

# PD 1456

## Table of Contents

<b>04/16/2025 PD Amendment</b> .....	<b>2</b>
Ordinance .....	2
Bulk Table .....	11
ARO .....	13
Exhibits .....	22
<b>04/18/2023 Minor Change</b> .....	<b>34</b>
Exhibits .....	36
<b>10/16/2019 PD Adoption</b> .....	<b>47</b>
Ordinance .....	47
Statements .....	48
Bulk Table .....	54
Exhibits .....	56

4/16/2025

REPORTS OF COMMITTEES

22600  
26857

*Reclassification Of Area Shown On Map No. 1-G.*  
(As Amended)  
(Application No. 22600)  
(Common Address: 350 N. Morgan St.)

RBPD 1456, 99

[SO2024-0014012]

*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 Business Planned Development Number 1456 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Carroll Avenue; North Carpenter Street; the south line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); a line 138.46 feet east of and parallel to North Morgan Street; a line 229.07 feet north of and parallel to the alley north of and parallel to West Fulton Market; a line 125 feet east of and parallel to North Morgan Street; and the alley north of and parallel to West Fulton Market and North Morgan Street,

to those of Residential-Business Planned Development Number 1456, 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 thereof 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. 1456, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1456 ("Planned Development") consists of approximately 105,923 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 1000 W. Carroll LLC is the owner of Subarea A and the "Applicant" for this amendment.
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 (defined below).

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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

As part of this project, the Applicant agrees to contribute \$750,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements as follows: \$500,000 shall be paid prior to the issuance of a certificate of occupancy for the building located in Subarea A and \$250,000 has been paid in connection with the issuance of a certificate of occupancy for the building located in Subarea B.

4. This Planned Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto: an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary; a Site/Landscape Plan; a Roof Plan; Elevations (South, East, North, West); and Enclosure Details (Base, Middle, Top) prepared by Gensler and dated March 20, 2025, and the following plans prepared by Eckenhoff Saunders dated September 19, 2019 and published in the *Journal of the Proceedings of the City Council of the City of Chicago* for the October 16, 2019 City Council meeting on pages 7912 through 7921: a Subarea B -- Level 1 Plan; a Subarea B -- Typical Office Plan; a Subarea B -- Roof Plan; a Subarea B -- Typical Storefront Facade; a Subarea B -- Level 2 Facade; a Subarea B -- Typical Office Facade and Subarea B Elevations (East, West, South, North) (the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: multi-unit residential above the ground floor; office; hotel; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities, accessory parking, non-accessory parking and incidental and accessory uses. 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 for the building located in Subarea B 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 ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 105,923 square feet.

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. In this case, the Applicant will contribute the Local Impact portion of the bonus payment toward the cost of railroad crossing upgrades and signal improvements and safety measures, viaduct improvements and safety measures, and lighting along Lake Street.

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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance).

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 ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from Business Planned Development Number 1456 to Residential-Business Planned Development Number 1456, as amended ("P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 573 dwelling units. The Applicant intends to construct a 573-unit rental building (the "Project"). The Project is considered an "inclusionary application" under Section 17-13-0309-A of the Municipal Code of Chicago.

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

located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 115 affordable units (20 percent of 573), half of which (50 percent of 115 or 57) are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 115 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 38 of 115 units) must be affordable to households at or below 50 percent of the AMI, one-sixth of which (or 6 of the 38 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

This P.D. is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers financial assistance (the "FMID Funds") to provide the additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to an additional 57 affordable units (10 percent of 573) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed proformas at 20 percent and 30 percent affordability along with a market rent study provided by the Applicant and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH have not agreed on the amount of FMID Funds or whether the receipt of any FMID Funds can be borne by the Project. The Applicant and DOH will continue to collaborate to determine whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months prior to the issuance of the first vertical improvements permit for any residential building in the P.D., the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to

Proceed must include an updated and detailed budget for the Project, updated proformas at 20 percent and 30 percent affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderman in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to City Council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agree to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order for the Applicant to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If, following the passage of this P.D., 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, or chooses to decrease the number of dwelling units in the Project or pursue uses allowed by this P.D. other than residential, DOH may adjust the AHP as requested without amending this P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission regarding such change. Prior to the issuance of any building permits for the Project, 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 with the Cook County Clerk and will constitute a lien against the Project in the P.D. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update and amend the IHA, and to record such amended IHA, as necessary to incorporate the FMID Units. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

17. The Applicant acknowledges that Subareas A and B are located in the Kinzie Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment.
18. 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 Residential-Business Planned Development Number 1456, as it existed prior to this Amendment.

[ARO Summaries; Existing Zoning Map; Existing Land-Use Map; Boundary Map; Site/Landscape Plan; Roof Plan; North, South, East and West Building Elevations; and Base, Middle and Top Enclosure Details printed on pages 26872 through 26888 of this *Journal*.]

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

*Residential-Business Planned Development No. 1456, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	143,292
Subarea A:	68,740
Subarea B:	32,509
Subarea C:	42,043
Area of Public Rights-of-Way (square feet):	37,369
Subarea A:	22,437
Subarea B:	6,292
Subarea C:	8,640
Net Site Area (square feet):	105,923
Subarea A:	46,303
Subarea B:	26,217
Subarea C:	33,403
Maximum Floor Area Ratio:	8.10 (857,976 square feet)
Subarea A:	11.58 (536,251 square feet)
Subarea B:	8.10 (212,358 square feet)

Subarea C: 3.27 (109,367 square feet)

**Maximum Residential Units:**

Subarea A: 573

**Minimum Accessory Off-Street Parking Spaces:**

Subarea A: 240

Subarea B: 34

Subarea C: 30

**Minimum Off-Street Loading Spaces:**

Subarea A: (2) 10 feet by 25 feet

Subarea B: (2) 10 feet by 25 feet

Subarea C: (2) 10 feet by 25 feet

**Maximum Building Height:**

Subarea A: 436 feet, 0 inches

Subarea B: 178 feet, 0 inches

Subarea C: 85 feet, 0 inches

**Minimum Setbacks:**

In conformance with the Plans

FINAL FOR PUBLICATION

ARO Intake Application

Submission ID: 920476

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.municipal.com/codes/chicago/latest/chicago\\_44-085-01-2598474](https://codelibrary.municipal.com/codes/chicago/latest/chicago_44-085-01-2598474).

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 5.1.2 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 DOT staff.

The ARO Rules are available online at [www.chicago.gov/ARO](http://www.chicago.gov/ARO). If you have any questions about completing this application, please contact [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org).

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org).

<b>Applicant Name *</b> 1000 W Carroll LLC	<b>Applicant Contact Person *</b> Fred Krol
<b>Applicant Email *</b> fkrol@sterlingbay.com	<b>Applicant Phone *</b> (312) 202-3482
<b>Applicant Address *</b> 333 N Green, Suite 1100	
<b>Attorney Name *</b> Kate Jahnke Dale	<b>Attorney Email *</b> katie.dale@dlapiper.com

Development Information

Development Address:

<b>From *</b> 350	<b>To</b>	<b>Direction *</b> N	<b>Street Name *</b> MORGAN
----------------------	-----------	-------------------------	--------------------------------

<b>Zip Code *</b> 606071321	<b>Ward *</b> 27	<b>ARO Zone *</b> Downtown
--------------------------------	---------------------	-------------------------------

<b>Development Name *</b> 350 N Morgan	<b>If you are working with a Planner at the City, what is his/her/their name?</b> James Gwinner
---	--

<b>Zoning Application Number (if applicable)</b> 22600	<b>Council Introduction Date *</b> 12/2/2024
---	---

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

<b>ARO Trigger *</b> Zoning Entitlement	<b>Development Type *</b> Rental
--	-------------------------------------

**Total Units \***  
573

**Is your Project in a Transit Served Location? \***  
No: TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin \*

FINAL FOR PUBLICATION

1/3/2028

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) \*

10/1/2025

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% 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 *
115	29	57
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
115	0	0
In-Lieu Amount Owed *	On-Site Units To CLHIF or CHA *	
\$0.00	0	

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
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet \*

[Click here to download Unit Mix and Square Footage Spreadsheet](#)

Dimensioned Floor Plans with affordable units highlighted

[Click here to download Dimensioned Floor Plans](#)

If ARO units are CLHIF 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

FINAL FOR PUBLICATION

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 \*  
Katie Jahnke Dele

  
Tamra Collins, Managing Deputy Commissioner  
Department of Housing (DOH)

Summary

Work Log

Submission Date: 3/20/2024 10:34:00 AM  
Approved User:  
Admin, Auto, Cell, Data  
Admin, Auto, Cell, Data  
Admin, Auto, Cell, Data

FINAL FOR PUBLICATION

4/16/2025

REPORTS OF COMMITTEES

26871

Project Name	350 N Morgan
Zoning Application number, if applicable	
Address	350 North Morgan Street, Chicago, IL 60607
Is this a For Sale or Rental Project?	Rental
Anticipated average \$/rent/price**	\$4.25
Total Units in Project	223
Total Affordable units	115

Summary							
	Market Rate			ARO			
	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*	
studio	147	32%	528	37	32%	508	97%
one-bed	221	49%	732	65	48%	689	94%
two-bed	79	17%	1,117	20	17%	1,063	95%
three-bed	11	2%	1,532	3	3%	1,475	96%

\* 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. DP-site units must meet minimum unit sizes specified in the Design Guidelines

Features and Amenities

	Market Rate Units	Affordable Units
Parking	On-Site	On-Site
Laundry		
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Microwave <i>age/EnergyStar/make/model/color</i>	New; Finish & Manufacturer TBD	New; Finish & Manufacturer TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Minimum 1 full bath per unit	Minimum 1 full bath per unit
Kitchen countertops <i>material</i>	TBD	TBD
Flooring <i>material</i>	TBD	TBD
HVAC	In-Unit Heat & Air Conditioning	In-Unit Heat & Air Conditioning
Other		

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

AMI Mix for ARO Units

Affordable Units	AMI Mix for ARO Units						Total Units	Average
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI		
Studio		12	9	10	5	3	37	52.97%
1 bed		6	8	22	6	13	55	62.18%
2 bed		2	2	7	5	6	20	64.50%
3 bed				1		1	3	63.33%
		20	20	40	14	21	115	60%





FINAL FOR PUBLICATION

350 N Morgan ARO Summary:

20%

Market Size	Trade	Class	1 Bed	2 Bed	3 Bed	4 Bed	Total
100-150	118	1A	117	37	99	99	353

Affordable	Market	One Bed	Two Bed	Three Bed	Four Bed	Total
100-150	118	117	37	99	99	353

Affordable units with Count					20%
100-150	118	117	37	99	99

Level	20% Affordable Units						Total
	10	11	12	13	14	15	
30							
29							
28							
27							
26							
25							
24							
23							
22							
21							
20							
19							
18							
17							
16							
15							
14							
13							
12							
11							
10							
9							
8							
7							
6							
5							
4							
3							
2							
1							
<b>Total</b>	<b>118</b>	<b>117</b>	<b>37</b>	<b>99</b>	<b>99</b>	<b>353</b>	<b>353</b>

350 N Morgan: Unit Summary

Level	20% Affordable Units					Total
	10	11	12	13	14	
15						
14						
13						
12						
11						
10						
9						
8						
7						
6						
5						
4						
3						
2						
1						
<b>Total</b>	<b>290</b>	<b>1270</b>	<b>3575</b>	<b>775</b>	<b>2370</b>	<b>11940</b>
<b>Average</b>	<b>495</b>	<b>615</b>	<b>715</b>	<b>775</b>	<b>1112</b>	<b>1520</b>

Level	20% Affordable Units					Total
	10	11	12	13	14	
18						
17						
16						
15						
14						
13						
12						
11						
10						
9						
8						
7						
6						
5						
4						
3						
2						
1						
<b>Total</b>	<b>471</b>	<b>615</b>	<b>704</b>	<b>797</b>	<b>1306</b>	<b>1520</b>
<b>Average</b>	<b>471</b>	<b>615</b>	<b>704</b>	<b>797</b>	<b>1306</b>	<b>1520</b>

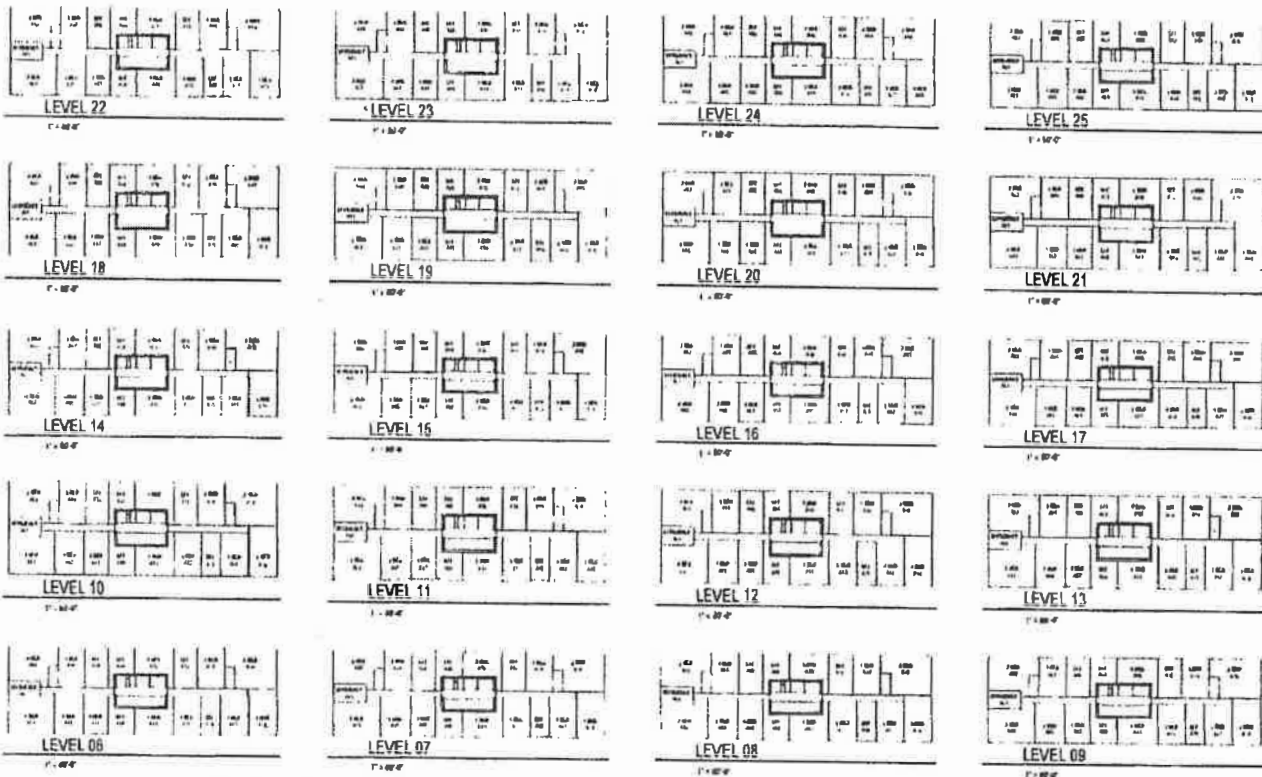
20% ARO SUMMARY

FINAL FOR PUBLICATION

4/16/2025

REPORTS OF COMMITTEES

26875



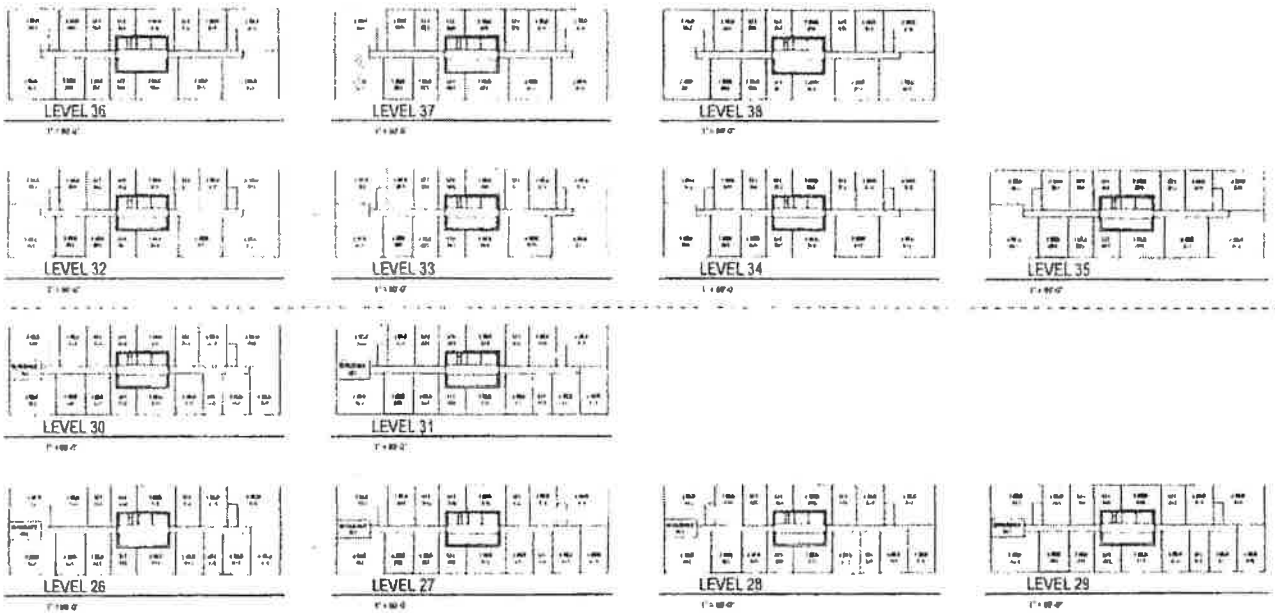
573	TOTAL UNITS
115	20% ARO UNITS (TYPE A)
456	80% MARKET RATE UNITS
92	MARKET RATE UNITS: 20% TYPE A
366	MARKET RATE UNITS 80% TYPE B
23	ARO (TYPE A) 20% W/ CONDUIT
18	MARKET RATE TYPE A UNITS W/ CONDUIT
74	MARKET RATE TYPE B UNITS W/ CONDUIT

- ARO (TYPE A)
- MARKET RATE TYPE A
- ARO (TYPE A) W/ CONDUIT
- MARKET RATE TYPE A W/ CONDUIT
- MARKET RATE TYPE B W/ CONDUIT

**20% ARO SUMMARY**

1 Sterling Bay | Gensler

FINAL FOR PUBLICATION



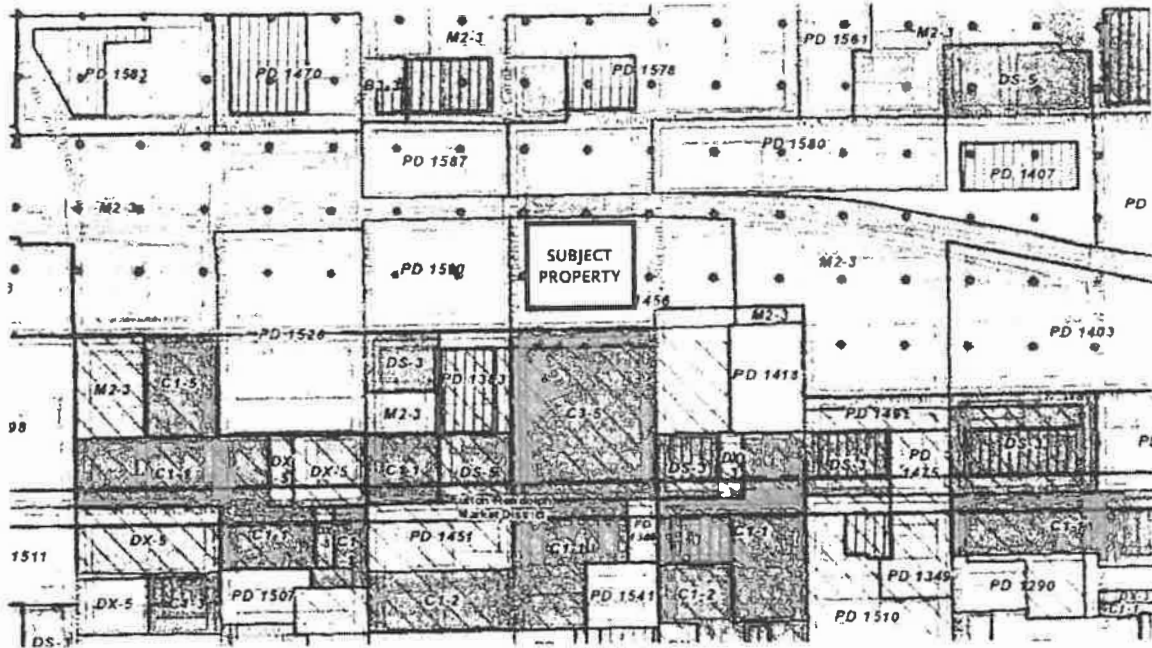
573	TOTAL UNITS
115	20% ARO UNITS (TYPE A)
458	80% MARKET RATE UNITS
92	MARKET RATE UNITS 20% TYPE A
386	MARKET RATE UNITS 80% TYPE B
23	ARO (TYPE A) 20% W/ CONDUIT
10	MARKET RATE TYPE A UNITS W/ CONDUIT
74	MARKET RATE TYPE B UNITS W/ CONDUIT

<input type="checkbox"/>	ARO (TYPE A)
<input type="checkbox"/>	MARKET RATE TYPE A
<input type="checkbox"/>	ARO (TYPE A) W/ CONDUIT
<input type="checkbox"/>	MARKET RATE TYPE A W/ CONDUIT
<input type="checkbox"/>	MARKET RATE TYPE B W/ CONDUIT

**20% ARO SUMMARY**

FINAL FOR PUBLICATION



- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- Downtown Residential
- Downtown Service
- Transportation
- Park and Open Space

SCALE: NTS 

EXISTING ZONING MAP



APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025



FINAL FOR PUBLICATION

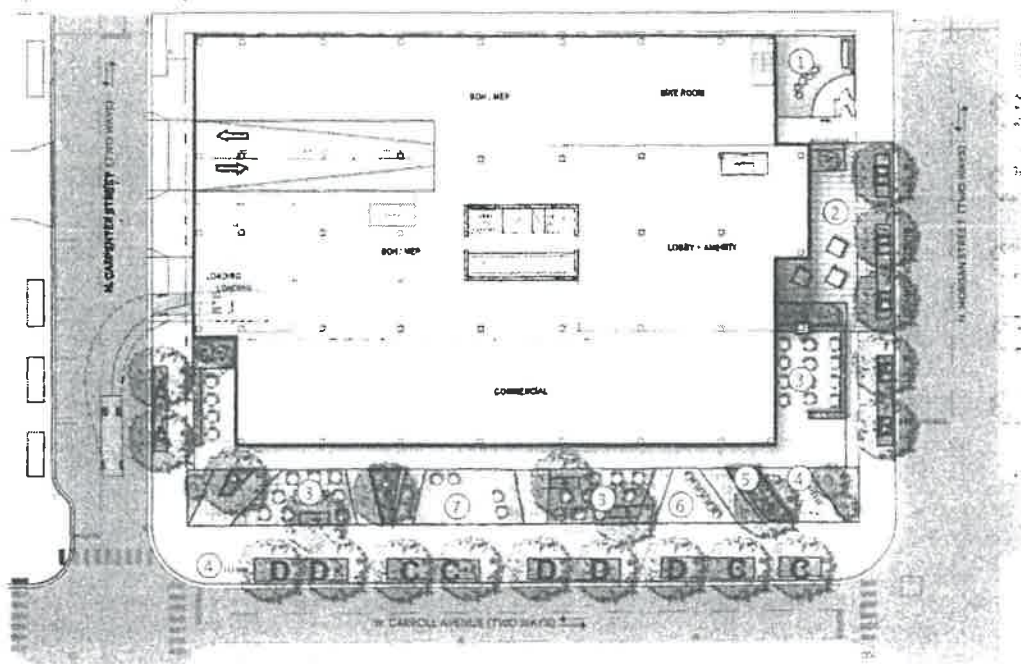


PLANNED DEVELOPMENT BOUNDARY



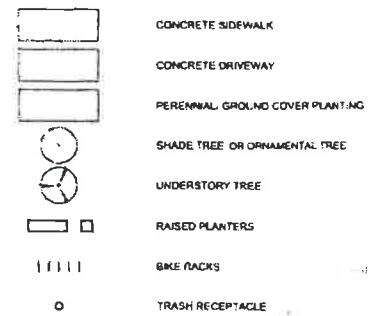
APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION



- ① Dog Area with Drinking Fountain
- ② Residence Entry Plaza with Platform Seating
- ③ Restaurant Seating Zone
- ④ Bike Racks
- ⑤ 18"H Planter with Seating
- ⑥ Deck Paving with Lounge Chairs
- ⑦ Lawn Area

- (A) 4" CAL. GYMNOCLADUS DIOICUS 'ESPRESSO' ESPRESSO KENTUCKY COFFEETREE
- (B) 4" CAL. CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY
- (C) 4" CAL. GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO
- (D) 4" CAL. QUERCUS BICOLOR SWAMP WHITE OAK
- (E) 4" CAL. ACER RUBRUM 'FRANK JR.' REDPOINTE MAPLE

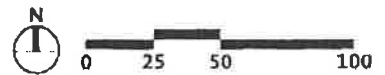
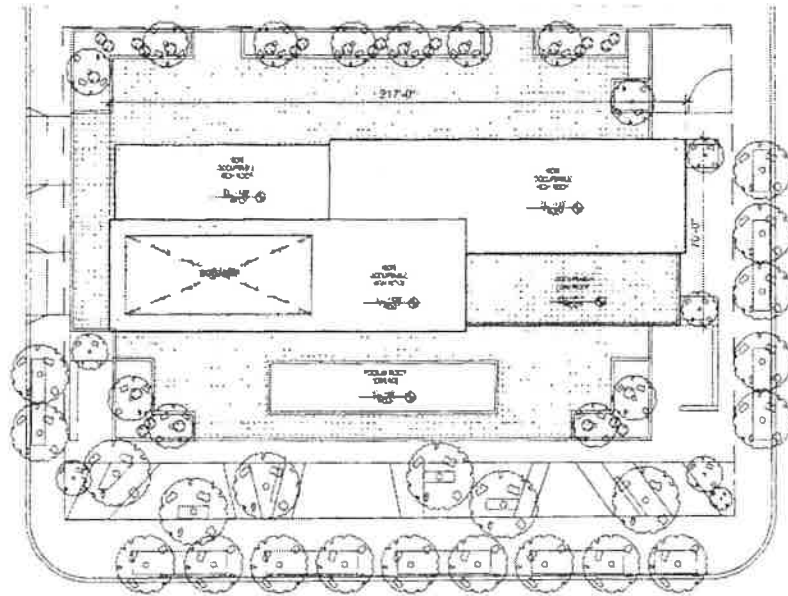


SITE / LANDSCAPE PLAN



APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION

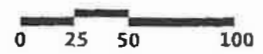
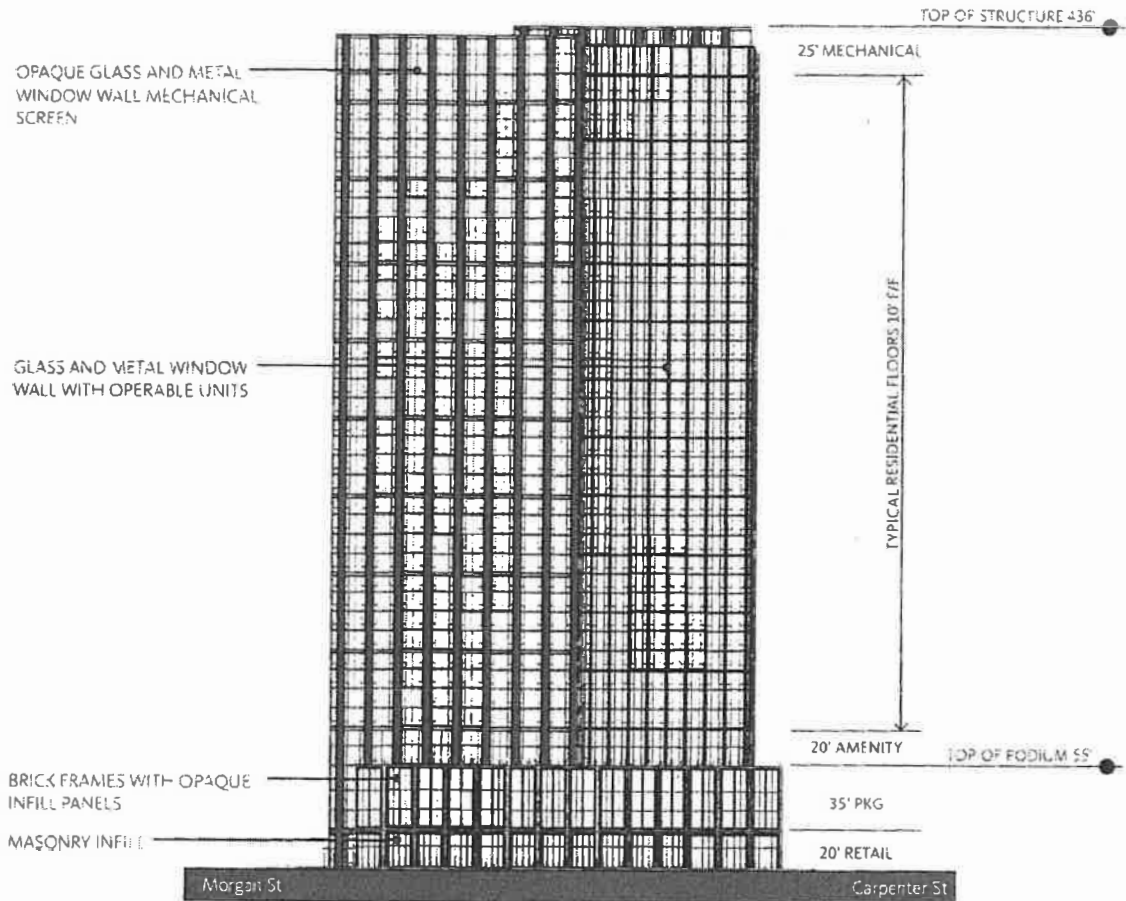


ROOF PLAN



APPLICANT: 1000 W. Carroll, LLC  
ADDRESS: 350 North Morgan, Chicago, IL  
INTRODUCTION: December 2, 2024  
PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION

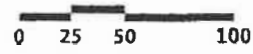
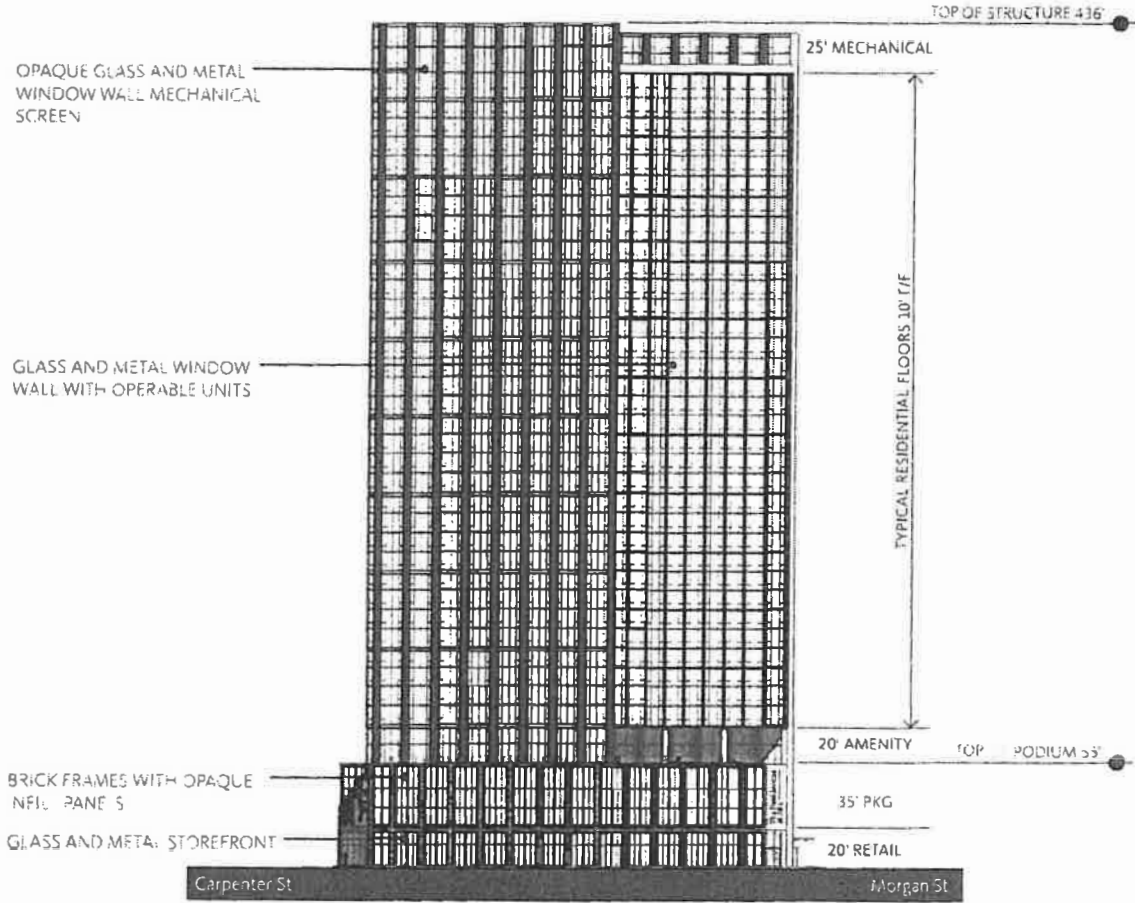


NORTH ELEVATION



APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION

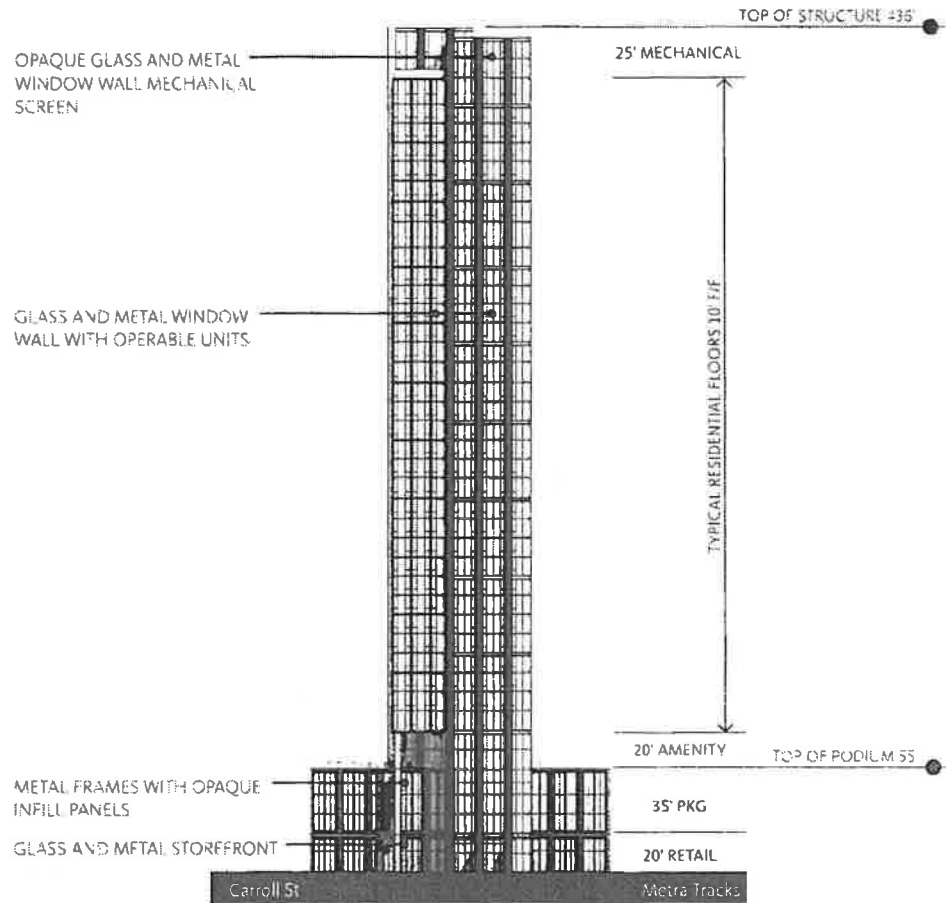


SOUTH ELEVATION



APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION

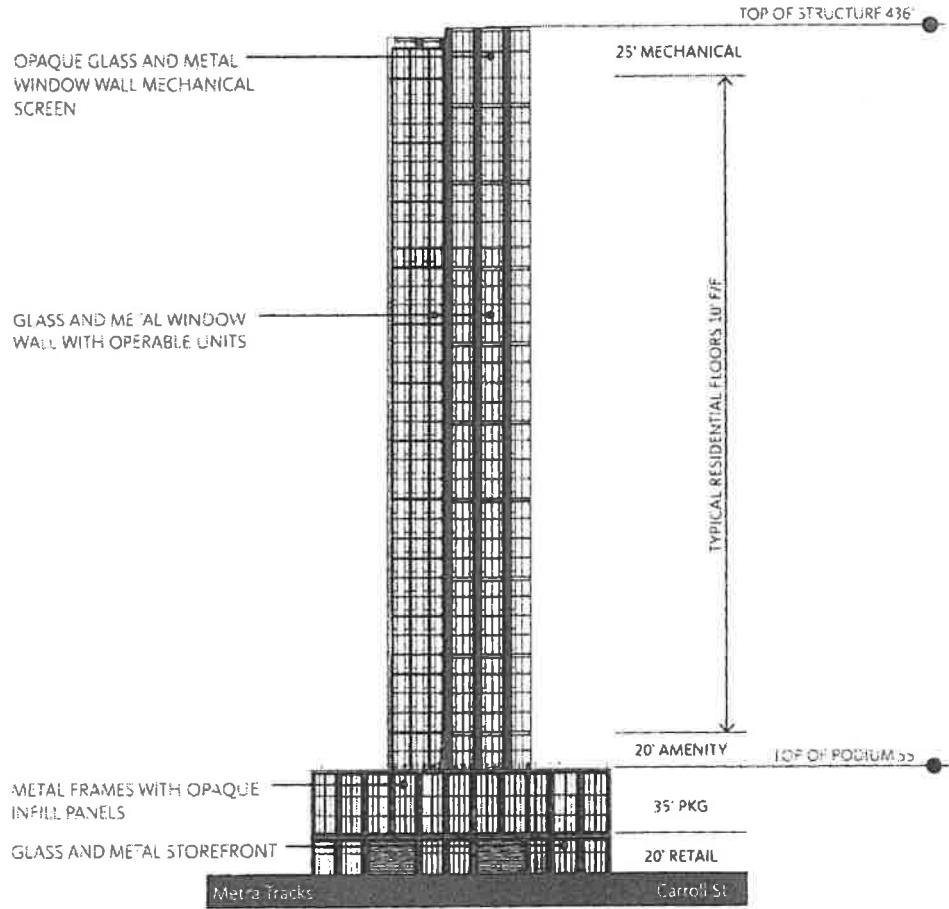


EAST ELEVATION



APPLICANT: 1000 W. Carroll, LLC  
 ADDRESS: 350 North Morgan, Chicago, IL  
 INTRODUCTION: December 2, 2024  
 PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION

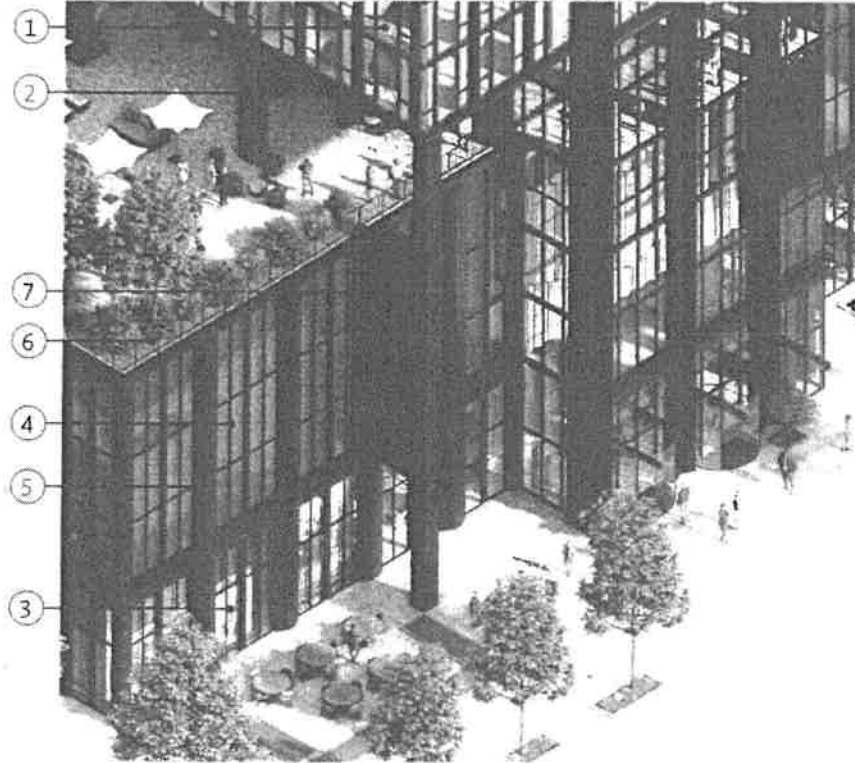


WEST ELEVATION



APPLICANT: 1000 W. Carroll, LLC  
ADDRESS: 350 North Morgan, Chicago, IL  
INTRODUCTION: December 2, 2024  
PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION



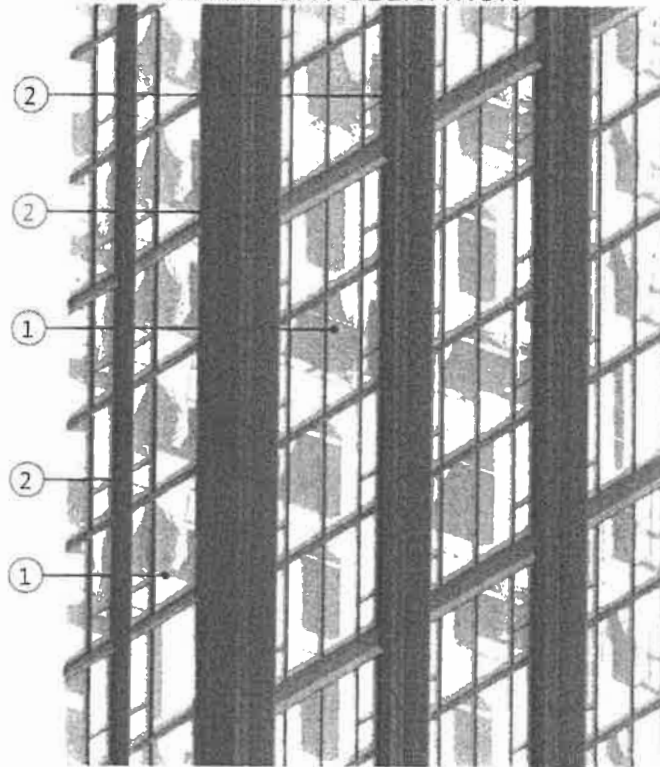
- 1. RESIDENTIAL ENCLOSURE - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. RESIDENTIAL ENCLOSURE - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - SPANDREL GLASS AND ALUMINUM WINDOW SYSTEM
- 5. PODIUM - BRICK PILASTERS AND FRAMES
- 6. DARK METAL PICKET GUARDRAIL
- 7. DARK METAL PANEL CLADDING AT SLAB STEP
- 8. ROOFTOP PAVER SYSTEM
- 9. CLEAR GLASS GUARDRAIL

ENCLOSURE DETAIL - BASE



APPLICANT: 1000 W. Carroll, LLC  
ADDRESS: 350 North Morgan, Chicago, IL  
INTRODUCTION: December 2, 2024  
PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION



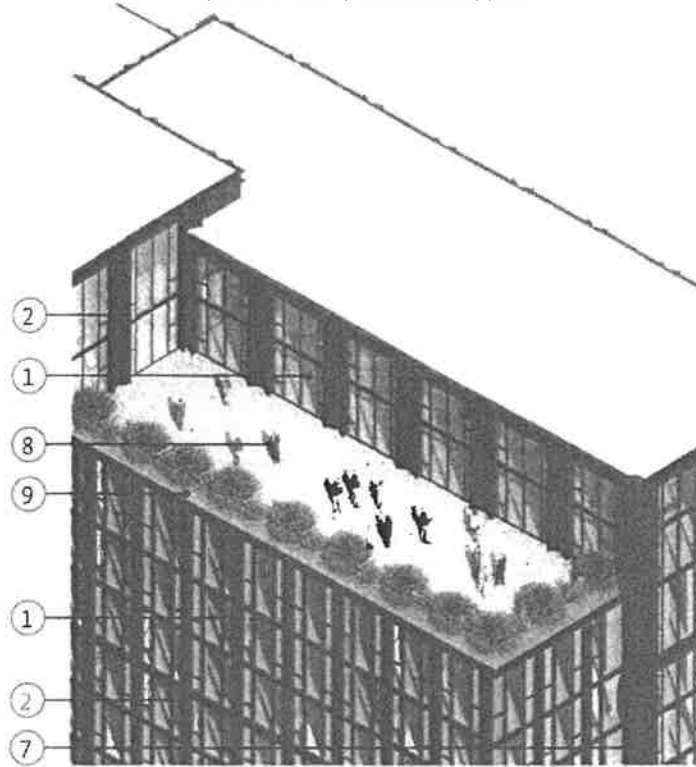
1. RESIDENTIAL ENCLOSURE - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
2. RESIDENTIAL ENCLOSURE - DARK METAL PANEL CLADDING
3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
4. PODIUM - SPANDREL GLASS AND ALUMINUM WINDOW SYSTEM
5. PODIUM - BRICK PILASTERS AND FRAMES
6. DARK METAL PICKET GUARDRAIL
7. DARK METAL PANEL CLADDING AT SLAB STEP
8. ROOFTOP PAVER SYSTEM
9. CLEAR GLASS GUARDRAIL

ENCLOSURE DETAIL - MIDDLE



APPLICANT: 1000 W. Carroll, LLC  
ADDRESS: 350 North Morgan, Chicago, IL  
INTRODUCTION: December 2, 2024  
PLAN COMMISSION: March 20, 2025

FINAL FOR PUBLICATION



- 1. RESIDENTIAL ENCLOSURE - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. RESIDENTIAL ENCLOSURE - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - SPANDREL GLASS AND ALUMINUM WINDOW SYSTEM
- 5. PODIUM - BRICK PILASTERS AND FRAMES
- 6. DARK METAL PICKET GUARDRAIL
- 7. DARK METAL PANEL CLADDING AT SLAB STEP
- 8. ROOFTOP PAVER SYSTEM
- 9. CLEAR GLASS GUARDRAIL

ENCLOSURE DETAIL - TOP



APPLICANT: 1000 W. Carroll, LLC  
ADDRESS: 350 North Morgan, Chicago, IL  
INTRODUCTION: December 2, 2024  
PLAN COMMISSION: March 20, 2025



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 18, 2023

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 West Lake Street, Suite 900  
Chicago, Illinois 60606

**Re: Request for Minor Change to Business Planned Development No. 1456,  
Subarea A – 1000 West Carroll**

Dear Ms. Jahnke Dale,

Please be advised that your request for a minor change to Business Planned Development No. 1456, Subarea A (“PD 1456”) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1456.

1000 W. Carroll, LLC (the “Applicant”), is the sole owner of Sub-Area A and is seeking a minor change to allow for the following:

- Reduction in overall building height by 11’-8”, from 288’-0” to 276’-4”.
- Introduction of recessed balconies at office Levels 5-9 and 14-17 on the east elevation, and Levels 10-12 on the south elevation.
- Introduction of a 30’ x 80’ atrium centered within the south façade, spanning Levels 5-8.
- An increase in floor area on Levels 10 through 13 to offset the area allocated to the atrium and maintain PD’s overall floor-area ratio (FAR). The project’s total FAR remains unchanged.
- Revised exterior screening at the parking podium, from perforated screens to insulated glazing units (IGUs), with dot-patterned ceramic frit on the inner lite and louvered mechanical ventilation reveals.
- Reconfiguration of the ground floor and site plan, resulting in:
  - The removal of the mid-block crosswalk on N. Morgan Street north of W Carroll Avenue.
  - The removal of office/flex space.
  - The consolidation of loading bays from three (3) to two (2), with one being 10’ x 50’.

The request for approval includes the following attached documents dated January 11, 2023, prepared by Skidmore, Owings & Merrill (SOM):

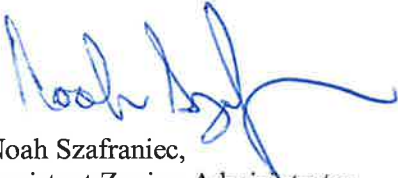
- Site / Landscape Plan
- Terrace Plan (Level 4)
- Office Plan (Levels 5-8)
- Terrace Plan (Level 9)
- Terrace Plan (Level 13)
- Roof Plan
- East Elevation

- South Elevation
- West Elevation
- North Elevation
- Typical Parking Façade Axonometric

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

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1456, I hereby approve the foregoing minor change, but no other changes to this Planned Development. Please note, this minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period, and thereafter diligently pursued to completion including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec,  
Assistant Zoning Administrator

CC (via email): Patrick Murphy, Mike Marmo, Teresa McLaughlin, Heidi Sperry, Max Lyon, Main File



**SUBAREA A**  
**SITE / LANDSCAPE PLAN**

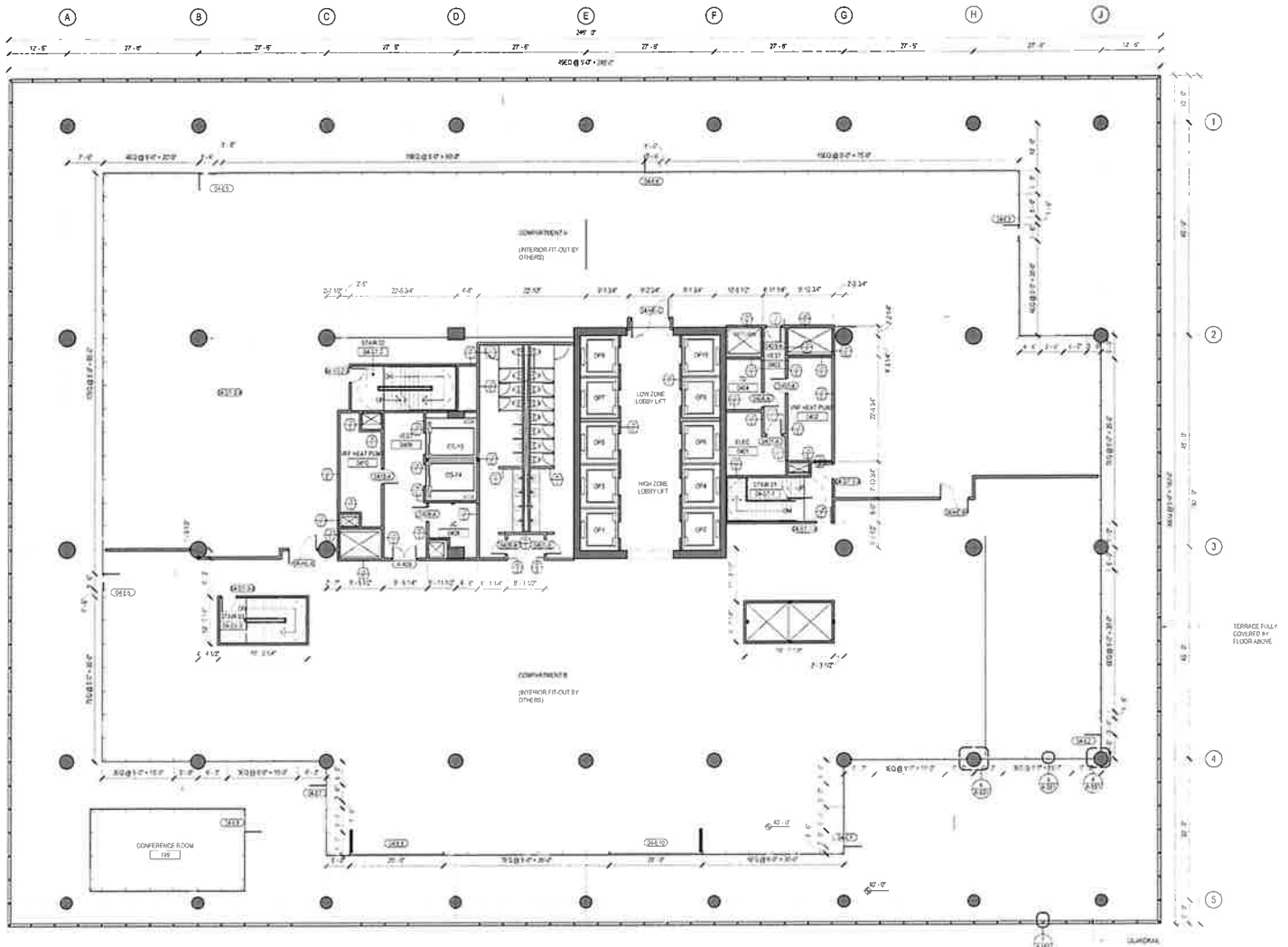


Applicant  
 Address  
 Introduced  
 Plan Commission

345 N. Morgan, LLC  
 1000 West Carroll Ave.  
 March 13, 2019  
 September 19, 2019



Updated January 11, 2023



# SUBAREA A

## TERRACE PLAN (LEVEL 4)

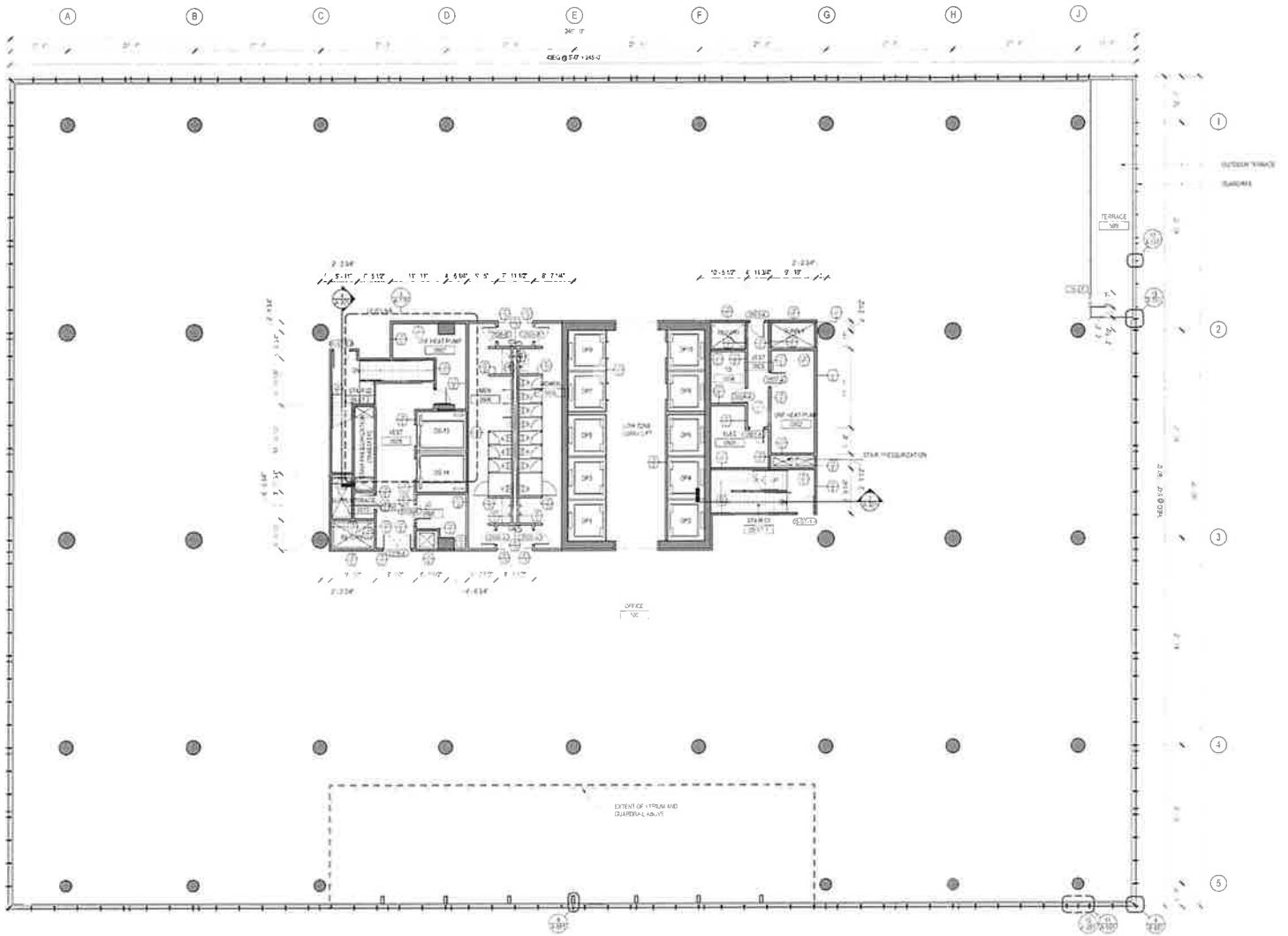


Applicant  
Address  
Introduced  
Plan Commission

345 N. Morgan, LLC  
1000 West Carroll Ave.  
March 13, 2019  
September 19, 2019



Updated January 11, 2023



PLAN DETAIL

# SUBAREA A

## OFFICE PLAN (LEVELS 5 - 8)

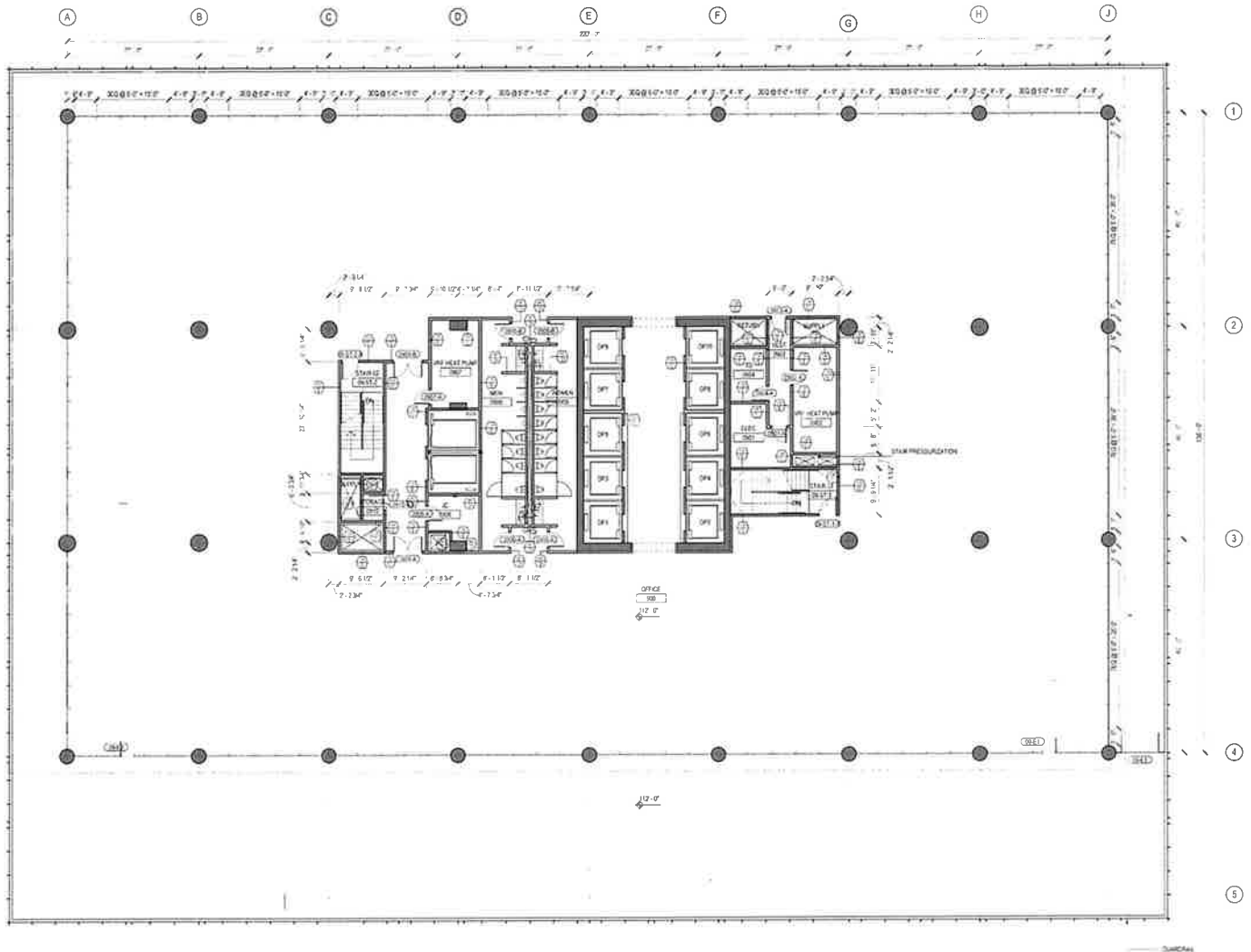


Applicant  
 Address  
 Introduced  
 Plan Commission

345 N. Morgan, LLC  
 1000 West Carroll Ave.  
 March 13, 2019  
 September 19, 2019



Updated January 11, 2023



**SUBAREA A**  
**TERRACE PLAN (LEVEL 9)**



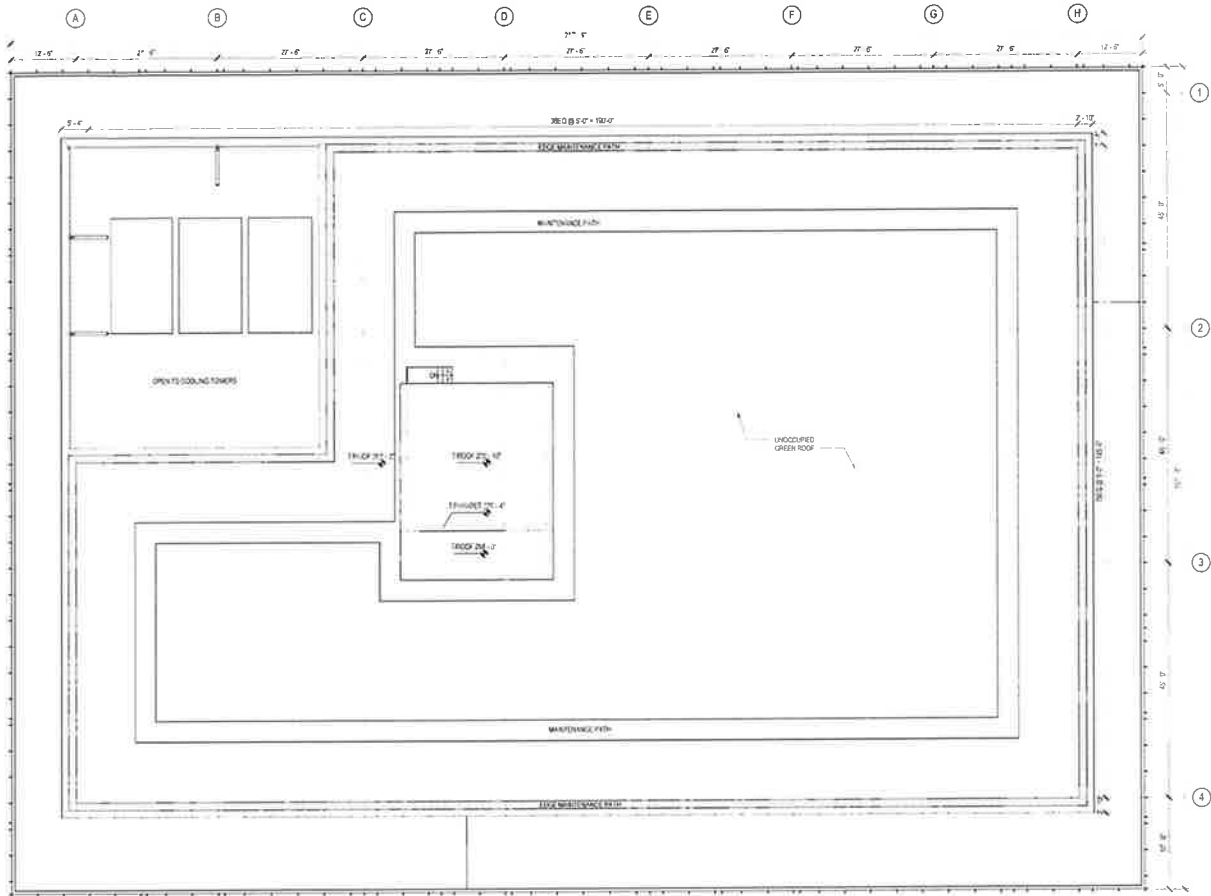
Applicant  
 Address  
 Introduced  
 Plan Commission

345 N. Morgan, LLC  
 1000 West Carroll Ave.  
 March 13, 2019  
 September 19, 2019



Updated January 11, 2023





Total Non-Mechanical Roof Area      30,452 SF  
 Total Green Roof Area                    17,340 SF  
**Green Roof Area > 50% Total Non-Mechanical Roof Area**

## SUBAREA A

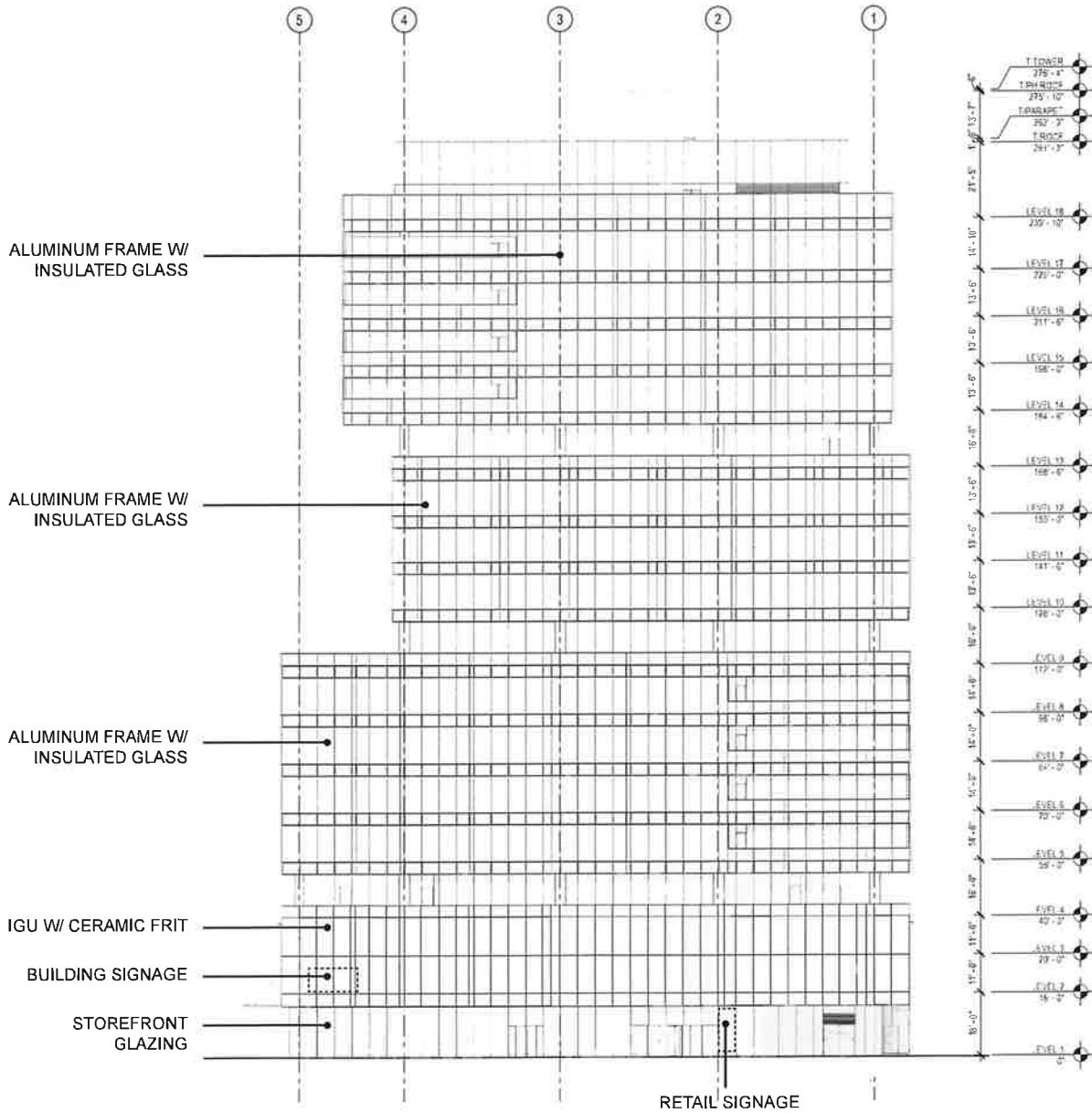
### ROOF PLAN



Applicant                    345 N. Morgan, LLC  
 Address                     1000 West Carroll Ave.  
 Introduced                  March 13, 2019  
 Plan Commission         September 19, 2019



Updated January 11, 2023



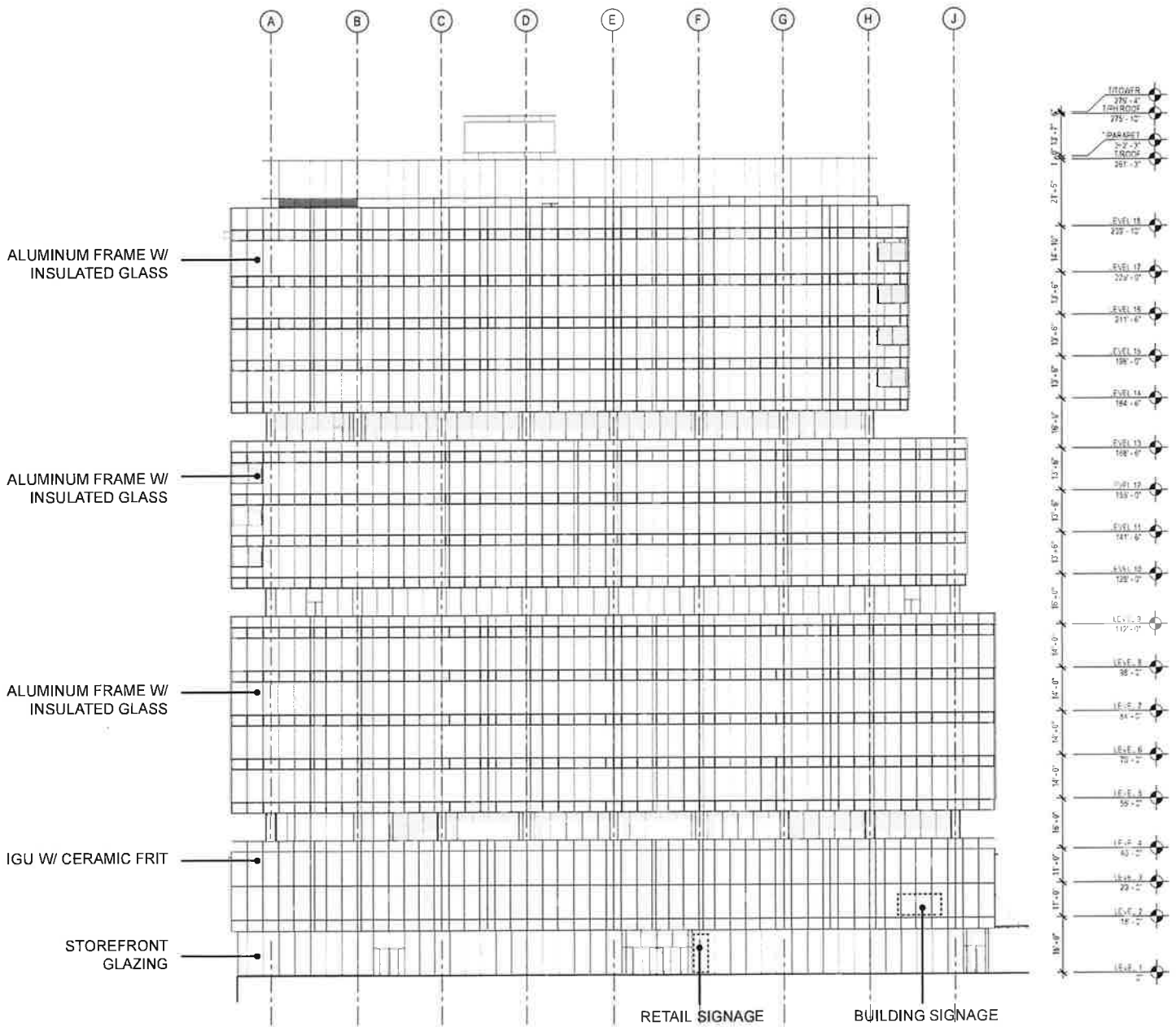
**SUBAREA A**  
**EAST ELEVATION**



Applicant 345 N. Morgan, LLC  
 Address 1000 West Carroll Ave.  
 Introduced March 13, 2019  
 Plan Commission September 19, 2019



Updated January 11, 2023



**SUBAREA A**  
**SOUTH ELEVATION**

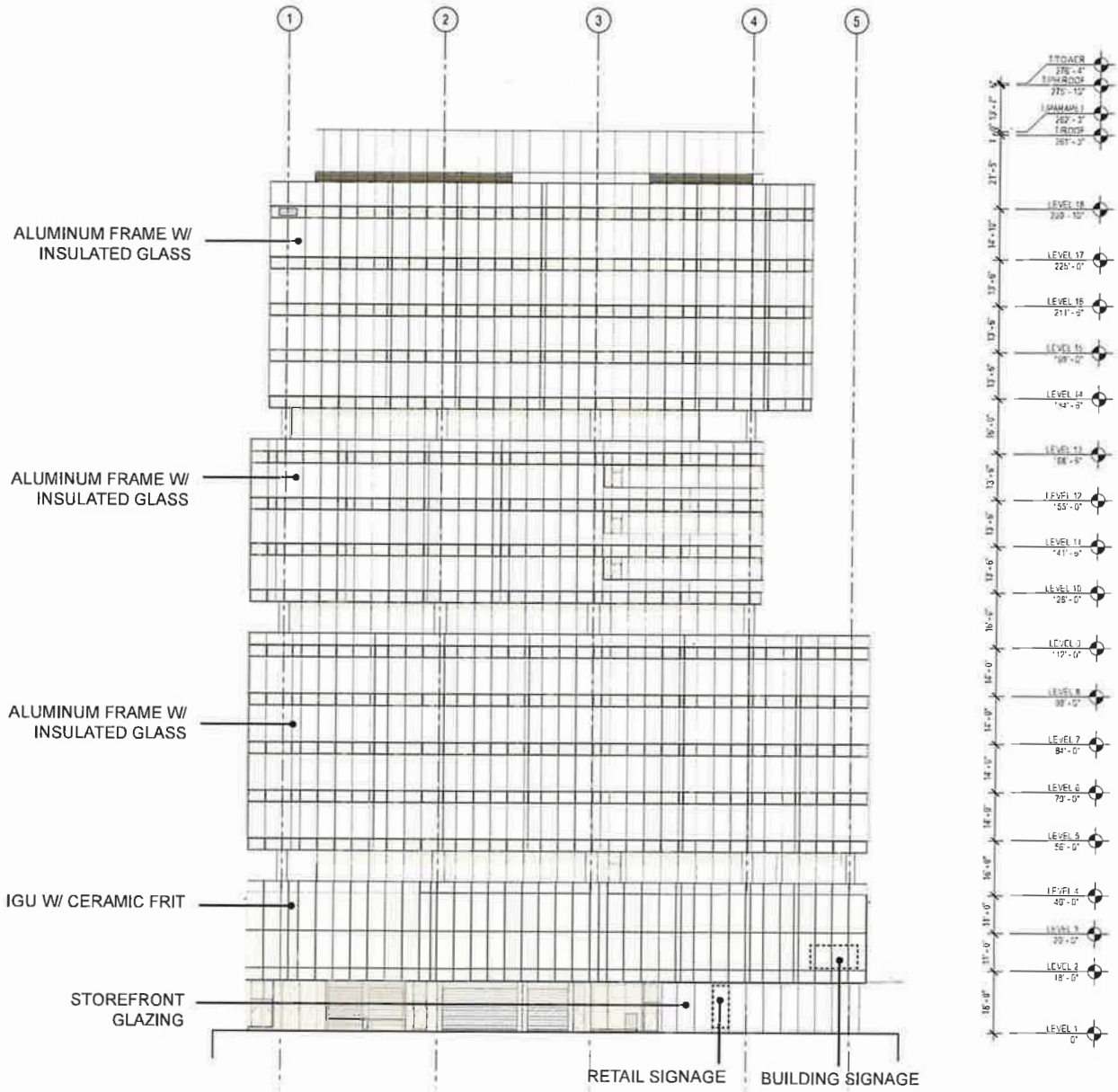


Applicant  
 Address  
 Introduced  
 Plan Commission

345 N. Morgan, LLC  
 1000 West Carroll Ave.  
 March 13, 2019  
 September 19, 2019



Updated January 11, 2023



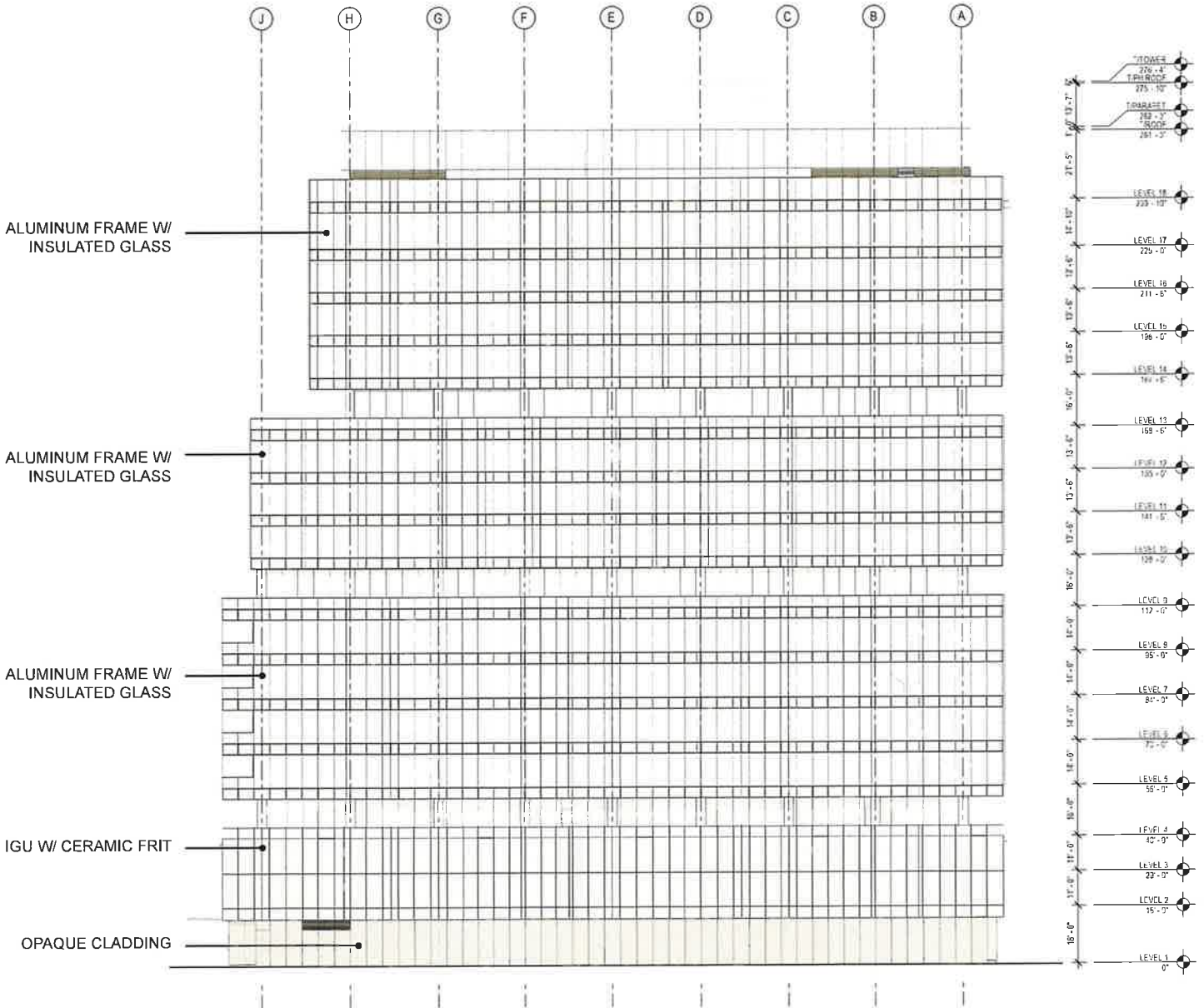
**SUBAREA A**  
**WEST ELEVATION**



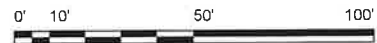
Applicant 345 N. Morgan, LLC  
 Address 1000 West Carroll Ave.  
 Introduced March 13, 2019  
 Plan Commission September 19, 2019



Updated January 11, 2023



**SUBAREA A**  
**NORTH ELEVATION**



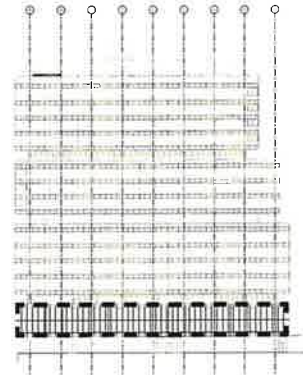
Applicant 345 N. Morgan, LLC  
 Address 1000 West Carroll Ave.  
 Introduced March 13, 2019  
 Plan Commission September 19, 2019



Updated January 11, 2023



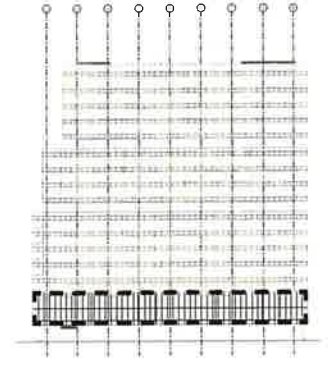
EAST



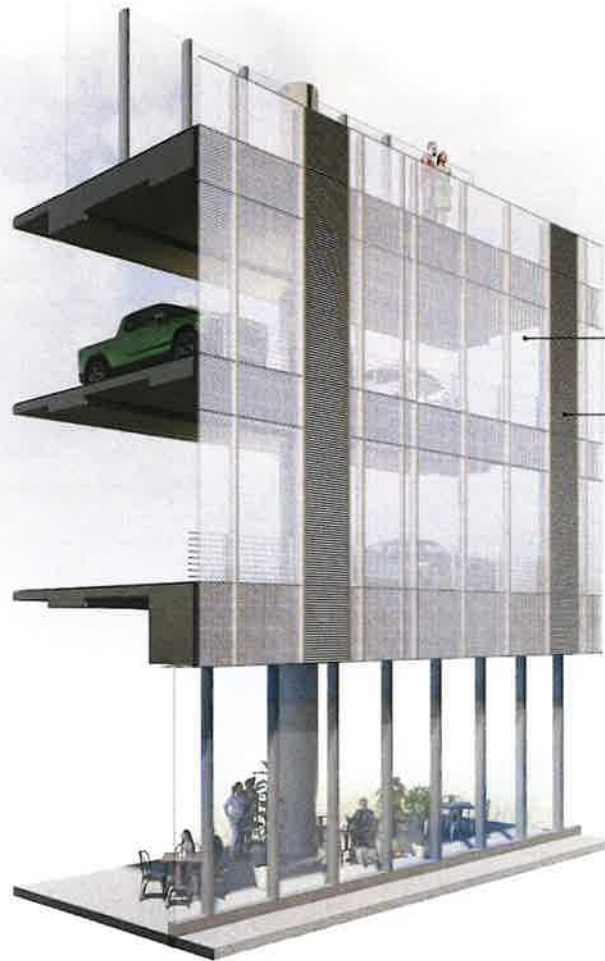
SOUTH



WEST



NORTH



IGU WITH CERAMIC FRIT AND MULLION CAPS  
MECHANICAL LOUVER

## SUBAREA A TYPICAL PARKING FACADE

Applicant 345 N. Morgan, LLC  
Address 1000 West Carroll Ave.  
Introduced March 13, 2019  
Plan Commission September 19, 2019



Updated January 11, 2023

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

(As Amended)

(Application No. 19980)

(Common Address: 1000 W. Carroll Ave./311 And 345 N. Morgan St.)

BPD1456

[SO2019-1383]

*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:

West Carroll Avenue; North Carpenter Street; the south line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); a line 138.46 feet east of and parallel to North Morgan Street; a line 229.07 feet north of and parallel to the alley north of and parallel to West Fulton Market; a line 125 feet east of and parallel to North Morgan Street; the alley north of and parallel to West Fulton Market; and North Morgan 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:

West Carroll Avenue; North Carpenter Street; the south line of Metra (formerly known as the Chicago, Milwaukee, St. Paul & Pacific Railroad); a line 138.46 feet east of and parallel to North Morgan Street; a line 229.07 feet north of and parallel to the alley north of and parallel to West Fulton Market; a line 125 feet east of and parallel to North Morgan Street; the alley north of and parallel to West Fulton Market; and North Morgan Street,

to those of a 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:

*Business Planned Development No. 1456.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1456 ("Planned Development") consists of approximately 105,923 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). 345 North Morgan, LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the owners of the remainder of the Property.
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 (defined below).

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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's 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 CDOT'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 CDOT 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 CDOT 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 CDOT 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 CDOT.

As part of this project, the Applicant agrees to contribute \$750,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements as follows: \$500,000 shall be paid prior to the issuance of a certificate of occupancy for the building located in Subarea A and \$250,000 shall be paid prior to the issuance of a certificate of occupancy for the building located in Subarea B.

4. This planned development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by SOM and Eckenhoff Saunders and dated September 19, 2019 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Area; a Subarea B -- Level 1 Plan; a Subarea B -- Typical Office Plan; a Subarea B -- Roof Plan; a Subarea B -- Typical Storefront Facade; a Subarea B -- Level 2 Facade; a Subarea B -- Typical Office Facade; Subarea B Elevations (East, West, South, North); a Subarea A Site/Landscape Plan; a Subarea A Roof Plan; Subarea A Elevations (South, West, North, East); a Subarea A Typical Tower Facade; a Subarea A Typical Parking Facade; a Subarea A Typical Storefront Facade; a Subarea A Typical Rooftop Facade; and a Subarea C Site/Landscape Plan. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a

conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: office; hotel; daycare; animal services; business equipment sales and service; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); entertainment and spectator sports (excluding inter-track wagering facilities); indoor special event including incidental liquor sales; financial services; food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; limited and artisan manufacturing, production and industrial services; co-located wireless communication facilities, accessory parking, non-accessory parking and incidental and accessory uses. 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 for the building located in Subarea B 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 Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 105,923 square feet.

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. In this case, the Applicant will contribute the Local Impact portion of the bonus payment toward the cost of railroad crossing upgrades and signal improvements and safety measures, viaduct improvements and safety measures, and lighting along Lake Street.

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.

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

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

meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

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.

[Existing Zoning Map; Existing Land-Use Map; Boundary Area; Subarea B -- Level 1 Plan; Subarea B -- Typical Office Plan; Subarea B -- Roof Plan; Subarea B -- Typical Storefront Facade; Subarea B -- Level 2 Facade; Subarea B -- Typical Office Facade; Subarea B -- North, South, East and West Building Elevations; Subarea A -- Site/Landscape Plan; Subarea A -- Parking Plan; Subarea A -- Office Plan; Subarea A -- Terrace Plan; Subarea A -- Roof Plan; Subarea A -- North, South, East and West Building Elevations; Subarea A -- Typical Tower Façade; Subarea A -- Typical Parking Facade; Subarea A -- Typical Storefront Facade; Subarea A -- Typical Roof Facade; Site Plan and Ground Floor Plan; Grade Level Landscape Plan; Fifth Level Terrace Landscape Plan; Green Roof Diagram; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 7909 through 7942 of this *Journal*.]

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

*Business Planned Development No. L456.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	143,292
Subarea A:	68,740
Subarea B:	32,509
Subarea C:	42,043
Area of Public Rights-of-Way (square feet):	37,369
Subarea A:	22,437
Subarea B:	6,292
Subarea C:	8,640
Net Site Area (square feet):	105,923
Subarea A:	46,303
Subarea B:	26,217
Subarea C:	33,403
Maximum Floor Area Ratio:	8.10 (857,976 square feet)
Subarea A:	11.58 (536,251 square feet)

Subarea B: 8.10 (212,358 square feet)

Subarea C: 3.27 (109,367 square feet)

**Minimum Accessory Off-Street  
Parking Spaces:**

Subarea A: 137

Subarea B: 34

Subarea C: 30

**Minimum Off-Street Loading  
Spaces:**

Subarea A: (3) 10 feet by 25 feet

Subarea B: (2) 10 feet by 25 feet

Subarea C: (2) 10 feet by 25 feet

**Maximum Building Height:**

Subarea A: 288 feet, 0 inches

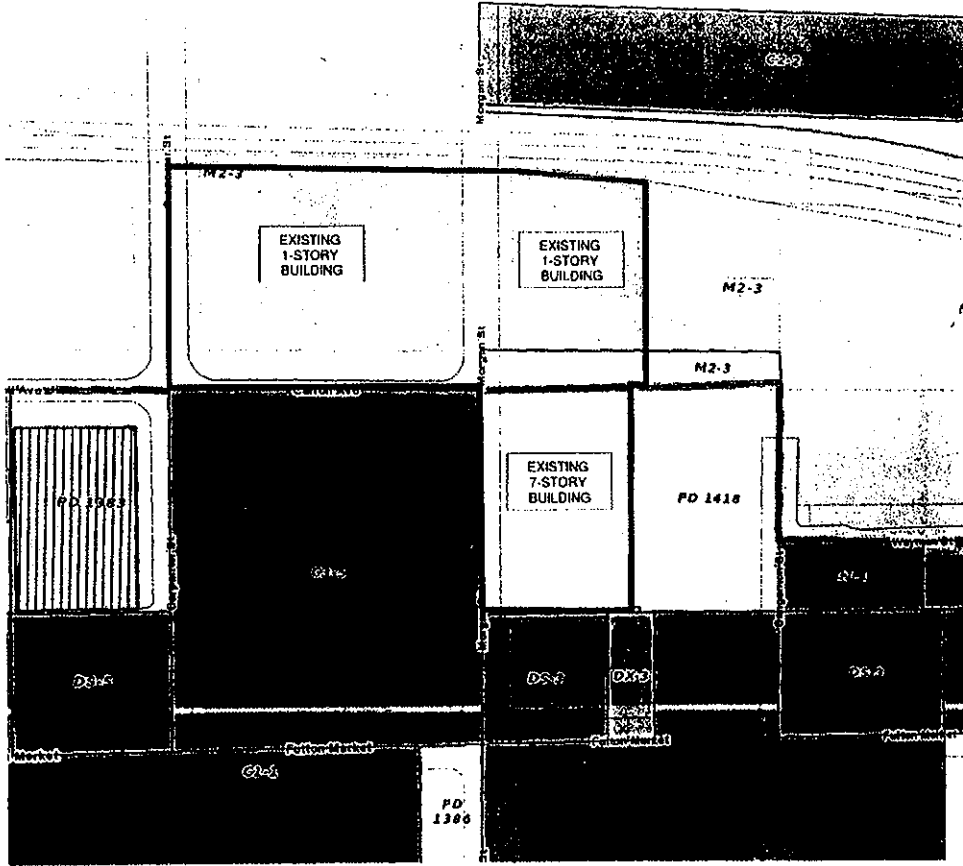
Subarea B: 178 feet, 0 inches

Subarea C: 85 feet, 0 inches

**Minimum Setbacks:** In conformance with the Plans

EXISTING ZONING MAP

Final for Publication



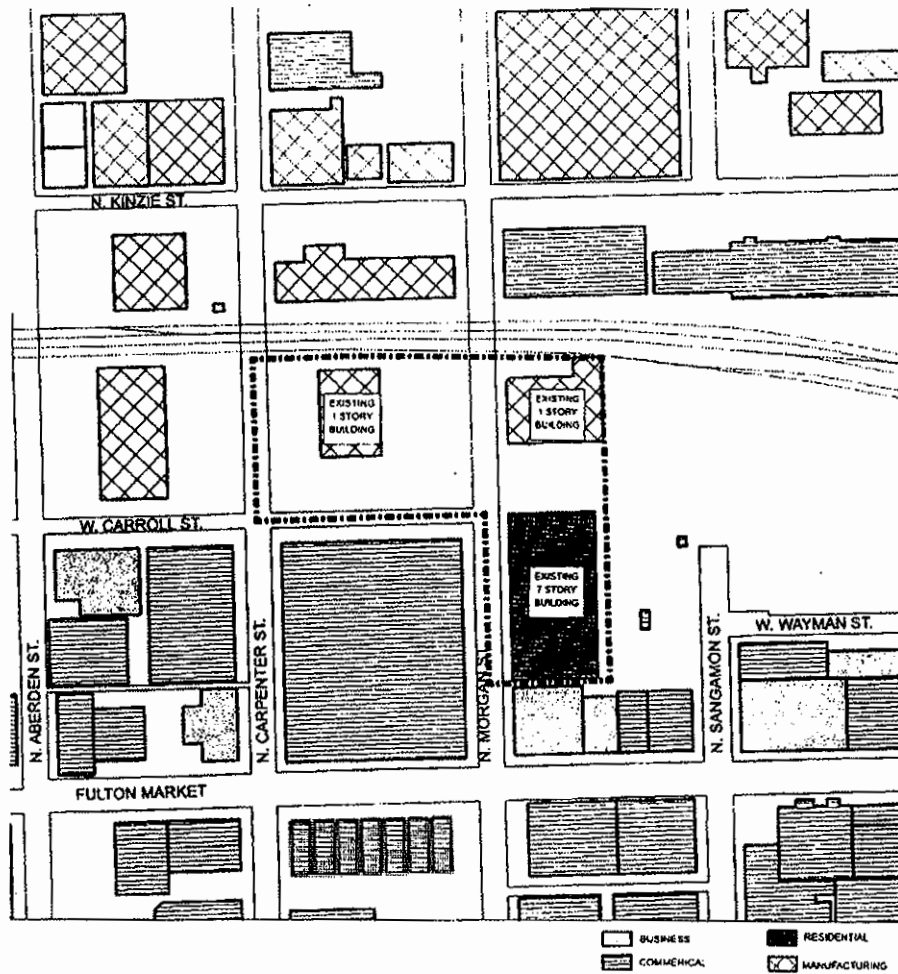
ECKENHOFF SAUNDERS



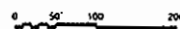
APPLICANT: 345 N MORGAN, 1000 W  
CARROLL, 311 N MORGAN  
ADDRESS: 345 N MORGAN Chicago, IL 60607  
DATE: March 13, 2019  
REVISED: September 19, 2019

Final for Publication

EXISTING LAND USE MAP



EXISTING LAND USE MAP



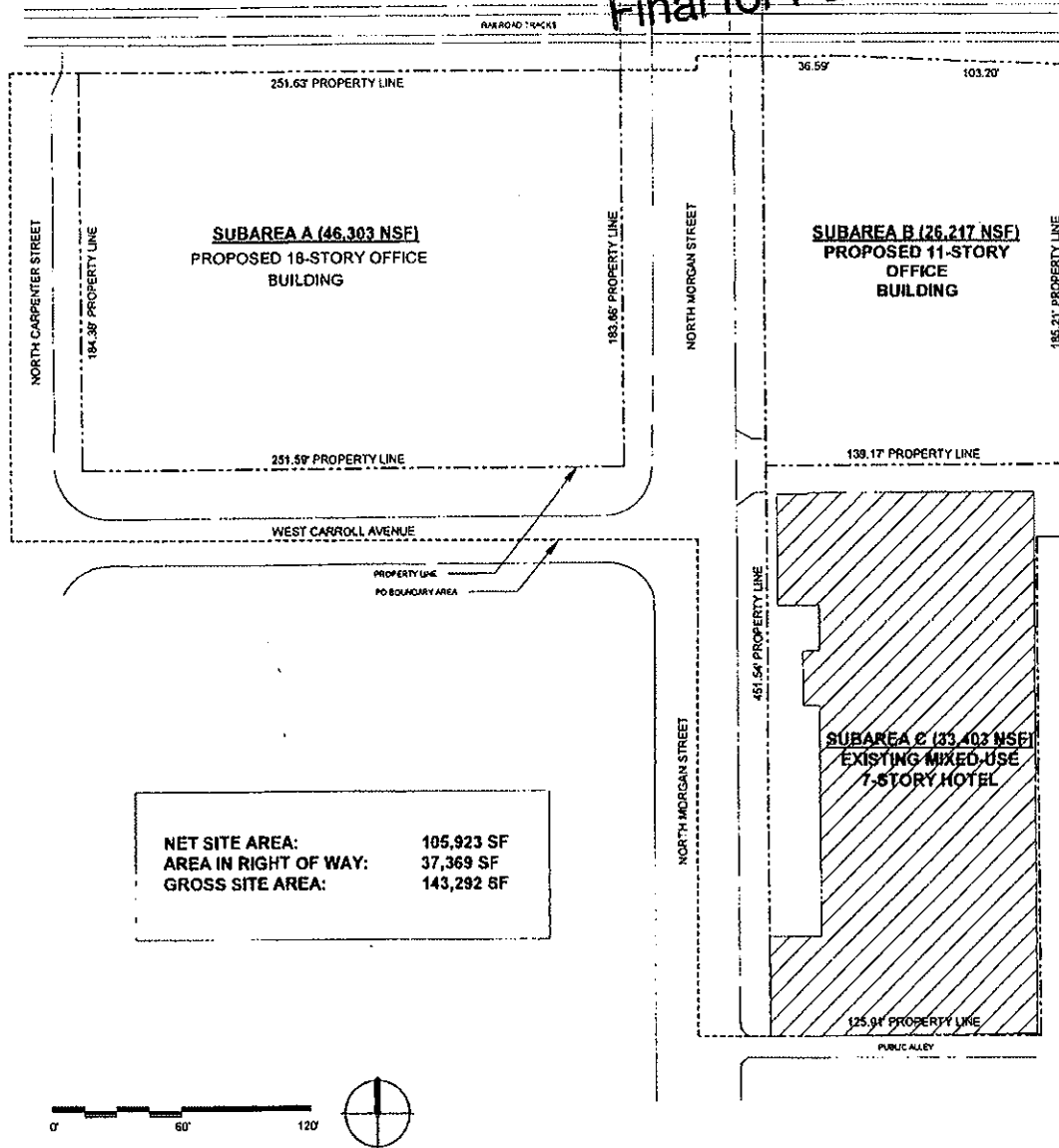
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

### PLANNED DEVELOPMENT BOUNDARY AREA

Final for Publication



NET SITE AREA:	105,923 SF
AREA IN RIGHT OF WAY:	37,369 SF
GROSS SITE AREA:	143,292 SF

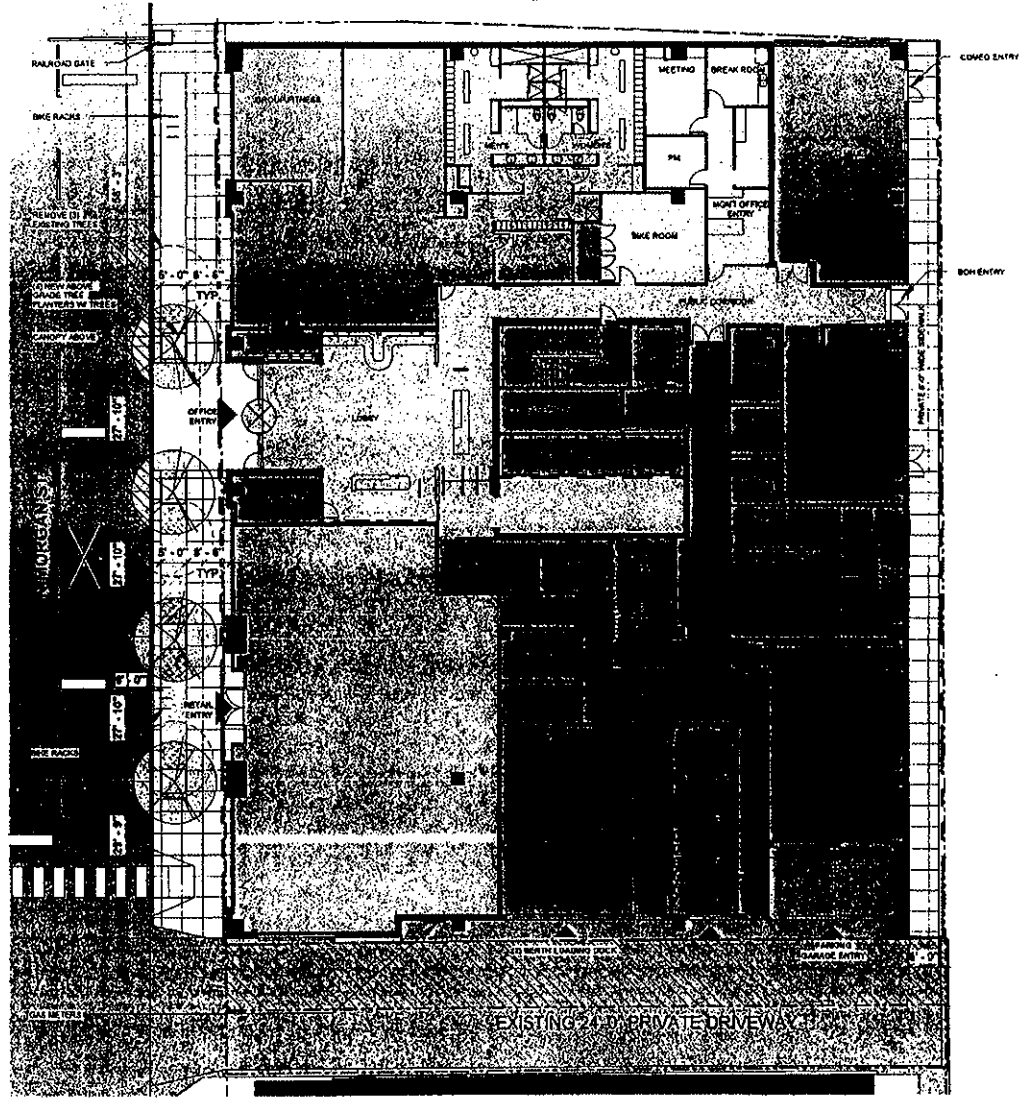
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

SUBAREA B - Level 1 Plan

Final for Publication



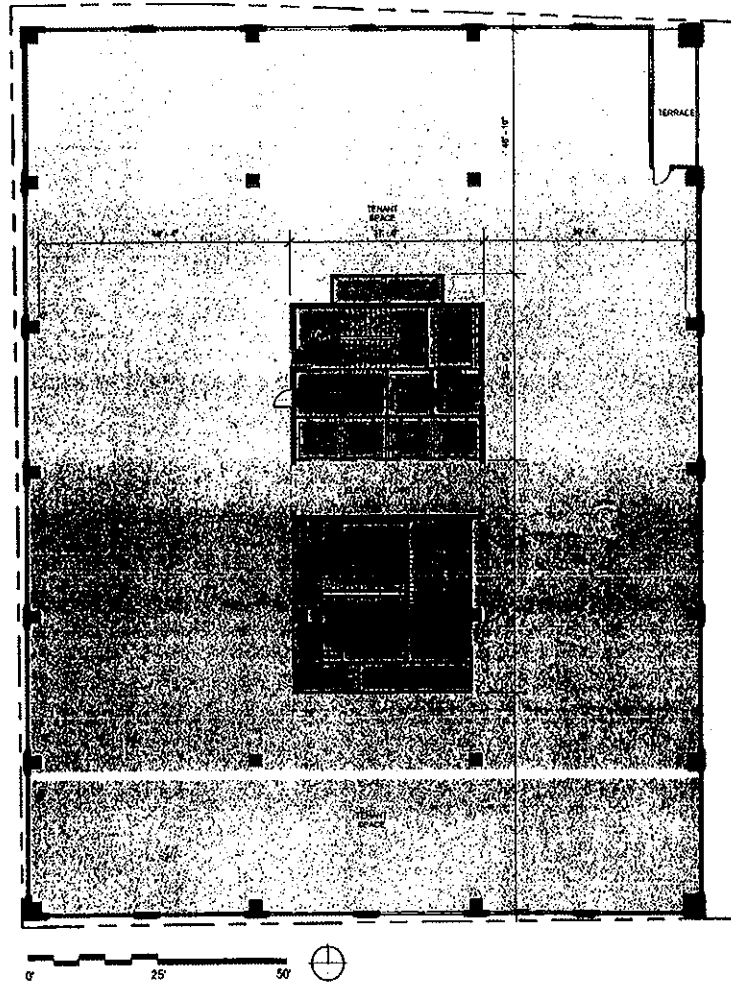
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

**SUBAREA B - Typical Office Plan**

*Final for Publication*



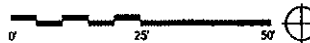
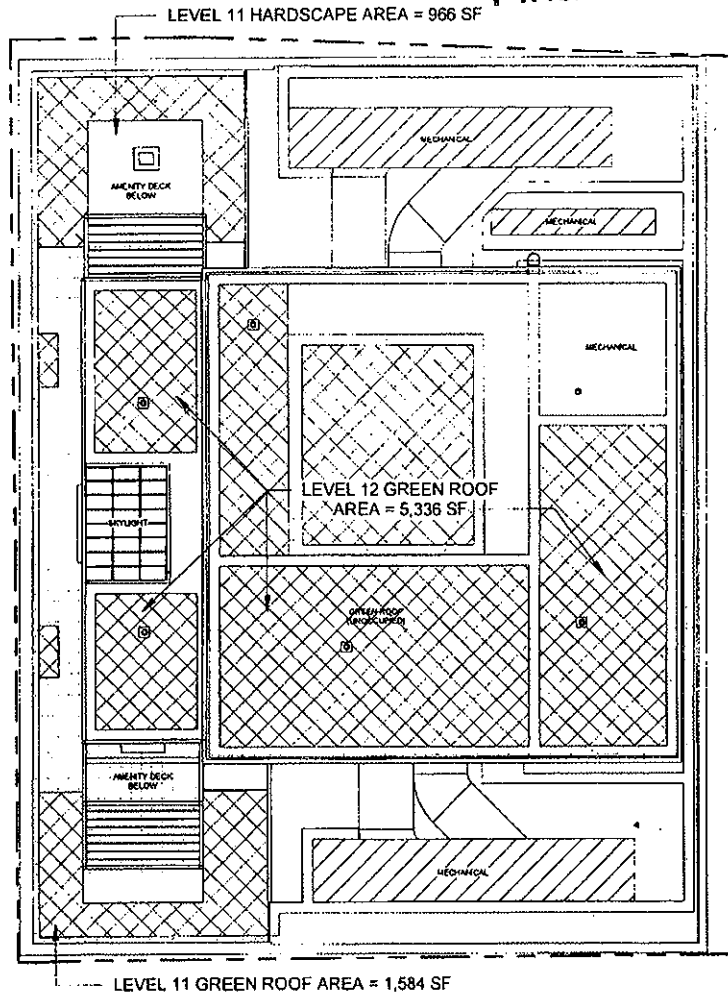
**ECKENHOFF SAUNDERS**



APPLICANT: 345 N MORGAN, 1000 W  
CARROLL, 311 N MORGAN  
ADDRESS: 345 N MORGAN Chicago, IL 60607  
DATE: March 13, 2019  
REVISED: September 19, 2019

**SUBAREA B - Roof Plan**

**Final for Publication**



Total Non-Mechanical Roof Area = 15,563 SF  
 Total Green Roof Area = 7,886 SF  
 Green Roof Area > 50% of Total Non-Mechanical Roof Area

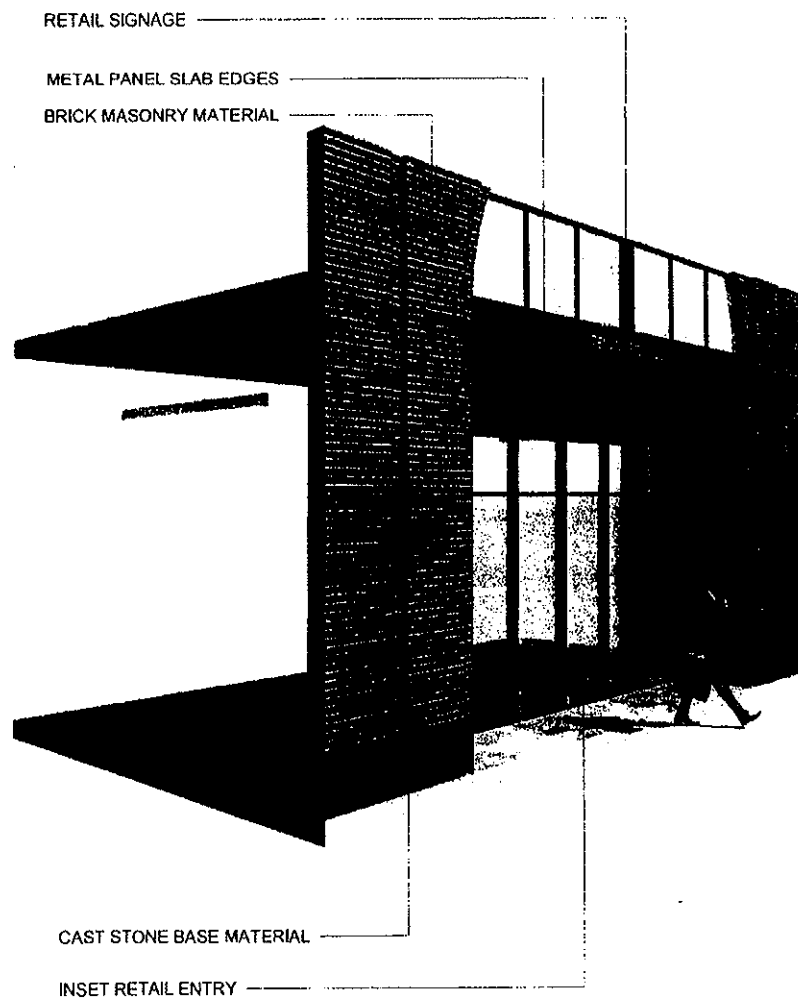
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

**SUBAREA B - Typical Storefront Facade**

**Final for Publication**



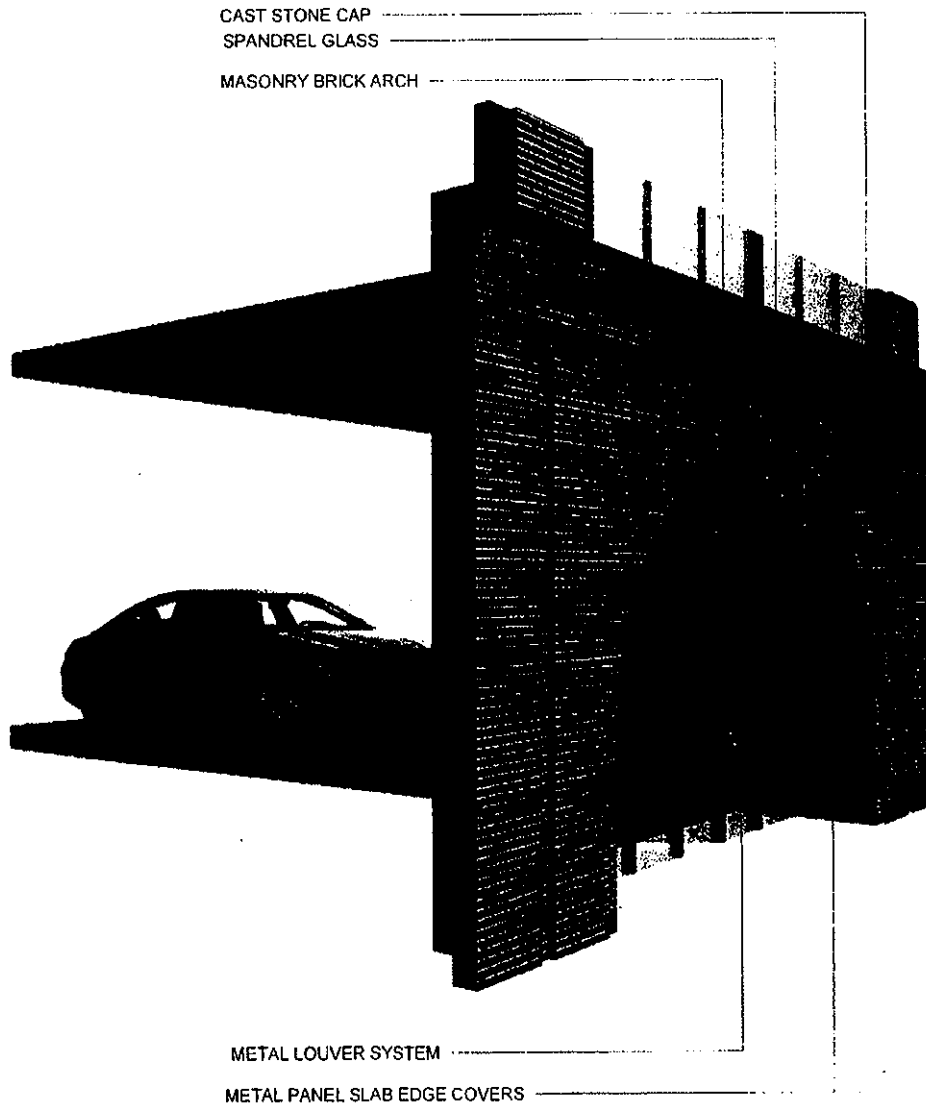
**ECKENHOFF SAUNDERS**



APPLICANT: 345 N MORGAN, 1000 W  
CARROLL, 311 N MORGAN  
ADDRESS: 345 N MORGAN Chicago, IL 60607  
DATE: March 13, 2019  
REVISED: September 19, 2019

**SUBAREA B - Level 2 Facade**

**Final for Publication**



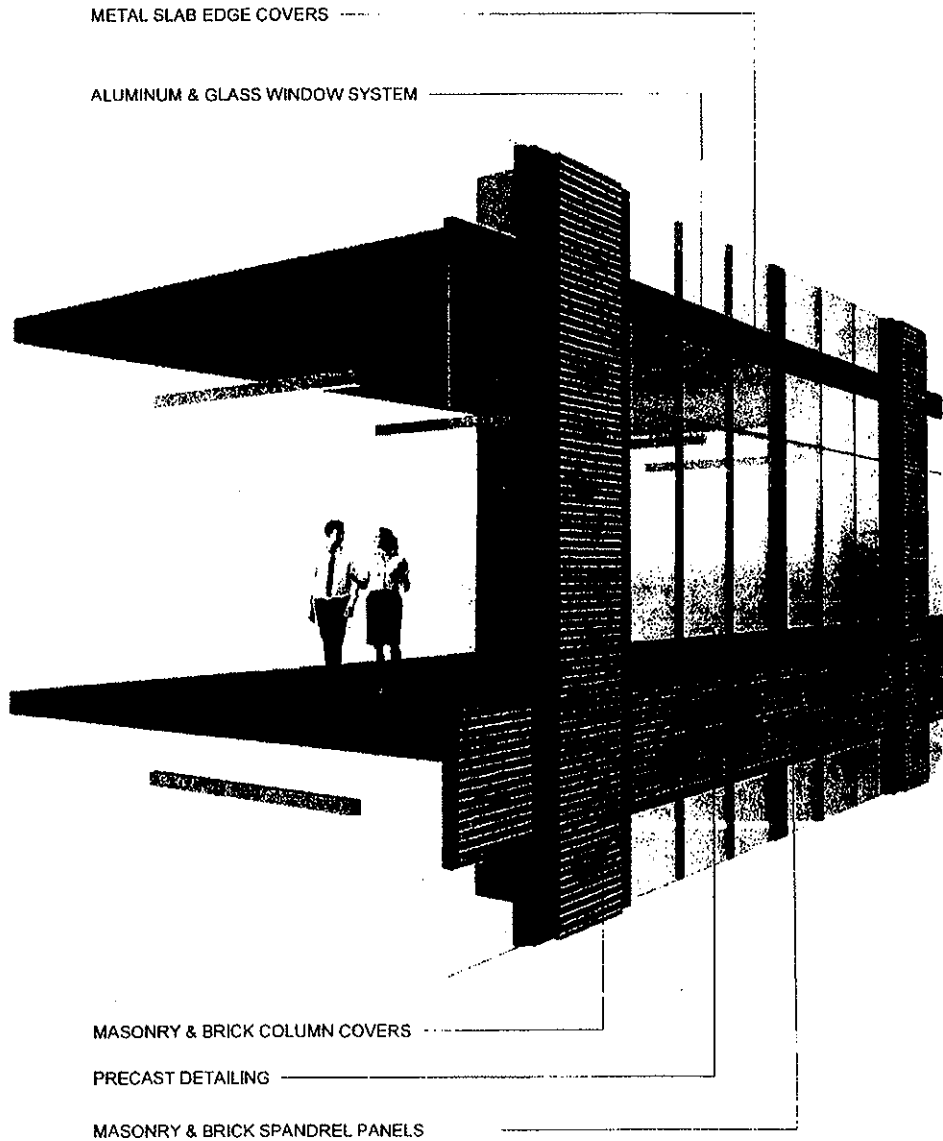
**ECKENHOFF SAUNDERS**



APPLICANT: 345 N MORGAN, 1000 W  
CARROLL, 311 N MORGAN  
ADDRESS: 345 N MORGAN Chicago, IL 60607  
DATE: March 13, 2019  
REVISED: September 19, 2019

**SUBAREA B - Typical Office Facade**

*Final for Publication*



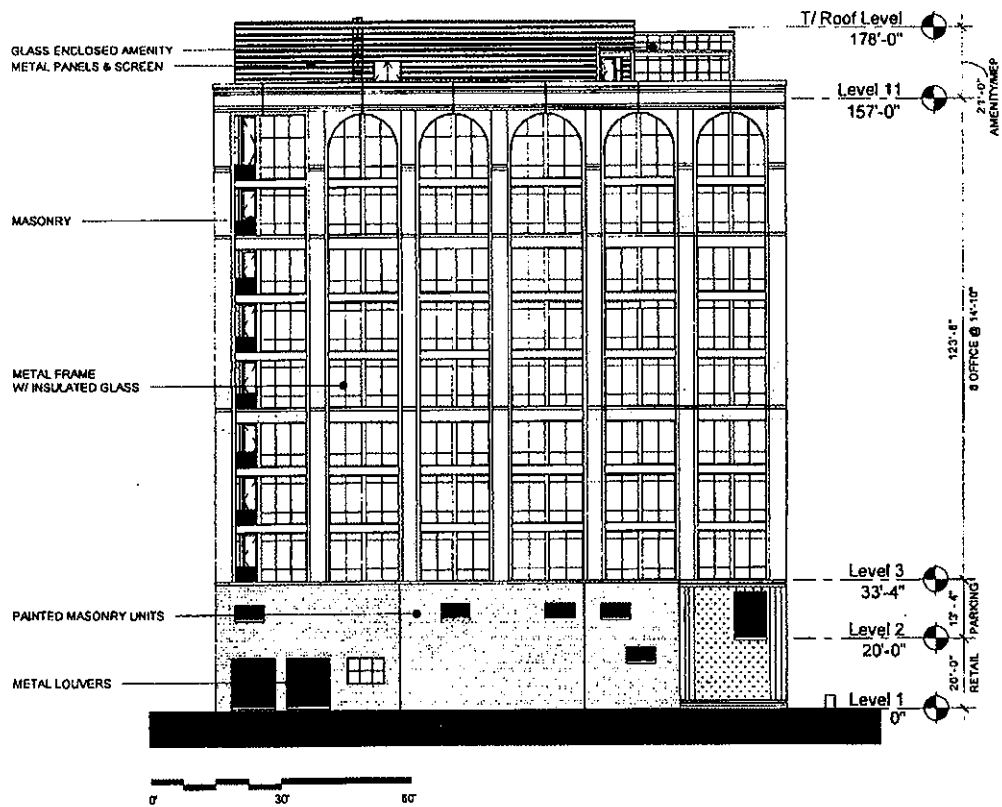
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
CARROLL, 311 N MORGAN  
ADDRESS: 345 N MORGAN Chicago, IL 60607  
DATE: March 13, 2019  
REVISED: September 19, 2019

SUBAREA B - North Elevation

Final for Publication

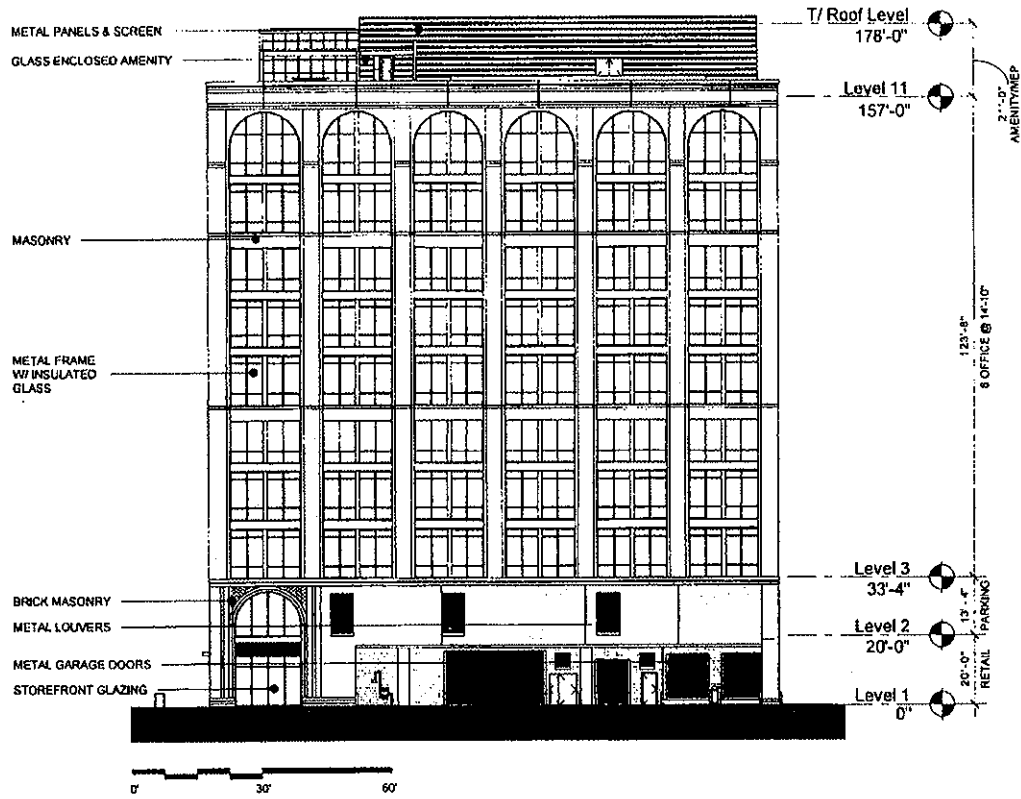


ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

# SUBAREA B - South Elevation Final for Publication



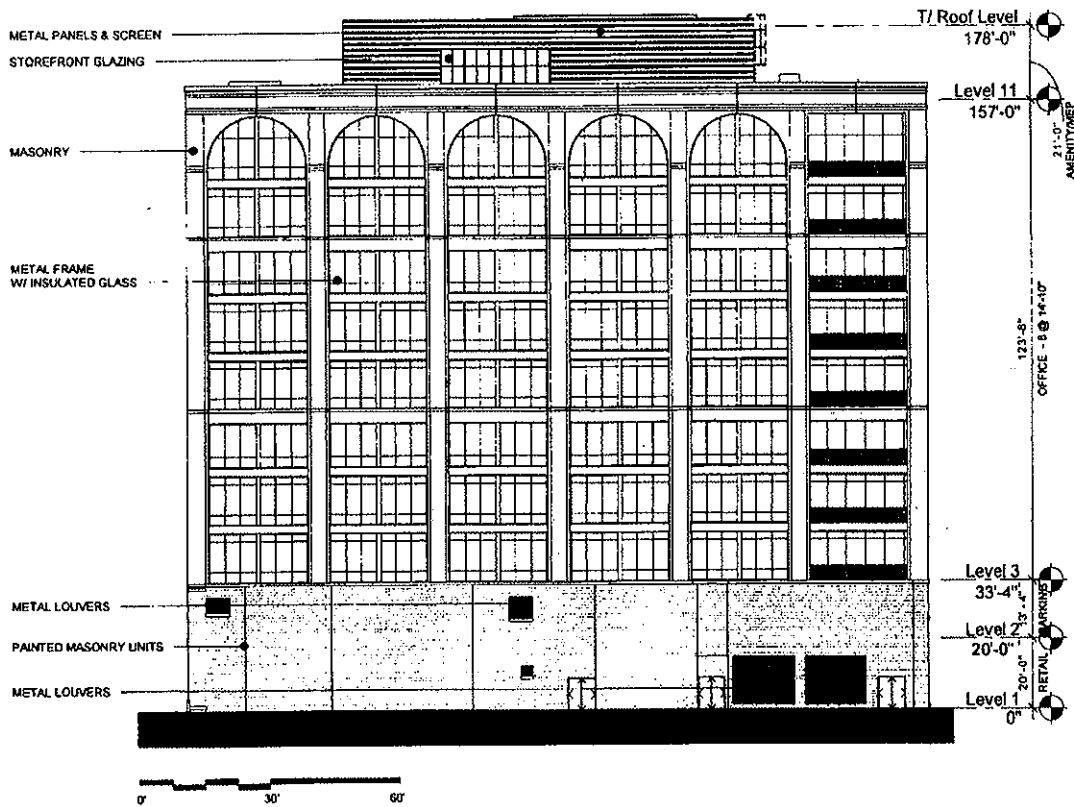
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

SUBAREA B - East Elevation

Final for Publication



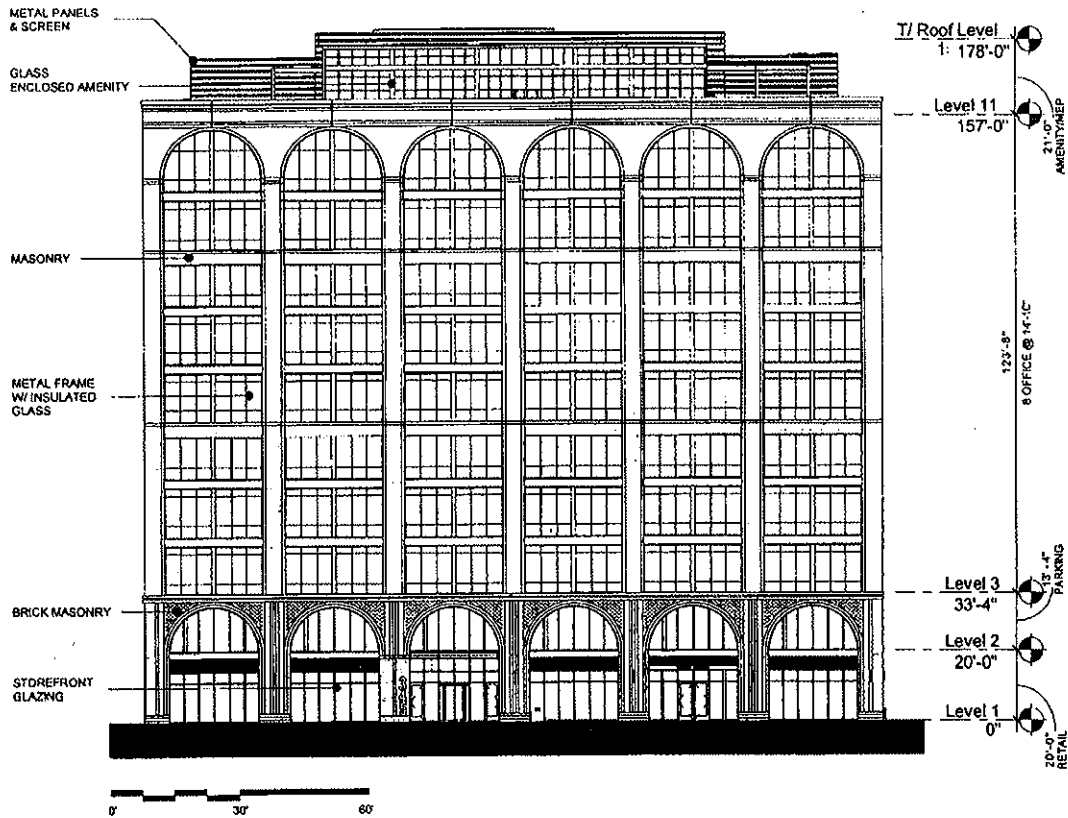
ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

**SUBAREA B - West Elevation**

**Final for Publication**

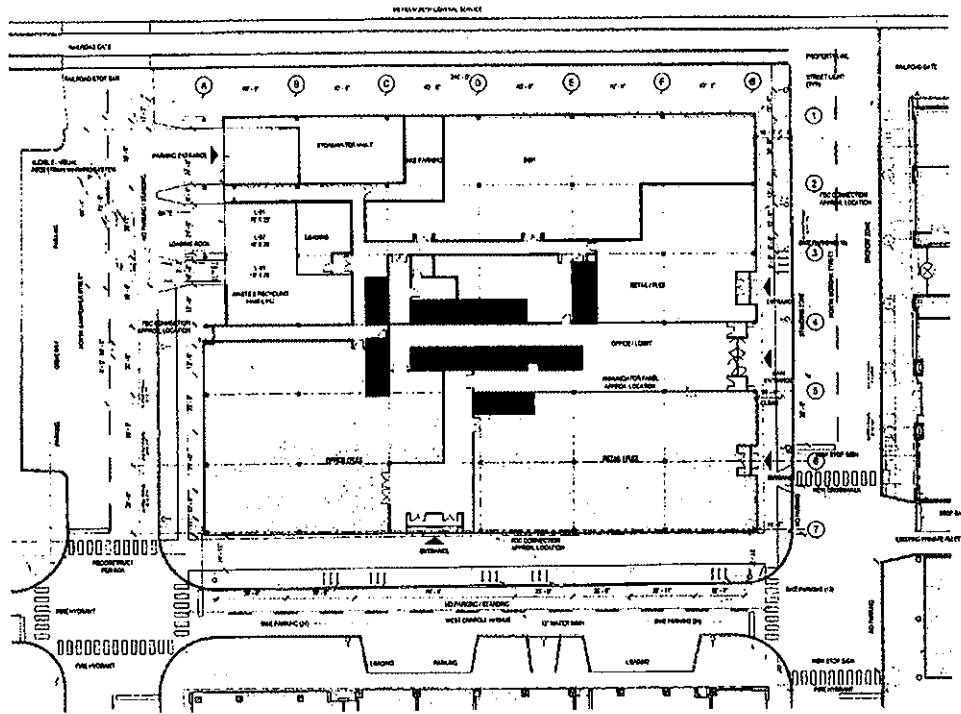


ECKENHOFF SAUNDERS



APPLICANT: 345 N MORGAN, 1000 W  
 CARROLL, 311 N MORGAN  
 ADDRESS: 345 N MORGAN Chicago, IL 60607  
 DATE: March 13, 2019  
 REVISED: September 19, 2019

Final for Publication

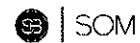


SUBAREA A

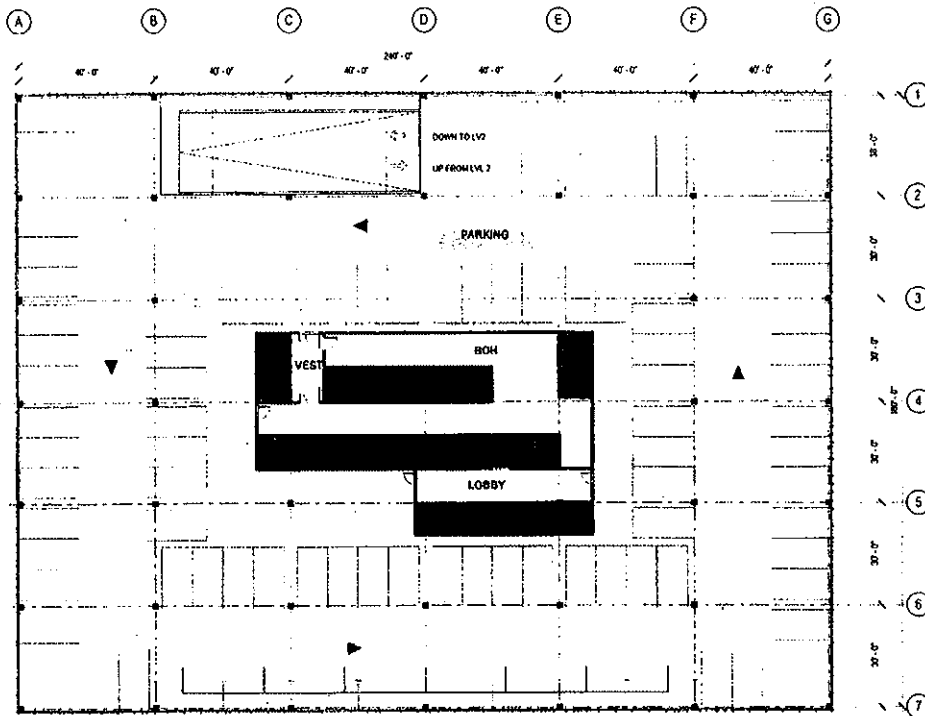
SITE / LANDSCAPE PLAN



Applicant: 345 N. Morgan LLC  
 Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
 Introduced: March 13 2019  
 Plan Commission: September 19 2019

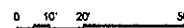


# Final for Publication

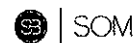


## SUBAREA A

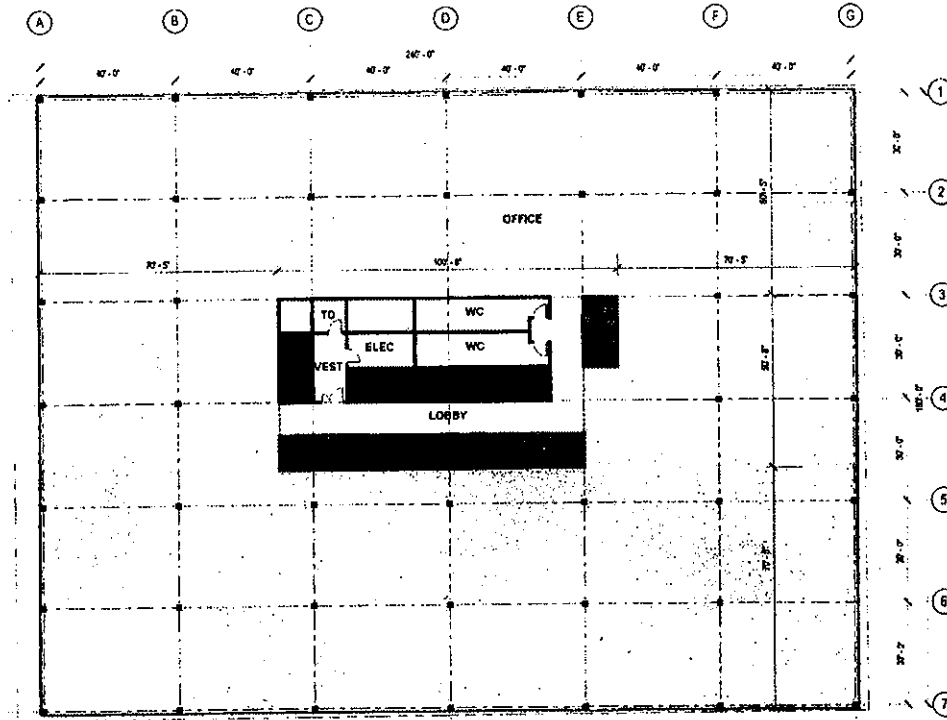
### PARKING PLAN



Applicant: 345 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13, 2019  
Plan Commission: September 19, 2019

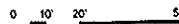


# Final for Publication

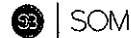


## SUBAREA A

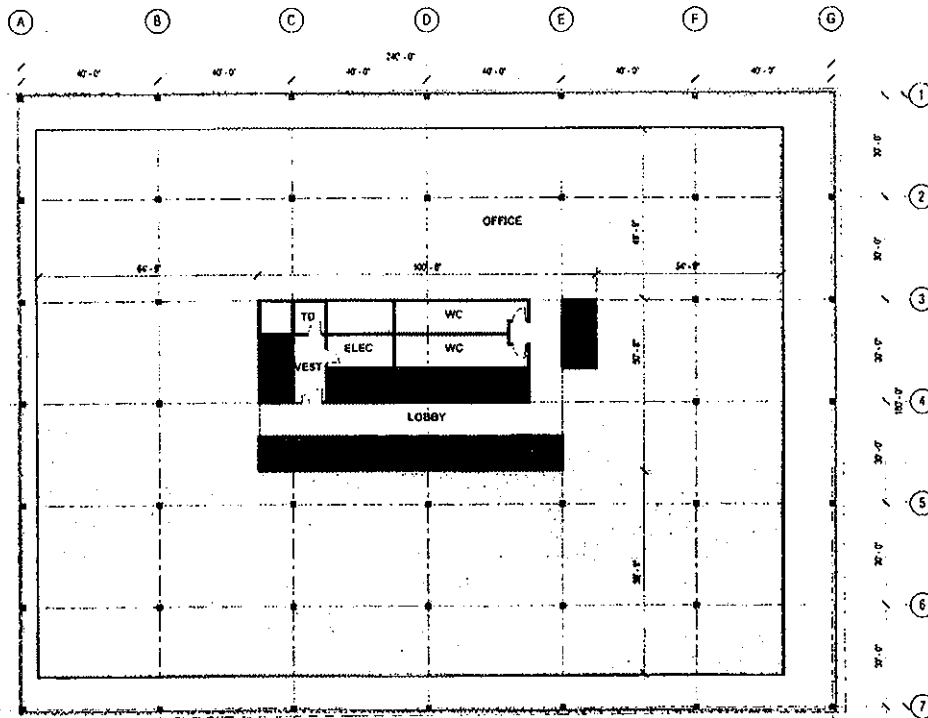
### OFFICE PLAN



Applicant: 345 N. Morgan LLC  
Address: 1300 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13 2019  
Plan Commission: September 19 2019

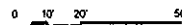


# Final for Publication



## SUBAREA A

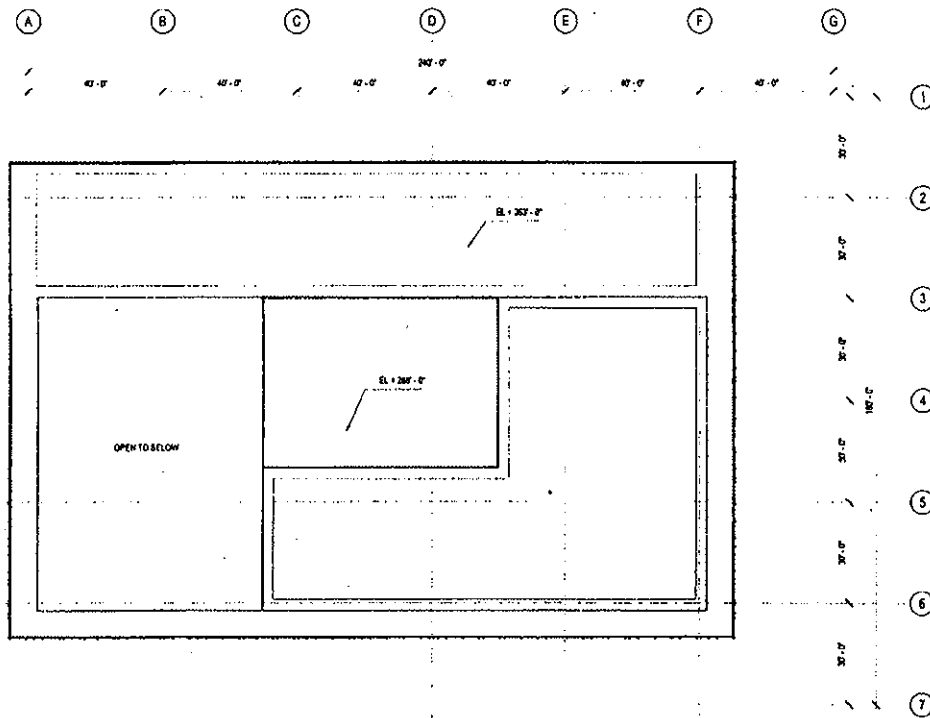
### TERRACE PLAN



Applicant: 345 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13, 2019  
Plan Commission: September 19, 2019



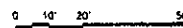
# Final for Publication



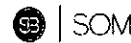
## SUBAREA A

TOTAL NON-MECHANICAL ROOF AREA= 11,610 SF  
 TOTAL GREEN ROOF AREA= 7,140 SF  
 GREEN ROOF AREA > 50% TOTAL NON-MECHANICAL ROOF AREA

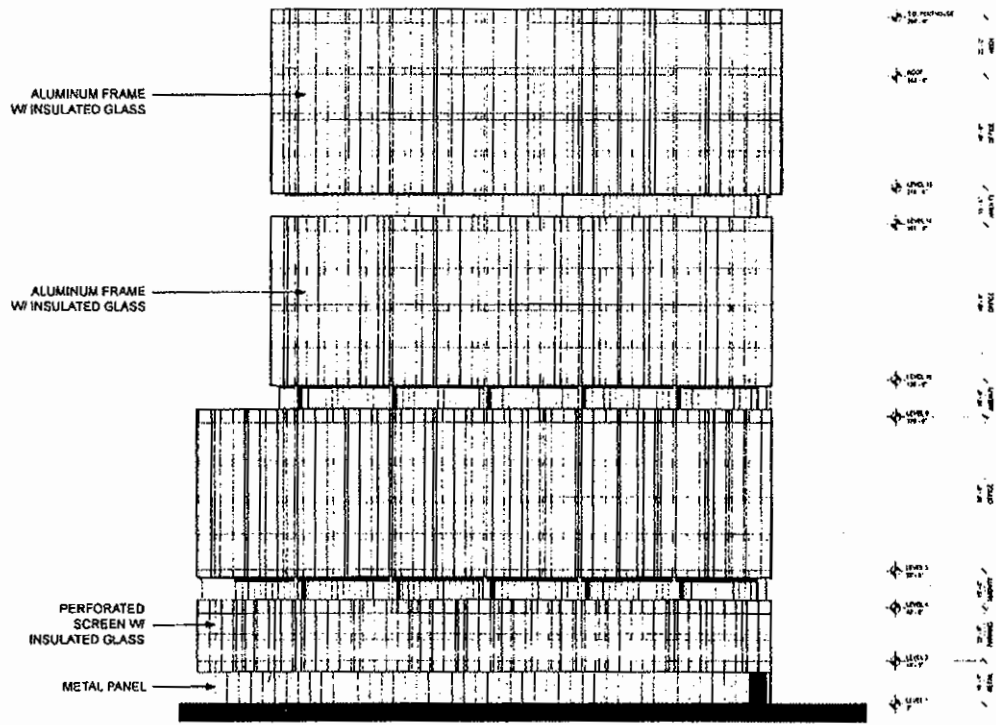
## ROOF PLAN



Applicant: 345 N Morgan LLC  
 Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
 Introduced: March 13, 2019  
 Plan Commission: September 19, 2019



# Final for Publication

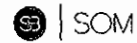


## SUBAREA A

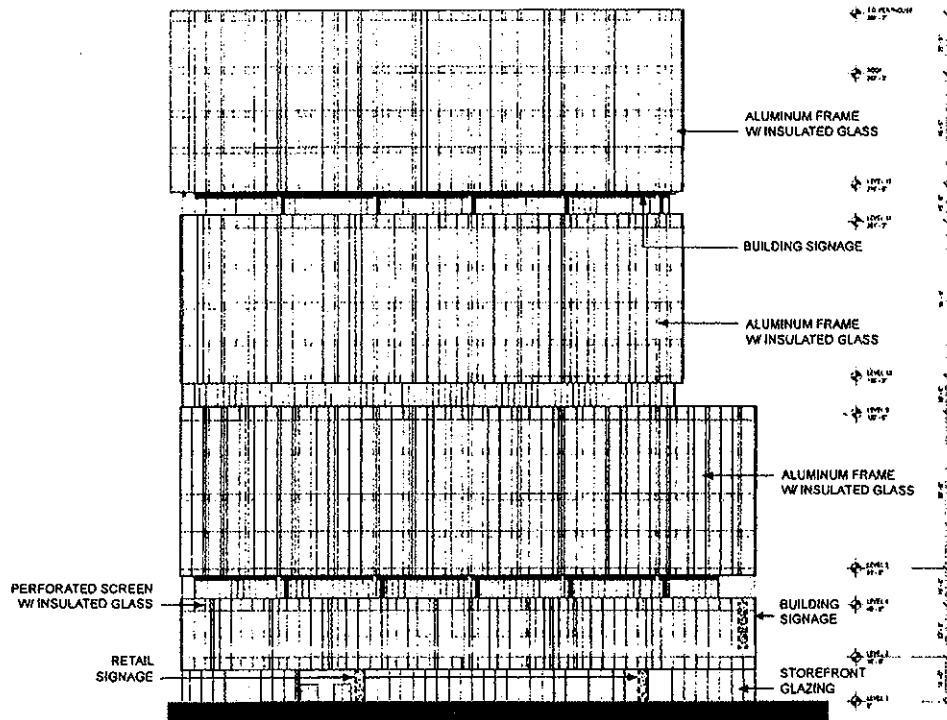
### NORTH ELEVATION



Applicant: 345 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13 2019  
Plan Commission: September 19, 2019



# Final for Publication



## SUBAREA A

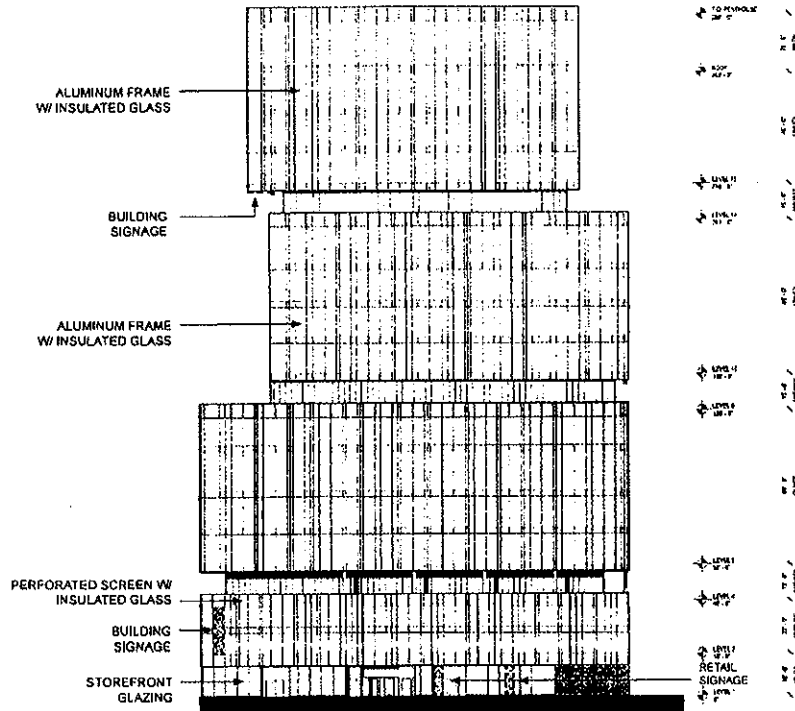
### SOUTH ELEVATION



Applicant: 345 N. Morgan LLC  
 Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
 Introduced: March 13, 2019  
 Plan Commission: September 19, 2019



# Final for Publication



## SUBAREA A

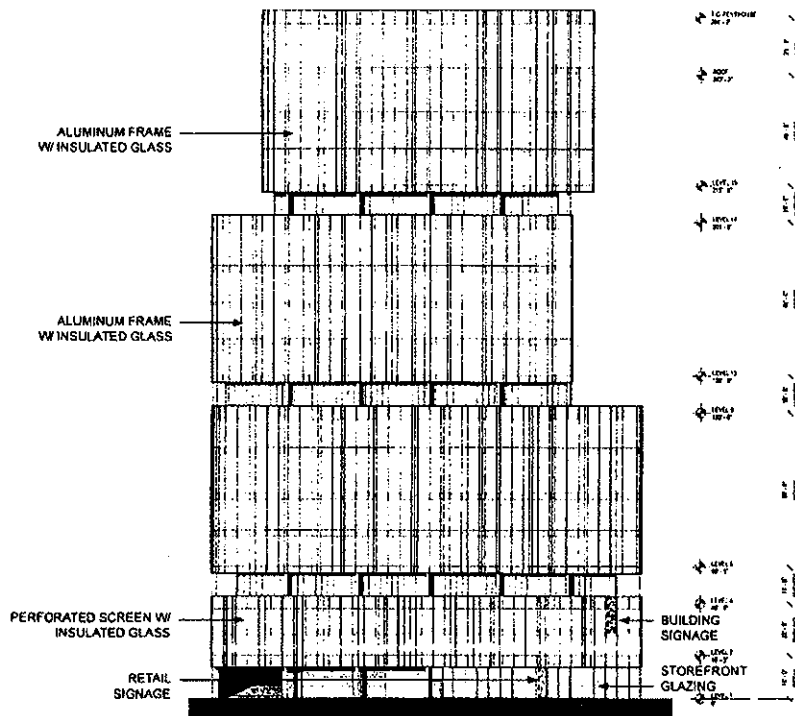
### EAST ELEVATION



Applicant: 345 N Morgan LLC  
 Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
 Introduced: March 13, 2019  
 Plan Commission: September 19, 2019



# Final for Publication

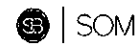


## SUBAREA A

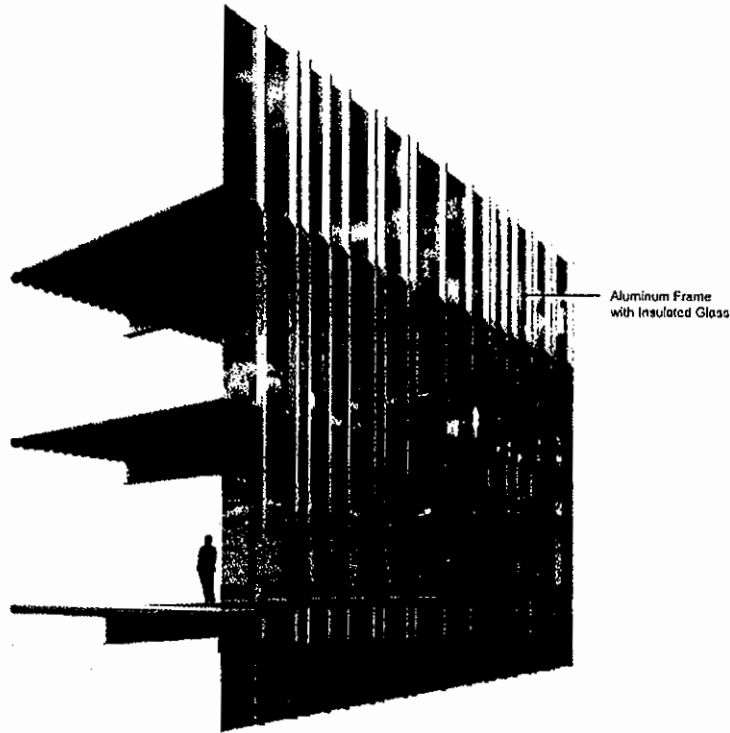
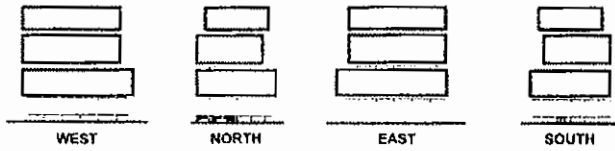
### WEST ELEVATION



Applicant: 345 N. Morgan LLC  
 Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
 Introduced: March 13, 2019  
 Plan Commission: September 19, 2019



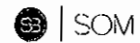
Final for Publication



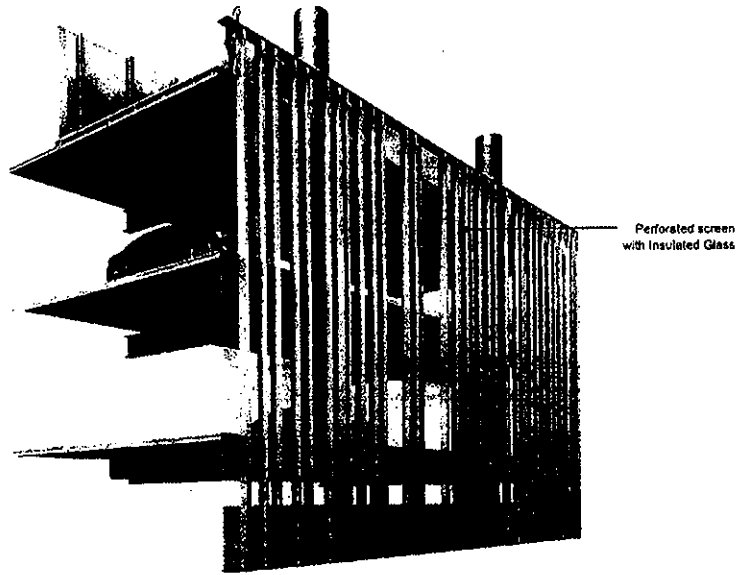
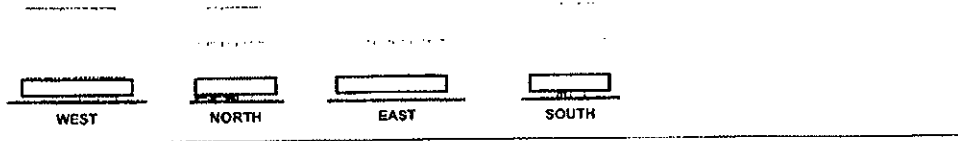
**SUBAREA A**

**TYPICAL TOWER FACADE**

Applicant: 345 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13, 2019  
Plan Commission: September 19, 2019



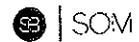
Final for Publication



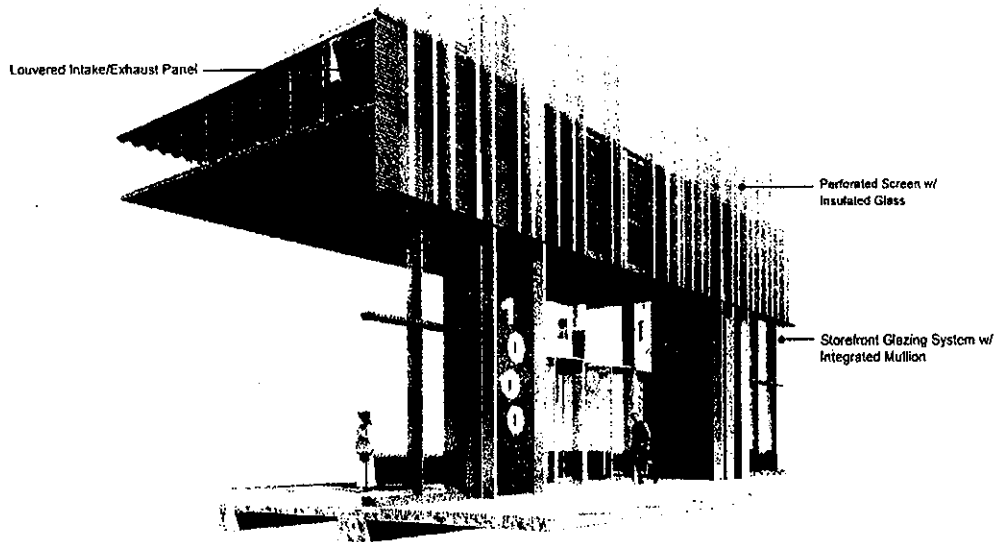
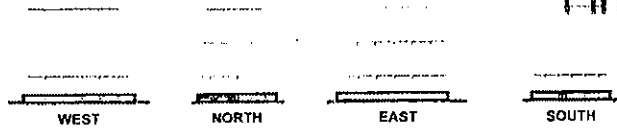
SUBAREA A

TYPICAL PARKING FACADE

Applicant: 345 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13 2019  
Plan Commission: September 19 2019



Final for Publication



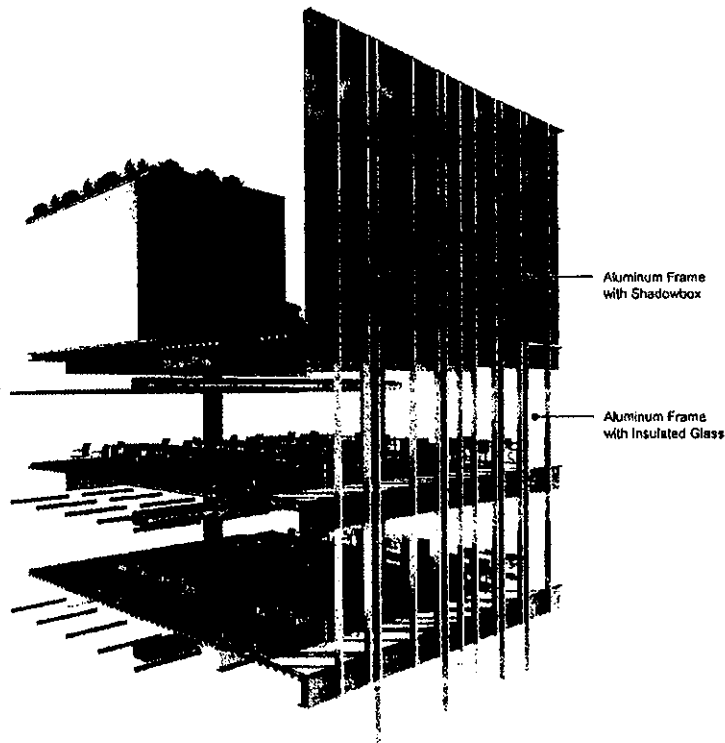
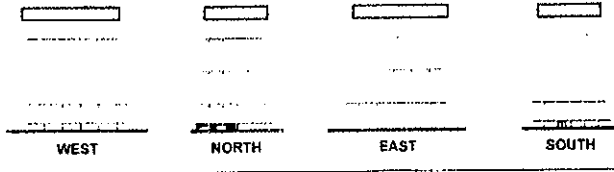
**SUBAREA A**

**TYPICAL STOREFRONT FACADE**

Applicant: 345 N Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13, 2019  
Plan Commission: September 19, 2019



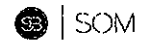
Final for Publication



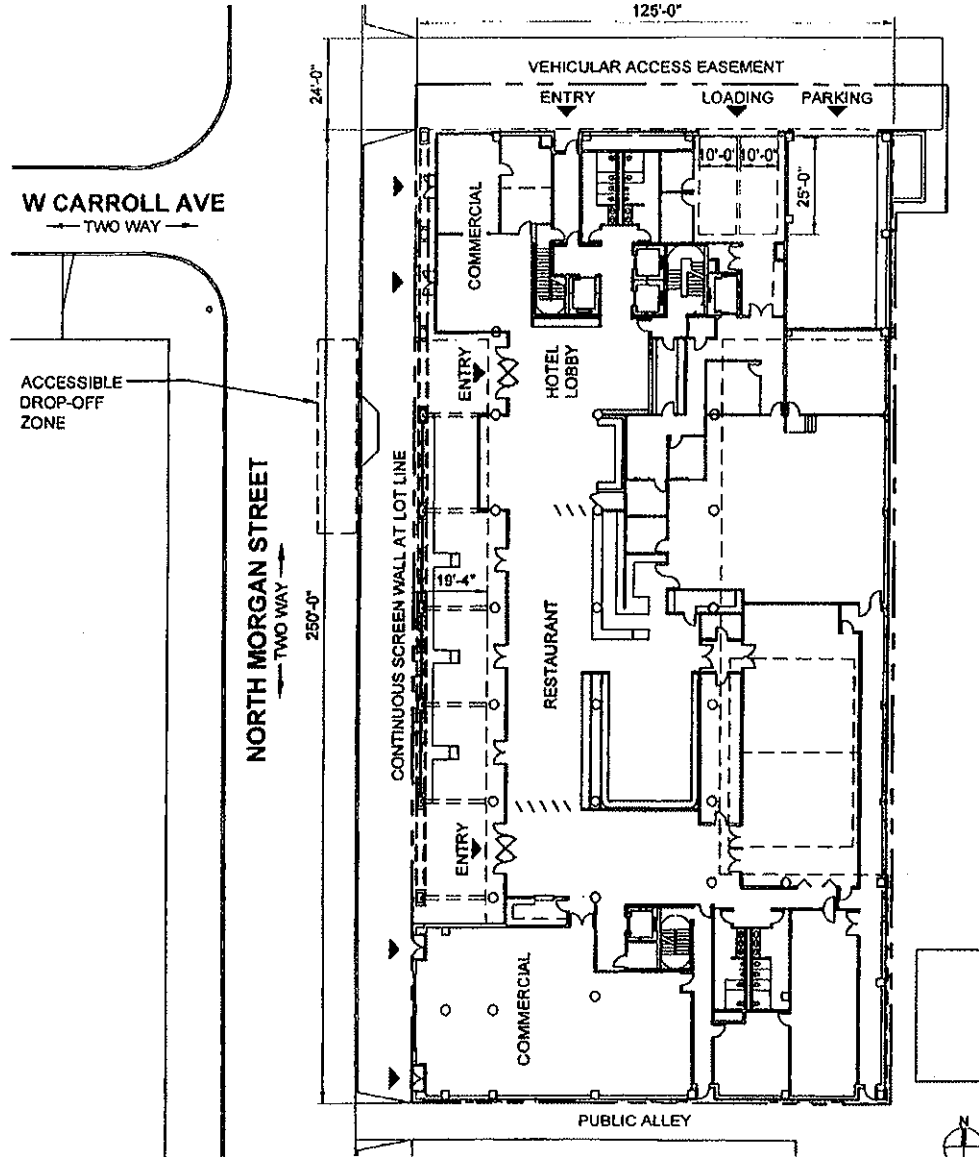
SUBAREA A

TYPICAL ROOF FACADE

Applicant: 315 N. Morgan LLC  
Address: 1000 West Carroll / 345 North Morgan / 311 North Morgan  
Introduced: March 13, 2019  
Plan Commission: September 19, 2019



# Final for Publication



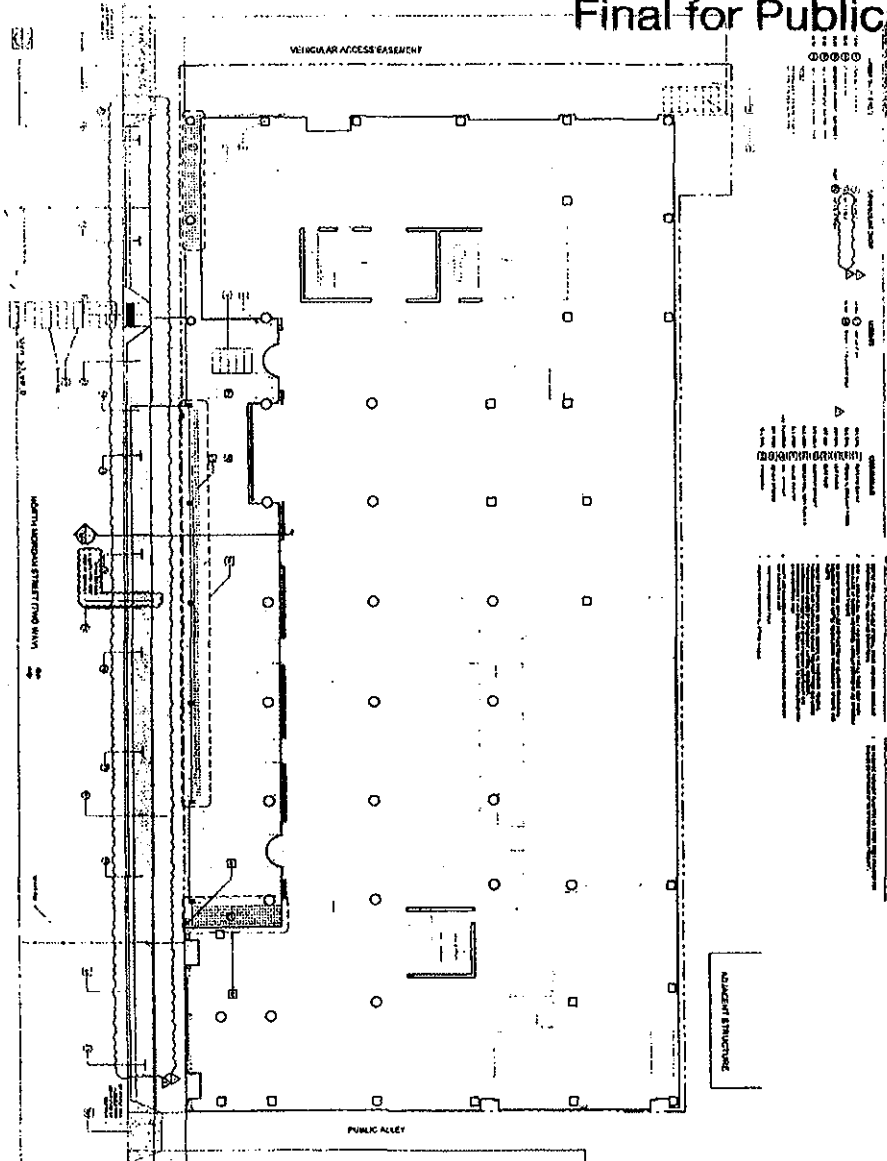
**E. SITE PLAN AND GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**311 NORTH MORGAN**  
APPLICANT: 345 N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

September 19th, 2019

G|R|E|C ARCHITECTS

Final for Publication



**F. GRADE LEVEL LANDSCAPE PLAN**  
 SCALE: 1/32" = 1'-0"

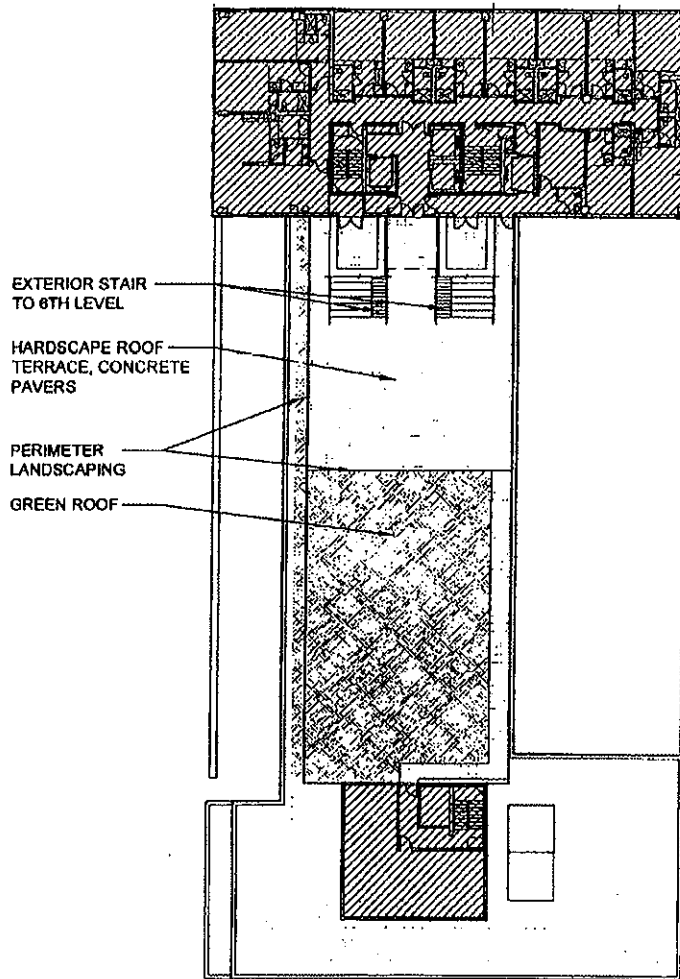
**311 NORTH MORGAN**

APPLICANT: 345 N MORGAN LLC  
 ADDRESS: 1000 W CARROLL, 345 N  
 MORGAN, 311 N MORGAN

September 19th, 2019

GIRI/E/C ARCHITECTS

Final for Publication



**G. FIFTH LEVEL TERRACE LANDSCAPE PLAN**  
SCALE: 1/2" = 1'-0"



**311 NORTH MORGAN**

APPLICANT: 345 N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

September 19th, 2019

GIRIJC ARCHITECTS

### Final for Publication

**GREEN ROOF AREA CALCULATIONS**

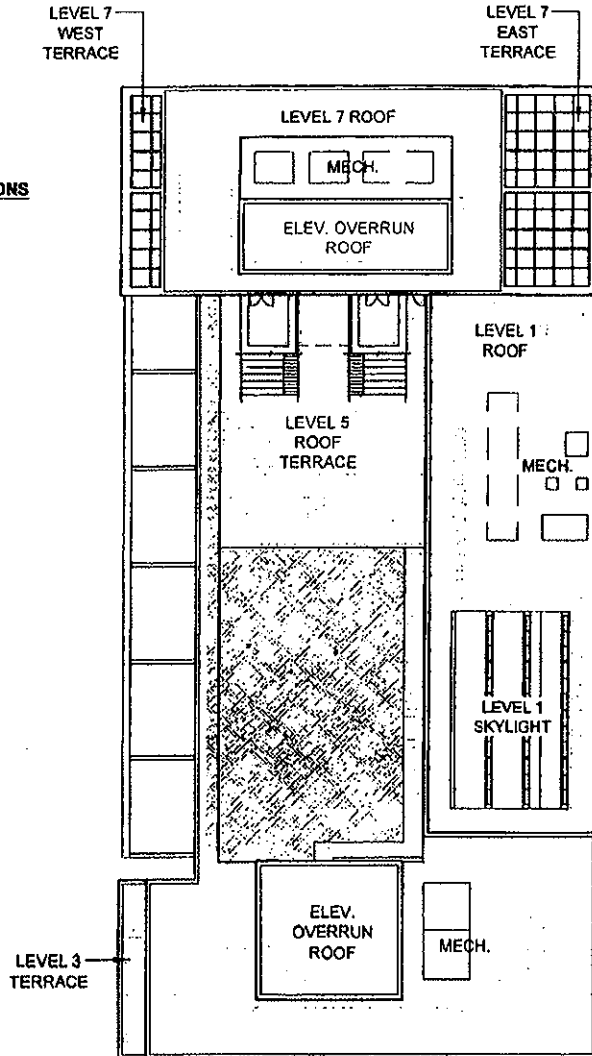
GROSS ROOF AREA: 28,316 SF  
NET ROOF AREA: 23,035 SF

MIN. 50% GREEN ROOF  
AREA: 11,518 SF

**LEGEND:**

 ROOF  
TERRACE  
PAVERS

 GREEN  
ROOF/  
LANDSCAPING



### H. GREEN ROOF DIAGRAM

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



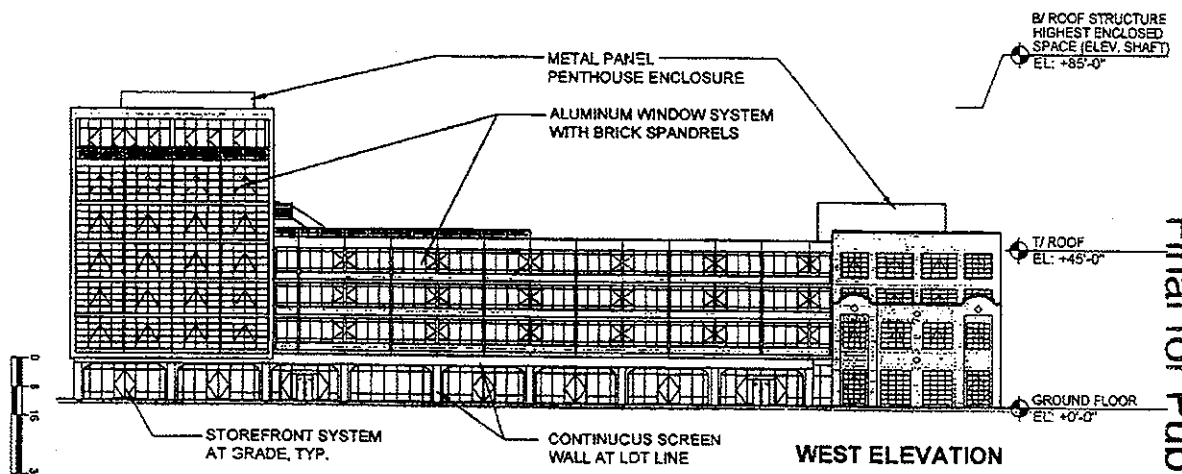
September 19th, 2019

**311 NORTH MORGAN**

APPLICANT: 345 N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

GIR|E|C ARCHITECTS

Final for Publication

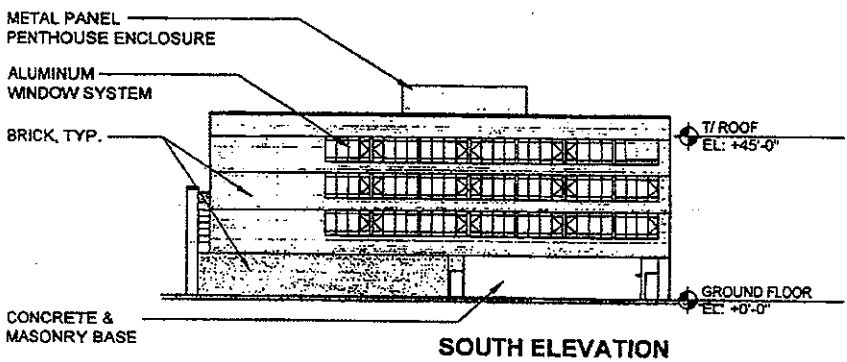


J1. WEST ELEVATION  
SCALE: 1/8" = 1'-0"

311 NORTH MORGAN  
APPLICANT: 345 N MORGAN, LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

September 18th, 2019  
GRIEGL ARCHITECTS

Final for Publication

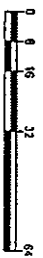


**J2. SOUTH ELEVATION**

SCALE: 1/2" = 1'-0"

**311 NORTH MORGAN**

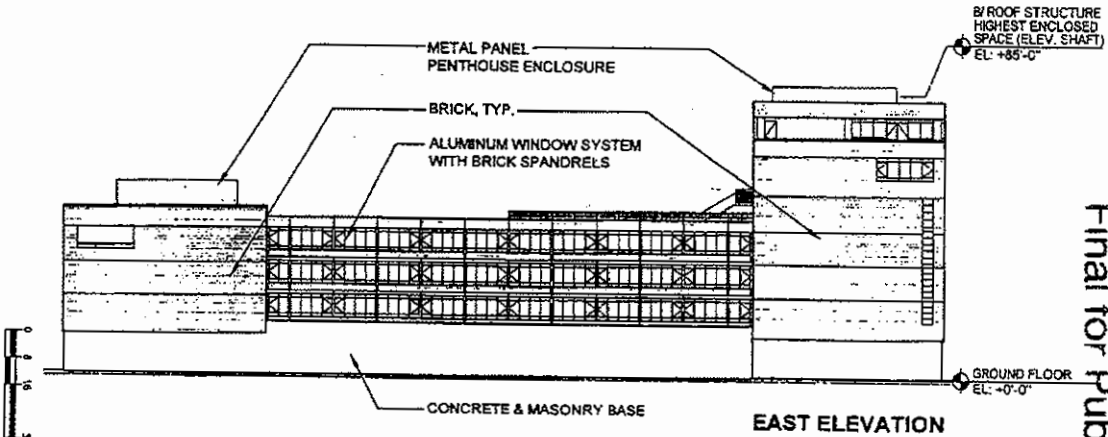
APPLICANT: 345 N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N MORGAN, 311 N MORGAN



September 19th, 2019

GRIEIG ARCHITECTS

Final for Publication



J3. EAST ELEVATION

SCALE: 1/8" = 1'-0"

311 NORTH MORGAN

APPLICANT: J&S N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

September 19th, 2019

GINREIC ARCHITECTS

Final for Publication

J4. NORTH ELEVATION

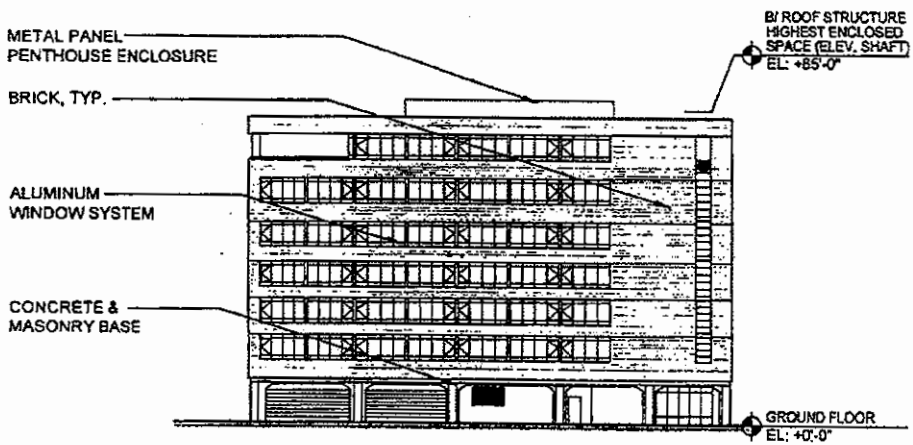
SCALE: 1/2" = 1'-0"

311 NORTH MORGAN

APPLICANT: 345 N MORGAN LLC  
ADDRESS: 1000 W CARROLL, 345 N  
MORGAN, 311 N MORGAN

GIRIEL ARCHITECTS

September 19th, 2019



NORTH ELEVATION