

# PD 1288

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 25, 2017

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Administrative Relief request for Planned Development No. 1288, Subarea A  
Parking garage cladding at 221 W. Hubbard Street**

Dear Ms. Jahnke Dale:

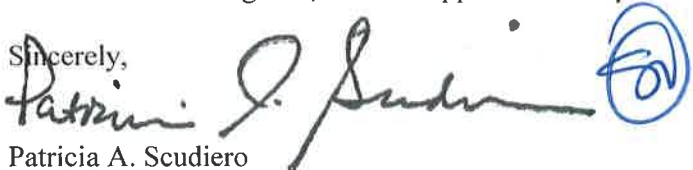
Please be advised that your request for a minor change to Residential-Business Planned Development No. 1288 ("PD 1288"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1288.

Your client and the owner of all of the property within Subarea A of PD 1288, CRP/Centrum Hubbard Street Owner LLC, is seeking administrative relief to allow for the exterior walls of parking levels 2-5 to be changed from solid metal panels to perforated metal panels that will allow the garage to be naturally ventilated. The metal panels will be open at each level and the concrete structure will be exposed. The revised West and North Elevations and East and South Elevations, dated July 14, 2017, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material 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. 1288, 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

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

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

*RBPD 1288, 99*

(As Amended)

(Application No. 18943)

(Common Address: 201 -- 223 W. Hubbard St. And 412 -- 420 N. Wells St.)

[SO2016-6338]

*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 Residential-Business Planned Development Number 1288 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; the public alley next west of and parallel to North Wells Street; the public alley next south of and parallel to West Hubbard Street; and a line 256.14 feet west of and parallel to North Wells Street,

to those of a Residential-Business Planned Development Number 1288, as amended.

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

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

*Residential-Business Planned Development. No. 1288.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1288 ("Planned Development") consists of approximately 24,278 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). CRP/Centrum Hubbard Street Owner LLC is owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization of the owner of the remainder of 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 "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 these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates and dated October 20, 2016 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Subarea A Building Elevations (North, South, East and West) and Subarea B Building Elevations (North, South, East and West). 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 thereof, 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 Business Planned Development:

Subarea A:

dwelling units located above the ground floor; animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial

services (excluding payday/title loans, pawnshops and drive throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and parking.

Subarea B:

animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and 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 maximum permitted Floor Area Ratio ("FAR") for the Property 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 FAR identified in the Bulk Regulations and Data table has been determined using a Net Site Area of 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Neighborhoods Opportunity Bonus:	0.50
Total FAR:	10.65

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 achieve building certification and provide a 50 percent net green roof equivalent to an actual total of 5,161 square feet.
15. The Applicant acknowledges and agrees that the rezoning of a portion of the Property from the DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District for this Planned Development, approved by City Council on July 29, 2015, triggered 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") could: (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 was subject to

Section 17-4-1004-D of the Zoning Code, which also required 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 was subject to the requirements of both Sections (2-45-110 and 17-4-1004-D), the developer could elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant elected to comply with Section 17-4-1004, and received a floor area bonus, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as Exhibit [ ] ("Bonus Worksheet"). The Applicant made a cash payment in the amount of \$1,461,552.80 ("Cash Payment") on June 27, 2016 to satisfy their AHO obligation, and no further payment or affordable units are required.

16. Pursuant to the Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,169,228, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II Approvals.
17. The Applicant acknowledges that the project has received a bonus FAR of 0.50 pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 10.65. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, DPD may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, DPD has directed the Applicant to contribute the Local Impact portion of the bonus payment to the Chicago Park District for construction of lighting upgrades in Ward (Aaron Montgomery) Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City and the Chicago Park District must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

- 18. 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 the DX-7 Downtown Mixed-Use District.

[Bonus Worksheet referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map; Site and Ground Floor Plans; Proposed Landscape/Green Roof Plan; and Subareas A and B; North, South, East, and West Building Elevations referred to in these Plan of Development Statements printed on pages 38298 through 38312 of this *Journal*.]

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

*Residential-Business Planned Development No. 1288.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	41,852
Area of Public Rights-of-Way (square feet):	17,574

Net Site Area (square feet): 24,278

Net Site Area (square feet) --

Subarea A: 13,259

Net Site Area (square feet) --

Subarea B: 11,019

Floor Area Ratio:

Base FAR: 7.00

Affordable Housing Bonus: 1.75

Transit Infrastructure Bonus: 1.40

Neighborhoods Opportunity Bonus: 0.50

Maximum FAR: 10.65

Maximum FAR -- Subarea A: 15.84

Maximum FAR -- Subarea B: 4.41

Maximum Number of Dwelling Units: 195

Minimum Off-Street Parking Spaces: 85

Maximum Off-Street Parking Spaces: 100

Minimum Bicycle Parking Spaces: 50

Minimum Off-Street Loading Spaces: 2

Maximum Building Height:

Subarea A: 270 feet

Subarea B: 152 feet

Minimum Setbacks: In substantial conformance with plans

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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: May 10, 2015

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Hubbard & Wells

Development Address: Southwest corner of Hubbard & Wells

Ward: 42nd Ward

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

- Type of City involvement:  Land write-down  
 (check all that apply)  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: 215 Hubbard, L.L.C.

Developer Contact (Project Coordinator): Kaga Brown

Developer Address: 225 West Hubbard, Suite 400, Chicago, IL 60654

Email address: [kbrown@centrumpartners.net](mailto:kbrown@centrumpartners.net) May we use email to contact you? Yes No

Telephone Number: 312-279-1390

**SECTION 3: DEVELOPMENT INFORMATION**

a) Affordable units required

For ARO projects:	<input type="checkbox"/> x 10%*	=	<input type="checkbox"/>	(always round up)
	Total units			total affordable units required

\*20% if TIF assistance is provided

For Density Bonus projects:	$\frac{42,487 \text{ sf}}{\text{Bonus Square Footage*}}$	X 25% =	$\frac{10,621.75 \text{ sf}}{\text{Affordable sq. footage required}}$
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\*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? T.B.D.

Estimated date for the commencement of marketing:

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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	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

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

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? Q1 2016  
 (typically corresponds with issuance of building permits) Month/Year

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

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

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

$$\frac{42,487}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{43}{\text{median price per base FAR foot (from table below)}} = \$ 1,461,552.80 \text{ Amount owed}$$

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

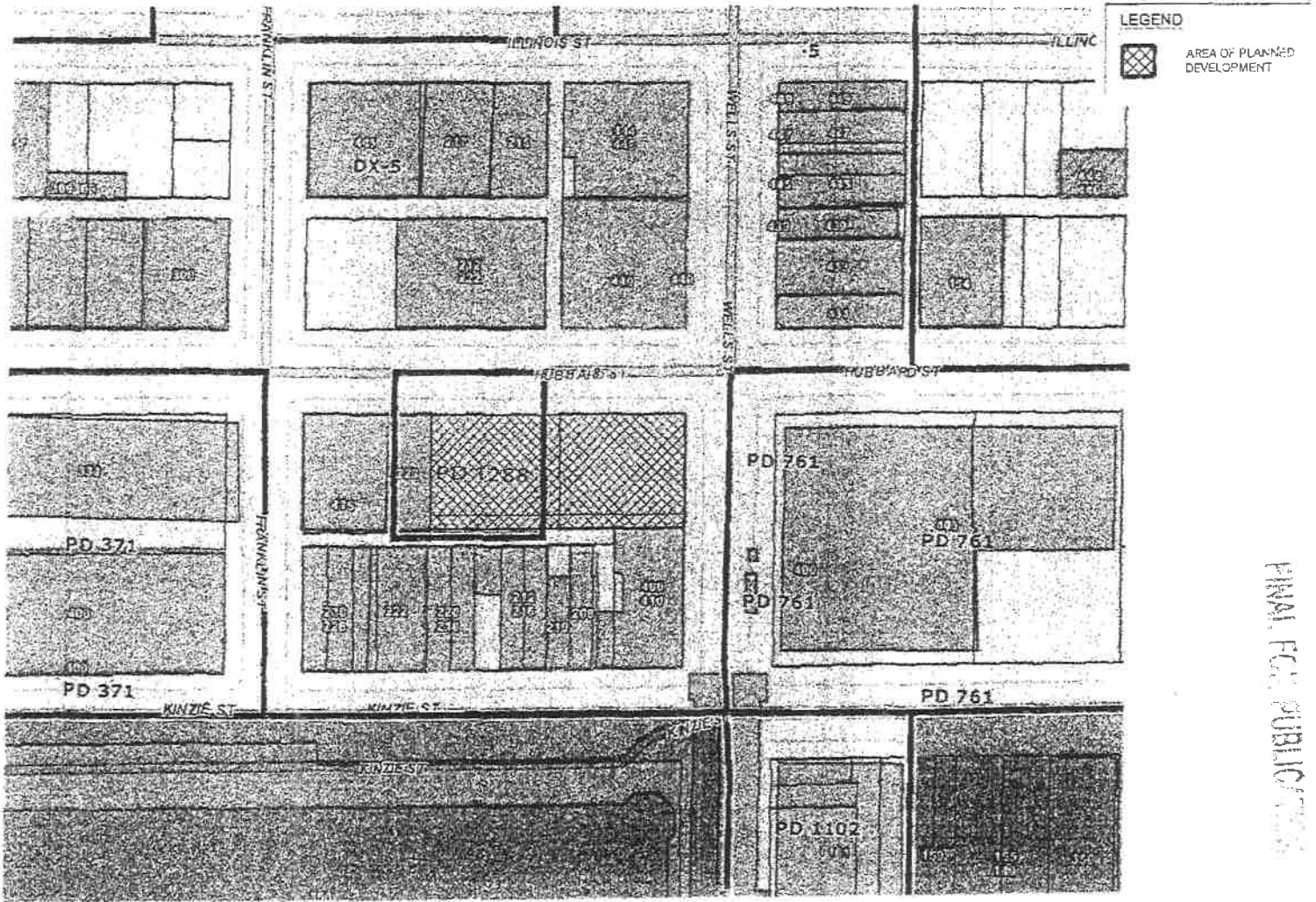
**Authorization to Proceed (to be completed by Department of HED)**

[Signature]  
 Marcia Baxter, Karla Brooks  
 Department of Planning & Development

5-20-15  
 Date

\_\_\_\_\_  
 Developer/Project Manager

\_\_\_\_\_  
 Date



EXISTING ZONING MAP

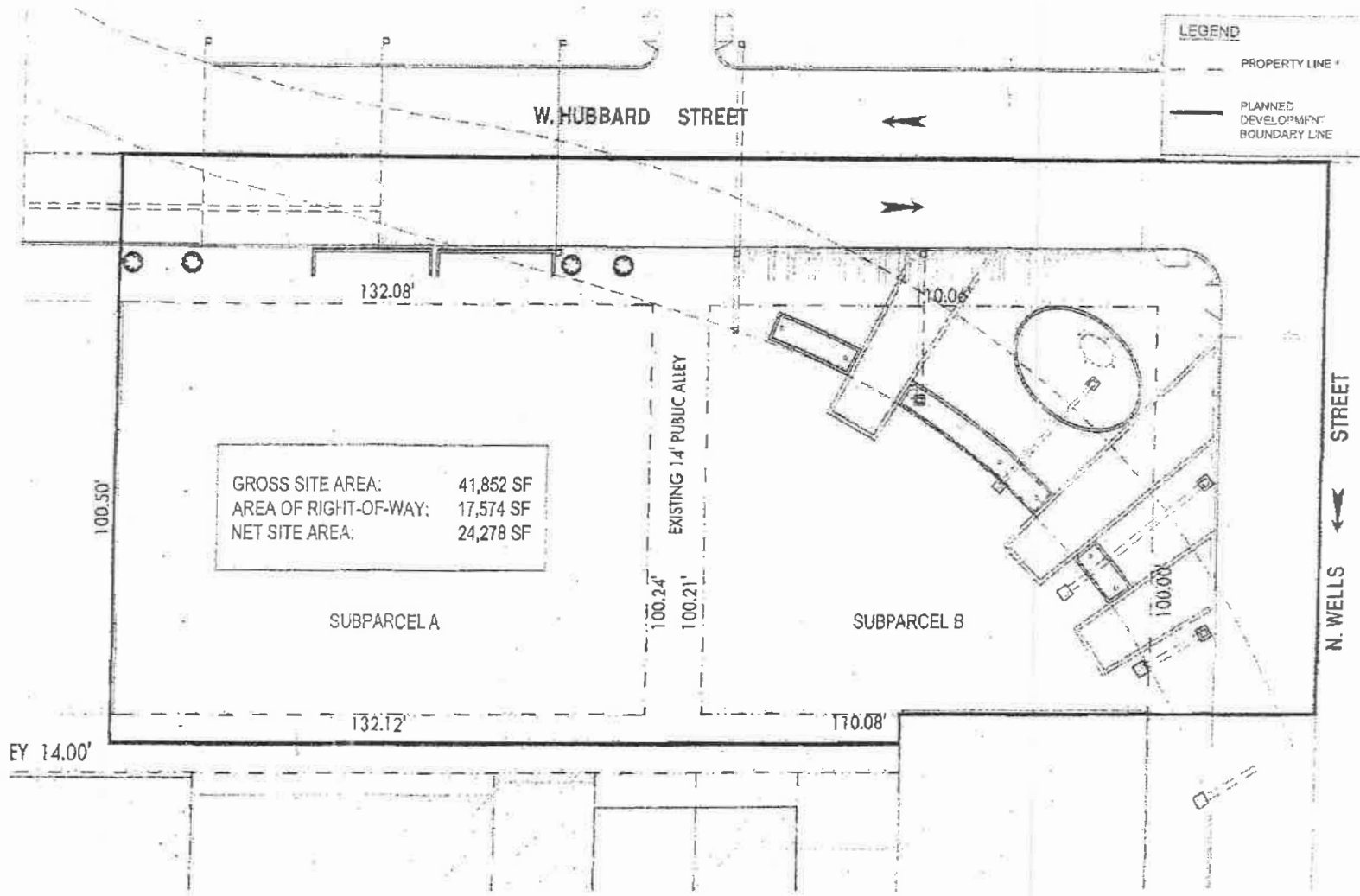
APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

NOT TO SCALE



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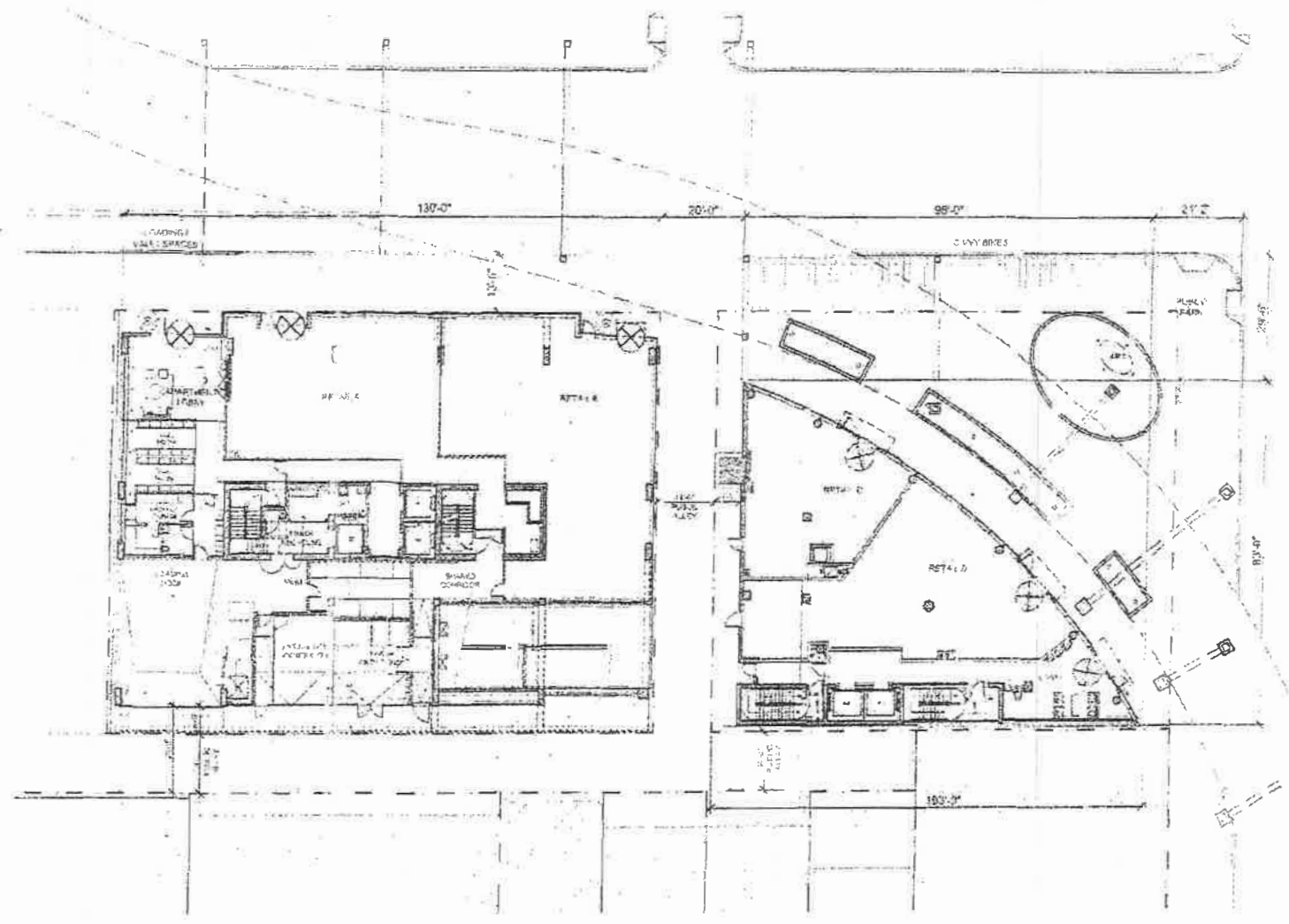




PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

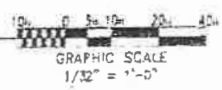
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 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

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**SITE AND GROUND FLOOR PLANS**

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



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**GREEN ROOF LEGEND**

	GREEN ROOFING AREA
---	--------------------

**SUBPARCEL A ROOF AREA ANALYSIS**

GROSS ROOF AREA	..... 12,447 sf
NET ROOF AREA	..... 6,912 sf
GREEN ROOFING AREA	..... 3,476 sf

BUILDING TO BE LEED CERTIFIED

**SUBPARCEL B ROOF AREA ANALYSIS**

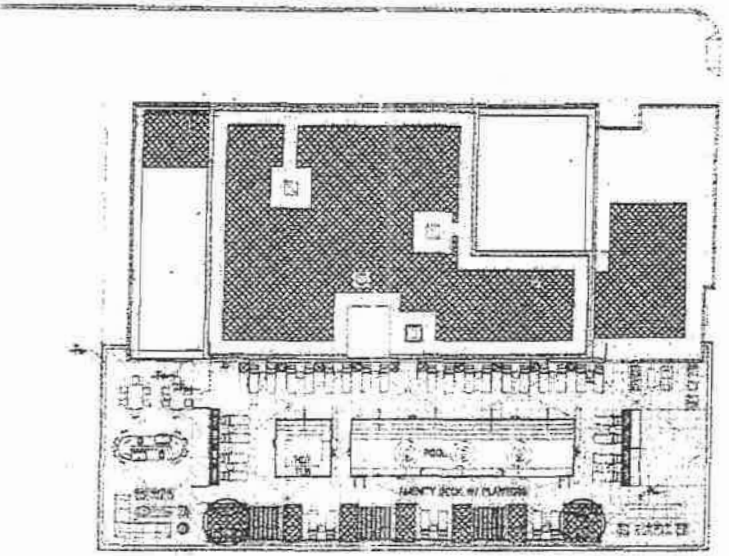
GROSS ROOF AREA	..... 5,516 sf
NET ROOF AREA	..... 3,072 sf
GREEN ROOFING AREA	..... 1,585 sf

BUILDING TO BE LEED CERTIFIED

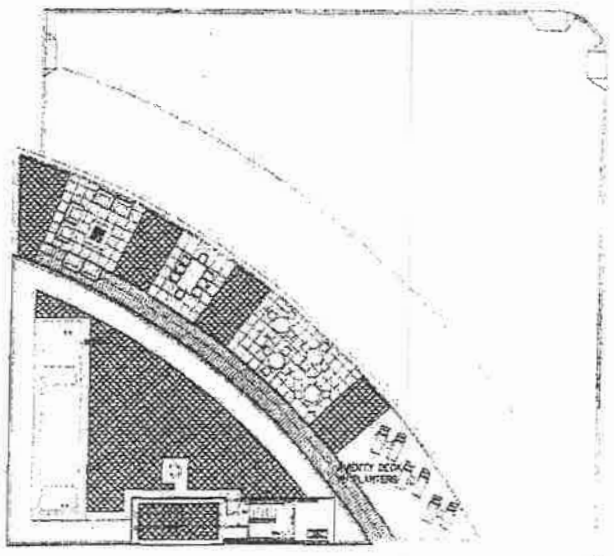
**COMBINED ROOF AREA ANALYSIS**

GROSS ROOF AREA	..... 17,963 sf
TOTAL NET ROOF AREA	..... 9,984 sf
TOTAL GREEN ROOF AREA	..... 5,161 sf

SUBPARCEL A

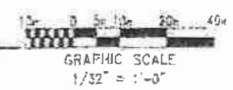


SUBPARCEL B

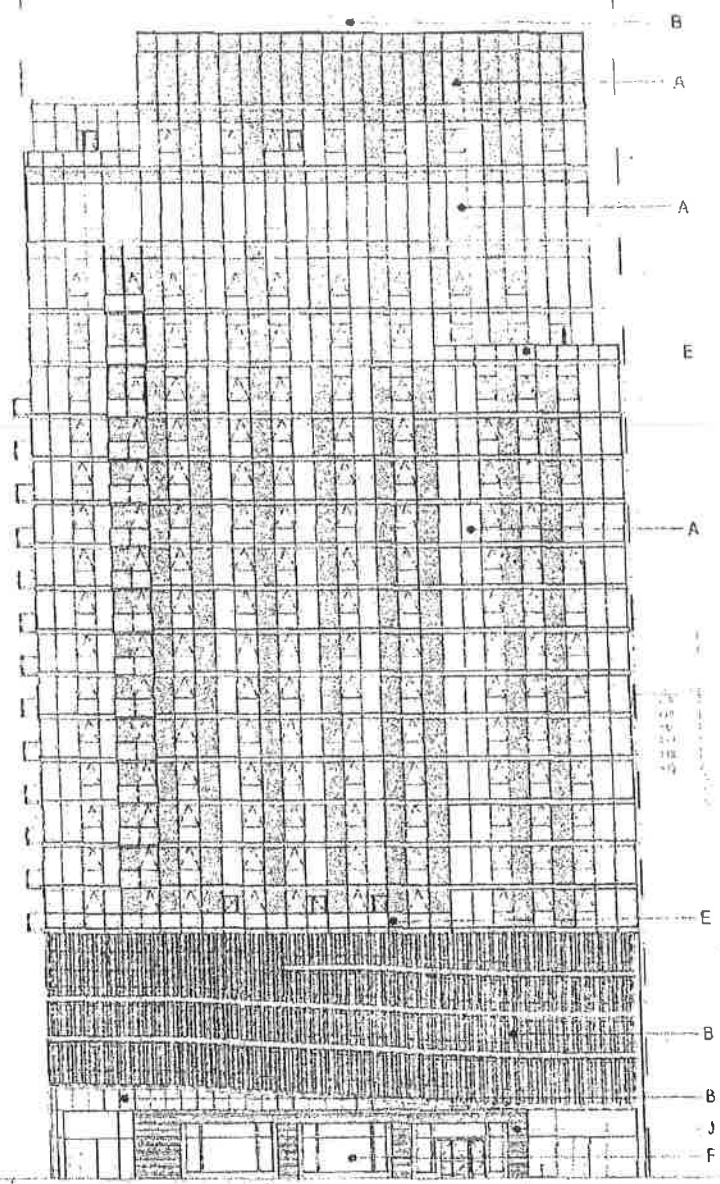


**PROPOSED LANDSCAPE / GREEN ROOF PLAN**

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



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PROPOSED FEATURES

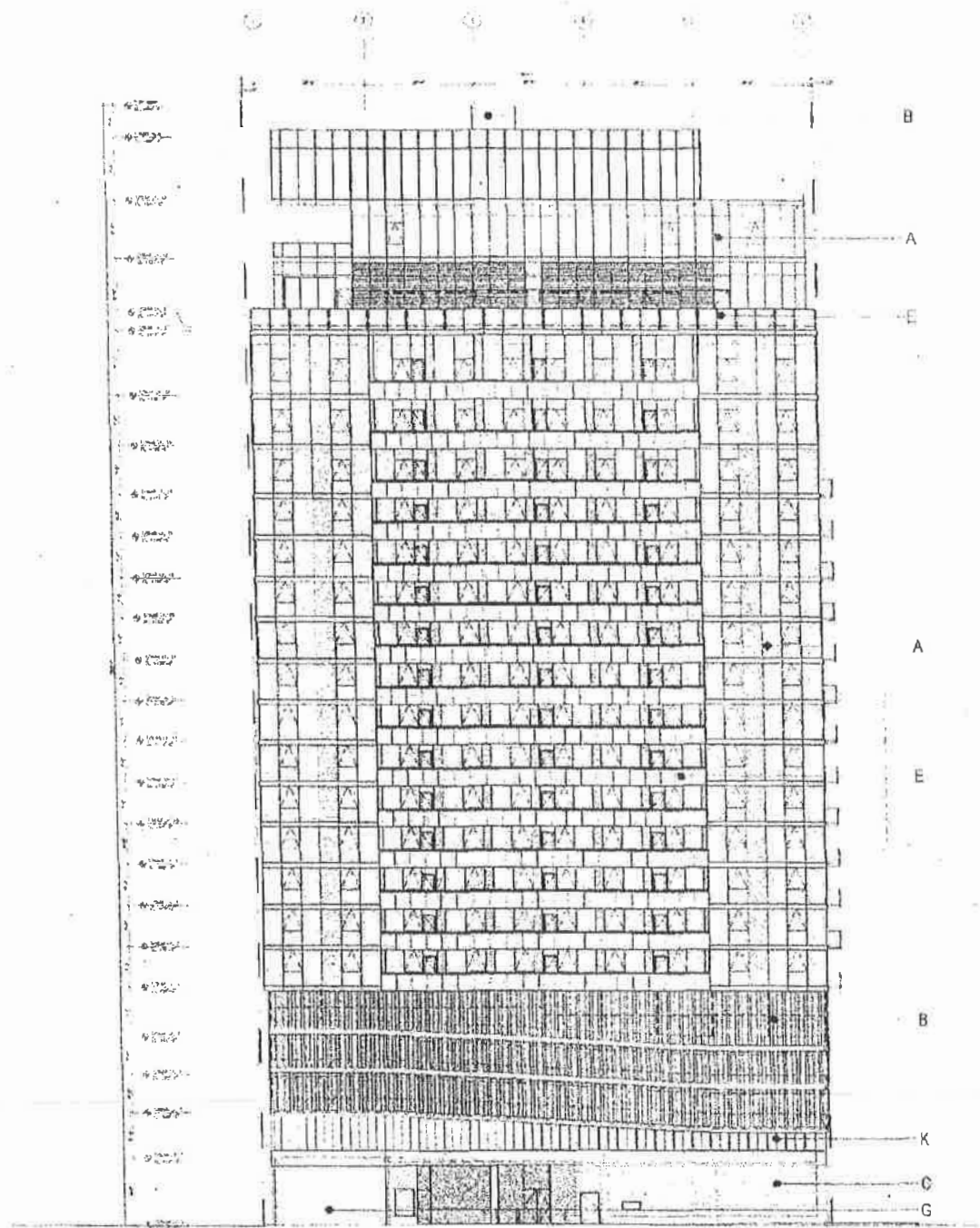
- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARORAIL                   | K... | POLYCARBONATE PANELS      |



SUBAREA A, NORTH ELEVATION  
 APPLICANT: CRP / Centium Hubbard Street Owner, L.L.C.  
 ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

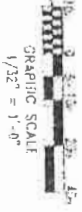
SUBAREA A, SOUTH ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



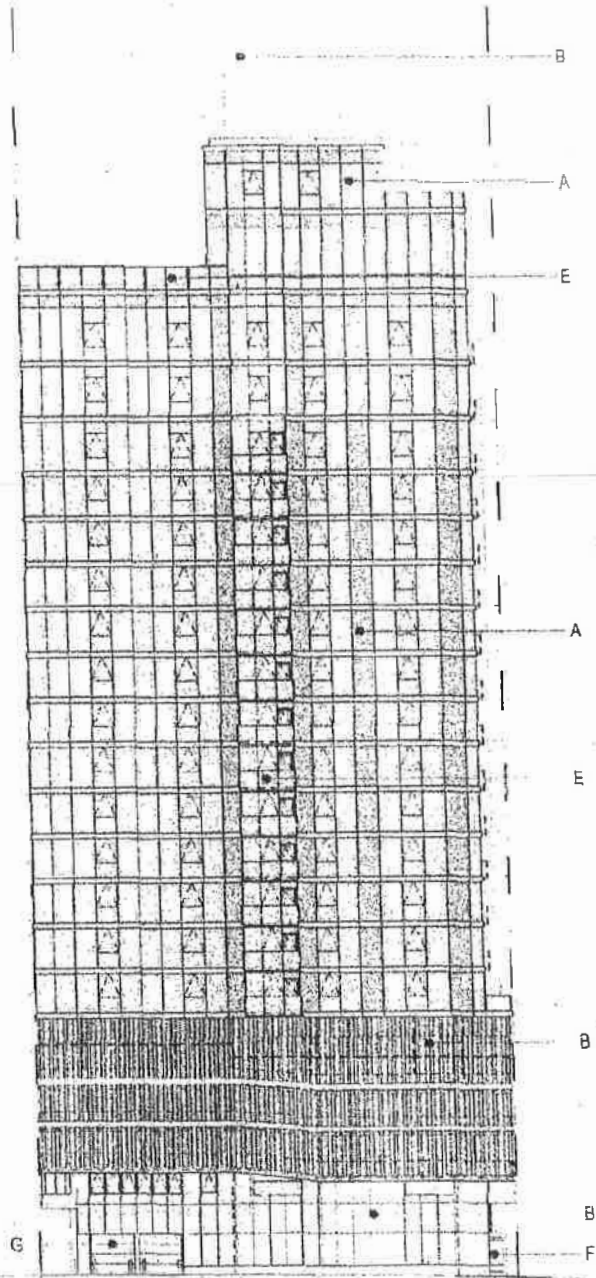
PROPOSED FEATURES

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARDRAIL                   | K... | POLYCARBONATE PANELS      |



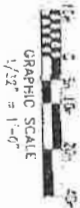
**SUBAREA A, EAST ELEVATION**

APPLICANT: CRP / Centrum Hubbard Street Owner, L.L.C.  
 ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO IL 60654  
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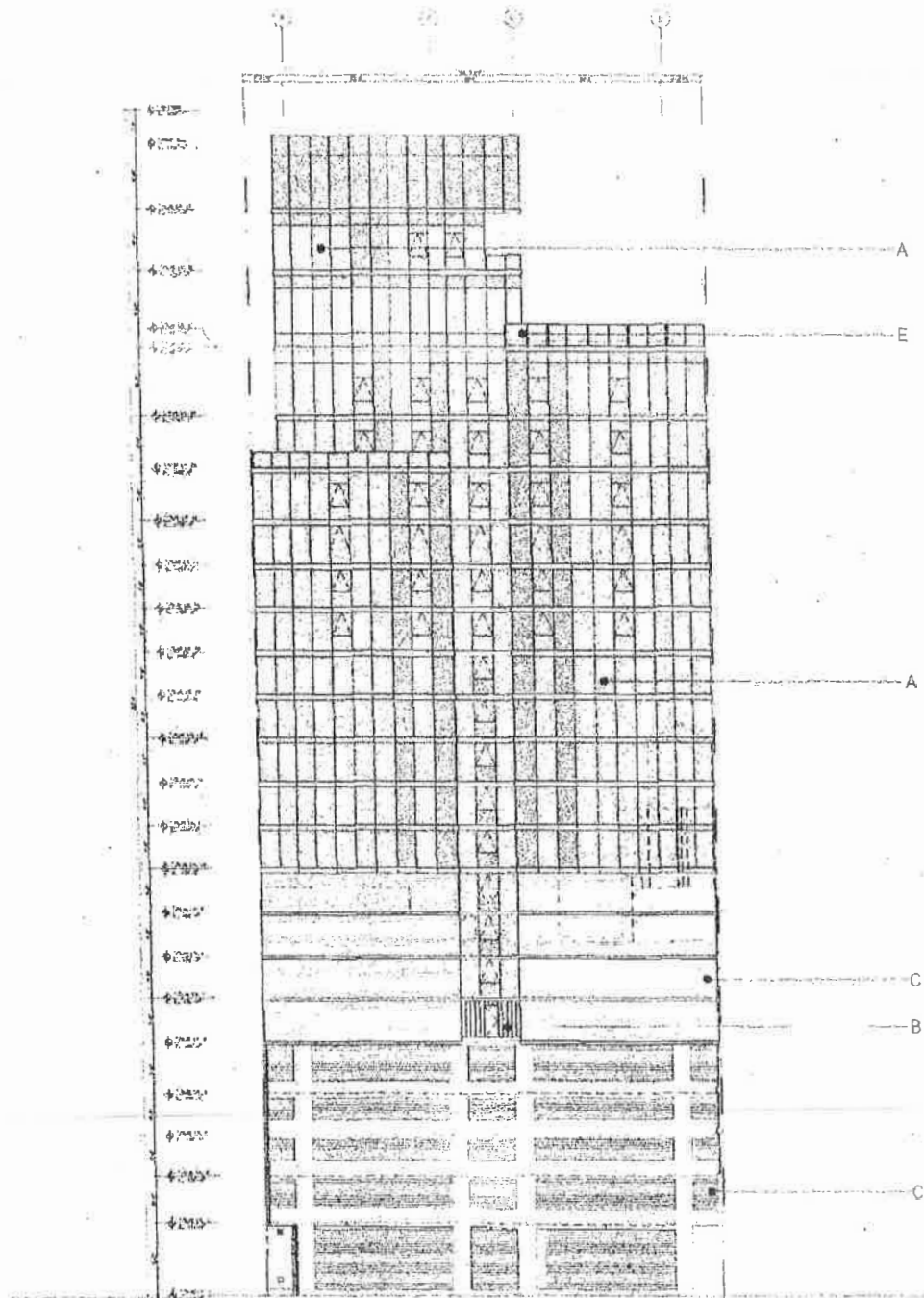
**PROPOSED FEATURES**

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARDRAIL                   | K... | POLYCARBONATE PANELS      |



**SUBAREA A, WEST ELEVATION**

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET, 412-420 N. WELLS STREET, CHICAGO, IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

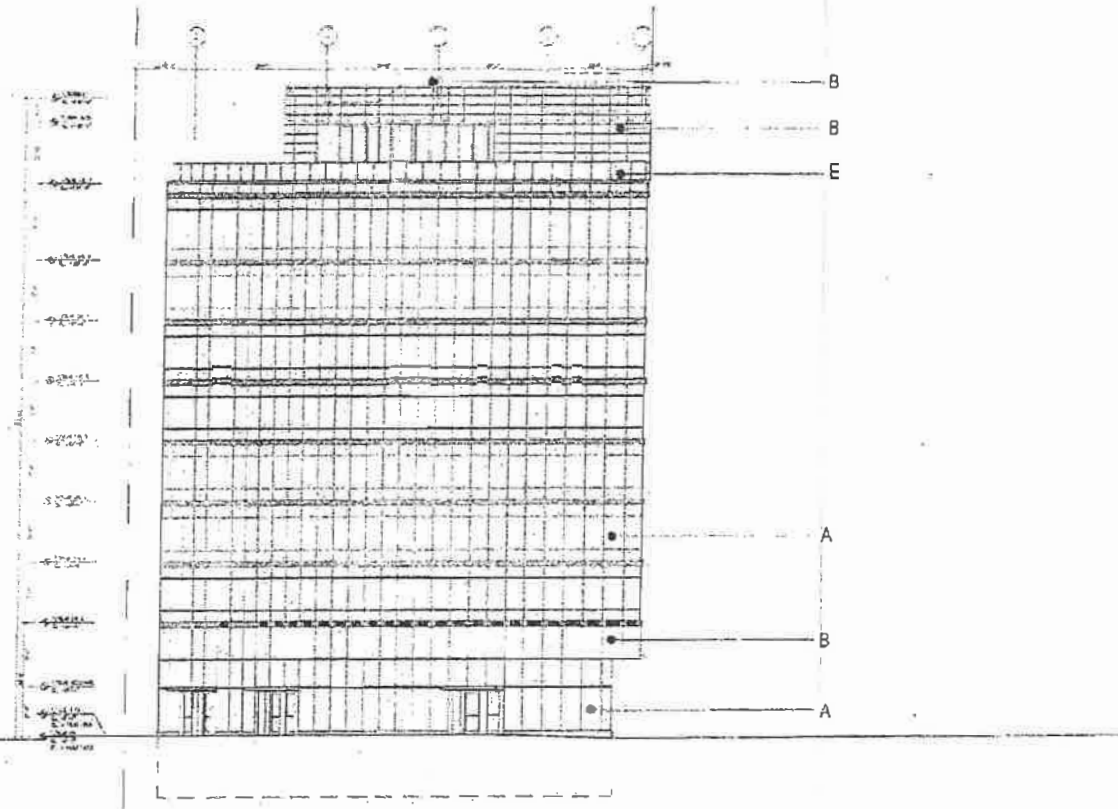


**PROPOSED FEATURES**

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |



FINAL FOR PUBLIC

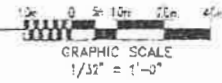


PROPOSED FEATURES

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARDRAIL                   | K... | POLYCARBONATE PANELS      |

SUBAREA B, NORTH ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016

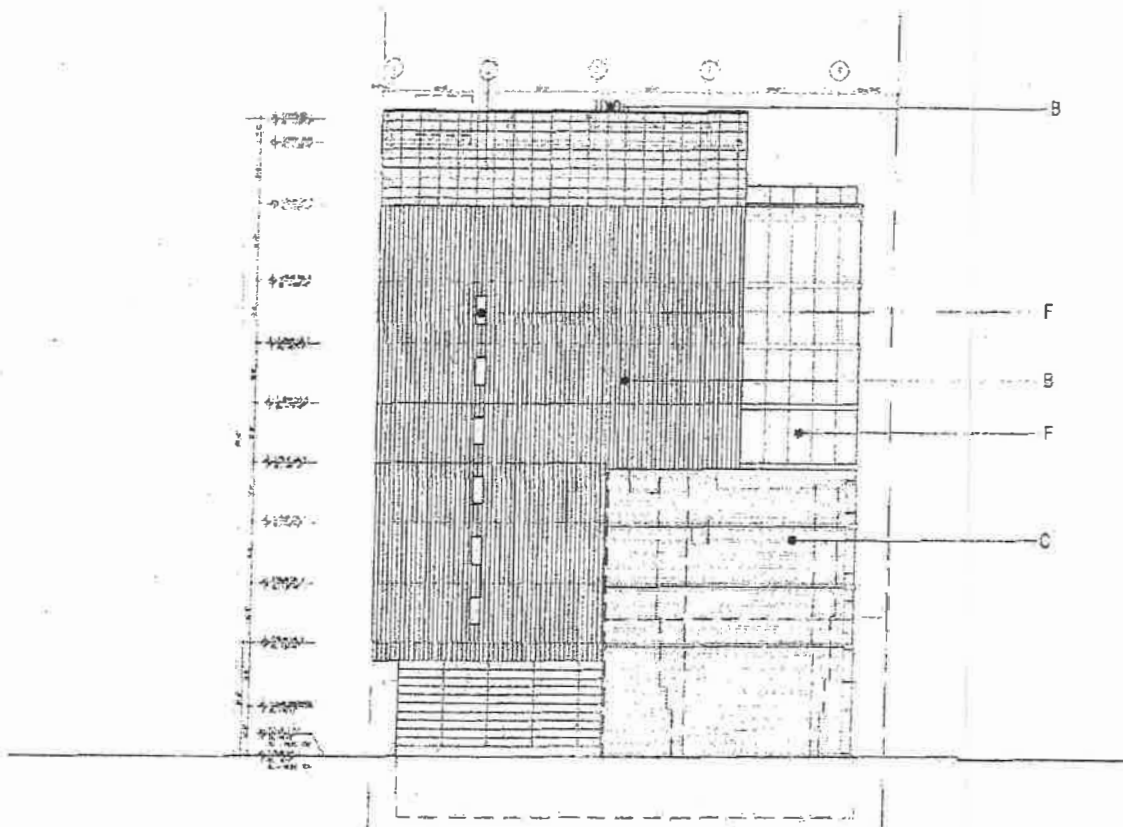


11/16/2016

REPORTS OF COMMITTEES

38309

FINAL FOR PUBLIC

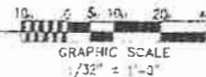


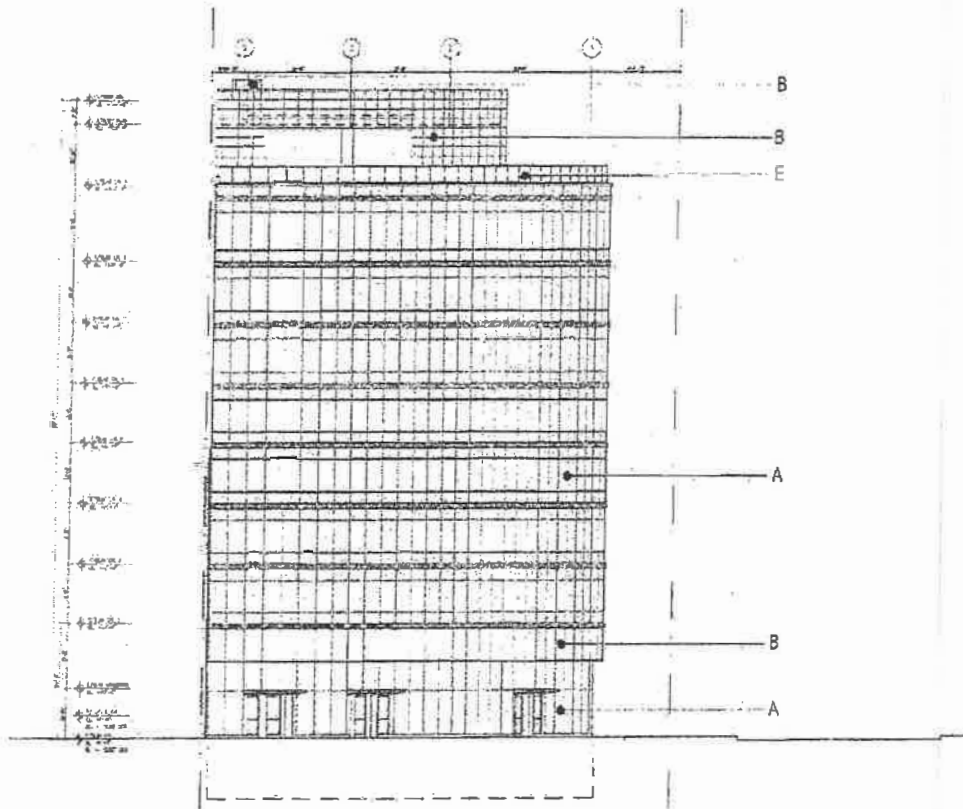
PROPOSED FEATURES

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
| B... | METAL PANEL                       | G... | OVERHEAD METAL DOOR       |
| C... | MASONRY WALL                      | H... | METAL COLUMN COVER        |
| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARDRAIL                   | K... | POLYCARBONATE PANELS      |

SUBAREA B, SOUTH ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



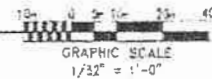


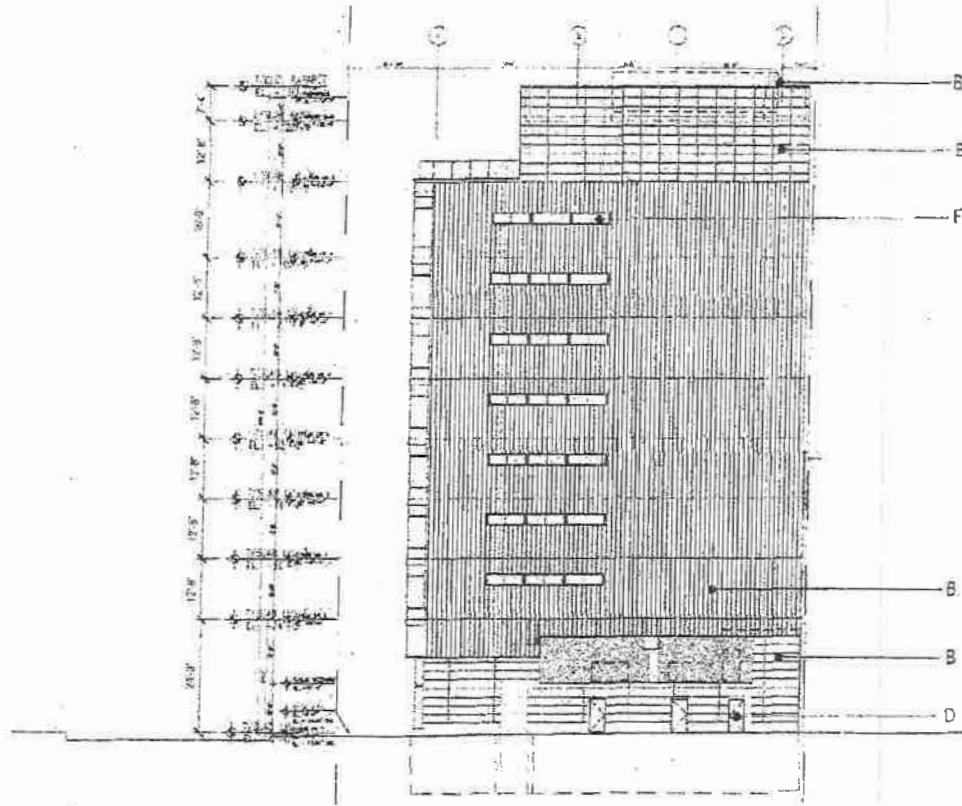
PROPOSED FEATURES

- |  |                                |
|--|--------------------------------|
| A... METAL AND GLASS<br>GLAZING SYSTEM | F... METAL AND GLASS<br>WINDOW |
| B... METAL PANEL                       | G... OVERHEAD METAL DOOR       |
| C... MASONRY WALL                      | H... METAL COLLUMN COVER       |
| D... METAL DOOR                        | J... WOOD                      |
| E... GLASS GUARDRAIL                   | K... POLYCARBONATE PANELS      |

SUBAREA B, EAST ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



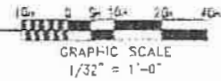


PROPOSED FEATURES

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | F... | METAL AND GLASS<br>WINDOW |
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| D... | METAL DOOR                        | J... | WOOD                      |
| E... | GLASS GUARDRAIL                   | K... | POLYCARBONATE PANELS      |

SUBAREA B, WEST ELEVATION

APPLICANT: CRP / Centrum Hubbard Street Owner, LLC.  
 ADDRESS: 201-223 WEST HUBBARD STREET; 412-420 N. WELLS STREET, CHICAGO IL 60654  
 INTRODUCTION DATE: SEPTEMBER 14, 2016  
 PLAN COMMISSION: OCTOBER 20, 2016



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

*Reclassification Of Area Shown On Map No. 1-F.*  
(As Amended)  
(Application No. 18537)  
(Common Address: 201 -- 223 W. Hubbard St.  
And 412 -- 420 N. Wells St.)

RBPD 128800

[SO2015-6434]

*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 Residential-Business Planned Development Number 1288 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; the public alley next west of and parallel to North Wells Street; the public alley next south of and parallel to West Hubbard Street; and a line 256.14 feet west of and parallel to North Wells Street,

to those of Residential-Business Planned Development Number 1288, as amended.

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

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

*Residential-Business Planned Development No. 1288*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 24,278 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 215 Hubbard LLC is owner as tenant in common of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization of the owner of the remainder of 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 "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 these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates and dated November 19, 2015 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Subarea A Building Elevations (North, South, East and West) and Subarea B Building Elevations (North, South, East and West). 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 thereof, 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 Business Planned Development:

## Subarea A:

dwelling units located above the ground floor; animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and parking.

## Subarea B:

animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and 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 maximum permitted Floor Area Ratio ("FAR") for the Property 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 FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Total FAR:	10.15

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 6,024 square feet.
15. The Applicant acknowledges and agrees that the rezoning of a portion of the Property from the DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District 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 10,621.75 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$1,461,552.80 ("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 Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,169,228, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II Approvals.
- 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 the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map; Site and Ground Floor Plans; Proposed Landscape/Green Roof Plan; and Subareas A and B North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 15850 through 15862 of this *Journal*.]

[Bonus Worksheet referred to in these Plan of Development Statements unavailable at time of printing.]

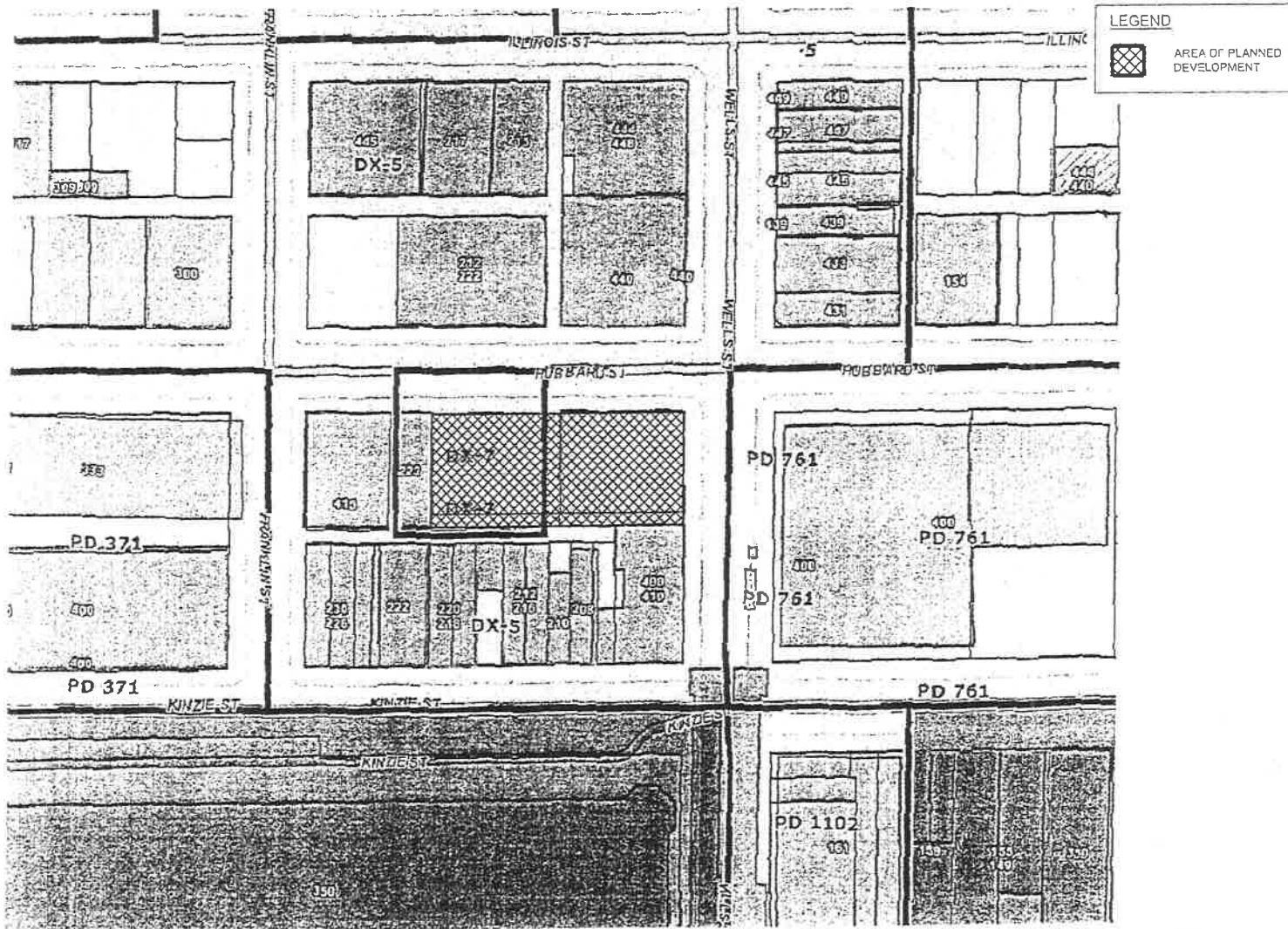
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1288,009*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	41,852 square feet
Area of Public Rights-of-Way (square feet):	17,574 square feet

Net Site Area (square feet):	24,278 square feet
Floor Area Ratio:	
Base FAR:	7.00
Affordable Housing Bonus:	1.75
Transit Infrastructure Bonus:	1.40
Maximum FAR:	10.15
Maximum FAR -- Subarea A:	8.25
Maximum FAR -- Subarea B:	1.90
Maximum Number of Dwelling Units:	195
Minimum Off-Street Parking Spaces:	85
Maximum Off-Street Parking Spaces:	100
Minimum Bicycle Parking Spaces:	50
Minimum Off-Street Loading Spaces:	2
Maximum Building Height:	
Subarea A:	270 feet
Subarea B:	152 feet
Minimum Setbacks:	In substantial conformance with Plans



PLANNED DEVELOPMENT EXISTING ZONING MAP (400' in each direction)

NOT TO SCALE



APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015



**EXISTING LAND USE MAP**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015

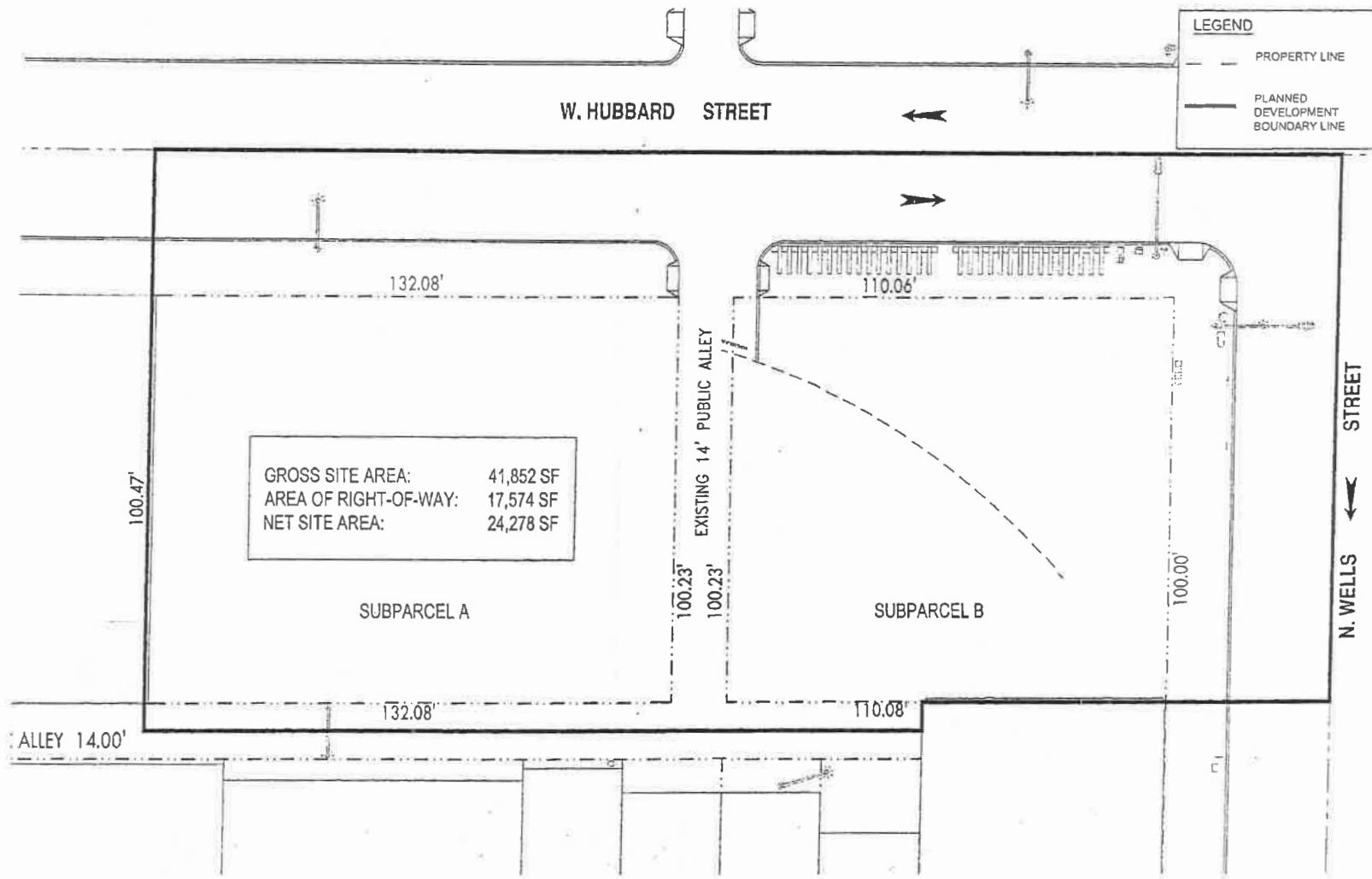
NOT TO SCALE



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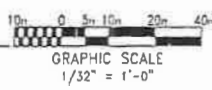
REPORTS OF COMMITTEES

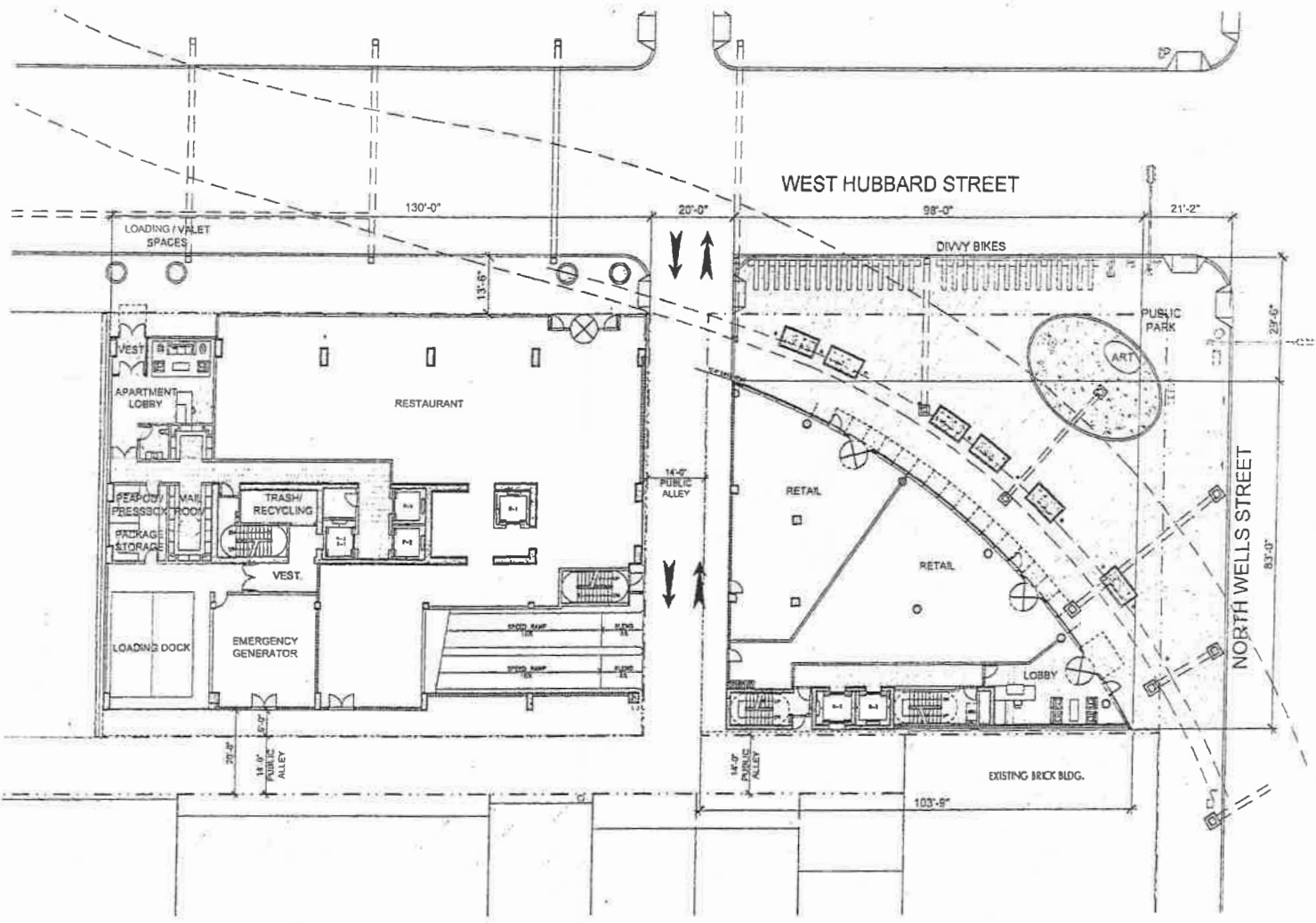
15851



PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP


APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
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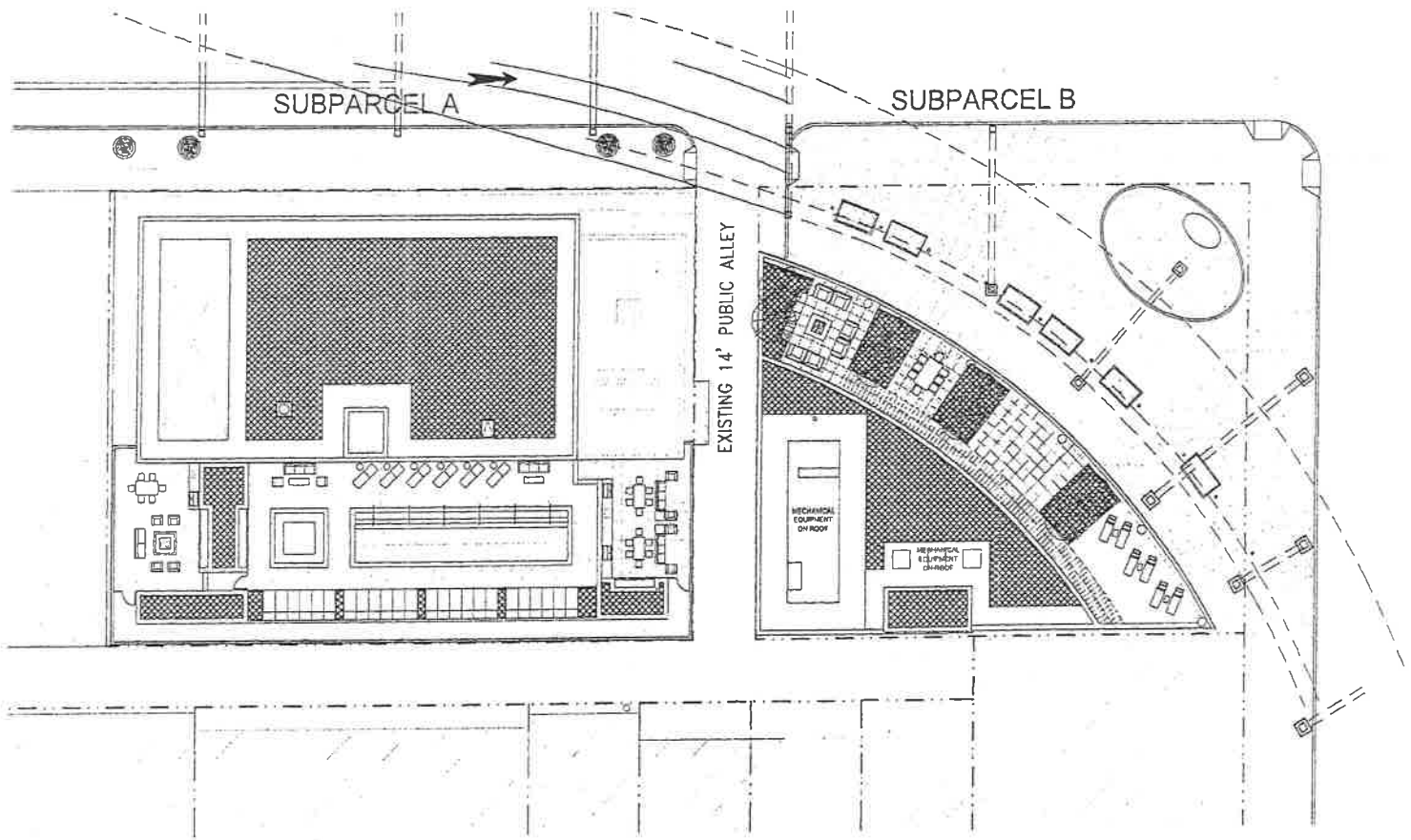




SITE AND GROUND FLOOR PLANS

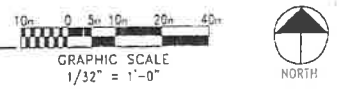
APPLICANT: 215 HUBBARD, LLC  
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<p><b>GREEN ROOF LEGEND</b></p>  <p>GREEN ROOFING AREA</p>	<p><b>SUBPARCEL A ROOF AREA ANALYSIS</b></p> <p>GREEN ROOFING AREA ... 3,106 sf (50%)          NET ROOF AREA ..... 6,211 sf</p> <p><b>BUILDING TO BE LEED CERTIFIED</b></p>	<p><b>SUBPARCEL B ROOF AREA ANALYSIS</b></p> <p>GREEN ROOFING AREA ... 1,322 sf (50%)          NET ROOF AREA ..... 2,643 sf</p> <p><b>BUILDING TO BE LEED CERTIFIED</b></p>	<p><b>COMBINED ROOF AREA ANALYSIS</b></p> <p>TOTAL GREEN ROOF AREA ..... 4,428 sf (50%)          TOTAL NET ROOF AREA ..... 8,854 sf</p>
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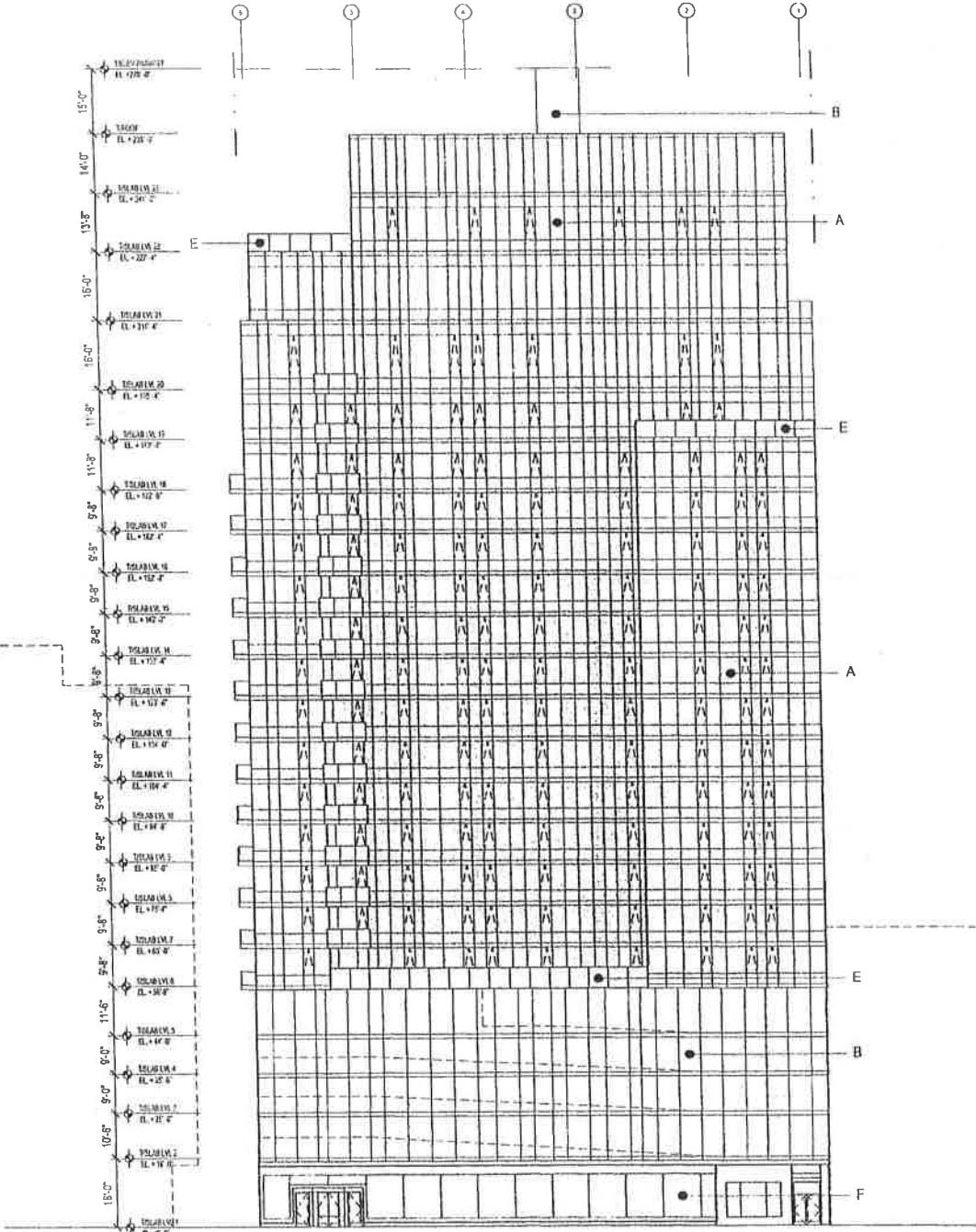
**PROPOSED LANDSCAPE / GREEN ROOF PLAN**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
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**SUBAREA A, NORTH ELEVATION**

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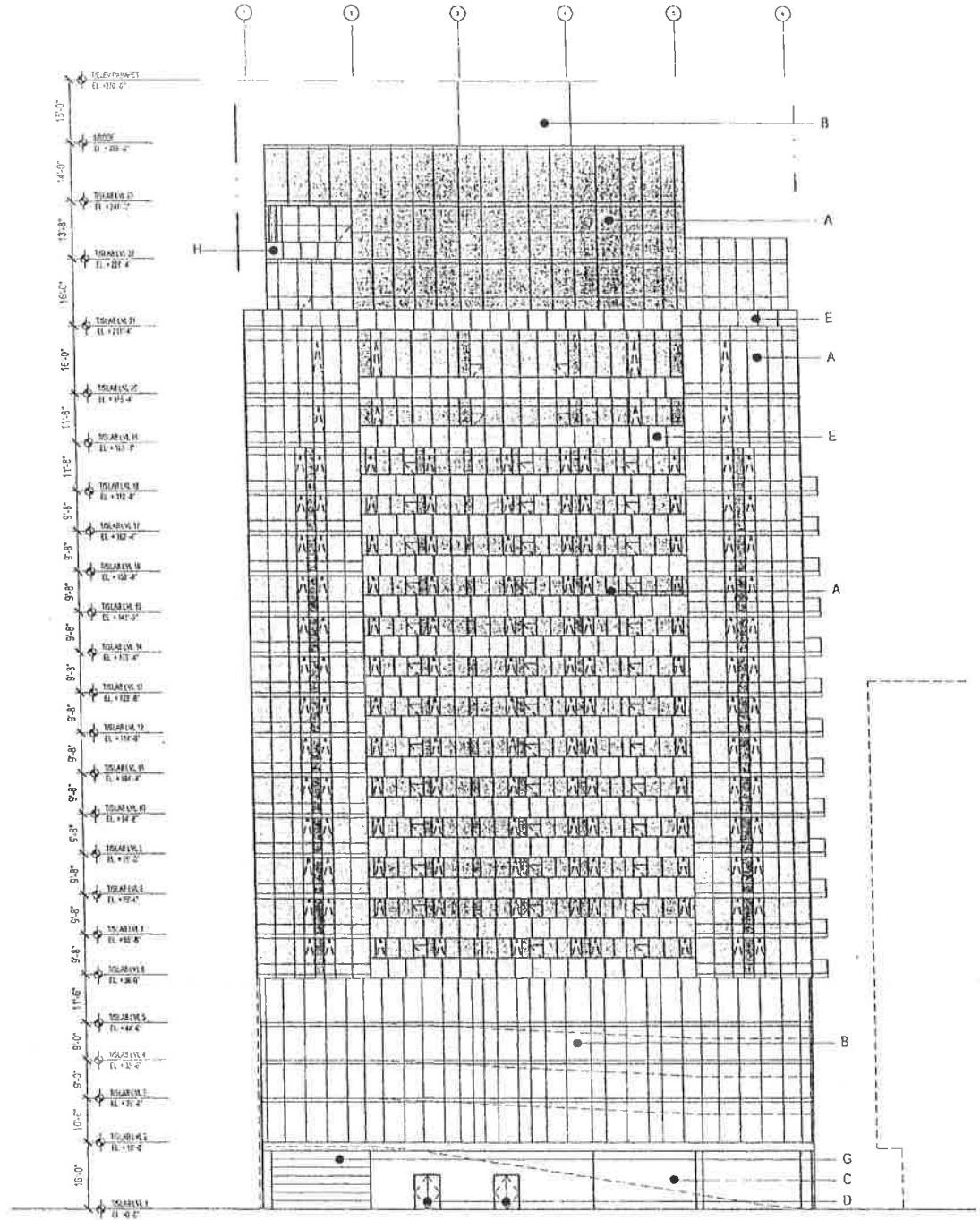


**PROPOSED FEATURES**

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
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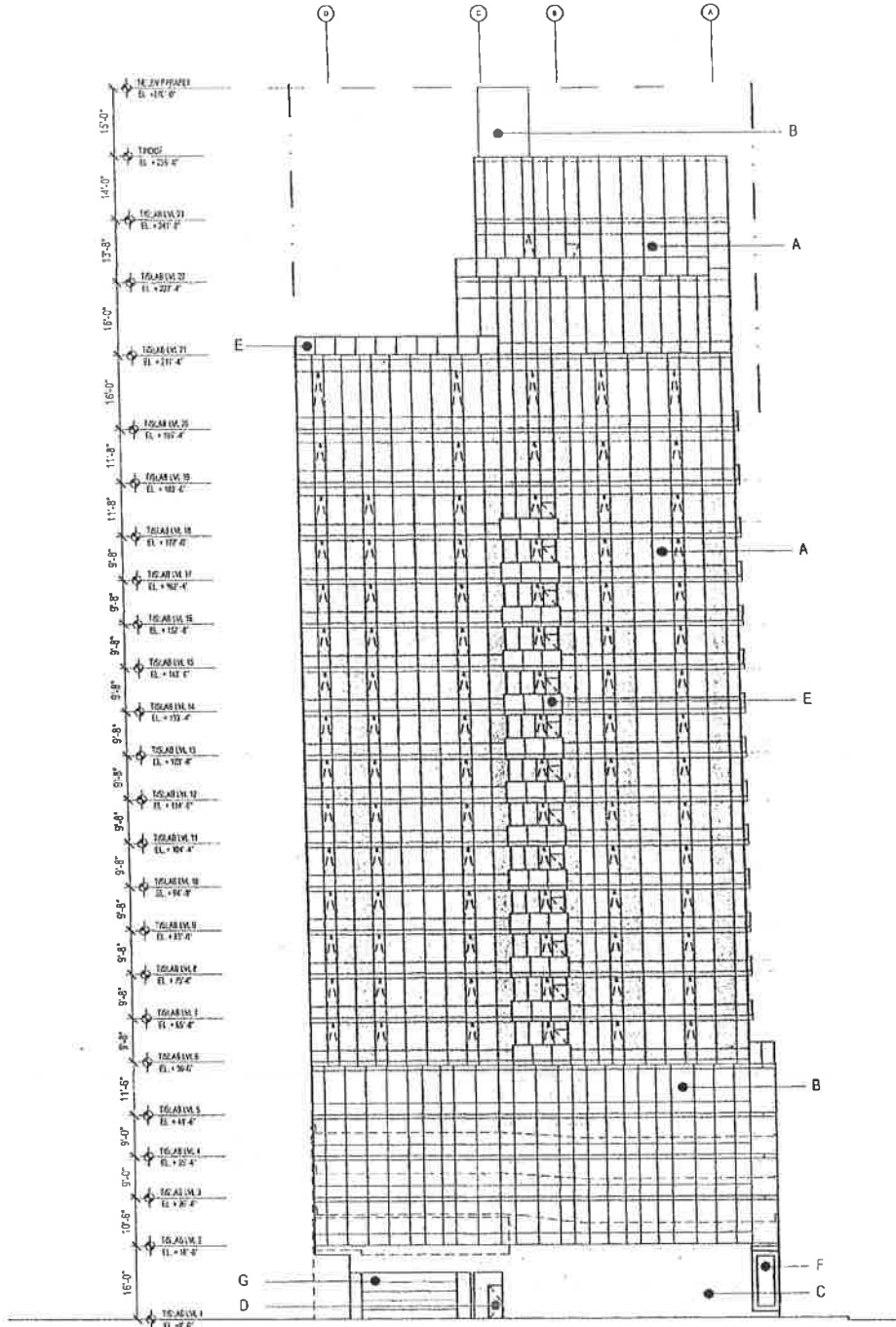
**SUBAREA A, SOUTH ELEVATION**

APPLICANT: 215 HUBBARD, LLC  
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- PROPOSED FEATURES**
- A... METAL AND GLASS GLAZING SYSTEM
  - B... METAL PANEL
  - C... MASONRY WALL
  - D... METAL DOOR
  - E... GLASS GUARDRAIL
  - F... METAL AND GLASS WINDOW
  - G... OVER HEAD METAL DOOR
  - H... METAL COLUMN COVER

**SUBAREA A, EAST ELEVATION**  
 APPLICANT: 215 HUBBARD, LLC  
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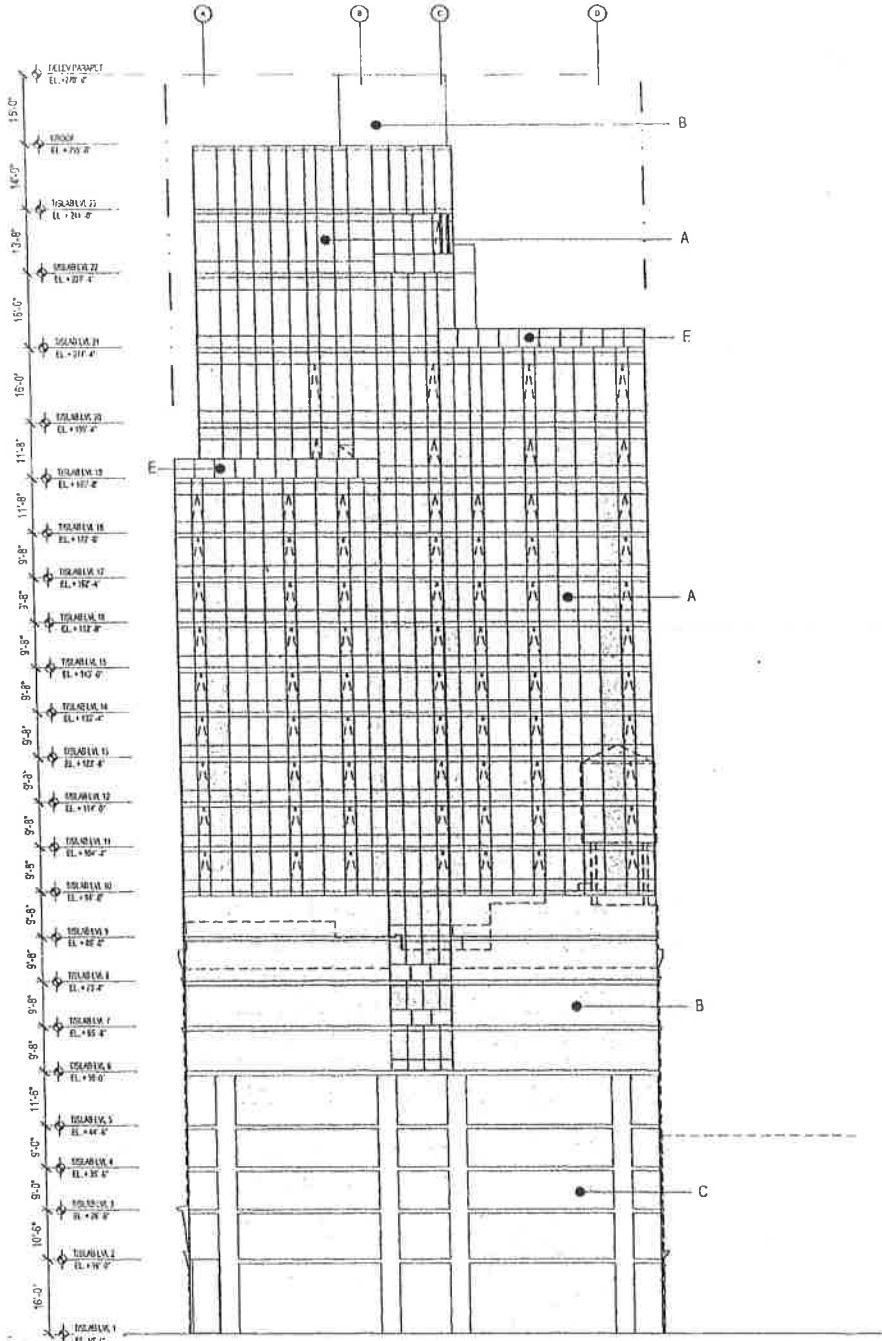
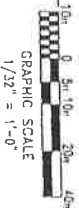


**PROPOSED FEATURES**

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|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | E... | GLASS GUARDRAIL           |
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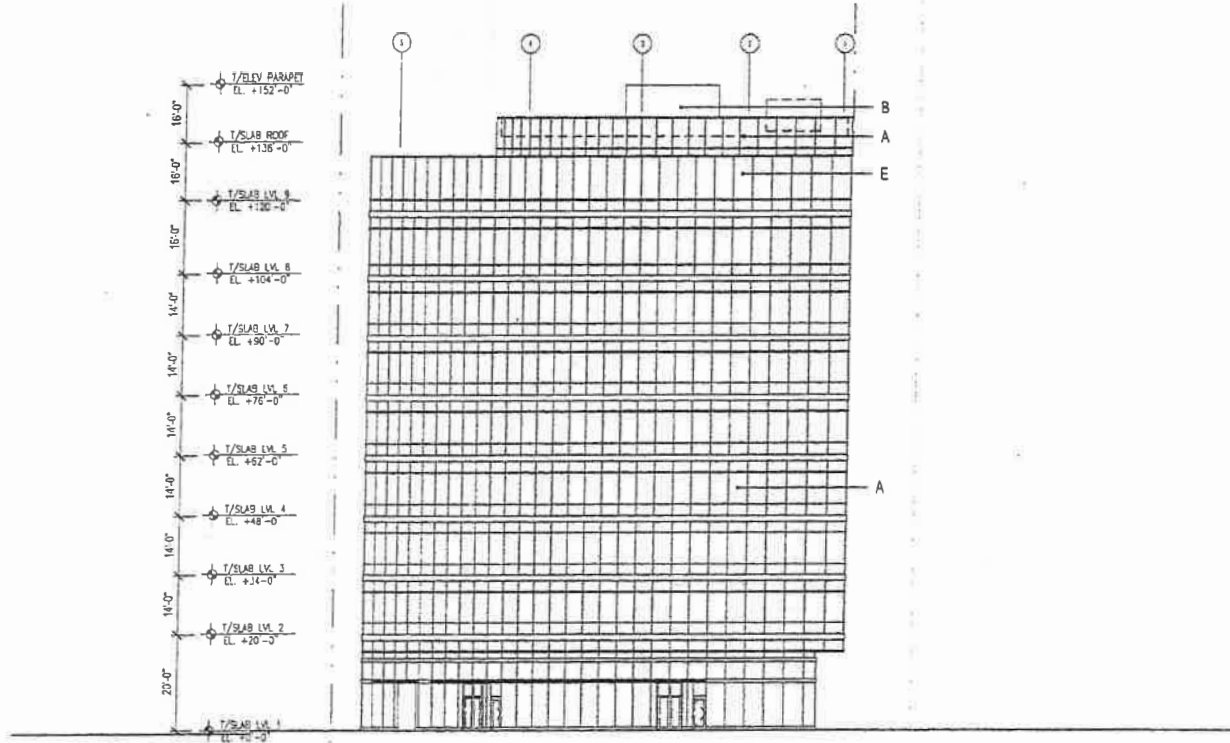
# SUBAREA A, WEST ELEVATION

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### PROPOSED FEATURES

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
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| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |

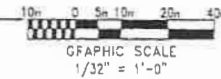


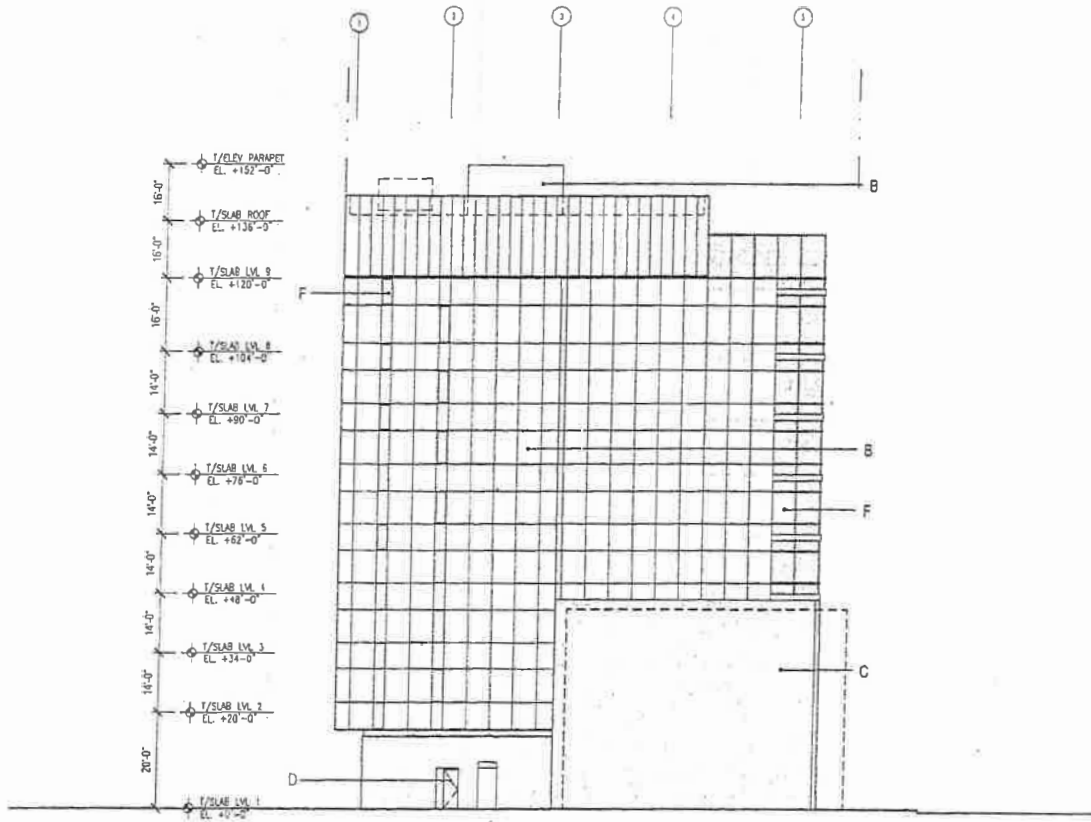
**PROPOSED FEATURES**

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |

**SUBAREA B, NORTH ELEVATION**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015



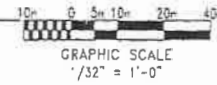


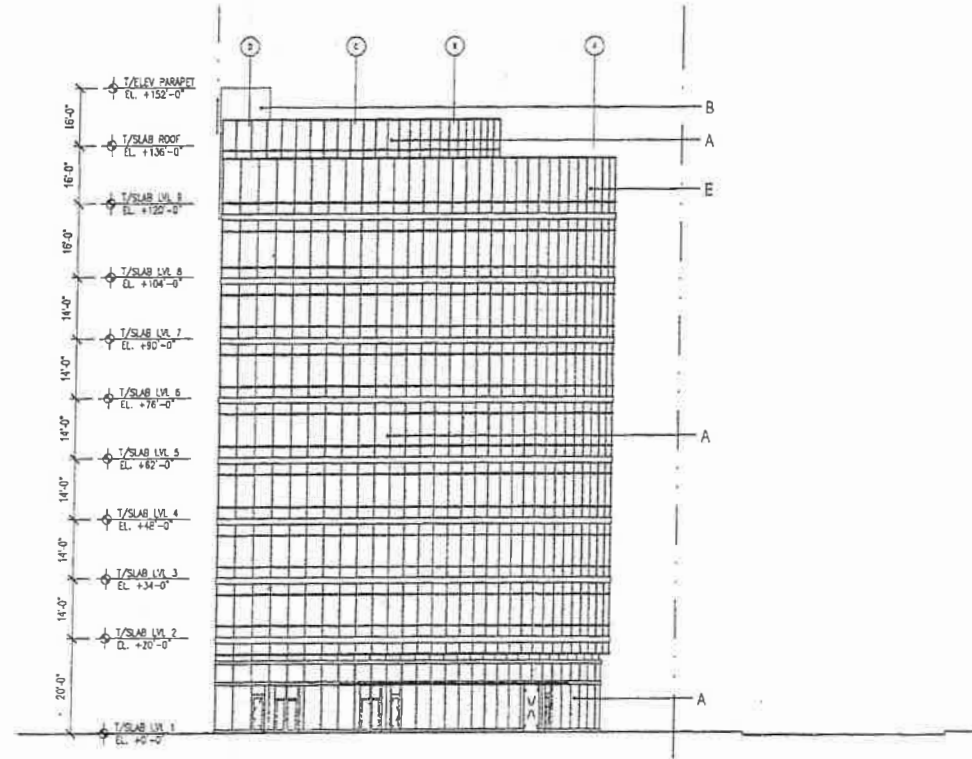
PROPOSED FEATURES

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |

SUBAREA B, SOUTH ELEVATION

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015



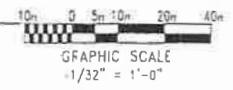


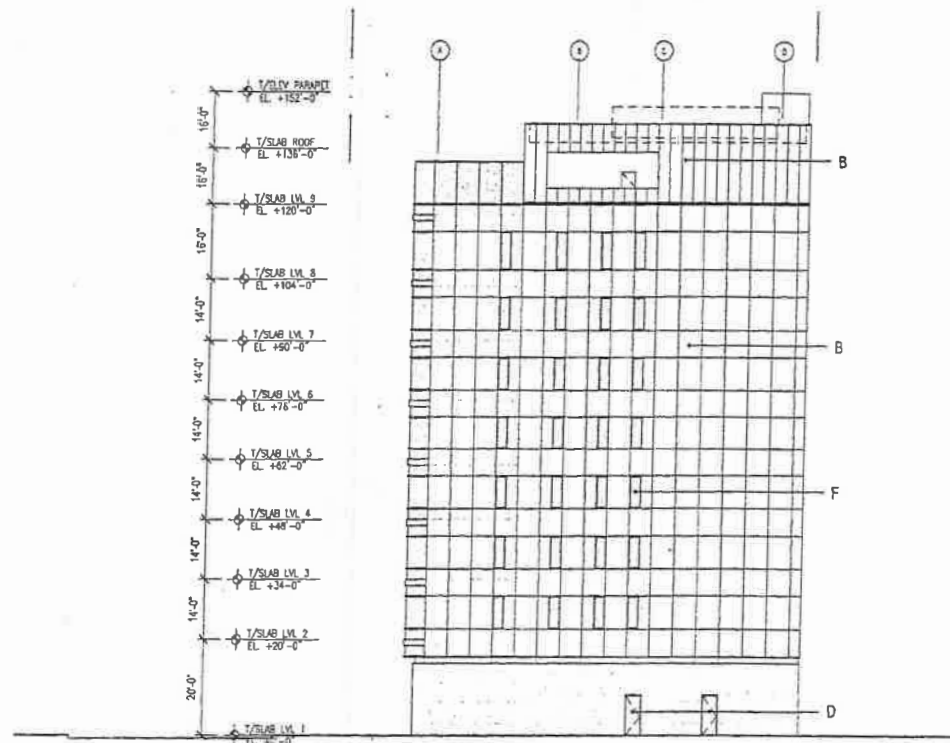
PROPOSED FEATURES

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | E... | GLASS GUARDRAIL           |
| B... | METAL PANEL                       | F... | METAL AND GLASS<br>WINDOW |
| C... | MASONRY WALL                      | G... | OVERHEAD METAL DOOR       |
| D... | METAL DOOR                        | H... | METAL COLUMN COVER        |

**SUBAREA B, EAST ELEVATION**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015



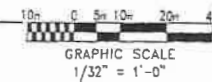


PROPOSED FEATURES

- |      |                                |      |                        |
|------|--------------------------------|------|------------------------|
| A... | METAL AND GLASS GLAZING SYSTEM | E... | GLASS GUARDRAIL        |
| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
| C... | MASONRY WALL                   | G... | OVERHEAD METAL DOOR    |
| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |

**SUBAREA B, WEST ELEVATION**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: SEPTEMBER 24, 2015  
 PLANNING COMMISSION: NOVEMBER 19, 2015



with a 2-story building containing an existing tavern; that on July 12, 1990, the City Council passed an ordinance requiring an exception for the approval of the change of license of an existing tavern located in a residence district; that the existing tavern is to be operated under a new license; that the majority of the tavern patrons come from the local neighborhood and that the continued operation of the tavern at this location is necessary for the public convenience; that the applicant, as the new licensee, proposes to operate the tavern in such a manner to insure that the public health, safety and welfare will be adequately protected; and that the continued operation of the existing tavern will not cause substantial injury to the value of other property in the neighborhood; now, therefore,

*Be It Resolved*, That the application for an Administrative Adjustment is approved for the change of licensee and continued operation of an existing tavern in a 2-story building, on premises at 13359 South Avenue M, and that all applicable ordinances of the City of Chicago shall be complied with before a license is issued; and

*Be It Further Resolved*, That the granting of this Administrative Adjustment shall run only with the applicant, A & G Lounge, Inc., Mr. Robert V. Lund the sole shareholder, president and secretary, and the new business name will be Uncle Bobby's, as licensee, and that a change of license shall terminate the Administrative Adjustment granted herein; and

*Be It Further Resolved*, That the tavern in the subject building is, and shall continue to be, subject to all applicable provisions of Article 6 of the Zoning Ordinance.

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 1-F.

(As Amended)

(Application No. 18357)

(Common Address: 201 -- 223 W. Hubbard St. And 412 -- 420 N. Wells St.)

[SO2015-2625]

(Committee Meeting Held On June 25, 2015)

RBPD1288

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

CHICAGO, July 29, 2015.

*To the President and Members of the City Council:*

Presenting a series of reports for your Committee on Zoning, Landmarks and Building Standards which held a meeting on June 25, 2015, the following items were passed by a majority of the members present:

Page 1 contains a Mayoral ordinance regarding urban farm accessory composting operations. Page 1 also contains one text amendment in regards to sports and recreation participants within certain zoning districts.

Pages 1 through 5 of the committee report contain various map amendments.

Pages 5 and 6 of the committee report contain applications for business identification signs, one landmark designation, one order for demolition of a historical landmark building and one zoning exception.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
*Chairman.*

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

*Yeas* -- Aldermen Moreno, Hopkins, Dowell, Burns, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Zalewski, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 47.

*Nays* -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

*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-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; and a line 124.06 feet west of and parallel to North Wells Street,

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

SECTION 2. 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:

West Hubbard Street; North Wells Street; a line 100 feet south of and parallel to West Hubbard Street; the public alley next south of and parallel to West Hubbard Street; and a line 256.14 feet west of and parallel to North Wells Street,

to those of a Residential-Business Planned Development.

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

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

*Residential-Business Planned Development No. 1288*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number TBD ("Planned Development"), consists of approximately 24,278 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 215 Hubbard LLC is owner as tenant in common of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization of the owner of the remainder of 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 "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 these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Associates and dated \_\_\_\_\_ (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan; Subarea A Building Elevations (North, South, East and West) and Subarea B Building Elevations (North, South, East and West). 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 thereof, 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 Business Planned Development:
  - Subarea A: Dwelling units located above the ground floor; animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive-throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and parking.
  - Subarea B: Animal services (excluding overnight kennels or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive-throughs); food and beverage retail sales (excluding liquor stores and grocery stores); office; personal service; general retail sales; and related, incidental and accessory uses and 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 maximum permitted Floor Area Ratio ("FAR") for the Property 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 FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 24,278 square feet and a base FAR of 7.0, and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Total FAR:	10.15

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 6,024 square feet.
15. The Applicant acknowledges and agrees that the rezoning of a portion of the Property from the DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District 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 10,621.75 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$1,461,552.80 ("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 Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,169,228, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Applicant must provide evidence that such cash contribution has been paid by the Applicant as a condition to issuance of any Part II Approvals.
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 the DX-7 Downtown Mixed-Use District.

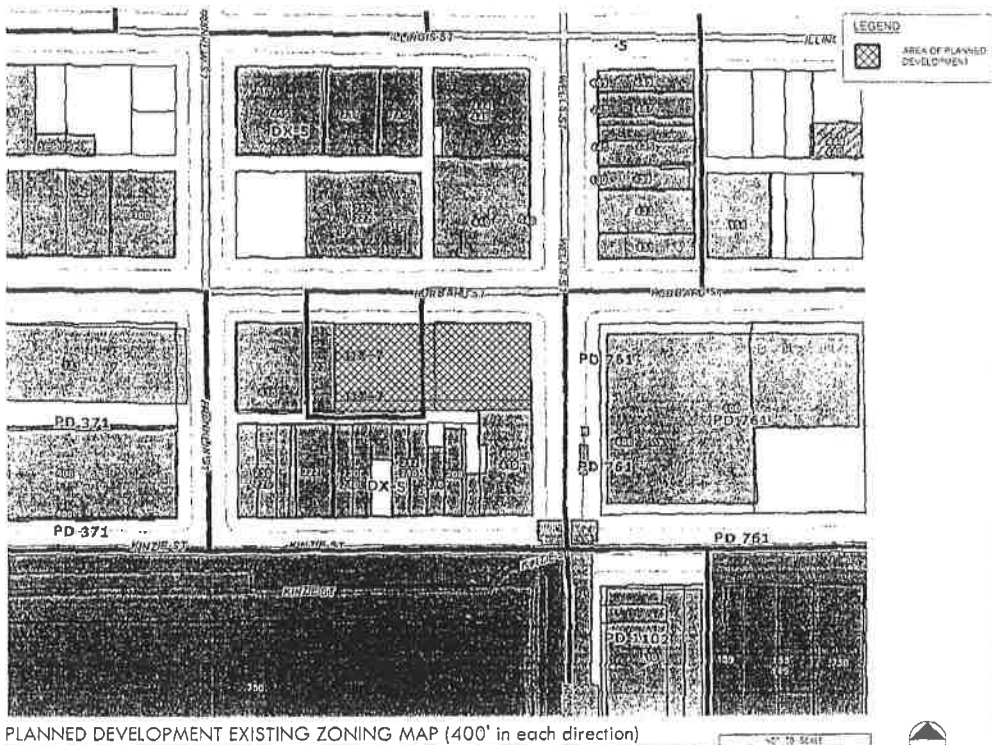
[Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map; Site and Ground Plans; Proposed Landscape/Green Roof Plan; Subareas A and B Building Elevations; and Worksheet: FAR Bonus Calculation referred to in these Plan of Development Statements printed on pages 4134 through 4148 of this *Journal*.]

Bulk Regulation and Date Table referred to these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1288*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	41,852 square feet
Area of Public Rights-of-Way (square feet):	17,574 square feet
Net Site Area (square feet):	24,278 square feet
Floor Area Ratio:	
Base FAR:	7.00
Affordable Housing Bonus:	1.75
Transit Infrastructure Bonus:	1.40
Maximum FAR:	10.15
Maximum FAR -- Subarea A:	8.25
Maximum FAR -- Subarea B:	1.90
Maximum Number of Dwelling Units:	180
Minimum Off-Street Parking Spaces:	85
Maximum Off-Street Parking Spaces:	100
Minimum Bicycle Parking Spaces:	50
Minimum Off-Street Loading Spaces:	2
Maximum Building Height:	
Subarea A:	270 feet
Subarea B:	152 feet
Minimum Setbacks:	In substantial conformance with Plans



PLANNED DEVELOPMENT EXISTING ZONING MAP (400' in each direction)

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
 PLANNING COMMISSION: JUNE 18, 2015

FINAL PLAN SUBMITTIVE



**EXISTING LAND USE MAP**

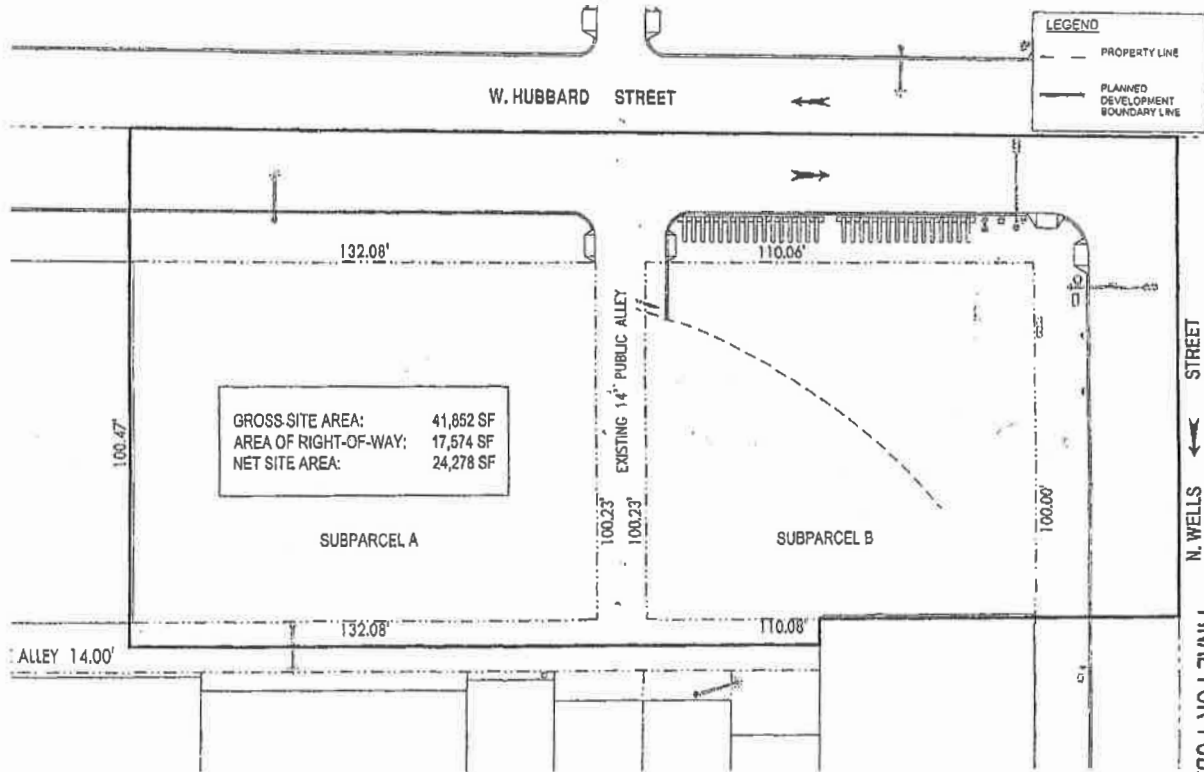
APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
 PLANNING COMMISSION: JUNE 18, 2015

7/29/2015

REPORTS OF COMMITTEES

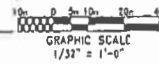
FINAL FOR PUBLICATION

4135



PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
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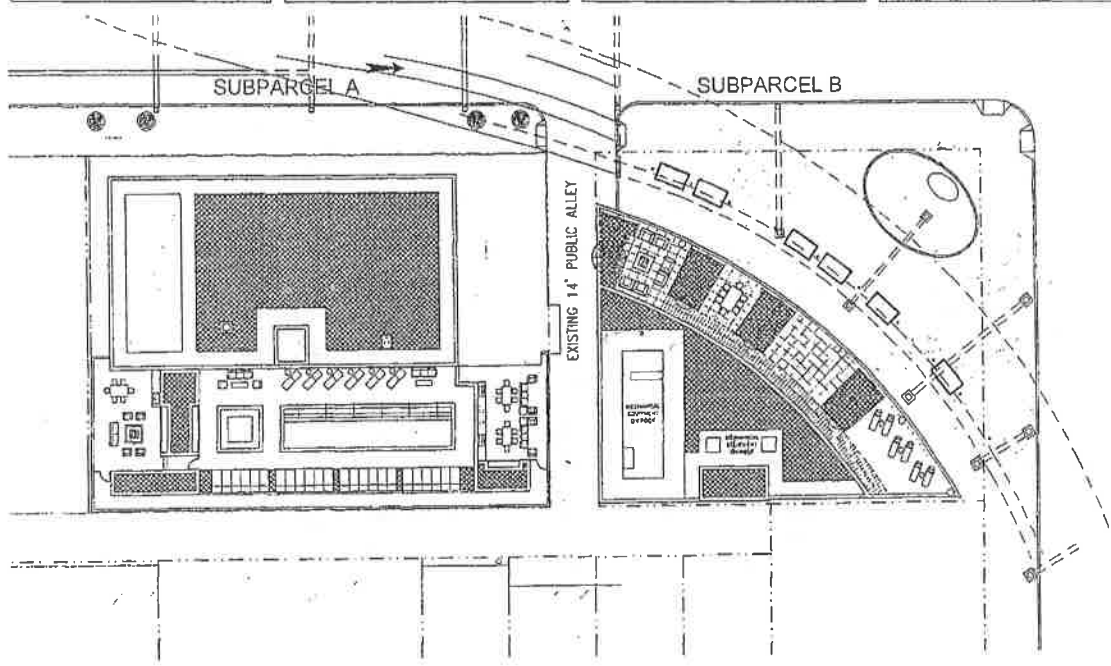
STREETS  
N. WELLS ST.

FINAL FOR PUBLICATION

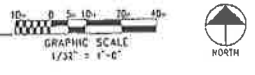


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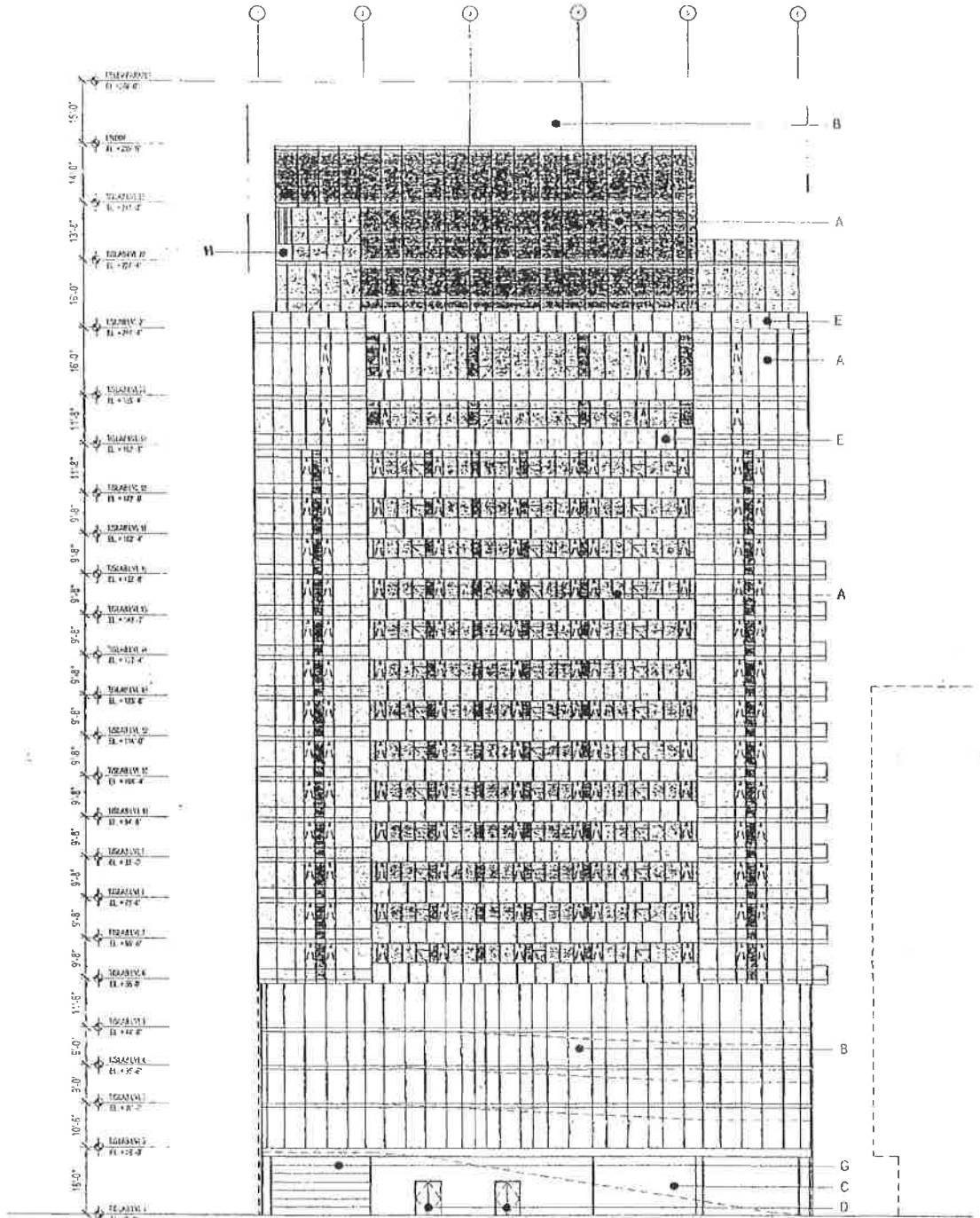
<p><b>GREEN ROOF LEGEND</b></p> <p> GREEN ROOFING AREA</p>	<p><b>SUBPARCEL A ROOF AREA ANALYSIS</b></p> <p>GREEN ROOFING AREA ... 3,106 sf (60%)        NET ROOF AREA ... 5,211 sf</p> <p><b>BUILDING TO BE LEED CERTIFIED</b></p>	<p><b>SUBPARCEL B ROOF AREA ANALYSIS</b></p> <p>GREEN ROOFING AREA ... 1,322 sf (50%)        NET ROOF AREA ... 2,643 sf</p> <p><b>BUILDING TO BE LEED CERTIFIED</b></p>	<p><b>COMBINED ROOF AREA ANALYSIS</b></p> <p>TOTAL GREEN ROOF AREA ... 4,428 sf (50%)        TOTAL NET ROOF AREA ... 8,854 sf</p>
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**PROPOSED LANDSCAPE / GREEN ROOF PLAN**  
 APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
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SUBAREA A, SOUTH ELEVATION  
 APPLICANT: 215 HUBBARD, LLC  
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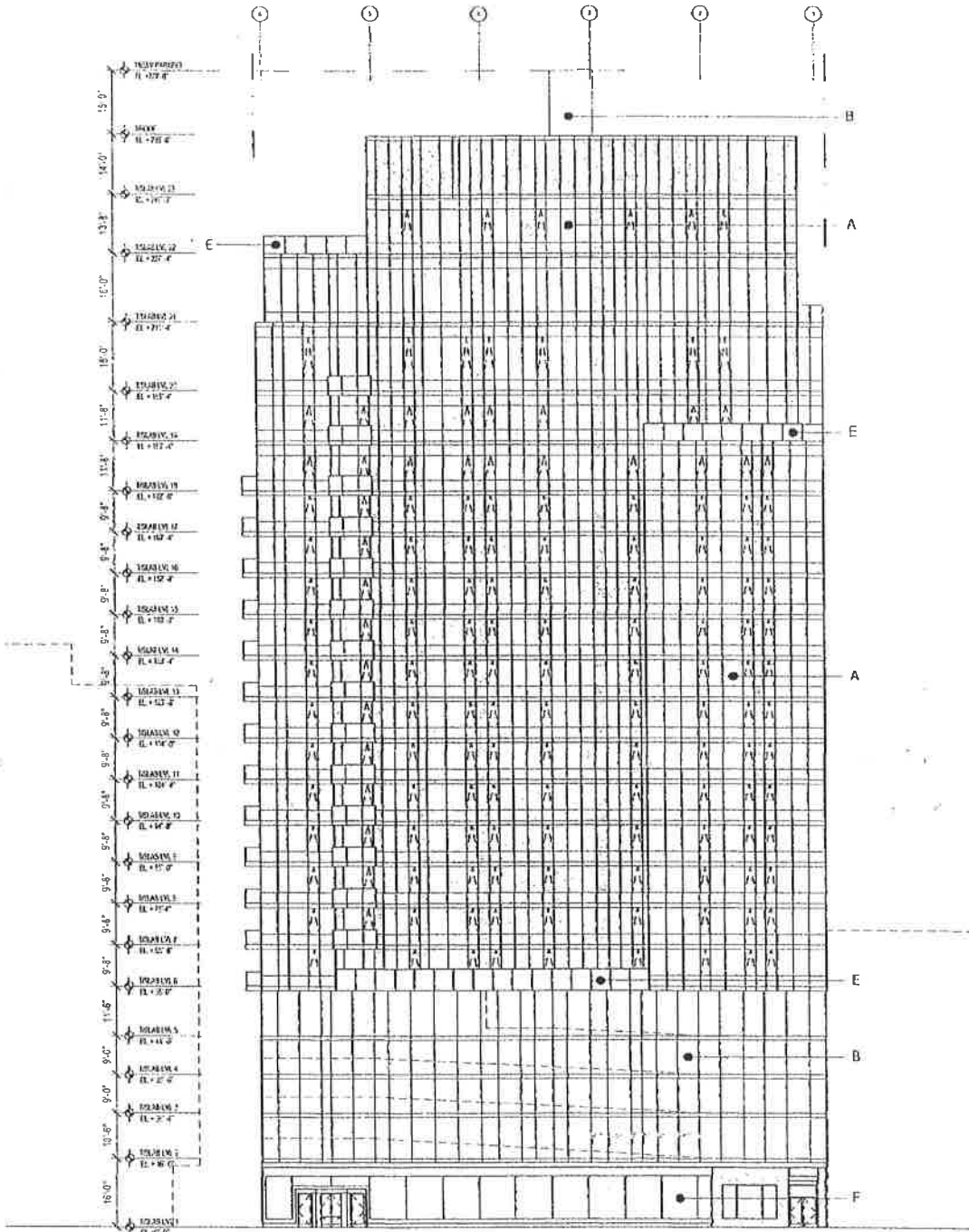
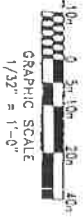


PROPOSED FEATURES

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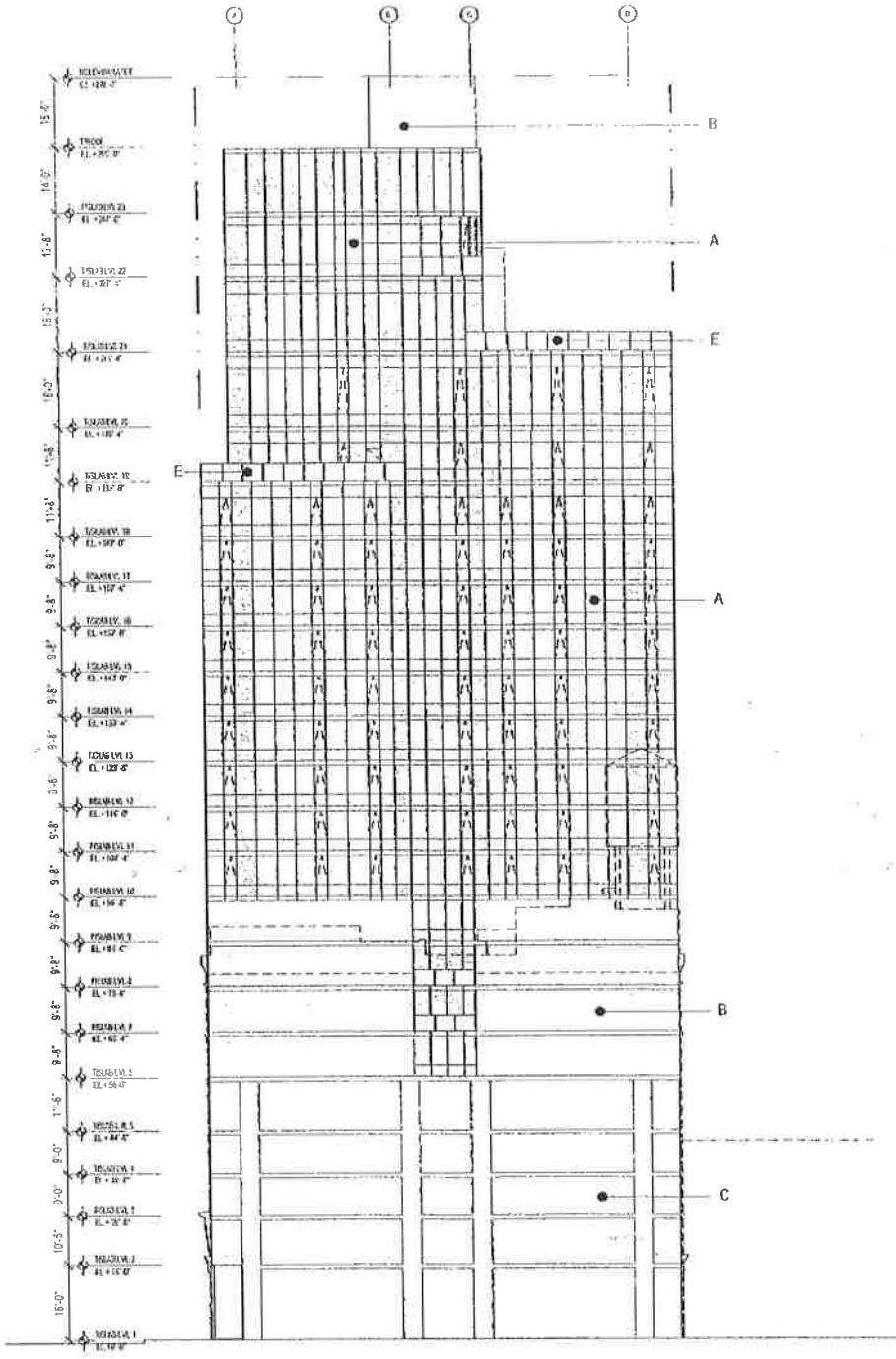
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**PROPOSED FEATURES**

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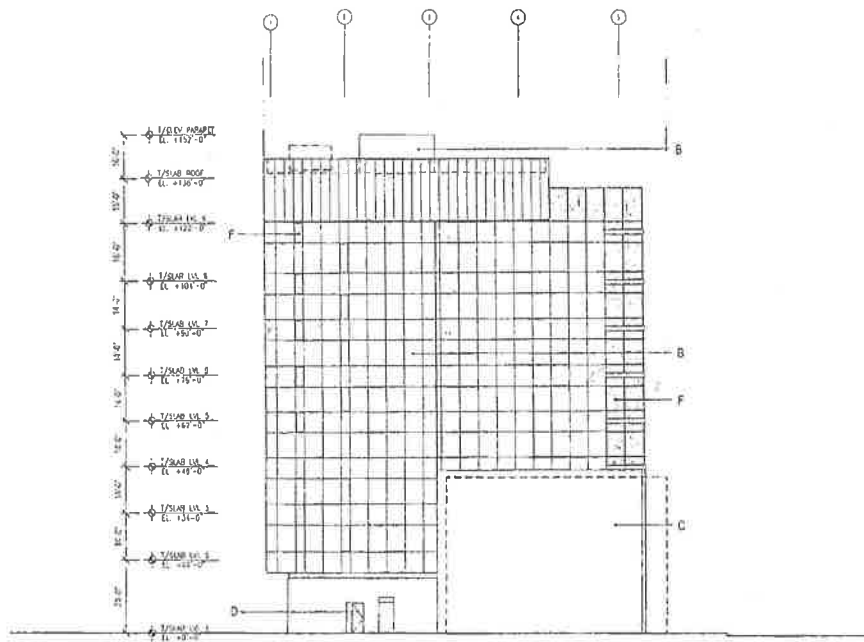
**SUBAREA A, WEST ELEVATION**  
 APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
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**PROPOSED FEATURES**

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| B... | METAL PANEL                    | F... | METAL AND GLASS WINDOW |
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| D... | METAL DOOR                     | H... | METAL COLUMN COVER     |





PROPOSED FEATURES

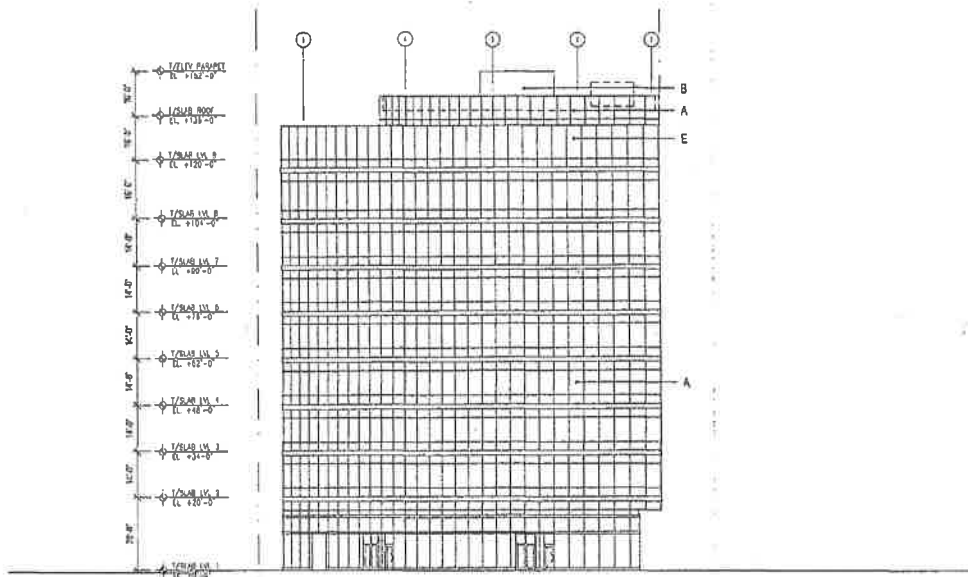
- |                                   |                           |
|-----------------------------------|---------------------------|
| A. METAL AND GLASS GLAZING SYSTEM | E. GLASS GUARDRAIL        |
| B. METAL PANEL                    | F. METAL AND GLASS WINDOW |
| C. MASONRY WALL                   | G. OVERHEAD METAL DOOR    |
| D. METAL DOOR                     | H. METAL COLUMN COVER     |

SUBAREA B, SOUTH ELEVATION

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
 PLANNING COMMISSION: JUNE 18, 2015





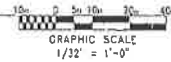


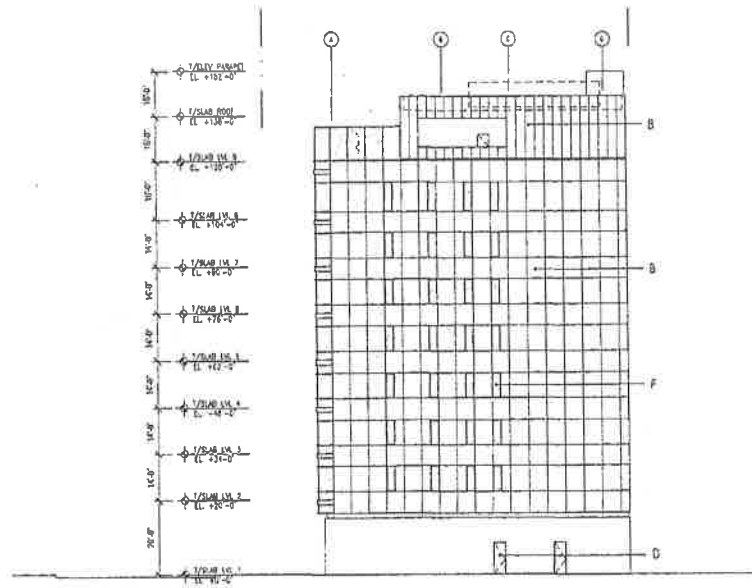
**PROPOSED FEATURES**

- |      |                                   |      |                           |
|------|-----------------------------------|------|---------------------------|
| A... | METAL AND GLASS<br>GLAZING SYSTEM | E... | GLASS GUARDRAIL           |
| B... | METAL PANEL                       | F... | METAL AND GLASS<br>WINDOW |
| C... | MASONRY WALL                      | G... | OVERHEAD METAL DOOR       |
| D... | METAL DOOR                        | H... | METAL COLUMN COVER        |

**SUBAREA B, NORTH ELEVATION**

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
 PLANNING COMMISSION: JUNE 18, 2015





PROPOSED FEATURES

- |  |                                |
|--|--------------------------------|
| A... METAL AND GLASS<br>GLAZING SYSTEM | E... GLASS GUARDRAIL           |
| B... METAL PANEL                       | F... METAL AND GLASS<br>WINDOW |
| C... MASONRY WALL                      | G... OVERHEAD METAL DOOR       |
| D... METAL DOOR                        | H... METAL COLUMN COVER        |

SUBAREA B, WEST ELEVATION

APPLICANT: 215 HUBBARD, LLC  
 ADDRESS: 201-223 WEST HUBBARD STREET & 412-420 N. WELLS STREET, CHICAGO IL 60654  
 COUNCIL INTRODUCTION: APRIL 15, 2015  
 PLANNING COMMISSION: JUNE 18, 2015



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

WORKSHEET: FAR BONUS CALCULATION

Property Address: 201-223 W. Hubbard Street & 412-420 N. Wells Street Zoning District: DX-7

**ON-SITE BONUSES**

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated (A/B) * C * D	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) * C * D	
Affordable Housing – On-Site			.25	7.0	0	1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1	7.0	0	6
Chicago Riverwalk			1	7.0	0	–
Winter Garden			1	7.0	0	3
Through-Block Connection (Indoor)			0.66	7.0	0	–
Through-Block Connection (Outdoor)			1	7.0	0	–
Sidewalk Widening			2	7.0	0	–
Arcade			1.25	7.0	0	2
Water Feature			0.3	7.0	0	1
Upper-Level Setbacks (-7 & -10 Districts)			0.3	7.0	0	1
Upper-Level Setbacks (-12 & -16 Districts)			0.4	7.0	0	25% of D
Lower-Level Planting Terrace			1	7.0	0	–
Green Roofs			0.3	7.0	0	2
Underground Parking (Levels -1 & -2)			0.15	7.0	0	30% of D
Underground Parking (Level -3 or lower)			0.2	7.0	0	30% of D
Underground Loading			0.15	7.0	0	30% of D
Parking Concealed by Occupiable Space			0.4	7.0	0	25% of D
Total FAR Bonus On-Site Improvements					0	

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Rev. May 2014

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## OFF-SITE BONUSES

## Calculation of Financial Contribution

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

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sq.ft. of buildable floor area (in \$) See City Survey of Land Cost	Base FAR	Financial Contribution
	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	33,989	0.8	43	7	\$1,169,221.60
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	42,487	0.8	43	7	\$1,461,552.80
Education		0.8			
<b>Totals</b>	<b>76,476</b>				<b>\$2,630,774.40</b>

## Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	33,989	24,278 SF	7.0	1.4	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	42,487	24,278 SF	7.0	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

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

## Summary

Base FAR	7.0
FAR Bonus for On-Site Improvements	0
FAR Bonus for Off-Site Improvements	3.15
Total FAR	10.15
Total Financial Contribution	\$2,630,774.40

Maximum Floor Area with Base FAR	169,946 SF
Floor Area with FAR Bonus On-Site Improvements	0
Floor Area with FAR Bonus Off-Site Improvements	76,476 SF
Total Maximum Floor Area	246,422 SF