

# PD 1349

## Table of Contents

<b>03/28/2022 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>12/14/2016 PD Adoption</b> .....	<b>5</b>
Ordinance .....	5
Statements .....	5
Bulk Table .....	9
Exhibits .....	10



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 28, 2022

Jorge Espinosa  
IPSA Corporation  
1166 W. Grand Avenue  
Chicago, IL 60642

Re: Minor Change to PD 1349 - 905 W. Fulton Street

Dear Mr. Espinosa:

Please be advised that your request for a minor change to Business Planned Development No. 1349 ("PD 1349") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1349.

DEKA USA Property Two LP, the sole property owner of the PD, is seeking a minor change to allow a new canopy for the first-floor restaurant space. The canopy will project from the building's east elevation over the public-way, above a sidewalk café area. The canopy has been approved by Landmark staff and is currently being reviewed by the Public Way Unit of the Department of Business Affairs and Consumer Protection. Any signage illustrated on the attached canopy exhibits is not part of this approval. All signs require a separate sign permit application.

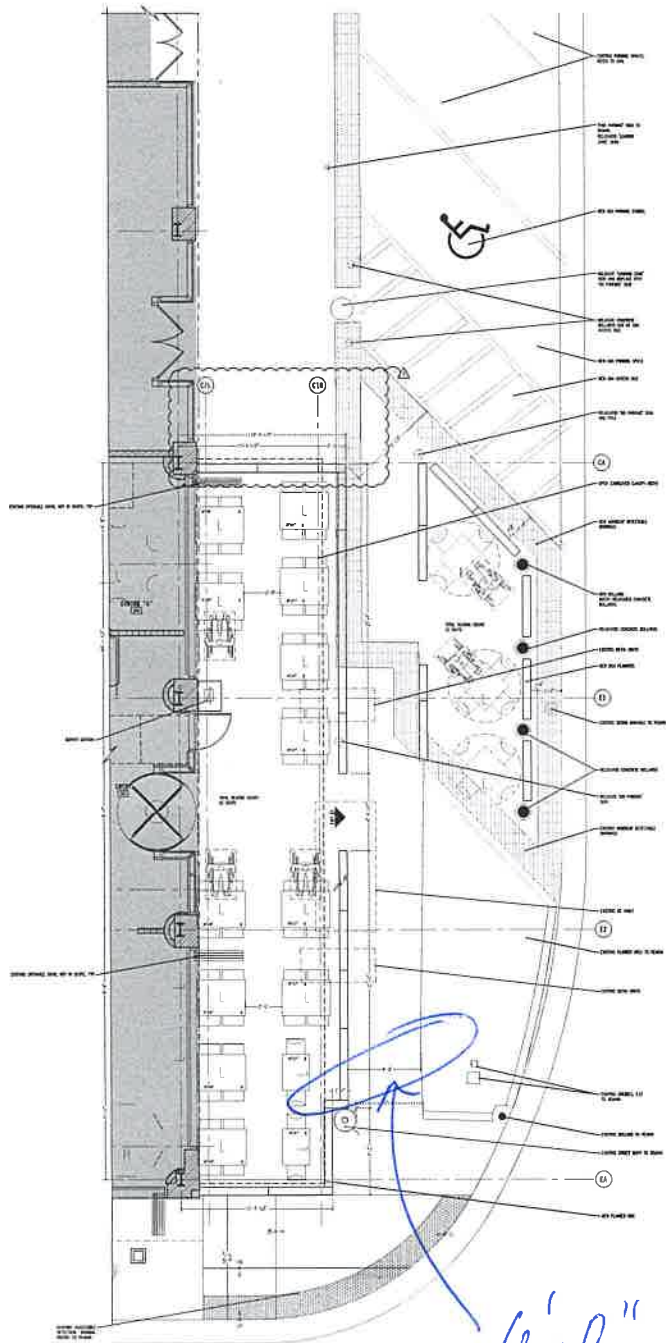
Regarding your request, the Department of Planning and Development has determined that allowing the proposed canopy will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1349, 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 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,

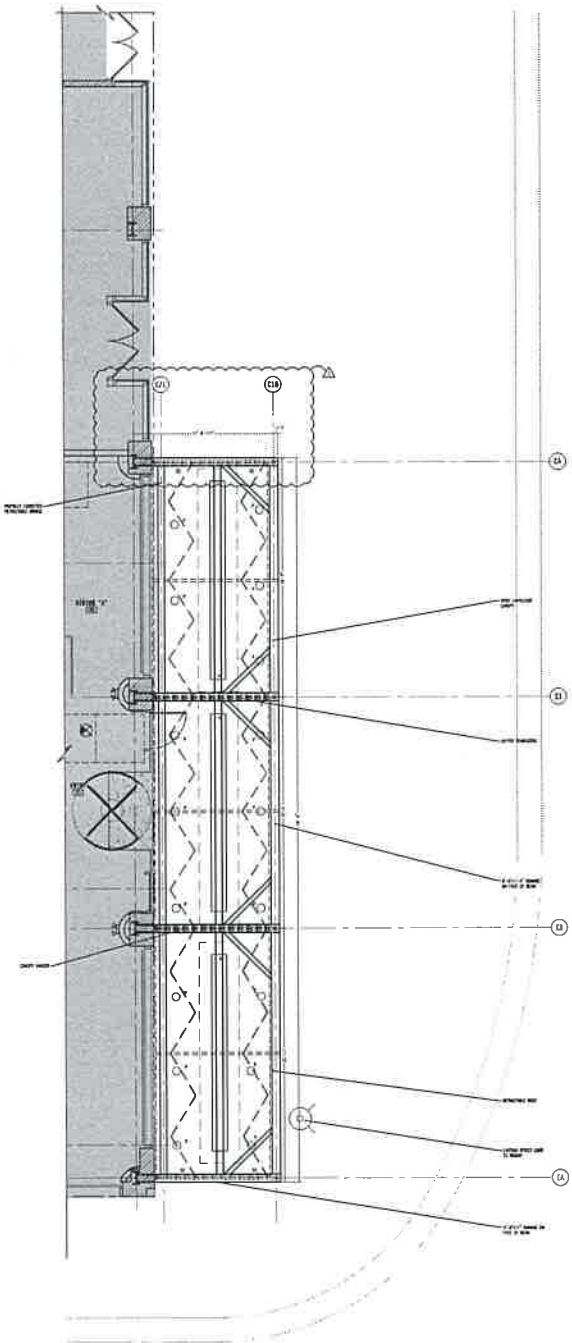
Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Emily Barton, Lisa Pusateri, Main file



**A202 EXTERIOR PLAN**  
 SCALE: 1/4"=1'-0"  
 TOTAL SEATING COUNT: 64 SEATS

6'-0"  
 IN WIDTH



**A201 REFLECTED CEILING PLAN**  
 SCALE: 1/4"=1'-0"

CONSTRUCTION PLAN GENERAL NOTES		DOB APPROVAL STAMPS:	
1.	C.C. SHALL PROVIDE ALL NECESSARY PERMITS FOR ALL TRADES INCLUDING PROTECTION AGAINST CORROSION, INCLUDING -BUT NOT LIMITED TO-: CORROSION RESISTANT COATING/PROTECTION, ETC. OR OTHERWISE.	DATE	BY
2.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
3.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
4.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
5.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
6.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
7.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
8.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
9.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
10.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
11.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY
12.	ALL FINISHES, MATERIALS, AND EQUIPMENT ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.	DATE	BY

R.C.P. SYMBOL LEGEND			
ITEM	SYMBOL	DESCRIPTION	REMARKS
H	[Symbol]	...	...
P	[Symbol]	...	...
S3	[Symbol]	...	...

**RESTAURANT & BAR**  
 500 N. DULANEY STREET  
 CHICAGO, IL 60614

**DYNAMIC HOSPITALITY, INC.**  
 18 N. LAMAR ST. #200  
 CHICAGO, IL 60602

**PROFESSIONAL SEAL:**  
 ARCHITECT  
 [Seal]

**SHEET NUMBER:**  
 A2 # 02



*Reclassification Of Area Shown On Map No. 1-G.*  
 (As Amended)  
 (Application No. 18910)  
 (Common Address: 901 -- 905 W. Fulton Market/214 -- 232 N. Peoria St.)  
 [SO2016-5585]

BPD 1349

*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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; North Peoria Street; a line 185.08 feet next south of and parallel to West Fulton Market; a line 125.86 feet next west of and parallel to North Peoria Street; a line 100 feet next south of and parallel to West Fulton Market; and a line 100 feet next west of and parallel to North Peoria Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; North Peoria Street; a line 185.08 feet next south of and parallel to West Fulton Market; a line 125.86 feet next west of and parallel to North Peoria Street; a line 100 feet next south of and parallel to West Fulton Market; and a line 100 feet next west of and parallel to North Peoria Street,

to those of a 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:

*Business Planned Development No. 1349*

*Plan Of Development Statements.*

1. The area delineated herein as Planned Development Number 1349 ("Planned Development") consists of approximately 20,882 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Thor 905 West Fulton LLC is the "Applicant" for this Planned Development and the owner of a portion of the Property and the Applicant pursuant to authorization from the Property owner.

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 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architecture and dated November 17, 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; and Building Elevations (North, South, East and West). 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: office; high technology office; daycare (limited to the ground floor, subject to CDOT and DPD site plan review for the loading/drop-off area prior to Part II Approval); animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns and

outdoor patios); financial services; food and beverage retail sales; liquor sales; medical service; personal service; general retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communication facilities and incidental and accessory uses.

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 purpose 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 20,882 square feet and a base FAR of 3.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.49, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 4.49. 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, the Department 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, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a public library (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 must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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 as defined by the Sustainable Development Policy and provide a 50 percent green roof equivalent to an actual total of 4,455 square feet.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development (P.D.) gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The P.D. is within the Fulton-Randolph Market District, which is designated as a Chicago Landmark District and is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. The P.D. project includes the demolition of two existing one-story buildings at 232 and 230 North Peoria Street and the partial demolition of the three-story building at 224 -- 226 North Peoria Street. The Applicant acknowledges that, pursuant to Section 2-120-825 of the Municipal Code of Chicago, any permit for demolition of 40 percent or more of any building located in a Chicago Landmark District requires approval by the Chicago Commission on Landmarks and review and approval by the City Council. Nothing contained herein shall affect or eliminate the requirement for such approval.

- 16. 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-3 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site/Landscape Plan; Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 40524 through 40532 of this *Journal*.]

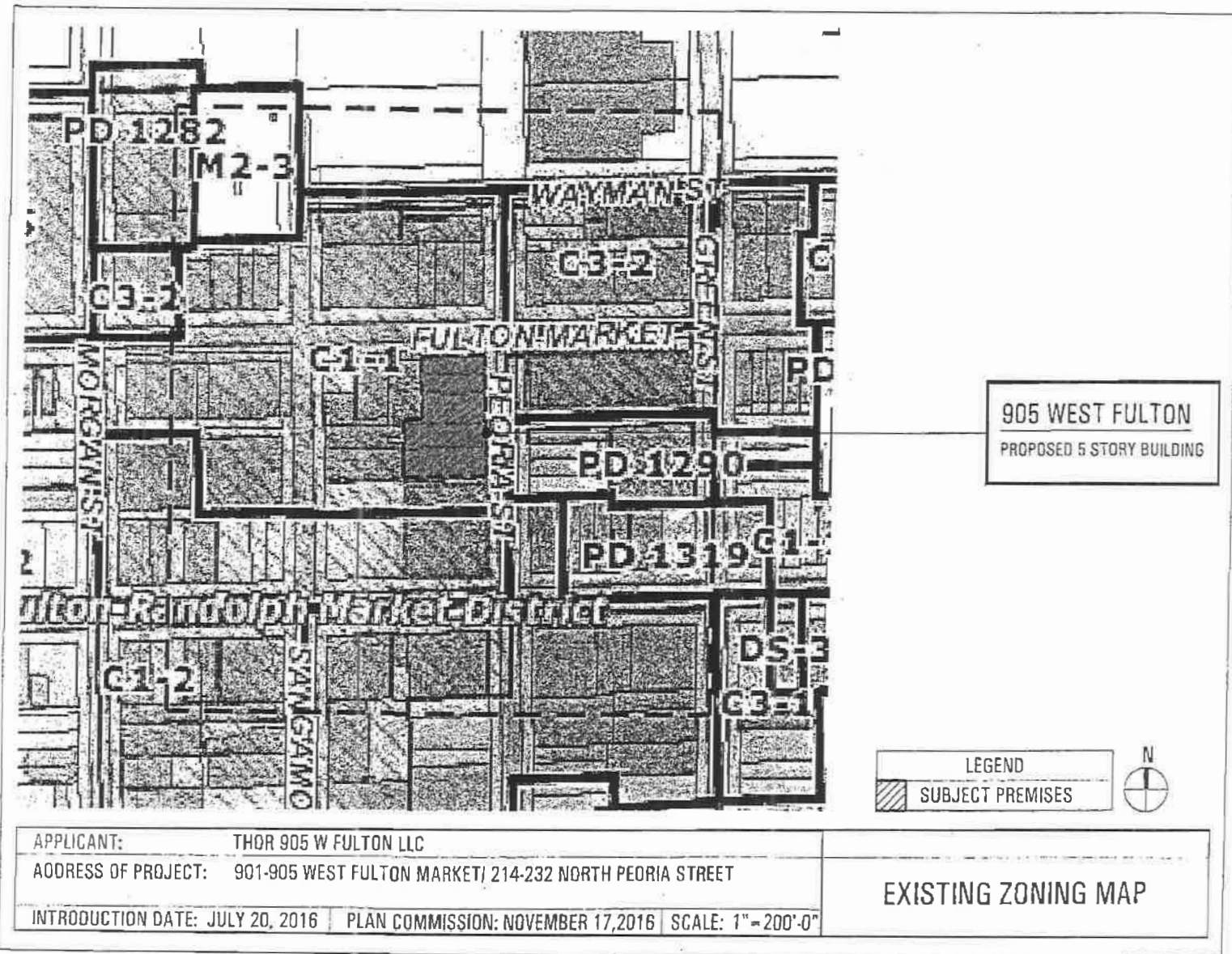
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1349*

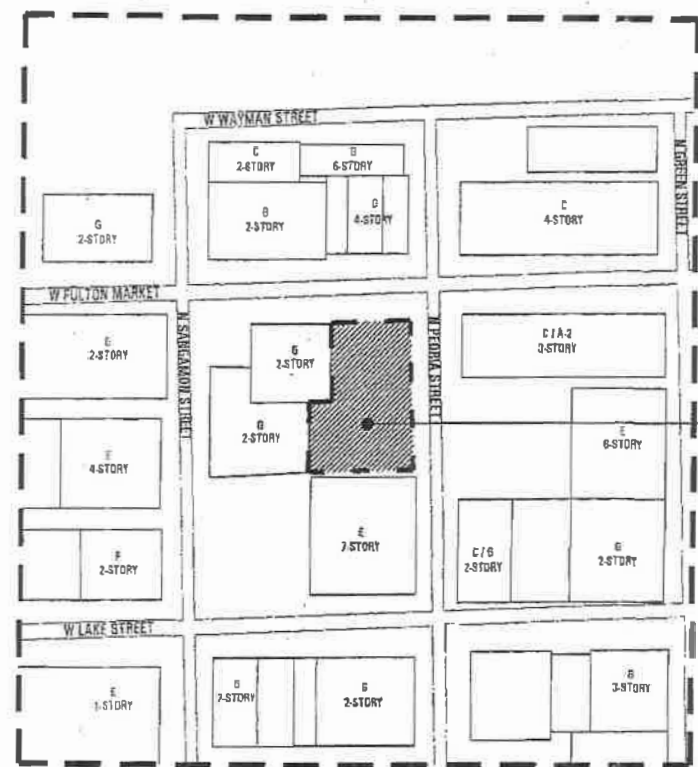
*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	32,275
Area of Public Rights-of-Way (square feet):	11,393
Net Site Area (square feet):	20,882
Maximum Floor Area Ratio:	4.49
Minimum Off-Street Parking Spaces:	0
Minimum Bike Parking Spaces:	55
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	70 feet, 0 inches
Minimum Setbacks:	In conformance with the Plans

FINAL FOR PUBLICATION



KEY:  
 A1 - SINGLE FAMILY RESIDENTIAL  
 A2 - MULTI-FAMILY RESIDENTIAL  
 C - RESTAURANT/BAR  
 E - OFFICE  
 F - MERCANTILE  
 G - INDUSTRIAL  
 H - STORAGE  
 - - - 400' BOUNDARY



**905 WEST FULTON**  
 PROPOSED 5 STORY BUILDING

LEGEND  
 [Hatched Box] SUBJECT PREMISES



APPLICANT: THOR 905 W FULTON LLC  
 ADDRESS OF PROJECT: 901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET  
 INTRODUCTION DATE: JULY 20, 2016 | PLAN COMMISSION: NOVEMBER 17, 2016 | SCALE: 1" = 200'-0"

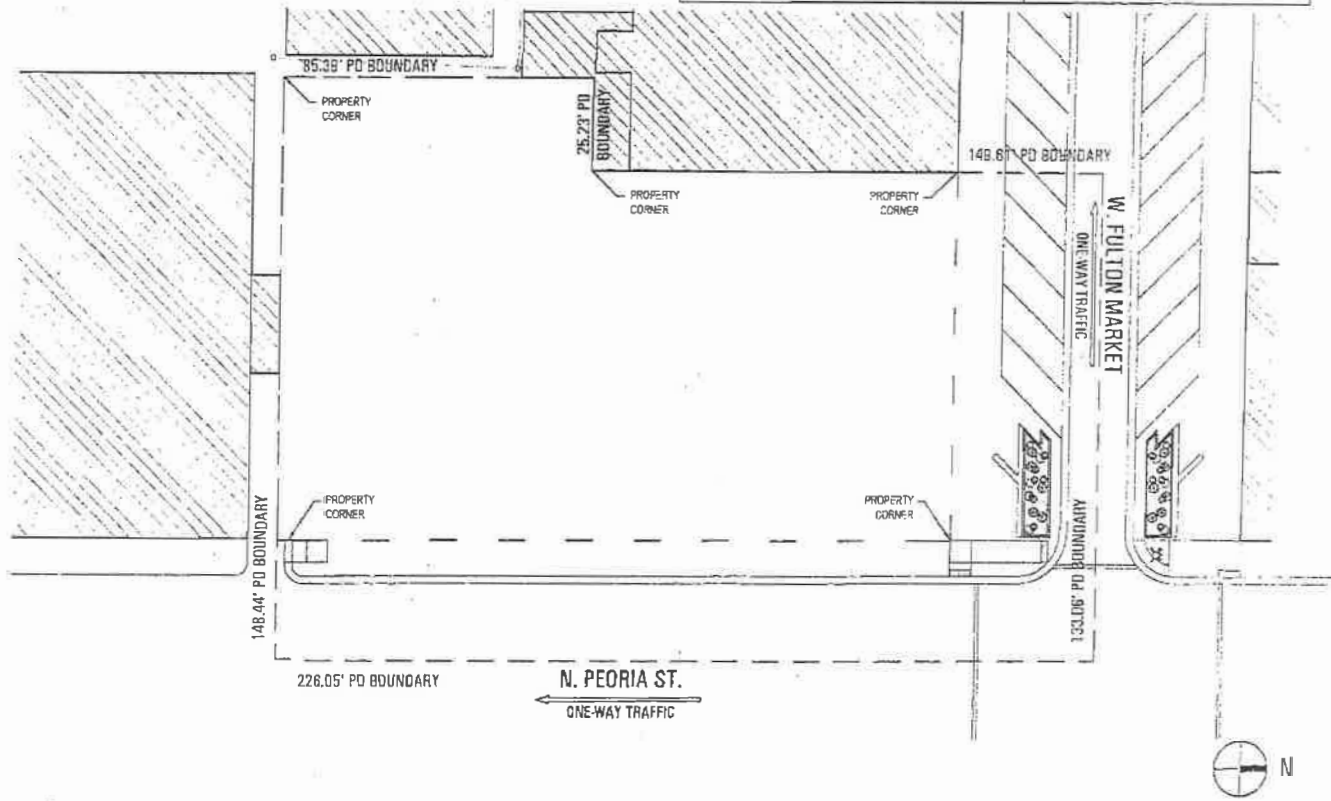
**EXISTING LAND USE MAP**

AREA SUMMARY

GROSS PD SITE AREA = 32,275 SF  
 AREA IN PUBLIC RIGHT OF WAY = 11,393 SF  
 NET SITE AREA = 20,882 SF

KEY:

--- = PD BOUNDARY  
 - - - = PROPERTY LINE



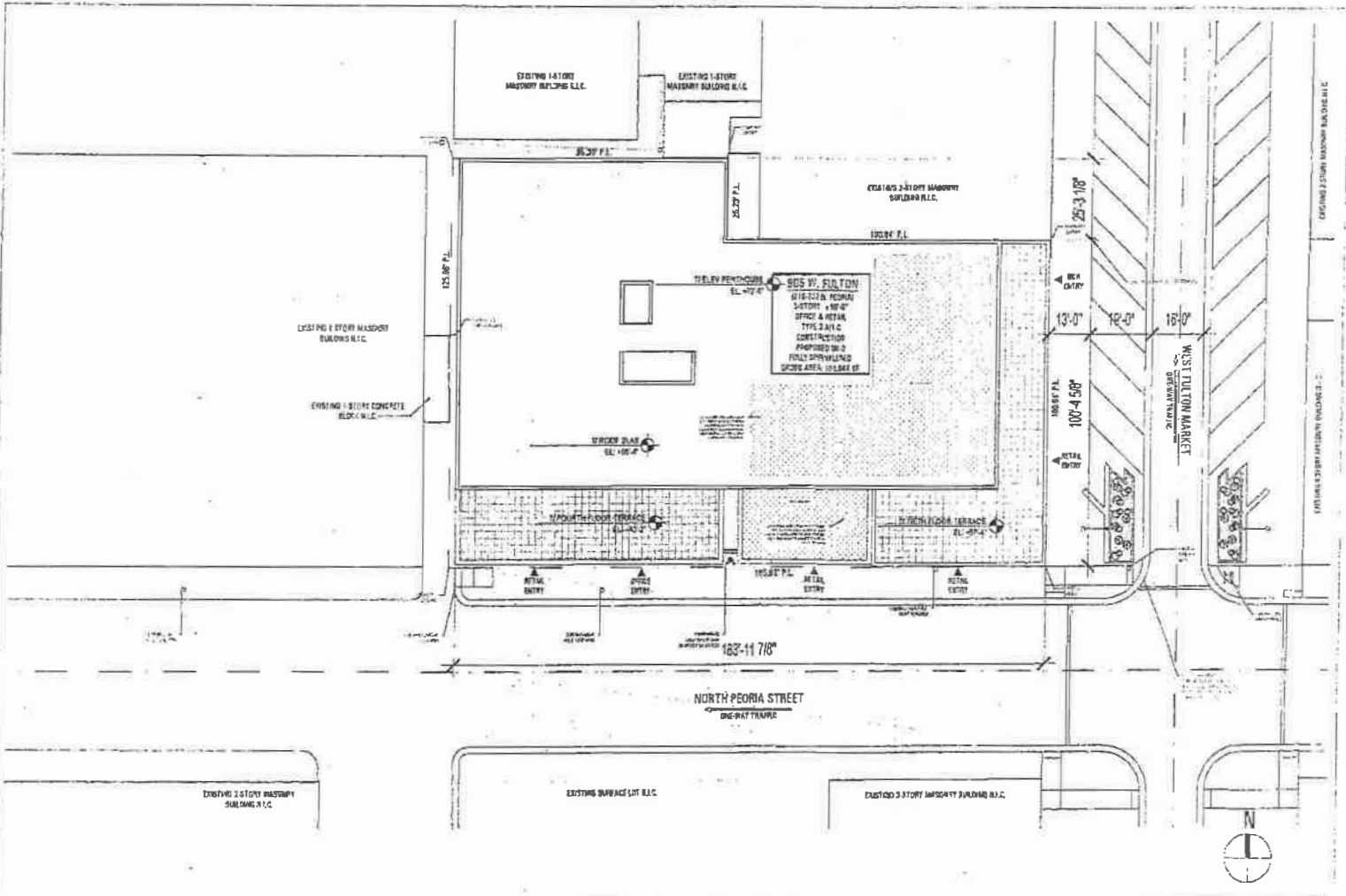
APPLICANT: THOR 905 W FULTON LLC  
 ADDRESS OF PROJECT: 901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET  
 INTRODUCTION DATE: JULY 20, 2016 | PLAN COMMISSION: NOVEMBER 17, 2016 | SCALE: 1" = 40'-0"

PLANNED DEVELOPMENT BOUNDARY  
 AND PROPERTY LINE MAP



12/14/2016

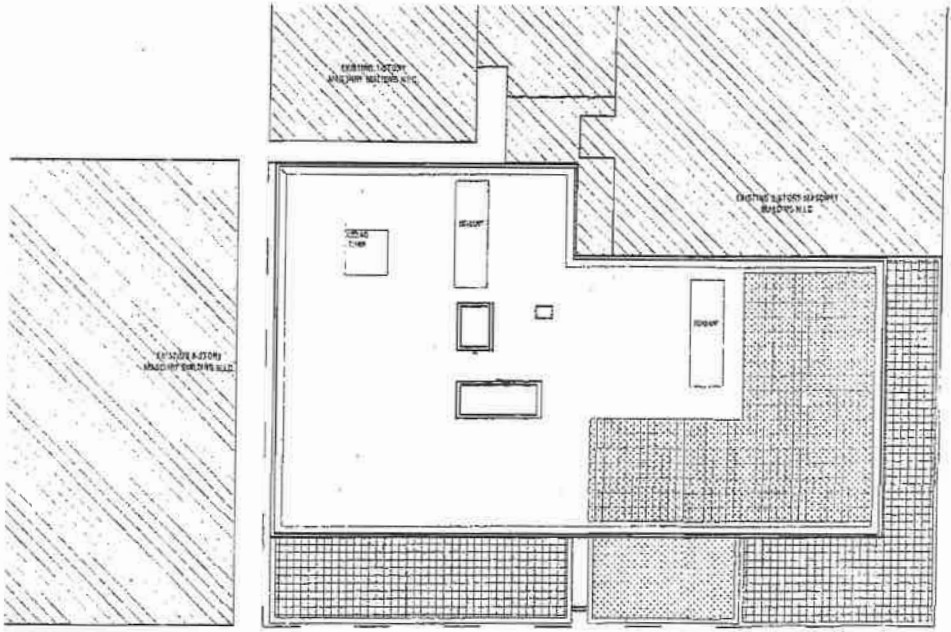
REPORTS OF COMMITTEES

40527



<p>APPLICANT: THOR 905 W FULTON LLC</p> <p>ADDRESS OF PROJECT: 901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET</p> <p>INTRODUCTION DATE: JULY 20, 2016 PLAN COMMISSION: NOVEMBER 17, 2016 SCALE: 1" = 40'-0"</p>	<p><b>SITE/LANDSCAPE PLAN</b></p>
--	-----------------------------------

AREA SUMMARY	KEY:
TOTAL ROOF AREA = 13,669 SF	 = GREEN ROOF
50% NET GREEN ROOF REQUIRED = 4,455 SF	 = TERRACE
TOTAL GREEN ROOF AREA PROVIDED = 4,455 SF	



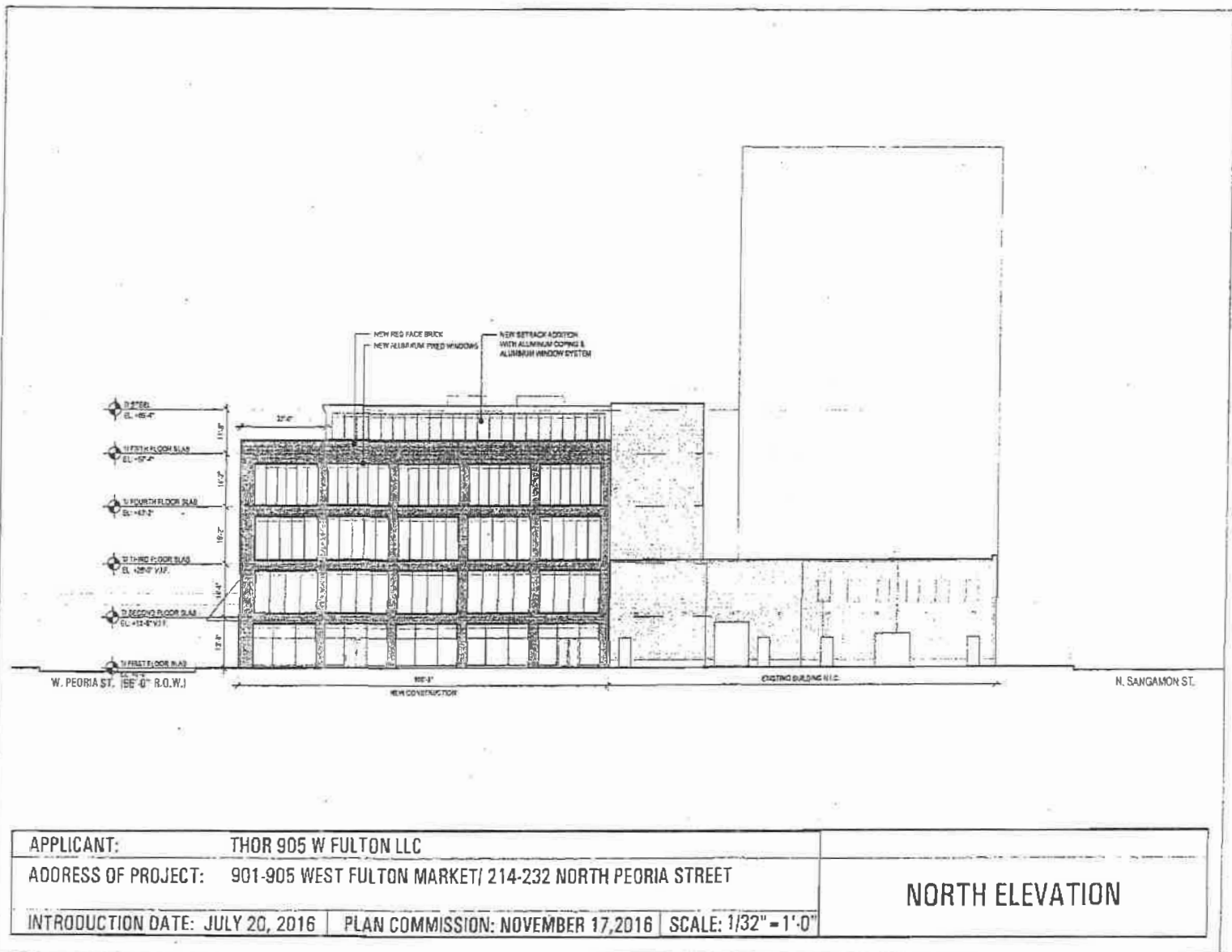
APPLICANT: THOR 905 W FULTON LLC
ADDRESS OF PROJECT: 901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET
INTRODUCTION DATE: JULY 20, 2016    PLAN COMMISSION: NOVEMBER 17, 2016    SCALE: 1" = 40'-0"

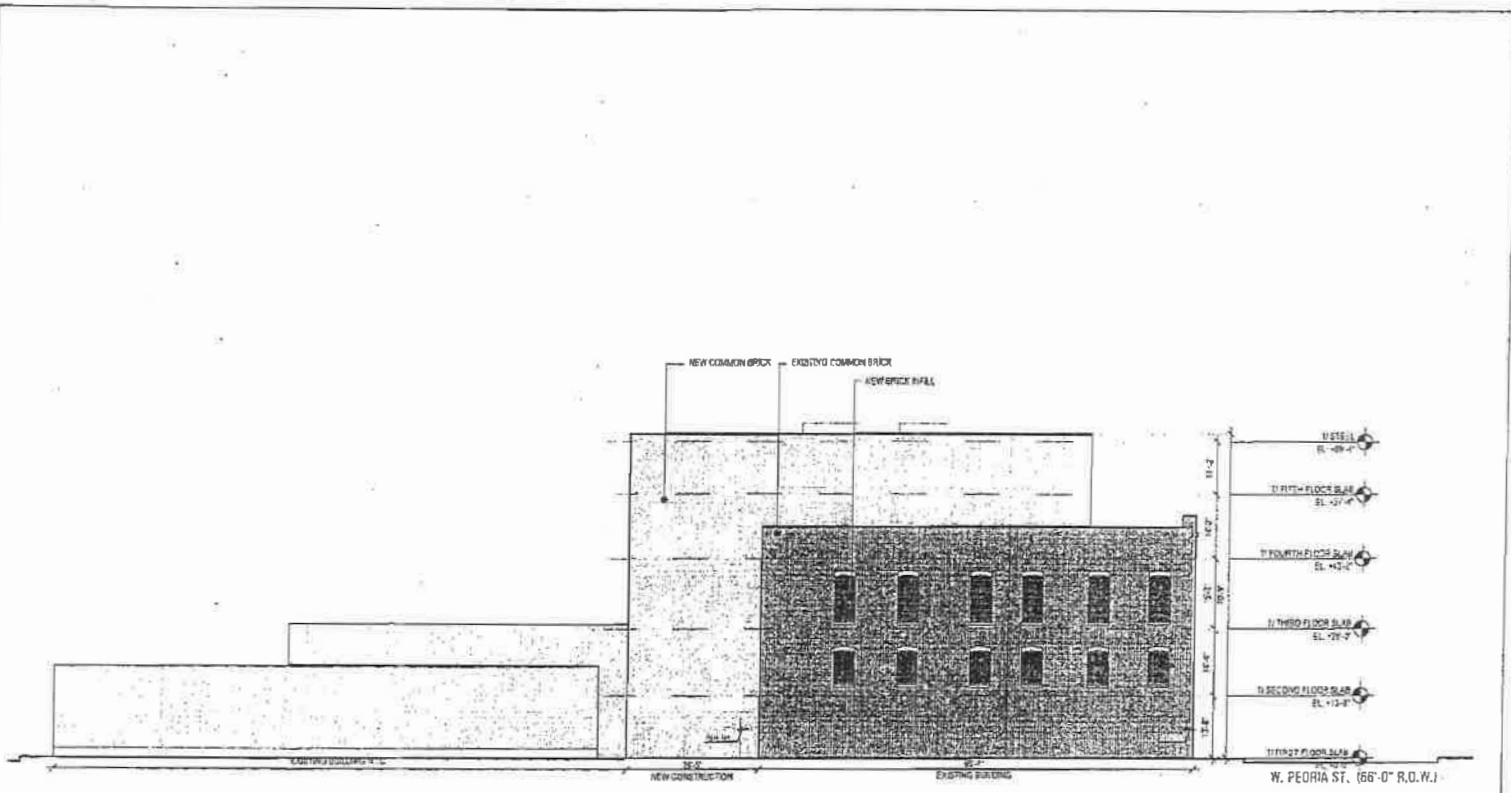
**GREEN ROOF PLAN**

12/14/2016

REPORTS OF COMMITTEES

40529



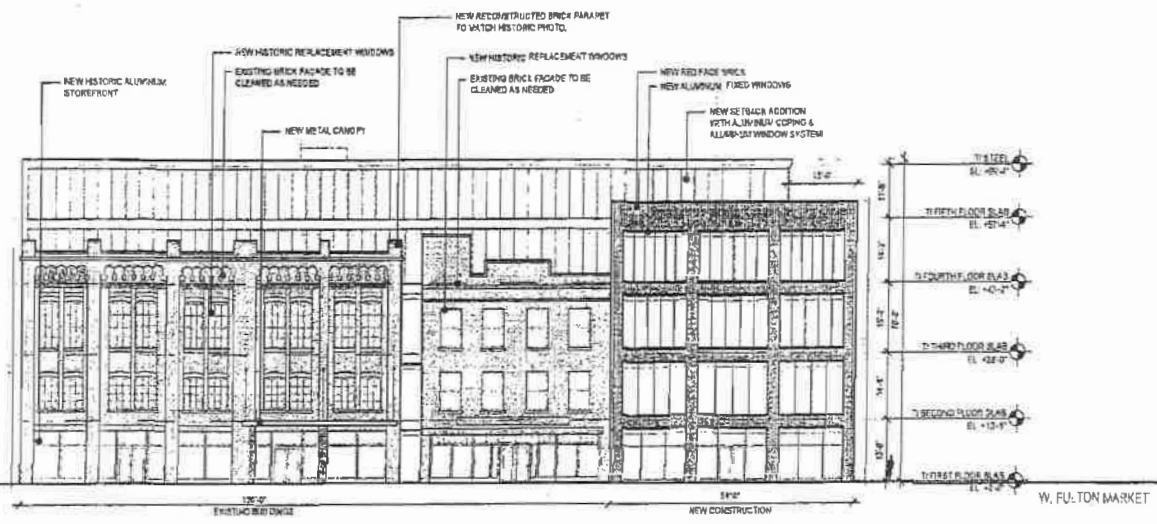


APPLICANT:	THOR 905 W FULTON LLC	<b>SOUTH ELEVATION</b>
ADDRESS OF PROJECT:	901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET	
INTRODUCTION DATE:	JULY 20, 2016   PLAN COMMISSION: NOVEMBER 17, 2016   SCALE: 1/32" = 1'-0"	

12/14/2016

REPORTS OF COMMITTEES

40531



APPLICANT:	THOR 905 W FULTON LLC
ADDRESS OF PROJECT:	901-905 WEST FULTON MARKET/ 214-232 NORTH PEORIA STREET
INTRODUCTION DATE:	JULY 20, 2016
PLAN COMMISSION:	NOVEMBER 17, 2016
SCALE:	1/32" = 1'-0"

EAST ELEVATION

