

# PD 1512

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*Reclassification Of Area Shown On Map No. 1-G.* RBPD 1512,99  
(As Amended)

(Application No. 22400)

(Common Address: 201 -- 209 N. Racine Ave./1132 -- 1156 W. Lake St./  
200 -- 208 N. May St.)

[SO2024-0008810]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1512 District symbols and indications as shown on Map Number 1-G in the area bounded by:

the public alley next north of West Lake Street; North May Street; West Lake Street; and North Racine Avenue,

to those of a Residential-Business Planned Development Number 1512, as amended, which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential-Business Planned Development No. 1512, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1512, as amended ("Planned Development") consists of approximately 25,027 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or

designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

The following improvements shall be installed prior to issuance of a Certificate of Occupancy:

- Lake Street and Racine Avenue -- install a traffic signal. Countdown pedestrian signals and high-visibility crosswalks also to be provided at this intersection.
- Lake Street and May Street -- install high-visibility crosswalks on all legs to improve pedestrian safety.

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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an overall Site Plan; Landscape Plans; Ground Floor Plans; Roof Plans; and Building Elevations all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:
  - cultural exhibits and libraries; day care; lodge or private club; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has received a bonus FAR of 0.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. 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. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the Residential-Business Planned Development Number 1512 to the Residential-Business Planned Development Number 1512, as amended ("P.D."), is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 179 dwelling units. The Applicant intends to construct a 179-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units;

or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 35.8 affordable units (20 percent of 179) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 36 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 12 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 2 of the 12 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

This P.D. is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers financial assistance (the "FMID Funds") to provide the additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to additional 18 affordable units (10 percent of 179) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and based on commercially reasonable investment criteria and empirical data. The Applicant shall submit to DOH detailed proformas at 20 percent and 30 percent affordability along with a market rent study for the determination of the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units, whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months

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

If, following the passage of this P.D., the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level, or chooses to decrease the number of dwelling units in the Project or pursue uses allowed by this P.D. other than residential, DOH may adjust the AHP as requested, without amending the P.D.,

provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such Property. The Commissioner of DOH may enforce remedies for any breach of this statement, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For improvements within Subarea A of the Planned Development, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
  
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

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

[Levels 3 through 13 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary Map, Property Line; Overall Site Plan; Landscape Plan; Ground Floor; Roof Plan; West, East, South and North Building Elevations; and Facade Axons referred to in these Plan of Development Statements printed on pages 16823 through 16837 of this *Journal*.]

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

*Residential-Business Planned Development No. 1512, As Amended.*

*Bulk Regulations And Data Table.*

Net Site Area:	25,027.00 square feet
Area Remaining in the Public Right-of-Way:	21,783.68 square feet
Gross Site Area:	46,810.68 square feet
Maximum Floor Area Ratio:	7.50
Maximum Number of Dwelling Units:	179
Maximum Hotel Key Count:	179
Maximum Building Height:	222 feet, 6 inches
Minimum Number of Accessory Off-Street Parking:	29
Minimum Number of Off-Street Loading Berths:	1
Minimum Number of Bicycle Parking Spaces:	179
Minimum Setbacks from Property Line:	In accordance with the Site Plan

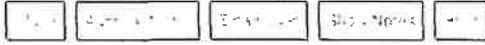
(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

- \* Applicant seeks relief pursuant to 17-13-1003-LL for a reduction of EVSE Requirements for Affordable Housing in accordance with the applicable value specified in the table contained in this section of the Chicago Zoning Ordinance.

\* An official website of the City of Chicago Here's how you know

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**★ EFORMS ADMIN TOOL**



# ARO Intake Application

Submission ID: 891761

## Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: [https://code.library.milelegal.com/codes/chicago/latest/chicago\\_il/9-0-0-2598874](https://code.library.milelegal.com/codes/chicago/latest/chicago_il/9-0-0-2598874)

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

**PLEASE READ CAREFULLY.** This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

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

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

<b>Applicant Name *</b> Fulton Ownership Group LLC	<b>Applicant Contact Person *</b> Gabe Leshu
<b>Applicant Email *</b> gleahu@lgdevelopmentgroup.com	<b>Applicant Phone *</b> (224) 489-6393
<b>Applicant Address *</b> 363 W. Ontario St., Chicago, IL 60654	
<b>Attorney Name *</b> Michael Ezgur	<b>Attorney Email *</b> michael@acostaezgur.com

## Development Information

Development Address:

<b>From *</b> 201	<b>To</b> 09	<b>Direction *</b> N	<b>Street Name *</b> RACINE
<b>Zip Code *</b> 606071611	<b>Ward *</b> 27	<b>ARO Zone *</b> Downtown	
<b>Development Name *</b> 201 N. Racine	<b>If you are working with a Planner at the City, what is his/her/their name?</b> Max Lyon		
<b>Zoning Application Number (if applicable)</b> 22400	<b>Council Introduction Date *</b> 4/17/2024		

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

<b>ARO Trigger *</b> Zoning Entitlement	<b>Development Type *</b> Rental
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Total Units \*

179

Is your Project in a Transit Served Location? \*

with 7.34 FAR (100% on-site requirement)

Estimated date marketing will begin \*

1/1/2029

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) \*

05/01/2027

### ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option \*

10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option \*

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required \*

36

Minimum On-Site Units \*

9

Maximum Units Paid For In-Lieu \*

18

Proposed On-Site Units \*

36

Proposed Off-Site Units \*

0

Proposed In-Lieu Units \*

0

In-Lieu Amount Owed \*

\$0.00

On-Site Units To CLHITF or CHA \*

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

### Forms

Unit Mix and Square Footage Spreadsheet \*

[Affordable-Requirements-Unit-Details - 201 N. Racine Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[201 N. Racine - ARO Unit Map update.pdf](#)

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If ARO units are CLHIF or CHA, attach signed acceptance letter  
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units  
If off-site units are rehab, please attach the following documents:
  - A. Schematic and design development drawings for on-site units
  - B. Schematic and design development drawings for off-site units
  - C. A Physical Needs Assessment (PNA)
  - D. Surveys
  - E. Outstanding code violations
  - F. Scope of work and estimated cost of renovations

## Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

## OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

## Signature

Developer or their Agent \*

Michael Ezgur

## Summary

## Work Log

Submission Date: 07/02/2024 11:05:24 PM  
Amended Date:  
Admin Amended Date:  
Admin Amended By:  
Admin Amended Justification:

Project Name	Fulton Grounds - 201 N. Racine
Zoning Application number, if applicable	22400
Address	201-09 N. Racine
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price**	\$4.00
Total Units In Project	179
Total Affordable units	36

Summary							
unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	45	31%	424	11	31%	381	92%
one-bed	88	32%	705	22	61%	687	98%
two-bed	10	7%	1,064	3	8%	1,064	100%
three-bed	0	0%	0	0	0%	0	0%

\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).

\*\*the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

Features and Amenities		
	Market Rate Units	Affordable Units
Parking	n/a	n/a
Laundry	In-unit	In-unit. Same as Market Rate.
Appliances	yes	yes
Refrigerator <i>age/EnergyStar/make/model/color</i>	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Dishwasher <i>age/EnergyStar/make/model/color</i>	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Stove/Oven <i>age/EnergyStar/make/model/color</i>	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Microwave <i>age/EnergyStar/make/model/color</i>	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Bathroom[s] <i>how many?</i> <i>Half bath? Full bath?</i>	Yes, minimum 1 full bath per unit	Yes, minimum 1 full bath per unit
Kitchen countertops <i>material</i>	quartz	quartz
Flooring <i>material</i>	LVT	LVT
HVAC	Fan Coil	Fan Coil
Other	TBD	TBD

AMI Mix for ARO Units

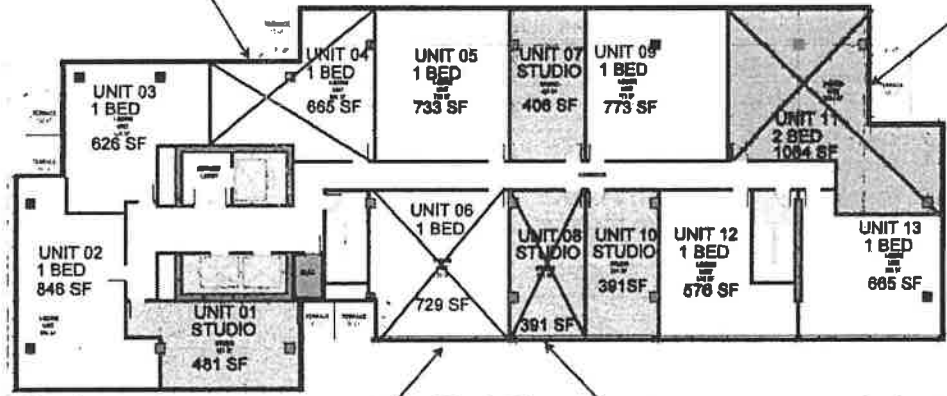
Affordable Units								
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	1	3	5	-	2	11	59.10%
1 bed	-	1	6	11	-	4	22	60.00%
2 bed	-	-	1	1	-	1	3	63.30%
	-	2	10	17	-	7	36	60.00%

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FLOOR PLAN  
TYPICAL LEVEL

ARO UNIT  
1 BEDROOM  
100% TYPE 'A' ADA  
665 SF  
LEVELS 3-13

ARO UNIT  
2 BEDROOM  
100% TYPE 'A' ADA  
1,064 SF  
LEVELS 3-5



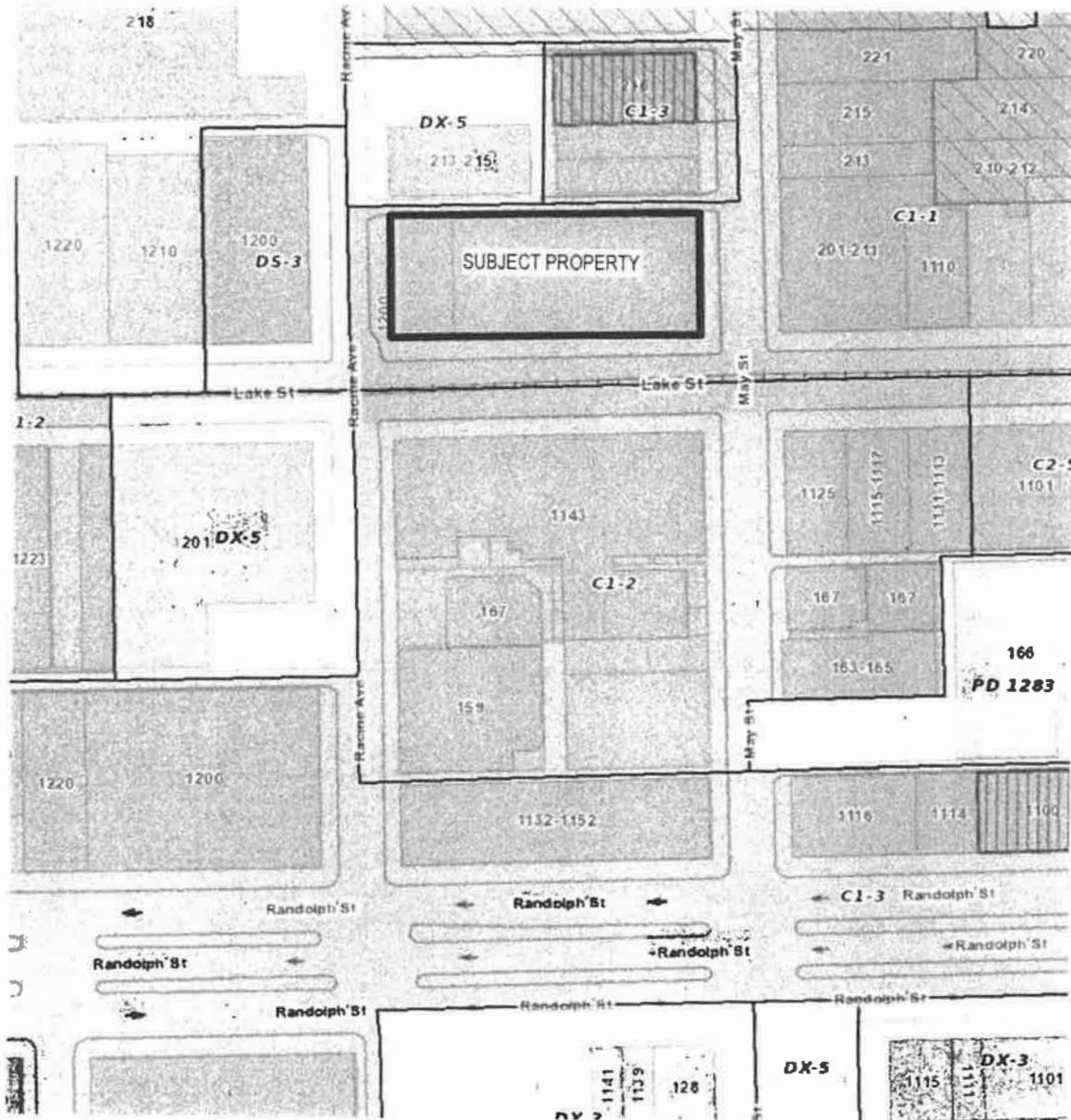
ARO UNIT  
1 BEDROOM  
100% TYPE 'A' ADA  
729 SF  
LEVELS 3-13

ARO UNIT  
STUDIO  
100% TYPE 'A' ADA  
391 SF  
LEVELS 3-13

.LEVELS 3 - 15



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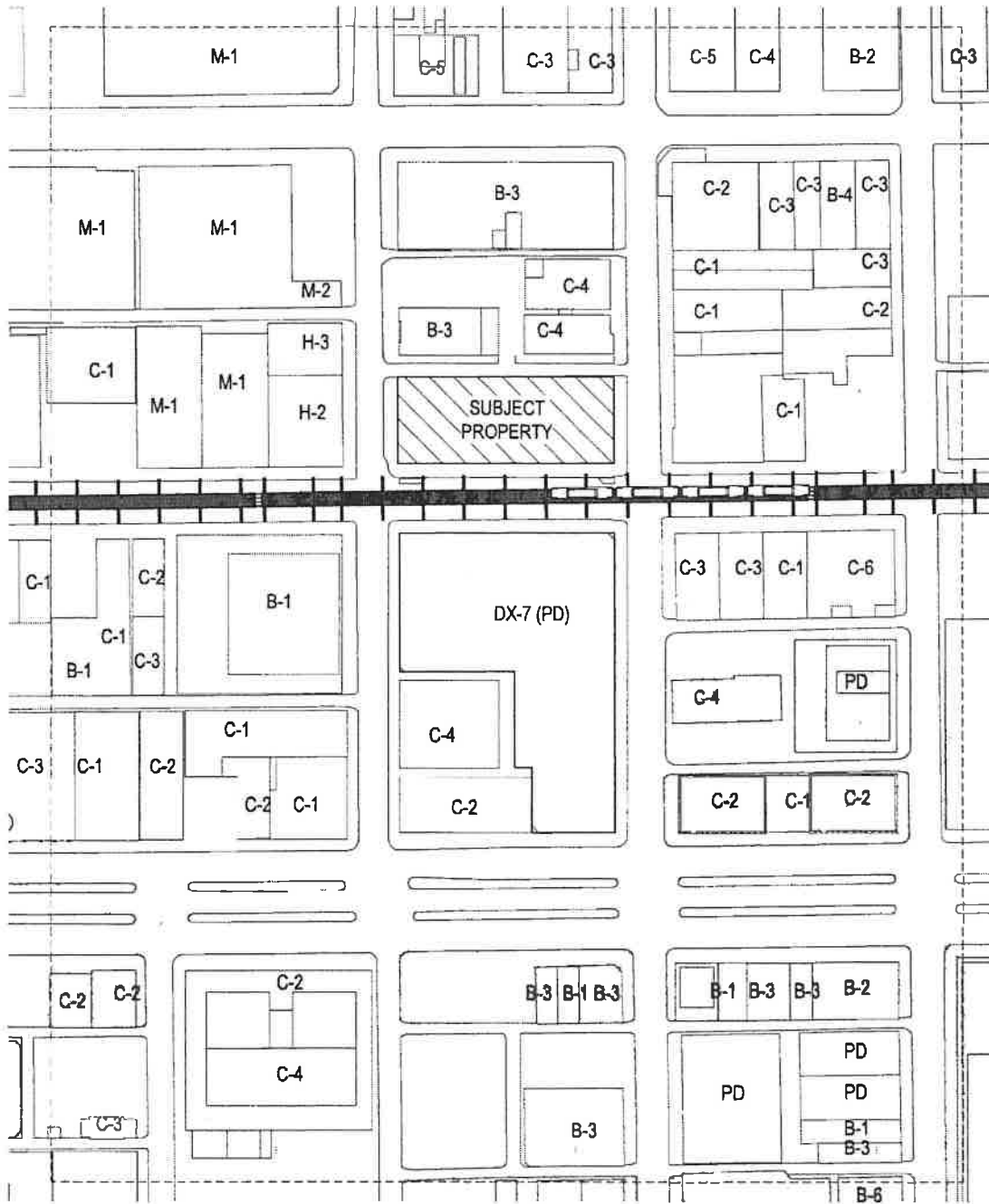
Scale: NTS



**EXISTING ZONE MAP**


APPLICANT: LG Development Group  
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
 200-08 North May Street

INTRODUCTION: April 17, 2024  
 PLAN COMMISSION: July 18, 2024



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A: RESIDENTIAL  
 B: BUSINESS  
 C: COMMERCIAL  
 E: MANUFACTURING  
 F: RETAIL  
 G: INDUSTRIAL  
 H: MIXED USE  
 PD: PLANNED DEVELOPMENT  
 # - NUMBER OF STORIES

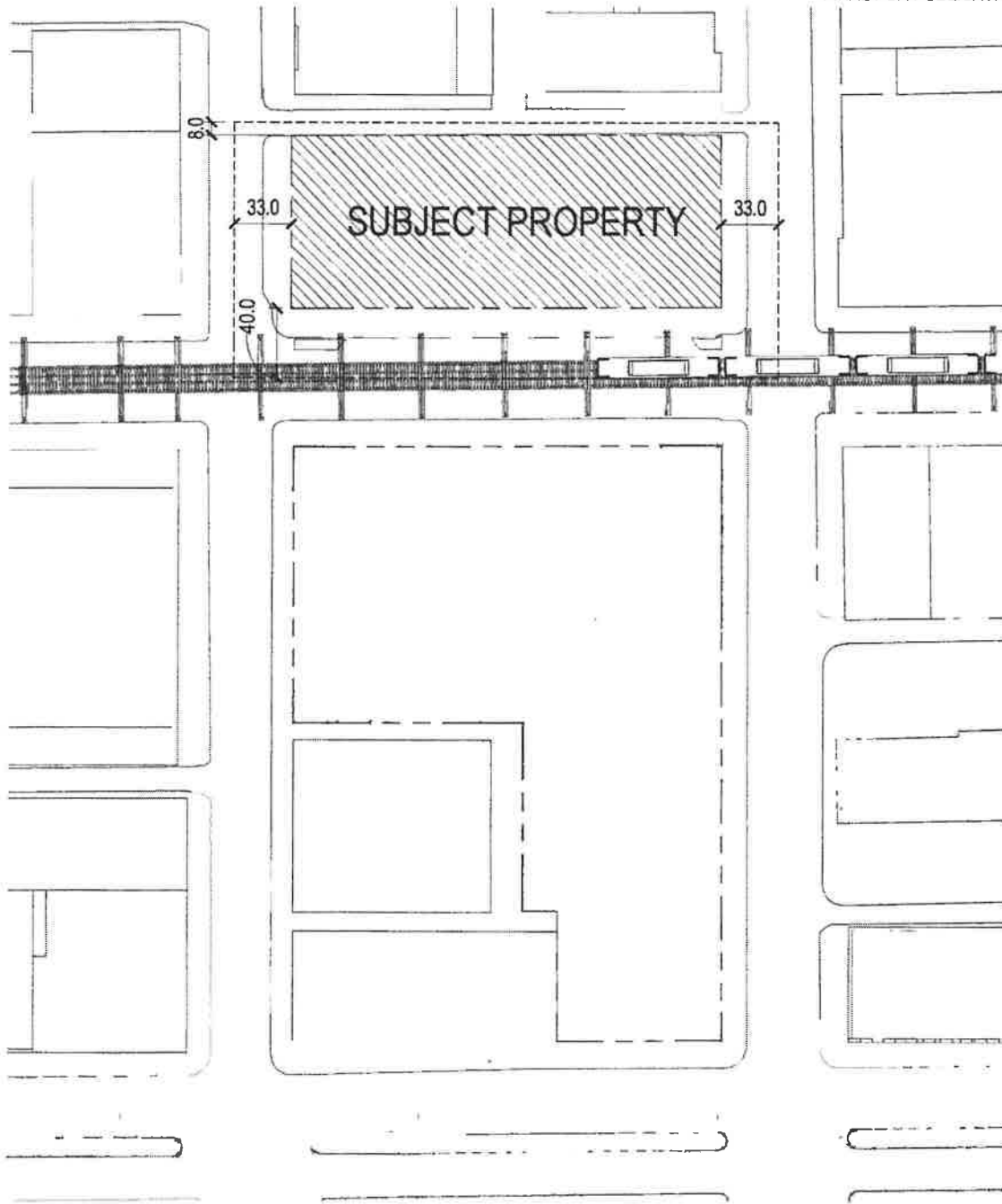
Scale: 1" = 160'-0"  



**EXISTING LAND USE MAP**

APPLICANT: LG Development Group  
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
 200-08 North May Street

INTRODUCTION: - April 17, 2024  
 PLAN COMMISSION: - July 18, 2024

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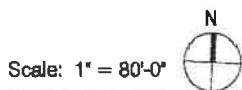
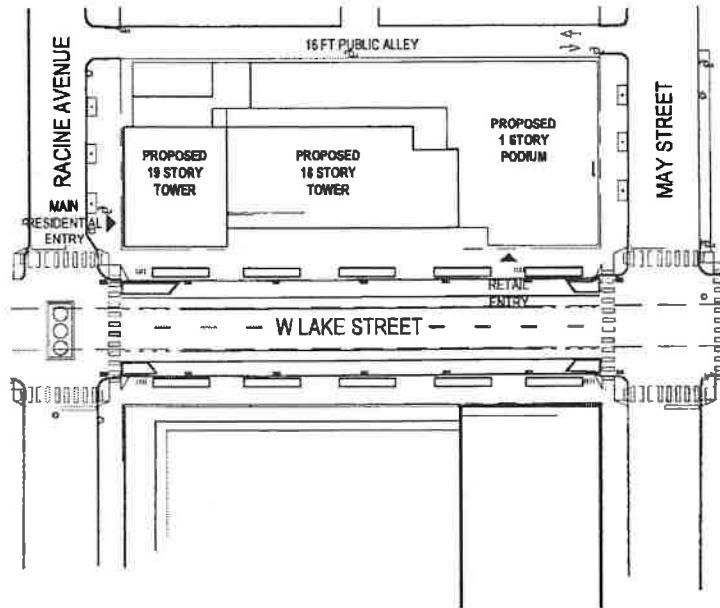
Scale: 1" = 80'-0" 

**PLANNED DEVELOPMENT BOUNDARY,  
PROPERTY LINE**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION

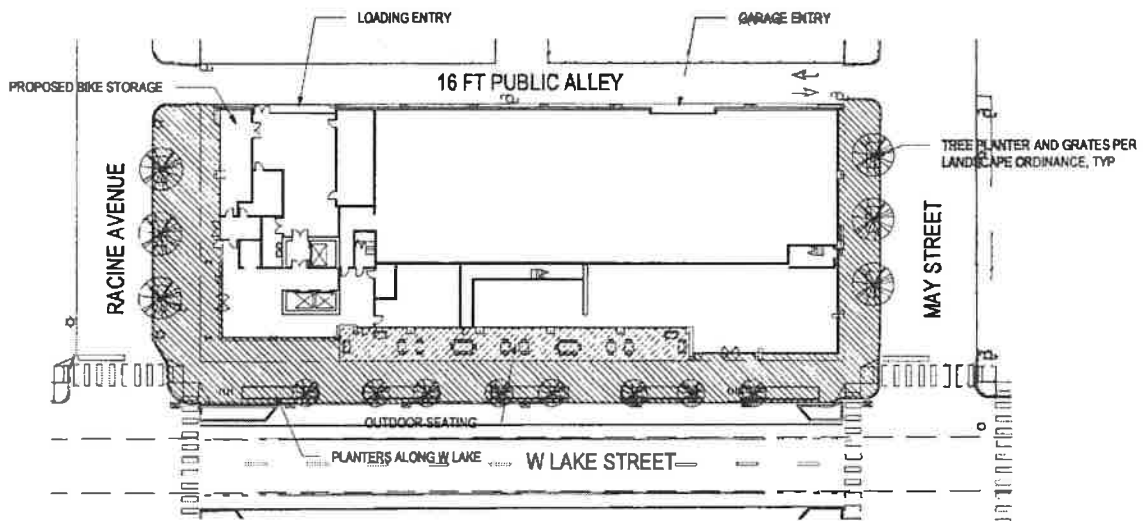


**OVERALL SITE PLAN**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



Scale: 1" = 60'-0"

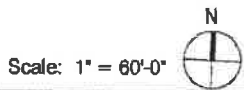
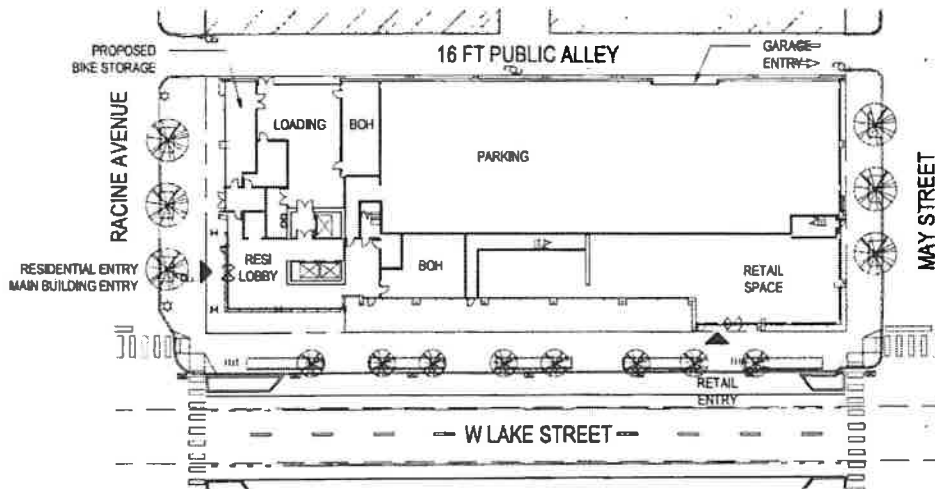


**LANDSCAPE PLAN**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

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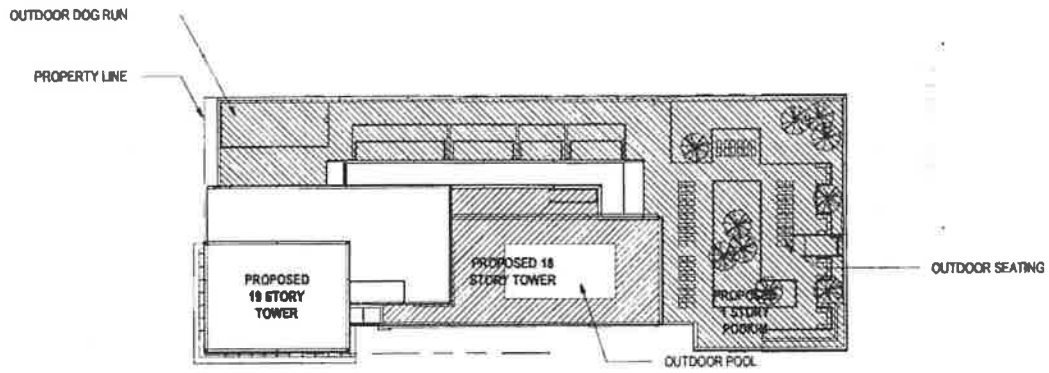



**GROUND FLOOR**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



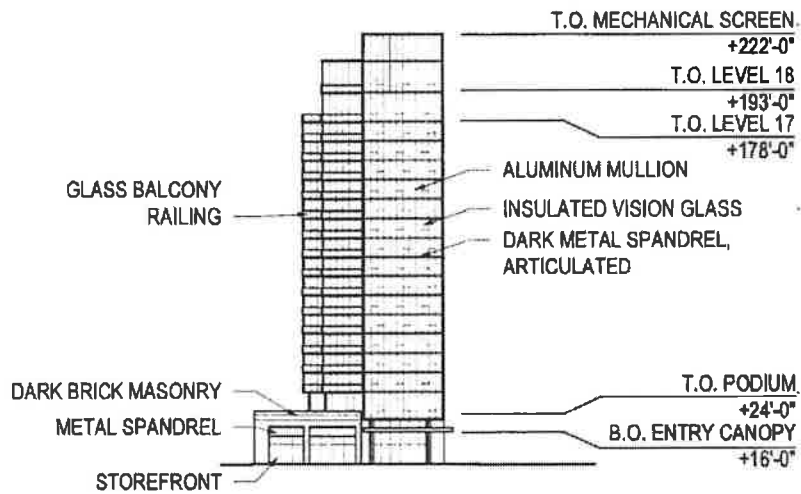
Scale: 1" = 60'-0" 

**ROOF PLAN**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
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FINAL FOR PUBLICATION



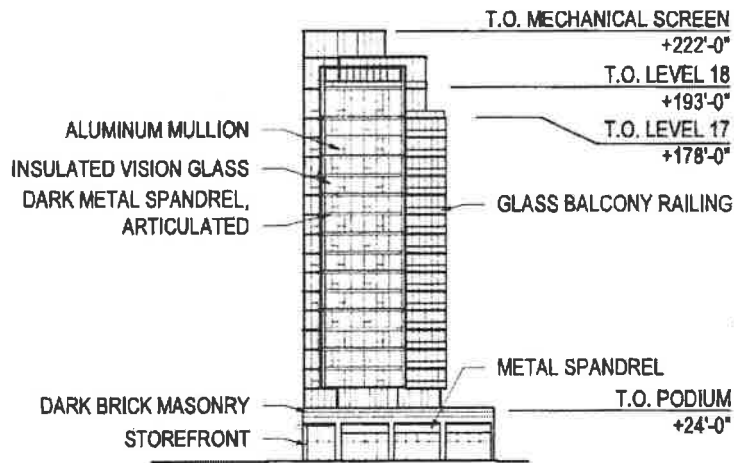
Scale: 1" = 80'-0"

**WEST ELEVATION**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: - April 17, 2024  
PLAN COMMISSION: - July 18, 2024

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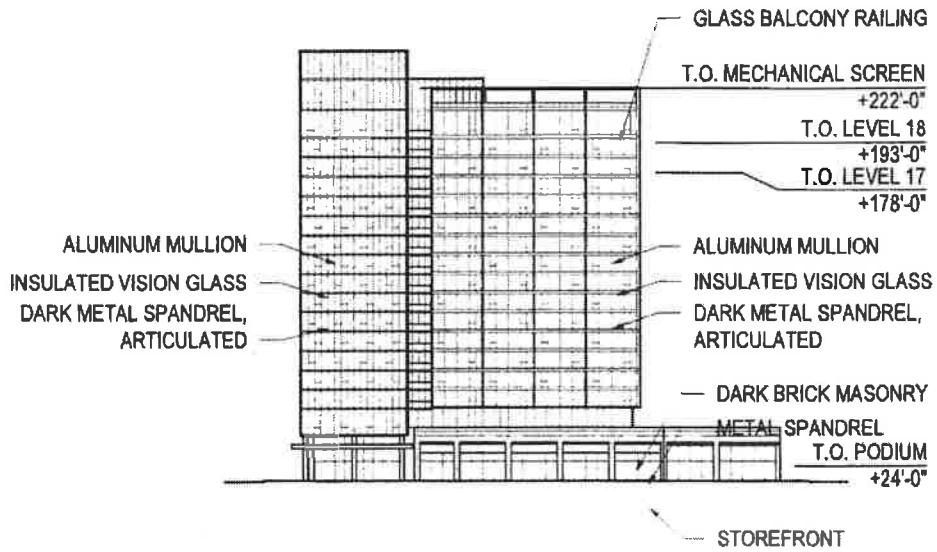
Scale: 1" = 80'-0"

**EAST ELEVATION**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: - April 17, 2024  
PLAN COMMISSION: - July 18, 2024

FINAL FOR PUBLICATION



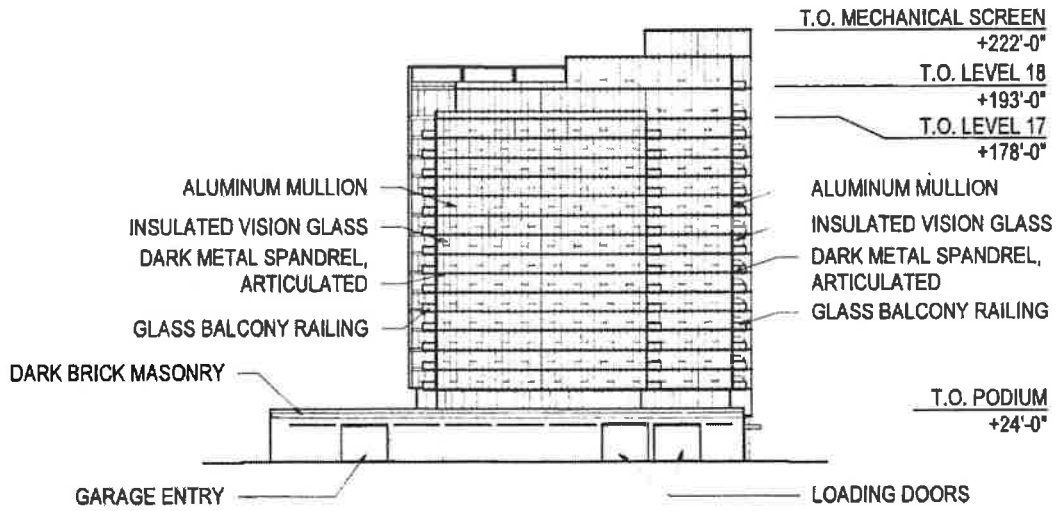
Scale: 1" = 80'-0"

**SOUTH ELEVATION**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



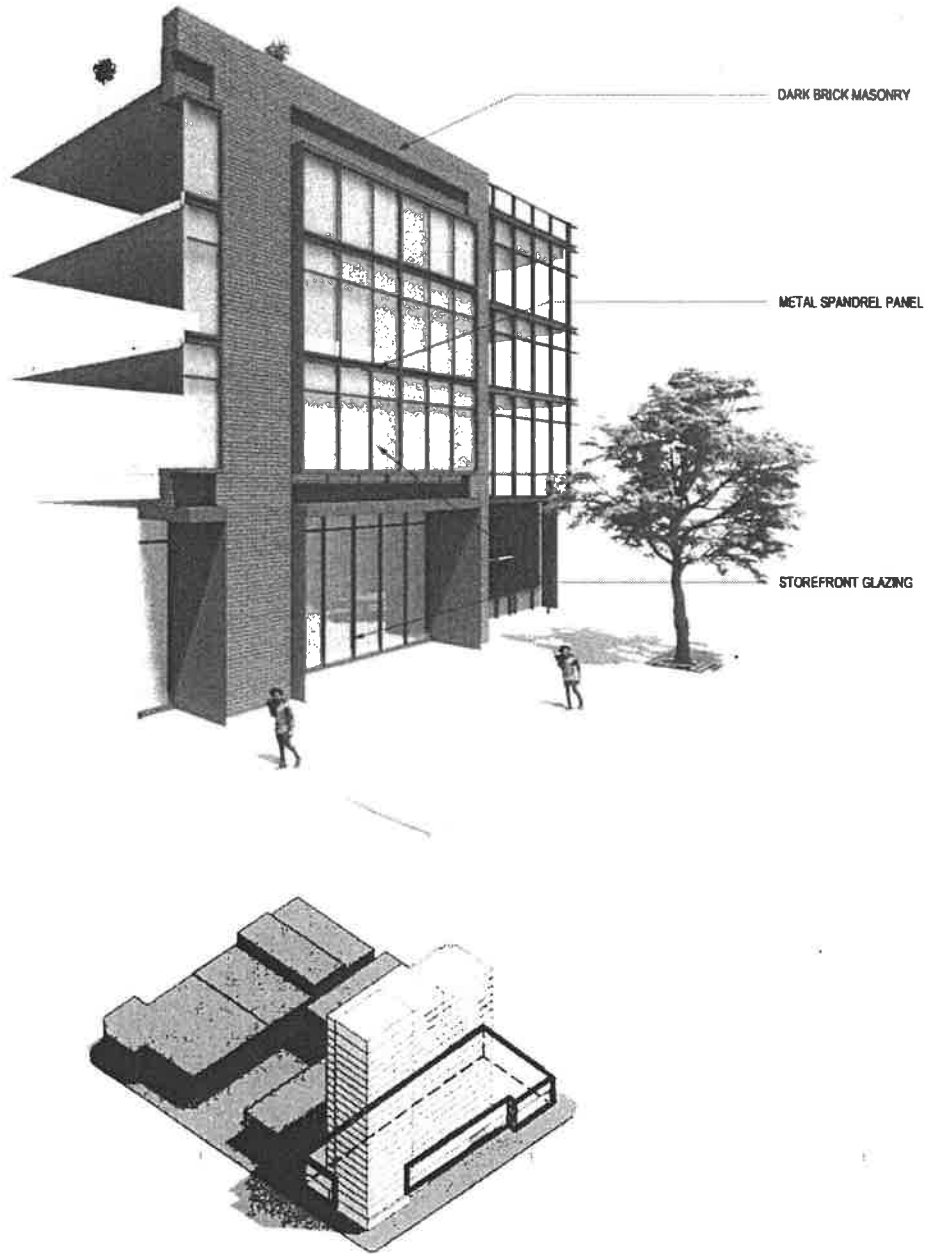
Scale: 1" = 80'-0"

**NORTH ELEVATION**

APPLICANT: LG Development Group  
 ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
 200-08 North May Street

INTRODUCTION: April 17, 2024  
 PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



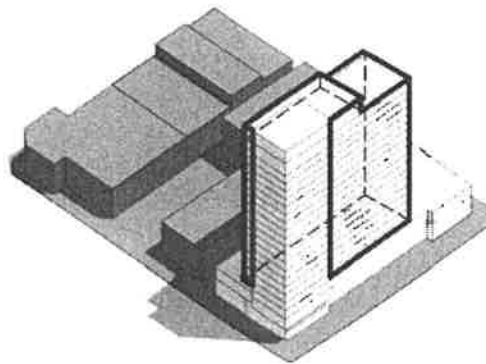
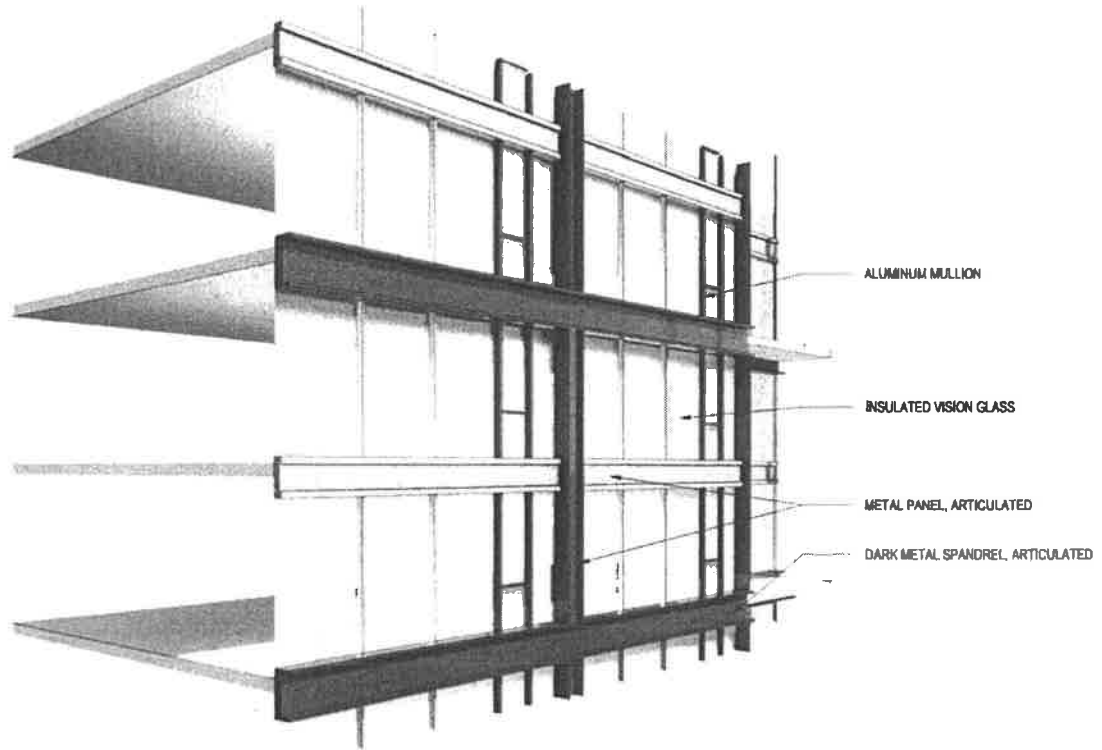
Scale: N.T.S.

**FACADE AXONS**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/ 1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



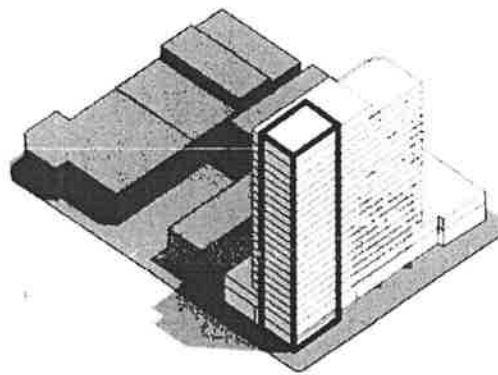
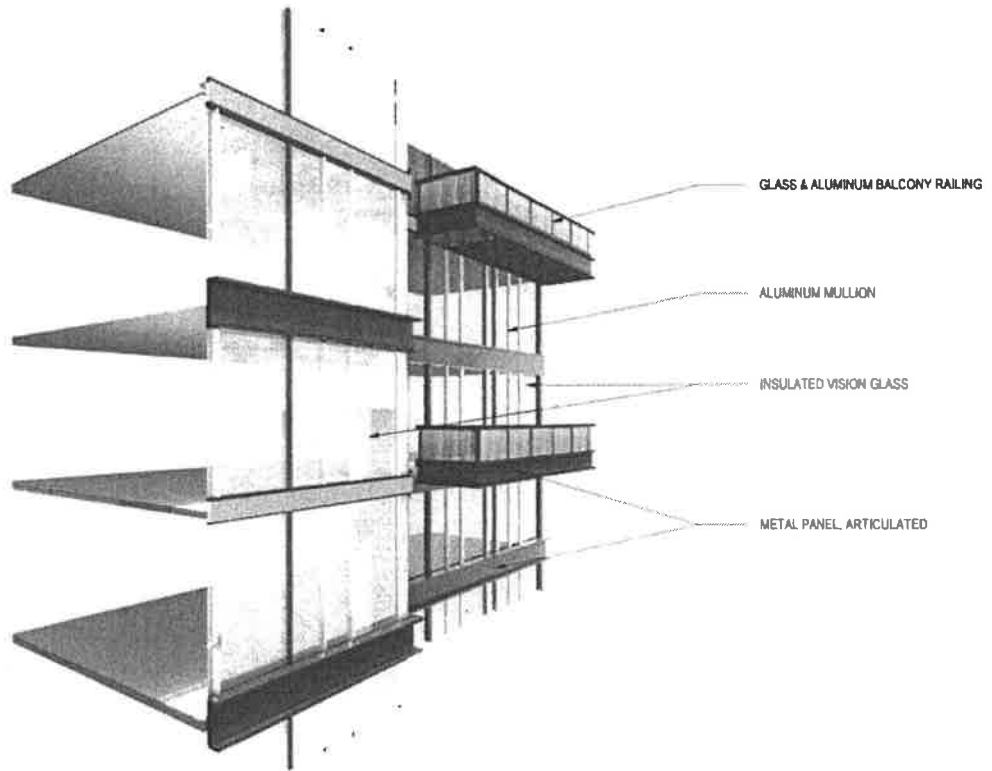
Scale: N.T.S.

**FACADE AXONS**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Ave/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

FINAL FOR PUBLICATION



Scale: N.T.S.

**FACADE AXONS**

APPLICANT: LG Development Group  
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street  
200-08 North May Street

INTRODUCTION: April 17, 2024  
PLAN COMMISSION: July 18, 2024

7/21/2021

REPORTS OF COMMITTEES

20672  
33653

*Reclassification Of Area Shown On Map No. 1-G.  
(As Amended)  
(Application No. 20672)*

*R BPD 1512*

(Common Address: 1132 -- 1157 W. Lake St./146 -- 208 N. May St. (Even Only)/1132 --  
1140 W. Randolph St. (Even Only)/169 -- 209 N. Racine Ave. (Odd Only).  
[SO2021-1495]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1, C1-2 and C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

the public alley next north of West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 175.03 feet north of West Randolph Street; and North Racine Avenue,

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

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

the public alley next north of West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 175.03 feet north of West Randolph Street; and North Racine Avenue,

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

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

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

*Residential-Business Planned Development No. 1512.*

*Residential-Business Planned Development Statements.*

1. The area delineated herein as Business Planned Development Number 1512 ("Planned Development") consists of approximately 85,054.10 square feet of property

which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, LG Development Group LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

The following improvements shall be installed prior to issuance of a Certificate of Occupancy:

- Lake Street and Racine Avenue -- install a traffic signal. Countdown pedestrian signals and high-visibility crosswalks also to be provided at this intersection.
- Lake Street and May Street -- install high-visibility crosswalks on all legs to improve pedestrian safety.

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.

All exterior pedestrian connections throughout the site will remain open to the public and accessible during the typical Chicago Park District hours of operation, which are currently from 6 A.M. to 11 P.M. daily.

All exterior vehicular, public right-of-ways on the site, which are designated for vehicular travel, will remain open to the public at all times. A 6-foot easement will be provided adjacent to, and immediately north of, the 10-foot alley to be dedicated by Applicant, in order to expand public access to this right-of-way.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; an overall Site Plan; Subarea A and B Landscape Plans; Subarea A and B Ground Floor Plans; Subarea A and B Roof Plans; Building Elevations; and Facade Axons, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development:

Subarea A:

Cultural exhibits and libraries; day care; lodge or private club; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

Subarea B:

Cultural exhibits and libraries; day care; lodge or private club; animal services; artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); entertainment and spectator sports (excluding inter-track wagering facility); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation; artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has received a bonus FAR of 1.3, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.3. 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. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1, C1-2, and C1-3 Neighborhood Commercial Districts to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("RBPD"), for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Housing ("DOH"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or

(iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The Property is also located in the Fulton Market Innovation District ("FMID"), which encourages 30 percent affordability in the area located north of Lake Street.

The Project has a total of 665 housing units. As a result, the Applicant's affordable housing obligation under the Pilot is 133 affordable units (20 percent of 665), consisting of 67 First Units and 66 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 133 affordable units on-site, the Applicant has agreed to use best efforts to provide an additional 67 affordable units (10 percent of 665, rounded up) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the Fulton Market Innovation District Plan. In order to achieve this 30 percent affordability objective, the Applicant agrees to (a) cooperate with the City in good faith to apply for 4 percent Low-Income Housing Tax Credits and tax-exempt bonds to finance the construction of all or a portion of the affordable units in the Project, and/or seek another source of public assistance, and (b) consider partnerships with affordable housing developers. If the Applicant determines that the 30 percent affordability goal of the FMID is not economically feasible, despite such good faith cooperation and best efforts, the Applicant agrees to share its development budget, operating pro forma and all underlying data with the City and, at the City's request, an independent third-party expert, to confirm the Applicant's determination.

If the Applicant subsequently reduces (or increases) the number of housing units in the Project, or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the DOH for review and approval by the DOH Commissioner, and DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the

Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For improvements within Subarea A of the Planned Development, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is

initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-7 Downtown Mixed-Use District.

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

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Overall Site Plan; Subareas A and B Landscape Plans; Subareas A and B Ground Floor Plans; Subareas A and B Roof Plans; Subareas A and B North, South, East and West Building Elevations; Facade Axons; and Plat of Survey referred to in these Plan of Development Statements printed on pages 33667 through 33689 of this *Journal*.]

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

*Residential Business Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Net Site Area:	85,054.10 square feet
Subarea A:	60,027.10 square feet
Subarea B:	25,027.00 square feet
Area Remaining in the Public Right-of-Way:	61,125.70 square feet
Subarea A:	39,336.74 square feet
Subarea B:	21,788.96 square feet
Gross Site Area:	146,179.80 square feet
Subarea A:	99,363.84 square feet
Subarea B:	46,815.96 square feet
Maximum Floor Area Ratio:	8.30
Subarea A:	8.70
Subarea B:	7.34

**Maximum Number of Dwelling Units:**

Subarea A:	486
Subarea B:	179

**Maximum Hotel Key Count:** 665\*

**Maximum Building Height:**

Subarea A:	330 feet
Subarea B:	222 feet, 6 inches

**Minimum Number of Accessory Off-Street Parking:**

Subarea A:	261
Subarea B:	29

**Minimum Number of Off-Street Loading Berths:**

Subarea A:	3
Subarea B:	1

**Minimum Number of Bicycle Parking Spaces:**

Subarea A:	243
Subarea B:	90

**Minimum Setbacks from Property Line:**

In accordance with the Site Plan

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

**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: 5/13/21

**DEVELOPMENT INFORMATION**

Development Name: *FULTON GROUNDS - AMYLU*

Development Address: *1150 W LAKE ST*

Zoning Application Number, if applicable:

Ward: *27*

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

**Type of City Involvement**

*check all that apply*

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

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

**DEVELOPER INFORMATION**

Developer Name *LG DEVELOPMENT GROUP LLC*

Developer Contact *GABRIEL LEATHU*

Developer Address *2234 W NORTH AVE*

Email *GLEATHU@LGDEVELOPMENTGROUP.COM*

Developer Phone *224-489-6595*

Attorney Name *MICHAEL EGGUR*

Attorney Phone *312-617-8900*

**TIMING**

Estimated date marketing will begin *3/1/24*

Estimated date of building permit\* *3/1/23*

Estimated date ARO units will be complete *9/1/24*

\*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)

*[Signature]*  
\_\_\_\_\_  
Developer or their agent

*5/13/21*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Justin Root or Denise Roman, DOH

\_\_\_\_\_  
Date  
May 28, 2021

**FINAL FOR PUBLICATION**



## ARO Web Form

**Applicant Contact Information**

Name: Michael Ezgur

Email: michael@acostaegur.com

**Development Information****Address**

Submitted Date: 05/11/2021

Number From: 1132

Number To: 1157      Direction: W

Street Name: Lake

Postal Code: 60607

**Development Name**

Amylu

Are you rezoning to downtown?: Yes

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

**Information**

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

**Details**

ARO Trigger: Downtown Planned Development

Total Units: 665

Development Type: Rent

Date Submitted: 05/11/2021

**Requirements**

First ARO Units: 67    Additional ARO Units: 66

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

On-Site: 67

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 67

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

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

On-Site: 66

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 66

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PUBLICATION**

All projects with proposed ARO units must complete this tab

	Market Rate Units	First Affordable Units	Additional Affordable Units
King	102 Spaces in Building	102 Spaces in Building	102 Spaces in Building
Washer/Dryer	In Unit	In Unit	In Unit
Appliances			
Refrigerator	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
EnergyStar/make/model/color			
Dishwasher	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
EnergyStar/make/model/color			
Stove/Oven	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
EnergyStar/make/model/color			
Washer/Dryer	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
EnergyStar/make/model/color			
Bathroom(s)	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit
How many?			
Full bath?			
Kitchen countertops	TBD	Comparable	Comparable
Material			
Flooring	TBD	Comparable	Comparable
Material			
AC	TBD	Comparable	Comparable
Other	TBD	Comparable	Comparable

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Unit Type	Summary			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	160	30%	TBD	20	30%	85%+	TBD	20	30%	TBD	85%+
one-bed	266	50%	TBD	34	51%	85%+	TBD	33	50%	TBD	85%+
two-bed	106	20%	TBD	13	19%	85%+	TBD	13	20%	TBD	85%+

Is this a For Sale or Rental Project? Rental

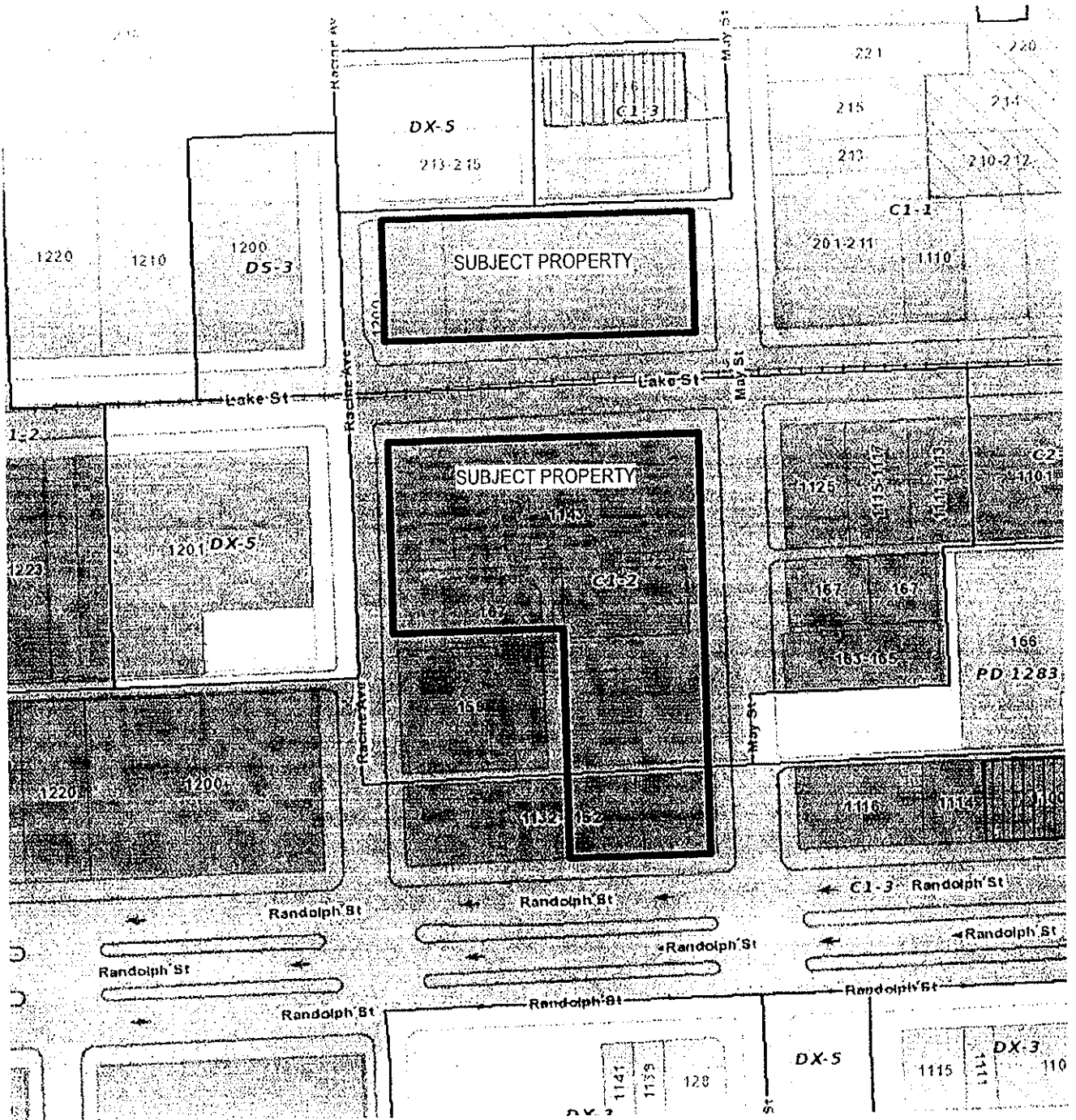
If a For Sale Project, will you offer ARO units as rentals (Near North only)? N/A

Anticipated average psf rent/price? \$3.00

Total Units in Project 665

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

Unit Type	Count	Will First Units be on-site or off-site?	If off-site, what is address?
First Units (10% of total)	67		
Additional Units (20% of total, less number of "First Units")	66		



Scale: NTS



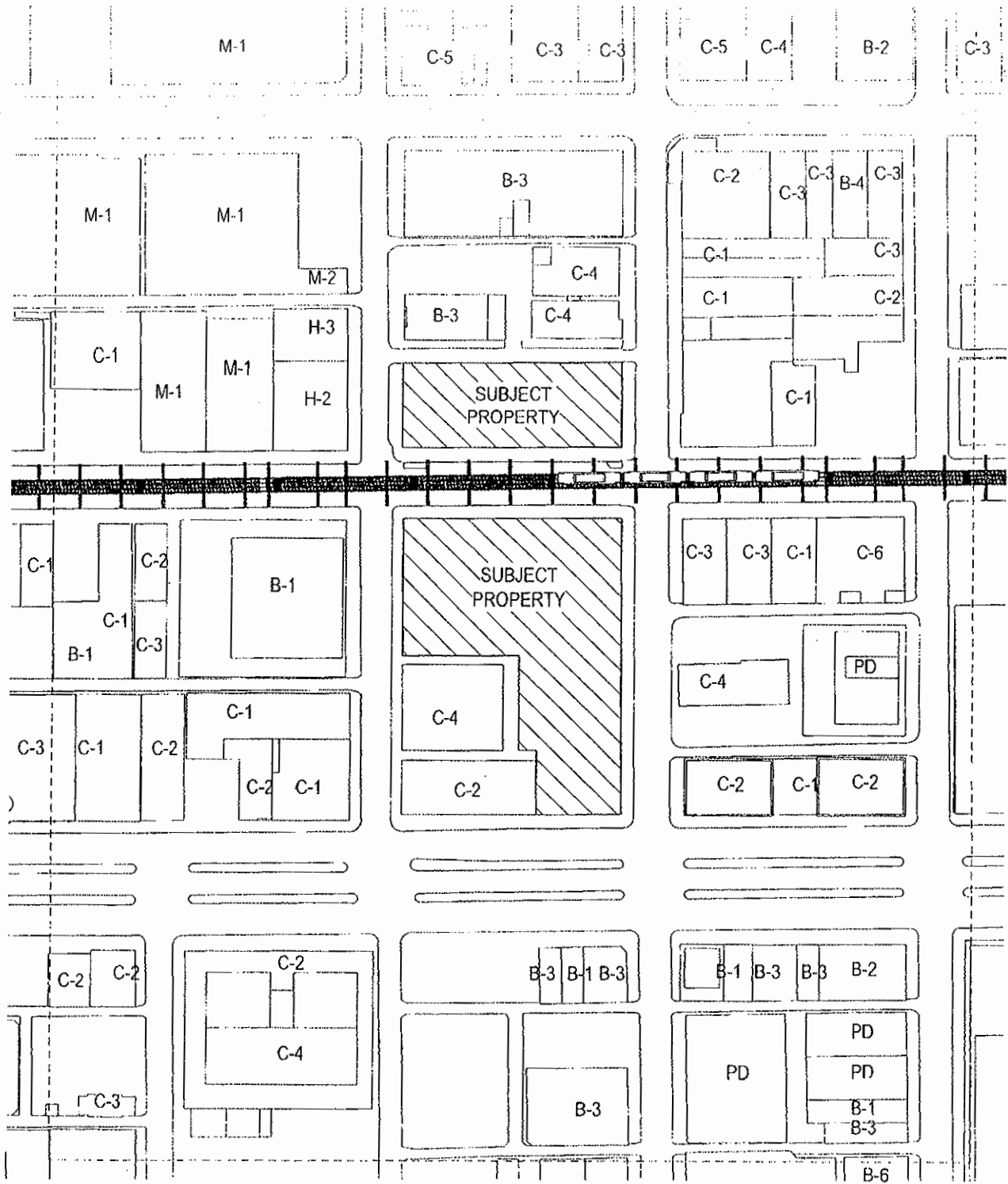
FINAL FOR PUBLICATION

EXISTING ZONE MAP

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



A. RESIDENTIAL  
 B. BUSINESS  
 C. COMMERCIAL  
 E. MANUFACTURING  
 F. RETAIL  
 G. INDUSTRIAL  
 H. MIXED USE

PD: PLANNED DEVELOPMENT  
 # - NUMBER OF STORIES

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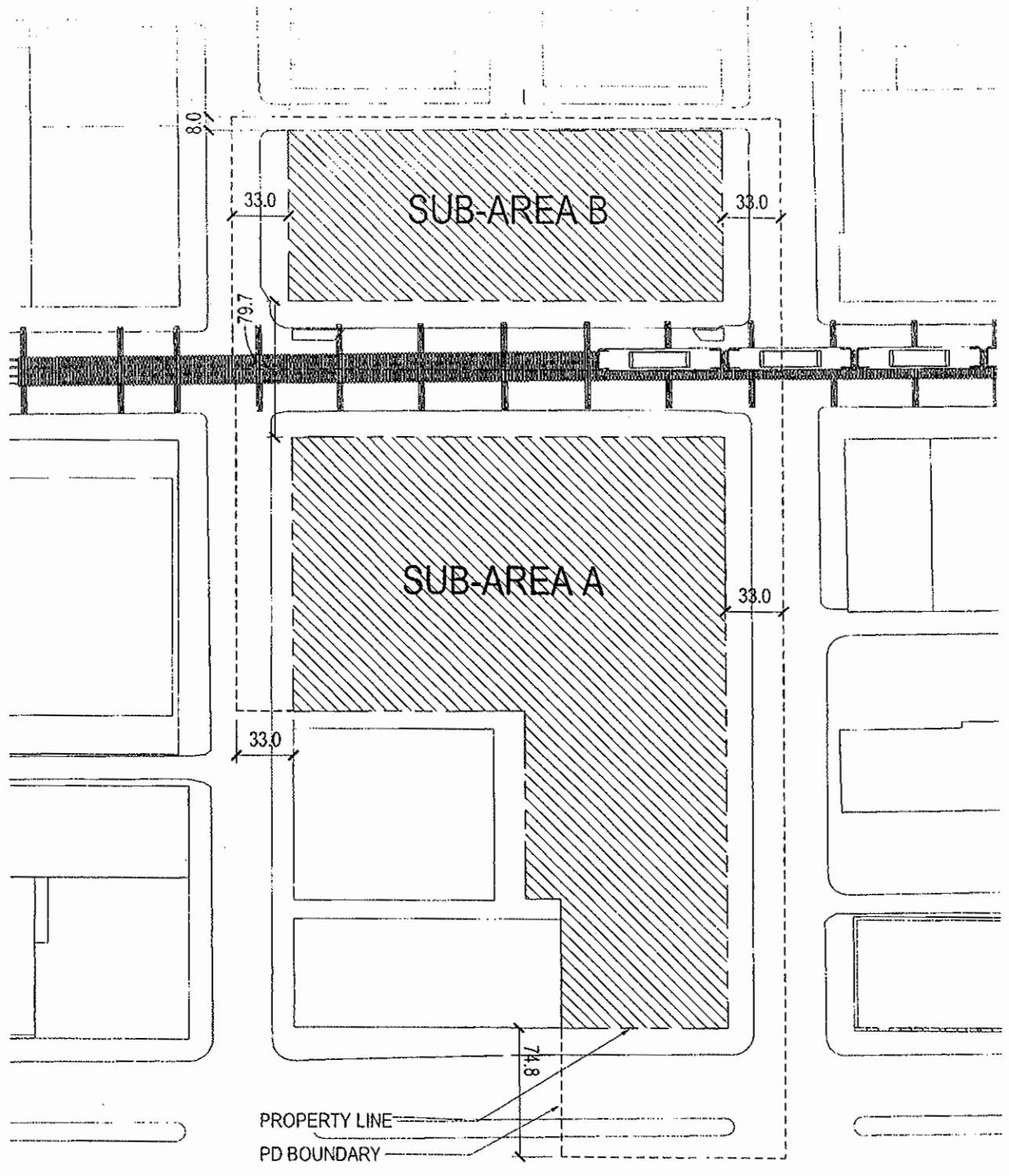
**FINAL FOR PUBLICATION**

**EXISTING LAND USE MAP**

**Gensler**

APPLICANT:  
 ADDRESS:

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"



**PROLATION**  
**FINAL FOR**

**PLANNED DEVELOPMENT BOUNDARY,  
 PROPERTY LINE, AND SUB-AREA MAP**

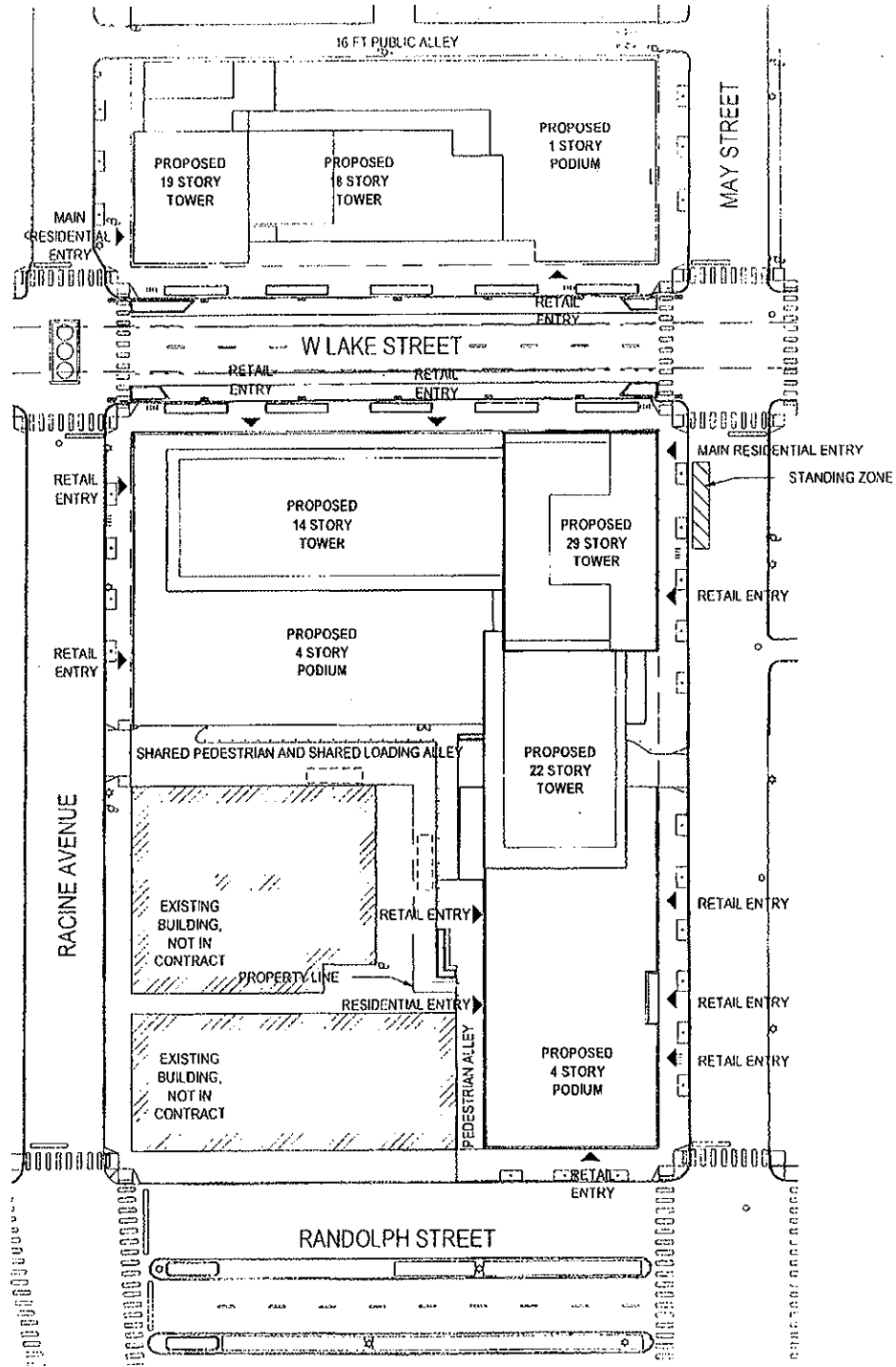
**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION

7-21-2021



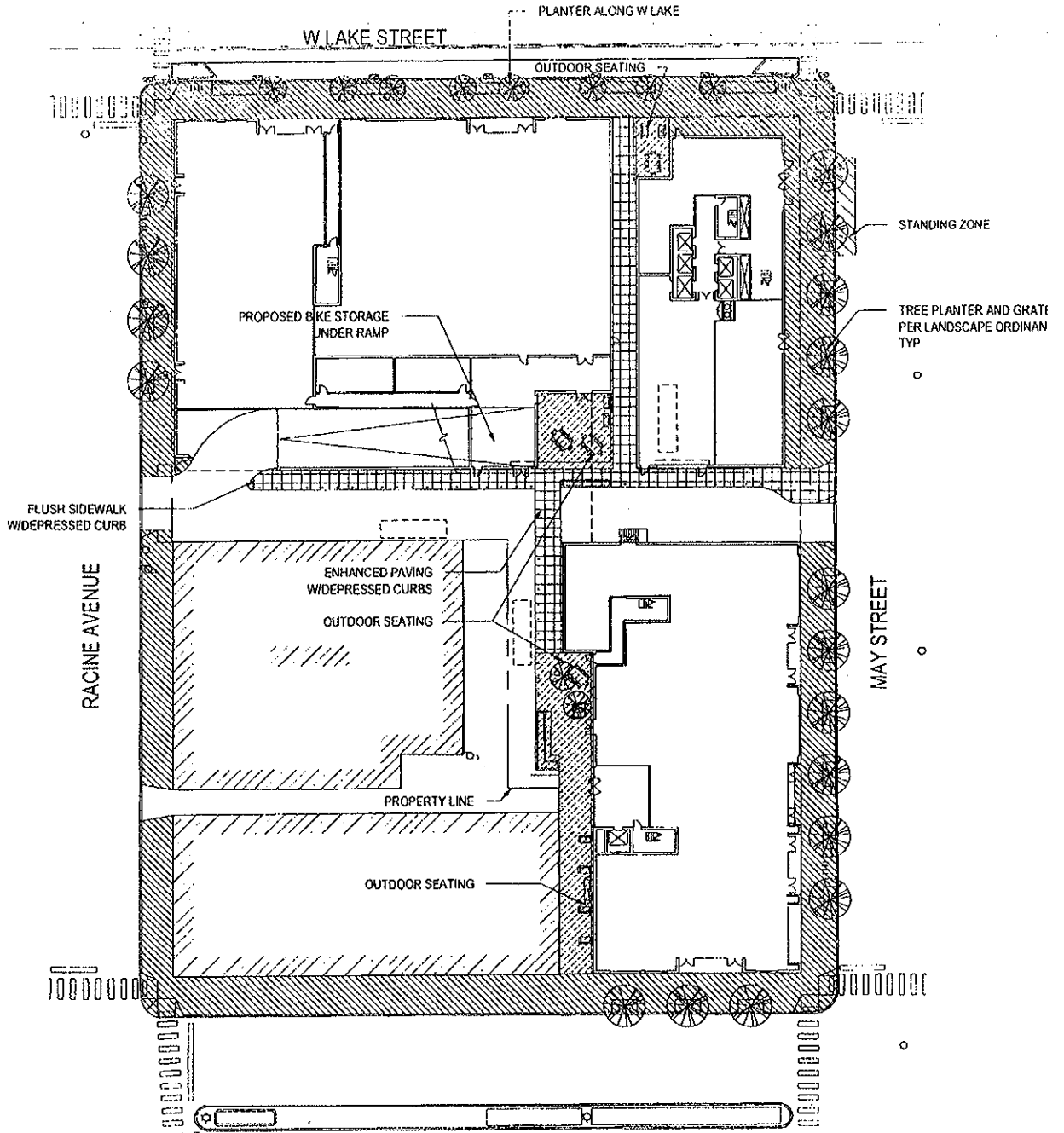
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OVERALL SITE PLAN

**Gensler**

APPLICANT: LG Development Group  
 ADDRESS: TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)



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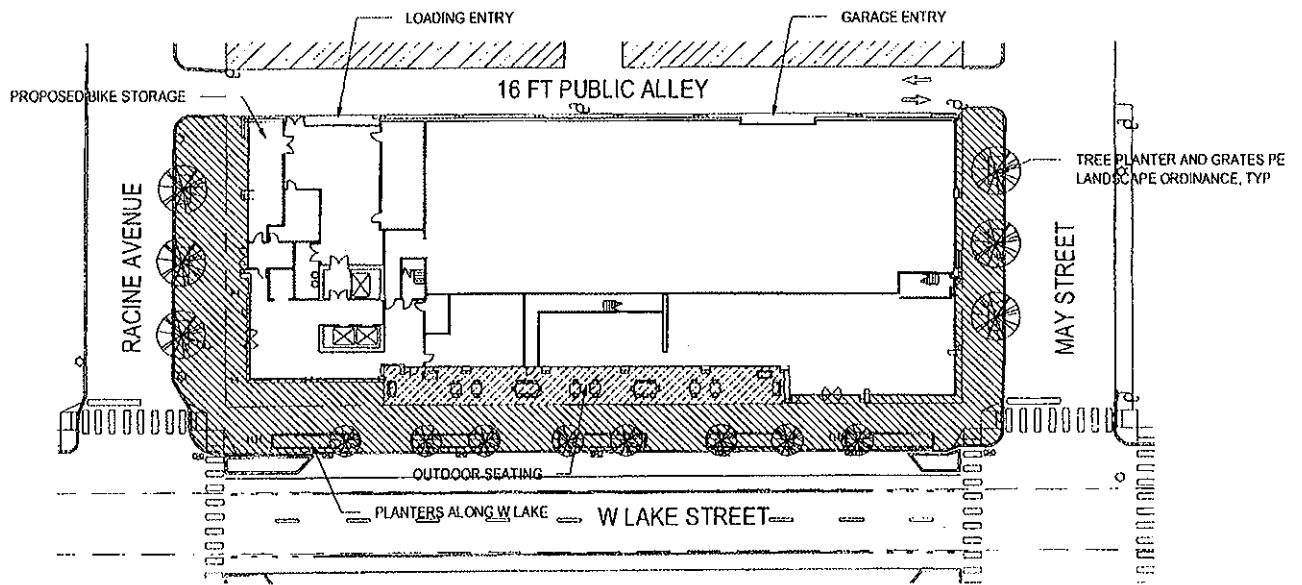


**SUBAREA A SITE - LANDSCAPE PLAN**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 60'-0"



**PROPOSITION**  
**FINISH FOR**

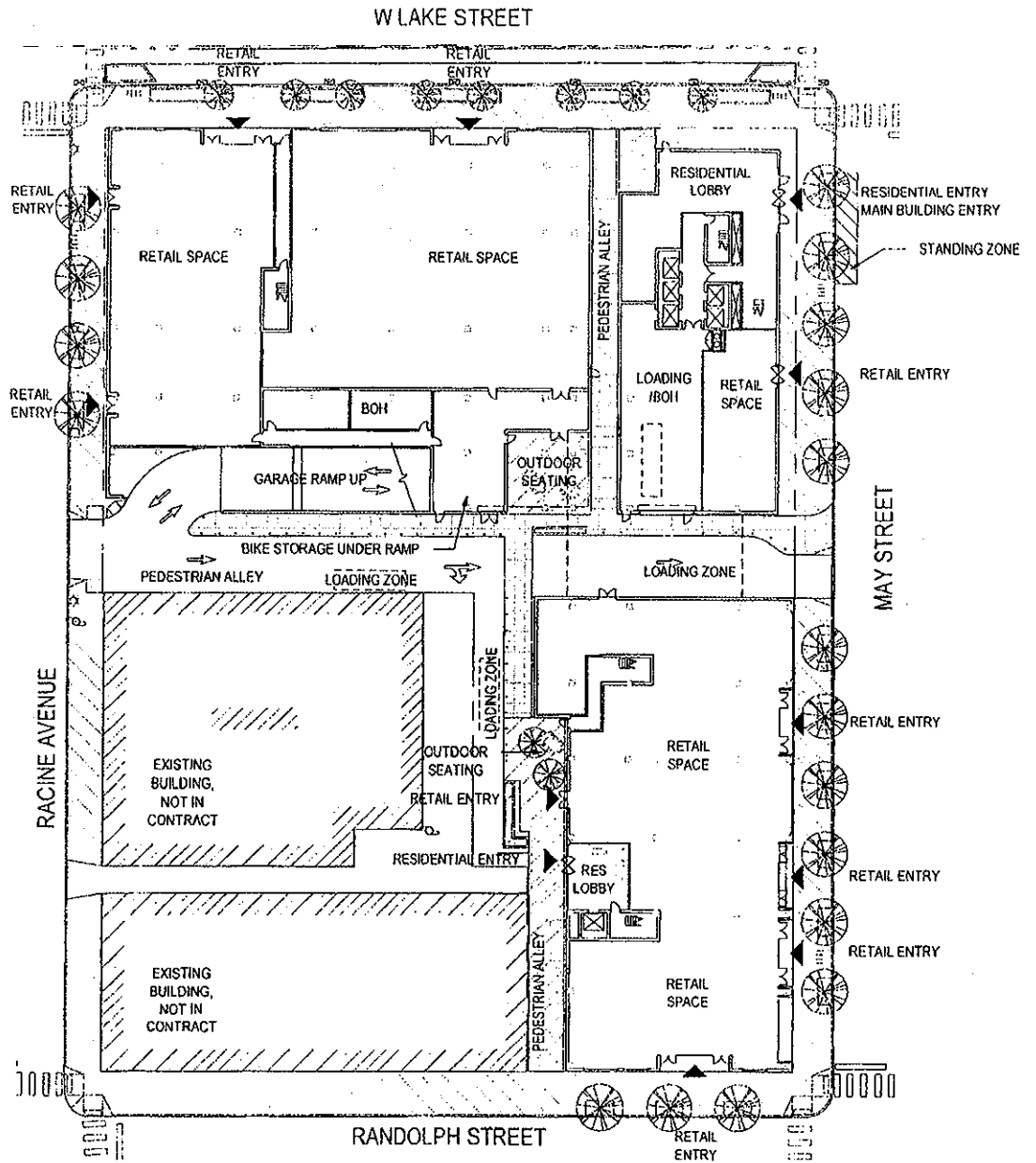
**SUBAREA B SITE - LANDSCAPE PLAN**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION 4-101-0001



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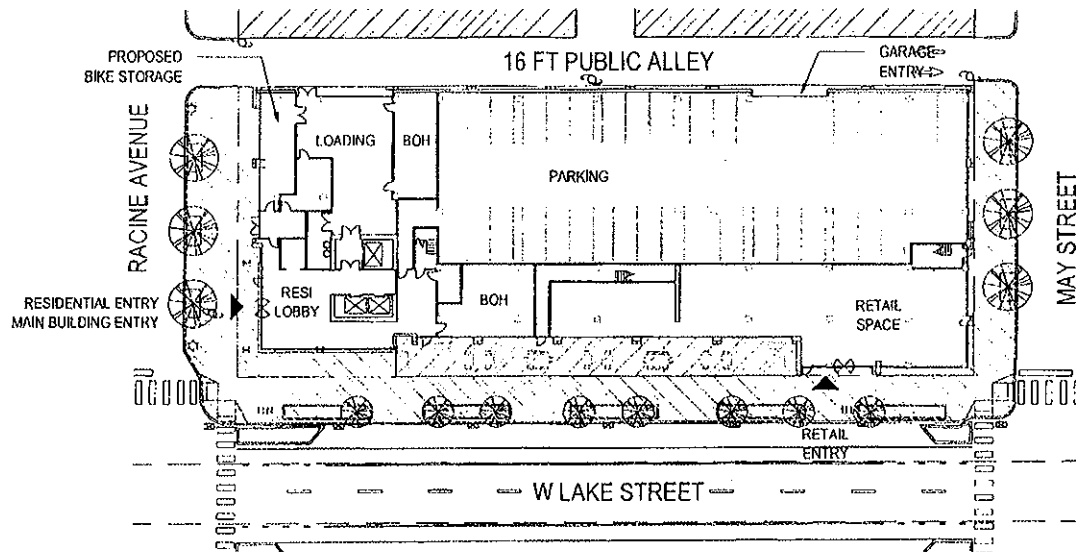
SUBAREA A  
 SUBAREA B

**SUBAREA A - GROUND FLOOR**

**Gensler**

APPLICANT:  
ADDRESS.

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 60'-0"



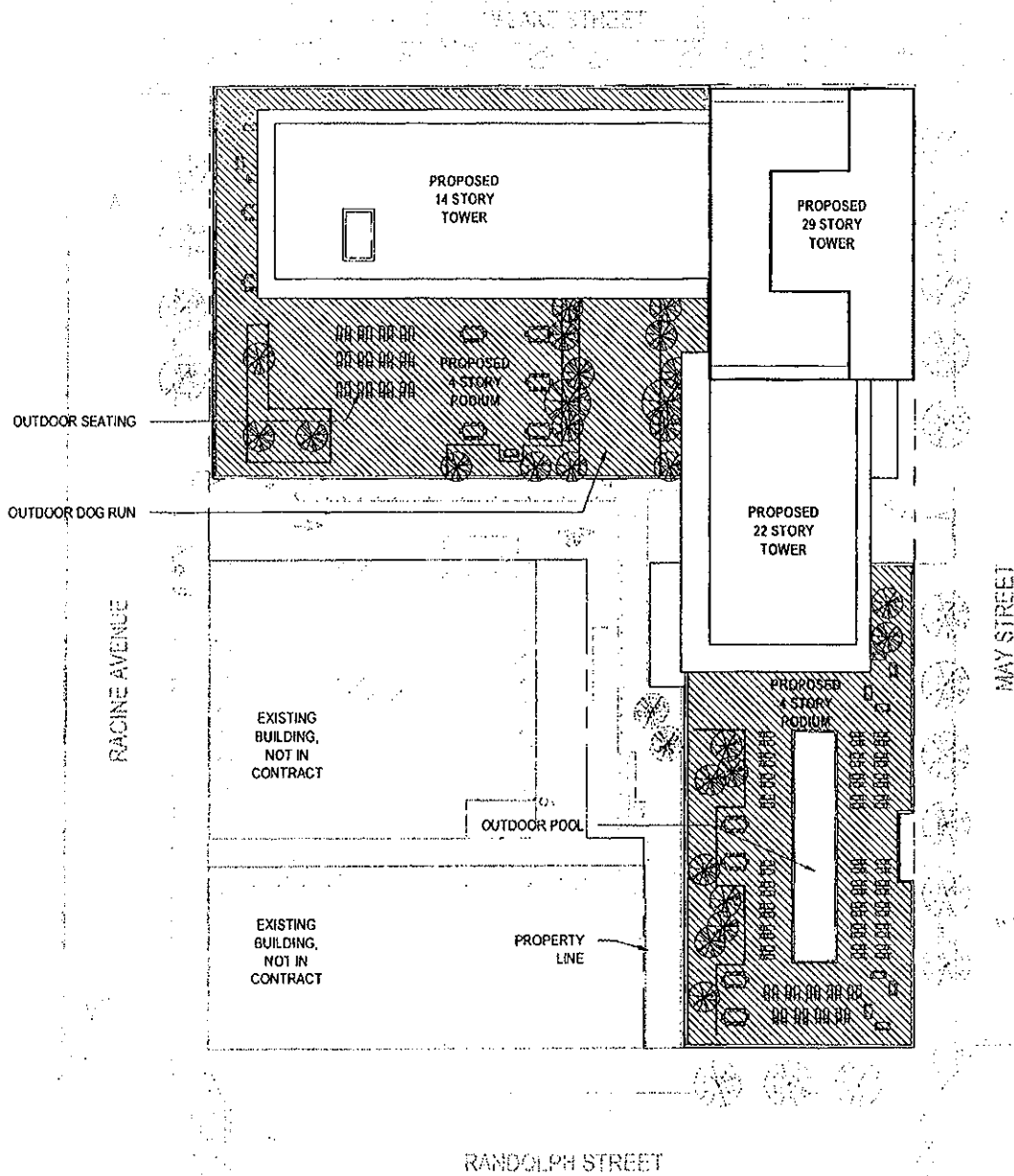
PROHIBITED  
 PARKING

**SUBAREA B - GROUND FLOOR**

**Gensler**

APPLICANT:  
ADDRESS:

I G Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

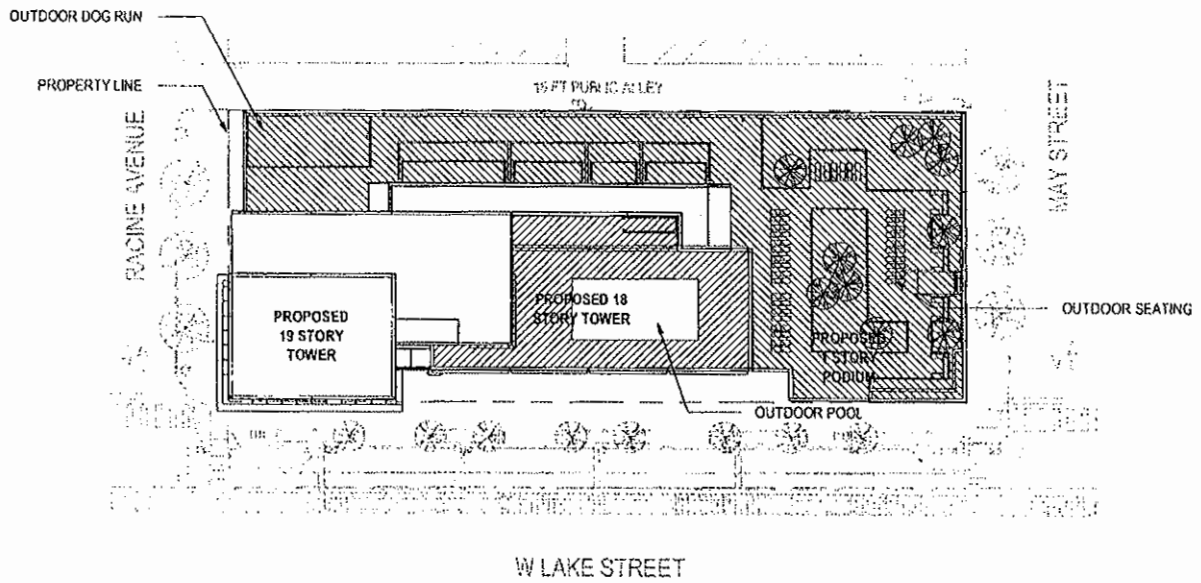


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**PROPOSED**  
**FINAL FOR**

**SUBAREA A - ROOF PLAN**



Scale: 1" = 60'-0"



**PROPOSED**  
**FINISHED**

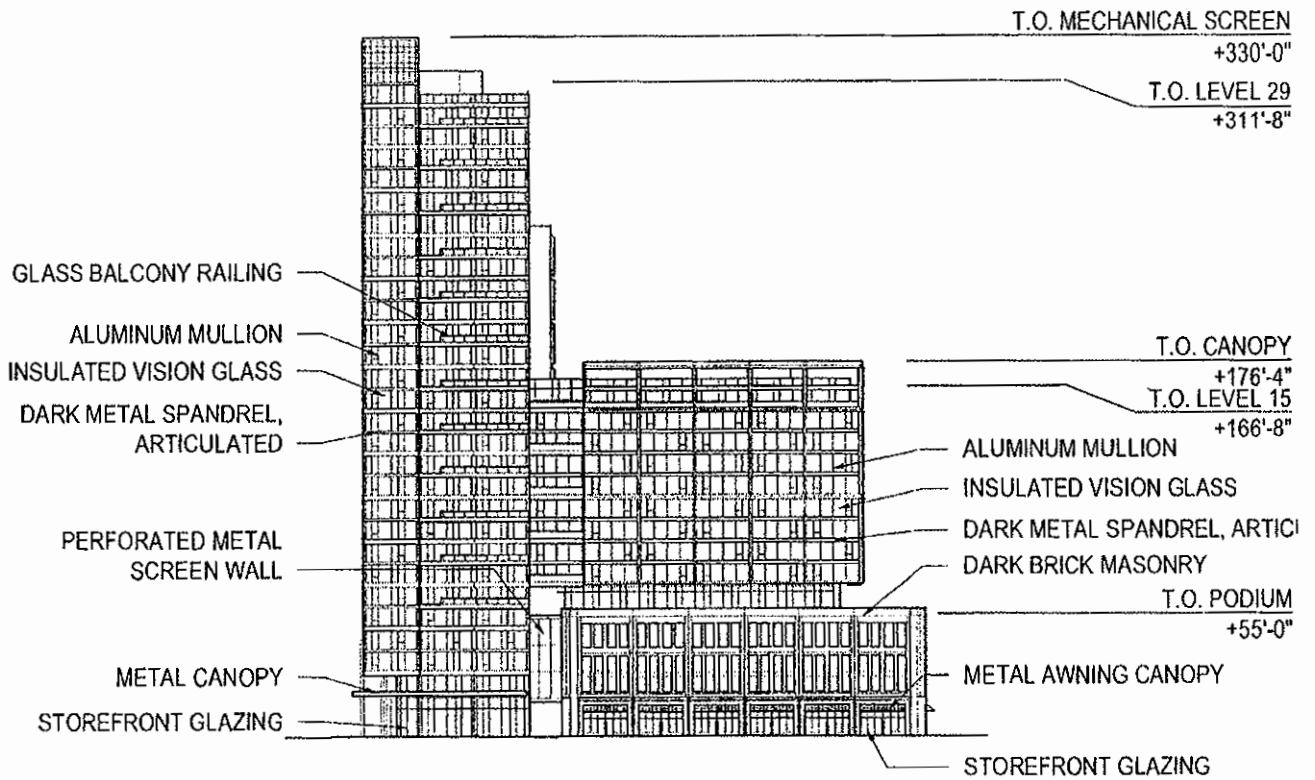
**SUBAREA B - ROOF PLAN**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

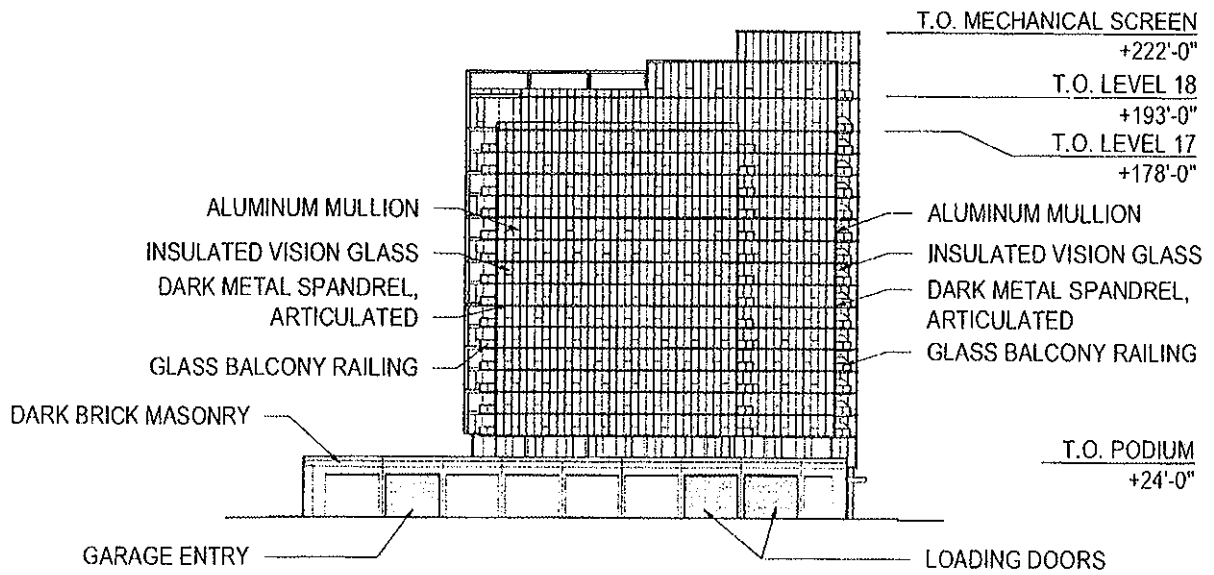
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**SUBAREA A - NORTH ELEVATION**



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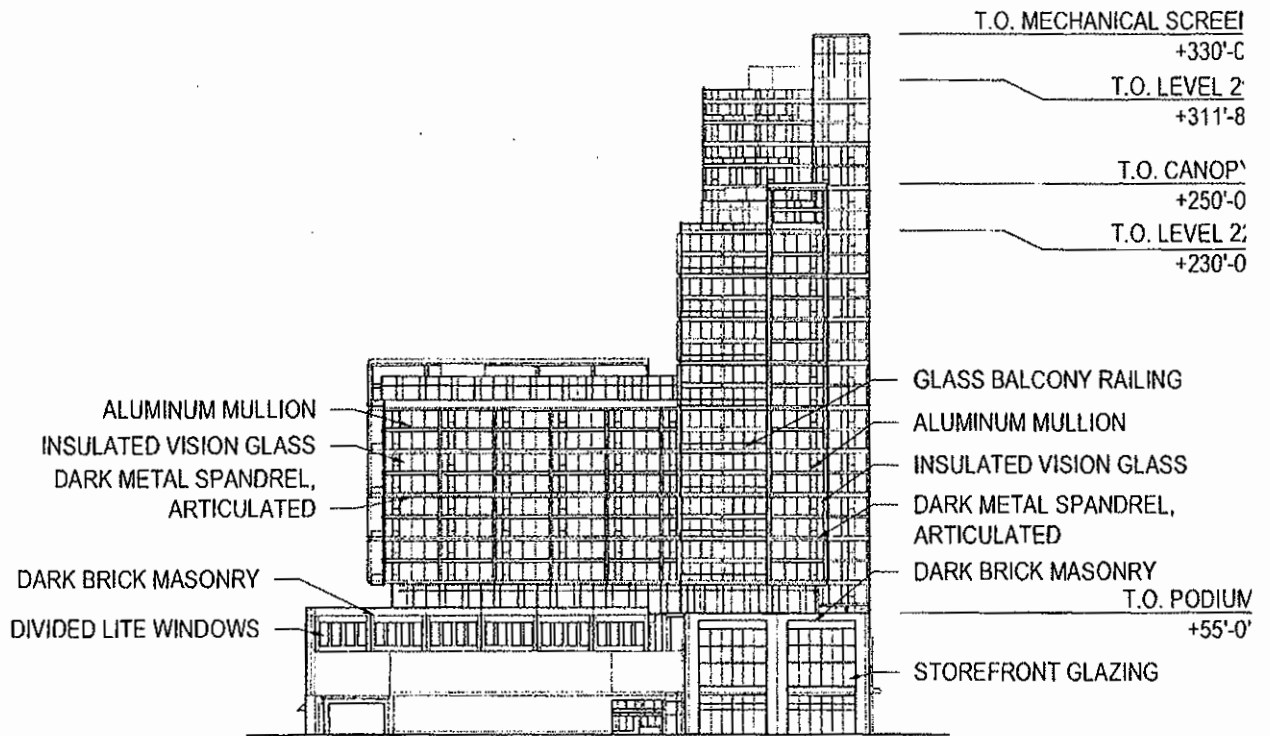
PROPOSED  
FINAL PLAN

**SUBAREA B - NORTH ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"

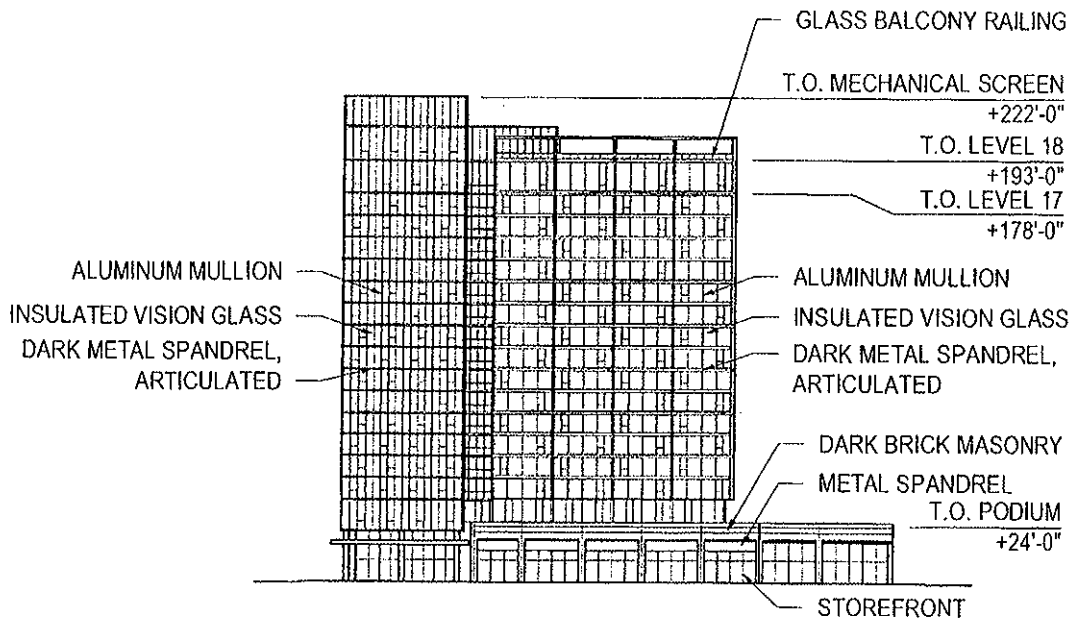
PROPOSITION  
FINAL FOR

**SUBAREA A - SOUTH ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"

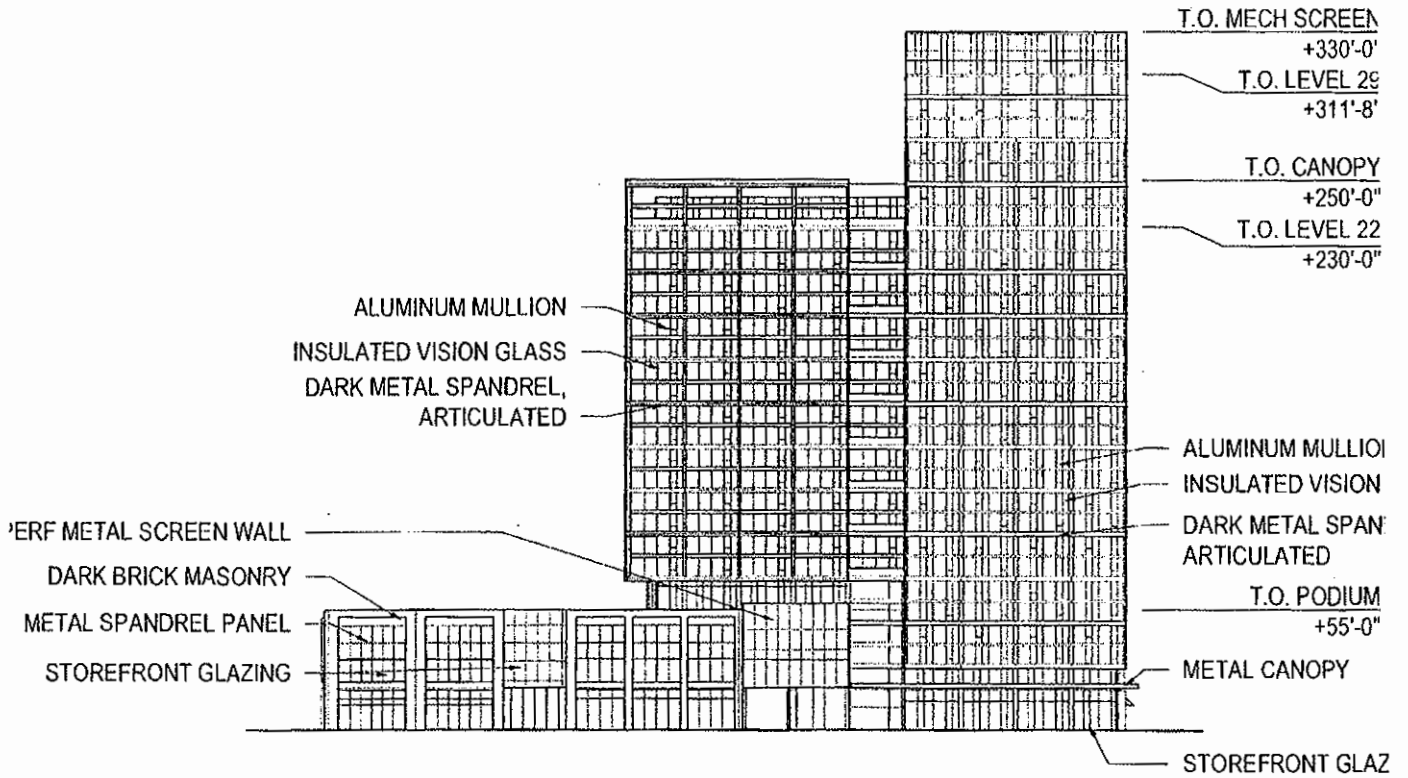


**SUBAREA B - SOUTH ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"

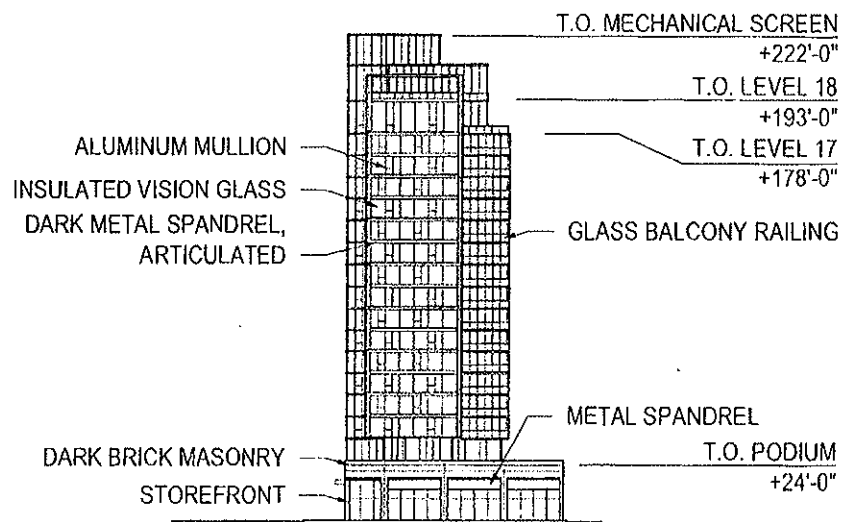
PROBATION  
FINAL COPY

**SUBAREA A - EAST ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"

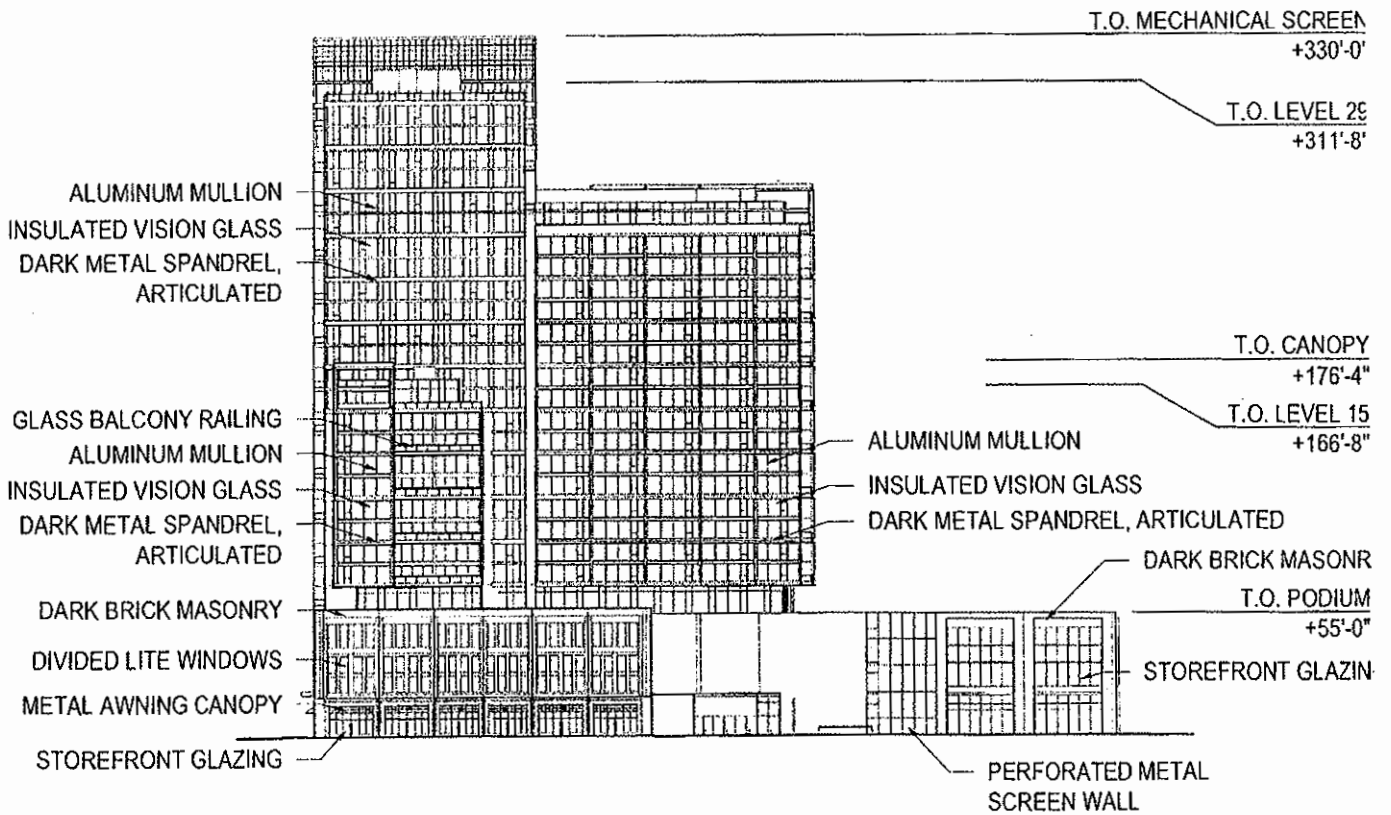
**PROPOSITION**  
**FINAL FOR**

**SUBAREA B - EAST ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
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TBD Between 174 - 182 North May Street (South Parcel)



Scale: 1" = 80'-0"

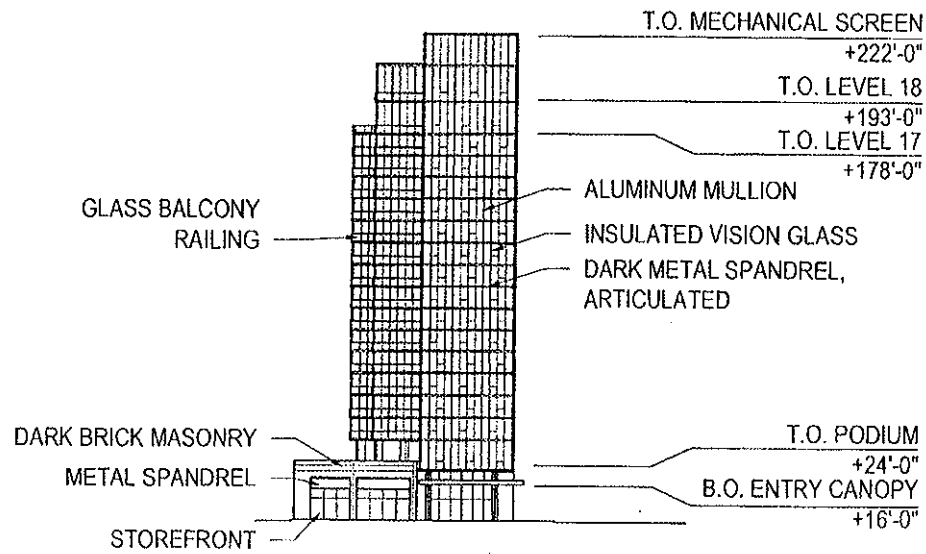
PROLIFERATION  
FINAL FOR

SUBAREA A - WEST ELEVATION

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



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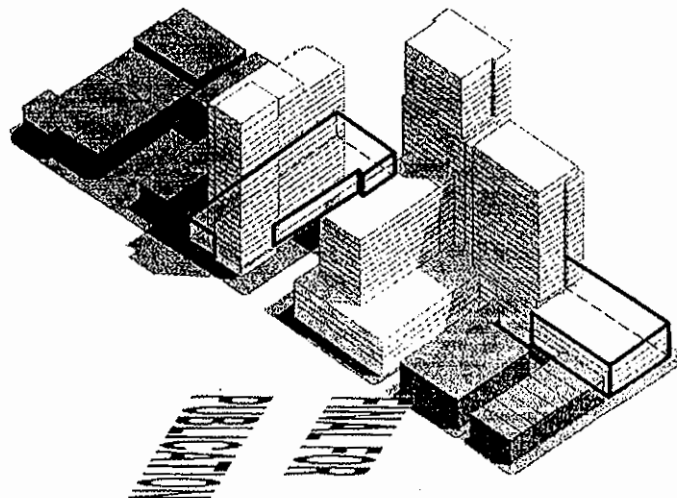
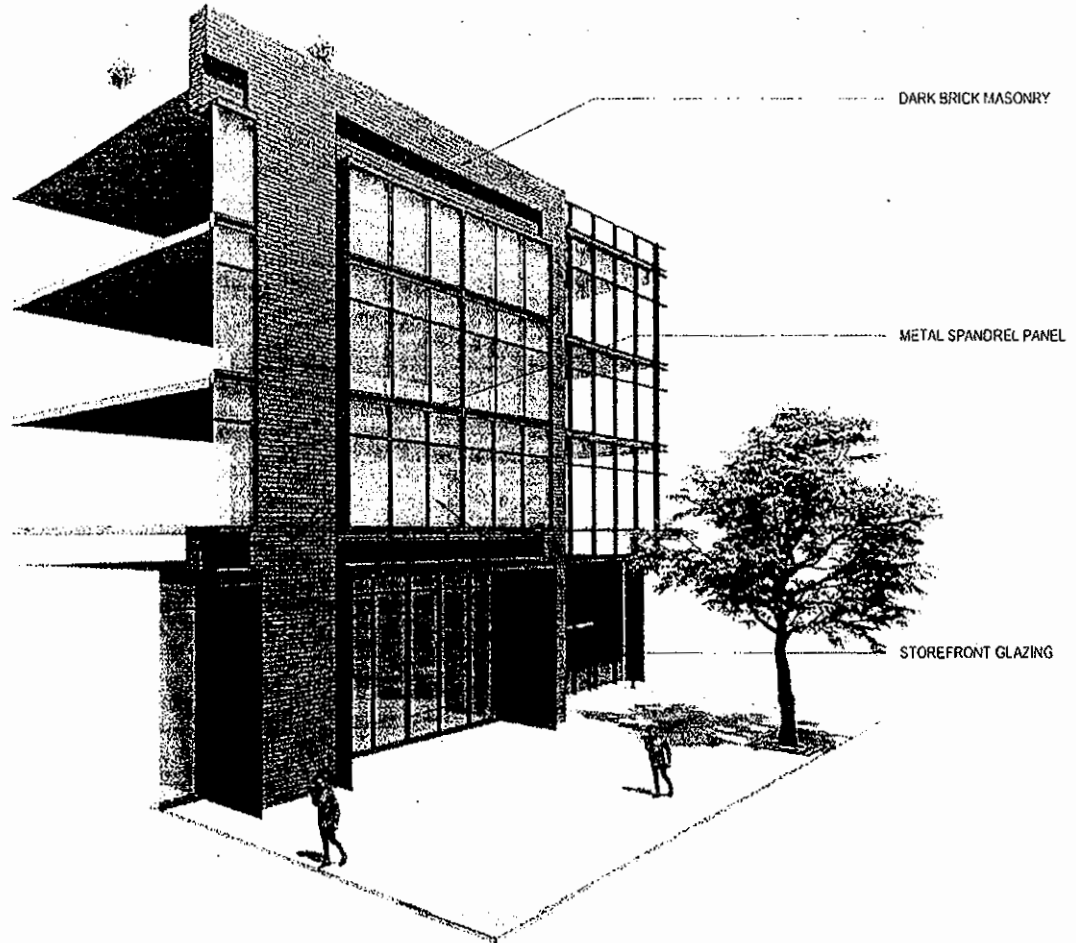


**SUBAREA B - WEST ELEVATION**

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



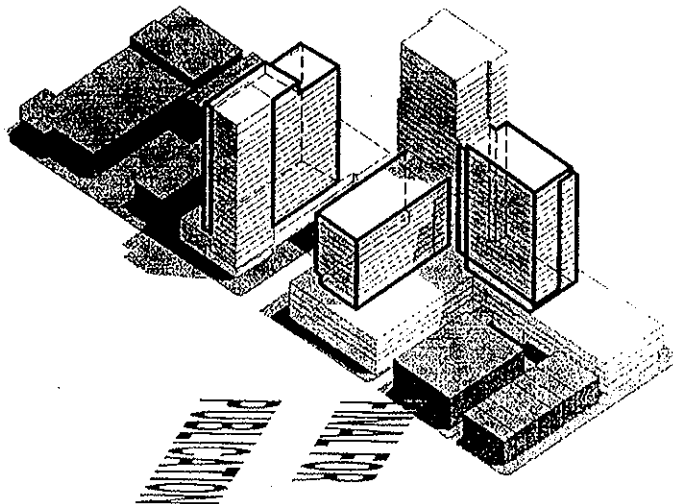
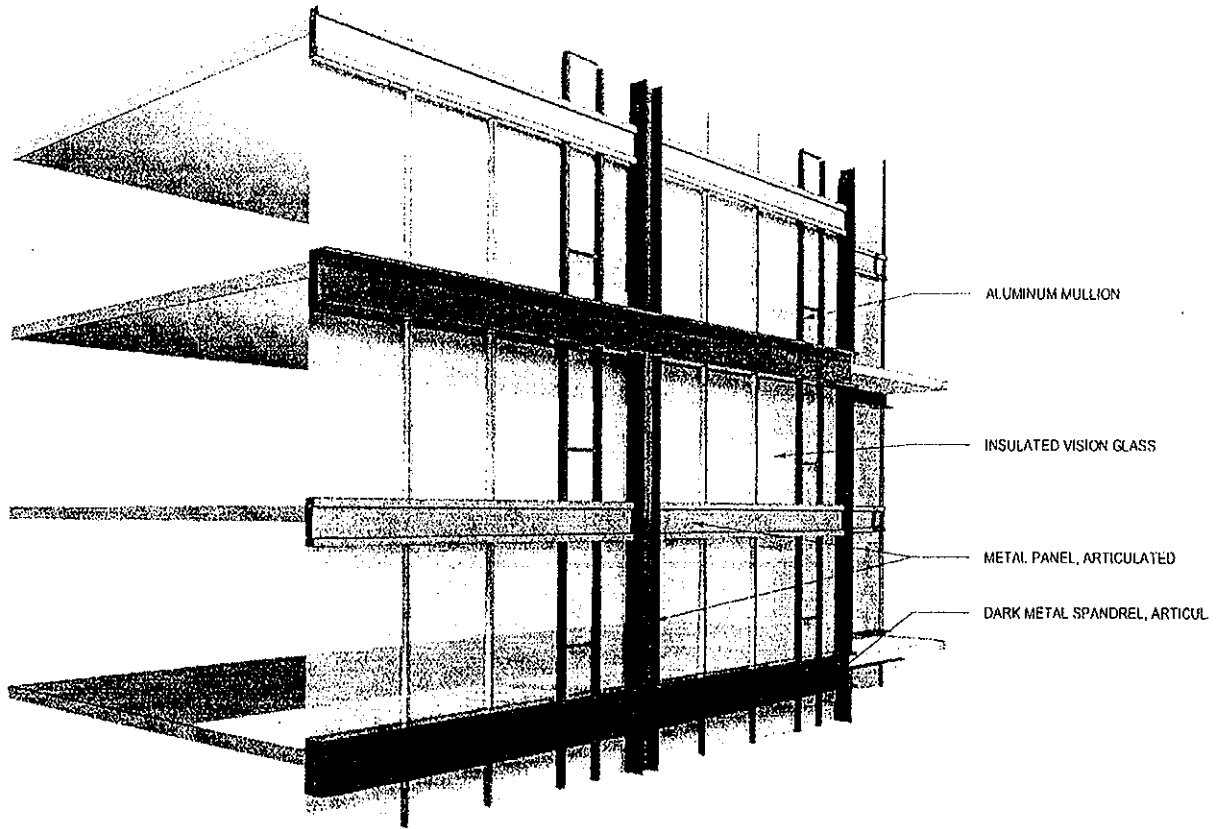
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FACADE AXONS

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



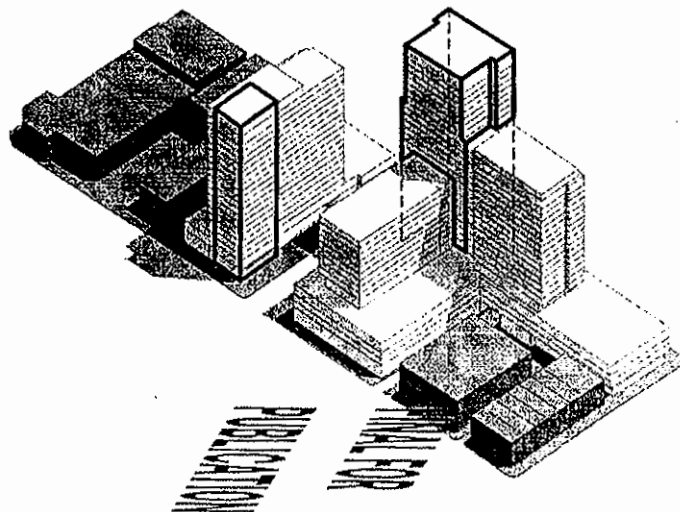
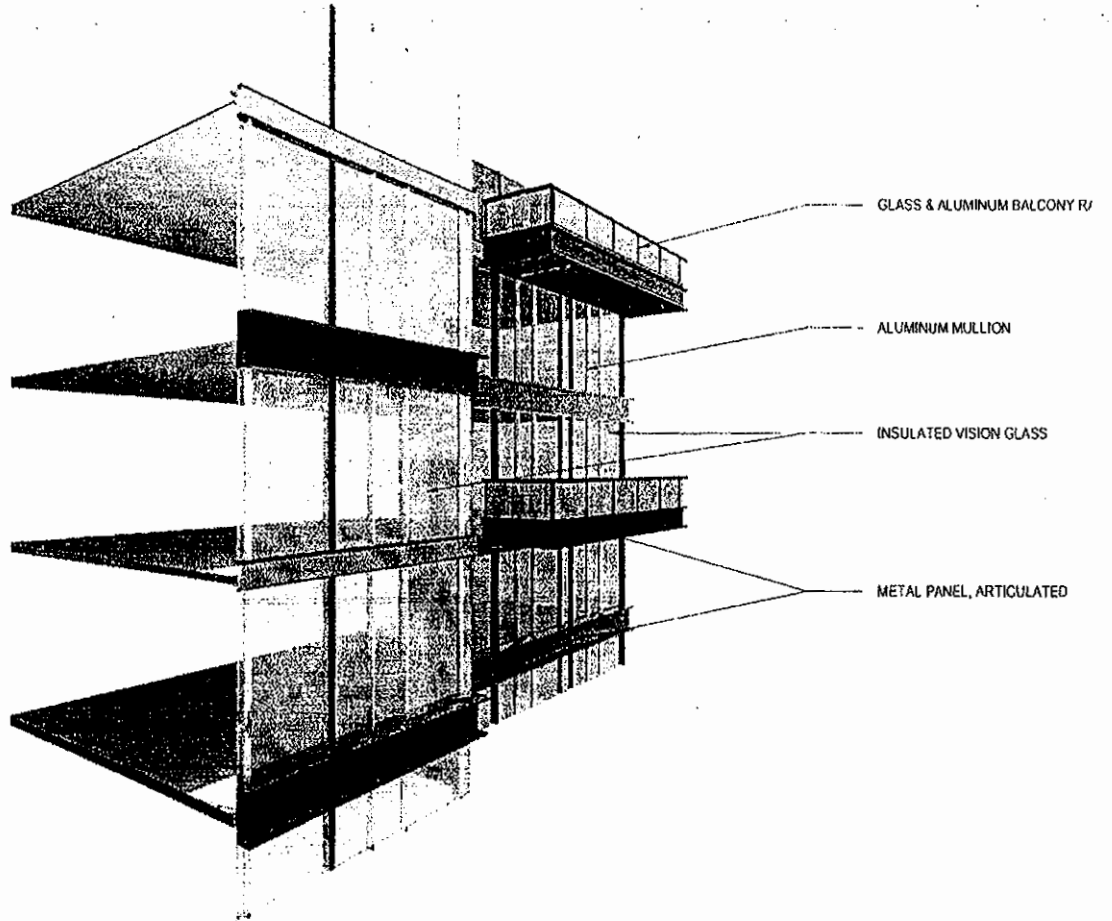
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FACADE AXONS

**Gensler**

APPLICANT:  
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LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
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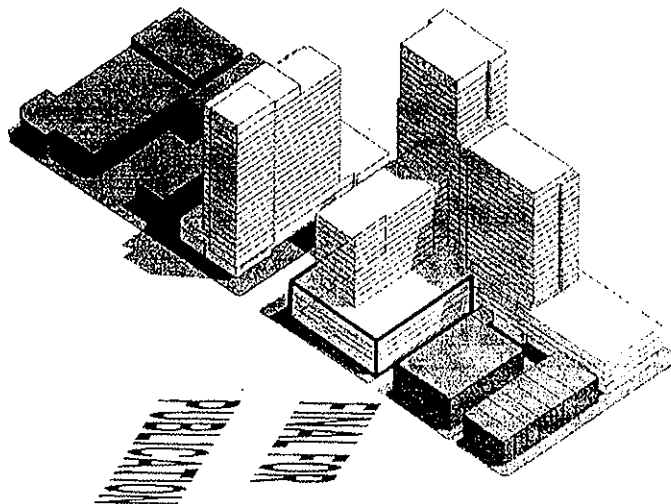
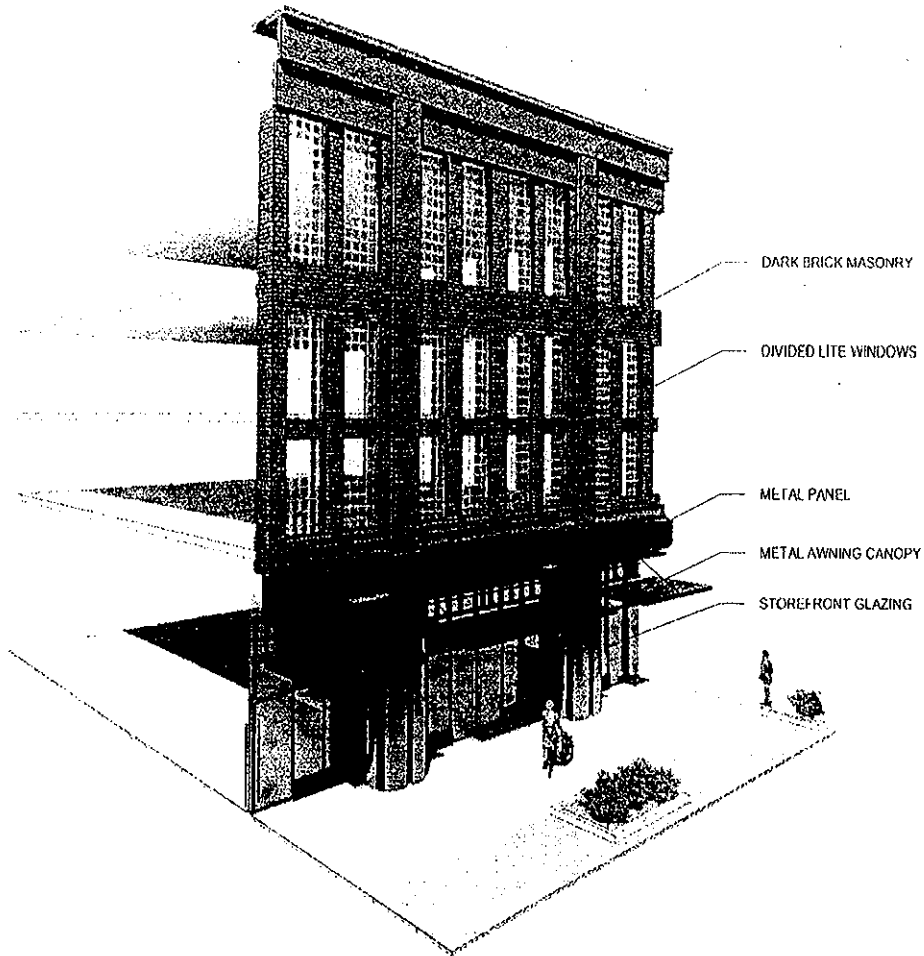
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FACADE AXONS

**Gensler**

APPLICANT:  
ADDRESS:

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)



Scale: N.T.S.

FACADE AXONS

**Gensler**

APPLICANT:  
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LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

GREMLEY & BIEDERMANN

PLCS Corporation

10000 W. 11th Street  
Overland Park, Kansas 66211

Plat of Survey

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PARCEL 1  
 LOT 19 THROUGH LOT 28 INCLUSIVE, ASSESSOR'S PARCELS 19 THROUGH 28 OF BLOCK 19 IN SUBDIVISION 19, PLAT OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

PARCEL 2  
 LOT 19 THROUGH 28 INCLUSIVE, ASSESSOR'S PARCELS 19 THROUGH 28 OF BLOCK 19 IN SUBDIVISION 19, PLAT OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

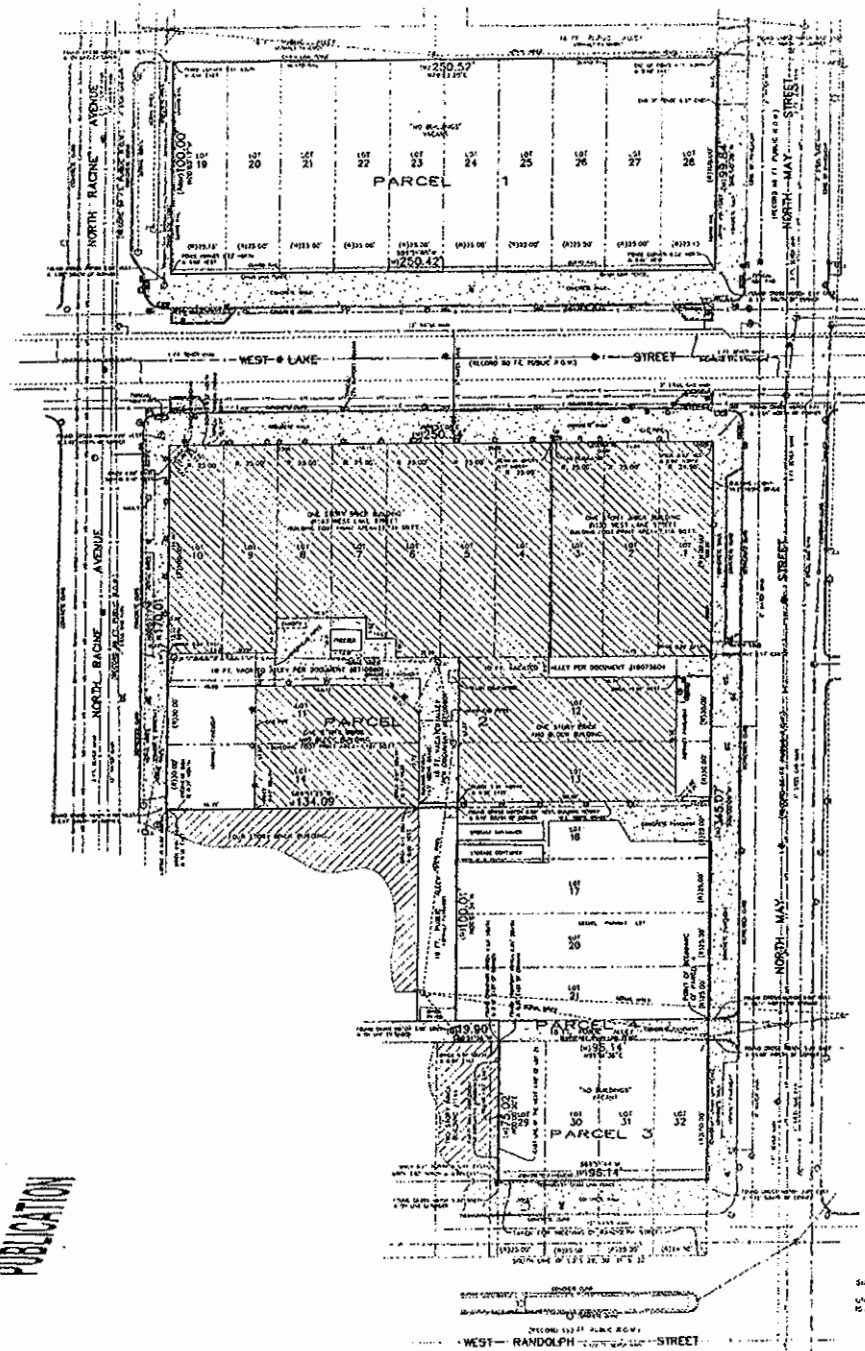
PARCEL 3  
 LOT 19 THROUGH 28 INCLUSIVE, ASSESSOR'S PARCELS 19 THROUGH 28 OF BLOCK 19 IN SUBDIVISION 19, PLAT OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

PARCEL 4  
 LOT 19 THROUGH 28 INCLUSIVE, ASSESSOR'S PARCELS 19 THROUGH 28 OF BLOCK 19 IN SUBDIVISION 19, PLAT OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

PARCEL 5  
 LOT 19 THROUGH 28 INCLUSIVE, ASSESSOR'S PARCELS 19 THROUGH 28 OF BLOCK 19 IN SUBDIVISION 19, PLAT OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

1/4 SECTION OF ONE STREET 100 FT SQUARE FEET OR 0.51 ACRES MORE OR LESS  
 AREA SOUTH OF ONE STREET 100 FT SQUARE FEET OR 0.51 ACRES MORE OR LESS.

CONTAINING 22.57 SQUARE FEET OR 0.51 ACRES MORE OR LESS



- SYMBOLS
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FINAL FOR PUBLICATION

GREMLEY & BIEDERMANN  
 10000 W. 11th Street  
 Overland Park, Kansas 66211  
 2021-28636-001

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, JAMES M. BIEDERMANN, Surveyor, do hereby certify that the above is a true and correct copy of the original plat of survey filed for record in my office on this 21st day of July, 2021.

2021