

# PD 1311

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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. 18536)  
(Common Address: 301-- 331 W. Illinois St., 440 -- 448 N. Franklin St.  
And 441 -- 449 N. Orleans St.)

BBIPD1311

[SO2015-6431]

*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 Illinois Street; North Franklin Street; the alley next south of and parallel to West Illinois Street; and North Orleans Street,

to those of Residential-Business-Institutional Planned Development.

SECTION 2. 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-Institutional Planned Development No. 1311.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business-Institutional Planned Development Number 1311 ("Planned Development") consists of approximately 32,180 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). For purposes of this Planned Development, the Property consists of two subareas, delineated on the Subarea Map attached hereto as Subarea A and Subarea B. The Property is owned by Order of Friar Servants of Mary, USA Province, Inc., an Illinois not-for-profit corporation (the "Owner"). The "Applicant" for purposes of this Planned Development with respect to Subarea A is Illinois Franklin LLC, with the authorization of the Owner. The Owner is the "Applicant" for purposes of this Planned Development with respect to Subarea B.
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, 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 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 18 Statements, a Bulk Regulations and Data Table and the following maps and plans prepared by Fitzgerald Associates Architects and dated January 21, 2015 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land-Use Area Map; a Planned Development Boundary and Property Line Map; Subarea Map; Overall Site Plan; Subarea A: Site Plan; Subarea B: Site Plan; Subarea A: Tower -- Ground Floor Plan (Illustrative); Subarea A: Tower -- 2<sup>nd</sup> Floor Plan; Subarea A: Tower -- 3<sup>rd</sup> -- 4<sup>th</sup> Floor Plans (Illustrative); Subarea A: Tower -- 23<sup>rd</sup> Floor Plan; Subarea B: Priory -- New 3<sup>rd</sup> Floor Plan (Illustrative); Subarea B: Priory -- 1 Roof Plan; Overall Landscape Plan; Subarea A: Landscape Plan; Subarea B: Landscape Plan; Subarea A: Green Roof Plan; Subarea A: Tower -- West Elevation; Subarea A: Tower -- North Elevation; Subarea A: Tower -- East Elevation; Subarea A: Tower -- South Elevation; Subarea B: Priory -- West Elevation; Subarea B: Priory -- North Elevation; and Subarea B: Priory -- South Elevation. 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 and the Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development:

## a. Subarea A:

dwelling units located above the ground floor; eating and drinking establishment; day care; business equipment sales and service; business support services (excluding day labor employment/agency); communication, service establishments; eating and drinking establishments services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales; general retail sales; medical service; office; personal service; consumer repair or laundry service; co-located wireless communication facilities; accessory uses; non-accessory parking in accordance with the Bulk Regulations and Data Table; accessory parking, including parking serving uses located within Subarea B.

## b. Subarea B:

dwelling quarters and group living for clergy; religious assembly; day care; co-located wireless communication facilities; accessory uses, including without limitation parish and clergy offices, community garden, and recreational, social or community uses customarily found in conjunction with religious uses; and accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 32,180 square feet.
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 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.
10. The 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.

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 green roof of not less than 50 percent of the net roof area of the improvements Subarea A, which is currently anticipated to consist of approximately 4,899 square feet of green roof.
15. 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-5 Mixed-Use District.
16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-5 Mixed-Use District to 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 the project has received an affordable housing floor area bonus pursuant to Section 17-4-1004-B of the Zoning Ordinance; as set forth in the bonus worksheet attached hereto as Exhibit Number 1 ("Bonus Worksheet") and Exhibit Number 2, the Affordable Housing Profile Form, and as a result is also subject to the requirements of the former Section 17-4-1004-D of the Zoning Code (the "Density Bonus Provisions"). Like the ARO, the Density Bonus Provisions require on-site affordable housing or payment of a fee in lieu of providing affordable housing, but the formulas for calculating the number of required affordable units and the amount of the in lieu payment are different from the formulas in the ARO. If a Planned Development

is subject to both the 2007 ARO and the former Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a minimum of 8,045 square feet of affordable housing 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, or make a cash payment in lieu of providing Affordable Units in the amount of \$1,106,992 ("Cash Payment"). 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, if providing Affordable Units, enter into an affordable housing agreement with the City pursuant to the former Section 17-4-1004-E9 ("Affordable Housing Agreement"). 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. 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 the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. 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 One Million One Hundred Six Thousand Nine Hundred Ninety-two and no/100 Dollars (\$1,106,992.00), which corresponds to a floor area bonus of 1.0 over the Net Site Area of 32,180 square feet. 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 Commissioner may require evidence that such cash contribution has been funded by the Applicant as a condition to issuance of any Part II Approvals.
18. Pursuant to the Adopt-A-Landmark Bonus provisions of Section 17-4-1022 of the Zoning Ordinance, the Applicant has requested an increase in the floor area of the Property based on the proposed restoration of concrete balconies at the Marina City Residential Towers located at 300 North State Street (the "Landmark Project").

Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of Department of Planning and Development (the "Commissioner"), acting on behalf of the City and the Commission on Chicago Landmarks, is authorized and directed to enter into an agreement with the Marina Towers Condominium Association, which is the association of owners of the Landmark Project established pursuant to the Illinois Condominium Property Act, regarding the manner in which funds for renovation work in the Landmark Building relating to the Adopt-A-Landmark Bonus, as approved by the Commission on Chicago Landmarks, will be used. On January 7, 2016, the Commission on Chicago Landmarks approved a Scope of Work and Budget for the Landmark Project, providing for the expenditure of One Million One Hundred Six Thousand Nine Hundred Ninety-two and no/100 Dollars (\$1,106,992.00) in project costs (the "Project Costs"), which corresponds to a floor area bonus of 1.0 over the Net Site Area of 32,180 square feet. The agreement shall be in a form approved by the Corporation Counsel and shall be executed and submitted to the Department of Planning and Development prior to the issuance of any approvals pursuant to Section 17-13-0610 of the Chicago Municipal Code ("Part II"). The Commissioner may require evidence that the Project Costs have been funded by the Applicant as a condition to issuance of any Part II Approvals. The terms and conditions of the Landmark Project Scope of Work and Budget may be modified administratively by the Commissioner in accordance with the provisions of Statement 12 of this Planned Development and as described in the Landmark Project Scope of Work and Budget.

19. The Applicant acknowledges that the Planned Development includes a building commonly known as Assumption Church and identified as Orange (OR) (potentially significant) in the Chicago Historic Resources Survey. This Planned Development does not propose any changes to the building or its use.

[Existing Land-Use Area Map; Boundary and Property Line Map; Subarea Map; Existing Zoning Map; Overall Site Plan; Subareas A and B Site Plans; Subarea A: Tower Ground and Second Floor Plans; Subarea A: Tower -- Third and Fourth Floor Plans; Subarea A: Tower -- 23<sup>rd</sup> Floor Illustrative Plan; Subarea B: Priory -- New Third Floor Illustrative Plan; Subarea B: Priory -- Roof Plan; Overall Landscape Plan; Subareas A and B Landscape Plans; Subarea A: Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 21076 through 21103 of this *Journal*.]

Bulk Regulations and Data Table; FAR Bonus Calculation Worksheet (Exhibit Number 1); and 2007 Affordable Housing Profile Form (Rental) (Exhibit Number 2) referred to in these Plan of Development Statements read as follows:

21074

JOURNAL--CITY COUNCIL--CHICAGO

3/16/2016

Residential-Business-Institutional Planned Development No. 1311.

*Bulk Regulations And Data Table.*

Gross Site Area:	57,785 square feet
Area of Public Rights-of-Way:	25,605 square feet
Net Site Area:	
Subarea A:	15,675 square feet
Subarea B:	16,505 square feet
Overall:	32,180 square feet
Maximum Floor Area Ratio (FAR):	
Subarea A:	15.2
Subarea B:	1.2
Overall, including bonuses:	8.0
FAR Bonuses (over total net site area; bonus-floor area is allocated to Subarea A):	
Affordable Housing:	1.0
Adopt-A-Landmark:	1.0
Transit Infrastructure Improvements:	1.0
Maximum Number of Dwelling Units:	
Subarea A:	245
Subarea B:	10
Overall:	255

## Minimum Off-Street Parking:

Subarea A*:	109
Subarea B:	0

## Minimum Bicycle Parking:

Subarea A:	50
Subarea B:	0

## Minimum Off-Street Loading:

Subarea A:	1 (10 feet x 25 feet)
Subarea B:	0

## Maximum Building Height:

Subarea A:	298 feet
Subarea B:	69 feet

## Minimum Setbacks:

Subarea A:	In substantial conformance with the Plans.
Subarea B:	In substantial conformance with the Plans.

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\* As contemplated by Section 17-10-0503 of the Zoning Ordinance, up to 25 percent of the number of parking spaces required for Subarea A as set forth on the Bulk Regulations and Data Table may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use. In addition, up to 35 parking spaces required for Subarea A may be allocated for use by residents, tenants, patrons, employees or guests of uses located in Subarea B, and for purposes of this Planned Development such allocated spaces shall be considered accessory parking.

Exhibit #1



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

**WORKSHEET: FAR BONUS CALCULATION**

Current - DX-5

Property Address: 311 West Illinois Street

Zoning District: Proposed - PD

ON-SITE BONUSES						
Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap
Formula:	A	B	C	D	(A/B) * C * D	compare with
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			—
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			—
Through-Block Connection (Outdoor)			1			—
Sidewalk Widening			2			—
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			—
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements					0	

Rev. May, 2014

**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	32,180	0.8	43	5	\$1,106,992
Pedwav Improvements		0.8			
Adopt-A-Landmark	32,180	0.8	43	5	\$1,106,992
Affordable Housing	32,180	0.8	43	5	\$1,106,992
Education		0.8			
<b>Totals</b>	<b>96,540</b>				<b>\$3,320,976</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)	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	32,180	32,180	5	1	20% of H
Pedwav Improvements			5	1	20% of H
Adopt-A-Landmark	32,180	32,180			20% of H
Affordable Housing	32,180	32,180	5	1	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	5
FAR Bonus for On-Site Improvements	0
FAR Bonus for Off-Site Improvements	3
<b>Total FAR</b>	<b>8</b>
<b>Total Financial Contribution</b>	<b>\$3,320,976</b>
Maximum Floor Area with Base FAR	160,900 sf
Floor Area with FAR Bonus On-Site Improvements	[No On-Site Improvements]
Floor Area of FAR Bonus Off-Site Improvements	96,540 sf
<b>Total Maximum Floor Area</b>	<b>257,440 sf</b>

Signature of Applicant: *J. C. [Signature]* Date: *10/11/15* Received by (Dept. of Planning & Dev.): *[Signature]* Date: \_\_\_\_\_

EAST108248059.1

**2007 Affordable Housing Profile Form (Rental)**

Submit this form to the Department of Planning & Development for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 will be subject to the 2015 ARO. More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602.  
E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org) Telephone: (312) 744-6476

Date: \_\_\_\_\_

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: 3Eleven  
Development Address: 311 West Illinois Street  
Ward: 42

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

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  
X Zoning increase, PD, or City Land purchase

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Illinois Franklin LLC  
Developer Contact (Project Coordinator): Dominic Adducci  
Developer Address: 1 North Wacker Drive, Suite 2400, Chicago, Illinois 60606  
Email address: [dadducci@ijbc.com](mailto:dadducci@ijbc.com)  
Telephone Number: (312) 441-4103

**SECTION 3: DEVELOPMENT INFORMATION** \*Developer is electing to pay the fee in lieu\*

a) Affordable units required

For ARO projects: \_\_\_\_\_ x 10%\* = \_\_\_\_\_ (always round up)  
Total units total affordable units required  
\*20% if TIF assistance is provided

For Density Bonus projects: 32,180 x 25% = 8,045  
Bonus Square Footage\* Affordable sq. footage required

\*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:  
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	759	60%	
Affordable Units	N/A - Developer is electing to pay the fee in lieu							
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? Building permits anticipated April 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:

$$\frac{32,180}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ \frac{43}{\text{median price per base FAR foot (from table below)}} = \$ \frac{1,106,992}{\text{Amount owed}}$$

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 Developer & DPD)**

[Signature]  
Kara Breems,  
Department of Planning & Development

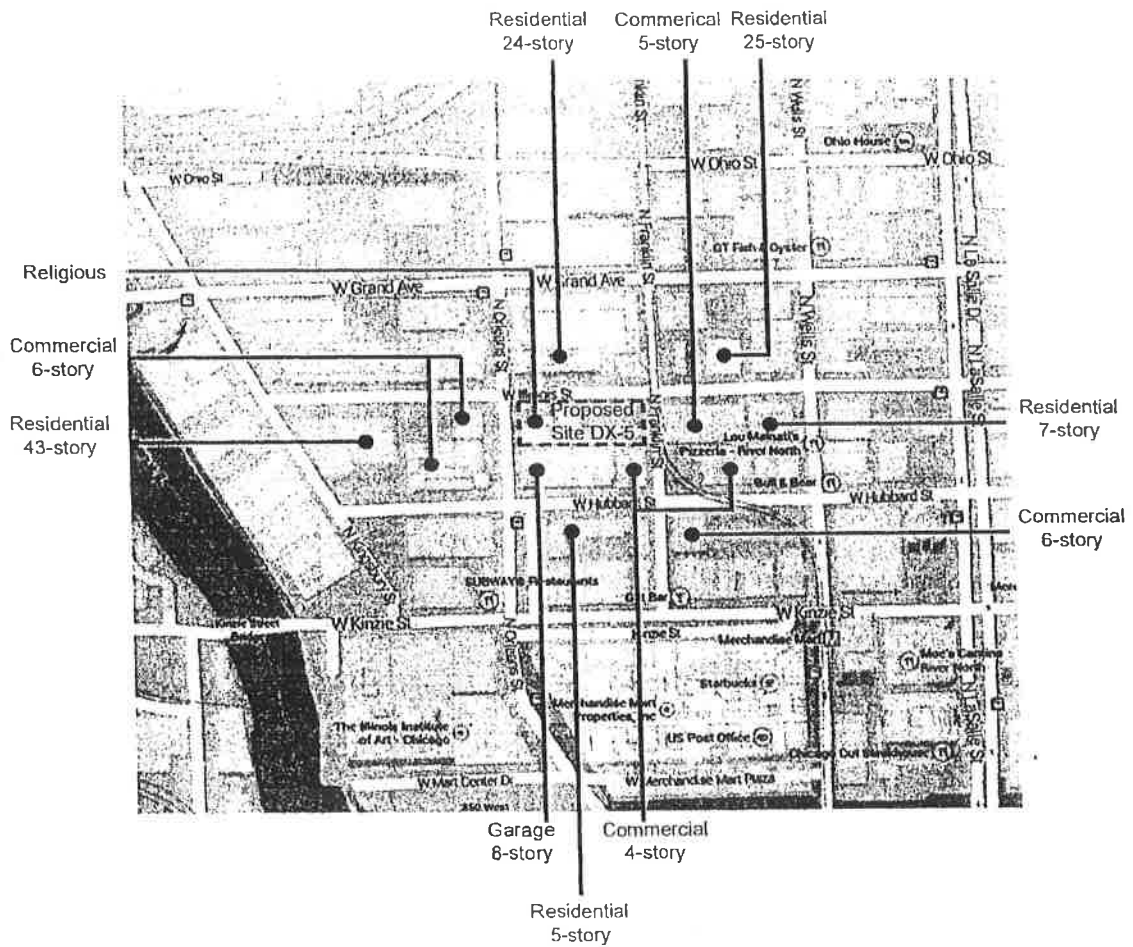
1/13/16 <sup>†</sup>  
Date

[Signature]  
Developer/Project Manager

10/14/15  
Date

\* project must be approved by city council by 7/15/16 or the 2015 ARO<sub>2</sub> will apply.

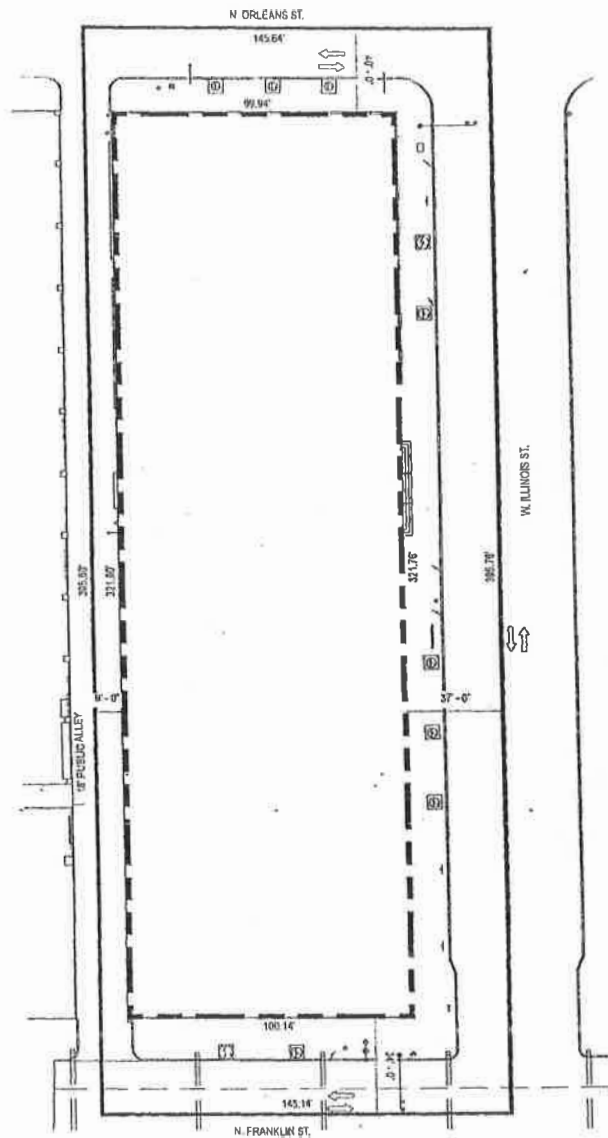
# Existing Land-Use Area Map



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
Address: 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
Introduction: September 24, 2015  
Plan Commission: February 18, 2016



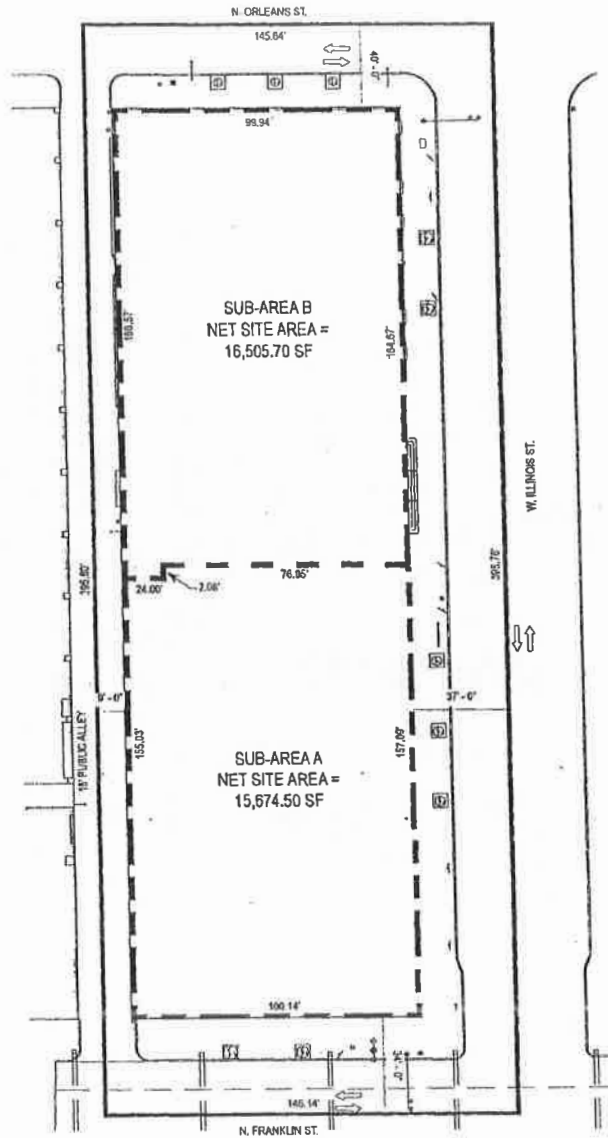
# PD Boundary and Property Line Map



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA  
Province, Inc. (Sub-Area B)  
Address: 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
Introduction: September 24, 2015  
Plan Commission: February 18, 2016

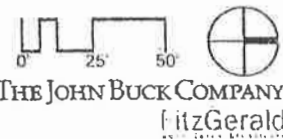


### Sub-Area Map

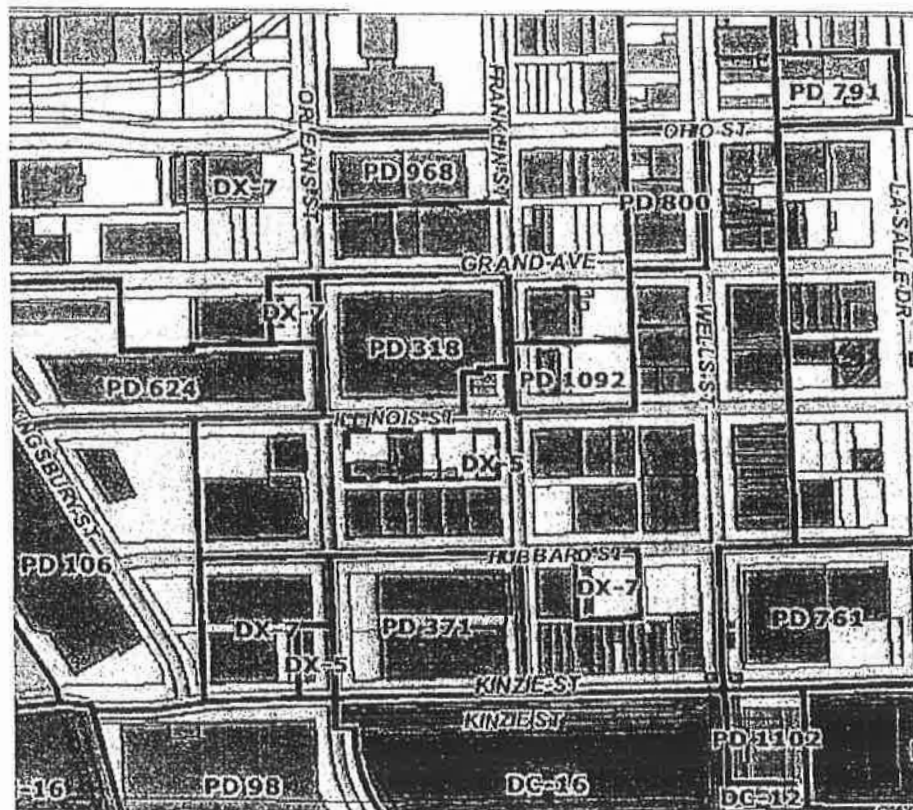




Applicant:  
 Address:  
 Introduction:  
 Plan Commission:

Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
 September 24, 2015  
 February 18, 2016



# Existing Zoning Map

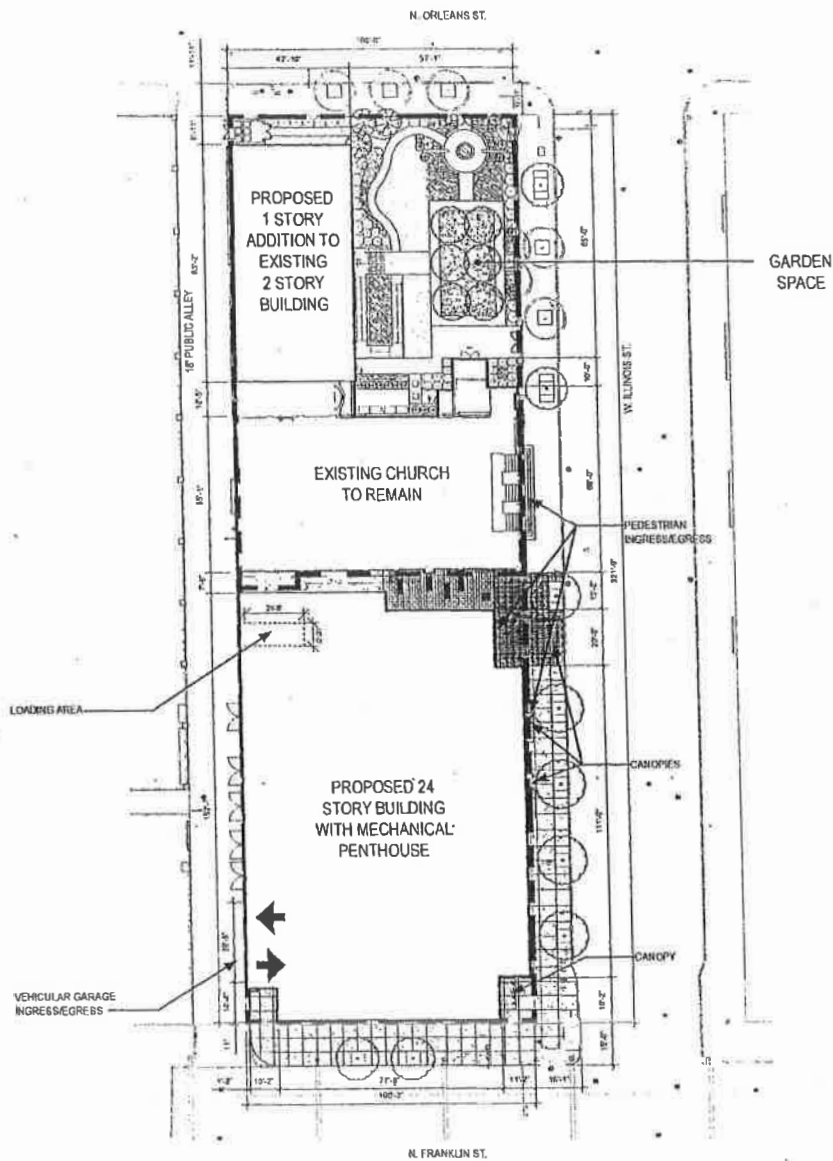


 Indicates Area of Planned Development  
 Zoning District Boundaries

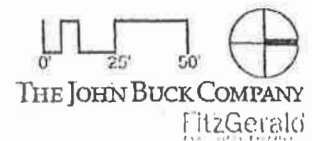
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 Introduction: September 24, 2015  
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# Overall Site Plan

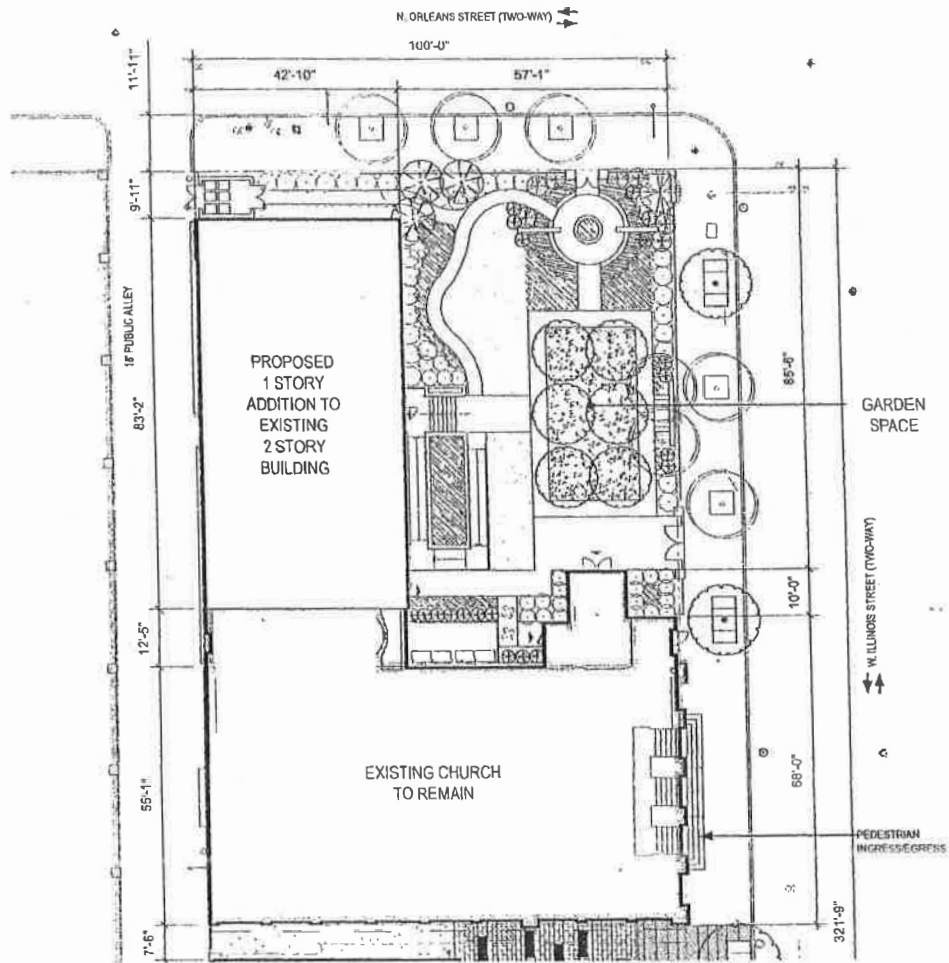


Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
 Address: 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
 Introduction: September 24, 2015  
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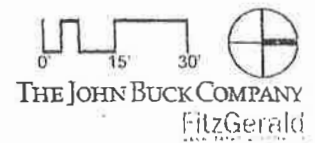


### Sub-Area B: Site Plan

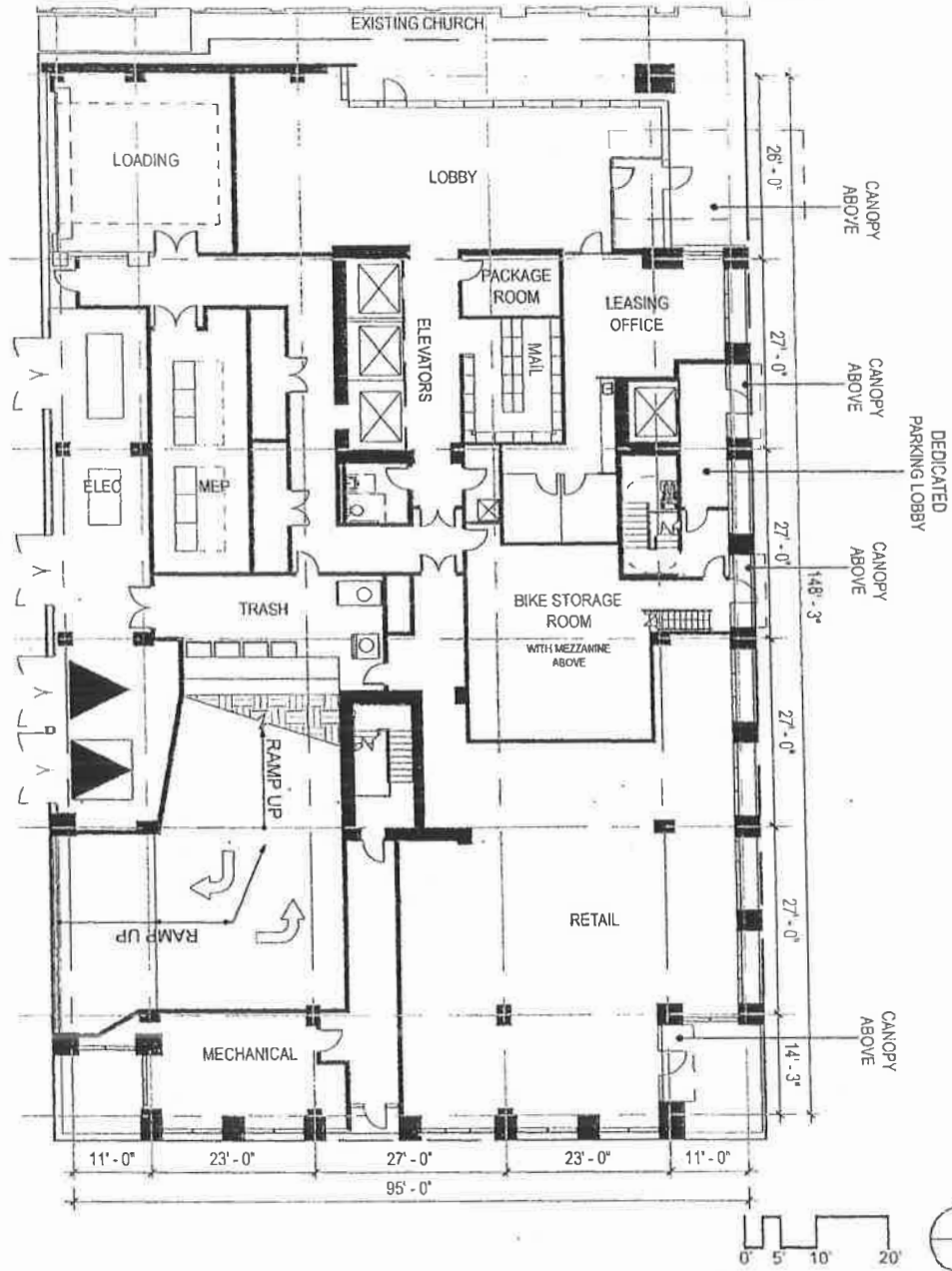


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 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
 September 24, 2015  
 February 18, 2016



### Sub-Area A: Tower - Ground Floor Plan

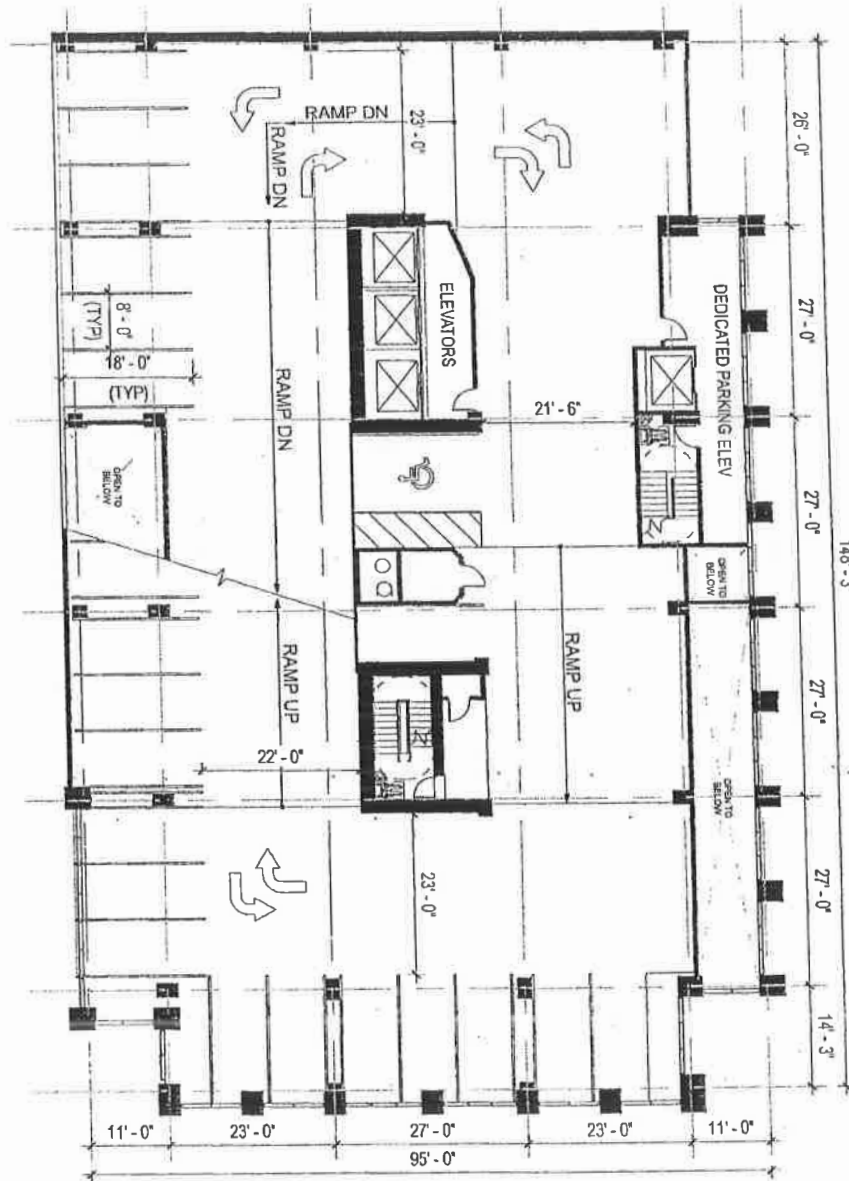


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### Sub-Area A: Tower - 2nd Floor Plan

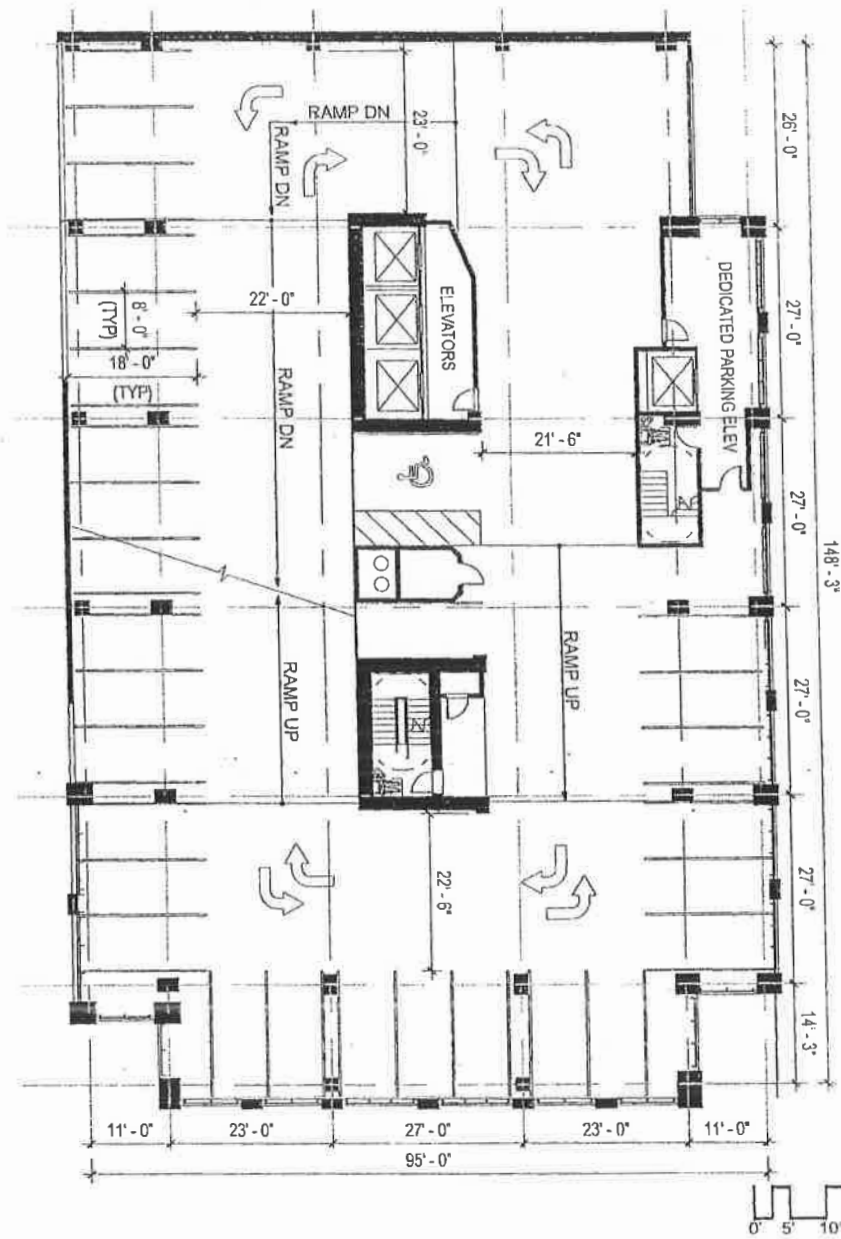


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0' 5' 10' 20'  
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### Sub-Area A: Tower - 3rd - 4th Floor Plans



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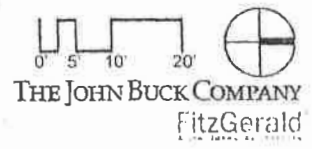


### Sub-Area A: Tower - 23rd Floor Illustrative Plan

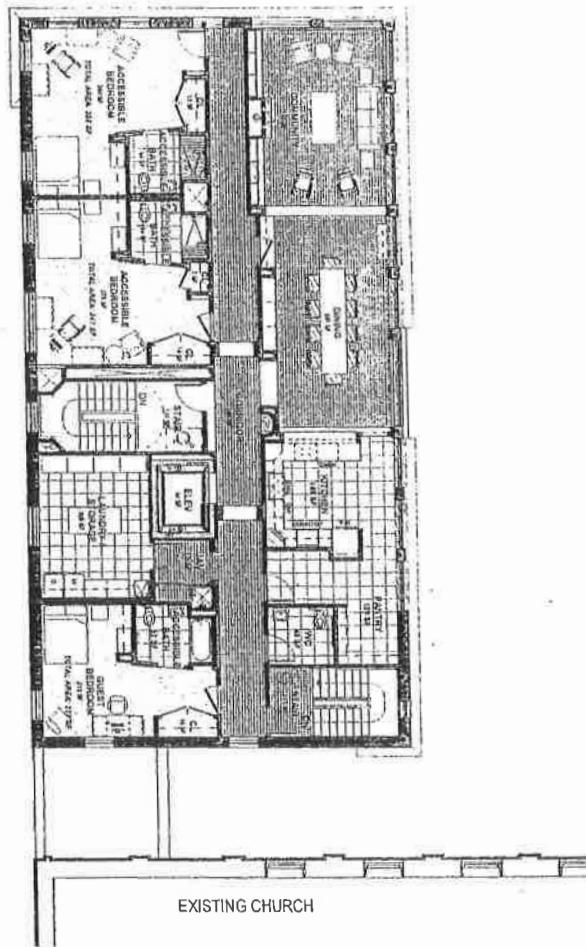


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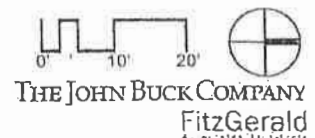


## Sub-Area B: Priory - New 3rd Floor Illustrative Plan

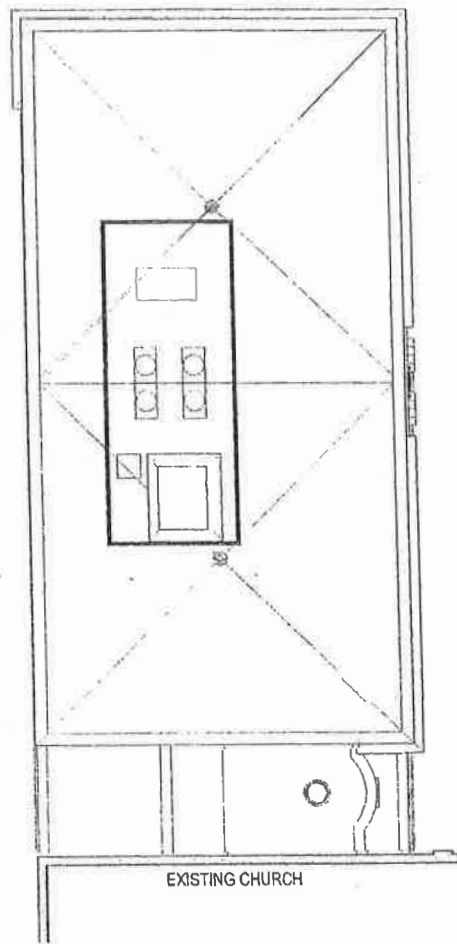


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Province, Inc. (Sub-Area B)  
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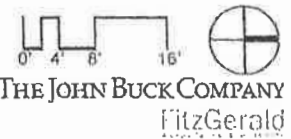


### Sub-Area B: Priory - Roof Plan



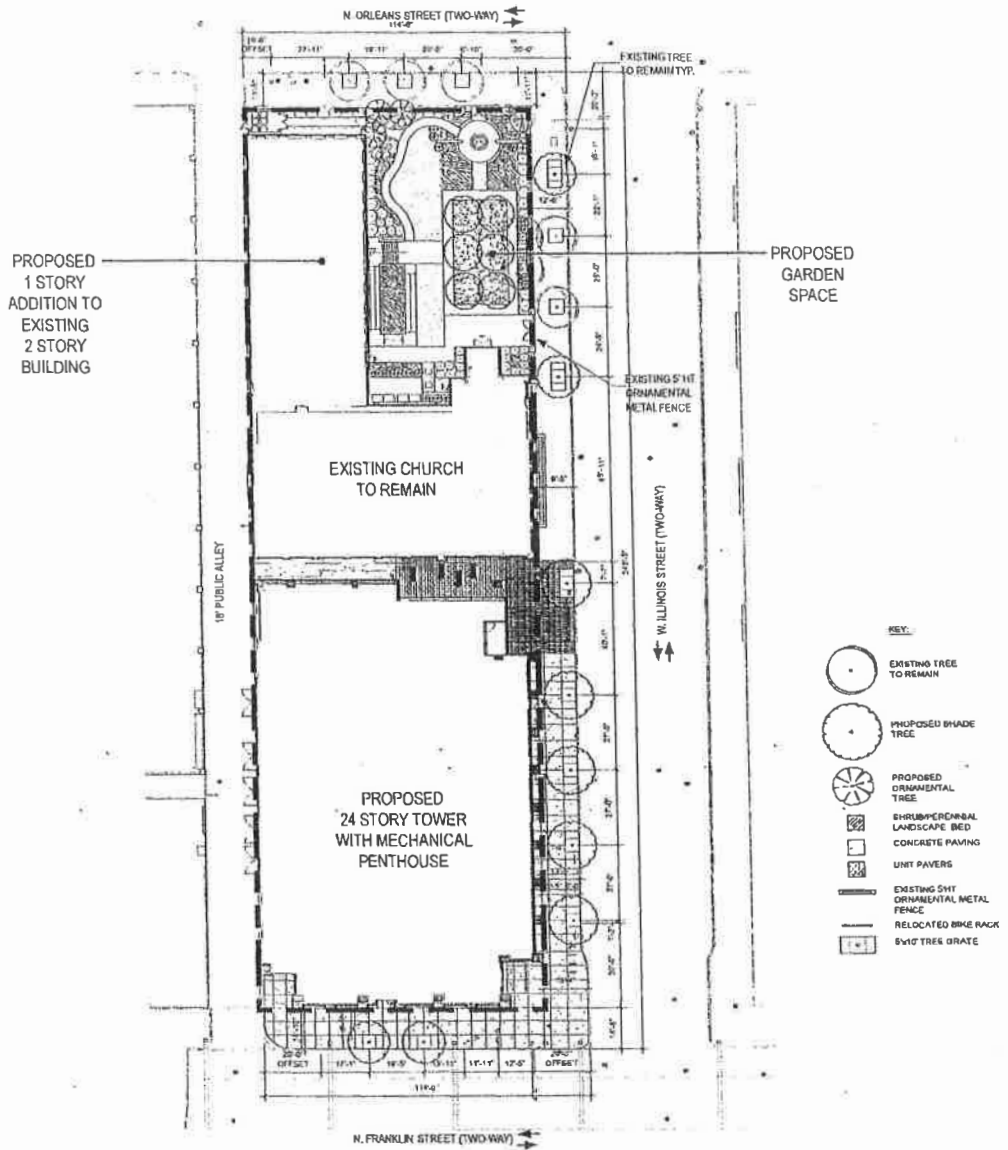
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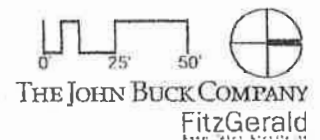
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# Overall Landscape Plan

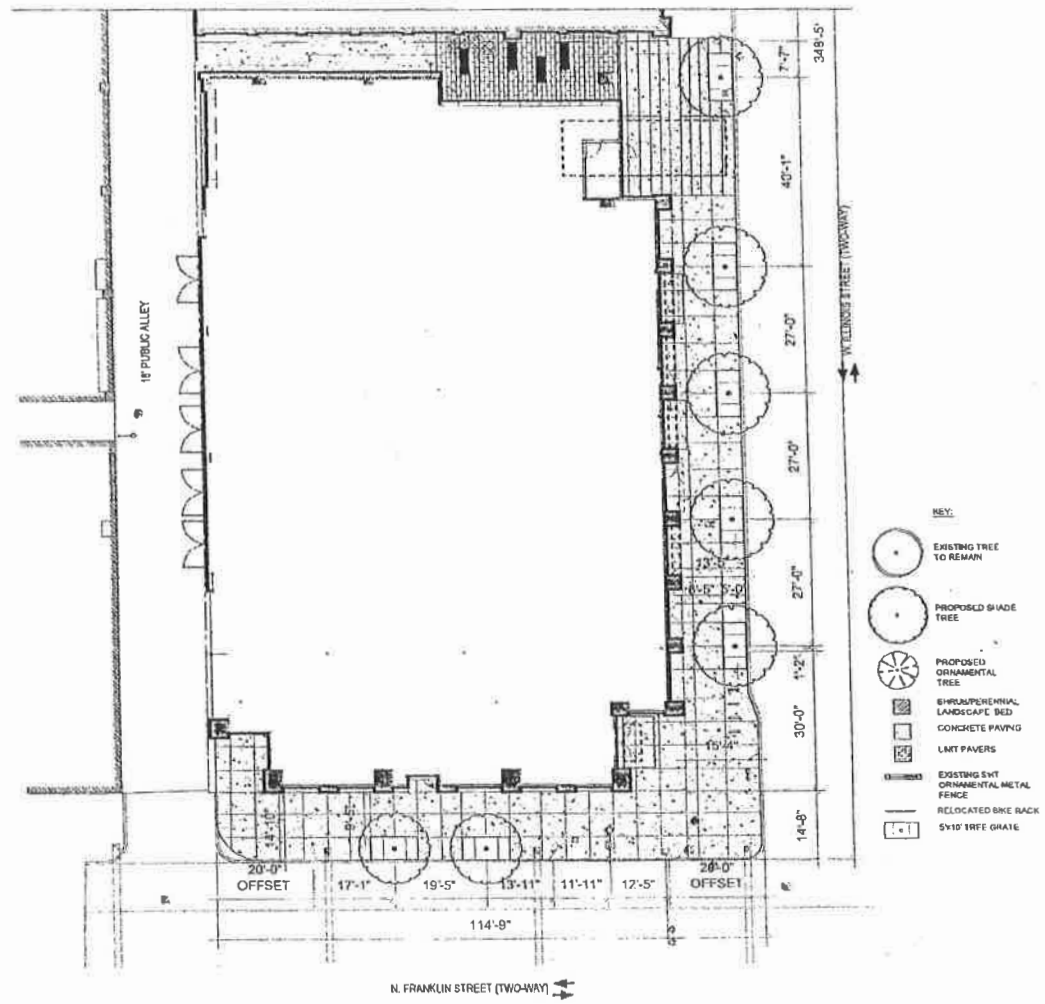


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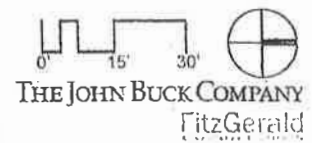


# Sub-Area A: Landscape Plan

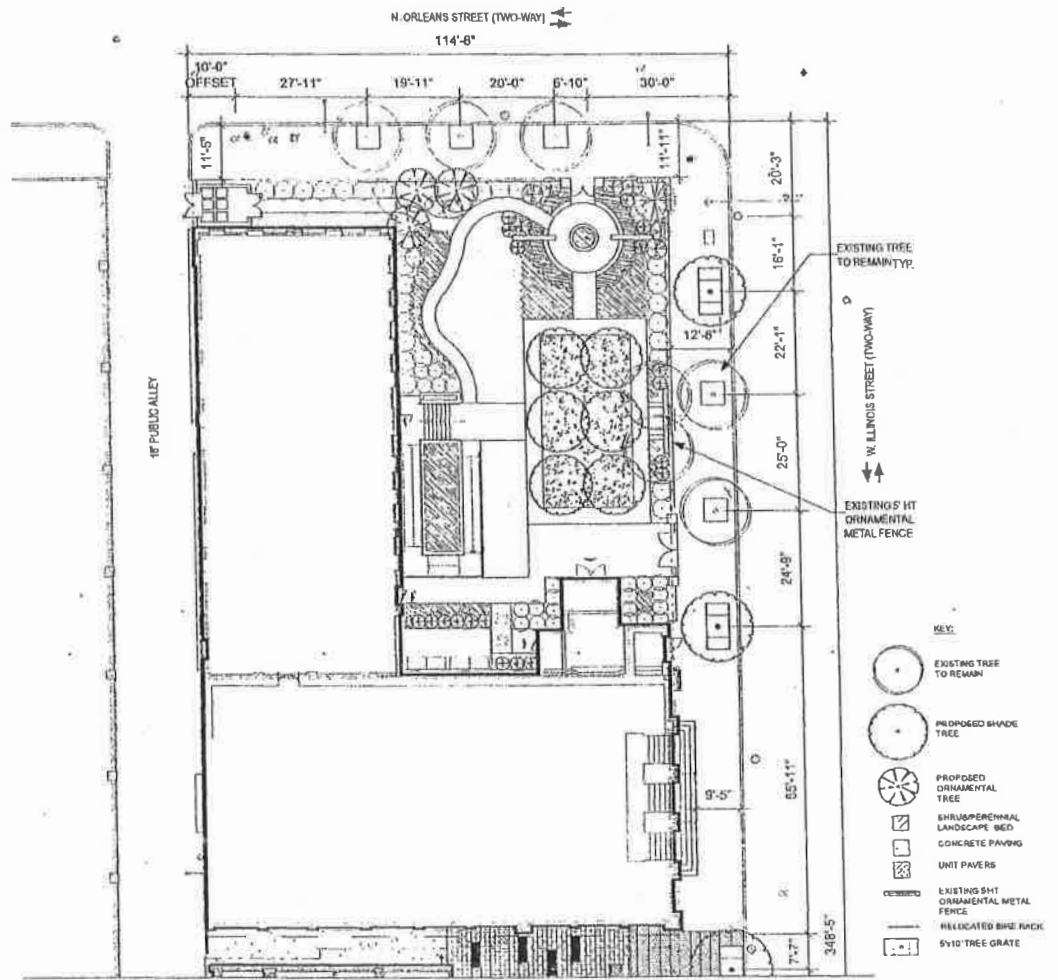


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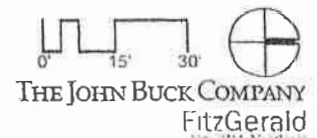
Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA  
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 301-331 W. Illinois Street, 440-448 N. Franklin Street & 441-449 N. Orleans Street Chicago, IL  
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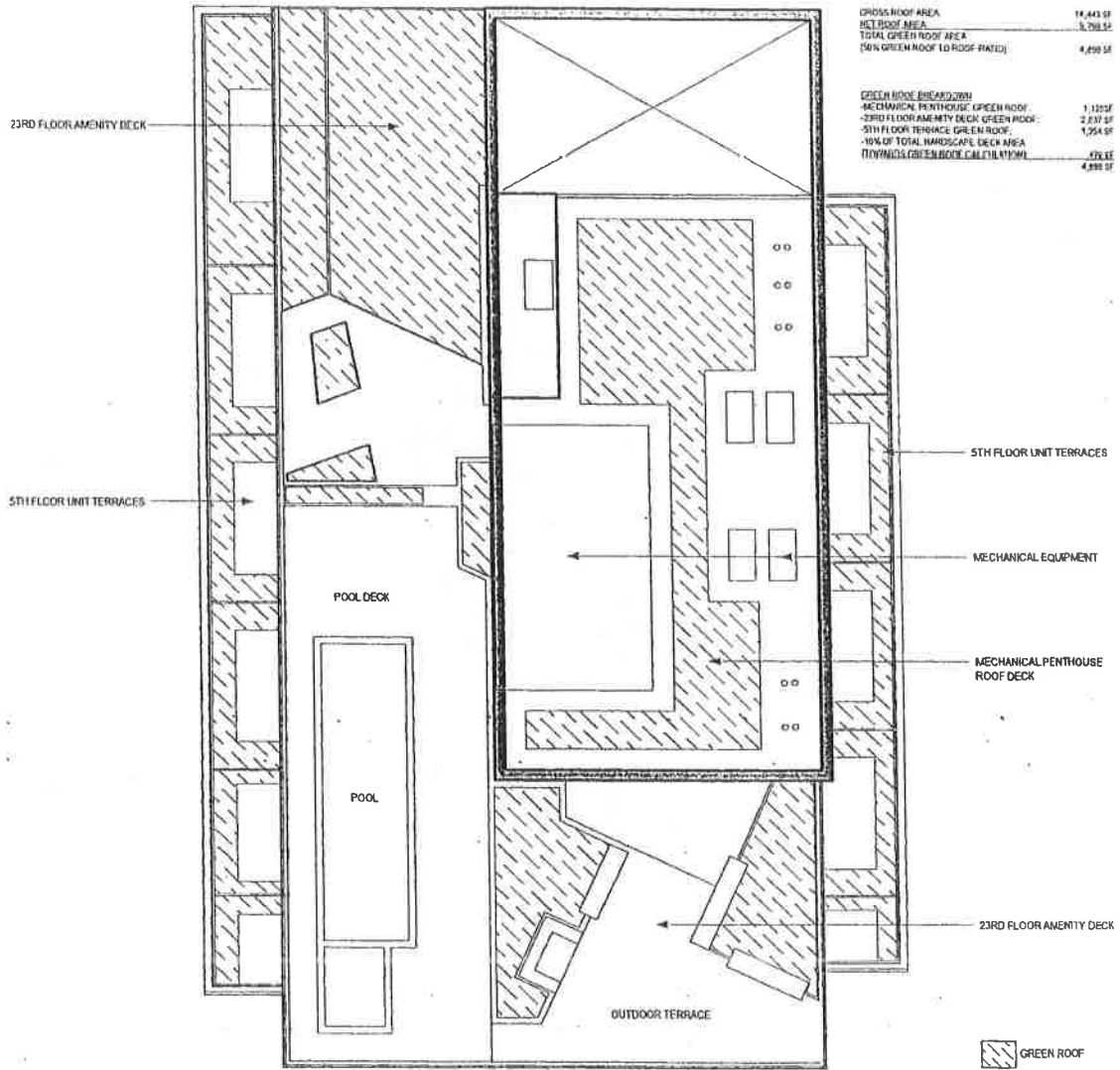
# Sub-Area B: Landscape Plan



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
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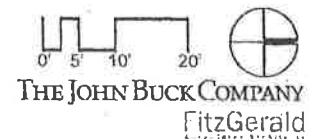
### Sub-Area A: Green Roof Plan



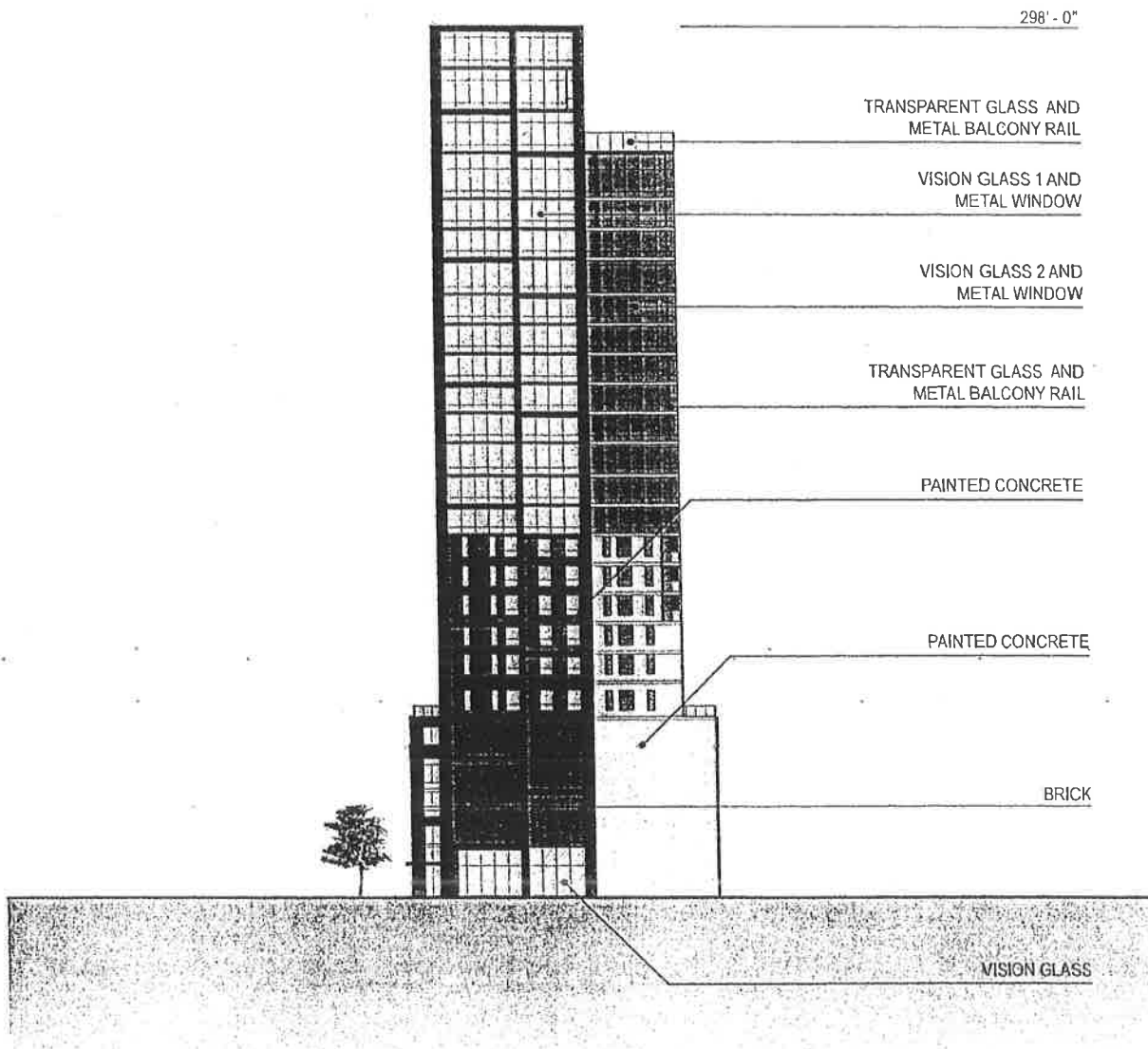
GROSS ROOF AREA	14,443 SF
NET ROOF AREA	3,788 SF
TOTAL GREEN ROOF AREA	
(26% GREEN ROOF TO ROOF RATIO)	4,899 SF
<b>GREEN ROOF BREAKDOWN</b>	
MECHANICAL PENTHOUSE GREEN ROOF	1,125 SF
23RD FLOOR AMENITY DECK GREEN ROOF	2,237 SF
5TH FLOOR TERRACE GREEN ROOF	1,254 SF
10% OF TOTAL LANDSCAPE DECK AREA	473 SF
<b>TOTAL GREEN ROOF CALCULATION</b>	<b>4,899 SF</b>

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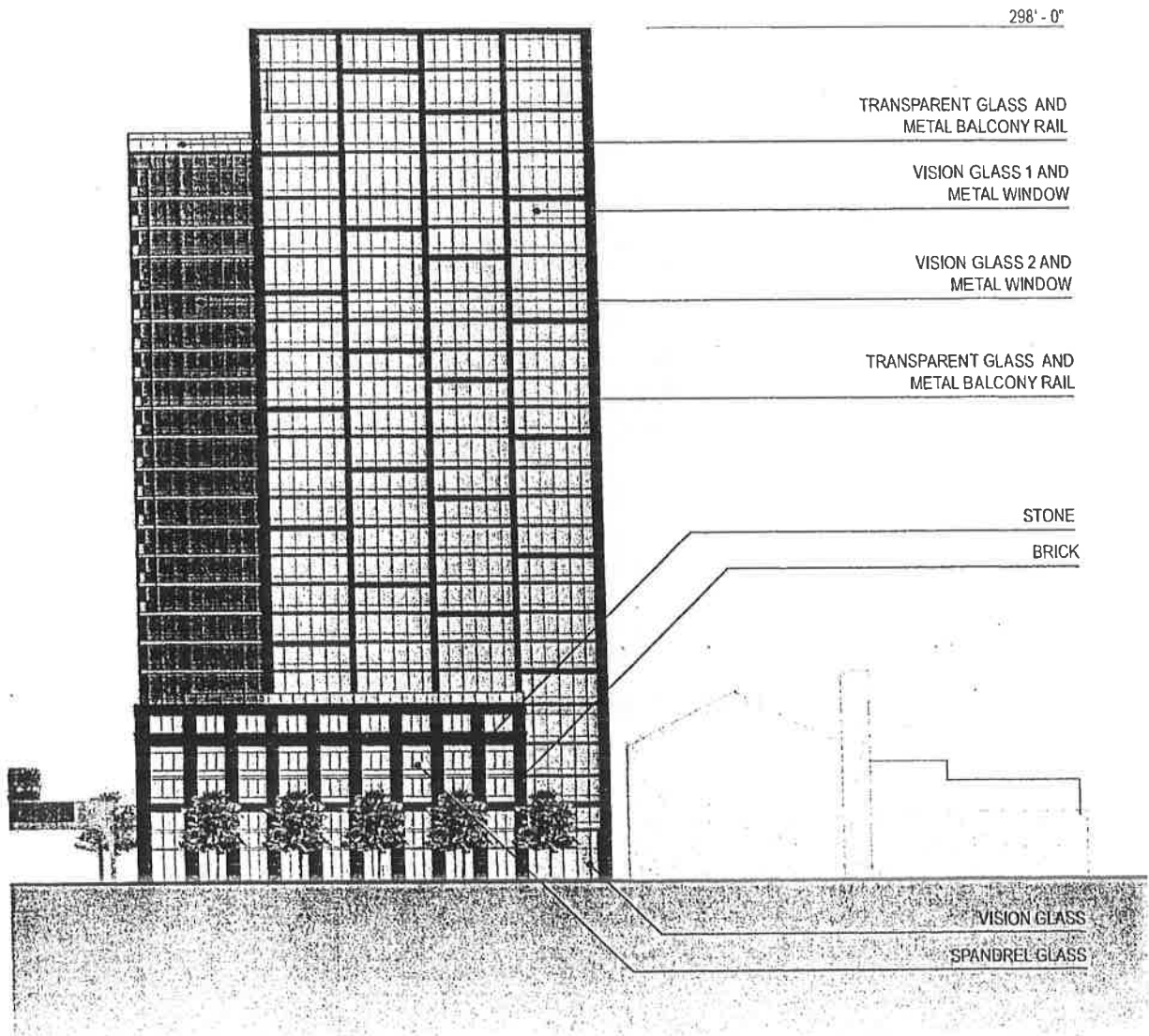
### Sub-Area A: Tower - West Elevation



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA  
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# Sub-Area A: Tower - North Elevation

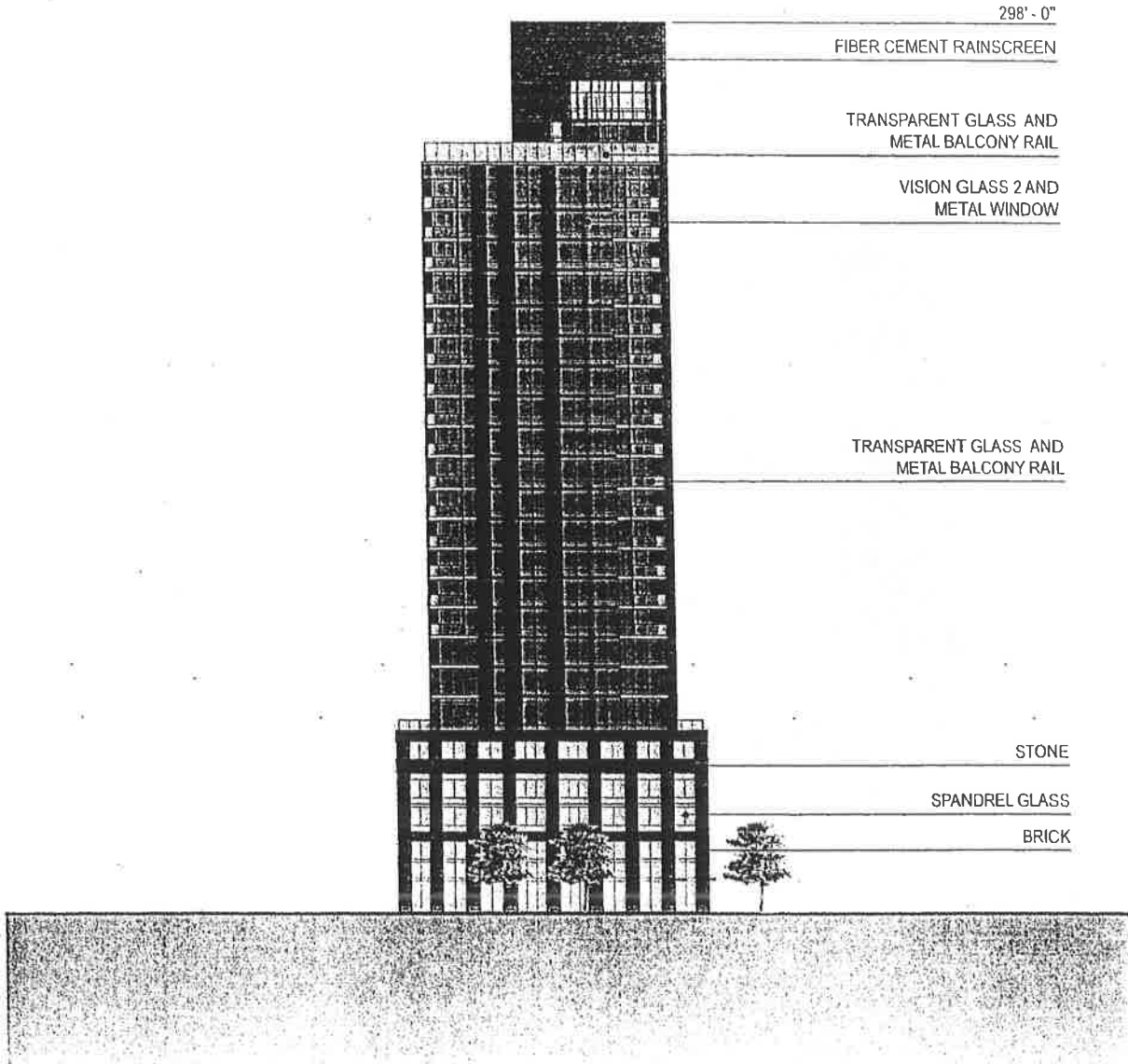


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FINAL FOR PUBLICATION

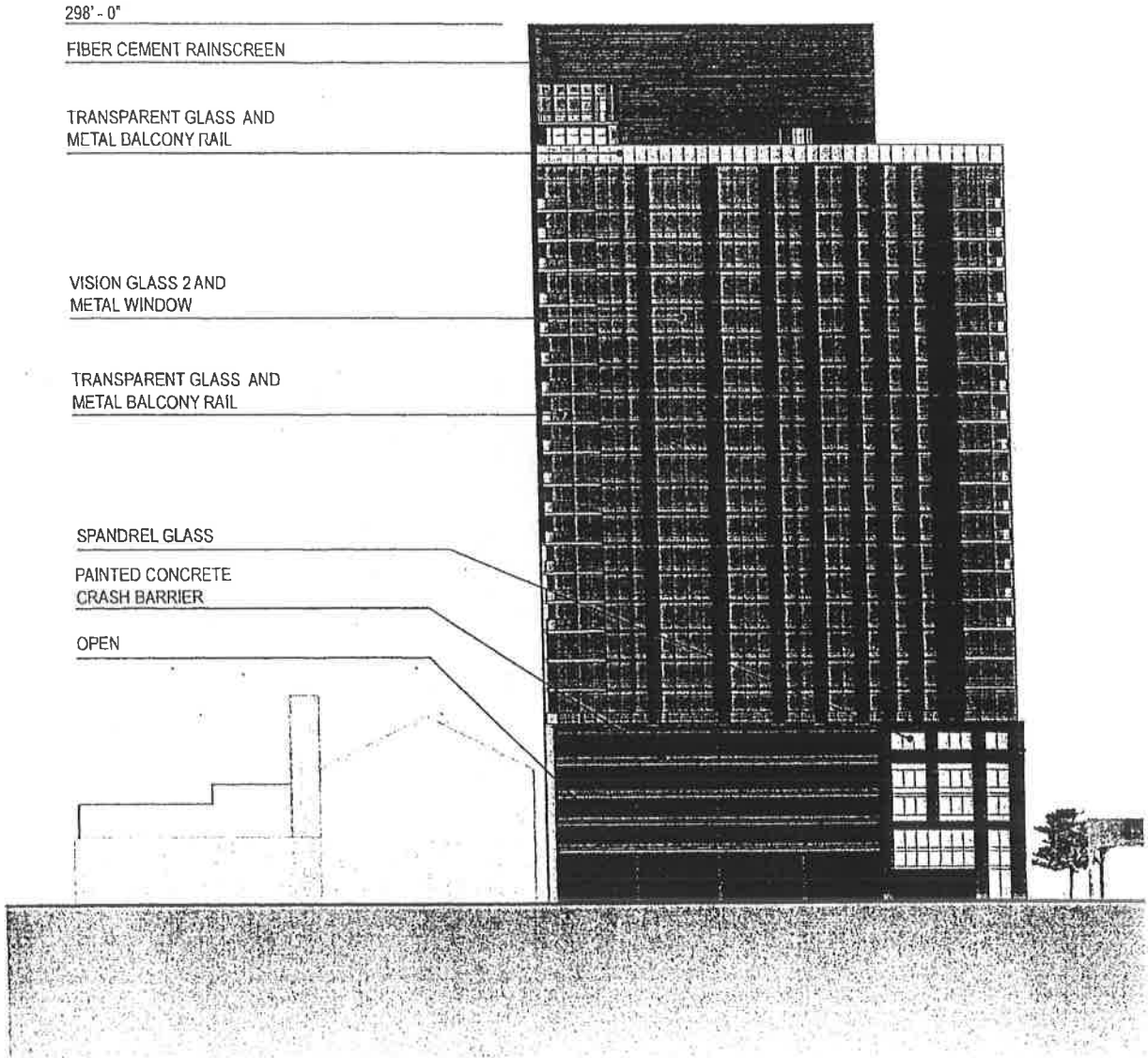
# Sub-Area A: Tower - East Elevation



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
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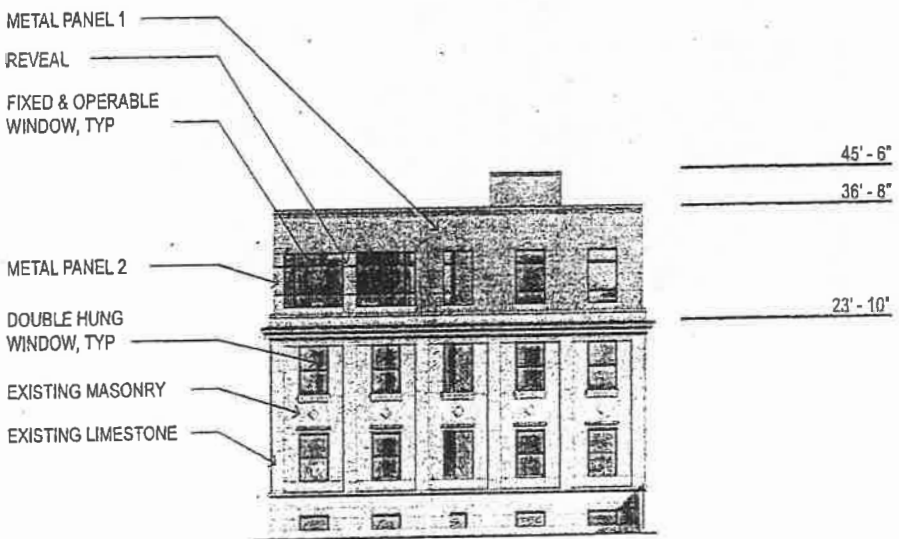
### Sub-Area A: Tower - South Elevation



Applicant: Illinois Franklin LLC (Sub-Area A) and Order of Friar Servants of Mary, USA Province, Inc. (Sub-Area B)  
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# Sub-Area B: Priory - West Elevation

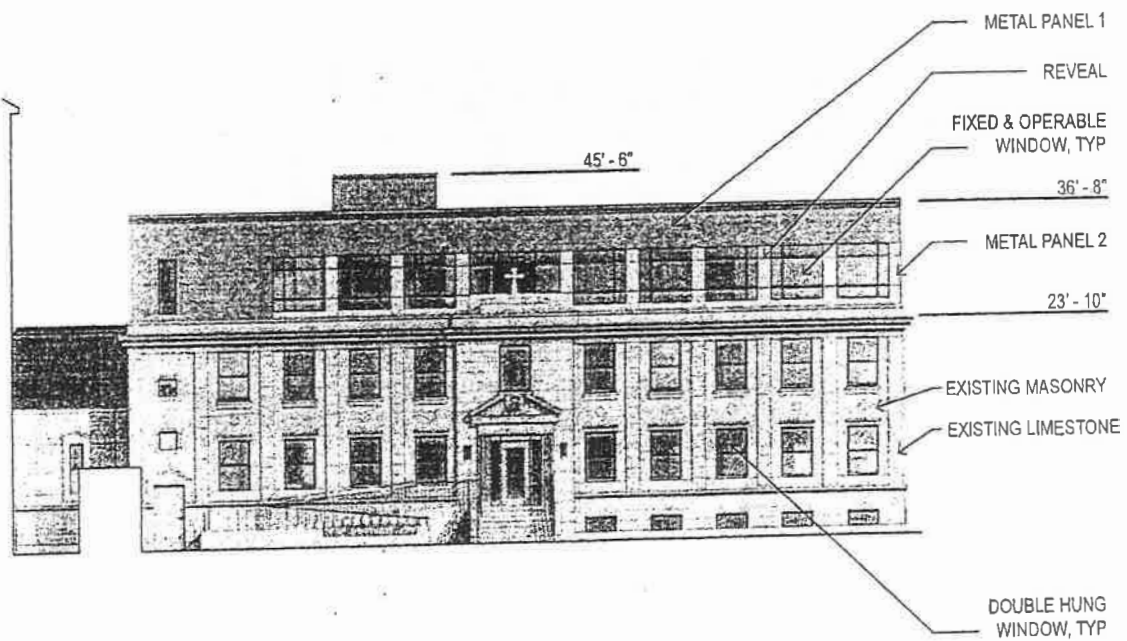


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# Sub-Area B: Priory - North Elevation



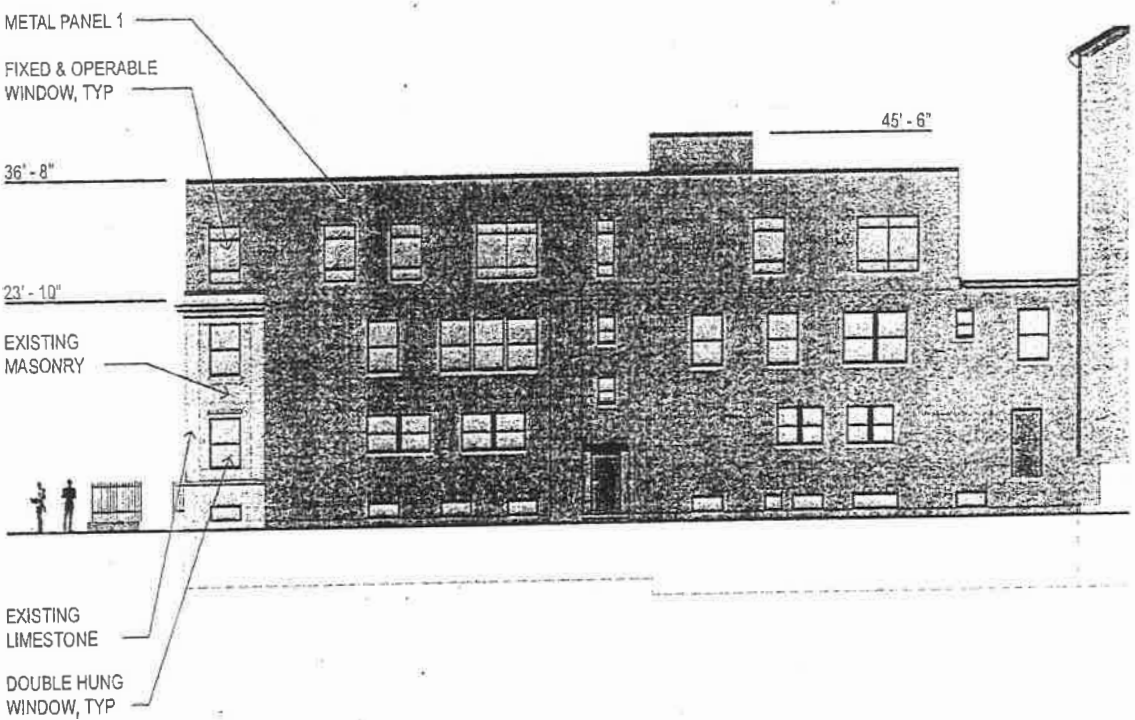
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# Sub-Area B: Priory - South Elevation



Applicant:

Address:

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Province, Inc. (Sub-Area B)

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