

PD 1495

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20542

3/24/2021

REPORTS OF COMMITTEES

29095

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 50.

Nays -- None.

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

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

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

(As Amended)

(Application No. 20542)

(Common Address: 160 N. Elizabeth St.)

RBPID 1495

[SO2020-5626]

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

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

North Elizabeth Street; West Randolph Street; a line 226.01 feet west of and parallel to North Elizabeth Street; and the public alley north of and parallel to West Randolph Street,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Elizabeth Street; West Randolph Street; a line 226.01 feet west of and parallel to North Elizabeth Street; and the public alley north of and parallel to West Randolph Street,

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

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

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

Residential-Business Planned Development No. 1495.

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 32,996 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 160 North Elizabeth Holdings LLC is the "Applicant" for this Planned Development with the authorization from the property owner.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Level Plan; a Roof Plan; a Landscape Plan; Building Elevations (North, South, East and West); and Axonometric View Drawings prepared by Thomas Roszak Architecture LLC and dated March 18, 2021 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor, cultural exhibits and libraries, animal services (except shelter and boarding kennels), artist work or sales space, business equipment sales and service, business support services, eating and drinking establishments (all, including taverns), financial services (except payday/title secured loan store and pawn shop), food and beverage retail sales, liquor sales (accessory use), medical service, office, general retail sales, personal service, consumer repair or laundry service, co-located wireless communication facilities, incidental and accessory uses and accessory parking. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to consult with the local alderman's office prior to entering into any initial lease or other disposition of 20 percent of the ground floor commercial space for the building 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 32,996 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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 the C1-3 Neighborhood Commercial District to the DX-7 Downtown Mixed-Use District and then to this Planned Development (P.D.), for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the

residential housing project, or (ii) with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either, (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 375 housing units. As a result, the Applicant's affordable housing obligation is 75 affordable units (20 percent of 375, rounded up), consisting of 38 First Units and 37 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, to be approved by the DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[ARO Unit Matrix; ARO Studio and 1 and 2 Bed Examples; Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Ground Level Plan; Levels 2 and 3 Floor Plans; Levels 4 and 5 through 15 Floor Plans; Levels 16 and 17 through 25 Floor Plans and Level 27 Floor Plan; Roof Plan; Landscape Plan; North, South, East and West Building Elevations; Podium Axonometric View -- Residential Entrance; Podium Axonometric View -- Southwest Retail Corner; Tower Axonometric View -- Typical Glazing Systems; Tower Axonometric View -- Typical Balcony Systems; Tower Axonometric View -- Amenity Rooftop; and Parking Screen Detail -- Glass Frit Referred to in these Plan of Development Statements printed on pages 29106 through 29131 of this *Journal*.]

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

Residential-Business Planned Development No. 1495.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	59,080
Area of Public Rights-of-Way (square feet):	26,084
Net Site Area (square feet):	32,996
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	375
Minimum Off-Street Parking Spaces:	144 (Note: No transit-served location reductions are allowed)
Minimum Bicycle Parking Spaces:	150
Minimum Off-Street Loading Berths:	2 (10 feet by 25 feet)
Maximum Building Height:	292 feet, 8 inches
Minimum Setbacks:	In accordance with plans

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ARO Affordable Housing Profile Form (AHP) PUBLICATION

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: 02/10/2021

DEVELOPMENT INFORMATION

Development Name: 160 North Elizabeth

Development Address: 160 North Elizabeth Street, Chicago, IL 60607

Zoning Application Number, if applicable: 20542

Ward: 27

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

Type of City Involvement
check all that apply

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

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name 160 North Elizabeth Holdings, LLC

Developer Contact Thomas Roszak

Developer Address 145 South Wells Street, Suite 500, Chicago, IL 60606

Email Thomas@roszak.com

Developer Phone 312.423.7969

Attorney Name Katie Jahnke Dale, DLA

Attorney Phone 312.368.2153

TIMING

Estimated date marketing will begin 1Q2023

Estimated date of building permit* 8/1/2021

Estimated date ARO units will be complete

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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

J. Roszak
Developer or their agent

02/10/2021
Date

Justin Root
Justin Root or Denise Roman, DOH

February 22, 2021
Date



ARO Web Form

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PUBLICATION****Applicant Contact Information**

Name: Thomas Roszak
Email: Thomas@roszak.com

Development Information**Address****Submitted Date: 02/10/2021**

Number From: 160
Street Name: Elizabeth Street

Number To: N/A

Direction: N
Postal Code: 60607

Development Name

160 North Elizabeth

Are you rezoning to downtown?: Yes

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

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details

ARO trigger: Zoning change and planned development

Total units: 375

Development type: Rent

Date submitted: 02/10/2021

Requirements

First ARO Units: 38 Additional ARO Units: 37

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

On-Site: 38

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 38

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All projects with proposed ARO units must complete this tab

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	Available	Available	Available
Laundry	In unit. Stackable	In unit. Stackable	In unit. Stackable
Appliances			
Refrigerator <i>age/EnergyStar/make/model/color</i>	Whirlpool or similar	Whirlpool or similar	Whirlpool or similar
Dishwasher	Whirlpool or similar	Whirlpool or similar	Whirlpool or similar
<i>age/EnergyStar/make/model/color</i>	Stainless Steel, model TBD	Stainless Steel, model TBD	Stainless Steel, model TBD
Stove/Oven	Whirlpool or similar	Whirlpool or similar	Whirlpool or similar
<i>age/EnergyStar/make/model/color</i>	Stainless Steel, model TBD	Stainless Steel, model TBD	Stainless Steel, model TBD
Microwave	Whirlpool or similar	Whirlpool or similar	Whirlpool or similar
<i>age/EnergyStar/make/model/color</i>	Stainless Steel, model TBD	Stainless Steel, model TBD	Stainless Steel, model TBD
Bathroom[s]	Studio/1 bed: 1 bath, 2 bed: 2 bath	Studio/1 bed: 1 bath, 2 bed: 2 bath	Studio/1 bed: 1 bath, 2 bed: 2 bath
Kitchen countertops	Quartz	Quartz	Quartz
Flooring	Vinyl Plank and Ceramic	Vinyl Plank and Ceramic	Vinyl Plank and Ceramic
HVAC	Heat Pump	Heat Pump	Heat Pump

Project Name	160 North Elizabeth
Zoning Application Number	20542
Address	160 North Elizabeth Street, Chicago, IL 60607
Type	Rental
Anticipated average psf rent/price?	\$3.75psf Market Rate
Total Units In Project	375
First Units (10% of Total)	38
Additional Units (20% of total, less number of "First Units")	37

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

unit type	market rate			First ARO Units			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordabl e v. market square footage*
studio	106	35%	631	14	37%	540	86%
one-bed	121	40%	769	15	39%	656	85%
two-bed	71	24%	1,176	9	24%	1,000	85%
three-bed	2	1%	1,450	0	#VALUE!	#DIV/0!	#DIV/0!

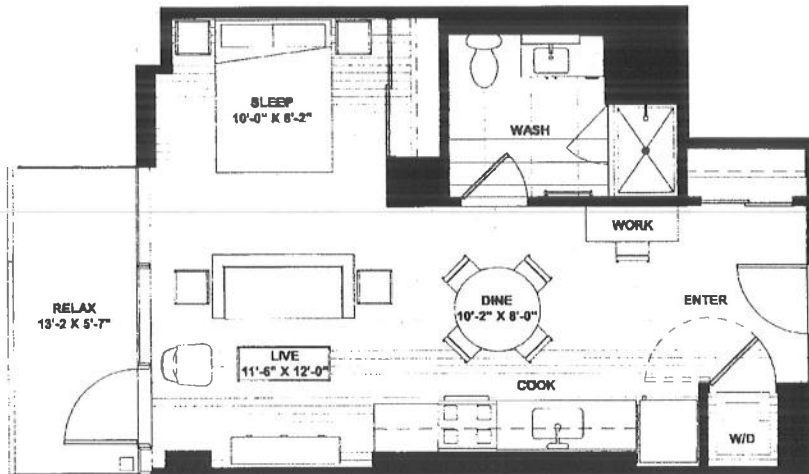
Additional ARO Units			
how many?*	% of total	avg. square footage	affordabl e v. market square footage*
13	35%	540	86%
15	41%	656	85%
9	24%	1,000	85%
0	#VALUE!	#DIV/0!	#DIV/0!

160 N. ELIZABETH
ARO: STUDIO EXAMPLE

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Unit
01 & 02

540 SF
STUDIO / 1 BATH



160 N. ELIZABETH
ARO: 1 BED EXAMPLE

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Unit
08 & 09

656 SF
1 BED / 1 BATH



**160 N. ELIZABETH
ARO: 2 BED EXAMPLE**

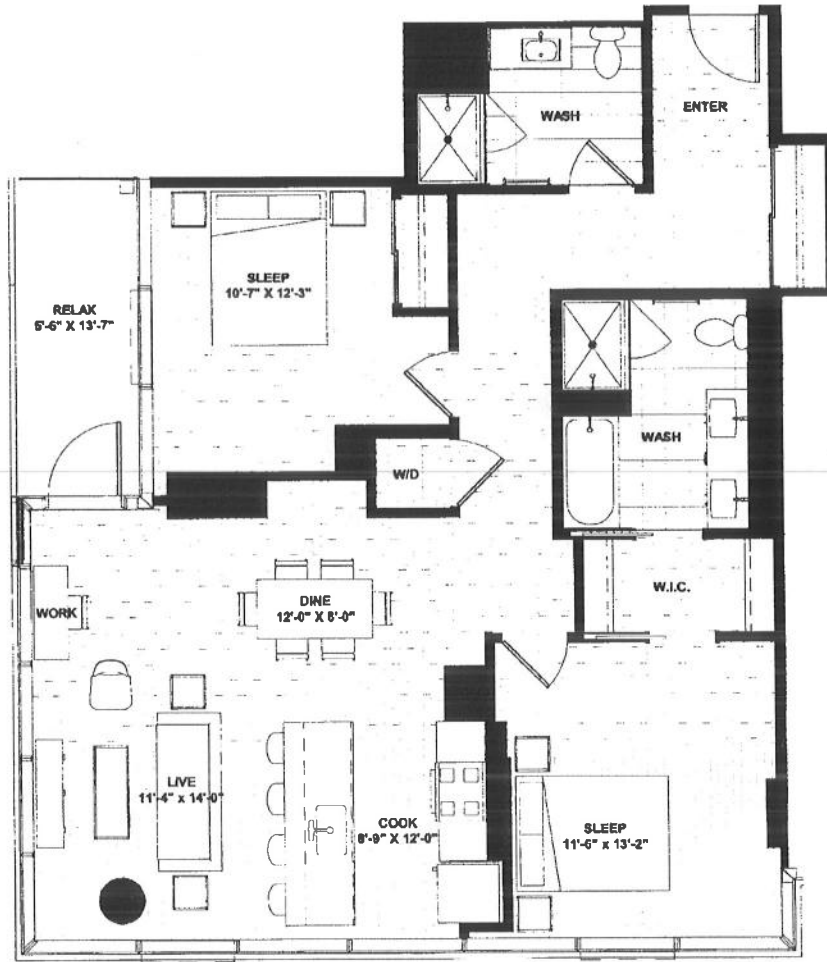
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Unit

18

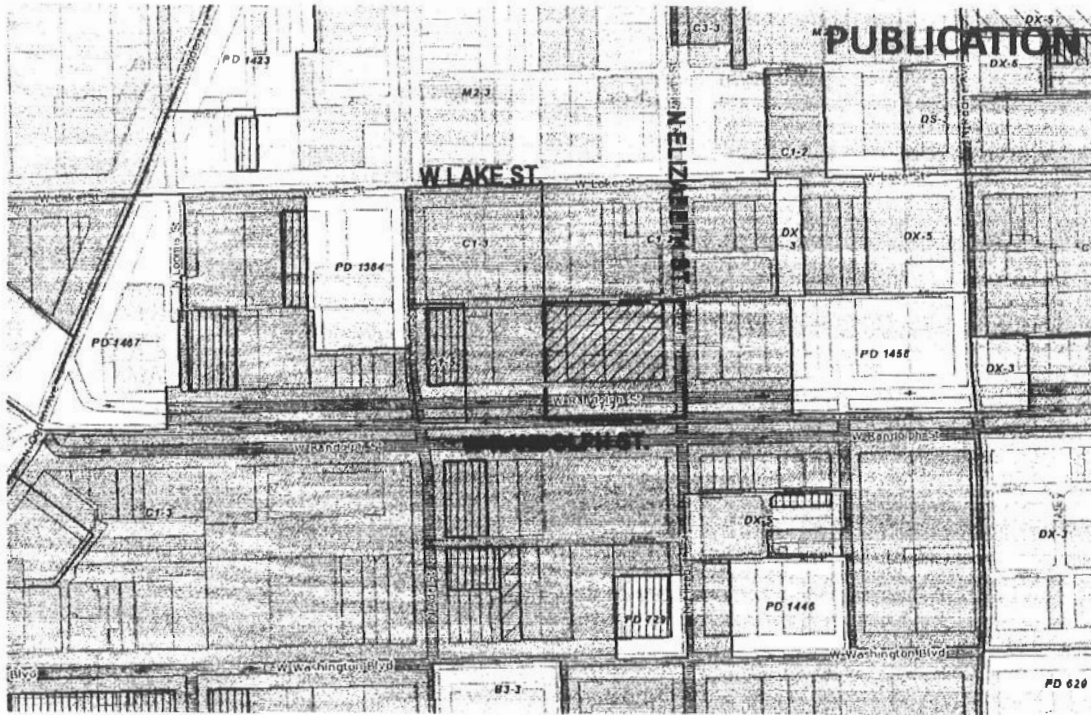
1,000 SF

2 BED / 2 BATH



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 PD BOUNDARY

 SITE BOUNDARY

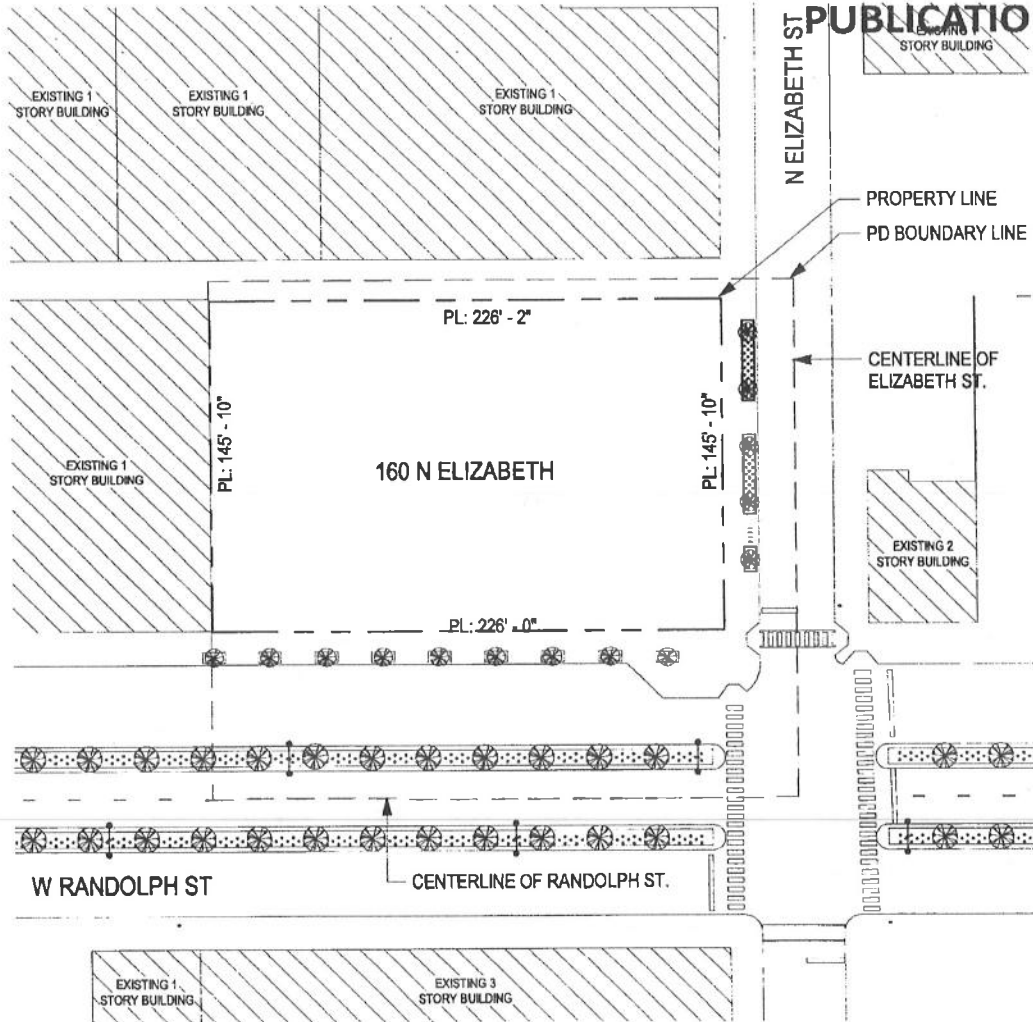
EXISTING ZONING MAP

APPLICANT: MOCERI + ROSZAK
 ADDRESS: 160 N ELIZABETH STREET
 DATE OF INTRODUCTION: 11/16/2020
 PLAN COMMISSION: 03/18/2021

SCALE: N.T.S. 

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NET SITE AREA: 32,996 SF
 AREA IN RIGHT OF WAY: 26,364 SF
 GROSS SITE AREA: 59,360 SF

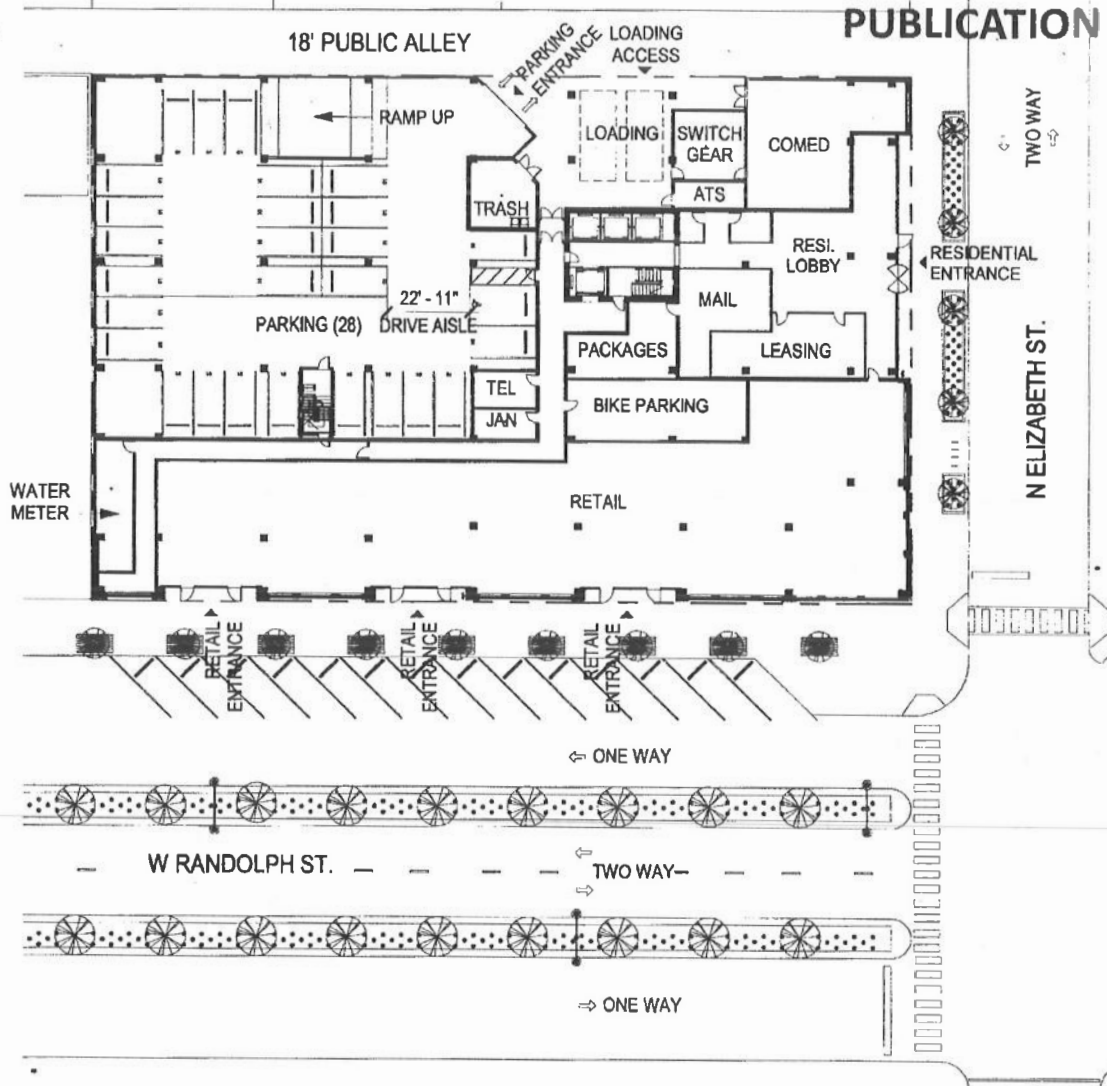
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: MOCERI + ROSZAK
 ADDRESS: 160 N ELIZABETH STREET
 DATE OF INTRODUCTION: 11/16/2020
 PLAN COMMISSION: 03/18/2021



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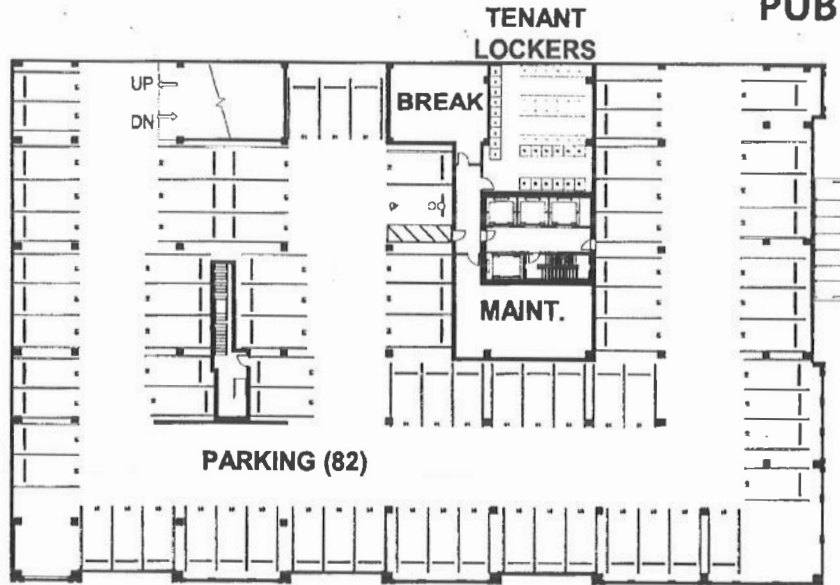
GROUND LEVEL PLAN

APPLICANT: MOCERI + ROSZAK
 ADDRESS: 160 N ELIZABETH STREET
 DATE OF INTRODUCTION: 11/16/2020
 PLAN COMMISSION: 03/18/2021

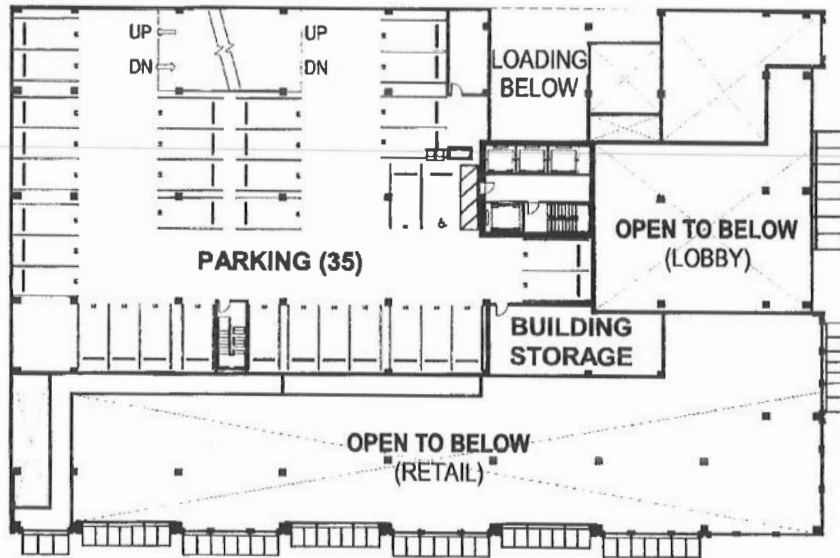


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LEVEL 3



LEVEL 2

LEVELS 2 & 3 PLANS

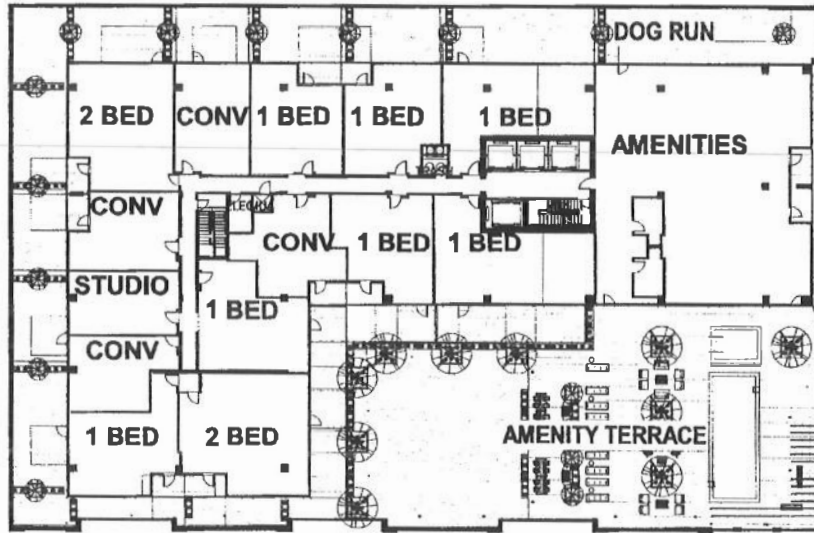
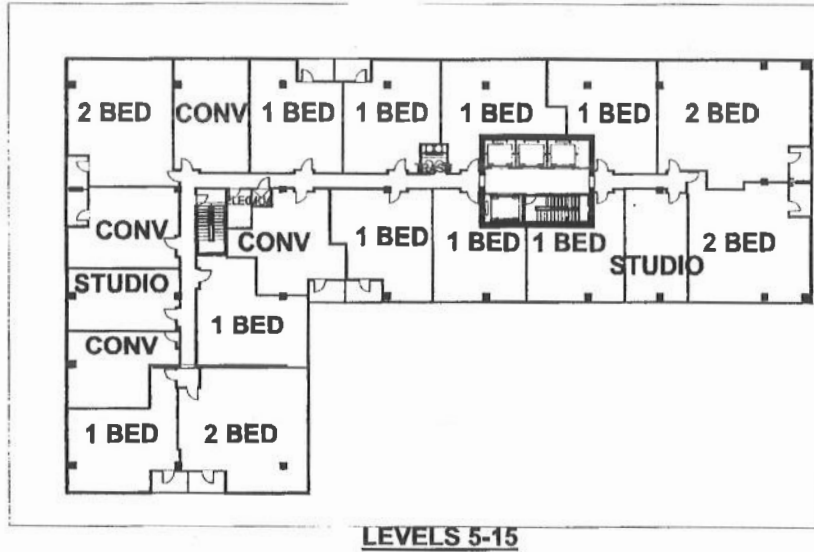
SCALE: 1" = 40'



APPLICANT: MOCERI + ROSZAK
 ADDRESS: 160 N ELIZABETH STREET
 DATE OF INTRODUCTION: 11/16/2020
 PLAN COMMISSION: 03/18/2021

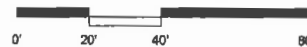
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**FINAL FOR
PUBLICATION**



LEVELS 4 & 5-15 PLANS

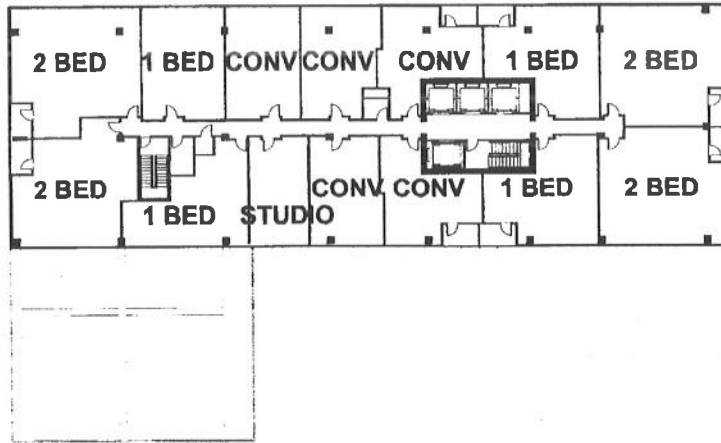
SCALE: 1" = 40'



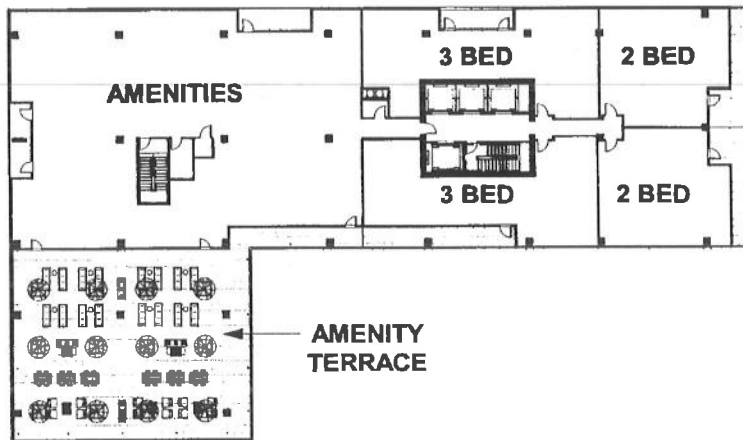
APPLICANT: MOCERI + ROSZAK
 ADDRESS: 160 N ELIZABETH STREET
 DATE OF INTRODUCTION: 11/16/2020
 PLAN COMMISSION: 03/18/2021

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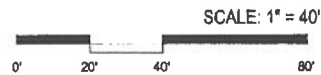
LEVELS 17-25



LEVEL 16

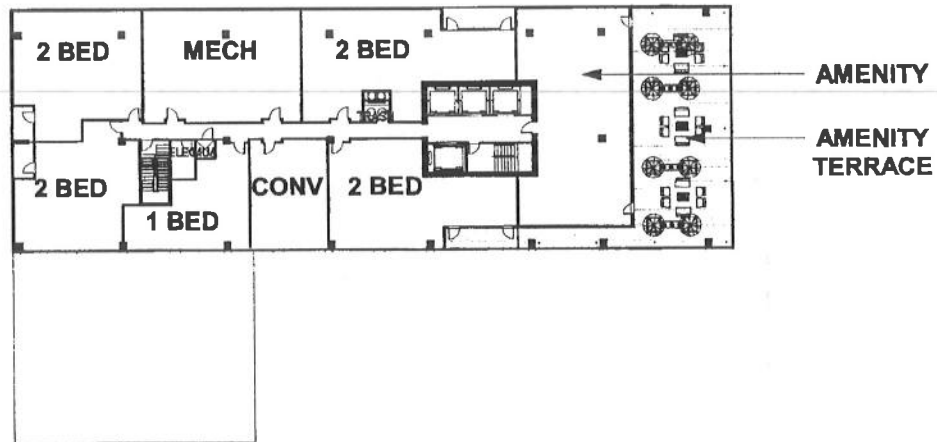
LEVELS 16 & 17-25 PLANS

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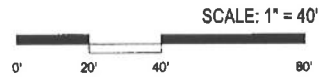
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LEVEL 27 PLAN

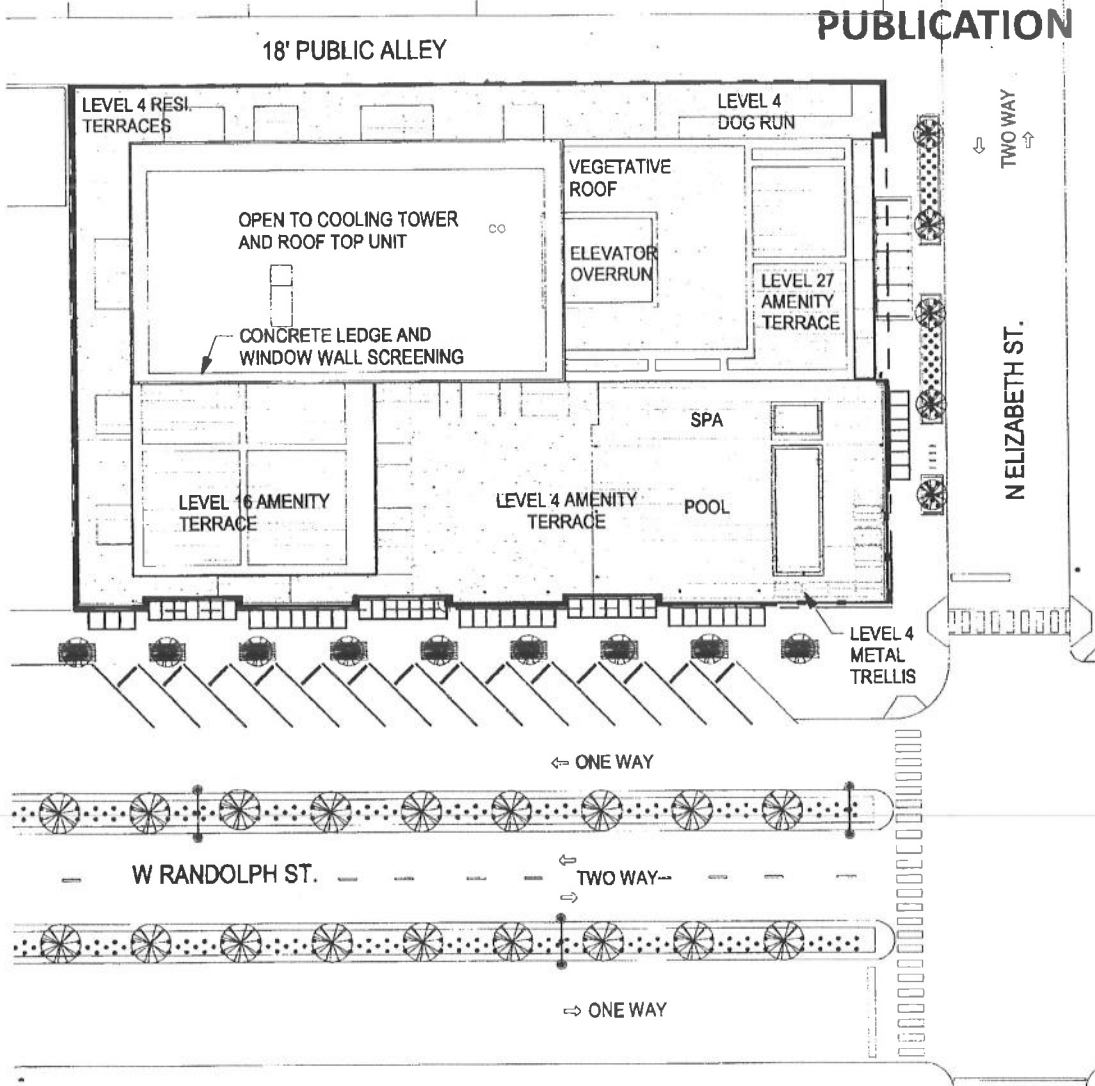
LEVEL 27



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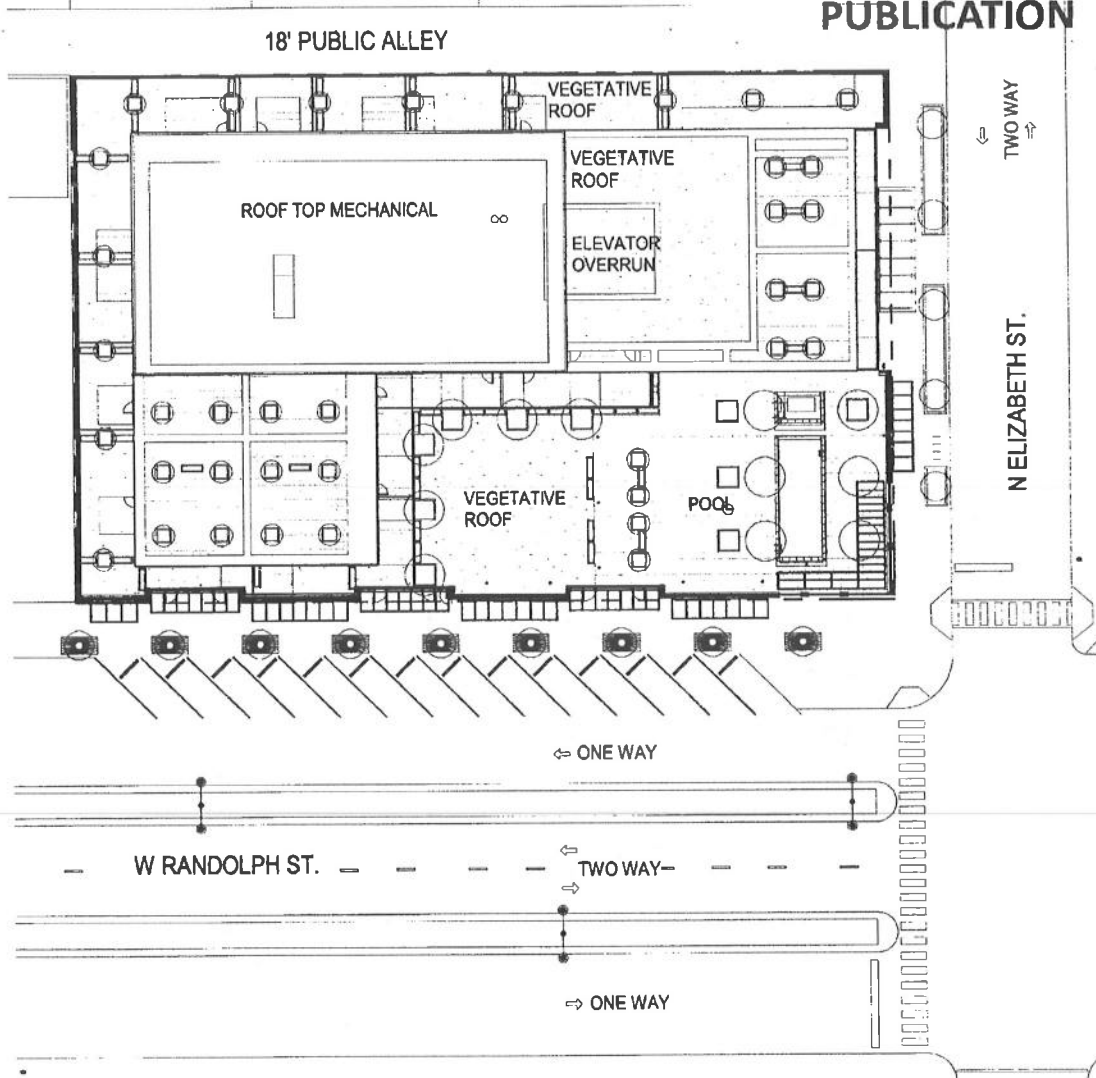
ROOF PLAN

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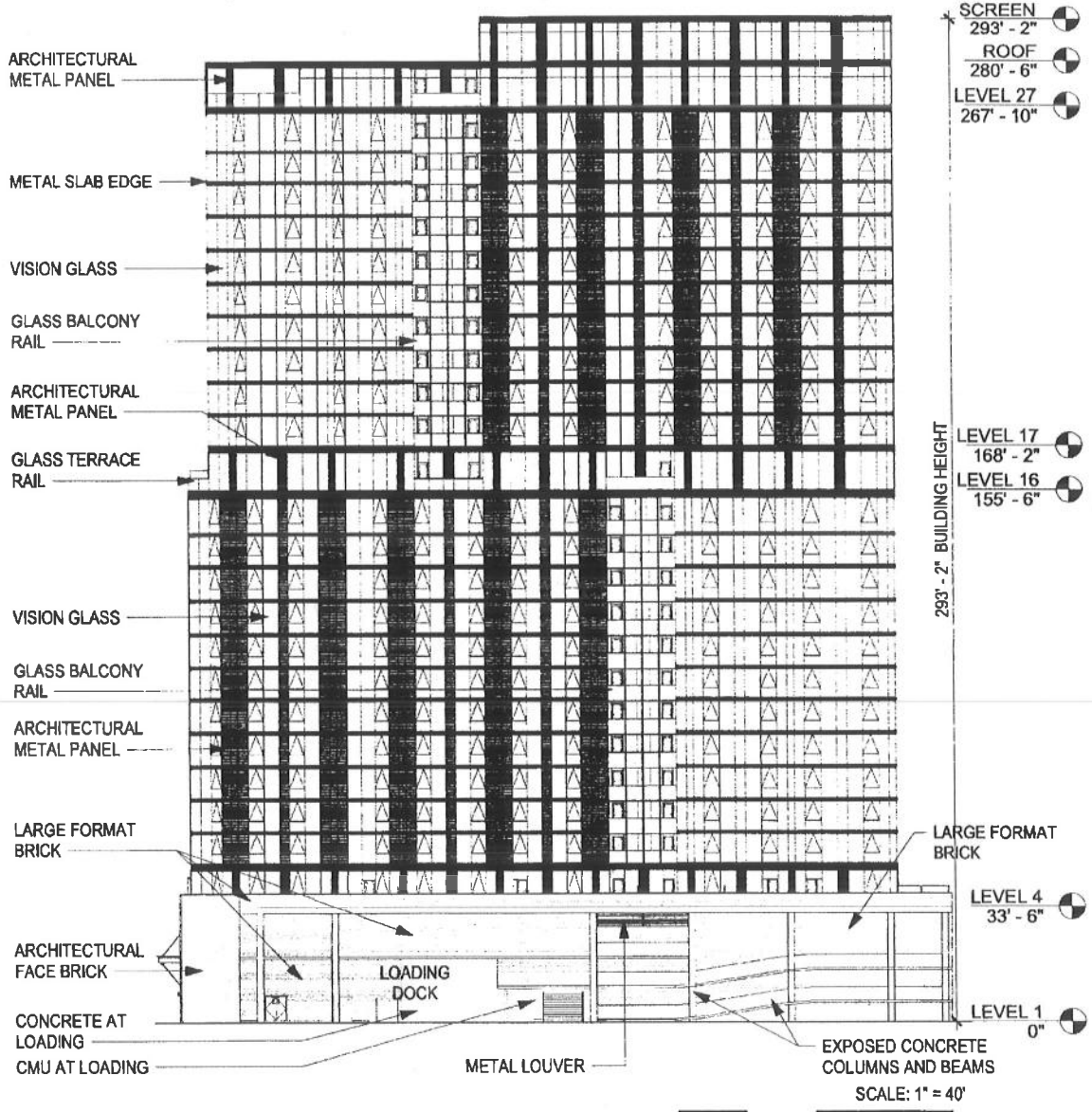
LANDSCAPE PLAN

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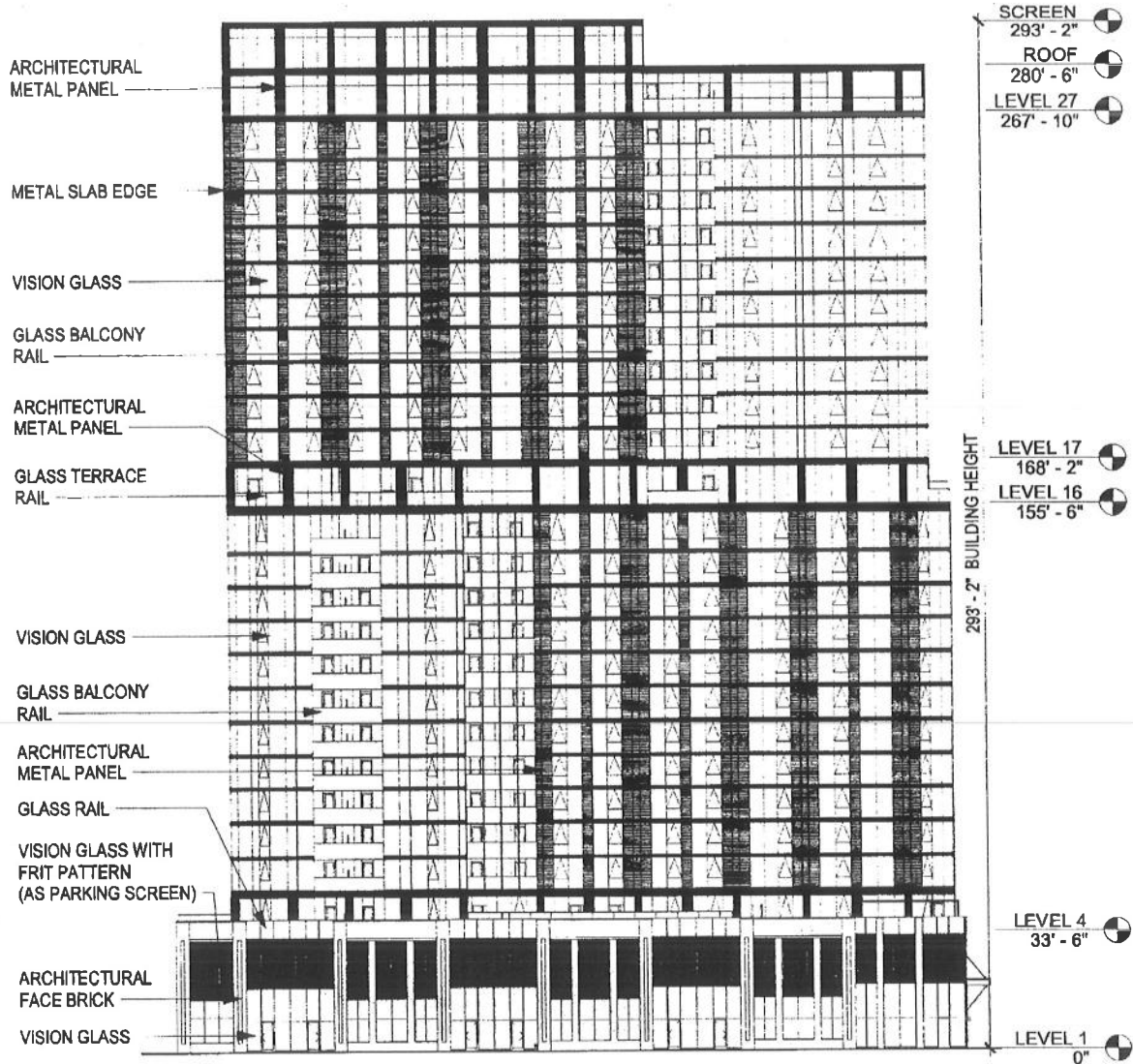


NORTH BUILDING ELEVATION

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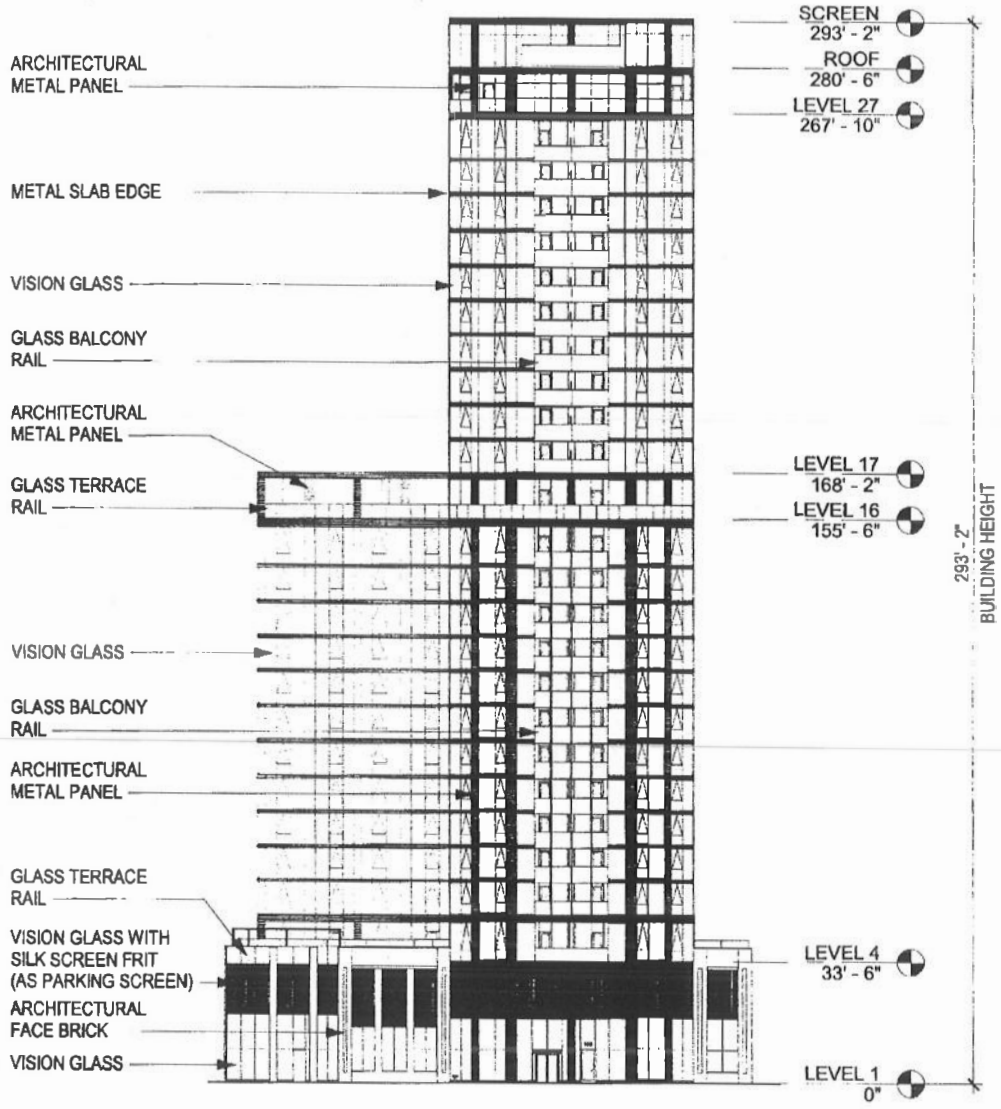


SOUTH BUILDING ELEVATION

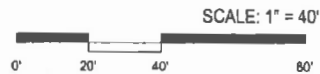
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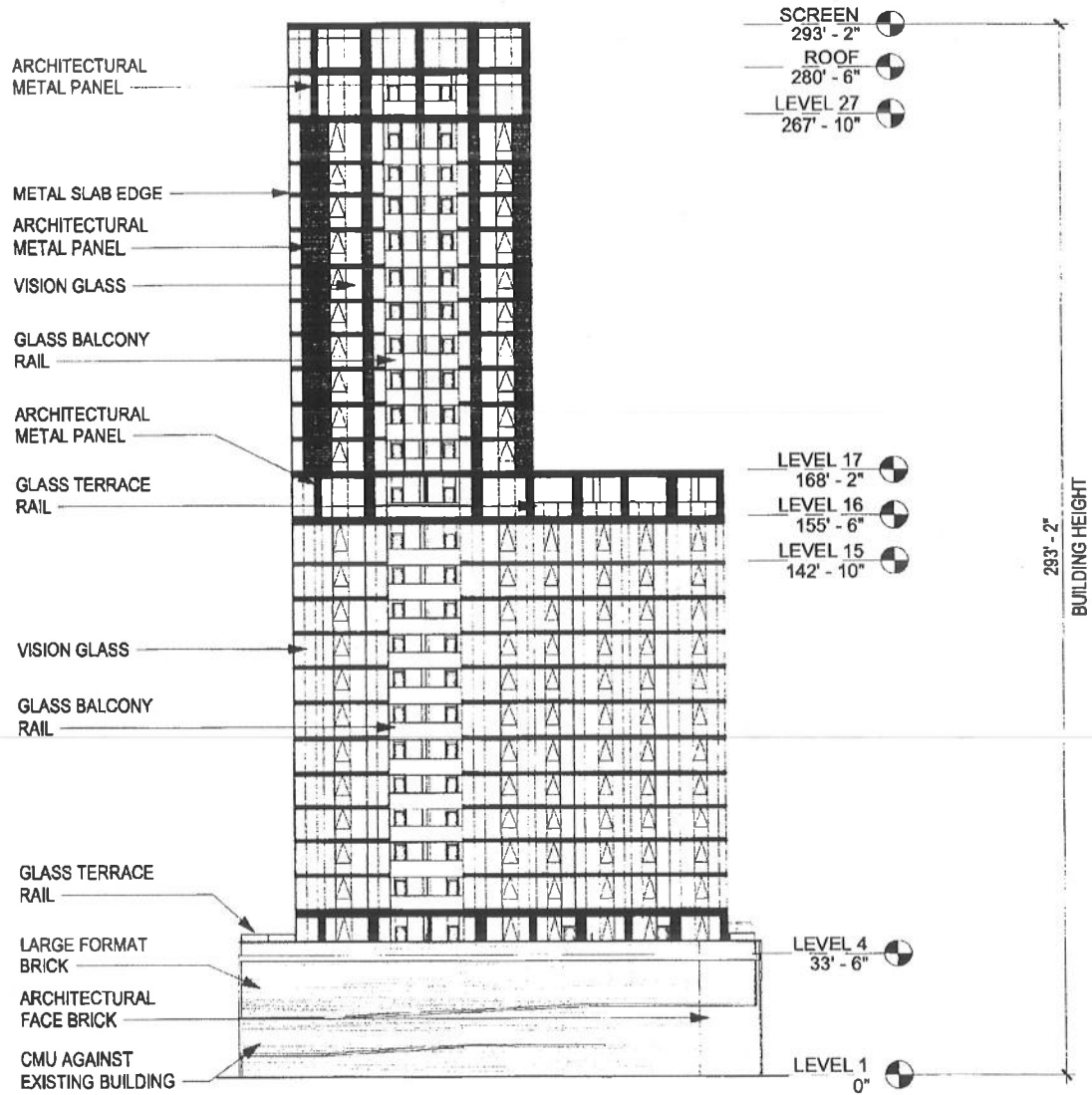
EAST BUILDING ELEVATION



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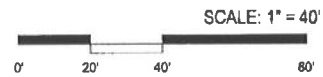
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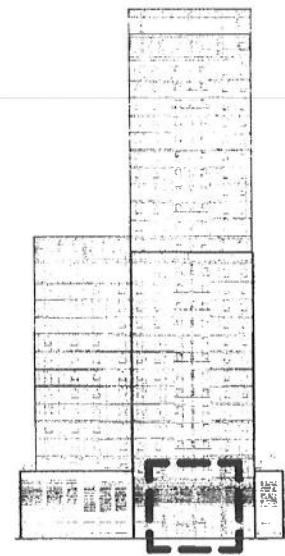
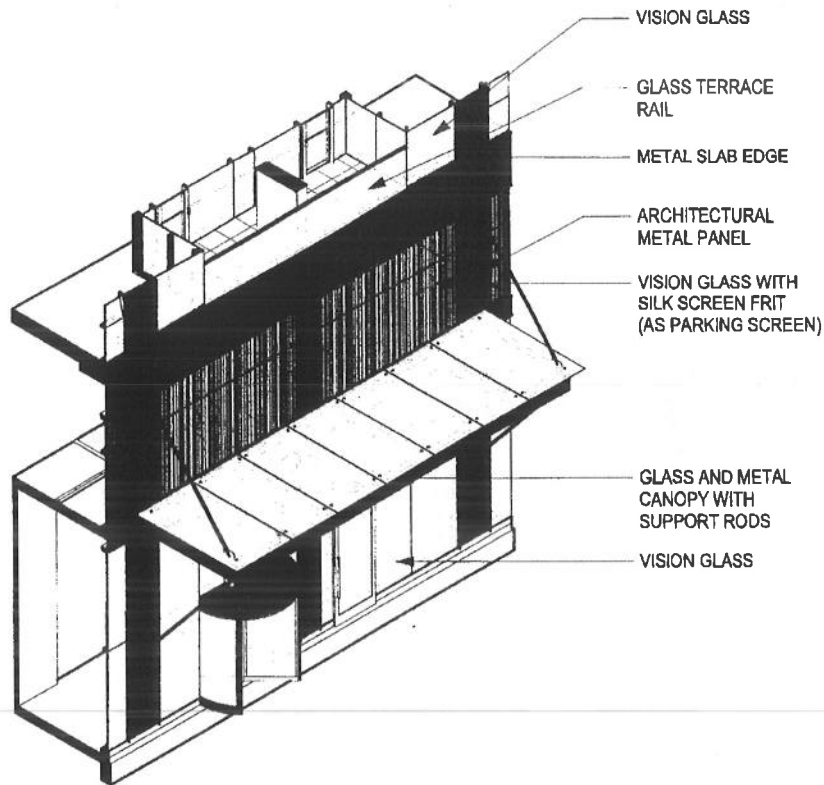
WEST BUILDING ELEVATION

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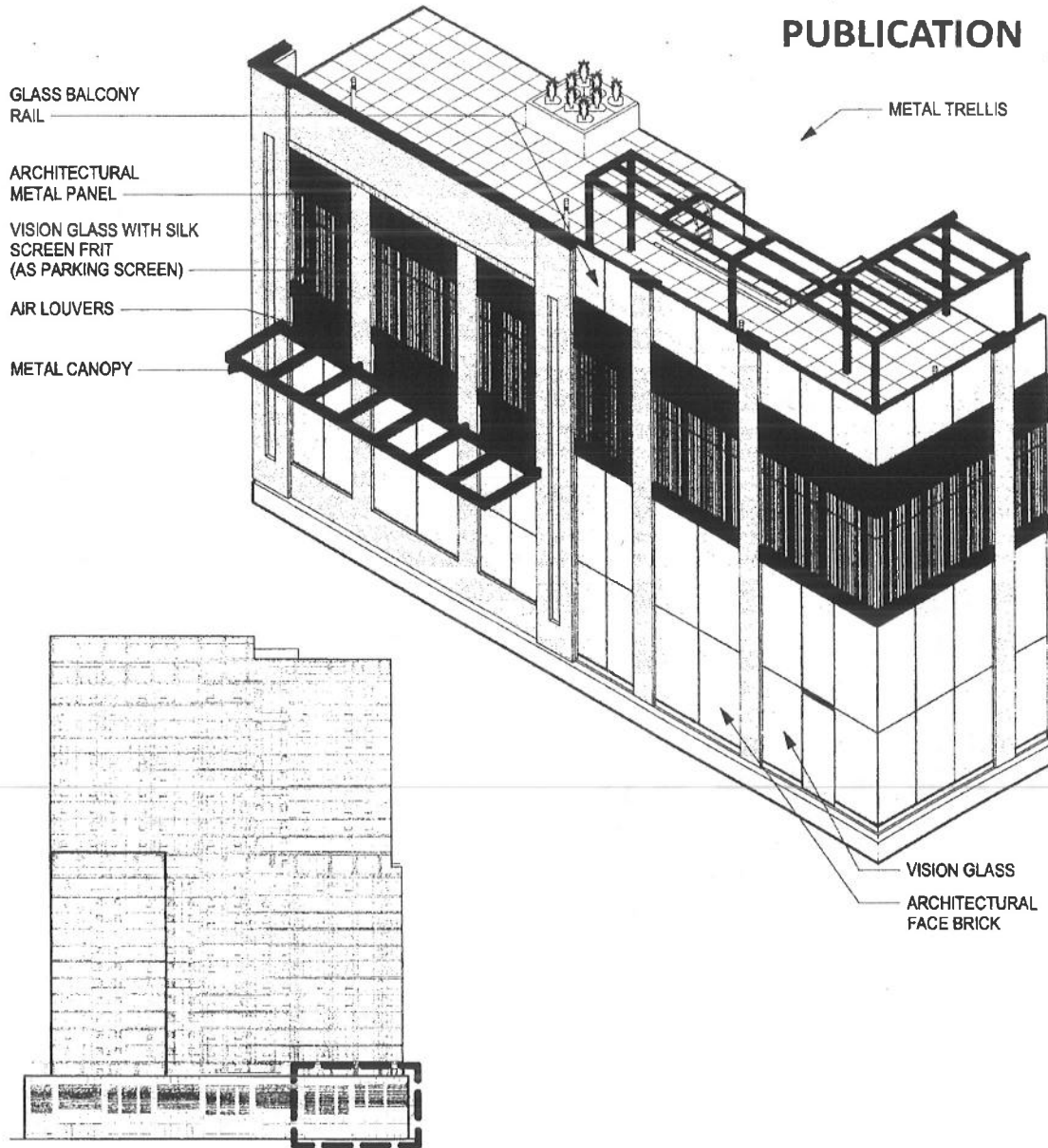


**PODIUM AXONOMETRIC VIEW -
RESIDENTIAL ENTRANCE**

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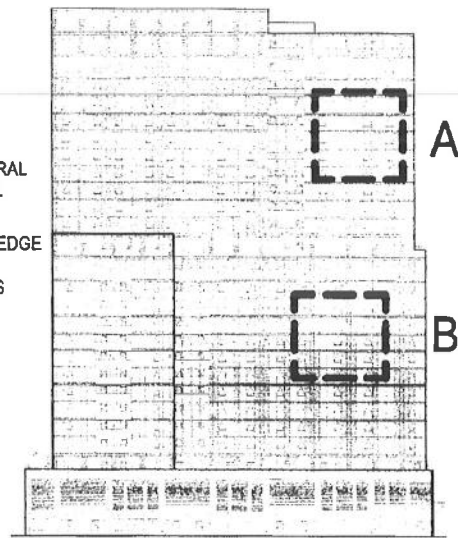
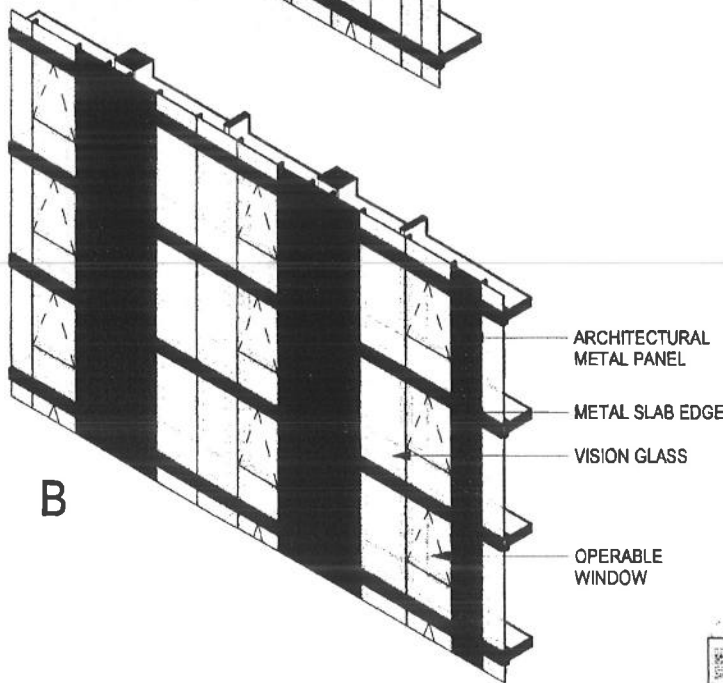
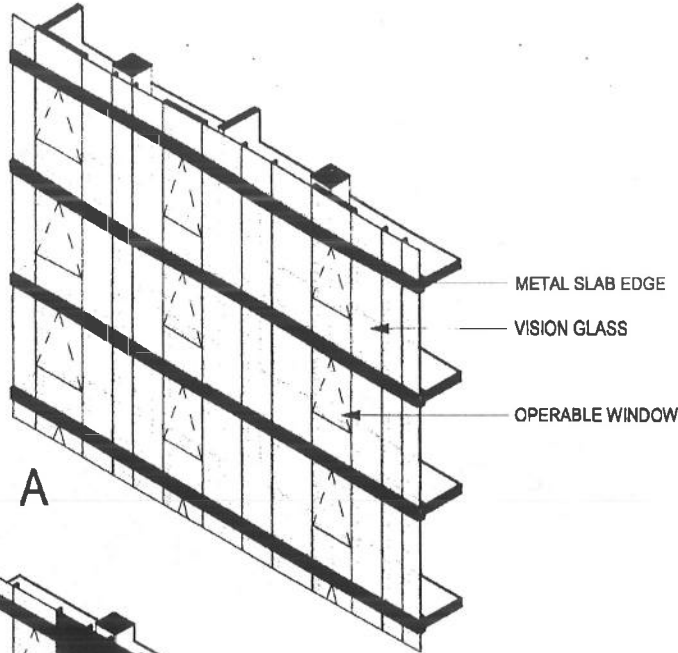


**PODIUM AXONOMETRIC VIEW -
SOUTHWEST RETAIL CORNER**

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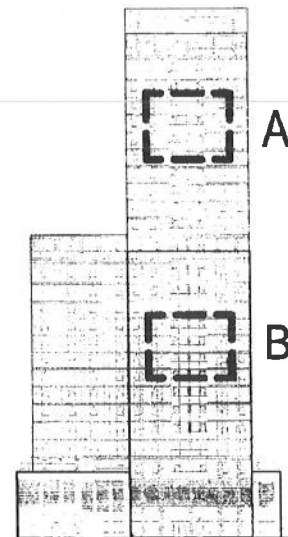
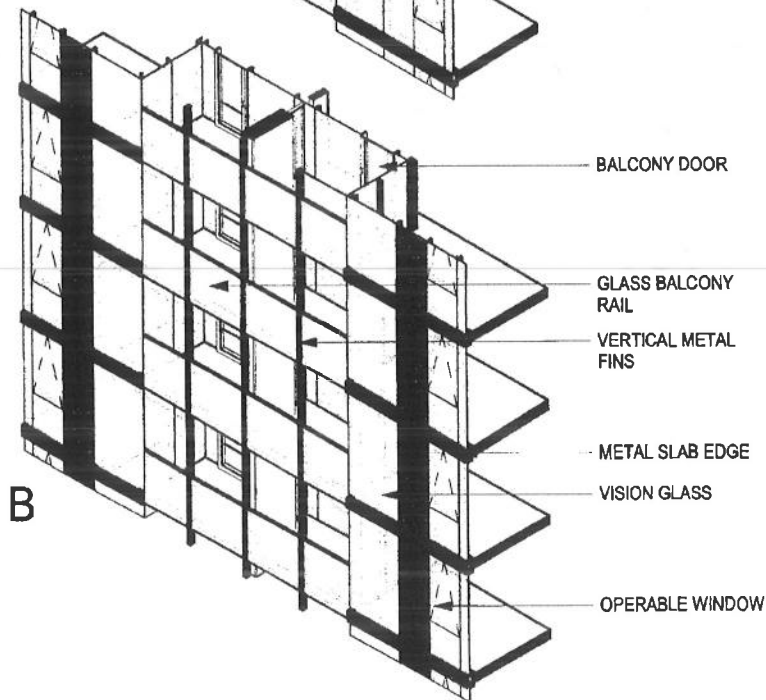
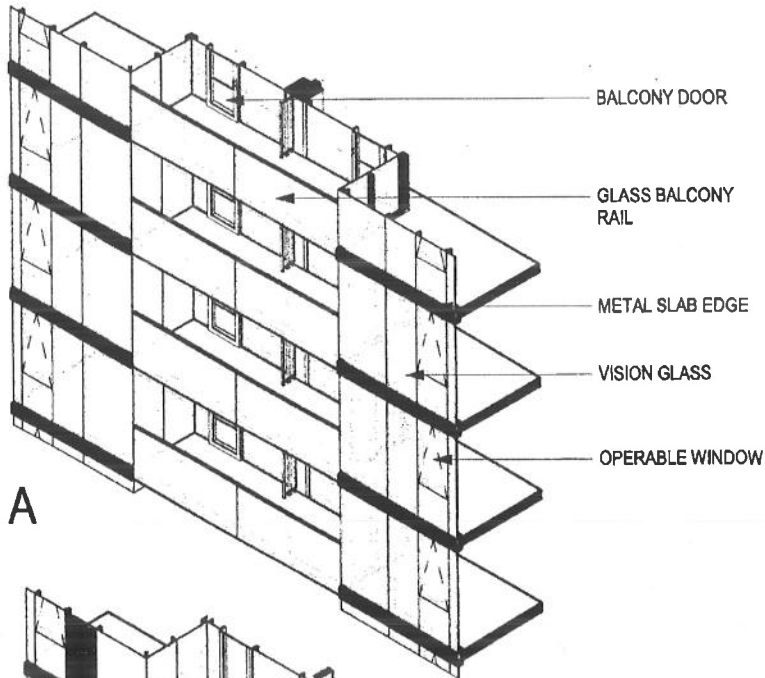


**TOWER AXONOMETRIC VIEW -
TYPICAL GLAZING SYSTEMS**

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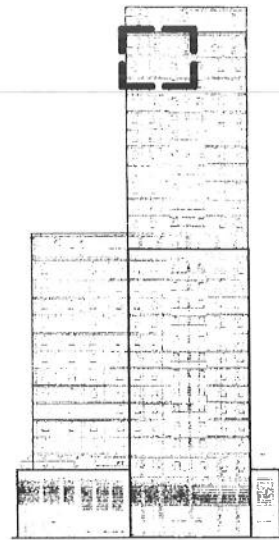
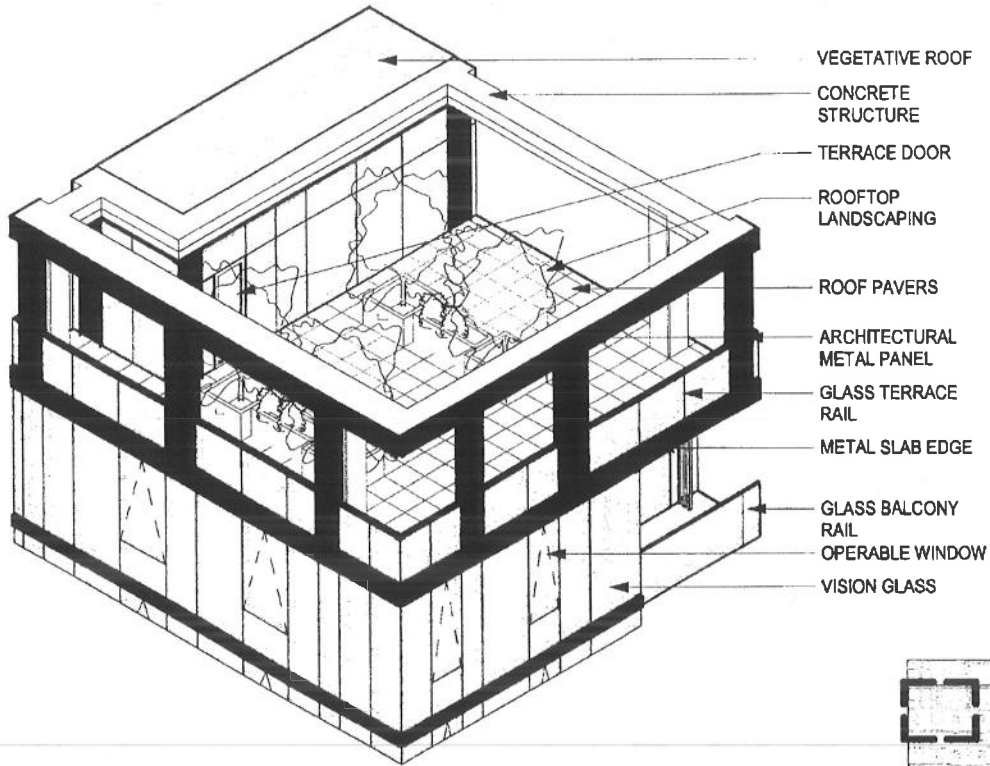


TOWER AXONOMETRIC VIEW - TYPICAL BALCONY SYSTEMS

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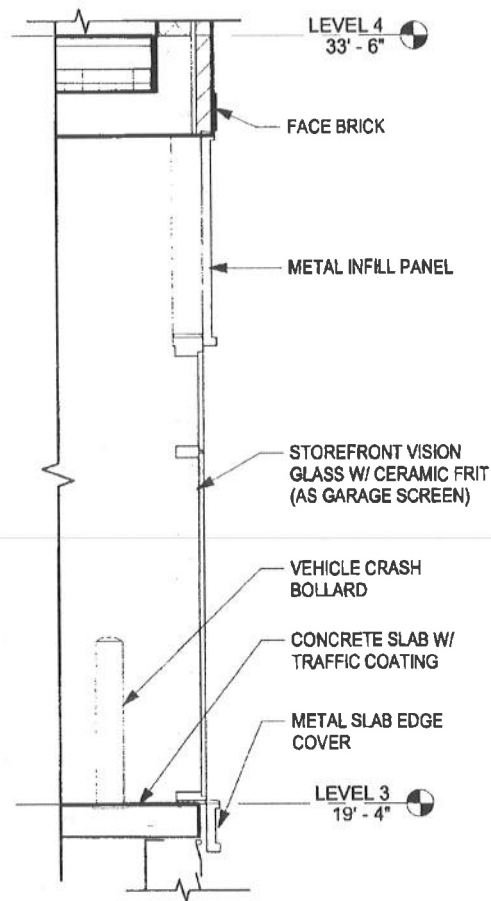


**TOWER AXONOMETRIC VIEW -
AMENITY ROOFTOP**

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PARKING SCREEN DETAIL - GLASS FRIT

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