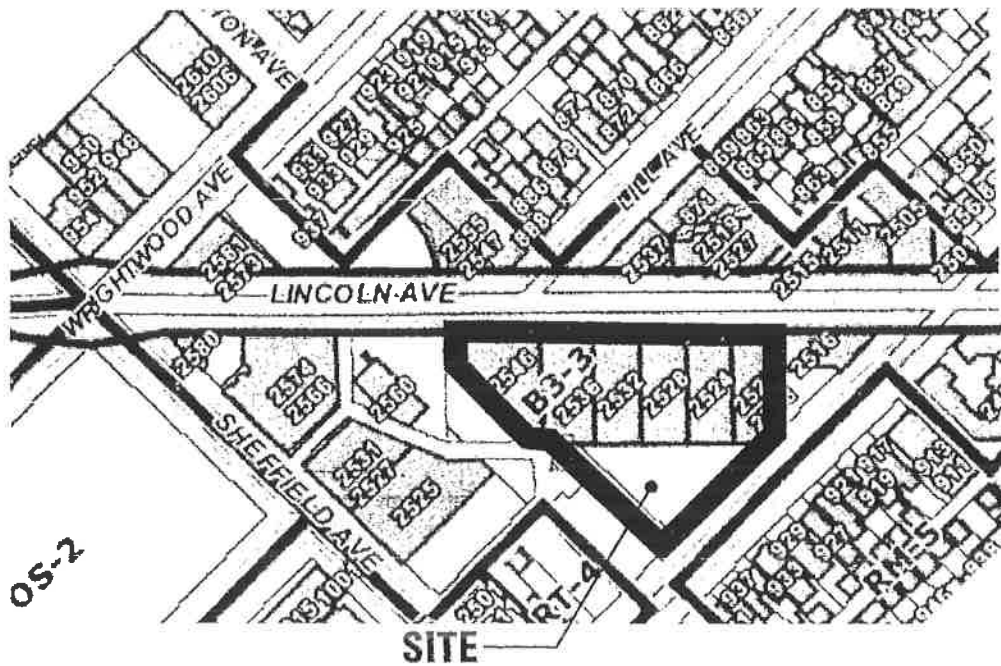
Subarea A:	0.903
Subarea B:	5.115
Overall:	4.500

Minimum Setbacks from Property Line:

Per attached Site Plan

Maximum Percentage of Site Coverage:	Per attached Site Plan
Maximum Number of Residential Units:	
Subarea A:	None
Subarea B:	200
Minimum Number of Accessory Off-Street Parking:	
Subarea A:	None
Subarea B:	138 spaces for residential units
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	None
Subarea B:	2 berths at 10 feet by 25 feet
Minimum Number of Bicycle Spaces:	
Subarea A:	None
Subarea B:	100
Maximum Building Height:	
Subarea A:	50 feet
Subarea B:	131.5 feet to the ceiling of the highest enclosed space
	120 feet to the ceiling of the tenth floor
	108 feet to the ceiling of the highest residential floor, excluding penthouse units (See Statement Number 7 for height measurement)

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EXISTING ZONING MAP



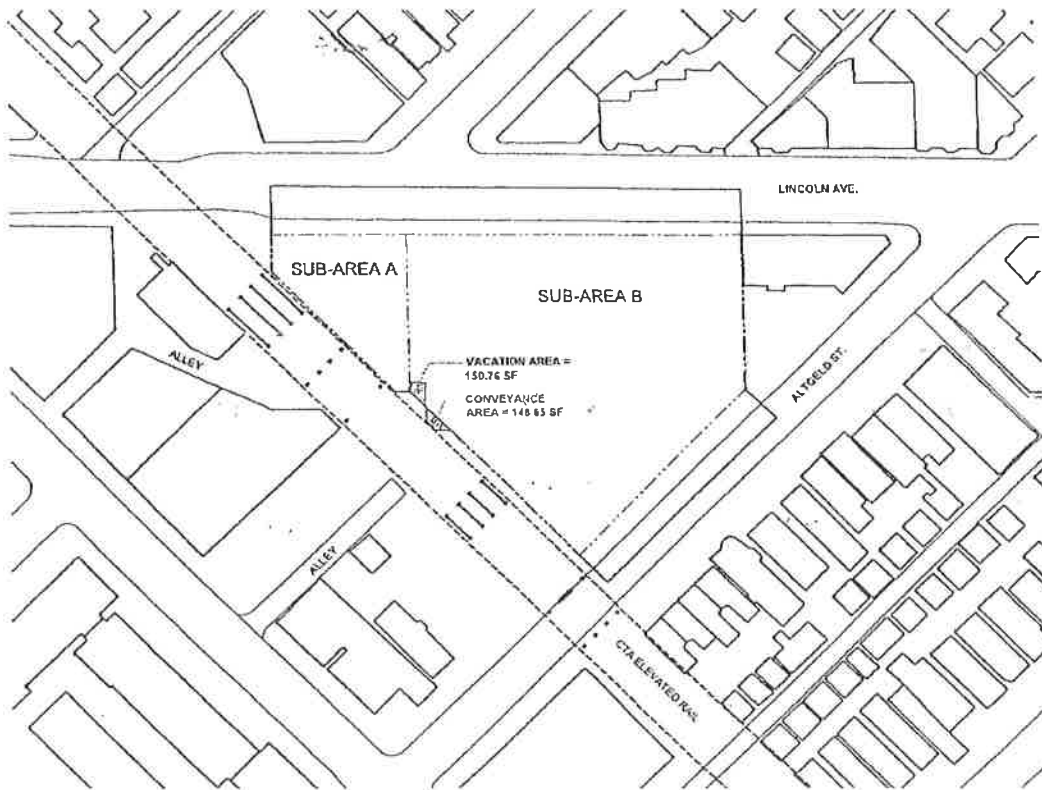
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Applicant: Baker Development Corporation  
 Address: 2518-2552 North Lincoln Avenue

Introduced Date: July 30, 2014  
 Date: July 9, 2015



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KEY:  
 — PD BOUNDARY LINE  
 - - - PD BOUNDARY LINE AND PROPERTY LINE  
 ····· PROPERTY LINE

**RIGHT OF WAY  
 ADJUSTMENT MAP**



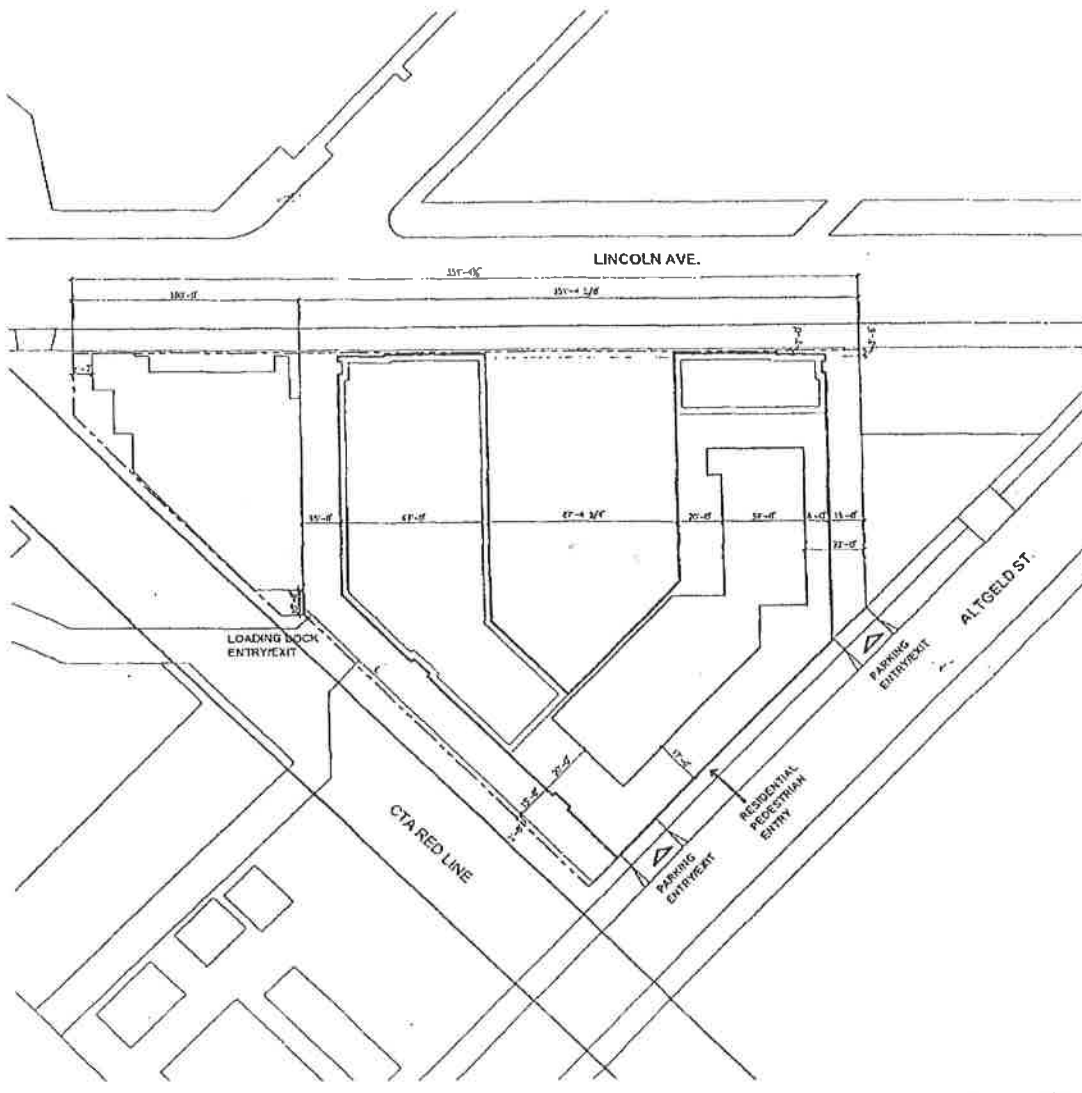
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**Date:** July 9, 2015

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**SITE PLAN**



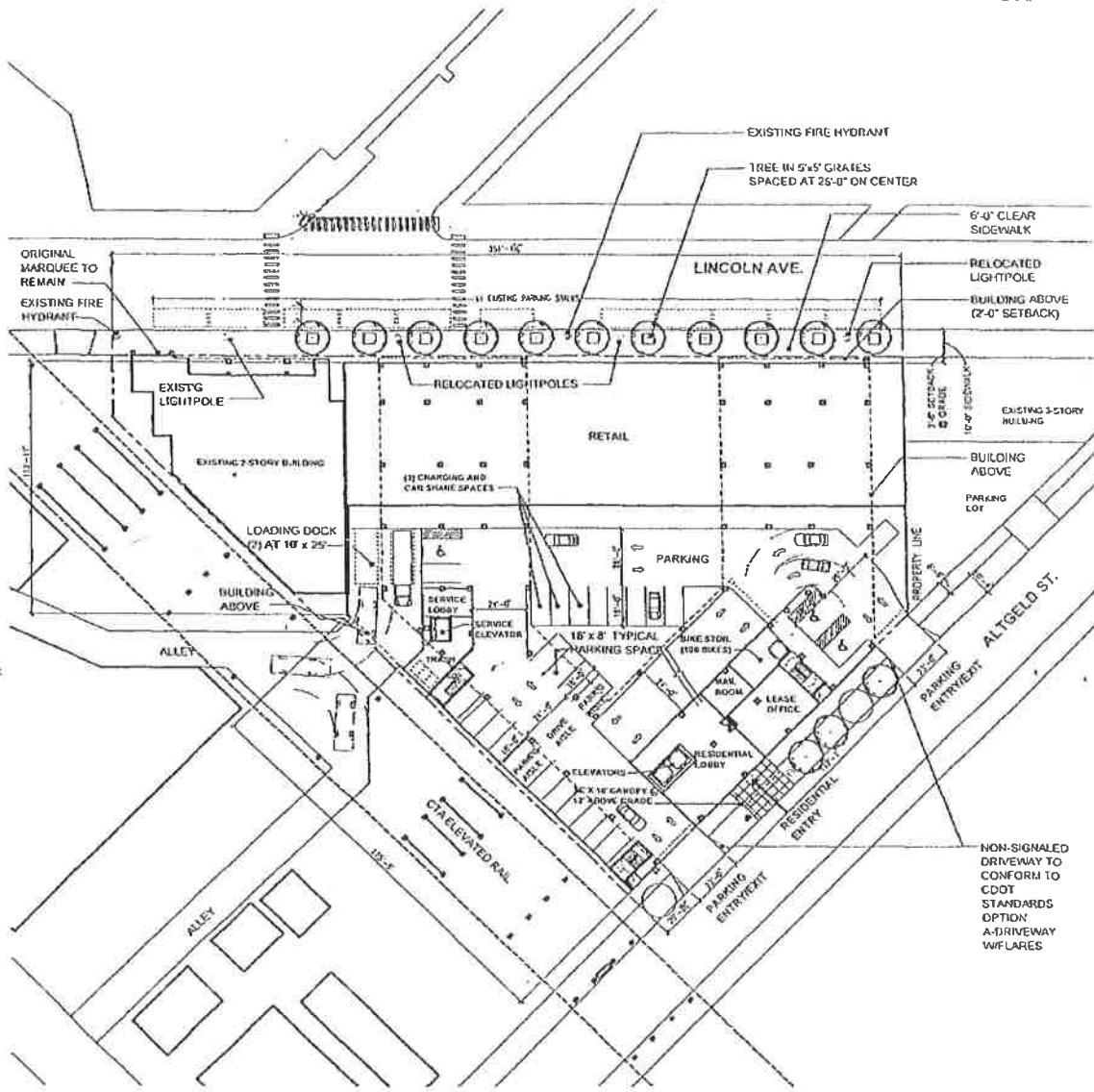
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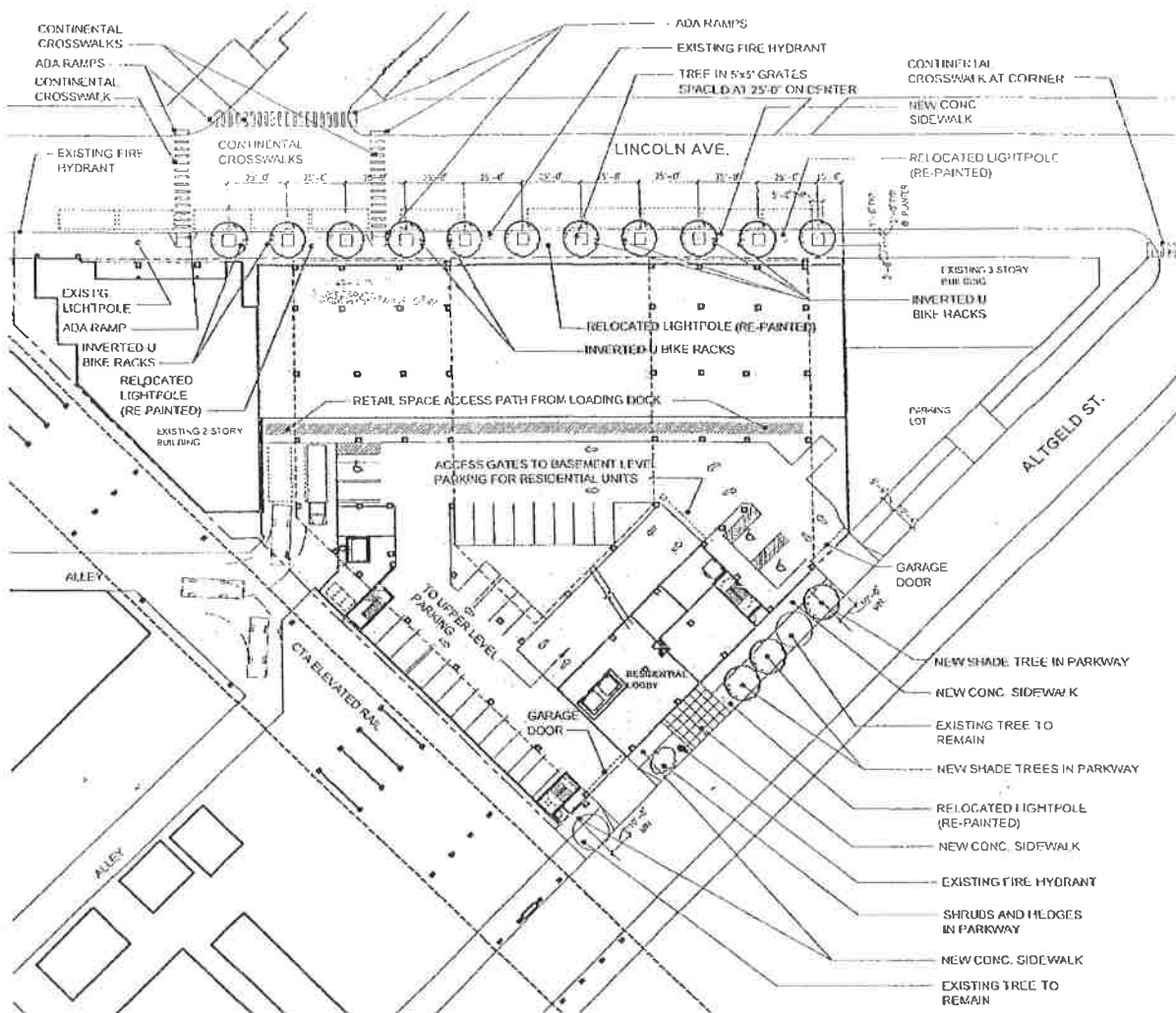
**GROUND LEVEL PLAN**

**Applicant:** Baker Development Corporation  
**Address:** 2518-2552 North Lincoln Avenue

**Introduced Date:** July 30, 2014  
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PARKWAY TREE SUMMARY				
STREET FRONTAGE	EXISTING	EXISTING TO REMAIN	REQUIRED	NEWLY PROVIDED
NORTH LINCOLN AVE	6	0	11	11
WEST ALTGELD ST.	10	2	0	3

NOTE: WHERE SIDEWALK IN THE PUBLIC R.O.W. IS LESS THAN 9 FT WIDE NO STREET TREES ARE REQUIRED

**LANDSCAPE PLAN GENERAL NOTES**

1. New tree species on Lincoln to be *Gymnocladus dioica*, *Gleditsia triacanthos*, or *Ulmus minor* 'New Horizon'.
2. New tree species on Altgeld to be either *Quercus bicolor* or *Celtis occidentalis*.
3. Tree grates stamped with "City of Chicago" with 24" opening
4. Garage doors operated by ticket validation or residential unit swipe card access
5. Ground level (P1) and upper level (P2) reserved for retail and public use

**LANDSCAPE PLAN**

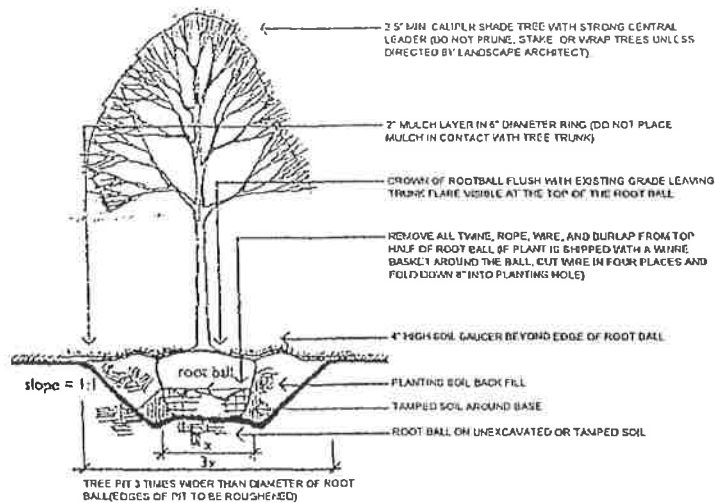
**Applicant:**  
**Address:**

**Baker Development Corporation**  
**2518-2552 North Lincoln Avenue**

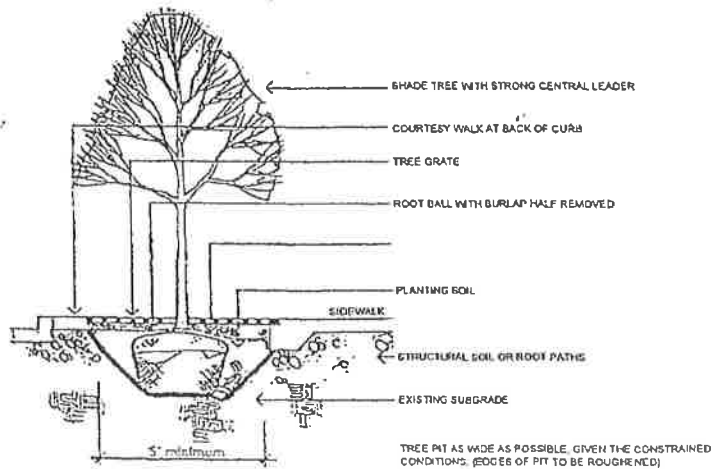


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**TREE IN PARKWAY ON W. ALTGELD ST.**



**TREE IN GRATING ON N. LINCOLN AVE.**

**LANDSCAPE DETAILS**



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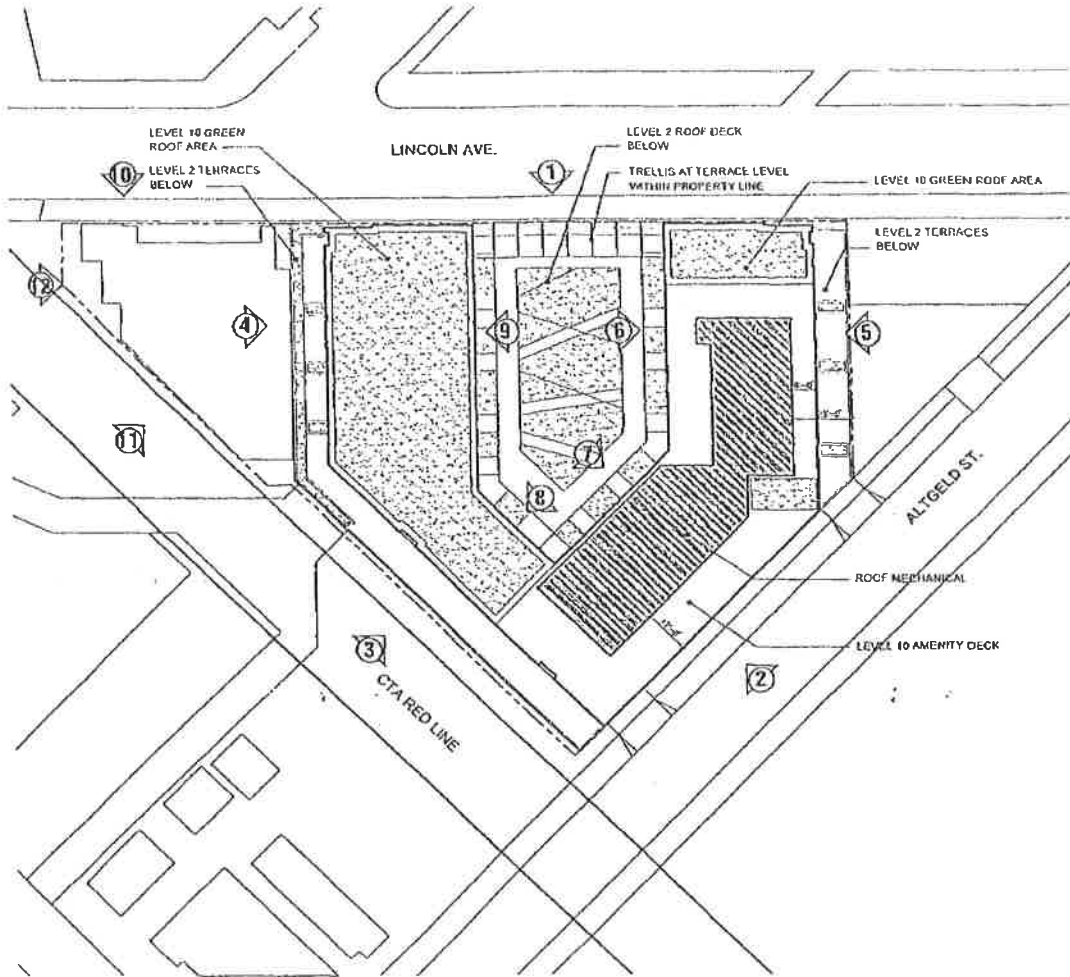
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**Introduced Date:**  
**Date:**

**July 30, 2014**  
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**GREEN ROOF PLAN**

DENOTES GREEN AREA

ATTACHED FACADE ELEVATIONS

TOTAL ROOF AREA	42,026 SQ. FT.
SPACE DEVOTED TO MECHANICAL AREA	6,766 SQ. FT.
NET USABLE ROOF AREA	35,259 SQ. FT.
GREEN ROOF AREA (VEGETATED + 10% HARDSCAPE)	18,074 SQ. FT.
VEGETATED	11,158 SQ. FT.
HARDSCAPE AT 10%	1,916 SQ. FT.
NON-GREEN ROOF AREA	17,246 SQ. FT.
PERCENTAGE OF GREEN ROOF	52%

**GREEN ROOF PLAN**



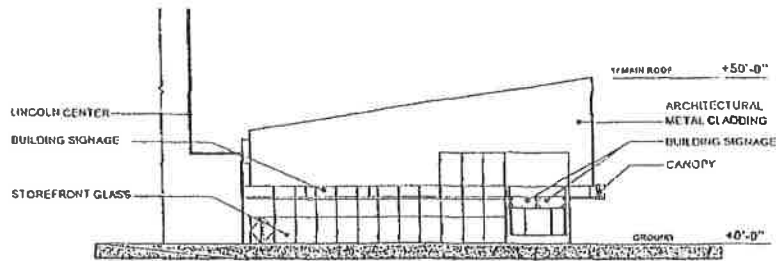
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**Address:**

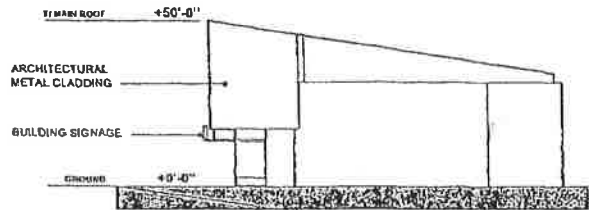
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**2518-2552 North Lincoln Avenue**

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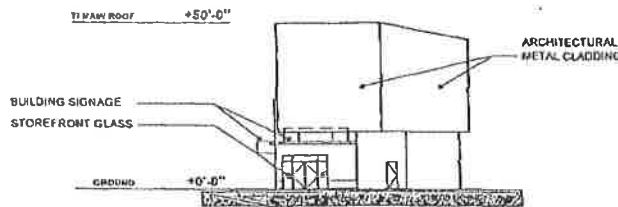
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10 NORTH EAST ELEVATION (LINCOLN AVENUE)



11 WEST ELEVATION (CTA TRACKS)



12 NORTH WEST ELEVATION (CTA TRACKS)

SUB-AREA A ELEVATIONS

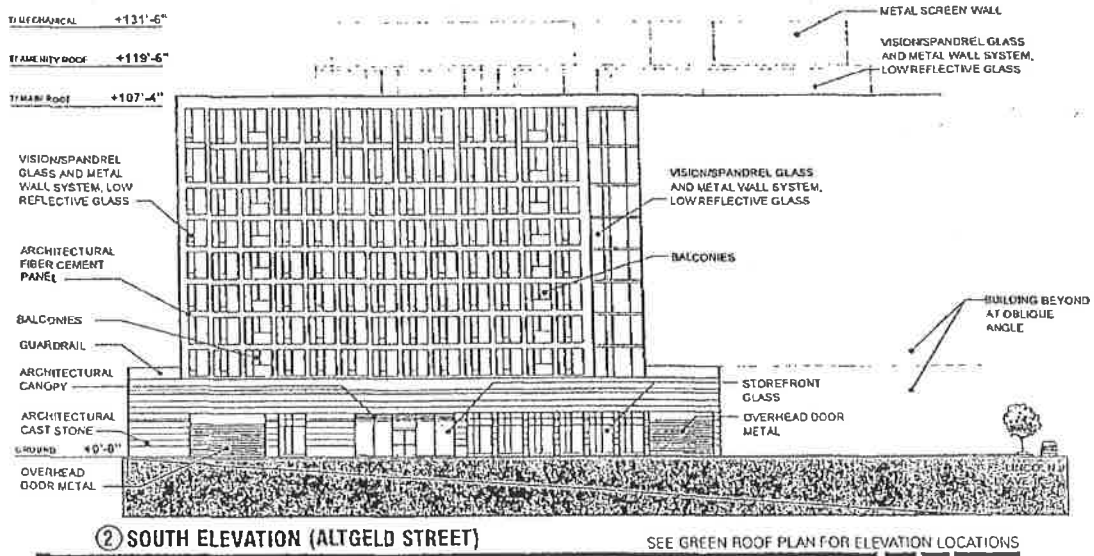
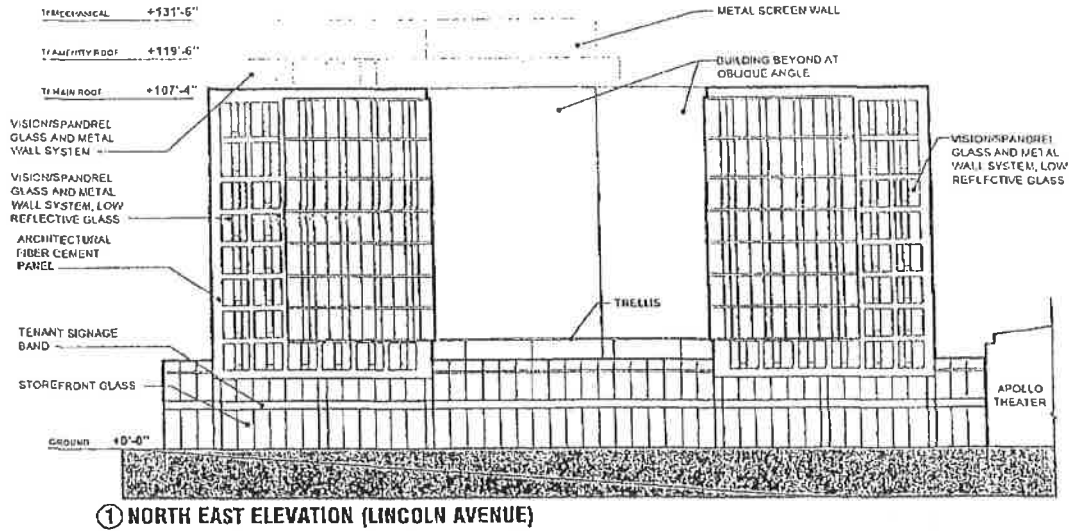
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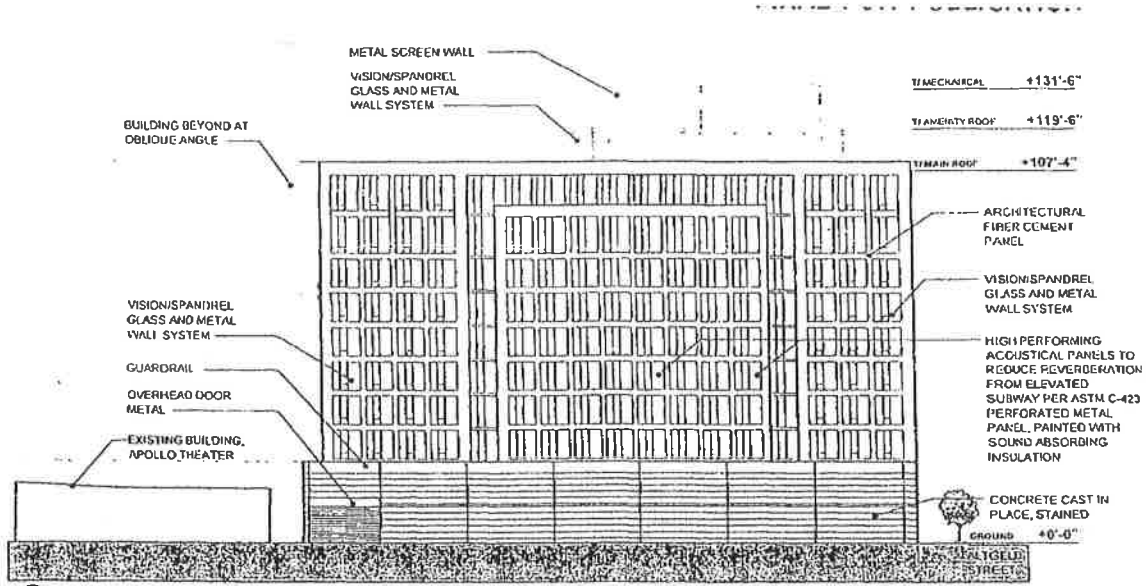
SUB-AREA B ELEVATIONS

Applicant: Baker Development Corporation  
Address: 2518-2552 North Lincoln Avenue

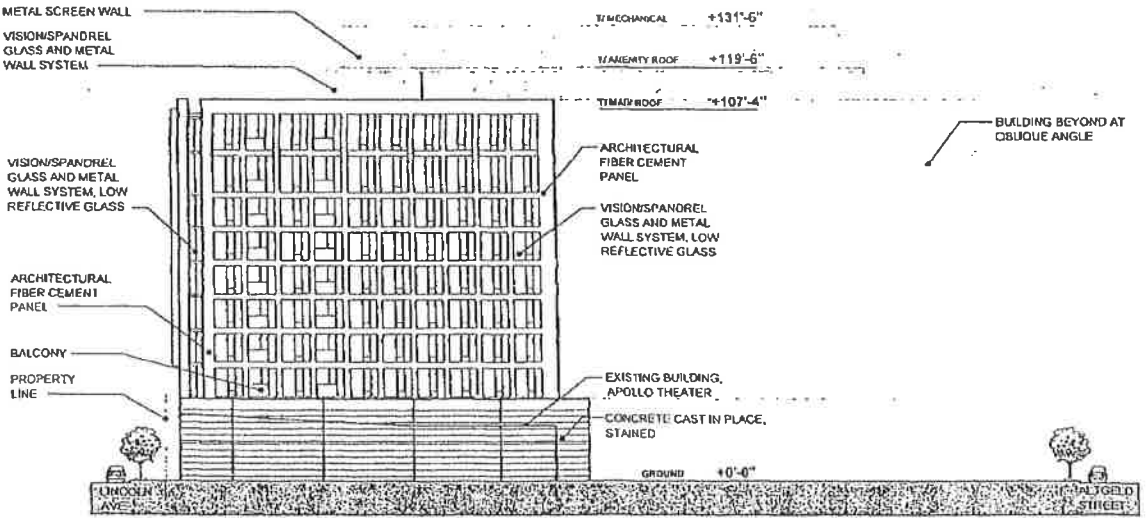
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3 WEST ELEVATION (CTA TRACK)



4 NORTH WEST ELEVATION (CTA TRACK)

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS  
0' 20' 40'

SUB-AREA B ELEVATIONS

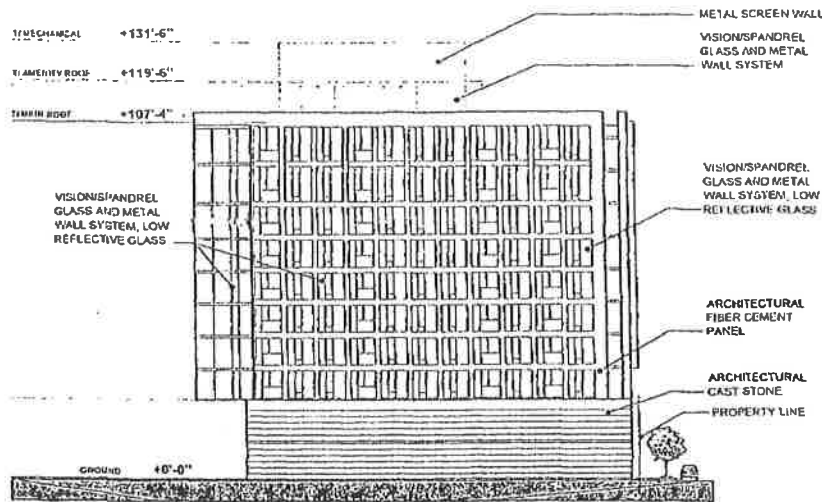
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⑤ SOUTH EAST ELEVATION (ALTGELD)

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS

SUB-AREA B ELEVATIONS

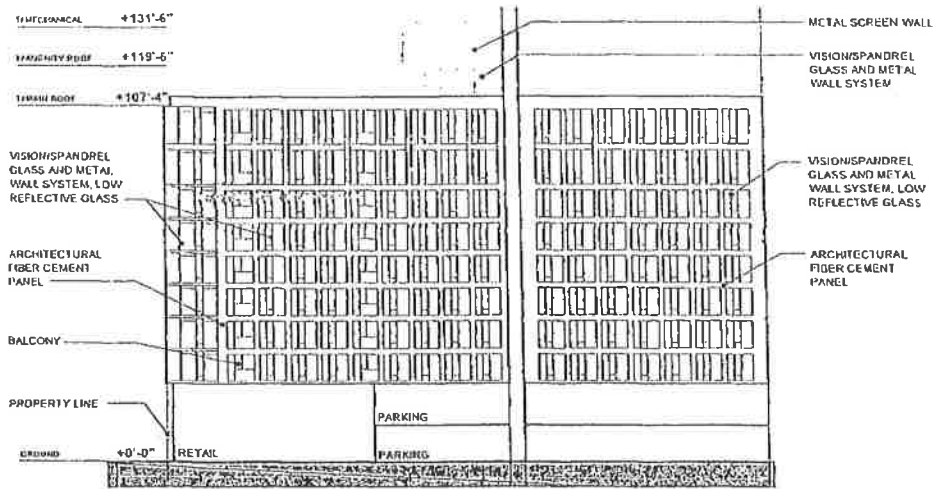
Applicant: Baker Development Corporation  
 Address: 2518-2540 NORTH LINCOLN AVENUE



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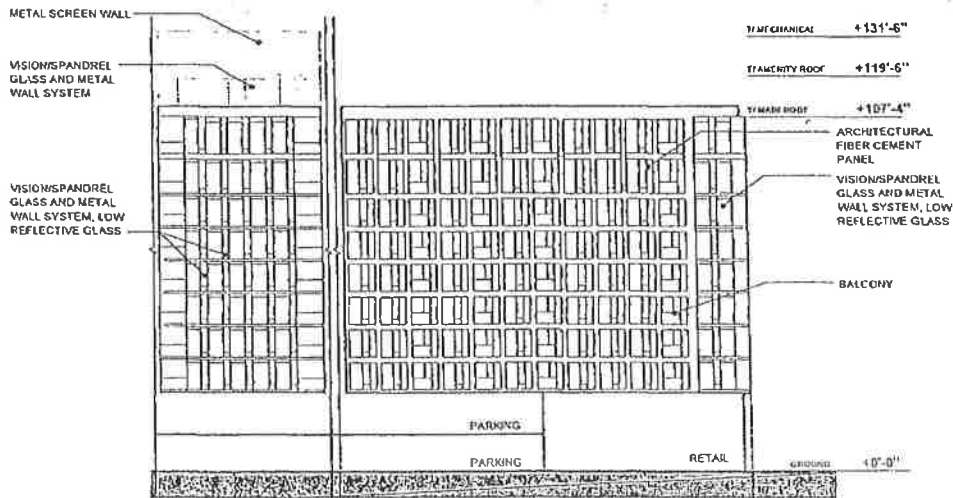
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⑥ INNER COURTYARD NORTHWEST ELEVATION

⑦ INNER COURTYARD NORTH ELEVATION



⑧ INNER COURTYARD EAST ELEVATION

⑨ INNER COURTYARD SOUTHEAST ELEVATION

SEE GREEN ROOF PLAN FOR ELEVATION LOCATIONS



**SUB-AREA B ELEVATIONS**



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**Applicant:**  
**Address:**

**Baker Development Corporation**  
**2518-2552 North Lincoln Avenue**

**Introduced Date:** July 30, 2014  
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**Affordable Housing Profile Form (Rental)**

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

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [Marcia.Baxter@cityofchicago.org](mailto:Marcia.Baxter@cityofchicago.org); Telephone: (312) 744-0696.

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: 6-29-15

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Lincoln Center  
 Development Address: 2518 - 52 North Lincoln Ave.; 922 - 938 West Altgeld St  
 Ward: 43

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

Type of City involvement:  Land write-down  
 Financial Assistance (if receiving TIF assistance, will TIF funds be used for housing construction?  \*if yes, please provide copy of the TIF Eligible Expenses  
 Zoning increase, PD, or City Land purchase

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Baker Development Corporation  
 Developer Contact (Project Coordinator): Warren Baker  
 Developer Address: 1156 W. Armitage Ave., Chicago, IL 60614  
 Email address: W.Baker@bakerdevelopmentcorp.com May we use email to contact you?  Yes  No  
 Telephone Number: 773-755-0600

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required

For ARO projects:  $\frac{200}{\text{Total units}} \times 10\% = \frac{20}{\text{total affordable units required}}$  (always round up)  
 \*20% if TIF assistance is provided

For Density Bonus projects:  $\frac{\text{Bonus Square Footage}}{\text{Affordable sq. footage required}} \times 25\% =$   
 \*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):  
 Cooking gas    electric    gas heat    electric heat    other (describe on back)

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

Estimated date for the commencement of marketing:

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Estimated date for completion of construction of the affordable units

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

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	758	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

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

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment-in-lieu? June/2016  
 (typically corresponds with issuance of building permits) Month/Year

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

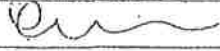
$$\frac{200}{\text{Number of total units in development}} \times 10\% = \frac{20}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ 2,000,000 \text{ Amount owed}$$

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,  
 Department of Planning & Development

7-13-15  
 Date

  
 Developer/Project Manager

7-10-15  
 Date