

PD 1510

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 18, 2025

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

Re: Minor Change to PD 1510, 919 W. Fulton St., 210 N. Peoria St., and 921 N. Sangamon St.

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Business Planned Development No. 1510 ("PD 1510") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1510.

On behalf of Gibson's Restaurant Group and with the consent of Fulton Peoria JV, the sole owner of the PD, you are seeking a minor change to reduce the overall parking from 83 to 74 spaces, modify the building frontage and landscaping along Sangamon and Fulton Streets, and relocate access to some of the retail space via the east-west alley. The parking reduction will accommodate programming and equipment alterations. The Fulton and Sangamon St. elevations will incorporate storefronts with operable windows, canopies and awning. The location of parkway trees and landscaping on these streets will be modified based on storefront location changes.

The following attached documents are made part of this minor change request: Revised Bulk Regulations and Data Table, Overall Site Plan, Basement Floor Plan, First Floor Plan, Proposed North Elevation-W Fulton St., Proposed West Elevation-N Sangamon St. Please be advised that any signage included in these exhibits is not part of this approval.

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. Additionally, CDOT, Fire Prevention, MOPD and Stormwater have no objection to the modifications.

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,



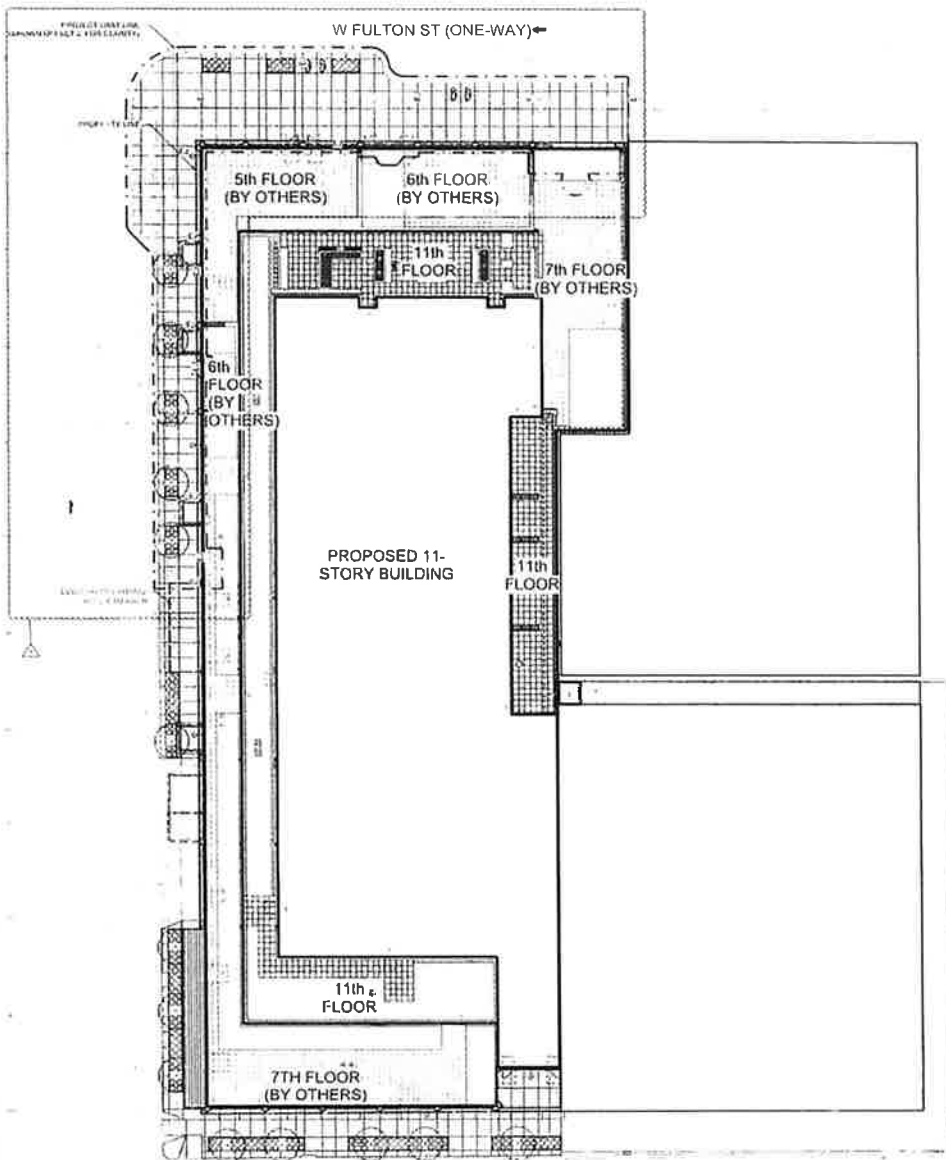
Noah Szafraniec
Assistant Commissioner

NS:tm

C: Peter NeCastro, Mike Marmo, Janice Hill, Stephen Nutt, Main file

**Business Planned Development No. 1510 as Amended
Bulk Regulations and Data Table**

Net Site Area:	63,684 square feet
Maximum FAR:	8.1
Maximum FAR Buildable Area:	515,840 square feet
FAR Building Area:	485,500 square feet
Commercial Office Area:	451,119 square feet
Retail Area:	34,381 square feet
Accessory Parking Spaces:	74
Bicycle Parking Spaces:	73
Loading Berths:	5
Setbacks:	Per Site Plan
Building Height:	
Roof/Highest Occupied Floor:	153 feet, 4 inches
Top of Bulkhead/Mechanical:	172 feet, 4 inches
Number of Stories:	11

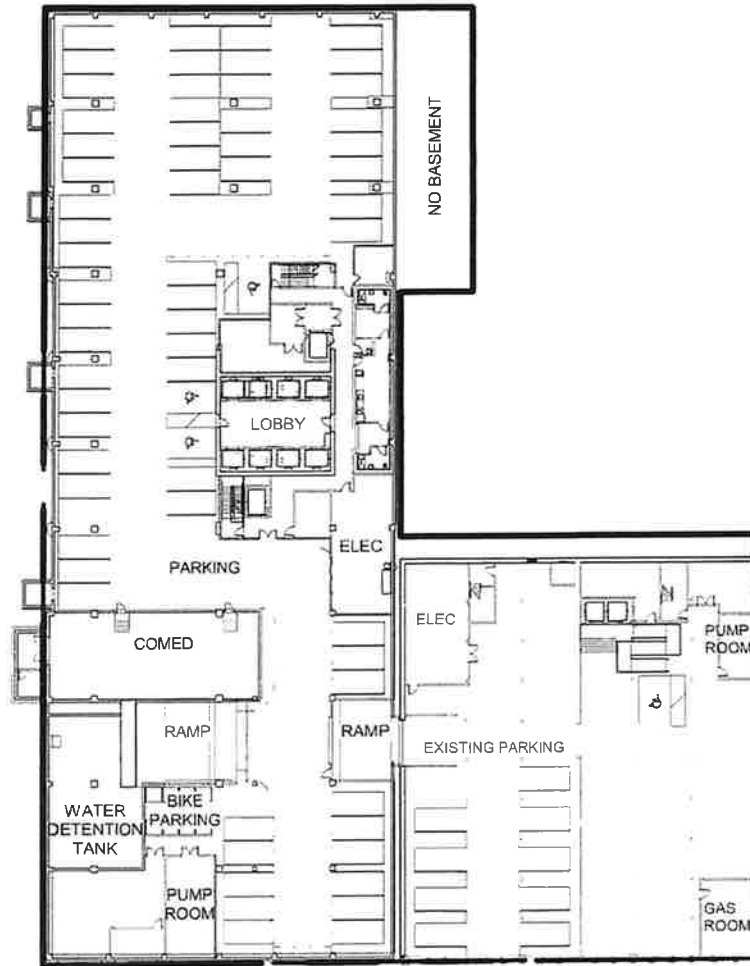


LEGEND

- PROPERTY LINE
- PROPOSED LINE (EXISTING LOT / FLOOR CLASSES)
- PEDESTAL AND/OR BIKE PAVING REFLECT TO CURB
- LAP JUNCTION
- SUTURE JOINT
- 1/2" WATER MARKING
- 3/4" TREE
- 2" TREE
- 4" TREE
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Planned Development No. 1510

BASEMENT FLOOR PLAN

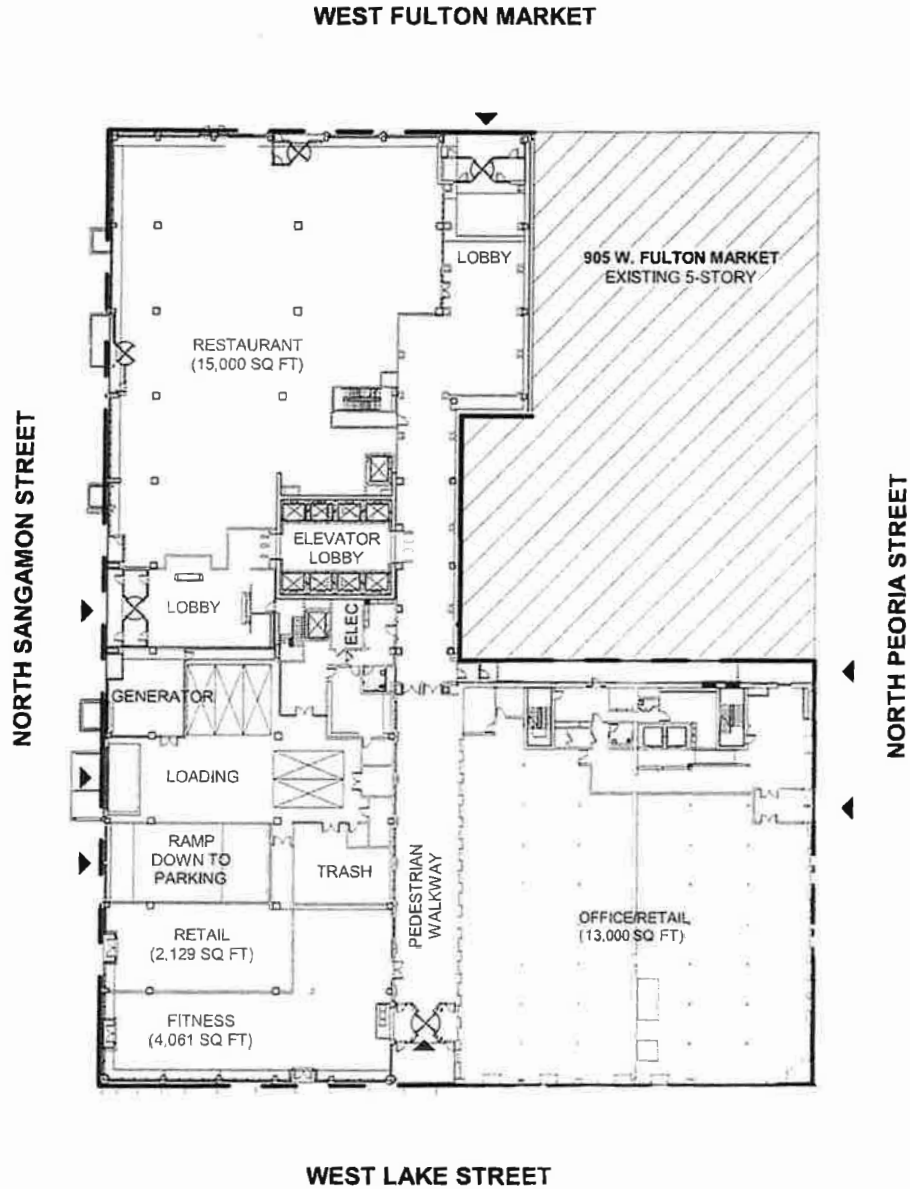


Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Introduced: April 23, 2025
Plan Commission:



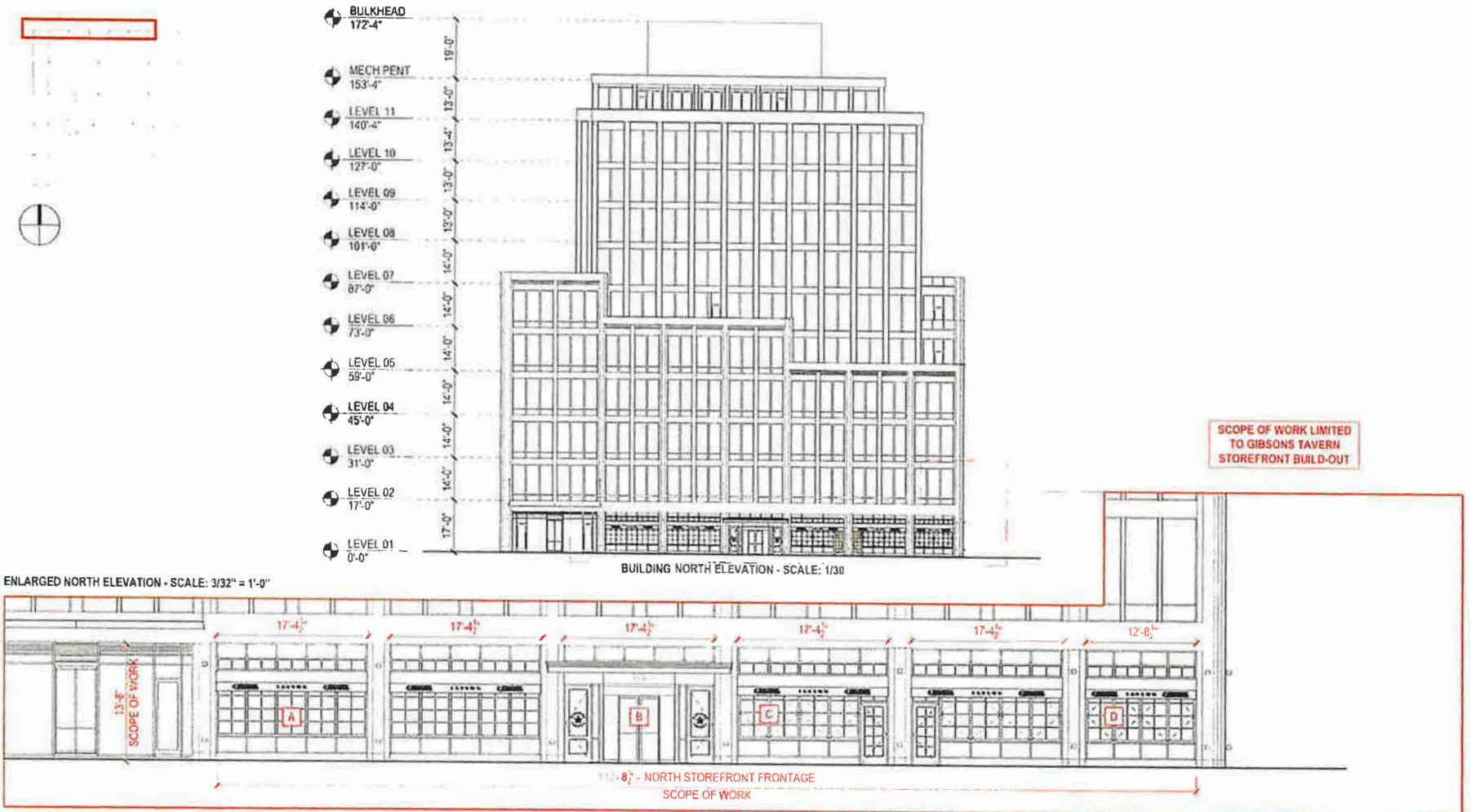
Planned Development No. 1510

FIRST FLOOR PLAN

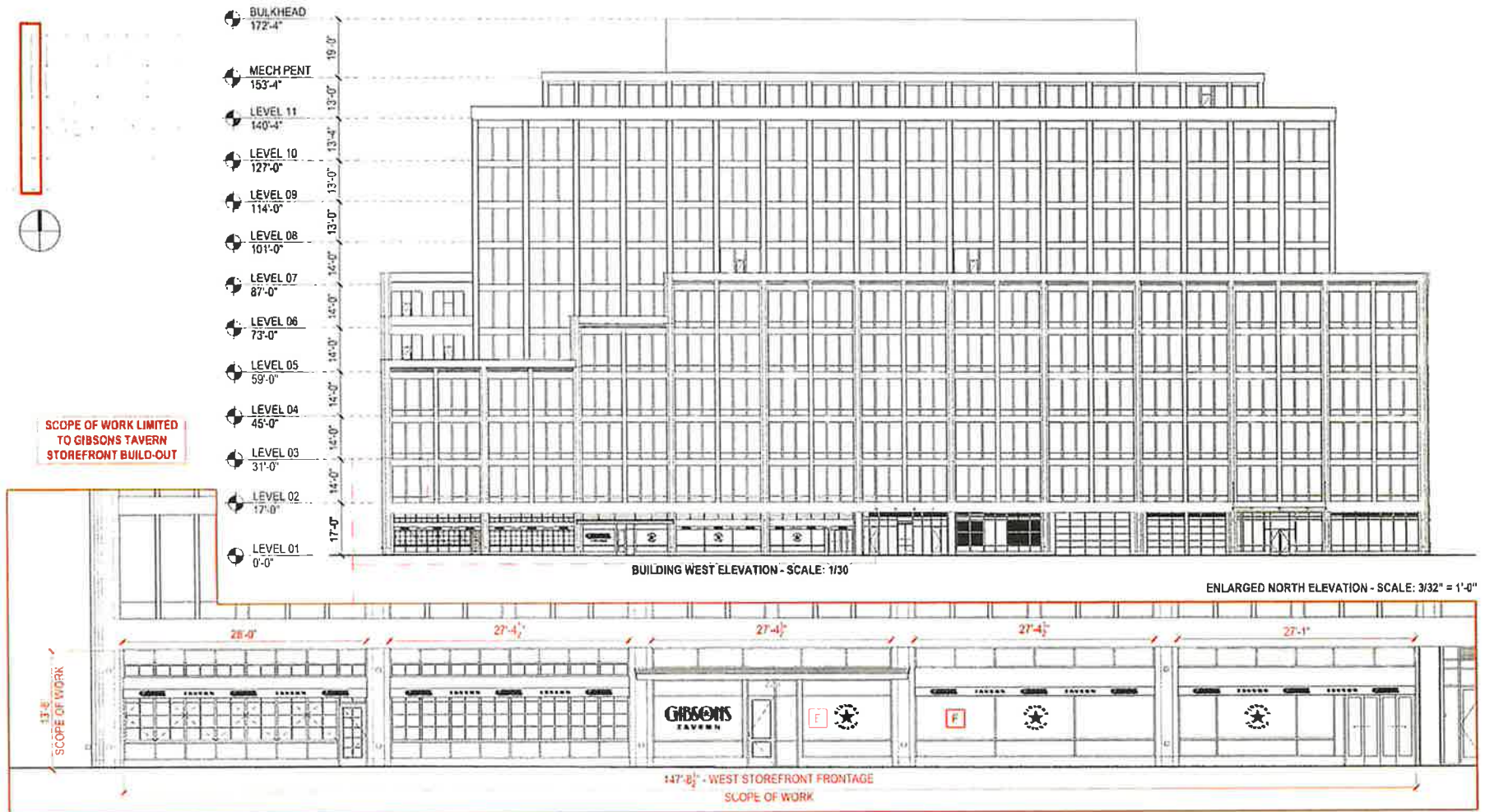


Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Introduced: April 23, 2025
Plan Commission:





08. Proposed North Elevation - W Fulton St



09. Proposed West Elevation - N Sangamon St

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 50.

Nays -- None.

Alderperson Harris 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. BPD 1510, aa
(As Amended)

(Application No. 22533)

(Common Address: 911 -- 925 W. Fulton Market, 200 -- 212 N. Peoria St.,
900 -- 924 W. Lake St. And 201 -- 233 N. Sangamon St.

[SO2024-0012181]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the Business Planned Development Number 1510 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 150.65 feet east of and parallel to North Sangamon Street; a line 99.90 feet south of and parallel to West Fulton Market; a line 125.52 feet east of and parallel to North Sangamon Street; a line 186.16 feet south of and parallel to West Fulton Market; North Peoria Street; West Lake Street; and North Sangamon Street,

to the designation of Business Planned Development Number 1510, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall take effect upon its passage and due publication.

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

Business Planned Development No. 1510, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1510, as amended ("Planned Development") consists of approximately 63,684 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Fulton Peoria JV LLC is the "Applicant" and owner 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 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.

All colorized concrete, cobblestone, or other non-standard treatment, and street furniture and/or hardware shall be restored to current condition or replaced per the Fulton Market Streetscape Section 2 Contract Plans.

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:

- Curb and gutter
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping
- Traffic Signal at Lake/Sangamon

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 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line Planned Development Boundary Map; Site Plan; and Building Elevations (North, East, South and West) prepared by FitzGerald Associates, dated January 16, 2025, and 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 shall be permitted in this Planned Development: day care (subject to future Site Plan Approval); animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; business equipment and sales; business support services (except day labor employment agency); eating and drinking establishments; financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); medical service; office; personal service (all); retail sales; participant sports and recreation (indoor); co-located wireless communication facilities; accessory parking; and accessory and incidental 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 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 63,684 square feet and a base FAR of 5.0 and a Neighborhood Opportunity Bonus of 3.1 for a total FAR of 8.1.
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 Planned Development includes the property commonly known as 911 -- 925 West Fulton Market; 200 -- 212 North Peoria Street; 900 -- 924 West Lake Street; and

201 -- 233 North Sangamon Street, which is within a district designated as a Chicago Landmark. The plans for this Planned Development have been reviewed and approved by the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.

Any variation in the plans for this Planned Development may be subject to the approval of Commission on Chicago Landmarks.

17. 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 17-4-1003C.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.

18. 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 Planned Development 1510 as adopted by the Chicago City Council on July 21, 2021, and modified by any administrative relief granted subsequent to that date and prior to the adoption of this ordinance.

[Existing Land-Use Map; Existing Zoning Map; Property Line Map; Site Plan;
North, South, East and West Building Elevations; Basement, First,
Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth,
and Eleventh Floor Plans; and Mechanical Penthouse Plan
referred to in these Plan of Development Statements
printed on pages 24619 through 24637
of this *Journal*.]

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

Business Planned Development No. 1510, As Amended.

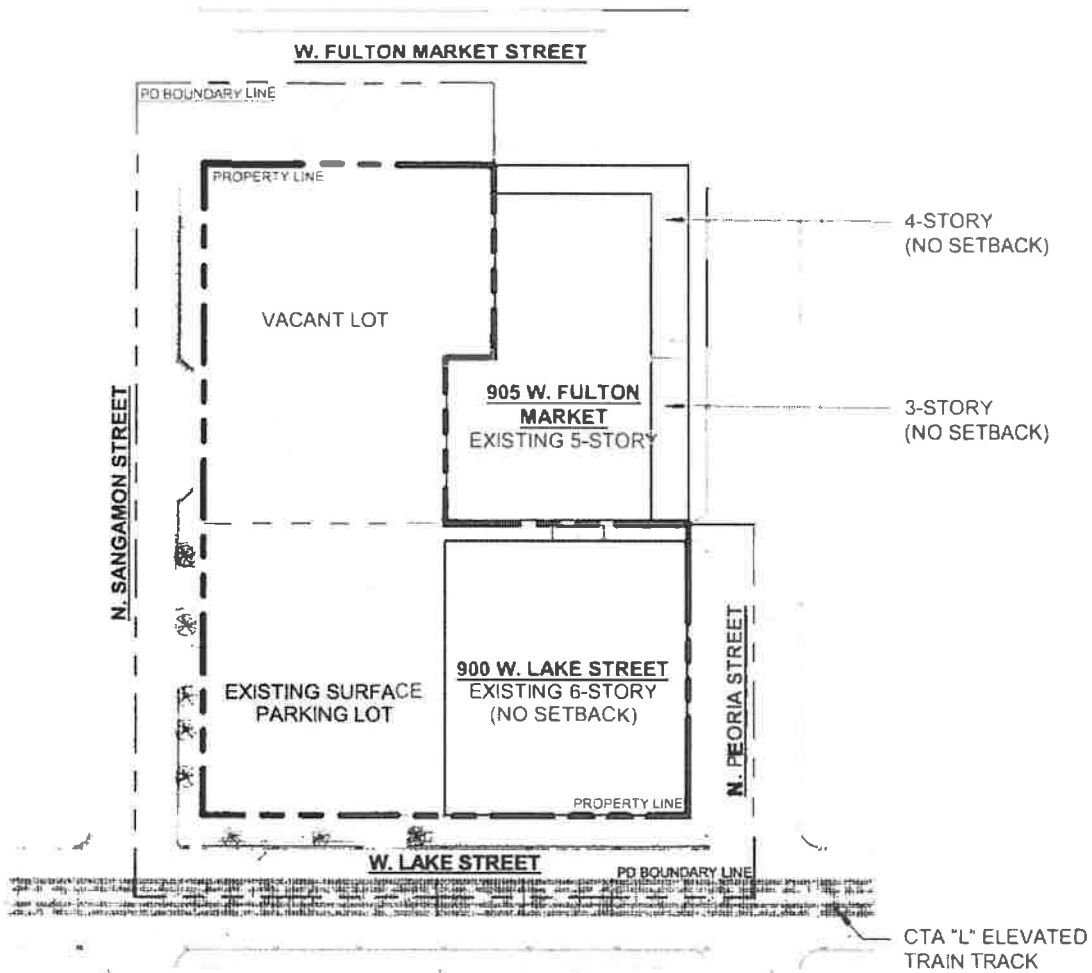
Bulk Regulations And Data Table.

Net Site Area:	63,684 square feet
Maximum FAR:	8.1
Maximum Far Buildable Area:	515,840 square feet
FAR Building Area:	485,500 square feet
Commercial Office Area:	451,119 square feet
Retail Area:	34,381 square feet
Accessory Parking Spaces:	83
Bicycle Parking Spaces:	73
Loading Berths:	5
Setbacks:	Per site plan
Building Height:	
Roof/Highest Occupied Floor:	153 feet, 4 inches
Top of Bulkhead/Mechanical:	172 feet, 4 inches
Number of Stories:	11

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Planned Development No. 1510

EXISTING LAND USE MAP

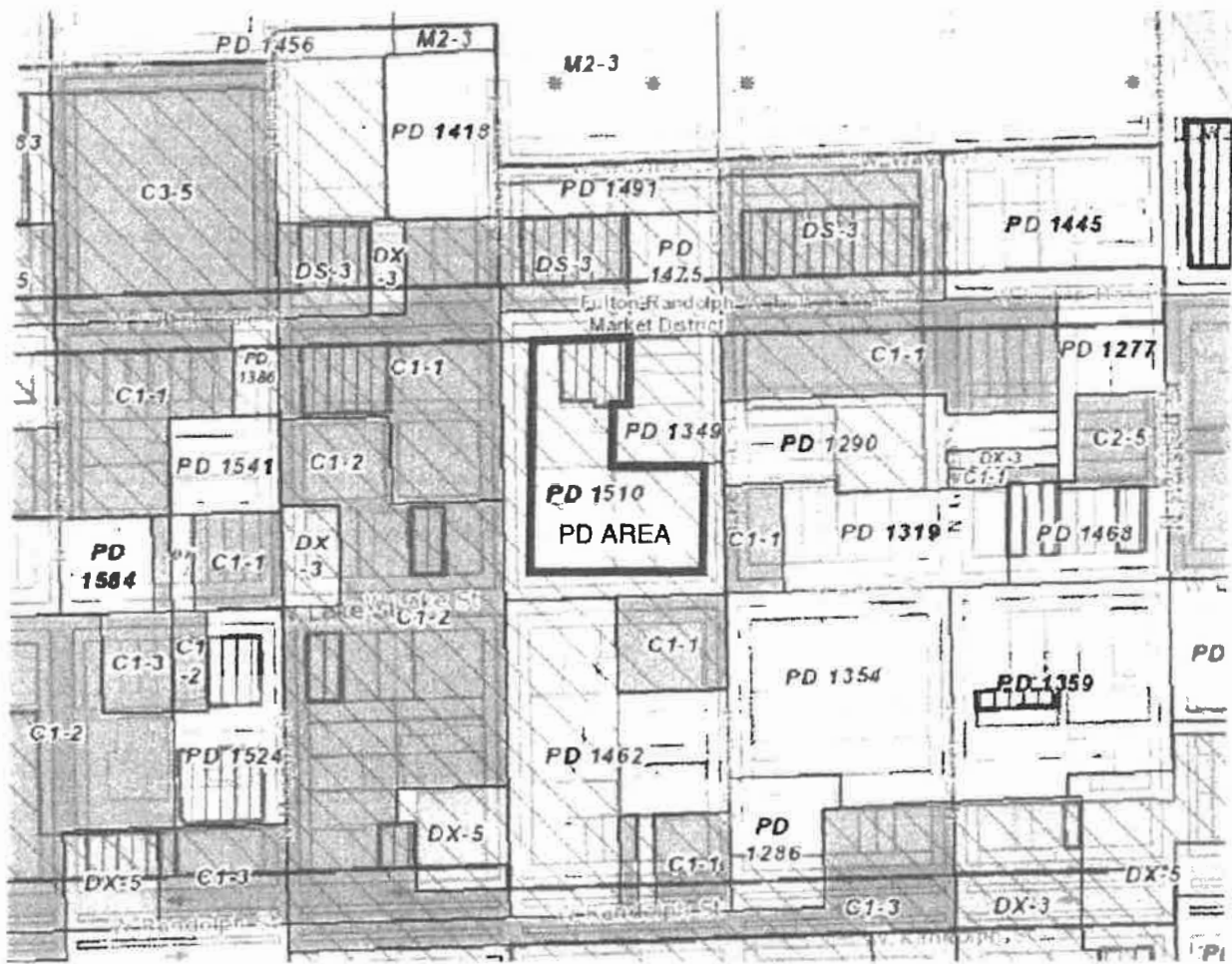


Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
 201-233 N. Sangamon St. Chicago
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025



FINAL FOR PUBLICATION

Planned Development No. 1510

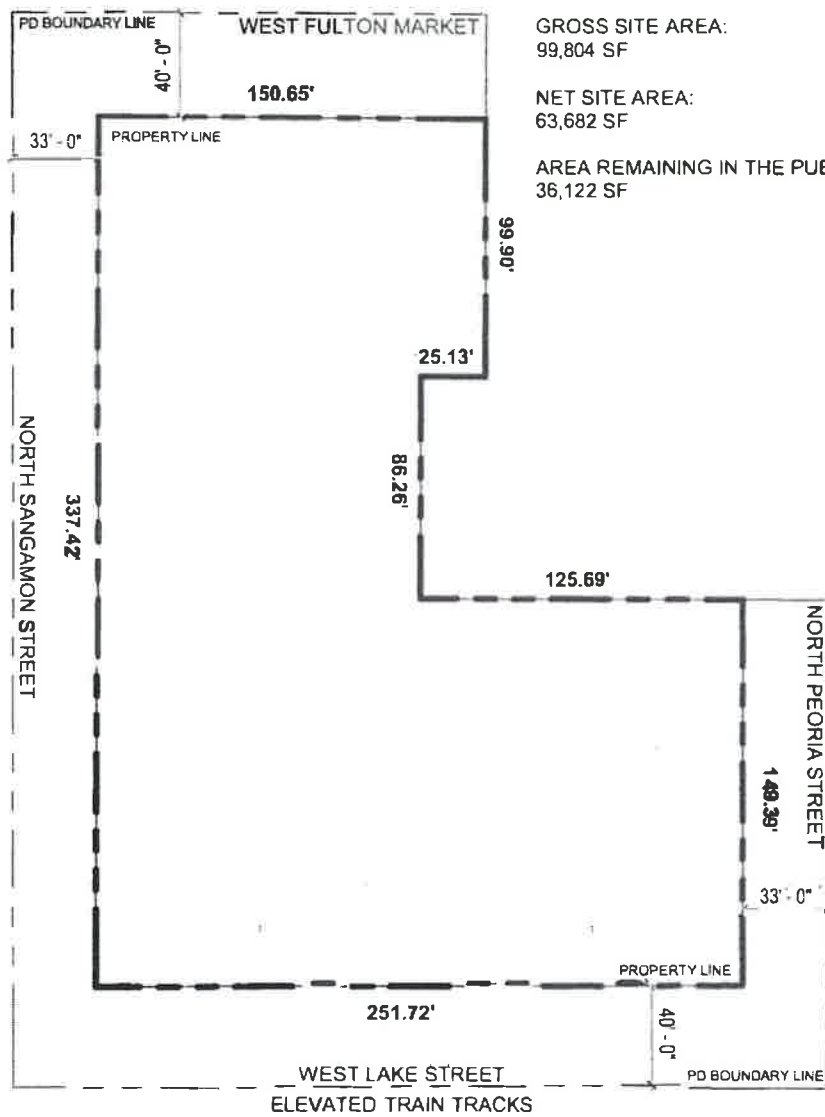


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 Introduced: September 18, 2024
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Planned Development No. 1510 PROPERTY LINE PLANNED DEVELOPMENT BOUNDARY MAP



GROSS SITE AREA:
99,804 SF

NET SITE AREA:
63,682 SF

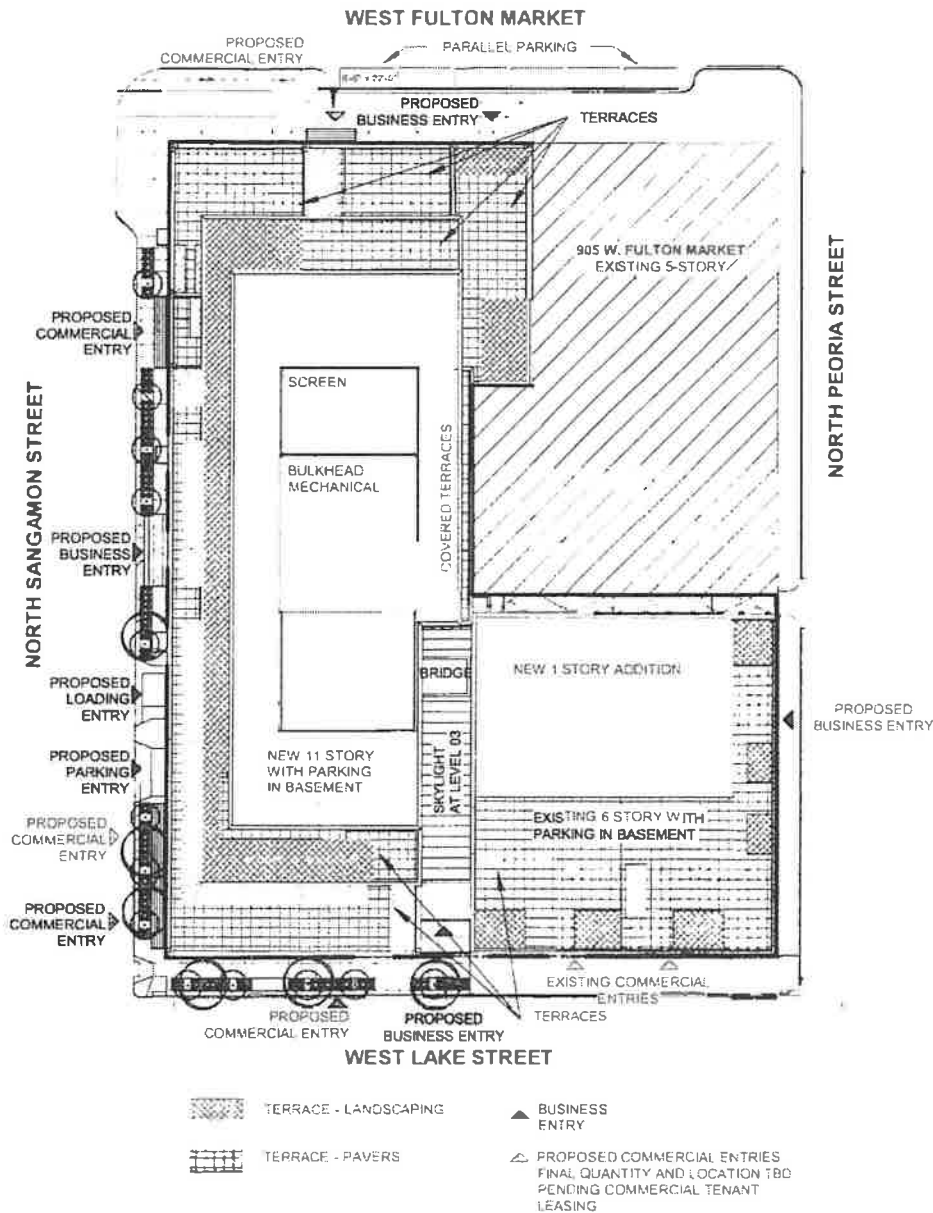
AREA REMAINING IN THE PUBLIC WAY:
36,122 SF

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Planned Development No. 1510 SITE PLAN

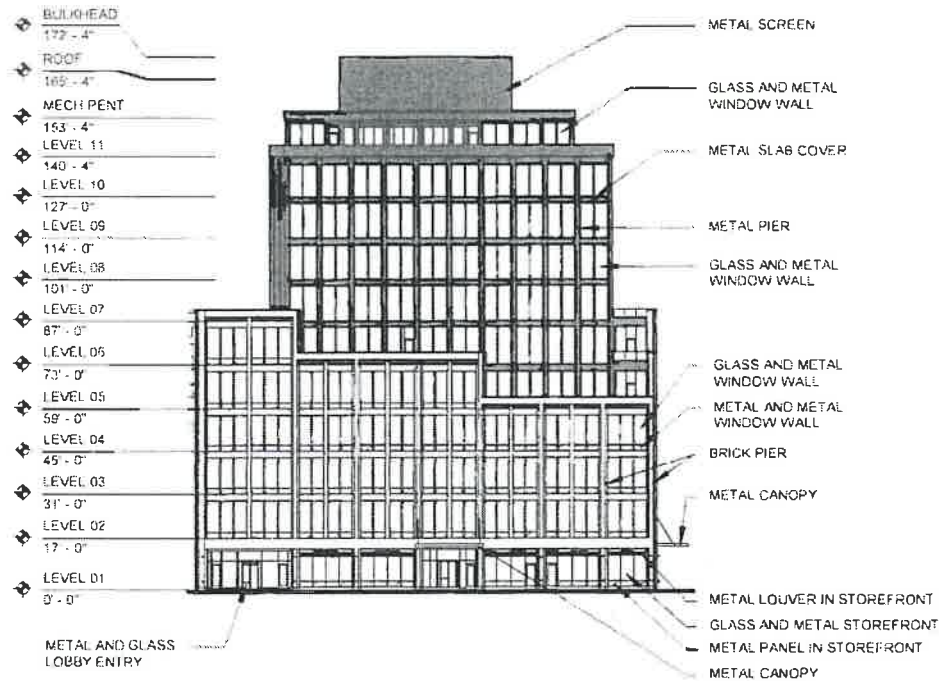


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Planned Development No. 1510 NORTH ELEVATION

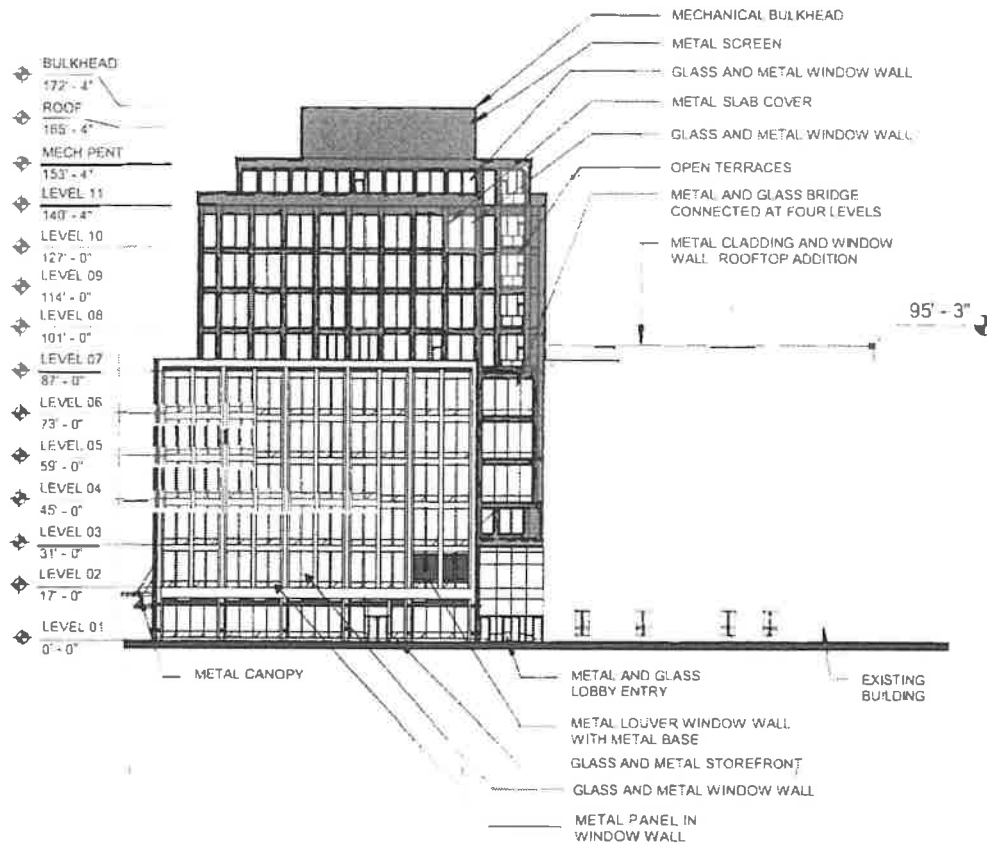


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 Introduced: September 18, 2024
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FINAL FOR PUBLICATION

Planned Development No. 1510 SOUTH ELEVATION

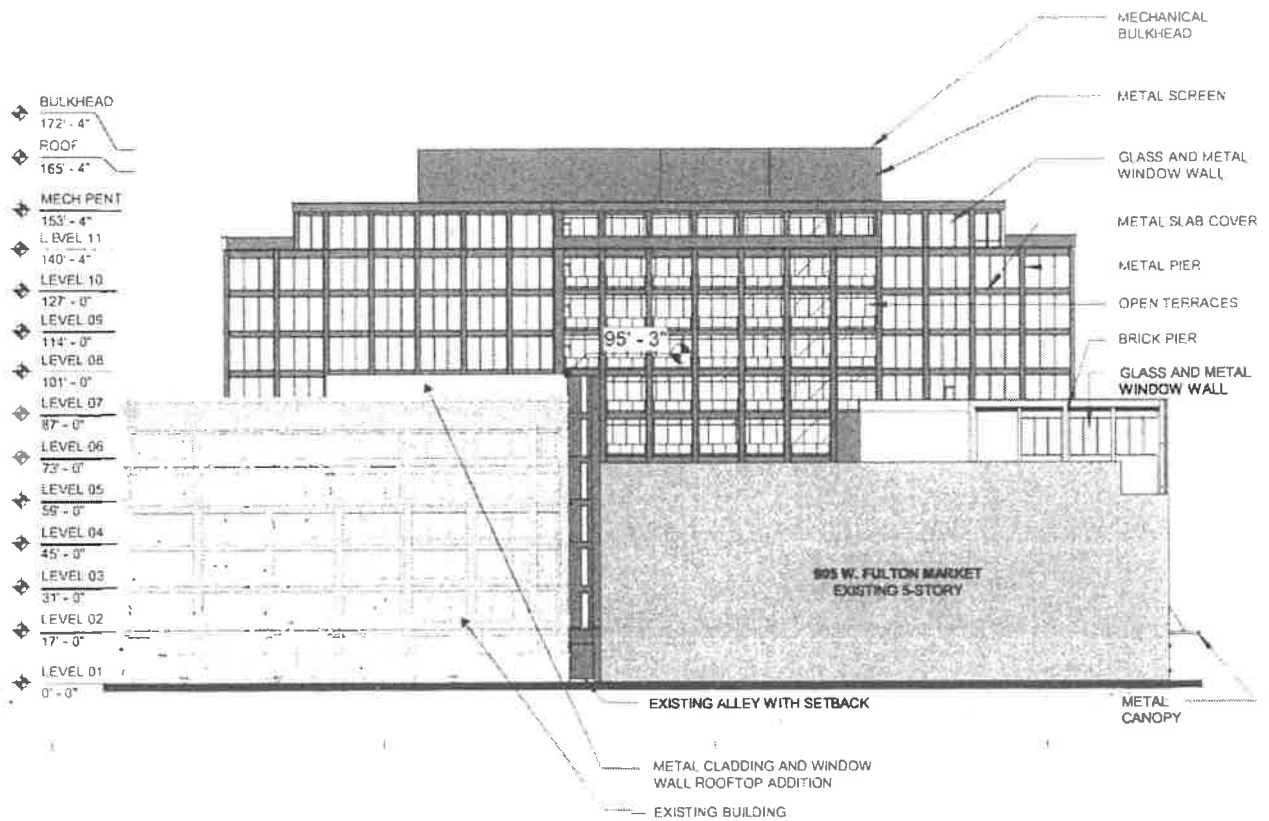


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FINAL FOR PUBLICATION

Planned Development No. 1510 EAST ELEVATION

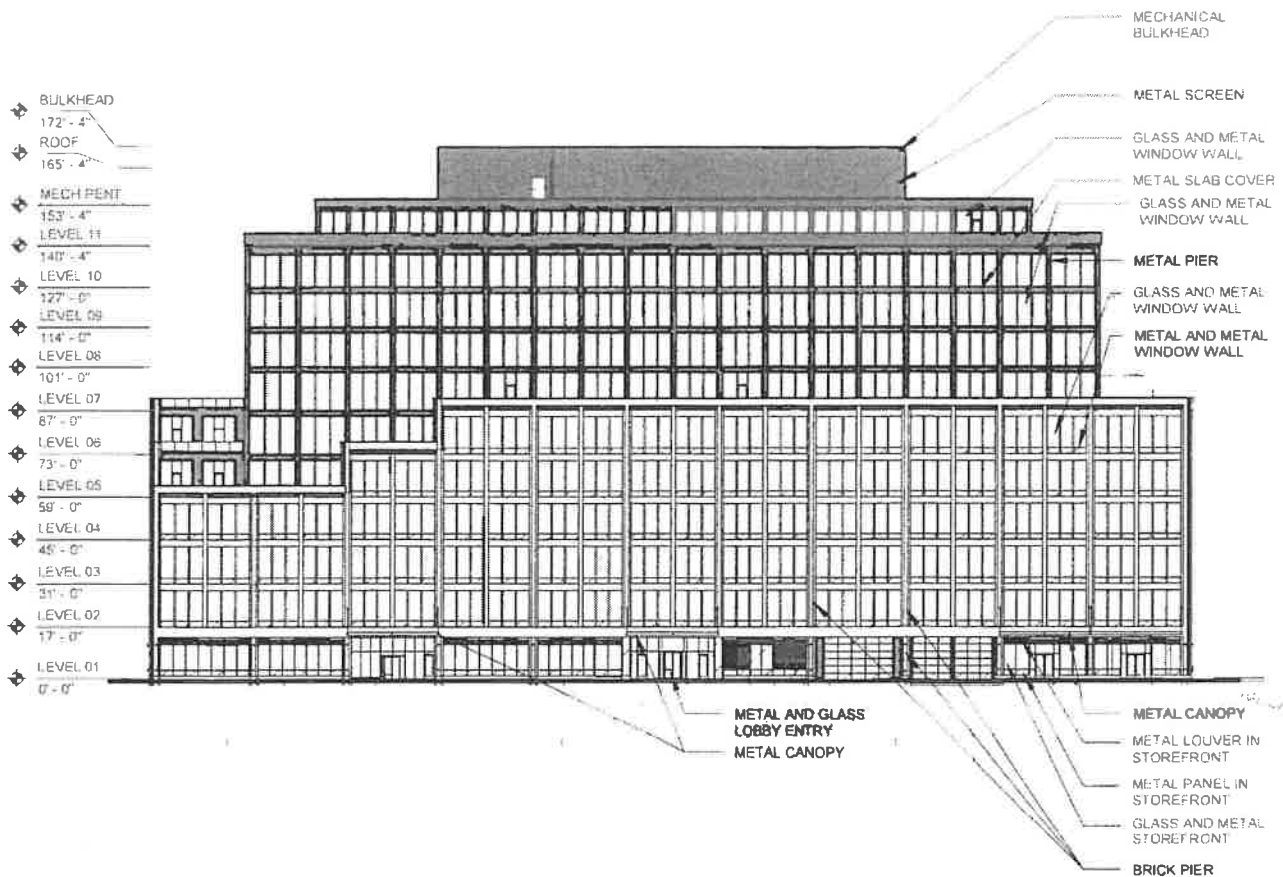


Applicant: 917 W. Fulton Partners LLC
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 Introduced: September 18, 2024
 Plan Commission: January 16, 2025



FINAL FOR PUBLICATION

Planned Development No. 1510 WEST ELEVATION



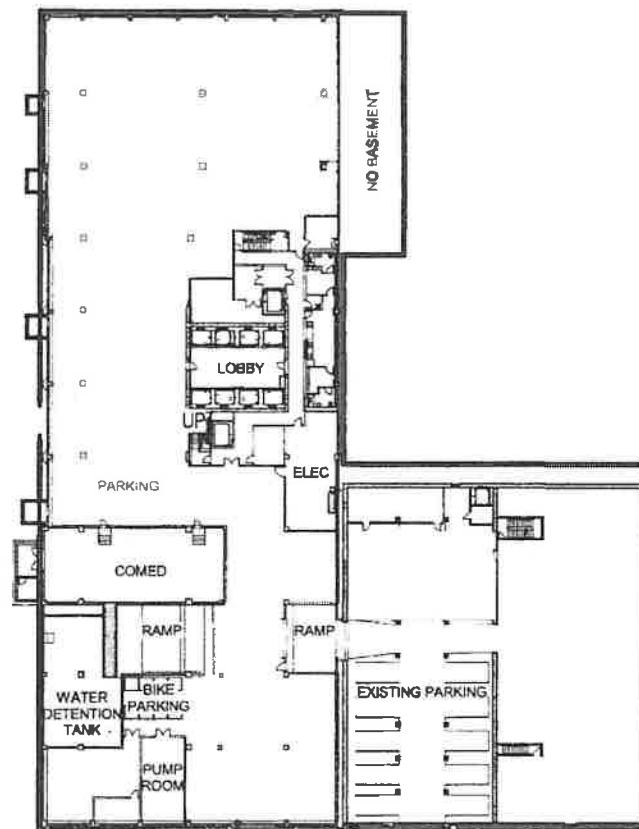
Applicant: 917 W. Fulton Partners LLC
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 Introduced: September 18, 2024
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Planned Development No. 1510

BASEMENT FLOOR PLAN

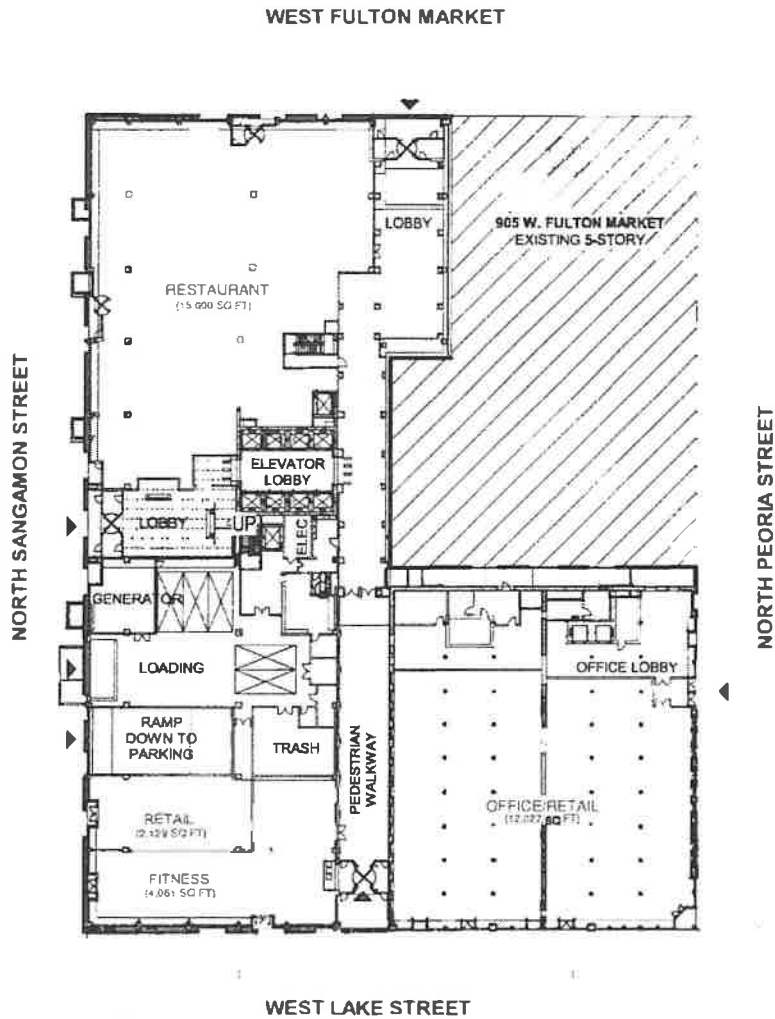


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Planned Development No. 1510 FIRST FLOOR PLAN



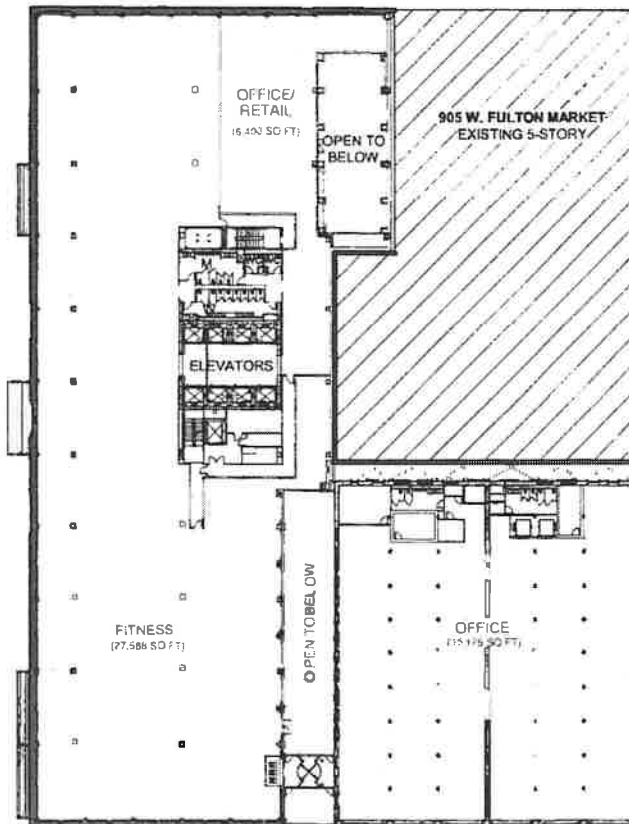
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Planned Development No. 1510

SECOND FLOOR PLAN



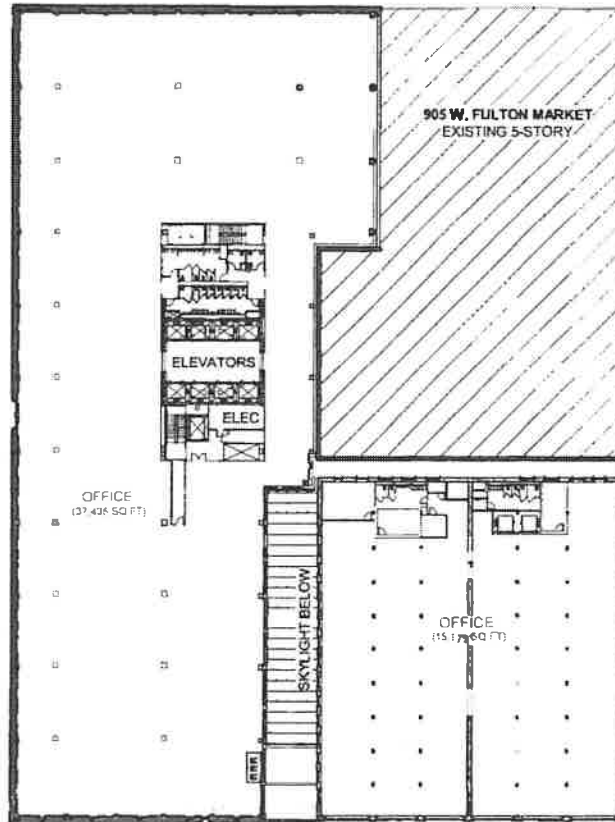
Applicant: 917 W. Fulton Partners LLC
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Introduced: September 18, 2024
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Planned Development No. 1510

THIRD FLOOR PLAN



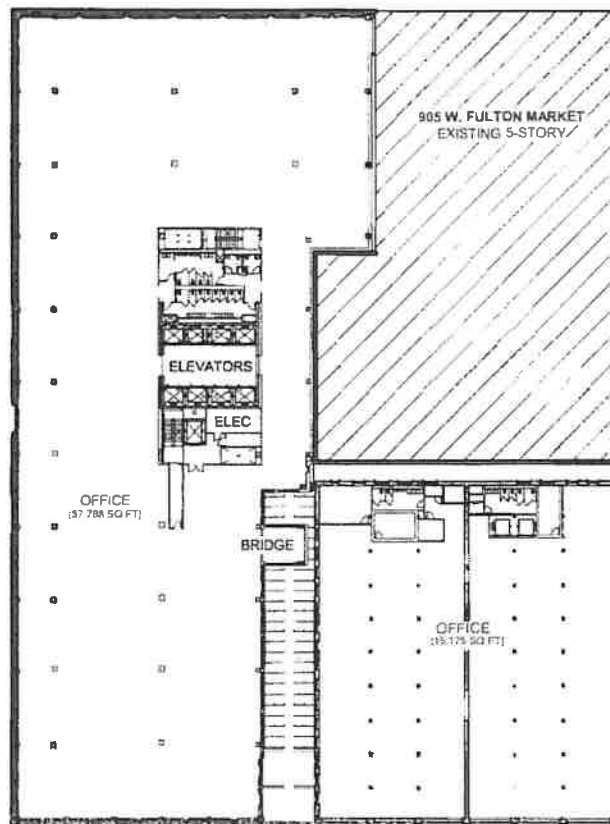
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Introduced: September 18, 2024
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Planned Development No. 1510

FOURTH FLOOR PLAN



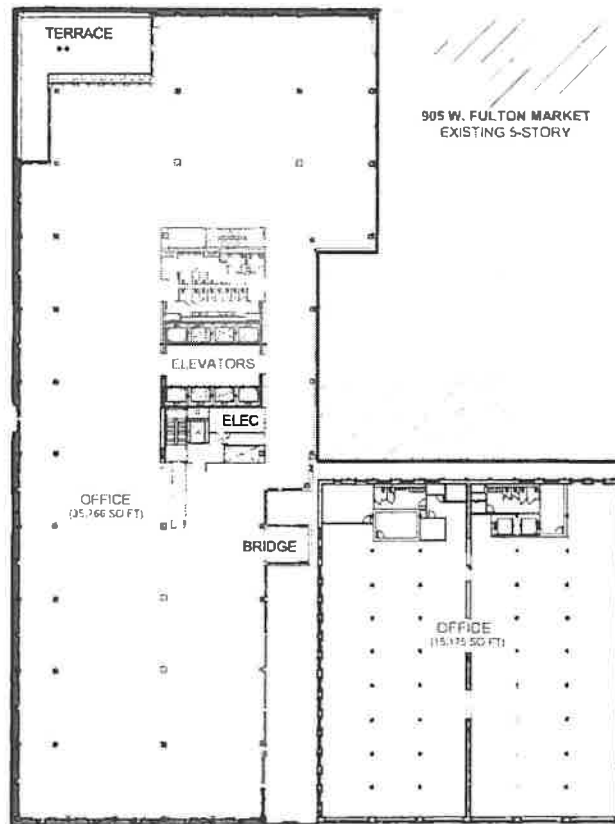
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Planned Development No. 1510

FIFTH FLOOR PLAN



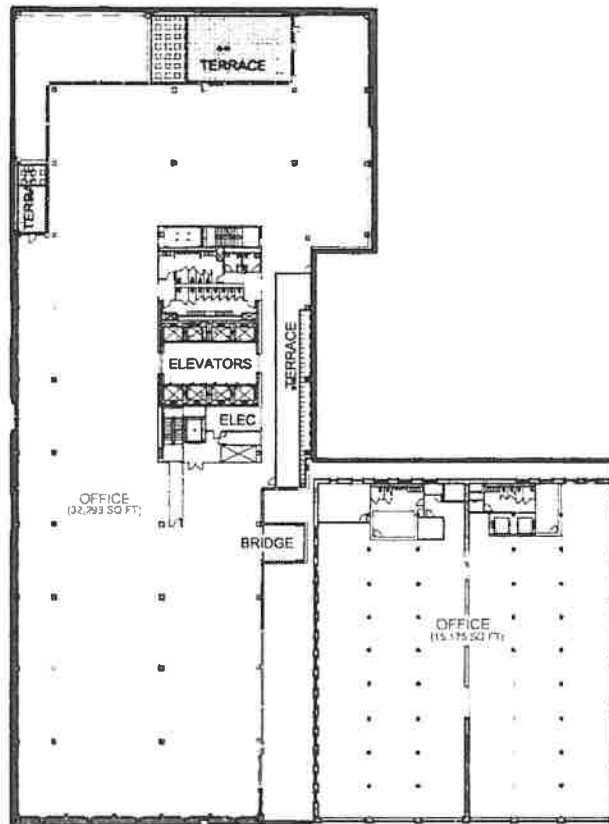
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Planned Development No. 1510

SIXTH FLOOR PLAN



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Planned Development No. 1510

SEVENTH FLOOR PLAN



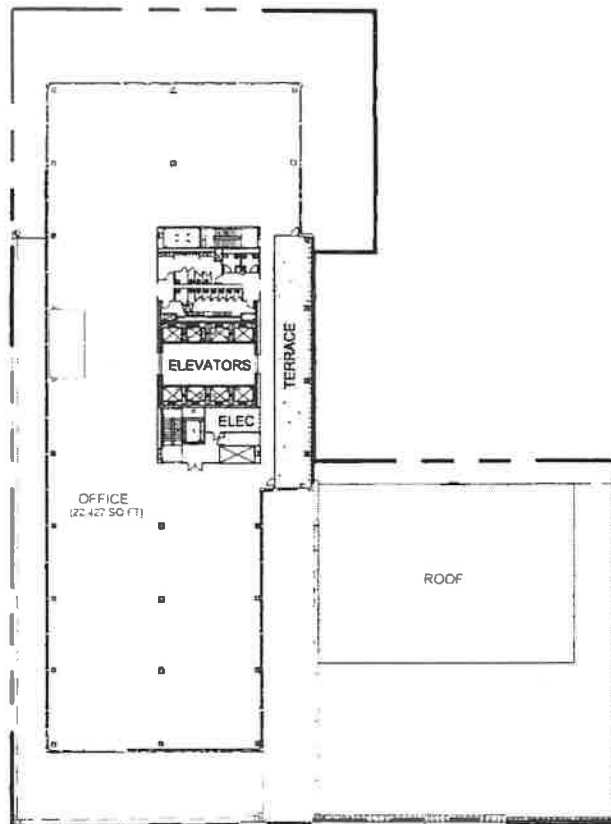
Applicant: 917 W. Fulton Partners LLC
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Planned Development No. 1510

EIGHTH TO TENTH FLOOR PLANS



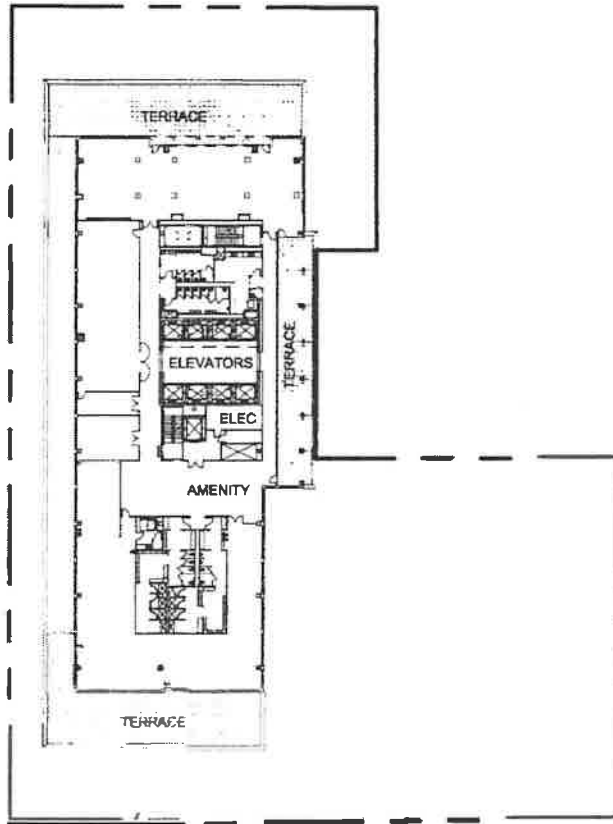
Applicant: 917 W. Fulton Partners LLC
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201-233 N. Sangamon St. Chicago
Introduced: September 18, 2024
Plan Commission: January 16, 2025



FINAL FOR PUBLICATION

Planned Development No. 1510

ELEVENTH FLOOR PLAN



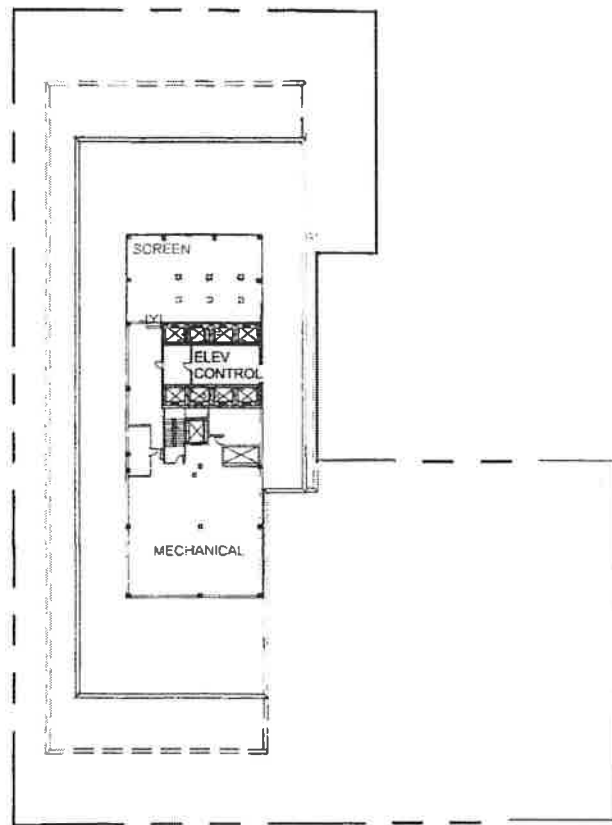
Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Introduced: September 18, 2024
Plan Commission: January 16, 2025



FINAL FOR PUBLICATION

Planned Development No. 1510

MECHANICAL PENTHOUSE PLAN



Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Introduced: September 18, 2024
Plan Commission: January 16, 2025





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 2, 2023

Chris Leach
Akerman LLP
71 South Wacker Drive, 46th Floor
Chicago, Illinois 60606

Re: Minor Change to PD 1510, 917 West Fulton Market

Dear Mr. Leach:

Please be advised that your request for a minor change to Business Planned Development No. 1510 ("PD 1510") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1510.

On June 14, 2022, 917 W. Fulton Partners LLC was granted a minor change for design modifications to the proposed 11-story building at 917 W. Fulton Market. A revised Bulk Regulations and Data Table ("Bulk Table") was submitted with the request however, it was not included or referenced in the minor change letter. You are now seeking a new minor change to include the attached, revised Bulk Table, on behalf of 919 W Fulton Partners LLC, the sole property owner of PD 1510. Along with the approved automobile parking reduction from 111 to 83 spaces, the revised Bulk Table includes changes to the overall, commercial office, and retail floor area. The commercial office floor area has decreased slightly from 455,938 SF to 451,119 SF, the retail floor area has increased from 16,665 SF to 34,381 SF, and the overall floor area has increased from 472,603 SF to 485,500 SF. The overall floor area remains below the maximum floor area allowance of 515,840 SF.

The following design modifications were approved on June 14, 2022:

1. Reduction of basement parking from 111 parking spaces to 83 to accommodate the existing building structure and relocated utilities.
2. Alignment of the ramp from Sangamon Street with the existing opening in the historic building to avoid risk of structurally damaging the existing building with new openings.
3. New structural grid and correct sizing and functional layout of the building core. The new core location provides the opportunity to add office and outdoor space to the east of the core.
4. New rooftop addition to the existing building with outdoor roof deck.
5. One new bridge that connects at four levels the new and existing portions of the building elevator cores plus indoor and outdoor amenity spaces.
6. Reduction in height of the atrium connecting the new and existing portions of the building from 6 to 2-stories. The atrium will have skylights and feature a stadium stair/ramp to connect the new portion of the building to the retail space located in the existing portion of the building.

7. The position of the windows on the lower masonry floors will be moved 1'-6" back from the front of the building assisting in rationalizing the structural grid.
8. The masonry bays of the lower floors of the new building are aligned with the structural grid and increase the setbacks from Fulton and Lake Streets from 27'-4" to 30'. The northern portion of the upper floors (7-11) reduced the setback to the east property line from 51'-1" to 30'.
9. Clearstory windows have been added to the east façade above the neighboring building.
10. The office entrances have been revised to accommodate ingress and egress requirements.

The following documents dated April 18, 2022, and prepared by Fitzgerald Architects were included in the June 14, 2022, minor change approval:

- Site Plan (PD-04)
- Basement Floor Plan (PD-05)
- First Floor Plan (PD-06)
- North Elevation (PD-07)
- West Elevation (PD-08)
- South Elevation (PD-09)
- East Elevation (PD-10)
- 2nd Floor to 11th Floor Plans (PD-11 to PD-18)

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications, including the addition of the previously omitted and revised Bulk Table, 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.

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 Commissioner

Bulk Regulations and Data Table

Net Site Area:	63,684 sq.ft.
Maximum FAR:	8.1
Maximum FAR Buildable Area:	515,840 sq.ft.
FAR Building Area:	485,500 sq.ft.
Commercial Office Area:	451,119 sq.ft.
Retail Area:	34,381 sq.ft.
Accessory Parking Spaces:	83
Bicycle Parking Spaces:	73
Loading Berths:	5
Setbacks:	Per Site Plan
Building Height:	
Roof / Highest Occupied Floor:	153'-4"
Top of Bulkhead / Mechanical:	172'-4"
Number of Stories:	11

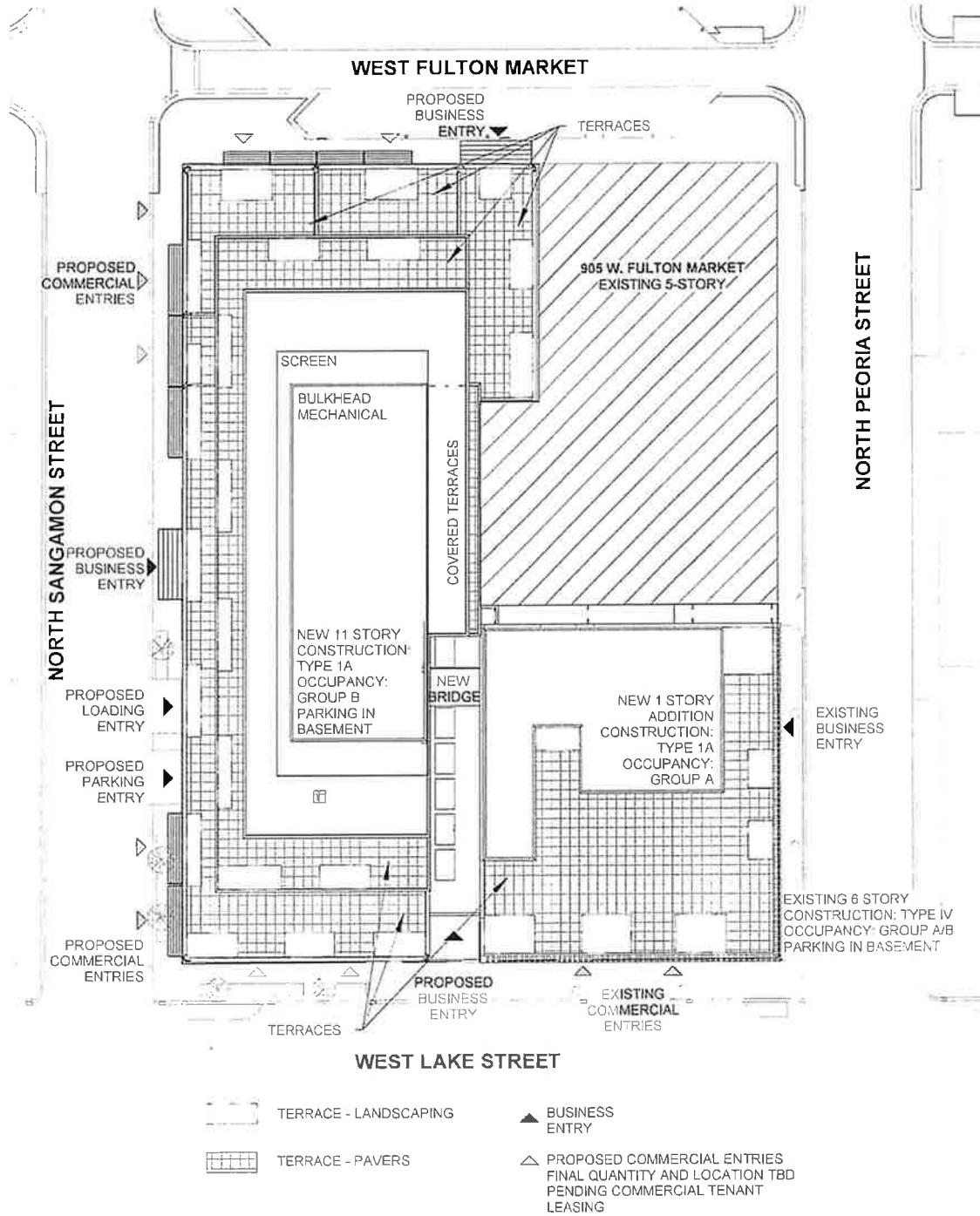
Applicant: 917 W. Fulton Partners LLC

Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago

Minor Change: July 31, 2023

Planned Development No. 1510

SITE PLAN

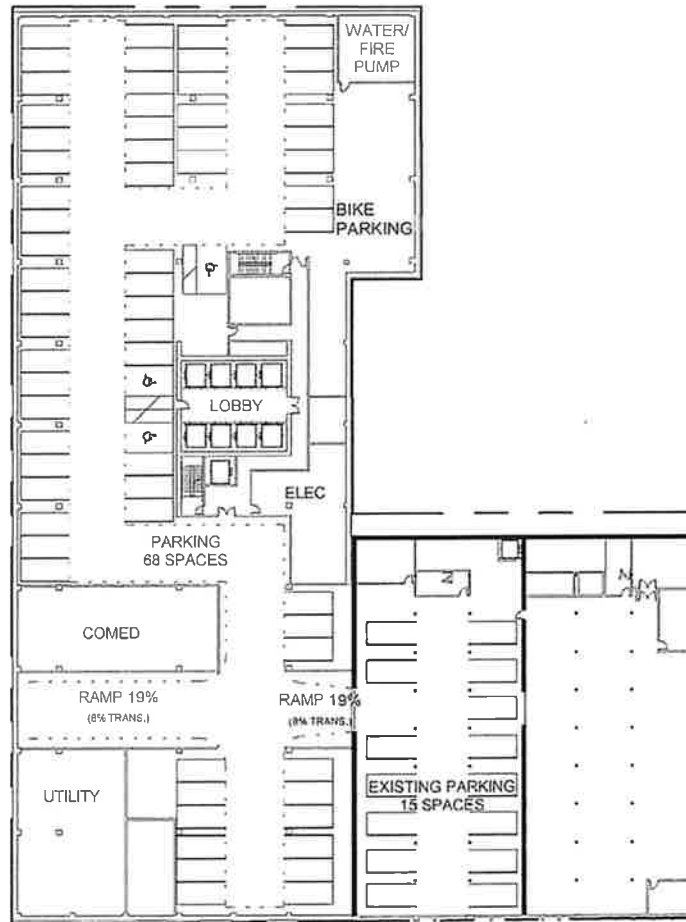


Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
 201-233 N. Sangamon St. Chicago
 Minor Change: April 18, 2022



Planned Development No. 1510

BASEMENT FLOOR PLAN

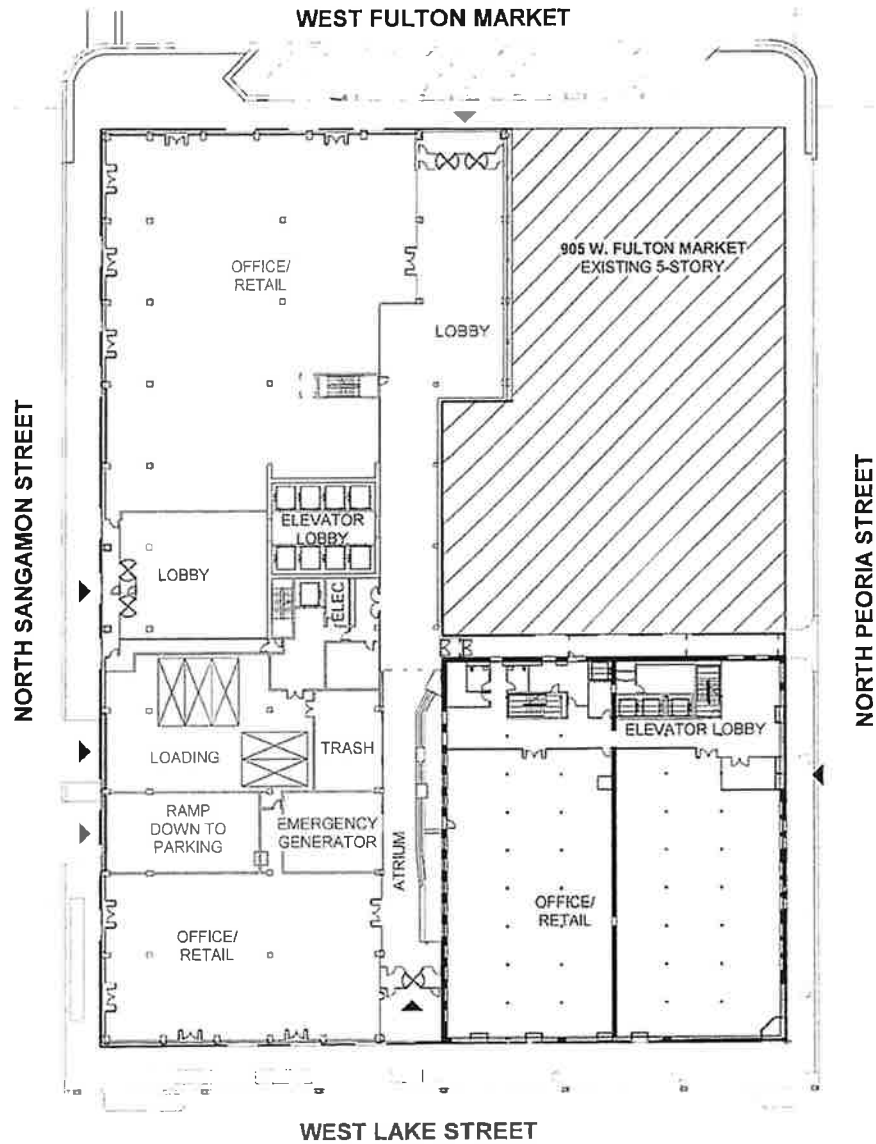


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Minor Change: April 18, 2022



Planned Development No. 1510

FIRST FLOOR PLAN

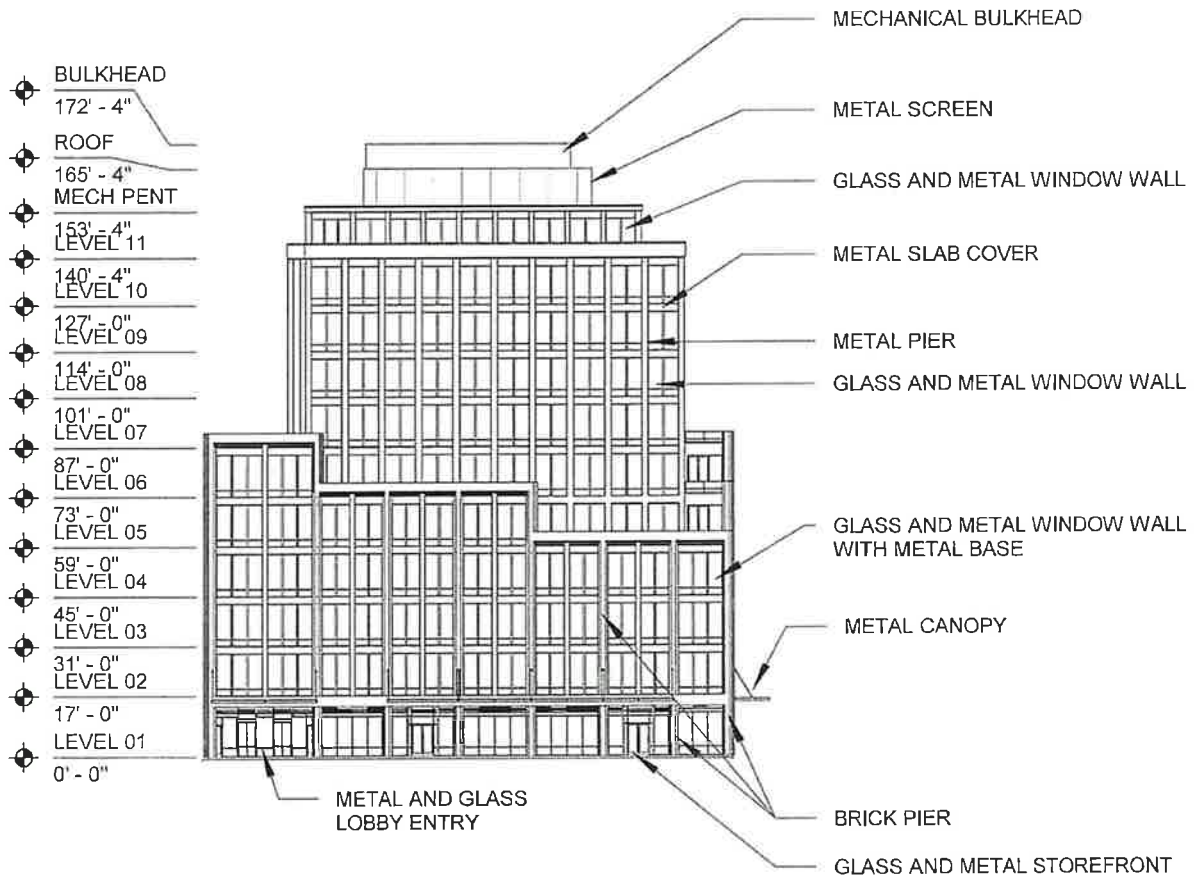


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Minor Change: April 18, 2022



Planned Development No. 1510

NORTH ELEVATION

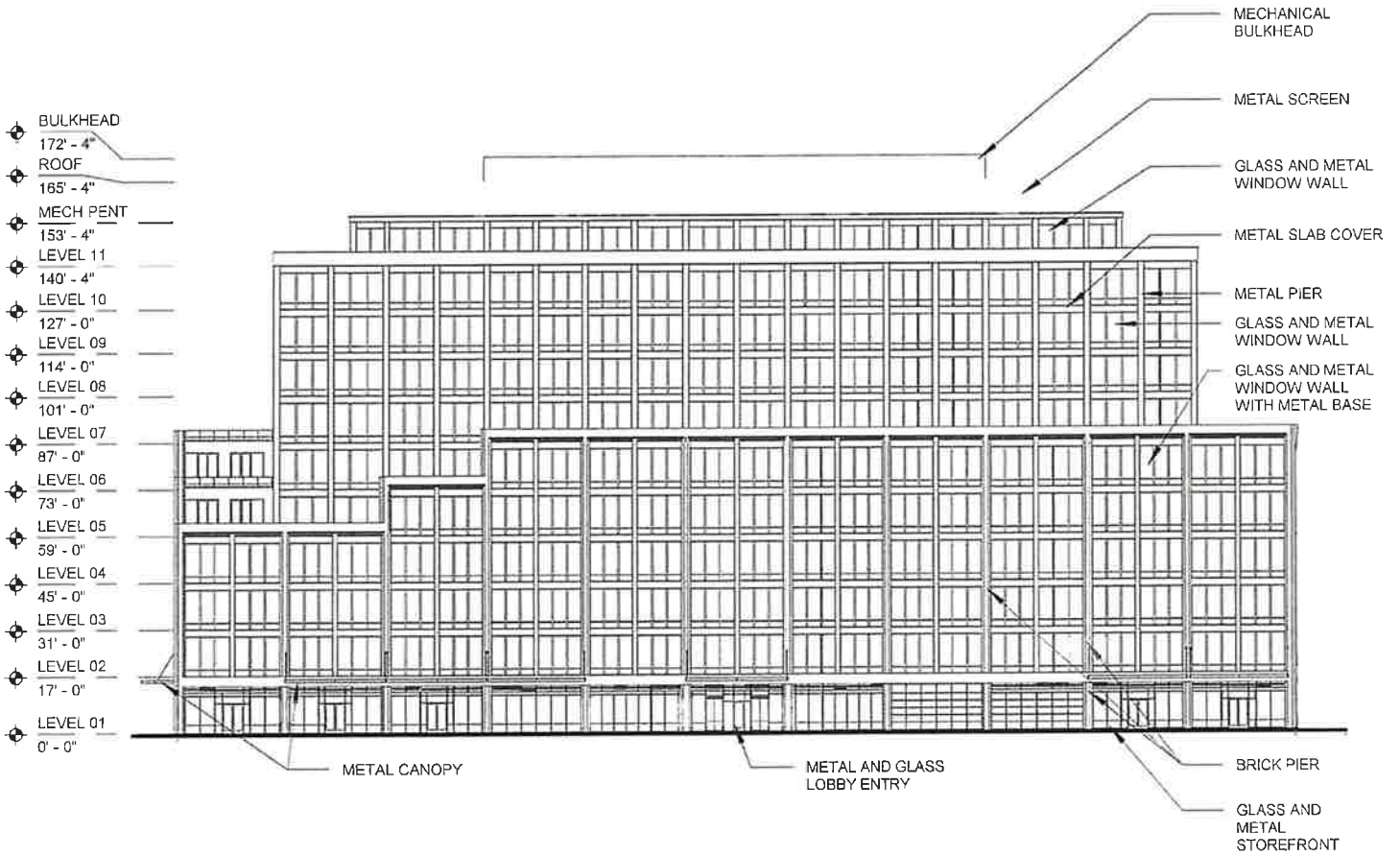


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 Minor Change: April 18, 2022

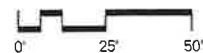


Planned Development No. 1510

WEST ELEVATION

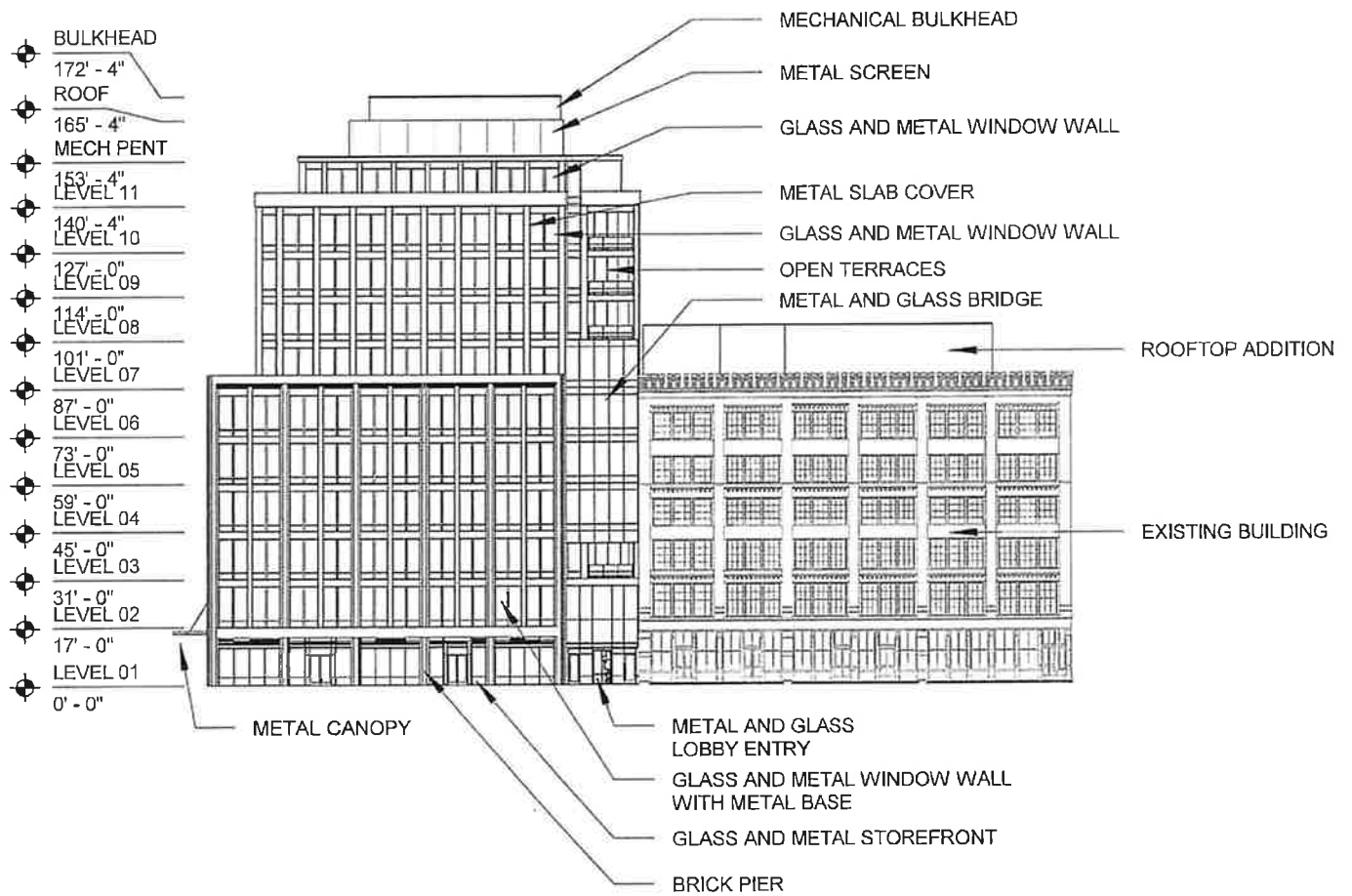


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 Minor Change: April 18, 2022

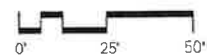


Planned Development No. 1510

SOUTH ELEVATION

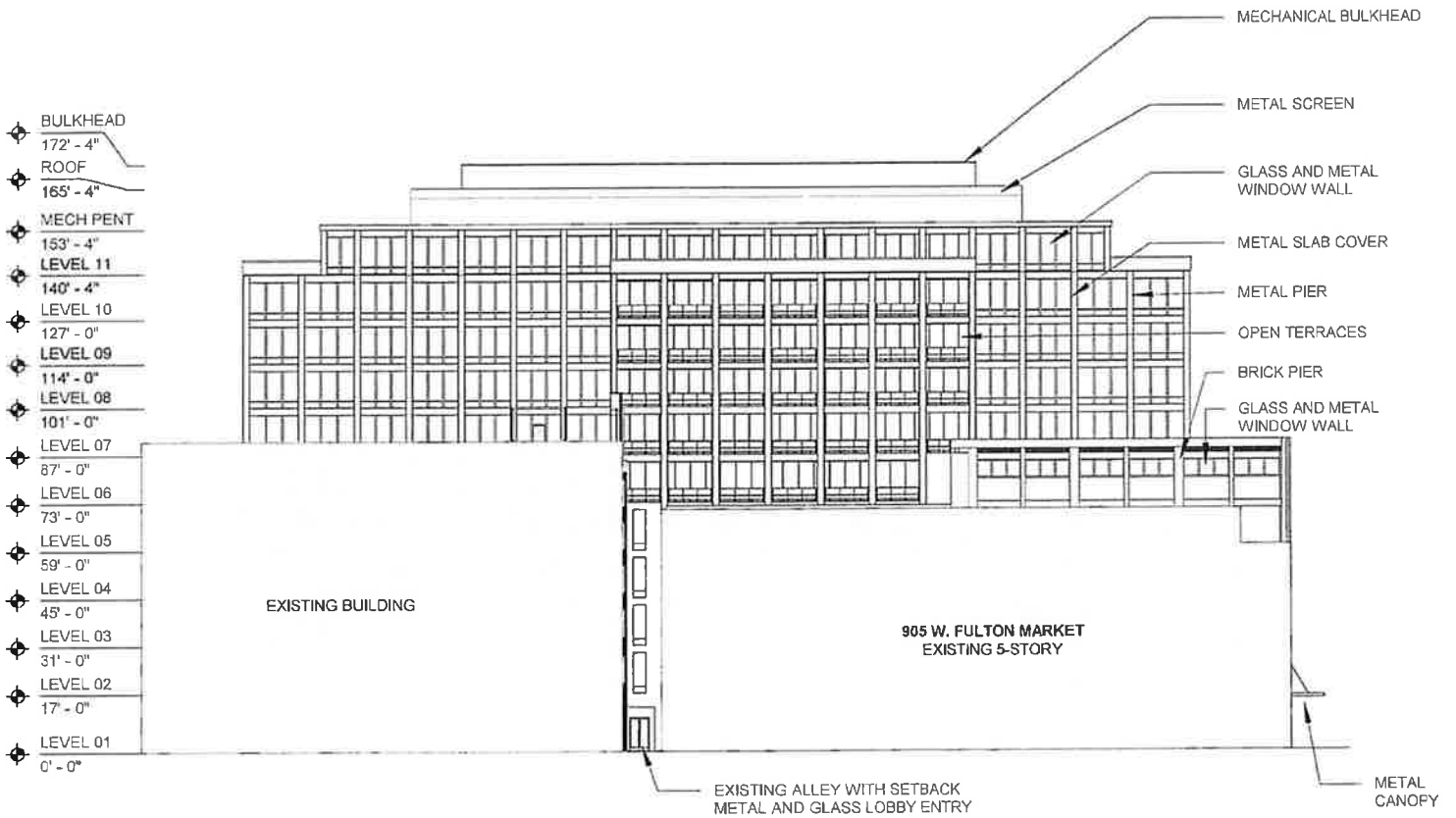


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 Minor Change: April 18, 2022



Planned Development No. 1510

EAST ELEVATION

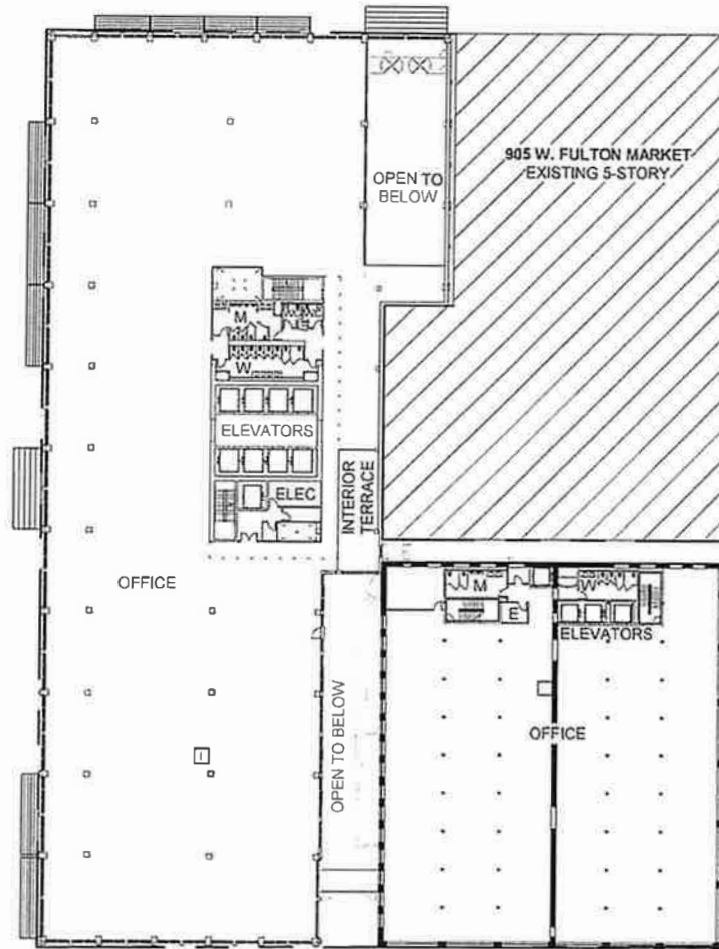


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 Minor Change: April 18, 2022



Planned Development No. 1510

SECOND FLOOR PLAN

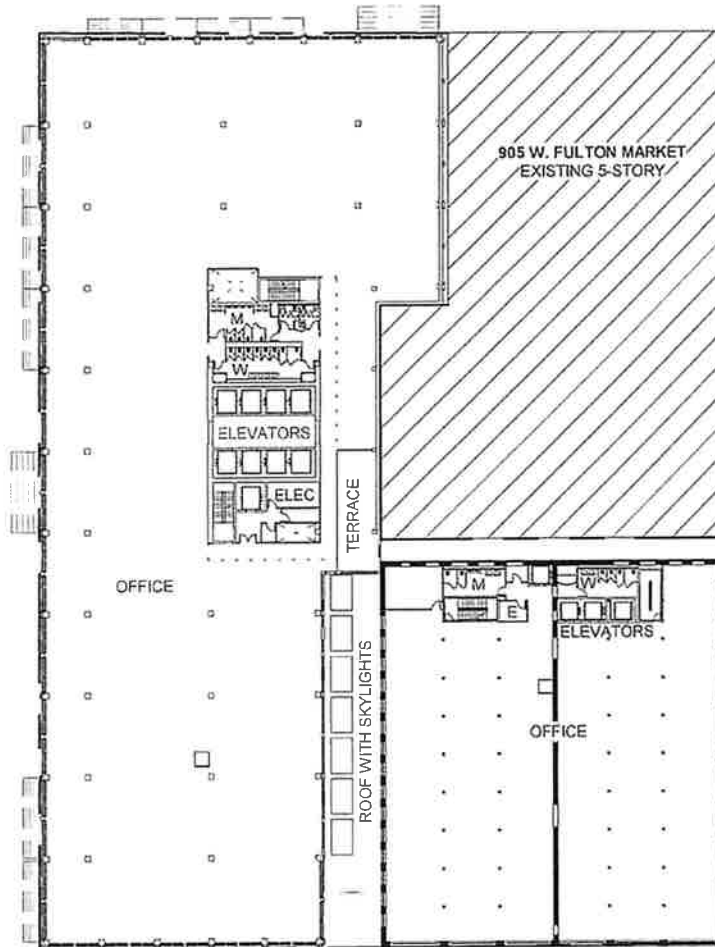


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Minor Change: April 18, 2022



Planned Development No. 1510

THIRD FLOOR PLAN

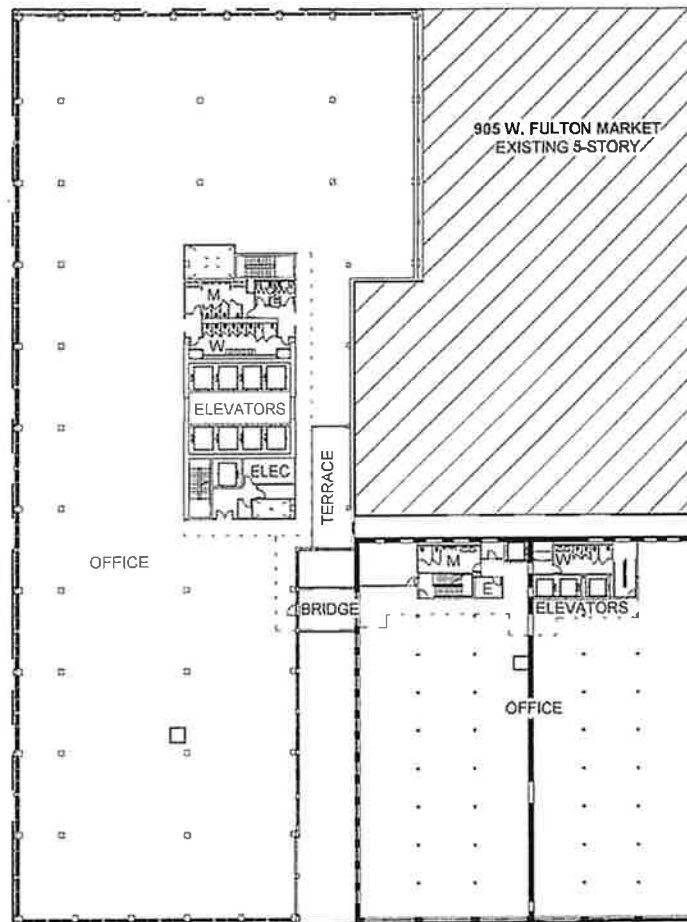


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Minor Change: April 18, 2022



Planned Development No. 1510

FOURTH FLOOR PLAN

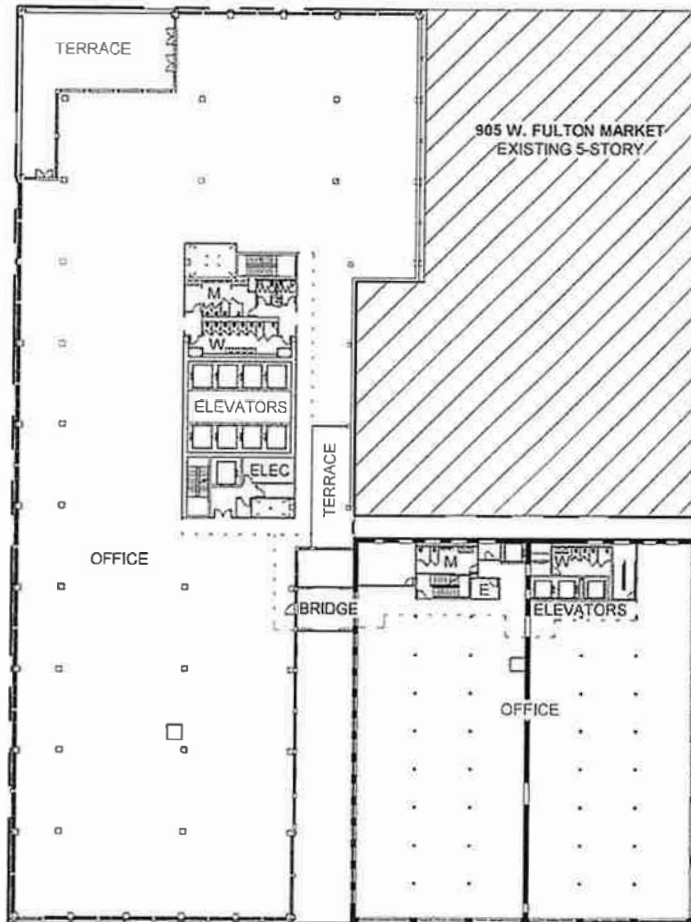


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Minor Change: April 18, 2022



Planned Development No. 1510

FIFTH FLOOR PLAN

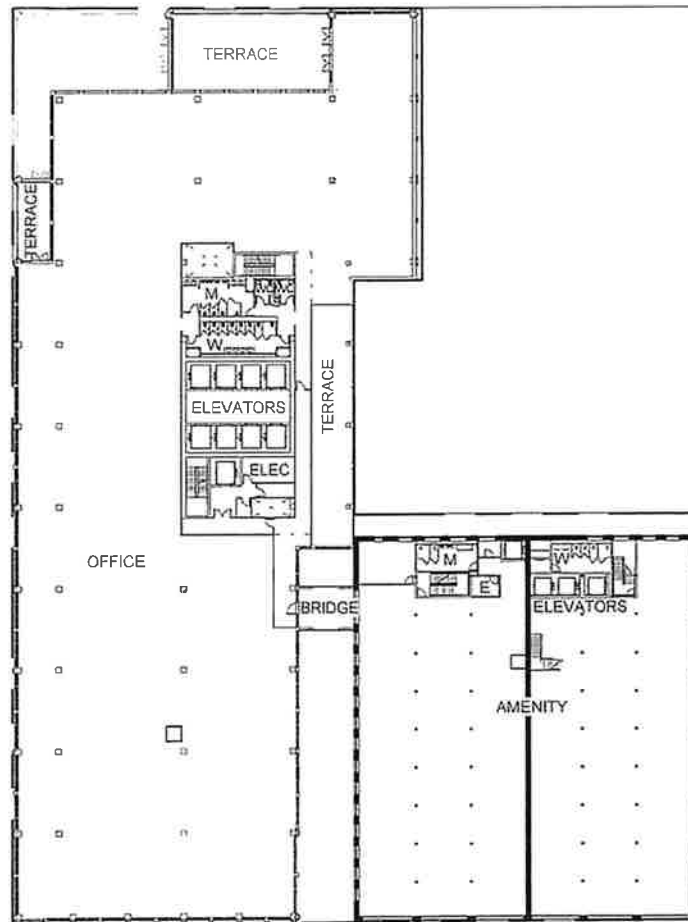


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Minor Change: April 18, 2022



Planned Development No. 1510

SIXTH FLOOR PLAN

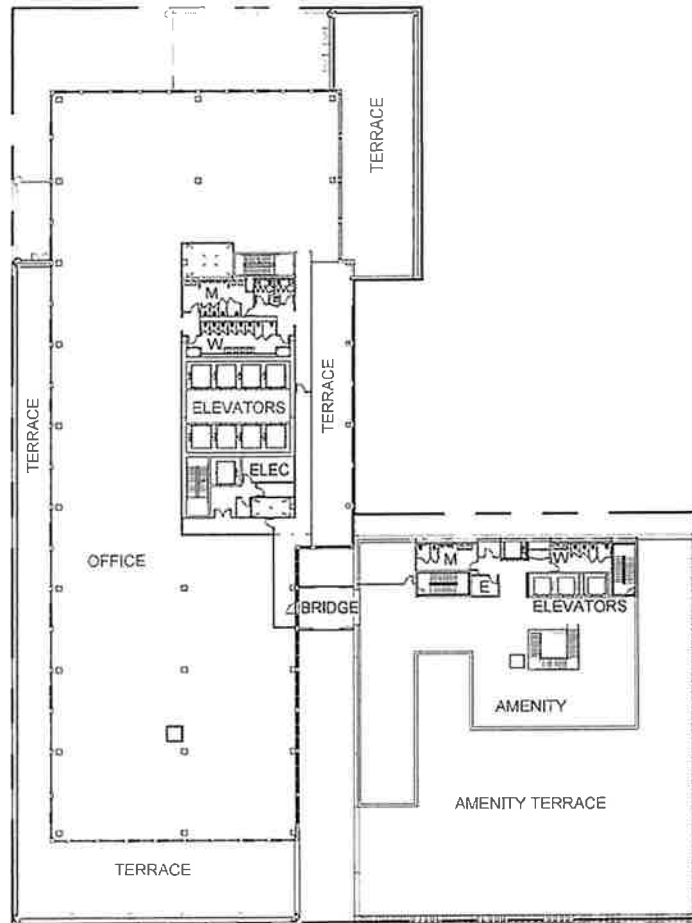


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Minor Change: April 18, 2022



Planned Development No. 1510

SEVENTH FLOOR PLAN

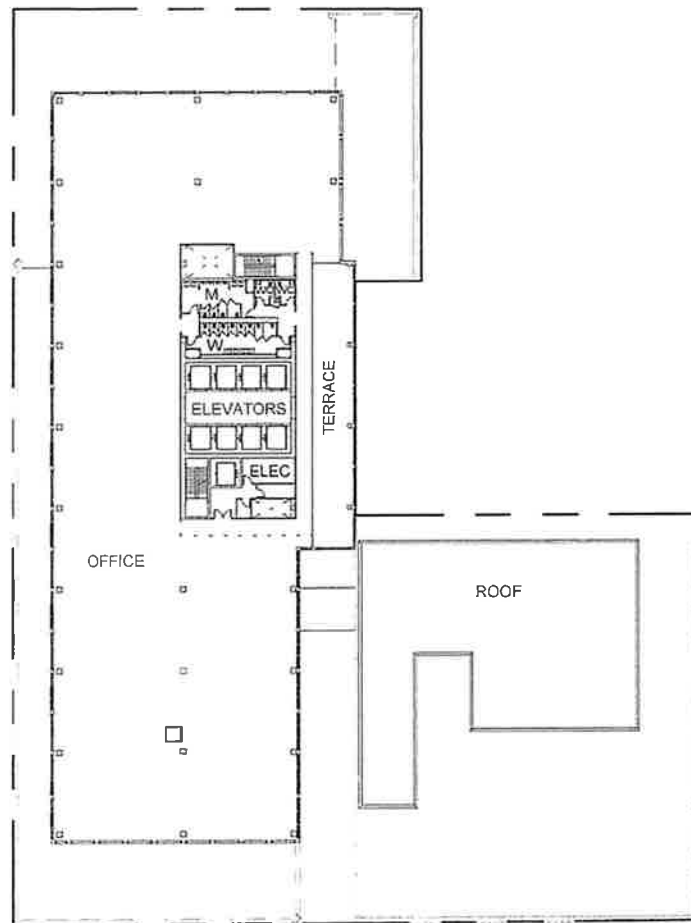


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Minor Change: April 18, 2022



Planned Development No. 1510

EIGHTH TO TENTH FLOOR PLANS

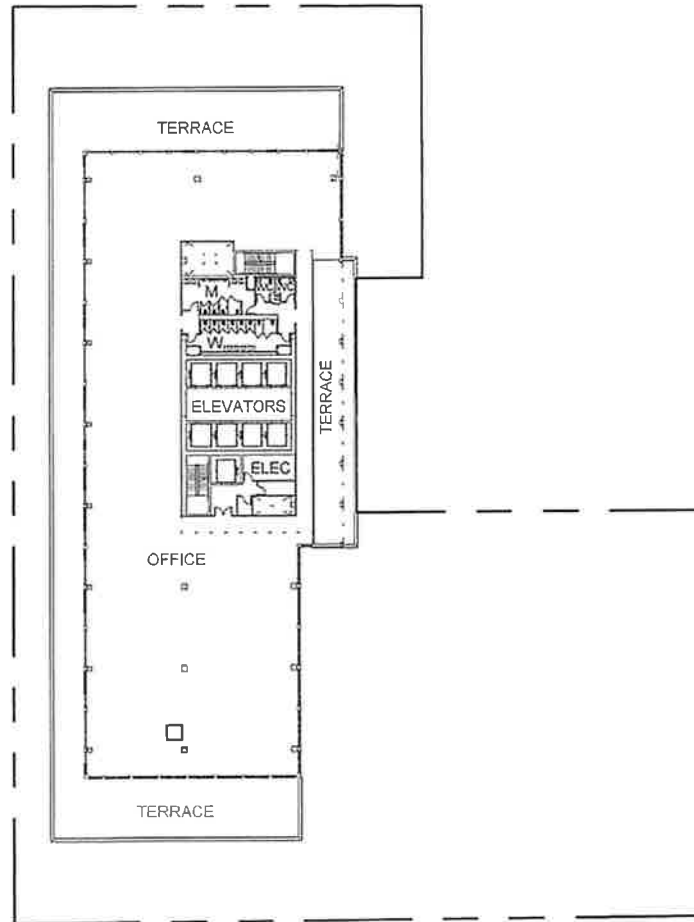


Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022



Planned Development No. 1510

ELEVENTH FLOOR PLAN



Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 14, 2022

Chris Leach
Akerman LLP
71 South Wacker Drive
46th Floor
Chicago, Illinois 60606

Re: Minor Change to Planned Development No. 1510
917 West Fulton Market

Dear Mr. Leach:

Please be advised that your request for a minor change to Business Planned Development No. 1510 ("PD 1510") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1510.

917 W. Fulton Partners LLC, on behalf of the owners of PD 1510, is seeking a minor change to allow the following changes:

- Reduction of basement parking from 111 parking spaces to 83 to accommodate the existing building structure and relocated utilities.
- Alignment of the parking garage ramp from Sangamon Street with the existing opening in the historic building to avoid risk of structurally damaging the existing building with new openings.
- Application of a new structural grid, correct sizing, and functional layout of the building core to provide the opportunity to add office and outdoor space to the east of the core.
- Addition of a new rooftop penthouse to the existing building with an outdoor roof deck.
- Addition of new bridge connections at four levels between new and existing portions of the building elevator cores plus indoor and outdoor amenity spaces.
- Reduction in height of the atrium connecting the new and existing portions of the building from 6 to 2-stories. The atrium will have skylights and feature a stadium stair/ramp to connect the new portion of the building to the retail space located in the existing portion of the building.
- Repositioning of the windows on the lower masonry floors 1'-6" back from the front of the building assisting in rationalizing the structural grid.
- Realignment of the masonry bays of the lower floors of the new building with the structural grid.
- Increase of setbacks on Fulton Market and Lake Street from 27'-4" to 30'.

- Reduction of the east setback from 51'-1" to 30' at the northern portion of the upper floors (7-11).
- Addition of clearstory windows to the east façade above the neighboring building.
- Modification of the office entrances to accommodate ingress and egress requirements.

The request for approval includes the following attached documents dated April 18, 2022, prepared by Fitzgerald Architects:

- Site Plan (PD-04)
- Basement Floor Plan (PD-05)
- First Floor Plan (PD-06)
- North Elevation (PD-07)
- West Elevation (PD-08)
- South Elevation (PD-09)
- East Elevation (PD-10)
- 2nd Floor to 11th Floor Plans (PD-11 to PD-18)

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 1510, 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.

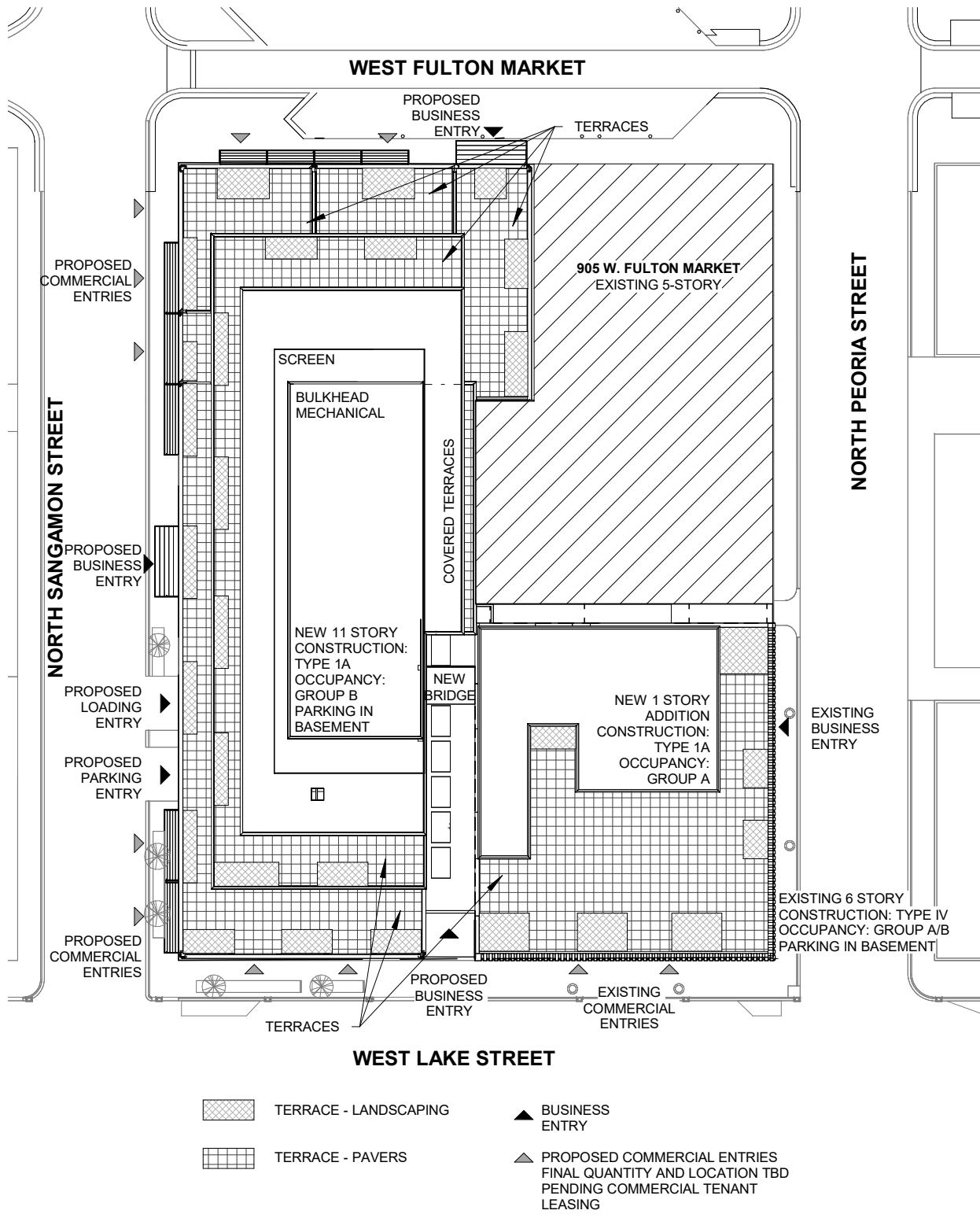
Sincerely,



Steve Valenziano
Assistant Zoning Administrator

Planned Development No. 1510

SITE PLAN

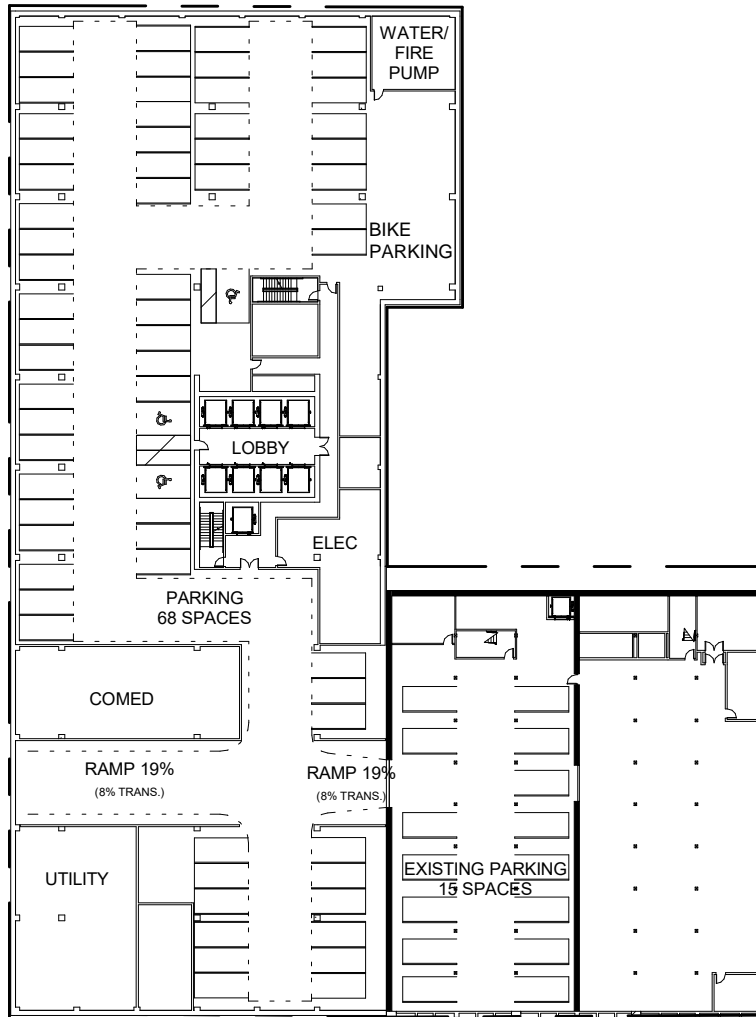


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 201-233 N. Sangamon St. Chicago
 Minor Change: April 18, 2022



Planned Development No. 1510

BASEMENT FLOOR PLAN

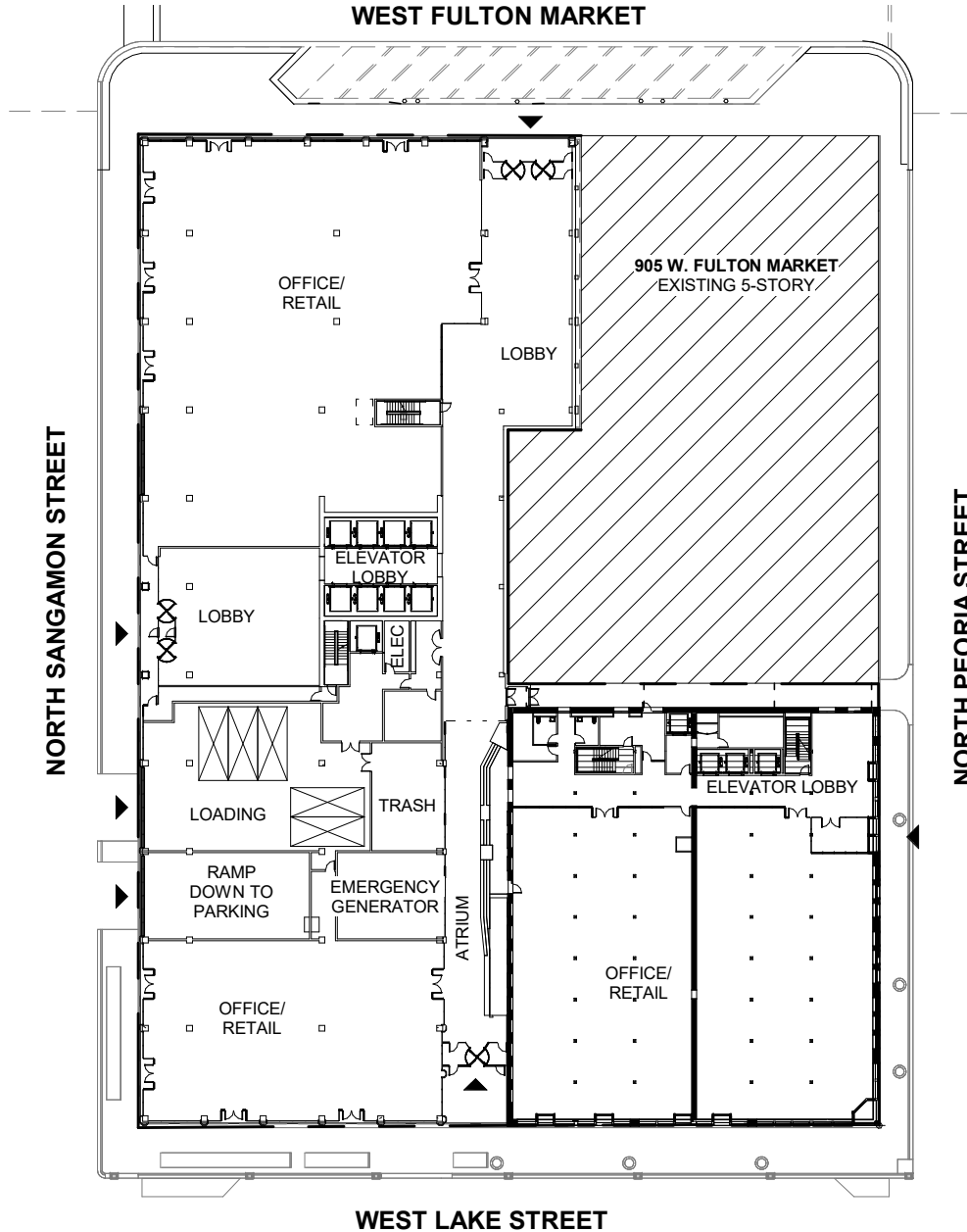


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Minor Change: April 18, 2022



Planned Development No. 1510

FIRST FLOOR PLAN

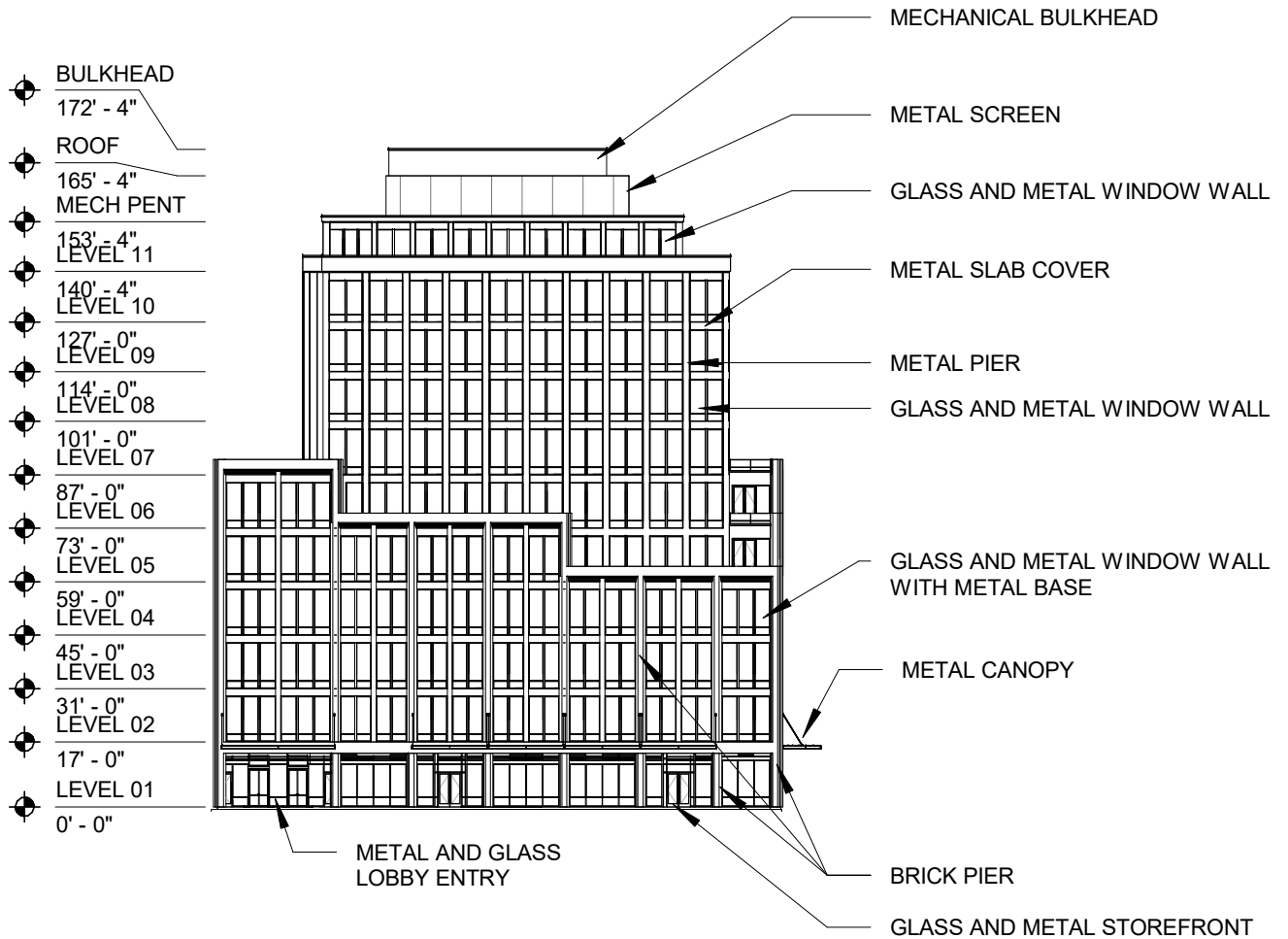


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Minor Change: April 18, 2022



Planned Development No. 1510

NORTH ELEVATION

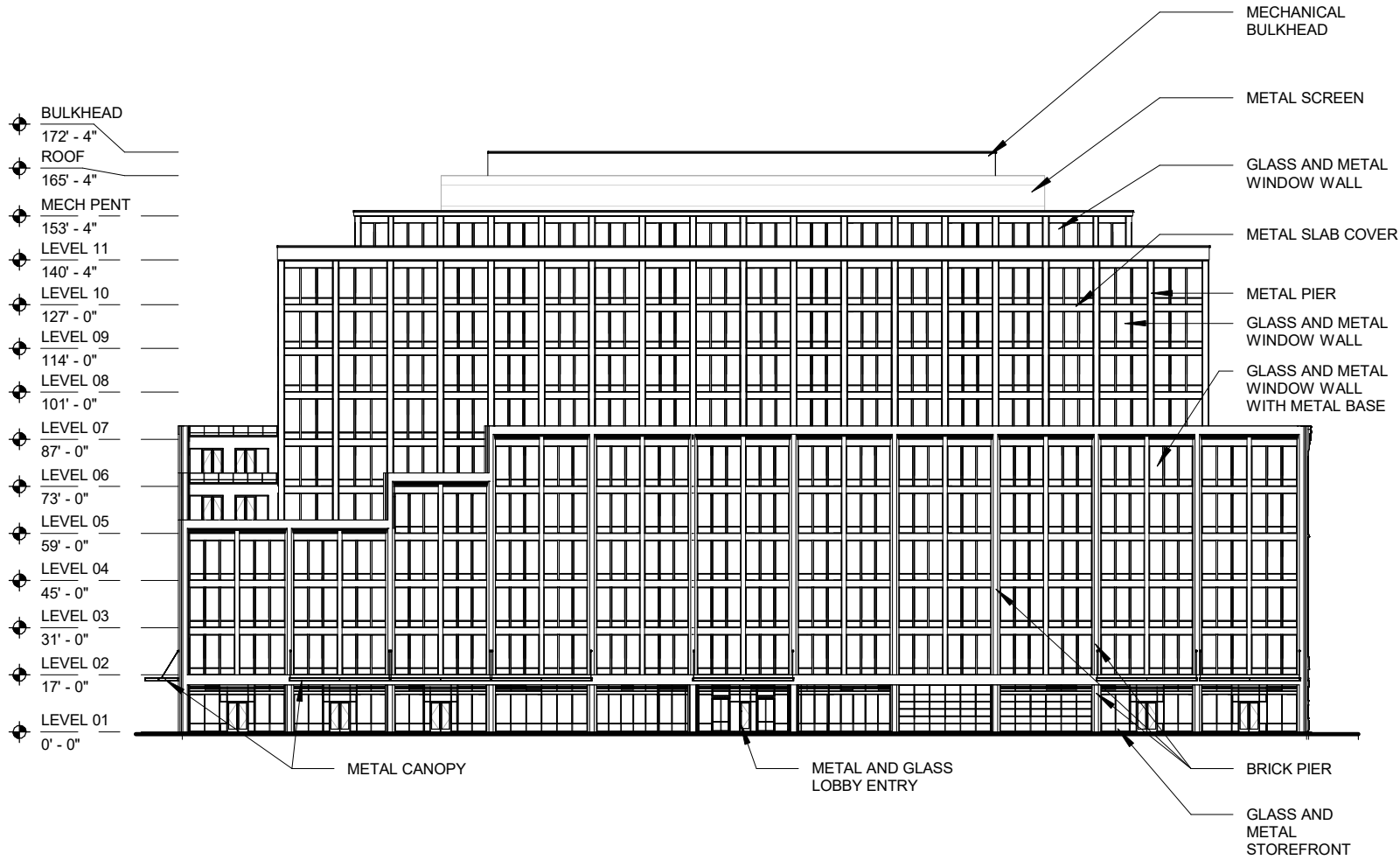


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Minor Change: April 18, 2022



Planned Development No. 1510

WEST ELEVATION

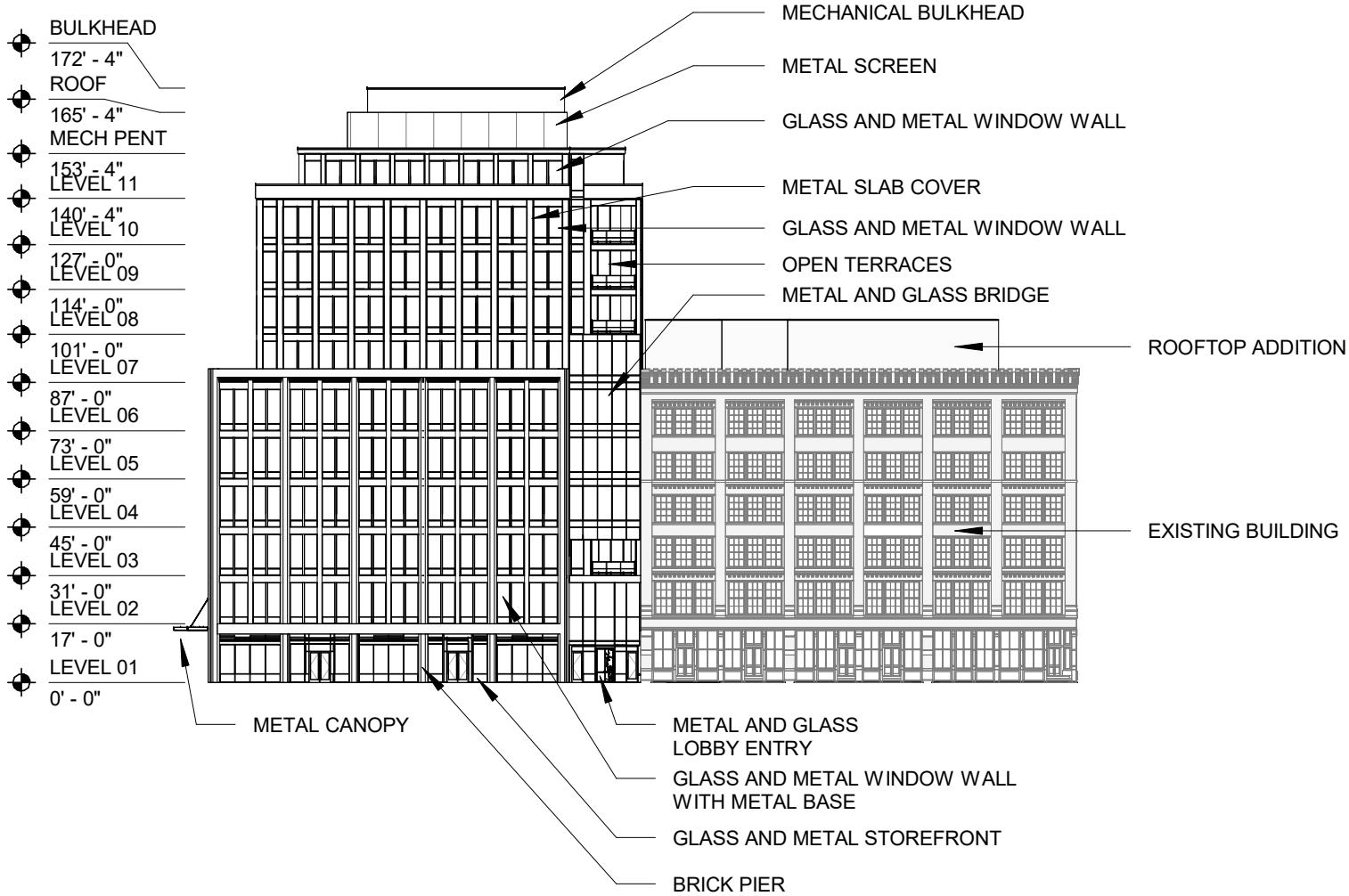


Applicant: 917 W. Fulton Partners LLC
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201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022



Planned Development No. 1510

SOUTH ELEVATION

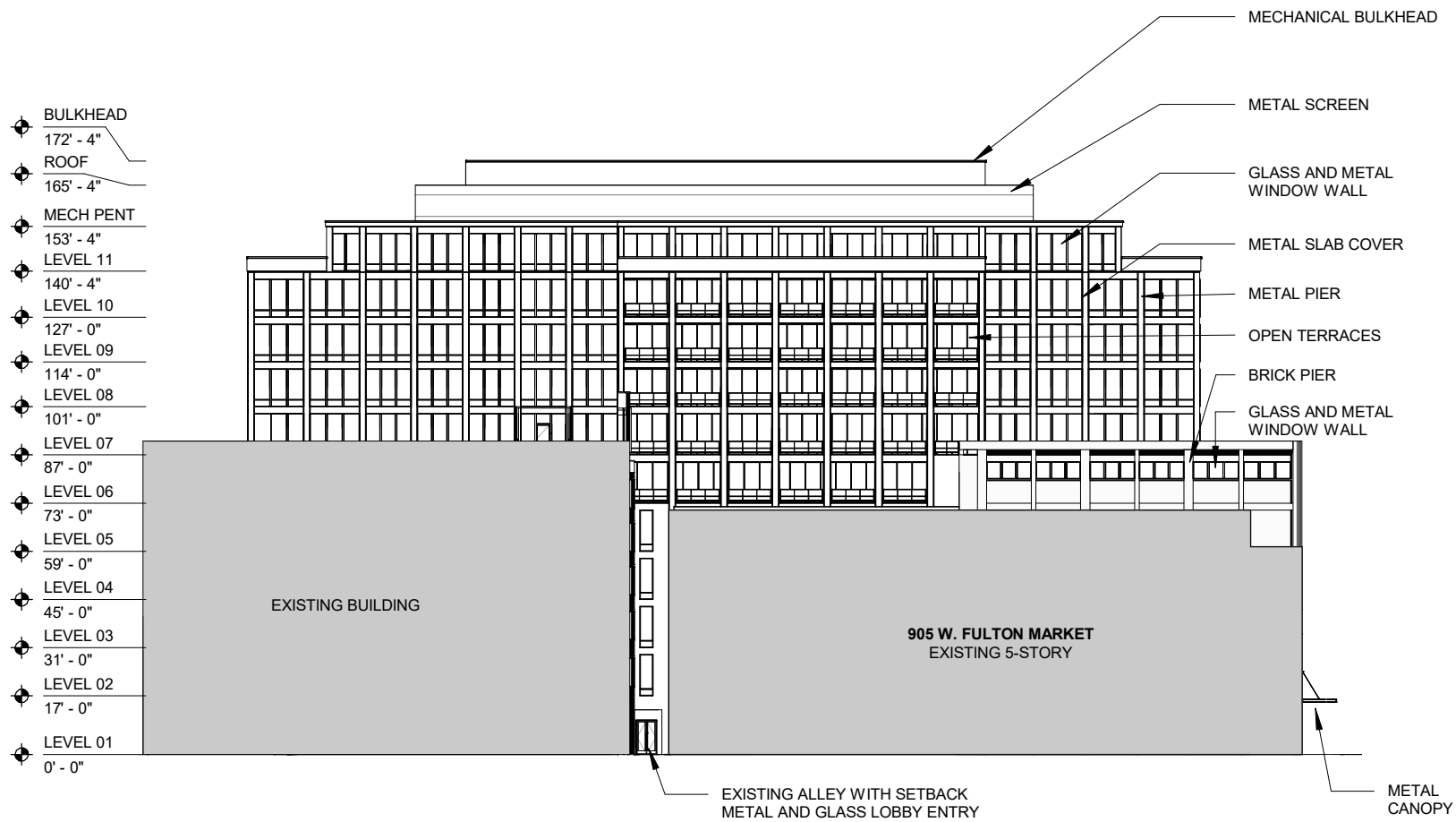


Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St.;
 201-233 N. Sangamon St. Chicago
 Minor Change: April 18, 2022



Planned Development No. 1510

EAST ELEVATION

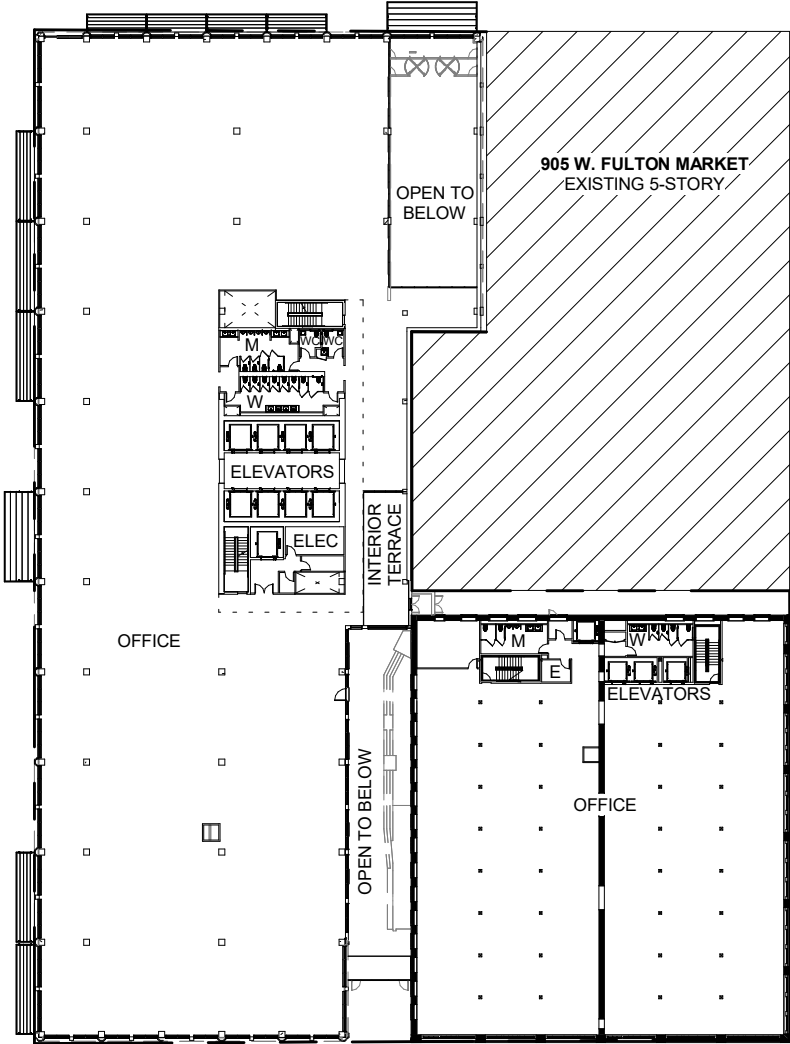


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 Minor Change: April 18, 2022



Planned Development No. 1510

SECOND FLOOR PLAN

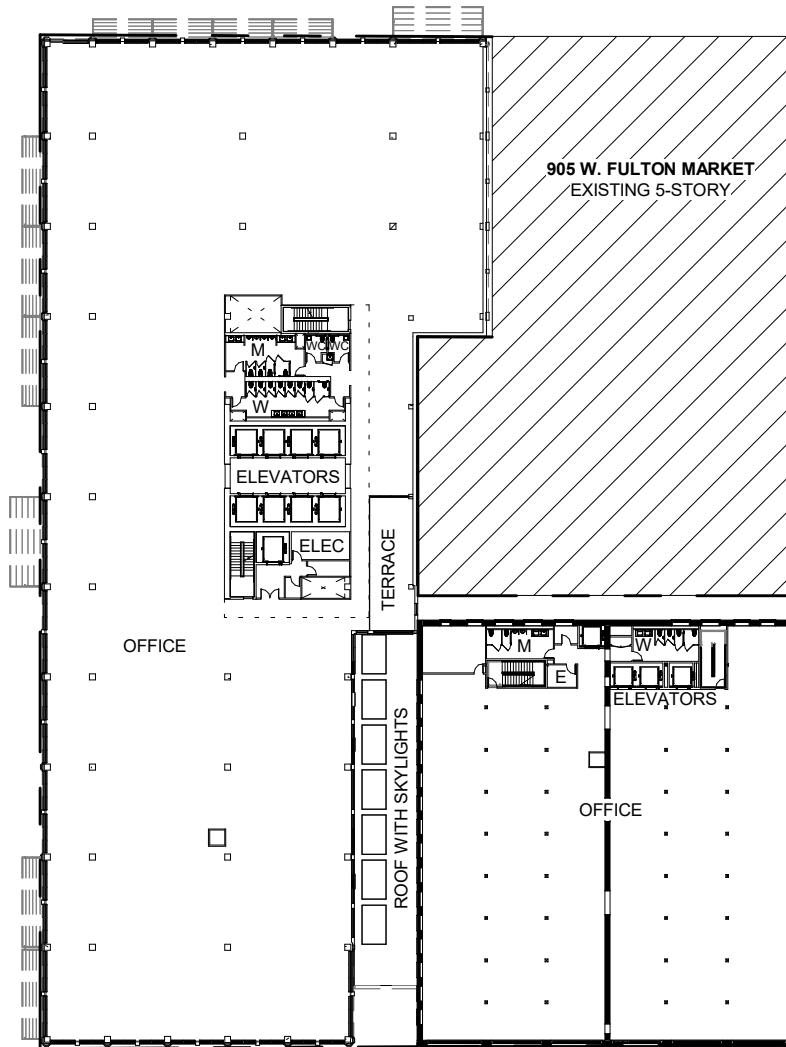


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Minor Change: April 18, 2022



Planned Development No. 1510

THIRD FLOOR PLAN

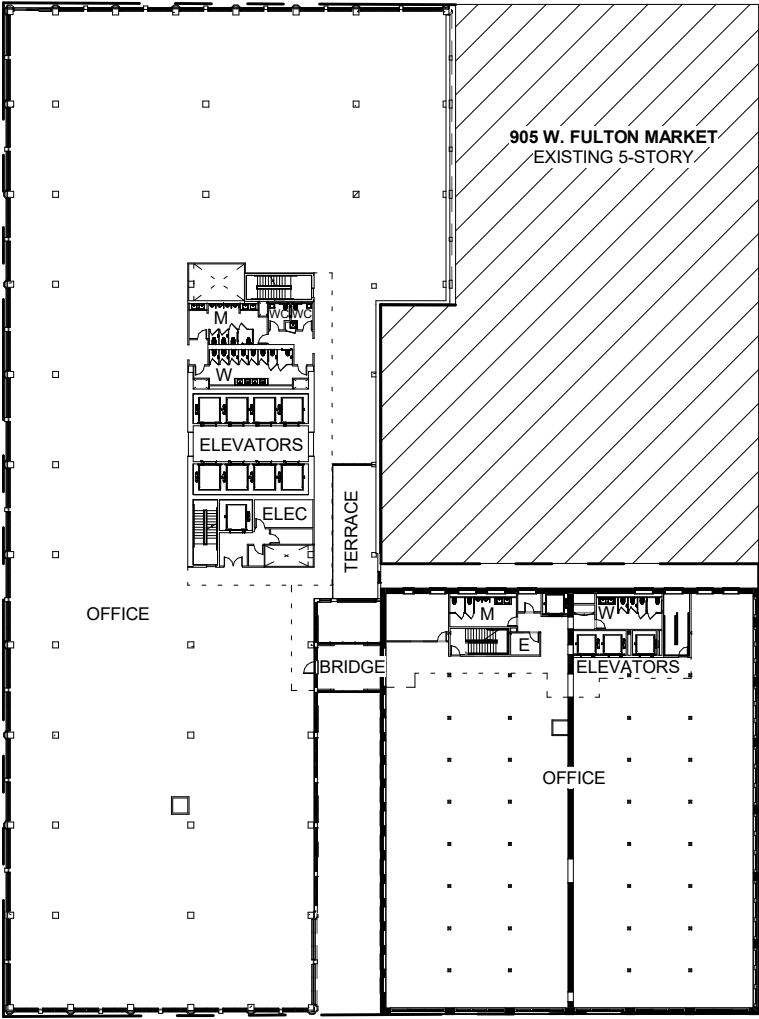


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Minor Change: April 18, 2022

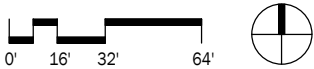


Planned Development No. 1510

FOURTH FLOOR PLAN

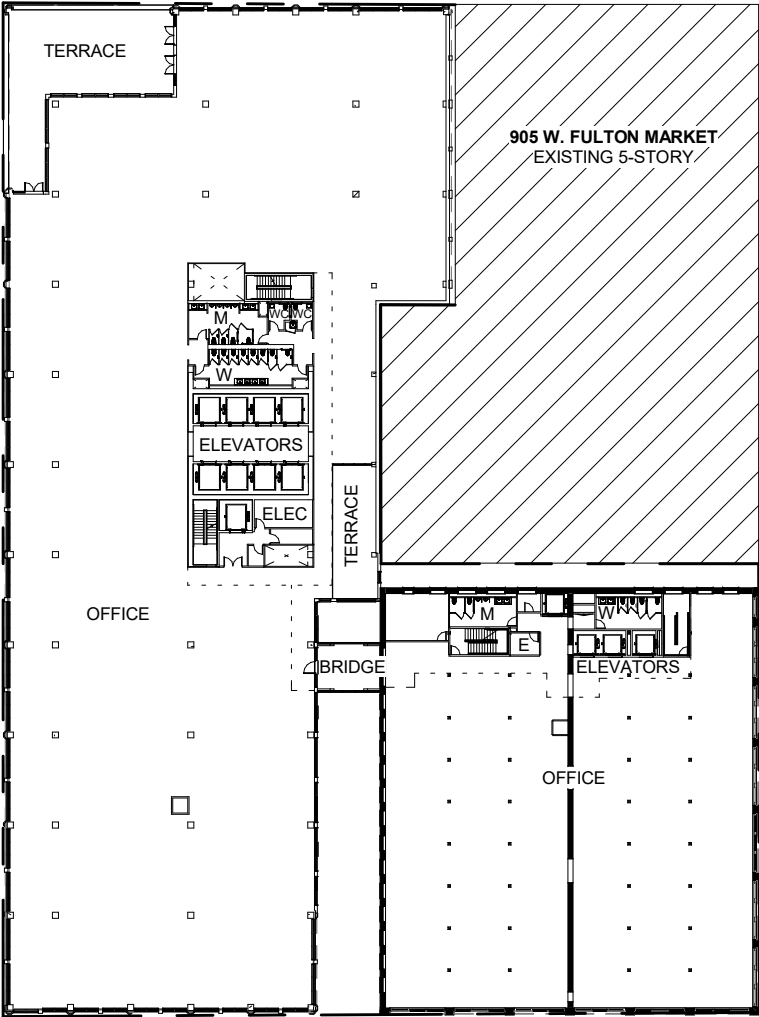


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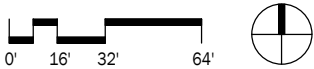


Planned Development No. 1510

FIFTH FLOOR PLAN

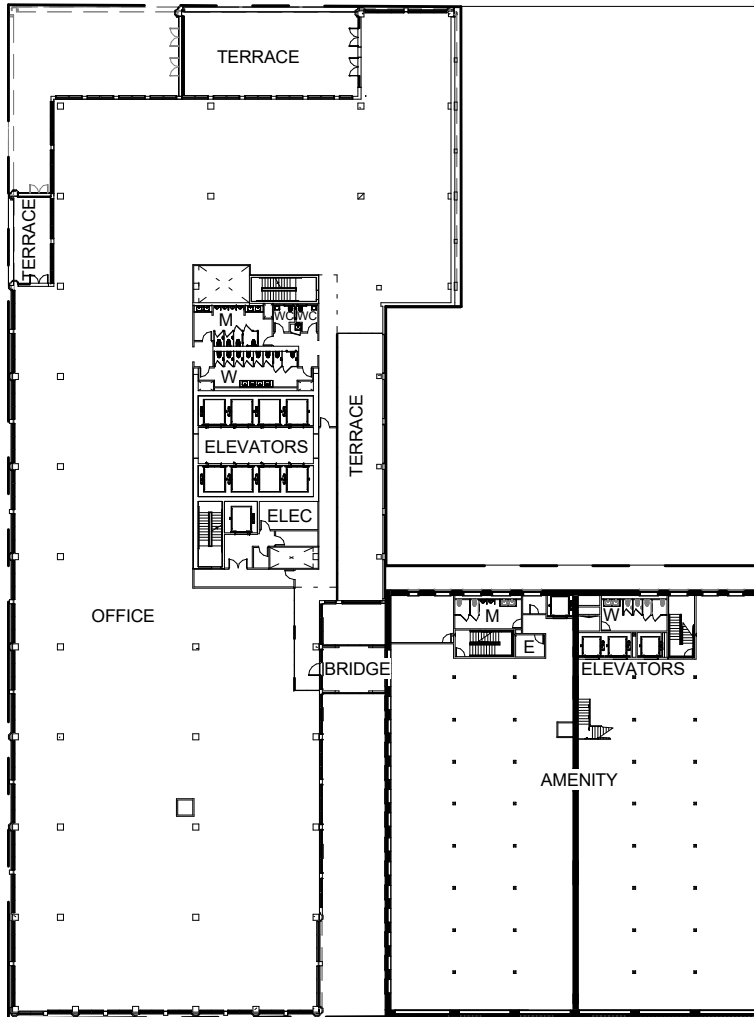


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201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022



Planned Development No. 1510

SIXTH FLOOR PLAN

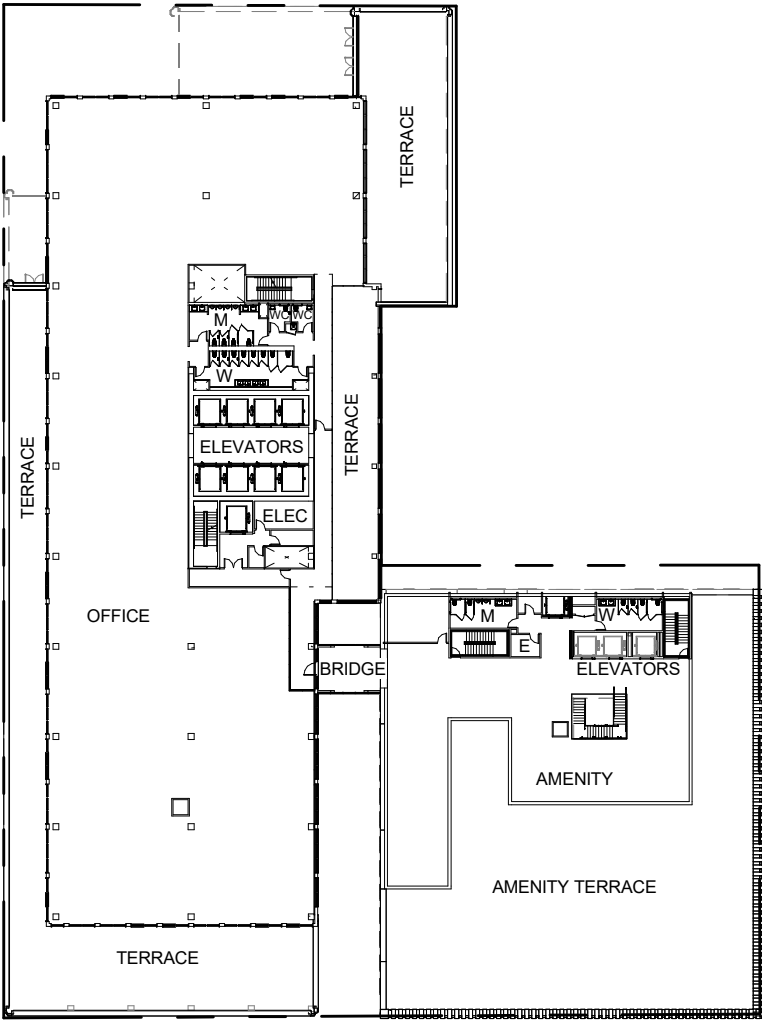


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201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022

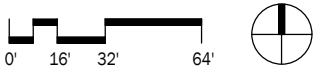


Planned Development No. 1510

SEVENTH FLOOR PLAN

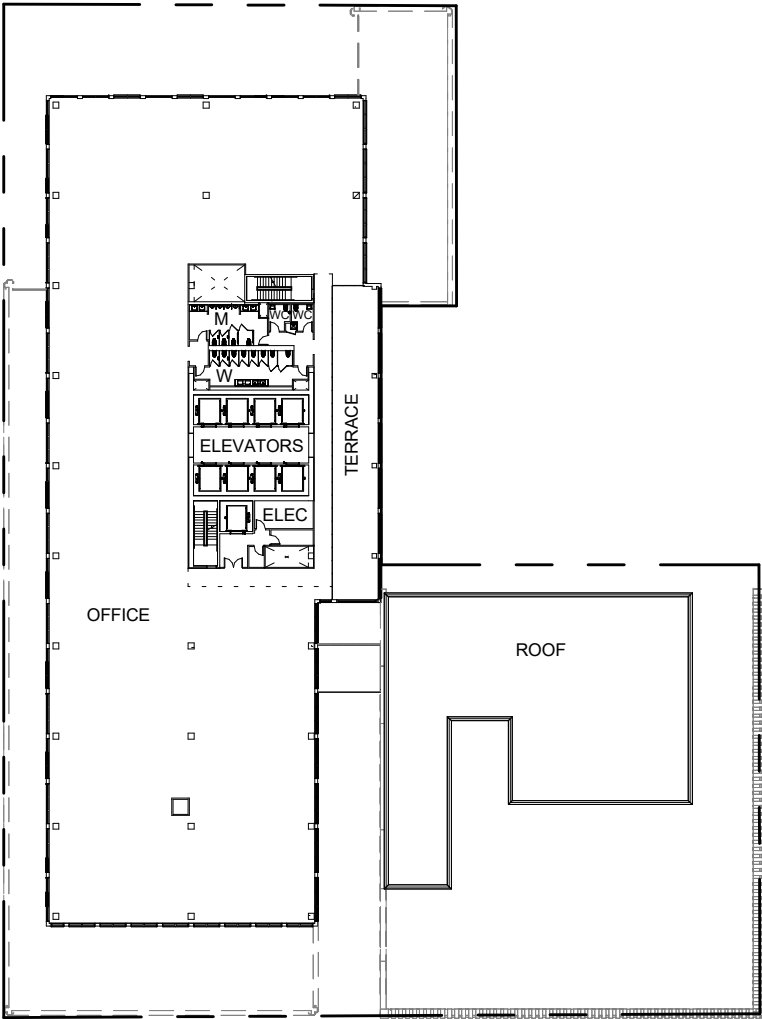


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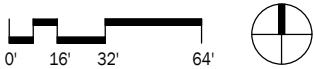


Planned Development No. 1510

EIGHTH TO TENTH FLOOR PLANS

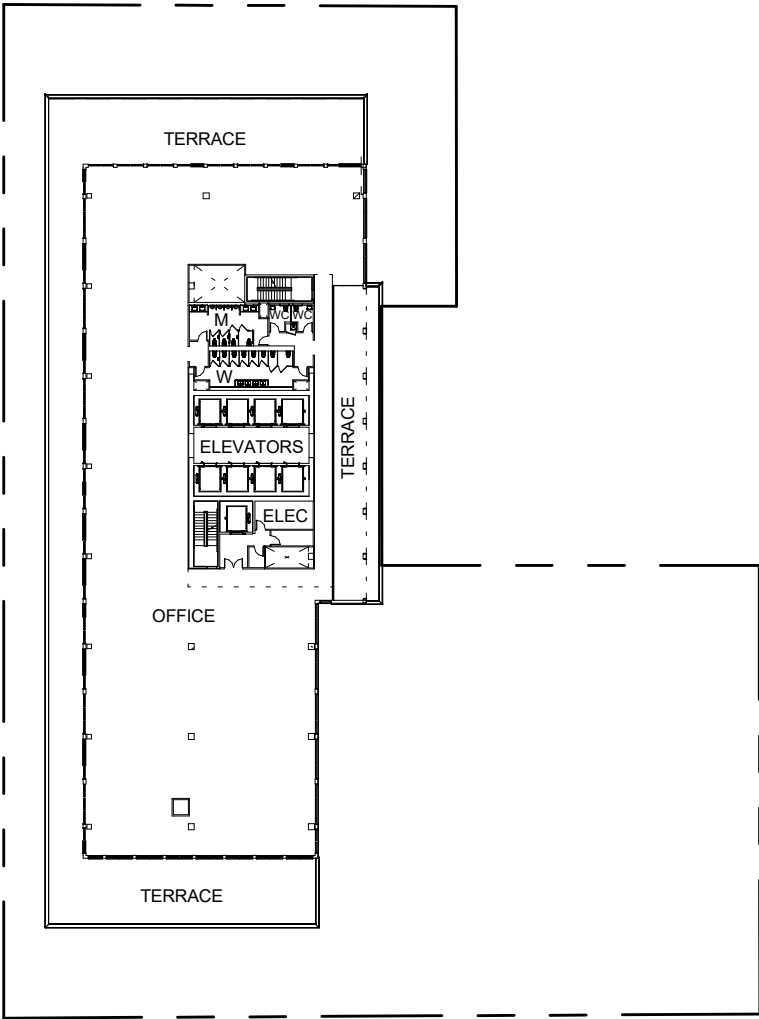


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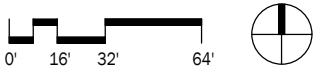


Planned Development No. 1510

ELEVENTH FLOOR PLAN



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201-233 N. Sangamon St. Chicago
Minor Change: April 18, 2022



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

BPD 1510

(Application No. 20590)

(Common Address: 911 -- 925 W. Fulton Market, 200 -- 212 N. Peoria St.,
900 -- 924 W. Lake St. And 201 -- 233 N. Sangamon St.)

[SO2021-304]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 150.65 feet east of and parallel to North Sangamon Street; a line 99.90 feet south of and parallel to West Fulton Market; a line 125.52 feet east of and parallel to North Sangamon Street; a line 186.16 feet south of and parallel to West Fulton Market; North Peoria Street; West Lake Street; and North Sangamon Street,

to the designation of DX-5 Downtown Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 150.65 feet east of and parallel to North Sangamon Street; a line 99.90 feet south of and parallel to West Fulton Market; a line 125.52 feet east of and parallel to North Sangamon Street; a line 186.16 feet south of and parallel to West Fulton Market; North Peoria Street; West Lake Street and North Sangamon Street,

to the designation 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 attached herewith and made a part thereof and to no others.

SECTION 3. This ordinance shall take effect upon its passage and due publication.

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

Business Planned Development No. 1510.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1510, as amended ("Planned Development") consists of approximately 63,684 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 917 West Fulton Partners LLC is the "Applicant" and owner of the

property located at 911 -- 925 West Fulton Market and 217 -- 233 North Sangamon Street for this Planned Development. Lake Street Lofts LLC is the owner of the Property located at 900 -- 924 West Lake Street and 201 -- 213 North Sangamon Street and 200 -- 212 North Peoria Street for this Planned Development and have provided proper consent.

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.

All colorized concrete, cobblestone, or other non-standard treatment, and street furniture and/or hardware shall be restored to current condition or replaced per the Fulton Market Streetscape Section 2 Contract Plans.

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:

- Curb and gutter
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping
- Traffic Signal at Lake/Sangamon

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 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line Planned Development Boundary Map; Site Plan; Green Roof and Landscape Plan; Basement and Ground Floor Plan; and Building Elevations (North, East, South and West) prepared by Morris Adjmi Architects dated July 15, 2021 and 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 shall be permitted in this Planned Development: office; general retail sales; food and beverage retail sales; eating and drinking establishments, including incidental liquor sales; financial services; business equipment sales and services; business support services; accessory parking; personal services; co-located wireless communications facilities; and incidental 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 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 63,684 square feet and a base FAR of 5.0 and a Neighborhood Opportunity Bonus of 3.1 for a total FAR of 8.1.
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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Planned Development includes the property commonly known as 911 -- 925 West Fulton Market; 200 -- 212 North Peoria Street; 900 -- 924 West Lake Street; and 201 -- 233 North Sangamon Street, which is within a district designated as a Chicago Landmark. The plans for this Planned Development have been reviewed and approved by the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740. Any variation in the plans for this Planned Development may be subject to the approval of Commission on Chicago Landmarks.
17. 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 17-4-1003C.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.

18. 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 (underlying zoning that formed the basis of this Planned Development).

[Existing Zoning Map; Existing Land-Use Map; Property Line and Planned Development Boundary Map; Site/Landscape Plan; Basement and Ground Floor Plans; and North, West, South and East Building Elevations referred to in these Plan of Development Statements printed on pages 33622 through 33631 of this *Journal*.]

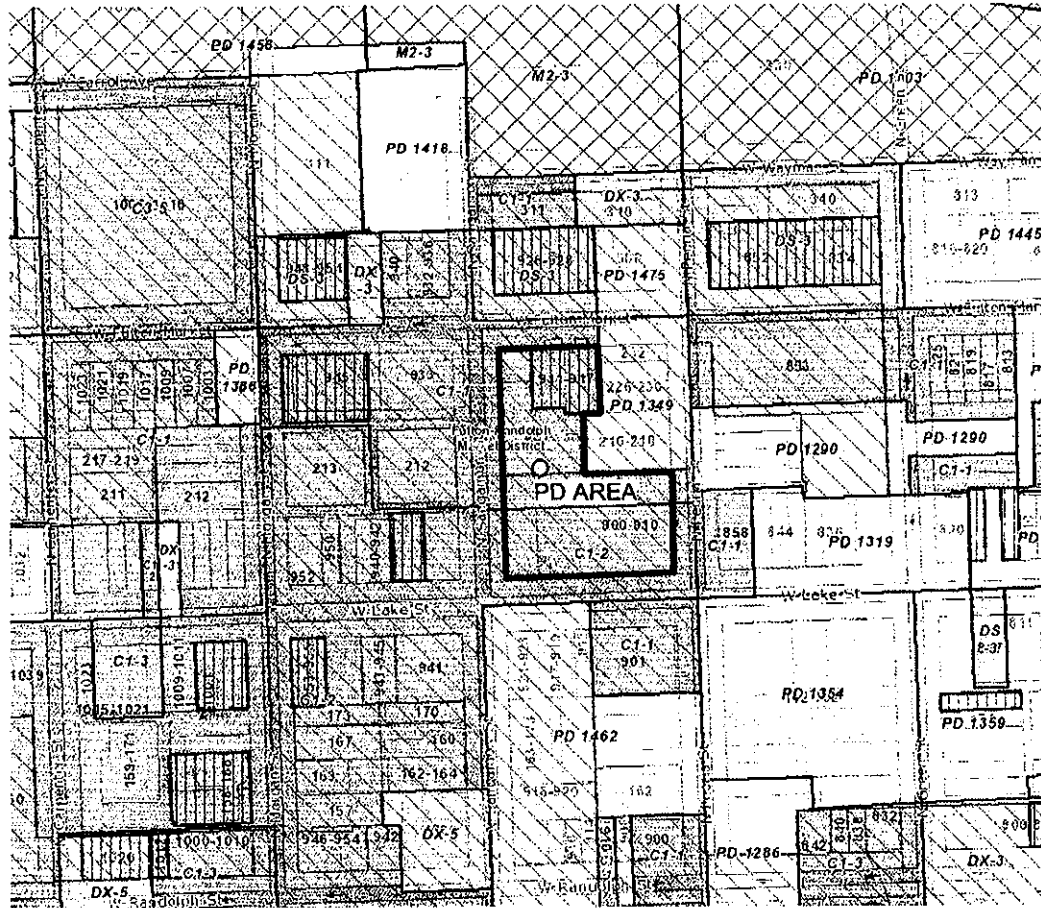
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1510

Bulk Regulations And Data Table.

Net Site Area:	63,684 square feet
Maximum FAR:	8.1
Maximum FAR Buildable Area:	515,840 square feet
FAR Building Area:	472,603 square feet
Commercial Office Area:	455,938 square feet
Retail Area:	16,665 square feet
Accessory Parking Spaces:	111
Bicycle Parking Spaces:	73
Loading Berths:	5
Setbacks:	Per Site Plan
Building Height:	
Roof/Highest Occupied Floor:	153 feet, 4 inches
Top of Bulkhead/Mechanical:	172 feet, 4 inches
Number of Stories:	11

FINAL FOR PUBLICATION



PLAN KEY

———— PLANNED DEVELOPMENT BOUNDARY

Existing Zoning Map

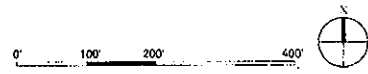
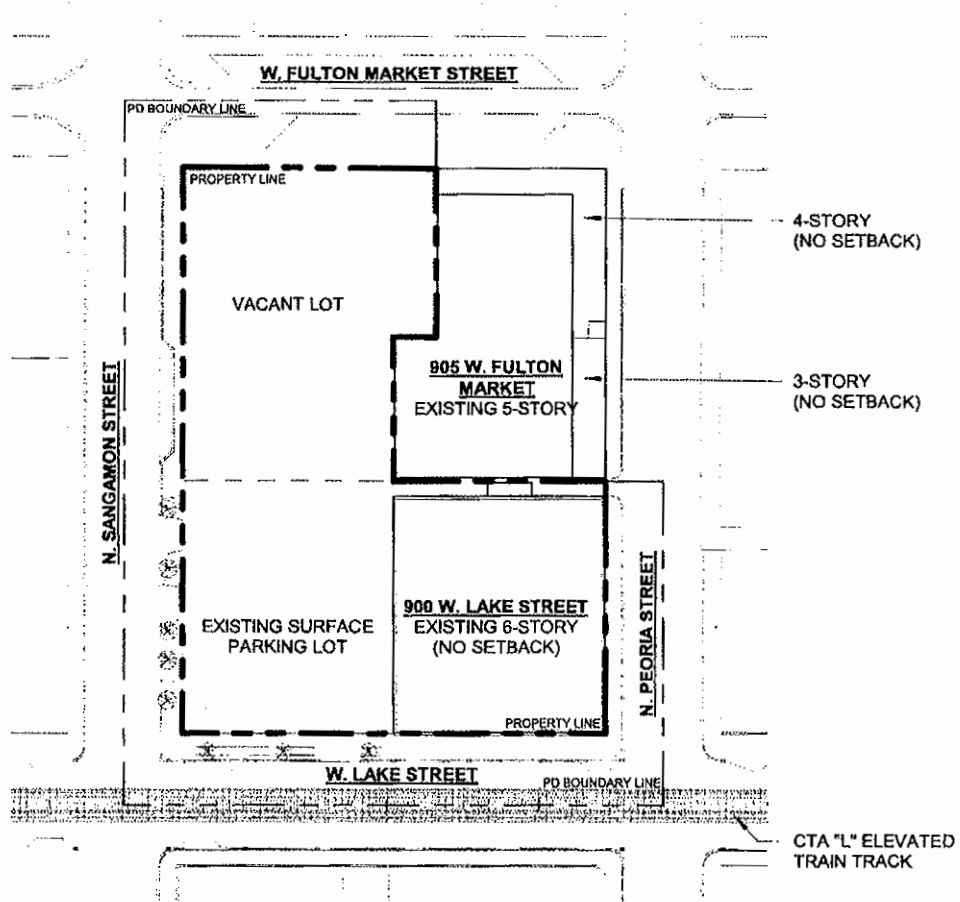


EXHIBIT 01

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
 Introduced: January 27, 2021
 Plan Commission: July 15, 2021

PD-01

FINAL FOR PUBLICATION



Existing Land Use Map

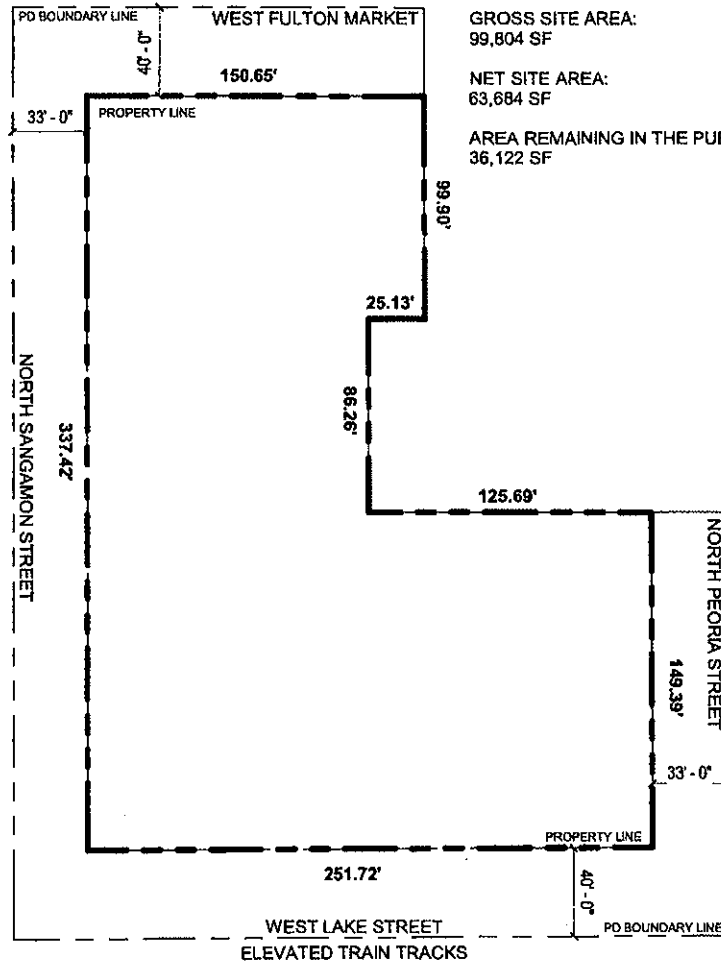


EXHIBIT 02

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
 Introduced: January 27, 2021
 Plan Commission: July 15, 2021

PD-02

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GROSS SITE AREA:
99,804 SF

NET SITE AREA:
63,684 SF

AREA REMAINING IN THE PUBLIC WAY:
36,122 SF

PLAN KEY

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

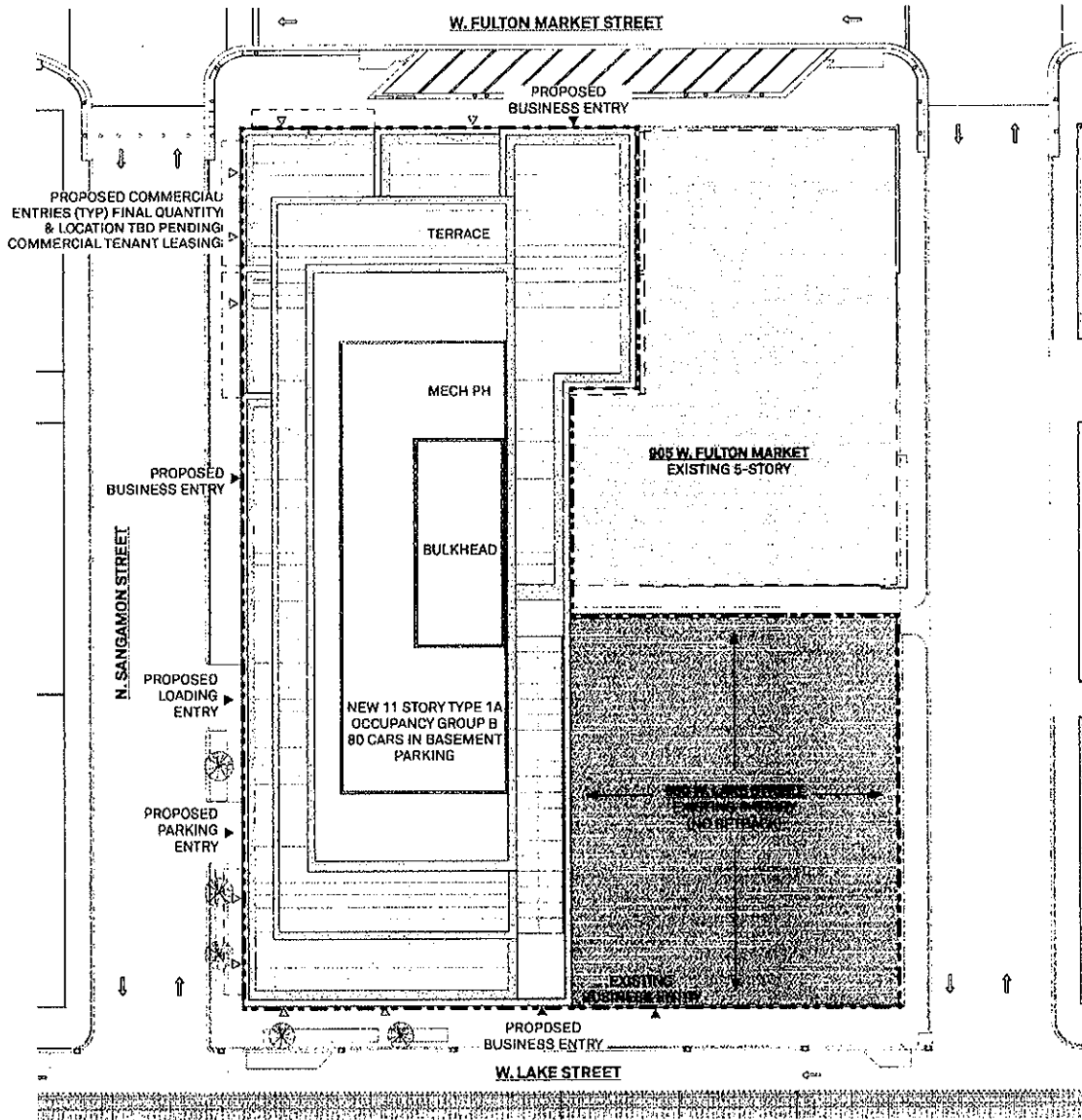
Property Line & Planned Development Boundary Map



EXHIBIT 03

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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PD-03



- TERRACE - LANDSCAPE
- TERRACE - PAVERS
- PROPOSED BUSINESS ENTRY
- PROPOSED COMMERCIAL ENTRY

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Site / Landscape Plan

0' 25' 50' 100'

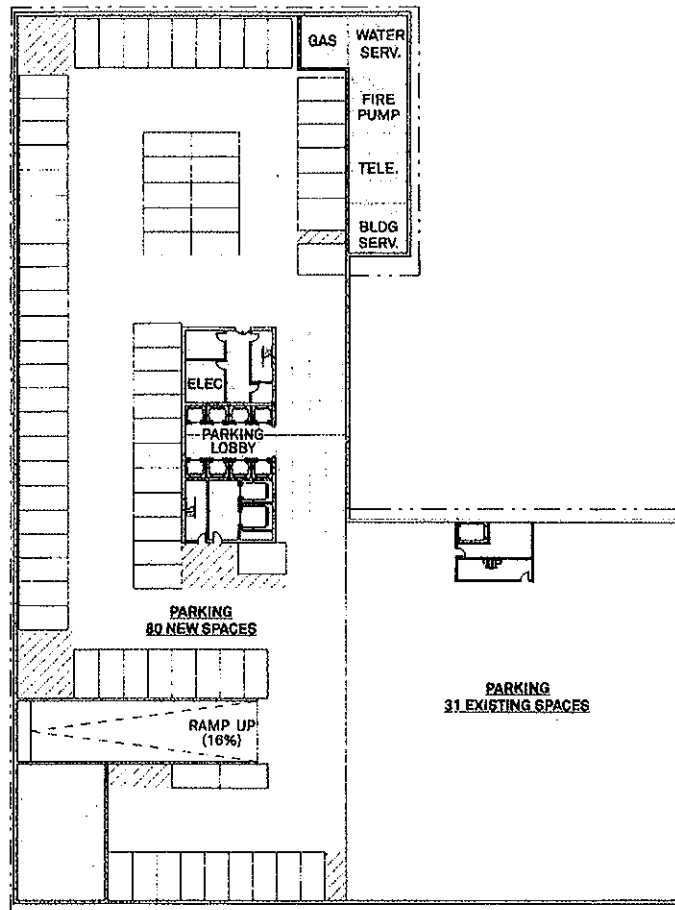


EXHIBIT 04

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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 Plan Commission: July 15, 2021

PD-04

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Basement Floor Plan

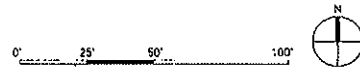
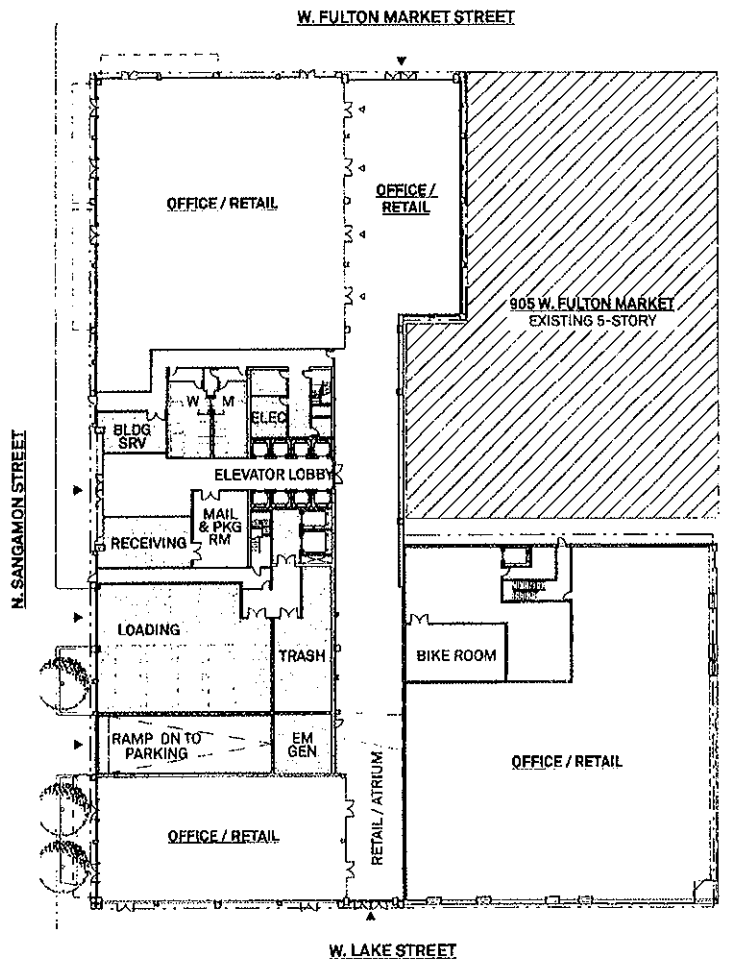


EXHIBIT 05

Applicant: 917 W. Fulton Partners LLC
Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St, Chicago
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Ground Floor Plan

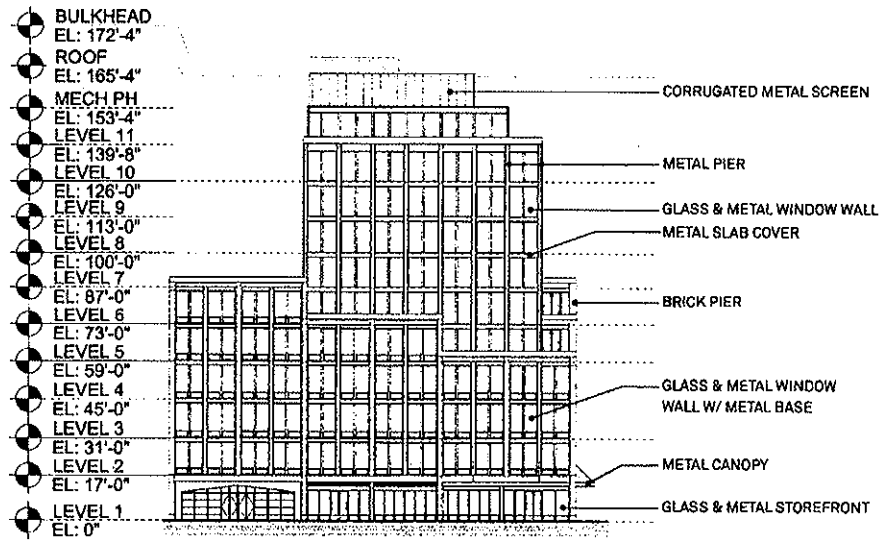


EXHIBIT 06

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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 Plan Commission: July 15, 2021

PD-06

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North Elevation

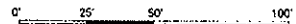
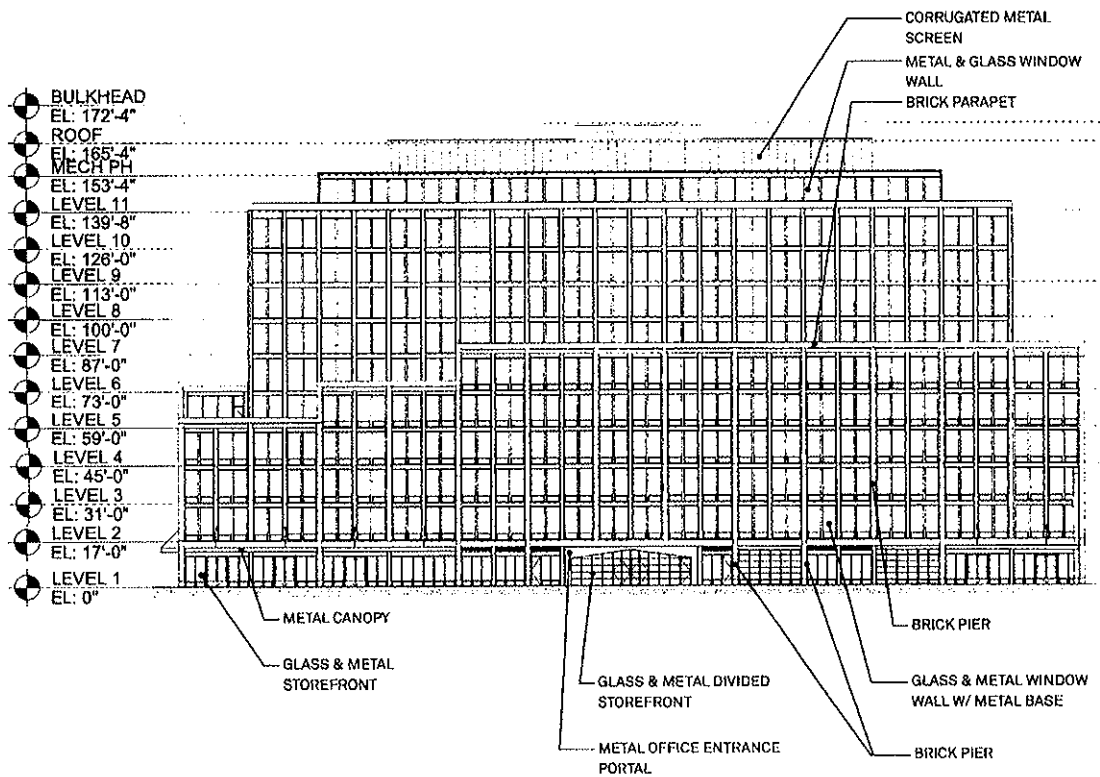


EXHIBIT 07

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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PD-07

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West Elevation

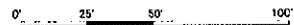
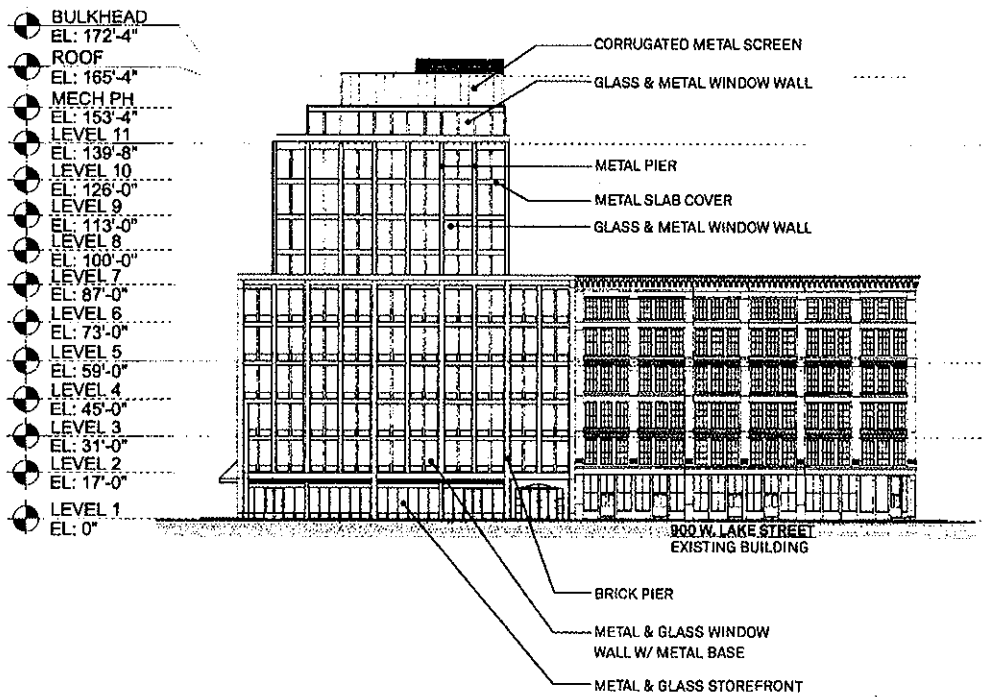


EXHIBIT 08

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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PD-08

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South Elevation

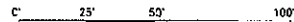
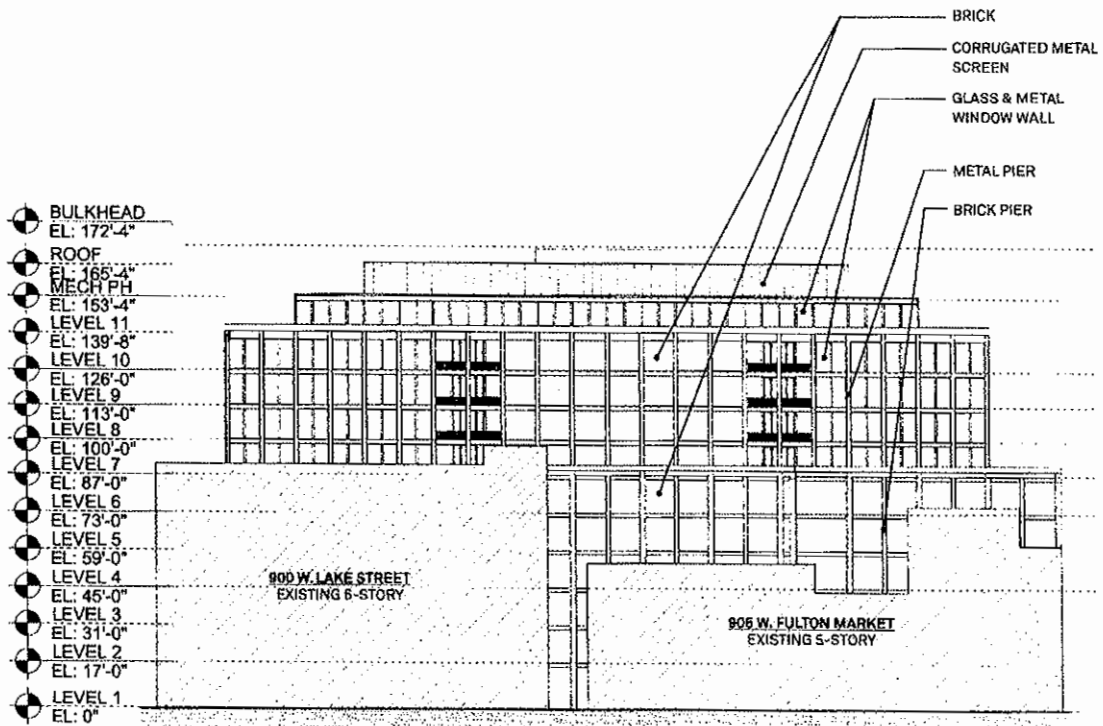


EXHIBIT 09

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
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East Elevation

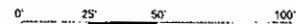


EXHIBIT 10

Applicant: 917 W. Fulton Partners LLC
 Address: 911-925 W. Fulton Market St.; 200-212 N. Peoria St.; 900-925 W. Lake St. & 201-233 N. Sangamon St. Chicago
 Introduced: January 27, 2021
 Plan Commission: July 15, 2021

PD-10