

PD 1408

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12/11/2024

REPORTS OF COMMITTEES

22574

21721

*Reclassification Of Area Shown On Map No. 1-J.
(Application No. A-8910)
(Common Address: 3312 -- 3344 W. Lake St.)*

[O2024-0012140]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 1-J in the area bounded by:

the alley next north of and parallel to West Lake Street; a line 297.62 feet east of and parallel to North Homan Avenue; West Lake Street; and a line 140.7 feet east of and parallel to North Homan Avenue,

to those of a C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 2-G.
(As Amended)
(Application No. 22574)
(Common Address: 1220 W. Jackson Blvd.)*

R BPD 1408,99

[SO2024-0012894]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1408 District symbols and indications all as shown on Map Number 2-G in the area bounded by:

West Cottage Place; a line 197.50 feet west of and parallel to South Racine Avenue; West Jackson Boulevard; and a line 372.50 feet west of and parallel to South Racine Avenue,

to those of a Residential-Business Planned Development Number 1408, as amended, which is hereby established in the area described above.

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. 1408, As Amended.

Planned Development Statements.

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1. The area delineated herein as Residential Business Planned Development Number 1408, as amended, ("Planned Development") consists of approximately 21,040 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, MZ West Loop, LLC.

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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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

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

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The Perimeter Restoration Agreement must be 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 Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/ground floor Plan; and Building Elevations submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: Residential Units, including on the ground floor; Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales; Children's Play Center; Co-located Wireless Communications Facilities; and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise 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 Applicant acknowledges that the project has previously received a bonus FAR of 1.50, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.50. In exchange for the bonus FAR, a payment was previously paid to the City pursuant to Sections 17-4-1003-B & C. The bonus payment was recalculated at the time of payment (including partial payments for phased developments) and may have been adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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9. The Applicant acknowledges and agrees that the rezoning of the Property from PD 1408 to PD1408, as amended ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a downtown district within the meaning of the ARO and permits the construction of 10 dwelling units. The Applicant intends to construct ten additional, rental units in the vacant ground floor space in the previously constructed building.

Developers of rental projects in downtown districts must provide 10/20% of the units in the project as affordable housing at a weighted average of 60/80/100% of the AMI, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 10% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 1 affordable unit (10% of 10) and that affordable unit is a Required Unit. The Applicant has agreed to satisfy its affordable housing obligation by providing the affordable unit in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental unit must be affordable to households with an income of 30% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually.

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

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agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

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

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

11. 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

13. 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 title holders and any ground lessors.

14. 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.

15. 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.

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. As there are existing improvements approved in the current PD which have been previously constructed, the obligations contained within this Statement only shall apply to the ground floor, interior

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remodeling project contemplated herein. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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 the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to PD 1408.

[Level 1 Floor Plane; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Level One Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 21732 through 21741 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

12/11/2024

REPORTS OF COMMITTEES

22574
21727

Residential-Business Planned Development No. 1408, As Amended.

Bulk Regulations And Data Table.

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<u>GROSS SITE AREA:</u>	28,990 square feet
<u>NET SITE AREA:</u>	21,040 square feet
<u>AREA REMAINING IN THE PUBLIC WAY:</u>	7,350 square feet
<u>MAXIMUM FAR:</u>	6.50
<u>SETBACKS FROM PROPERTY LINE:</u>	Per the attached site plan
<u>MAXIMUM NUMBER OF UNITS:</u>	176
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	28
<u>MINIMUM NUMBER OF OFF-STREET LOADING:</u>	One 10' x 25'
<u>MAXIMUM BUILDING HEIGHT:</u>	125 feet
<u>BICYCLE PARKING:</u>	176

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★ EFORMS ADMIN TOOL

- Home
- Apply Action
- Cancel
- City Values
- Print

ARO Intake Application

Submission ID: 910988

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: <https://codelibrary.milegal.com/codes/chicago/latest/chicago-il/0-0-0-2598874>.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 6.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.gov.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.gov.

Applicant Name * MZ West Loop, LLC	Applicant Contact Person * Brad Zaransky
Applicant Email * brad@mzcapitalpartners.com	Applicant Phone * (847) 714-1501
Applicant Address * 400 Skokie Blvd., Northbrook, IL 60062	
Attorney Name * Michael Ezgur	Attorney Email * michael@acostaezgur.com

Development Information

Development Address:

From * 1220	To 36	Direction * W	Street Name * JACKSON
Zip Code * 606072814	Ward * 27	ARO Zone * Downtown	
Development Name * 1220 W. Jackson		If you are working with a Planner at the City, what is his/her/their name? Omar Smallbegovich	
Zoning Application Number (if applicable) 22574	Council Introduction Date * 10/9/2024		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

ARO Trigger * Zoning Entitlement	Development Type * Rental
--------------------------------------------	-------------------------------------

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Total Units *

Is your Project in a Transit Served Location? *

Estimated date marketing will begin *

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

ARO Requirements

ARO Option

- > 20% at 60% average AMI
- > 15% at 50% average AMI
- > 13% at 40% AMI
- > 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

Minimum On-Site Units *

Maximum Units Paid For In-Lieu *

Proposed On-Site Units *

Proposed Off-Site Units *

Proposed In-Lieu Units *

In-Lieu Amount Owed *

On-Site Units To CLJHTF or CHA *

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
<input type="text"/>	<input type="text"/>	Select One	Select One

Zip Code	Ward	ARO Zone
<input type="text"/>	<input type="text"/>	<input type="text"/>

Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

[Unit Mix and Square Footage Spreadsheet.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[sdc-plan.pdf](#)

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IF ARO units are CUHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
 - A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

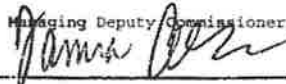
- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Michael Ecgur

Managing Deputy Commissioner



Summary

Work Log

Submission Date: 10/10/2024 03:49:42 PM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

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Project Name	1220 W Jackson
Zoning Application number, if applicable	22574
Address	1220 W Jackson
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$3.25
Total Units in Project	10
Total Affordable units	1

unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage**
studio	2	22%	464	0	0%	0	0%
one-bed	7	78%	606	1	100%	632	92%
two-bed	0	0%	0	0	0%	0	0%
three-bed	0	0%	0	0	0%	0	0%

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. OR-site units must meet minimum unit sizes specified in the Design Guidelines.

	Market Rate Units	Affordable Units
Parking	n/a	n/a
Laundry	in-unit	in-unit. Same as Market Rate.
Appliances	yes	yes
Refrigerator age/EnergyStar/make/model/color	Stainless Steel	Stainless Steel. Same as Market Rate.
Dishwasher age/EnergyStar/make/model/color	Stainless Steel	Stainless Steel. Same as Market Rate.
Stove/Oven age/EnergyStar/make/model/color	Stainless Steel	Stainless Steel. Same as Market Rate.
Microwave age/EnergyStar/make/model/color	Stainless Steel	Stainless Steel. Same as Market Rate.
Bathroom(s) how many? Half bath? Full bath?	1 full bath per unit	1 full bath per unit
Kitchen countertops material	quartz	quartz
Flooring material	LVT	LVT
HVAC	TBD	TBD Same as Market
Other	TBD	TBD

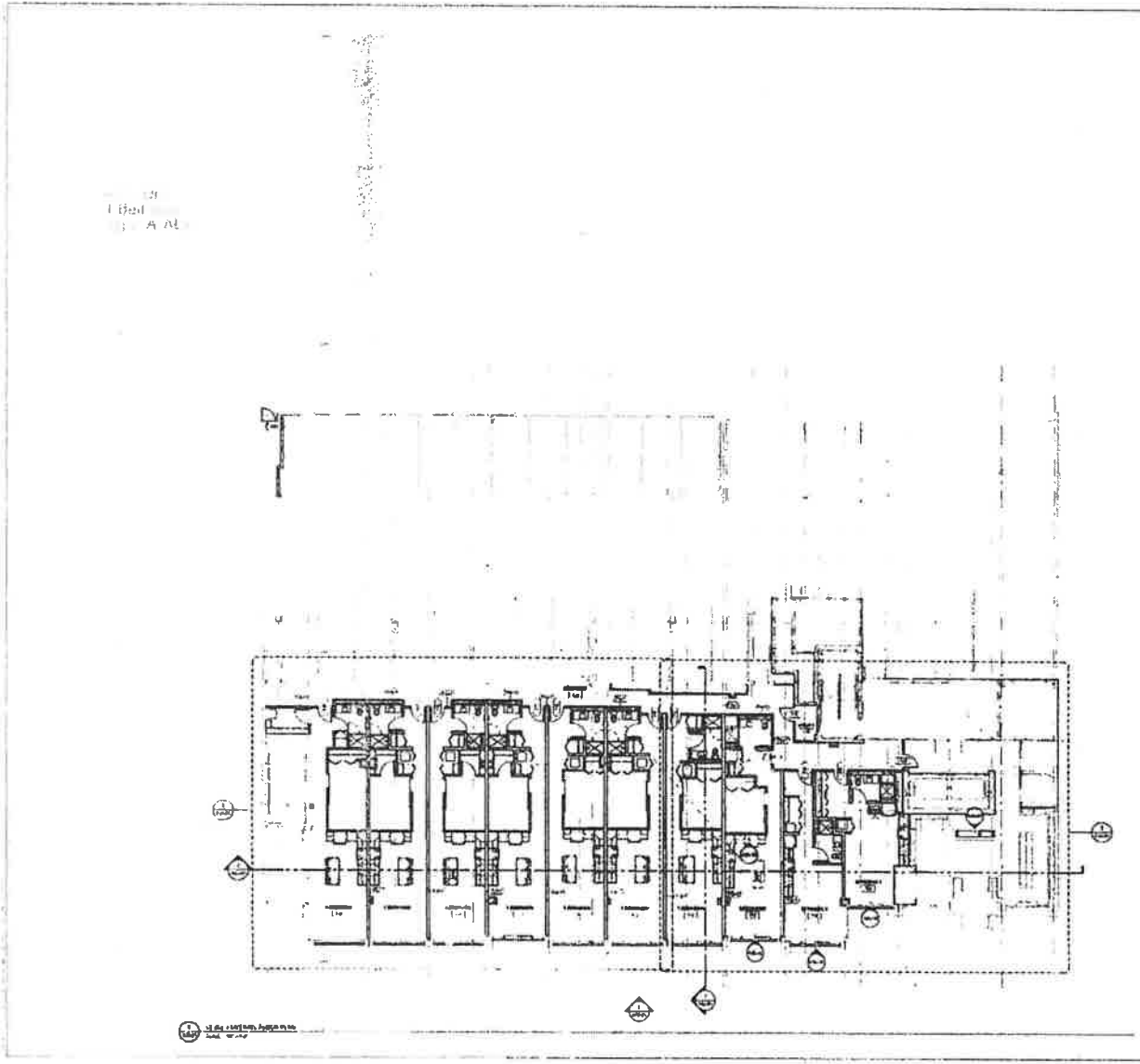
NOTE: DOM will review specific details for features and amenities for approval when they become available.
 The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

Affordable Units	AMI Mix for ARO Units							Total Units	Average
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI			
Studio	-	-	-	-	-	-	-	1	#DNV/DI
1 bed	1	-	-	-	-	-	-	1	30.00%
2 bed	-	-	-	-	-	-	-	-	#DNV/DI
3 bed	-	-	-	-	-	-	-	-	#DNV/DI
4 bed	-	-	-	-	-	-	-	-	#DNV/DI
	1	-	-	-	-	-	-	1	30.00%

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DATE	REVISION
<p>NORR</p> <p>100 N. LAUREL ST. CHICAGO, IL 60610</p>	
<p>542 West Loop, LLC</p> <p>400 West Loop, Chicago, IL 60610</p> <p>THE JAX</p> <p>1000 West Loop, Chicago, IL 60610</p> <p>LEVEL 1 FLOOR PLAN</p>	
AS PREPARED BY	DATE
PROJECT NO.	
A20-01	

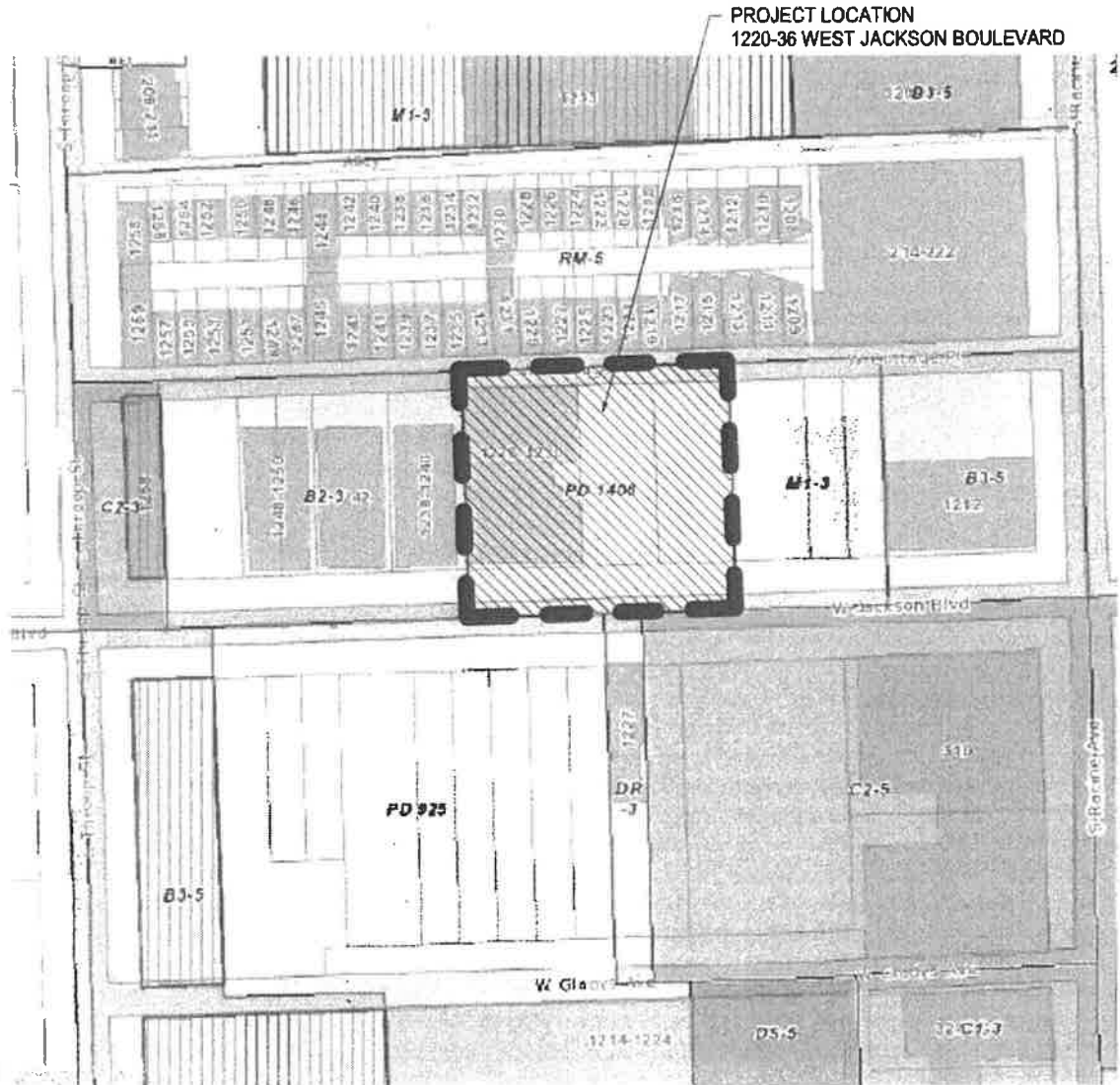
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND THE IBC 2018 CODES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY OF THE WORK AREA AT ALL TIMES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.</p>	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND THE IBC 2018 CODES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY OF THE WORK AREA AT ALL TIMES.</p> <p>6. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.</p>
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1 Bed
A AL

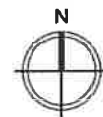
100%
12/11/2024

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EXISTING ZONING MAP

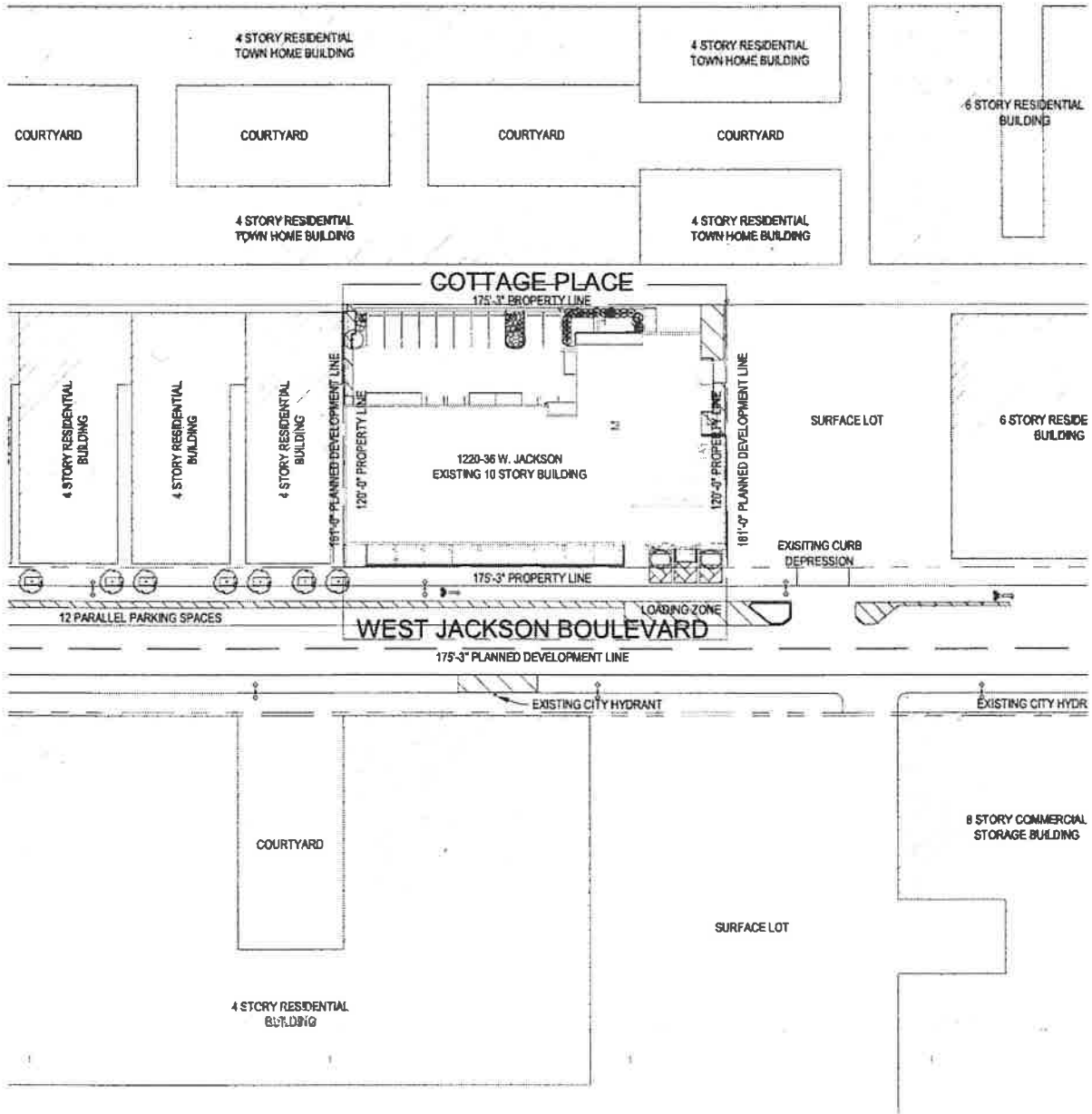
SCALE: NTS



Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024
	Scale: NTS

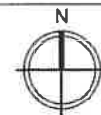
EXISTING ZONING MAP

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EXISTING LAND USE MAP

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

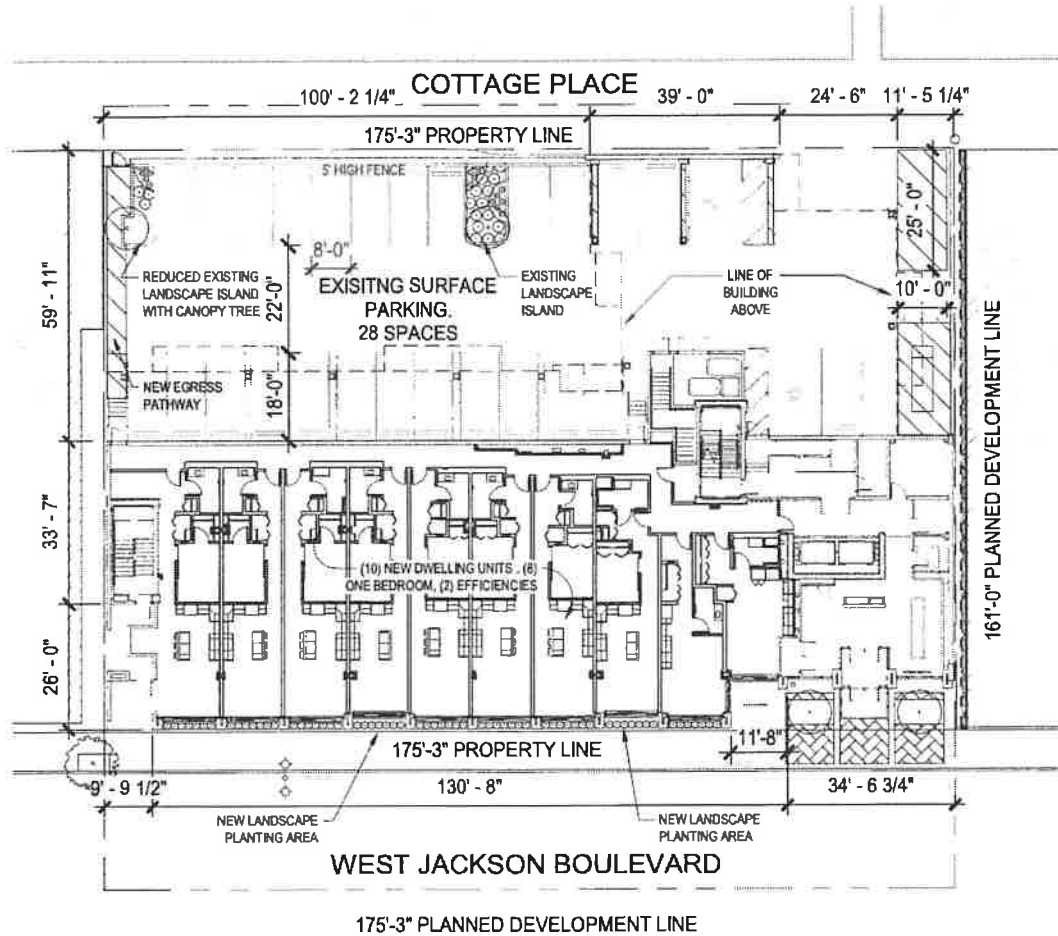


Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024

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

EXISTING LAND USE MAP

INAL FOR PUBLICATION

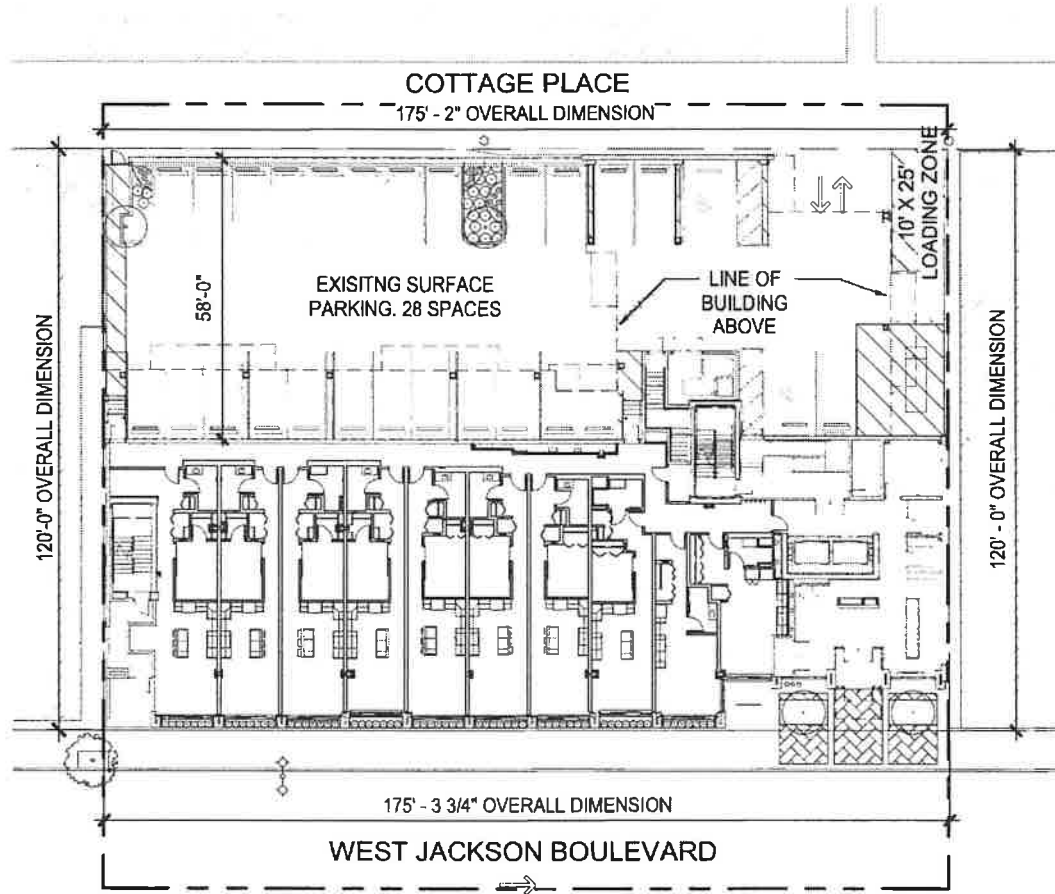


PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



Applicant:	MZ West Loop, LLC	PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP
Address of Project:	1220 W. JACKSON BLVD, CHICAGO, IL 60607	
Introduction Date:	10/9/2024	
Plan Commission Date:	November 21, 2024	
		Scale: 1/32" = 1'-0"

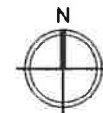
INAL FOR PUBLICATION



SITE PLAN

SCALE: 1/32" = 1'-0"

0' 16' 32' 64' 96'

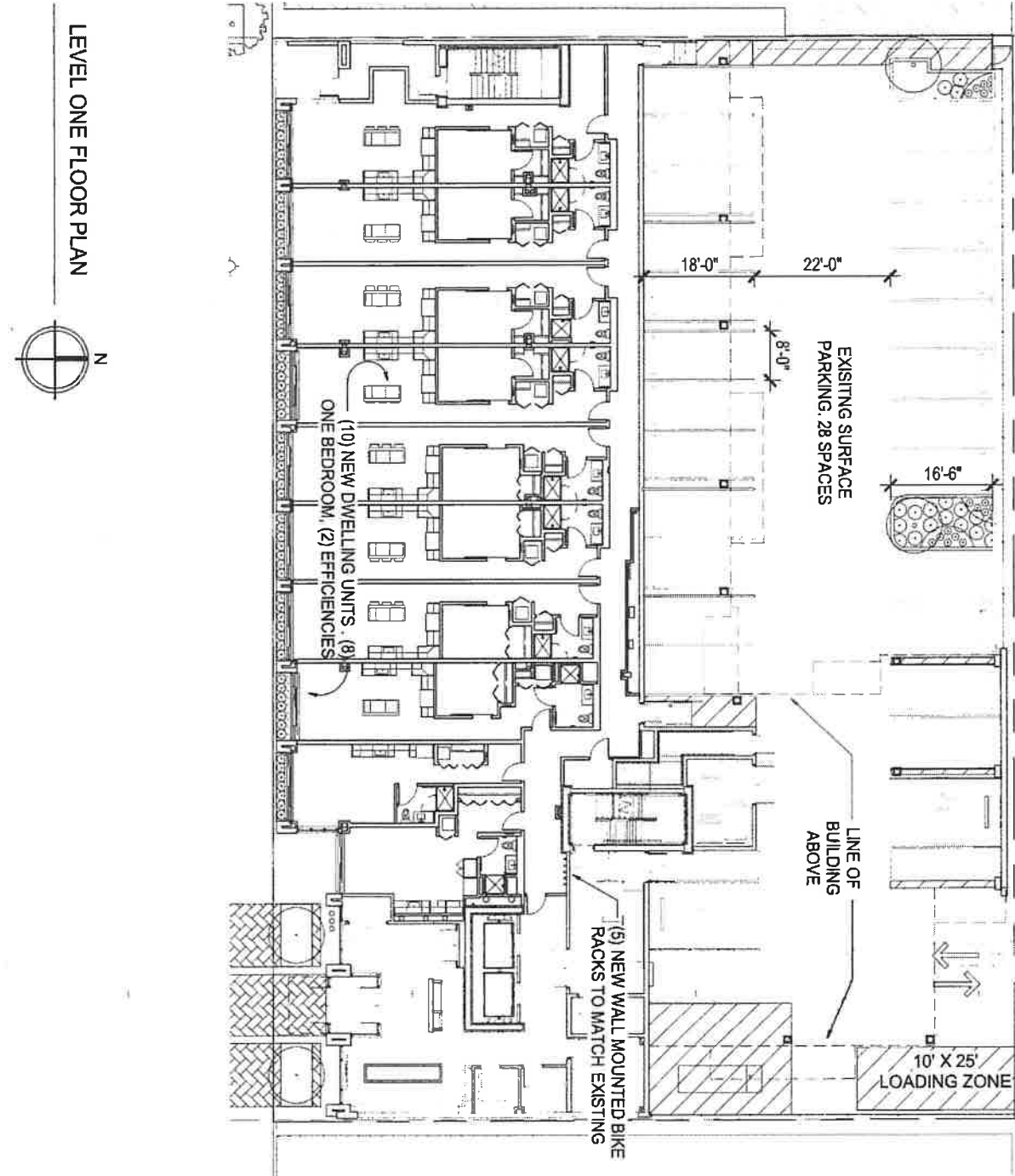


Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024

Scale: 1/32" = 1'-0"

SITE PLAN

INAL FOR PUBLICATION



Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024

Scale: 3/64" = 1'-0"

LEVEL ONE FLOOR PLAN

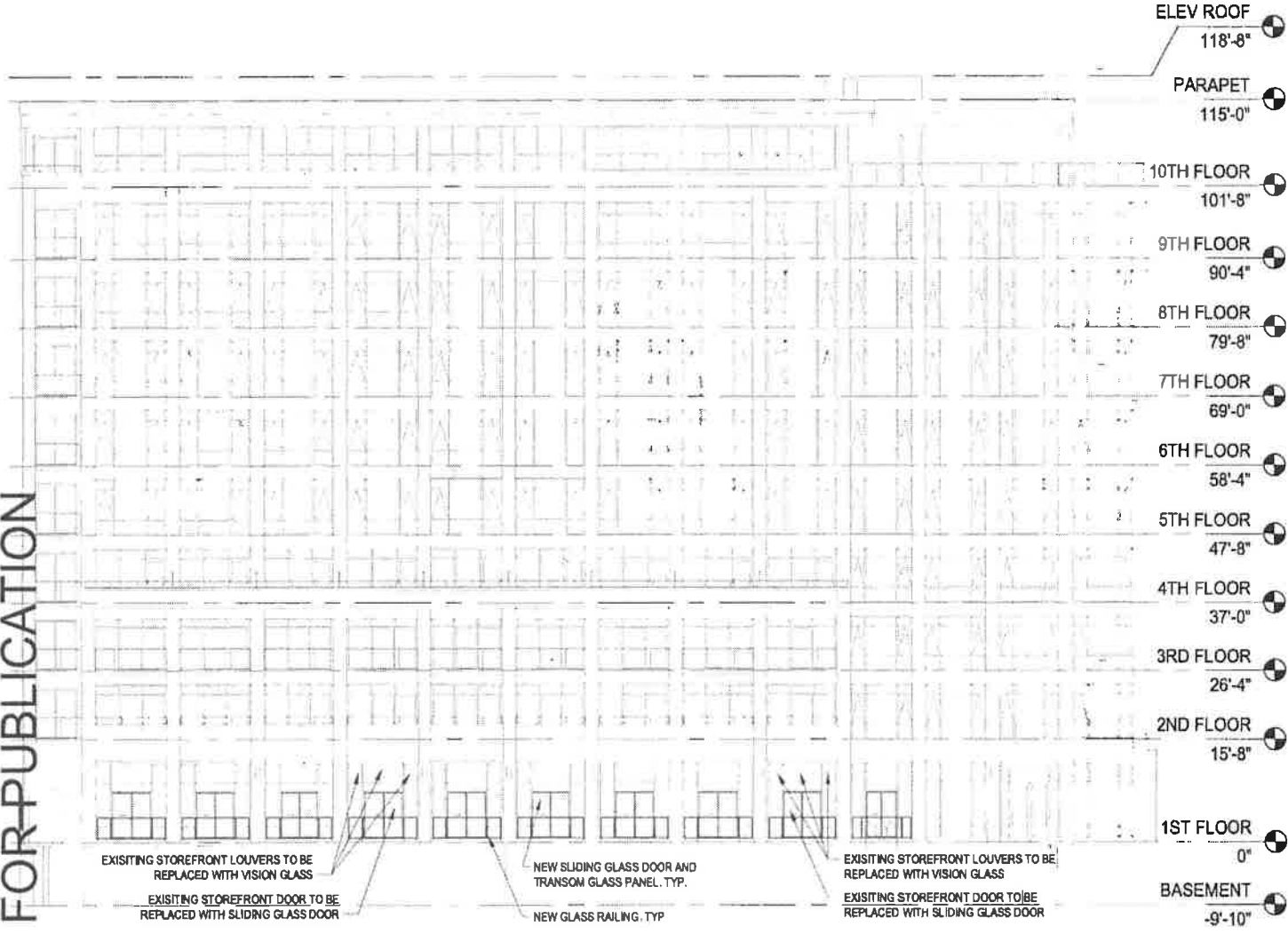
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NORTH BUILDING ELEVATION

NORTH ELEVATION	
Applicant: MZ West Loop, LLC	Address of Project: 1220 W. JACKSON BLVD, CHICAGO, IL 60607
Introduction Date: 10/9/2024	Plan Commission Date: November 21, 2024
Scale: 3/64" = 1'-0"	

FINAL FOR PUBLICATION



SOUTH BUILDING ELEVATION

SOUTH ELEVATION

Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024
	Scale: 3/64" = 1'-0"

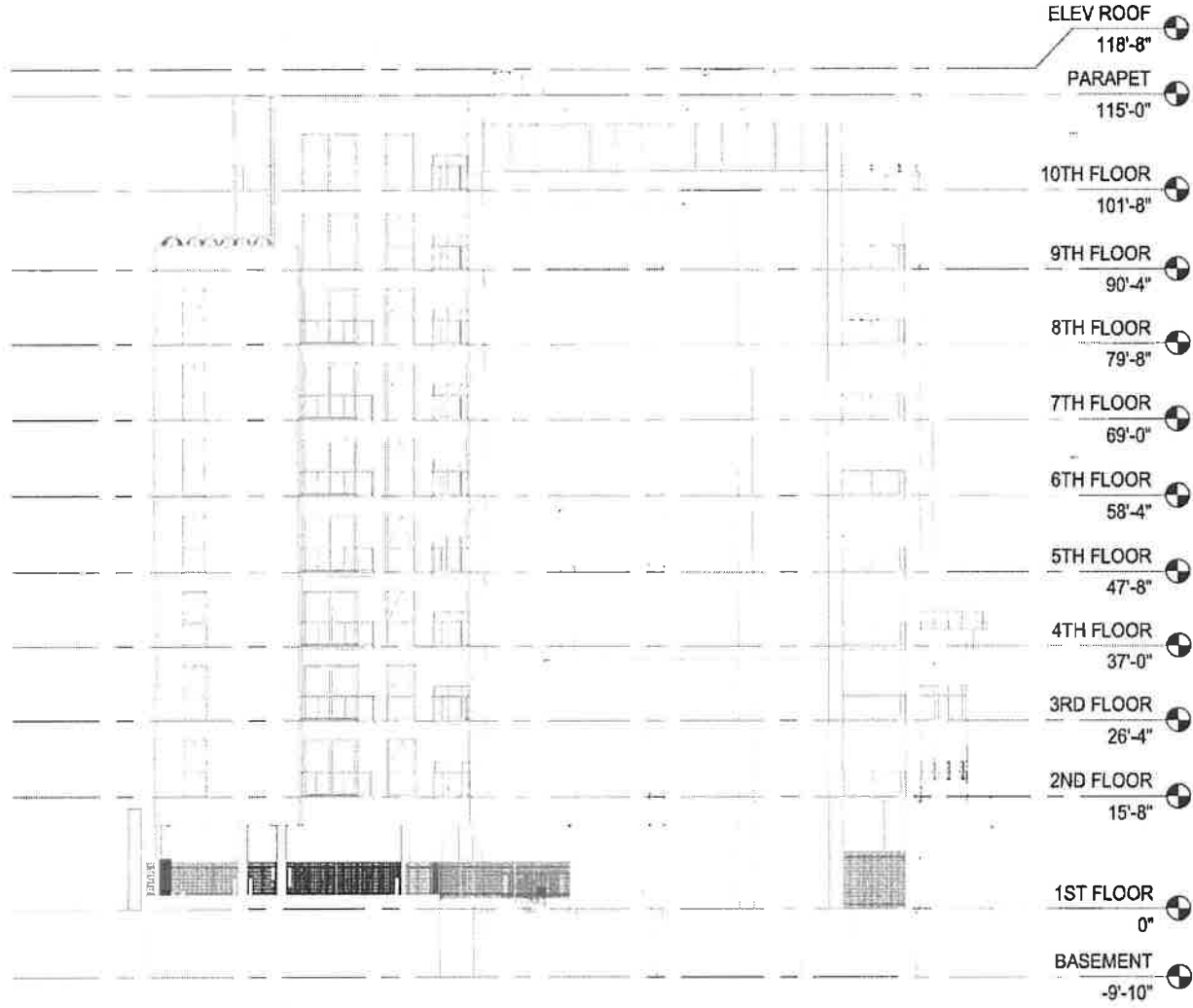
INAL FOR PUBLICATION



EAST BUILDING ELEVATION

EAST ELEVATION	
Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024
	Scale: 3/64" = 1'-0"

INAL FOR PUBLICATION



WEST BUILDING ELEVATION

WEST ELEVATION	
Applicant:	MZ West Loop, LLC
Address of Project:	1220 W. JACKSON BLVD. CHICAGO, IL 60607
Introduction Date:	10/9/2024
Plan Commission Date:	November 21, 2024
	Scale: 3/64" = 1'-0"



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 13, 2018

Michael Ezgur
Acosta Ezgur, LLC
1030 W. Chicago Ave., Third Floor
Chicago, IL 60642

Re: Minor change request for PD 1408, 1220-36 W. Jackson Blvd.

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1408 ("PD 1408") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1408.

On May 11, 2018, a minor change was granted in regards to the allocation of the bonus payment. Your client and the owner of all of the property within PD 1408, LG Development Group, LLC, is seeking a minor change to allow for a substitution of insulated metal panels in place of brick on a portion of the East Elevation. The original design intent was to wrap the bottom six floors along the East Elevation with masonry and then use metal panel above. However the PD East Elevation exhibit incorrectly labeled this portion as brick. The attached, revised East Elevation correctly identifies it as being clad with metal panels.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitution will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

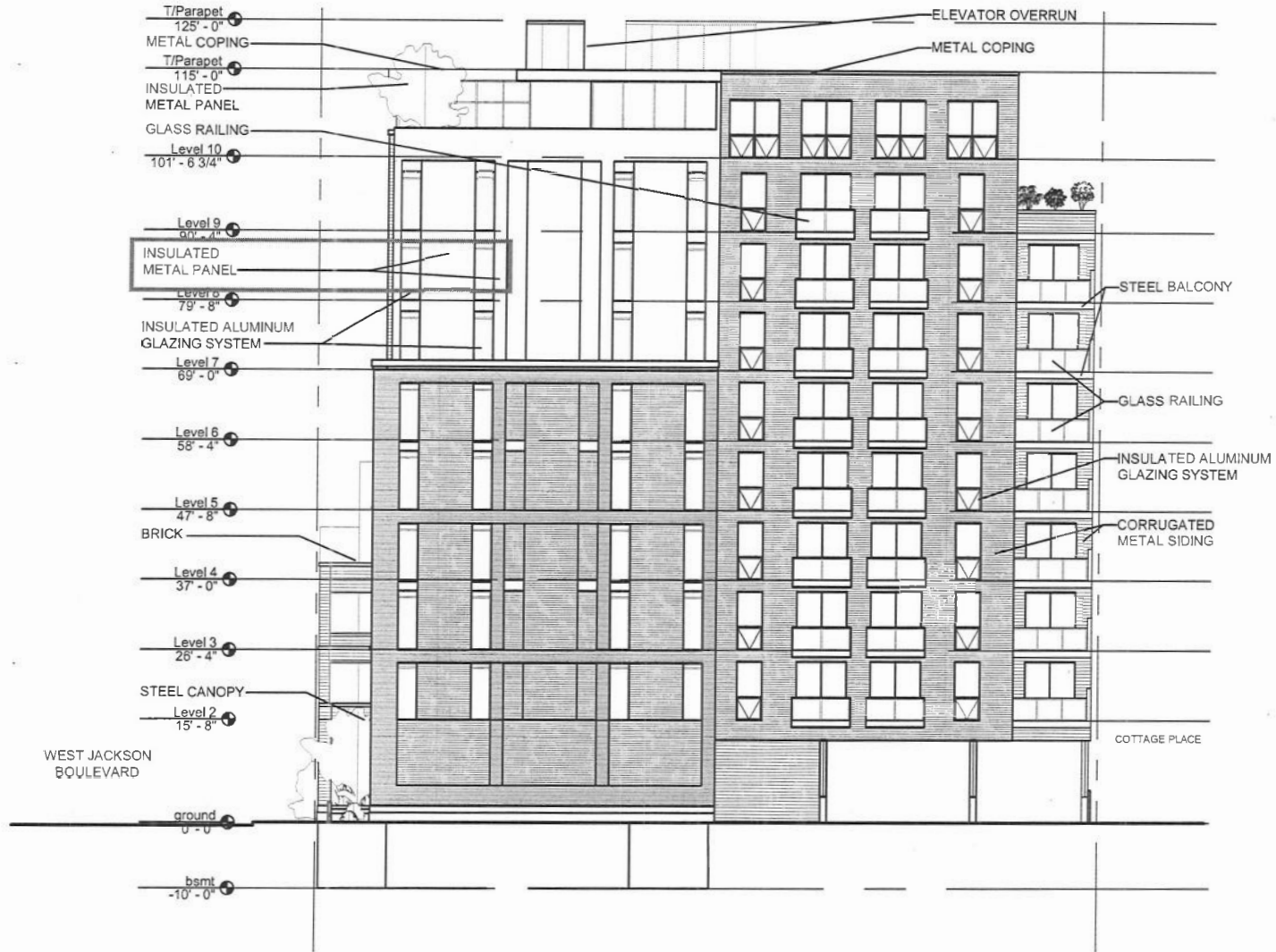
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1408, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



EAST ELEVATION
SCALE: 1/32" = 1'-0"

APPLICANT: LG DEVELOPMENT
ADDRESS: 1220-36 WEST JACKSON BOULEVARD
INTRO DATE: JANUARY 17, 2018
PLAN COMMISSION DATE: MARCH 15, 2018

REV. DECEMBER 7, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 11, 2018

Alderman Jason Ervin
City Hall
121 N. LaSalle St., Room 200
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1408
Bonus payment change for 1220-1236 W. Jackson Boulevard**

Dear Alderman Ervin:


Please be advised that your request for a minor change to Residential- Business Planned Development No. 1408 ("PD 1408"), 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 13 of PD 1408.

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 to be used for a pedestrian safety project to be designed and constructed by the City of Chicago's Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 1408, 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: LG Development Group LLC, Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

19510

74576

JOURNAL--CITY COUNCIL--CHICAGO

3/28/2018

Reclassification Of Area Shown On Map No. 2-G.
(As Amended)
(Application No. 19510)
(Common Address: 1220 -- 1236 W. Jackson Blvd.)

BBPD 1408

[SO2018-655]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Cottage Place; a line 398.00 feet east of South Throop Street; West Jackson Boulevard; and a line 223.00 feet east of South Throop Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

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

West Cottage Place; a line 398.00 feet east of South Throop Street; West Jackson Boulevard; and a line 223.00 feet east of South Throop Street,

to those of a Residential-Business Planned Development which is hereby established in the area described above.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development Statements.

1. The area delineated herein as Planned Development Number 1408 ("Planned Development") consists of approximately 21,037 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, LG Development Group LLC.

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

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the 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 Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Green Roof/Landscape Plan; and Building Elevations submitted herein. Full-sized copies of the Site/Ground Floor Plan, Green Roof/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: residential units; animal sales and grooming (no kennels or stables); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; repair or laundry service, consumer (including dry-cleaning drop-off/pick-up, no plant on premises); retail sales; children's play center; co-located wireless communications facilities; 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned, Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR of 1.50, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & 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 field house 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. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to DX-5, and then to this Planned Development, for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage

of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner") in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 166 housing units. As a result, the Applicant's affordable housing obligation is 33 affordable units (20 percent of 166, rounded down), consisting of 17 First Units and 16 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate the Additional Units off-site and to substitute owner-occupied units for rental units in such off-site location(s), and has committed to provide at least four (4) units off-site. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level; provided, however, if the Applicant provides off-site owner occupied units to satisfy its Additional Units obligation, the Applicant shall sell such units to households earning up to one hundred twenty percent (120 percent) of the AMI at prices affordable to households earning up to one hundred percent (100 percent) of the AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will

constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. 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 the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation; Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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.
14. 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.
15. 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.

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 devaluating 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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

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

[Floors Two through Eight Typical Floor Plan; Site Plan; Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Boundary and Property Line Map; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 74584 through 74597 of this *Journal*.]

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

Residential Business Planned Development.

Plan Of Development.

Bulk Regulations And Data Table.

Gross Site Area:	28,387 square feet
Net Site Area:	21,037 square feet
Area Remaining in the Public Way:	7,350 square feet
Maximum FAR:	6.50
Setbacks From Property Line:	Per the attached site plan
Maximum Number of Units:	166
Minimum Number of Accessory Off-Street Parking:	28
Minimum Number of Off-Street Loading:	One 10 feet by 25 feet
Maximum Building Height:	125 feet
Bicycle Parking:	166

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.

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: 3-1-18

DEVELOPMENT INFORMATION

Development Name: 1220 W. Jackson

Development Address: 1220-36 W. Jackson Blvd.

Zoning Application Number, if applicable: 19510

Ward: 28

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

Type of City Involvement
check all that apply

City Land
 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 LG Development Group, LLC

Developer Contact Gabe Leahu

Developer Address 2234 W. North Ave., Chicago 60647

Email g Leahu@lgdevelopmentgroup.com

Developer Phone 773-227-2850

Attorney Name Michael Ezgur

Attorney Phone 312-327-3350

TIMING

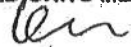
Estimated date marketing will begin June 2020

Estimated date of building permit* October 2018

Estimated date ARO units will be complete December 2020

*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

3-8-2018

Date



Developer/Project Manager

3/1/18

Date



ARO Web Form

READY FOR PUBLICATION

Applicant Contact Information

Name: LG Development Group LLC

Email: gleahu@lgdevelopmentgroup.com

Development Information**Address****Submitted Date: 03/06/2018**

Number From: 1220

Number To: 1236

Direction: W

Street name: jackson

Postal Code: 60607

Development Name

1220 W Jackson

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 28

ARO Zone: Downtown

Pilot Area: Near North

Details

ARO trigger: Zoning change and planned development

Total units: 166

Development type: Rent

Requirements

First ARO Units: 17 Additional ARO Units: 16

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

On-Site: 17

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 17

Project Name: 1220 Jackson
 Zoning Application number, if applicable: 19510
 Address: 1220.36 W. Jackson Blvd.
 Is this a For Sale or Rental Project? Rental
 If a For Sale Project, will you offer ARO units as rentals (Near North only)? N/A
 Anticipated average psf rent/price? \$2.25
 Total Units in Project: 166
 First Units (10% of total): 17
 Additional Units (20% of total, less number of "First Units"): 16

Will First Units be on-site or off-site?
 Will Additional Units be on-site or off-site?

If off-site, what is address?
 If off-site, what is address?

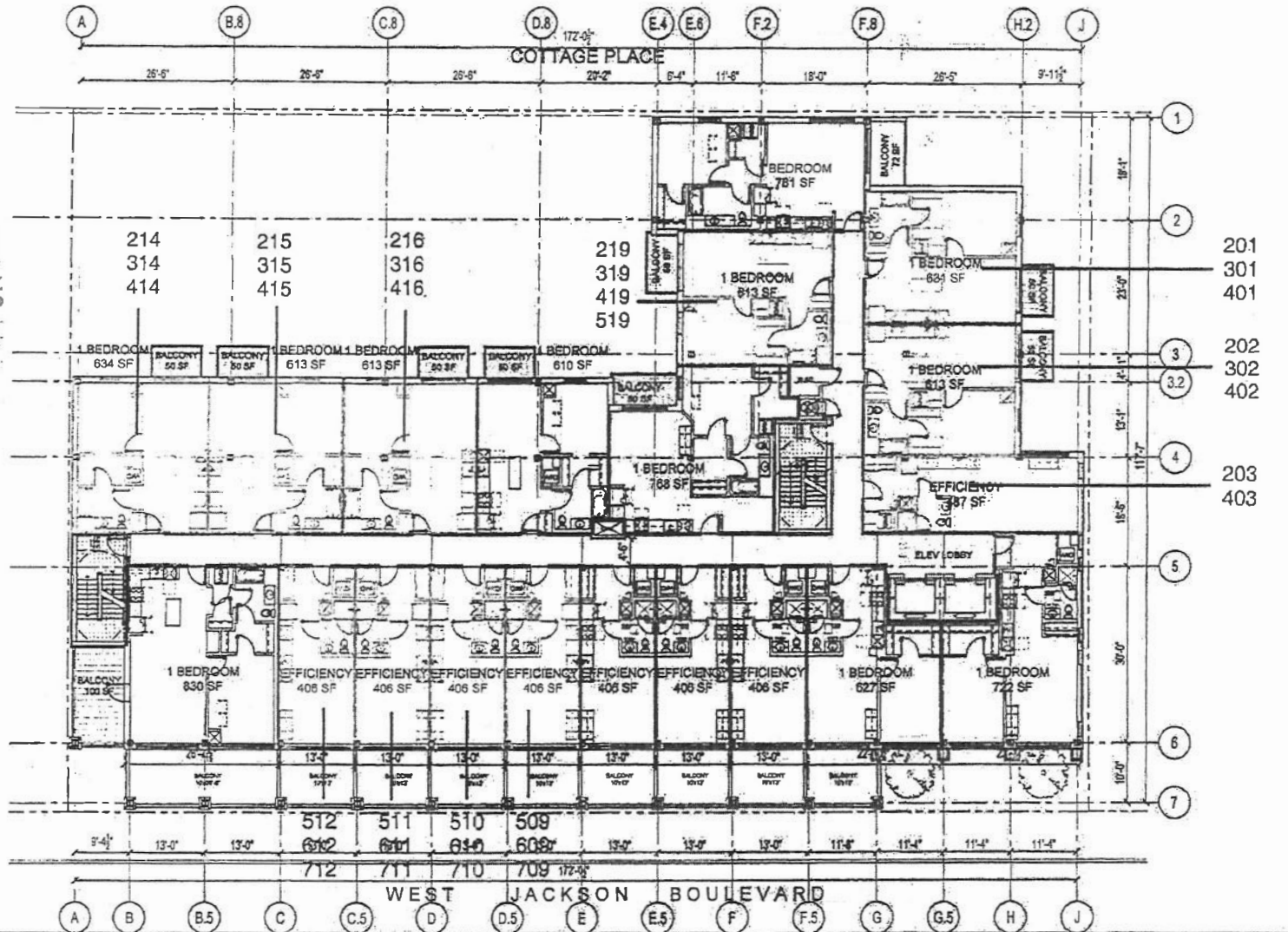
unit type	market rate			Summary				Additional ARO Units			
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable % market square footage*	how many?	% of total	avg. square footage	affordable % market square footage*
studio	52	89%	416	7	41%	429	103%	7	44%	406	98%
one-bed	75	56%	681	10	59%	618	91%	9	56%	618	91%
two-bed	6	5%	1,143	0	0%	N/A	N/A	0	0%	N/A	N/A

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Additional Affordable Units
Parking	30 spaces for entire building	30 spaces for entire building	30 spaces for entire building
Laundry	In unit	In unit	In unit
Appliances			
Refrigerator <i>age/EnergyStar/make/model/color</i>	New Whirlpool Stainless Steel WRT138FZDM	New Whirlpool Stainless Steel WRT138FZDM	New Whirlpool Stainless Steel WRT138FZDM
Dishwasher <i>age/EnergyStar/make/model/color</i>	New Whirlpool Stainless Steel WDF33CPADSS	New Whirlpool Stainless Steel WDF33CPADSS	New Whirlpool Stainless Steel WDF33CPADSS
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New Whirlpool Stainless Steel WFG51050AS	New Whirlpool Stainless Steel WFG51050AS	New Whirlpool Stainless Steel WFG51050AS
Microwave <i>age/EnergyStar/make/model/color</i>	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS
Bathroom(s) <i>how many? Half bath? Full bath?</i>	1 full bath	1 full bath	1 full bath
Kitchen countertops <i>material</i>	Quartz	Quartz	Quartz
Flooring <i>material</i>	Luxury Vinyl Plank	Luxury Vinyl Plank	Luxury Vinyl Plank
HVAC	VRF	VRF	VRF
Other			

NOT FOR PUBLICATION



T JACKSON
1 Boulevard

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1.312.424.2400 | 1.312.424.2404 | www.norr.com

(2-8) TYPICAL FLOOR PLAN

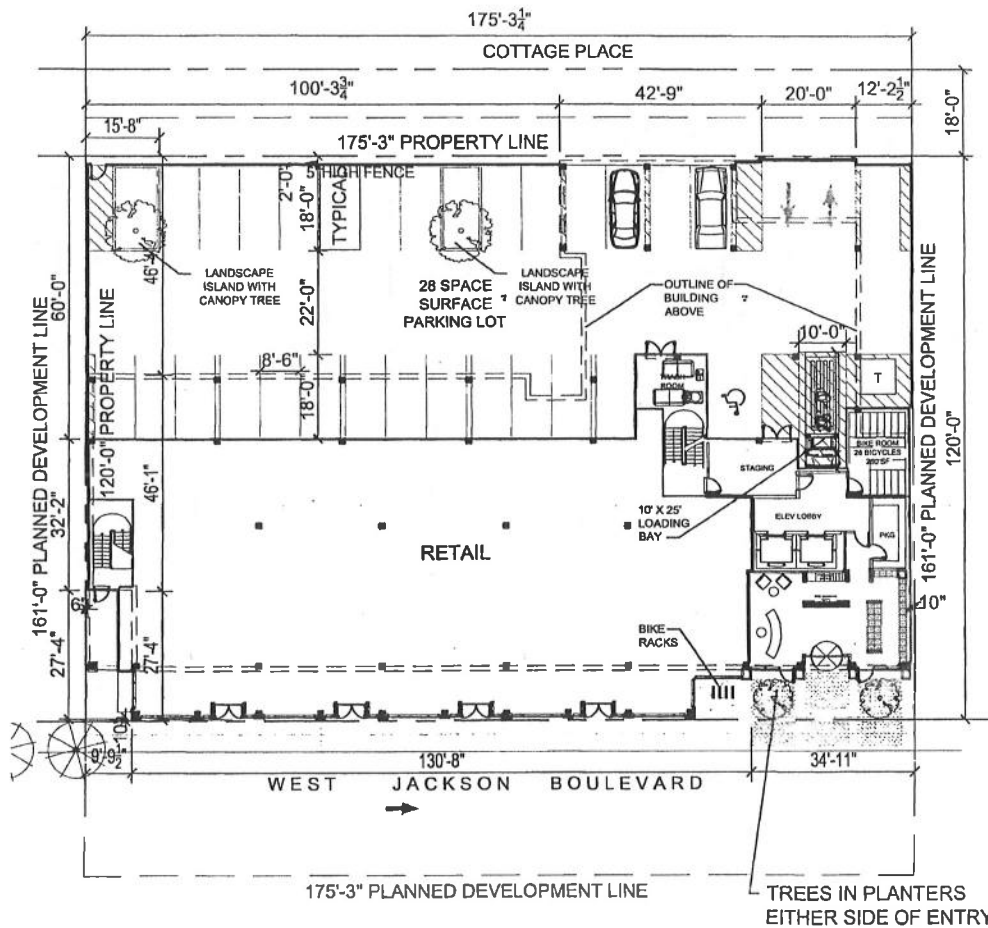
November 30, 2017

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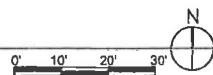
JOURNAL-CITY COUNCIL--CHICAGO

3/28/2018

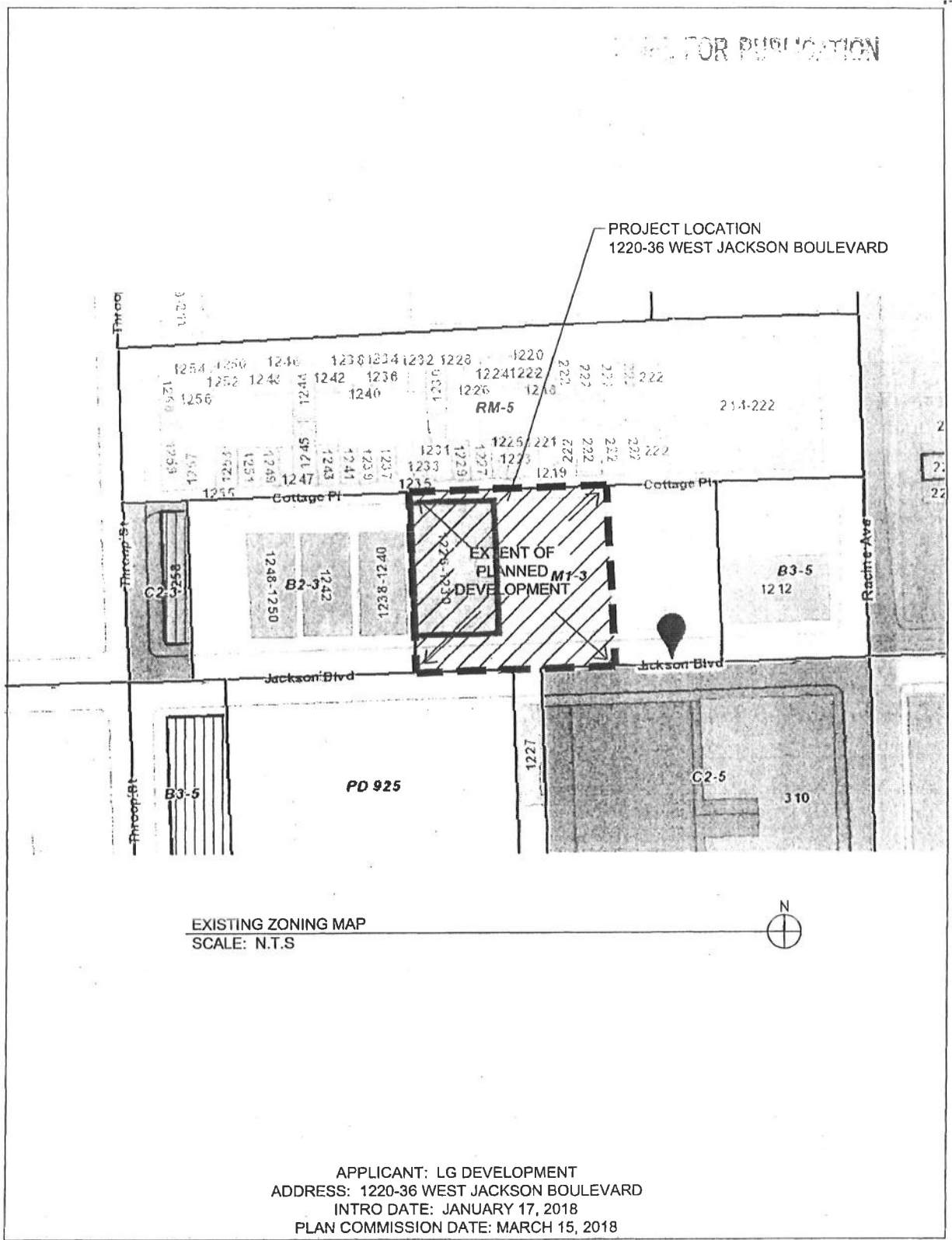
FINAL FOR PUBLICATION



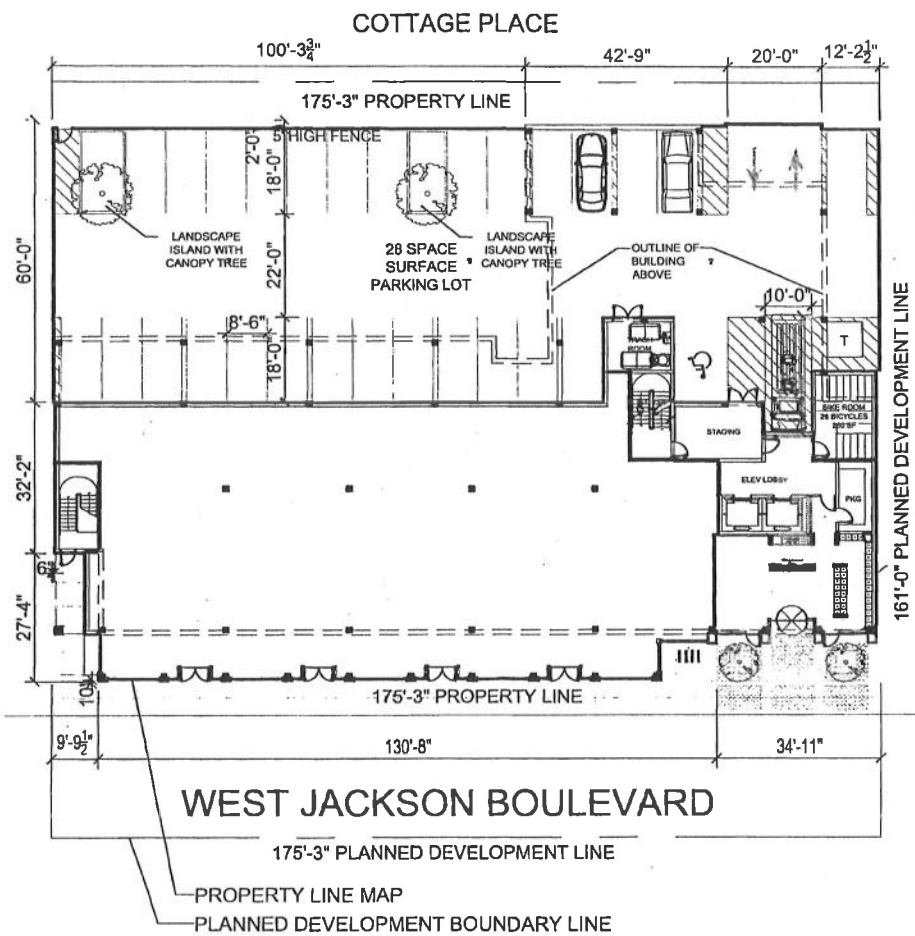
SITE PLAN
SCALE: 1/32" = 1'-0"



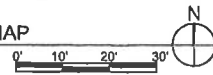
APPLICANT: LG DEVELOPMENT
ADDRESS: 1220-36 WEST JACKSON BOULEVARD
INTRO DATE: JANUARY 17, 2018
PLAN COMMISSION DATE: MARCH 15, 2018



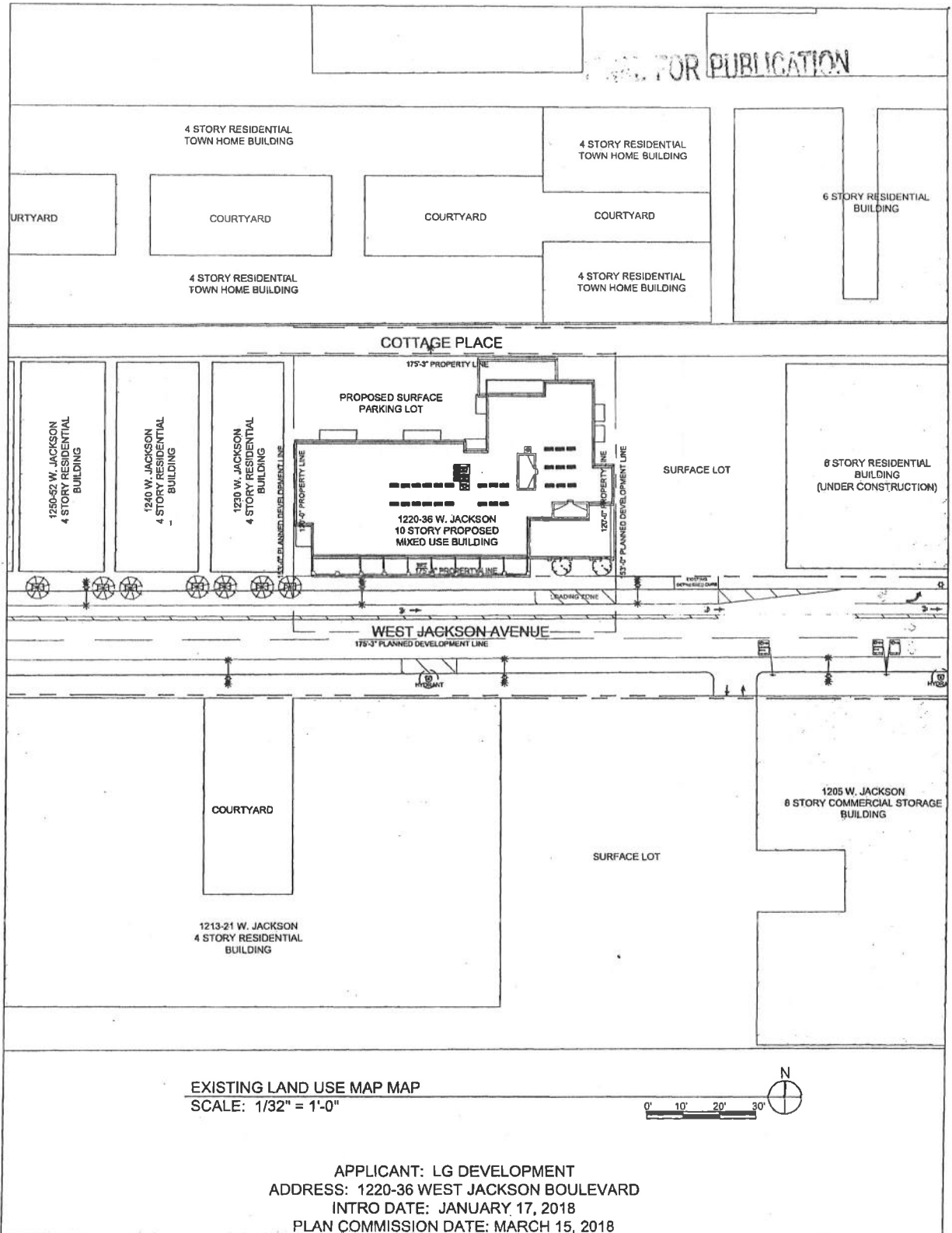
SCALE FOR PUBLICATION



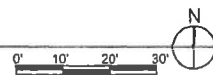
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
 SCALE: 1/32" = 1'-0"



APPLICANT: LG DEVELOPMENT
 ADDRESS: 1220-36 WEST JACKSON BOULEVARD
 INTRO DATE: JANUARY 17, 2018
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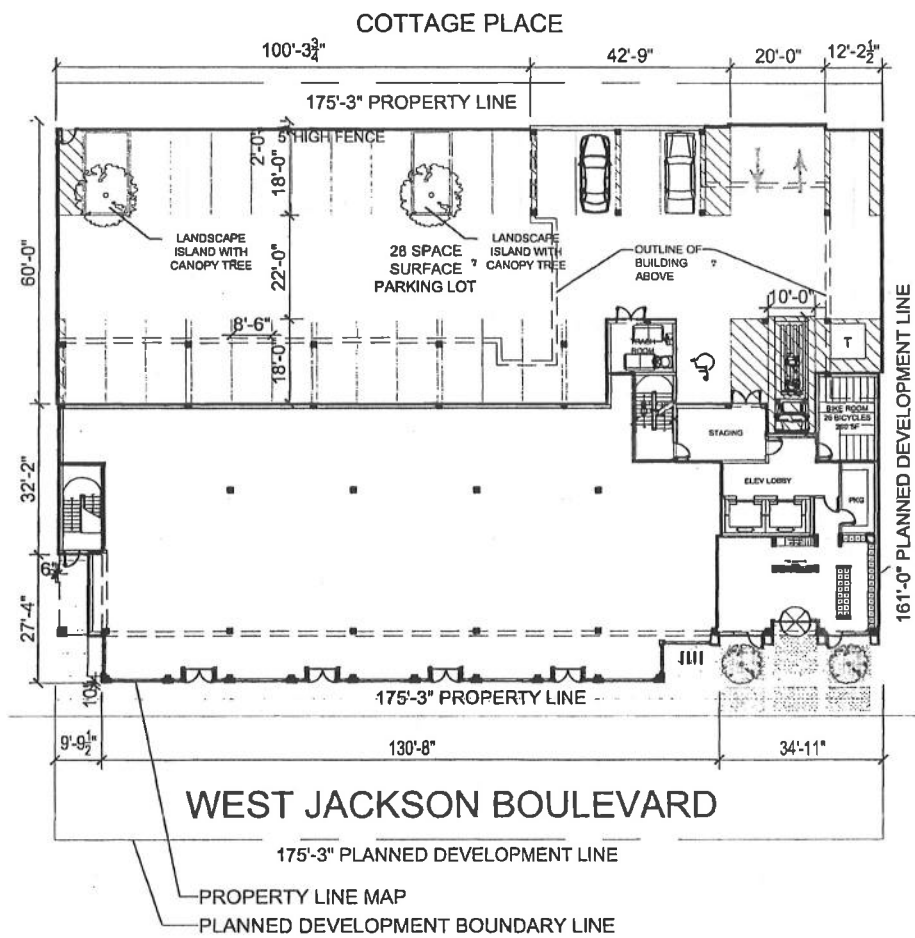


EXISTING LAND USE MAP MAP
SCALE: 1/32" = 1'-0"



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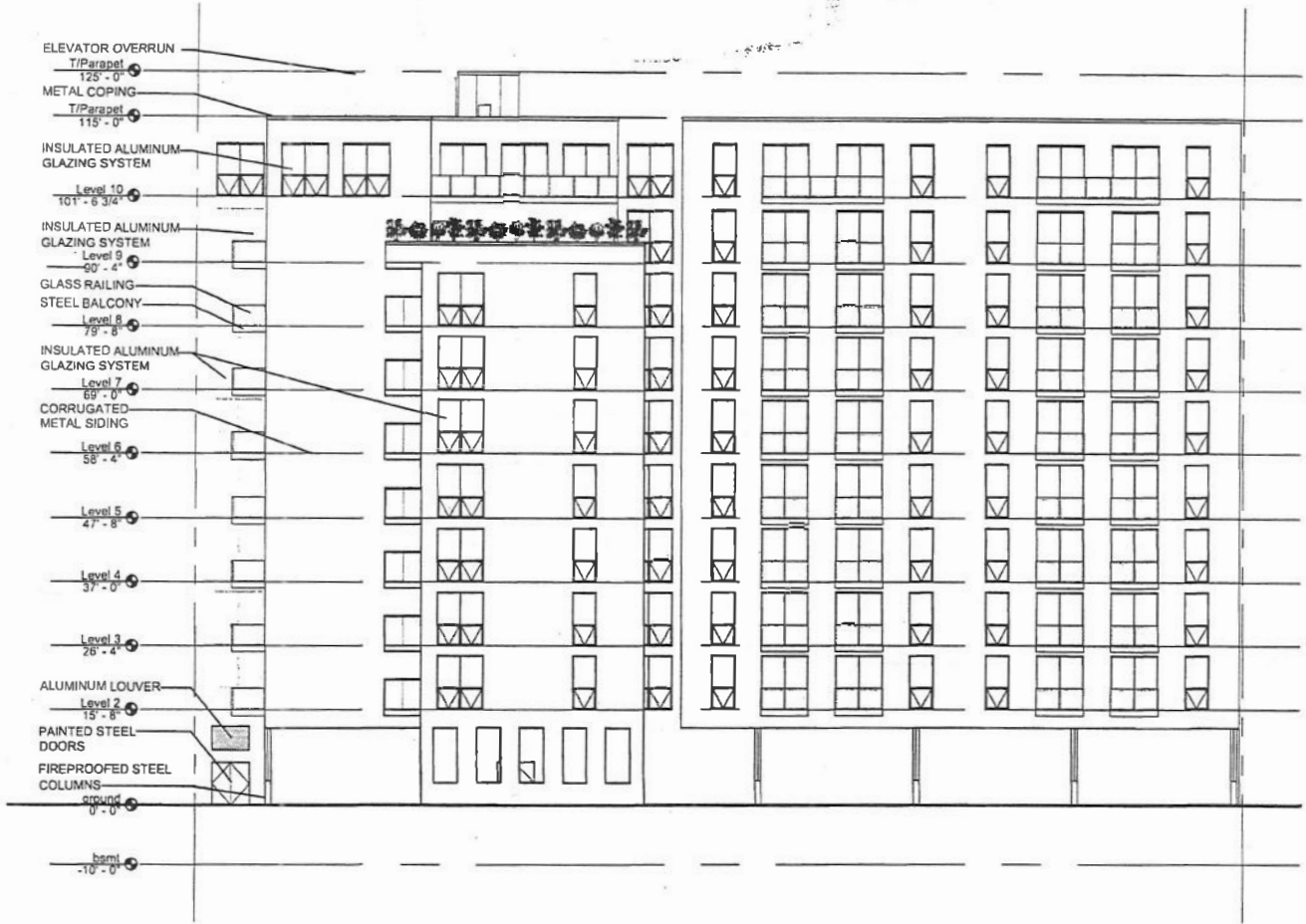


PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
 SCALE: 1/32" = 1'-0"



APPLICANT: LG DEVELOPMENT
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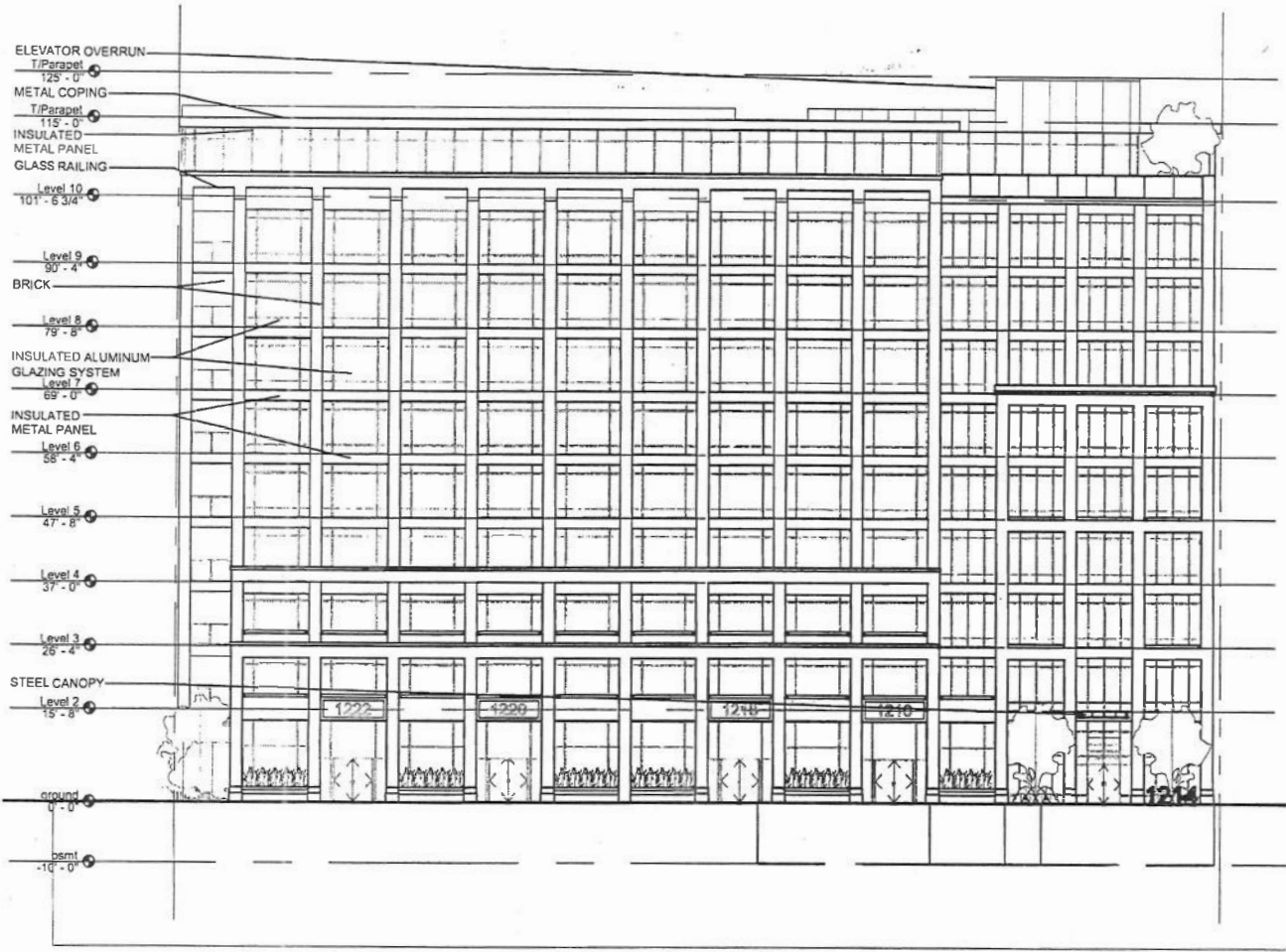


SCALE: 1" = 10'-0"
 NORTH ELEVATION (ALLEY)

APPLICANT: LG DEVELOPMENT
 ADDRESS: 1220-38 WEST JACKSON BOULEVARD
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- ELEVATOR OVERRUN
T/Parapet
123'-0"
- METAL COPING
T/Parapet
115'-0"
- INSULATED METAL PANEL
GLASS RAILING
Level 10
101'-6 3/4"
- Level 9
93'-4"
- BRICK
Level 8
79'-8"
- INSULATED ALUMINUM
GLAZING SYSTEM
Level 7
69'-0"
- INSULATED METAL PANEL
Level 6
58'-4"
- Level 5
47'-8"
- Level 4
37'-0"
- Level 3
26'-4"
- STEEL CANOPY
Level 2
15'-8"
- ground
0'-0"
- psmt
-10'-0"



SCALE: N.T.S.
SOUTH ELEVATION (JACKSON STREET)

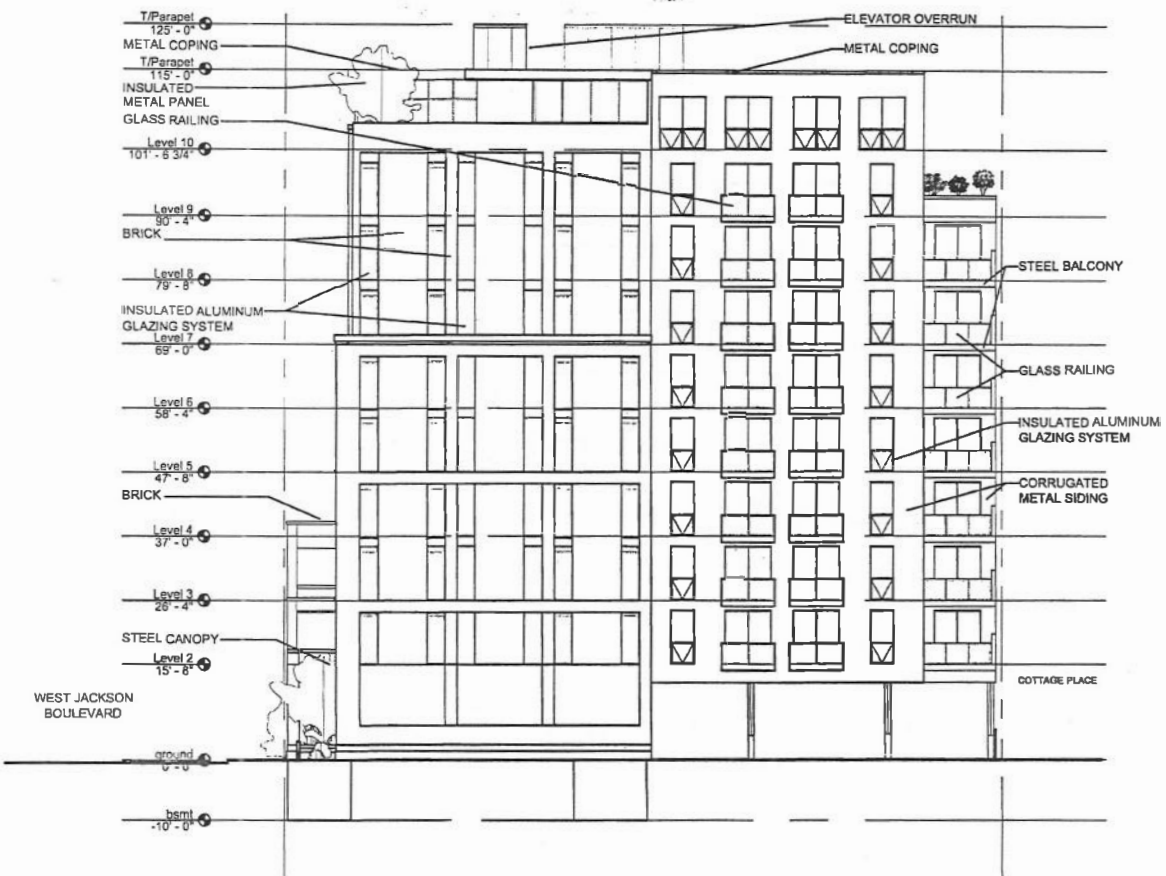
APPLICANT: LG DEVELOPMENT
ADDRESS: 1220-36 WEST JACKSON BOULEVARD
INTRO DATE: JANUARY 17, 2018
PLAN COMMISSION DATE: MARCH 15, 2018

3/28/2018

REPORTS OF COMMITTEES

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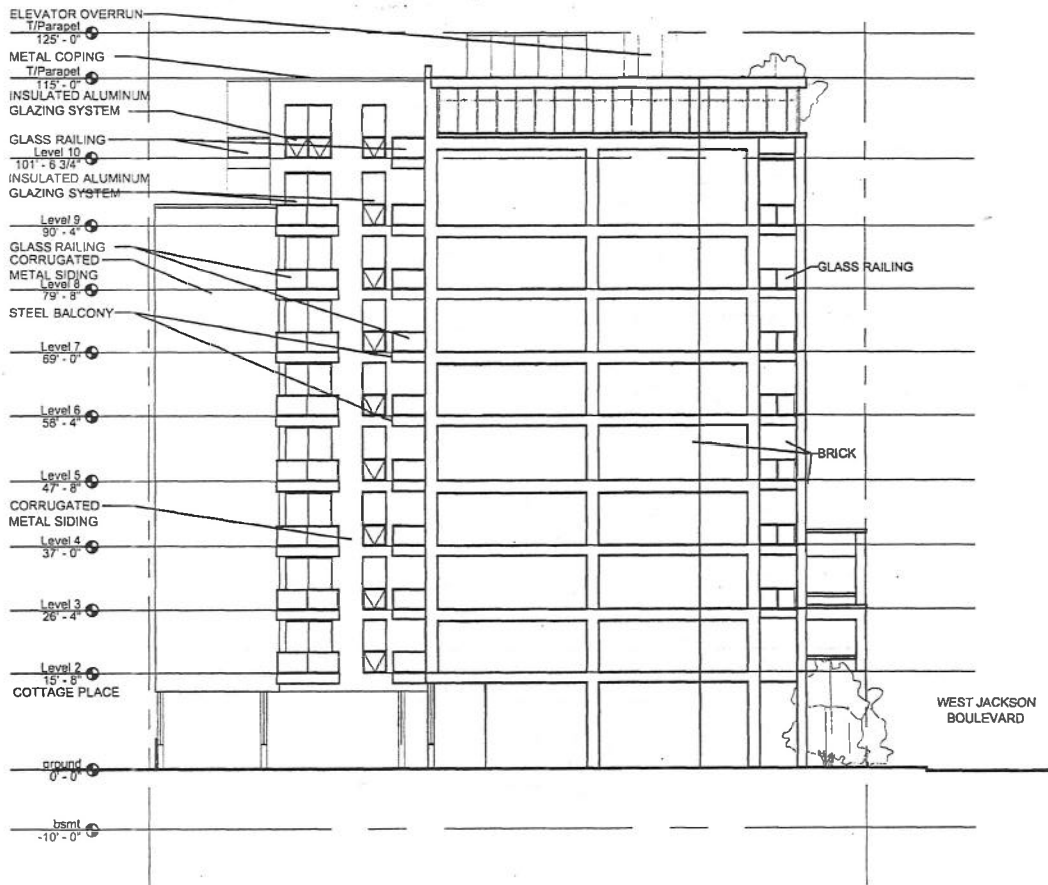
TRIAL FOR PUBLICATION



EAST ELEVATION
SCALE: 1/32" = 1'-0"

APPLICANT: LG DEVELOPMENT
ADDRESS: 1220-36 WEST JACKSON BOULEVARD
INTRO DATE: JANUARY 17, 2018
PLAN COMMISSION DATE: MARCH 15, 2018

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WEST ELEVATION
N.T.S.

APPLICANT: LG DEVELOPMENT
ADDRESS: 1220-36 WEST JACKSON BOULEVARD
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PLAN COMMISSION DATE: MARCH 15, 2018

3/28/2018

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