

PD 1507

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 13, 2022

Michael Ezgur
Acosta Ezgur, LLC
1030 West Chicago Avenue, Third Floor
Chicago, Illinois 60642

**Re: Minor Change to Residential-Business Planned Development No. 1507
210 N. Aberdeen Street**

Dear Mr. Ezgur

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1507 ("PD 1507") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1507.

The Applicant, LG Development Group, LLC, is seeking a minor change to (i) reduce the unit count from 414 to 363; (ii) reduce the parking from 102 parking spaces to 98 parking spaces; (iii) incorporate a 15'2" niche along the ground floor along the May Street Elevation to accommodate gas meters required by Peoples Gas; (iv) reconfigure entry plaza; (v) reconfigure loading dock entry along Lake Street to accommodate existing CTA columns; (vi) update the landscape treatment along Aberdeen Street to remove trees due to the placement of ComEd Utility poles and add 2 trees along both the Lake and May Street frontages; (vii) reduce the height of the building from 239' to 214'; (viii) change the tower setbacks as follows: West Tower North Façade – 17'0" to 18' 2", West Tower South Façade - 37'9" to 32'10", and the East Tower West Façade - 39'3.5" to 37'4"; (ix) slight reconfiguration of window placement based on unit layouts; (x) change the location of balconies and provide for a partial balcony projection of 2' for the balconies located on the West Tower North Façade; and (xi) modify the street wall frontage on Aberdeen and Lake Streets by removing a mezzanine level and adding additional active second floor space.

The approval includes the following attached documents prepared by NORR and dated June 1, 2022:

- Site Plan
- Landscape Plan
- Enlarged Landscape Plan at Entry Plaza
- Ground Floor Plan
- Roof Plan
- East Elevation
- South Elevation
- West Elevation
- North Elevation
- Façade Axons
- Residential Entry Ceiling
- Wall Section at Tower Base

PD 1507
Minor Change
June 13, 2022
Page 2

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 therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1507, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

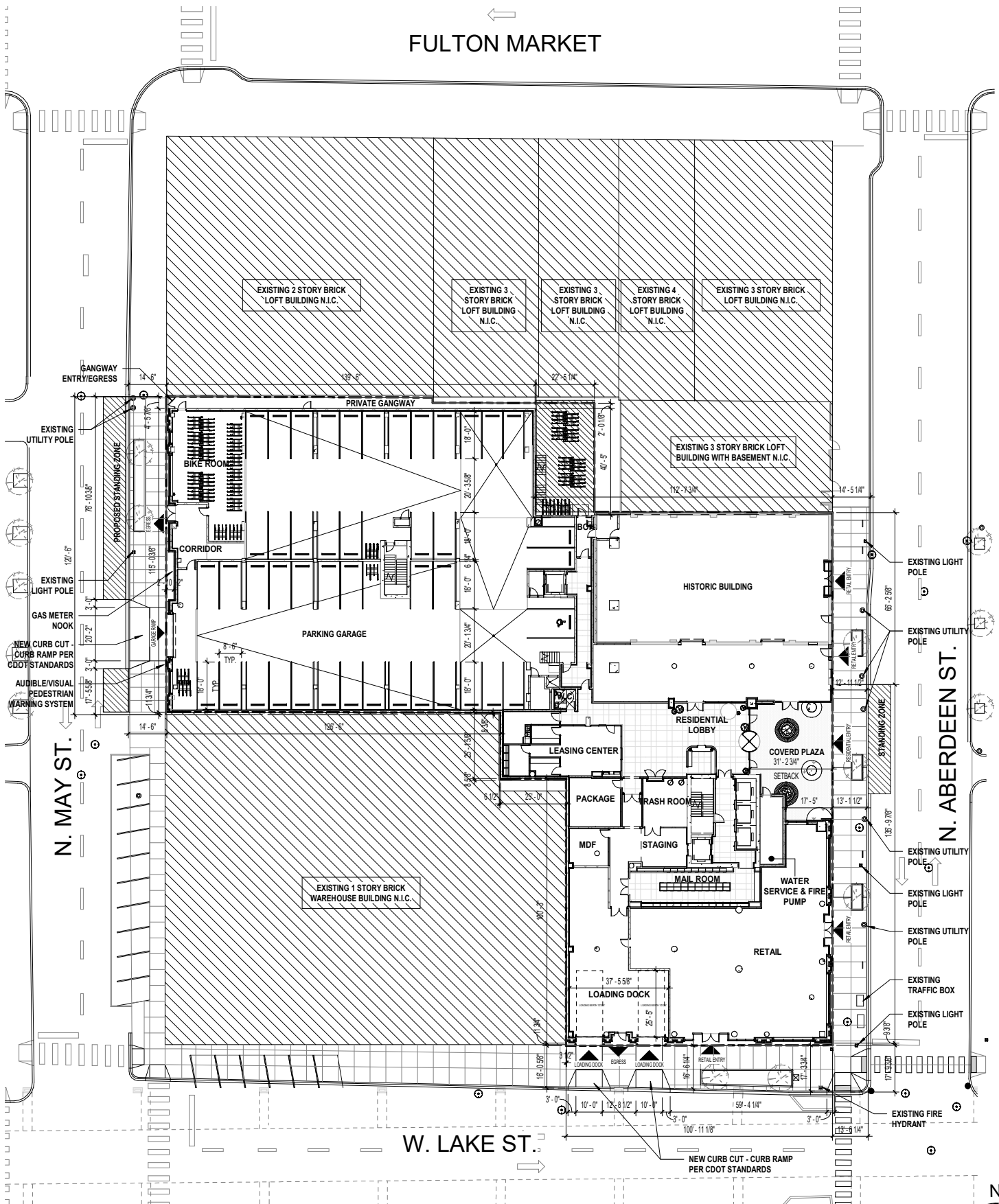
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,

A handwritten signature in blue ink, appearing to read "S. Valenziano", with a long horizontal line extending to the right.

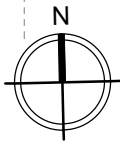
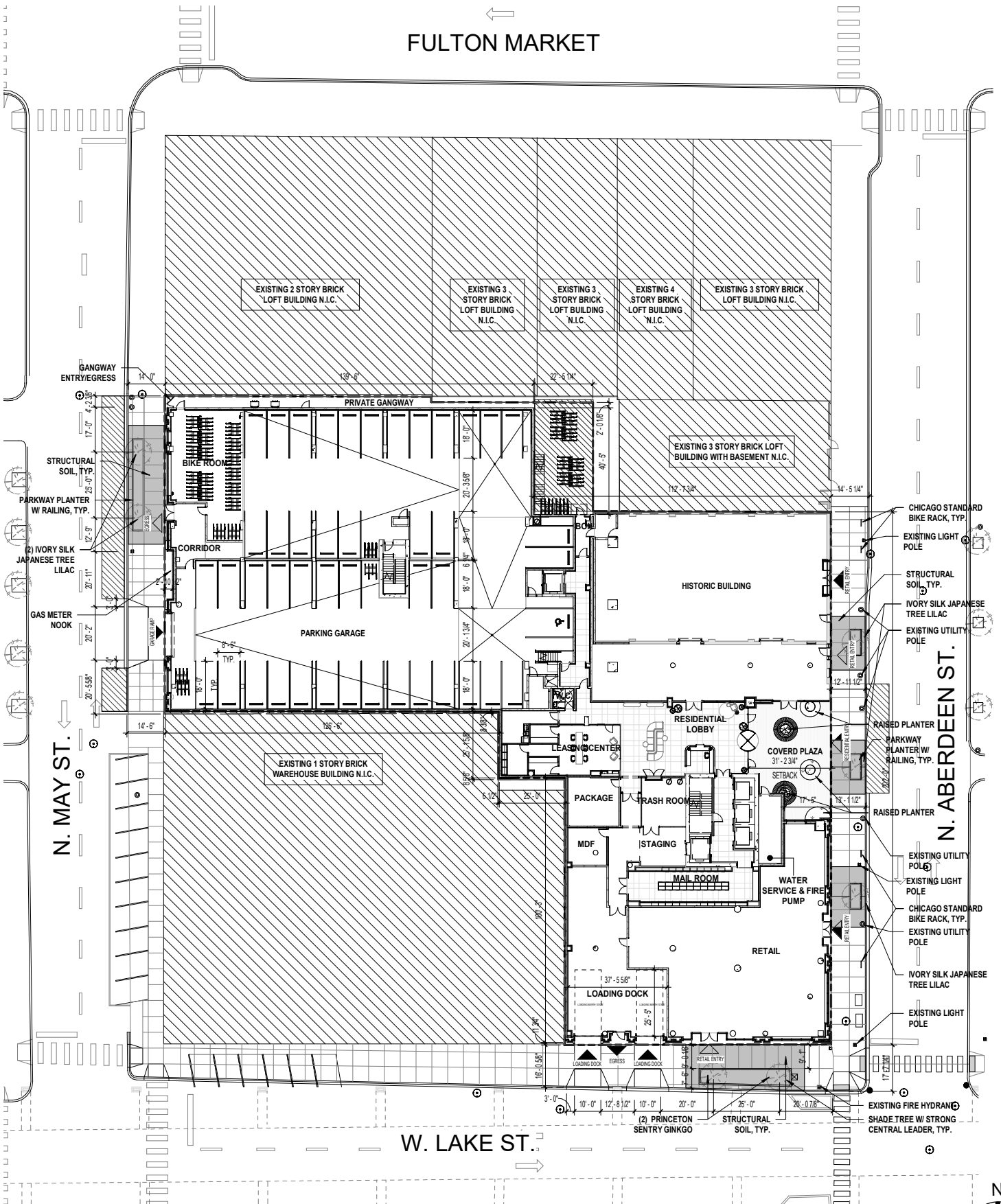
Steve Valenziano,
Assistant Zoning Administrator

FULTON MARKET

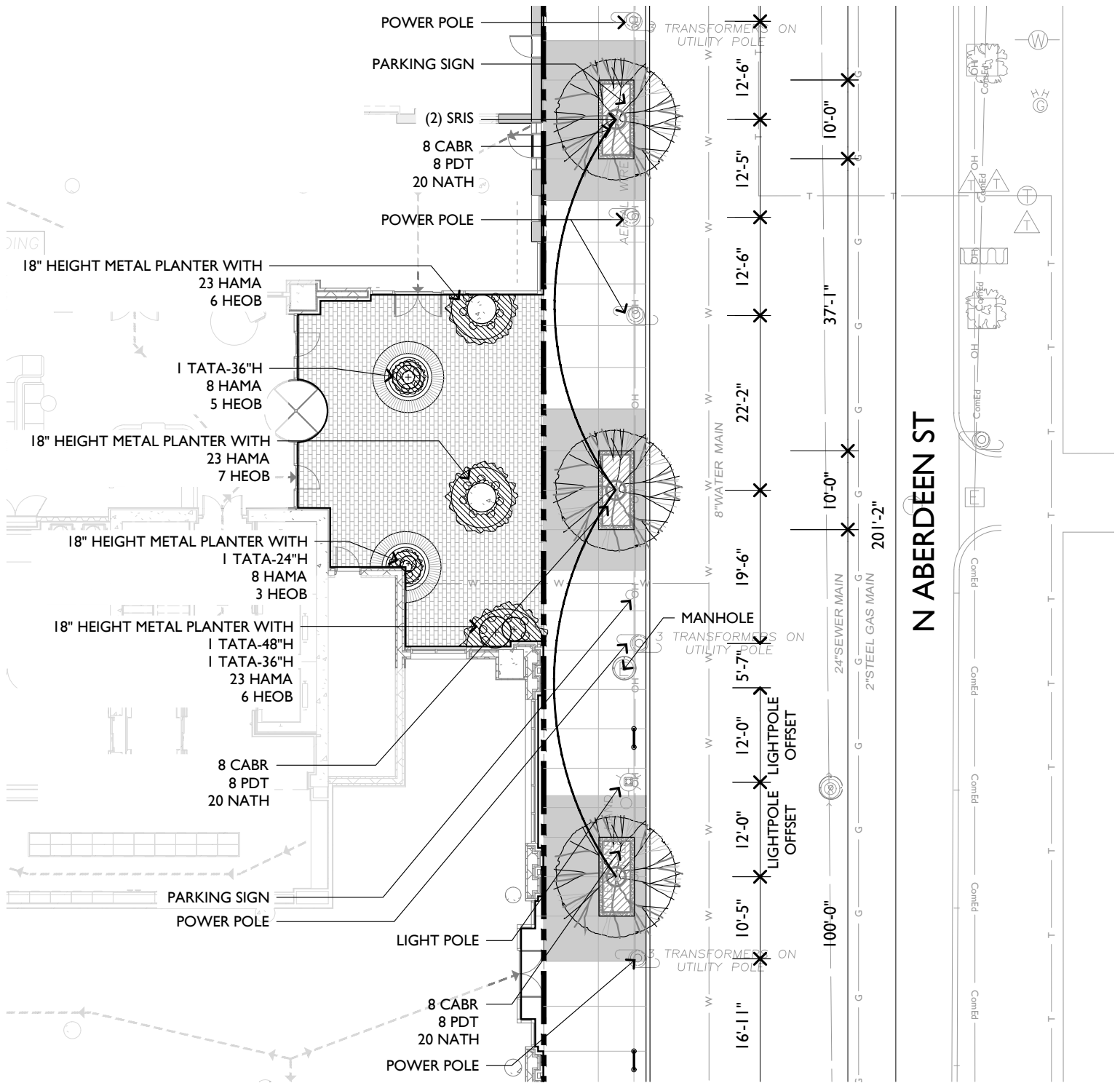


APPLICANT:	LG DEVELOPMENT GROUP, LLC	SITE PLAN 2022-06-01 REVISED
ADDRESS OF PROJECT:	210-18 N. ABERDEEN ST./ 1110-08 W. LAKE ST./ 213-23 N. MAY ST.	
INTRODUCTION DATE:	OCTOBER 16, 2019	
PLAN COMMISSION DATE:	JUNE 17, 2021	
SCALE: 1'-0" = 50'-0"		

FULTON MARKET



APPLICANT:	LG DEVELOPMENT GROUP, LLC	LANDSCAPE PLAN
ADDRESS OF PROJECT:	210-18 N. ABERDEEN ST./ 1110-08 W. LAKE ST./ 213-23 N. MAY ST.	
INTRODUCTION DATE:	OCTOBER 16, 2019	SCALE: 1'-0" =50'-0"
PLAN COMMISSION DATE:	JUNE 17, 2021	
		2022-06-01 REVISED



LEVEL I PLANT PALETTE

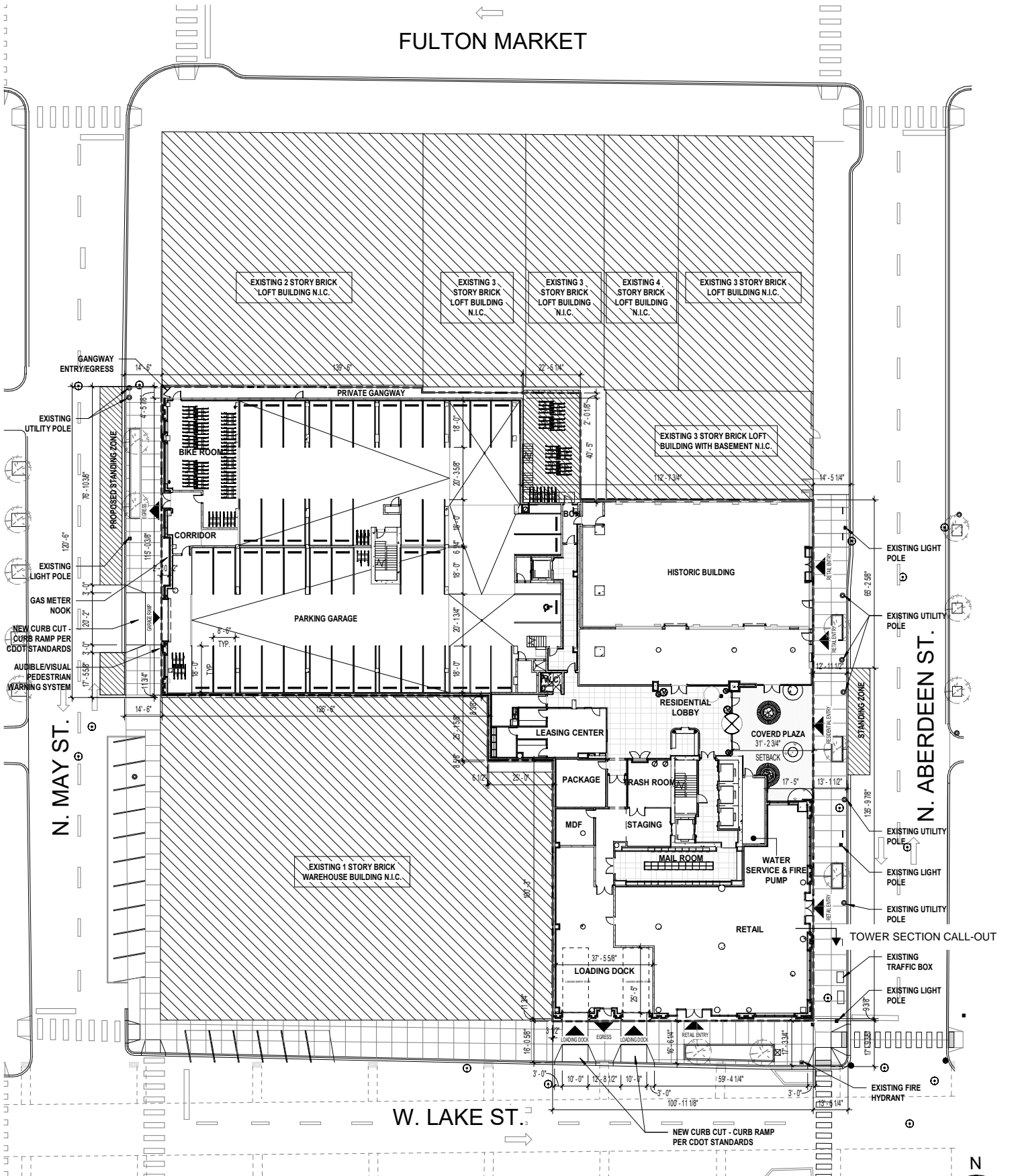
	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
WOODY PLANTS	GIPS	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO	2	4"	-	-	B&B	SINGLE TRUNK, SPECIMEN QUALITY
	SRIS	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5	4"	-	-	B&B	SINGLE TRUNK, SPECIMEN QUALITY
	TATA	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S YEW	4	-	-	-	B&B	SPECIMEN QUALITY
	CABR	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA	FEATHER REED GRASS	139	-	-	PER PLAN	#1	1'-6" ON CENTER
PERENNIALS & GRASSES	HAMA	HAKONECHLOA MACRA 'AUREOLA'	VARIEGATED JAPANESE FOREST GRASS	85	-	-	-	#1	1'-0" ON CENTER
	HEOB	HEUCHERA 'OBSIDIAN'	OBSIDIAN CORALBELLS	27	-	-	-	#1	1'-0" ON CENTER
	PDT	PENSTEMON 'DARK TOWERS'	TALL BEARD-TONGUE	139	-	-	-	#1	1'-6" ON CENTER
	NATH	NARCISSUS 'THALIA'	THALIA DAFFODIL	355	-	-	-	BULB	1'-0" ON CENTER

Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

ENLARGED LANDSCAPE PLAN AT ENTRY PLAZA

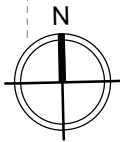
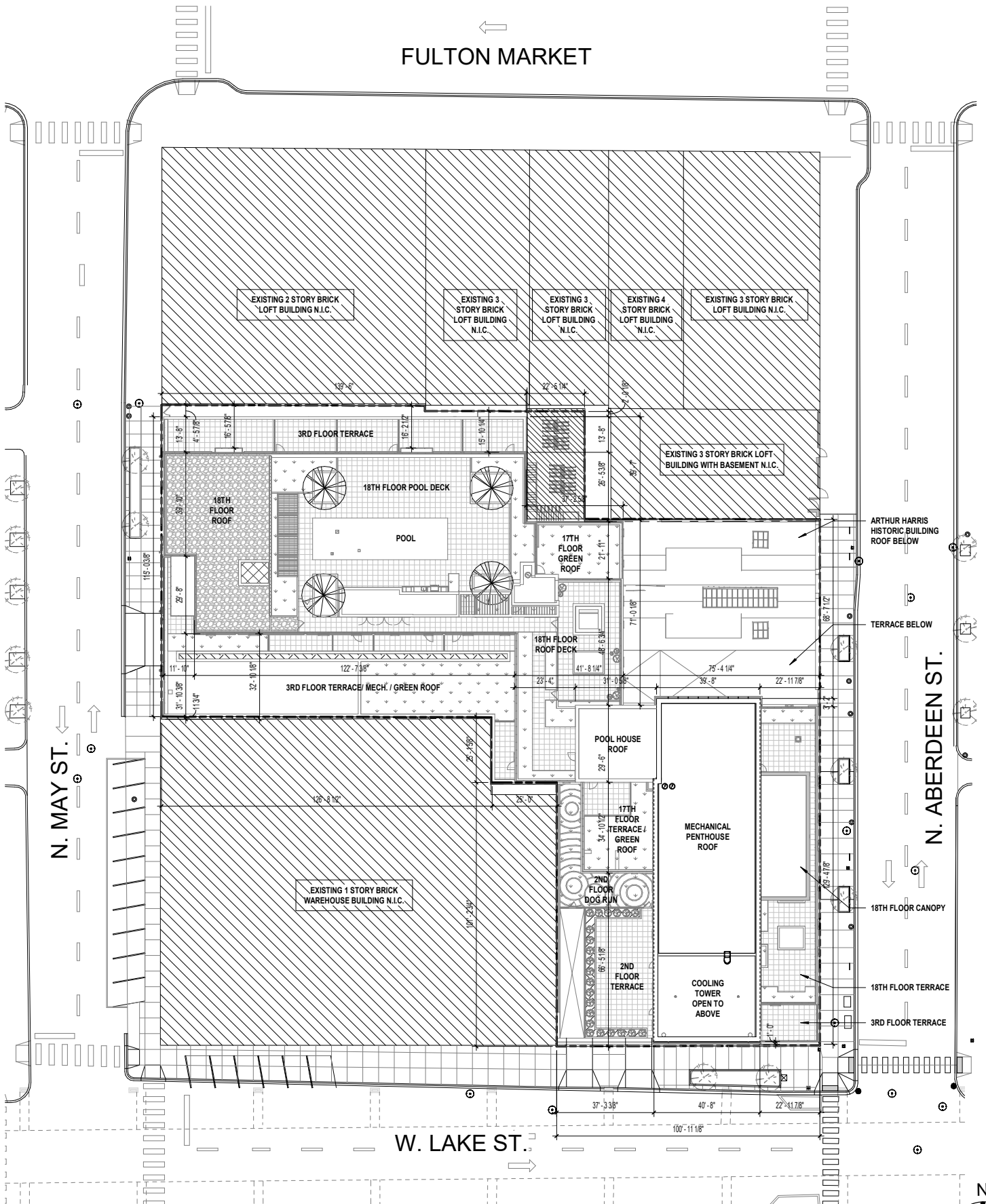
2022-06-01 REVISED

FULTON MARKET

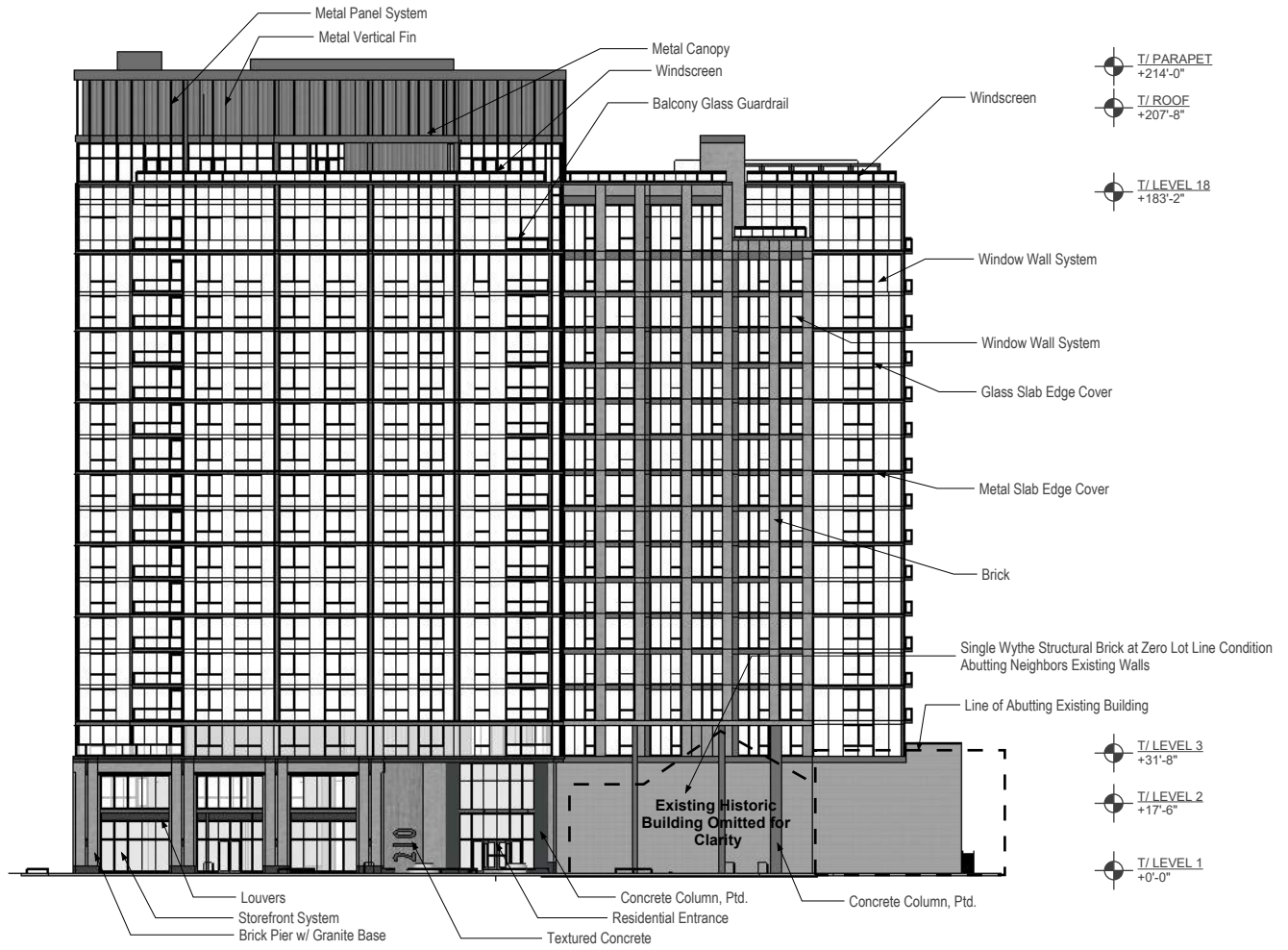


APPLICANT:	LG DEVELOPMENT GROUP, LLC	GROUND FLOOR PLAN 2022-06-01 REVISED
ADDRESS OF PROJECT:	210-18 N. ABERDEEN ST./ 1110-08 W. LAKE ST./ 213-23 N. MAY ST.	
INTRODUCTION DATE:	OCTOBER 16, 2019	
PLAN COMMISSION DATE:	JUNE 17, 2021	
SCALE: 1'-0" = 50'-0"		

FULTON MARKET



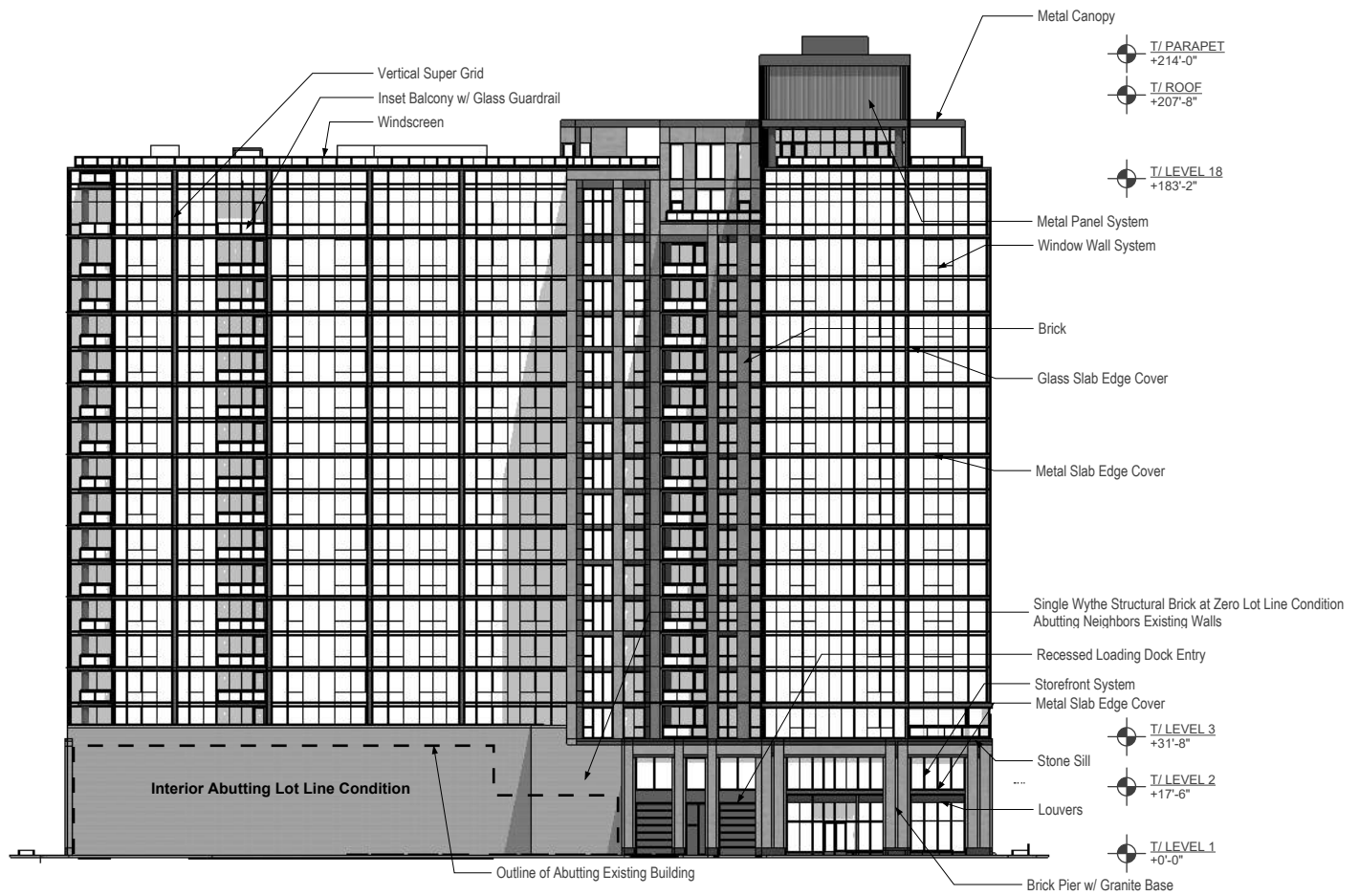
APPLICANT:	LG DEVELOPMENT GROUP, LLC		ROOF PLAN
ADDRESS OF PROJECT:	210-18 N. ABERDEEN ST./ 1110-08 W. LAKE ST./ 213-23 N. MAY ST.		
INTRODUCTION DATE:	OCTOBER 16, 2019	SCALE: 1'-0" =50'-0"	2022-06-01 REVISED
PLAN COMMISSION DATE:	JUNE 17, 2021		



Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

EAST ELEVATION

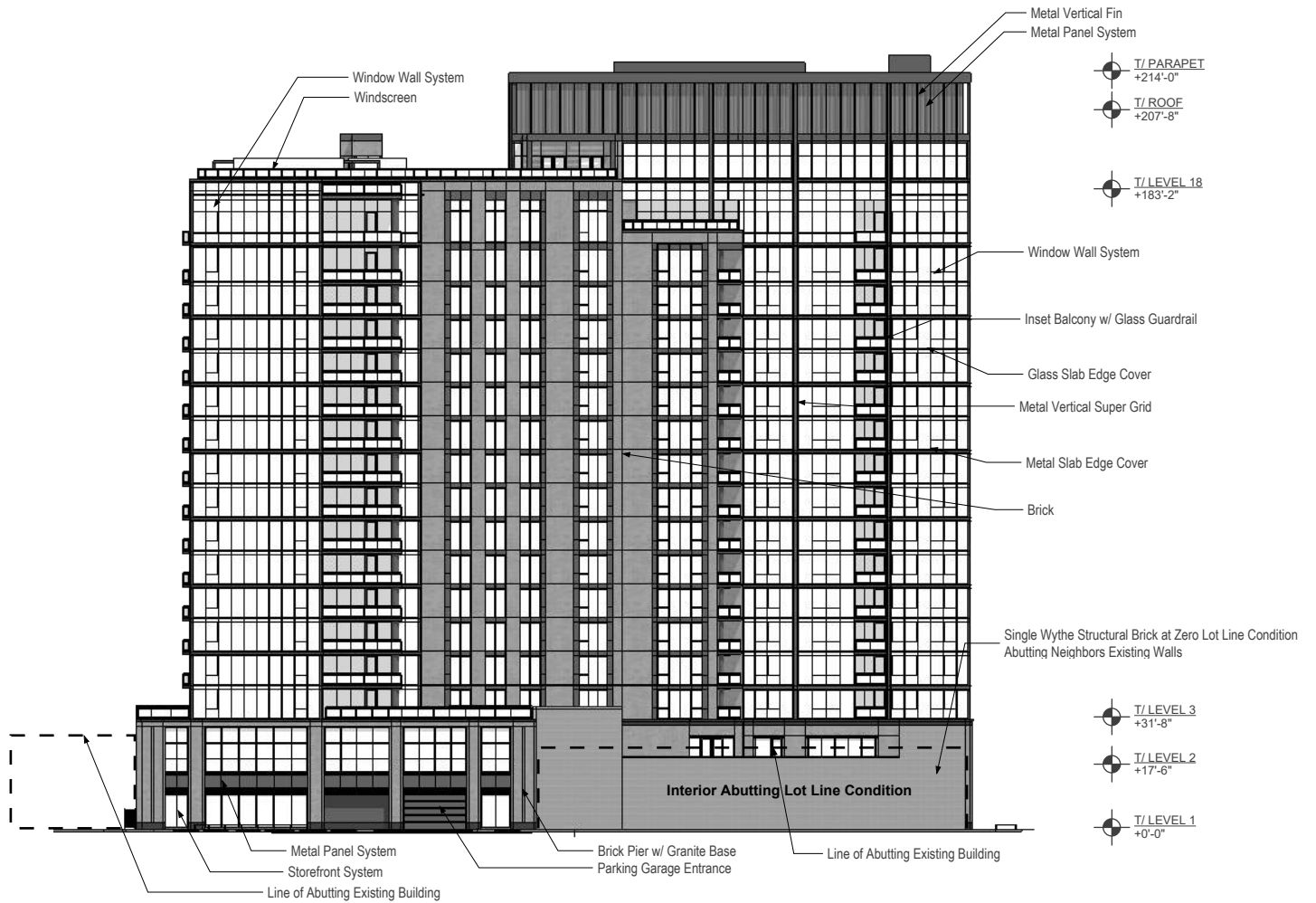
2022-06-01 REVISED



Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

SOUTH ELEVATION

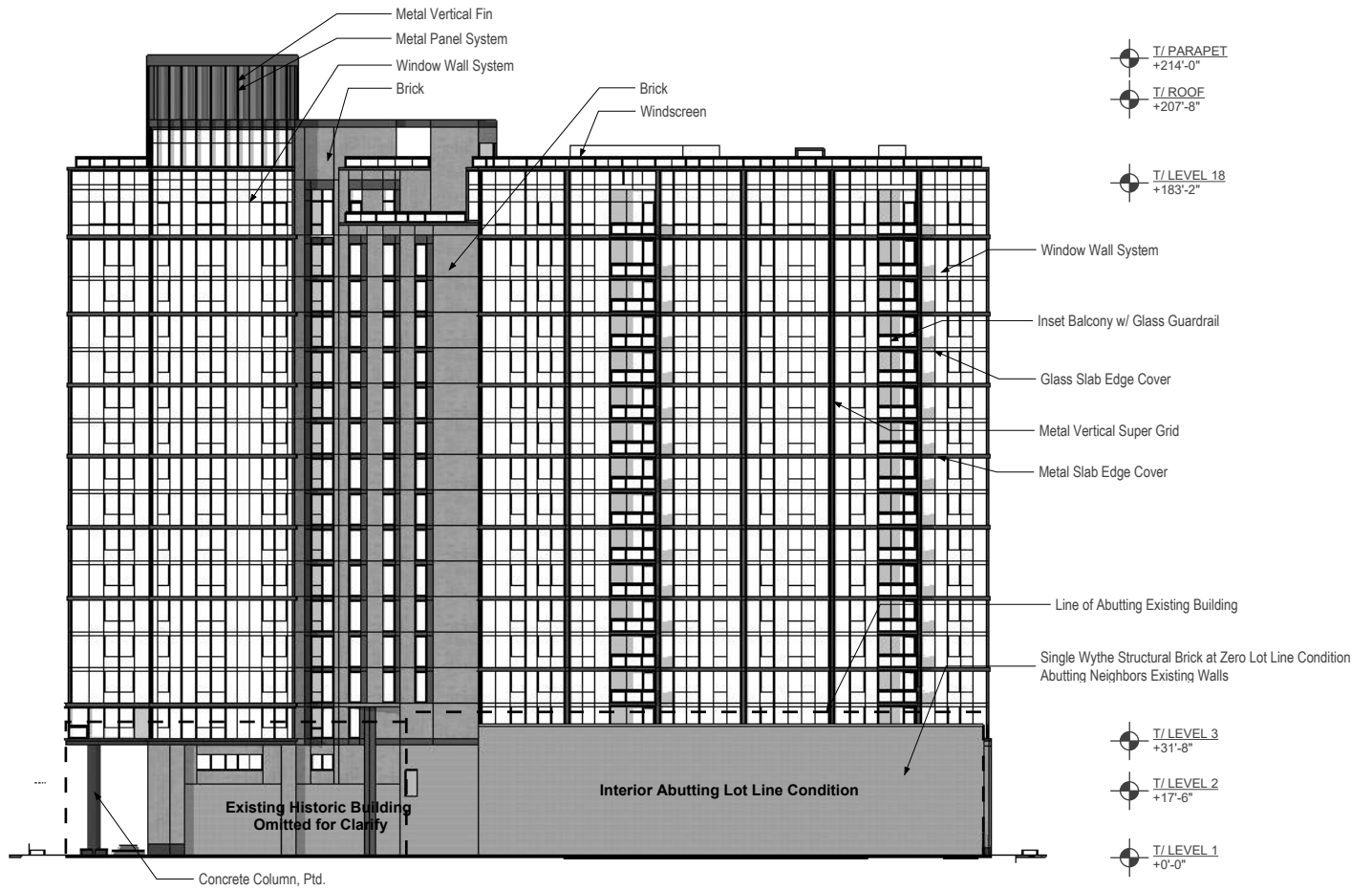
2022-06-01 REVISED



Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

WEST ELEVATION

2022-06-01 REVISED



Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

NORTH ELEVATION

2022-06-01 REVISED



Insulated, Low-E,
Window Wall System

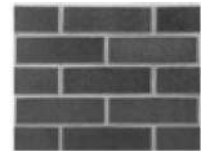
Glass Slab Edge Cover

Metal Slab Edge Cover

Inset Balcony w/ Glass Guardrail

Operable Windows

WINDOW WALL



Brick

Metal Glazed In Window Wall System

Metal Slab Edge Cover

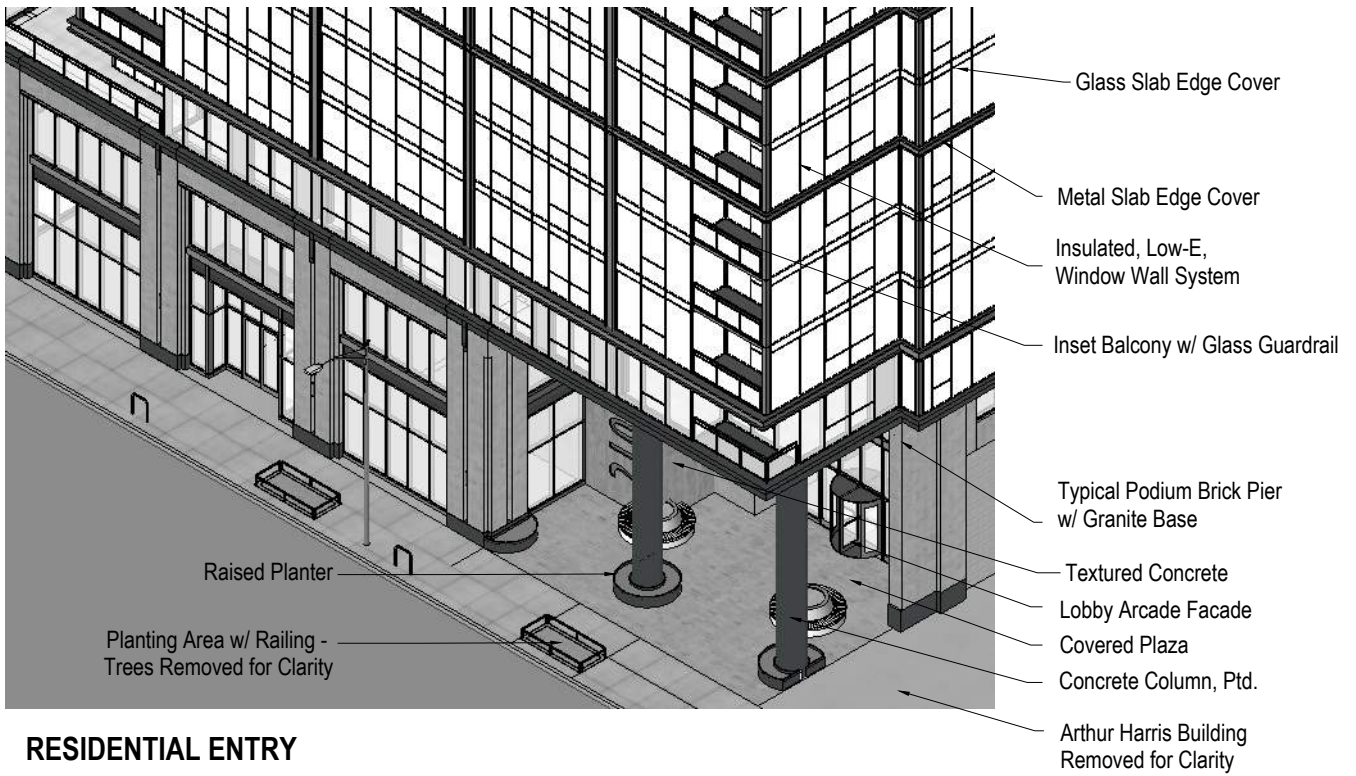
Insulated, Low-E,
Window Wall System

BRICK WALL / WINDOW WALL

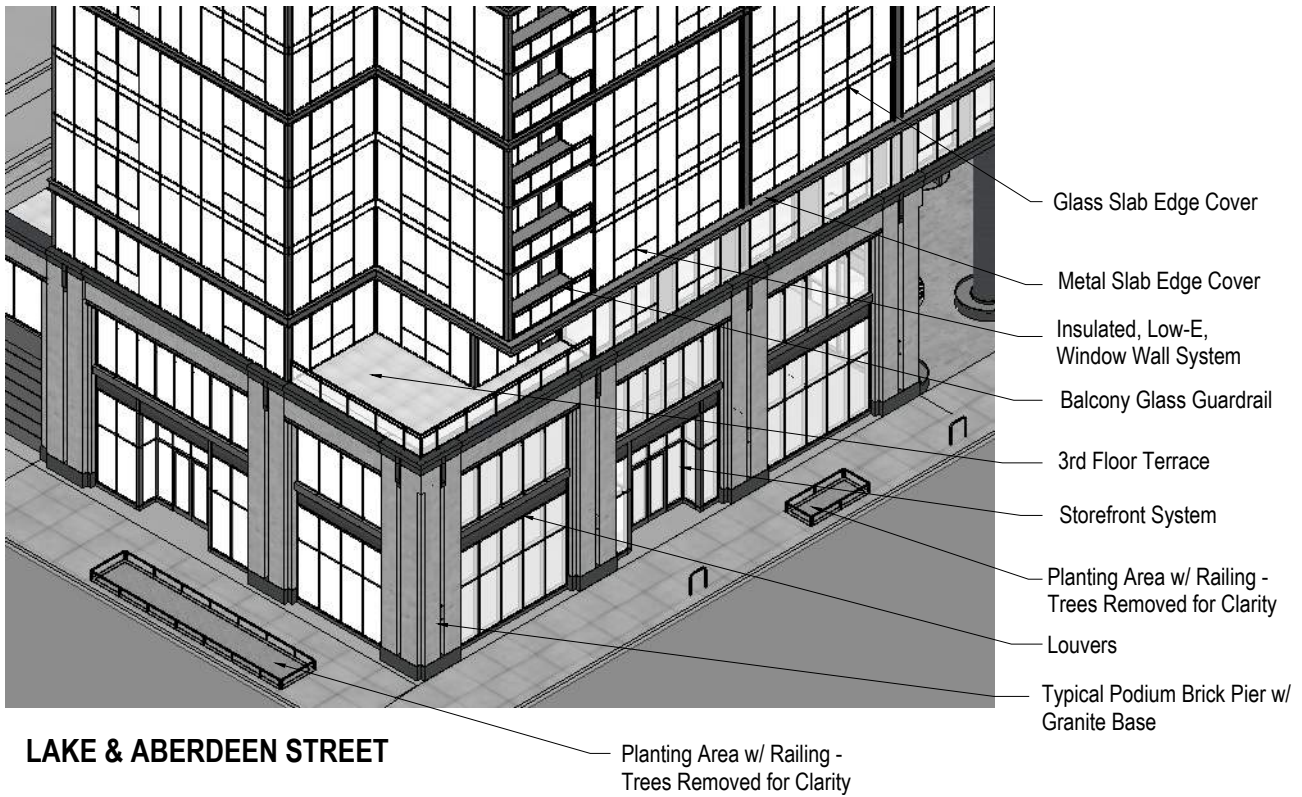
Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
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FACADE AXONS

2022-06-01 REVISED



RESIDENTIAL ENTRY

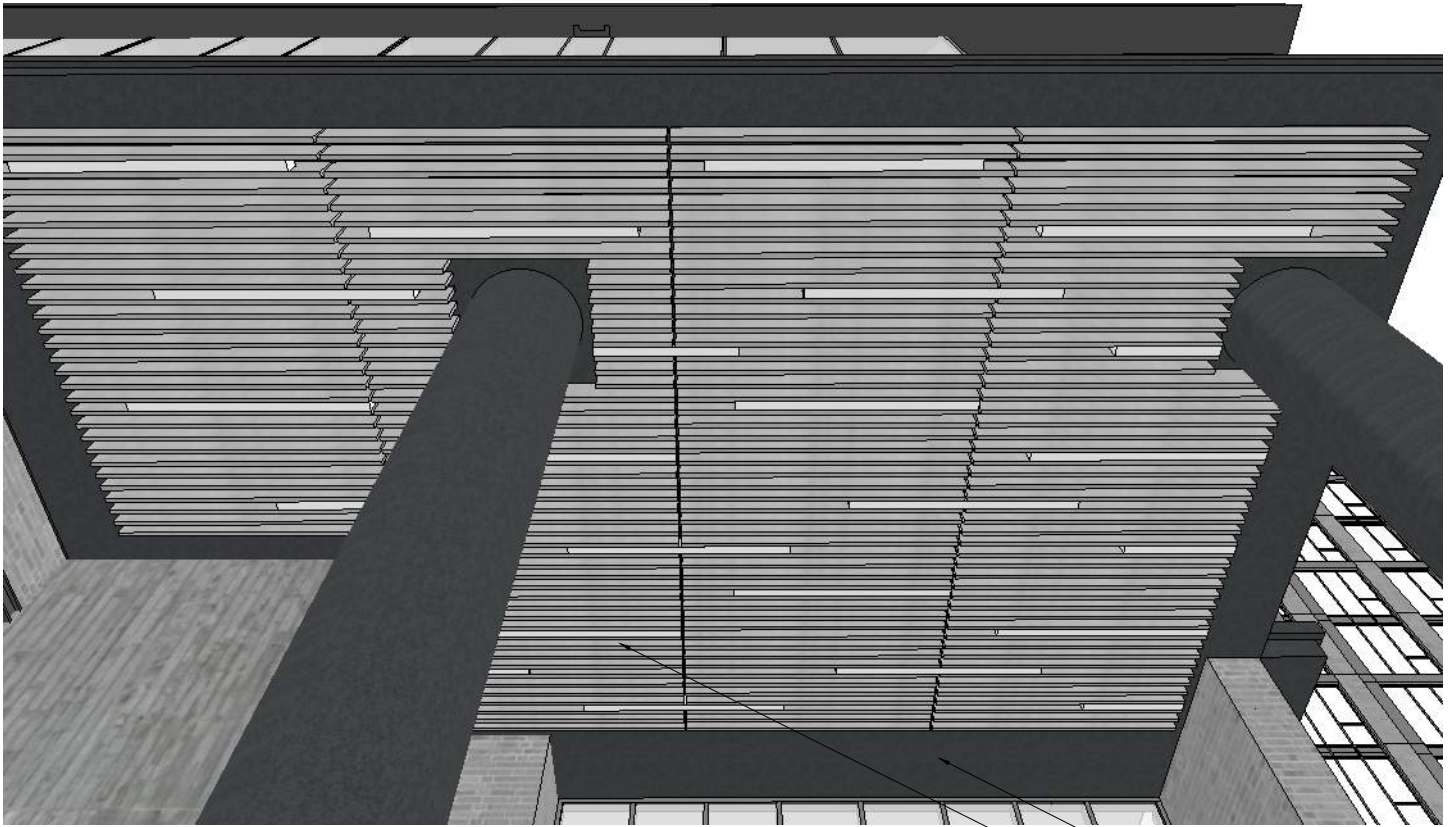


LAKE & ABERDEEN STREET

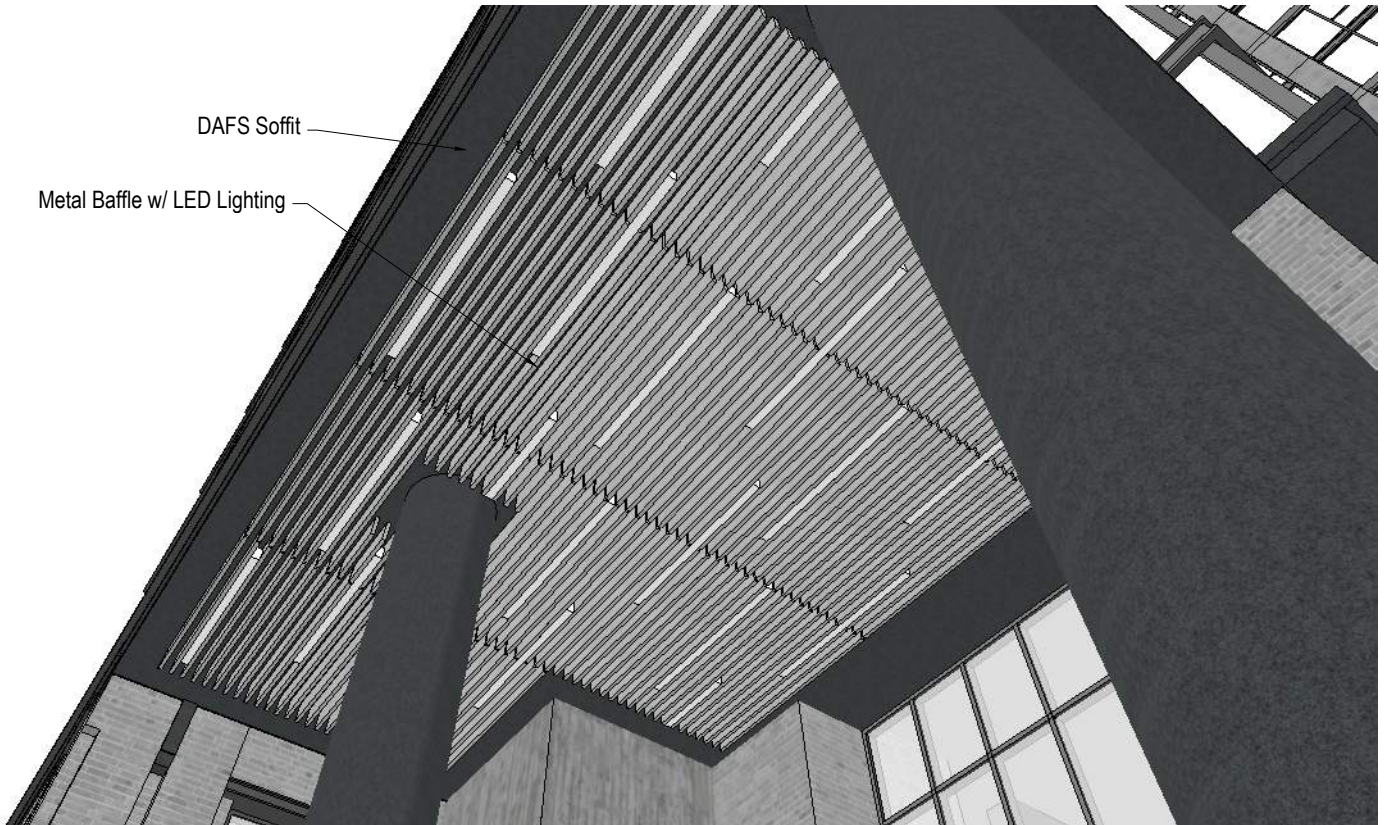
Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

FACADE AXONS

2022-06-01 REVISED



— DAFS Soffit
 — Metal Baffle w/ LED Lighting



DAFS Soffit
 Metal Baffle w/ LED Lighting

Applicant:	LG Development Group, LLC	RESIDENTIAL ENTRY CEILING
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	



- Stone Sill
- 3rd Floor Terrace
- Glass Guardrail
- Insulated, Low-E, Window Wall System
- Louvers
- Storefront System
- Typical Podium Brick Pier w/ Granite Base
- Planting Area w/ Railing - Trees Removed for Clarity
- 2nd Floor Terrace
- Recessed Loading Dock Entry

LAKE STREET



- Balcony Glass Guardrail
- Glass Slab Edge Cover
- Metal Slab Edge Cover
- Insulated, Low-E, Window Wall System
- Storefront System
- Gas Meter Nook
- 3rd Floor Terrace
- Metal Panel System
- Typical Podium Brick Pier w/ Granite Base
- Planting Area w/ Railing - Trees Removed for Clarity

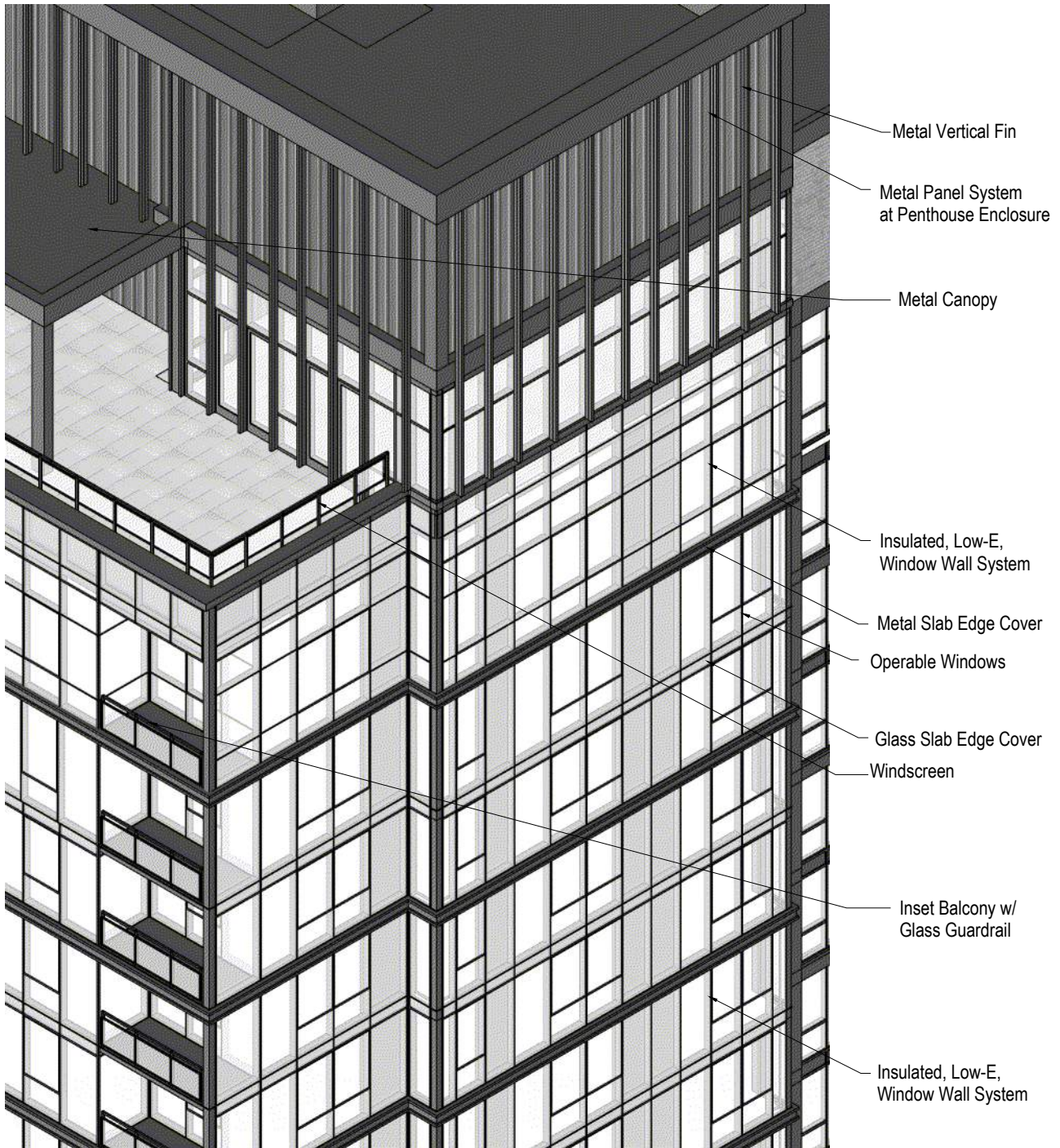
MAY STREET

- Gate
- Neighboring Building not shown for Clarity

Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

FACADE AXONS

2022-06-01 REVISED

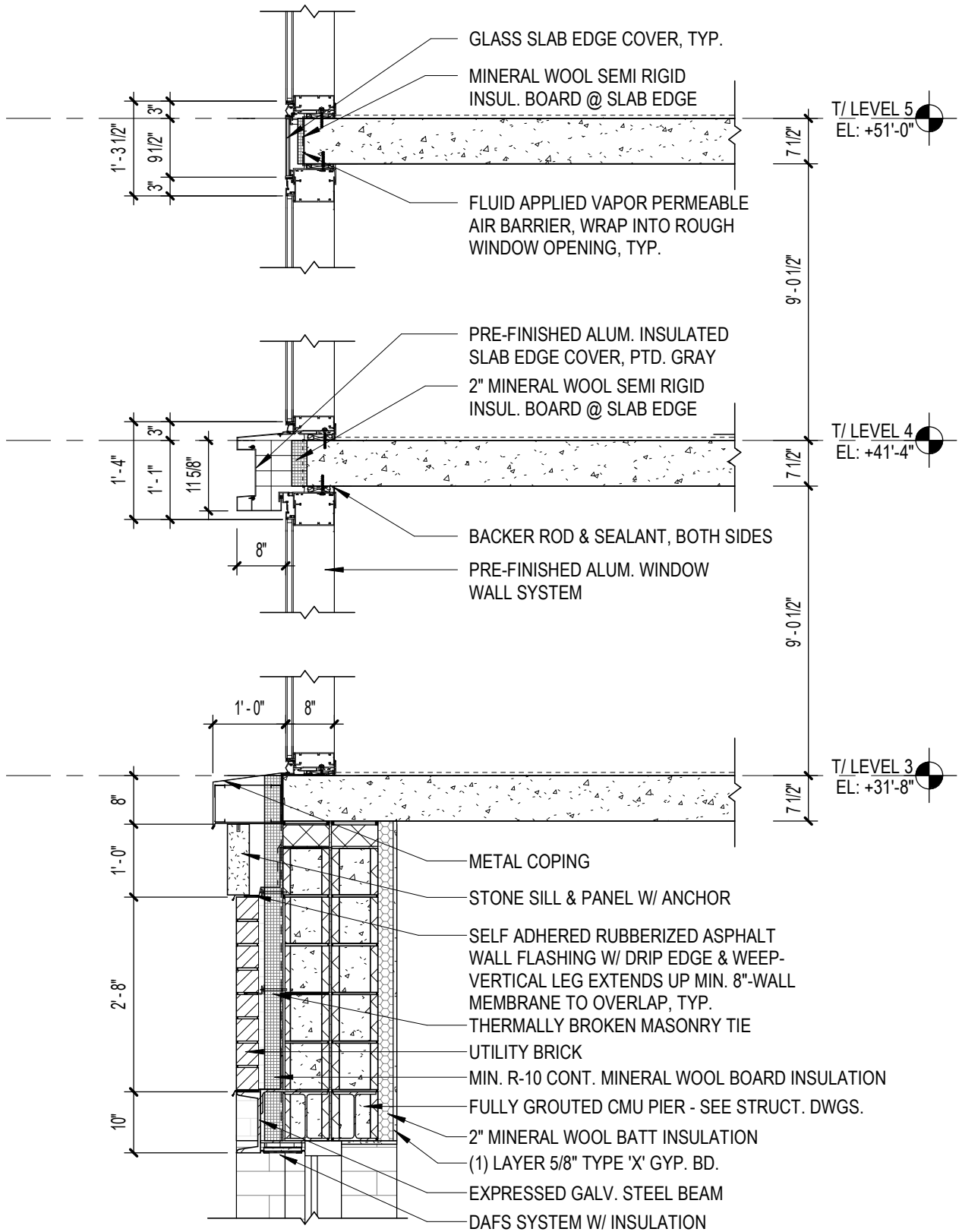


FACADE AXON

Applicant:	LG Development Group, LLC
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May ST.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

FACADE AXONS

2022-06-01 REVISED



APPLICANT:	LG DEVELOPMENT GROUP, LLC	WALL SECTION @ TOWER BASE
ADDRESS OF PROJECT:	210-18 N. ABERDEEN ST./ 1110-08 W. LAKE ST./ 213-23 N. MAY ST.	
INTRODUCTION DATE:	OCTOBER 16, 2019	
PLAN COMMISSION DATE:	JUNE 17, 2021	
SCALE: 1/2" = 1'-0"		2022-06-01 REVISED

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, 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 -- 49.

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. R B P D 1507
(As Amended)

(Application No. 20225)

(Common Address: 200 -- 218 N. Aberdeen St., 1100 -- 1108 W. Lake St.,
213 -- 233 N. May St. And 1111 -- 1125 W. Fulton St.)

[SO2019-7966]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 98.0 feet south of West Fulton Street; a line 100.0 feet east of North May Street; a line 100.0 feet south of West Fulton Street; a line 90.13 feet west of North Aberdeen Street; a line 200.0 feet north of West Lake Street; North Aberdeen Street; West Lake Street; a line 100.0 feet west of North Aberdeen Street; a line 100.0 feet north of West Lake Street; a line 125.0 feet east of North May Street; a line 125.14 feet north of West Lake Street; and North May Street,

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

a line 98.0 feet south of West Fulton Street; a line 100.0 feet east of North May Street; a line 100.0 feet south of West Fulton Street; a line 90.13 feet west of North Aberdeen Street; a line 200.0 feet north of West Lake Street; North Aberdeen Street; West Lake Street; a line 100.0 feet west of North Aberdeen Street; a line 100.0 feet north of West Lake Street; a line 125.0 feet east of North May Street; a line 125.14 feet north of West Lake Street; and North May Street,

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

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

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

Residential-Business Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1507 ("Planned Development") consists of approximately 39,465 square feet of property which is depicted on the attached Planned Development Boundary and Property Line ("Property") and is owned or controlled by the Applicant, LG Development Group LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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

4. This plan of development consists of eighteen (18) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line Map; a Site Plan; a Landscape Plan; a Ground Floor Plan; a Roof Plan; Building Elevations (East, South, West, and North); Facade Axons; and an Affordable Housing Profile form submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established

criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: cultural exhibits and libraries; day care (subject to site plan approval per Statement 17); animal services (excluding shelter and boarding kennels and stables); artist work or sales space; business equipment sales and service; business support services; urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); hotel (subject to site plan approval per Statement 17); medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation, indoor; artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential dwelling units located above the ground floor; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The 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 39,465 square feet and a FAR of 9.2.

The Applicant acknowledges that the project has received a bonus FAR of 2.2, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.2. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1 Neighborhood Commercial District to a DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("RBPD"), 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, 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"), 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, 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 Property is also located in the Fulton Market Innovation District ("FMID"), which encourages 30 percent affordability in the area located north of Lake Street.

The Project has a total of 414 housing units. As a result, the Applicant's affordable housing obligation under the Pilot is 83 affordable units (20 percent of 414, rounded up), consisting of 41 First Units and 42 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the requirements of the ARO, as modified by the 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 100 percent of AMI (or up to 80 percent of AMI with the DOH Commissioner's approval) at prices affordable to households at such income level. Notwithstanding the foregoing, the Applicant may reduce the required number of ARO units in exchange for units with more bedrooms, as provided in the ARO rules, provided the Applicant must give preference in leasing units of two bedrooms or more to multi-person households as specified in the ARO rules.

In addition to the foregoing commitment to provide 83 affordable units on-site, the Applicant has agreed to use best efforts to provide an additional 41 affordable units (10 percent of 414, rounded down) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the Fulton Market Innovation District Plan. In order to achieve this 30 percent affordability objective, the Applicant agrees to (a) cooperate with the City in good faith to apply for 4 percent Low-Income Housing Tax Credits and tax-exempt bonds to finance the construction of all or a portion of the affordable units in the Project, and/or seek another source of public assistance, and (b) consider partnerships with affordable housing developers. If the Applicant determines that the 30 percent affordability goal of the FMID is not economically feasible, despite such good faith cooperation and best efforts, the Applicant agrees to share its development budget, operating pro forma and all underlying data with the City and, at the City's request, an independent third-party expert, to confirm the Applicant's determination.

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, the Applicant shall update and resubmit the Affordable Housing Profile Form to the DOH for review and approval by the DOH Commissioner, and 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 of DOH may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, 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.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for the "Hotel/Motel Use" and "Daycare Use", the Applicant shall submit a site plan and floor plans for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval

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

is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for the Hotel/Motel Use or the Daycare Use shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned floor plans and for the hotel/motel use indicating which units will be dedicated as a hotel use;
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the site, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks; and
- approvals from CDOT, MOPD, and Fire.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

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 the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Ground Floor Plan; Roof Plan; North, South, East West and Arthur Harris Building Elevations; and Facade Axons referred to in these Plan of Development Statements printed on pages 32232 through 32248 of this *Journal*.]

Bulk Regulations and Data Table and 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. 1507.

Bulk Regulations And Data Table.

Net Site Area:	39,465.00 square feet
Area Remaining in the Public Way:	15,895.84 square feet
Gross Site Area:	55,360.84 square feet
Maximum Floor Area Ratio:	9.2
Maximum Building Height:	239 feet
Maximum Number of Dwelling Units:	414*
Maximum Hotel Key Count:	414*
Minimum Number of Accessory Off-Street Parking:	102
Minimum Number of Off-Street Loading Berths:	2
Bicycle Parking:	288
Minimum Setbacks from Property Line:	In accordance with the Site Plan

* For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio.

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ARO Affordable Housing Profile Form (AHP)

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: 5/13/21

DEVELOPMENT INFORMATION

Development Name: FULTON GROUNDS ARTHUR HARRIS

Development Address: 210 N. ABERDEEN

Zoning Application Number, if applicable:

Ward 27

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

- Type of City Involvement: City Land, Financial Assistance, Zoning increase, Planned Development (PD), Transit Served Location (TSL) project

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

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

DEVELOPER INFORMATION

Developer Name LG DEVELOPMENT GROUP LLC

Developer Contact GABRIEL LEATH

Developer Address 2234 W NORTH AVE.

Email GLEATH@LGDEVELOPMENTGROUP.COM

Developer Phone 224-429-6393

Attorney Name ACOSTA EZEQUIEL

Attorney Phone 312-617-6900

TIMING

Estimated date marketing will begin 3/1/23

Estimated date of building permit* 3/1/22

Estimated date ARO units will be complete 9/1/23

*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)

Developer or their agent: Justin Root or Denise Roman, DOH
Date: May 28, 2021



ARO Web Form

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Applicant Contact Information

Name: Michael Ezgur
Email: michael@acostaezgur.com

Development Information

Address

Submitted Date: 05/11/2021

Number From: 200 Number To: 218 Direction: N
Street Name: Aberdeen Postal Code: 60607

Development Name

Arthur Harris

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: Downtown Planned Development
Total Units: 414
Development Type: Rent
Date Submitted: 05/11/2021

Requirements

First ARO Units: 41 Additional ARO Units: 42

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

On-Site: 41 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units: 41

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

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 42

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 42

All projects with proposed ARO units must complete this tab

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	102 Spaces In Building	102 Spaces In Building	102 Spaces In Building
Laundry	In Unit	In Unit	In Unit
Appliances			
Refrigerator <i>age/EnergyStar/make/model/color</i>	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
Microwave <i>age/EnergyStar/make/model/color</i>	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit
Kitchen countertops <i>material</i>	TBD	Comparable	Comparable
Flooring <i>material</i>	TBD	Comparable	Comparable
HVAC	TBD	Comparable	Comparable
Other	TBD	Comparable	Comparable

Summary				First ARO Units				Additional ARO Units			
unit type	market rate			how many?*	% of total	avg. square footage	affordabl e v. market square footage ^a	how many?*	% of total	avg. square footage	affordabl e v. market square footage ^a
	how many?	% of total	avg. square footage								
studio	99	30%	TBD	12	29%	TBD	85%+	13	31%	TBD	85%+
one-bed	166	50%	TBD	20	49%	TBD	85%+	21	50%	TBD	85%+
two-bed	66	20%	TBD	9	22%	TBD	85%+	8	19%	TBD	85%+

Note: Actual ARO units will be chosen once plans are finalized.

Project Name: Fulton Grounds - Arthur Harris

Zoning Application number, if applicable: _____

Address: 210 N Aberdeen

Is this a For Sale or Rental Project? Rental

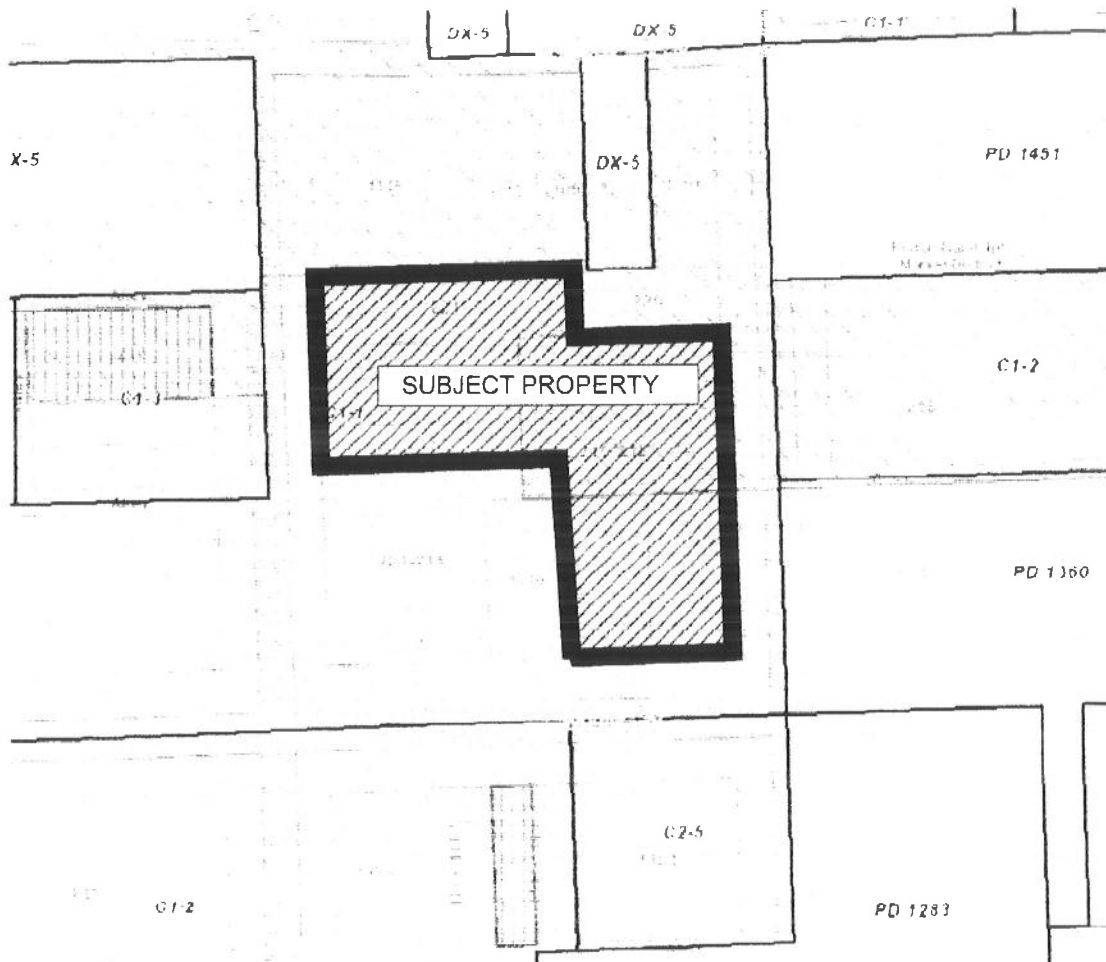
If a For Sale Project, will you offer ARO units as rentals (Near North only)? N/A

Anticipated average psf rent/price? \$3.00

Total Units in Project	414		
First Units (20% of total)	41	Will First Units be on-site or off-site? on-site	If off-site, what is address? N/A
Additional Units (20% of total, less number of "First Units")	42	Will Additional Units be on-site or off-site? on-site	If off-site, what is address? N/A

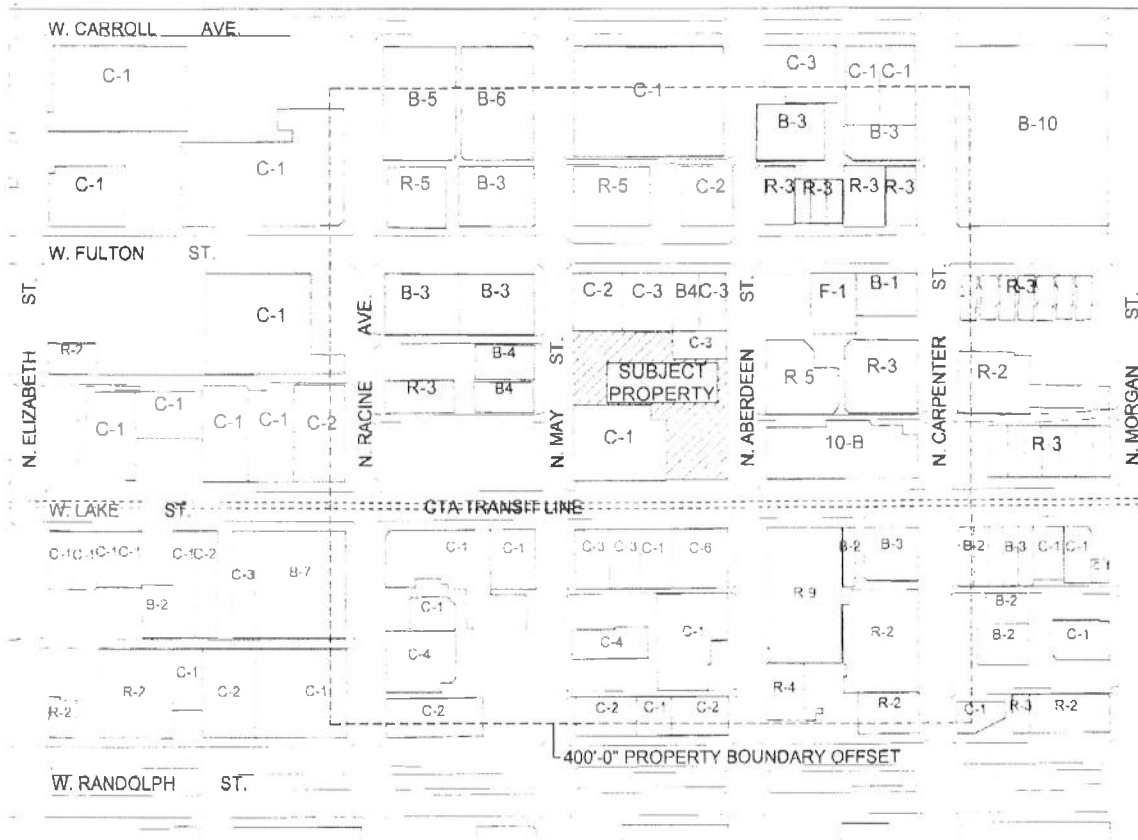
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Applicant:	LG Development Group, LLC	EXISTING ZONING MAP
Address of Project	210-18 N. Aberdeen St / 1110-08 W. Lake St / 213-23 N. May St	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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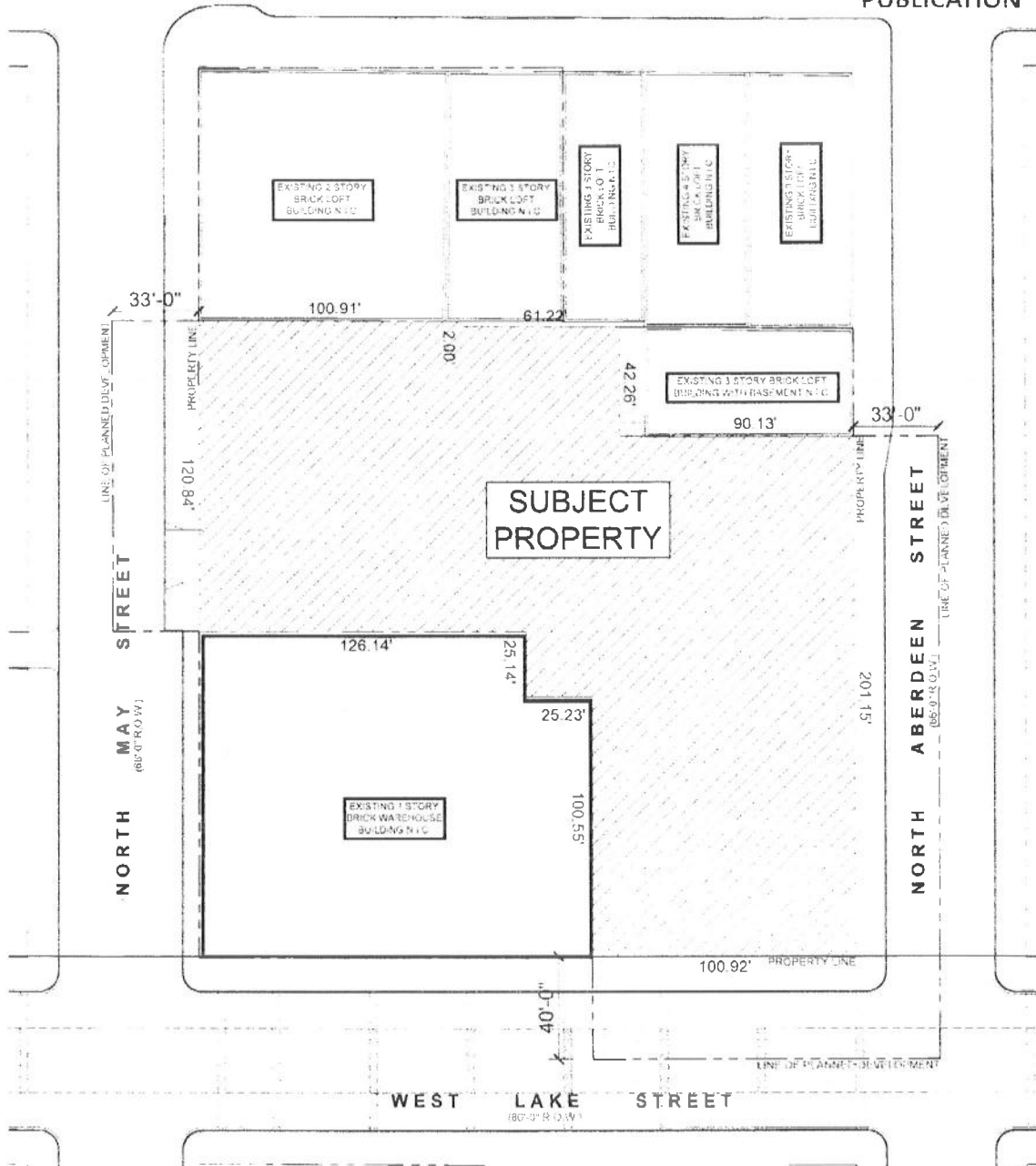
LEGEND	
RESIDENTIAL	A
BUSINESS	B
COMMERCIAL	C
MANUFACTURING	E
RETAIL	F
INDUSTRIAL	G
MIXED USE	I
#	- NUMBER OF STORIES



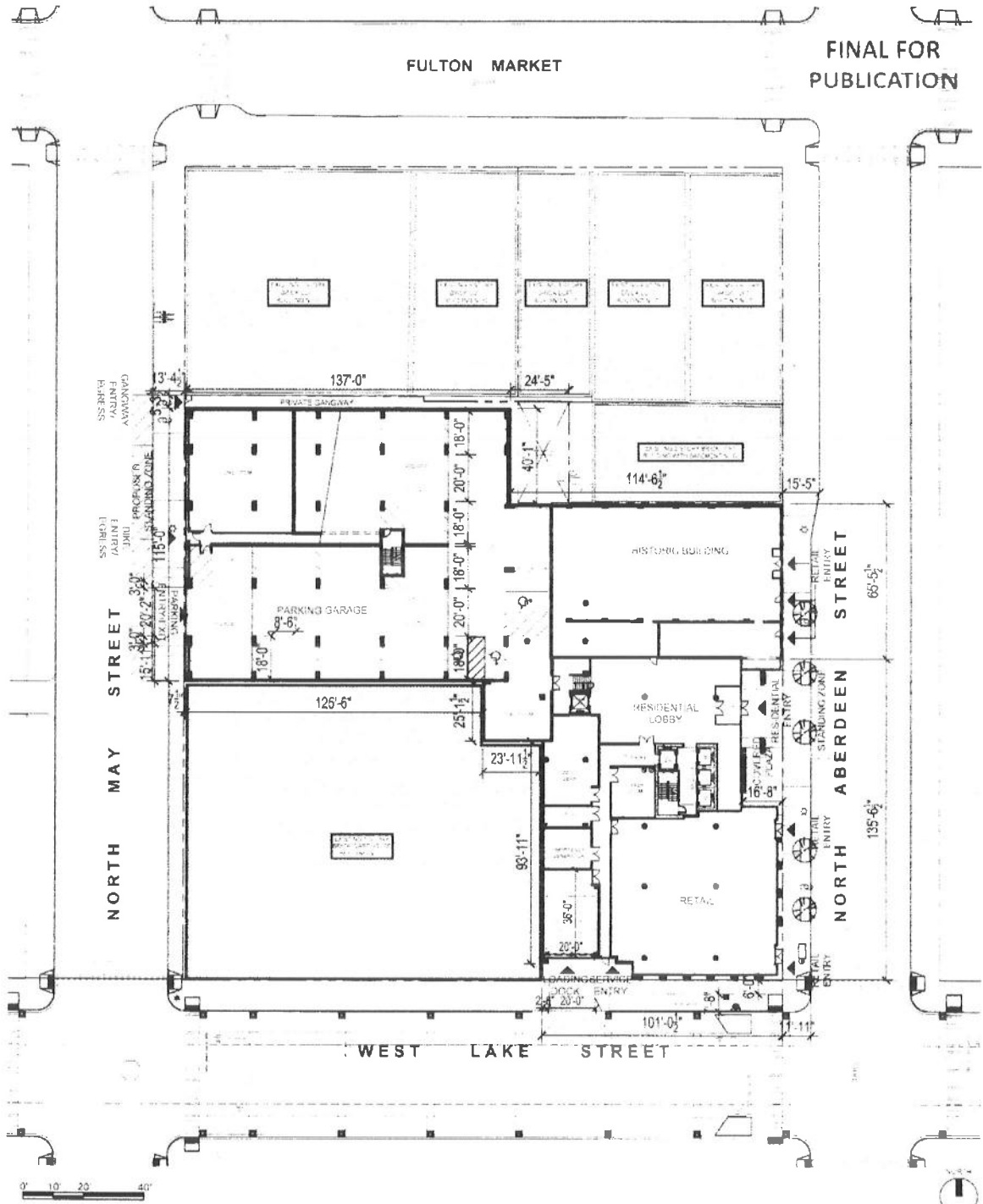
Applicant:	LG Development Group, LLC	EXISTING LAND USE MAP
Address of Project	210-18 N. Aberdeen St. / 1110-08 W. Lake St. / 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date	June 17, 2021	

FULTON MARKET

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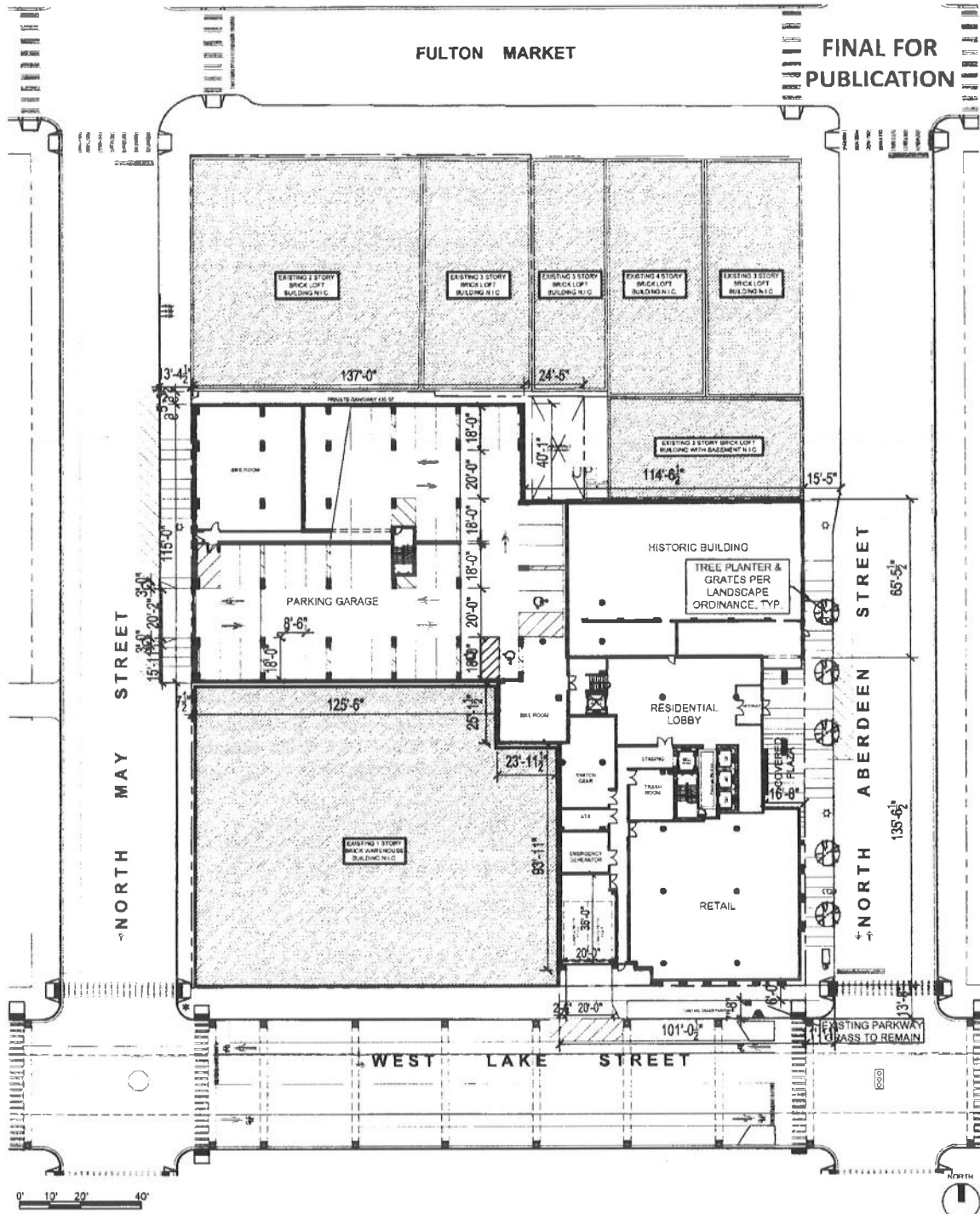


Applicant:	LG Development Group, LLC	PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
Address of Project:	210-18 N. Aberdeen St. / 1110-08 W. Lake St. / 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	
Scale: 1'-0" = 50'-0"		



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Applicant:	LG Development Group, LLC	SITE PLAN
Address of Project:	210-18 N Aberdeen St / 1110-08 W Lake St / 213-23 N May St	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	
		Scale: 1'-0" = 50'-0"

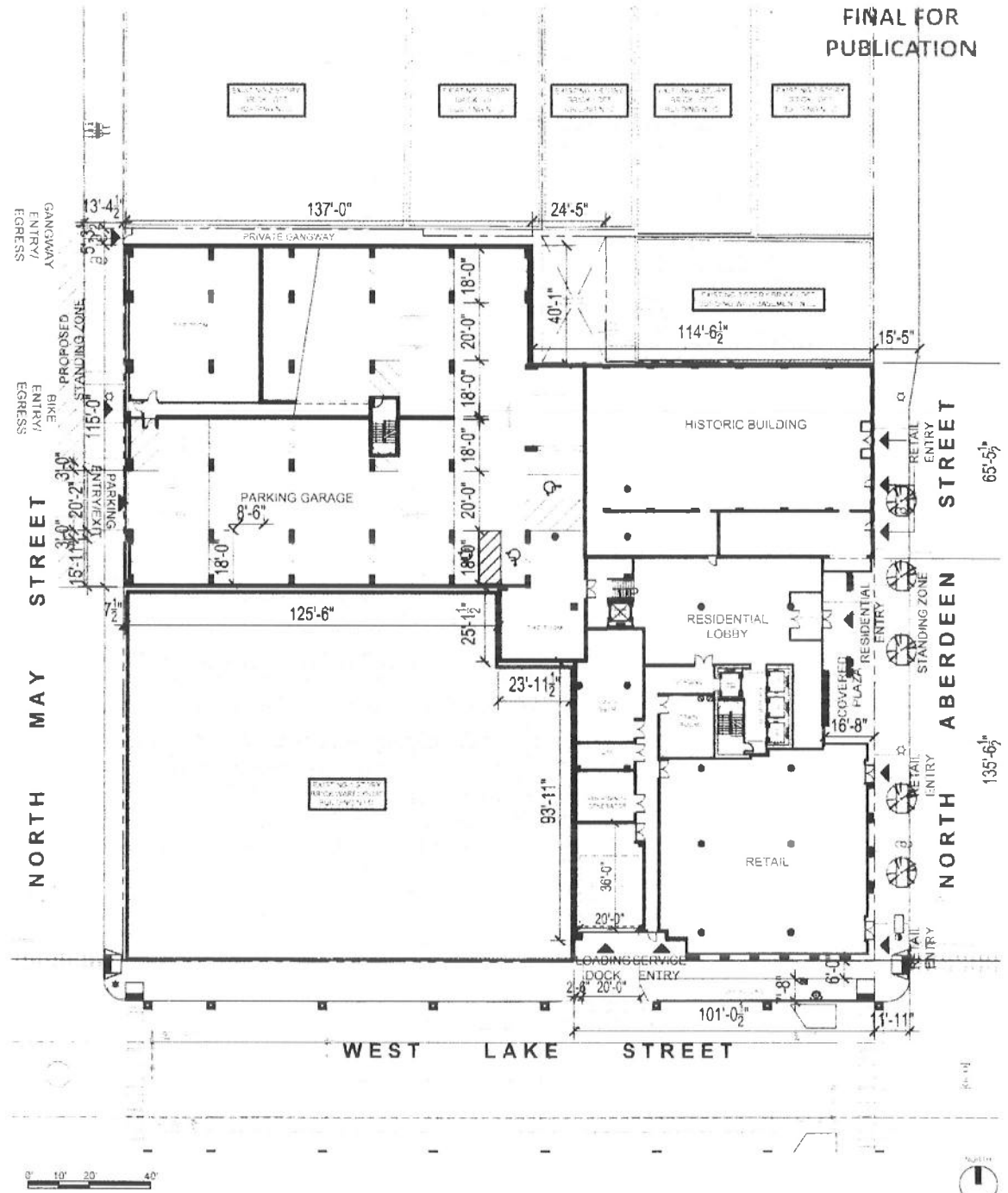


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Applicant:	LG Development Group, LLC
Address of Project:	210-18 N. Aberdeen St / 1110-08 W. Lake St / 213-23 N. May St.
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

Scale: 1'-0" = 50'-0"

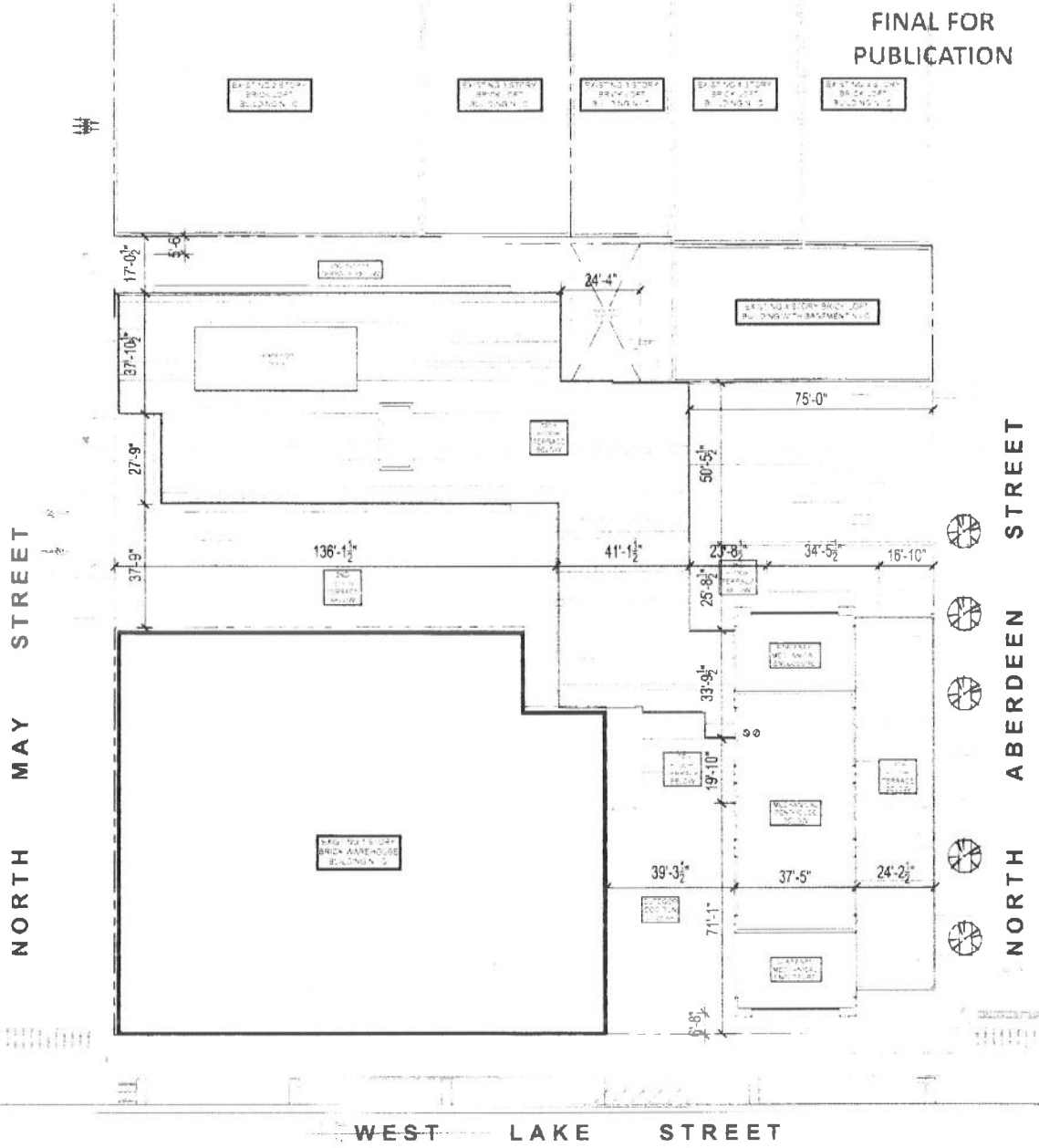
LANDSCAPE PLAN



Applicant:	LG Development Group, LLC
Address of Project:	210-19 N. Aberdeen St / 1110-06 W. Lake St / 213-23 N. May St
Introduction Date:	Oct 16, 2019
Plan Commission Date:	June 17, 2021

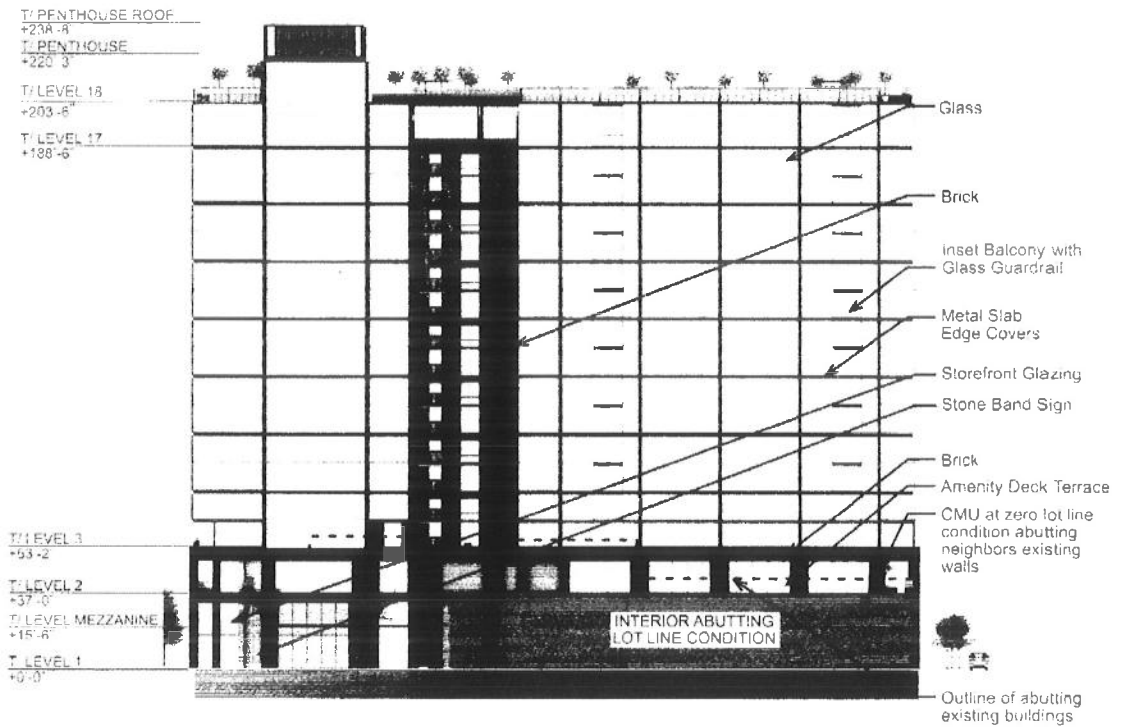
Scale: 1'-0" = 40'-0"

GROUND FLOOR PLAN



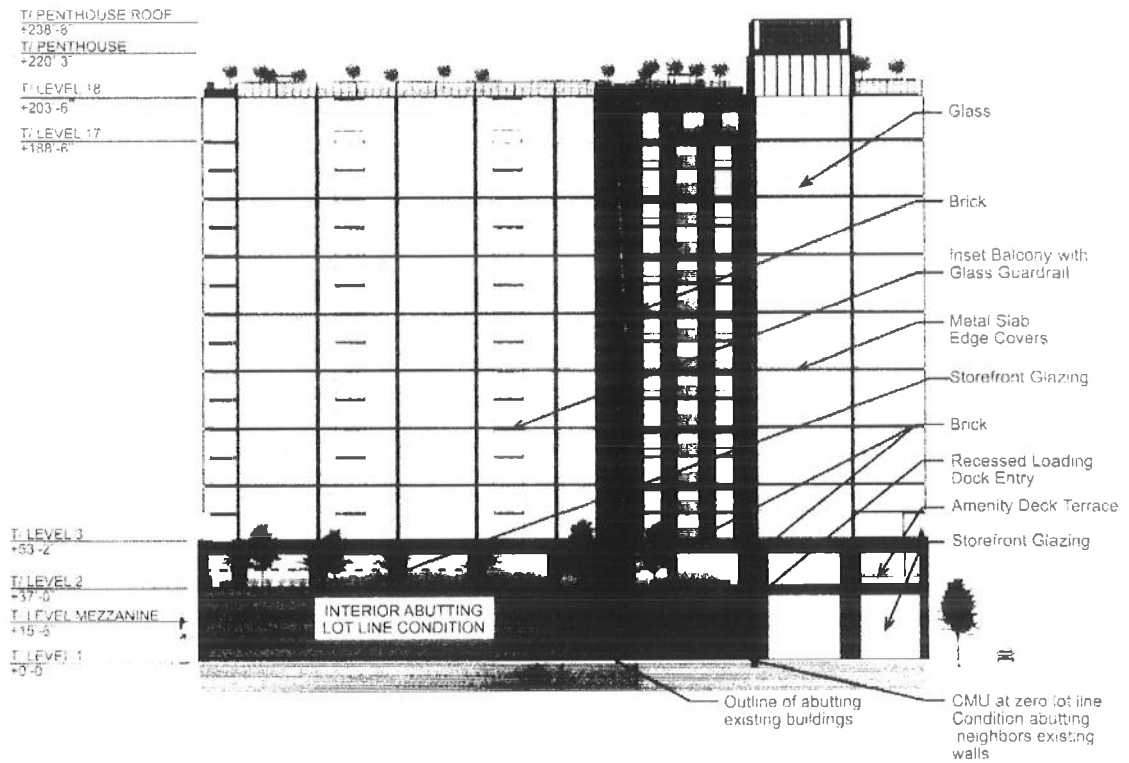
Applicant:	LG Development Group, LLC	ROOF PLAN
Address of Project:	210-19 N. Aberdeen St / 1110-08 W. Lake St / 213-23 N. May St	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	
Scale: 1'-0" = 40'-0"		

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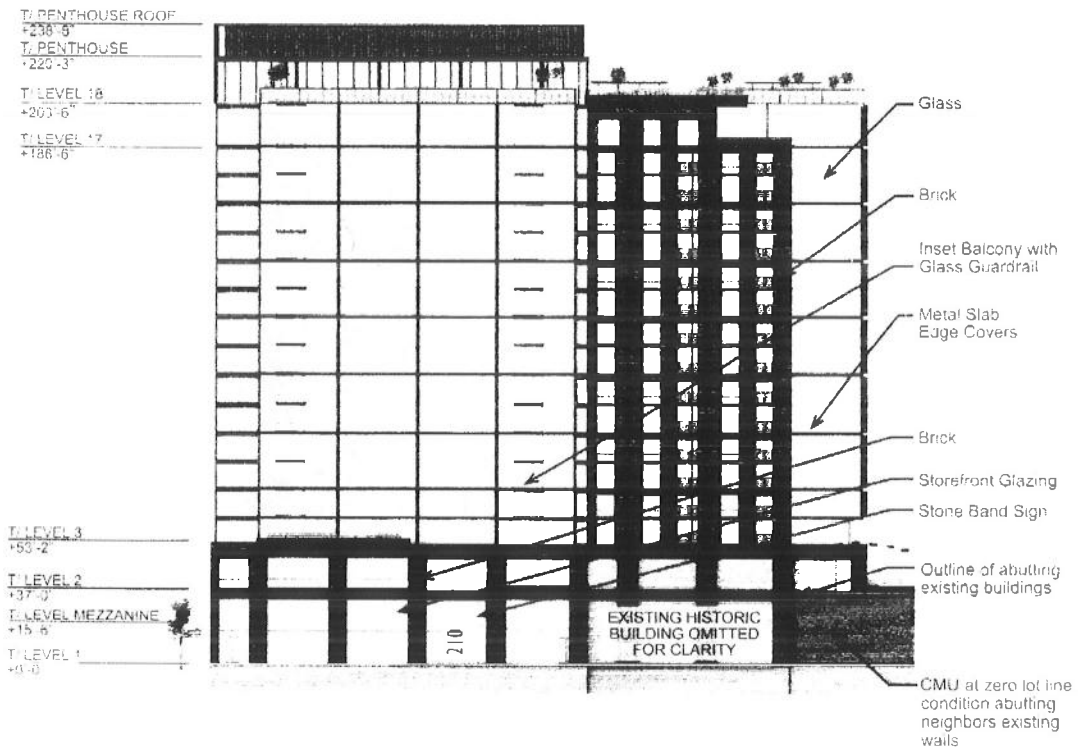
Applicant:	LG Development Group, LLC	NORTH ELEVATION
Address of Project	210-18 N. Aberdeen St. / 1110-08 W. Lake St. / 213-23 N. May St.	
Introduction Date	Oct 16, 2019	
Plan Commission Date	June 17, 2021	

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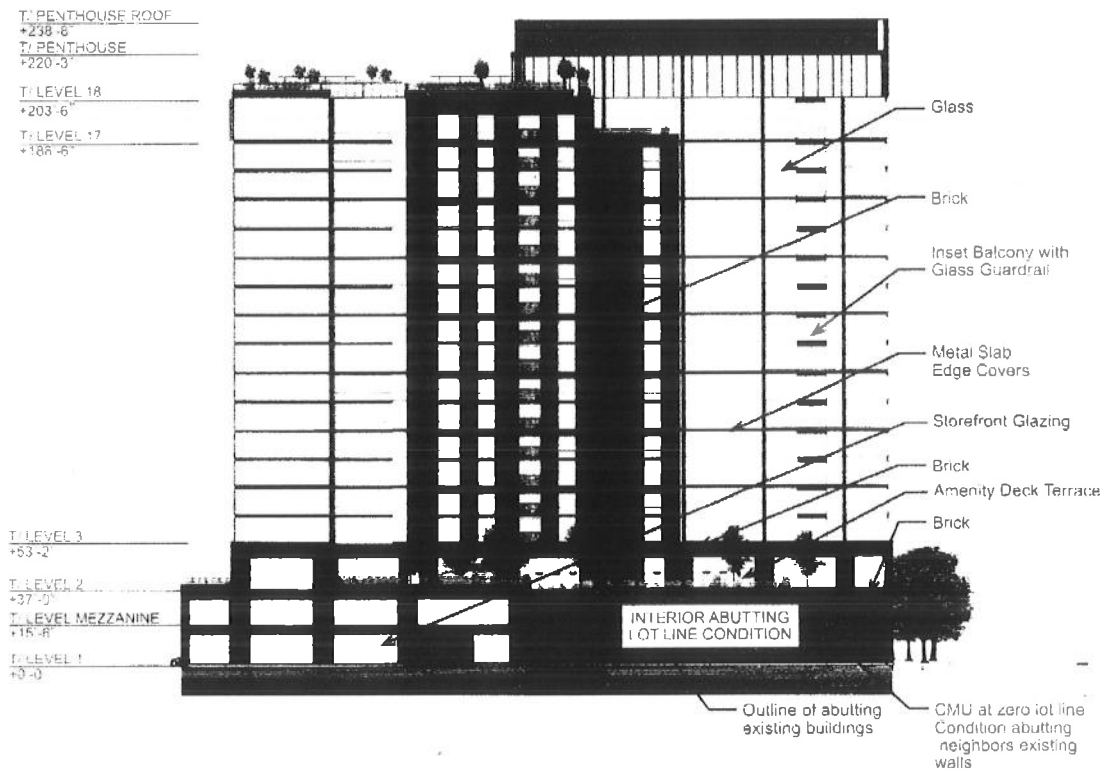
Applicant:	LG Development Group, LLC	SOUTH ELEVATION
Address of Project	210-18 N. Aberdeen St / 1110-08 W. Lake St / 213-23 N. May St	
Introduction Date	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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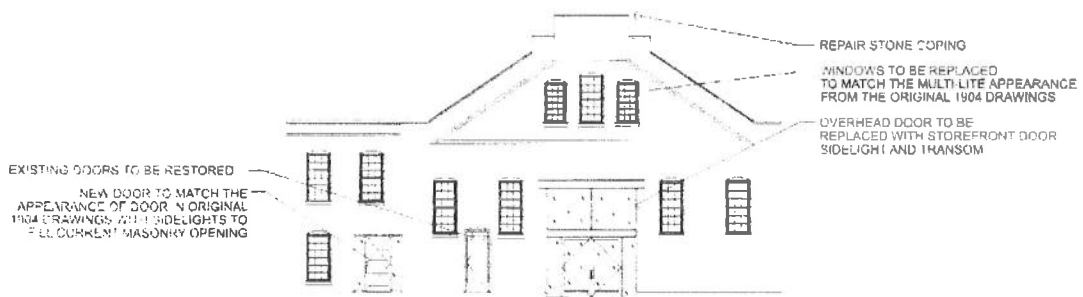
Applicant:	LG Development Group, LLC	EAST ELEVATION
Address of Project:	210-18 N. Aberdeen St. / 1110-08 W. Lake St. / 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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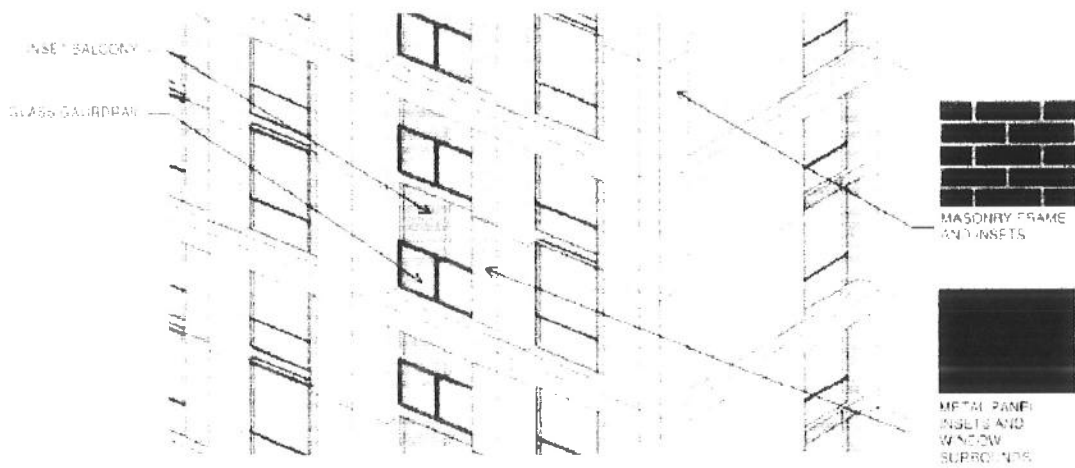
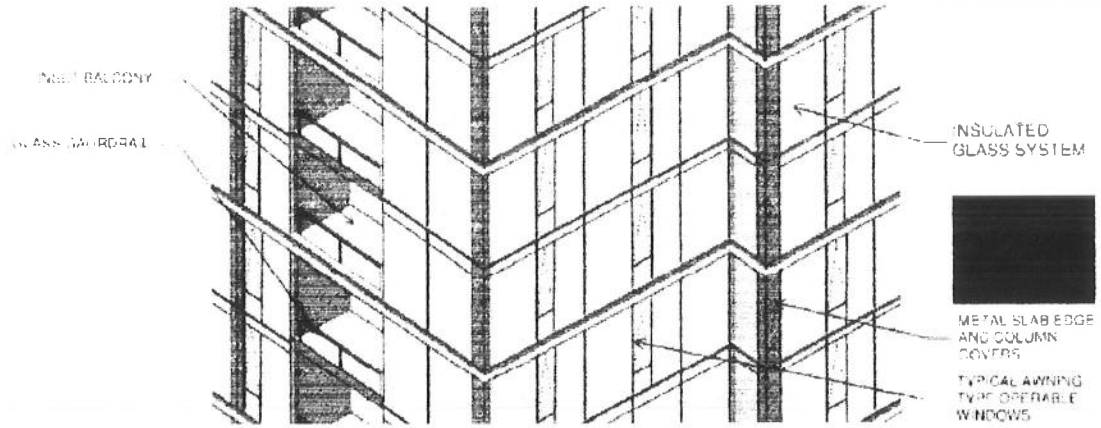
Applicant:	LG Development Group, LLC	WEST ELEVATION
Address of Project	210-18 N. Aberdeen St. / 110-08 W. Lake St. / 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date	June 17, 2021	

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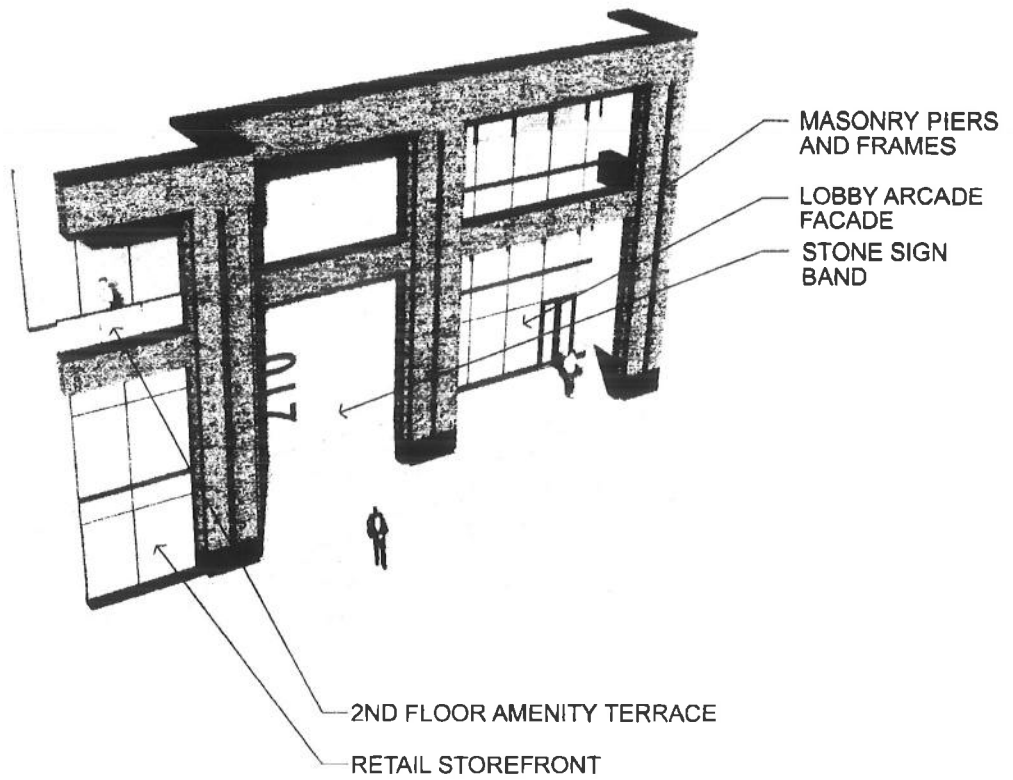
Applicant:	LG Development Group LLC	ARTHUR HARRIS ELEVATION
Address of Project	210-18 N Aberdeen St / 1110-08 W Lake St / 213-23 N May ST	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021 Scale 1'-0" = 40'-0"	

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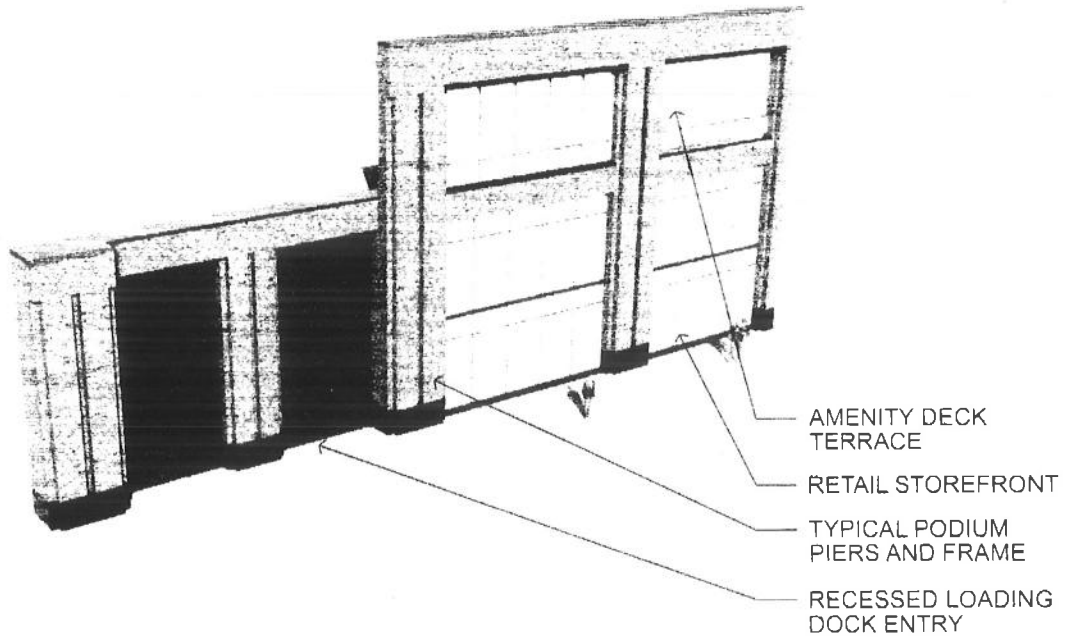
Applicant.	LG Development Group, LLC	FACADE AXONS
Address of Project	210-18 N. Aberdeen St / 110-08 W. Lake St / 213-23 N. May St	
Introduction Date	Oct 16, 2019	
Plan Commission Date	June 17, 2021	

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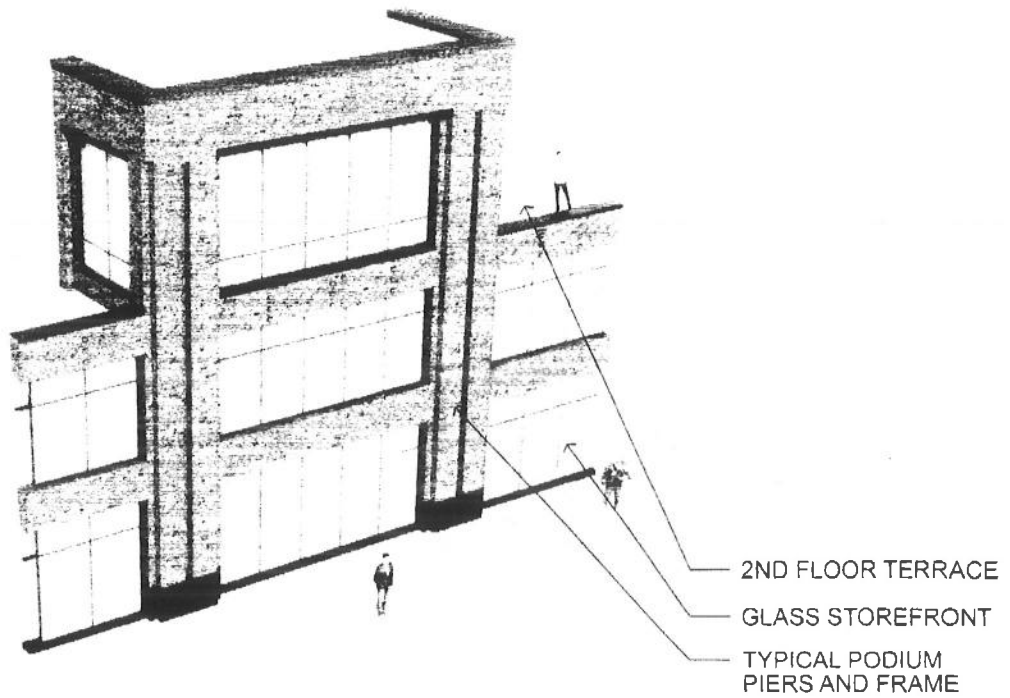
Applicant:	LG Development Group, LLC	FACADE AXONS
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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PUBLICATION



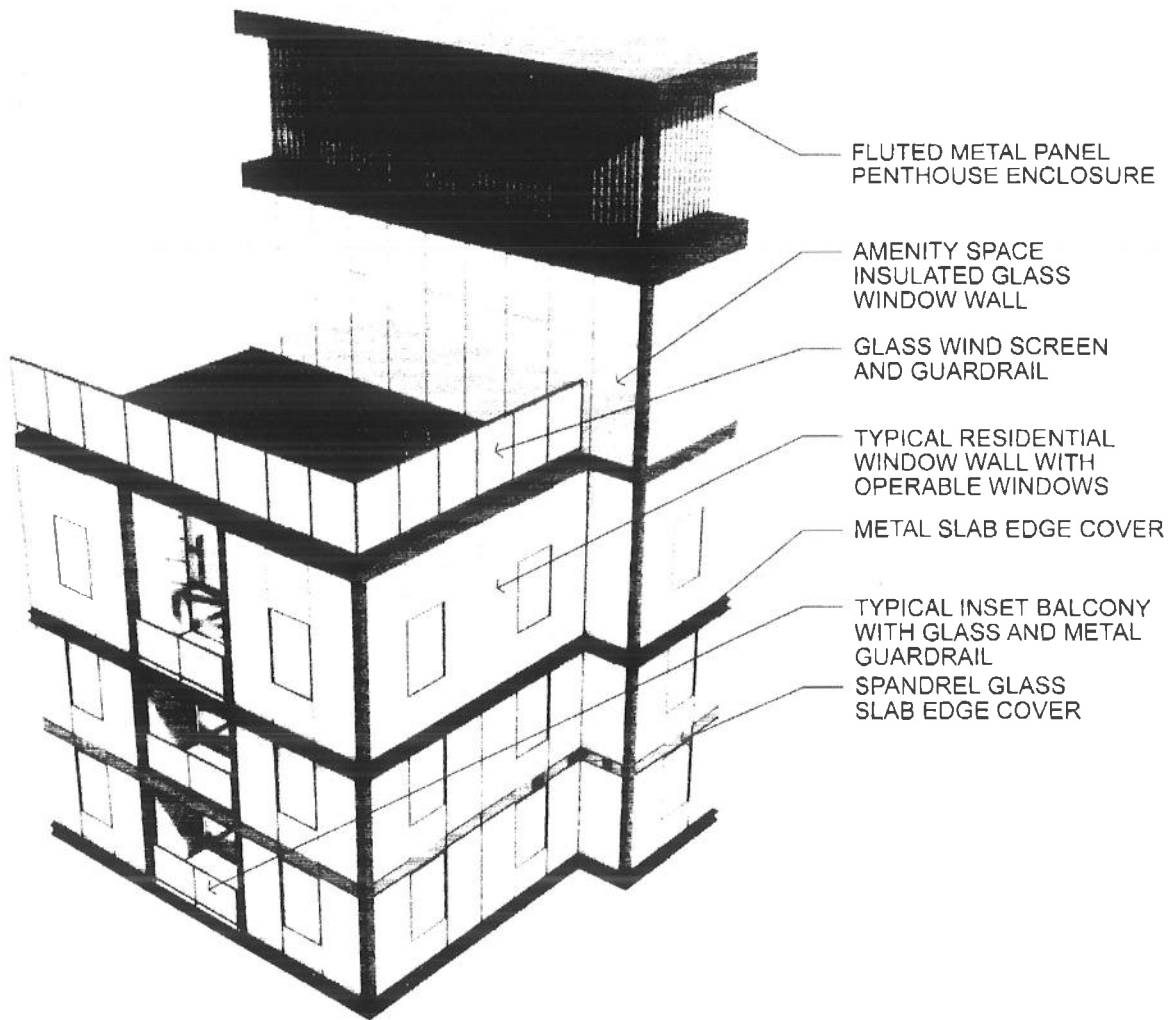
Applicant:	LG Development Group, LLC	FACADE AXONS
Address of Project	210-18 N. Aberdeen St / 1110-08 W. Lake St. 213-23 N. May St	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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Applicant:	LG Development Group, LLC	FACADE AXONS
Address of Project	210-18 N. Aberdeen St./ 1110-08 W. Lake St./ 213-23 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	

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Applicant:	LG Development Group, LLC	FACADE AXONS
Address of Project:	210-18 N. Aberdeen St. / 1110-08 W. Lake St. / 213-25 N. May St.	
Introduction Date:	Oct 16, 2019	
Plan Commission Date:	June 17, 2021	