

PD 1423

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 11, 2025

Katie Jahnke Dale
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD 1423, Xeris sign at 1375 W. Fulton Street

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1423 ("PD 1423"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Nos. 6 and 12 of the Planned Development.

On behalf of Xeris Pharmaceuticals, Inc. ("Xeris") and with the consent of the sole owner of the Planned Development, Fulton Ogden Venture, LLC, you are seeking a minor change to allow Xeris to install a 59 SF high-rise building sign, as shown on the attached exhibits. Xeris is the largest tenant within the building and has a signed lease to occupy 87,032 SF (or 29%) of the building's 301,259 SF of floor area. They will maintain their headquarters within the building, including offices for their executive officers. As noted in the owner's letter of consent, as long as the Xeris sign remains in place, no other high-rise sign shall be allowed.

The Department of Planning and Development has determined that allowing the proposed sign 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.

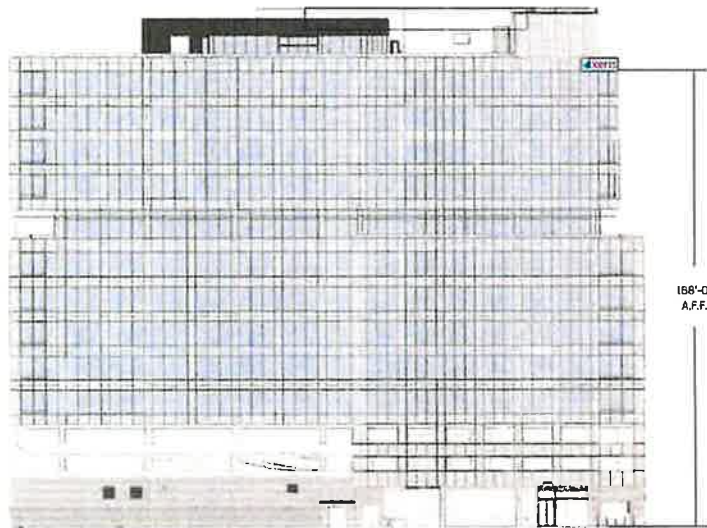
Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1423, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change commences within such time period and is thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a sign permit. If action to implement the minor change does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec
Assistant Commissioner

NS:tm

C: Noah Szafraniec, Mike Marmo, Janice Hill, Main file



East Elevation - Scale: 1:500



PROPOSED DAY



PROPOSED NIGHT

PSCO KIEFFER
BRINGING THE WORLD'S STANDARDS TO LIFE
a Philadelphia Sign Company

ACCOUNT: <u>Xeris Pharmaceuticals</u>	INITIALS & DATE: <u>MAX 8/21/24</u>
LOCATION: <u>1375 West Fulton Market</u>	
ACCT. REP: <u>Kalle Conroy</u> DESIGNER: <u>ETD</u>	
DATE: <u>08/19/24</u>	
COMPANION FILES	

REVISIONS:

1	Revise to B/G panel
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10	

UL US LISTED

This is an original unpublished drawing submitted for use in connection with a project being planned for you by PSKO Kieffer. It is not to be reproduced, copied or exhibited in any fashion without the written permission of PSKO Kieffer.

Phone: 920.458.4394
pscosigngroup.com

PK2400341

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 these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 19712)
(Common Address: 1367 -- 1377 W. Fulton Market/213 -- 233 N. Ogden Ave.)
[SO2018-4929]

BPD 1423

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 M2-3 Light Industry District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Ogden Avenue; West Fulton Street; the public alley east of North Ogden Avenue and perpendicular to West Fulton Street; a line 120 feet south of and parallel to West Fulton Street; a line 32 feet west of and parallel to said aforementioned alley; a line 246.50 feet south of and parallel to West Fulton Market; a line 116.37 feet west of and parallel to said aforementioned alley; and a line 237.73 feet south of and parallel to West Fulton Street,

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

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

North Ogden Avenue; West Fulton Street; the public alley east of North Ogden Avenue and perpendicular to West Fulton Street; a line 120 feet south of and parallel to West Fulton Street; a line 32 feet west of and parallel to said aforementioned alley; a line 246.50 feet south of and parallel to West Fulton Market; a line 116.37 feet west of and parallel to said aforementioned alley; and a line 237.73 feet south of and parallel to West Fulton Street,

to those of a Business Planned Development.

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

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

Business Planned Development No. 1423

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1423 ("Planned Development") consists of approximately 38,818 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Trammell Crow Chicago Development, Inc. 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 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 these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by ESG Architects, Inc. and dated June 11, 2018 (the "Plans"): an Existing Zoning Map; a Planned Development Property and Boundary Line Map; an Existing Land-Use 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: general and limited restaurant, tavern, outdoor patio (rooftop and at grade), general retail, food and beverage retail sales, liquor sales, medical service, office, high technology office, personal service, incidental and accessory uses and accessory parking. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to consult with the local alderman's office prior to entering into any initial lease or other disposition of the ground floor commercial space to an end user to confirm such user is consistent with community expectations for said space.
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 ration (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 definition 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 38, 818 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying

the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("MWBEs") 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 MWBE 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 MWBE Participation Proposal. The MWBE Participation Proposal must identify the applicant's goals for participation of certified MWBE 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 MWBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform MWBEs 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 MWBE 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 MWBE 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 MWBE 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 MWBEs 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 MWBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. 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.

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

[Landscape Plan; Property Line and Boundary Plan; Existing Land-Use Map; First Level Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 85007 through 85014 of this *Journal*.]

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

Business Planned Development No. 1423.

Bulk Regulations And Data Table.

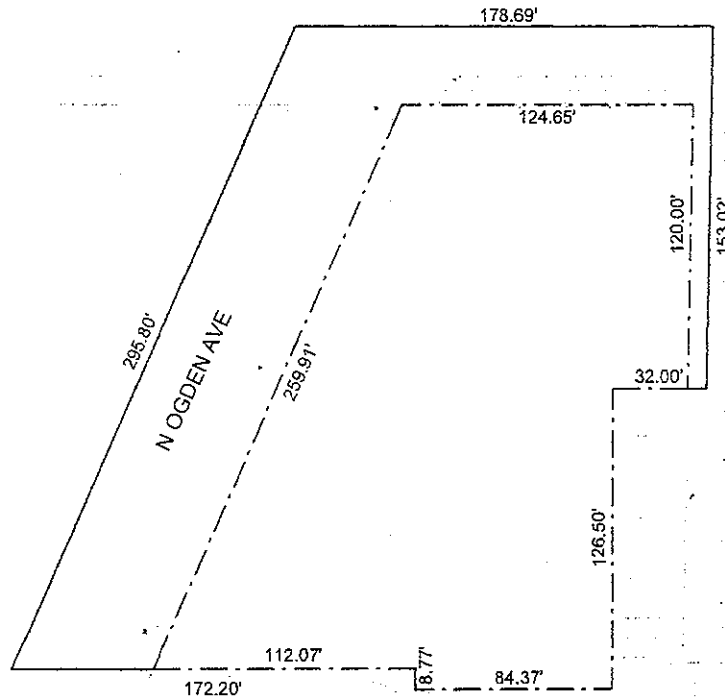
Gross Site Area (square feet):	60,124
Area of Public Rights-of-Way (square feet):	21,194
Net Site Area (square feet):	38,818
Maximum Floor Area Ratio:	8.1
Minimum Off-Street Parking Spaces:	110
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	In conformance with the plans
Minimum Setbacks:	In conformance with the plans

6/11/2018

85008

JOURNAL--CITY COUNCIL--CHICAGO

9/20/2018



SITE AREA CALCULATIONS

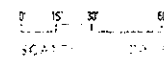
GROSS SITE AREA:	60,124 sf
AREA OF RIGHT-OF-WAY:	21,194 sf
NET SITE AREA:	38,818 sf

LEGEND

---	AREA OF PLANNED DEVELOPMENT
---	PLANNED DEVELOPMENT BOUNDARY LINE

PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP

APPLICANT: TRAMMELL CROW CHICAGO DEVELOPMENT, INC.
 ADDRESS: 1367-1377 WEST FULTON MARKET/213-233 NORTH OGDEN AVENUE
 INTRODUCTION: JUNE 27, 2018
 PLANNING COMMISSION: AUGUST 16, 2018



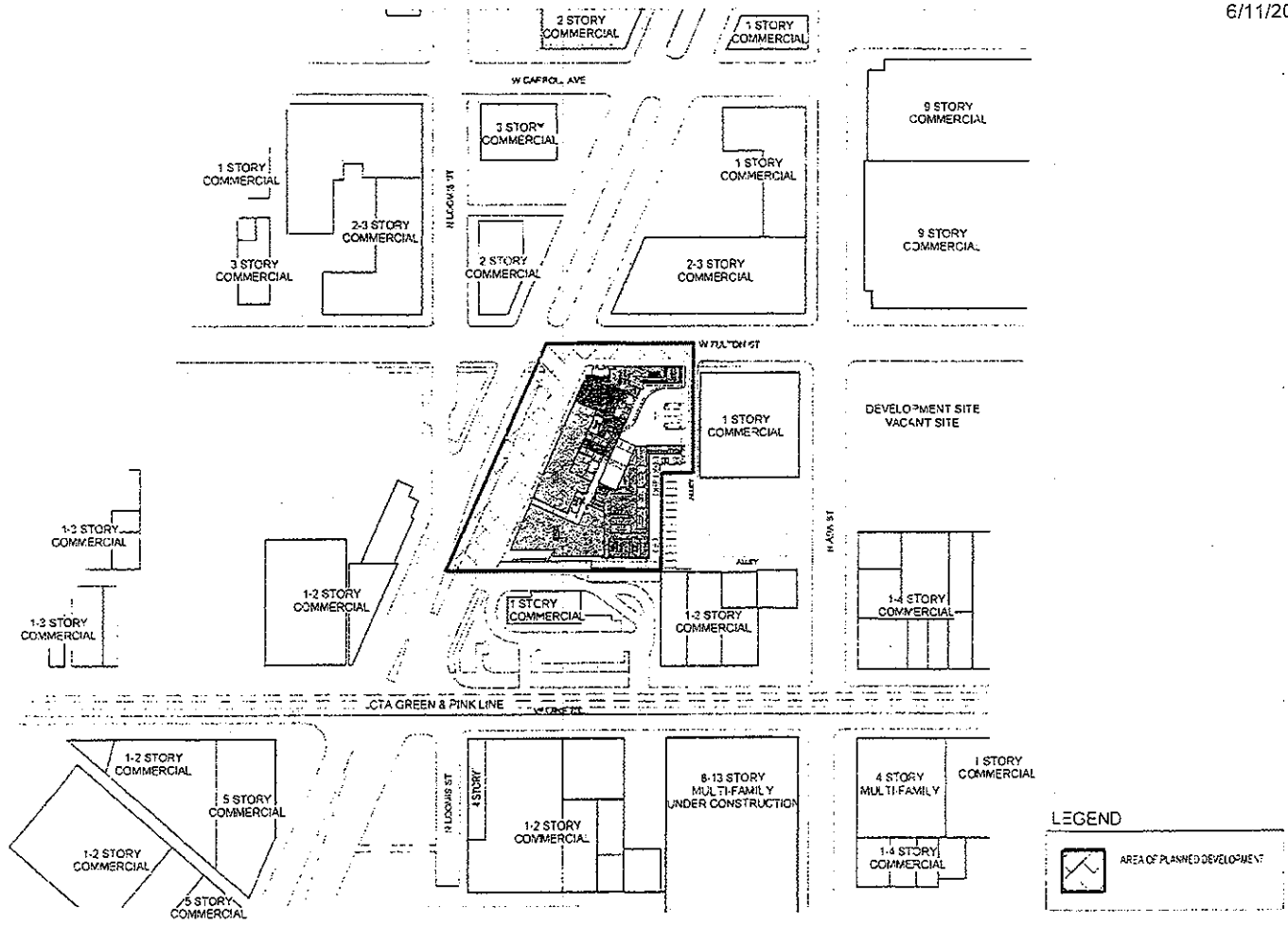
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REPORTS OF COMMITTEES

85009



FINAL FOR PUBLICATION

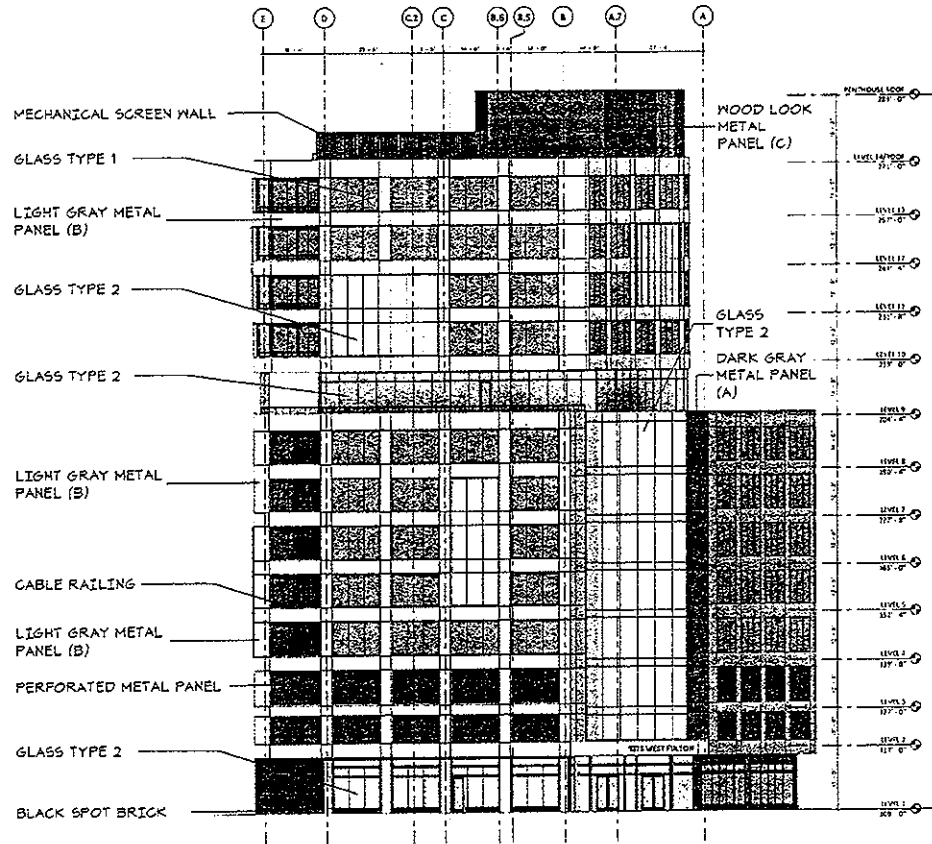
EXISTING LAND USE MAP

APPLICANT: TRAMMELL CROW CHICAGO DEVELOPMENT, INC.
 ADDRESS: 1367-1377 WEST FULTON MARKET/213-233 NORTH OGDEN AVENUE
 INTRODUCTION: JUNE 27, 2018
 PLANNING COMMISSION: AUGUST 16, 2018

0 25 50 100 150
 SCALE: 1" = 100' U



NORTH ELEVATION

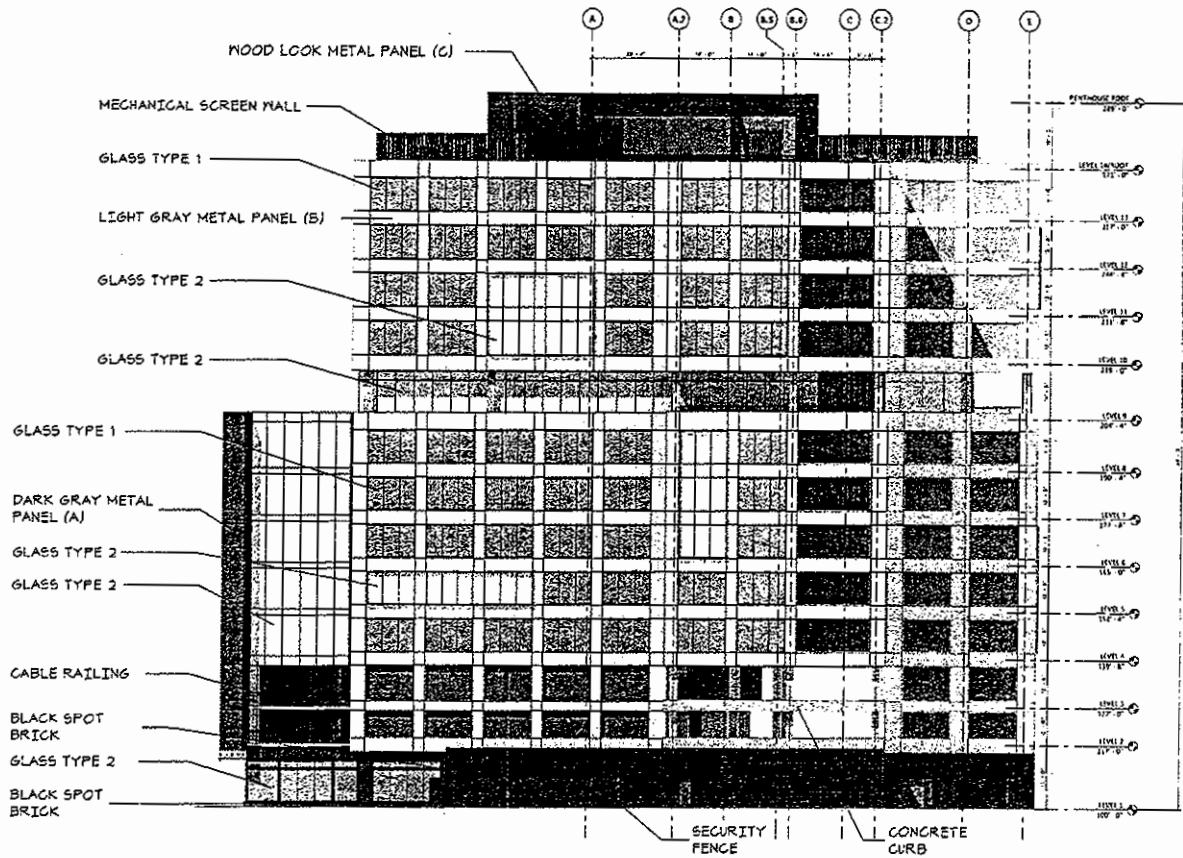


9/20/2018

REPORTS OF COMMITTEES

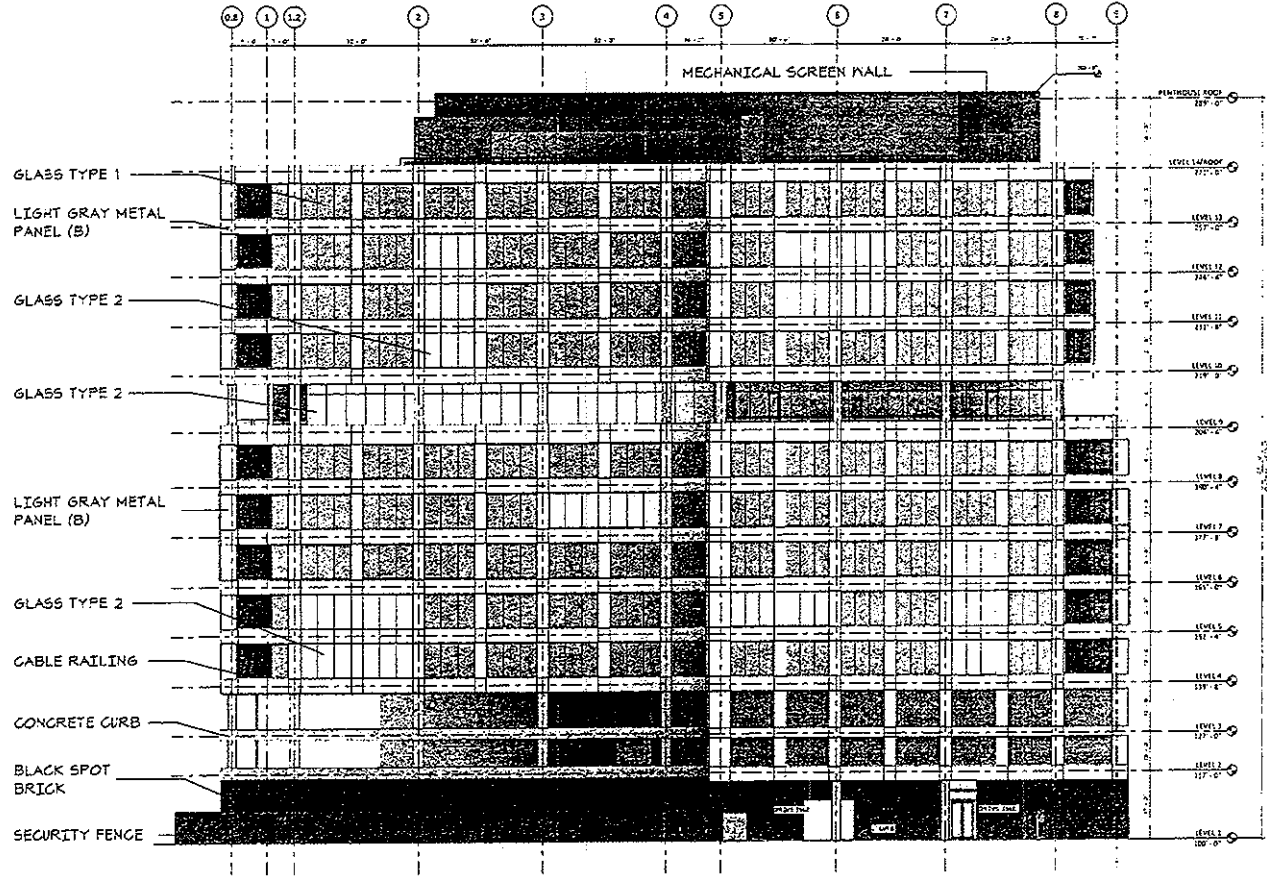
85011

SOUTH ELEVATION



FINAL FOR POST-CARBON

EAST ELEVATION



FINAL FOR PUBLICATION

9/20/2018

REPORTS OF COMMITTEES

85013

WEST ELEVATION

