

# PD 1511

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 13, 2025

Katie C. Jahnke Dale  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Minor change to PD No. 1511  
Reduction to EV ready parking spaces at 1215 W. Fulton Market Street**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1511 ("PD 1511") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the PD.

You are requesting on behalf of the sole property owner of the PD, 1201 W Fulton Partners LLC, a minor change to reduce the number of electric vehicle (EV)-ready parking spaces from 100% to 20% due to the anticipated lack of demand for such spaces and the excessive costs associated with installing the necessary equipment.

PD 1511 is allowed a maximum of 433 dwelling units and 20% of them will be affordable, on-site units. Therefore, pursuant to the Illinois Electric Vehicle Charging Act, the proposed building is defined as an affordable housing development. Section 17-13-1003-LL of the Zoning Ordinance allows a reduction to the electric vehicle supply equipment (EVSE)-ready or EVSE-installed spaces for affordable housing. The minimum percentage of spaces required is dependent on the permit application date. For example, if the permit application date is before Nov. 1, 2025, the minimum percentage required is at least 20%. If the permit application date is between Nov. 1, 2025, through October 31, 2028, a minimum of at least 40% is required.

With regard to your request, the Department has determined that allowing a reduction in EV -ready parking spaces from 100% to the minimum as identified in Section 17-13-1003-LL 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 1511, I hereby approve the foregoing minor change, but no other changes to this PD. 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 time 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



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

May 3, 2024

**VIA EMAIL**

Katie Jahnke Dale  
DLA Piper LLP  
444 West Lake Street, Suite 900  
Chicago, IL 60606  
www.dlapiper.com

**Re: Proposed Minor Change to Residential-Business Planned Development No. 1511 at 1215 W Fulton Market Street (this letter super-cedes the letter previously dated 04-26-2024 and corrects a typographical error related to the date of the exhibits)**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1511 ("PD 1511") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement. Fulton Street Companies (the "Developer") currently owns all the property within the PD.

Since approval of PD No. 1511 in 2021 and the last minor change in June 2023, the Developer and its design team have revised the design of the proposed building as follows:

1. Site/Landscape Plan:
  - The retail space fronting Fulton Market Street has been lowered to grade-level.
  - A terrace has been added to the second-level retail space.
  - The setback at the corner of Fulton Market Street and Racine Avenue has been increased.
  - The publicly accessible open space/plaza has been reduced in size by 665 square feet.
2. Parking Level Plan:
  - Underground parking totaling 80 spaces has been removed and relocated to a podium on levels 2, 3 and 3<sup>rd</sup>-level mezzanine, with the total number of parking spaces increased to 142.
3. Elevations:
  - The building's height transitions have been revised and stepped as they transition to the taller elements.
  - The height of the building's base has been reduced.
  - The exoskeleton on the building's façade has been removed and replaced with new façade designs.
  - The masonry cladding at the Fulton Market Street elevation has been changed from red to a light-colored brick masonry cladding.

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

The building height and unit counts have not changed.

The approval includes the following attached documents prepared by GREC Architects and dated April 25, 2024:

- Site/Landscape Plan
- Proposed Open Plaza Area Plan
- Ground Floor Plan
- Parking Level Plan
- East Elevation
- North Elevation
- South (Alley) Elevation
- West Elevation
- Bulk Table
- Racine Ave & Fulton Market Looking SW Rendering
- Racine Ave Looking West at Entry Rendering
- Plaza Rendering
- Fulton & Racine West Loop Design Guidelines Rendering
- Overhead Tower View Looking East Rendering
- Overhead Tower & Plaza View Rendering
- Tower Base & Metal Screen Axon
- Tower Base Axon at Plaza
- Tower Façade Axon - Corner Balconies
- Tower Façade Axon - Middle
- Tower Façade Axon - Top
- Retail Podium Base Axon
- Brick Detailing Inspiration Rendering
- Brick Detailing Inspiration Rendering

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 1511, 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,

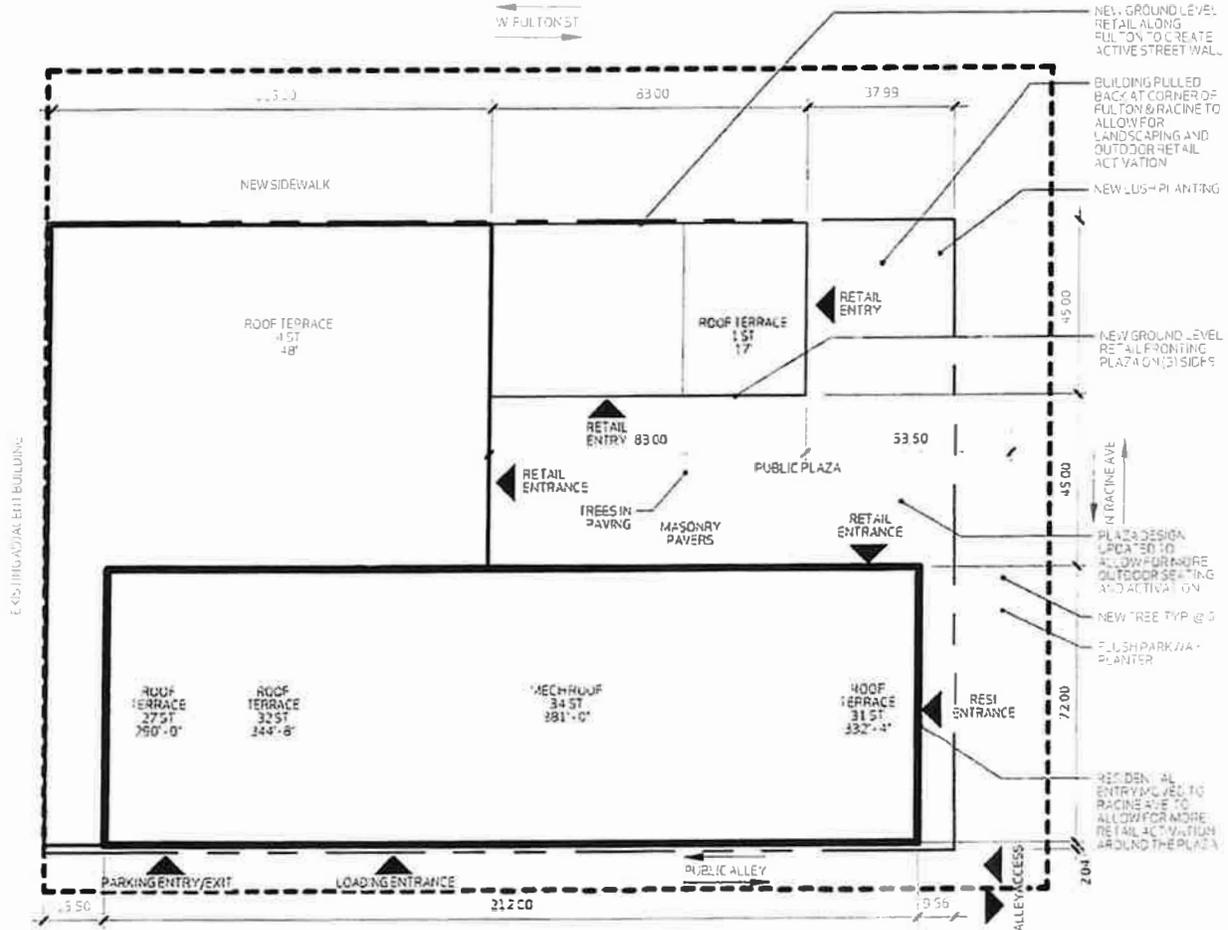


Noah Szafraniec,  
Assistant Commissioner

CC: Heidi Sperry, Teresa McLaughlin, Mike Marmo, James Gwinner

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

# Approved PD 1511 Minor Change Request



## SUMMARY OF CHANGES:

- Fulton Street Retail Lowered to Grade Level
  - Continuity of scale with adjacent blocks
  - Energize the pedestrian experience
  - Second level retail and terrace enhances pedestrian experience

- Setback at Fulton Street & Racine Avenue Corner
  - Creates relief at a busy pedestrian corner
  - Provides gateway to plaza from the corner

Residential Entry moved to Racine Ave. to create a public plaza activated by the Retail outdoor dining

## PLAZA OPEN SPACE:

Per the diagram on the following page Exhibit 04-B, the proposed amount of new open plaza space is 8,850sf

Per the diagram on the following page Exhibit 04-B, the total previous plaza space was 15,585sf with 9,215sf as open plaza space. The rest of the area was covered with no landscaping.

## SITE / LANDSCAPE PLAN



EXHIBIT 04-A

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024



# Approved PD 1511 Minor Change Request

W. FULTON ST.



## PLAZA OPEN SPACE:

The proposed amount of new open plaza space is 8,550sf

The total previous plaza space was 15,585sf with 9,215sf as open plaza space. The rest of the area was covered with no landscaping.

## PROPOSED OPEN PLAZA AREA PLAN



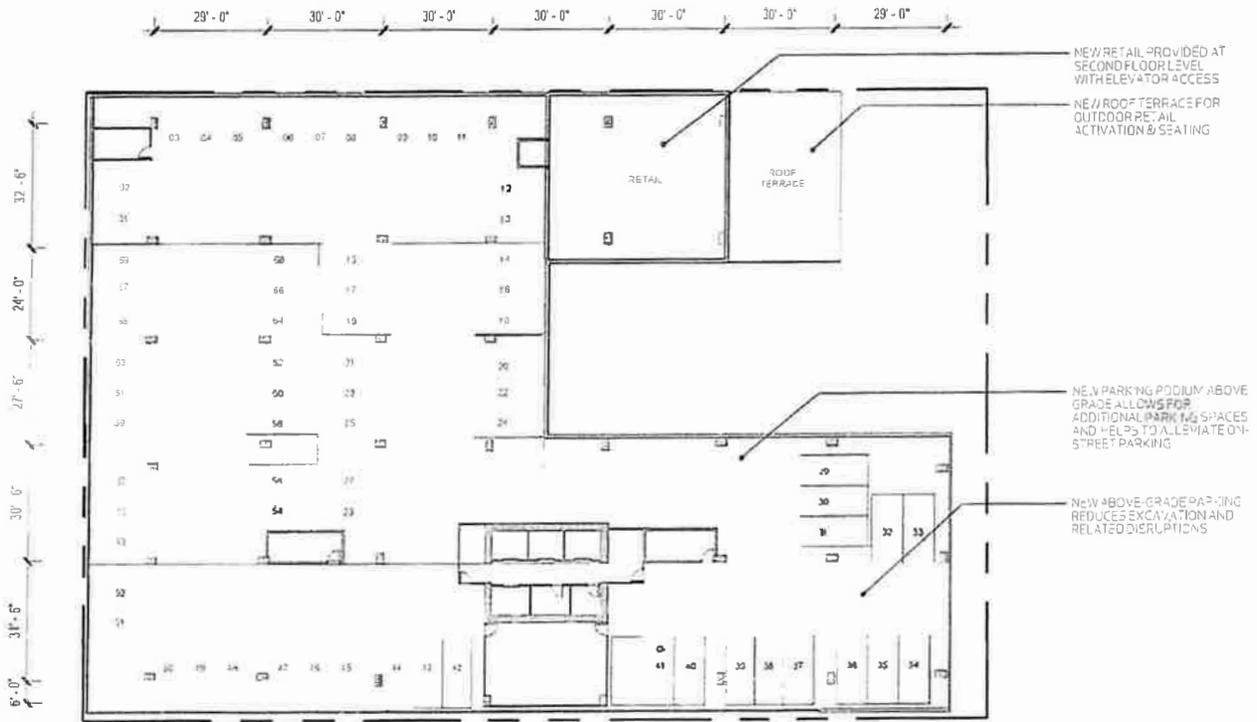
EXHIBIT 04-B

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024





# Approved PD 1511 Minor Change Request



142 Parking Spaces  
Levels 2, 3, & Level 3 Mezzanine Above Grade

**SUMMARY OF CHANGES:**

- Above-Grade parking reduces excavation and related disruptions
- Increased parking count relieves neighborhood stressors

## PARKING LEVEL PLAN

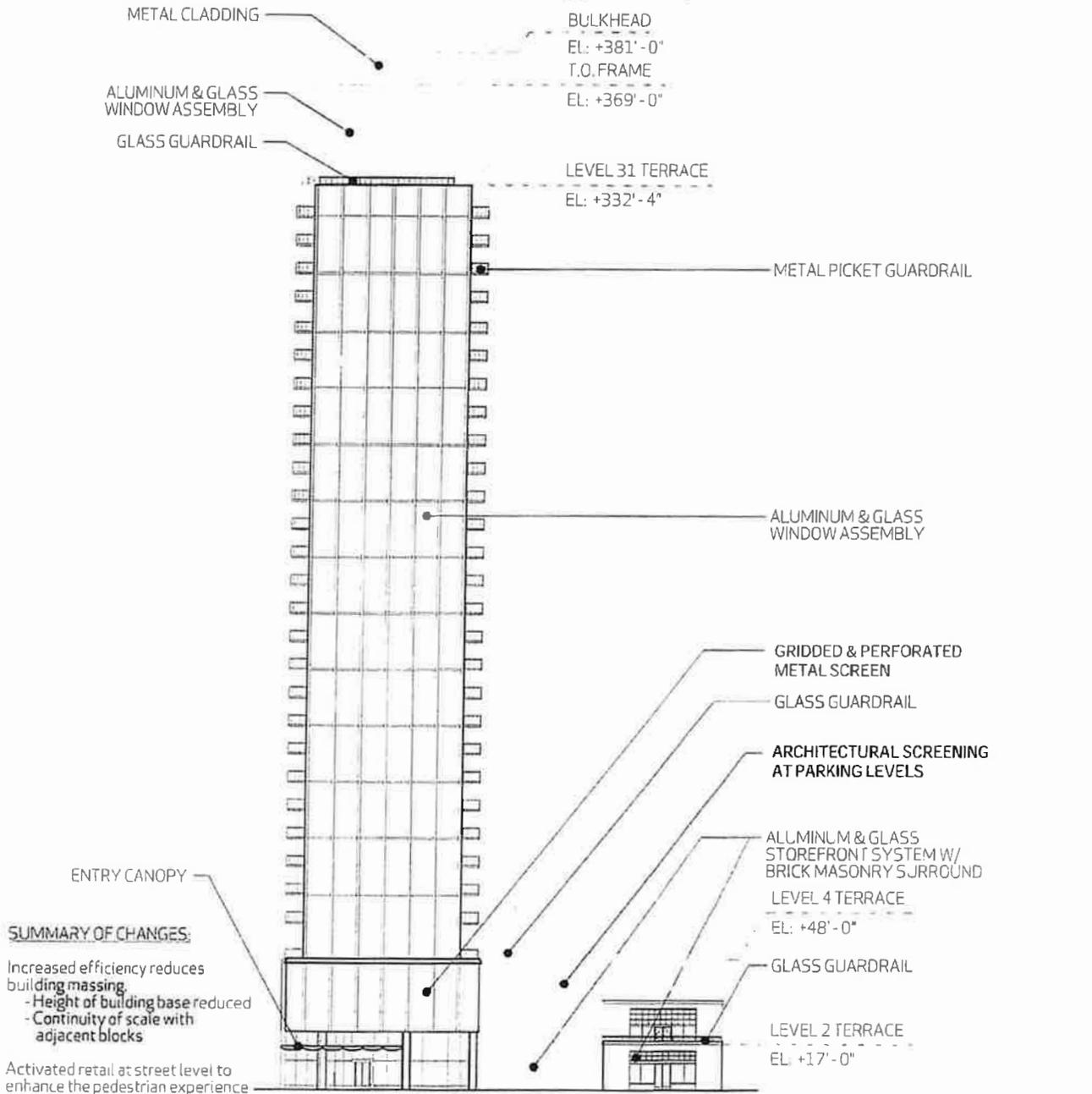


EXHIBIT 05

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024



# Approved PD 1511 Minor Change Request



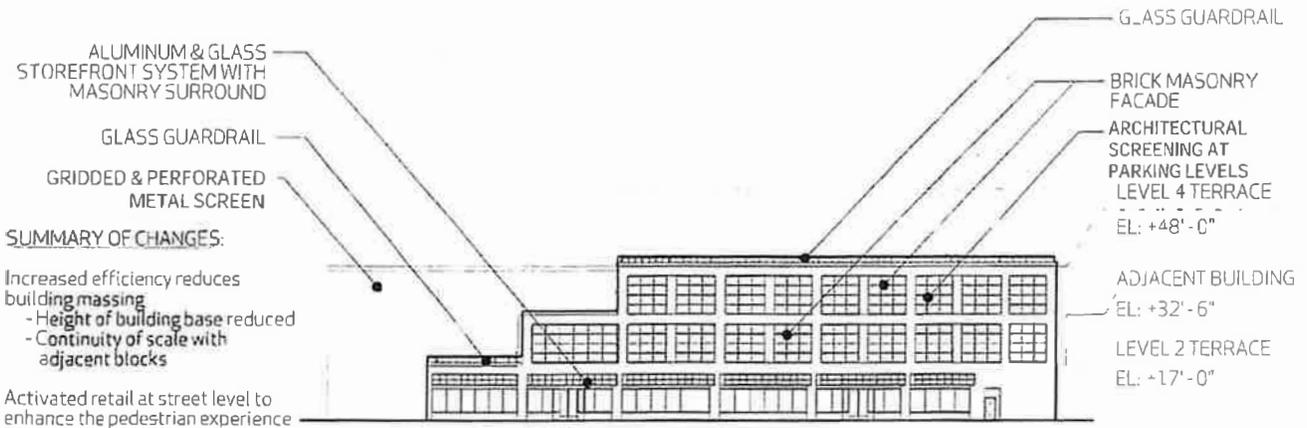
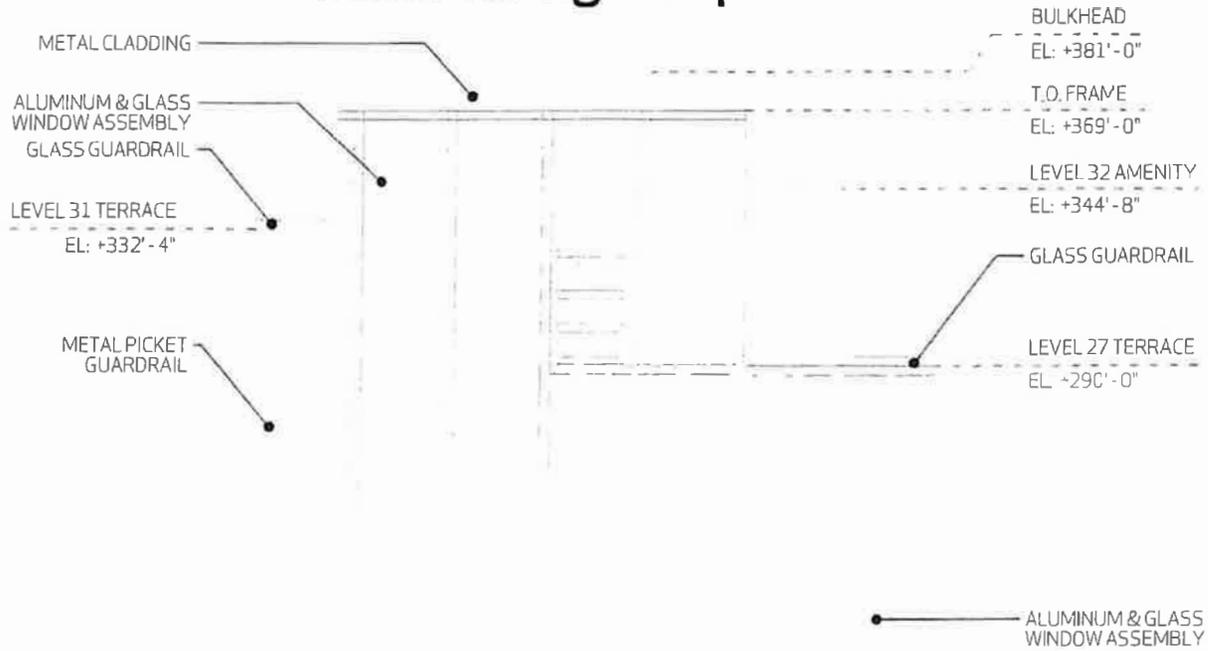
## EAST ELEVATION



EXHIBIT 06

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



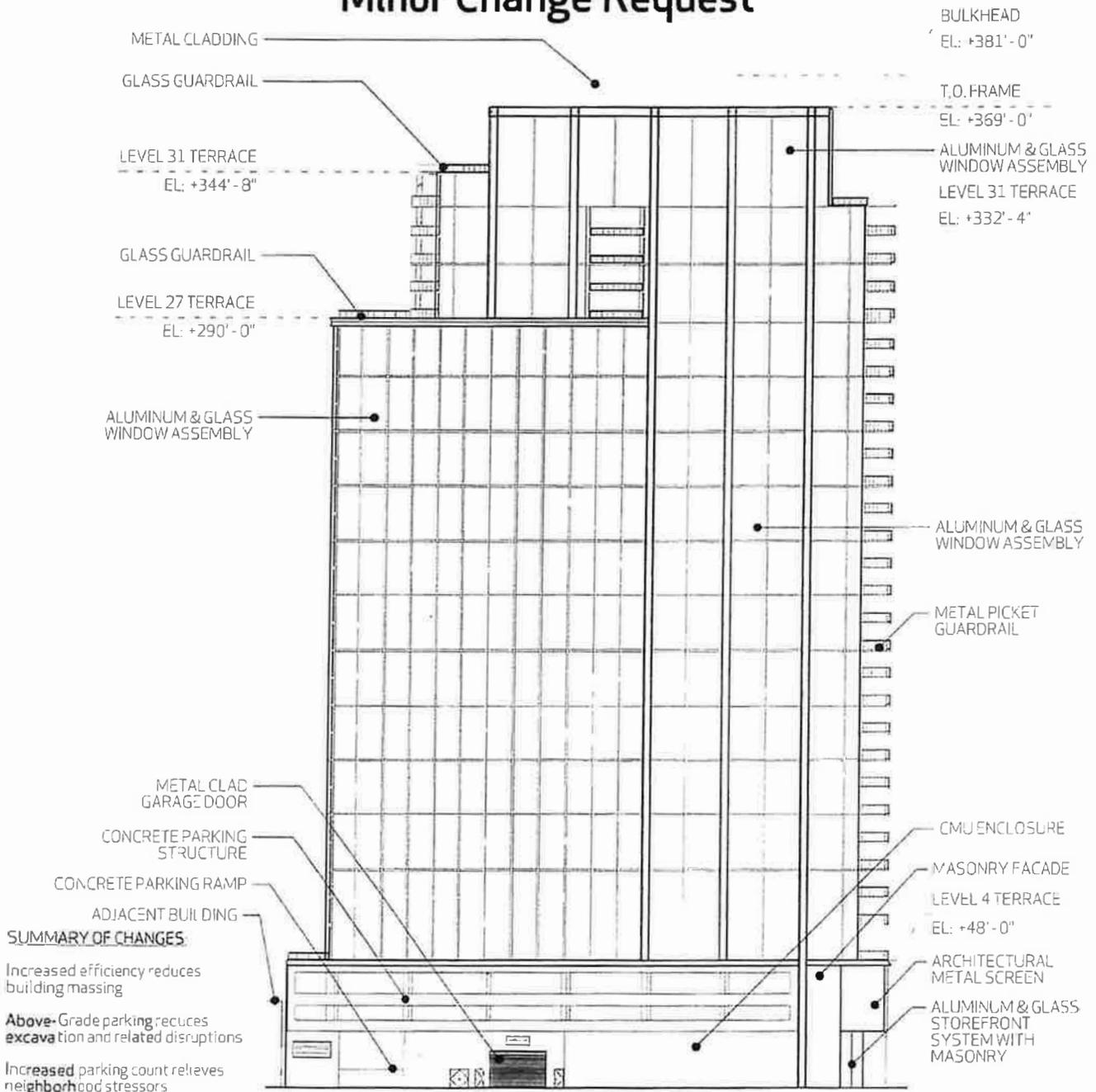
## NORTH ELEVATION



EXHIBIT 07

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



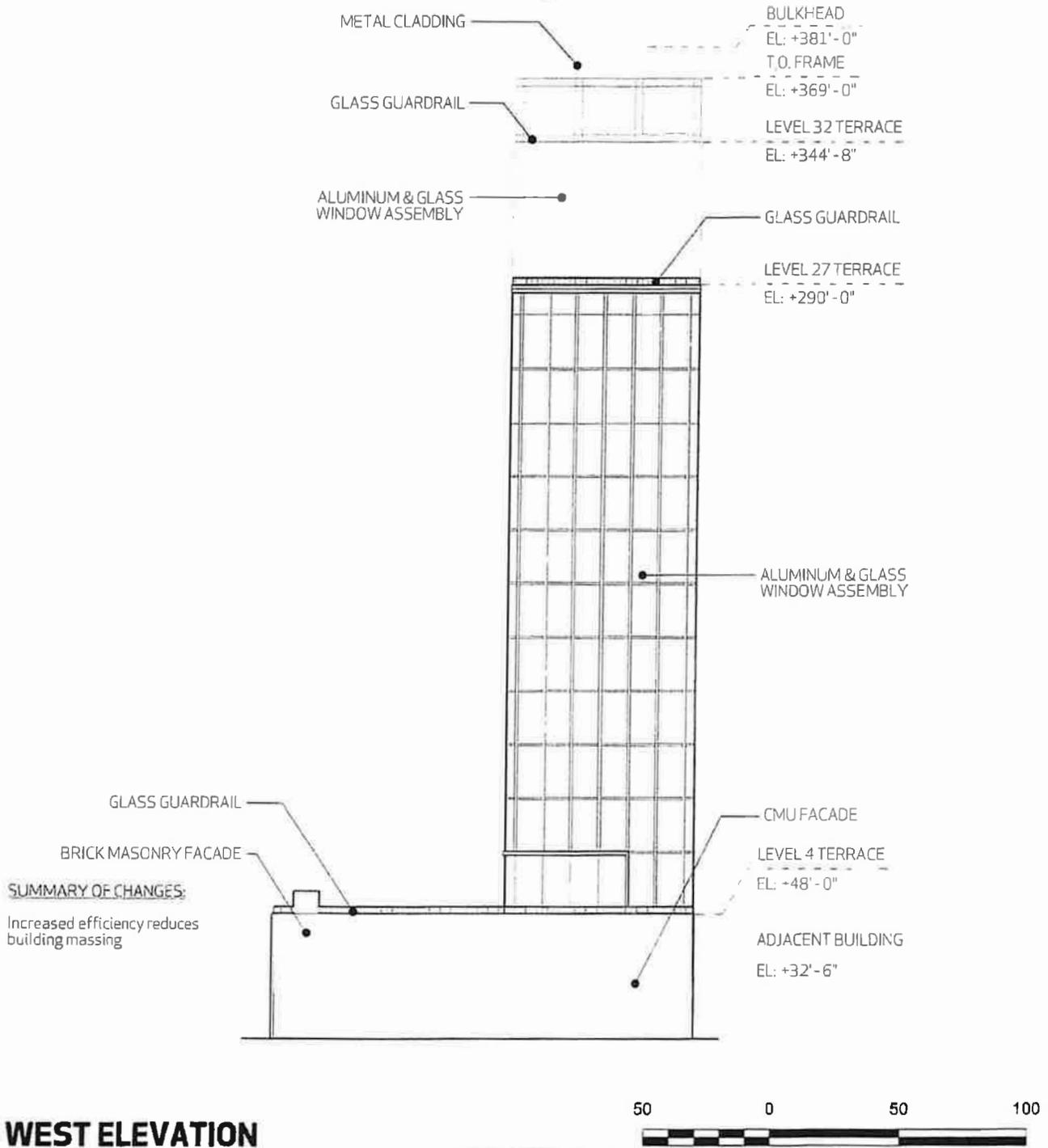
## SOUTH (ALLEY) ELEVATION



EXHIBIT 08

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## WEST ELEVATION

EXHIBIT 09

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

## Residential-Business Planned Development No. 1511 Bulk Regulations And Data Table

Gross Site Area (square feet):	57,650 square feet
Area of Public Rights-of-Way (square feet):	18,649 square feet
Net Site Area (square feet):	39,001 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	433
Minimum Off-Street Parking Spaces:	80
Provided Off-Street Parking Spaces:	142
Minimum Off-Street Loading Berths:	2
Maximum Building Height:	414 feet, 9 inches (top of mechanical penthouse slab)
Minimum Setbacks:	In Accordance with Plans

### SUMMARY OF CHANGES:

Increased number of off-street parking spaces

## **BULK TABLE**

EXHIBIT 10

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



TOWER STEPS BACK TO PROVIDE MORE LIGHT TO GROUND LEVEL AND MORE UPPER LEVEL TERRACE SPACE TO RESIDENTS

PRIMARY WINDOW WALL DESIGN REPLACES THE FAUX DIAGONAL METAL CHANNELS WITH VERTICAL METAL CHANNELS

SECONDARY WINDOW WALL SYSTEM WITH UNIQUE MULLION SPACING DEPTH AND COLOR

ARCHITECTURAL SCREENING & GLAZING AT PODIUM PARKING LEVELS. THE GRIDDED AND PERFORATED METAL SCREEN DESIGN ABOVE THE RETAIL IS MATCHED BY THE METAL SCREEN DESIGN ABOVE THE RESIDENTIAL ENTRY

THE NEW BUILDING DESIGN IS PULLED BACK AT THE MAIN INTERSECTION OF RACINE AND FULTON TO ALLOW FOR LANDSCAPING AND OUTDOOR RETAIL ACTIVATION

NEW ACTIVE STREET WALL ALONG FULTON MARKET STREET. THE RETAIL IS PUSHED UP AGAINST THE PROPERTY LINE AND OCCUPIES A MAJORITY OF THE GROUND FLOOR SPACE

## Racine Ave & Fulton Market Looking SW

EXHIBIT 11

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



PRIMARY WINDOW WALL DESIGN REPLACES THE FAUX DIAGONAL METAL CHANNELS WITH VERTICAL METAL CHANNELS

RESIDENTIAL ENTRY MOVED TO RACINE AVE TO ALLOW FOR MORE RETAIL ACTIVATION AROUND THE PLAZA

ARCHITECTURAL SCREENING & GLAZING AT PODIUM PARKING LEVELS. THE GRIDDED AND PERFORATED METAL SCREEN DESIGN ABOVE THE RETAIL IS MATCHED BY THE METAL SCREEN DESIGN ABOVE THE RESIDENTIAL ENTRY

PLAZA DESIGN UPDATED TO ALLOW FOR MORE OUTDOOR SEATING AND ACTIVATION. GROUND LEVEL RETAIL FRONTS THE PLAZA ON (3) SIDES

THE NEW BUILDING DESIGN IS PULLED BACK AT THE MAIN INTERSECTION OF RACINE AND FULTON TO ALLOW FOR LANDSCAPING AND OUTDOOR RETAIL ACTIVATION

## Racine Ave Looking West at Entry Plaza

EXHIBIT 12

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Plaza Rendering

EXHIBIT 13

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



1.5.4 - INSET BALCONIES ARE PROVIDED

1.6.3 - ARCHITECTURAL SCREENING & GLAZING AT PODIUM PARKING LEVELS. THE GRIDDED AND PERFORATED METAL SCREEN DESIGN ABOVE THE RETAIL IS MATCHED BY THE METAL SCREEN DESIGN ABOVE THE RESIDENTIAL ENTRY

1.1.3 - HIGH QUALITY BRICK MASONRY PODIUM WITH GREEN ROOF AND AMENITIES

1.3.1 - BUILDING HEIGHT ALONG FULTON MATCHES THE ADJACENT BUILDING HEIGHT. TOWER STRUCTURE IS STEPPED BACK FOR MORE LIGHT TO ENTER PLAZA

5.1.1 / 5.2.1 - LOADING AND PARKING LOCATED OFF ALLEY

1.5.1 - ENTRY CANOPY & METAL SCREEN IDENTIFY THIS AS THE MAIN RESIDENTIAL ENTRY

3.1.4 - 15FT WIDE SIDEWALKS PROVIDE LANDSCAPE CORRIDORS FOR PEDESTRIANS. THE BUILDINGS ARE SET BACK ALONG RACINE TO ALLOW FOR A LARGER OPEN PLAZA

3.1.3 - THE BUILDING IS PULLED BACK AT THE MAIN INTERSECTION OF RACINE AND FULTON TO ALLOW FOR LANDSCAPING AND OUTDOOR RETAIL ACTIVATION

2.3.2 - A TALL AND THIN TOWER ALLOWS FOR AN OPEN AIR PLAZA WITH OUTDOOR DINING & RETAIL FRONTAGE ON THREE SIDES

1.2.2 - NEW ACTIVE STREET WALL ALONG FULTON MARKET ST.  
2.1.1 - BUILDING IS PUSHED UP AGAINST THE PROPERTY LINE  
3.9.1 - LARGE PORTION OF THE GROUND FLOOR IS FOR RETAIL WITH FULL-HEIGHT CLEAR GLAZING

## Fulton & Racine - West Loop Guidelines

EXHIBIT 14

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Overhead Tower View Looking East

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APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

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EXHIBIT 15

# Approved PD 1511 Minor Change Request



## Overhead Tower & Plaza View

EXHIBIT 16

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Tower Base & Metal Screen Axon

EXHIBIT 17

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

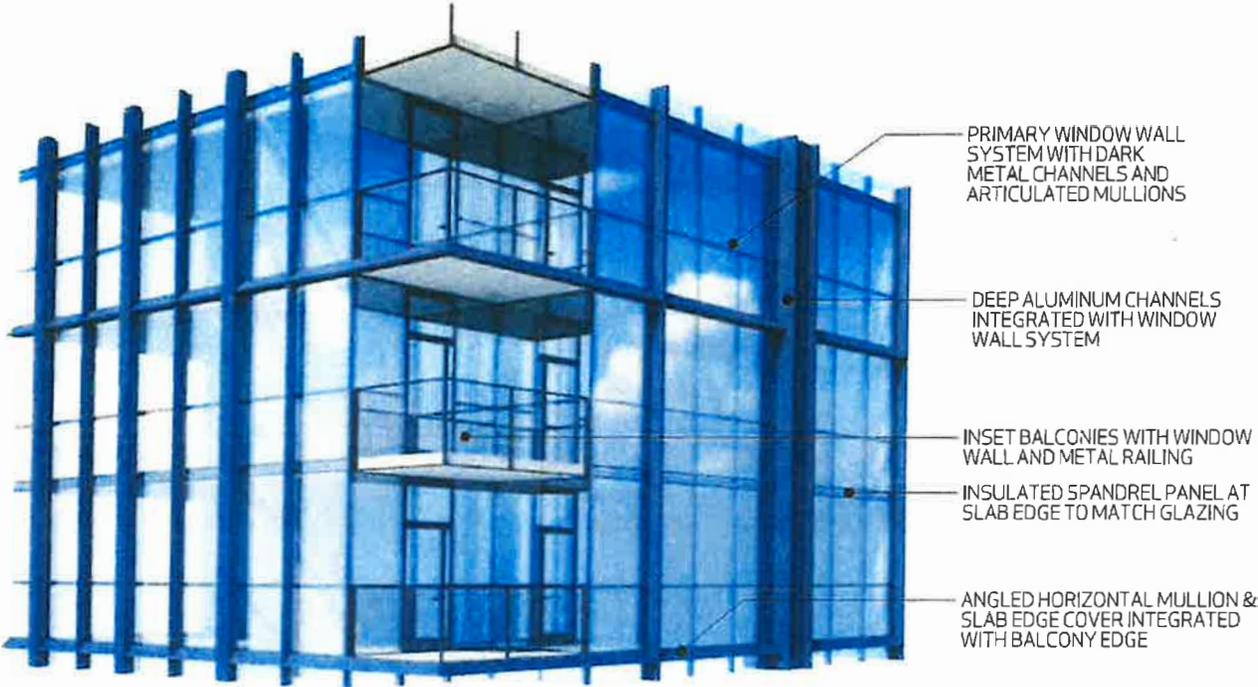


## Tower Base Axon at Plaza

EXHIBIT 18

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

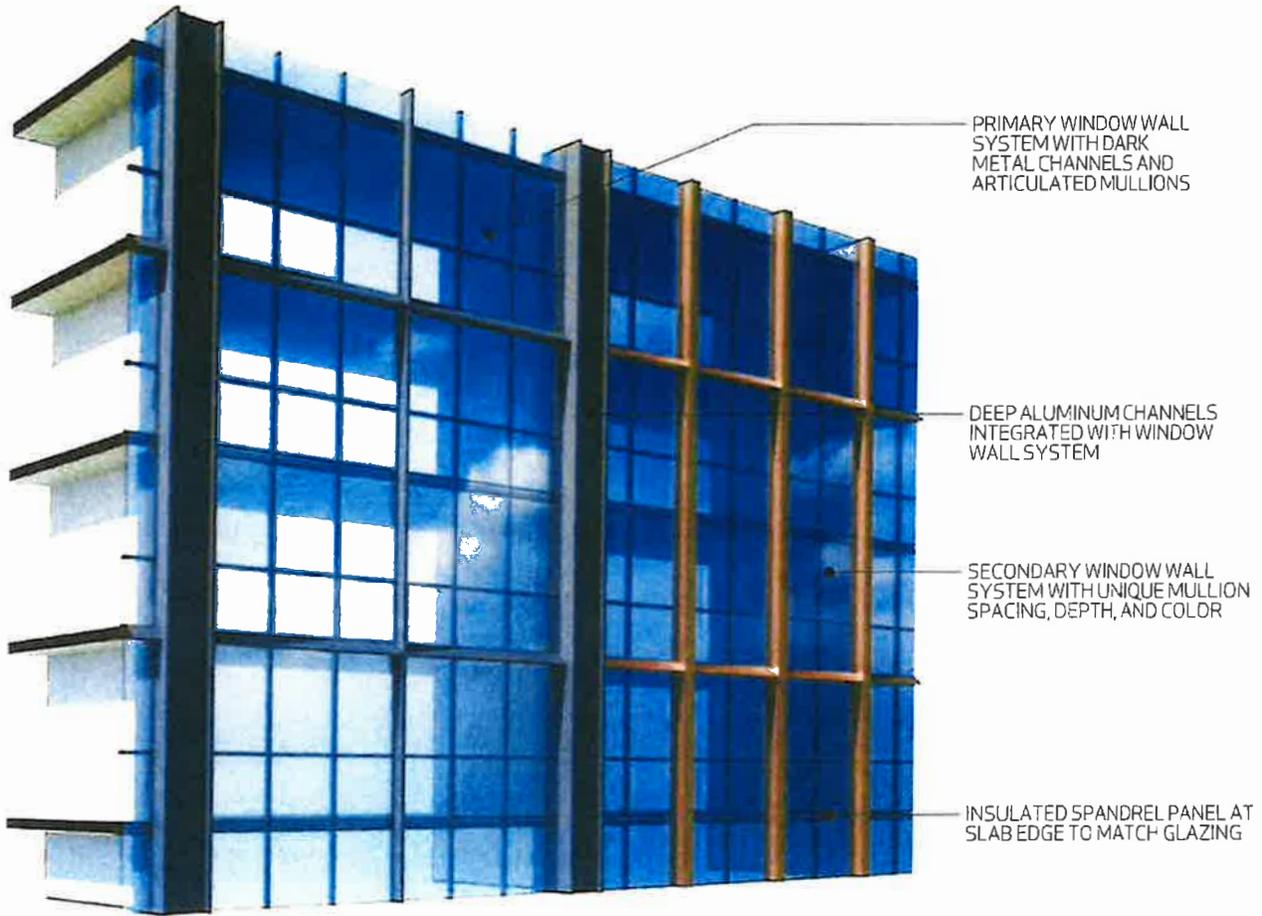


## Tower Facade Axon - Corner Balconies

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

EXHIBIT 19

# Approved PD 1511 Minor Change Request



## Tower Facade Axon - Middle

EXHIBIT 20

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Tower Facade Axon - Top

EXHIBIT 21

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

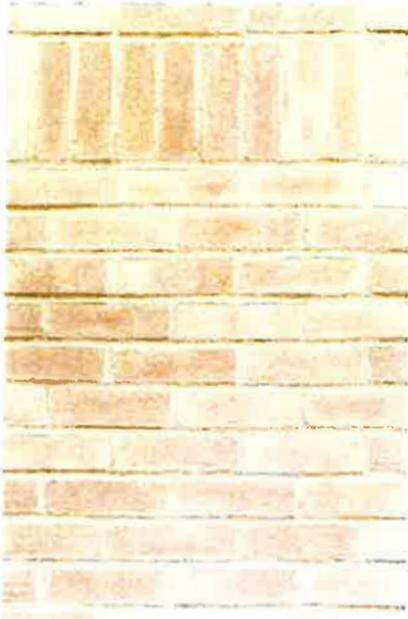


## Retail Podium Base Axon

EXHIBIT 22

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



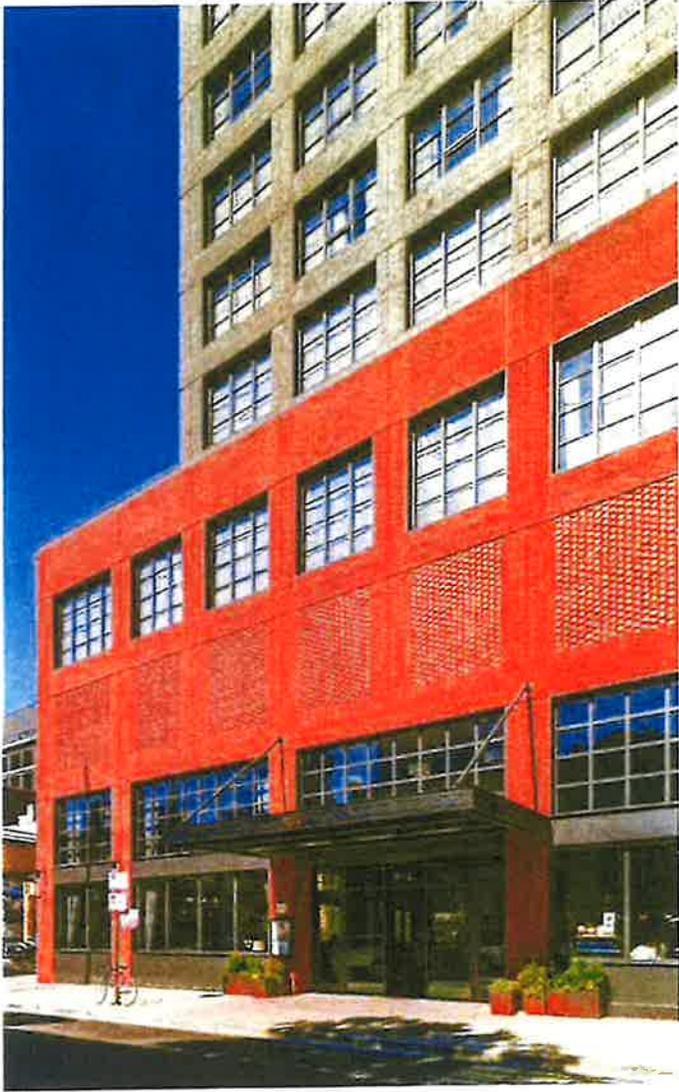
BRICK BASIS OF DESIGN: GLEN-GERY: CHESWICK \*\* BRICK SPECIFICATION IS FOR DESIGN INTENT AND SUBJECT TO CHANGE

## Digital Brick Material Board

EXHIBIT 23

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Brick Detailing Inspiration

EXHIBIT 24

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024



**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

April 26, 2024

**VIA EMAIL**

Katie Jahnke Dale  
DLA Piper LLP  
444 West Lake Street, Suite 900  
Chicago, IL 60606  
www.dlapiper.com

**Re: Proposed Minor Change to Residential-Business Planned Development No. 1511 at 1215 W Fulton Market Street**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1511 (“PD 1511”) has been considered by the Department of Planning and Development (“DPD”) pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement. Fulton Street Companies (the “Developer”) currently owns all the property within the PD.

Since approval of PD No. 1511 in 2021 and the last minor change in June 2023, the Developer and its design team have revised the design of the proposed building as follows:

1. Site/Landscape Plan:
  - The retail space fronting Fulton Market Street has been lowered to grade-level.
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**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

The building height and unit counts have not changed.

The approval includes the following attached documents prepared by GREC Architects and dated April 16, 2024:

- Site/Landscape Plan
- Proposed Open Plaza Area Plan
- Ground Floor Plan
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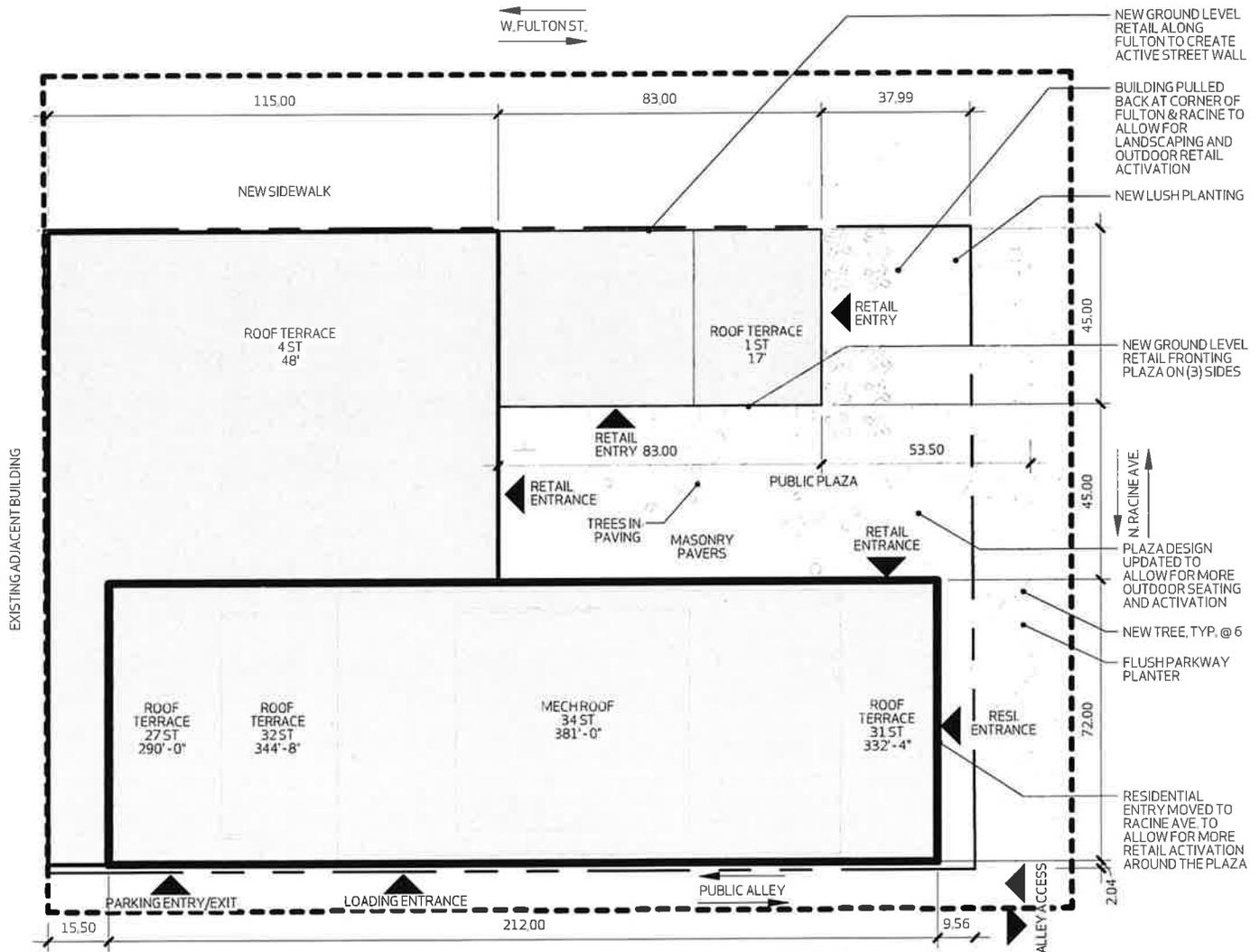


Noah Szafraniec,  
Assistant Commissioner

CC: Heidi Sperry, Teresa McLaughlin, Mike Marmo, James Gwinner,

**121 NORTH LASALLE STREET, ROOM 1101, CHICAGO ILLINOIS 60602**

# Approved PD 1511 Minor Change Request



**SUMMARY OF CHANGES:**

- Fulton Street Retail Lowered to Grade Level
  - Continuity of scale with adjacent blocks
  - Energize the pedestrian experience
  - Second level retail and terrace enhances pedestrian experience
- Setback at Fulton Street & Racine Avenue Corner
  - Creates relief at a busy pedestrian corner
  - Provides gateway to plaza from the corner
- Residential Entry moved to Racine Ave. to create a public plaza activated by the Retail outdoor dining

**PLAZA OPEN SPACE:**

Per the diagram on the following page Exhibit 04-B, the proposed amount of new open plaza space is 8,850sf

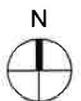
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## SITE / LANDSCAPE PLAN



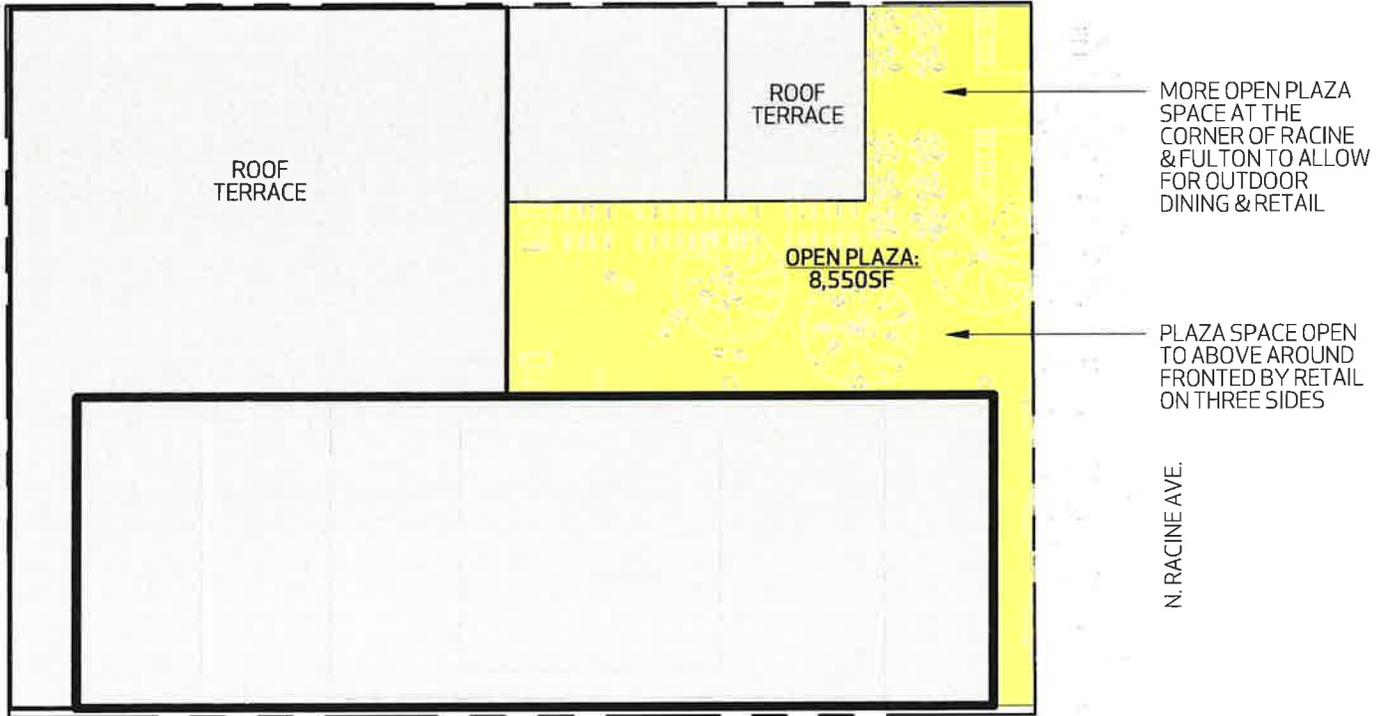
EXHIBIT 04-A

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024



# Approved PD 1511 Minor Change Request

W. FULTON ST.



## PLAZA OPEN SPACE:

The proposed amount of new open plaza space is 8,550sf

The total previous plaza space was 15,585sf with 9,215sf as open plaza space. The rest of the area was covered with no landscaping.

## PROPOSED OPEN PLAZA AREA PLAN



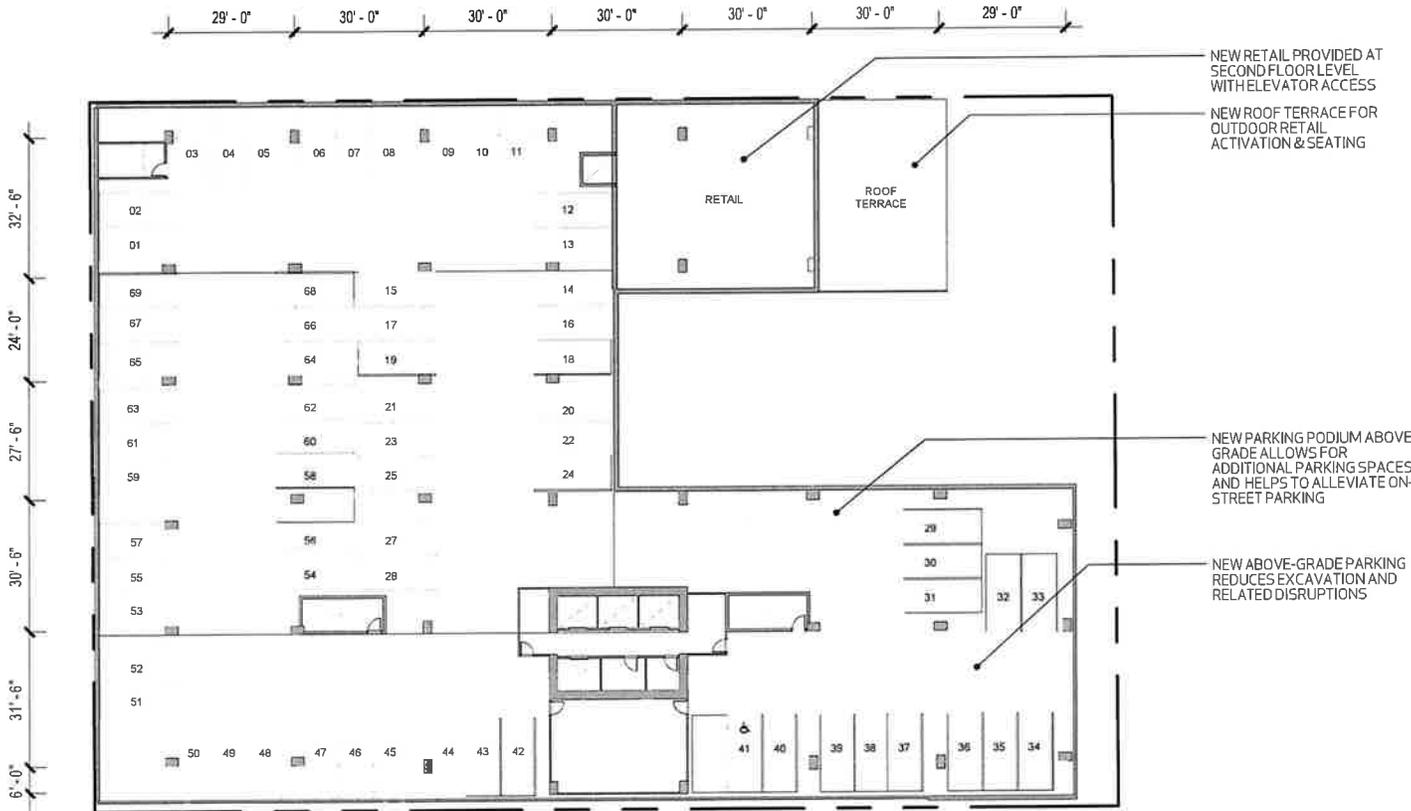
EXHIBIT 04-B

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024





# Approved PD 1511 Minor Change Request



142 Parking Spaces  
Levels 2, 3, & Level 3 Mezzanine Above Grade

SUMMARY OF CHANGES:

- Above-Grade parking reduces excavation and related disruptions
- Increased parking count relieves neighborhood stressors

## PARKING LEVEL PLAN

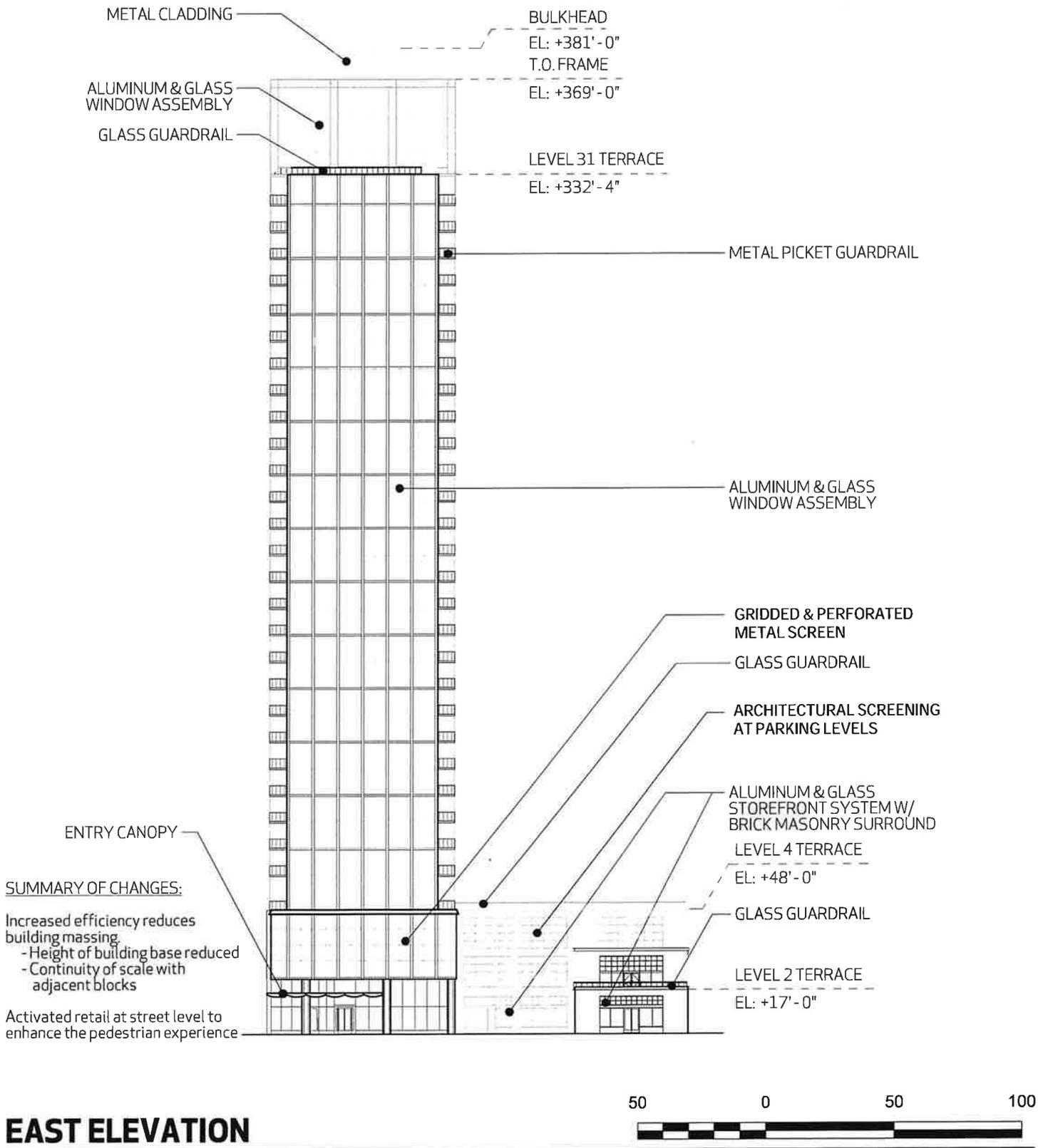


EXHIBIT 05

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024



# Approved PD 1511 Minor Change Request

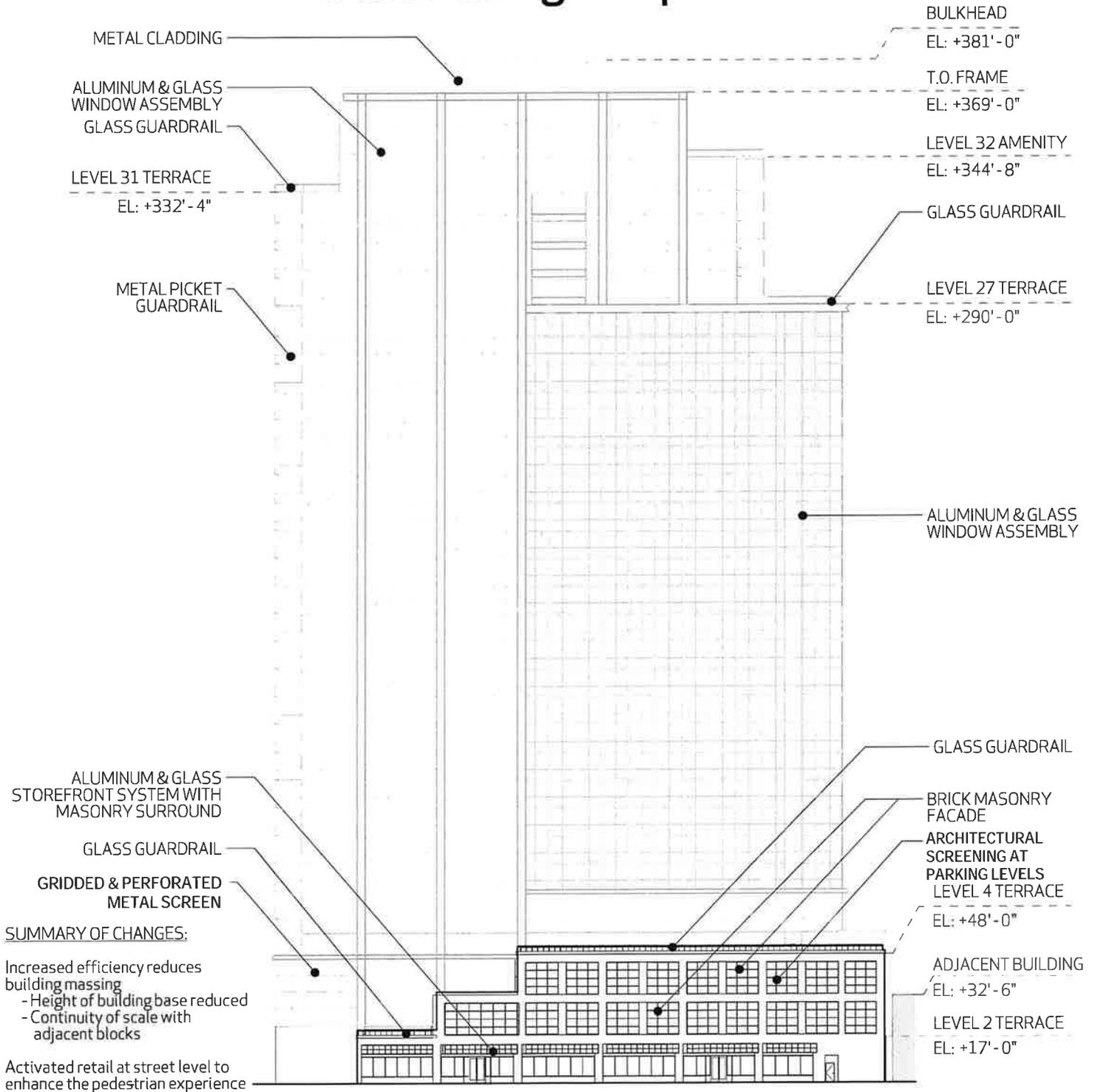


## EAST ELEVATION

EXHIBIT 06

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



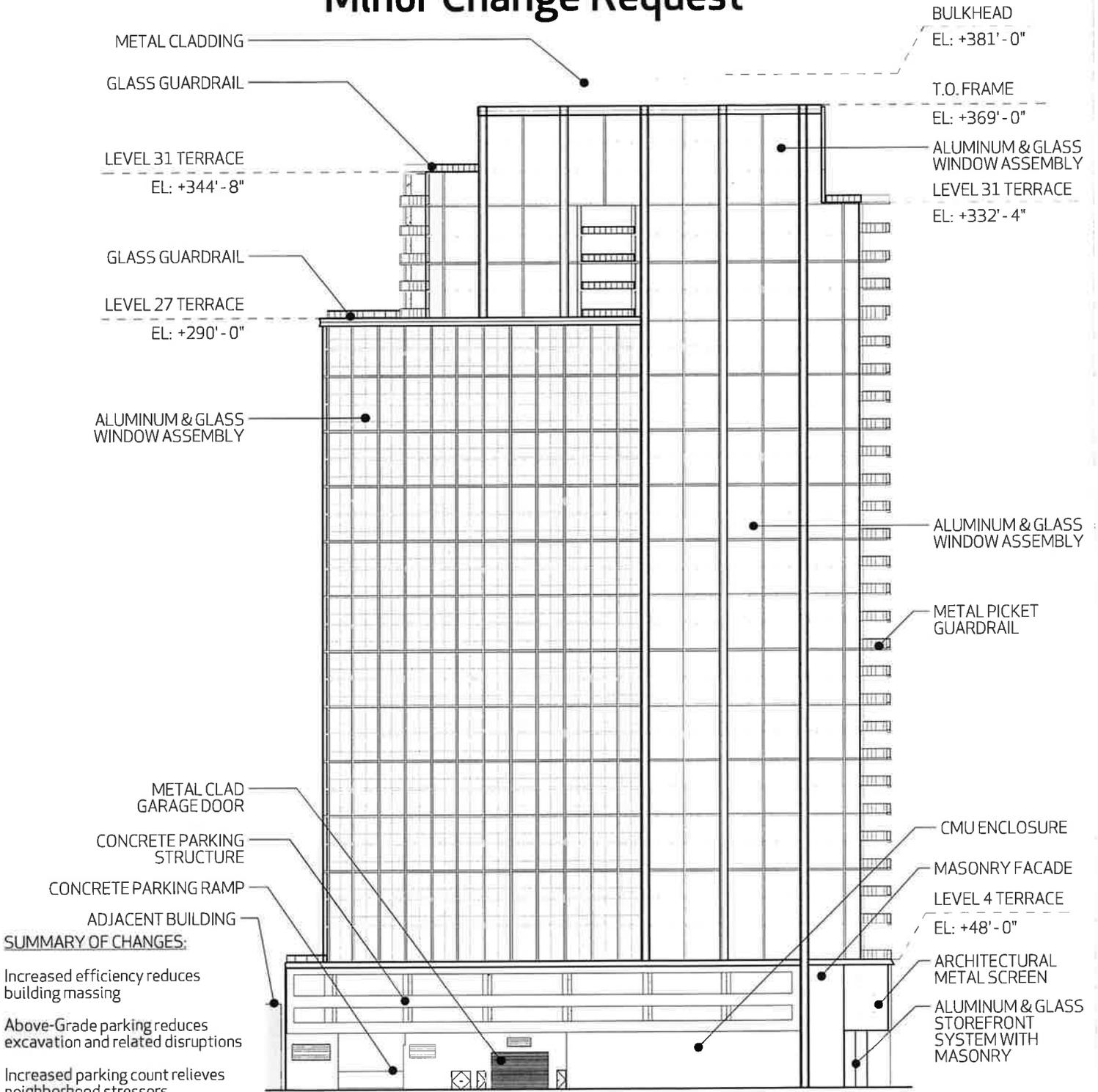
## NORTH ELEVATION



EXHIBIT 07

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



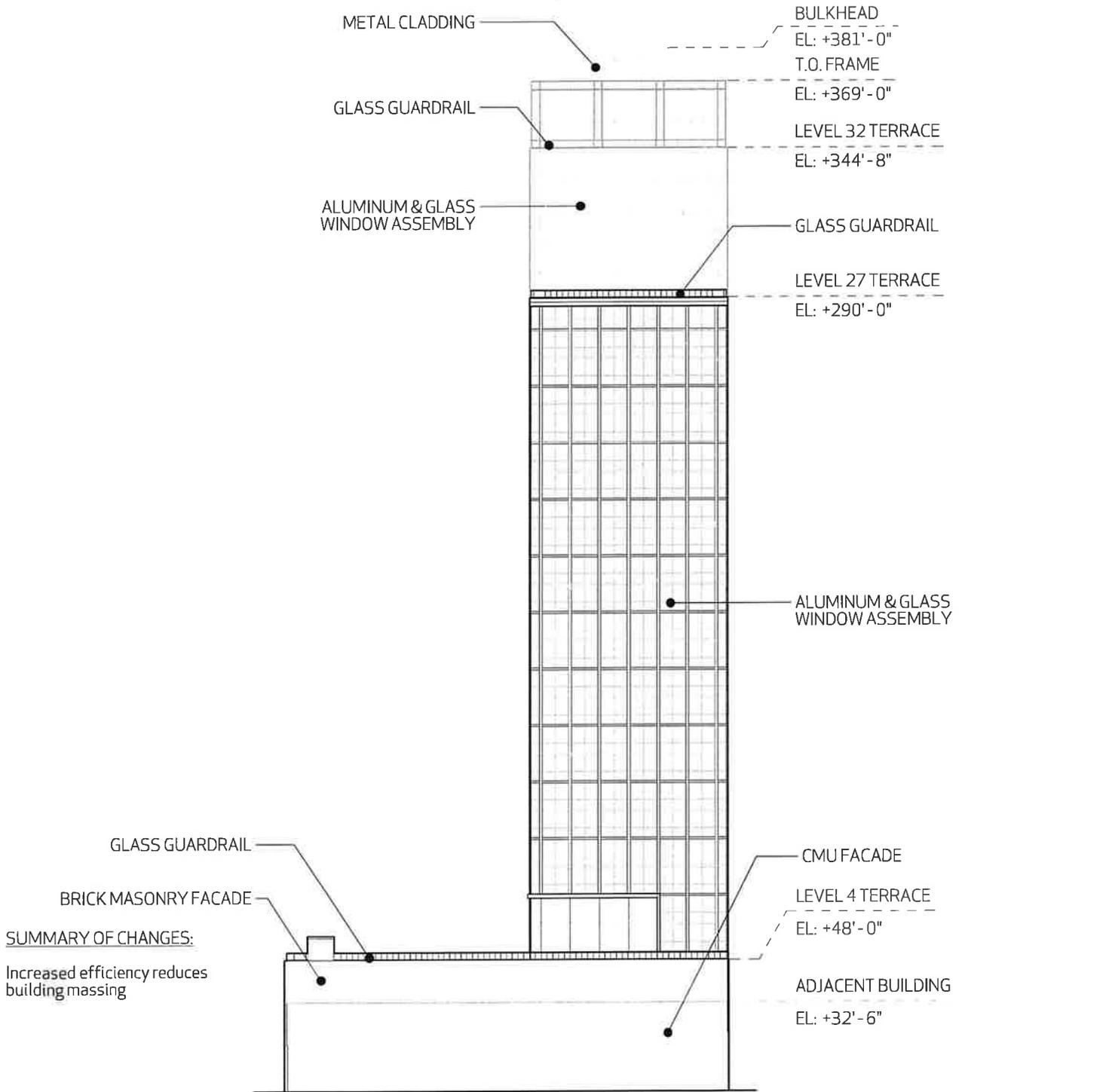
## SOUTH (ALLEY) ELEVATION



EXHIBIT 08

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## WEST ELEVATION



EXHIBIT 09

APPLICANT: 1201 W. Fulton Partners, LLC  
 ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
 PLAN COMMISSION:  
 REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

## Residential-Business Planned Development No. 1511 Bulk Regulations And Data Table

Gross Site Area (square feet):	57,650 square feet
Area of Public Rights-of-Way (square feet):	18,649 square feet
Net Site Area (square feet):	39,001 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	433
Minimum Off-Street Parking Spaces:	80
Provided Off-Street Parking Spaces:	142
Minimum Off-Street Loading Berths:	2
Maximum Building Height:	414 feet, 9 inches (top of mechanical penthouse slab)
Minimum Setbacks:	In Accordance with Plans

### SUMMARY OF CHANGES:

Increased number of off-street parking spaces

## **BULK TABLE**

EXHIBIT 10

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Racine Ave & Fulton Market Looking SW

EXHIBIT 11

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



PRIMARY WINDOW WALL DESIGN REPLACES THE FAUX DIAGONAL METAL CHANNELS WITH VERTICAL METAL CHANNELS

RESIDENTIAL ENTRY MOVED TO RACINE AVE TO ALLOW FOR MORE RETAIL ACTIVATION AROUND THE PLAZA

ARCHITECTURAL SCREENING & GLAZING AT PODIUM PARKING LEVELS. THE GRIDDED AND PERFORATED METAL SCREEN DESIGN ABOVE THE RETAIL IS MATCHED BY THE METAL SCREEN DESIGN ABOVE THE RESIDENTIAL ENTRY

PLAZA DESIGN UPDATED TO ALLOW FOR MORE OUTDOOR SEATING AND ACTIVATION. GROUND LEVEL RETAIL FRONTS THE PLAZA ON (3) SIDES

THE NEW BUILDING DESIGN IS PULLED BACK AT THE MAIN INTERSECTION OF RACINE AND FULTON TO ALLOW FOR LANDSCAPING AND OUTDOOR RETAIL ACTIVATION

## Racine Ave Looking West at Entry Plaza

EXHIBIT 12

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Plaza Rendering

EXHIBIT 13

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



1.5.4 - INSET BALCONIES ARE PROVIDED

1.6.3 - ARCHITECTURAL SCREENING & GLAZING AT PODIUM PARKING LEVELS. THE GRIDDED AND PERFORATED METAL SCREEN DESIGN ABOVE THE RETAIL IS MATCHED BY THE METAL SCREEN DESIGN ABOVE THE RESIDENTIAL ENTRY

1.1.3 - HIGH QUALITY BRICK MASONRY PODIUM WITH GREEN ROOF AND AMENITIES

1.3.1 - BUILDING HEIGHT ALONG FULTON MATCHES THE ADJACENT BUILDING HEIGHT. TOWER STRUCTURE IS STEPPED BACK FOR MORE LIGHT TO ENTER PLAZA

5.1.1 / 5.2.1 - LOADING AND PARKING LOCATED OFF ALLEY

1.5.1 - ENTRY CANOPY & METAL SCREEN IDENTIFY THIS AS THE MAIN RESIDENTIAL ENTRY

3.1.4 - 15FT WIDE SIDEWALKS PROVIDE LANDSCAPE CORRIDORS FOR PEDESTRIANS. THE BUILDINGS ARE SET BACK ALONG RACINE TO ALLOW FOR A LARGER OPEN PLAZA

3.1.3 - THE BUILDING IS PULLED BACK AT THE MAIN INTERSECTION OF RACINE AND FULTON TO ALLOW FOR LANDSCAPING AND OUTDOOR RETAIL ACTIVATION

2.3.2 - A TALL AND THIN TOWER ALLOWS FOR AN OPEN AIR PLAZA WITH OUTDOOR DINING & RETAIL FRONTAGE ON THREE SIDES

1.2.2 - NEW ACTIVE STREET WALL ALONG FULTON MARKET ST.  
2.1.1 - BUILDING IS PUSHED UP AGAINST THE PROPERTY LINE  
3.9.1 - LARGE PORTION OF THE GROUND FLOOR IS FOR RETAIL WITH FULL-HEIGHT CLEAR GLAZING

## Fulton & Racine - West Loop Guidelines

EXHIBIT 14

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Overhead Tower View Looking East

EXHIBIT 15

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Overhead Tower & Plaza View

EXHIBIT 16

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Tower Base & Metal Screen Axon

EXHIBIT 17

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

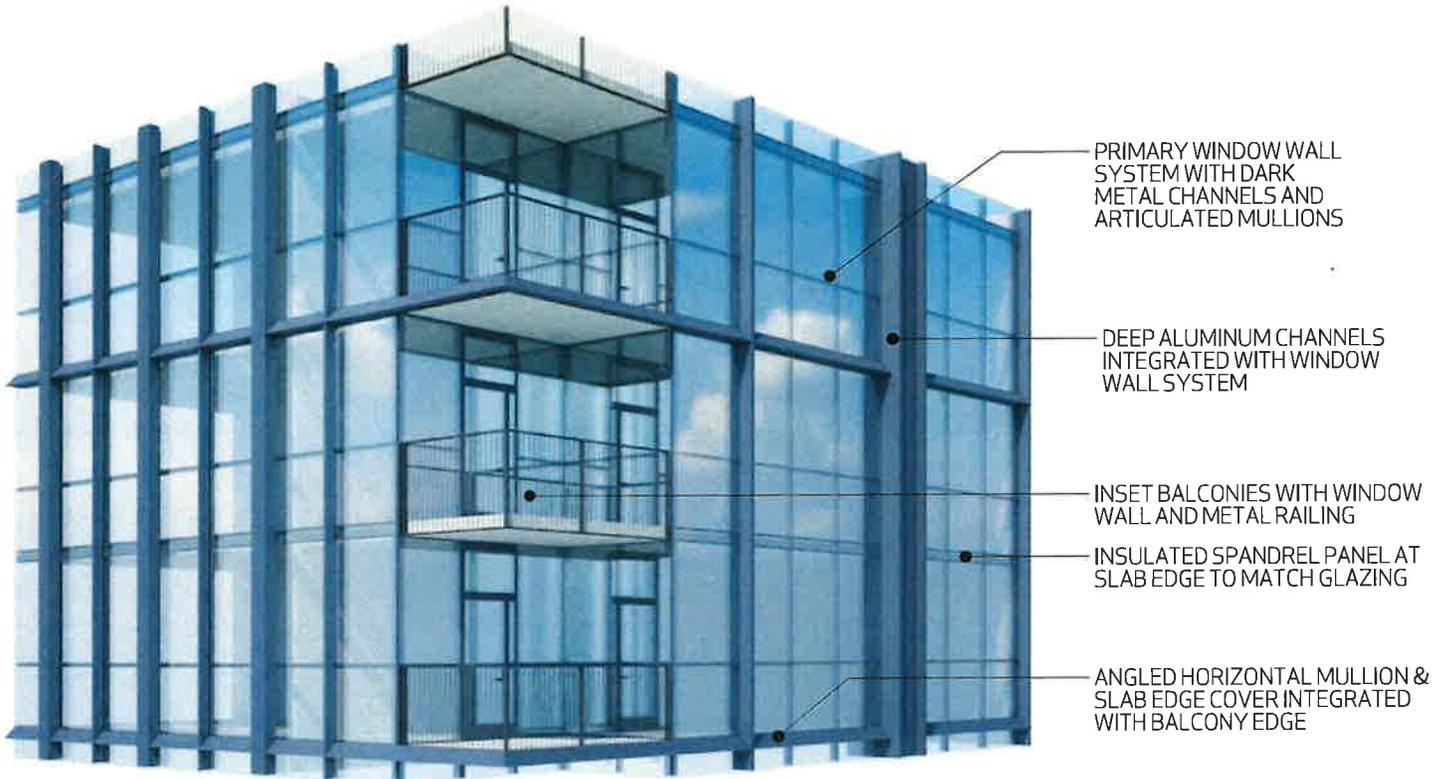


## Tower Base Axon at Plaza

EXHIBIT 18

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

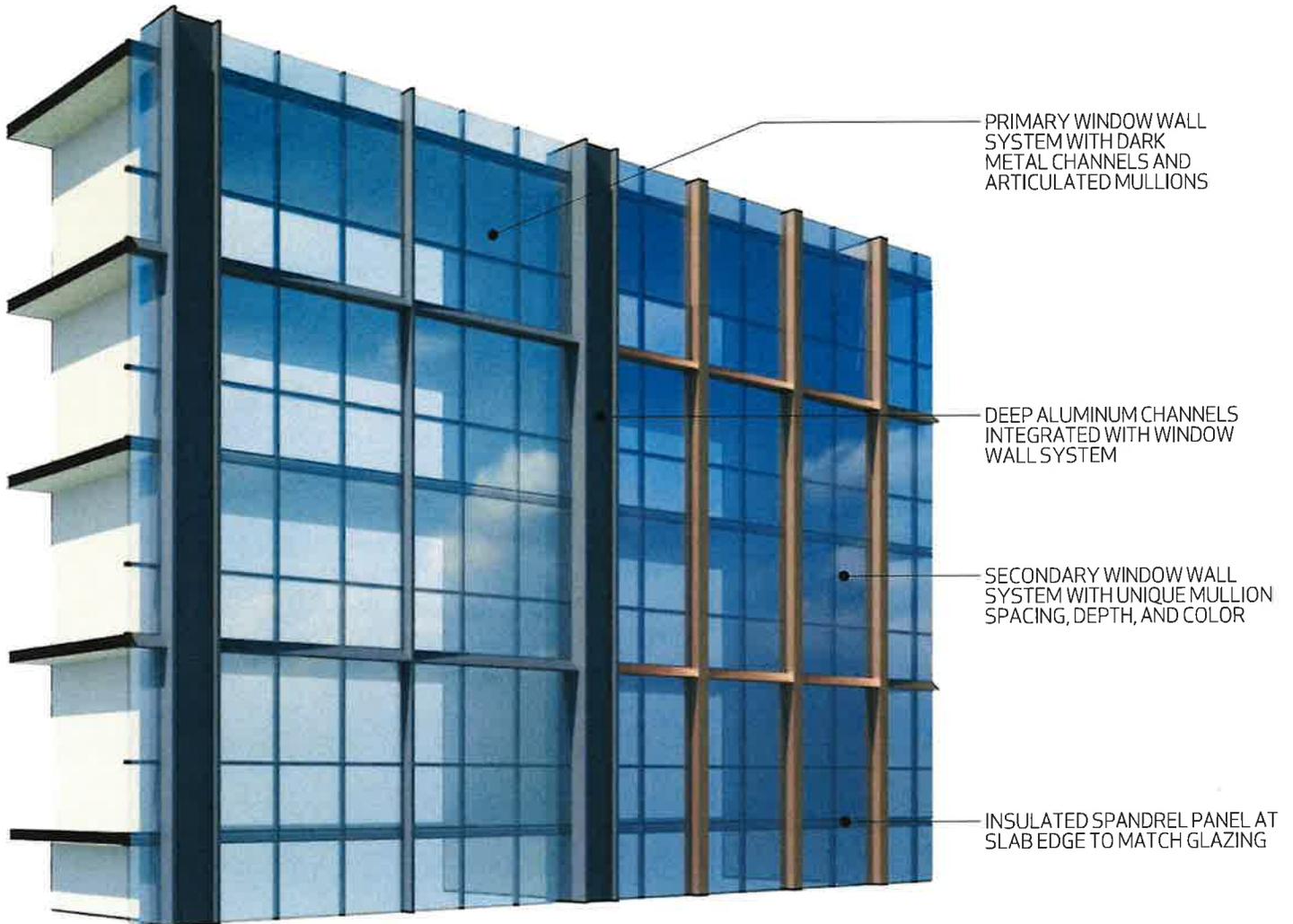


## Tower Facade Axon - Corner Balconies

EXHIBIT 19

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request

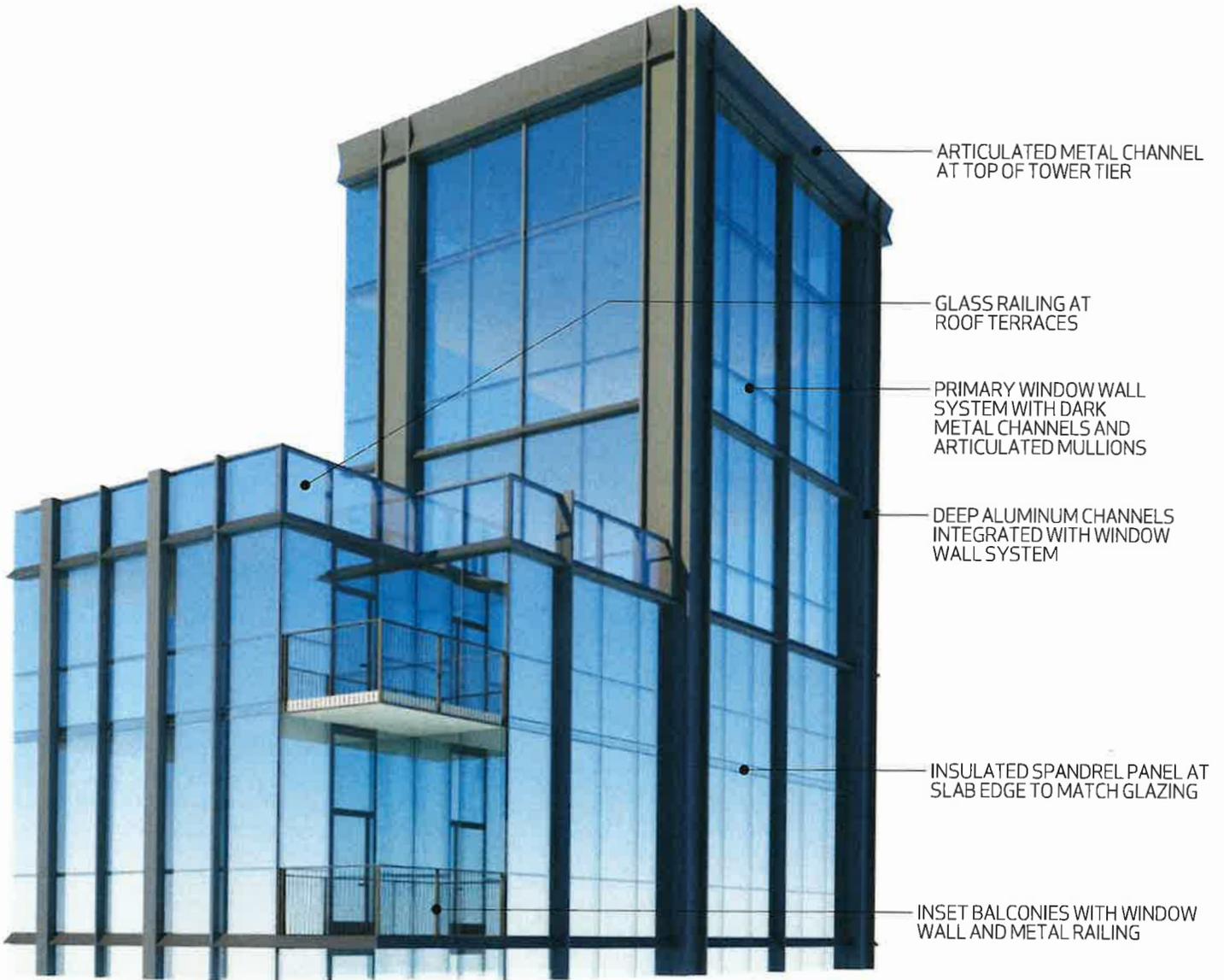


## Tower Facade Axon - Middle

EXHIBIT 20

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Tower Facade Axon - Top

EXHIBIT 21

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Retail Podium Base Axon

EXHIBIT 22

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



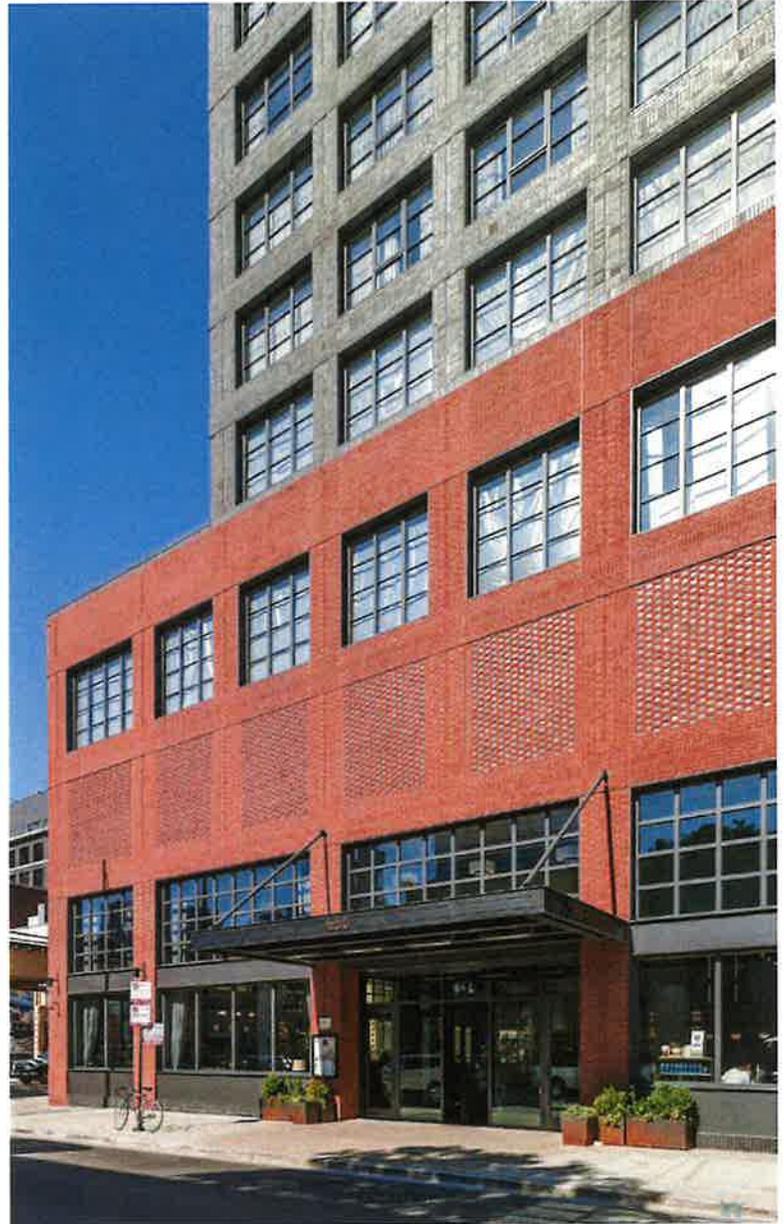
BRICK BASIS OF DESIGN: GLEN-GERY: CHESWICK \*\* BRICK SPECIFICATION IS FOR DESIGN INTENT AND SUBJECT TO CHANGE

## Digital Brick Material Board

EXHIBIT 23

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024

# Approved PD 1511 Minor Change Request



## Brick Detailing Inspiration

EXHIBIT 24

APPLICANT: 1201 W. Fulton Partners, LLC  
ADDRESS: 1201-1215 W. Fulton, Chicago, IL 60607  
PLAN COMMISSION:  
REVISED: 04/25/2024



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 19, 2022

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

**Re: Minor Change to Planned Development No. 1511 - 1215 W Fulton Market**

Dear Ms. Jahnke Dale,

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1511 ("PD 1511") 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 1511.

Fulton Street Companies, the sole owner of the property within PD 1511, is seeking a minor change to allow the following modifications to the proposed building: an increase in the bay spacing from 24' to 26'; a decrease in height from 414'-9" to 381'-0"; and an increase in the building's length from 195'-6" to 212'-0". The proposed building will remain mixed-use with 433 residential units on the upper floors, 80 vehicular spaces below ground, and ground-floor commercial uses. It has been determined that the attached Site Plan, Parking Level Plan, West, East, South and North Elevations are compliant with the requirements of PD 1511.

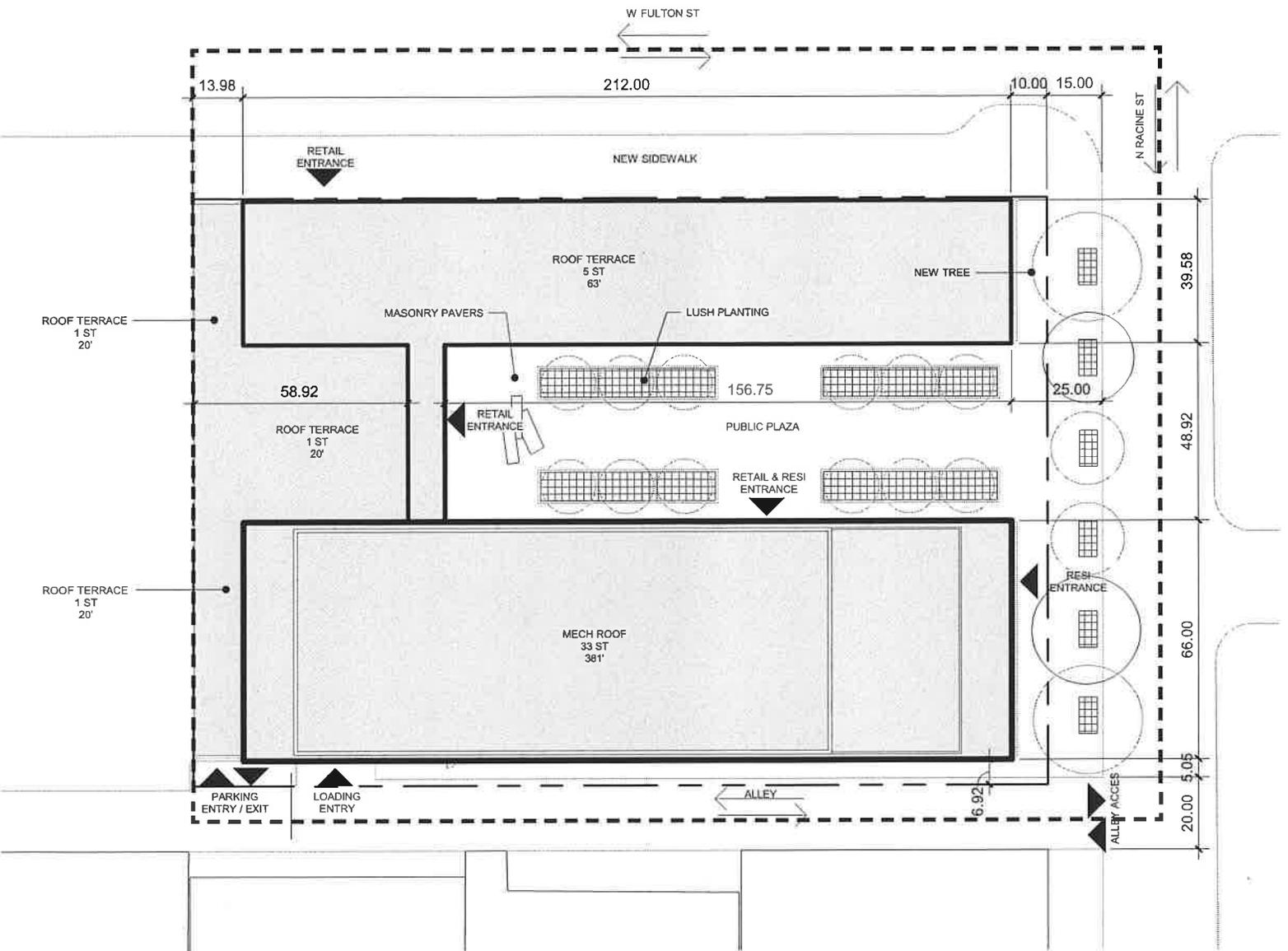
Regarding your request, the Department of Planning and Development has determined that allowing the modifications described above will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1511, 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

CC: Mike Marmo, Noah Szafraniec, Joshua Son, Main File



**PLAN KEY**

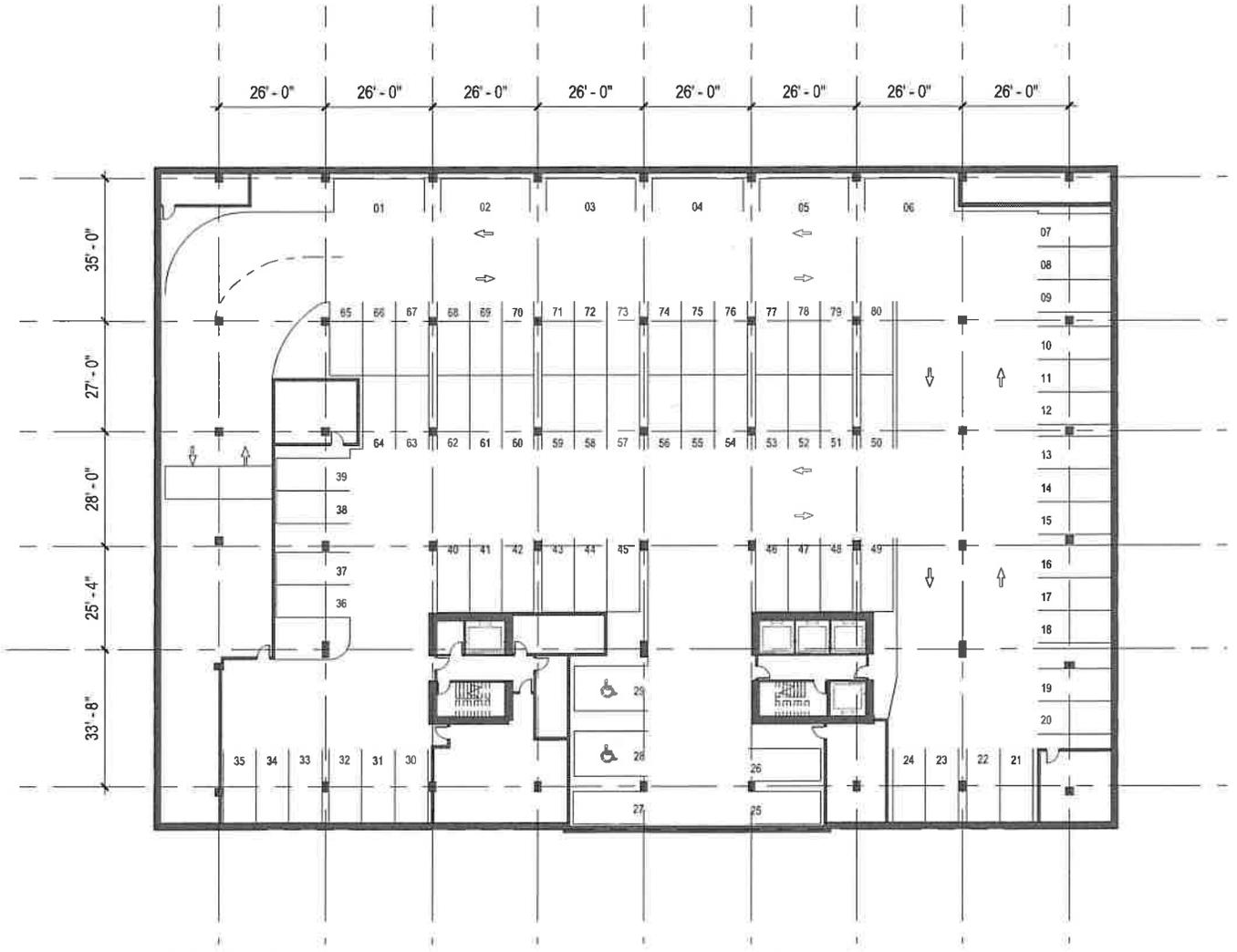
- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

**Site / Landscape Plan**



EXHIBIT 04

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022



80 Parking Spaces

### Parking Level Plan

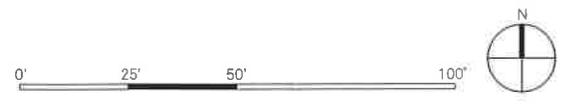
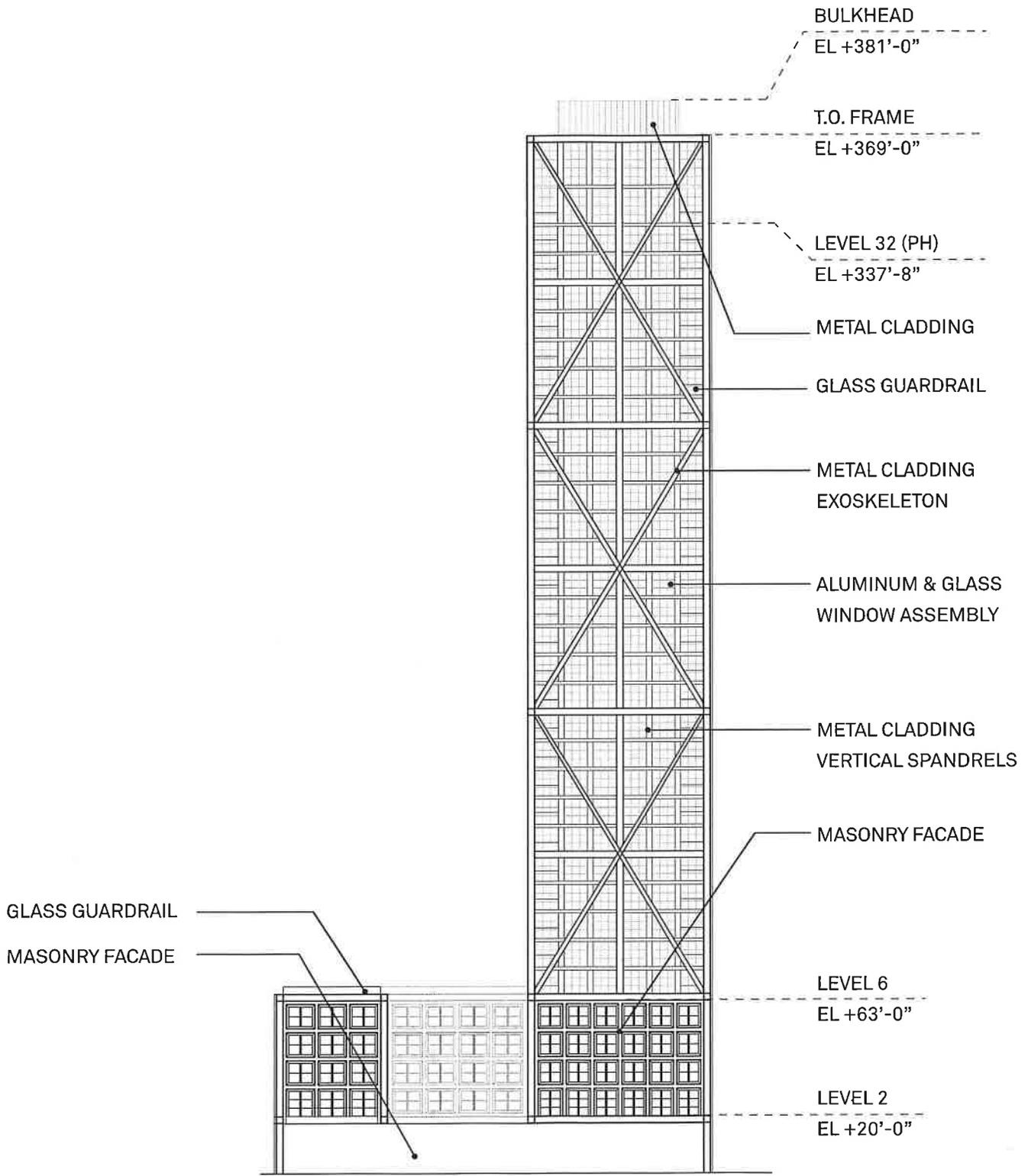


EXHIBIT 05

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022



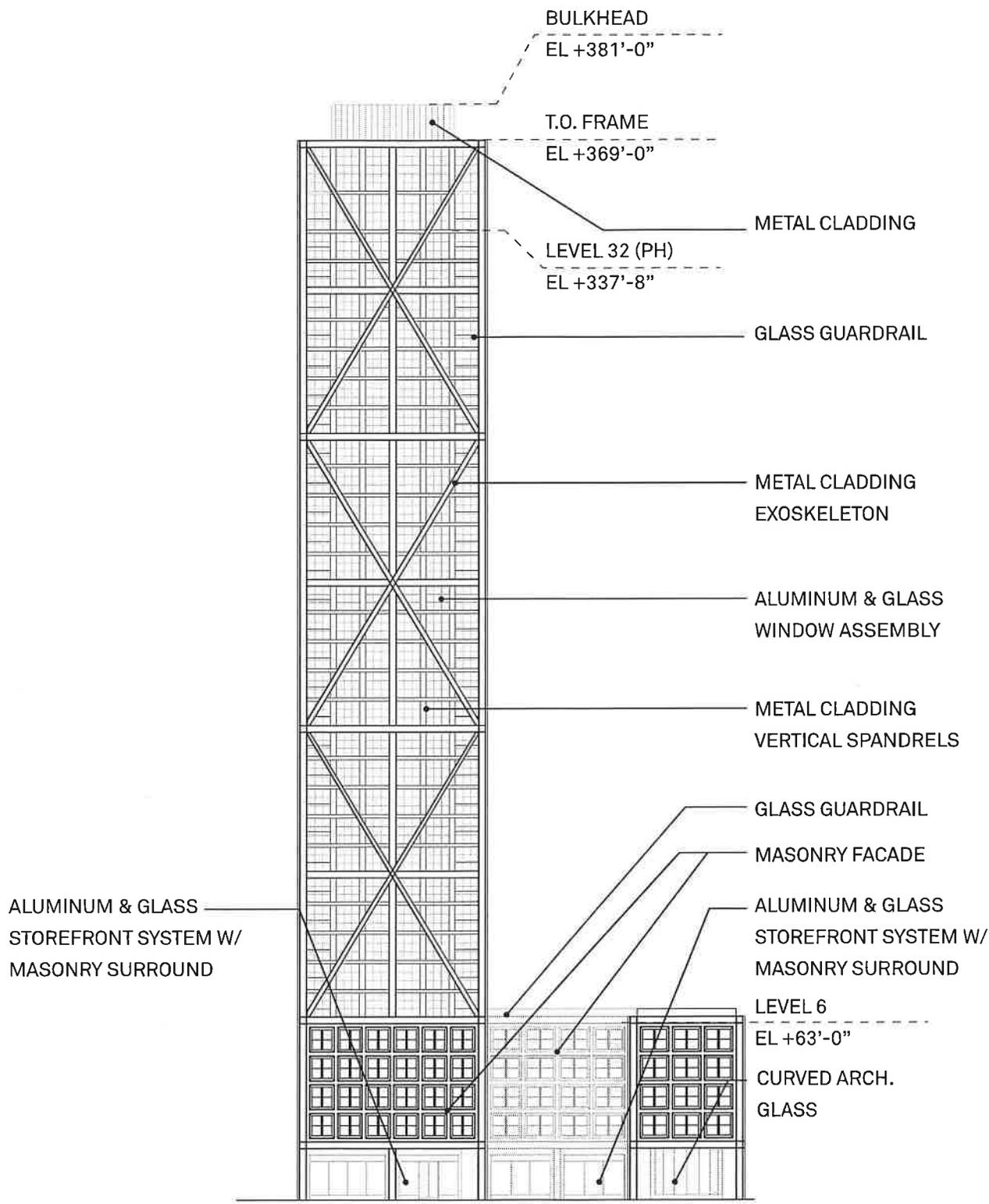
## West Elevation



EXHIBIT 09

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022

10  
 REVISED 04/14/2022

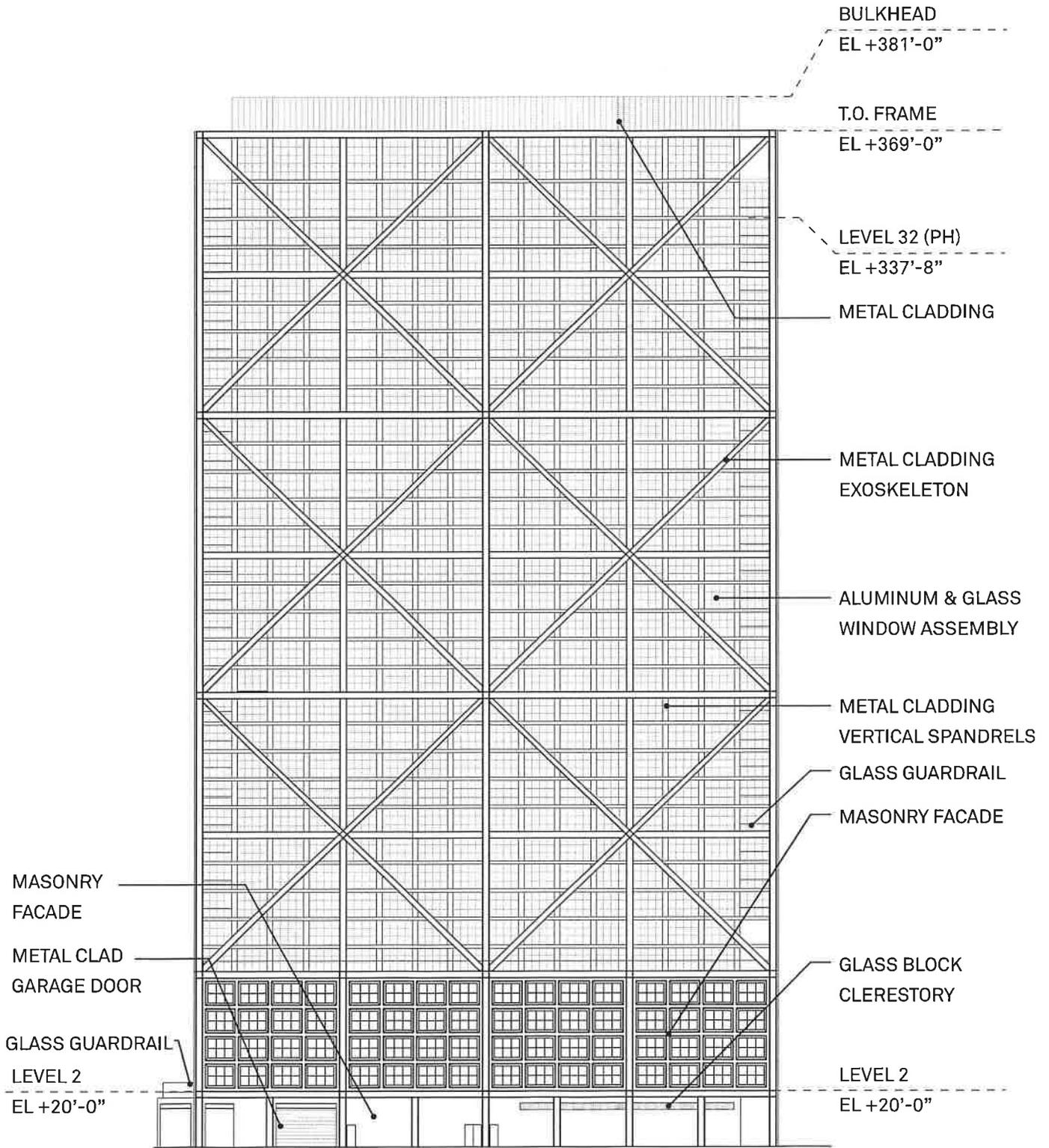


# East Elevation



EXHIBIT 06

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022

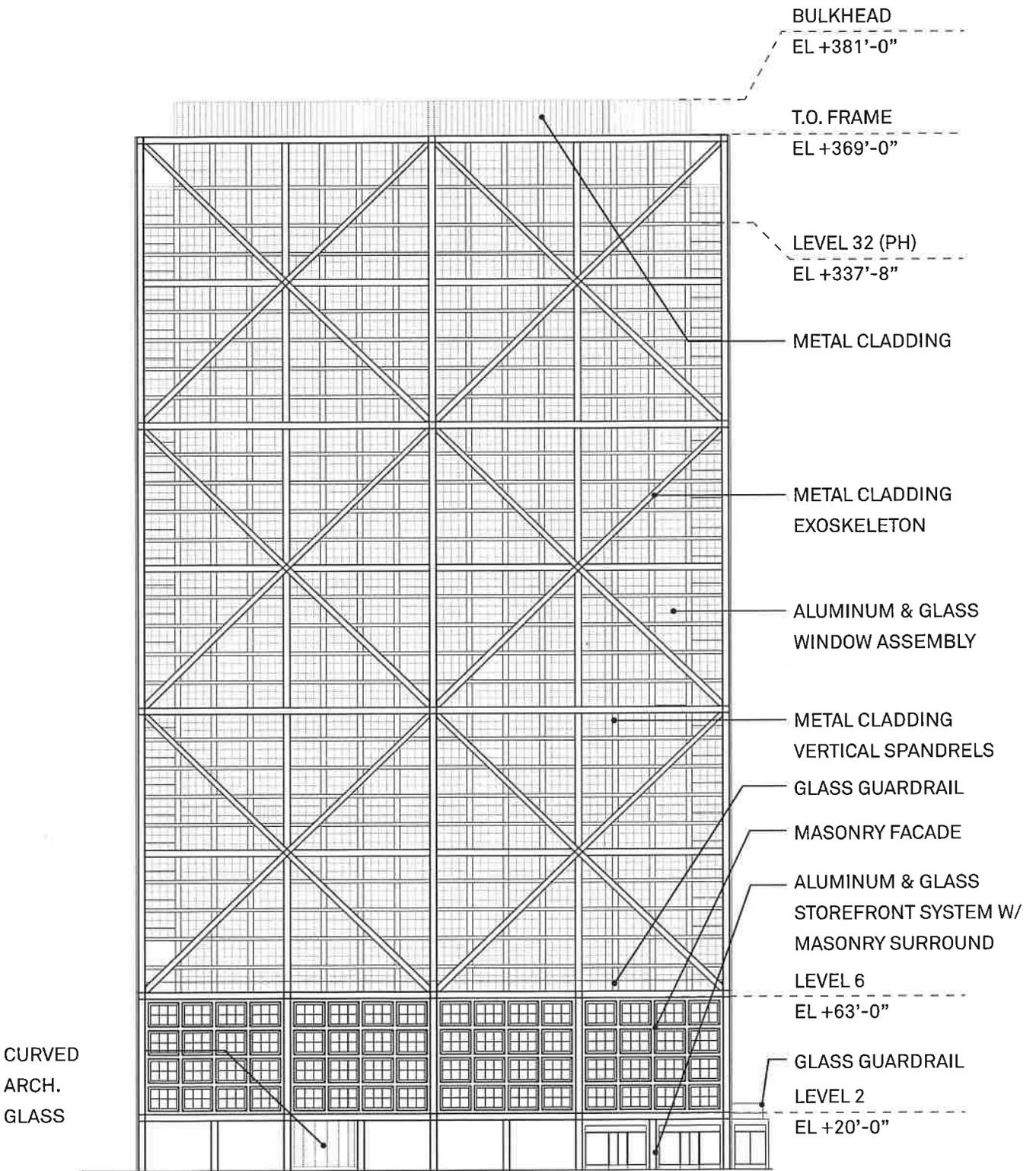


# South Elevation



EXHIBIT 08

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022



# North Elevation

EXHIBIT 07

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Issued for Minor Change Request: April 14, 2022

Reclassification Of Area Shown On Map No. 1-G.  
(Application No. 20651)  
(Common Address: 1201 -- 1215 W. Fulton Market)

RBPD 1511

[SO2021-1027]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; North Racine Avenue; the alley south of and parallel to West Fulton Market; and a line 237.12 feet west of and parallel to North Racine Avenue,

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

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

West Fulton Market; North Racine Avenue; the alley south of and parallel to West Fulton Market; and a line 237.12 feet west of and parallel to North Racine Avenue,

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

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

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

*Residential-Business Planned Development No. 1511.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1511 ("Planned Development") consists of approximately 39,001 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). 1201 West Fulton Partners LLC is the "Applicant" for this Planned Development 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 work proposed in the public way 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings

- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Morris Adjmi Architects and dated July 15, 2021 submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor; colleges and universities; cultural exhibits and libraries; artist work or sales space; business equipment sales and service; business support services; eating and drinking establishments (all); financial services (except payday/title secured loan store and pawn shop); food and beverage retail sales; liquor sales; medical service, office; general retail; personal service; co-located wireless communication facilities; incidental and accessory uses and accessory parking.
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 39,001 square feet and a base FAR of 7.0.

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

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

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the

Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 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

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

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 Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Used 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 433 housing units. As a result, the Applicant's affordable housing obligation under the Pilot is 87 affordable units (20 percent of 433, rounded up), consisting of 43 First Units and 44 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 87 affordable units on-site, the Applicant has agreed to use reasonable efforts to provide an additional 43 affordable units (10 percent of 433, rounded down) either on-site or in an off-site location within the boundaries of the FMID, as recommended in the FMID Plan (the "FMID Units"). In order to achieve this 30 percent affordability objective, the Applicant agrees to cooperate with the City in good faith to apply for 4 percent Low-Income Housing Tax Credits and/or 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 (each and all, the "FMID Financial Assistance"). If the Applicant is unable to procure the FMID Financial Assistance or otherwise determines that the 30 percent affordability goal of the FMID is not economically feasible, despite such good faith cooperation and best efforts, the Applicant shall provide to the City a written explanation therefor, with supporting documentation, including, if applicable, a summary of the impact on the Applicant's development budget and operating pro forma, to confirm the Applicant's determination. At least six months prior to the submission of 100 percent plans to the Department of Buildings, and again prior to the issuance of the first building permit, the Applicant shall provide DOH with an update on its efforts to procure the FMID Financial Assistance and provide the FMID Units.

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 affordable housing agreement will document the Applicant's obligation to construct First Units, Additional Units and, subject to the procurement of the FMID Financial Assistance, any FMID Units. 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 issuance of the aforementioned building permits and/or the recording of the affordable housing agreement shall not be withheld or delayed due to delays related to the procurement of the FMID Financial Assistance, which, if awarded, will be evidenced by a regulatory

agreement required by such FMID Financial Assistance. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

[ARO Unit Location Diagrams; Existing Land-Use Plan; Boundary and Property Line Map; Existing Zoning Map; Site/Landscape Plan; and East, North, South and West Building Elevations referred to in these Plan of Development Statements printed on pages 33644 through 33652 of this *Journal*.]

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

*Residential-Business Planned Development No. 1511.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	57,650 square feet
Area of Public Rights-of-Way (square feet):	18,649 square feet
Net Site Area (square feet):	39,001 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	433
Minimum Off-Street Parking Spaces:	80
Minimum Off-Street Loading Berths:	2
Maximum Building Height:	414 feet, 9 inches (top of mechanical penthouse slab)
Minimum Setbacks:	In accordance with Plans

### 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](http://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](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: 5/24/2021

**DEVELOPMENT INFORMATION**

Development Name: 1215 W Fulton Market  
 Development Address: 1215 W Fulton Market, Chicago, IL 60607  
 Zoning Application Number, if applicable:

Ward: 27th

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

**Type of City Involvement**  City Land  Planned Development (PD)  
*check all that apply*  Financial Assistance  Transit Served Location (TSL) project  
 Zoning increase

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

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

**DEVELOPER INFORMATION**

Developer Name: Fulton St. Companies  
 Developer Contact: Alex Najem 312-972-2720  
 Ross Babel 847-917-7620  
 Developer Address: 1330 W Fulton Street, 200, Chicago, IL 60607  
 Email: [alex@fulstonstco.com](mailto:alex@fulstonstco.com)  
[ross@fulstonstco.com](mailto:ross@fulstonstco.com)  
 Attorney Name: Katie C. Jahnke Dale  
 Richard Klewiler

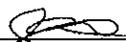
Developer Phone: Alex Najem 312-972-2720  
 Ross Babel 847-917-7620  
 Attorney Phone: 312 368 2153

**TIMING**

Estimated date marketing will begin: 3/1/2024  
 Estimated date of building permit\*: 5/1/2022  
 Estimated date ARO units will be complete: 3/1/2023

\*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)

Ross Babel, as manager  5/24/2021  
 Developer or their agent Date  
 July 8, 2021  
 Justin Root or Denise Roman, DOH Date

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ARO Web Form

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**Applicant Contact Information**

Name: 1201 W Fulton Partners LLC  
Email: ross@fultonstreetco.com

**Development information**

**Address**

**Submitted Date: 07/07/2021**

Number From: 1201  
Street Name: Fulton

Number To: N/A      Direction: W  
Postal Code: 60607

**Development Name**

1201 W Fulton Market

Are you rezoning to downtown?: Yes  
Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

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

**Details**

ARO Trigger: Zoning change and planned development  
Total Units: 433  
Development Type: Rent  
Date Submitted: 03/24/2021

**Requirements**

First ARO Units: 43    Additional ARO Units: 44

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

On-Site: 43      Off-Site: 0  
On-Site to CHA or Authorized agency: 0      Off-Site to CHA or Authorized agency: 0  
Total Units: 43



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All projects with proposed ARO units must complete this tab

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	Available for rent?	Available for rent	Available for rent
Laundry	In unit	In unit	In unit
Appliances			
Refrigerator	New/No/Whirlpool/WRS32SSDH/Stainless Steel	New/No/Whirlpool/WRS32SSDH/Stainless Steel	New/No/Whirlpool/WRS32SSDH/Stainless Steel
Age/EnergyStar/Make/Model/Color			
Dishwasher	New/No/Whirlpool/WDT730PAH/Stainless Steel	New/No/Whirlpool/WDT730PAH/Stainless Steel	New/No/Whirlpool/WDT730PAH/Stainless Steel
Age/EnergyStar/Make/Model/Color			
Stove/Oven	New/No/Whirlpool/WEG51SSDF/Stainless Steel	New/No/Whirlpool/WEG51SSDF/Stainless Steel	New/No/Whirlpool/WEG51SSDF/Stainless Steel
Age/EnergyStar/Make/Model/Color			
Microwave	New/No/Whirlpool/WMH31017H/Stainless Steel	New/No/Whirlpool/WMH31017H/Stainless Steel	New/No/Whirlpool/WMH31017H/Stainless Steel
Age/EnergyStar/Make/Model/Color			
Bathroom(s)			
how many?	Varies by unit size	Varies by unit size	Varies by unit size
Half bath? Full bath?			
Kitchen countertops	Quartz	Quartz	Quartz
material			
Flooring	LVP	LVP	LVP
material			
HVAC			
Other			

unit type	market rate		First ARO Units				Additional ARO Units				
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage**	how many?*	% of total	avg. square footage	affordable v. market square footage**
studio	114	33%	572	15	25%	514	93%	14	32%	549	96%
one-bed	130	38%	736	16	17%	714	97%	17	39%	721	96%
two-bed	67	19%	1,195	8	19%	1,045	87%	9	20%	1,020	85%
three-bed	35	10%	1,668	4	5%	1,446	87%	4	9%	1,431	86%
four-bed	0	#VALUE!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!	0	#VALUE!	#DIV/0!	#DIV/0!

Project Name: 1201 W Fulton Market

Zoning application number, if applicable:

Address: 1201 W Fulton Market Chicago IL 60607

Is this a For Sale or Rental Project?

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

Anticipated average psf rent/price? \$3.22

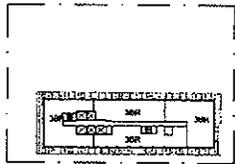
Total Units in Project: 433

First Units (10% of total): 43

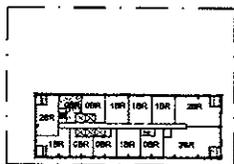
Additional units (20% of total, less number of "First Units"): 44

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

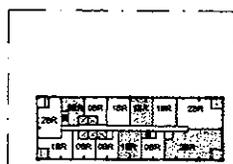
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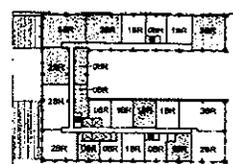
FLOOR PLAN - LEVEL 34  
SCALE: 1/8" = 1'-0"



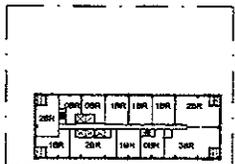
LEVELS 20-23  
SCALE: 1/8" = 1'-0"



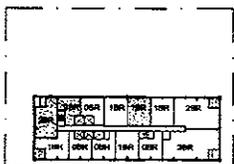
FLOOR PLAN - LEVEL 7  
SCALE: 1/8" = 1'-0"



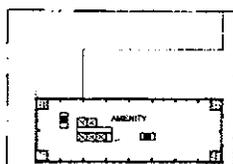
FLOOR PLAN - LEVEL 3  
SCALE: 1/8" = 1'-0"



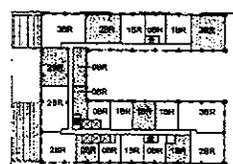
FLOOR PLAN - LEVELS 31-33  
SCALE: 1/8" = 1'-0"



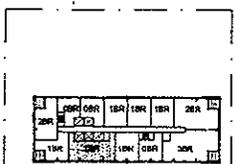
LEVEL 19  
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 6  
SCALE: 1/8" = 1'-0"



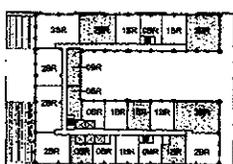
FLOOR PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"



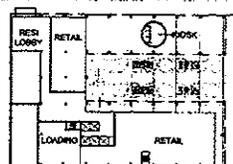
FLOOR PLAN - LEVELS 28-30  
SCALE: 1/8" = 1'-0"



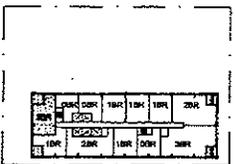
LEVELS 16-18  
SCALE: 1/8" = 1'-0"



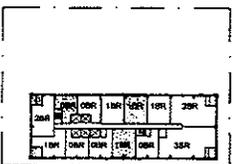
FLOOR PLAN - LEVEL 5  
SCALE: 1/8" = 1'-0"



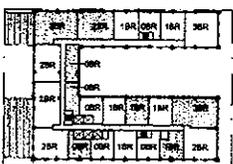
FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVELS 24-27  
SCALE: 1/8" = 1'-0"



LEVELS 8-15  
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 4  
SCALE: 1/8" = 1'-0"



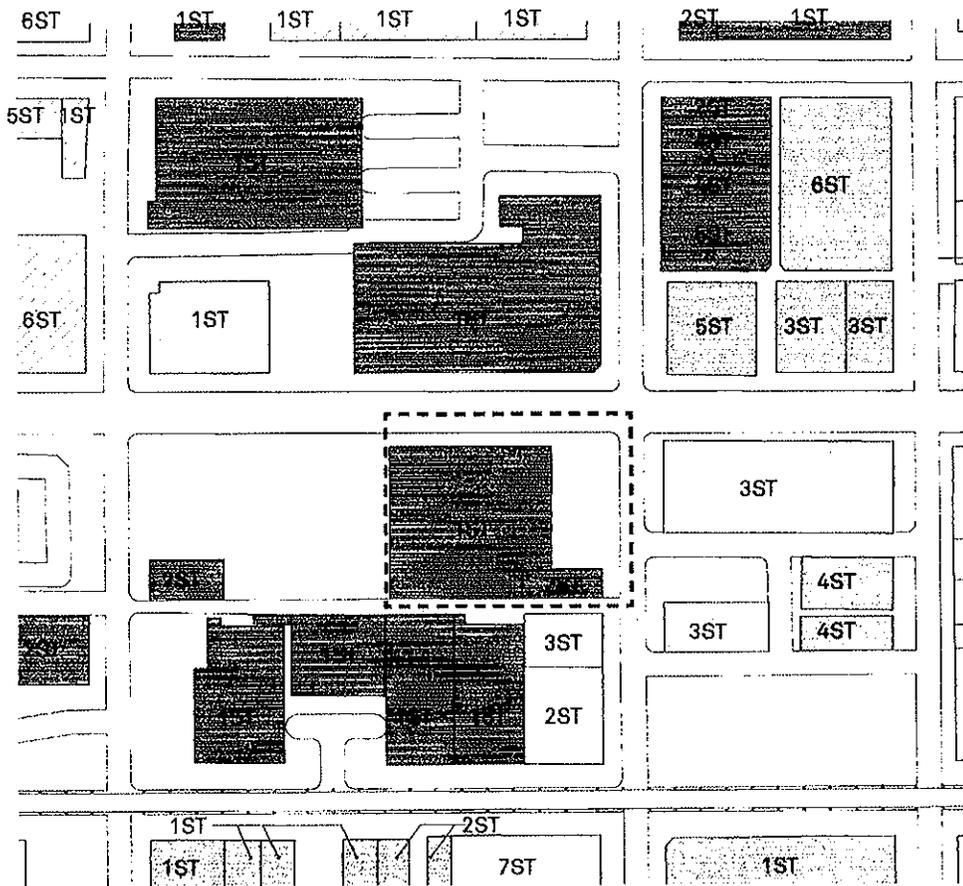
FLOOR PLAN - BASEMENT  
SCALE: 1/8" = 1'-0"

1215 W. FULTON - AR0 UNIT LOCATION DIAGRAMS  
SCALE: 1/8" = 1'-0"

GREEN Hatched UNITS INDICATES LOCATIONS OF AR0 UNITS



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**PLAN KEY**

----- PLANNED DEVELOPMENT BOUNDARY

□ BUSINESS

■ MANUFACTURING

▨ COMMERCIAL

▤ EXISTING PD

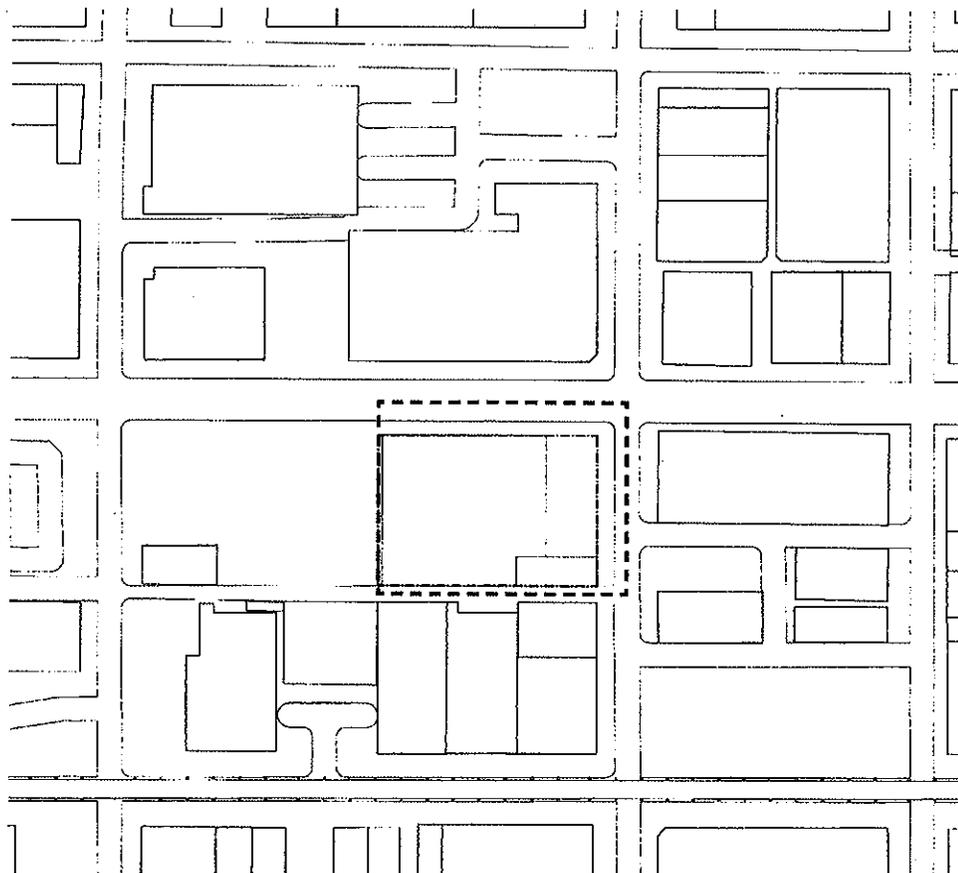
**Existing Land Use Plan**



EXHIBIT 01

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021

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**PLAN KEY**

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

**Planned Development Boundary  
& Property Line Map**

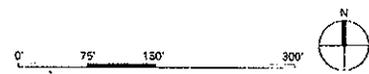
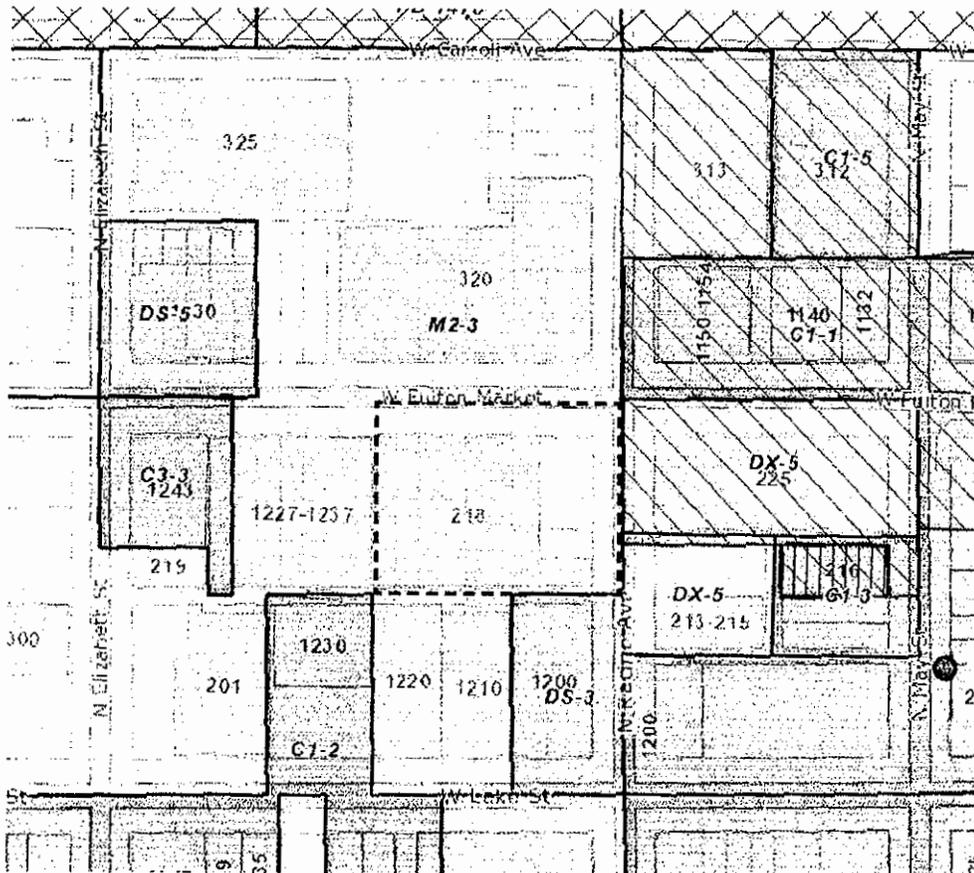


EXHIBIT 02

Applicant: 1201 W. Fulton Partners LLC  
Address: 1201-1215 W. Fulton, Chicago, IL 60607  
Introduced: March 24, 2021  
Plan Commission: July 15, 2021

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**PLAN KEY**

----- PLANNED DEVELOPMENT BOUNDARY

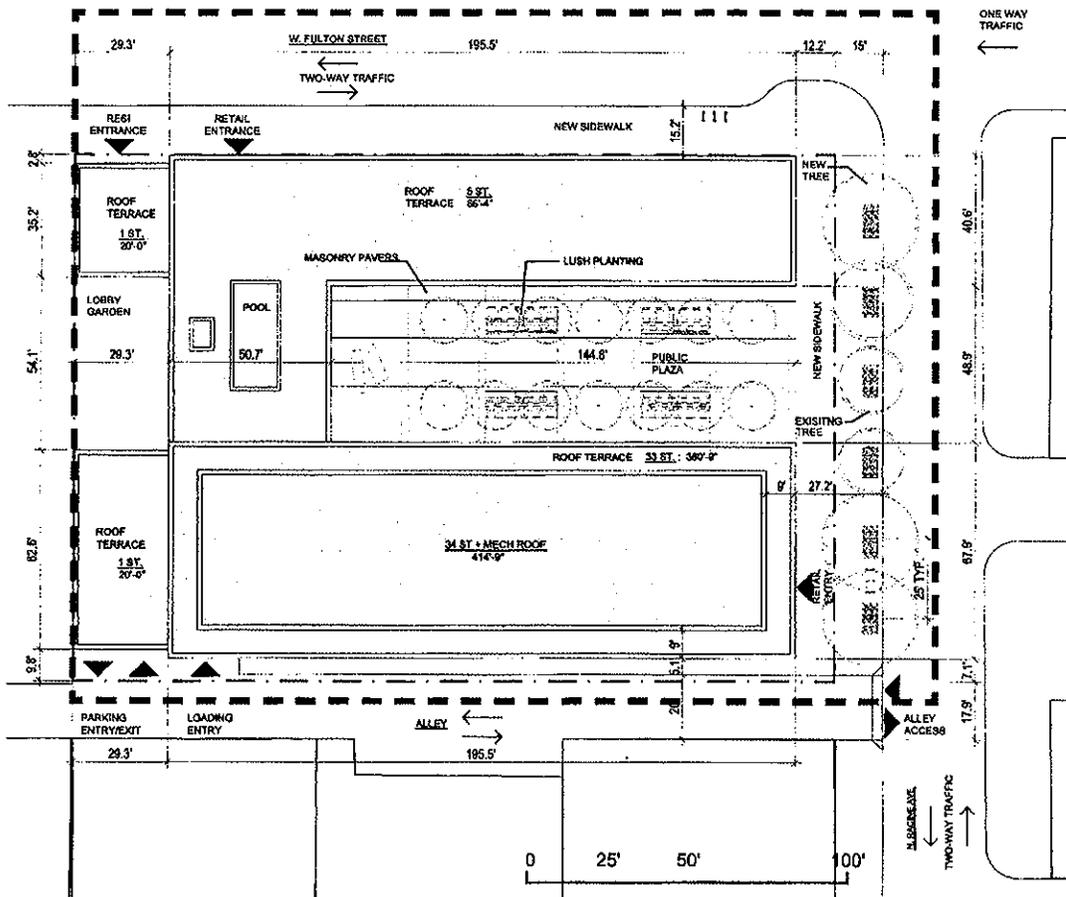
**Existing Zoning Map**



EXHIBIT 03

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021

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**PLAN KEY**

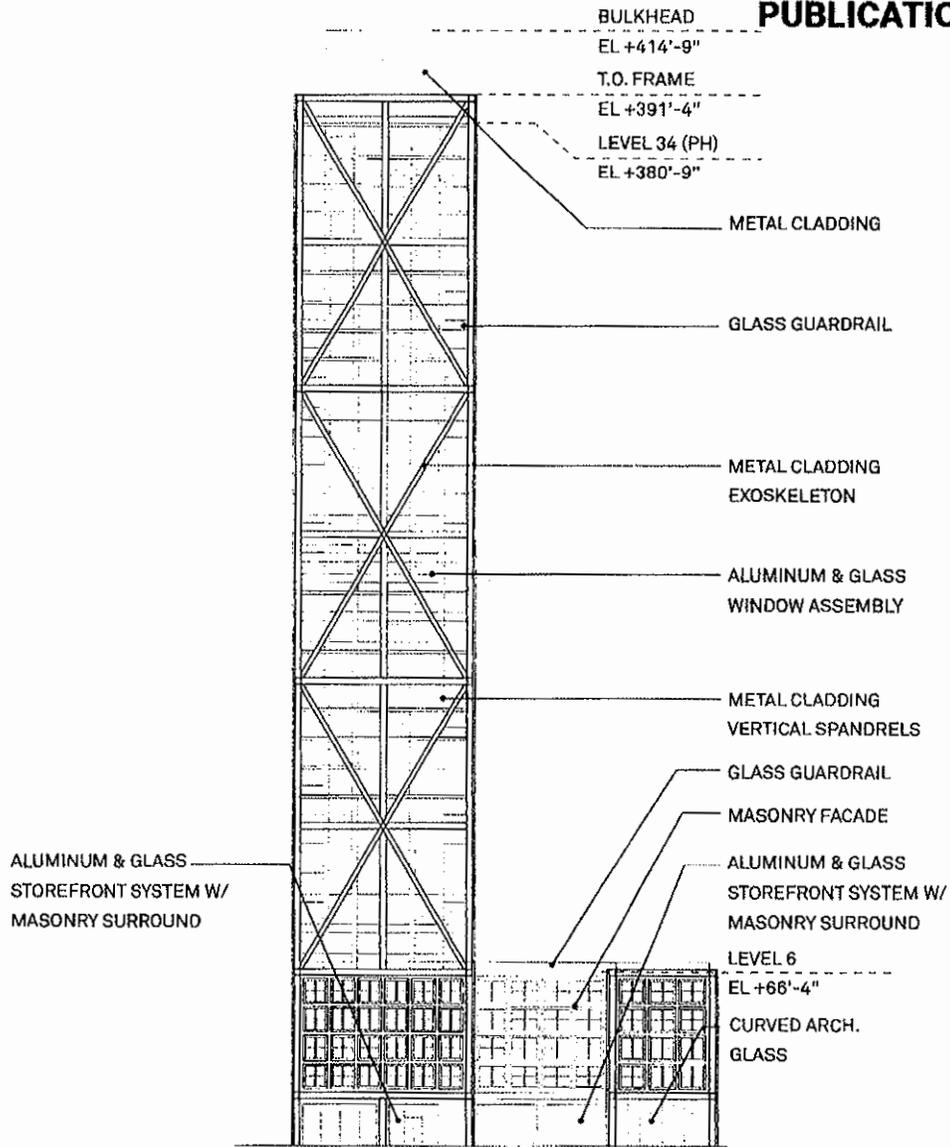
- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

**Site / Landscape Plan**

EXHIBIT 04

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021

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**East Elevation**

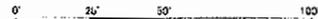
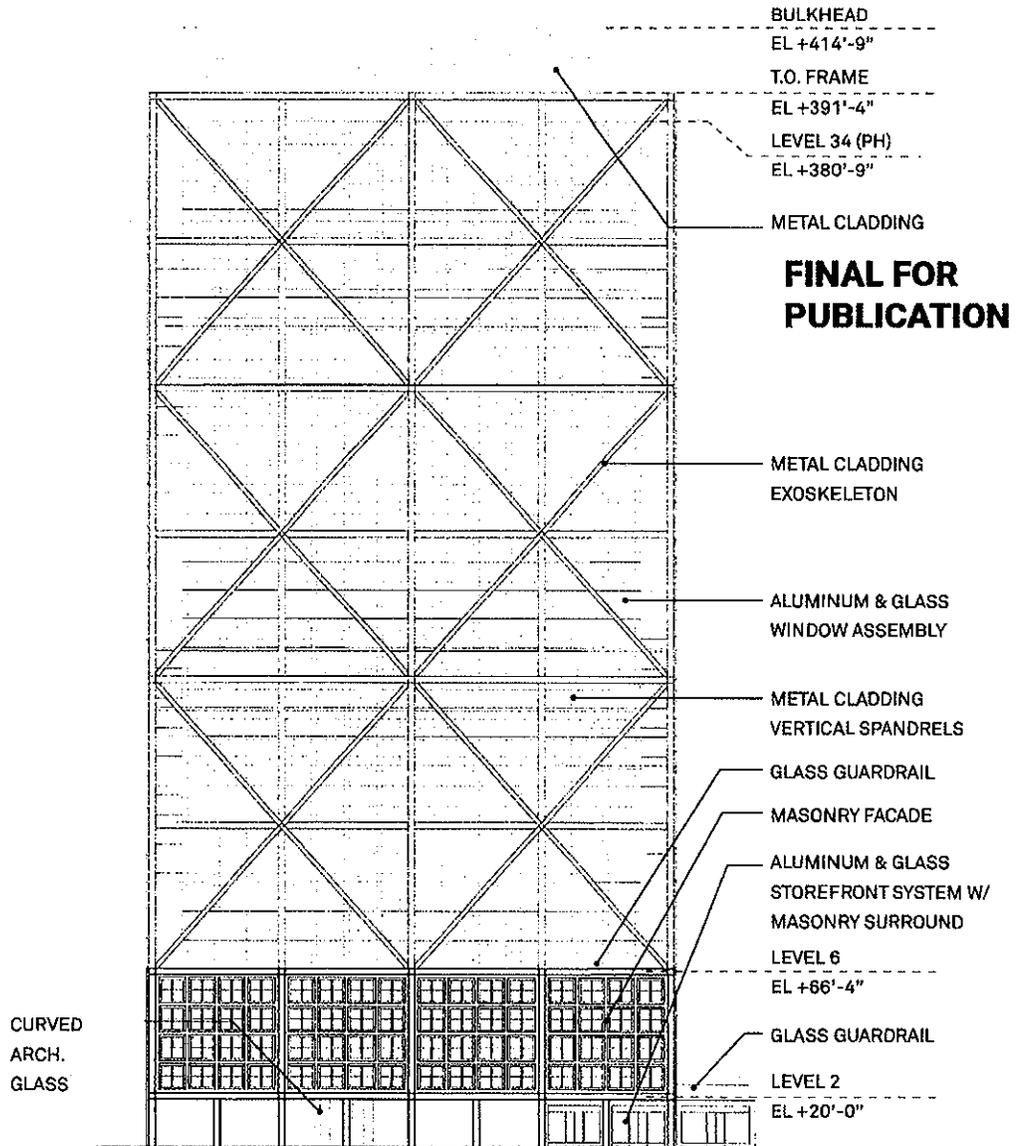


EXHIBIT 05

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021

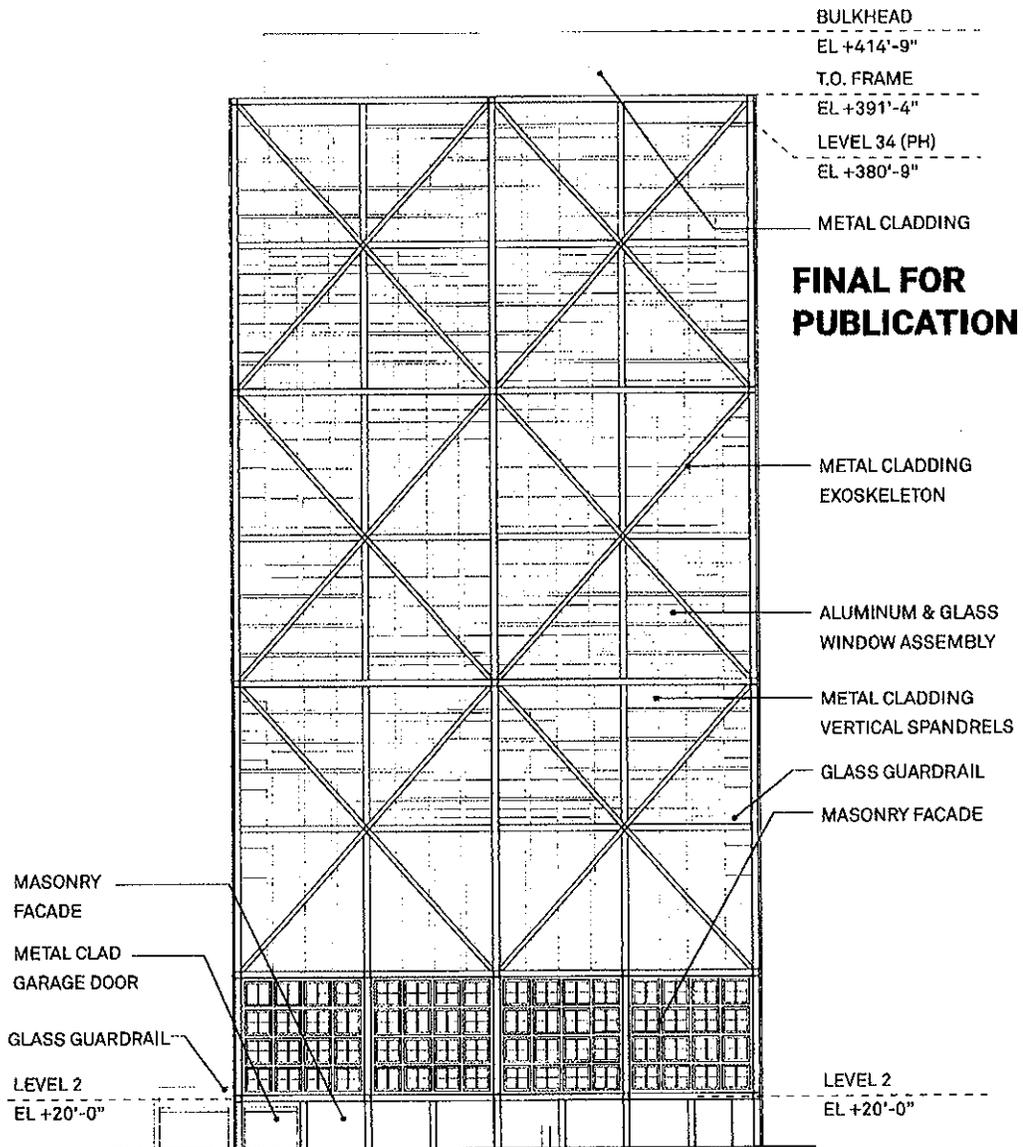


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**North Elevation**

EXHIBIT 06

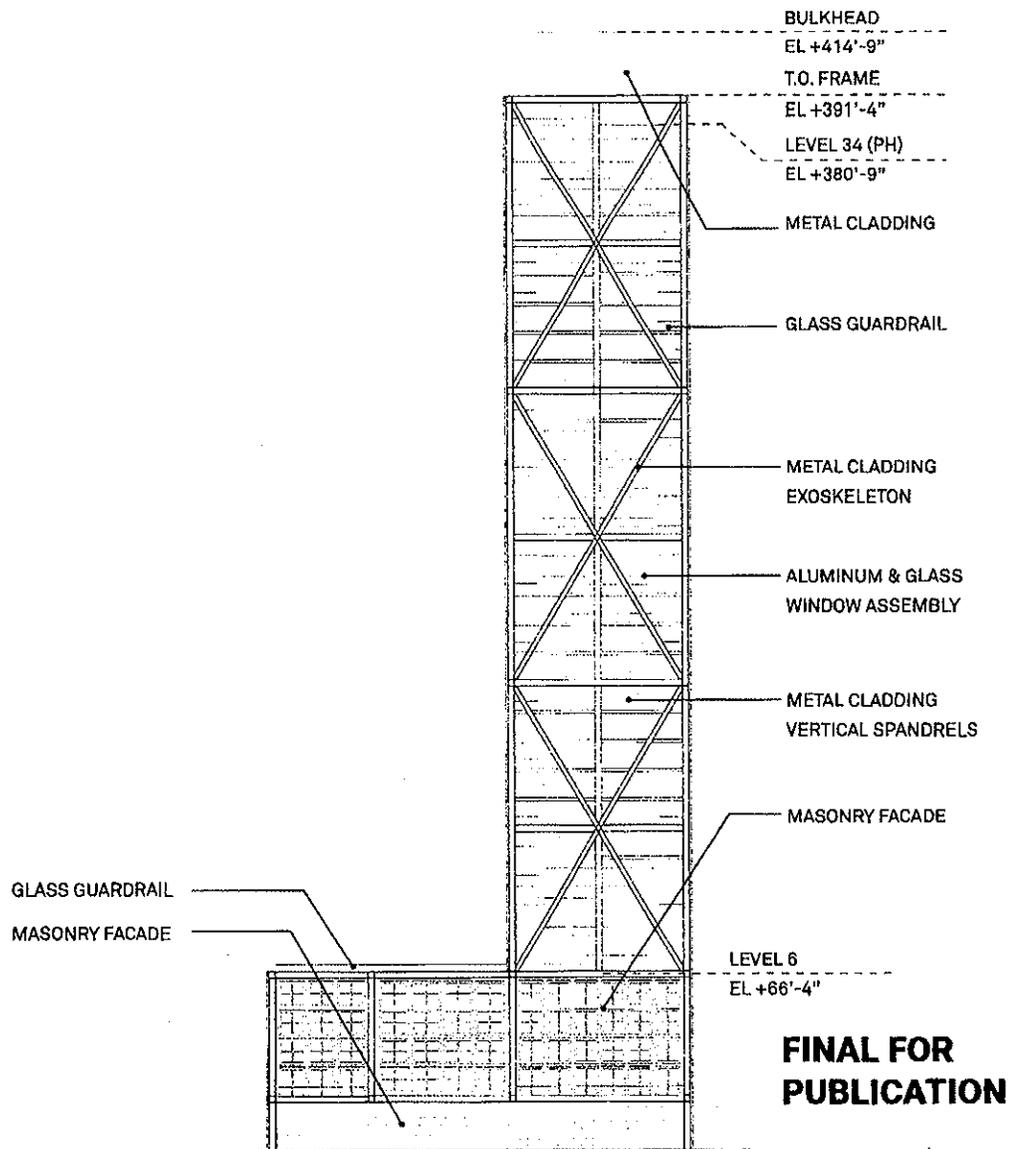
Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021



South Elevation

EXHIBIT 07

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021



West Elevation

0' 25' 50' 100'

EXHIBIT 08

Applicant: 1201 W. Fulton Partners LLC  
 Address: 1201-1215 W. Fulton, Chicago, IL 60607  
 Introduced: March 24, 2021  
 Plan Commission: July 15, 2021