

PD 1384

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20113

16202

JOURNAL--CITY COUNCIL--CHICAGO

4/24/2020

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

(As Amended)

(Application No. 20113)

(Common Address: 158 -- 184 N. Ada St. and 1353 -- 1367 W. Lake St.)

R B P D 1384, 09

[SO2019-5577]

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 1384 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Ada Street; a line 271.27 feet south of and parallel to West Lake Street; the alley next west of and parallel to North Ada Street; the alley south of and parallel to West Lake Street; and a line 161.02 feet west of and parallel to North Ada Street,

to those of a Residential-Business Planned Development Number 1384, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereto and to no others.

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

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

Residential-Business Planned Development No. 1384, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1384, as amended ("Planned Development"), consists of approximately forty-one thousand five hundred ninety-six square feet (41,596 square feet) of real property (the "Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant -- Marquette Management Inc., an Illinois privately held business corporation, has filed this application on its own behalf and upon its own volition.
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, 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 Subject 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 Chicago Zoning Ordinance.]

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

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans (for the proposed ground-floor restaurant/tavern); and Building Elevations, all of which were prepared by Brininstool + Lynch Ltd. and which are submitted and referenced herein - accordingly.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the tenets of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. Within the area delineated herein as Residential-Business Planned Development, as amended, the following uses shall be permitted: dwelling units above the ground floor; office; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); outdoor patio (grade level); personal services, non-accessory parking (up to forty-five percent, pursuant to Section 17-10-0503), incidental and accessory uses, and accessory off-street parking and loading.
6. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-Premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
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 maximum permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 41,596 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.2, pursuant to Section 17-4-1000, et seq., of the Zoning Ordinance. With this Bonus FAR, the total FAR for the Planned Development is 62. In exchange for the Bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Section 17-4-1003-B and Section 17-4-1003-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 Neighborhood 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.

Pursuant to the original Residential-Business Planned Development Number 1384 (dated September 6, 2017), the Applicant was to contribute the Local Impact portion of the bonus payment for construction of a fieldhouse, located at Skinner Park ("the Project"). The Project is located within a one-mile radius of the Planned Development site, as required by Section 17-4-1005-C.

On or about April 30, 2018, the City's then Zoning Administrator granted Administrative Relief, which would allow for the Applicant to make a change to the local improvements specified in the original Planned Development Number 1384 Ordinance. Pursuant to this Administrative Adjustment, the Applicant was allowed to contribute the Local Impact portion (\$115,802.80) of the bonus payment to be divided among the West Loop Library (\$50,000.00) and the Skinner Park Fieldhouse (\$65,802.80). The Applicant made such payments prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. In consideration of the same, the City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. Upon review and determination, and pursuant to Section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (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 13-32-085, 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 Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

Pursuant to a negotiated agreement with the City's Department of Planning and Development (DPD), the Applicant agrees to work on certain design revisions to the existing building, within the Planned Development, which would allow for the future review and approval of a mural to be erected and/or otherwise added to the west facade/elevation of the existing building. Final review and approval of any proposed modifications to the west facade of the existing building will be by the Department of Planning and Development (DPD).

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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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 a C1-3 Neighborhood Commercial District to a DX-5 Downtown Mixed-Use District and then to this Residential-Business Planned Development, as amended, for construction of the Planned Development, triggers the requirements of Section 2-45-115 of the

Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). At the time of the submission and introduction of the underlying Planned Development application, any developer of a residential housing project, within the meaning of the ARO, must: (i) set aside ten percent (10%) of the housing units in the residential housing project (Required Units) as affordable units, or with the approval of the Commissioner of the Department of Planning and Development (DPD), 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 twenty-five percent (25%) 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 of the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 263 units. As a result, the Applicant's affordable housing obligation is twenty-six (26) affordable units, seven (7) of which are Required Units.

Applicant agreed to satisfy its affordable housing obligation by providing twenty-six (26) affordable units in the rental building to be constructed in the Planned Development, as set forth in the corresponding Affordable Housing Profile Form. The Applicant agrees that the affordable units must be affordable to households earning no more than sixty percent (60%) 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 DPD for review and approval. DPD may adjust the requirements and number of required affordable units without amending the Planned Development. Prior to issuance of any building permits for any residential building, within the Planned Development, including without limitation excavation and/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 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, or enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. 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 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to that of the original Residential-Business Planned Development Number 1384 (dated September 6, 2017).

[ARO Distribution Cover Sheet; 2nd, 3rd and 4th Floor Plans; ARO Unit Mix; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan -- Ground Floor; Restaurant -- Tavern; Bathroom Circulation; Exterior Seating; Landscape and Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 16210 through 16229 of this *Journal*.]

* Editor's Note: Numbering sequence error; (i) missing in original document.

2013

4/24/2020

REPORTS OF COMMITTEES

16209

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. 1384, As Amended.

Bulk Regulations And Data Table.

Common Address:	180 North Ada Street
Gross Site Area:	61,219 square feet
Area in Public Right-of-Way:	19,623 square feet
Net Site Area:	41,596 square feet (0.56 acre)
Maximum Floor Area Ratio:	6.2 FAR
Maximum Number of Dwelling Units:	263 dwelling units
Minimum Vehicular Off-Street Parking:	128 spaces
Minimum Bicycle Parking:	134 spaces
Minimum Off-Street Loading:	1 space (10 feet by 25 feet)
Setbacks from Property Line:	In substantial compliance with the attached Site Plan/Survey
Maximum Building Height:	162 feet, 5 inches

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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: 8/7/17

DEVELOPMENT INFORMATION

Development Name: Fulton House

Development Address: 158-184 North Ada

Zoning Application Number, if applicable:

Ward: 27th

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

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 Marquette Companies

Developer Contact Darren Sloniger

Developer Address 135 Water Street Naperville, IL 60540

Email darren@marqnet.com

Developer Phone 630-263-8007

Attorney Name Rich Klawiter

Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin January 1, 2019

Estimated date of building permit* December 1, 2017

Estimated date ARO units will be complete April 1, 2019

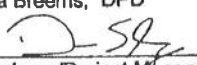
*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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

Kara Breems, DPD

Date

8-10-17


Developer/Project Manager

Date

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ARO Web Form

Development Information		
Address	Submitted Date: 08/07/2017	
Address Number From : 158	Address Number To: 184	Street Direction: N
Street : Ada	Postal Code: 60607	
Development Name, If applicable		
Fulton House		
Information		
Ward : 27	ARO Zone: Higher Income	
Details		
Type of city involvement : Zoning change		
Total Number of units in development: 263		
Type of development: Rent		
Is this a Transit Served Location Project : N		

Requirements	
Required affordable units : 26	Required *On-site aff. Units: 7
How do you intend to meet your required obligation	
On-Site: 26	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
Total Units Committed: 26 Remaining In-Lieu Fee Owed: 0	

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LAKE & ADA
MARQUETTE COMPANIES

ARO DISTRIBUTION

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+ LYNCH
ARCHITECTURE
DESIGN

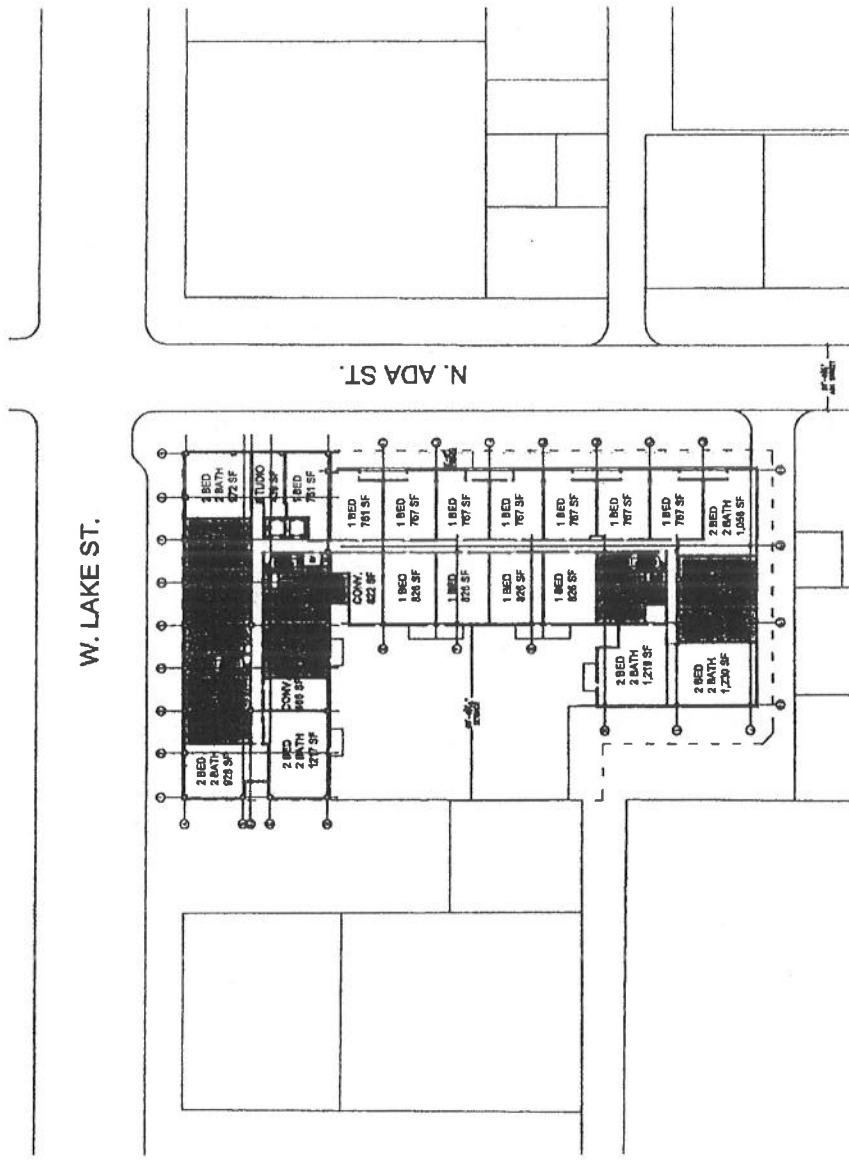
August 07, 2017

16212

JOURNAL--CITY COUNCIL--CHICAGO

4/24/2020

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W. LAKE ST.

N. ADA ST.

3RD FLOOR

SCALE: 1"=40'-0"

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+ LYNCH
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158-184 NORTH ADA STREET / 1353-1367
WEST LAKE STREET

Chicago IL 60607

OVERALL UNIT DISTRIBUTION			
	STUDIO	1 BEDROOM	2 BEDROOM / 2 BATHROOM
	STUDIO	1 BD/1 BA	2 BED/2 BATH
<i>FLOOR</i>			
2	4	17	7
3	5	18	7
4	4	17	8
5	5	18	7
6	5	18	7
7	5	18	7
8	5	18	7
9	3	5	4
10	3	5	4
11	3	5	4
12	3	5	4
13	3	1	3
SUBTOTAL	48	145	69
	18.3%	55.3%	26.3%
	48	145	69
TOTAL	262		
ARO UNITS	5 UNITS	14 UNITS	7 UNITS
TOTAL	26 UNITS		

ARO UNIT MIX

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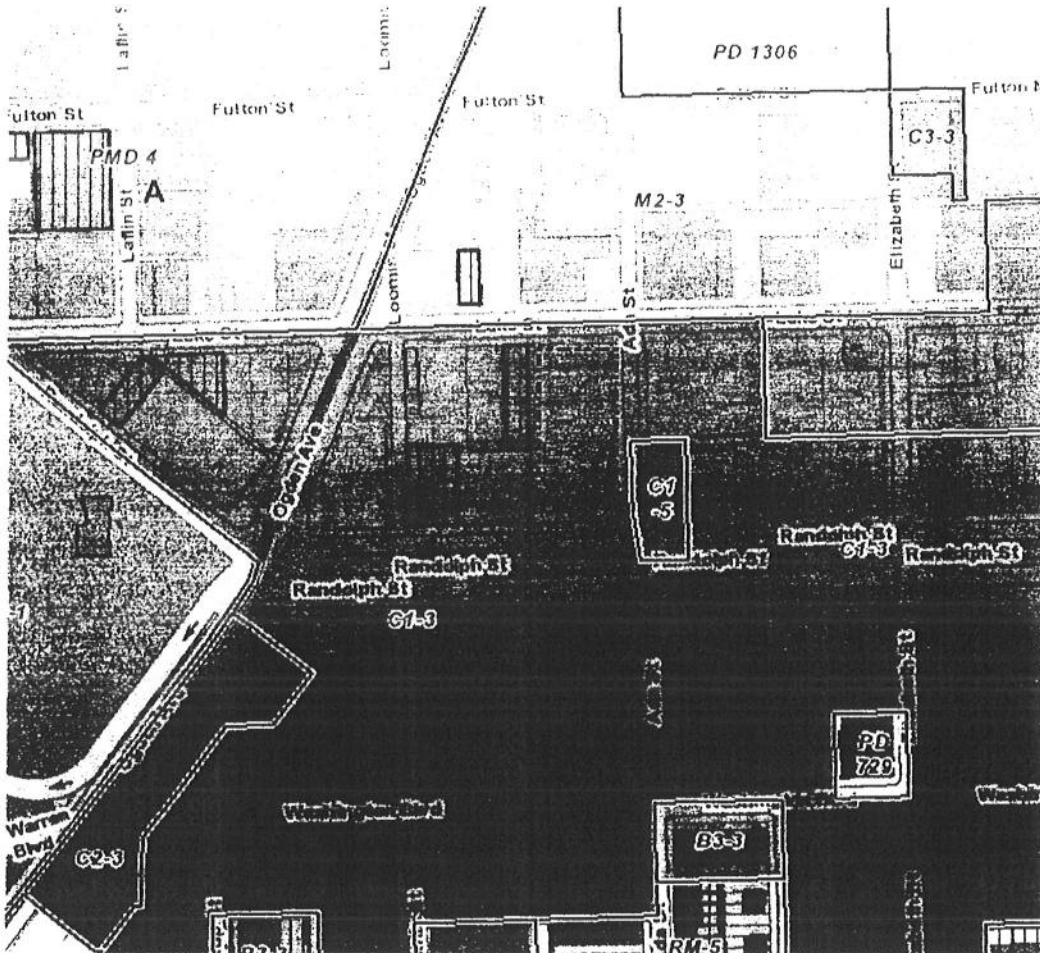
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Summary						
	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	43	18%	507	5	19%	525
one-bed	131	56%	818	14	54%	818
two-bed	62	26%	1,105	7	27%	1,033

Project Name	FULTON HOUSE
Application number, if applicable	
Address	158 - 184 North Ada Street/ 1353 - 1367 West Lake Street
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$3.08

Total Units in Project	262
Total Affordable units	26

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Legend

----- Property Line

LAKE + ADA

Applicant: Marquette Management Inc.

Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

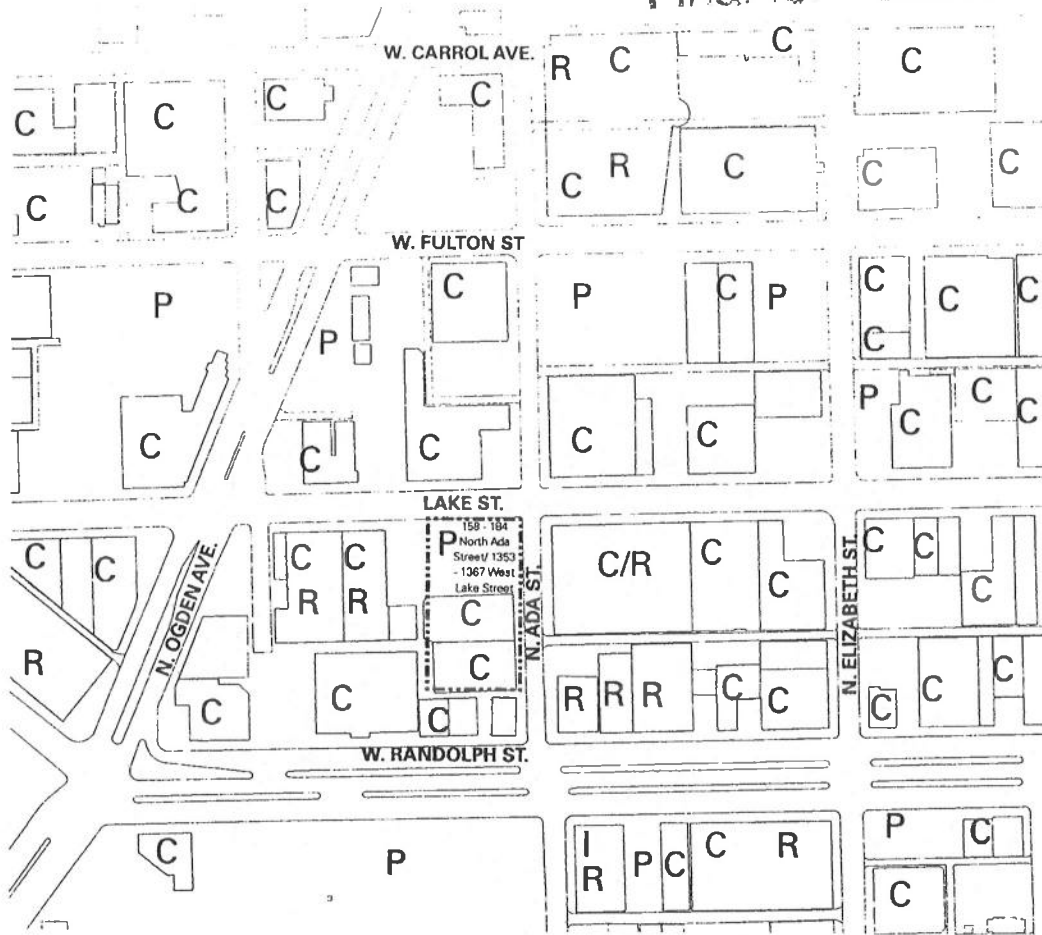
Plan Commission: February 21, 2020



EXISTING ZONING MAP
Scale: NTS

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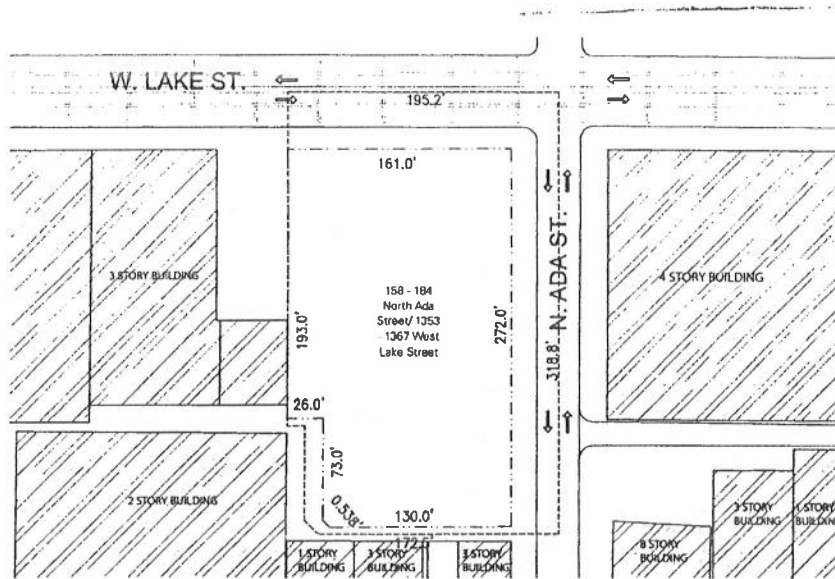
- Legend
- Property Line
 - R Residential
 - C Commercial
 - P Parking
 - I Institutional

LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020


 EXISTING LAND USE MAP
 Scale: NTS

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Legend

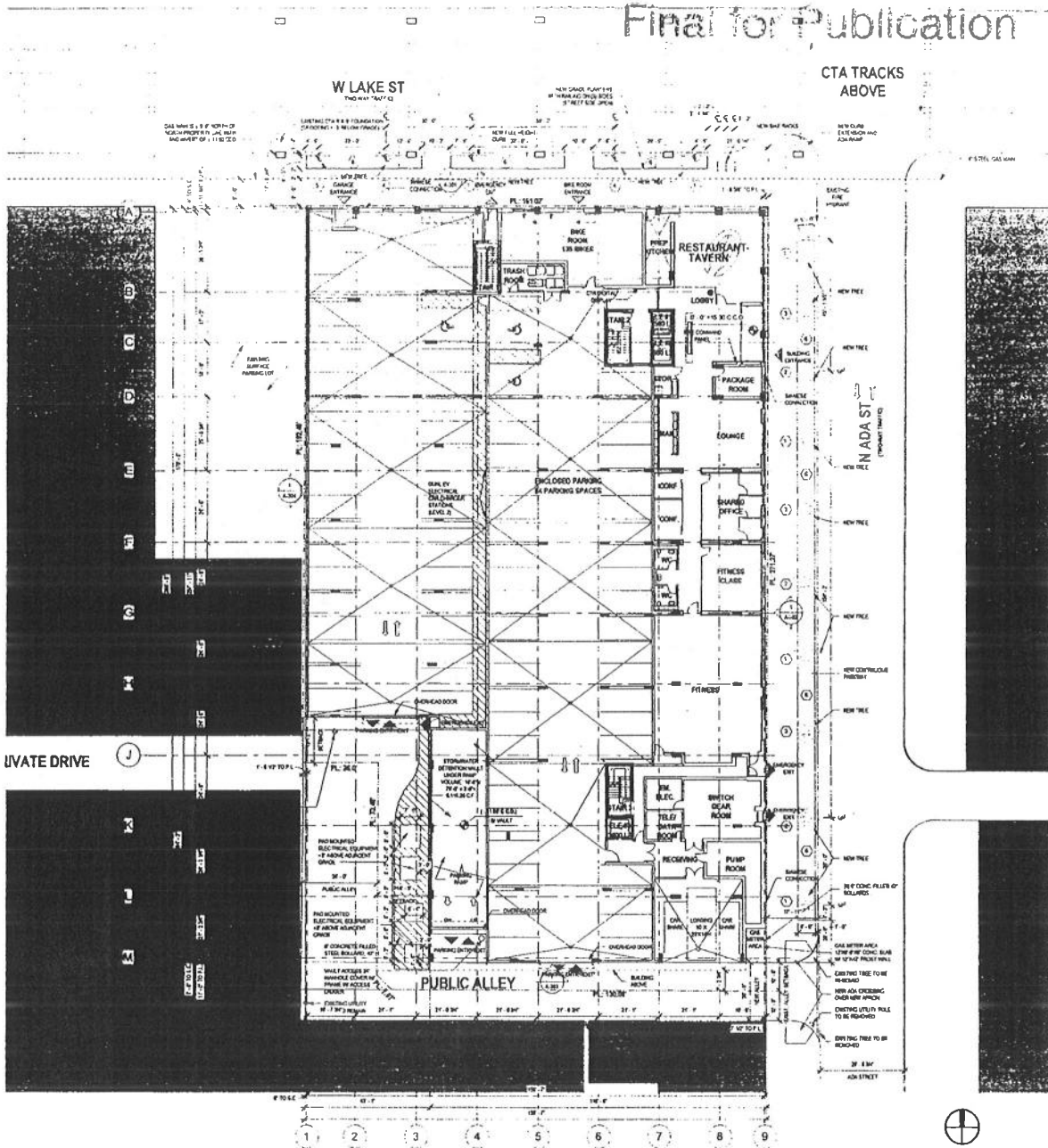
- PD Boundary Line
- Property Line

Net Site Area : 41,596 SF
 Area in Right of Way: 19,623 SF
 Gross Site Area: 61,219 SF

LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020


 PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE
 Scale: 1" = 100'-0"

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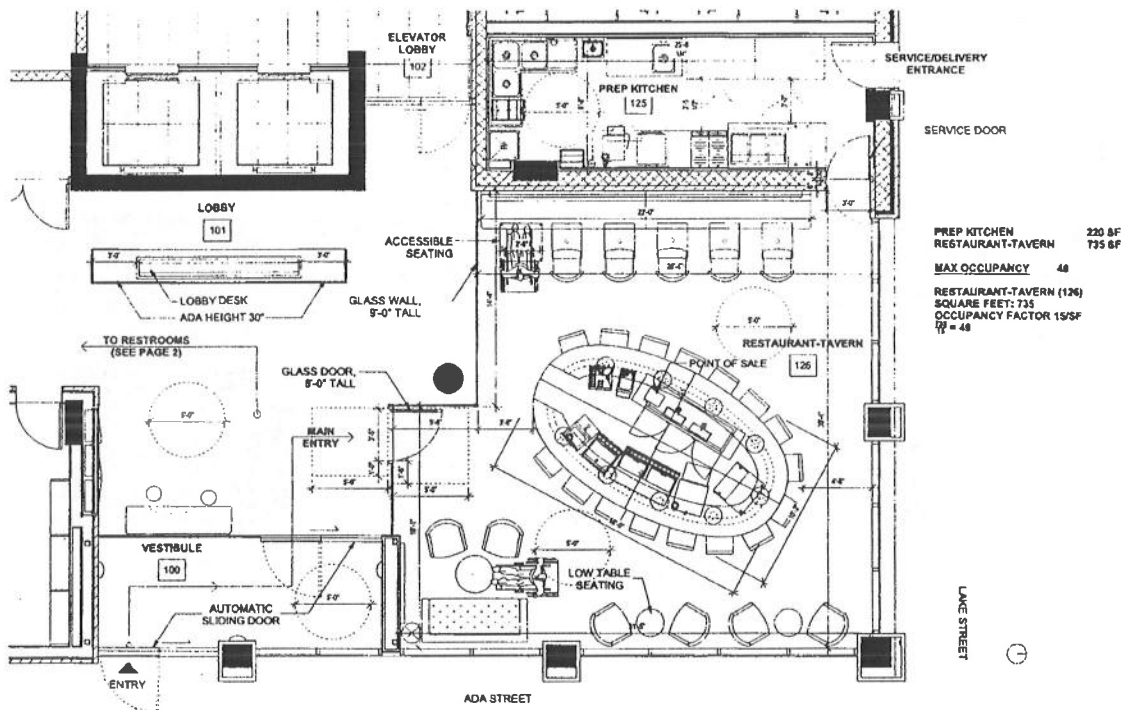


LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 164 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

SITE PLAN - GROUND FLOOR
 Scale: NTS

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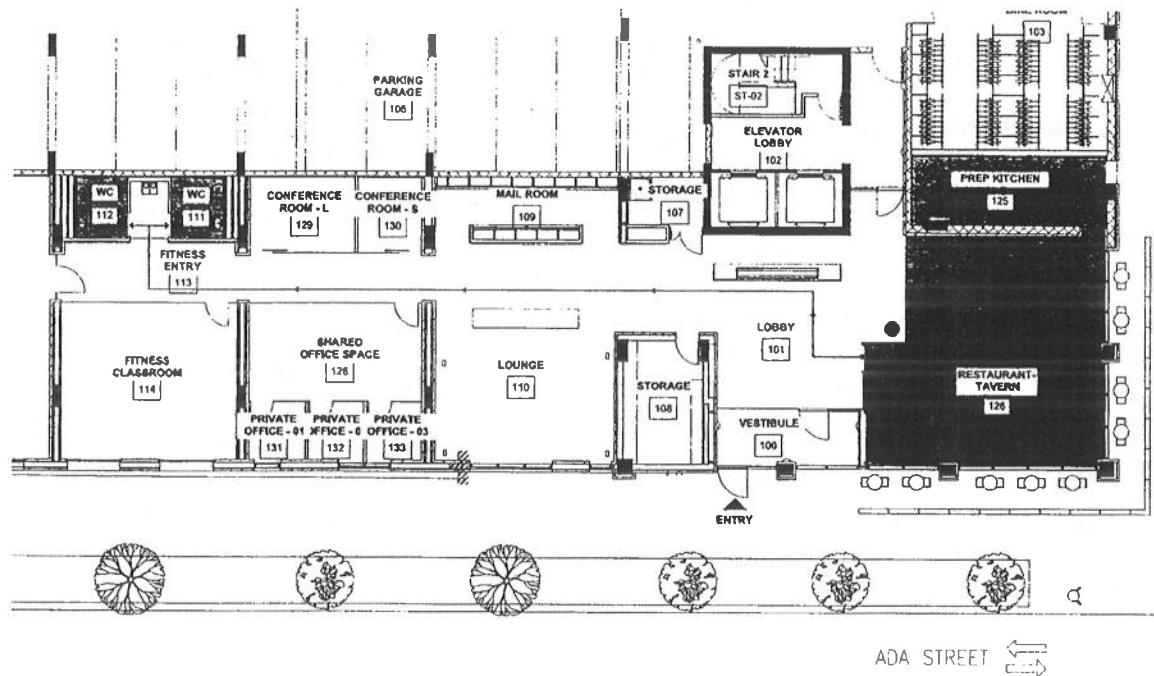
LAKE + ADA

Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street / 1357 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

RESTAURANT-TAVERN
 Scale: NTS

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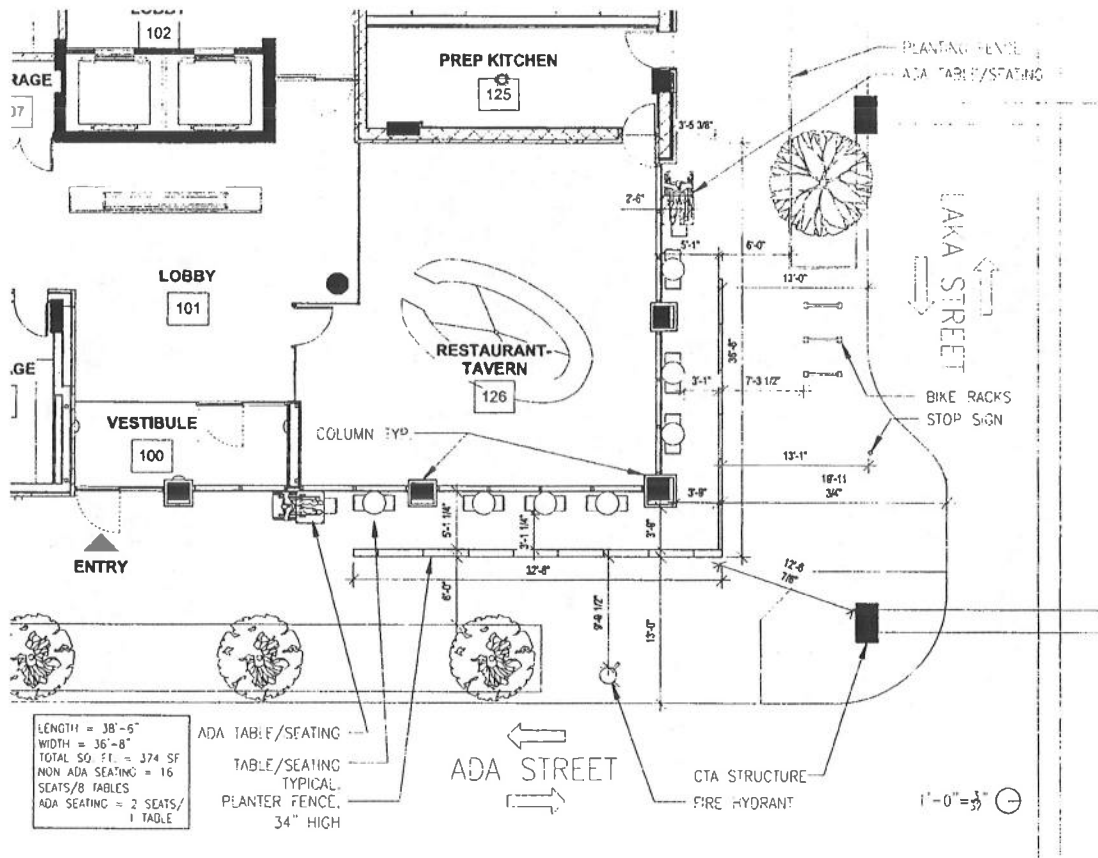


LAKE + ADA
Applicant: Marquette Management Inc.
Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
Introduced: July 24, 2019
Plan Commission: February 21, 2020

BATHROOM CIRCULATION
Scale: NTS

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LAKE + ADA

Applicant: Marquette Management Inc.

Address: 158 - 194 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

Plan Commission: February 21, 2020

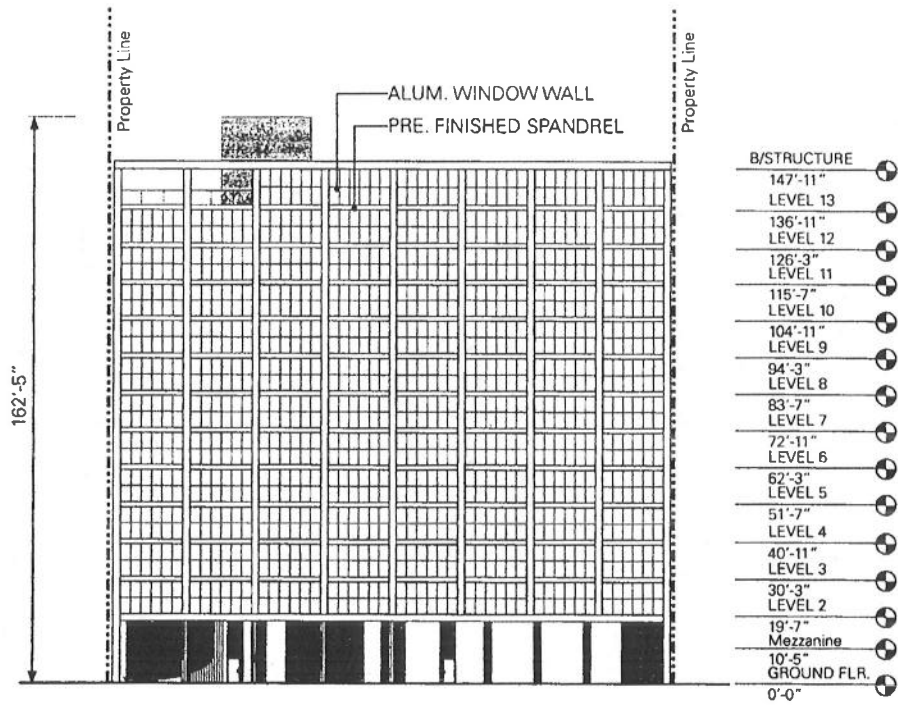
EXTERIOR SEATING

Scale: NTS

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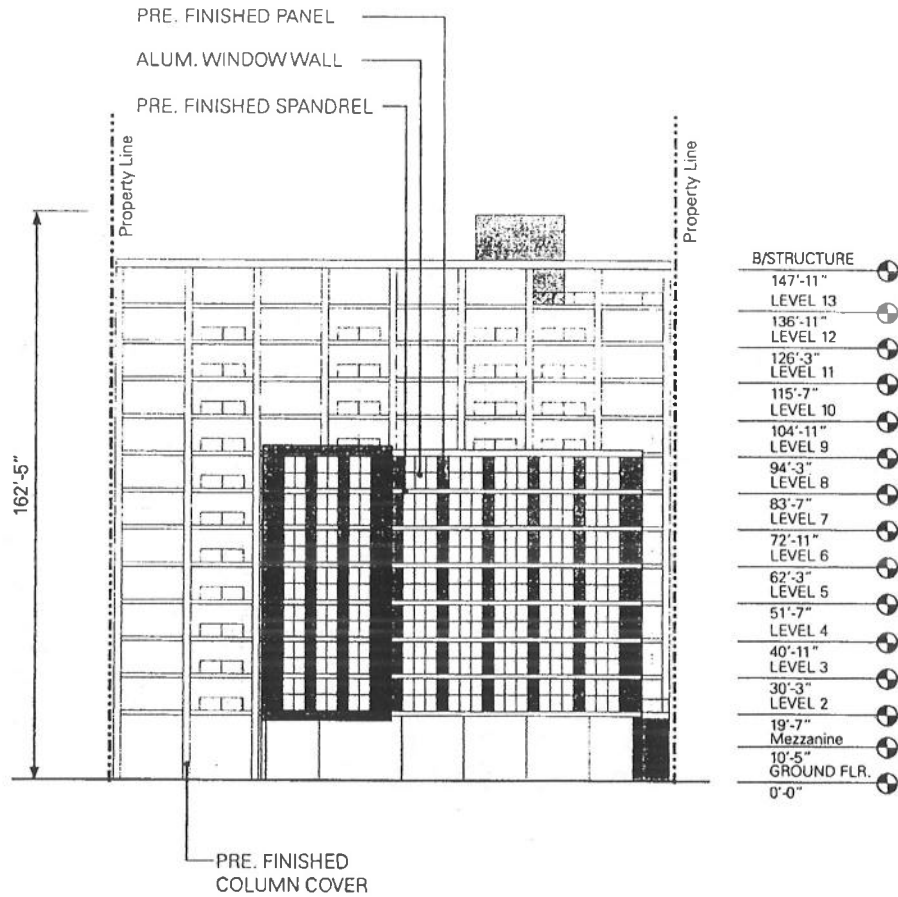


LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

NORTH ELEVATION
 Scale: 1" = 40'-0"

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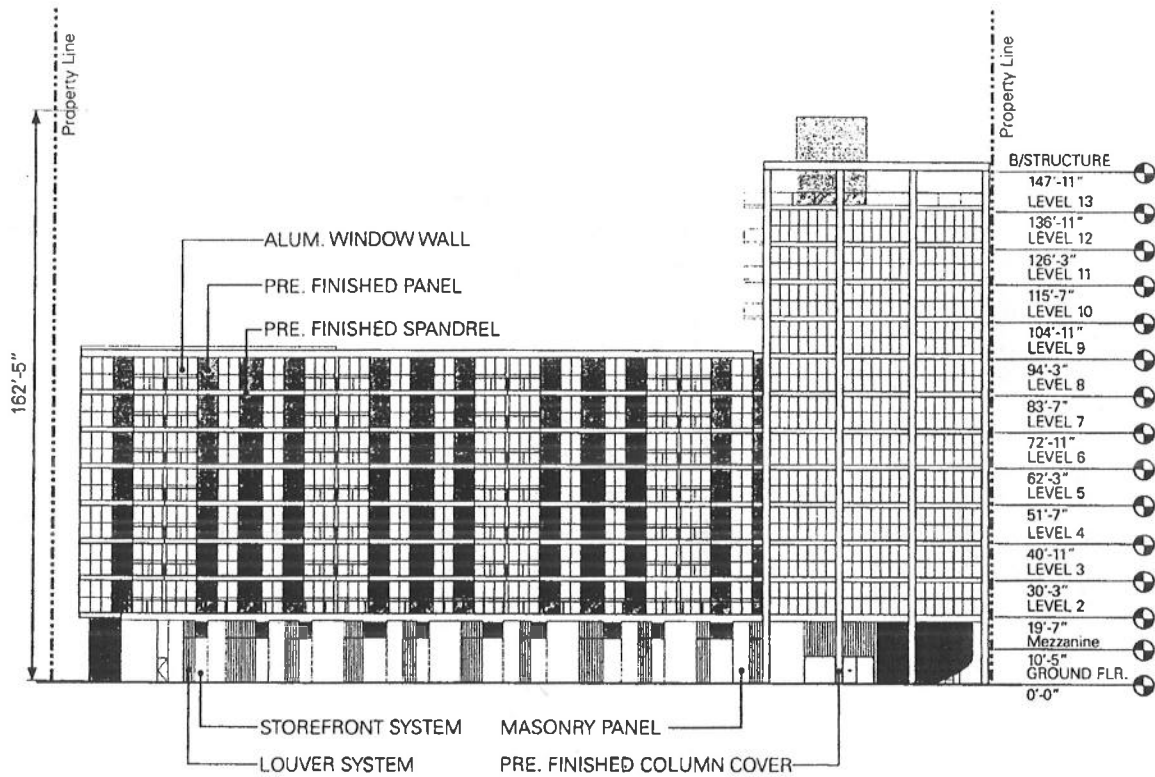


LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

SOUTH ELEVATION
 Scale: 1" = 40'-0"

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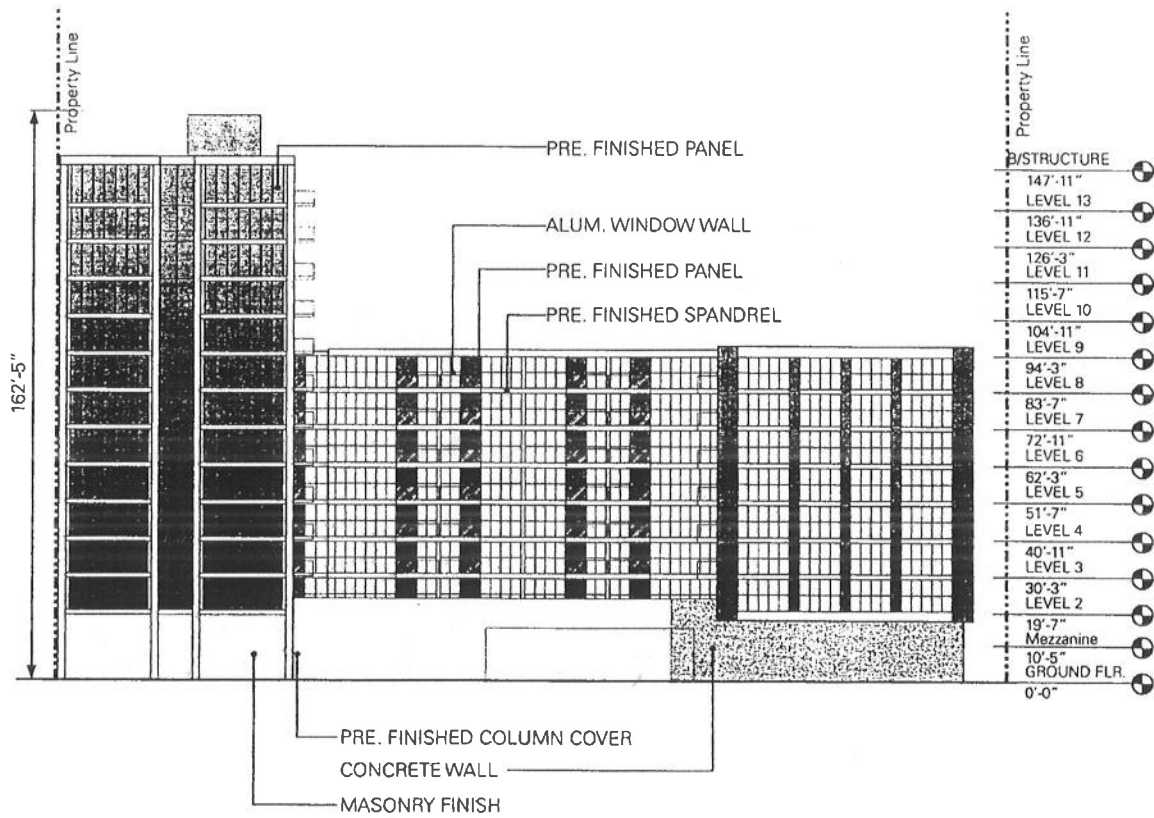


LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

EAST ELEVATION
 Scale: 1" = 40'-0"

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Final for Publication



LAKE + ADA
 Applicant: Marquette Management Inc.
 Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street
 Introduced: July 24, 2019
 Plan Commission: February 21, 2020

WEST ELEVATION
 Scale: 1" = 40'-0"

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 + LYNCH**
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 30, 2018

Alderman Walter Burnett, Jr.
City Hall
121 N. LaSalle St., Room 300
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1384
Bonus payment change for 158-184 N. Ada St. and 1353-1367 W. Lake St.**

Dear Alderman Burnett:

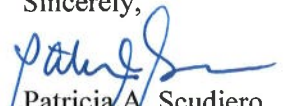
Please be advised that your request for a minor change to Residential Business Planned Development No. 1384 ("PD 1384"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 8 and 12 of PD 1384.

Pursuant to Statement No. 8, the planned development's bonus payment will be split between three separate funds, 80% to the Neighborhood Opportunity Fund, 10% to the Citywide Adopt-A-Landmark Fund and 10% to the Local Impact Fund. The local impact portion was to be used for the construction of a fieldhouse located at Skinner Park.

Pursuant to Section 17-4-1005-G of the Chicago Zoning Ordinance, changes to local improvements specified in a planned development ordinance shall be deemed minor changes and may be permitted by the Zoning Administrator, in consultation with the alderman of the ward in which the planned development site is located. You are requesting on behalf of the City of Chicago, a minor change to allow for the local impact portion of the bonus (\$115,802.80) to be divided among the West Loop Library (\$50,000.00) and the Skinner Park Fieldhouse (\$65,802.80).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 1384, 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, Noah Szafraniec, Main file

19150

55520

JOURNAL--CITY COUNCIL--CHICAGO

9/6/2017

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

(As Amended)
(Application No. 19150)

(Common Address: 158 -- 184 N. Ada St. And 1353 -- 1367 W. Lake St.)

[SO2017-2168]

RBPD 1384

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

CHICAGO, September 6, 2017.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on August 30, 2017, the following items were passed by a majority of the members present:

Page 1 contains one Mayoral Application, MA-236, regarding amendments to the electrical code.

Pages 1 and 2 contain various map amendments regarding land use.

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

Respectfully submitted,

(Signed) DANIEL S. SOLIS,
Chairman.

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

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Osterman, J. Moore -- 46.

Nays -- None.

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

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

The following is said ordinance as passed:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North Ada Street; a line 271.27 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Ada Street; the public alley south of and parallel to West Lake Street; and a line 161.02 feet west of and parallel to North Ada 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 Ada Street; a line 271.27 feet south of and parallel to West Lake Street; the public alley west of and parallel to North Ada Street; the public alley south of and parallel to West Lake Street; and a line 161.02 feet west of and parallel to North Ada Street,

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential-Business Planned Development No. 1384.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1384 ("Planned Development") consists of approximately 41,596 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). MP 158-174 Ada LLC is the "Applicant" for this Planned Development pursuant to authorization from the Property owners.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

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

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

4. This plan of development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Brininstool + Lynch and dated August 17, 2017 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property and Boundary Line Map; a Site Plan; a Landscape/Green Roof Plan and Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: dwelling units above the ground floor, non-accessory parking (up to 45 percent pursuant to Section 17-10-0503), incidental and accessory uses and accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of 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 41,596 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.2, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.2. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall 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 C1-3 District to the DX-5 Downtown Mixed-Use District, 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. 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 263 units. As a result, the Applicant's affordable housing obligation is 26 affordable units, 7 of which are Required Units. Applicant has agreed to satisfy its affordable housing obligation by providing 26 affordable units in the rental building to

be constructed in the P.D., 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 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 and 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 P.D., 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 P.D.

16. 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 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 forgoing, 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.

- 17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

[Second, Third and Fourth Floor Plans; ARO Unit Mix; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan -- Ground Floor Plan; Landscape and Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 55529 through 55541 of this Journal.]

Bulk Resolutions 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. 1384.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	61,219
Area in Right-of-Way (square feet):	19,623
Net Site Area (square feet):	41,596
Maximum Floor Area Ratio:	6.2
Maximum Number of Dwelling Units:	263
Minimum Off-Street Parking Spaces:	128
Minimum Bicycle Parking:	134
Minimum Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Maximum Building Height:	162 feet, 5 inches
Minimum Setbacks:	In conformance with the Plans

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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: 8/7/17

DEVELOPMENT INFORMATION

Development Name: Fulton House
 Development Address: 158-184 North Ada
 Zoning Application Number, if applicable: _____ Ward: 27th
 If you are working with a Planner at the City, what is his/her name? _____

- Type of City Involvement** *check all that apply*
- | | |
|---|--|
| <input type="checkbox"/> City Land | <input checked="" type="checkbox"/> Planned Development (PD) |
| <input type="checkbox"/> Financial Assistance | <input type="checkbox"/> Transit Served Location (TSL) project |
| <input type="checkbox"/> 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 Marquette Companies
 Developer Contact Darren Sloniger
 Developer Address 135 Water Street Naperville, IL 60541
 Email darren@marqnet.com Developer Phone 630-263-8007
 Attorney Name Rich Klawiter Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin January 1, 2019
 Estimated date of building permit* December 1, 2017
 Estimated date ARO units will be complete April 1, 2019
*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

 Developer/Project Manager

8-10-17

 Date
 8/7/17

 Date

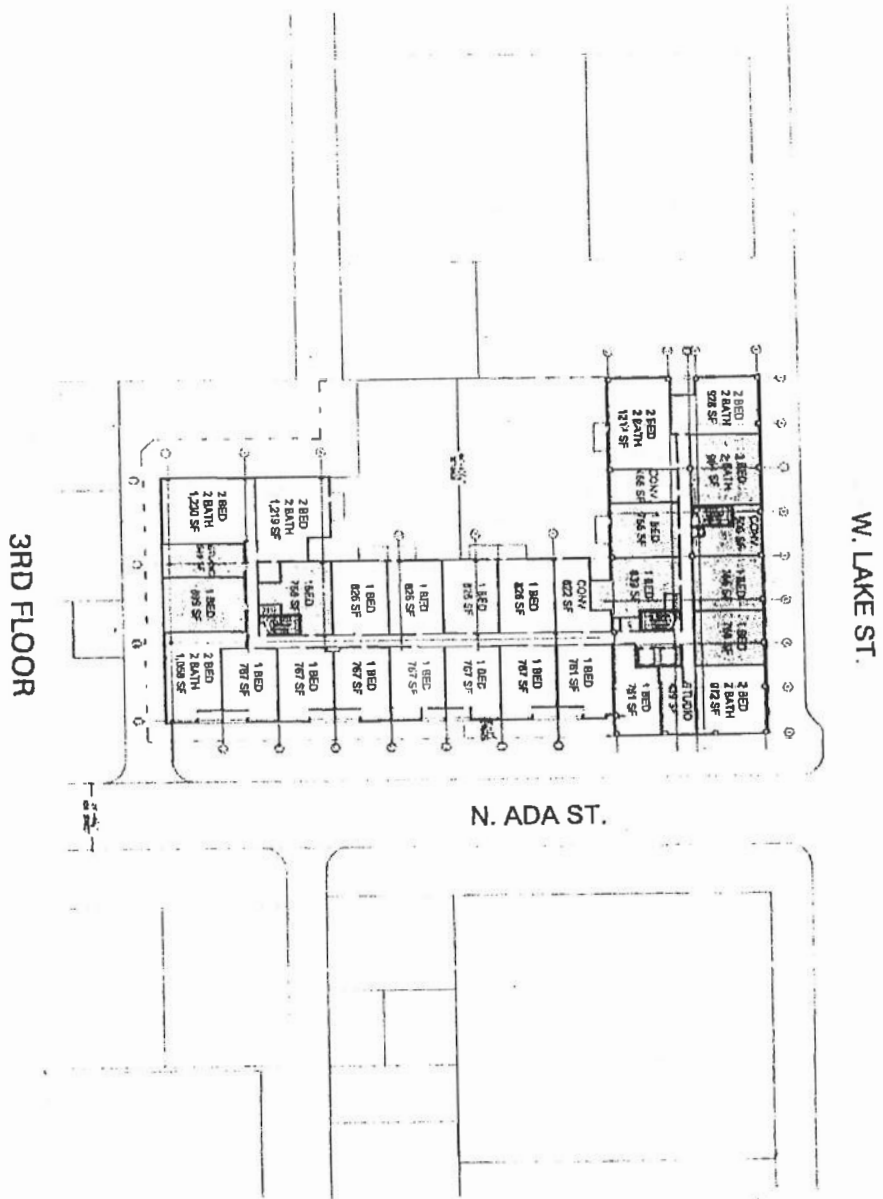
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ARO Web Form

Development Information	
Address	Submitted Date: 08/07/2017
Address Number From :158 Address Number To: 184 Street Direction: N	
Street :Ada Postal Code: 60607	
Development Name, if applicable	
Fulton House	
Information	
Ward :27	ARO Zone: Higher Income
Details	
Type of city involvement :Zoning change	
Total Number of units in development: 263	
Type of development: Rent	
Is this a Transit Served Location Project : N	

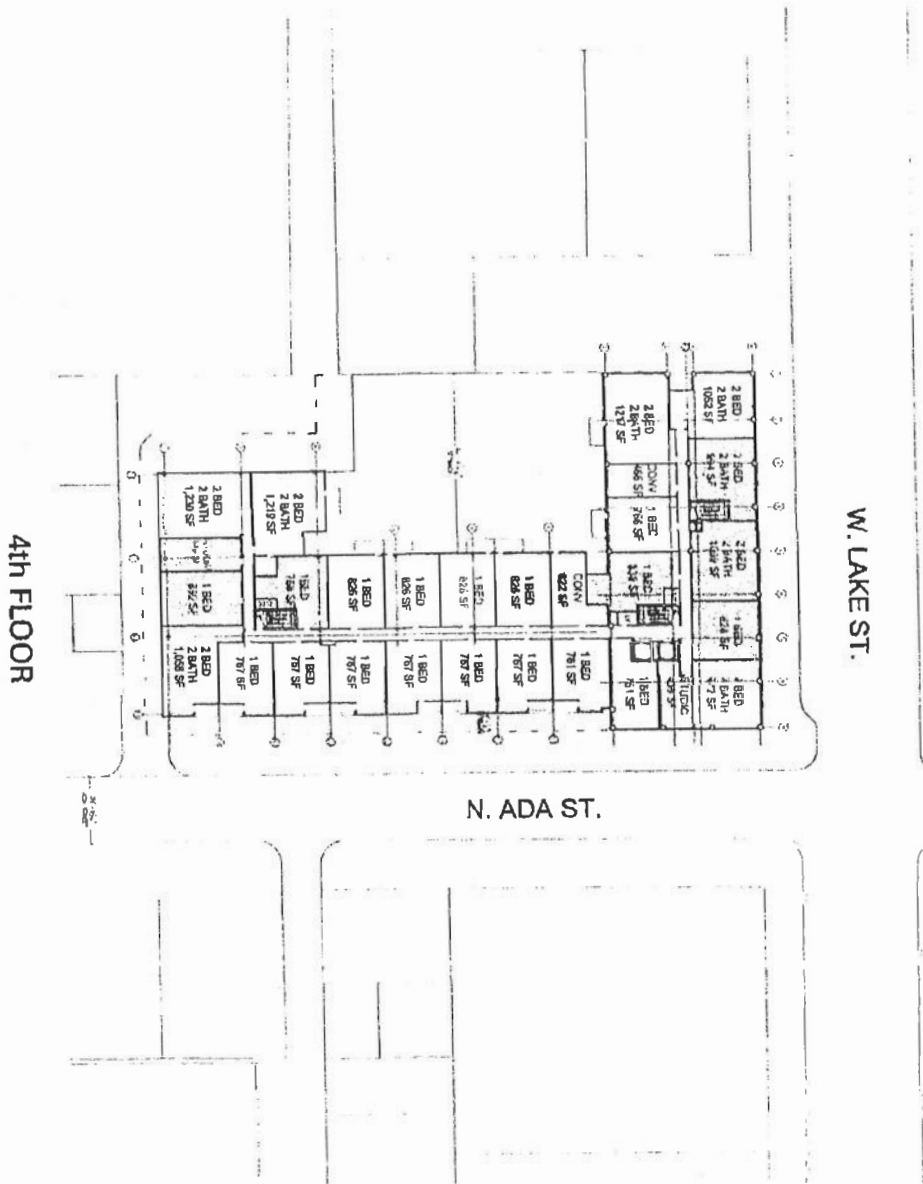
Requirements
Required affordable units :26 Required *On-site aff. Units: 7
How do you intend to meet your required obligation
On-Site: 26 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units Committed: 26 Remaining In-Lieu Fee Owed: 0

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SCALE: 1"=40'-0"
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4th FLOOR

W. LAKE ST.

N. ADA ST.

SCALE: 1"=40'-0"
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 + LYNCH
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158-184 NORTH ADA STREET / 1352-1367
WEST LAKE STREET

Chicago IL 60607

OVERALL UNIT DISTRIBUTION			
	STUDIO	1 BEDROOM	2 BEDROOM / 2 BATHROOM
	STUDIO	1 BD/1 BA	2 BED/2 BATH
FLOOR			
2	4	17	7
3	5	18	7
4	4	17	8
5	5	18	7
6	7	18	7
7	7	18	7
8	7	18	7
9	3	5	4
10	3	5	5
11	3	5	4
12	3	5	4
13	3	5	4
Subtotal	48	145	69
	18.3%	55.3%	26.3%
TOTAL	48	145	69
TOTAL	262		
ARO UNITS	5 UNITS	14 UNITS	7 UNITS
TOTAL	26 UNITS		

ARO UNIT MIX

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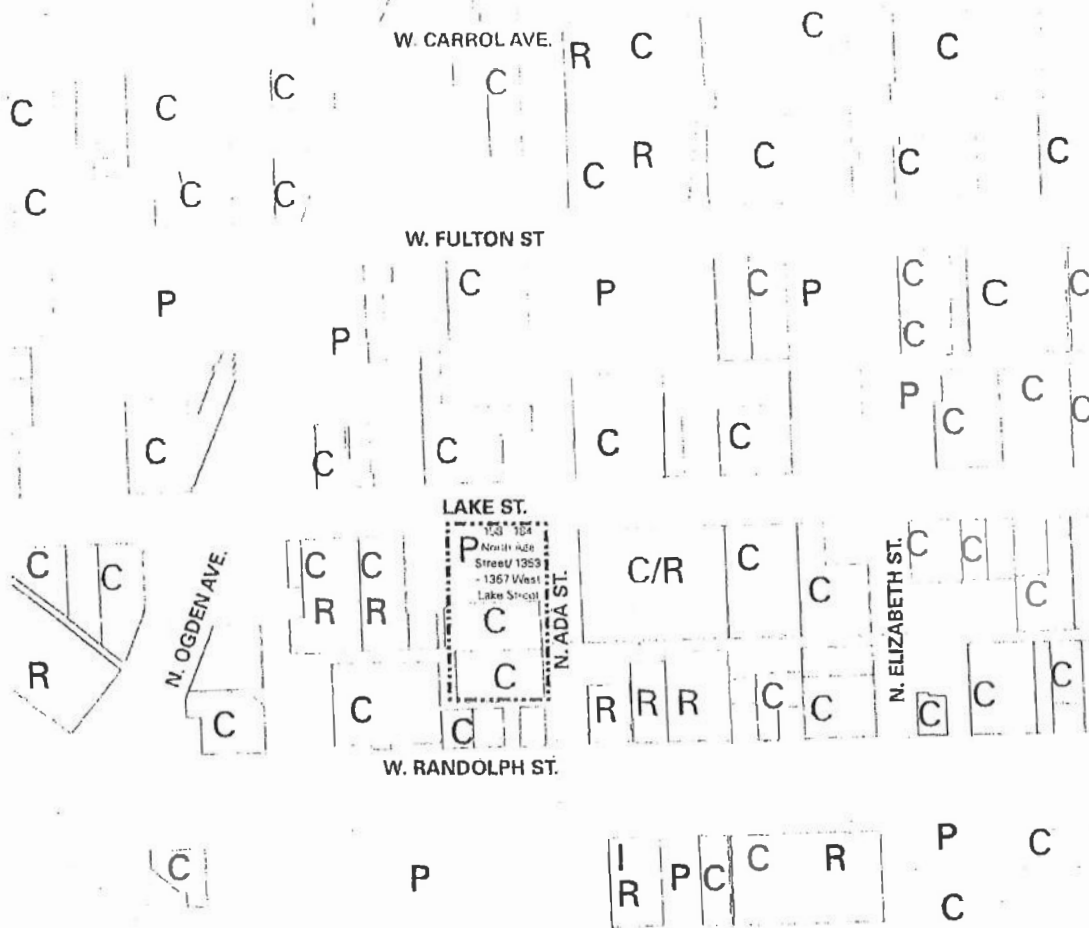
Legend
 - - - - - Property Line

LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017


 EXISTING ZONING MAP
 Scale: NTS

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Legend

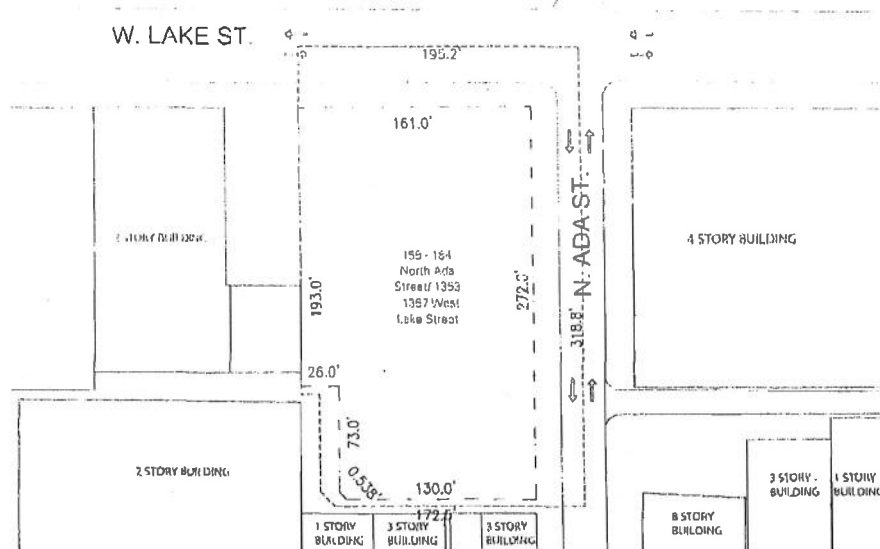
-----	Property Line
R	Residential
C	Commercial
P	Parking
I	Institutional

LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017


 EXISTING LAND USE MAP
 Scale: NTS

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Legend

----- PD Boundary Line

----- Property Line

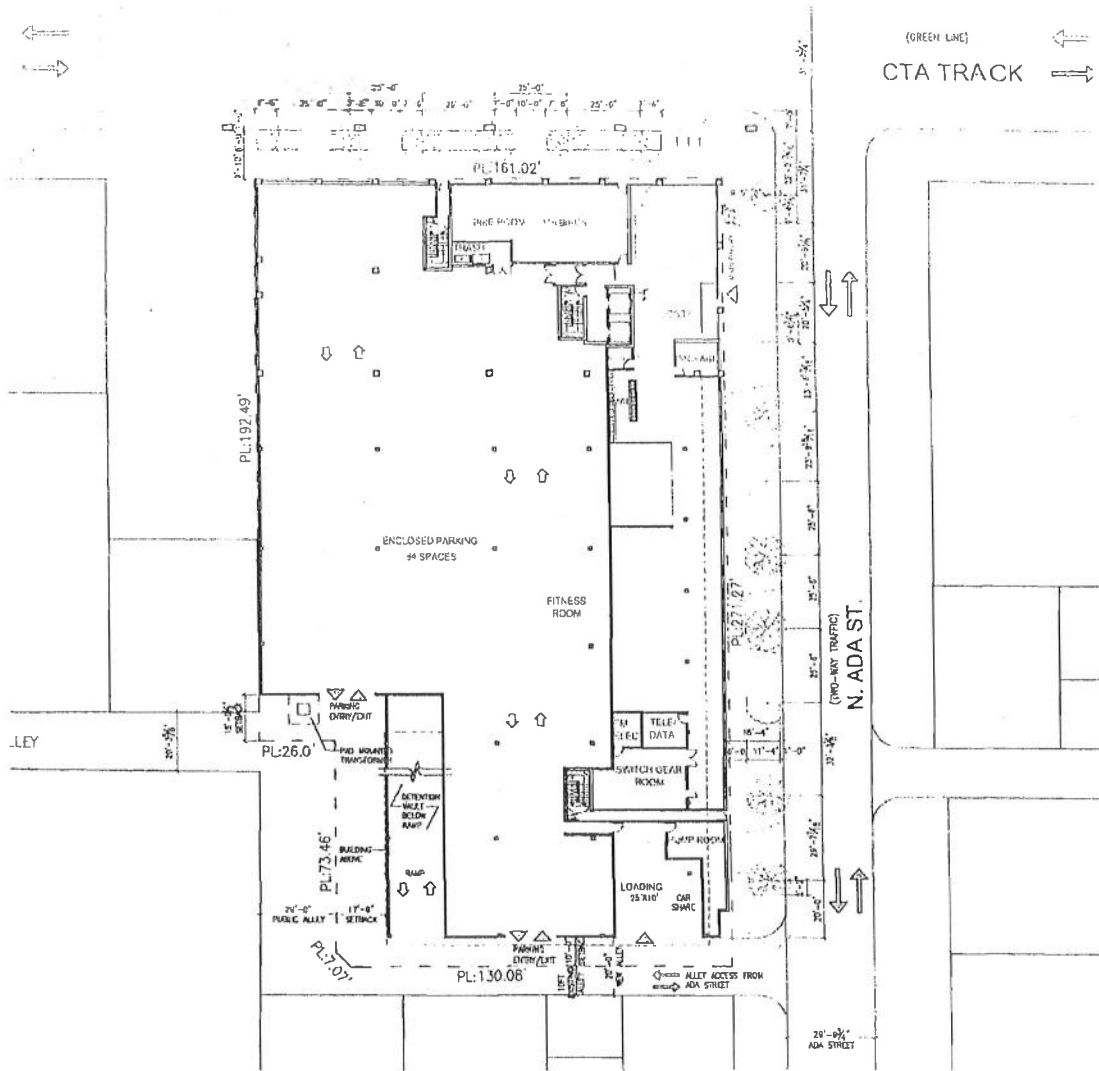
Net Site Area : 41,596 SF
 Area in Right of Way: 19,623 SF
 Gross Site Area: 61,219 SF

LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 164 North Ada Street / 1353 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017



PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE
 Scale: 1" = 100'-0"

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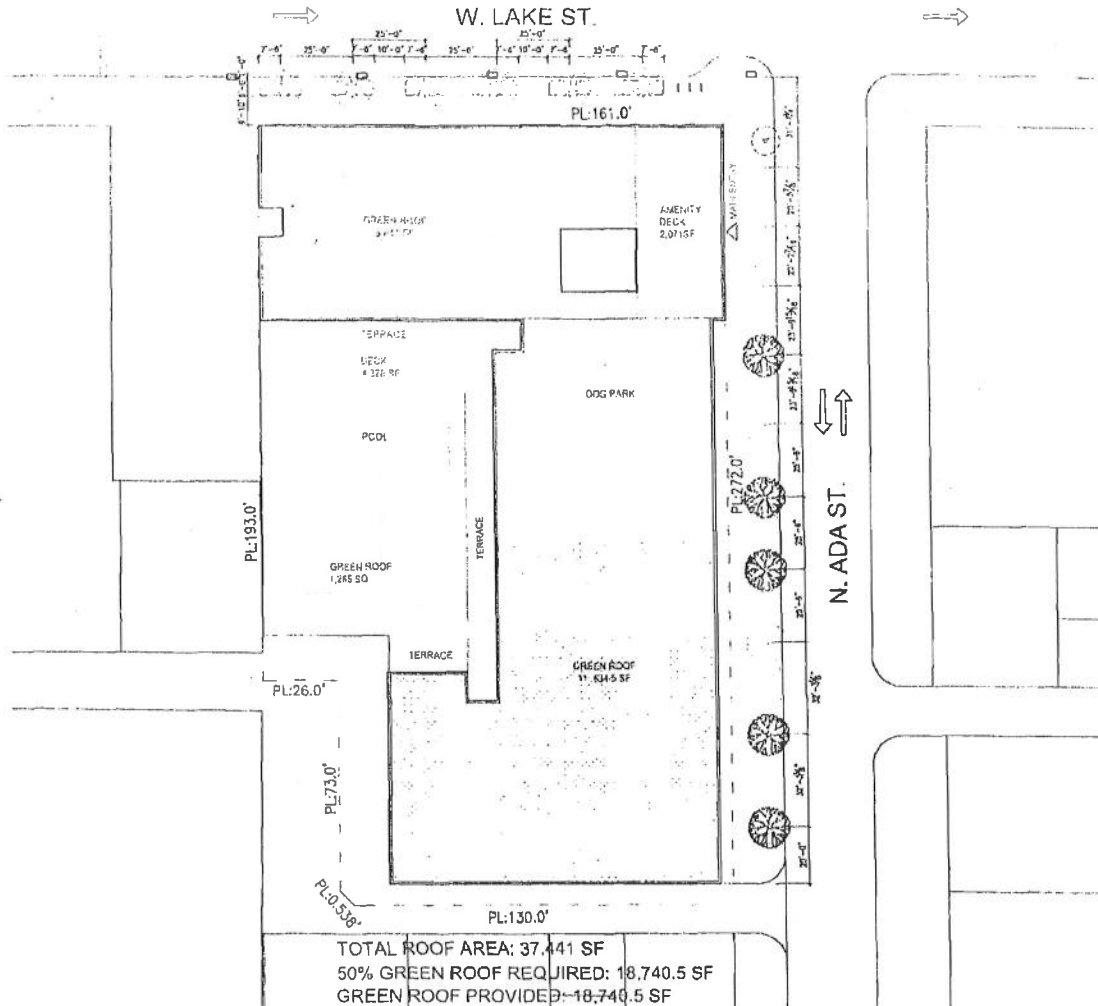


LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 184 North Ada Street; 1365 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017


 SITE PLAN - GROUND FLOOR
 Scale: 1" = 50'-0"

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LANDSCAPE KEY:

LANDSCAPE AREAS:

2ND FLOOR AMENITY ROOF:	1265 SF
ROOF:	17,475.5 SF
TOTAL:	18,740.5 SF

LANDSCAPE NOTES:

1. PROPOSED NEW TREE SPECIES ARE AS FOLLOWS: ALTERNATING SHAW-NEE BRAVE, AMERICAN SENTRY LINDEN, NORTHERN CATALPA, REGAL PRINCE, PRAIRIE SENTINEL.
2. TREE GRATES MUST BE STAMPED WITH THE "CITY OF CHICAGO" WITH AN OPENING OF 24" 5/8" BLOCK LETTERING AROUND THE PERIMETER OF EACH GRATE PANEL WILL SUFFICE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE HALF TOGETHER.

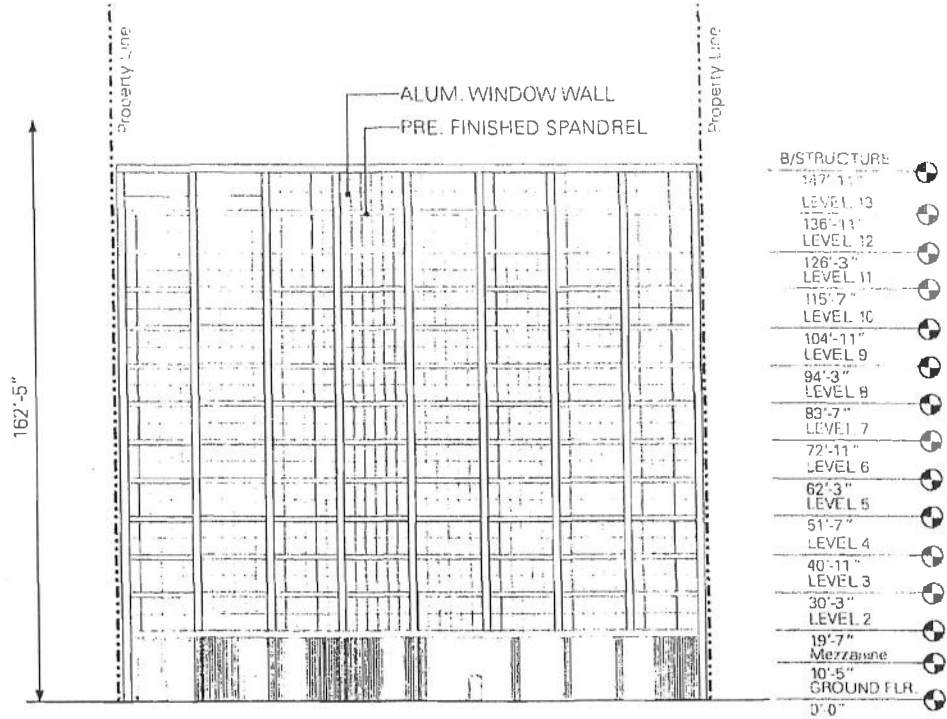


LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 North Ada Street / 1352 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017

LANDSCAPE AND GREEN ROOF
 Scale: 1" = 50'-0"
 TOTAL GREEN ROOF: 18,740.5 SF

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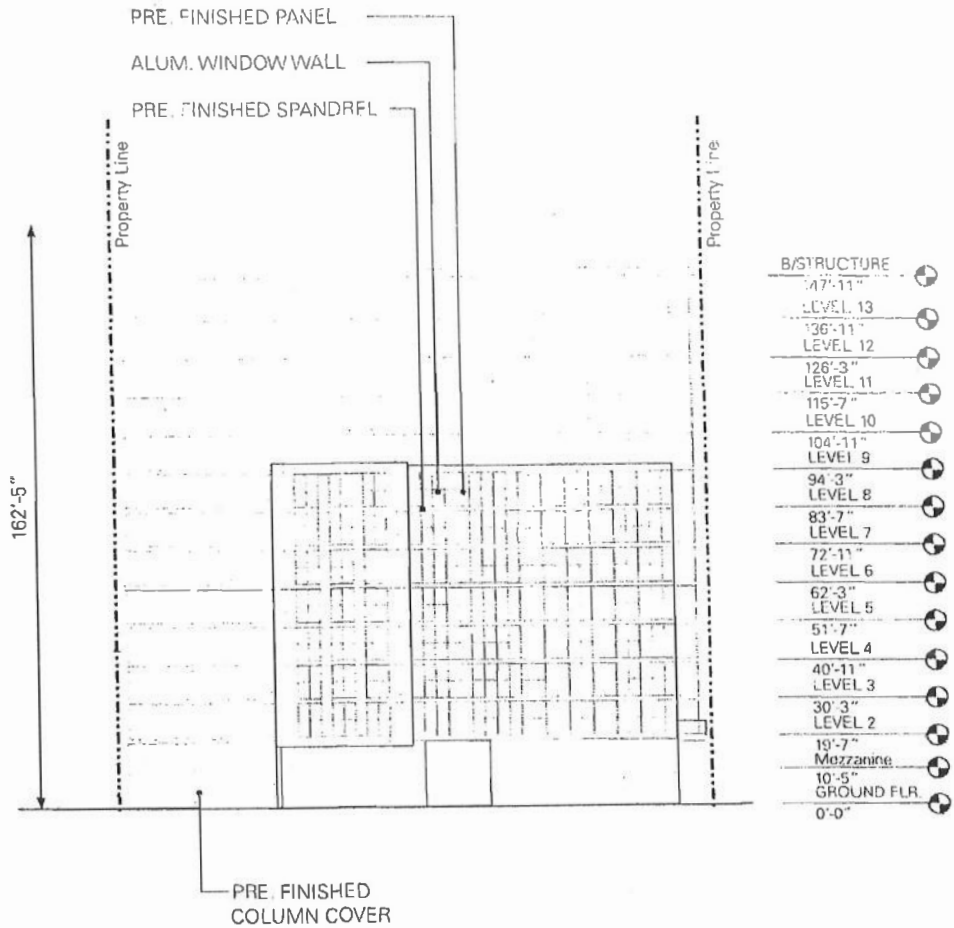


LAKE + ADA
 Applicant: MP 158-1/4 Ada, LLC
 Address: 158 131 North 4th Street / 155 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017

NORTH ELEVATION
 Scale: 1" = 40'-0"

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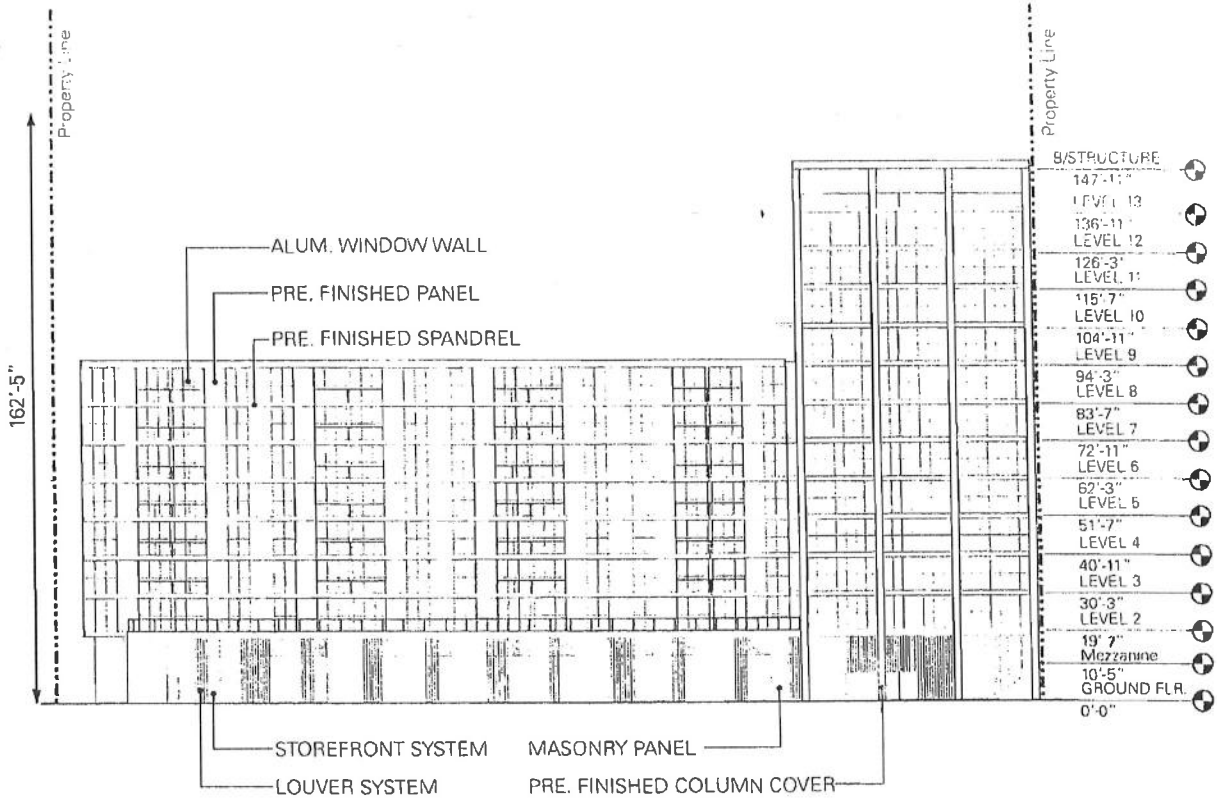


LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 174 North Ada Street / 1363 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017

SOUTH ELEVATION
 Scale 1" = 40'-0"

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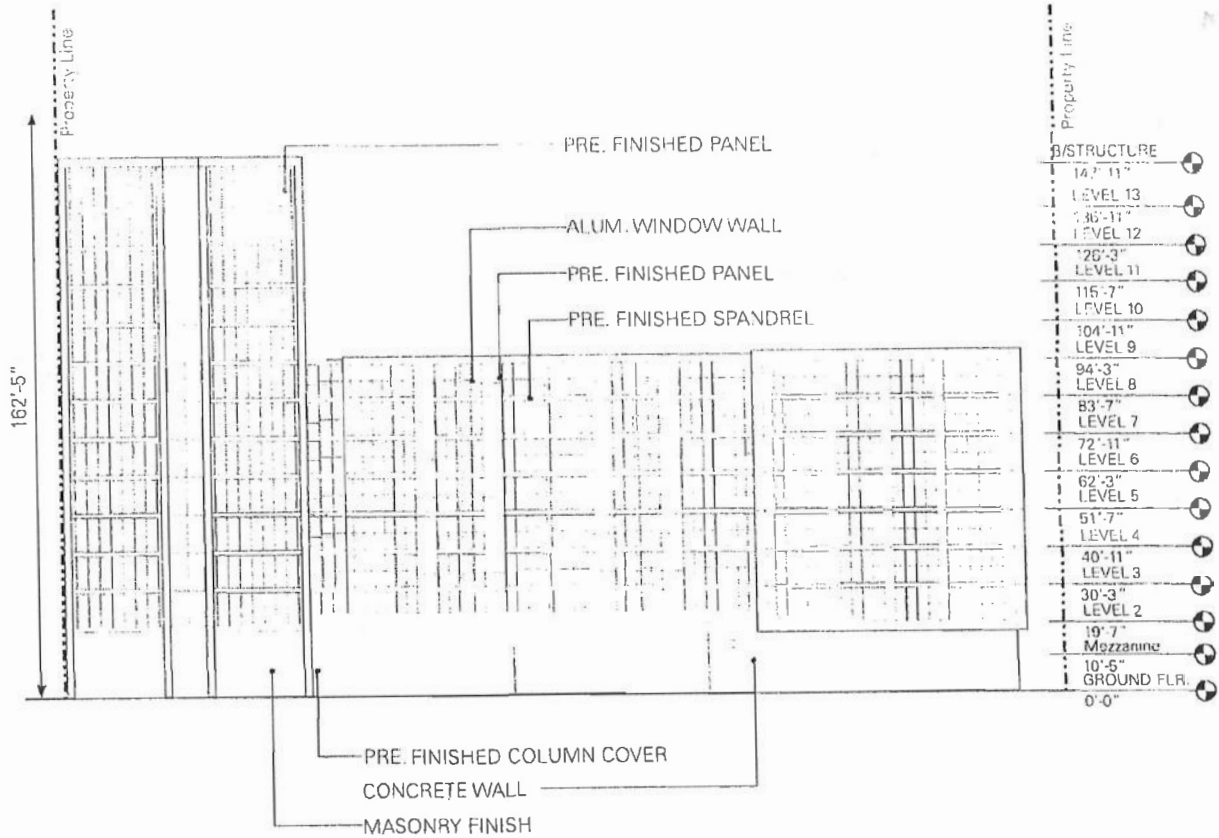


LAKE + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 181 North Ada Street, 159 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017

EAST ELEVATION
 Scale 1" = 40'-0"

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LAKF + ADA
 Applicant: MP 158-174 Ada, LLC
 Address: 158 - 184 North Ada Street; 1355 - 1367 West Lake Street
 Introduced: March 29, 2017
 Plan Commission: August 17, 2017

WEST ELEVATION
 Scale: 1" = 40'-0"

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