

# PD 1377

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*Reclassification Of Area Shown On Map No. 2-G,  
(As Amended)*

(Application No. 21127) *BPD 1377, 001*

(Common Address: 833 -- 855 W. Madison St., 832 -- 854 W. Monroe St.,  
1 -- 39 S. Peoria St. And 2 -- 40 S. Green St.)

[SO2022-2741]

*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 Planned Development Number 1377 symbols and indications as shown on Map Number 2-G in the area bounded by:

West Madison Street; South Green Street; West Monroe Street; and South Peoria Street,

to those of Planned Development Number 1377, as amended, which is hereby established in the area above described subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Business Planned Development No. 1377, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1377 ("Planned Development") consists of approximately 99,940 net square feet of property which is depicted on the attached Planned Development Boundary Map (the "Property") and is owned by the Applicant, 845 West Madison Street Owner LLC (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("COOT") 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Chicago Department of Planning and Development ("DPD") and COOT. Closure of all or any public street or alley during demolition or

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

4. This plan of development consists of these sixteen (16) statements; the bulk table and listed exhibits remain unchanged and are published on pages 52023 -- 52043 of the *Journal of the Proceedings of the City Council of the City of Chicago* as published on June 28, 2017. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in this Planned Development: dwelling units located above and at (the ground floor; postal service, animal services (except boarding or kennel), medical services, personal services, repair or laundry service [consumer], retail sales; financial services (except payday/title secured loan store or pawn shop), eating and drinking establishments; sports and recreation [participant, indoor], accessory parking (and up to 45 percent of parking spaces provided for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use); non-accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 99,940 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.0. 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.

Usage of Local Impact Fund: In this case, the Applicant will contribute the Local Impact portion of the bonus payment for a local library project (the "Project"). The Project is located within one-mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, 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, or any other provision of the Municipal Code of Chicago.
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 Chicago Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors of the Property.
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 and agrees that the rezoning of the Property, from the current zoning classifications of DX-5 and DS-3, to an overall DX-5, and then to this Planned Development ("P.D."), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("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 (Required Units) as affordable units, or with the Commissioner of the Department of Planning and

Development's (DPD) 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. The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 586 residential dwelling units. As a result, the Applicant's affordable housing obligation is 59 affordable units (10 percent of 586 rounded up), 15 of which are Required Units (25 percent of 586, rounded up). Applicant has agreed to satisfy its affordable housing obligation by constructing all 59 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 A. The Applicant agrees that the affordable rental 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 P.D. or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements or number of required Affordable Units without amending the P.D. 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 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 property 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 P.D.

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 Planned Development 1377.

[Plat of Survey and North Retail -- Multi-Tenant Area Diagram referred to in these Plan of Development Statements printed on pages 53497 and 53498 of this *Journal*.]

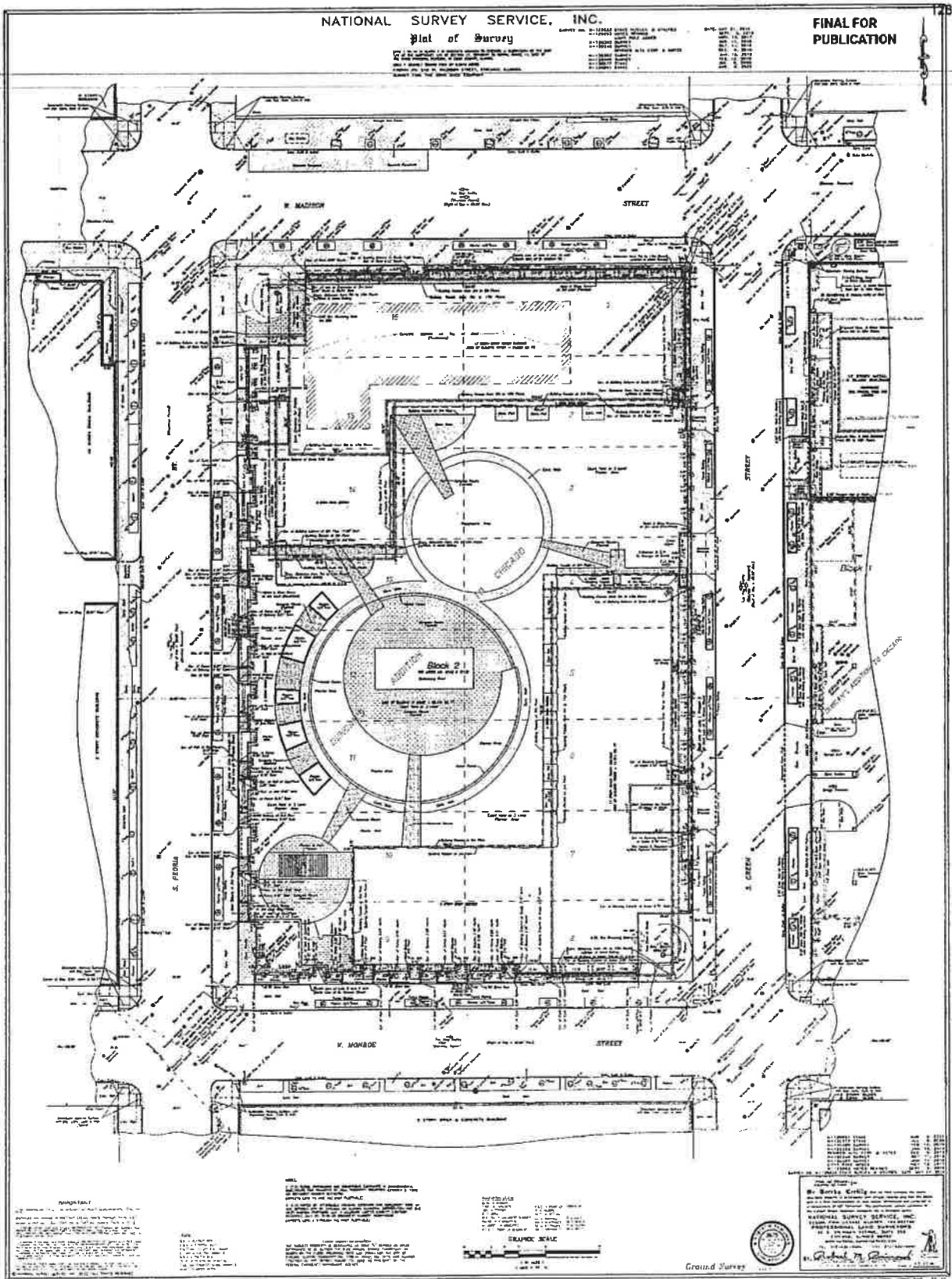
[The Affordable Housing Profile form referred to in these Plan of Development Statements unavailable at time of printing.]

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

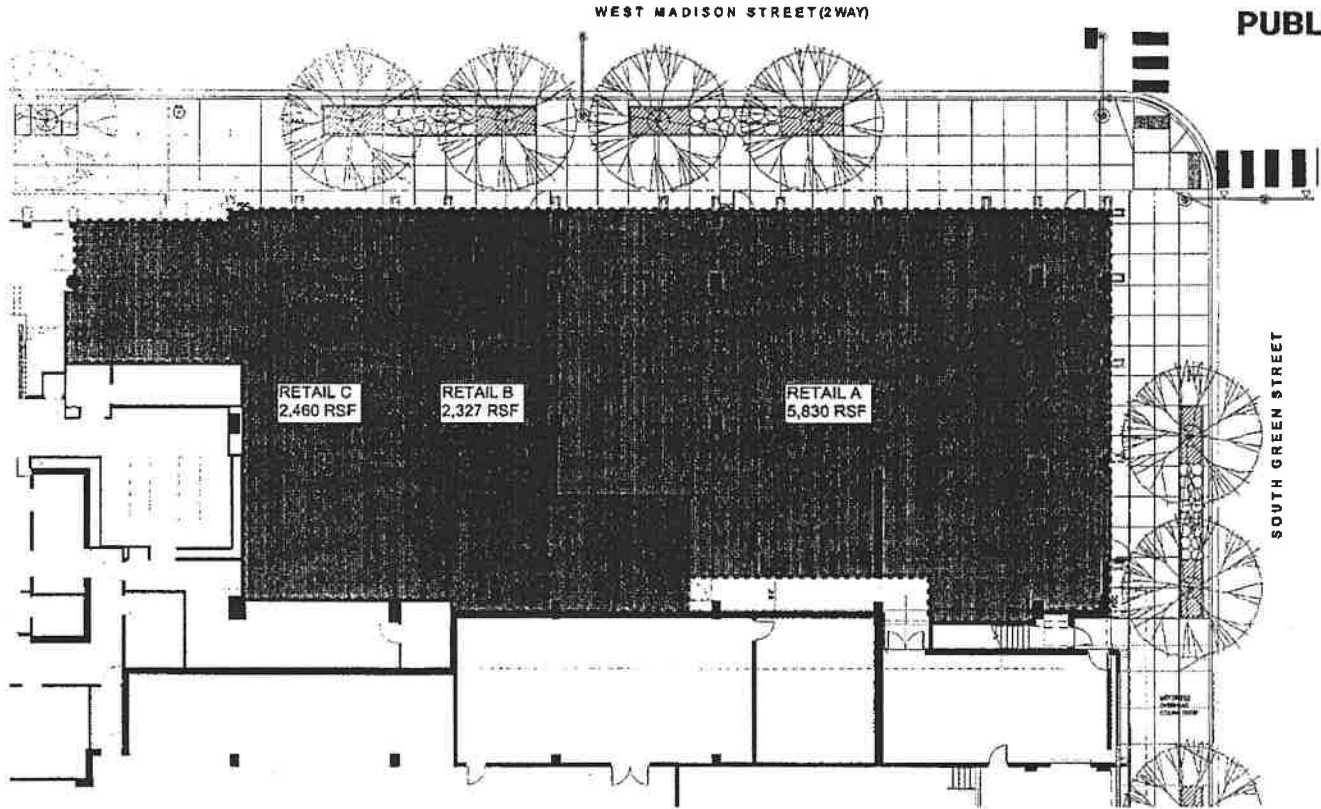
*Planned Development No. 1377, As Amended*

*Bulk Regulations And Data Table.*

Total Gross Site Area:	149,742 square feet
Total Public Right-of-Way Area:	49,802 square feet
Total Net Site Area:	99,940 square feet
Base Floor Area Ratio:	5.0
Neighborhood Opportunity Bonus:	1.0
Maximum Floor Area Ratio:	6.0
Residential Dwelling Units:	586
Minimum Number of Off-Street Loading Spaces:	5
Minimum Number of Off-Street Parking Spaces:	293
Minimum Number of Bicycle Parking Spaces:	150
Maximum Building Height:	196 feet, 3 inches
Minimum Required Setback:	In accordance with Site Plan



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NORTH RETAIL - MULTI TENANT AREA DIAGRAM

Applicant: 845 West Madison Street Owner, LLC

Address: 833 -- 855 W. Madison St., 832 -- 854 W. Monroe St., 1 -- 39 S. Peoria St. And 2 -- 40 S. Green St.

Introduction: September 21, 2022



19 January 2022

G|R|E|C ARCHITECTS



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 22, 2018

Carol D. Stubblefield  
Neal & Leroy, LLC  
120 N. LaSalle St.  
Suite 2600  
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1377  
Parking reduction at 845 W. Madison Street**

Dear Ms. Stubblefield:


Please be advised that your request for a minor change to Planned Development No. 1377 ("PD 1377"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1377.

Your client, 845 West Madison Partners, LLC, is the sole owner of all of the property within PD 1377. They are seeking administrative relief to allow for a reduction in the minimum number of off-street parking spaces from 293 to 278 spaces. The proposed reduction of 15 spaces is needed to accommodate an expanded drive aisle and parking equipment.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed parking reduction 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 Planned Development No. 1377, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Main file

~~Reclassification Of Area Shown On Map No. 1-G.  
 (Application No.19227)  
 (Common Address: 1242 -- 1244 W. Huron St.)~~

[O2017-3826]

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-G in the area bounded by:

the alley next north of and parallel to West Huron Street; a line 48 feet east of and parallel to North Elizabeth Street; West Huron Street; and North Elizabeth Street,

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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. 2-G. PD 1377  
 (As Amended)  
 (Application No. 18982)  
 (Common Address: 833 -- 855 W. Madison St., 832 -- 854 W. Monroe St.,  
 1 -- 39 S. Peoria St. And 2 -- 40 S. Green St.)*

[SO2016-7306]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District and DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Madison Street; South Green Street; West Monroe Street; and South Peoria Street,

to those of a 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 2-G in the area bounded by:

West Madison Street; South Green Street; West Monroe Street; and South Peoria Street,

to those of Planned Development 1377 which is hereby established in the area above described subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Planned Development No. 1377.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1377 ("Planned Development") consists of approximately 99,940 net square feet of property which is depicted on the attached Planned Development Boundary Map (the "Property"); 845 West Madison Partners LLC is the owner of the Property and 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 Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Chicago 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 Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of these 16 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans prepared by GREC Architects LLC dated June 15, 2017: a Property Line Map and PD Boundary Map; Site Plan; Existing Zoning Map; Existing Land-Use Map; Landscape Plan; Building Elevations (North, South, East and West); and Facade Detail (Base, Middle, Top). 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted in this Planned Development: dwelling units located above and at the ground floor; retail sales; eating and drinking establishments; accessory parking (and up to 45 percent of parking spaces provided for residential uses may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees, or guests of the principal use); non-accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 99,940 square feet and a base FAR of 5.0. The Applicant acknowledges that the project has received a bonus FAR of 1.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.0. 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.

Use of Local Impact Fund: In this case, the Applicant will contribute the Local Impact portion of the bonus payment for a local library project (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, 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, or any other provision of the Municipal Code of Chicago.
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 Chicago Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal titleholders and any ground lessors of the Property.
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 and agrees that the rezoning of the Property, from the current zoning classifications of DX-5 and DS-3, to an overall DX-5, and then to this Planned Development ("PD"), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago ("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 (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) 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. The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 586 residential dwelling units. As a result, the Applicant's affordable housing obligation is 59 affordable units (10 percent of 586 rounded up), 15 of which are Required Units (25 percent of 586, rounded up). Applicant has agreed to satisfy its affordable housing obligation by constructing all 59 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 A. The Applicant agrees that the affordable rental 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 PD, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval. DPD may adjust the requirements or number of required affordable units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, 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 Property, 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 PD.
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 Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan/Ground Floor Plan; Landscape Plan; North, South, East and West Building Elevations; and Base, Middle and Top Façade Detail referred to in these Plan of Redevelopment Statements printed on pages 52029 through 52043 of this *Journal*.]

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

*Bulk Regulations Data Table.*

Planned Development	Proposed
Total Gross Site Area:	149,742 square feet
Total Public Right-of-Way Area:	49,802 square feet
Total Net Site Area:	99,940 square feet
Base Floor Area Ratio:	5.0
Neighborhood Opportunity Bonus:	1.0
Maximum Floor Area Ratio:	6.0
Residential Dwelling Units:	586
Minimum Number of Off-Street Loading Spaces:	5
Minimum Number of Off-Street Parking Spaces:	293
Minimum Number of Bicycle Parking Spaces:	150
Maximum Building Height:	196 feet, 3 inches
Minimum Required Setback:	In accordance with Site Plan

Exhibit A

FINAL 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](http://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](mailto:kara.breems@cityofchicago.org)

Date: 5/19/17

**DEVELOPMENT INFORMATION**

Development Name: 845 West Madison  
 Development Address: 845 W. Madison St. Chicago, IL  
 Zoning Application Number, if applicable:  
 If you are working with a Planner at the City, what is his/her name? Daniel Klaiber

Ward: 27

Type of City Involvement  
check all that apply

- City Land
- Financial Assistance
- Zoning Increase
- Planned Development (PD)
- Transit Served Location (TSL) project

**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 845 West Madison Partners LLC  
 Developer Contact Chad Broderick  
 Developer Address 225 W. Washington St, 2300, Chicago  
 Email [cbroderick@jbc.com](mailto:cbroderick@jbc.com) Developer Phone 312.627.7675  
 Attorney Name Carol Stubblefield Attorney Phone 312.641.7144

**TIMING**

Estimated date marketing will begin 1Q2019  
 Estimated date of building permit\* 1Q2018  
 Estimated date ARO units will be complete 2Q2019

\*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

Date

5-25-2017

Developer/Project Manager

Date

5/19/17

FINAL FOR PUBLICATION

Summary: 845 W Madison							
	market rate		avg. square footage	affordable		avg. square footage	
	how many?	% of total		how many?	% of total		
studio	69	19%	551	12	20%	463	
one-bed	273	81%	770	37	54%	656	
two-bed	106	30%	1,056	11	19%	893	
three-bed	39	7%	1,428	4	7%	1,214	

All projects with proposed ARQ units must complete this tab

	Market Rate Units	Affordable Units
Parking	first come first serve	first come first serve
Laundry	In Unit	In Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New/Energy Efficient/Stainless or equivalent	New/Energy Efficient/Stainless or equivalent
Dishwasher <i>age/EnergyStar/make/model/color</i>	New/Energy Efficient/Stainless or equivalent	New/Energy Efficient/Stainless or equivalent
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New/Energy Efficient/Gas Range	New/Energy Efficient/Gas Range
Microwave <i>age/EnergyStar/make/model/color</i>	New/Energy Efficient/Built-In	New/Energy Efficient/Built-In
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Studio - 1 Bath 1r, 1 Bed and 1 Bed - 3 Bath 2 Bed - 2 or 1 Bath 3 Bed - 2 or 3 Bath	Studio - 1 Bath 1r, 1 Bed and 1 Bed - 1 Bath 2 Bed - 2 or 1 Bath 3 Bed - 2 or 3 Bath
Kitchen countertops <i>material</i>	Granite, Quartz or equivalent	Granite, Quartz or equivalent
Flooring <i>material</i>	Combination of vinyl, stone or engineered wood	Combination of vinyl, stone or engineered wood
HVAC	Mechanical Heat Pump	Mechanical Heat Pump
Other		

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## ARO Web Form

**Development Information****Address**

Submitted Date: 05/19/2017

Address Number From :845    Address Number To: null    Street Direction: W  
Street :Madison                      Postal Code: 60607

**Development Name, if applicable**

845 West Madison

**Information**

Ward :27

ARO Zone: Downtown

**Details**

Type of city involvement :Downtown PD

Total Number of units in development: 586

Type of development: Rent

Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :59    Required \*On-site aff. Units: 15

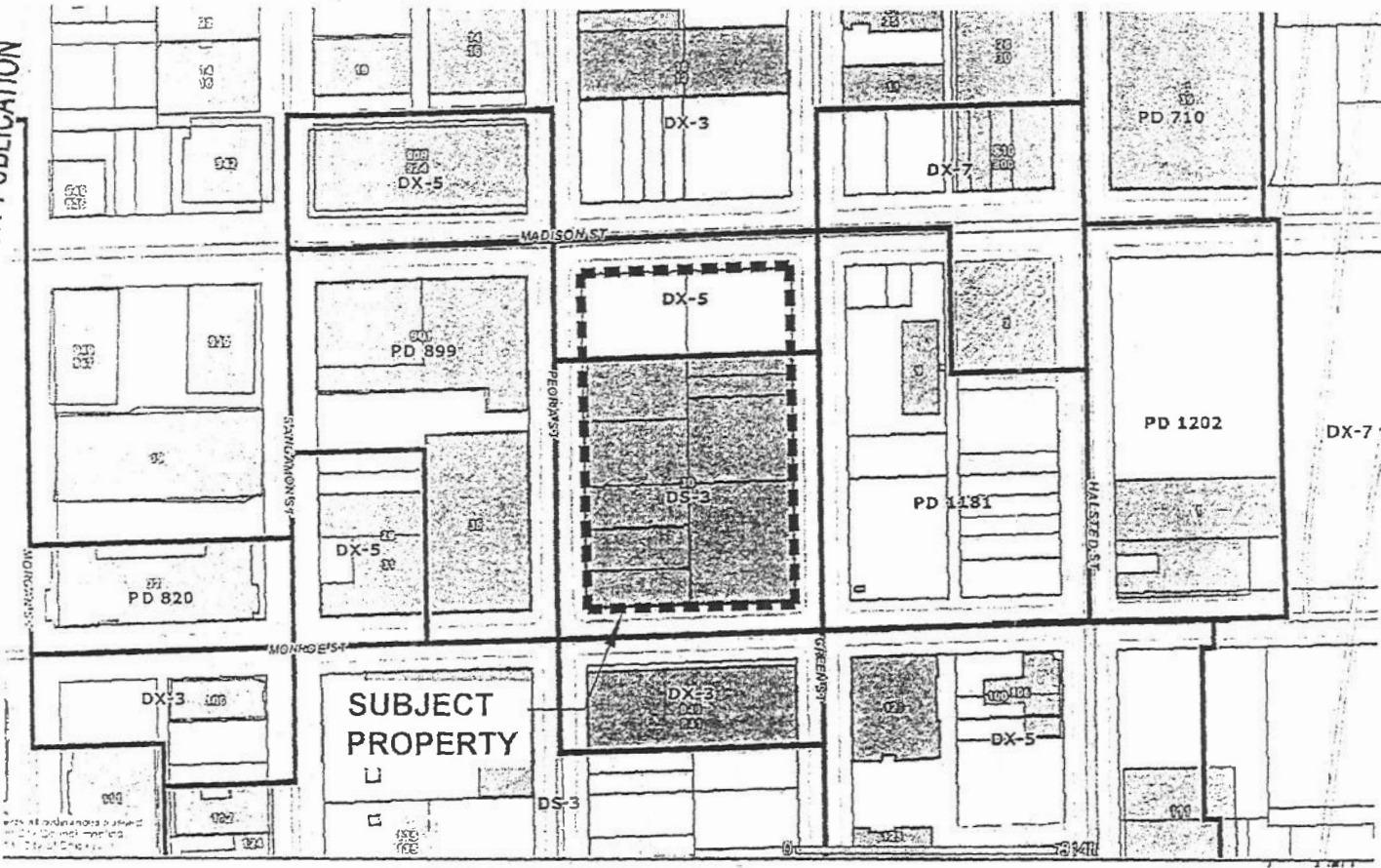
How do you intend to meet your required obligation

On-Site: 59    Off-Site: 0

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

Total Units Committed: 59 Remaining In-Lieu Fee Owed: 0

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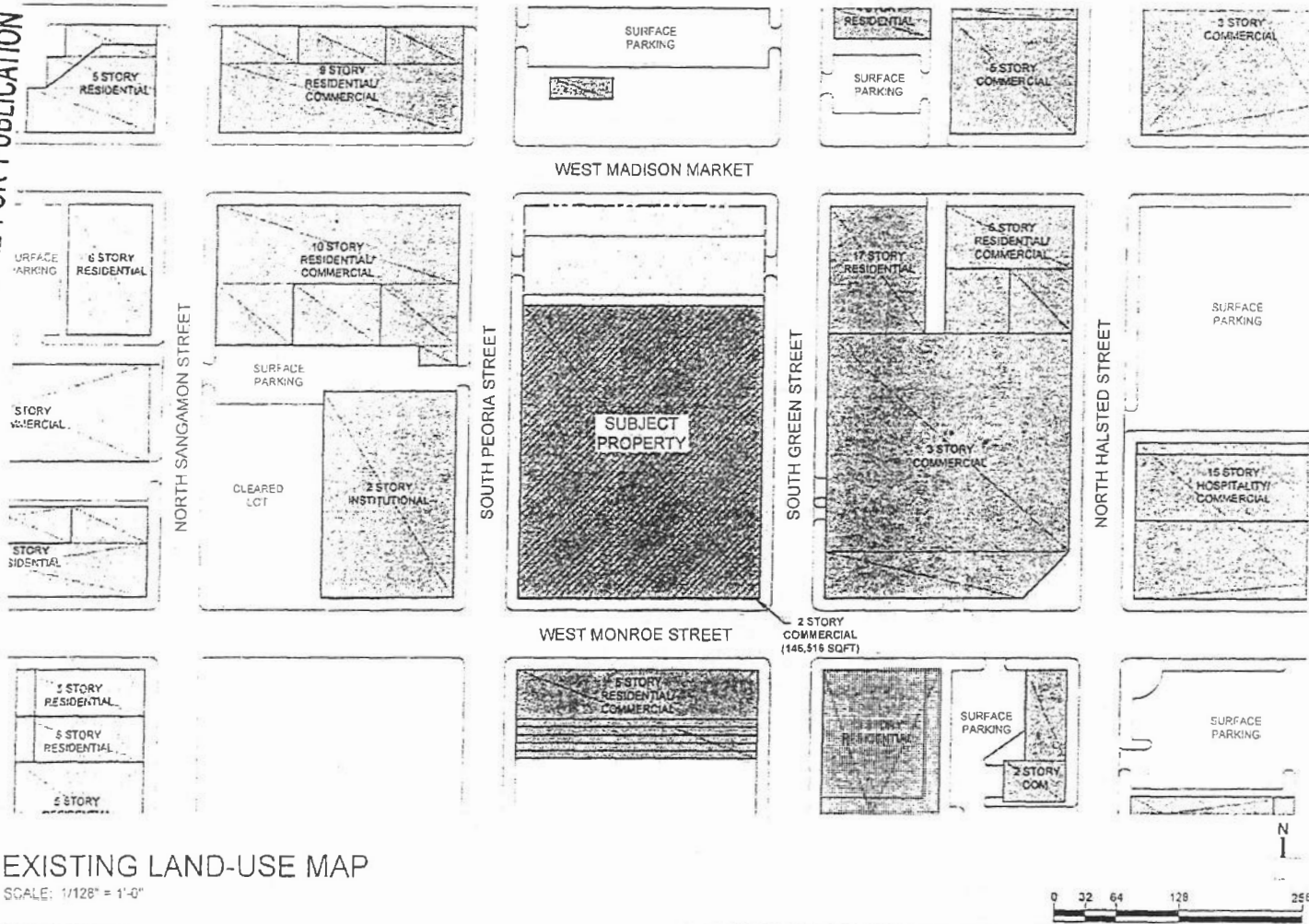
### EXISTING ZONING MAP

SCALE: NTS

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET, 2-40 SOUTH GREEN STREET  
 INTRODUCTION DATE: OCTOBER 5, 2016  
 PLAN COMMISSION DATE: JUNE 15, 2017

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EXISTING LAND-USE MAP

SCALE: 1/128" = 1'-0"

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-854 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
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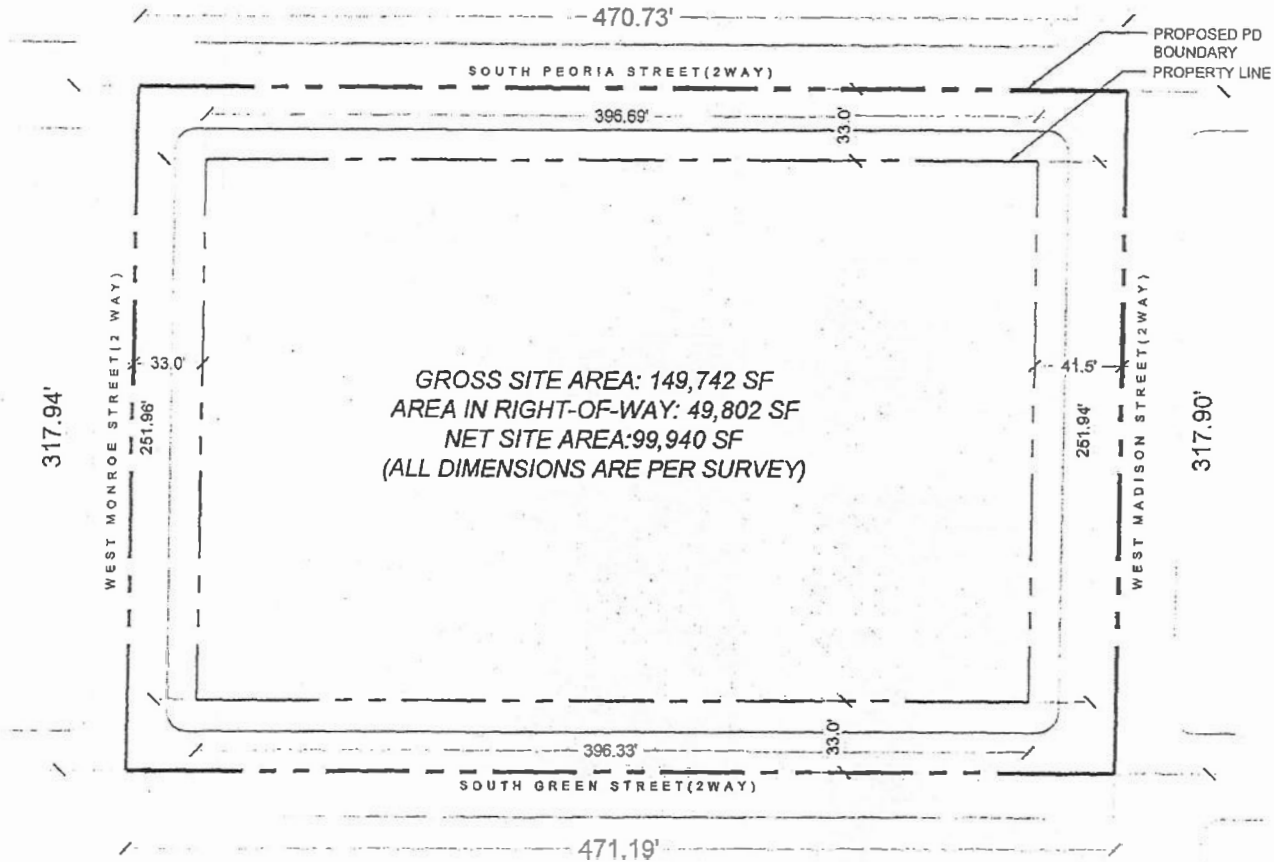
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### PD BOUNDARY & PROPERTY LINE MAP

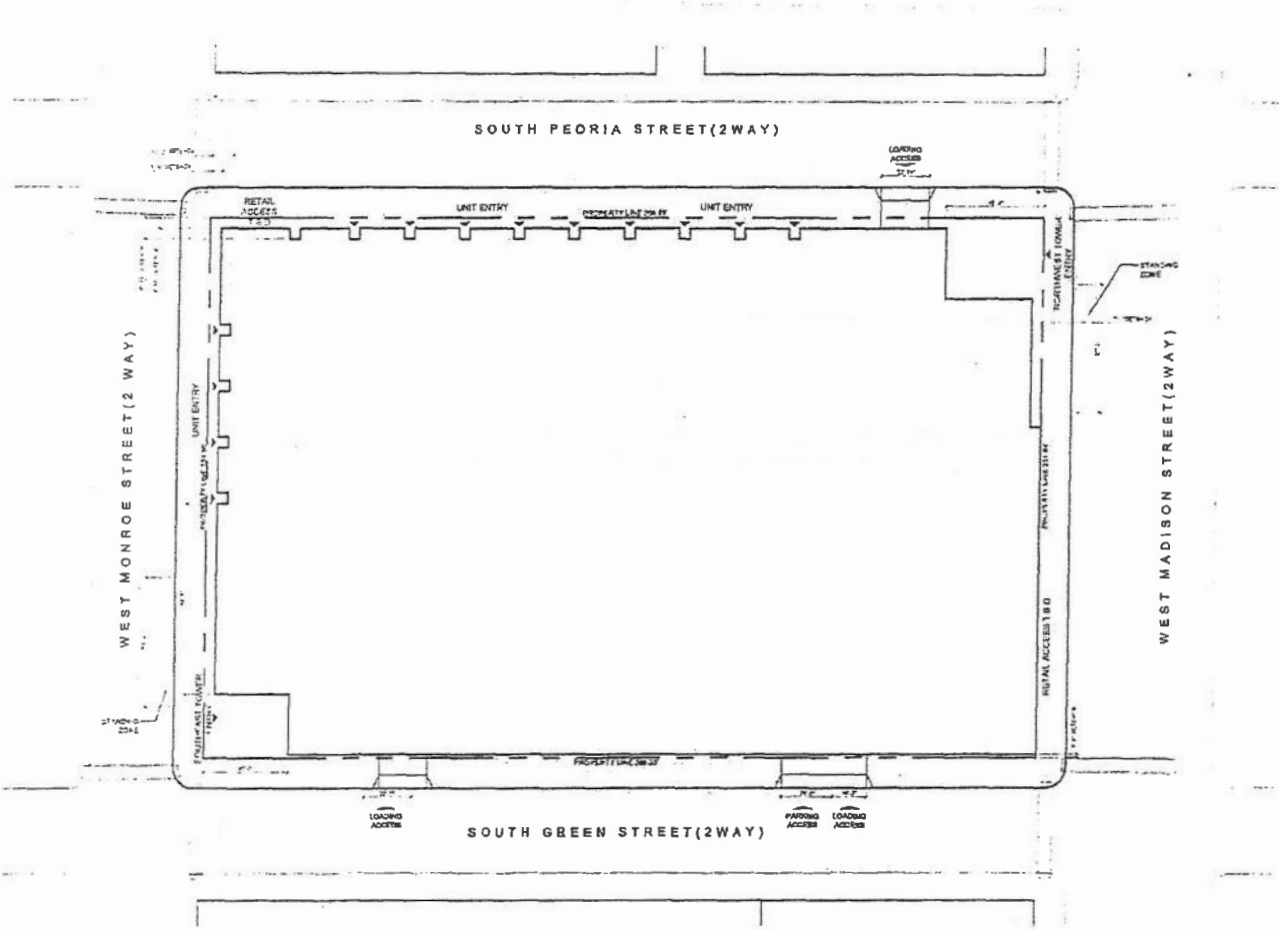
SCALE: 1/84" = 1'-0"

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
 INTRODUCTION DATE: OCTOBER 5, 2016  
 PLAN COMMISSION DATE: JUNE 15, 2017



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### SITE PLAN/GROUND FLOOR PLAN

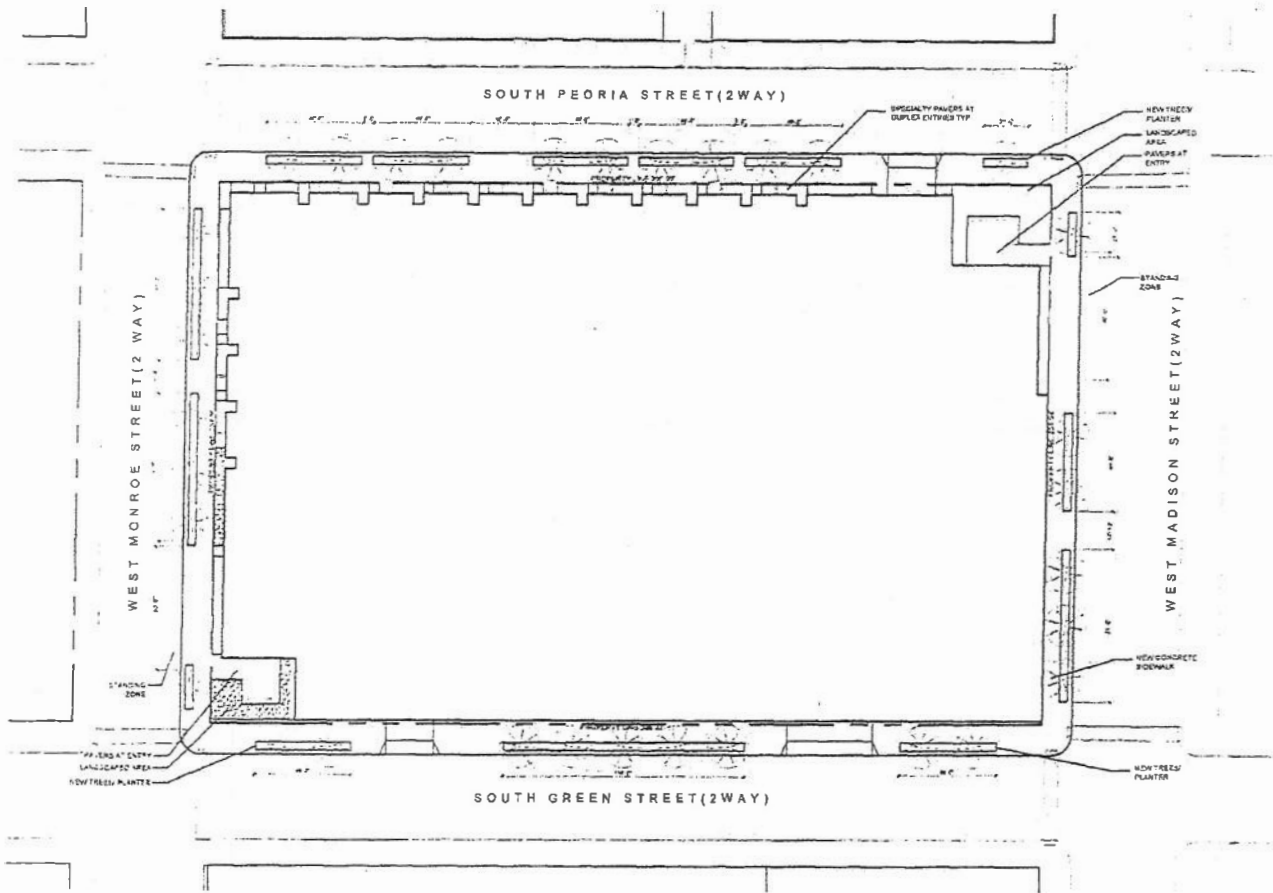
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APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
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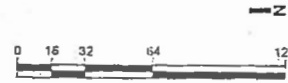
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### LANDSCAPE PLAN

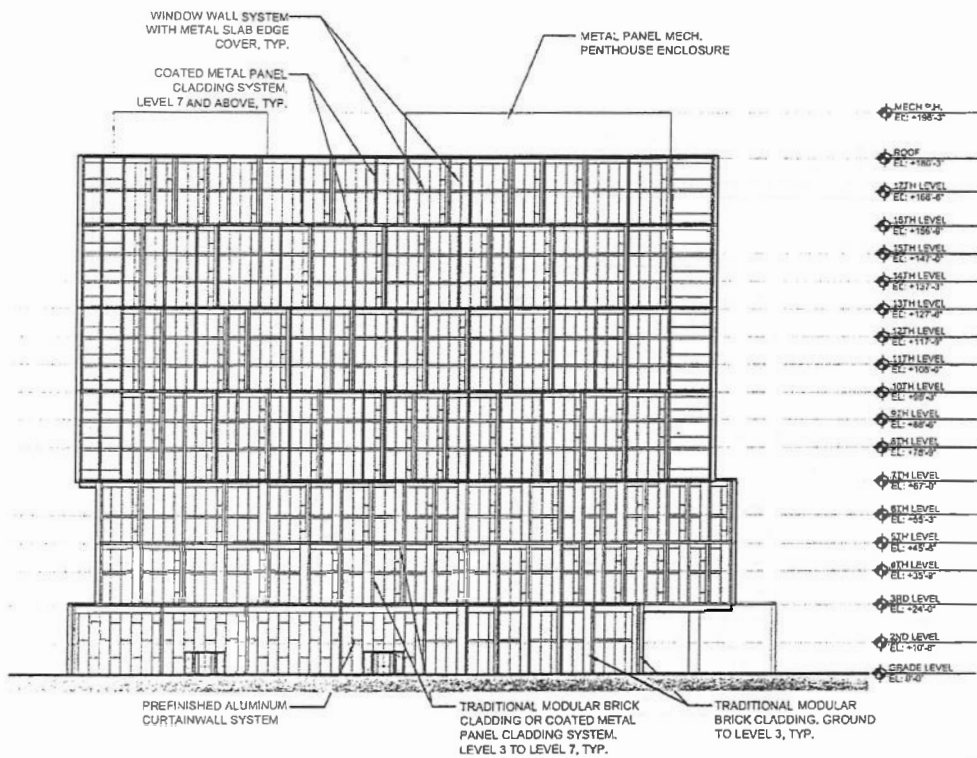
SCALE: 1/64" = 1'-0"

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
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### NORTH ELEVATION

SCALE: 1" = 50'

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
 INTRODUCTION DATE: OCTOBER 5, 2016  
 PLAN COMMISSION DATE: JUNE 15, 2017

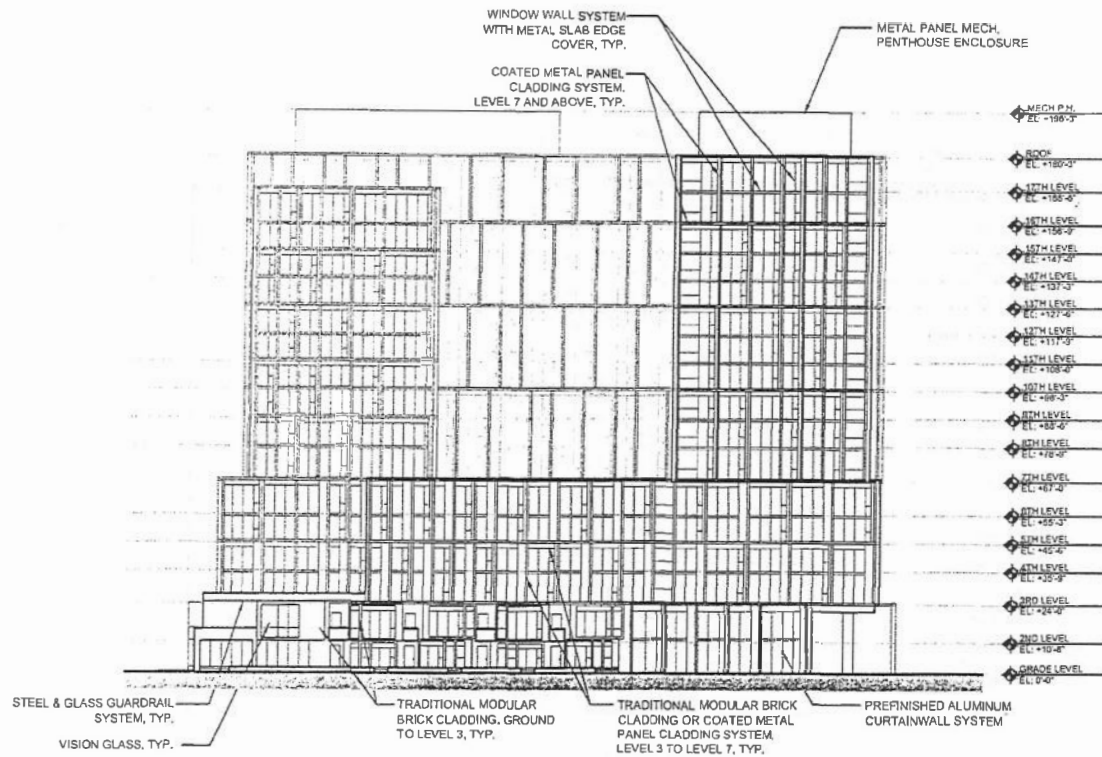
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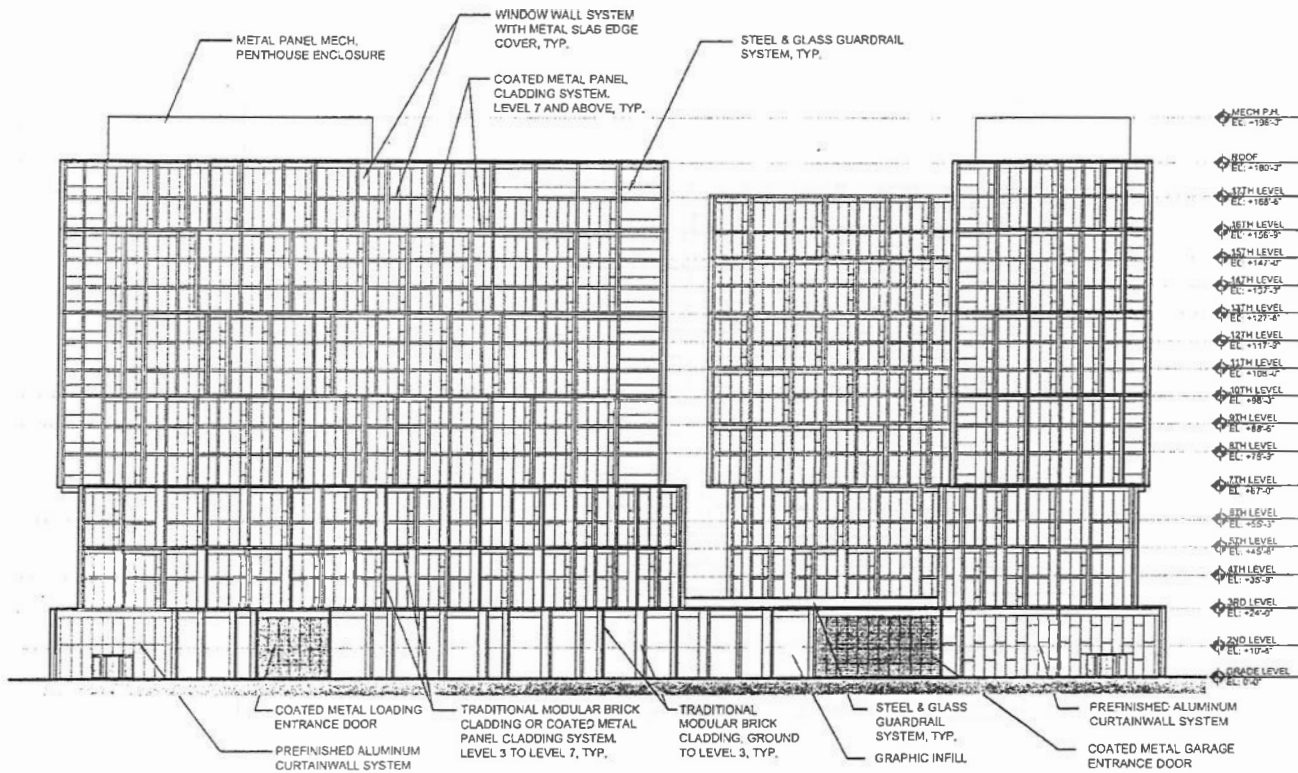
SOUTH ELEVATION

SCALE: 1" = 50'

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
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EAST ELEVATION

SCALE: 1" = 50'

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
 INTRODUCTION DATE: OCTOBER 5, 2016  
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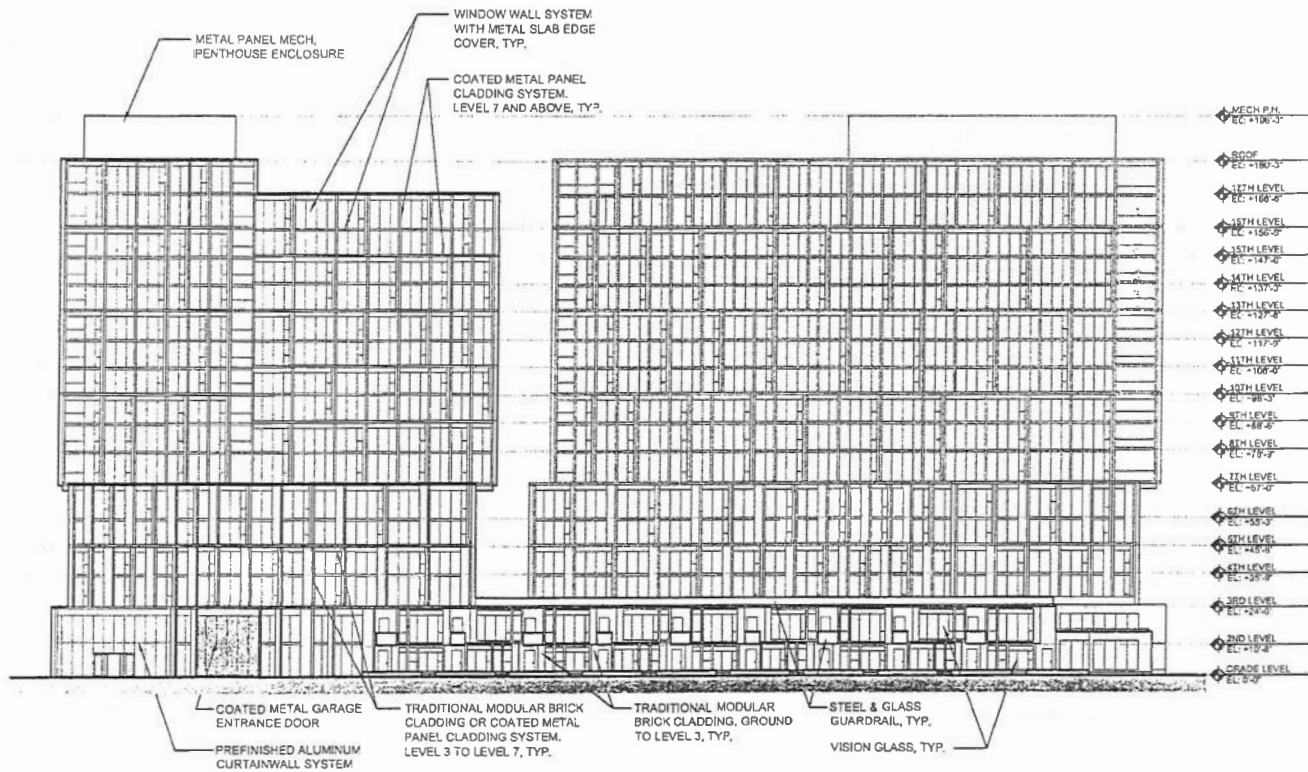
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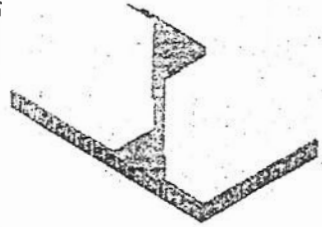
# WEST ELEVATION

SCALE: 1" = 50'

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
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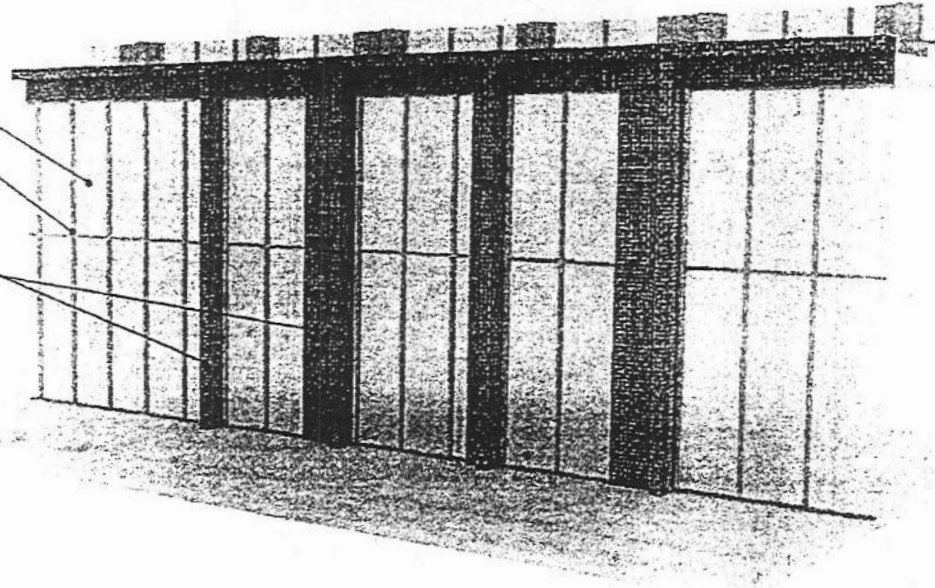
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GROUND TO LEVEL 3

- HIGH PERFORMANCE GLASS
- WARM TO DARK GRFY COLORED MATTE FINISH METAL STOREFRONT FRAMING
- TRADITIONAL MODULAR BRICK CLADDING IN WARM EARTH TONES



### FACADE DETAIL - BASE

NTS

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
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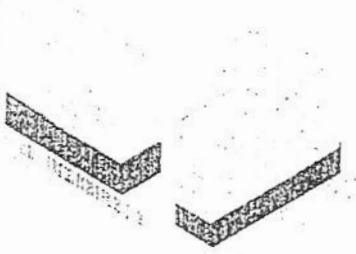
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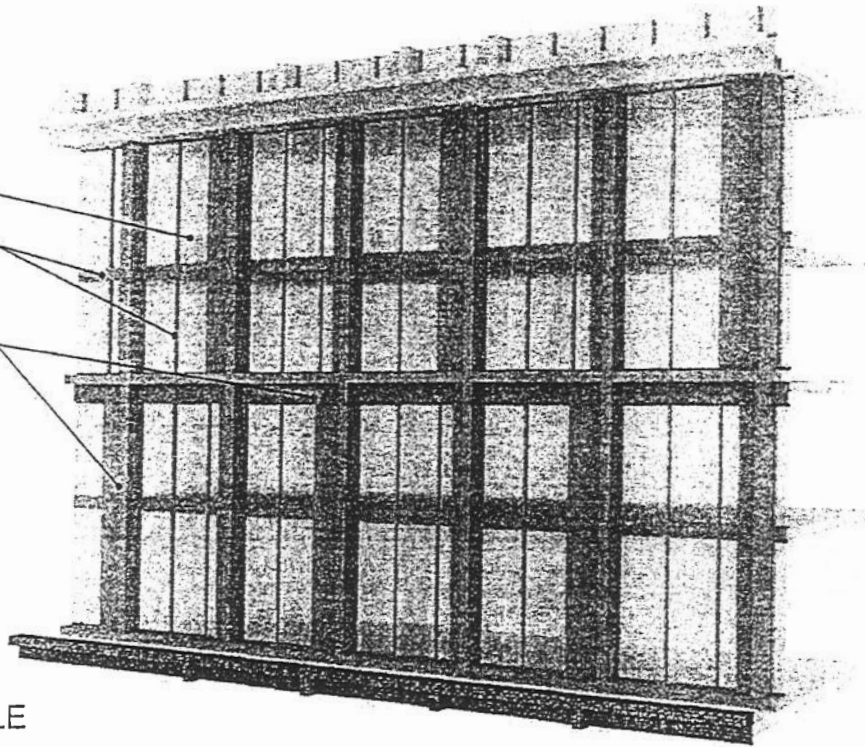
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LEVEL 3 TO LEVEL 7

- HIGH PERFORMANCE GLASS
- WARM TO DARK GREY COLORED MATTE FINISH METAL WINDOW WALL SYSTEM
- TRADITIONAL MODULAR BRICK CLADDING IN WARM EARTH TONES, SLIGHTLY LIGHTER THAN BASE OR WARM TO DARK GREY COLORED MATTE FINISH METAL PANEL CLADDING



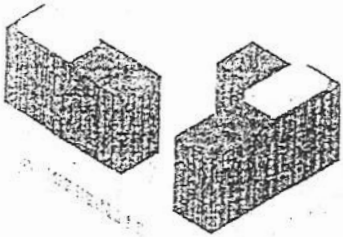
### FACADE DETAIL - MIDDLE

NTS

APPLICANT: 845 WEST MADISON PARTNERS LLC  
 ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
 1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
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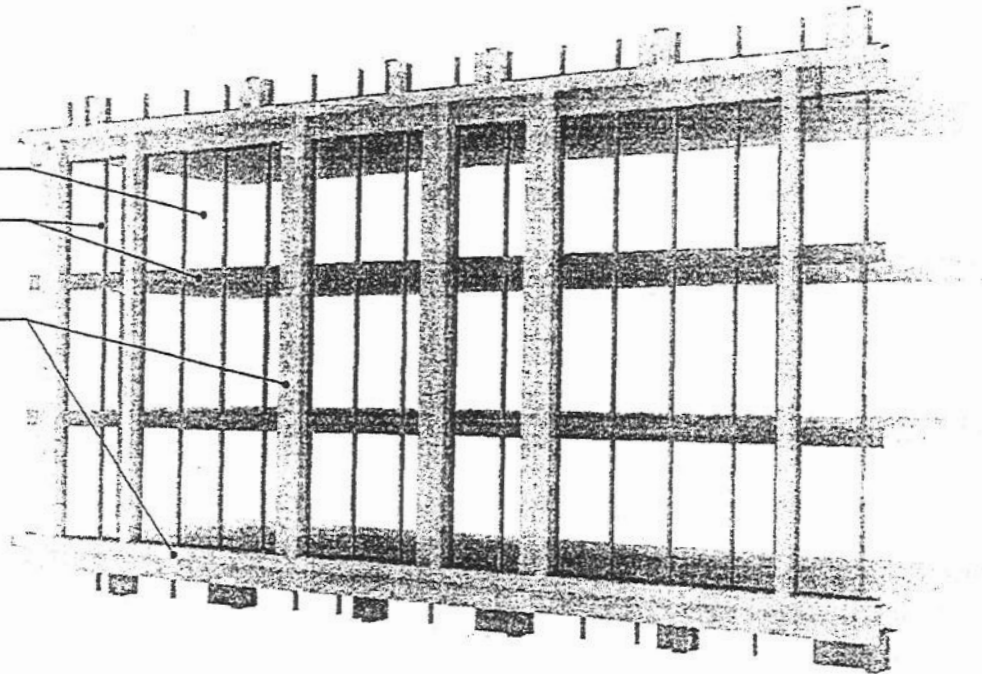
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LEVEL 7 TO ROOF

- HIGH PERFORMANCE GLASS
- WARM TO DARK GREY COLORED MATTE FINISH METAL WINDOW WALL SYSTEM
- WARM TO DARK GREY COLORED MATTE FINISH METAL PANEL CLADDING



### FACADE DETAIL - TOP

NTS

APPLICANT: 845 WEST MADISON PARTNERS LLC  
ADDRESS: 833-855 WEST MADISON STREET; 832-854 WEST MONROE STREET;  
1-39 SOUTH PEORIA STREET; 2-40 SOUTH GREEN STREET  
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