

PD 1532

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

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Thompson, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Sigcho-Lopez, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappelman, Martin, Osterman, Hadden, Silverstein -- 49.

Nays -- None.

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

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

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 20708)
(Common Address: 1223 -- 1245 W. Fulton Market)

R B P D 1532

[SO2021-1973]

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 and C3-3 Commercial Manufacturing and Employment District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Market; a line 257.12 feet east of and parallel to North Elizabeth Street; the 18-foot public alley south of and parallel to West Fulton Market; a line 81.74 feet east of and parallel to North Elizabeth Street; and a line 119.8 feet south of and parallel to West Fulton Market and North Elizabeth Street,

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

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

West Fulton Market; a line 257.12 feet east of and parallel to North Elizabeth Street; the 18-foot public alley south of and parallel to West Fulton Market; a line 81.74 feet east of and parallel to North Elizabeth Street; and a line 119.8 feet south of and parallel to West Fulton Market and North Elizabeth Street,

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

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

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

Residential-Business Planned Development No. 1532.

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("Planned Development") consists of approximately 38,693 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1245 West Fulton 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 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 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Property and Planned Development Boundary Map; a Ground Floor Site Plan; a Site Plan; Building Elevations (North, South, East and West); Axonometric Diagrams (Base, Middle, Top) and Bike Storage Fence Section prepared by Hartshorne Plunkard Architects and dated December 16, 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: residential above the ground floor; office; lodging (all -- hotel subject to future site plan approval [see statement 17]); animal services (excluding overnight boarding and kennels); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); financial services (excluding payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; artisan manufacturing, production and industrial services (only as an accessory use to a principal retail use); co-located wireless communication facilities, accessory parking and non-accessory parking (subject to Section 17-10-0503), and incidental and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 38,693 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 2.0, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.0. 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.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed Landscape Plaza depicted on the Ground Floor Landscape Site Plan (hereinafter, the "Open Space"). The Open Space shall be substantially complete prior to issuance of the last final Certificate of Occupancy for the improvements to be constructed on the street/ground floor provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the ground floor improvements. The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. The Open Space shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and the Applicant shall post a sign at all entries visible from the public right-of-way stating the same.

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 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

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

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 and C3-3 Commercial Manufacturing and Employment District to the DX-7 Downtown Mixed-Use District and then to this Planned Development ("P.D.") Number 1532 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 350 dwelling units. The Applicant intends to construct a 350-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 has 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 70 affordable units (20 percent of 350) 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 all 70 affordable units in the rental building in the P.D., 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 24 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 24 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 a menu of public assistance. The Applicant agrees to collaborate with DOH to provide an additional 35 affordable units (10 percent of 350) 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"). Specifically, the Applicant and DOH will collaborate to establish the additional cost associated with the construction of the FMID Units, including review of a detailed budget and proforma. The Applicant will work with DOH to identify public financial assistance to fund the FMID Units, whether on-site or off-site through a potential partnership with an affordable housing developer. To that end, the Applicant (a) has submitted an intake form to initiate the process required to apply for financial assistance from the City, including, but not limited to, 4 percent Low-Income Housing Tax Credits (the "FMID Financial Assistance") and (b) has agreed to collaborate with DOH to explore partnerships with affordable housing developers to provide the FMID Units. If the Applicant is not awarded FMID Financial Assistance or is unable to form a partnership with an affordable housing developer on terms that will fully fund the cost of the FMID Units to meet the 30 percent affordability goal, the Applicant may proceed with the development of the Project without providing the unfunded FMID Units, provided, however, the Applicant must notify DOH of its determination that providing all of the FMID Units is not feasible at least 6 months prior to the issuance of the first vertical improvements permit (excluding permits primarily related to construction of parking structures) for any residential building in the P.D. by providing to DOH a written explanation therefor, and, at DOH's request, the Applicant must provide an informational presentation to the Plan Commission on such determination prior to the issuance of such permit. Notwithstanding the foregoing, if DOH is unable to award the Applicant any FMID Financial Assistance, such presentation will not be requested.

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.

If 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 after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, 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 16, 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.

17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for the "Hotel Use" the Applicant shall submit a site plan and floor plans identifying which units will be converted to Hotel Use for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the P.D. and to assist the City in monitoring ongoing development.

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

After approval of the Site Plan, changes or modifications to the plans may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

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

18. This Planned Development shall be governed by Section 17-13-0612. 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 Downton Mixed-Use District.

[Typical Tower Floor Plans L4 through L25; Levels 26 and 27 Floor Plans; Existing Zoning Map; Existing Land-Use Map; Property and Boundary Map; Ground Floor Landscape Site Plan; Enlarged Landscape Site Plan; Site Plan; North, South, East and West Building Elevations; Axonometric Diagrams at Base, Middle and Top of Building -- Northwest Corner; Bike Storage Fence Section; and Mural Location referred to in these Plan of Development Statements printed on pages 43795 through 43811 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. 1532

Bulk Regulations And Data Table.

Gross Site Area (square feet):	55,830 square feet
Area of Public Rights-of-Way (square feet):	17,137 square feet
Net Site Area (square feet):	38,693 square feet
Maximum Floor Area Ratio:	9.0
Maximum Permitted Dwelling Units:	350
Maximum Permitted Dwelling Units and Hotel Keys:	350*
Minimum Off-Street Parking Spaces:	95
Minimum Bicycle Parking Spaces:	199
Minimum Off-Street Loading Berths:	2
Maximum Building Height:	314 feet
Minimum Setbacks:	In accordance with plans

* Hotel Use must be approved through Site Plan Approval (see Statements 5 and 17). The total number of combined Dwelling Units and Hotel Keys shall not exceed 350.

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 9/16/2021

DEVELOPMENT INFORMATION

Development Name: 1245 West Fulton Market
 Development Address: 1245 West Fulton Market St, Chicago, IL 60607
 Zoning Application Number, if applicable: N/A Ward: 27th
 If you are working with a Planner at the City, what is his/her name? Carmen Martinez

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

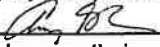
Developer Name Sterling Bay
 Developer Contact Brian Bezanis
 Developer Address 333 N Green, Chicago, IL 60607
 Email bbezanis@sterlingbay.com Developer Phone 312-566-4937
 Attorney Name Katie Jahnke Dale Attorney Phone 312-368-2153


TIMING

Estimated date marketing will begin Q2 2023
 Estimated date of building permit* 01/15/2022
 Estimated date ARO units will be complete Q1 2024

*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)
Sterling Bay Development Management, LLC


 Developer or their agent -Andrew Gloor, Authorized Signatory Date 11/24/2021


 ARO Project Manager Date 10/15/2021



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ARO Web Form

Applicant Contact Information
 Name: Brian Bezanis
 Email: bbezanis@sterlingbay.com

Development Information

Address **Submitted Date: 09/16/2021**

Number From: 1245 Number To: N/A Direction: W
 Street Name: Fulton Market Postal Code: 60607

Development Name
 1245 W Fulton Market

Are you rezoning to downtown?: Yes

Information

Ward: 27 ARO Zone: Downtown ARO Area: Inclusionary Housing Area

Details
 ARO Trigger: Zoning change and planned development
 Total Units: 350
 Development Type: Rent
 Date Submitted: 09/16/2021

Requirements

ARO Obligation: 70 Affordable Units (20% of 350 total DUs)

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

On-Site: 70 Off-Site: 0
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
 Total Units: 70

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Project Name	1245 W Fulton Market
Zoning Application number, if applicable	
Address	1245 W Fulton Market Street, Chicago, IL, 60607
Is this a For Sale or Rental Project?	Rental Project
If a For Sale Project, will you offer ARO units as rentals (Near North only)?	n/a
Anticipated average psf rent/price?	\$4.00 psf
Total Units in Project	350
On-Site Units	70
Off-Site Units	If off-site, what is address?

unit type	market rate		On-Site ARO Units				
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	90	32%	503	22	31%	502	100%
one-bed	112	40%	718	28	40%	708	99%
two-bed	73	26%	1,099	19	27%	1,089	99%
three-bed	5	2%	1,654	1	1%	1,580	96%
four-bed	0	0%	0	0	0%	0	0%

All projects with proposed ARO units must complete this tab

	Market Rate Units	Proposed ARO Units
Parking	25 spaces in the building	25 spaces in the building
Laundry	In Unit	In Unit
Refrigerator	Yes, Manufacture TBD	Yes, Manufacture TBD
age/EnergyStar/make/model/color		
Dishwasher	Yes, Manufacture TBD	Yes, Manufacture TBD
age/EnergyStar/make/model/color		
Stove/Oven	Yes, Manufacture TBD	Yes, Manufacture TBD
age/EnergyStar/make/model/color		
Microwave	Yes, Manufacture TBD	Yes, Manufacture TBD
age/EnergyStar/make/model/color		
Bathroom(s)	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit
how many?		
Hot bath? Full bath?		
Kitchen countertops material	TBD	TBD
Flooring material	Composite material	Composite material
HVAC	Water Source Heat Pump	Water Source Heat Pump
Other	TBD	TBD

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Completed by/Developer: Sterling Bay

Onsite Project Name and address: 1245 W Fulton Street

Off-Site Project Address: N/A












ARO/HOUSING CRITERIA	ON SITE	ON SITE	OFF SITE
	MARKET RATE	AFFORDABLE	AFFORDABLE
1.0 Site Improvements			
Surrounding/Site Conditions	Concrete paving, asphalt, sidewalk, trees.		
Sod, Plantings or Hardscape	Parkway trees, landscape plantings at terraces		
Parking			
<i>Exterior</i>	0	0	
<i>Interior</i>	95	95	
Security			
2.0 Building Architectural & Structural Systems			
Building Envelope			
<i>Roof</i>	TPO & Hot fluid applied		
<i>Exterior Walls</i>	Window Wall (tower) and Masonry/Metal Panel (podium)		
<i>Exterior Door & Windows</i>	Aluminum and glass		
<i>Foundations</i>	Caissons		
Common Facilities			
<i>Laundry Facilities</i>	Laundry in each unit		
<i>Bulk Storage (Ln. Ft.)</i>			
<i>Maintenance</i>			
<i>Commercial Amenities</i>	9824 sf retail		
<i>Recreational Amenities</i>	Pool, Fitness, Lounge, Outdoor Terraces		
<i>Accessibility</i>			
3.0 Building Mechanical, Electrical, & Plumbing Systems			
HVAC	Heat pumps, cooling towers	Same as market rate	
Plumbing	Vertical heat pumps, cooling towers, typ. Fin	Same as market rate	
Electrical	Boiler system fed, typ. Final TBD	Same as market rate	
Conveying System	New Building to Code	Same as market rate	
Elevator	3 residential elevators		
Sustainability	Green Globes 2 Globes Certification		
<i>Certifications</i>	Yes		
<i>Green Roof</i>	High performance glass		
<i>Sustainable Features</i>			
4.0 Interior			
Unit Type - 3 Bedroom			
<i>Square Footage</i>	1639	1639	
<i>Bathroom Count</i>	3	3	
Unit Type - 2 Bedroom			
<i>Square Footage</i>	1087	1087	
<i>Bathroom Count</i>	2	2	

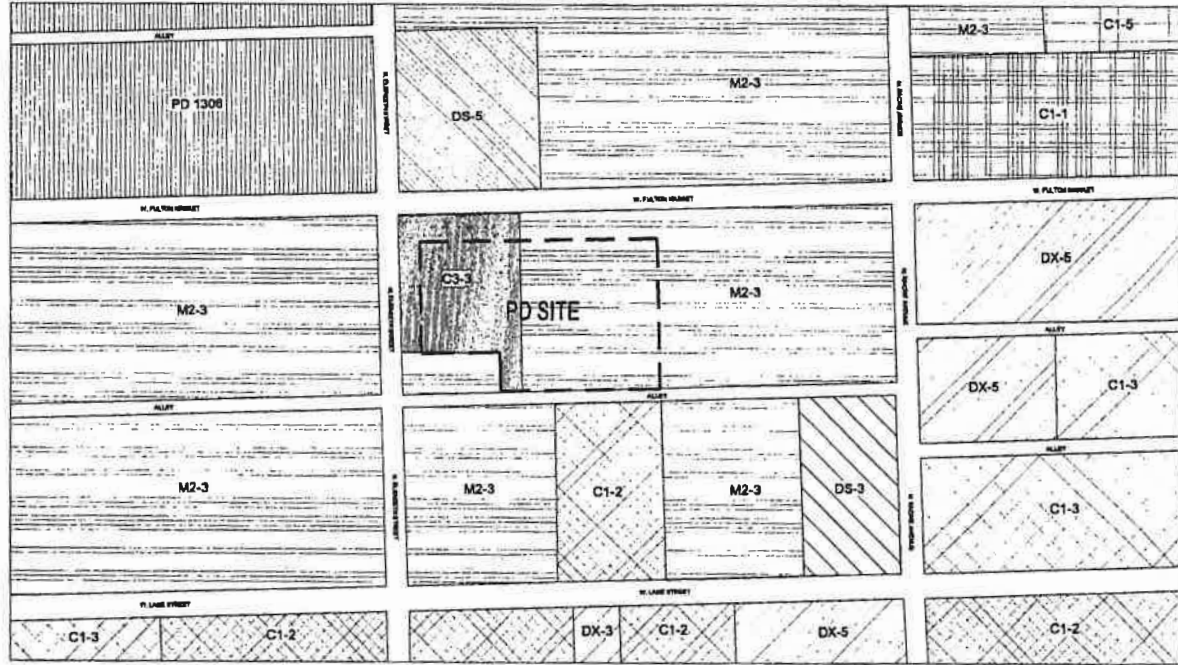
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Unit Type - 1 Bedroom			
<i>Square Footage</i>	713	713	
<i>Bathroom Count</i>	1	1	
Unit Type - Studio			
<i>Square Footage</i>	505	505	
<i>Bathroom Count</i>	1	1	
Kitchens			
<i>Linear Feet of Work Space</i>	9	9	
<i>Cabinet (Cubic Ft.)</i>	80	80	
<i>Countertop Material</i>	Stone	Stone	
<i>Square Footage</i>	90	90	
<i>Wall Finish</i>	Paint	Paint	
<i>Floor Finish</i>	Vinyl plank	Vinyl plank	
Appliances			
<i>Stove/Range</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish	
<i>Microwave</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish	
<i>Refrigerator</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish	
<i>Dishwasher</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish	
ARO/HOUSING CRITERIA	ON SITE MARKET RATE	ON SITE AFFORDABLE	OFF SITE AFFORDABLE
In Unit Bulk Storage			
<i>Cubic Feet</i>			
Living Room			
<i>Square Footage</i>	175	175	
<i>Wall Finish</i>	Paint	Paint	
<i>Floor Finish</i>	Vinyl Plank	Resilient flooring	
Dining Room			
<i>Square Footage</i>			
<i>Wall Finish</i>			
<i>Floor Finish</i>			
Bedroom #1			
<i>Square Footage</i>	110	110	
<i>Wall Finish</i>	Paint	Paint	
<i>Floor Finish</i>	Vinyl Plank	Resilient flooring	
<i>Closet/Storage (Ln.)</i>	7'	7'	

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Bedroom #2			
<i>Square Footage</i>	105	105	
<i>Wall Finish</i>	Paint	Paint	
<i>Floor Finish</i>	Vinyl Plank	Resilient flooring	
<i>Closet/Storage (Ln.)</i>	7'	7'	
Bedroom #3			
<i>Square Footage</i>	105	105	
<i>Wall Finish</i>	Paint	Paint	
<i>Floor Finish</i>	Vinyl Plank	Resilient flooring	
<i>Closet/Storage (Ln.)</i>	7'	7'	
Bedroom #4/Other			
<i>Square Footage</i>			
<i>Wall Finish</i>			
<i>Floor Finish</i>			
<i>Closet/Storage (Ln.)</i>			
Laundry			
<i>Washer</i>	White	White	
<i>Dryer</i>	White	White	
Bathroom #1			
<i>Square Footage</i>	65	65	
<i>Wall Finish</i>	Paint/Tile	Paint/Tile	
<i>Floor Finish</i>	Tile	Resilient flooring	
<i>Fixtures</i>	Toilet, Vanity, Tub or Shower	Toilet, Vanity, Tub or Shower	
Bathroom #2			
<i>Square Footage</i>	65	65	
<i>Wall Finish</i>	Paint/Tile	Paint/Tile	
<i>Floor Finish</i>	Tile	Resilient flooring	
<i>Fixtures</i>	Toilet, Vanity, Tub or Shower	Toilet, Vanity, Tub or Shower	
Bathroom ½ or ¾ Bath			
<i>Square Footage</i>			
<i>Wall Finish</i>			
<i>Floor Finish</i>			
<i>Fixtures</i>			
5.0 Other Structures			
Garage, Canopy, Gazebo, Playlot, Storage Shed	Parking garage, canopy		

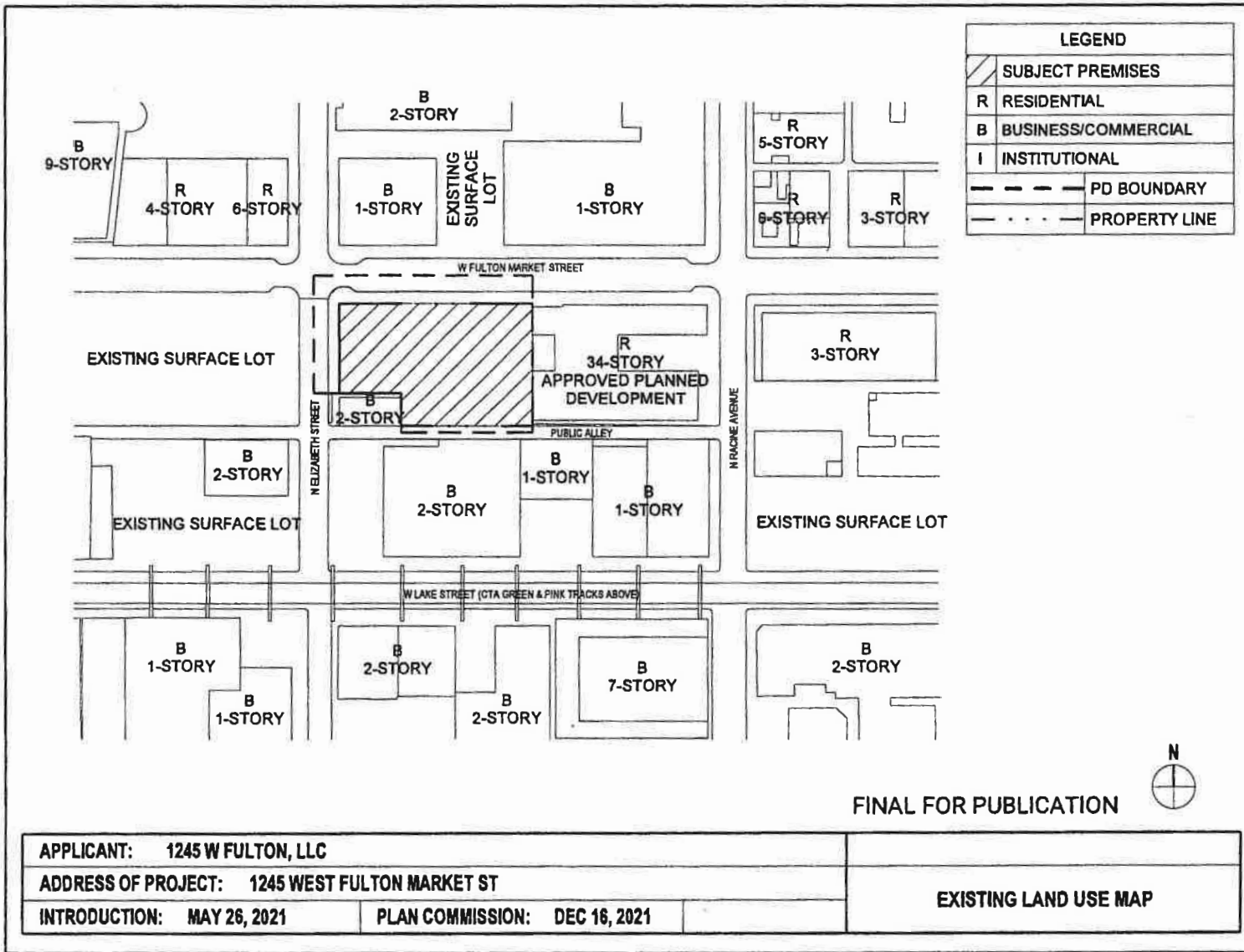
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-  C1-2
-  C1-3
-  C1-5
-  C3-3
-  DX-3
-  DX-5
-  DS-3
-  DS-5
-  M2-3
-  PD 1308



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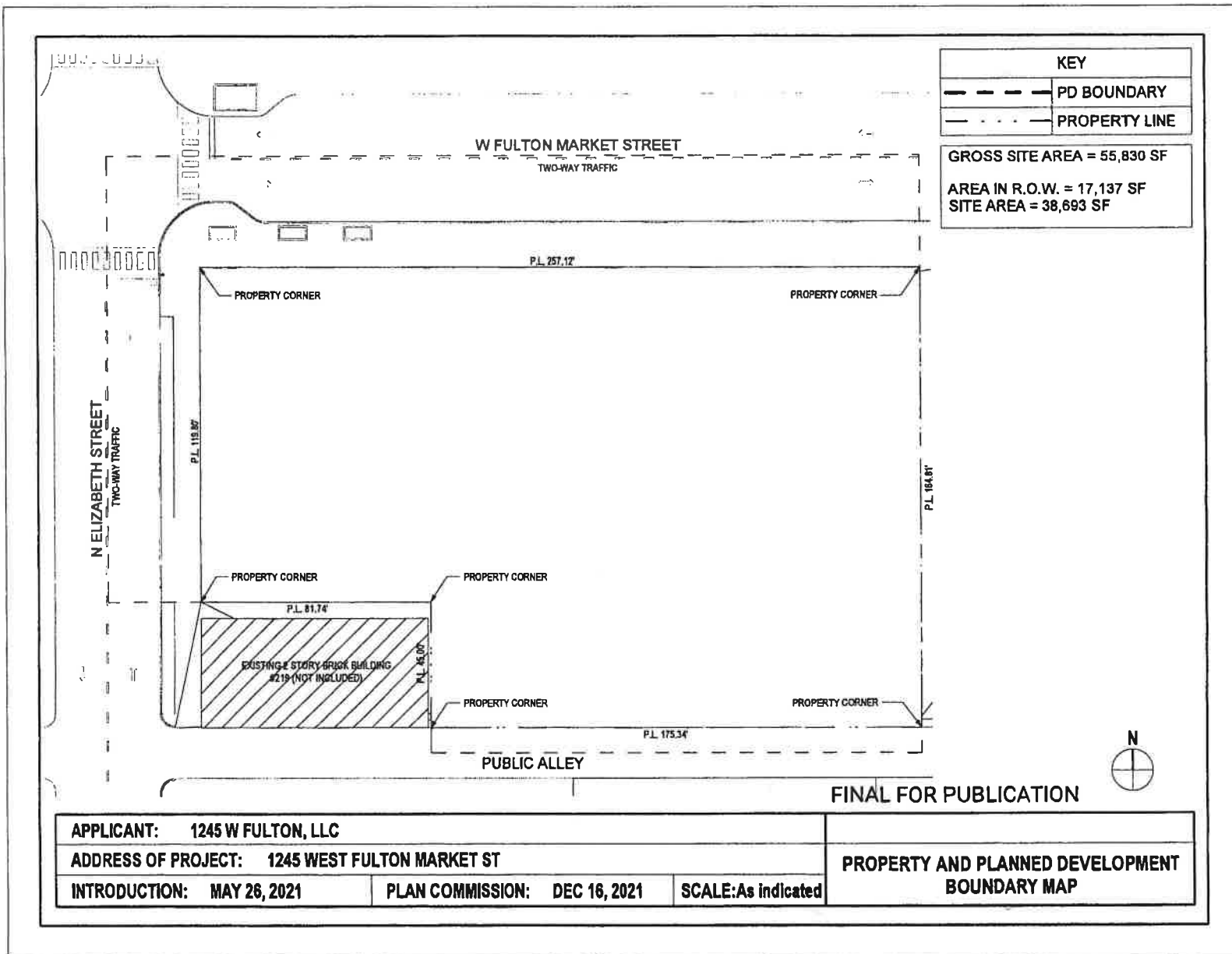
APPLICANT: 1245 W FULTON, LLC			EXISTING ZONING MAP
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 1" = 160'-0"	

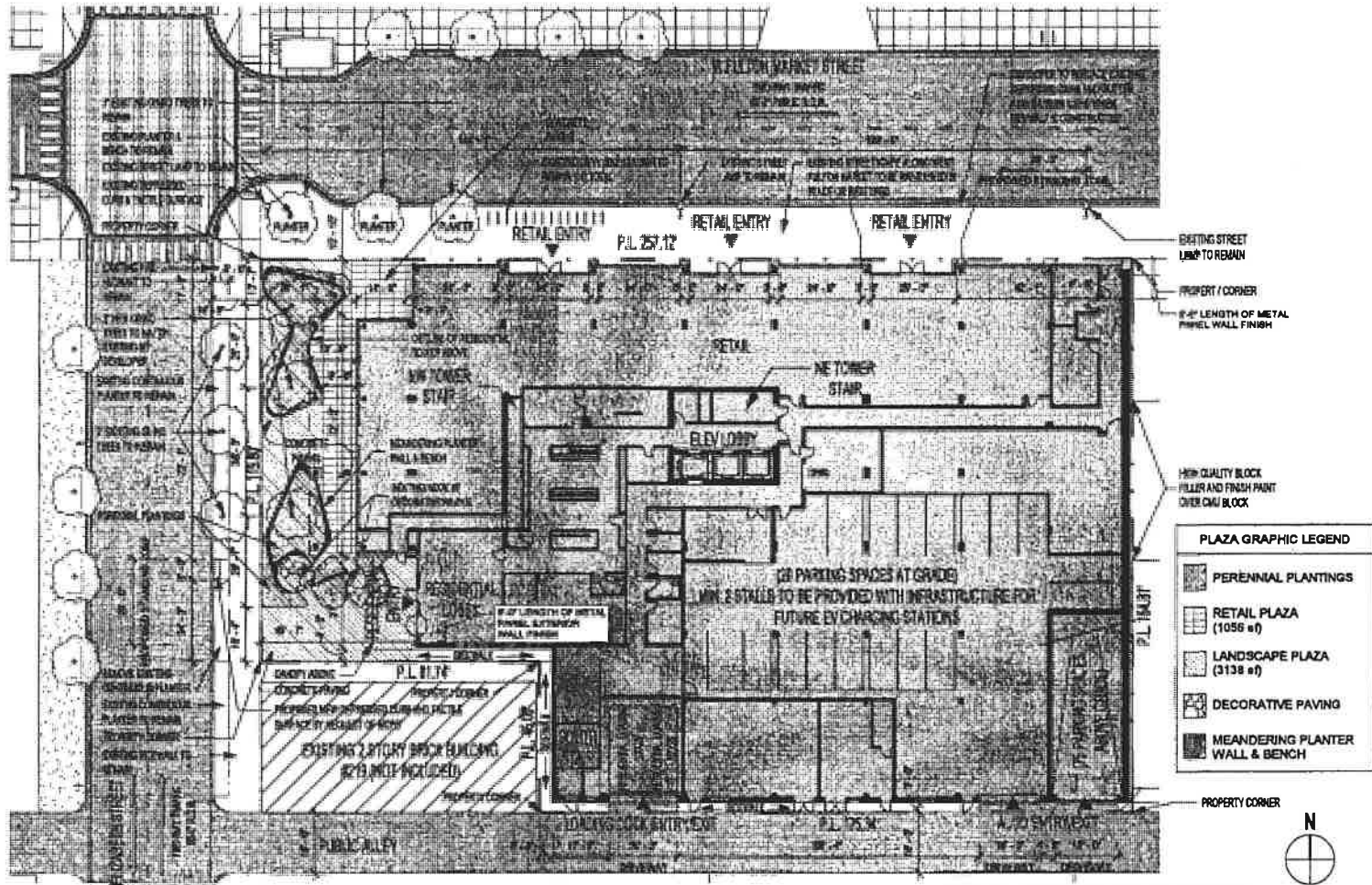


1/26/2022

REPORTS OF COMMITTEES

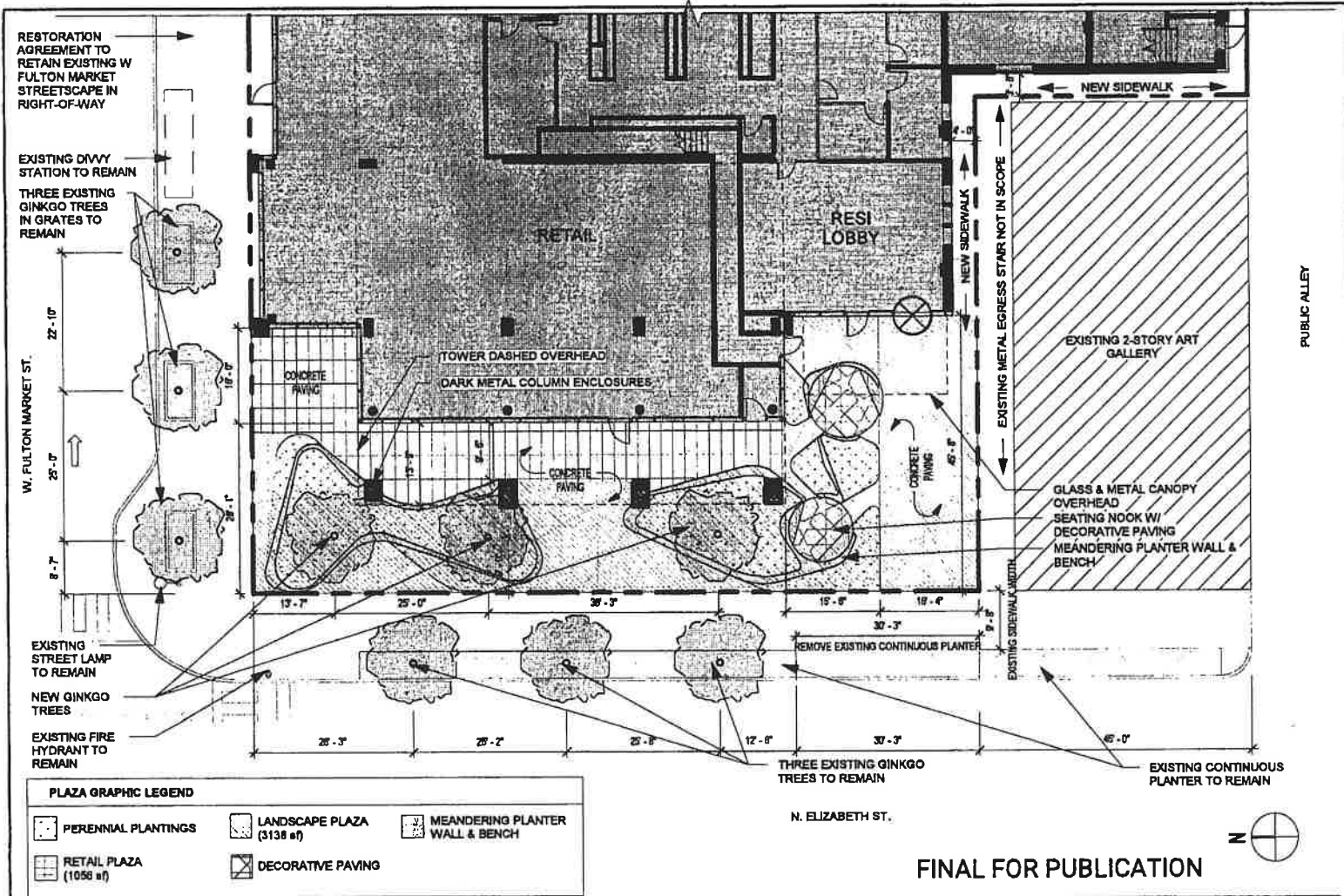
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APPLICANT: 1245 W FULTON, LLC		GROUND FLOOR LANDSCAPE SITE PLAN	
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021		

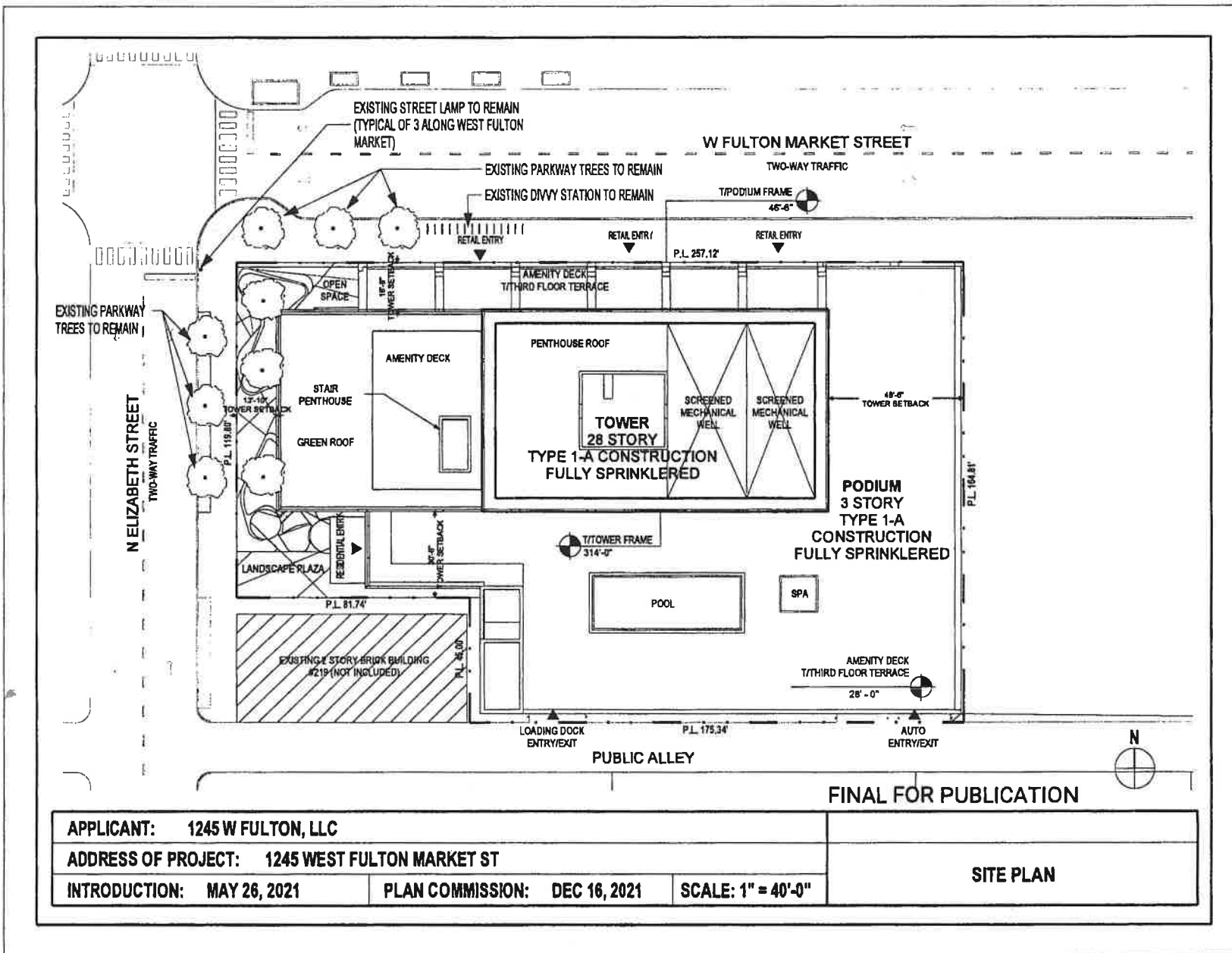


PLAZA GRAPHIC LEGEND

PERENNIAL PLANTINGS	LANDSCAPE PLAZA (3138 sf)	MEANDERING PLANTER WALL & BENCH
RETAIL PLAZA (1056 sf)	DECORATIVE PAVING	

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APPLICANT: 1245 W FULTON, LLC		ENLARGED LANDSCAPE SITE PLAN
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST		
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	

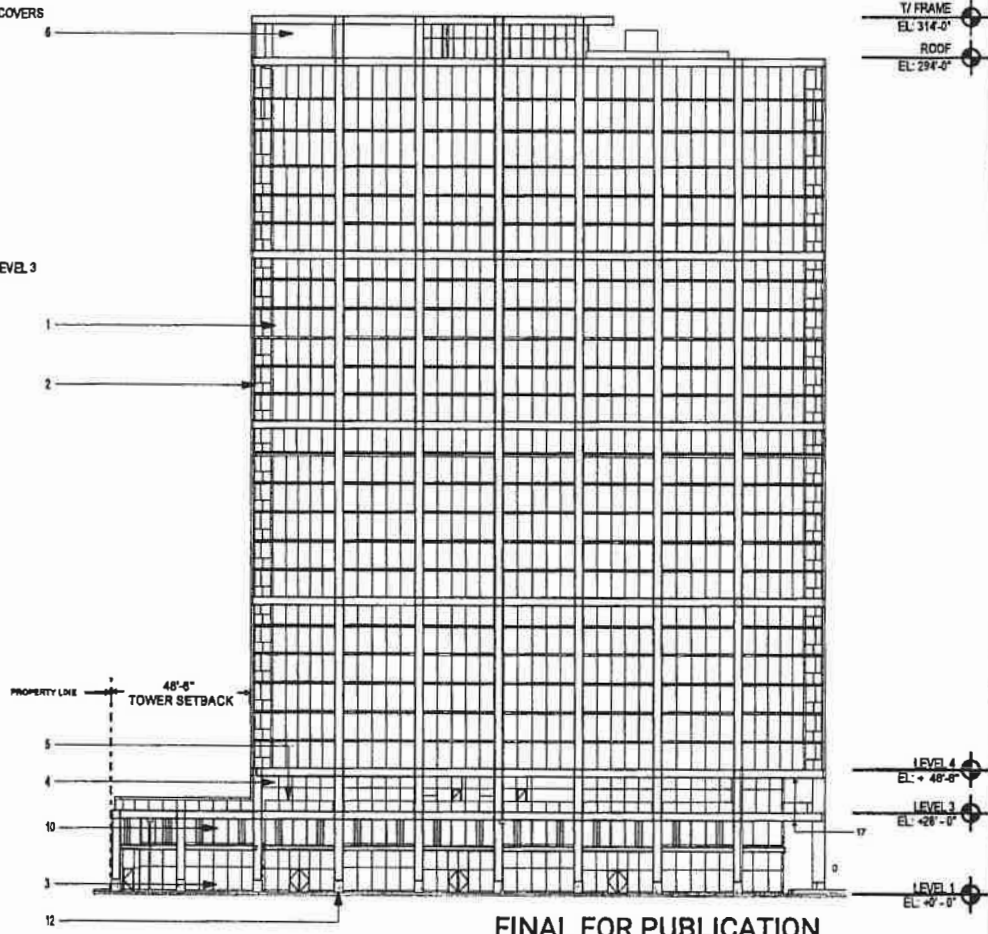


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APPLICANT: 1245 W FULTON, LLC			SITE PLAN
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 1" = 40'-0"	

MATERIAL LEGEND

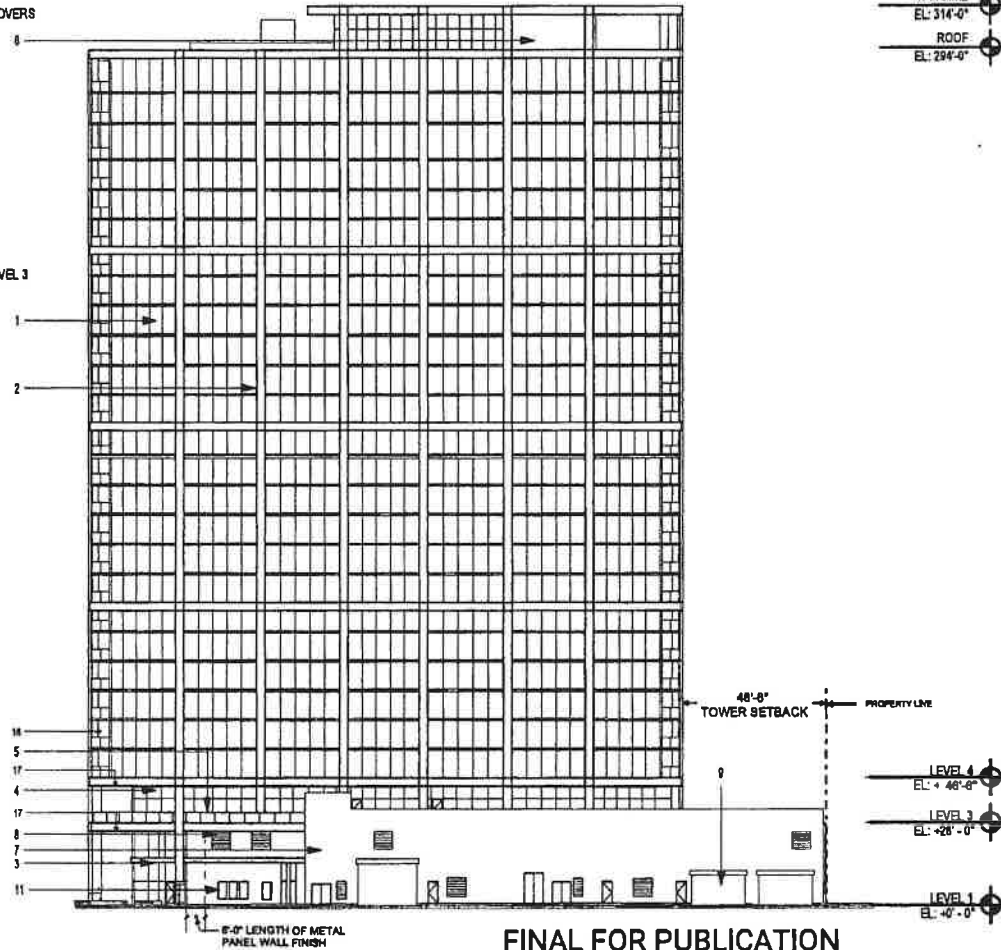
- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. TOWER - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5. GLASS GUARDRAIL
- 6. MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7. PAINTED CMU BLOCK
- 8. MECHANICAL LOUVER
- 9. OVERHEAD COILING DOOR
- 10. SPANDREL GLASS W/ ALUMINUM MULLION CAPS
- 11. FRAMED GLASS WINDOW
- 12. GRANITE BASE AT PILASTERS
- 13. HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- 14. GLASS AND METAL ENTRANCE CANOPY
- 15. PAINTED COLUMN
- 16. FROSTED GLASS BALCONY DIVIDER
- 17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3



APPLICANT: 1245 W FULTON, LLC			NORTH ELEVATION
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE:As indicated	

MATERIAL LEGEND

1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
2. TOWER - DARK METAL PANEL CLADDING
3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
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15. PAINTED COLUMN
16. FROSTED GLASS BALCONY DIVIDER
17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

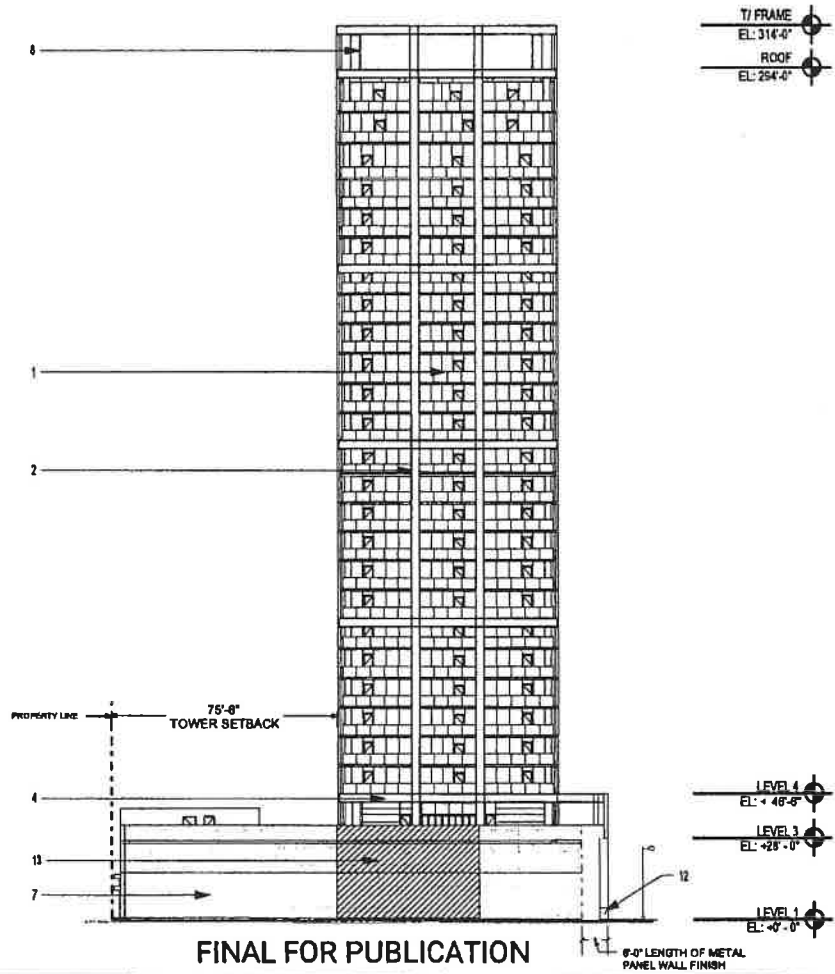


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APPLICANT: 1245 W FULTON, LLC			SOUTH ELEVATION
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: As indicated	

MATERIAL LEGEND

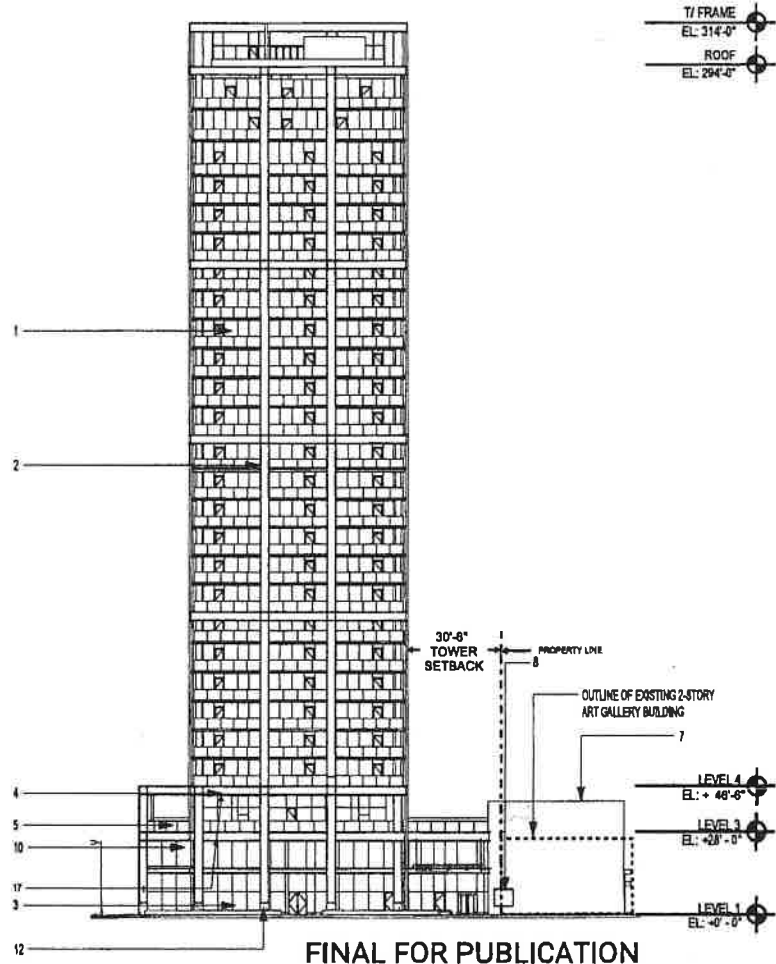
1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
2. TOWER - DARK METAL PANEL CLADDING
3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
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15. PAINTED COLUMN
16. FROSTED GLASS BALCONY DIVIDER
17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3



APPLICANT: 1245 W FULTON, LLC			EAST ELEVATION
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: As indicated	

MATERIAL LEGEND

- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. TOWER - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5. GLASS GUARDRAIL
- 6. MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7. PAINTED CMU BLOCK
- 8. MECHANICAL LOUVER
- 9. OVERHEAD COILING DOOR
- 10. SPANDREL GLASS W/ ALUMINUM MULLION CAPS
- 11. FRAMED GLASS WINDOW
- 12. GRANITE BASE AT PILASTERS
- 13. HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- 14. GLASS AND METAL ENTRANCE CANOPY
- 15. PAINTED COLUMN
- 16. FROSTED GLASS BALCONY DIVIDER
- 17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3



APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

INTRODUCTION: MAY 26, 2021

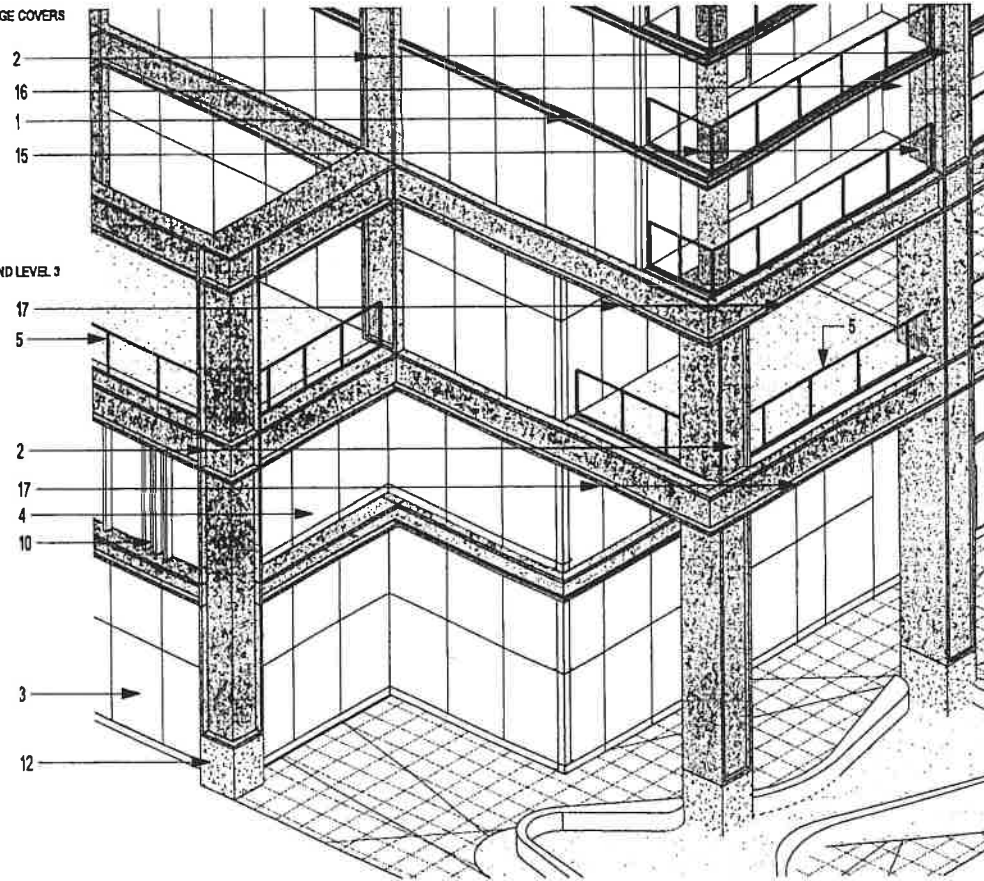
PLAN COMMISSION: DEC 16, 2021

SCALE: As indicated

WEST ELEVATION

MATERIAL LEGEND

- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. TOWER - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5. GLASS GUARDRAIL
- 6. MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7. PAINTED CMU BLOCK
- 8. MECHANICAL LOUVER
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- 15. PAINTED COLUMN
- 16. FROSTED GLASS BALCONY DIVIDER
- 17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

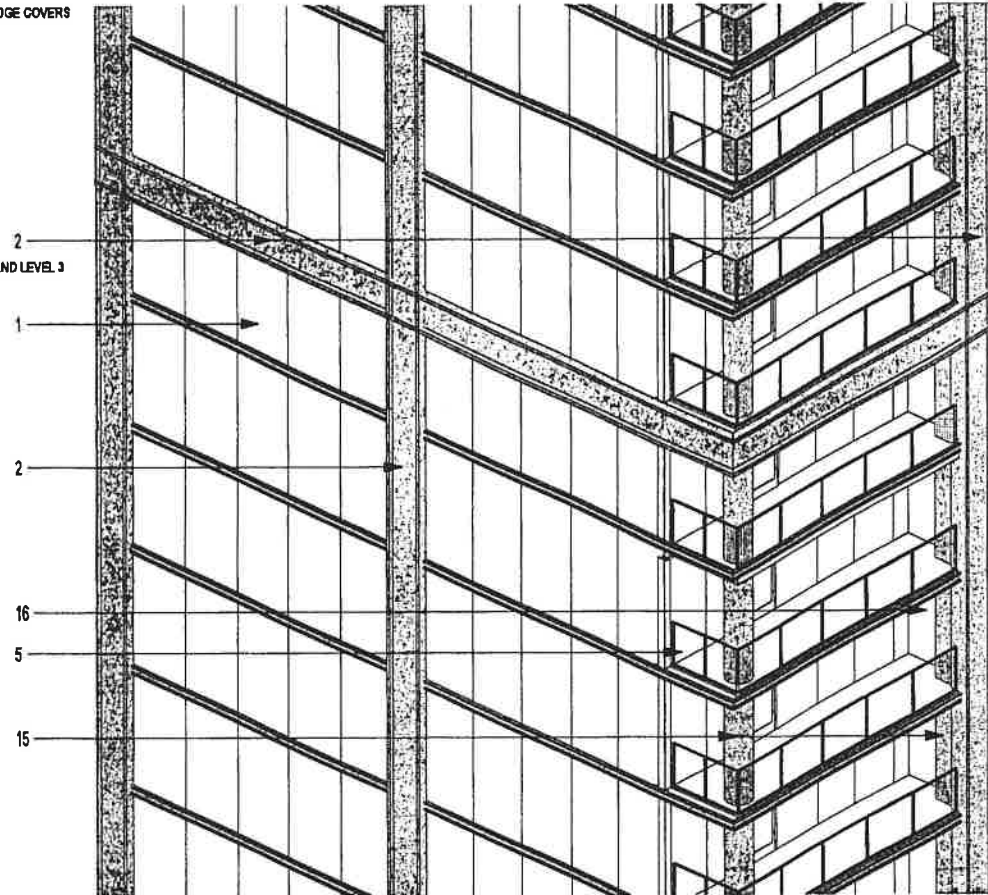


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APPLICANT: 1245 W FULTON, LLC			AXONOMETRIC DIAGRAM AT BASE OF BUILDING, NORTHWEST CORNER
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 12" = 10'-0"	

MATERIAL LEGEND

- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. TOWER - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
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- 16. FROSTED GLASS BALCONY DIVIDER
- 17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

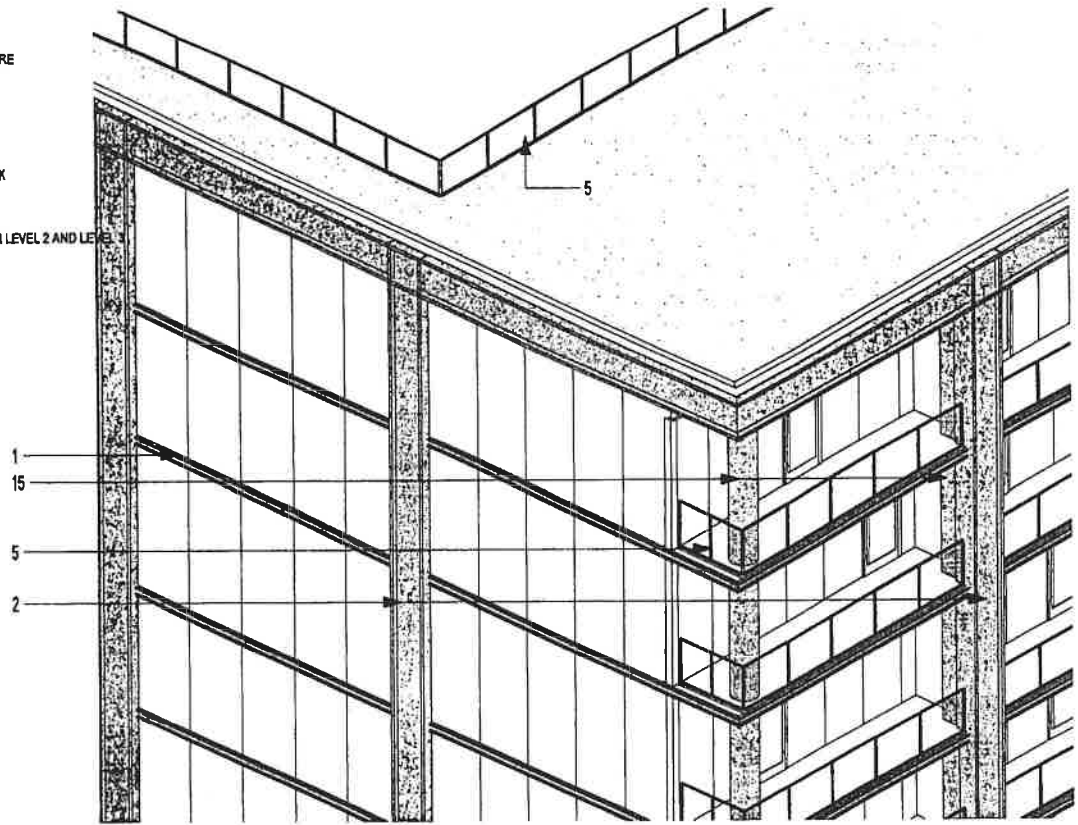


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APPLICANT: 1245 W FULTON, LLC			AXONOMETRIC DIAGRAM AT MIDDLE OF BUILDING, NORTHWEST CORNER
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 12" = 10'-0"	

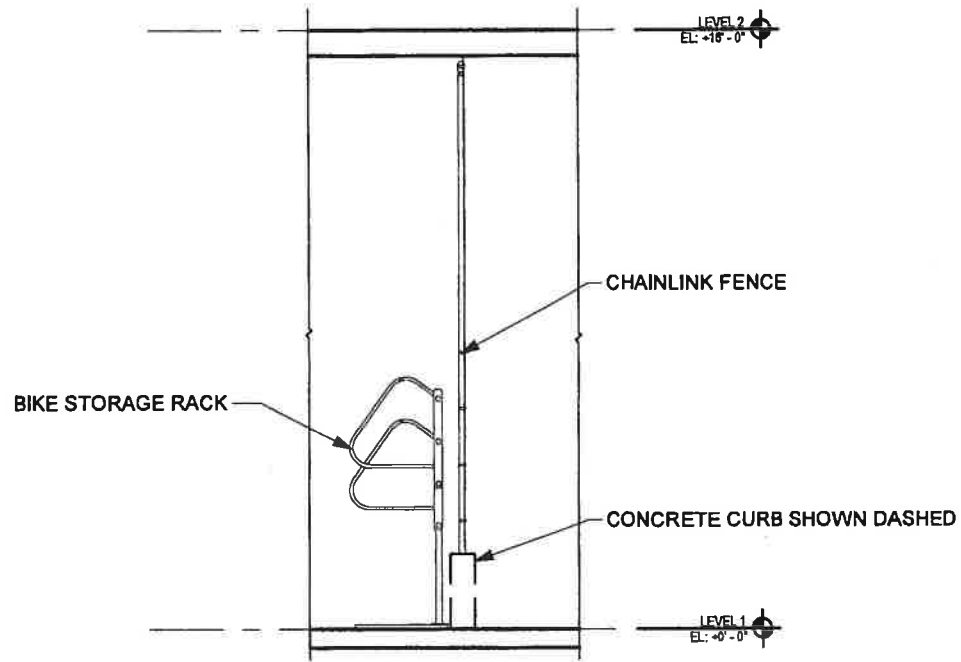
MATERIAL LEGEND

- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. TOWER - DARK METAL PANEL CLADDING
- 3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5. GLASS GUARDRAIL
- 6. MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7. PAINTED CMU BLOCK
- 8. MECHANICAL LOUVER
- 9. OVERHEAD COILING DOOR
- 10. SPANDREL GLASS W/ ALUMINUM MULLION CAPS
- 11. FRAMED GLASS WINDOW
- 12. GRANITE BASE AT PILASTERS
- 13. HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- 14. GLASS AND METAL ENTRANCE CANOPY
- 15. PAINTED COLUMN
- 16. FROSTED GLASS BALCONY DIVIDER
- 17. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3



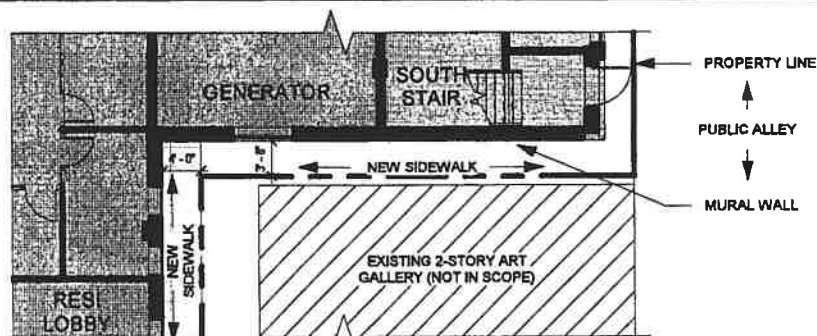
FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC			AXONOMETRIC DIAGRAM AT TOP OF BUILDING, NORTHWEST CORNER
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 12" = 10'-0"	

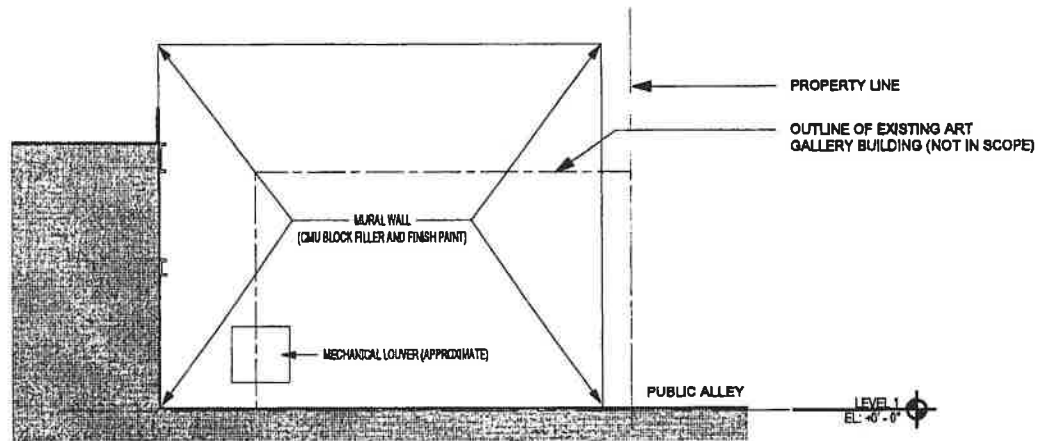


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APPLICANT: 1245 W FULTON, LLC			BIKE STORAGE FENCE SECTION
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DATE TBD	SCALE: 1/4" = 1'-0"	



1 PLAN - MURAL LOCATION
SCALE: 1/16" = 1'-0"



2 ELEVATION - MURAL LOCATION
SCALE: 1/16" = 1'-0"

FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC			MURAL LOCATION
ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST			
INTRODUCTION: MAY 26, 2021	PLAN COMMISSION: DEC 16, 2021	SCALE: 1/16" = 1'-0"	