

PD 1354

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 30, 2023

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

Re: Minor Change to PD No. 1354, 170 N. Green St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1354 ("PD 1354") 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 1354. The developer, 170 Green Owner LLC, currently owns all the property within the PD.

Pursuant to Statement 5, PD 1354 permits the following uses: dwelling units located above the ground floor; lodging (all); animal services (excluding overnight kennel or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive-throughs); food and beverage retail sales; office; personal service; general retail sales; participant sports and recreation (indoor); accessory parking and related, incidental and accessory uses.

On Aug. 8, 2023, a minor change was granted to allow the vacant site to be used on an interim and temporary basis only for outdoor pickleball and basketball courts. Approval was limited to no more than three years or until construction of the approved high-rise building, whichever occurs first.

Your client is now seeking a minor change to use the property for various other participant sports and recreation uses on an interim/temporary basis until the approved project proceeds.

Regarding your request, the Department of Planning and Development has determined that allowing temporary participant sports and recreation uses 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.

Please contact the Department of Business Affairs and Consumer Protection for all appropriate licenses. A 4-foot-high ornamental fence should be provided with gates for pedestrian access only. No vehicular access is required.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1354, 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 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.

This temporary use expires on April 1, 2028, or when construction of the approved high-rise building commences, whichever occurs first.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noah Szafraniec", with a stylized flourish at the end.

Noah Szafraniec,
Assistant Commissioner

CC: Mike Marmo, Erik Glass, Janice Hill, Main File



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 8, 2023

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

Re: Minor Change to PD 1354, 170 N. Green St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1354 ("PD 1354") 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 1354. The developer, 170 Green Owner LLC, currently owns all the property within the PD.

According to your request, the site has been cleared of all former improvements and is currently vacant. The developer has identified an operator who would like to utilize the property for outdoor pickleball and basketball courts and ancillary concessions, as shown on the attached preliminary site plan. This would be an interim and temporary use, limited to no more than three years, or until construction of the approved high-rise building proceeds, whichever is sooner.

Design work on the proposed mixed-use building at 170 N. Green St. has continued since the PD was approved, including the most recent modifications granted via a minor change on May 12, 2023. Pursuant to Statement 5, PD 1354 permits the following uses: dwelling units located above the ground floor; lodging (all); animal services (excluding overnight kennel or boarding); eating and drinking establishments; financial services (excluding payday/title loans, pawnshops and drive-throughs); food and beverage retail sales; office; personal service; general retail sales; participant sports and recreation (indoor); accessory parking and related, incidental and accessory uses.

Regarding your request, the Department of Planning and Development has determined that allowing the temporary pickleball and basketball court use 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. The proposed use is an outdoor participant sports and recreation use which is a related use to the permitted indoor participant sports and recreation use. Outdoor concessions are allowed as an accessory and permitted eating and drinking establishment use.

Please contact the Department of Business Affairs and Consumer Protection for all appropriate licenses. A 4-foot high ornamental fence should be provided with gates for pedestrian access only. No vehicular access is required. If additional netting is required to keep athletic equipment from leaving the site, then those specifics should be provided.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1354, 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 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.

This temporary use expires on November 1, 2026, or when construction of the approved high-rise building proceeds, whichever occurs sooner.

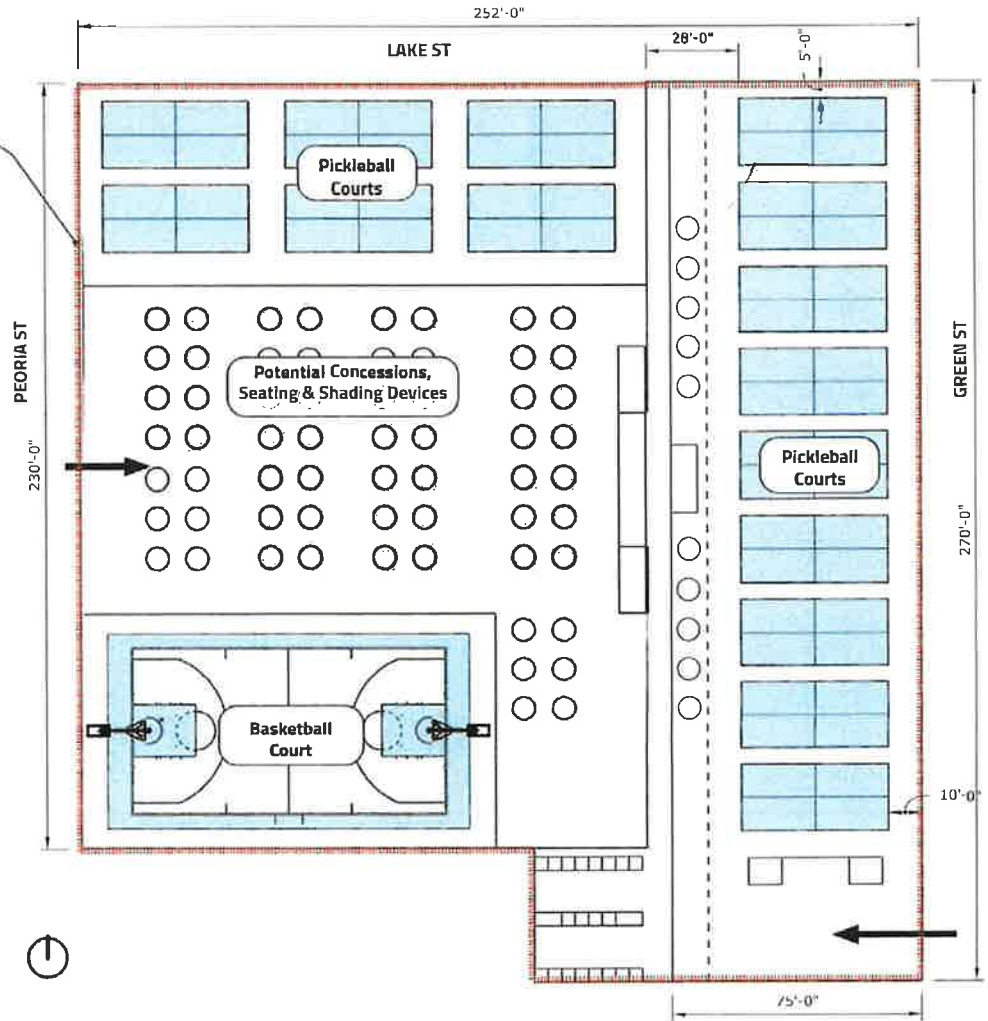
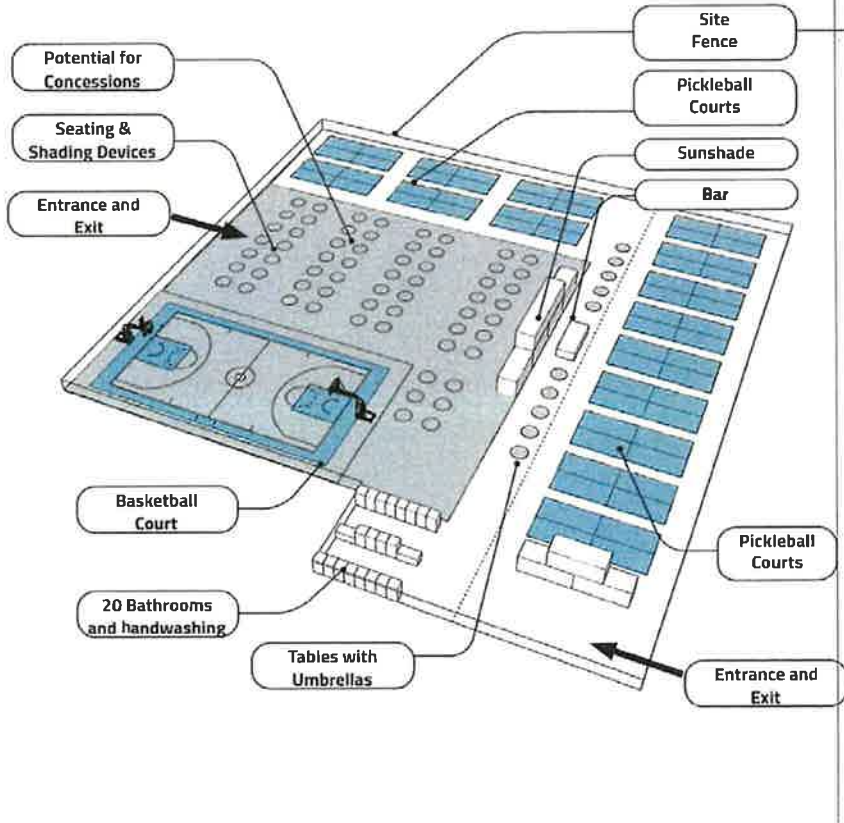
Sincerely,



Noah Szafraniec
Assistant Commissioner

CC: Mike Marmo, Erik Glass, Janice Hill, Main File

**FULTON MARKET
BIG CITY PICKLE**
170 N GREEN ST





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 12, 2023

Katie Jahnke Dale
DLA Piper LLP
444 West Lake Street
Suite 900
Chicago, Illinois 60606

**Re: Minor Change to Residential-Business Planned Development No. 1354
170 N. Green**

Dear Ms. Janke Dale,

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1354 ("PD 1354") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1354. 170 Green Owner LLC (the "Developer") currently owns all the property within the PD.

Statement 12 of PD 1354 specifically states if the Developer does not proceed with the south hotel tower depicted in the East and West Elevations, the Developer has the right to incorporate the square footage allocated to such hotel to create additional office square footage, subject to approval of a minor change.

Since approval of the PD, the Developer has elected to not proceed with the hotel component. Additionally, further design refinements have occurred as a result of the elimination of the hotel and ongoing coordination with DPD. As a result, the Developer requests the following changes:

- Replace the 150 key hotel with approximately 65,000 SF of additional office space. The top level of the office (Level 13) is now a combination of indoor and outdoor amenity space.
- Relocate the residential outdoor amenity space from the top of the building to Level 14.
- Reduce the height of the southern portion of the building from 268' to approximately 225' due to a reduction in the number of floors when the hotel program was removed.
- Pull back the massing of the Level 14 and Level 15 office amenity space along the south edge of the building towards the east, per the request of DPD.
- Reduce the height of the parapet from 440' to approximately 425' due to the removal of one level of parking, a slight reduction in the floor-to-floor height and further development of mechanical systems.
- Reduce the height of the top of the Mechanical Penthouse from 460' to approximately 445'.
- Remove the balconies from the residential units.

PD 1354
Minor Change
May 12, 2023
Page 2

- Remove one level of parking and revise the minimum number of parking spots provided from 235 to 220 (reduction of spaces dedicated to hotel).
- Revise the streetscape plan, relocating trees at the Mews to coordinate with the retail entries and create a better pedestrian and drop off experience.
- Revise the architecture at the podium, including replacement of the curved/segmented glazing with straight corners, revision of the mullion heights at Level 2 and revisions to the entry condition at Green and Peoria Streets.

The height of the residential tower and the number of residential units remain unchanged. The approval includes a revised bulk table and the following attached documents prepared by Lamar Johnson Collaborative:

- Revised Bulk Table
- Planned Development Boundary and Property Line Map
- Streetscape Site Plan
- Landscape Plan
- Typical Parking Plan
- Roof Plan
- Elevations – South, East, North, and West
- Façade Details

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 1354, 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 period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec,
Assistant Commissioner

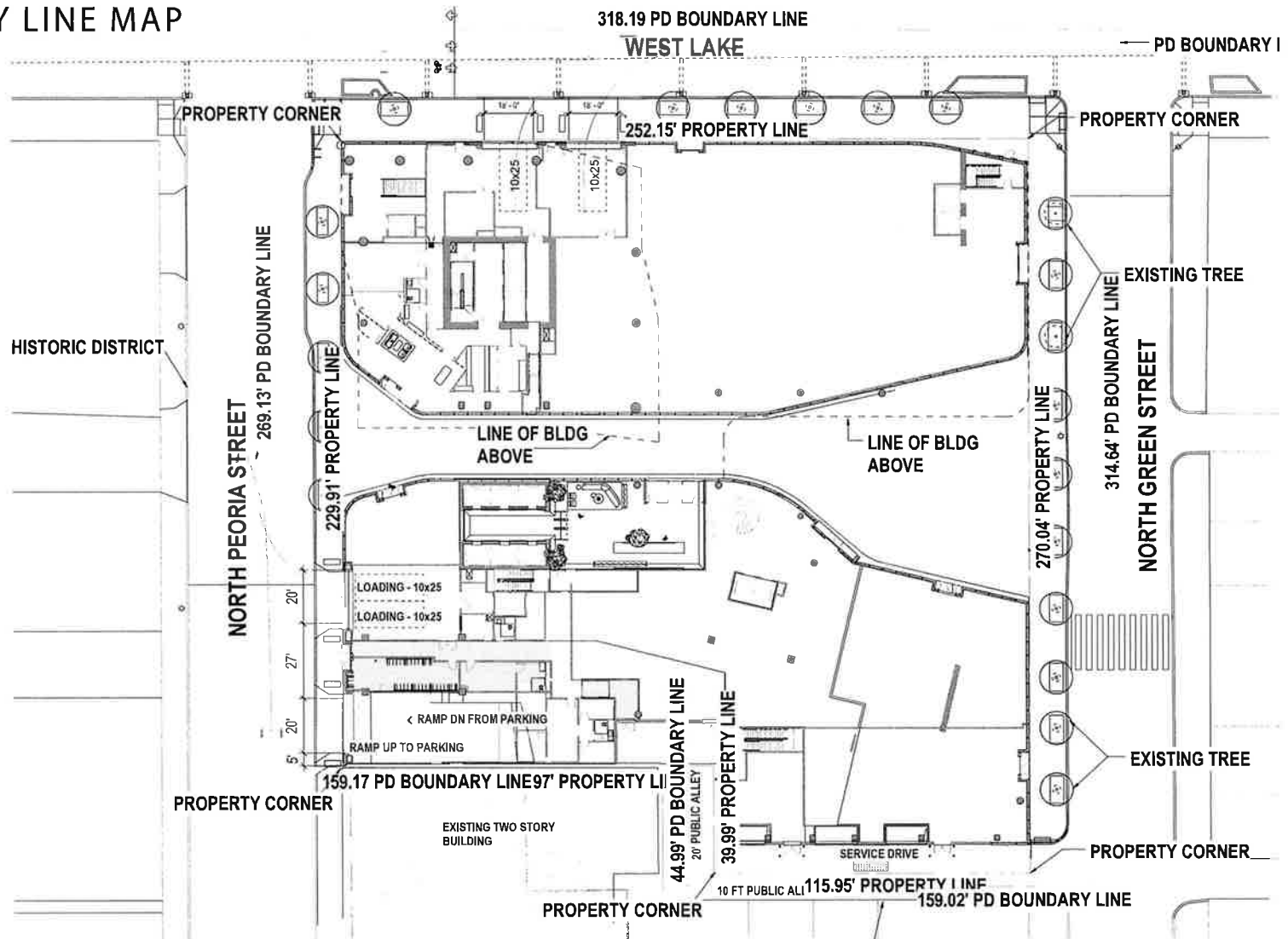
CC: Emily Thrun, Mike Marmo, Erik Glass, Main File

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1354, AS AMENDED
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	93,041
Area of Public Rights-of-Way (sf):	30,441
Net Site Area (sf):	62,600
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	275
Maximum Number of Hotel Keys:	150
Minimum Off-Street Parking Spaces:	220
Minimum Bicycle Parking Spaces:	97
Minimum Off-Street Loading:	4 (10' x 25')
Maximum Building Height:	465'
Minimum Setbacks:	In conformance with the Plans

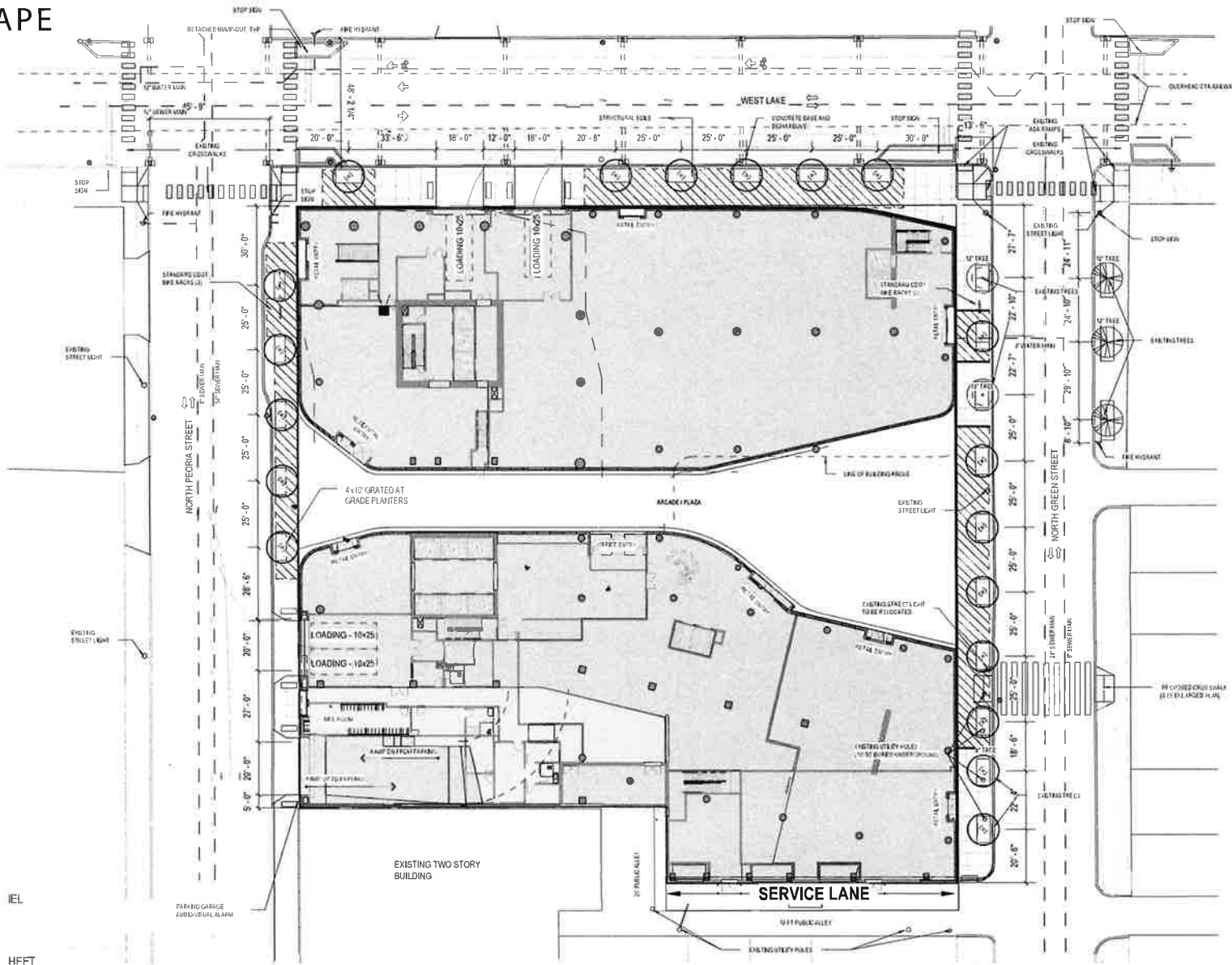
Issued for Minor Change

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

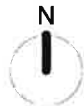
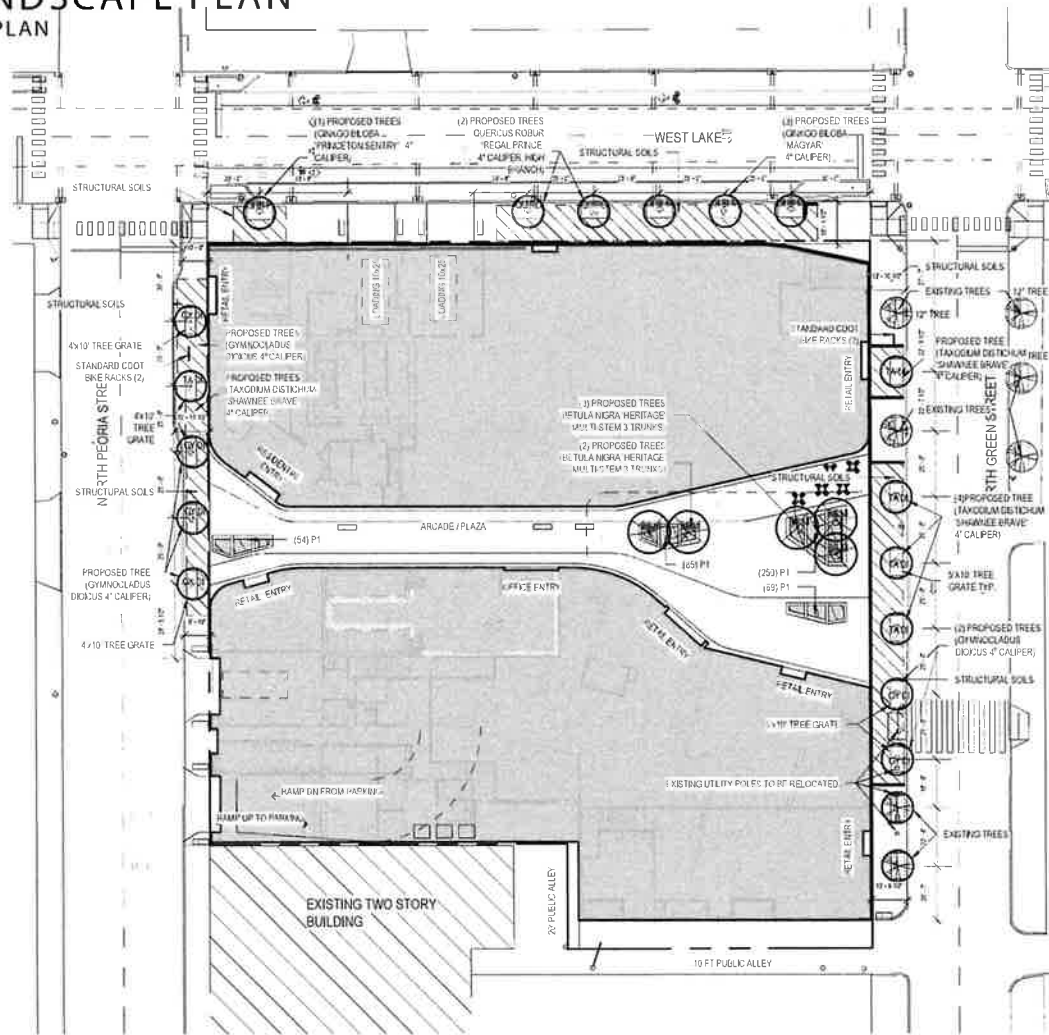
STREET SCAPE SITE PLAN



APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

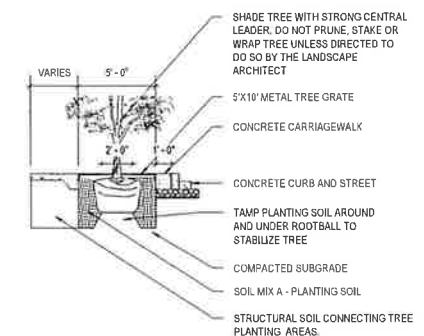


LANDSCAPE PLAN SITE PLAN



TREES		
Count	Type Mark	Description
5	BE NI	Betula nigra 'Heritage' Heritage River Birch
3	GI BI-M	Ginkgo biloba 'Magyar' Ginkgo
1	GI BI-P	Ginkgo biloba 'Princeton Sentry' Ginkgo
8	GY DI	Gymnocladus dioica Kentucky Coffeetree
2	QU RO	Quercus robur 'Regal Prince' Oak
5	TA DI	Taxodium distichum 'Shawnee Brave' Bald Cypress

PERENNIAL PLANTINGS	
Type Mark	Description
P1	Shrubs Ceanothus americanus New Jersey Tea Cephalanthus occidentalis Buttonbush Juniperus virginiana Eastern Redcedar Physocarpus opulifolius 'Little Devil' Ninebark Rhus aromatica 'Gro-Low' Fragrant Sumac Symphoricarpos albus Common Snowberry Viburnum catesii 'Compacta' Dwarf Koreanspice Viburnum Perennials Grasses & Sedges Actaea racemosa Black Cohosh Agastache 'Blue Boa' Blue Boa Hyssop Asarum canadense Wild Ginger Athyrium filix-femina Lady Fern Carex pennsylvanica Pennsylvania Sedge Epimedium x rubrum Bishop's Hat Helleborus 'Ivory Prince' Lenten Rose Mertensia 'Virginia' Virginia Bluebells Molinia caerulea ssp. Caerulea Moor Grass Osmunda cinnamomea Cinnamon Fern Panicum virgatum Switchgrass Pennisetum alopecuroides 'Cassian' Cassian Fountaingrass Polygonatum odoratum 'Variegatum' Solomon's Seal Polystichum acrostichoides Christmas Fern



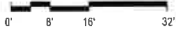
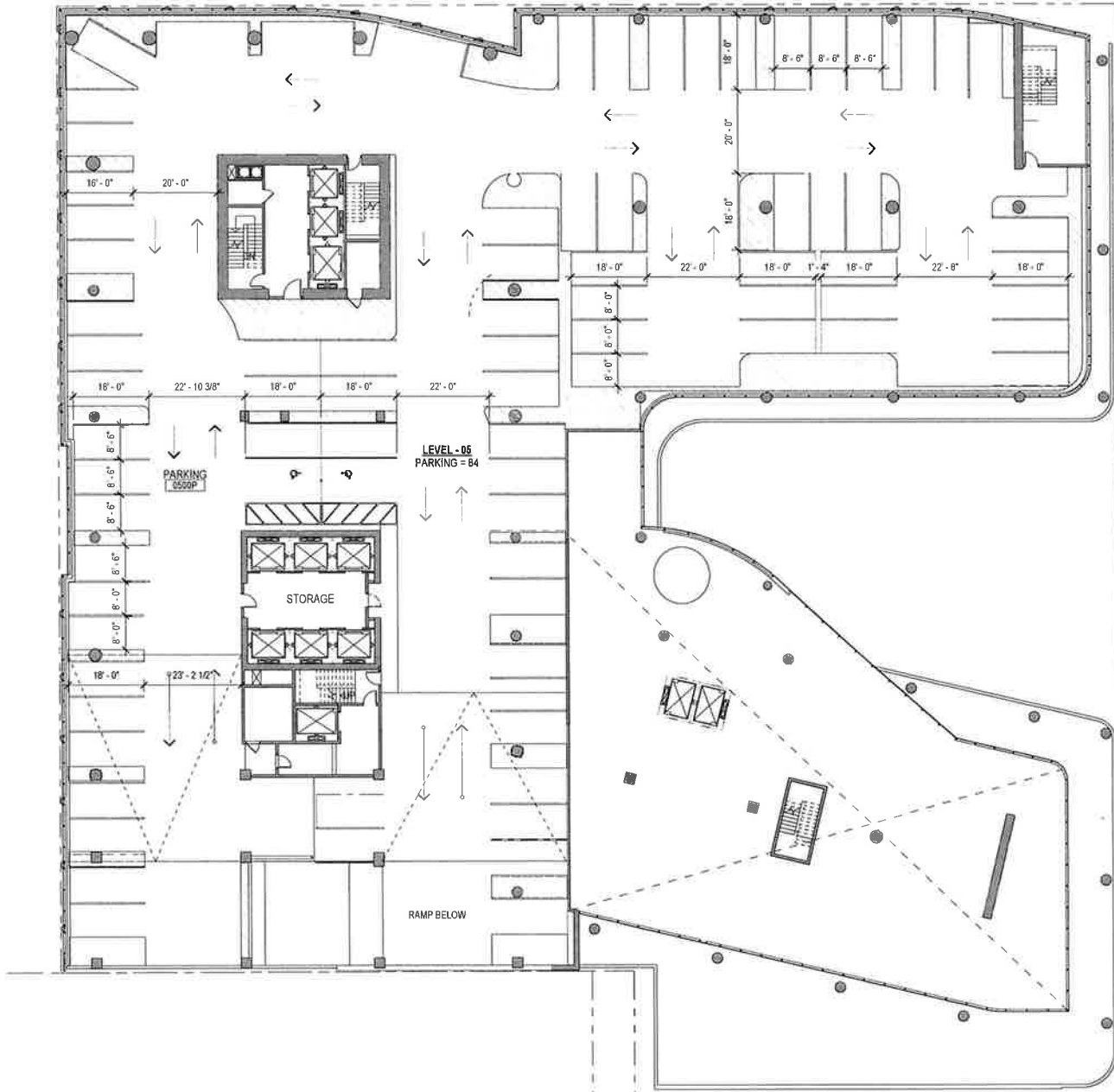
1. PARKWAY PLANTING WITH TREE GR.
1/8" = 1'-0" SCALE

APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
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*ISSUED FOR MINOR CHANGE



PLAN
TYPICAL PARKING



APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE

LJC

PLAN
ROOF PLAN

ROOF PLAN

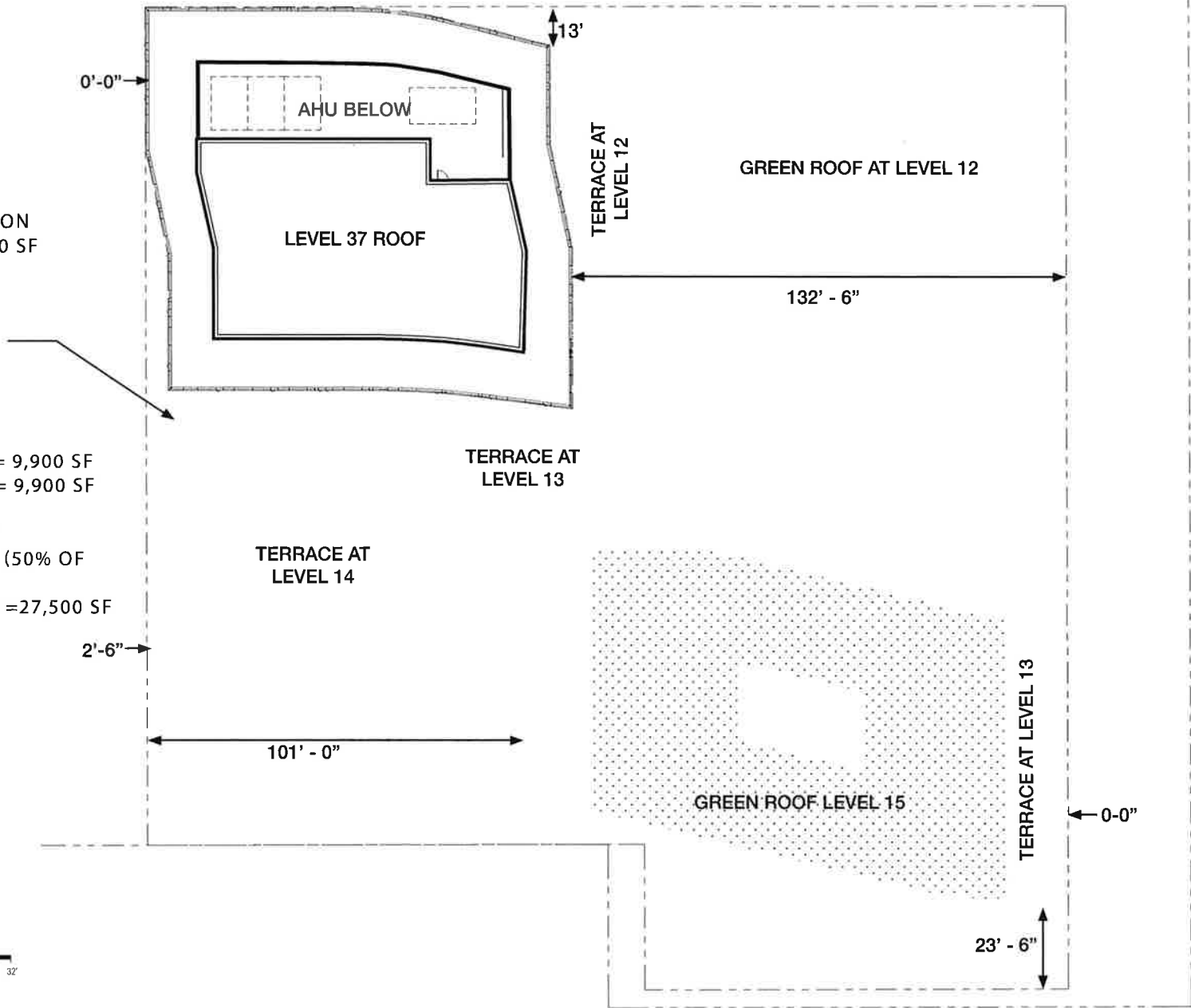
OPEN SPACE CALCULATION
275 X 36 SF/UNIT = 9,900 SF

OPEN SPACE
9,900 SF TERRACE DECK

SUMMARY

OPEN SPACE REQUIRED= 9,900 SF
OPEN SPACE PROVIDED= 9,900 SF

ROOF AREA = 54, 421 SF
GREEN ROOF REQUIRED (50% OF
ROOF) = 27,210 SF
GREEN ROOF PROVIDED =27,500 SF



APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE

LJC

ELEVATION SOUTH

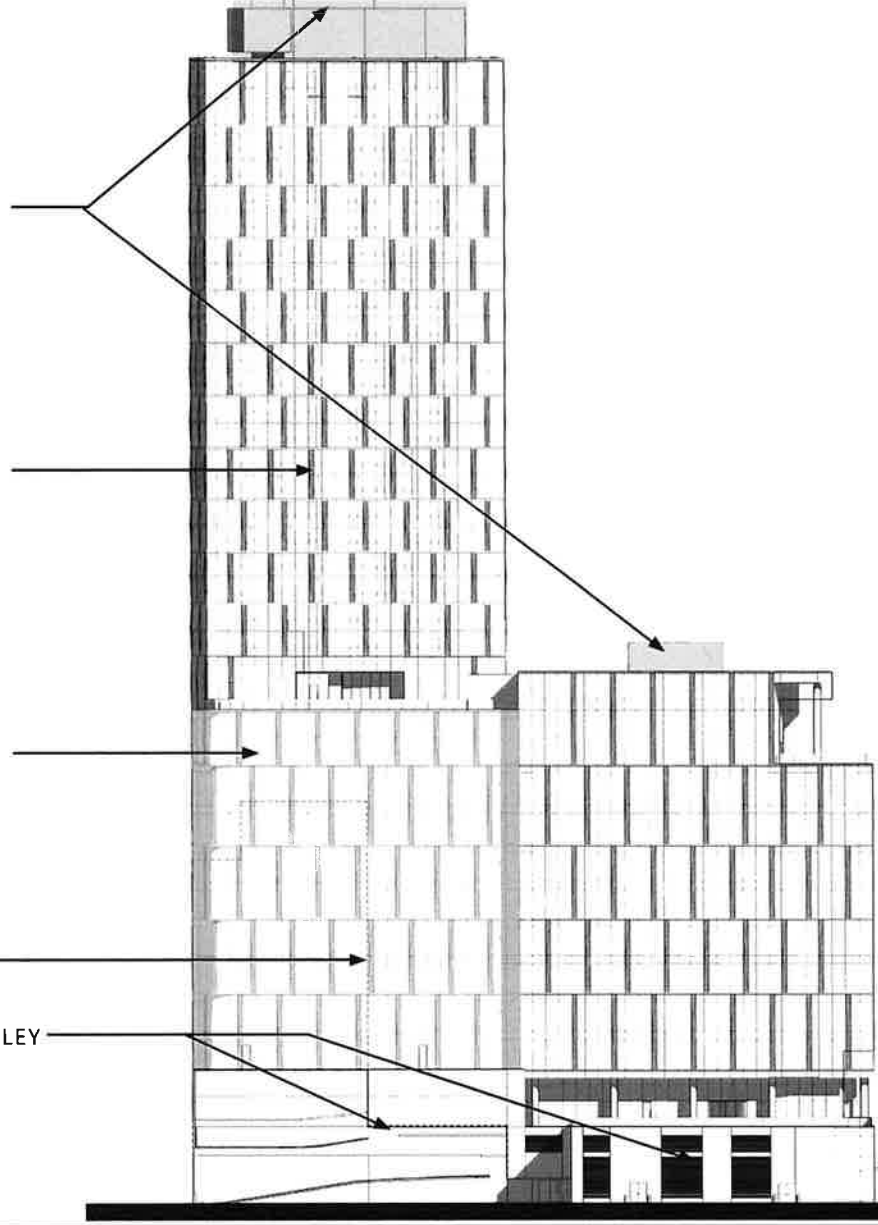
PREFINISHED ALUMINUM SCREEN WALL

PREFINISHED COMPOSITE METAL PANEL

PREFINISHED ALUMINUM CURTAIN WALL

NOBU OUTLINE

HARVARD BRICK ALONG ALLEY

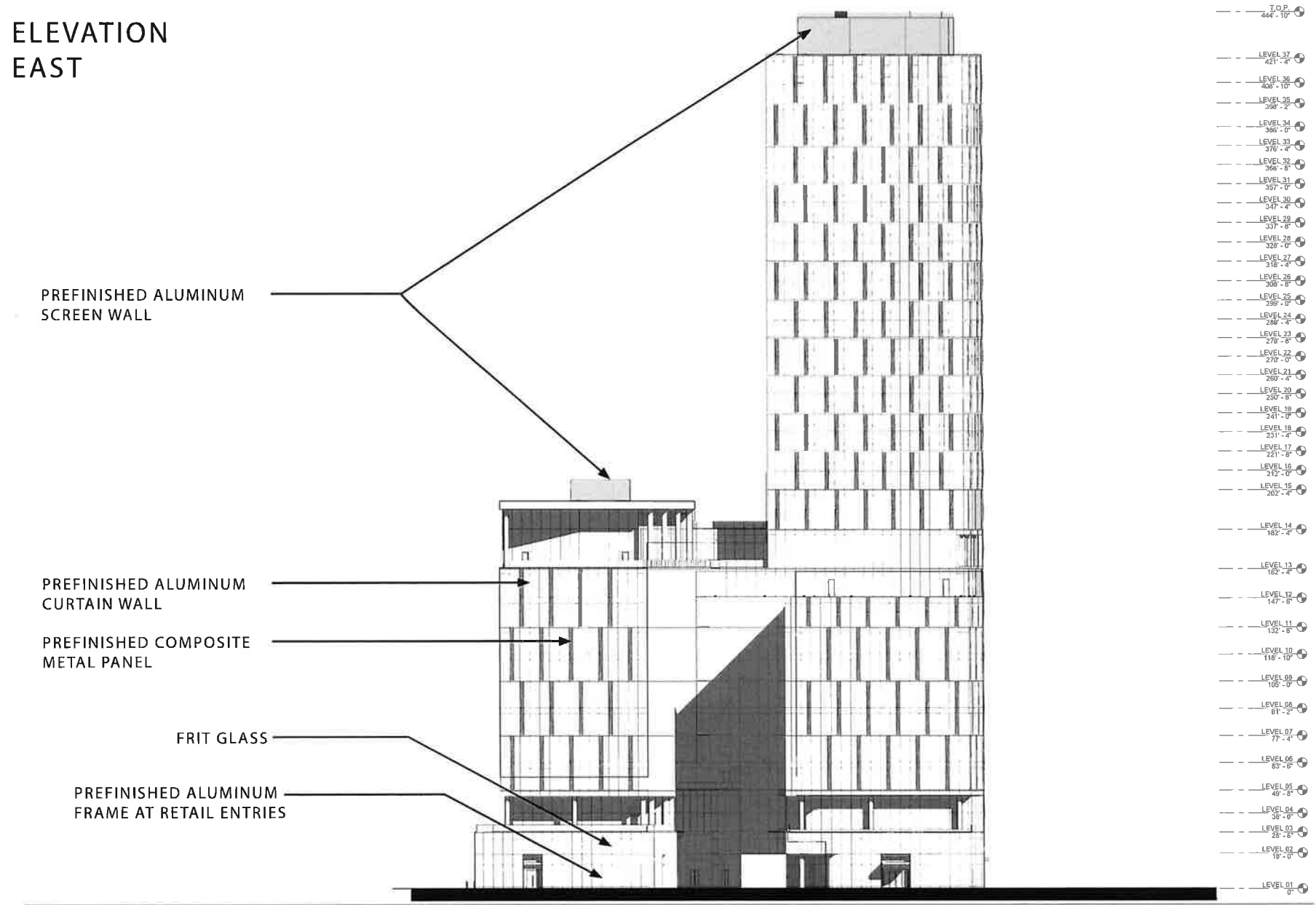


- T.O.P. 444'-10"
- LEVEL 37 421'-4"
- LEVEL 36 408'-10"
- LEVEL 35 395'-2"
- LEVEL 34 382'-0"
- LEVEL 33 376'-4"
- LEVEL 32 366'-8"
- LEVEL 31 357'-8"
- LEVEL 30 347'-4"
- LEVEL 29 337'-8"
- LEVEL 28 328'-8"
- LEVEL 27 318'-4"
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- LEVEL 02 18'-0"
- LEVEL 01 0'-0"

APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022



ELEVATION EAST



APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022



ELEVATION NORTH

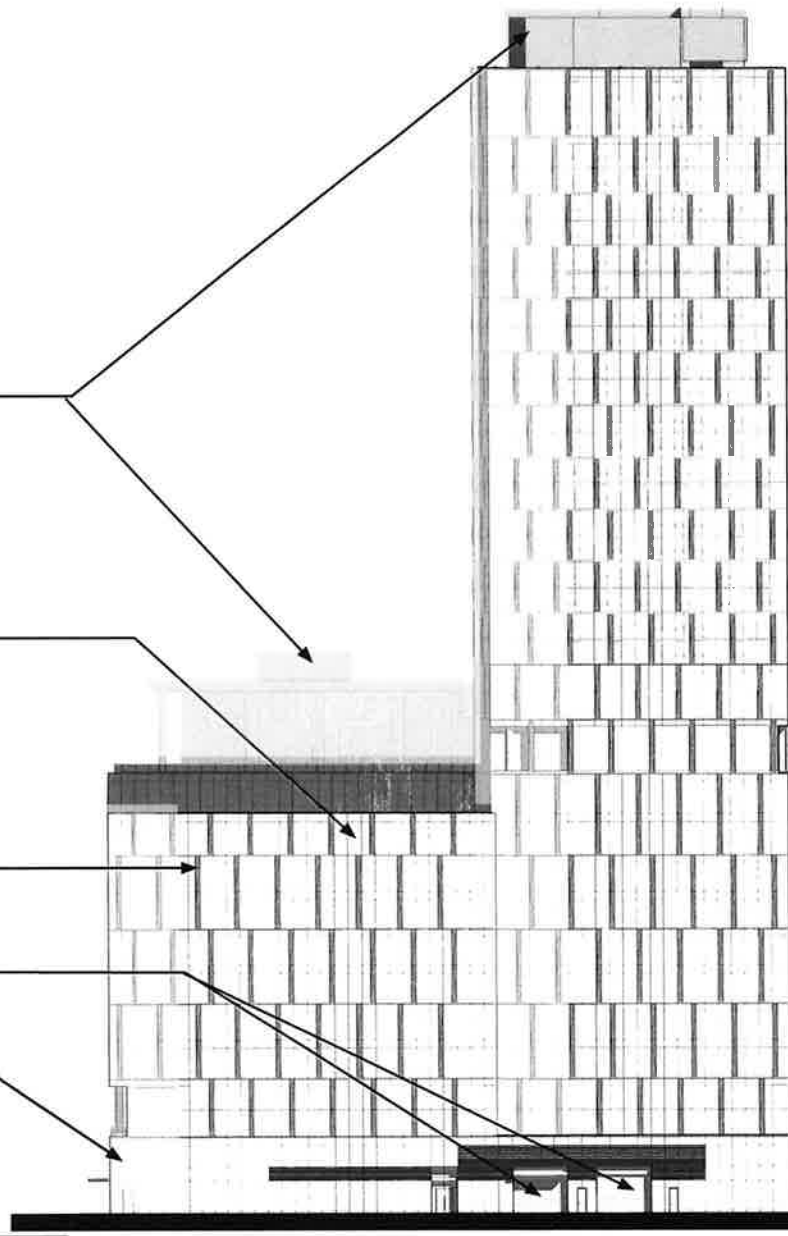
PREFINISHED ALUMINUM SCREEN WALL

PREFINISHED ALUMINUM CURTAIN WALL

PREFINISHED COMPOSITE METAL PANEL

PREFINISHED ALUMINUM OVERHEAD DOOR

FRIT GLASS



- T.O.F. 444'-10"
- LEVEL 37 421'-2"
- LEVEL 36 406'-10"
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APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE



ELEVATION WEST

PREFINISHED ALUMINUM SCREEN WALL

PREFINISHED COMPOSITE METAL PANEL

PREFINISHED ALUMINUM CURTAIN WALL

PREFINISHED ALUMINUM OVERHEAD DOOR

FRIT GLASS

NOBU

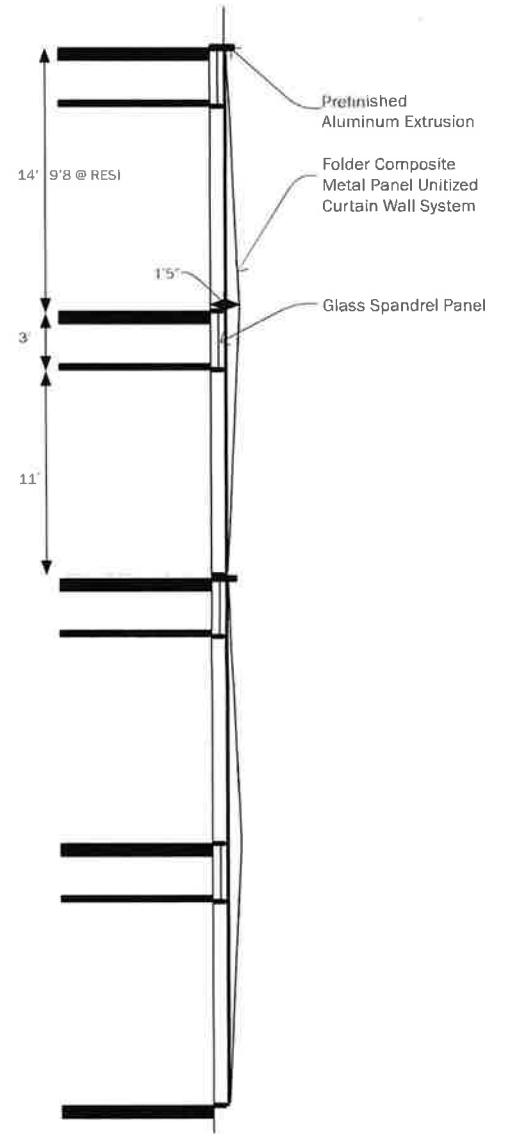
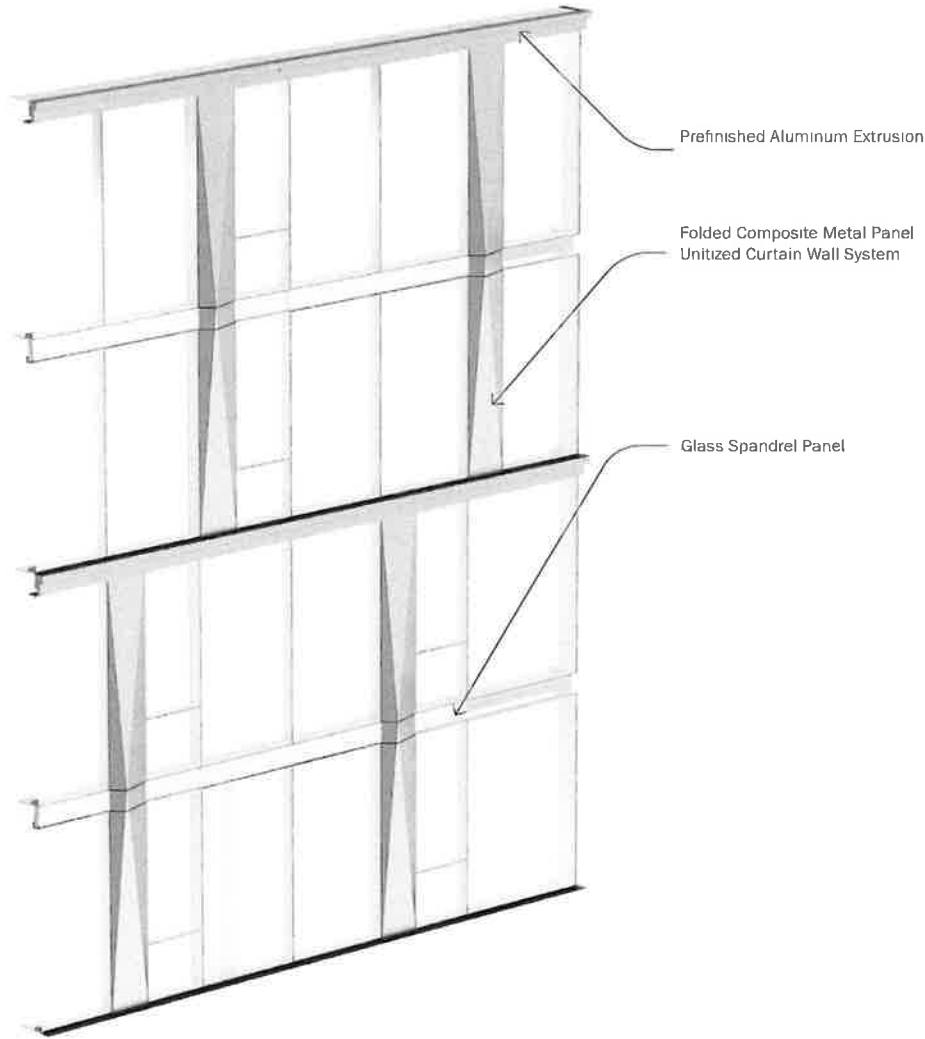
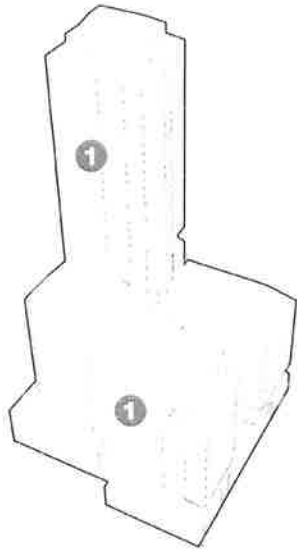
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APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022



FACADE DETAILS

PREFINISHED ALUMINUM CURTAIN WALL WITH FOLDED METAL PANEL SYSTEM AT PERIMETER OFFICE AND WINDOW WALL AT RESIDENTIAL

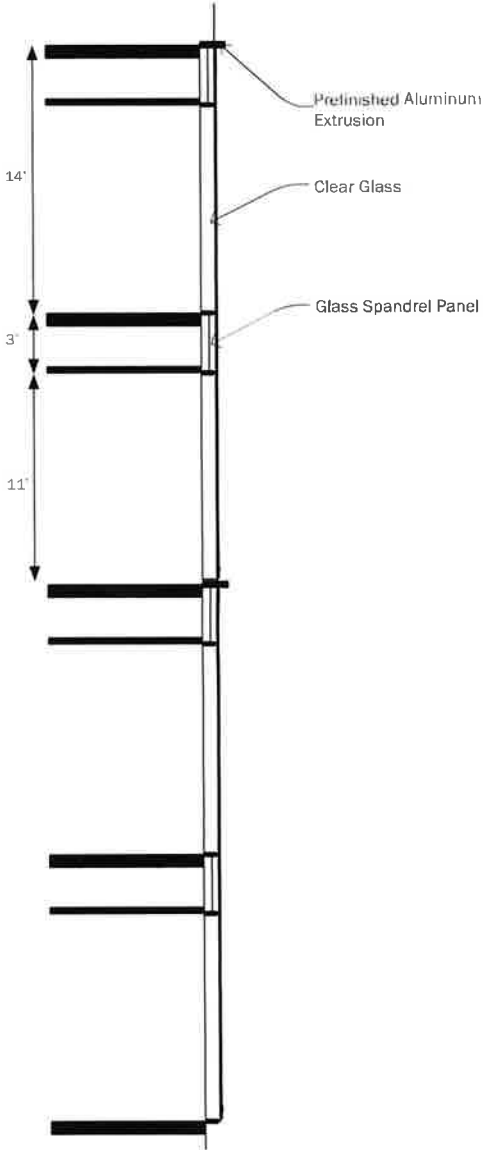
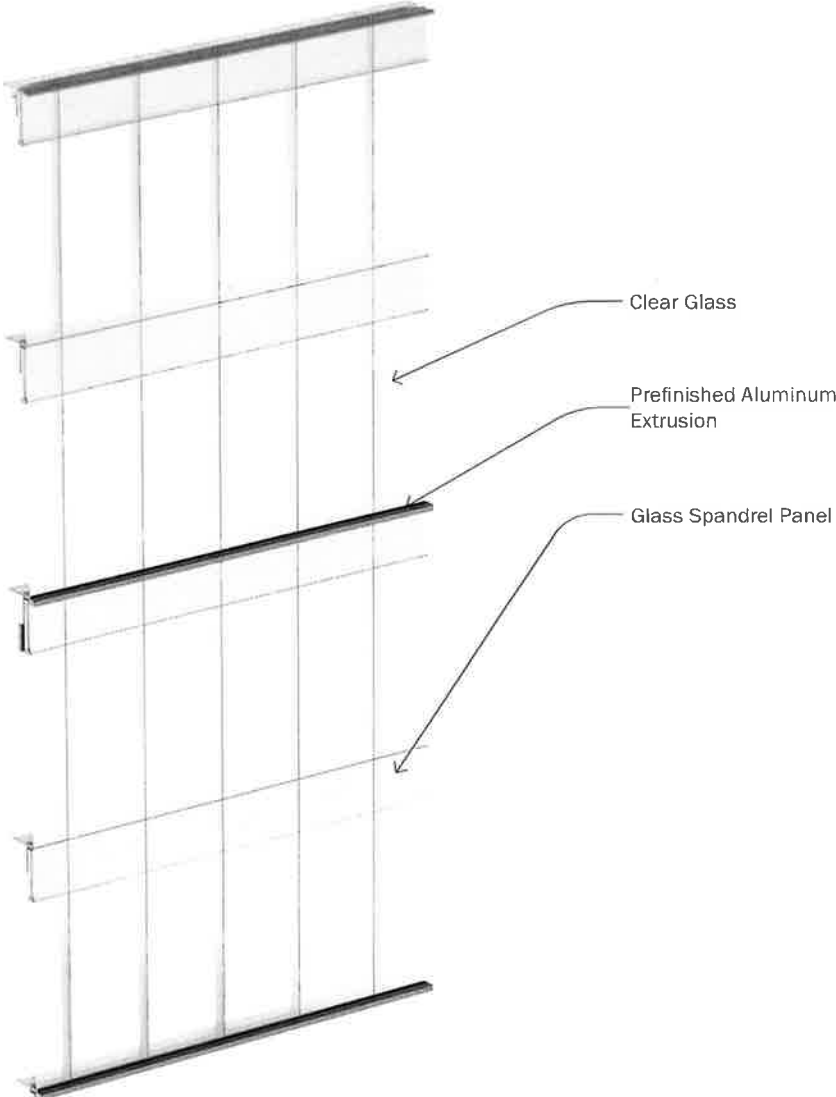


APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE

FACADE DETAILS

PREFINISHED ALUMINUM CURTAIN WALL AT INTERIOR OFFICE FACADES ABOVE THE MEWS ON EAST AND WEST



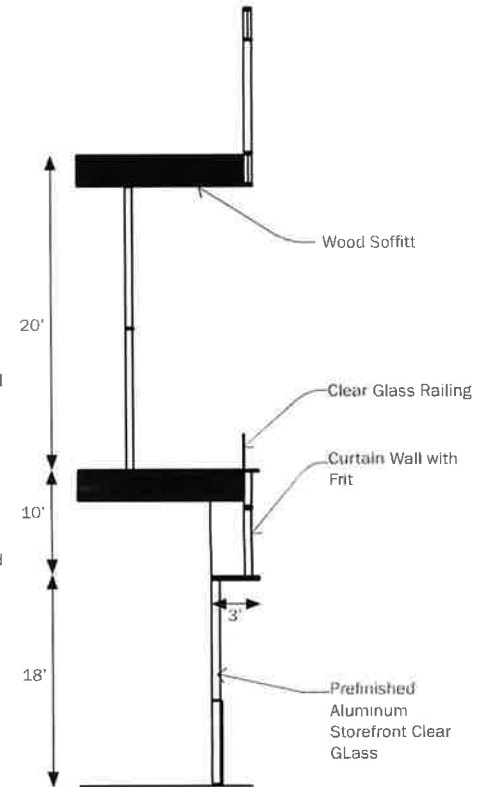
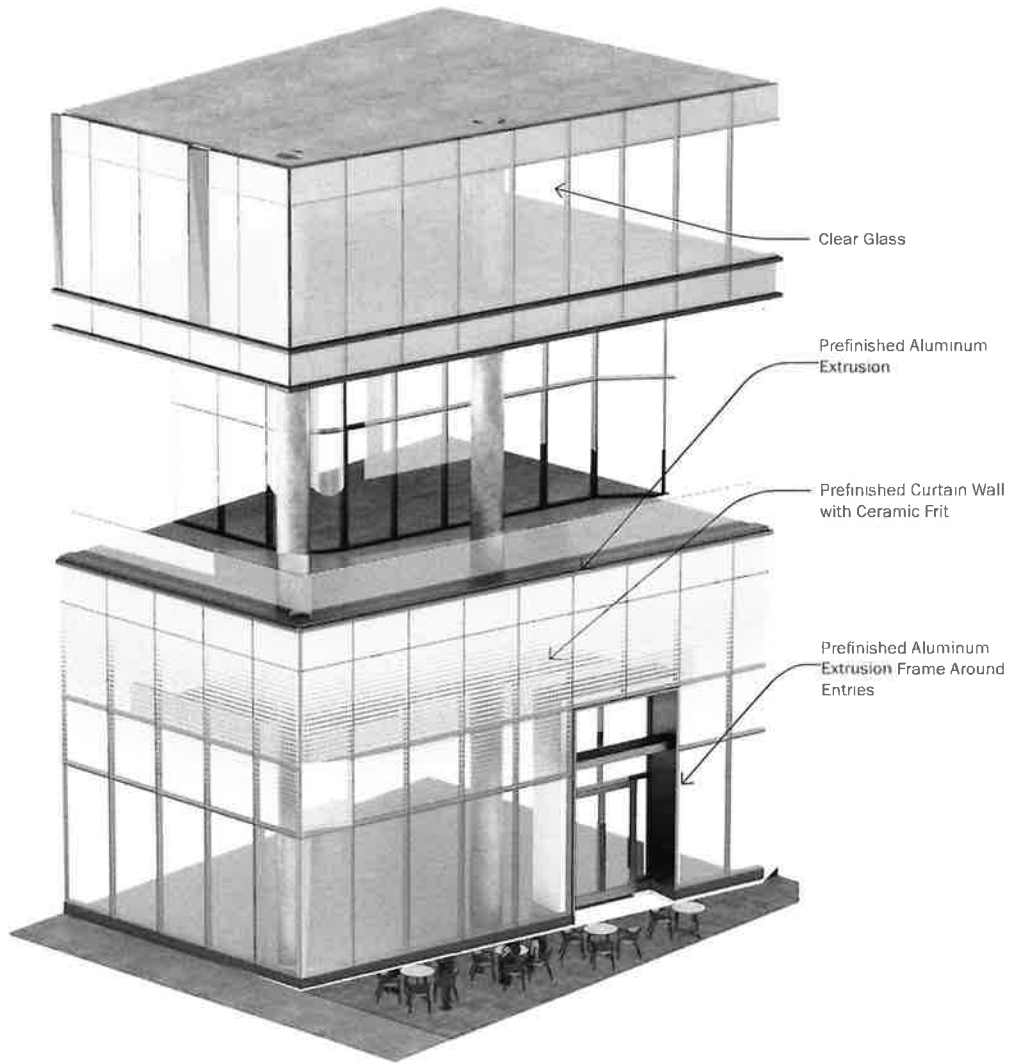
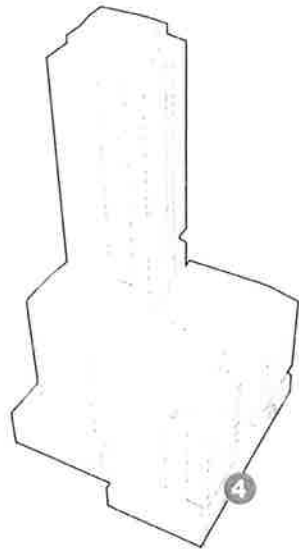
APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE



FACADE DETAILS

AMENITY AND RETAIL BASE DETAILS

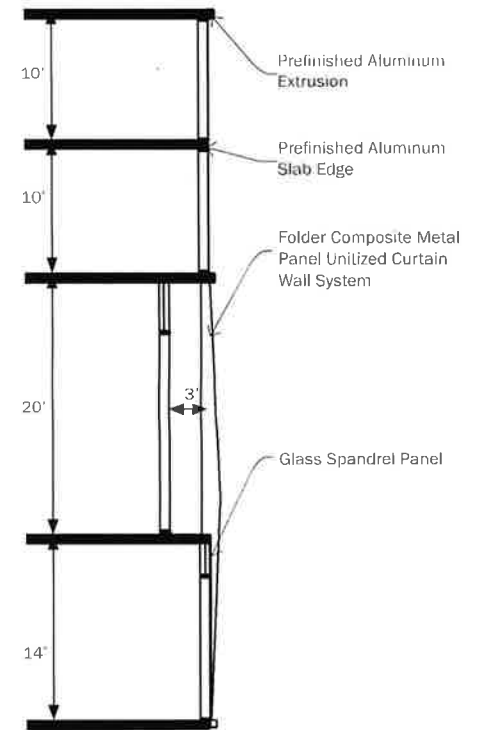
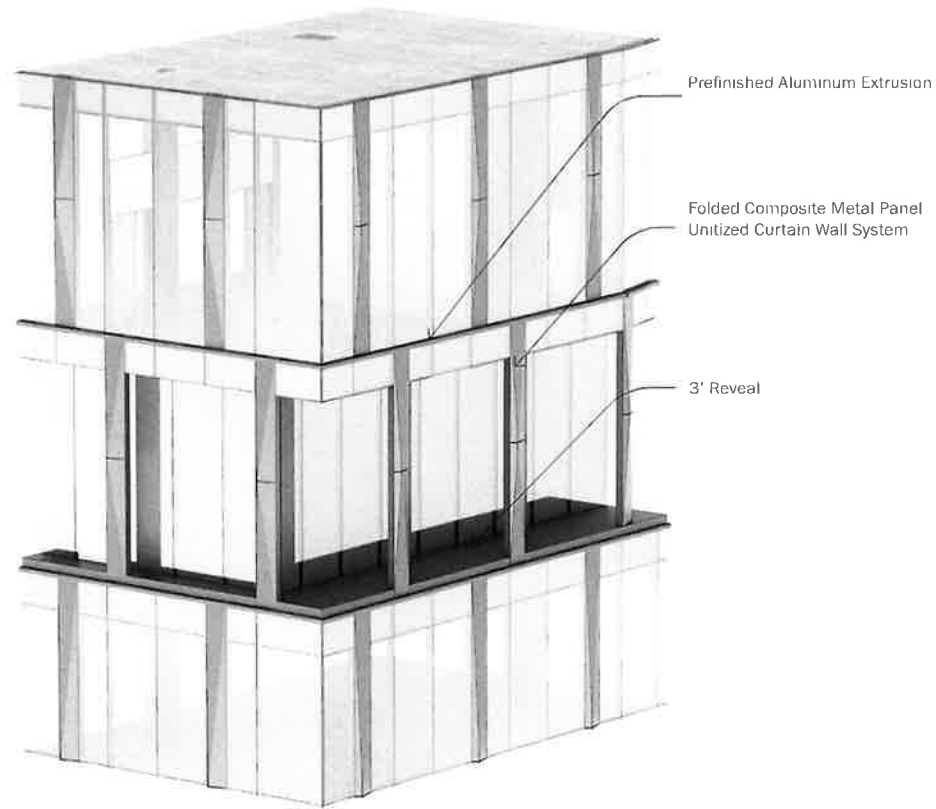
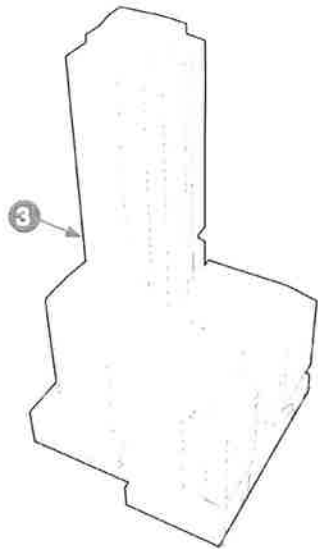


APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE

FACADE DETAILS

REVEAL DETAIL AT
PEORIA AND LAKE

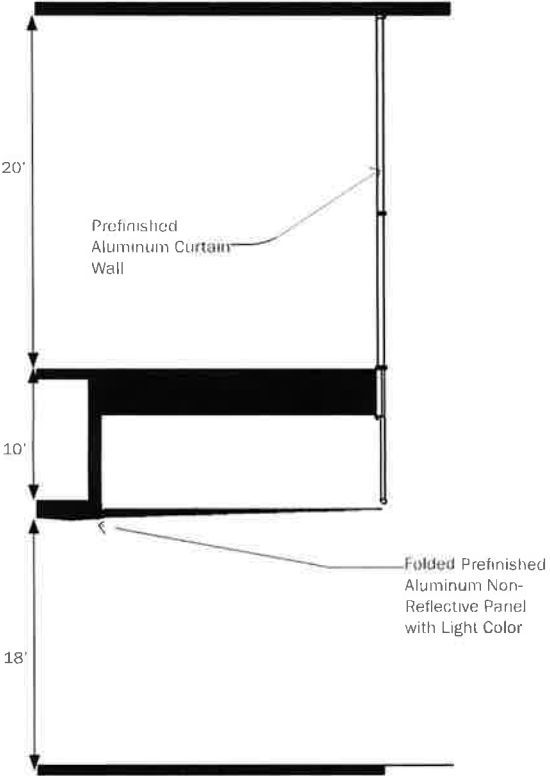
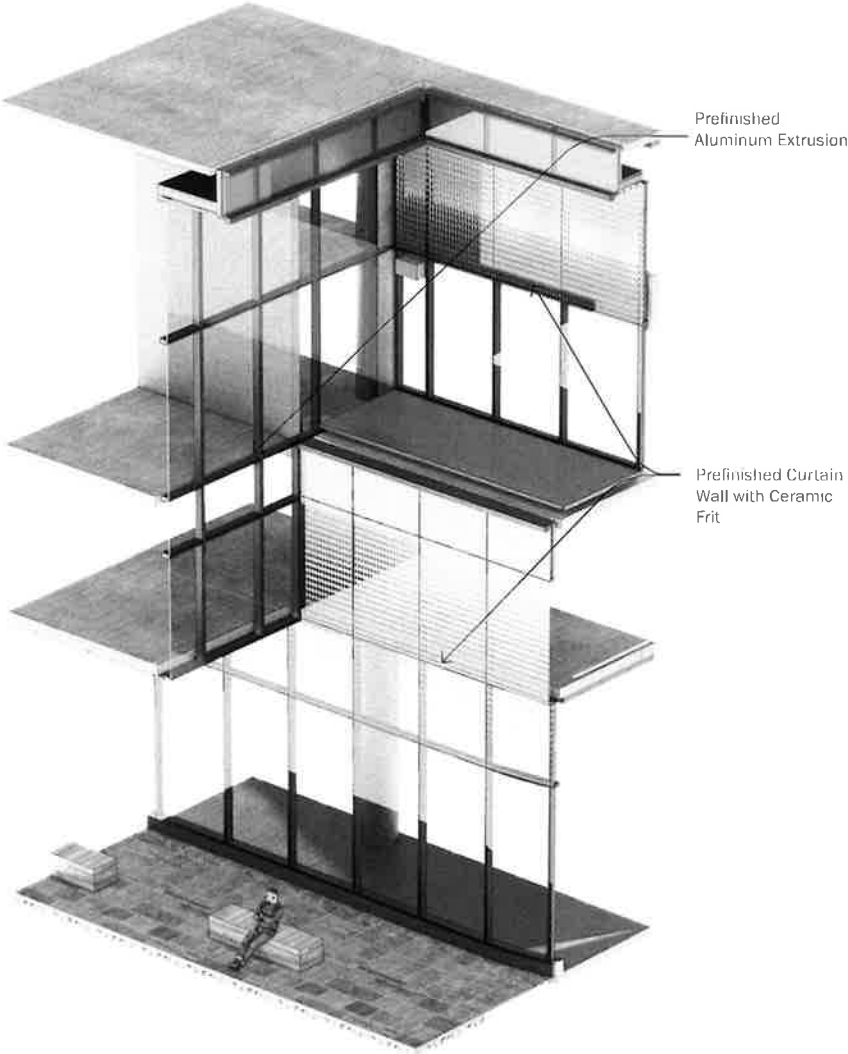
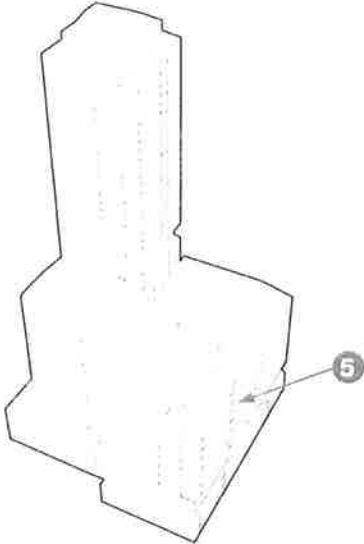


APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE

FACADE DETAILS

MEWS
PASSTHROUGH
AT GREEN ST
ENTRANCE



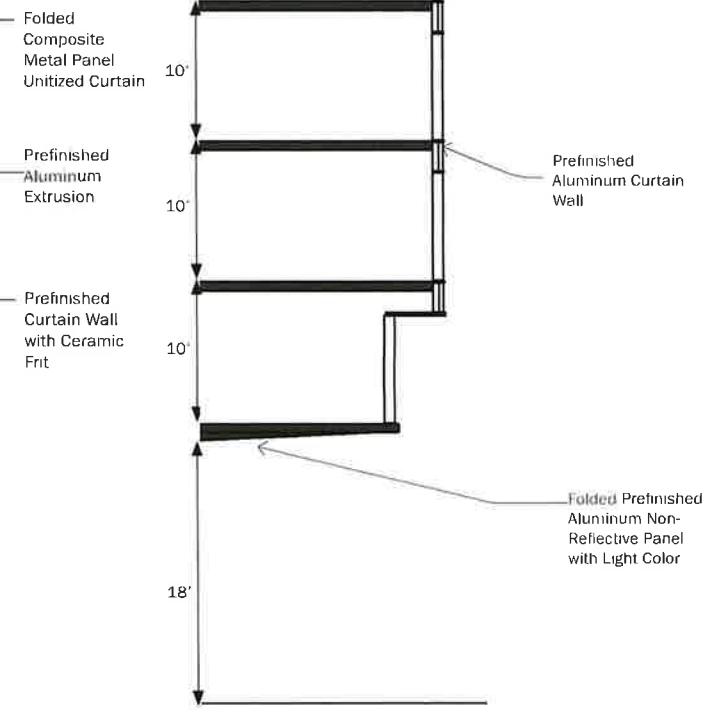
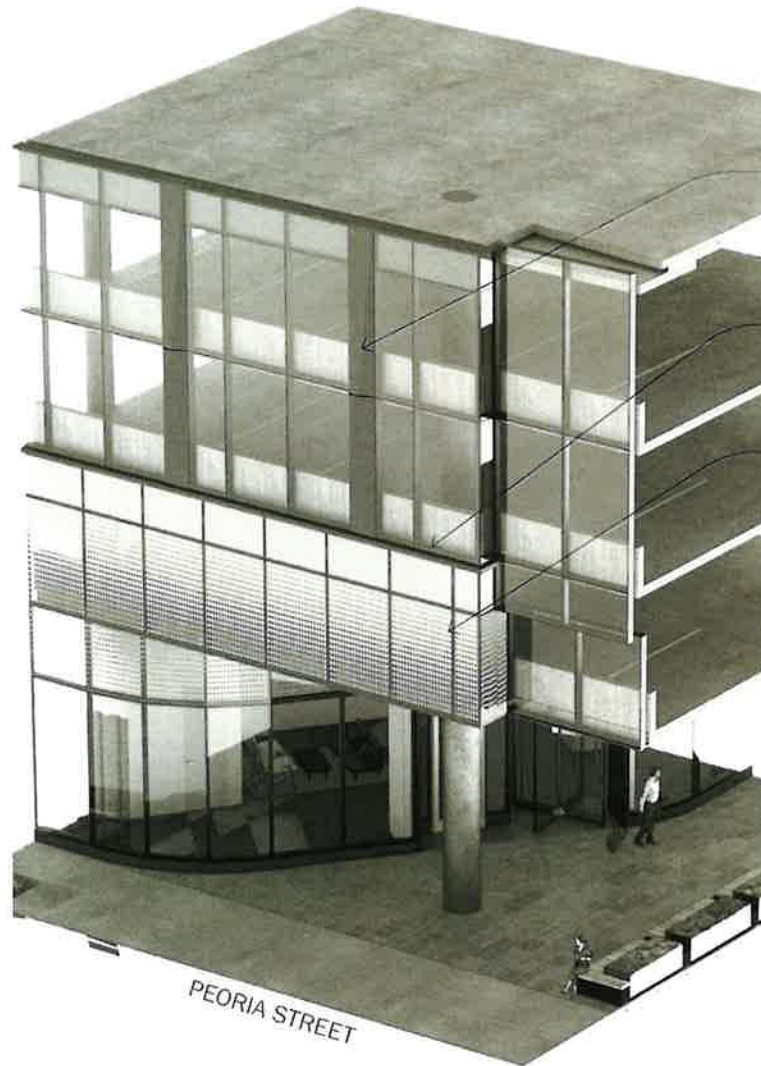
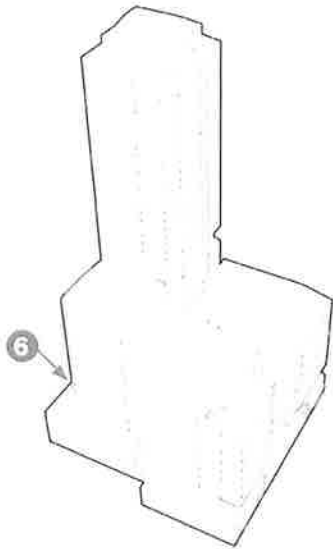
APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

*ISSUED FOR MINOR CHANGE



FACADE DETAILS

MEWS
PATHROUGH
AT PEORIA ST
ENTRANCE.



APPLICANT: 170 GREEN OWNER, LLC *ISSUED FOR MINOR CHANGE
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022



On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas – Aldermen La Spata, Hopkins, Dowell, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Lee, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O’Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 49.

Nays – None.

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

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-G.

(As Amended)

(Application No. 20910)

(Common Address: 170 N. Green St.)

R B P D 1354,99

[SO2022-276]

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 1354 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Green Street; a line 270.04 feet south of and parallel to West Lake Street; a line 115.95 feet west of and parallel to North Green Street; and a line 229.91 feet south of and parallel to West Lake Street and North Peoria 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-G in the area bounded by:

West Lake Street; North Green Street; a line 270.04 feet south of and parallel to West Lake Street; a line 115.95 feet west of and parallel to North Green Street; and a line 229.91 feet south of and parallel to West Lake Street and North Peoria Street,

to those of Residential-Business Planned Development Number 1354, as amended.

SECTION 3. 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. 1354, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1354 ("Planned Development") consists of approximately 62,600 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 170 Green Owner LLC is the "Applicant" for this planned development amendment 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

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 Lamar Johnson Collaborative and dated April 21, 2022 (the "Plans"): an Existing Zoning Map; a Land-Use Map; a Planned Development Boundary and Property Line Map; a Street Scape Site Plan; a Landscape Plan; Typical Parking Plan; Roof Plan; Building Elevations (North, South, East and West) and Facade Details, and an Affordable Housing Profile Form. 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 Residential-Business Planned Development: dwelling units located above the ground floor; lodging (all); 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; office; personal service; general retail sales; participant sports and recreation (indoor); accessory parking and related, 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 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 62,600 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. 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.

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, including Section 17-13-0800. 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. In the event the Applicant does not proceed with the south hotel tower depicted on the East and West Elevations, the Applicant shall have the right to incorporate the square footage allocated to such hotel to create additional office square footage consistent with the elevations for office floors shown in the P.D., which modification shall be subject to approval pursuant to Section 17-13-0611.
 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
 15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the

applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development ("P.D.") Number 1354 to the DX-7 Downtown Mixed-Use District and then to P.D. 1354, as amended is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 275 dwelling units. The Applicant intends to construct a 275-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible

dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 55 affordable units (20 percent of 275) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 55 affordable units in the rental building in the P.D., as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 18 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 3 of the 18 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

20910

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator of DPD shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Unit Plan; Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Street Scape -- Site Plan; Landscape Plan -- Site Plan; Typical Parking Plan; Roof Plan; North, South, East and West Building Elevations; and Facade Details referred to in these Plan of Development Statements printed on pages 46418 through 46436 of this Journal.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1354, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	93,041
Area of Public Rights-of-Way (square feet):	30,441
Net Site Area (square feet):	62,600
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	275
Maximum Number of Hotel Keys:	150
Minimum Off-Street Parking Spaces:	235
Minimum Bicycle Parking Spaces:	97
Minimum Off-Street Loading:	4 (10 feet by 25 feet)
Maximum Building Height:	465 feet
Minimum Setbacks:	In conformance with the plans

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO or Pilsen/Little Village Pilot Ordinances. More information is online at www.cityofchicago.gov/ARO. Submit the completed form to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org.

Date: 02/23/2022

DEVELOPMENT INFORMATION

Development Name: 170 N Green

Development Address: 170 North Green Street

Zoning Application Number, if applicable: 20910

Ward: 27th

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name 170 Green Owner, LLC

Developer Contact Alison Mills

Developer Address 35 E. Wacker Drive, Suite 1300

Email millsa@realcrg.com

Developer Phone (312) 994-1584

Attorney Name Katie Jahnke Dale & Rich Klawiter,
DLA Piper LLP (US)

Attorney Phone (312) 368-2153/7243

TIMING



Estimated date marketing will begin April 2024

Estimated date of building permit* December 2022

Estimated date ARO units will be complete October 2024

*the In-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

		03/30/2022
Developer or their agent		Date
		03/23/2022
ARO Project Manager, DOH		Date



ARO Web Form

**FINAL FOR
PUBLICATION****Applicant Contact Information**

Name: Alison Mills

Email: millsa@realcrg.com

Development Information**Address**

Submitted Date: 02/23/2022

Number From: 170

Number To: N/A Direction: N

Street Name: Green

Postal Code: 60607

Development Name

170 N Green

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: No, 2021 ARO Applies

Information

Ward: 27

ARO Area: Downtown

Details

ARO Trigger: Zoning change and planned development

Total Units: 275

Development Type: Rent

Date Submitted: 02/23/2022

Requirements

ARO Obligation: 55 Affordable Units (20% of 275)

How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 55

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 55

Acceptable Unit Mix: 9 units at 80% AMI, 9 units at 70% AMI, 19 units at 60% AMI, 9 units at 50%, 9 units at 40% AMI

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REPORTS OF COMMITTEES

46417

Project Name	170 N Green
Zoning Application number, if applicable	20910
Address	170 North Green Street
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$4.15
Total Units in Project	275
Total Affordable units	55

Summary							
unit type	market			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	55	25%	563	14	25%	517	92%
one-bed	91	41%	709	23	42%	629	89%
two-bed	74	34%	1,103	18	33%	992	90%
three-bed	0	0%	0	0	0%	0	0%
four-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).

**the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in

All projects with proposed ARO units must complete this tab

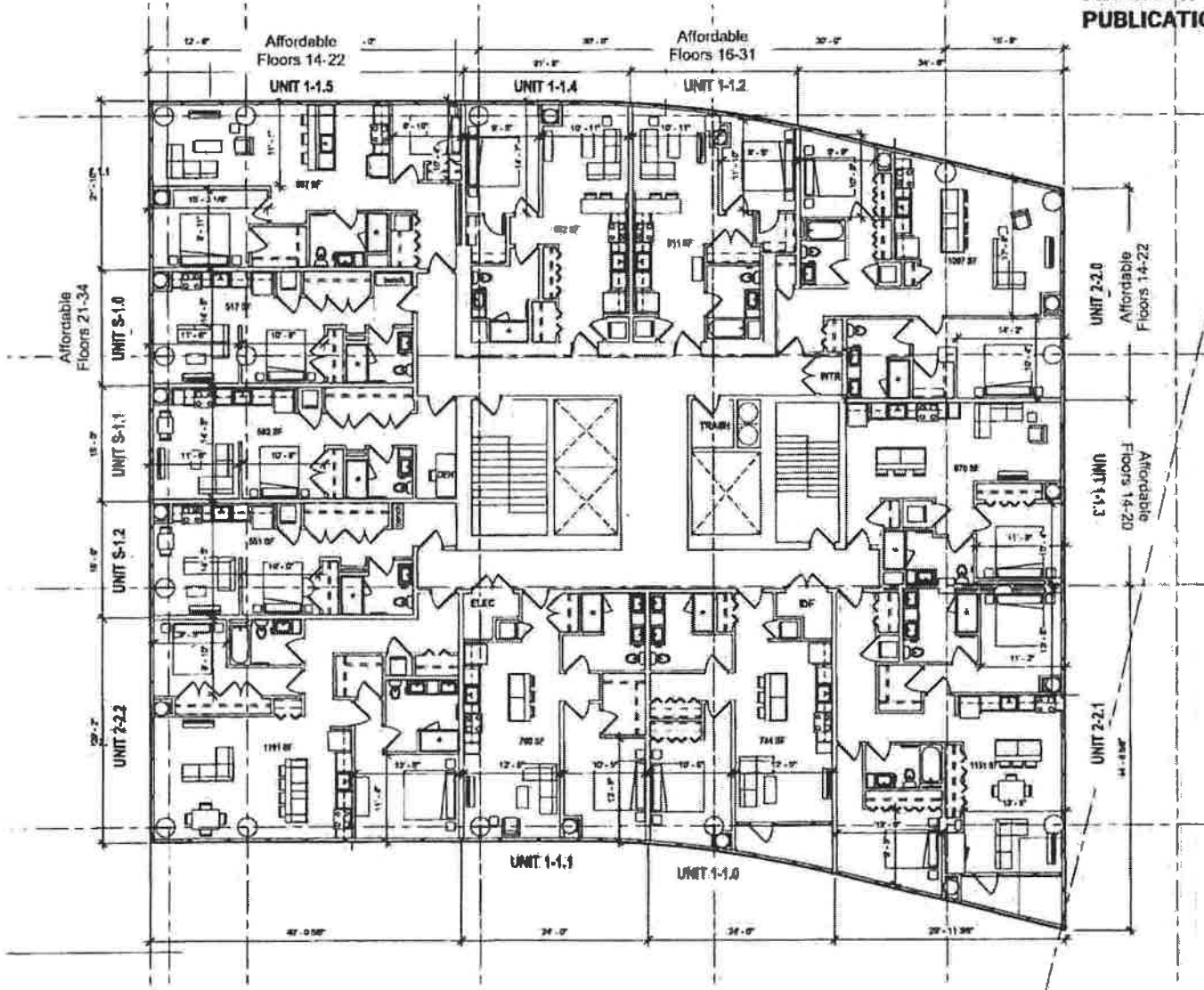
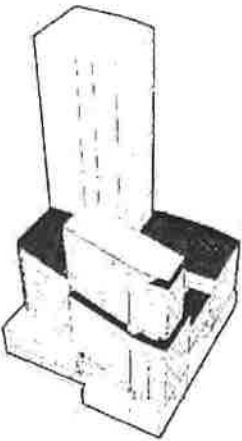
	Market Rate Units	Affordable Units
Parking	In garage	In garage
Laundry	In-unit	In-unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	Whirlpool WRF532SMHZ, stainless	Whirlpool WRF532SMHZ, stainless
Dishwasher <i>age/EnergyStar/make/model/color</i>	Whirlpool WDF550SAHS, stainless	Whirlpool WDF550SAHS, stainless
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Whirlpool WEG51550FS, stainless	Whirlpool WEG51550FS, stainless
Microwave <i>age/EnergyStar/make/model/color</i>	Whirlpool WMH31017HS, stainless	Whirlpool WMH31017HS, stainless
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Full bath, 1 per bed except 1-1.5 (2 bed/1 bath)	Full bath, 1 per bed except 1-1.5 (2 bed/1 bath)
Kitchen countertops <i>material</i>	Quartz	Quartz
Flooring <i>material</i>	LVT	LVT
HVAC	WSHP	WSHP
Other		

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Unit Plan

Detailed Plans

12 Units/Floor
11,325 GSF
85.3% EFFICIENT



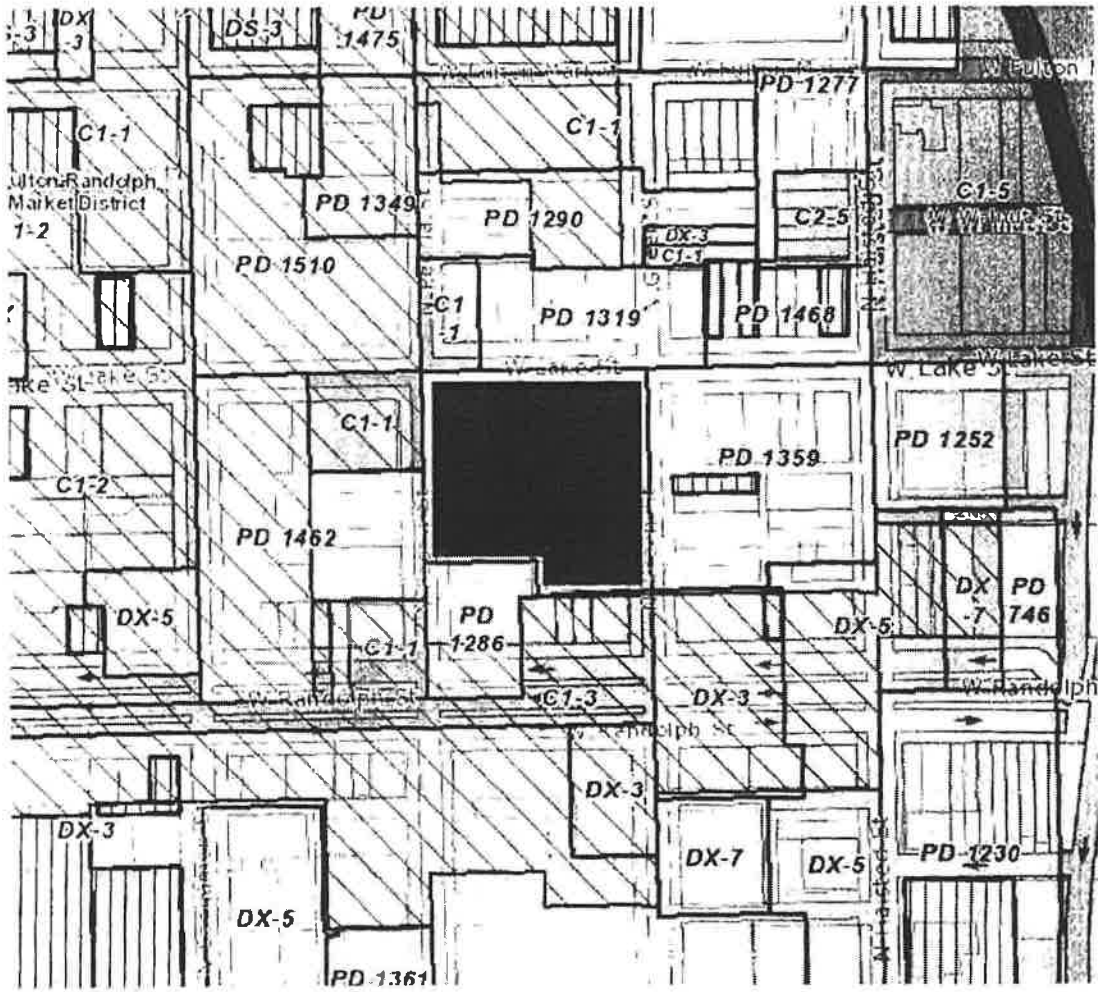
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REPORTS OF COMMITTEES

46419

**EXISTING
ZONING MAP**



APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

LJC1

LAND
USE

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46420

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APPLICANT: 170 GREEN OWNER, LLC
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LJC

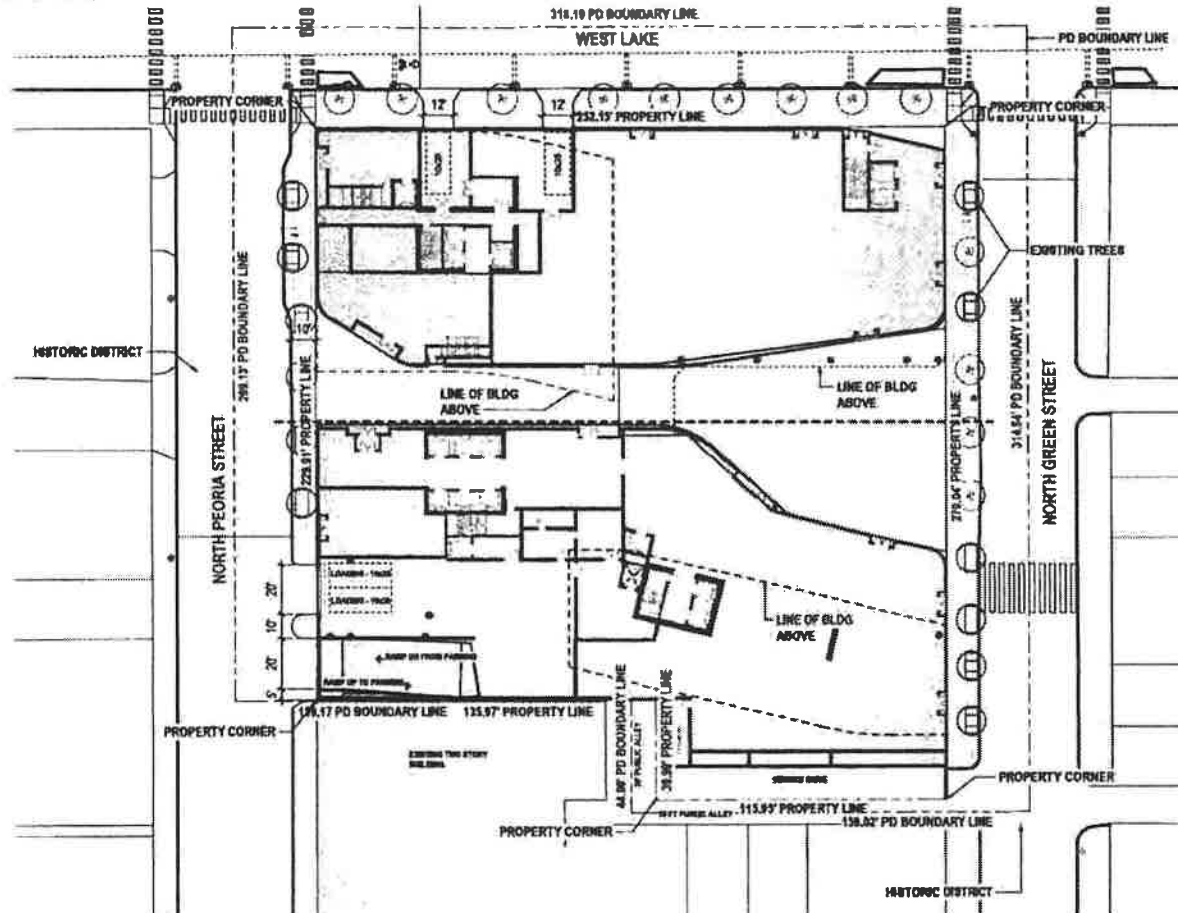
PLANNED DEVELOPMENT
BOUNDARY AND
PROPERTY LINE MAP

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4/27/2022

REPORTS OF COMMITTEES

46421

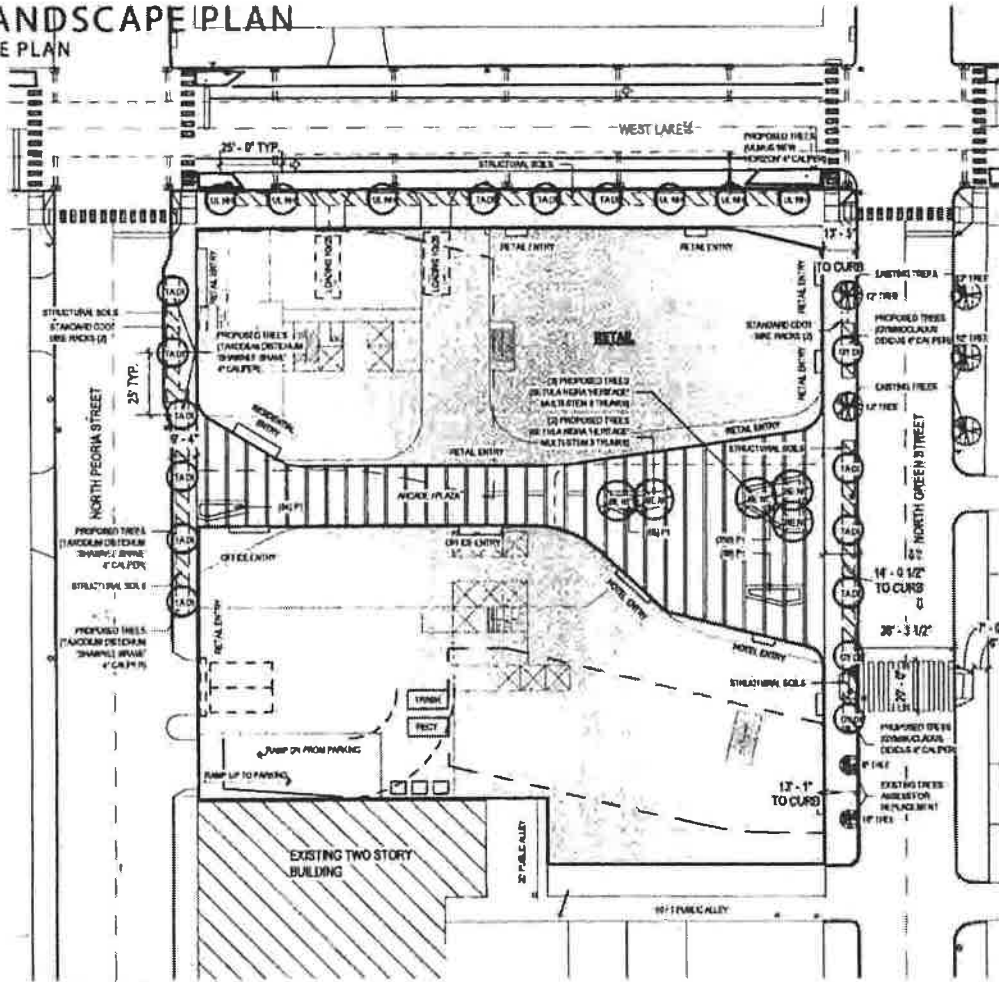


APPLICANT: 170 GREEN OWNER, LLC
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 PLAN COMMISSION: APRIL 21ST, 2022

LJC¹

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LANDSCAPE PLAN SITE PLAN



GENERAL NOTE:

SPECIES SHOWN IN SCHEDULES ARE CONCEPTUAL AND REPRESENT POSSIBLE SPECIES AND DESIGN INTENT OF THE AREAS INDICATED. FINAL PLANT SELECTIONS WILL BE MADE IN CONJUNCTION WITH THE CITY OF CHICAGO PREFERRED SPECIES LIST AND COORDINATED WITH FINAL DESIGNS TO ENSURE THE RIGHT PLANTS ARE IN THE RIGHT PLACES TO CREATE VIBRANT AND SUSTAINABLE LANDSCAPES.

APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

TREES.		
Count	Type Mark	Description
5	BE NI	<i>Betula nigra</i> 'Heritage' Heritage River Birch
3	GY Di	<i>Gymnocladus dioica</i> Kentucky Coffeetree
12	TA Di	<i>Taxodium distichum</i> 'Shawnee Brave' Bald Cypress
6	UL NH	<i>Gymnocladus dioica</i> Kentucky Coffeetree
PERENNIAL PLANTINGS.		
Type Mark	Description	
P1	Shrubs <i>Ceanothus americanus</i> New Jersey Tea <i>Cephalanthus occidentalis</i> Buttonbush <i>Juniperus virginiana</i> Eastern Redcedar <i>Physocarpus opulifolius</i> 'Little Devil' Ninebark <i>Rhus aromatica</i> 'Gro-Low' Fragrant Sumac <i>Symphoricarpos albus</i> Common Snowberry <i>Viburnum carlesii</i> 'Compacta' Dwarf Koreanspice Viburnum Perennials Grasses & Sedges <i>Actaea racemosa</i> Black Cohosh <i>Agastache</i> 'Blue Boa' Blue Boa Hyssop <i>Asarum canadense</i> Wild Ginger <i>Athyrium filix-femina</i> Lady Fern <i>Carex pennsylvanica</i> Pennsylvania Sedge <i>Epimedium x rubrum</i> Bishop's Hat <i>Helleborus</i> 'Ivory Prince' Lenten Rose <i>Mertensia</i> 'Virginia' Virginia Bluebells <i>Molinia caerulea</i> ssp. <i>Caerulea</i> Moor Grass <i>Osmunda cinnamomea</i> Cinnamon Fern <i>Panicum virgatum</i> Switchgrass <i>Pennisetum alopecuroides</i> 'Cassian' Cassian Fountaingrass <i>Polygonatum odoratum</i> 'Variegatum' Solomon's Seal <i>Polystichum acrostichoides</i> Christmas Fern	



4/27/2022

REPORTS OF COMMITTEES

46423

LJC1

FINAL FOR PUBLICATION

PLAN
ROOF PLAN

ROOF PLAN

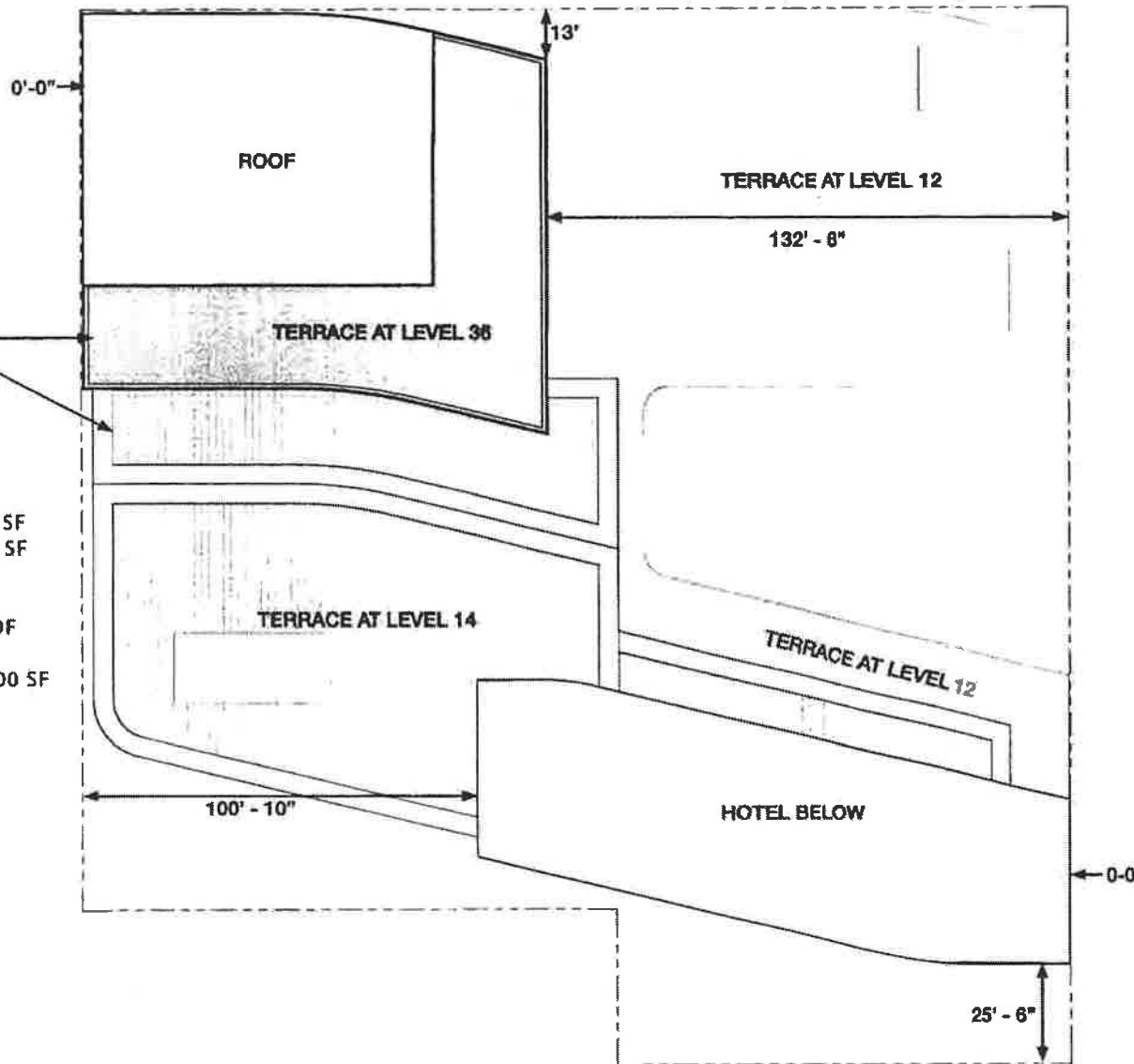
OPEN SPACE CALCULATION
275 X 36 SF/UNIT = 9,900 SF

OPEN SPACE
5,900 SF ROOFTOP DECK
4,000 SF TERRACE DECK

SUMMARY

OPEN SPACE REQUIRED= 9,900 SF
OPEN SPACE PROVIDED= 9,900 SF

ROOF AREA = 51,421 SF
GREEN ROOF REQUIRED (50% OF ROOF) = 25,710 SF
GREEN ROOD PROVIDED =26,000 SF



4/27/2022

REPORTS OF COMMITTEES

46425

LJC

APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

**FINAL FOR
PUBLICATION
ELEVATION
SOUTH**

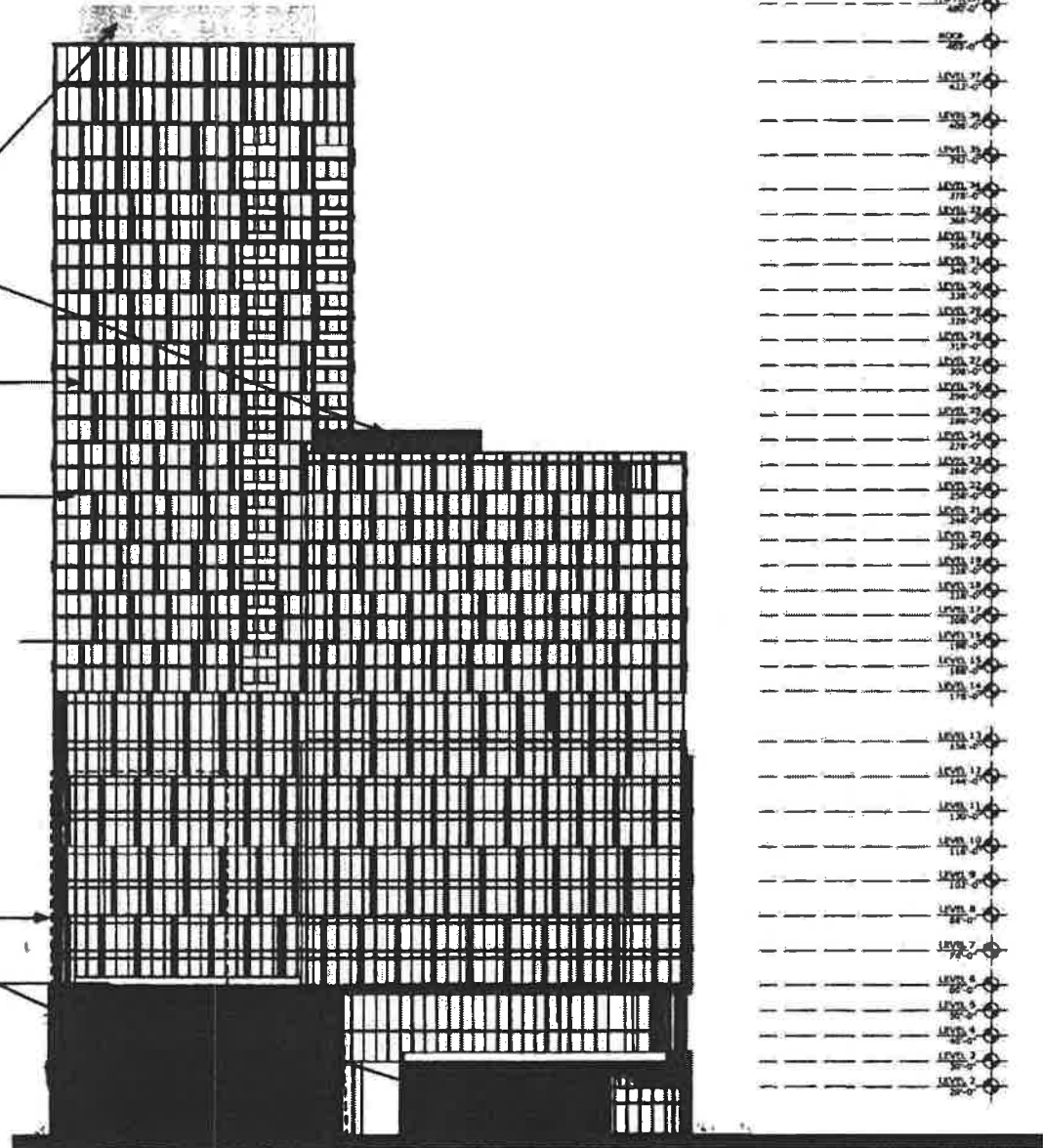
PREFINISHED ALUMINUM
SCREEN WALL

PREFINISHED COMPOSITE
METAL PANEL

PREFINISHED ALUMINUM
CURTAIN WALL

NOBU OUTLINE

HARVARD BRICK ALONG ALLEY



46426

JOURNAL--CITY COUNCIL--CHICAGO

4/27/2022

APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

LJC

**FINAL FOR
PUBLICATION**

**ELEVATION
EAST**

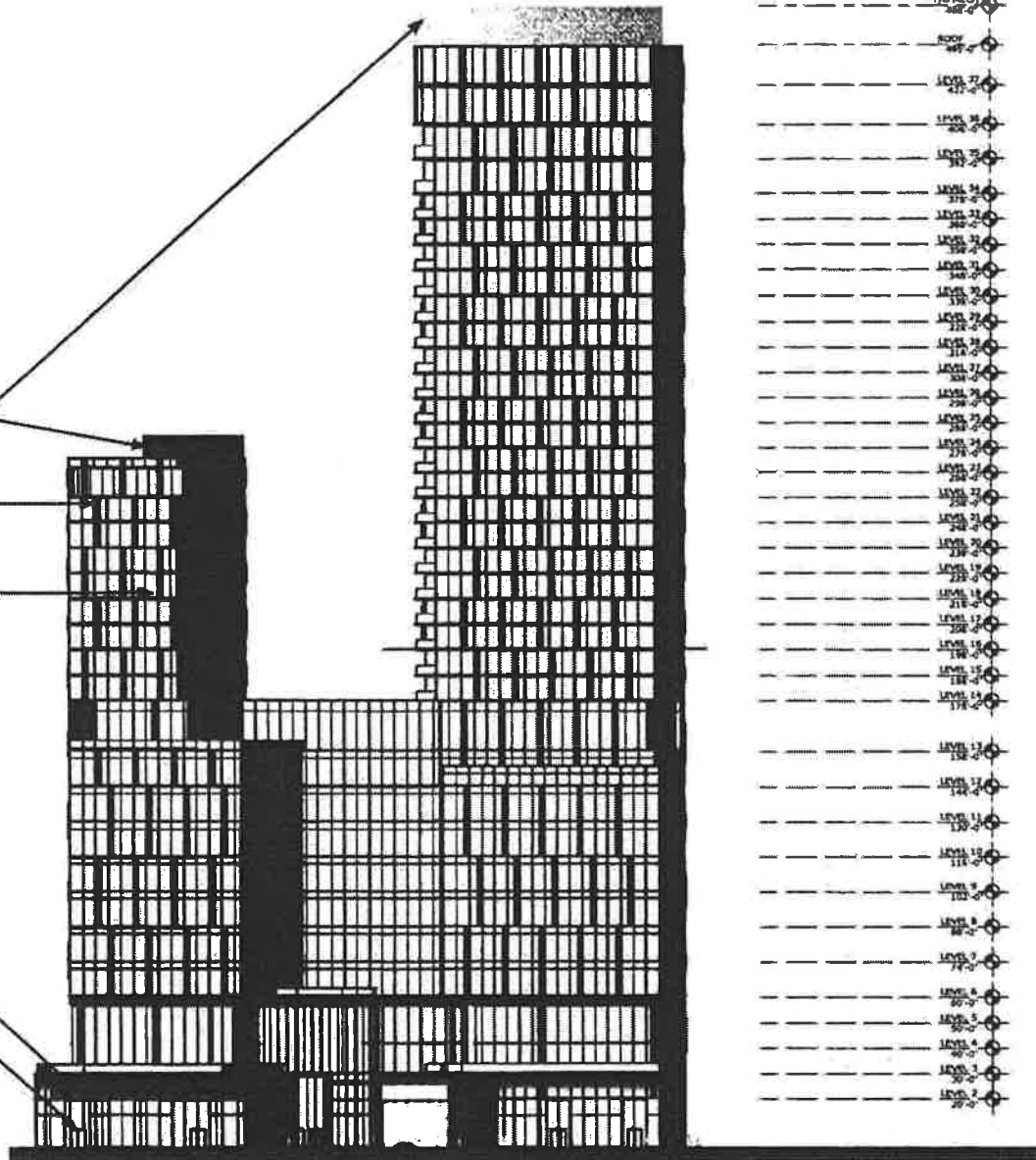
PREFINISHED ALUMINUM
SCREEN WALL

PREFINISHED ALUMINUM
CURTAIN WALL

PREFINISHED COMPOSITE
METAL PANEL

FRIT GLASS

PREFINISHED ALUMINUM
FRAME AT RETAIL ENTRIES



4/27/2022

REPORTS OF COMMITTEES

46427

APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC

**FINAL FOR
PUBLICATION**

**ELEVATION
NORTH**

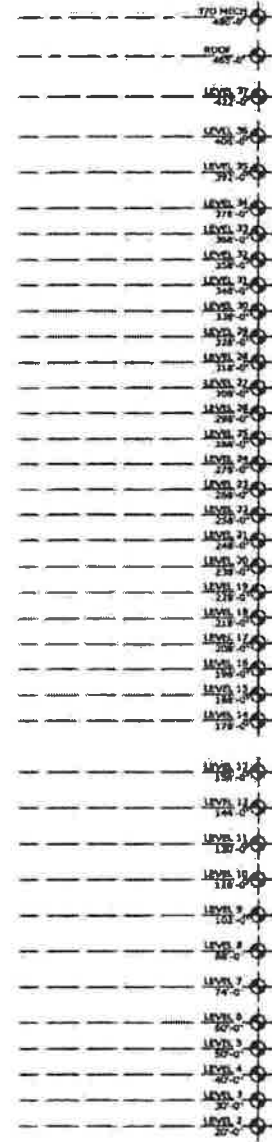
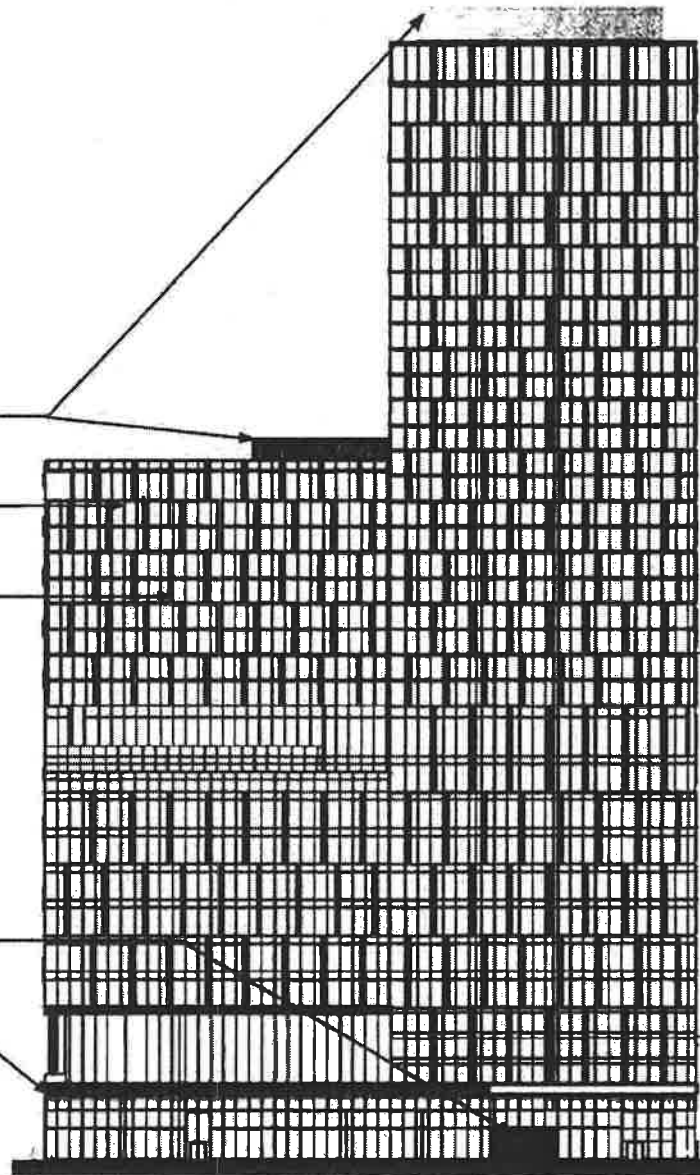
PREFINISHED ALUMINUM
SCREEN WALL

PREFINISHED ALUMINUM
CURTAIN WALL

PREFINISHED COMPOSITE
METAL PANEL

PREFINISHED ALUMINUM
OVERHEAD DOOR

FRIT GLASS



46428

JOURNAL--CITY COUNCIL--CHICAGO

4/27/2022

APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC

**FINAL FOR
PUBLICATION**
ELEVATION
WEST

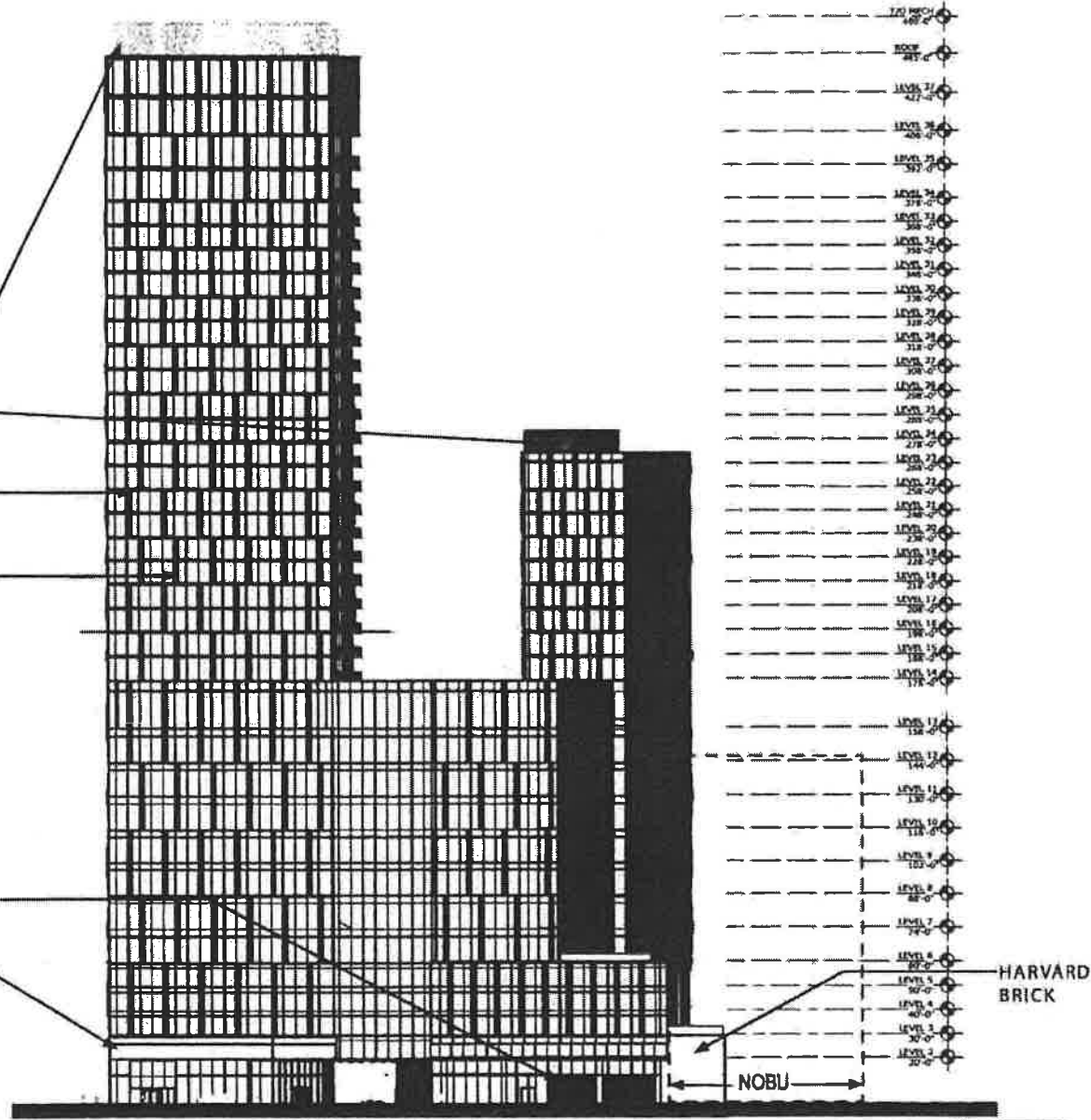
PREFINISHED ALUMINUM
SCREEN WALL

PREFINISHED ALUMINUM
CURTAIN WALL

PREFINISHED COMPOSITE
METAL PANEL

PREFINISHED ALUMINUM
OVERHEAD DOOR

FRIT GLASS



4/27/2022

REPORTS OF COMMITTEES

46429

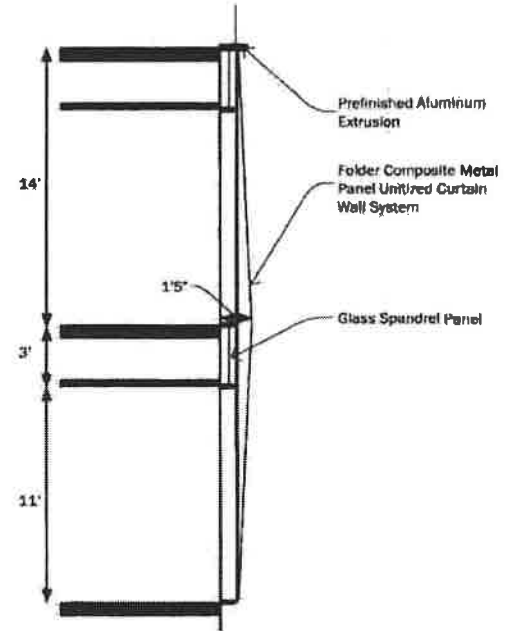
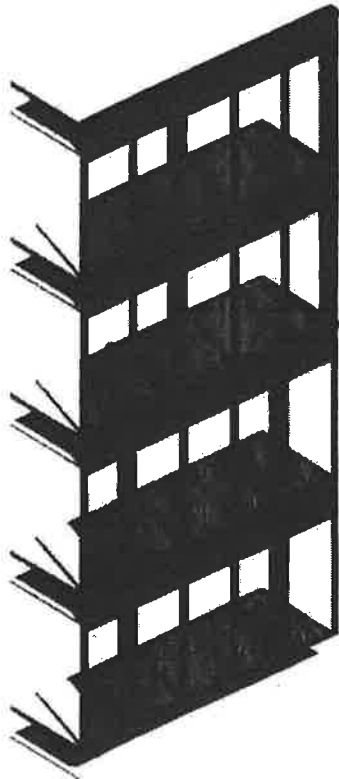
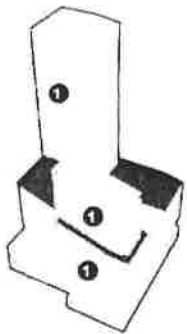
APPLICANT: 170 GREEN OWNER, LLC
 ADDRESS: 170 N GREEN STREET
 INTRODUCTION: JANUARY 26, 2022
 PLAN COMMISSION: APRIL 21ST, 2022

LJC

FINAL FOR PUBLICATION

FACADE DETAILS

PREFINISHED ALUMINUM CURTAIN WALL WITH FOLDED METAL PANEL SYSTEM AT PERIMETER OFFICE, RESIDENTIAL AND HOTEL FACADES



46430

JOURNAL--CITY COUNCIL--CHICAGO

4/27/2022

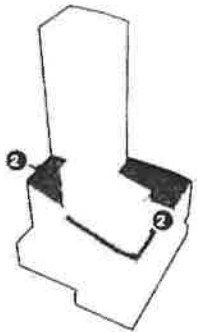
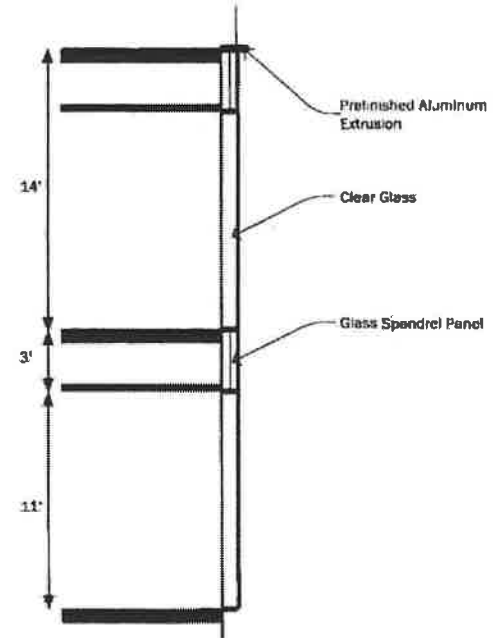
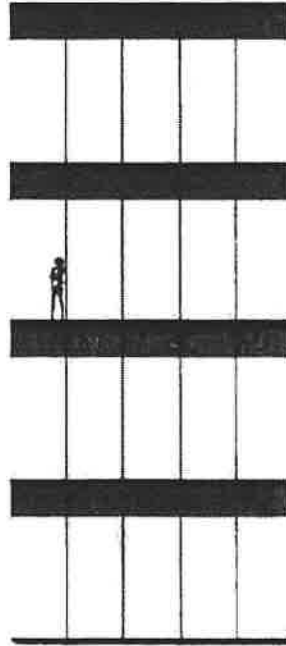
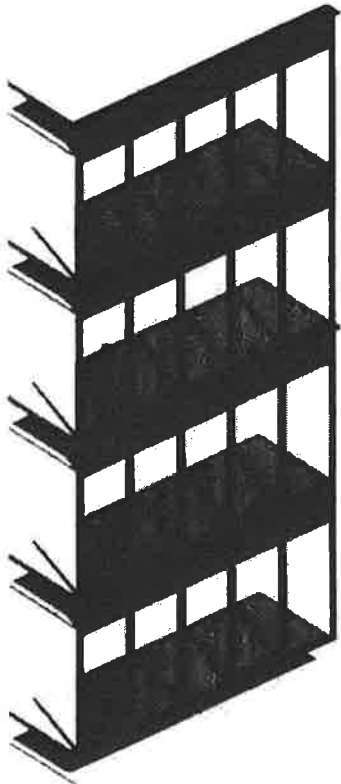
APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC¹

FINAL FOR PUBLICATION

FACADE DETAILS

PREFINISHED ALUMINUM CURTAIN WALL AT INTERIOR OFFICE FACADES ABOVE THE MEWS ON EAST AND WEST



APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC¹

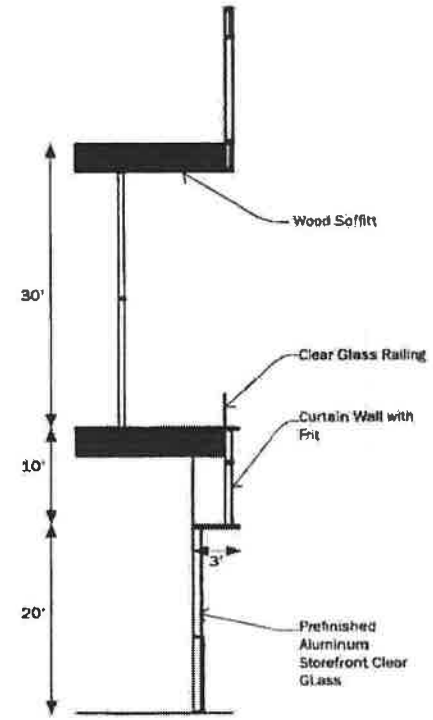
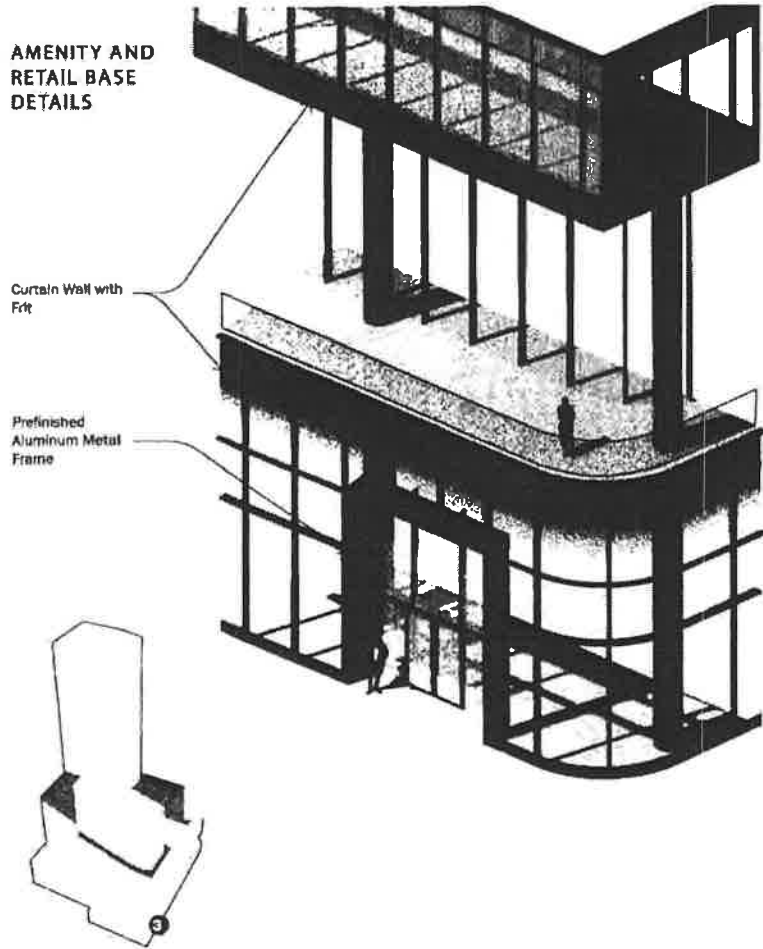
4/27/2022

REPORTS OF COMMITTEES

46431

FINAL FOR PUBLICATION

FACADE DETAILS



46432

JOURNAL--CITY COUNCIL--CHICAGO

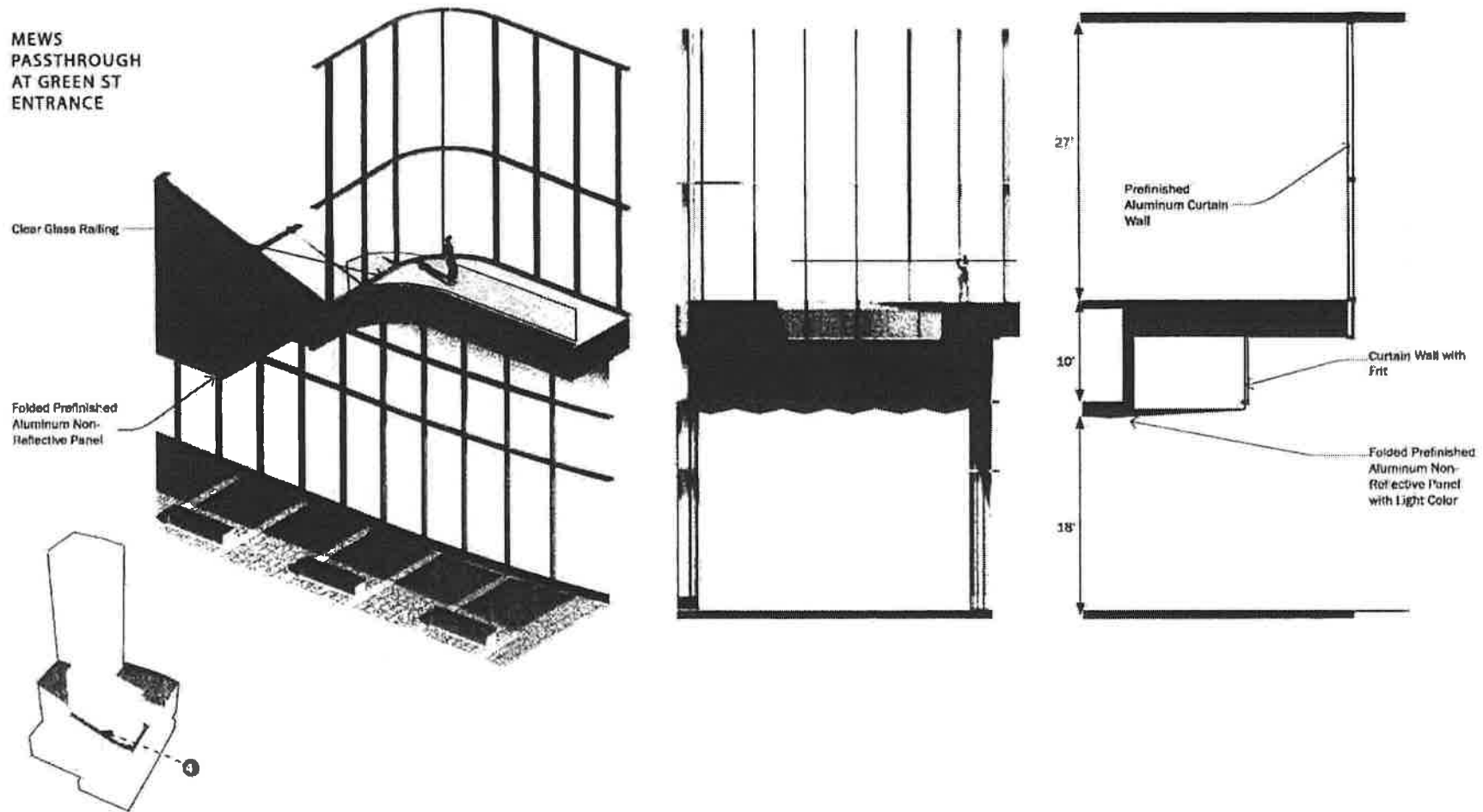
4/27/2022

APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC7

FINAL FOR PUBLICATION

FACADE DETAILS



APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC1

4/27/2022

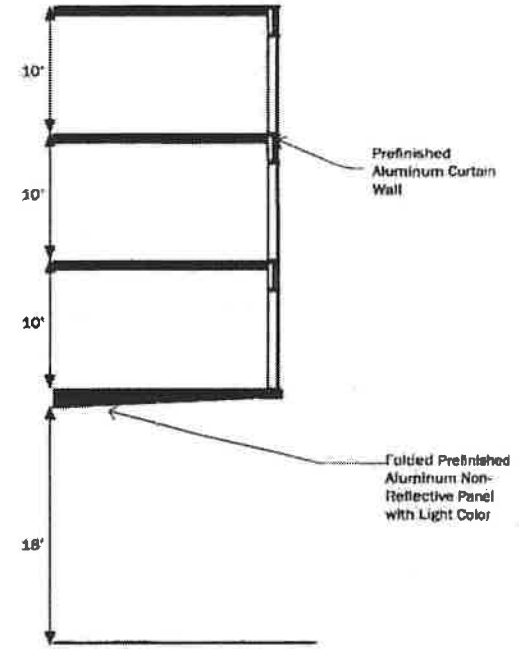
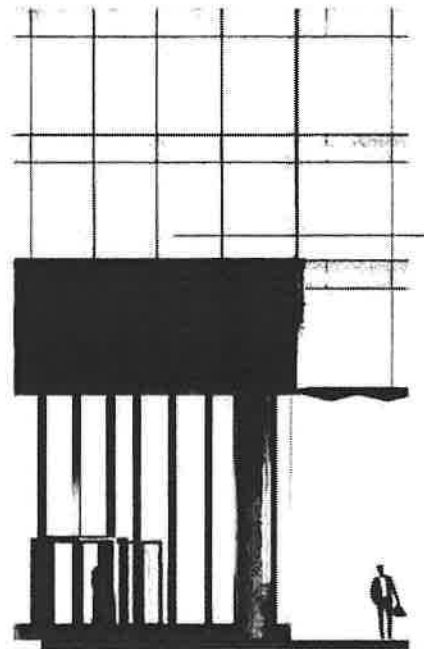
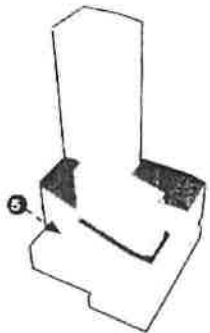
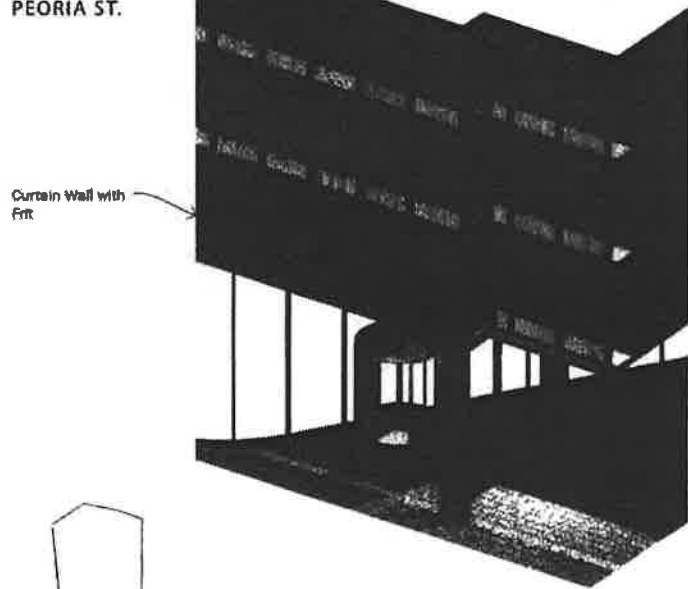
REPORTS OF COMMITTEES

46433

**FINAL FOR
PUBLICATION**

**FACADE
DETAILS**

**AMENITY AND
RETAIL BASE
DETAILS AT
PEORIA ST.**



46434

JOURNAL--CITY COUNCIL--CHICAGO

4/27/2022

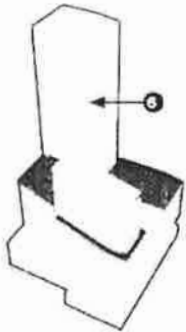
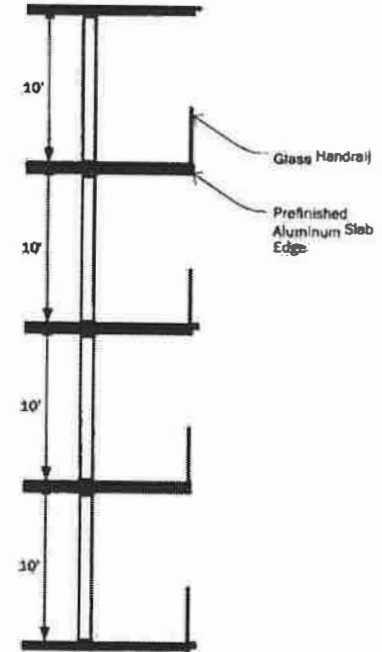
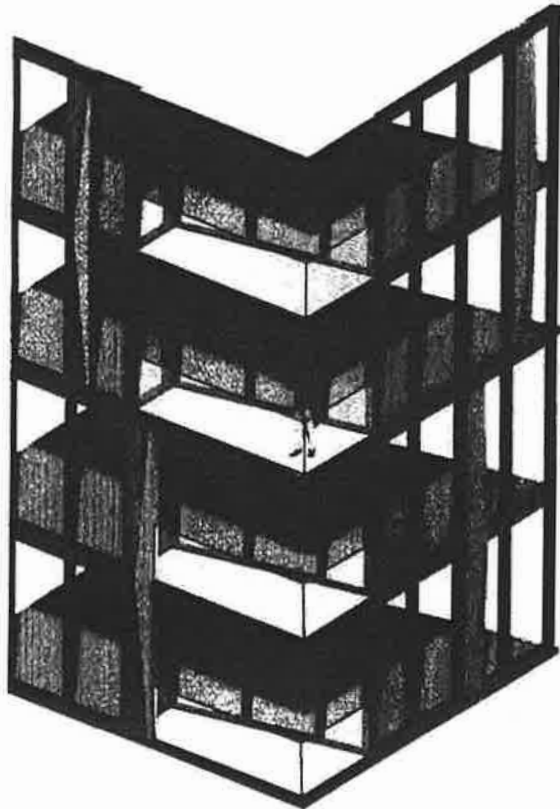
APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC

**FINAL FOR
PUBLICATION**

**FACADE
DETAILS**

BALCONY DETAIL



4/27/2022

REPORTS OF COMMITTEES

46435

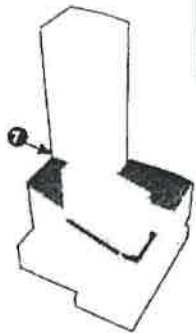
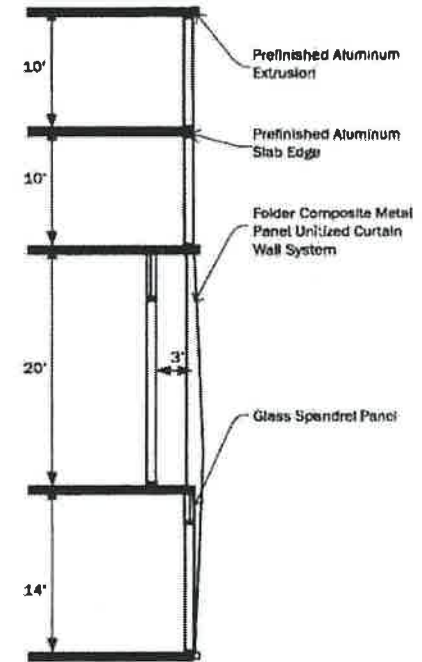
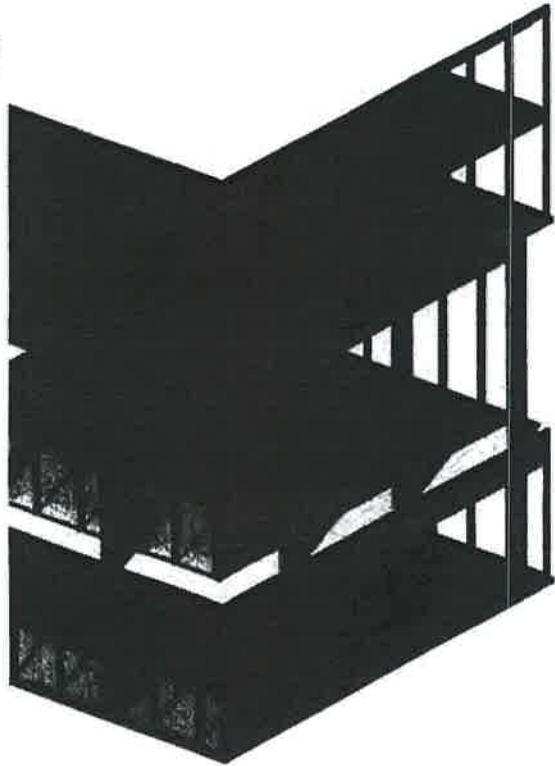
APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC

**FINAL FOR
PUBLICATION**

**FACADE
DETAILS**

REVEAL DETAIL AT
PEORIA AND LAKE



APPLICANT: 170 GREEN OWNER, LLC
ADDRESS: 170 N GREEN STREET
INTRODUCTION: JANUARY 26, 2022
PLAN COMMISSION: APRIL 21ST, 2022

LJC

19473

2/28/2018

REPORTS OF COMMITTEES

68477

Reclassification Of Area Shown On Map No. 1-F.
(Application No. A-8368)
(Common Address: 435 -- 451 N. Jefferson St.)

[O2017-8995]

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

SECTION 1. The Chicago Zoning Ordinance is hereby 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 bound by:

a line from a point 144.3 feet south of West Grand Avenue as measured along the east line of North Jefferson Street to a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds to a point 156.56 feet south of a point 173.67 feet southeast of North Jefferson Street along an angle of 39 degrees, 38 minutes, 48 seconds; a line from a point 389.86 feet south of West Grand Avenue as measured along the east line of North Jefferson Street to a point 118.35 feet southeast of North Jefferson Street along an angle of 112 degrees, 13 minutes, 51 seconds; and North Jefferson Street,

to those of a DS-5 Downtown Service District.

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

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)

BBPD1354,99

(Application No. 19473)

(Common Address: 158 -- 182 N. Green St./833 -- 857 W. Lake St./
163 -- 185 N. Peoria St.)

[SO2017-8982]

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 1354 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street and North Peoria Street,

to those of Residential-Business Planned Development Number 1354, as amended.

SECTION 2. 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. 1354, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1354 ("Planned Development") consists of approximately 62,711.78 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bridgford Foods Corporation is the "Applicant" for this planned development.
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 Architects and dated February 15, 2018 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Property and Planned Development Boundary Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); and a Green Roof Plan. 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 Residential-Business Planned Development: 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; office; personal service; general retail sales; accessory parking and non-accessory parking (up to 45 percent pursuant to Section 17-10-0503) and related, 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 purposes of EAR 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 62,711.78 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 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 24,169 square feet.
15. The Applicant acknowledges and agrees that the previous rezoning of the Property from the C1-1 Neighborhood Commercial District and C3-1 Commercial,

Manufacturing and Employment District to the DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 314 units. As a result, the Applicant's affordable housing obligation is 31 affordable units (10 percent of 314 rounded up/down), 8 of which are Required Units (25 percent of 31.4, rounded up/down). Applicant has agreed to satisfy its affordable housing obligation by providing 31 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit []. The Applicant agrees that the affordable units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements and number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any 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. 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 Downtown Mixed-Use District.

[Existing Land-Use Map; Existing Zoning Map; Property and Planned Development Boundary Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; Green Roof Plan; and Fourth through Seventeenth Floor Unit Dwelling referred to in these Plan of Development Statements printed on pages 68483 through 68501 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential Business Planned Development No. 1354, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	93,152 square feet
Area of Public Rights-of-Way:	30,441 square feet
Net Site Area:	62,712 square feet
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	314
Minimum Off-Street Parking Spaces:	250
Minimum Off-Street Loading:	2 (10 feet by 25 feet) 2 (10 feet by 50 feet)
Maximum Building Height:	192 feet, 0 inches (top of roof) 202 feet, 0 inches (top of stair penthouse)
Minimum Setbacks:	In conformance with the Plans

FORM FOR PUBLICATION

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

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

Date: December 7, 2016

DEVELOPMENT INFORMATION

Development Name: Bridgford Foods

Development Address: 170 North Green

Zoning Application Number, if applicable: 18739

Ward: 27

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on December 7, 2016

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Bridgford Foods Corporation

Developer Contact: Keith Ross

Developer Address: 1308 N. Patt Street

Email: keith@krfinc.com

Developer Phone: 949-431-6418

Attorney Name: Rich Klawiter/Katie Dale

Attorney Phone: 312-368-7243 / -2153

TIMING


Estimated date marketing will begin: January 2020

Estimated date of building permit*: December 2019

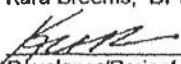
Estimated date ARO units will be complete: June 2021

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

12-7-16
Date


Developer/Project Manager

12-7-16
Date

ARO Web Form

FINAL FOR PUBLICATION

Development Information

Address

Submitted Date: 12/07/2016

Address Number From :170 Address Number To: null Street Direction: N
Street :Green Postal Code: 60607**Development Name, If applicable**

Bridgford Foods

Information

Ward :27

ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units In development: 314

Type of development: Rent

Is this a Transit Served Location Project : N

Requirements

Required affordable units :31 Required *On-site aff. Units: 8

How do you intend to meet your required obligation

On-Site: 31 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31 Remaining In-Lieu Fee Owed: 0

Project Name: Bridgford

Zoning Application number, if applicable:

Address: 170 N Green

Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price? \$3.28/SF

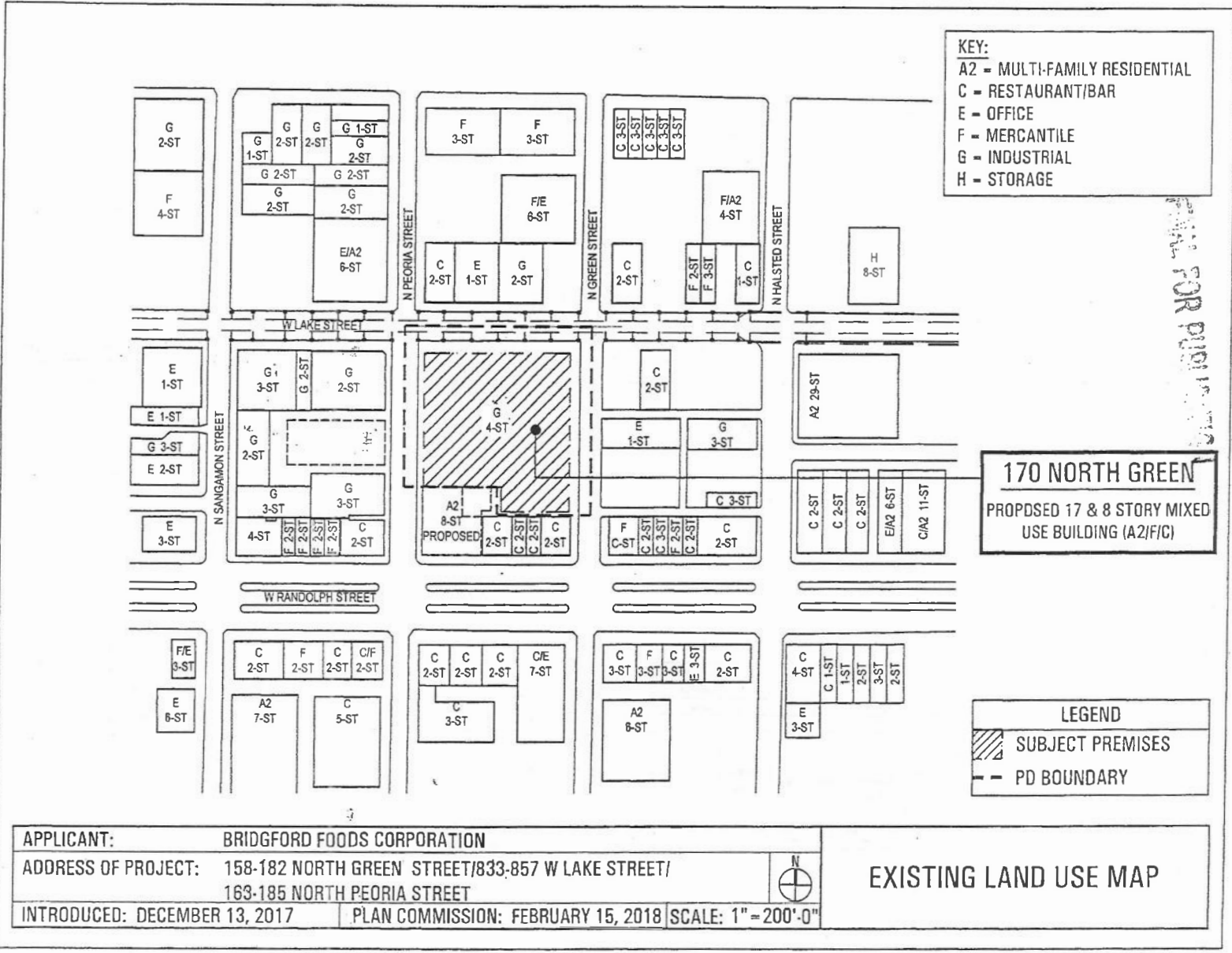
Total Units in Project: 314

Total Affordable units: 31

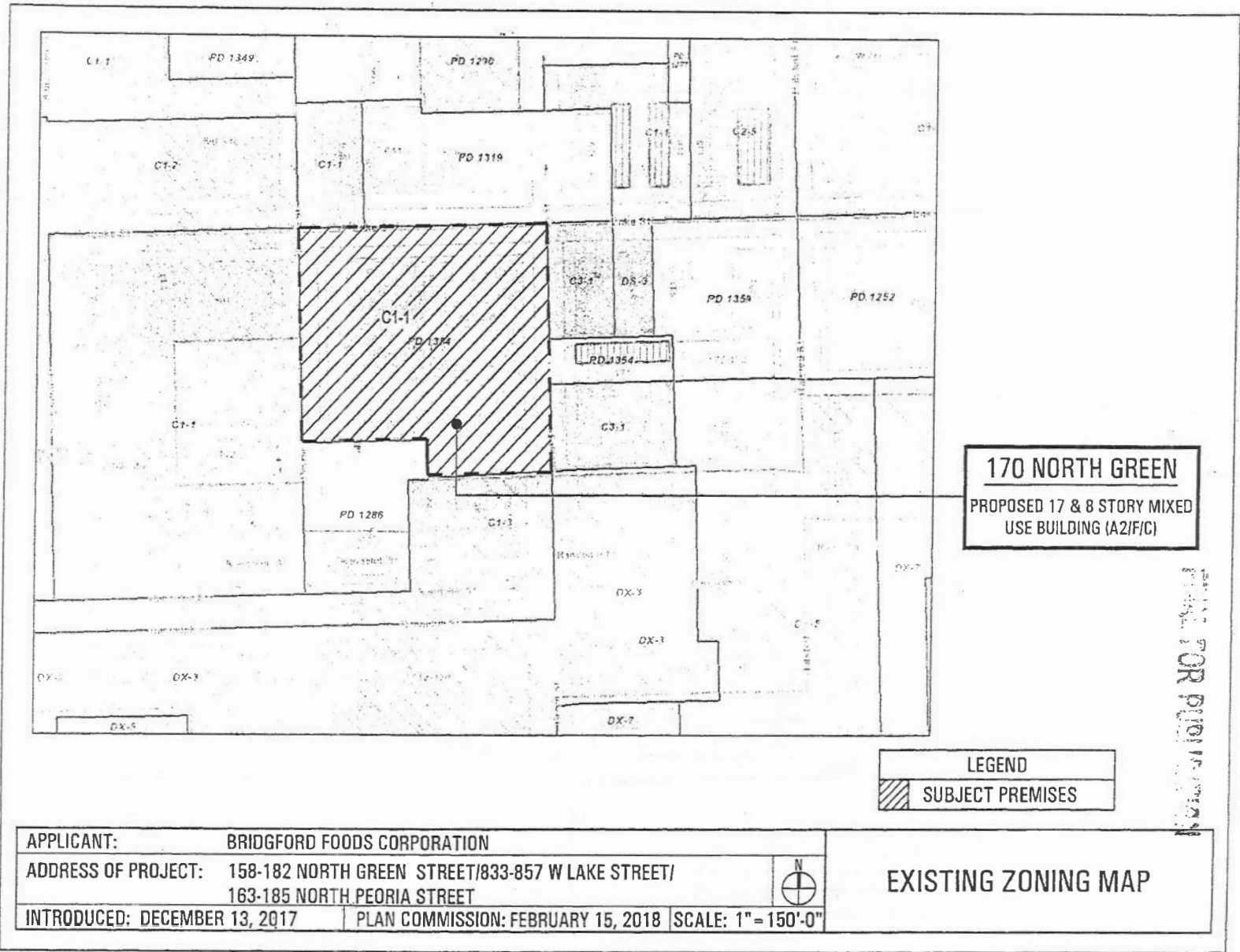
Summary

	market rate			affordable			comparison between market: affordable square footage
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	124	44%	533	13	42%	529	-0.68%
one-bed	115	41%	723	13	42%	729	0.78%
two-bed	32	11%	1,024	3	10%	982	-4.15%
two-bed+	12	4%	1,275	2	6%	1,163	-8.77%

FOR REVIEW



FOR PROPOSED PROJECT

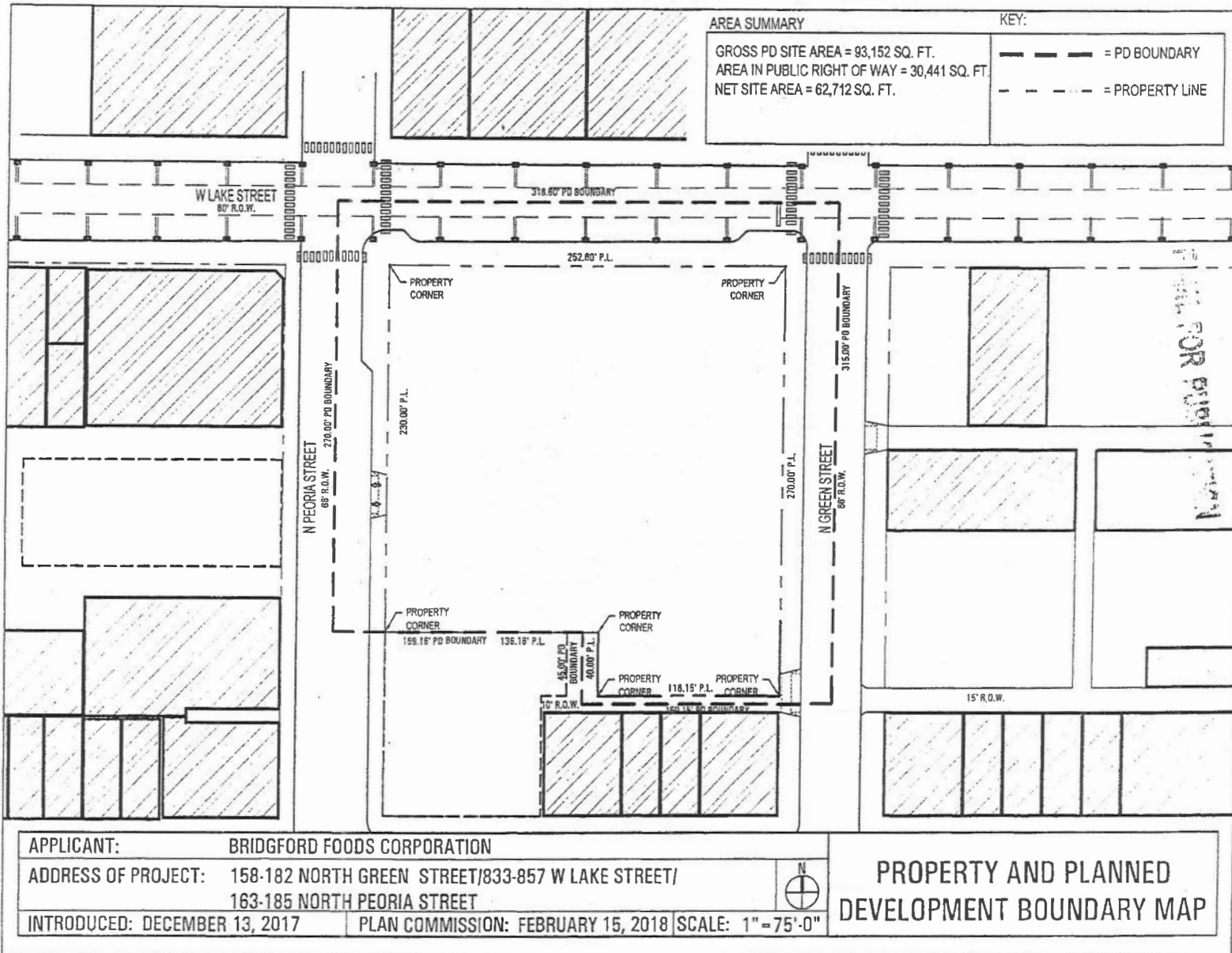


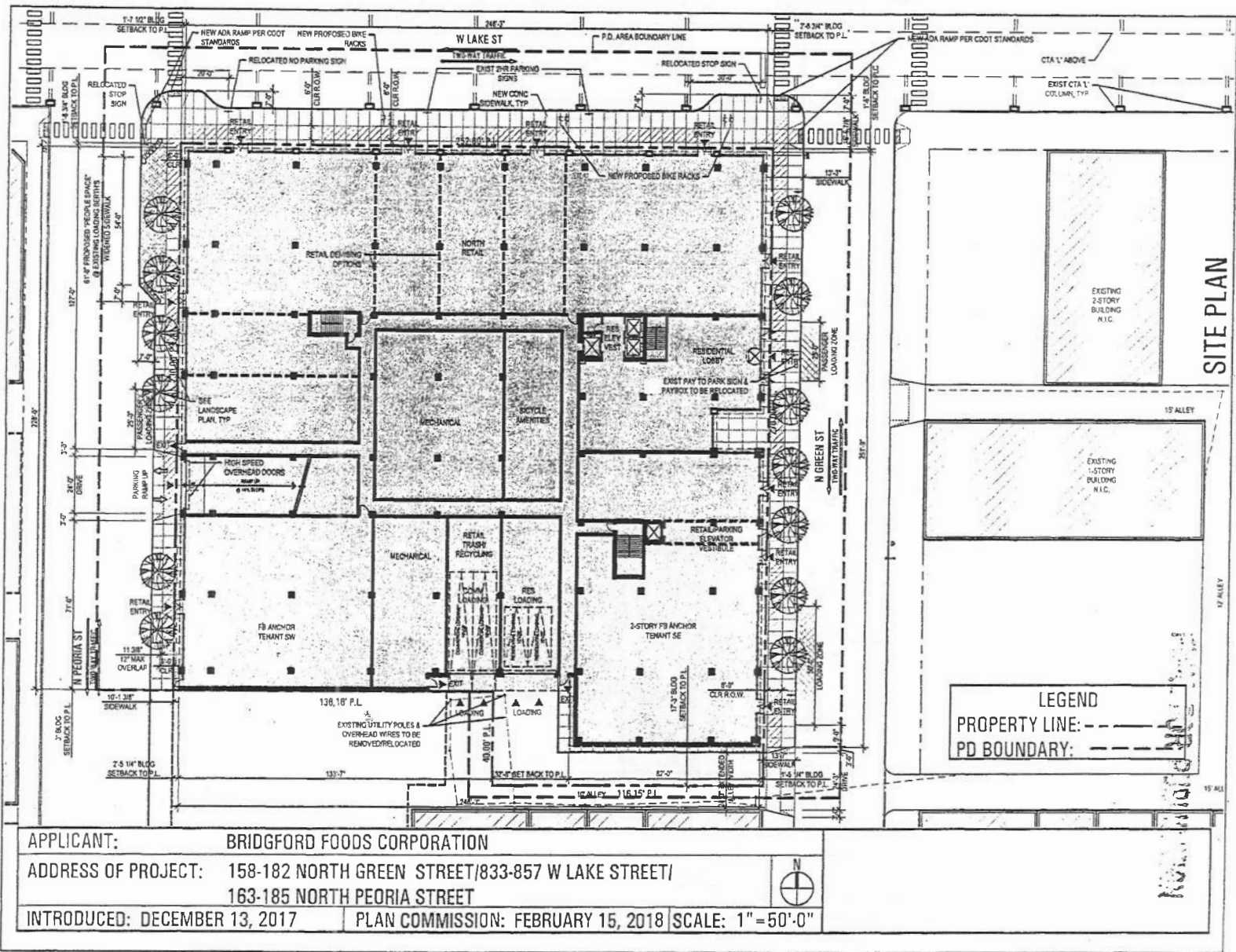
FOR PLANNING

APPLICANT:	BRIDGFORD FOODS CORPORATION	
ADDRESS OF PROJECT:	158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET	
INTRODUCED:	DECEMBER 13, 2017	PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 150'-0"

LEGEND
 SUBJECT PREMISES

EXISTING ZONING MAP

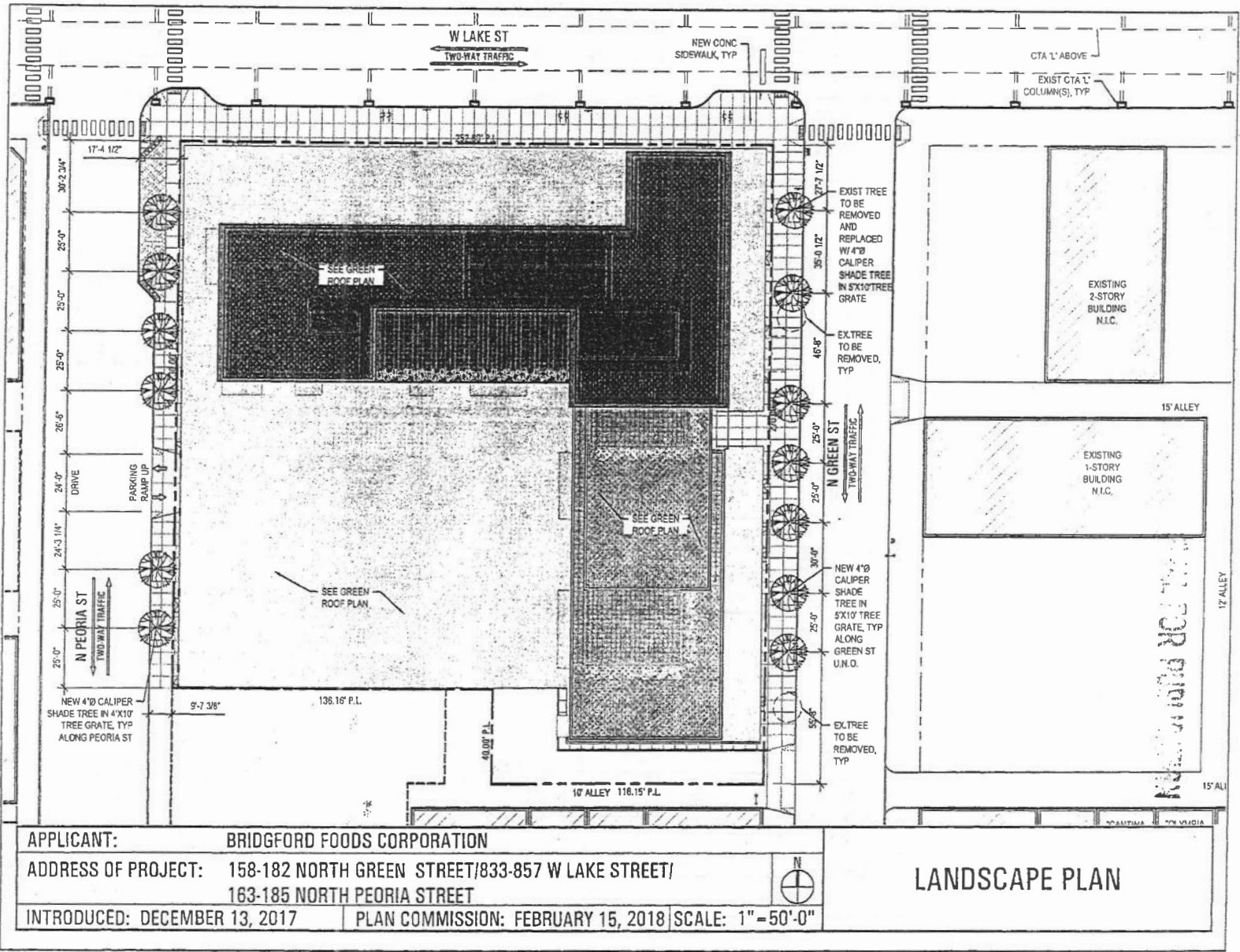




APPLICANT: BRIDGFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET
 INTRODUCED: DECEMBER 13, 2017 PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 50'-0"

SITE PLAN

LEGEND
 PROPERTY LINE: - - - -
 PD BOUNDARY: - - - -



APPLICANT:	BRIDGFORD FOODS CORPORATION
ADDRESS OF PROJECT:	158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET
INTRODUCED: DECEMBER 13, 2017	PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 50'-0"

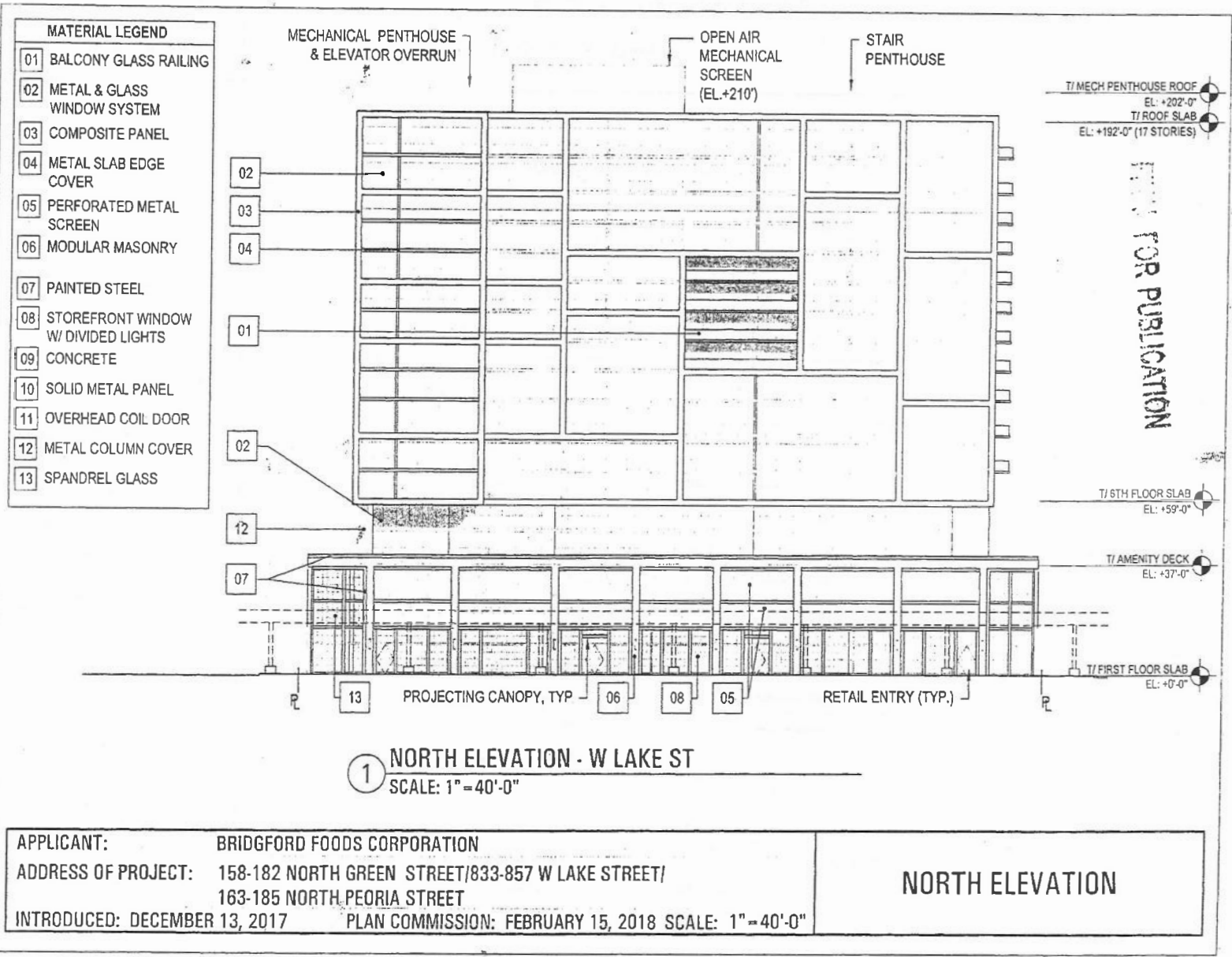


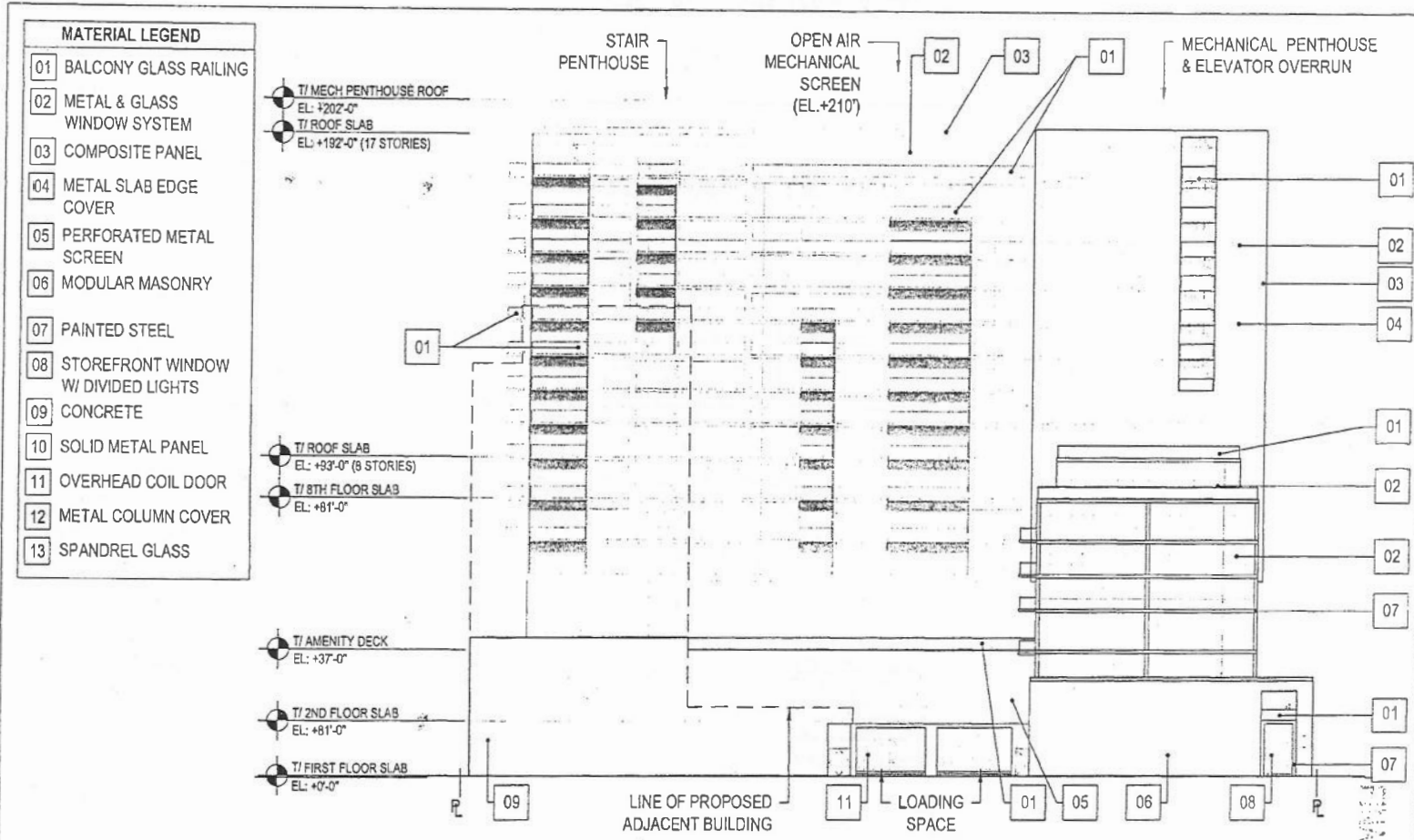
LANDSCAPE PLAN

2/28/2018

REPORTS OF COMMITTEES

68491

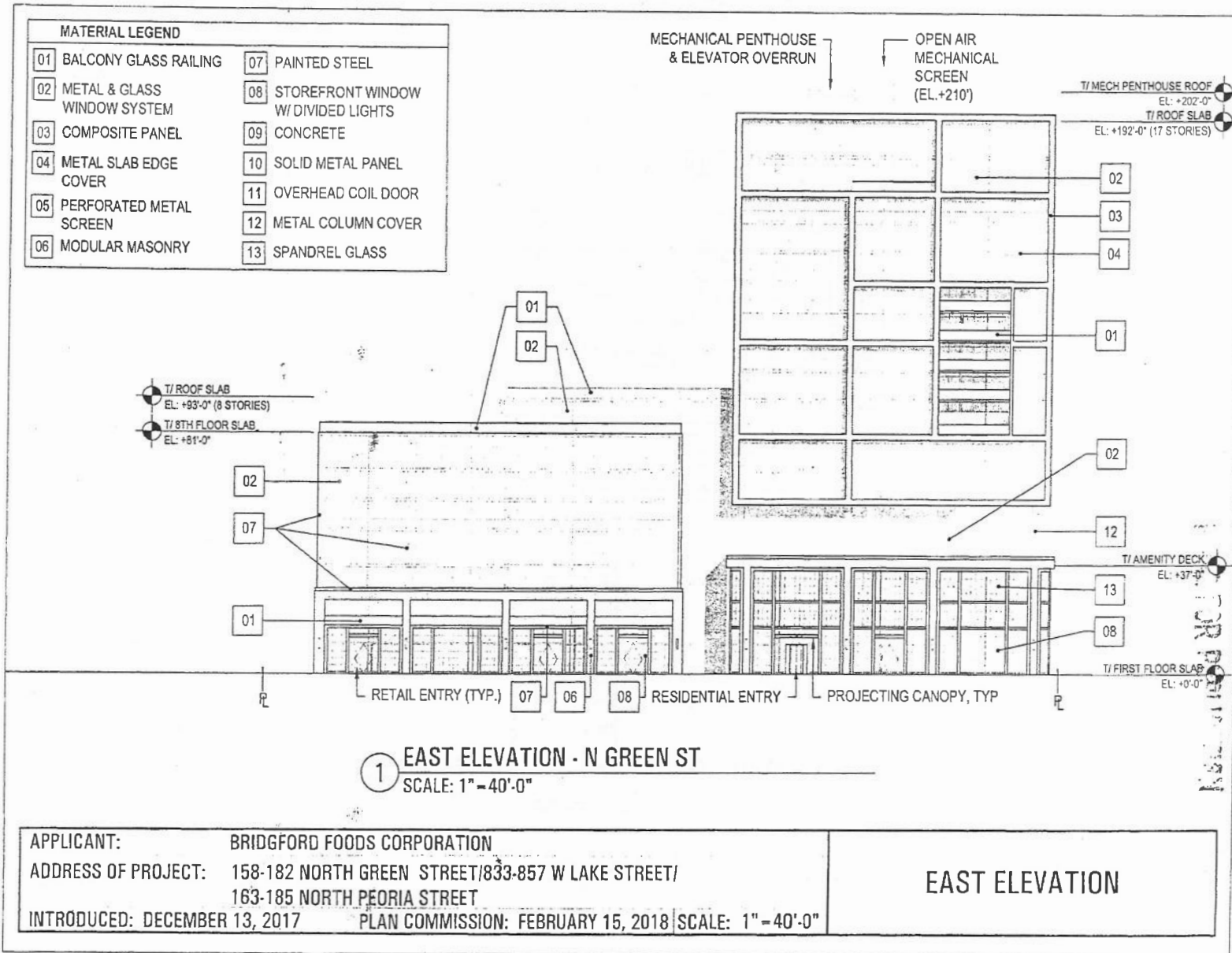


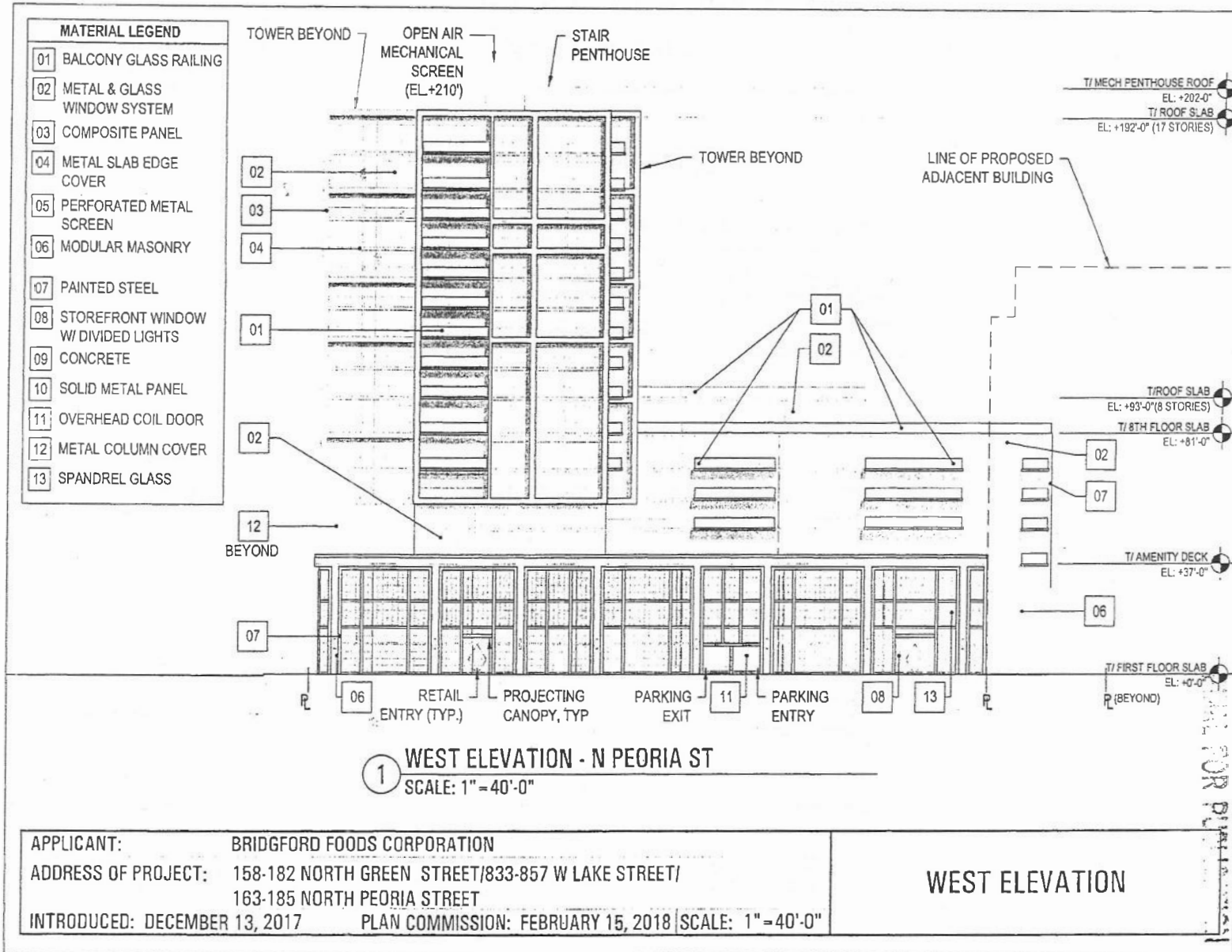


1 SOUTH ELEVATION - PUBLIC ALLEY
SCALE: 1" = 40'-0"

APPLICANT: BRIDGFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET
 INTRODUCED: DECEMBER 13, 2017 PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 40'-0"

SOUTH ELEVATION





1 WEST ELEVATION - N PEORIA ST
SCALE: 1" = 40'-0"




APPLICANT: BRIDGFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET
 INTRODUCED: DECEMBER 13, 2017 PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 40'-0"

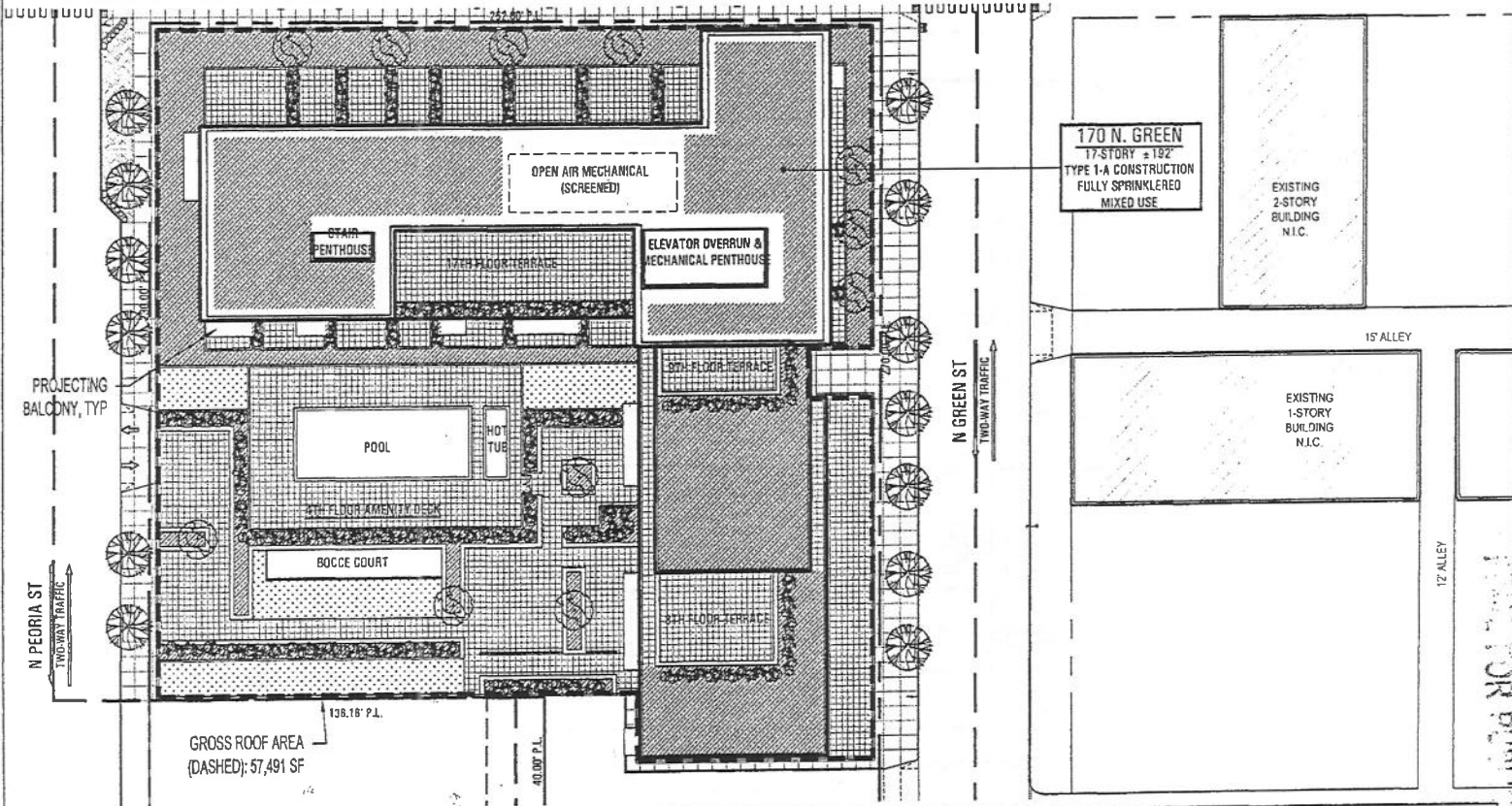
WEST ELEVATION

GREEN ROOF SUMMARY

GROSS ROOF AREA = 57,491 SF
 MECHANICAL AREA = 6,700 SF
 POOL AREA = 1,756 SF
 HARDSCAPE = 6,972 SF (10% = 697 SF)
 NET ROOF AREA = 48,338 SF (GROSS - MECH - POOL - 10% HARDSCAPE)
 50% NET GREEN ROOF REQUIRED = 24,169 SF (NET x 0.5)
 TOTAL GREEN ROOF AREA PROVIDED = 24,169 SF (GREEN ROOF + URBAN PRAIRIE)

KEY:

-  = GREEN ROOF
-  = URBAN PRAIRIE
-  = PAVERS (HARDSCAPE)



170 N. GREEN
 17-STORY ± 182'
 TYPE 1-A CONSTRUCTION
 FULLY SPRINKLERED
 MIXED USE

EXISTING
 2-STORY
 BUILDING
 N.I.C.

EXISTING
 1-STORY
 BUILDING
 N.I.C.

APPLICANT:	BRIDGFORD FOODS CORPORATION
ADDRESS OF PROJECT:	158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET
INTRODUCED: DECEMBER 13, 2017	PLAN COMMISSION: FEBRUARY 15, 2018 SCALE: 1" = 50'-0"

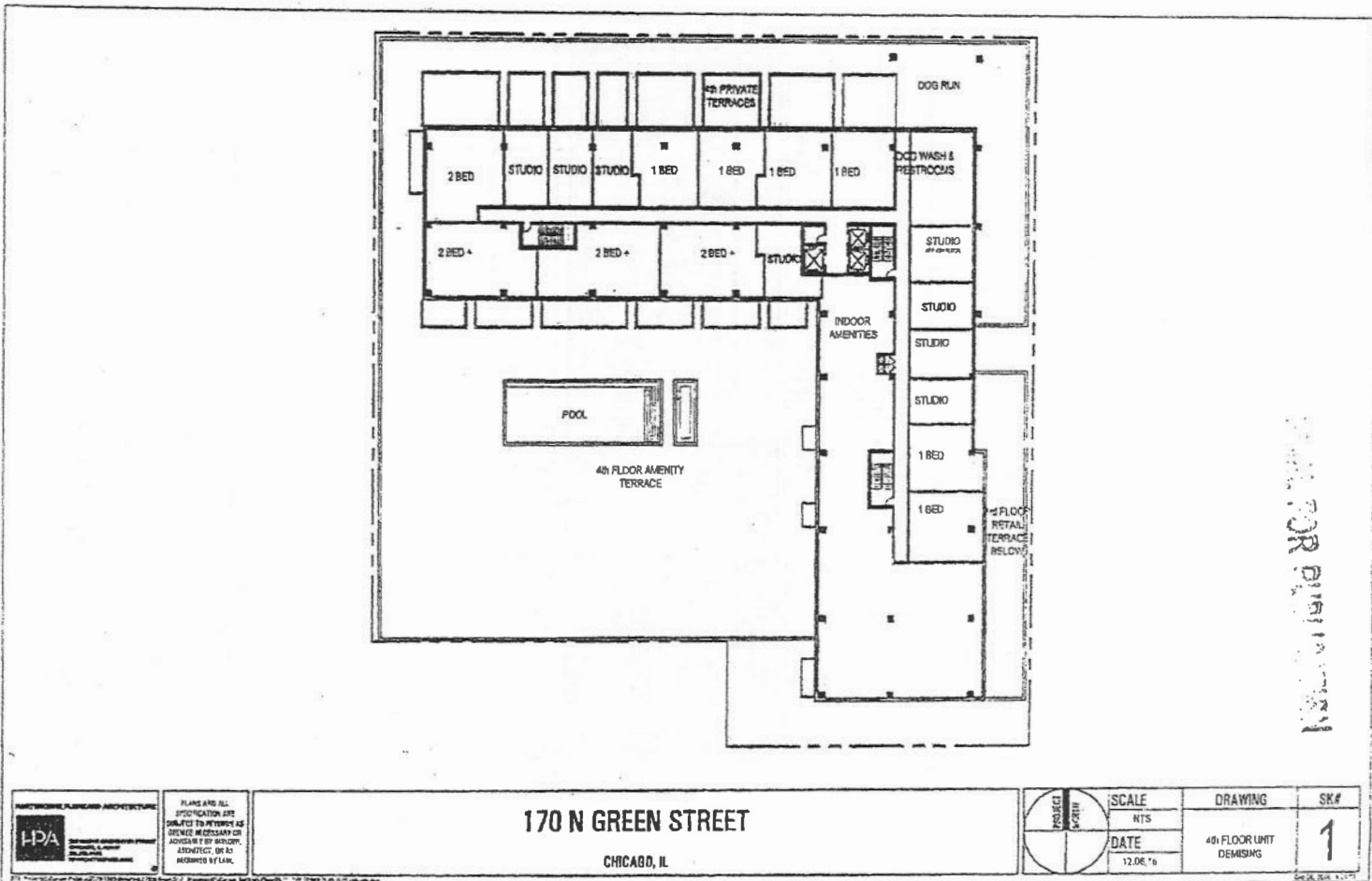


GREEN ROOF PLAN

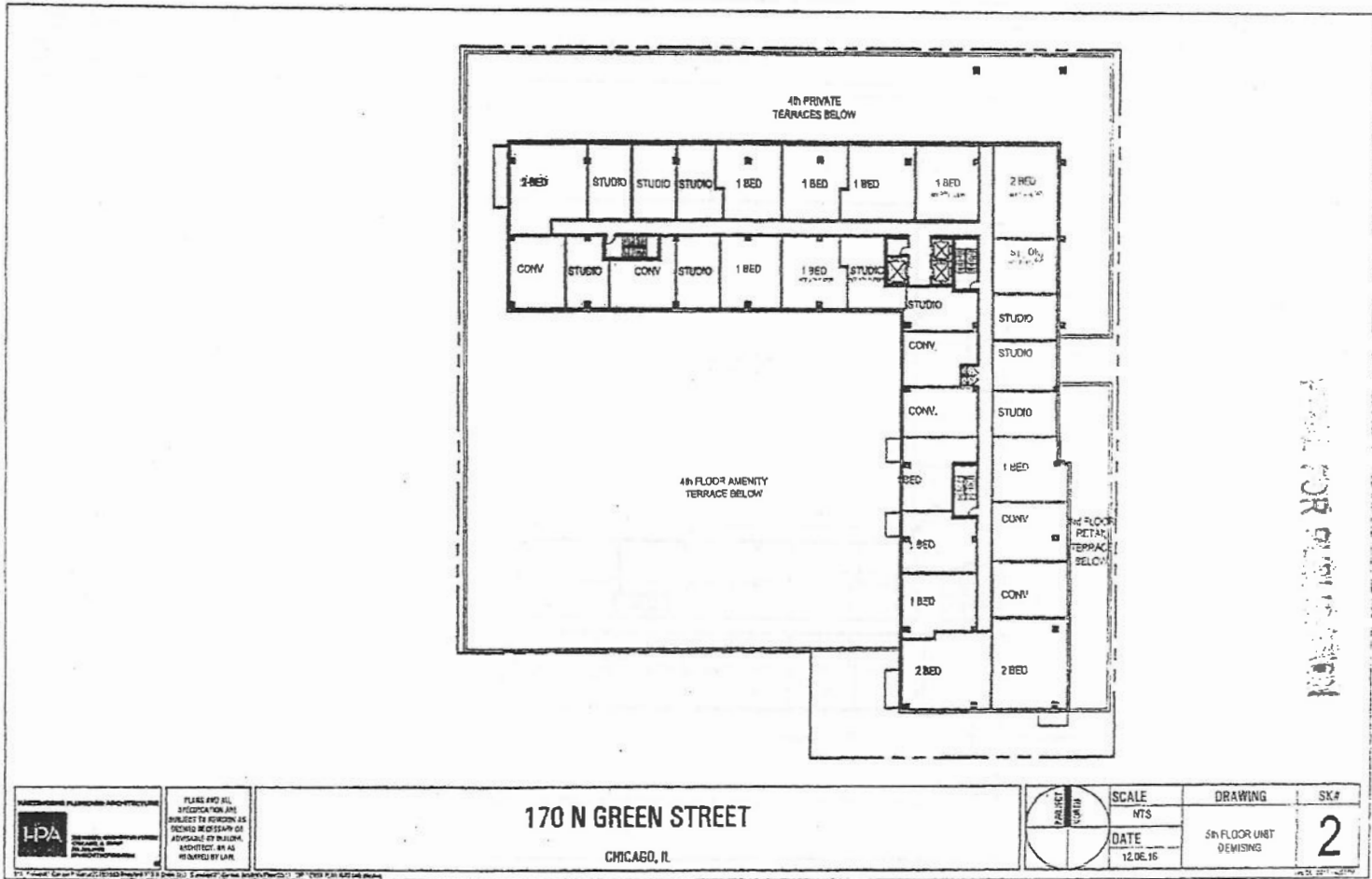
2/28/2018

REPORTS OF COMMITTEES

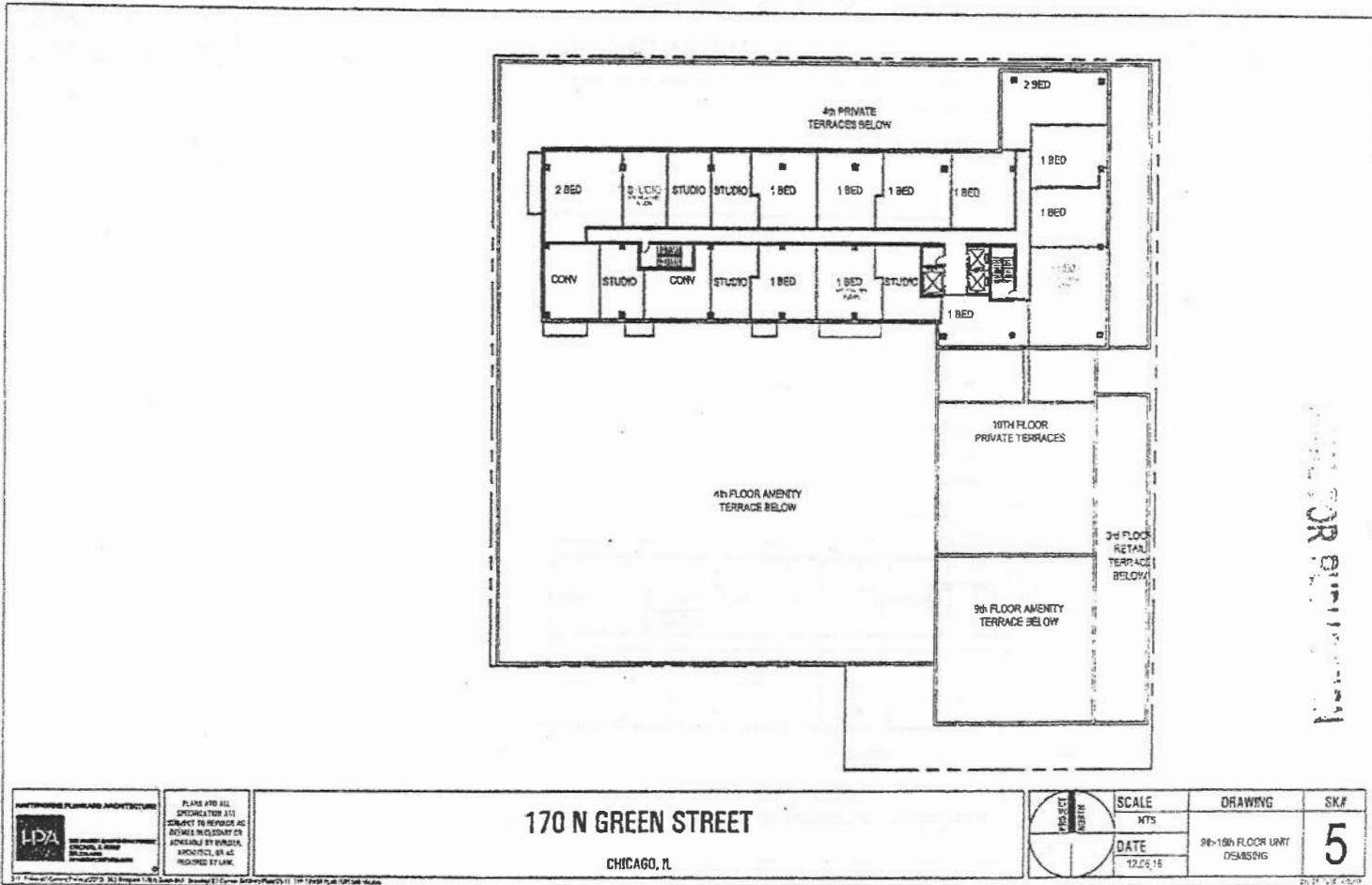
68495



FOR PRELIMINARY



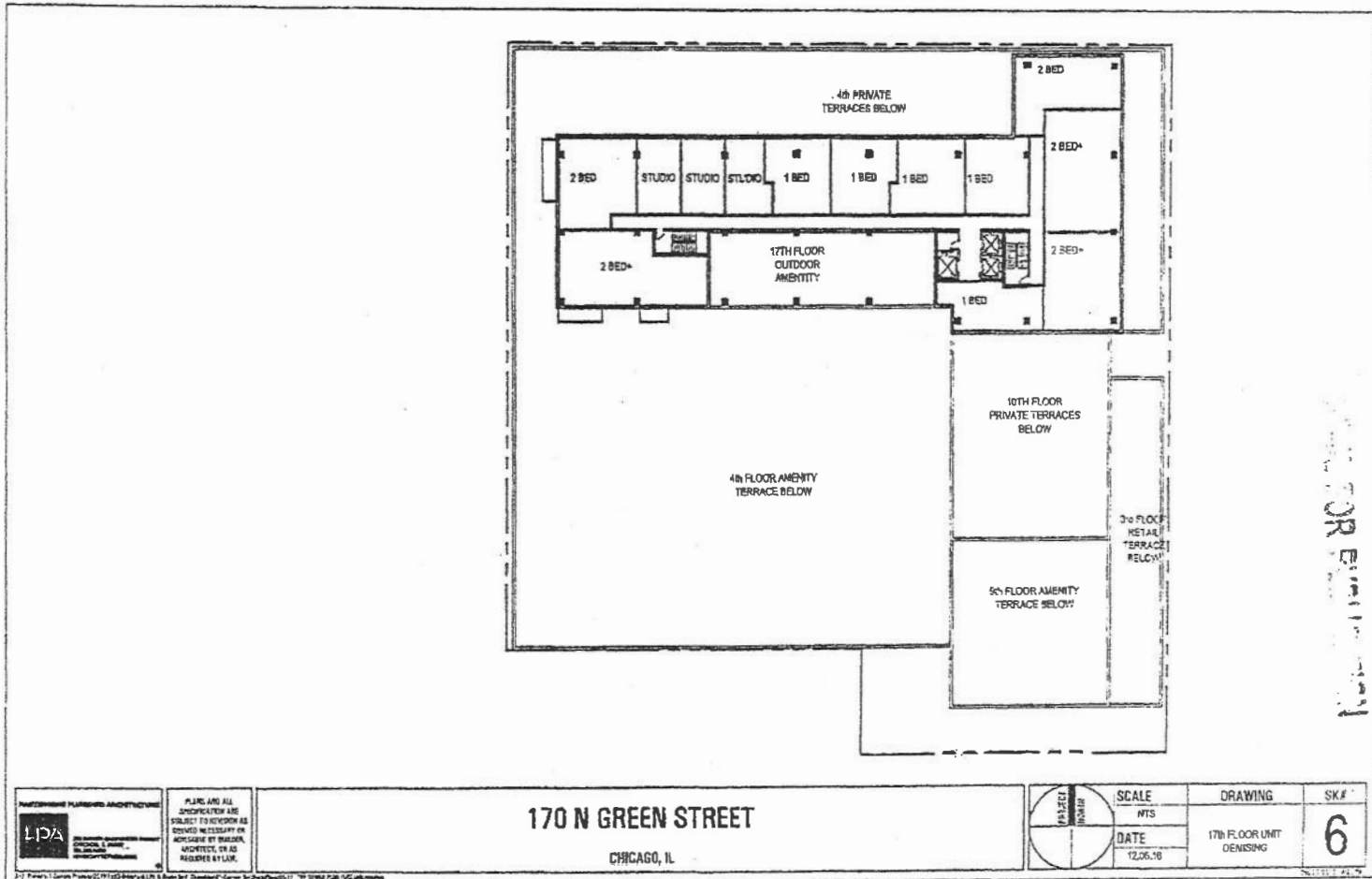
FOR REVIEW ONLY



2/28/2018

REPORTS OF COMMITTEES

68501



FOR EVIDENCE

Reclassification Of Area Shown On Map No. 1-G.

(As Amended)

(Application No. 18739)

(Common Address: 158 -- 182 N. Green St./833 -- 857 W. Lake St./
163 --185 N. Peoria St. And 167 -- 173 N. Green St.)

[SO2016-2627]

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 and C3-1 Commercial, Manufacturing and Employment District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Green Street; the public alley south of and parallel to West Lake Street; the public alley east of and parallel to North Green Street; a line 165.38 feet south of and parallel to West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street; and North Peoria Street,

to those of the DX-5 Downtown Mixed-Use District.

SECTION 2. 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-G in the area bounded by:

West Lake Street; North Green Street; the public alley south of and parallel to West Lake Street; the public alley east of and parallel to North Green Street; a line 165.38 feet south of and parallel to West Lake Street; North Green Street; a line 270 feet south of and parallel to West Lake Street; a line 115 feet west of and parallel to North Green Street; a line 230 feet south of and parallel to West Lake Street; and North Peoria 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 follow:

Residential Business Planned Development No. 1354

Planned Development Statements.

1. The area delineated herein as Planned Development Number TBD ("Planned Development") consists of approximately 68,707 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Bridgford Foods Corporation is the "Applicant" for this Planned Development.
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 Architects and dated January 19, 2017 (the "Plans"): an Existing Land-Use Map; an Existing Zoning Map; a Property and Planned Development Boundary Map; a Planned Development Subarea Map; a Site Plan; a Landscape Plan; Building Elevations (Subarea A -- North, South, East and West and Subarea B -- North and West and South and East) and a Green Roof Plan. 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 Residential-Business Planned Development: 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; office; personal service; general retail sales; accessory parking and non-accessory parking (up to 45 percent pursuant to Section 17-10-0503) and related, 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 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 68,707 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 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 24,169 square feet for Subarea A and 2,292 square feet for Subarea B.
15. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District to the DX-5 Downtown Mixed-Use District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a "Downtown District" within the meaning of the ARO, and the project has a total of 314 units. As a result, the Applicant's affordable housing obligation is 31 affordable units (10 percent of 314 rounded up/down), 8 of which are Required Units (25 percent of 31.4, rounded up/down). Applicant has agreed to satisfy its affordable housing obligation by providing 31 affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit []. The Applicant agrees that the affordable units must be affordable to

households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements and number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any 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. 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 Downtown Mixed-Use District.

[Existing Land-Use Map; Existing Zoning Map; Property and Boundary Map; Subarea Map; Site Plan; Landscape Plan; Subareas A and B North, South, East and West Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 42111 through 42126 of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Residential Business Planned Development No. 1354.

Bulk Regulations And Data Table.

Gross Site Area (square feet): 102,298

42110

JOURNAL--CITY COUNCIL--CHICAGO

1/25/2017

Area of Public Rights-of-Way (square feet):	33,591
Net Site Area (square feet):	68,707
Maximum Floor Area Ratio:	5.0
Subarea A:	5.0
Subarea B:	5.0
Maximum Number of Dwelling Units:	314
Subarea A:	314
Subarea B:	0
Minimum Off-Street Parking Spaces:	250
Subarea A:	250
Subarea B:	0
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10 feet by 25 feet)/2 (10 feet by 50 feet)
Subarea B:	0
Maximum Building Height:	
Subarea A:	192 feet, 0 inches (top of roof)/202 feet, 0 inches (top of stair penthouse)
Subarea B:	65 feet, 0 inches (top of roof)/75 feet, 0 inches (top of elevator overrun)
Minimum Setbacks:	In conformance with the plans

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

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

Date: December 7, 2016

DEVELOPMENT INFORMATION

Development Name: Bridgford Foods

Development Address: 170 North Green

Zoning Application Number, if applicable: 18739

Ward: 27

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

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on December 7, 2016

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Bridgford Foods Corporation

Developer Contact: Keith Ross

Developer Address: 1308 N. Patt Street

Email: keith@kr6inc.com

Developer Phone: 949-431-8418

Attorney Name: Rich Klawiter/Katie Dale

Attorney Phone: 312-368-7243 / -2153

TIMING

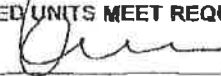
Estimated date marketing will begin: January 2020

Estimated date of building permit*: December 2019

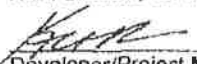
Estimated date ARO units will be complete: June 2021

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

12-7-16
Date


Developer/Project Manager

12-7-16
Date

ARO Web Form

Development Information**Address****Submitted Date: 12/07/2016**

Address Number From :170 Address Number To: null Street Direction: N
Street :Green Postal Code: 60607

Development Name, if applicable

Bridgford Foods

Information

Ward :27 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change and planned development

Total Number of units in development: 314

Type of development: Rent

Is this a Transit Served Location Project : N

Requirements

Required affordable units :31 Required *On-site aff. Units: 8

How do you intend to meet your required obligation

On-Site: 31 Off-Site: 0

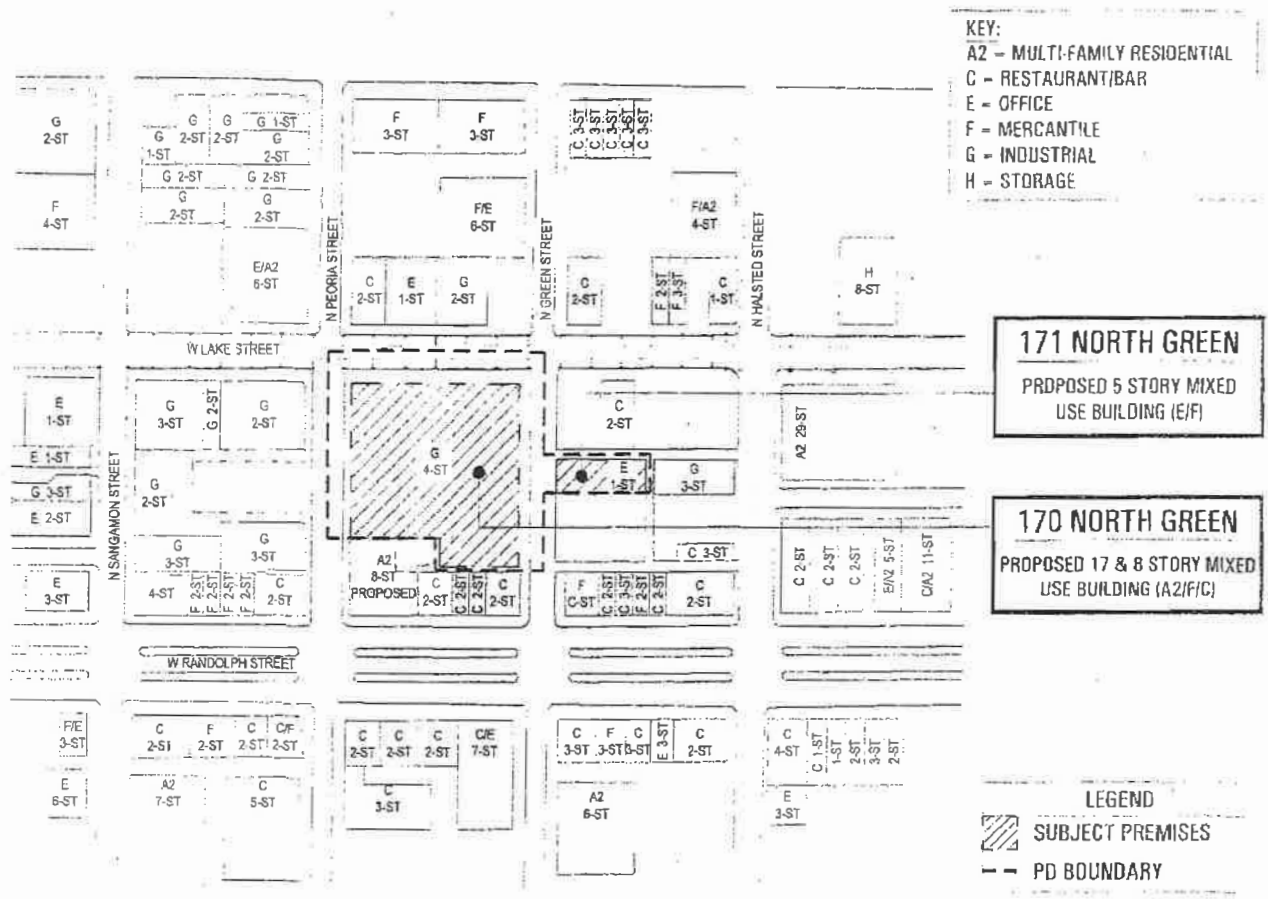
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 31 Remaining In-Lieu Fee Owed: 0

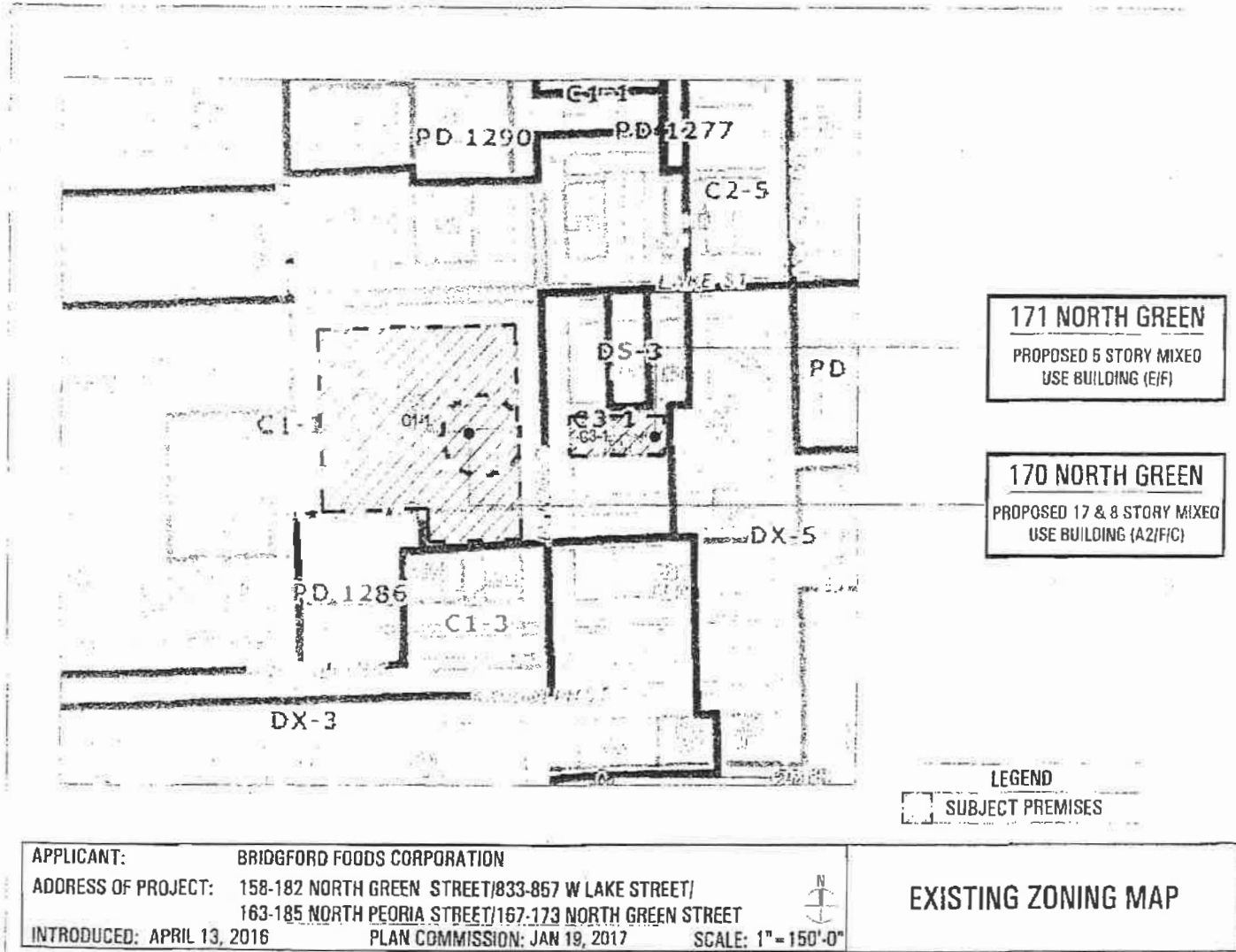
Project Name	Bridgford
Zoning Application number, if applicable	
Address	170 N Graen
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$9.28/SF
Total Units in Project	314
Total Affordable units	31

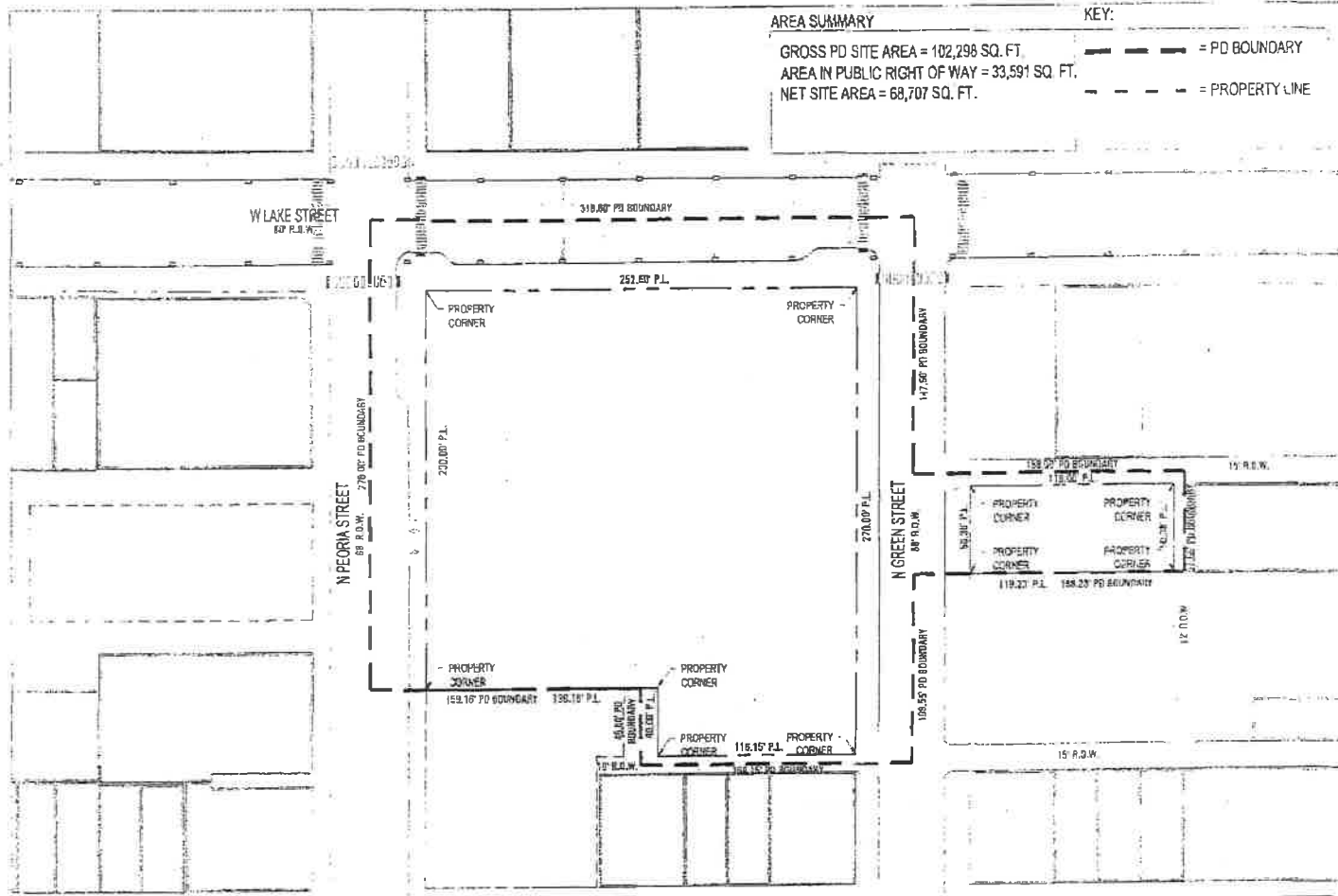
Summary

	market rate			affordable			comparison between market: affordable square footage
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	124	44%	533	13	42%	529	-0.68%
one-bed	115	41%	723	13	42%	729	0.78%
two-bed	32	11%	1,024	3	10%	982	-4.15%
two-bed+	12	4%	1,275	2	6%	1,163	-8.77%



APPLICANT: BRIDGFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 200'-0"
EXISTING LAND USE MAP





AREA SUMMARY

GROSS PD SITE AREA = 102,298 SQ. FT.
 AREA IN PUBLIC RIGHT OF WAY = 33,591 SQ. FT.
 NET SITE AREA = 68,707 SQ. FT.

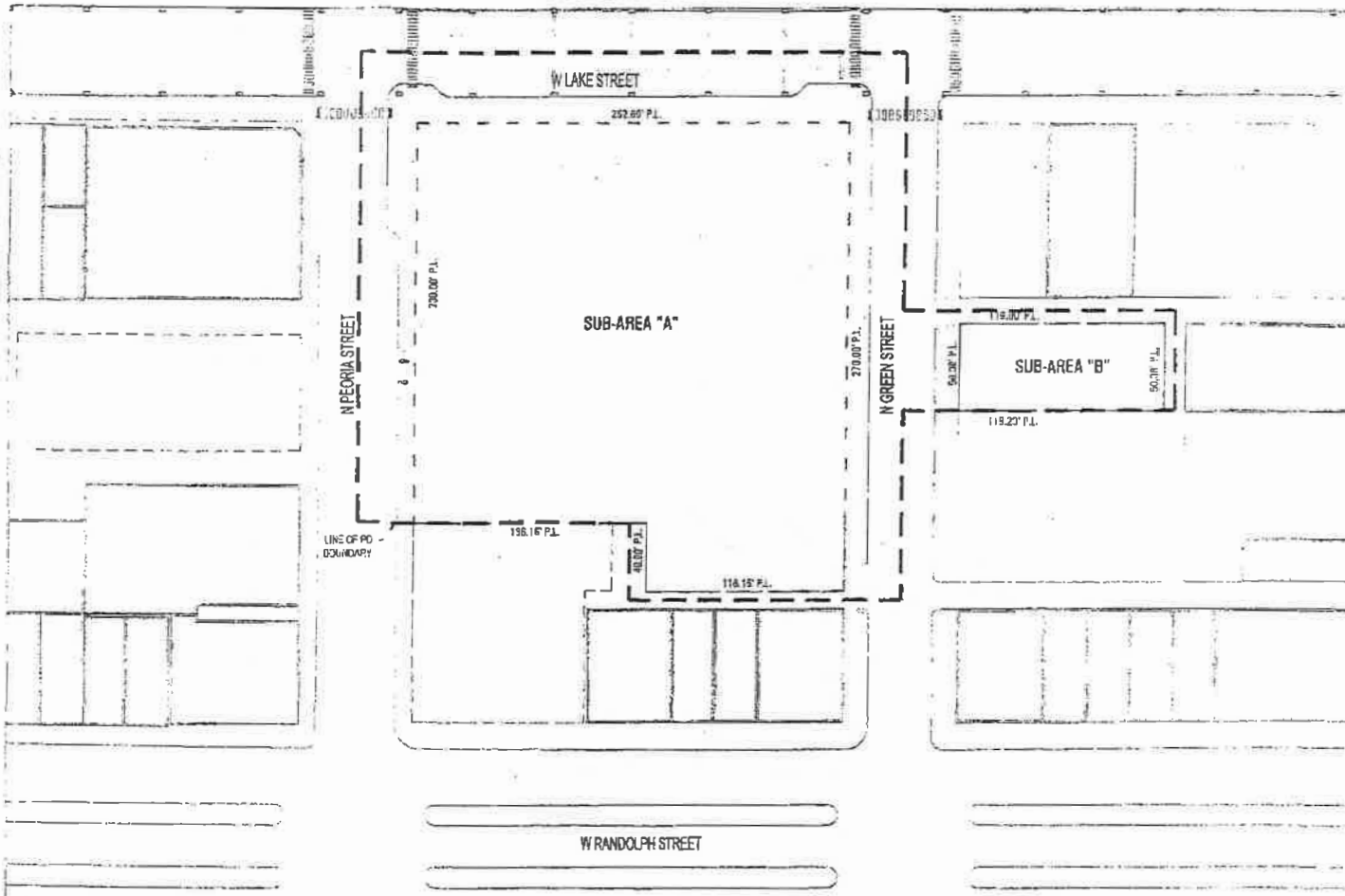
KEY:

--- PD BOUNDARY
 - - - PROPERTY LINE

APPLICANT: BRIDGFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 75'-0"

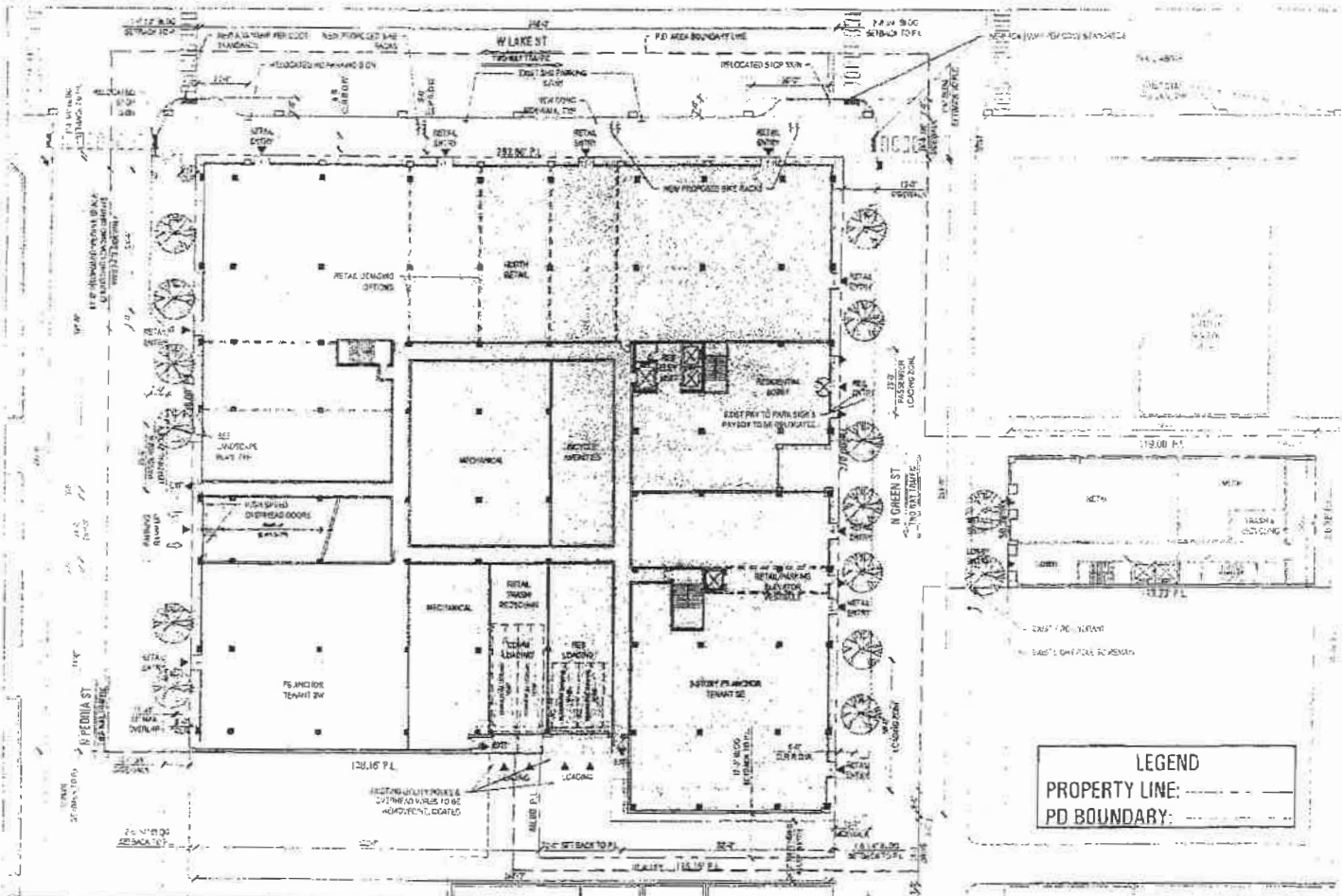


PROPERTY AND PLANNED
 DEVELOPMENT BOUNDARY MAP



APPLICANT: BRIDGFORD FOODS CORPORATION
ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET
INTRODUCED: APRIL 13, 2016 **PLAN COMMISSION:** JAN 19, 2017 **SCALE:** 1" = 75'-0"

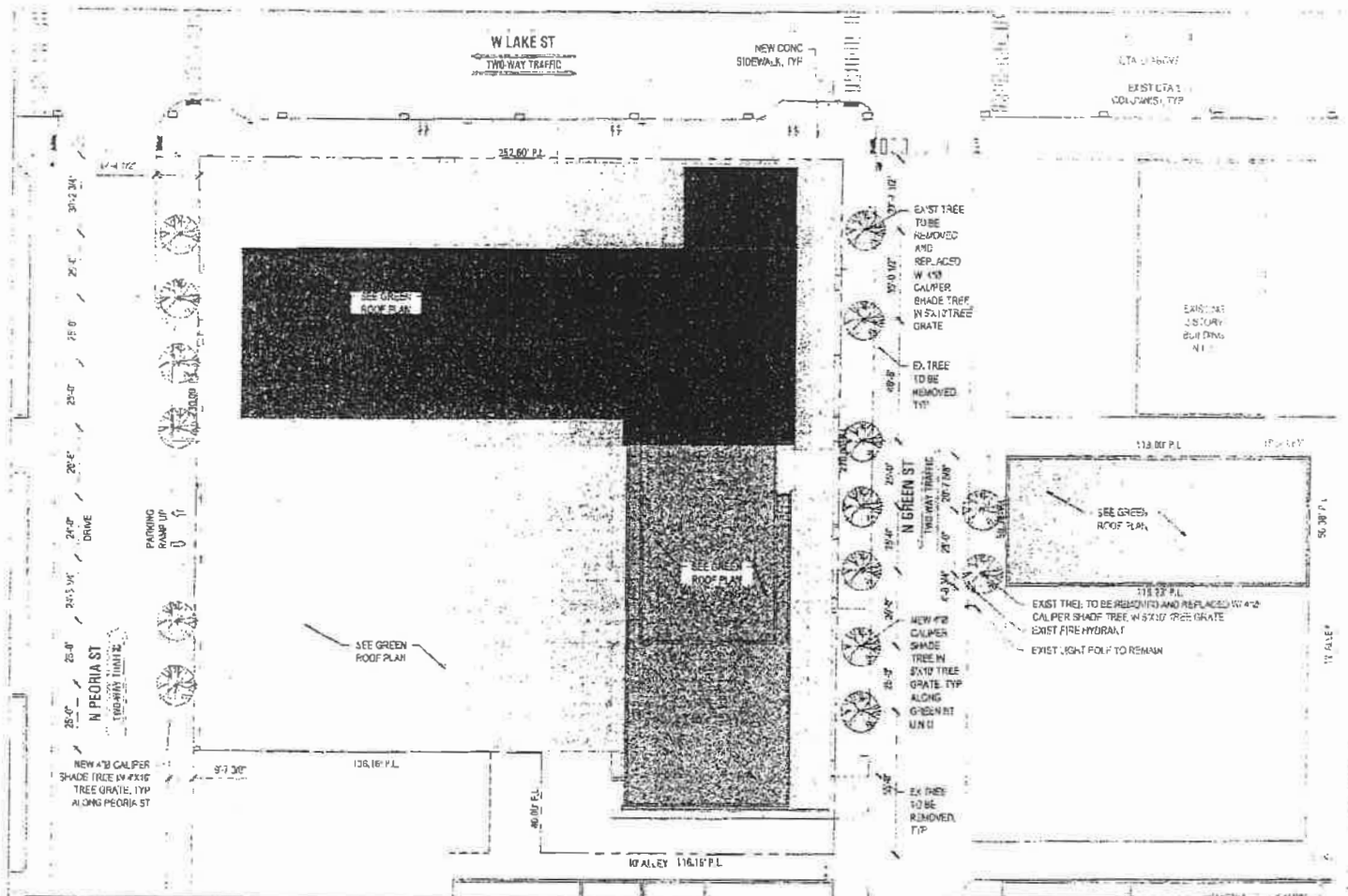
**PLANNED DEVELOPMENT
SUB-AREA MAP**



APPLICANT: BRIGSFORD FOODS CORPORATION
 ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/
 163-185 NORTH PEDRIA STREET/167-173 NORTH GREEN STREET
 INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 50'-0"

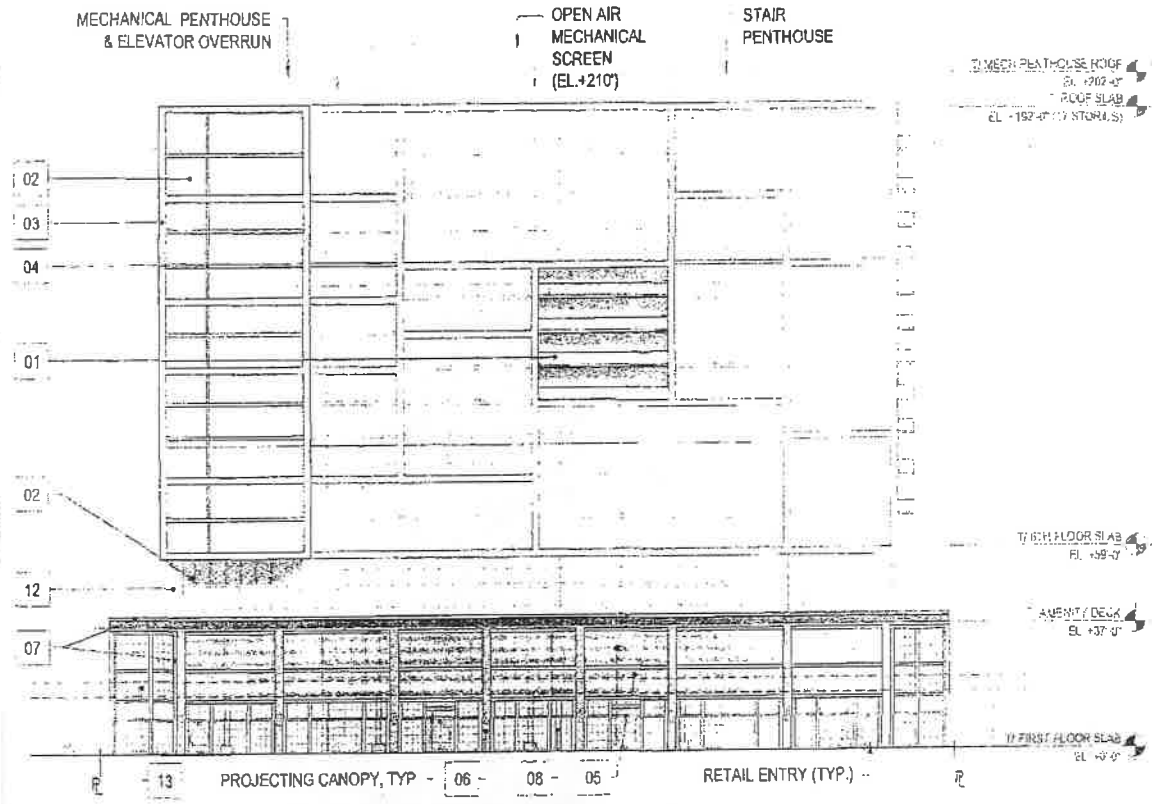


SITE PLAN



<p>APPLICANT: BRIDGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1"=50'-0"</p>		<h2>LANDSCAPE PLAN</h2>
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- MATERIAL LEGEND**
- 01 BALCONY GLASS RAILING
 - 02 METAL & GLASS WINDOW SYSTEM
 - 03 COMPOSITE PANEL
 - 04 METAL SLAB EDGE COVER
 - 05 PERFORATED METAL SCREEN
 - 06 MODULAR MASONRY
 - 07 PAINTED STEEL
 - 08 STOREFRONT WINDOW W/ DIVIDED LIGHTS
 - 09 CONCRETE
 - 10 SOLID METAL PANEL
 - 11 OVERHEAD COIL DOOR
 - 12 METAL COLUMN COVER
 - 13 SPANDREL GLASS

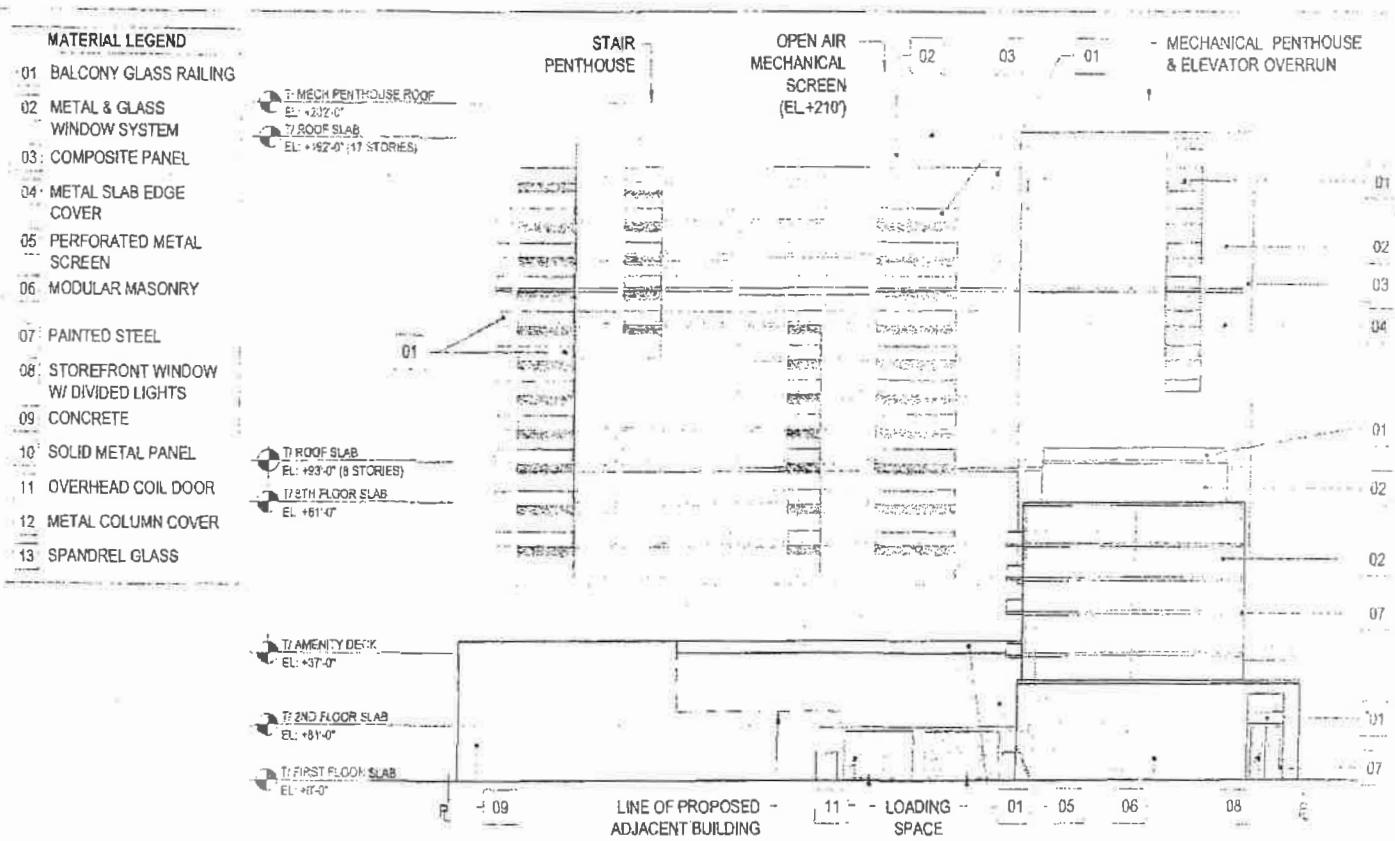


1 SUBAREA "A" NORTH ELEVATION - W LAKE ST
SCALE: 1" = 40'-0"

<p>APPLICANT: BRIDGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 40'-0"</p>	<p>SUB-AREA "A" NORTH ELEVATION</p>
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1/25/2017

REPORTS OF COMMITTEES



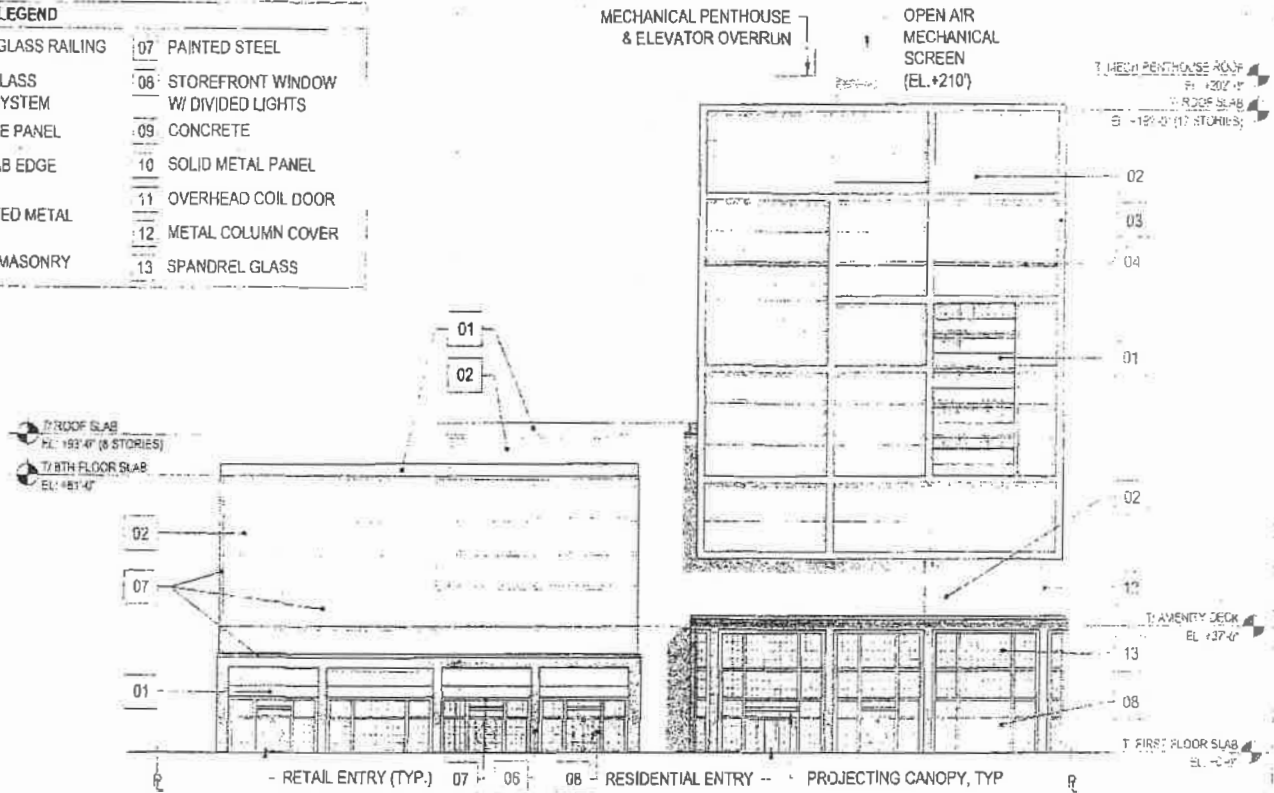
1 SUBAREA "A" SOUTH ELEVATION - PUBLIC ALLEY
 SCALE: 1" = 40'-0"

APPLICANT:	BRIDGFORD FOODS CORPORATION	SUB-AREA "A" SOUTH ELEVATION
ADDRESS OF PROJECT:	158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET	
INTRODUCED: APRIL 13, 2016	PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 40'-0"	

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MATERIAL LEGEND

01 BALCONY GLASS RAILING	07 PAINTED STEEL
02 METAL & GLASS WINDOW SYSTEM	08 STOREFRONT WINDOW W/ DIVIDED LIGHTS
03 COMPOSITE PANEL	09 CONCRETE
04 METAL SLAB EDGE COVER	10 SOLID METAL PANEL
05 PERFORATED METAL SCREEN	11 OVERHEAD COIL DOOR
06 MODULAR MASONRY	12 METAL COLUMN COVER
	13 SPANDREL GLASS



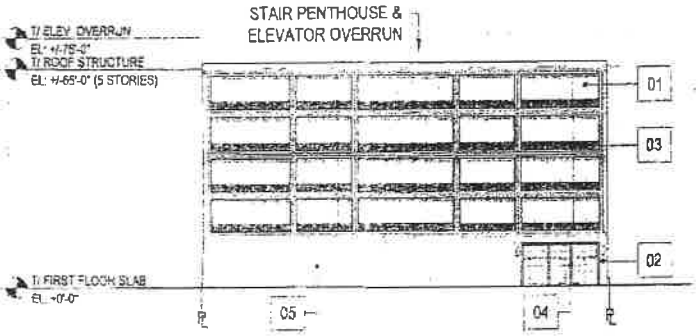
1 SUBAREA "A" EAST ELEVATION - N GREEN ST
SCALE: 1" = 40'-0"

APPLICANT:	BRIDGFORD FOODS CORPORATION	SUB-AREA "A" EAST ELEVATION
ADDRESS OF PROJECT:	158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET	
INTRODUCED: APRIL 13, 2016	PLAN COMMISSION: JAN 19, 2017	

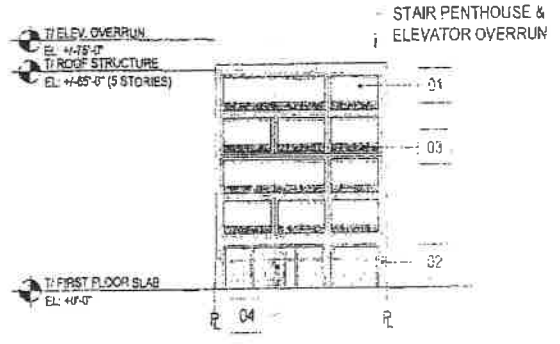
SCALE: 1" = 40'-0"

MATERIAL LEGEND

01	METAL & GLASS WINDOW SYSTEM
02	COURSED BRICK MASONRY
03	SPANDREL GLAZING
04	STOREFRONT WINDOW SYSTEM
05	SCORED CONCRETE



2 SUBAREA "B" NORTH ELEVATION - PUBLIC ALLEY
SCALE: 1" = 40'-0"

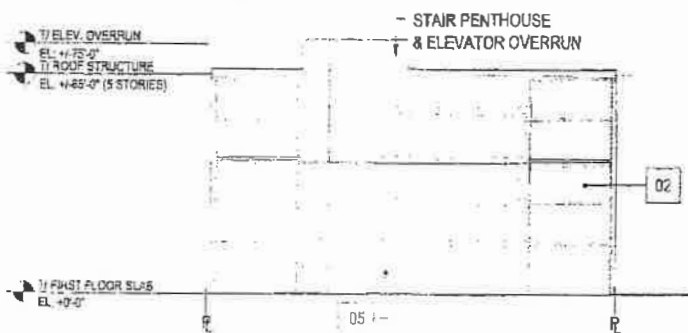


1 SUBAREA "B" WEST ELEVATION - N GREEN ST
SCALE: 1" = 40'-0"

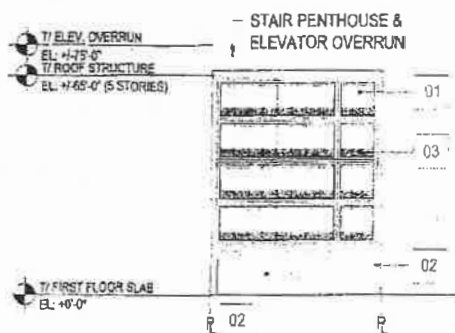
<p>APPLICANT: BRIDGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 40'-0"</p>	<p>SUB-AREA "B"</p> <p>NORTH & WEST ELEVATIONS</p>
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MATERIAL LEGEND

- 01 METAL & GLASS WINDOW SYSTEM
- 02 COURSED BRICK MASONRY
- 03 SPANDREL GLAZING
- 04 STOREFRONT WINDOW SYSTEM
- 05 SCORED CONCRETE



2 SUBAREA "B" SOUTH ELEVATION - EMPTY LOT
SCALE: 1" = 40'-0"



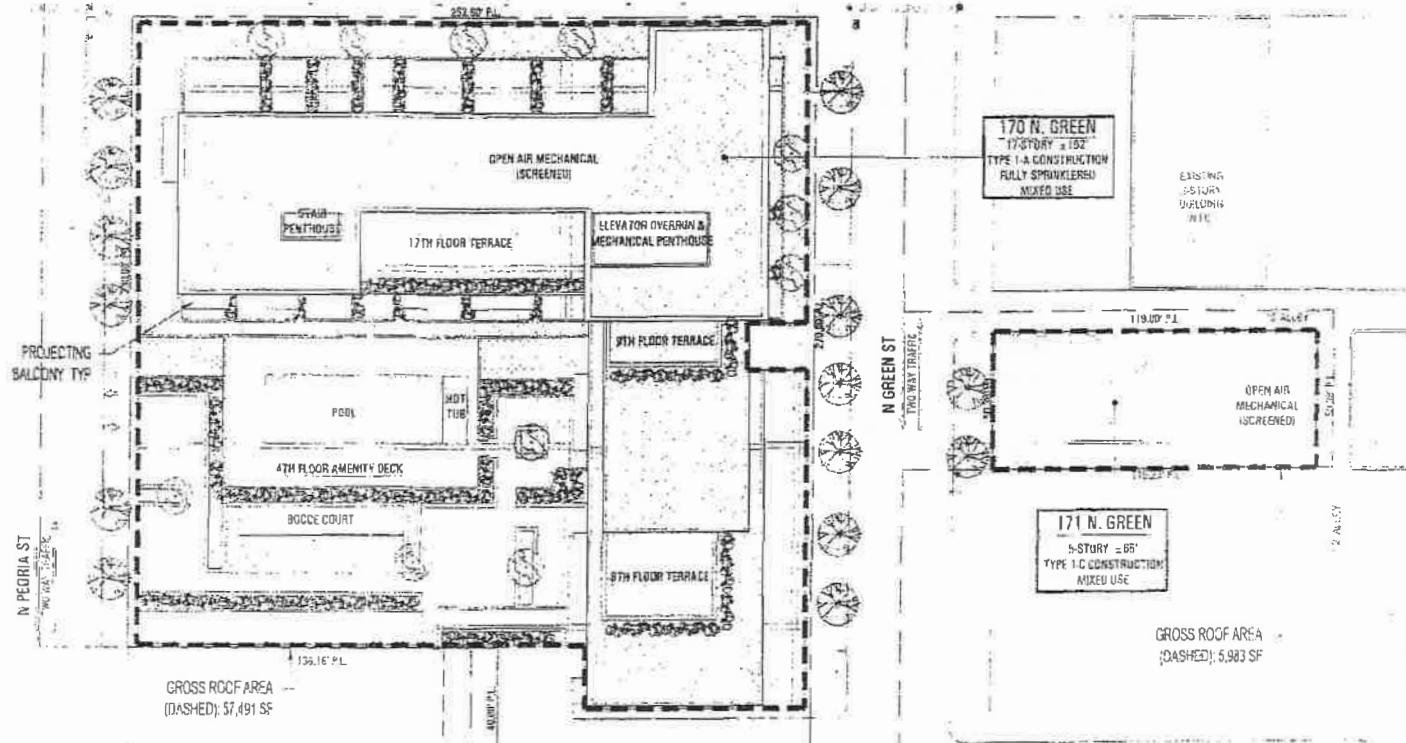
1 SUBAREA "B" EAST ELEVATION - PUBLIC ALLEY
SCALE: 1" = 40'-0"

<p>APPLICANT: BRIGGFORD FOODS CORPORATION</p> <p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p> <p>INTRODUCED: APRIL 13, 2016 PLAN COMMISSION: JAN 19, 2017 SCALE: 1" = 40'-0"</p>	<p>SUB-AREA "B"</p> <p>SOUTH & EAST ELEVATIONS</p>
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SUB-AREA "A" SUMMARY
 GROSS ROOF AREA = 57,491 SF SF
 MECHANICAL AREA = 6,700 SF
 POOL AREA = 1,756 SF
 HARDSCAPE = 6,972 SF (10% = 697 SF)
 NET ROOF AREA = 48,336 SF (GROSS - MECH - POOL - 10% HARDSCAPE)
 50% NET GREEN ROOF REQUIRED = 24,169 SF (NET x 0.5)
 TOTAL GREEN ROOF AREA PROVIDED = 24,169 SF (GREEN ROOF + URBAN PRAIRIE)

SUB-AREA "B" SUMMARY
 GROSS ROOF AREA = 5,983 SF SF
 MECHANICAL AREA = 1,400 SF
 NET ROOF AREA = 4,583 SF (GROSS - MECHANICAL)
 50% NET GREEN ROOF REQUIRED = 2,292 SF (NET x 0.5)
 TOTAL GREEN ROOF AREA PROVIDED = 2,292 SF (GREEN ROOF)

KEY:
 = GREEN ROOF
 = URBAN PRAIRIE
 = PAVERS (HARDSCAPE)



<p>APPLICANT: BRIDGFDRD FOODS CORPORATION</p>			<p>GREEN ROOF PLAN</p>
<p>ADDRESS OF PROJECT: 158-182 NORTH GREEN STREET/833-857 W LAKE STREET/ 163-185 NORTH PEORIA STREET/167-173 NORTH GREEN STREET</p>			
<p>INTRODUCED: APRIL 13, 2016</p>	<p>PLAN COMMISSION: JAN 19, 2017</p>		