

PD 1537

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 4, 2023

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

**Re: Planned Development No. 1537 – 1353 W. Fulton / 220 N. Ada
Request for Minor Change**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Planned Development No. 1537 (“PD 1537”), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the PD.

Your client and the sole owner of PD 1537 is seeking a minor change for modifications to the landscape plan and elevations. There is no reduction in the required parking spaces proposed. The elevation modifications are a result of further building design, feasibility, and refinement. The following modifications to the landscape plan and the elevations are proposed:

- Alteration to the landscape plan along North Ada Street to accommodate a reduction of trees approved, from eight to seven.
- Alteration to the façade expression of the main vertical building structure from a uniform grid system to a 4-floor rhythm.
- Alteration to the arrangement of the exterior balconies to meet technical requirements such as façade access and material hoist requirements during construction. Additionally, as layouts and façade interaction were coordinated, some balcony locations were removed to ensure units only received one balcony and to ensure that balconies are located only in living room areas and not in bedrooms.
 - Alternatively, exterior balconies may be removed entirely based on economic feasibility which will be determined during permitting, at which point open space impact fees will be reassessed.
- Increase to the number of units from 305 to 308.
 - The additional units will be accommodated with an additional story. The additional story, however, will not increase the overall height of the building. The floor-to-floor height of each story has been reduced and the previously approved height of 314’ will be maintained.
 - The applicant will ensure any modification to the ARO obligation will be compliant.

- Alteration to the rooftop parapet to accommodate a lower height, provide a clean glass parapet, maximize unobstructed views, and to meet façade access requirements.
- Alteration to the podium.
 - The podium grid on the east elevation has been rearranged to provide a symmetrical façade rhythm.
 - The podium enclosure infill panel has been simplified from a multi-level system to a single-layer system. The change in the podium enclosure system will have no adverse impact on the design or performance criteria of the building.
 - The storefront on the south elevation has been removed and replaced with brick to avoid views into the water meter room.
 - The metal grid that started at L2 has been extended to the ground level on the southeast corner.
- Alteration to the Site Plan:
 - An ADA compliant 3' Flare was added at the intersection of North Ada Street and the East-West alley.
 - Utility pole locations have been updated based on coordination with Com-Ed and Telco providers.
- Alteration at the Ground Level:
 - The addition of a door along West Fulton Street to accommodate versatility in retail leasing options.
 - The mechanical and electrical rooms, mailboxes, lockers, and other Back of House (BOH) uses have been reprogrammed to allow a more efficient use of space.
 - After coordination with utility companies, the Com-Ed Vault has been re-proportioned and relocated closer to the generator room.
 - The vehicular ramp has been relocated to the west to allow a more efficient use of space.
- Alteration to Elevations:
 - Alley-facing elevations have been modified based on ground level changes, parking, and Mechanical, Electrical, and Plumbing (MEP) coordination.
 - Adjust the application of the “bays” along the East Façade of the main vertical building structure.
- Alteration to Level 4 (L4)
 - The brick wall on the West L4 outdoor terrace has been extended to enclose the perimeter of the L4 outdoor amenity spaces.
 - The handrail has been removed in non-accessible areas.
- Alteration to Level 29 (L29)
 - MEP and Amenity layouts have been modified.

The following revised pd exhibits and revised bulk table, all of which are dated May 1, 2023, are attached:

- Existing Zoning Map
- Existing Land Use Map
- Planned Development Boundary & Property Line Map
- Roof Plan



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

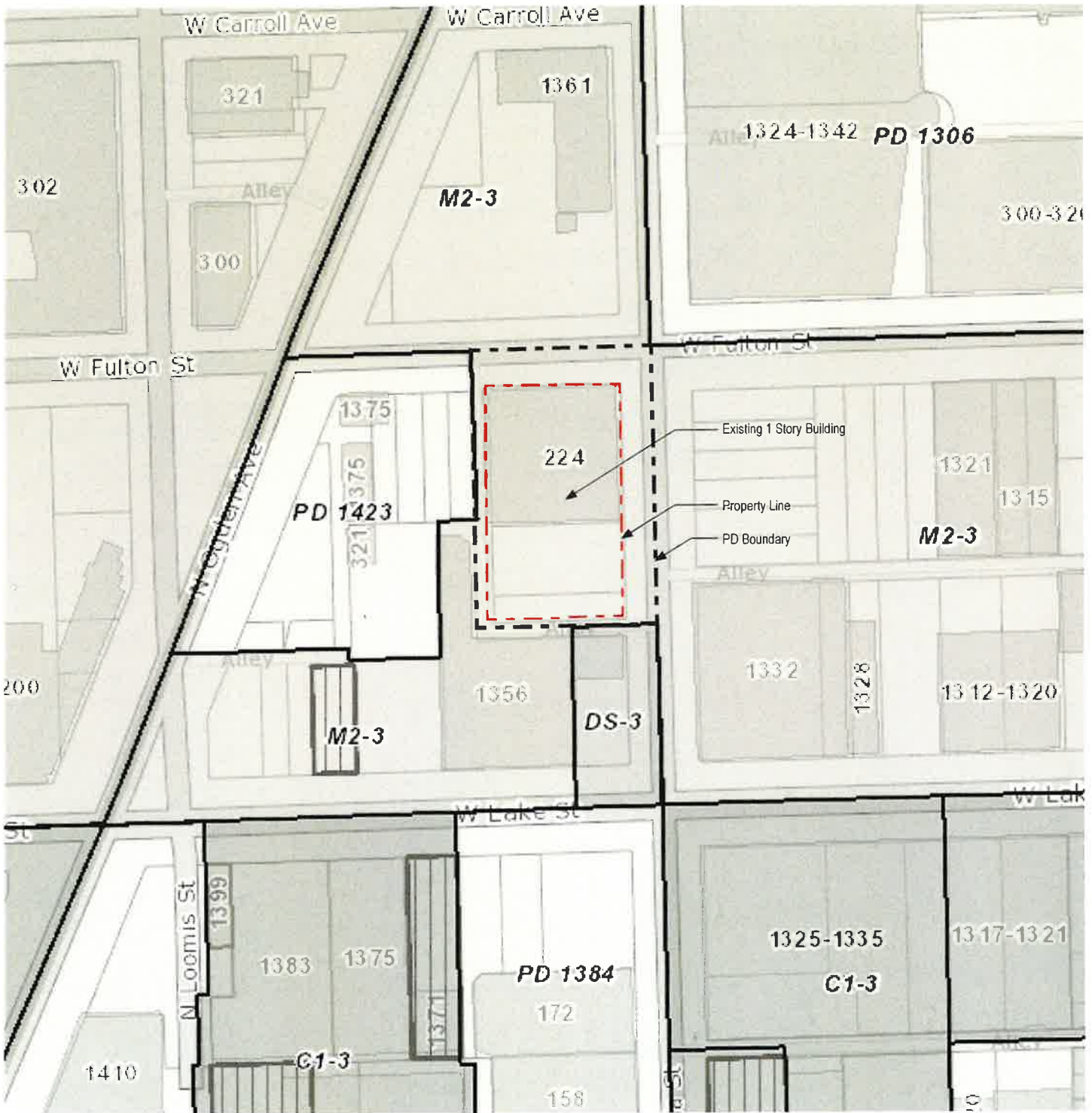
- Site Plan, Landscape Plan, & Ground Floor
- L2 (Typical Parking)
- Typical Tree Planting Diagram
- East Elevation – Alternate 1
- West Elevation – Alternate 1
- South Elevation – Alternate 1
- North Elevation – Alternate 1
- East Elevation – Alternate 2
- West Elevation – Alternate 2
- South Elevation – Alternate 2
- North Elevation – Alternate 2
- Northeast Corner Façade (Wall Section and Building Axonometric)
- Southeast Corner Façade (Wall Section and Building Axonometric)
- Typical Tower Façade (Wall Section and Building Axonometric)

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1537, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission



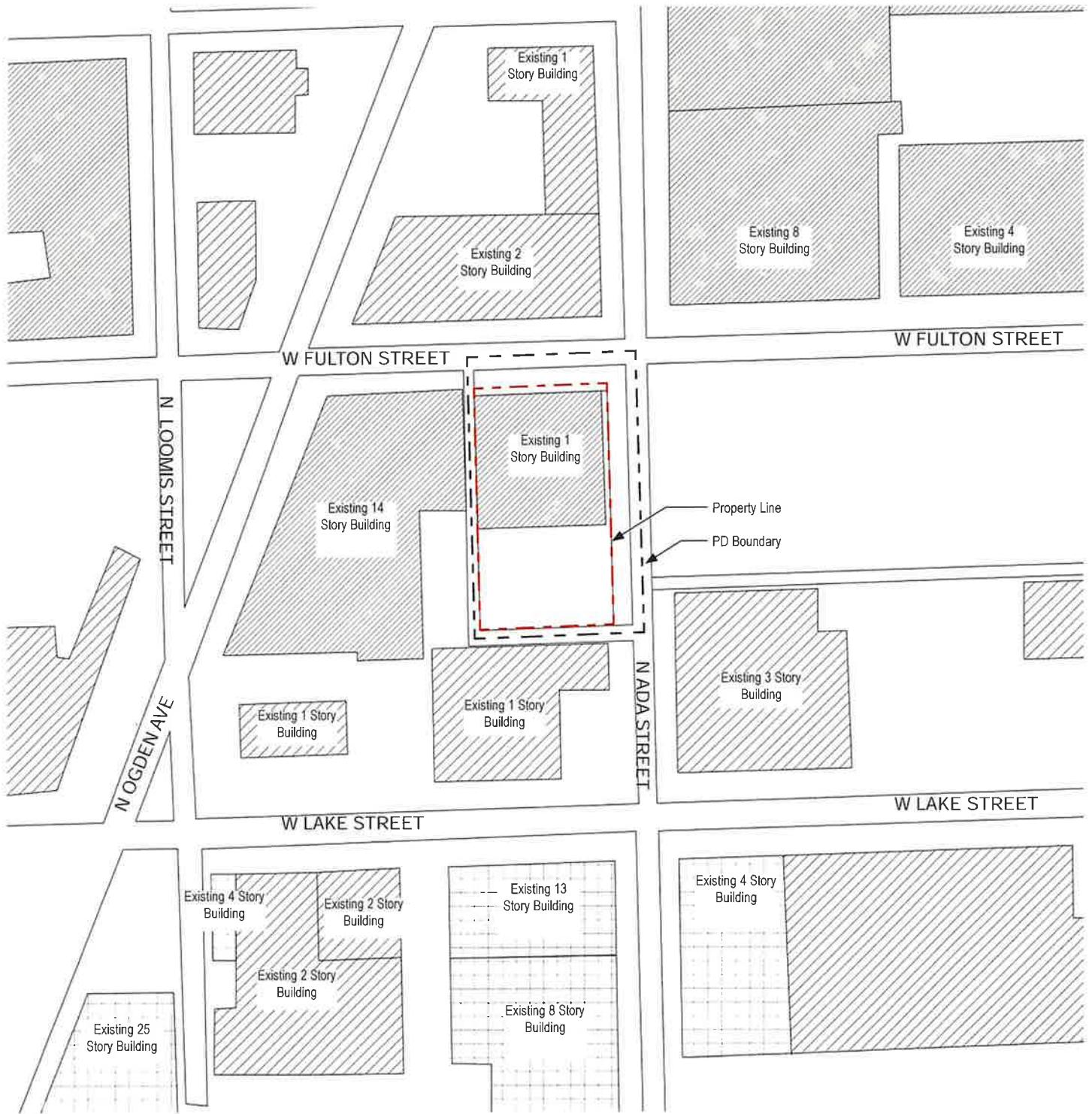
EXISTING ZONING MAP



Applicant: 1353 Partners LLC
 Address: 1353 W Fulton
 Submitted For Administrative Relief:

Scale: N.T.S

SOM



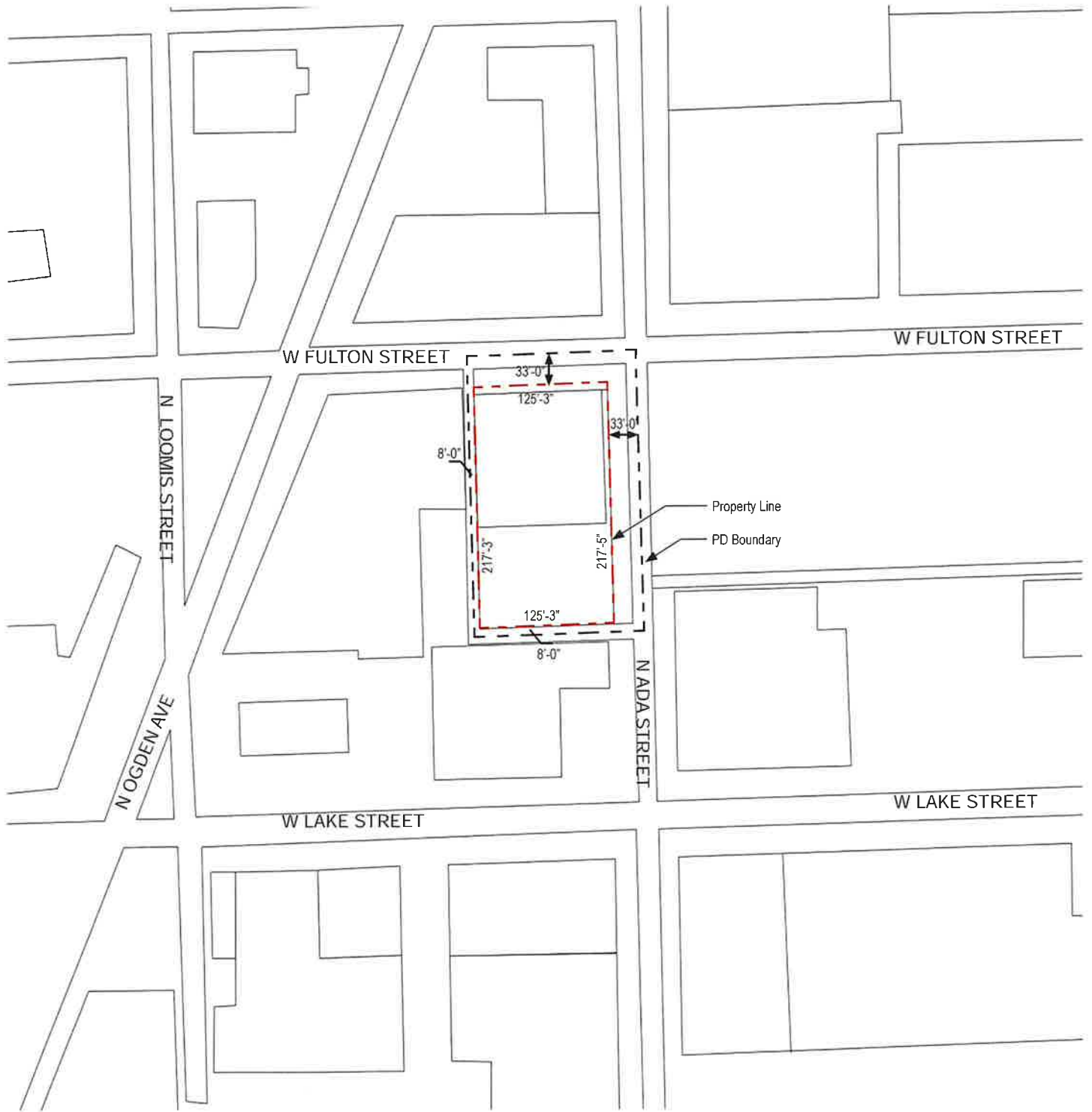
EXISTING LAND USE MAP



Applicant: 1353 Partners LLC
 Address: 1353 W Fulton
 Submitted For Administrative Relief:



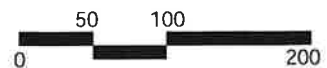
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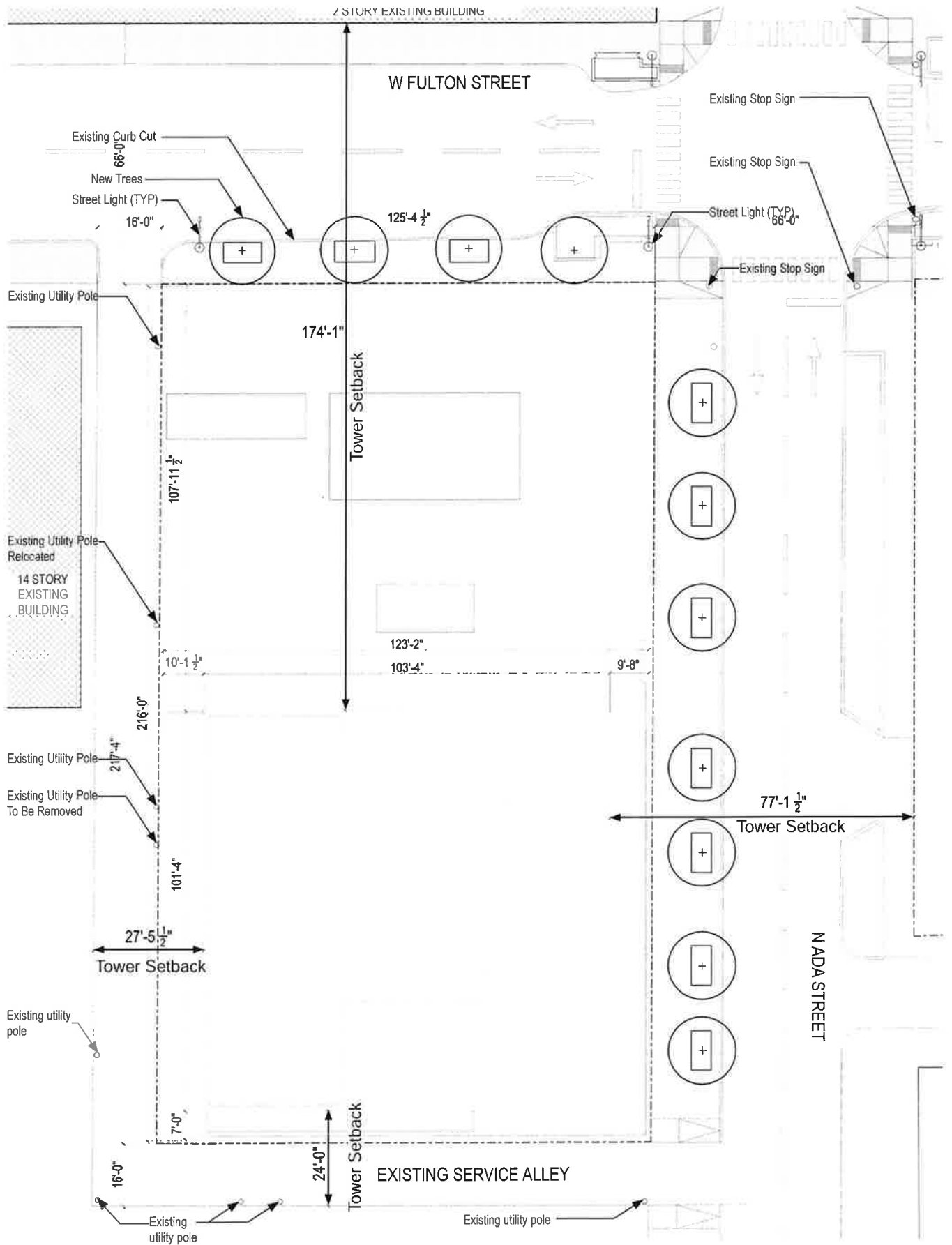


NET SITE AREA: 27,244 SF
 AREA IN RIGHT-OF-WAY: 16,090 SF⁺
 GROSS SITE AREA: 43,334 SF⁺

⁺Measured to midpoint of right-of-way on each direction

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



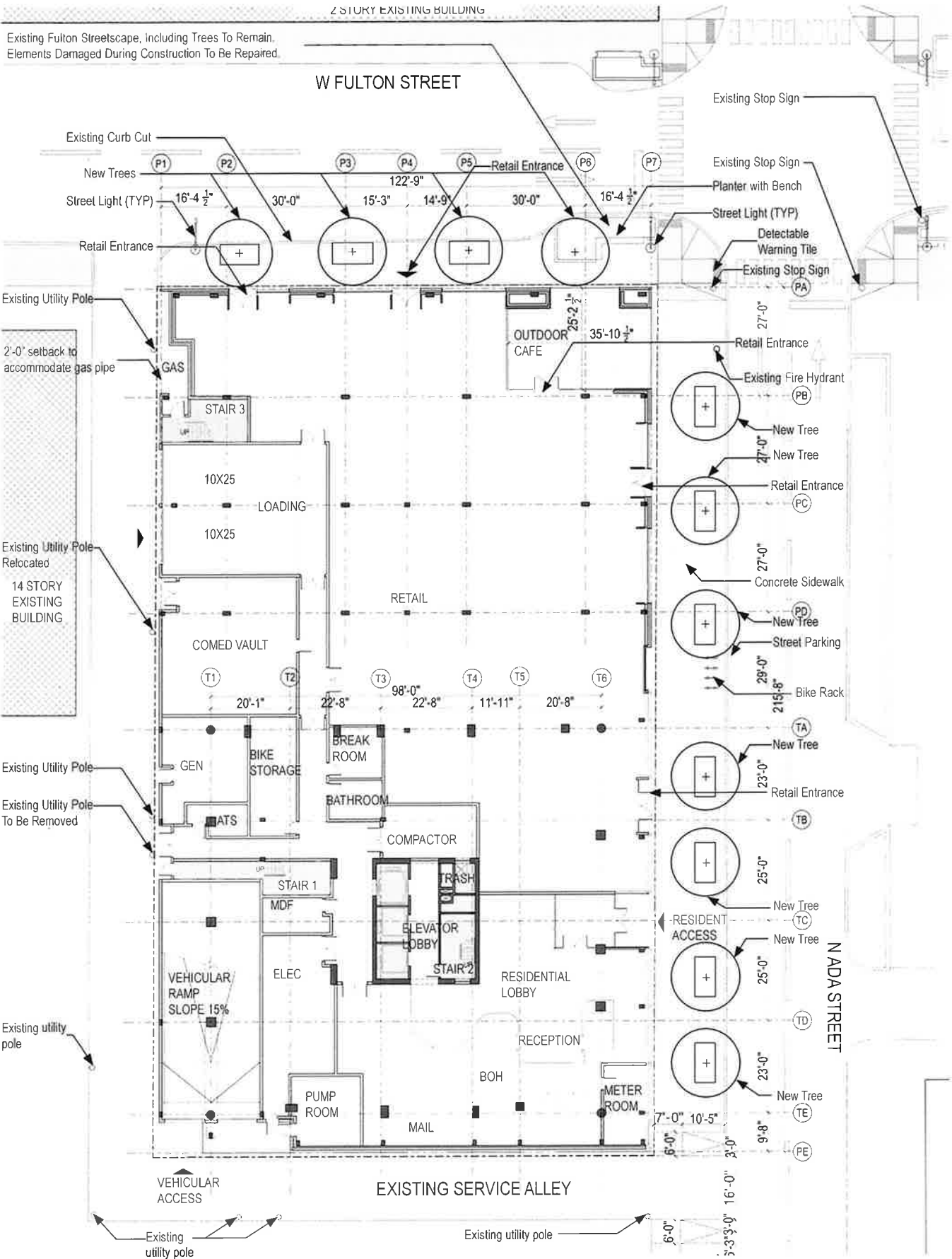


ROOF PLAN

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton
 Submitted For Administrative Relief:



SOM



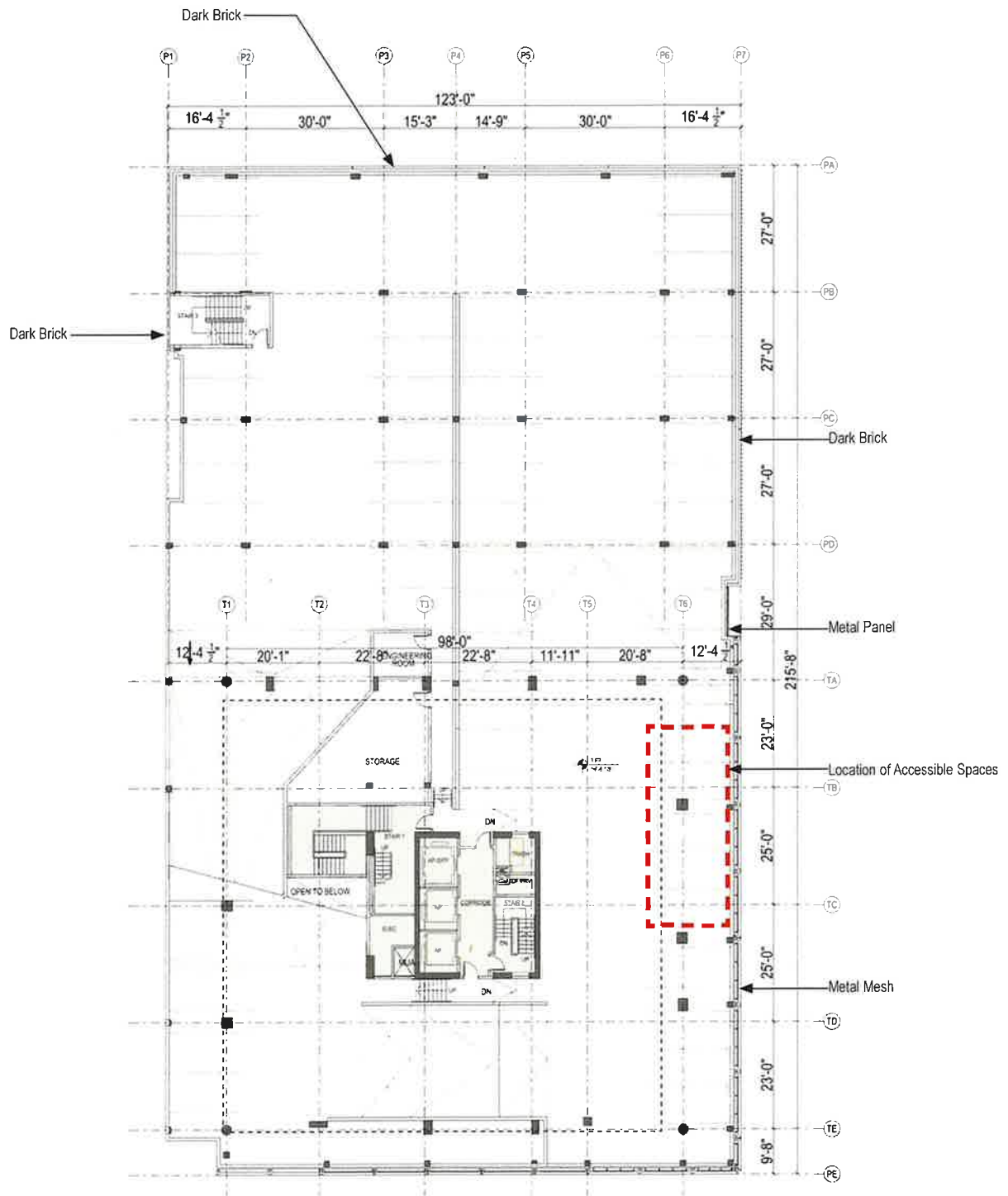
SITE PLAN, LANDSCAPE PLAN & GROUND FLOOR

Existing Fulton streetscape to remain. Elements damaged during construction to be repaired.

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton
 Submitted For Administrative Relief:



SOM



L2
TYPICAL PARKING

ELEV. +16'-8 1/8"

PARKING SPOTS AT L2: 52

TOTAL PARKING LEVELS: 2

TOTAL PROVIDED PARKING SPOTS: 115

TOTAL REQUIRED PARKING SPOTS: 111

TOTAL REQUIRED ACCESSIBLE SPACES: 3

Total Off-Street Parking Spaces Provided [1]	Minimum Number of Accessible Spaces Required [2]
1 to 50	1
51 to 100	2
101 to 150	3
151 to 200	4
201 to 250	5
251 to 300	6
301 to 350	7

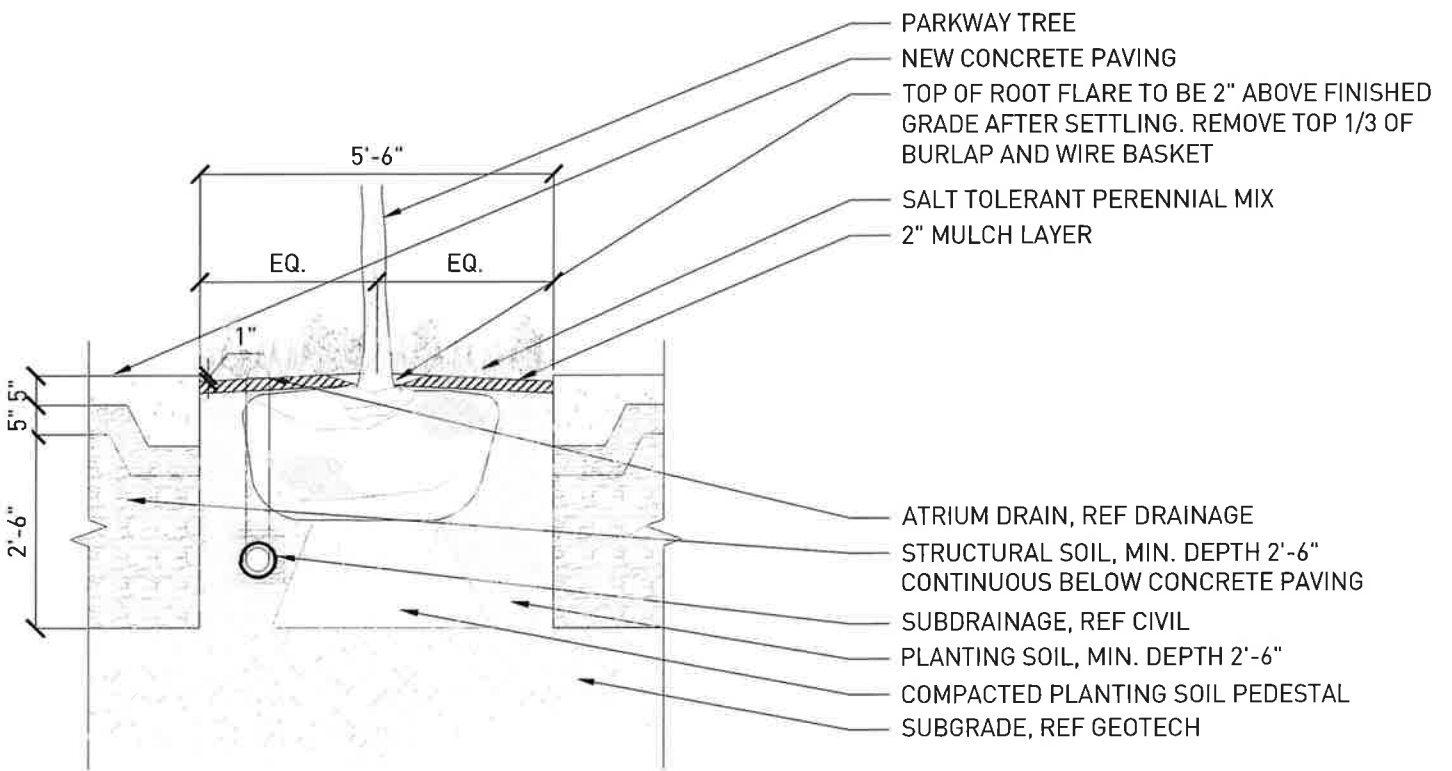
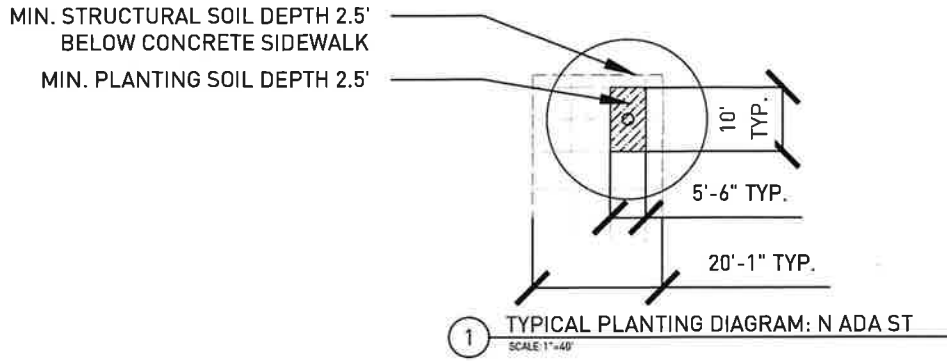
Applicant: 1353 Partners LLC

Address: 1353 W Fulton

Submitted For Administrative Relief:



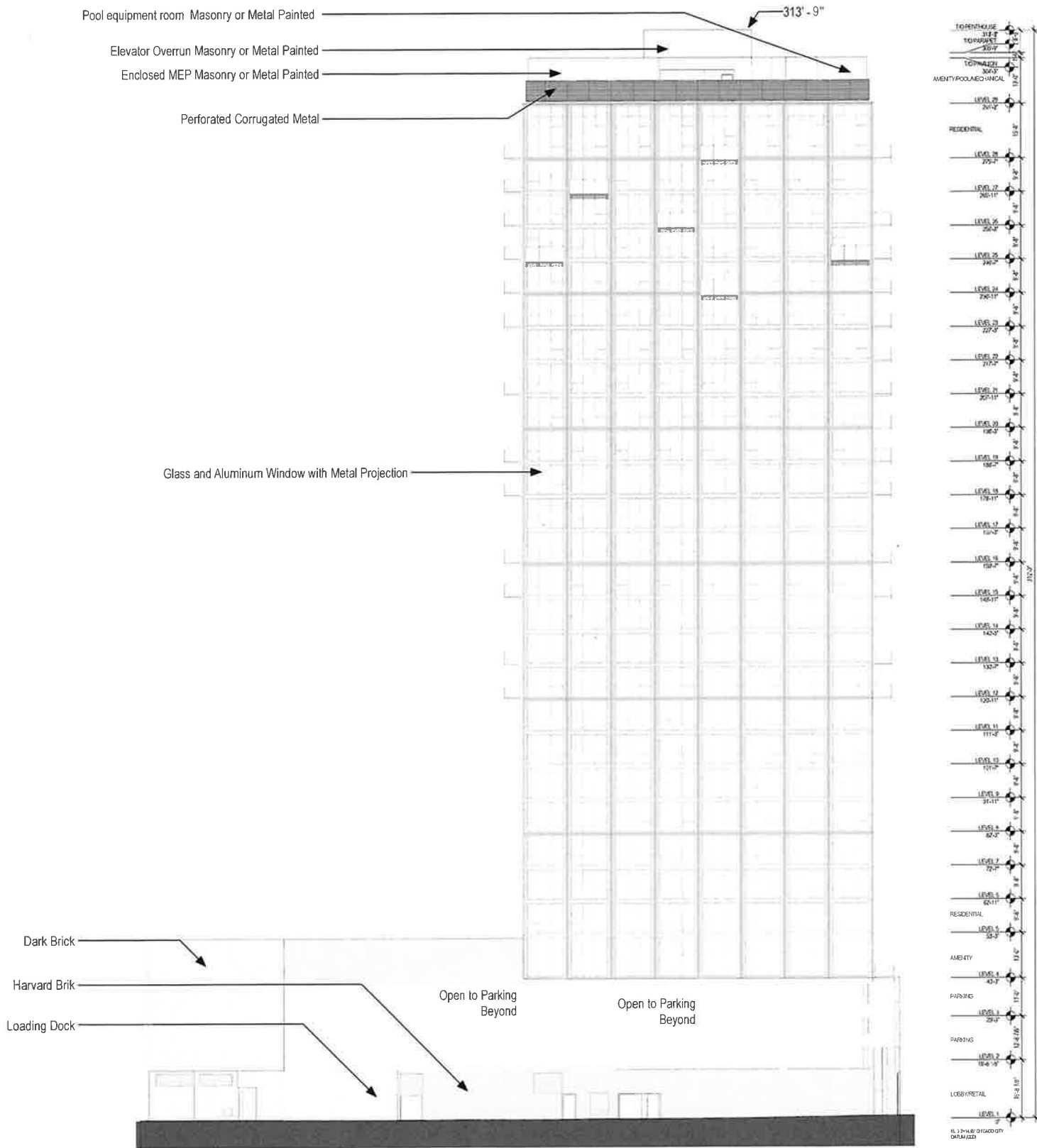
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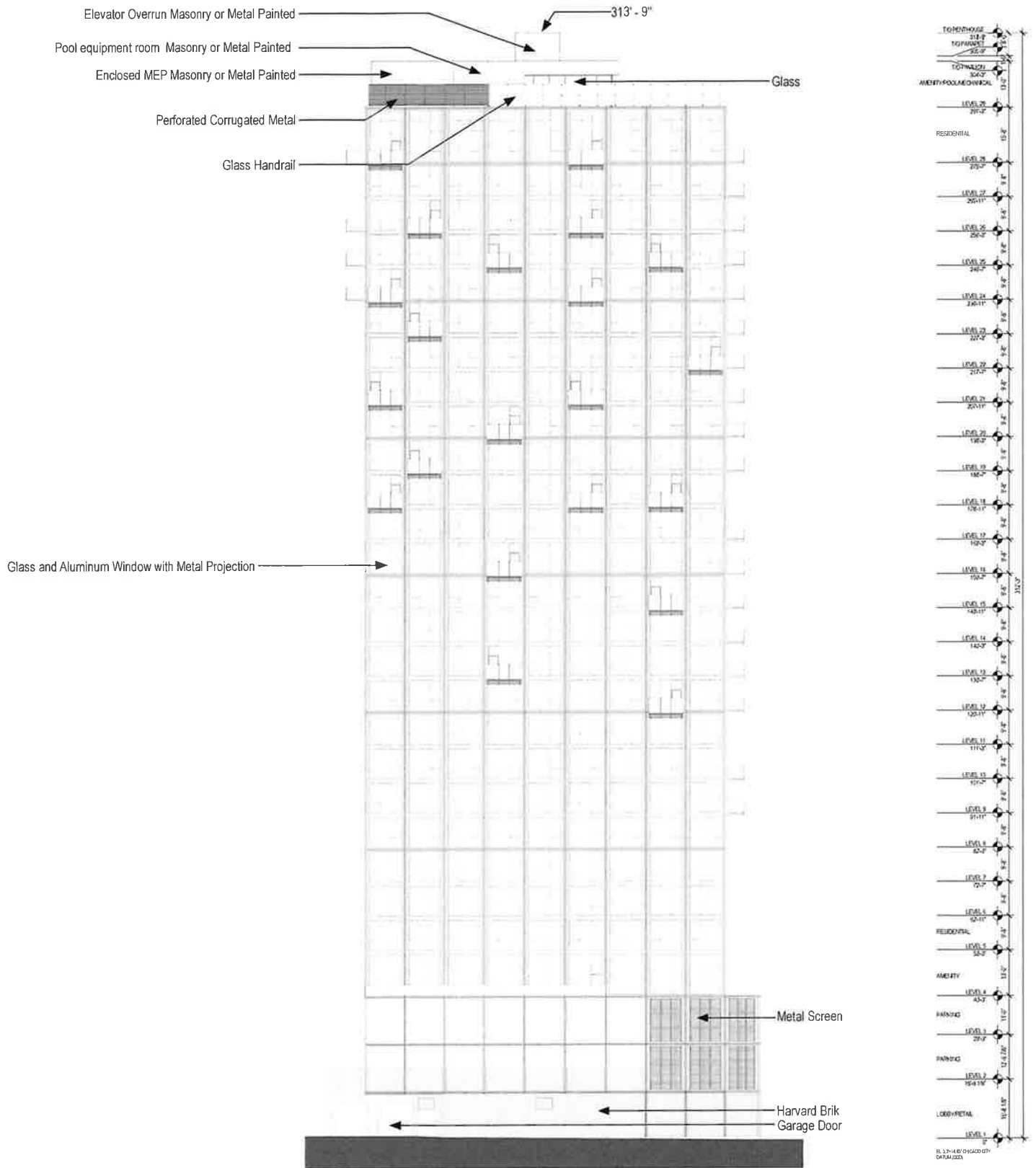
TYPICAL TREE PLANTING DIAGRAM

New and modified parkway tree planting areas will provide a minimum of 500 cubic feet of soil volume per tree, with a minimum depth of 2.5 feet.

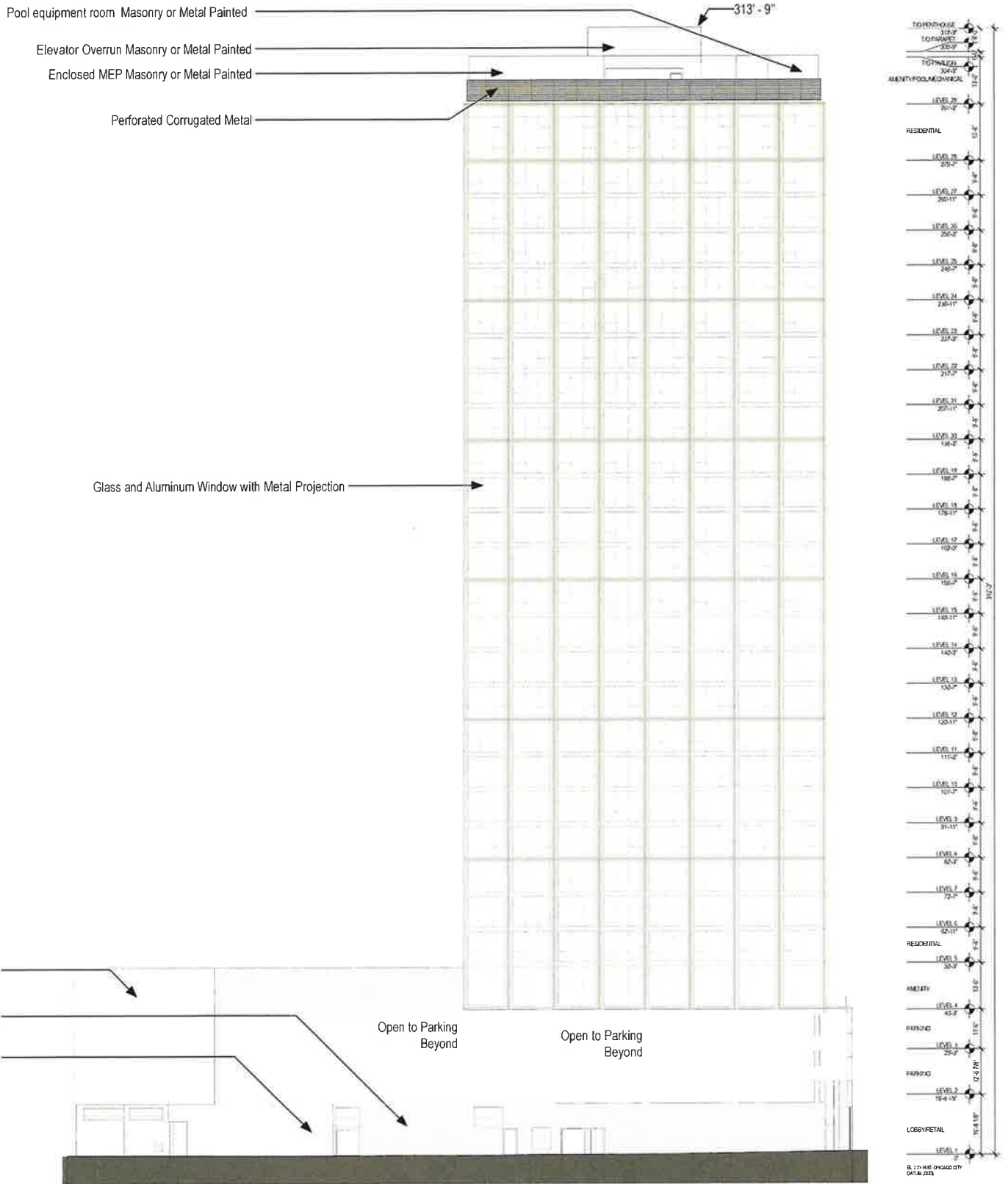




WEST ELEVATION - ALTERNATE 1

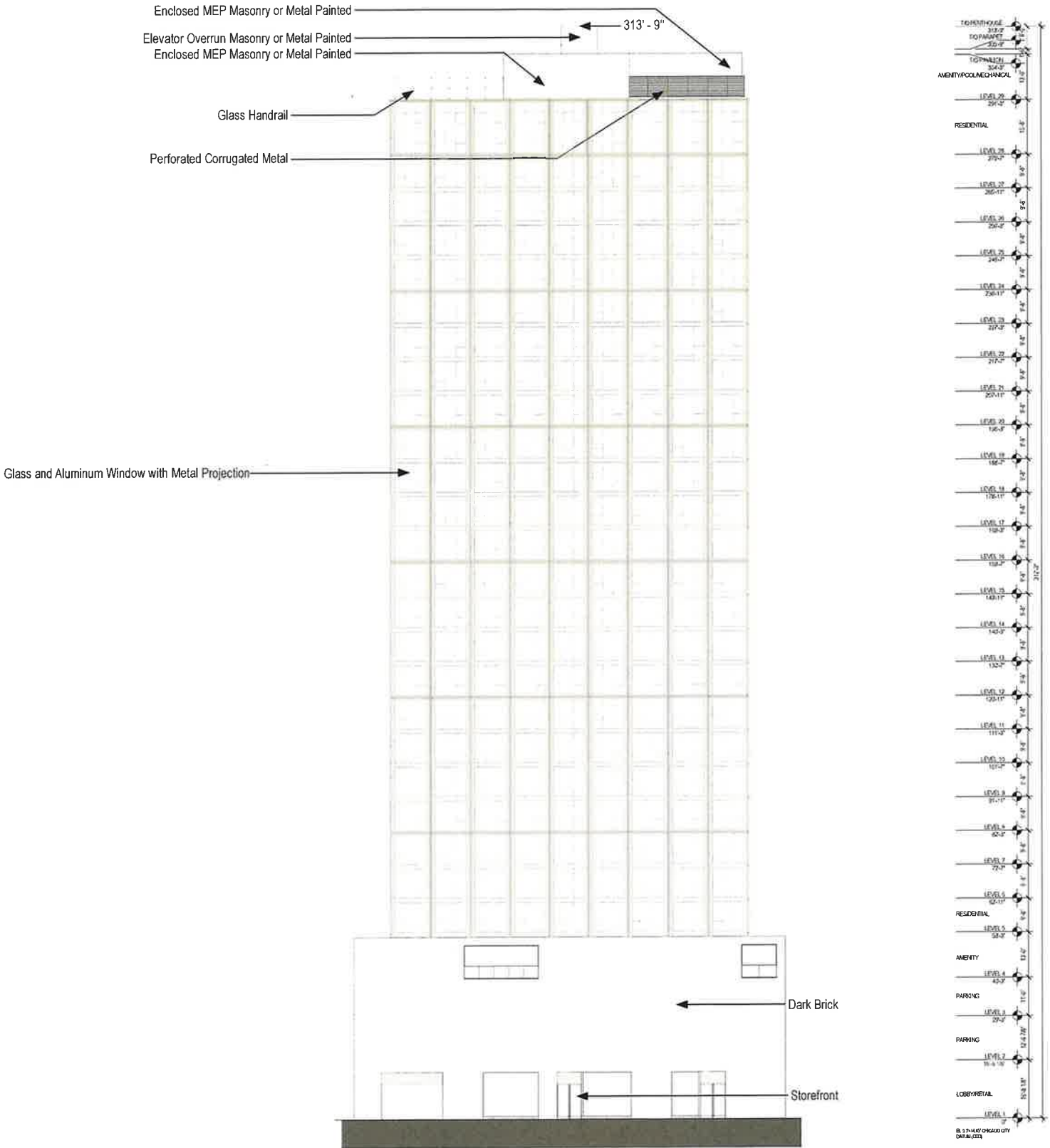


SOUTH ELEVATION - ALTERNATE 1



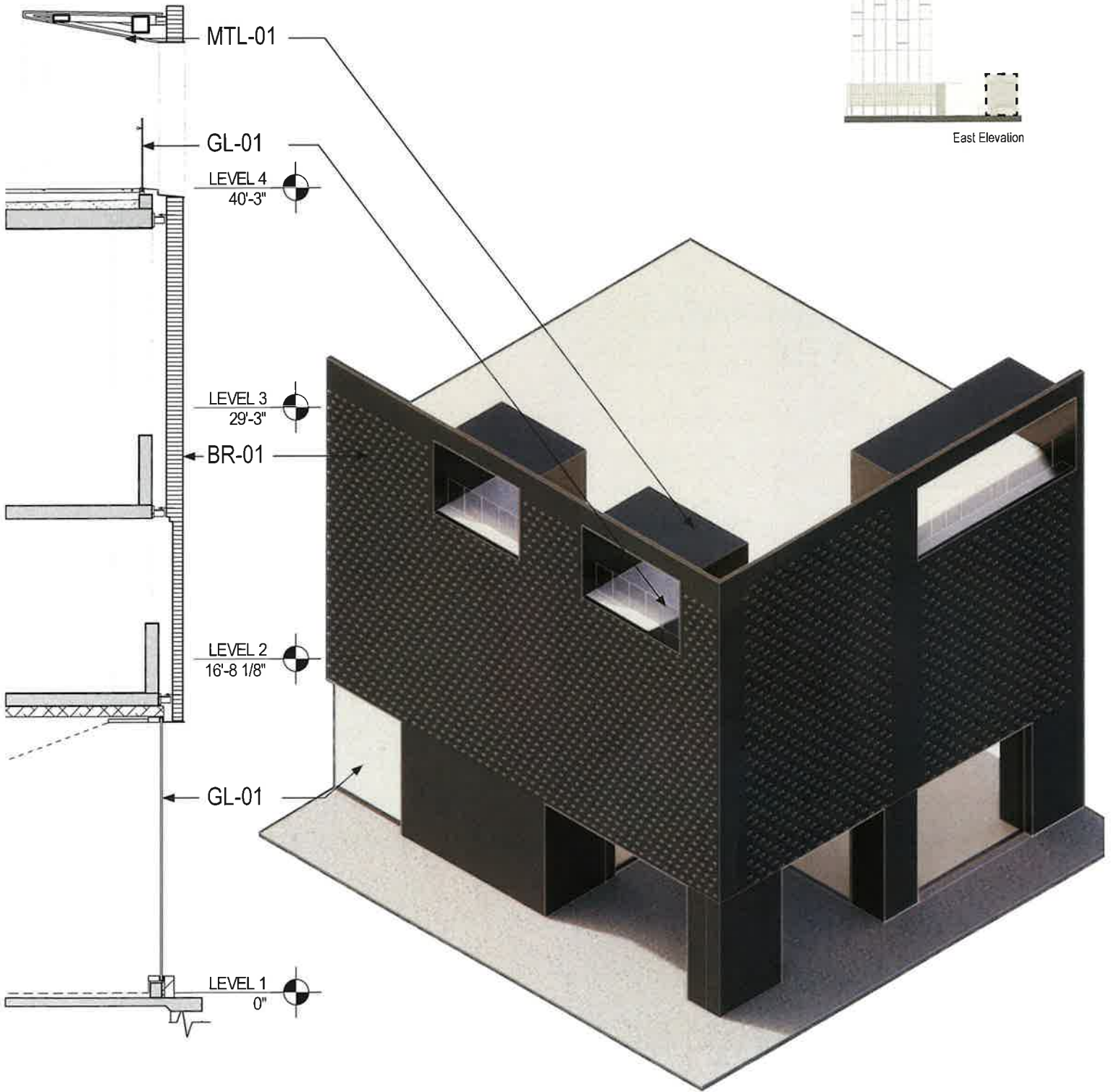
WEST ELEVATION - ALTERNATE 2





NORTH ELEVATION - ALTERNATE 2

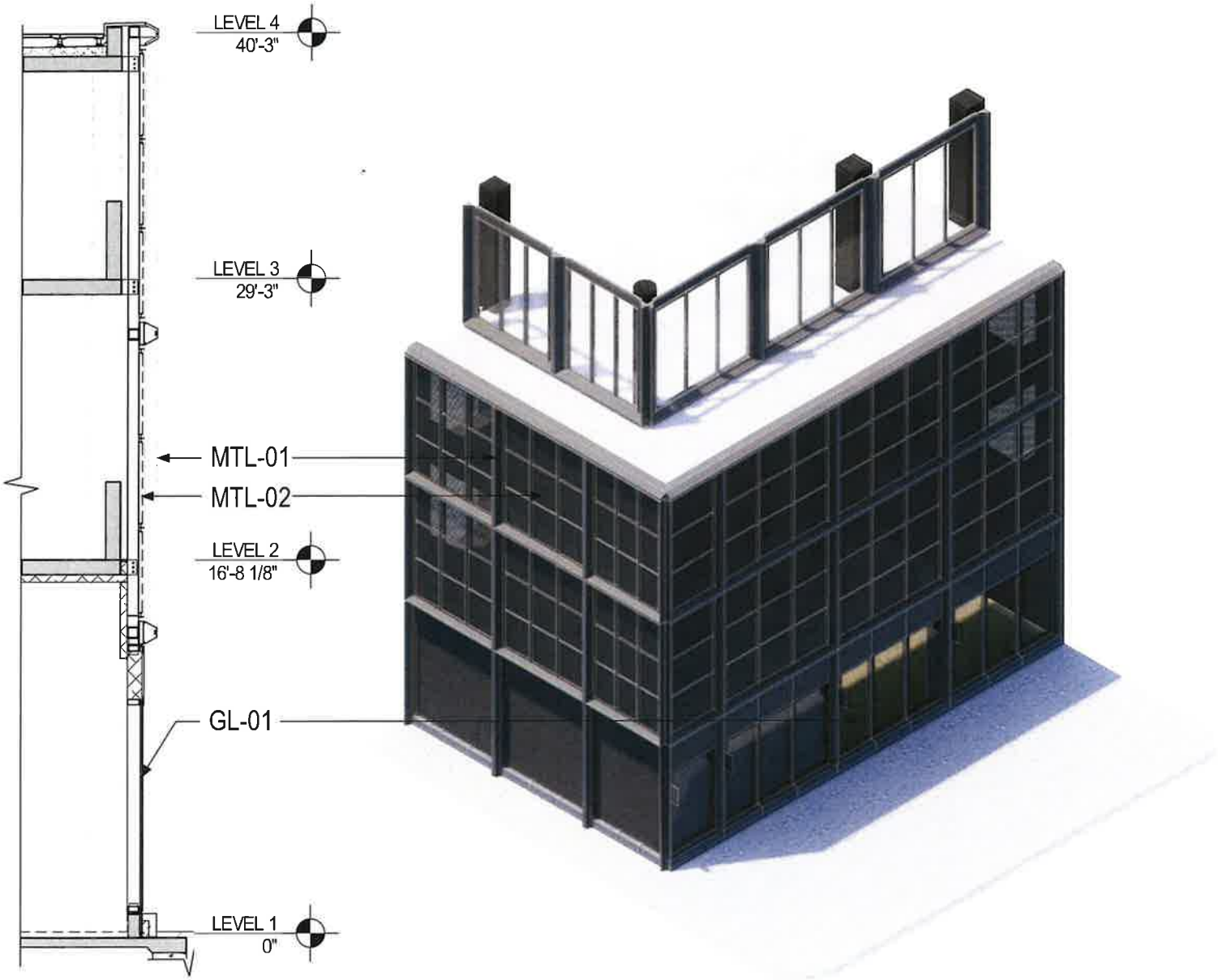
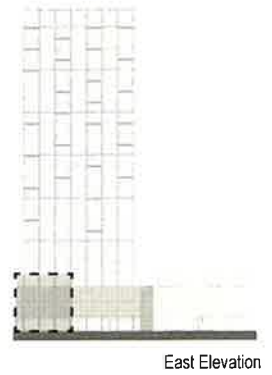




NORTHEAST CORNER FACADE
 WALL SECTION AND BUILDING AXONOMETRIC

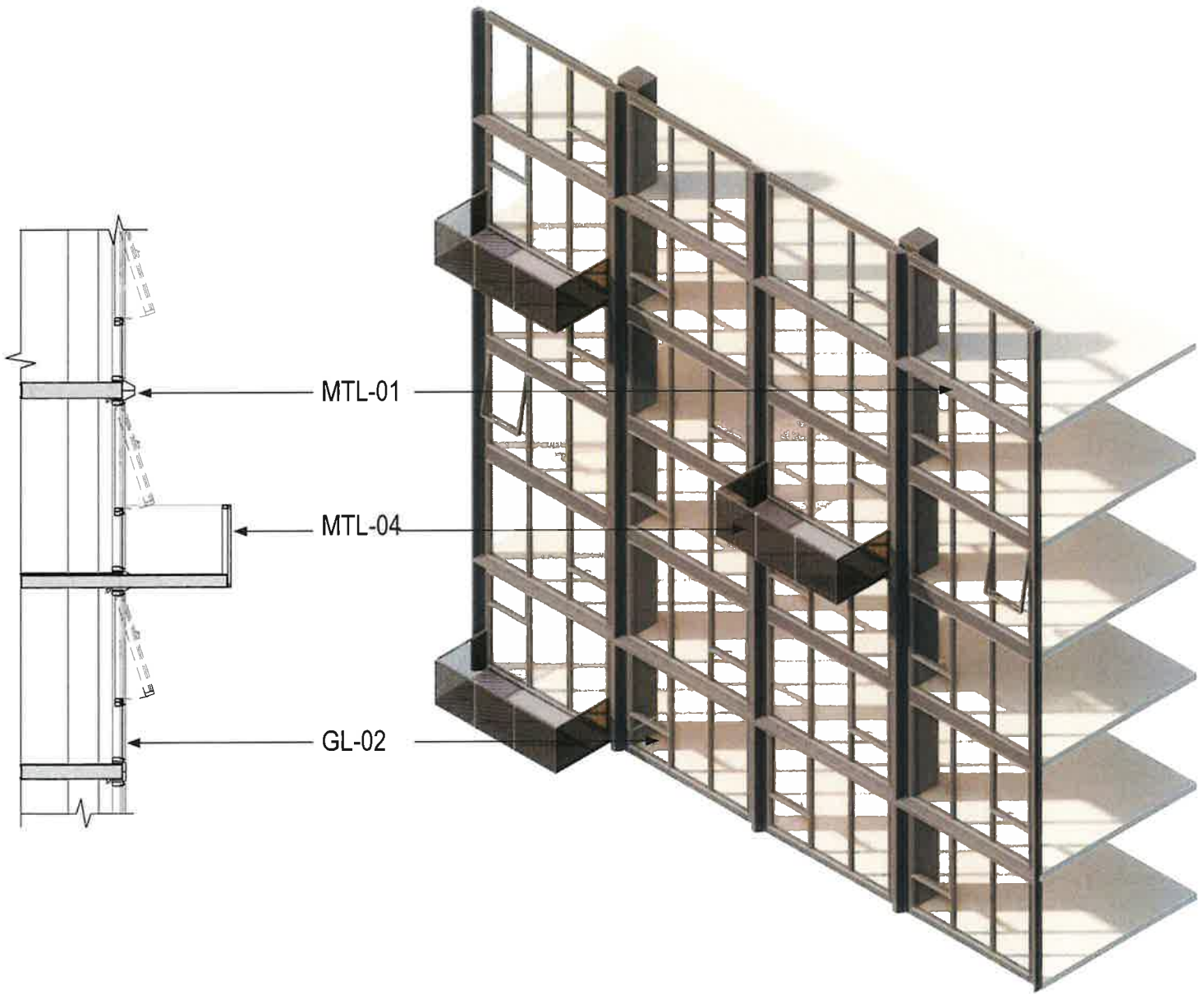
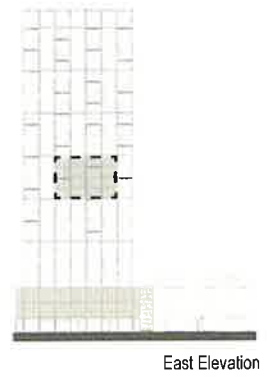
- BR-01 Dark Brick
- MTL-01 Painted Metal
- GL-01 Clear Vision Glass

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton
 Submitted For Administrative Relief:



SOUTHEAST CORNER FACADE
WALL SECTION AND BUILDING AXONOMETRIC

MTL-01	Painted Metal	GL-01	Clear Vision Glass
MTL-02	Perforated Metal Panel		



TYPICAL TOWER FACADE
WALL SECTION AND BUILDING AXONOMETRIC

- MTL-01 Painted Metal
- GL-02 Vision Glass
- MTL-04 Perforated Metal

Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 20786)
(Common Address: 1353 W. Fulton St./220 N. Ada St.)

RBPD 1537

[SO2021-3110]

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

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

West Fulton Street; North Ada Street; the 16-foot public alley south of and parallel to West Fulton Street; and the 16-foot public alley west of and parallel to North Ada 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 Street; North Ada Street; the 16-foot public alley south of and parallel to West Fulton Street; and the 16-foot public alley west of and parallel to North Ada 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. 1537.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1537 (the "Planned Development" or "P.D.") consists of approximately 27,244 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1353 Partners LLC is the "Applicant" for this Planned Development and owner of the subject 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.

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

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

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

4. This plan of development consists of 17 Statements and a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Roof Plan; a Site Plan, Landscape Plan and Ground Floor Plan; a Typical Tree Planting Diagram; Elevations (East, West, South and North); Corner Facade Wall Section and Building Axonometric (Northeast, Southeast and Typical Tower); prepared by SOM and dated March 17, 2022, 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 Residential-Business Planned Development: dwelling units above the ground floor; vacation rental; shared housing units; eating and drinking establishments; financial services (excluding payday loan stores and pawn shops); food and beverage retail sales; medical service; office; personal service; residential support service; and general retail sales, incidental and accessory uses and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). 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 27,244 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus of approximately 4.5 FAR, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus

FAR, the total overall FAR for the Planned Development is 11.50. 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 each subarea; 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 DPD. 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 DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof) and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach 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.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") Number _____ 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 305 dwelling units. The Applicant intends to construct a 305-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 61 affordable units (20 percent of 305) 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 61 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 20 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 3 of the 20 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 30.5 affordable units (10 percent of 305) 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 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.

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 the 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. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and rerecord the IHA as necessary to incorporate any additional FMID affordability requirements. 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.

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.

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

[Level 4 Floor Plan -- Amenity Level; Levels 5 through 27 Floor Plans -- Typical Plan; Legend and Unit Dispersion Matrix; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Roof Plan; Site Plan, Landscape Plan and Ground Floor Plan; Typical Parking; Typical Tree Planting Diagram; North, South, East and West Building Elevations; Northeast and Southeast Corner Facade; Wall Sections and Axonometries; and Typical Tower Facade referred to in these Plan of Development Statements printed on pages 45713 through 45729 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 No. 1537.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	43,334
Area of Public Rights-of-Way (square feet):	16,090
Net Site Area (square feet):	27,244
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	305
Minimum Parking Spaces:	115
Minimum Bicycle Parking:	58
Minimum Loading Berths:	2 (10 feet by 25 feet)
Maximum Building Height:	314 feet (top of parapet)
Minimum Setbacks:	Per Plans



ARO Web Form

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Applicant Contact Information

Name: Riley McChesney
Email: rmcchesney@shapack.com, 312-690-4050

Development Information

Address

Submitted Date: 07/21/2021

Number From: 220	Number To: N/A	Direction: N
Street Name: Ada Street		Postal Code: 60607

Development Name

1353 W Fulton

Are you rezoning to downtown?: Yes, DX-7 Zoning

Information

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

ARO Trigger: Zoning change and planned development
Total Units: 305
Development Type: Rental
Date Submitted: 02/18/2022

Requirements

ARO Obligation: 61 Affordable Units (20% of 305 total DUs)

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

On-Site: 61	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
Total Units: 61	Total In-lieu Amount: 0

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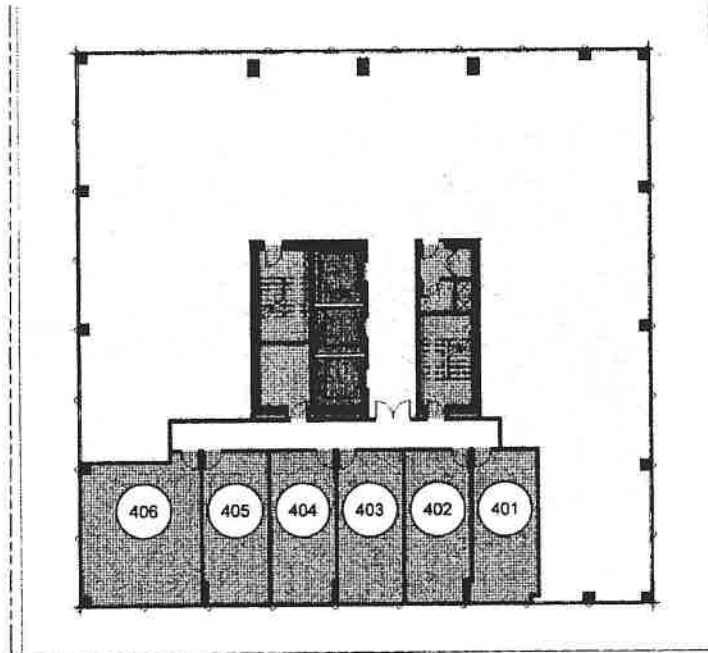
Project Name	1353 W Fulton
Zoning Application number, if applicable	#20786
Address	220 N Ada St
Is this a For Sale or Rental Project?	Rental
If a For Sale Project, will you offer ARO units as rentals (Near North only)?	
Anticipated average psf rent/price?*	\$4.00
Total Units In Project	305
On-site Units	61
Off-Site Units	0

Summary							
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	97	40%	412	24	39%	415	101%
one-bed	110	45%	735	28	46%	734	100%
two-bed	37	15%	975	9	15%	977	100%
three-bed							
four-bed							






All projects with proposed ARO units must complete this tab

	Market Rate Units	ARO On-site Units	ARO Off-Site Units
Parking	TBD	TBD, same as market rate	N/A
Laundry	TBD	TBD, same as market rate	N/A
Appliances		TBD, same as market rate	
Refrigerator <i>aga/EnergyStar/make/model/color</i>	TBD	TBD, same as market rate	N/A
Dishwasher	TBD	TBD, same as market rate	N/A
<i>aga/EnergyStar/make/model/color</i>	TBD	TBD, same as market rate	N/A
Stove/Oven	TBD	TBD, same as market rate	N/A
<i>aga/EnergyStar/make/model/color</i>	TBD	TBD, same as market rate	N/A
Microwave	TBD	TBD, same as market rate	N/A
<i>aga/EnergyStar/make/model/color</i>	TBD	TBD, same as market rate	N/A
Kitchen Countertops	TBD	TBD, same as market rate	N/A
Painting	TBD	TBD, same as market rate	N/A
HVAC	TBD	TBD, same as market rate	N/A
Other	TBD	TBD, same as market rate	N/A

Level 4 Floor Plan
Amenity level



Legend

-  Lodging unit
-  Amenities
-  Market rate unit
-  Affordable unit
-  Levels in which Affordable is proposed

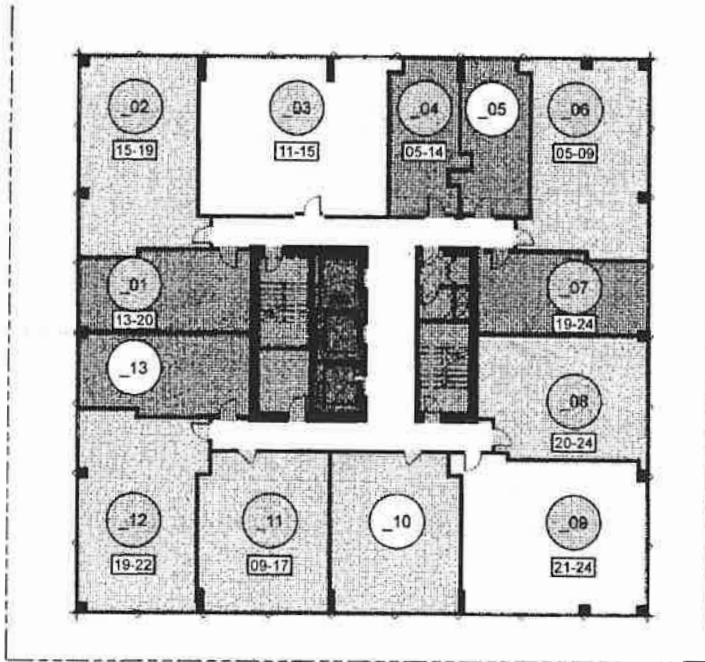
Level 4

GFA/fl:	10,200 sf
NSF/fl:	2,149 sf
Efficiency:	17%
Units/fl:	6

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SOM-ASK-007-01
02/18/2022

**Levels 5 - 27 Floor Plan
Typical Plan**



Legend

- Studio apartment
- 1 bedroom apartment
- 2 bedroom apartment
- Market rate unit
- Affordable unit
- Levels in which Affordable is proposed

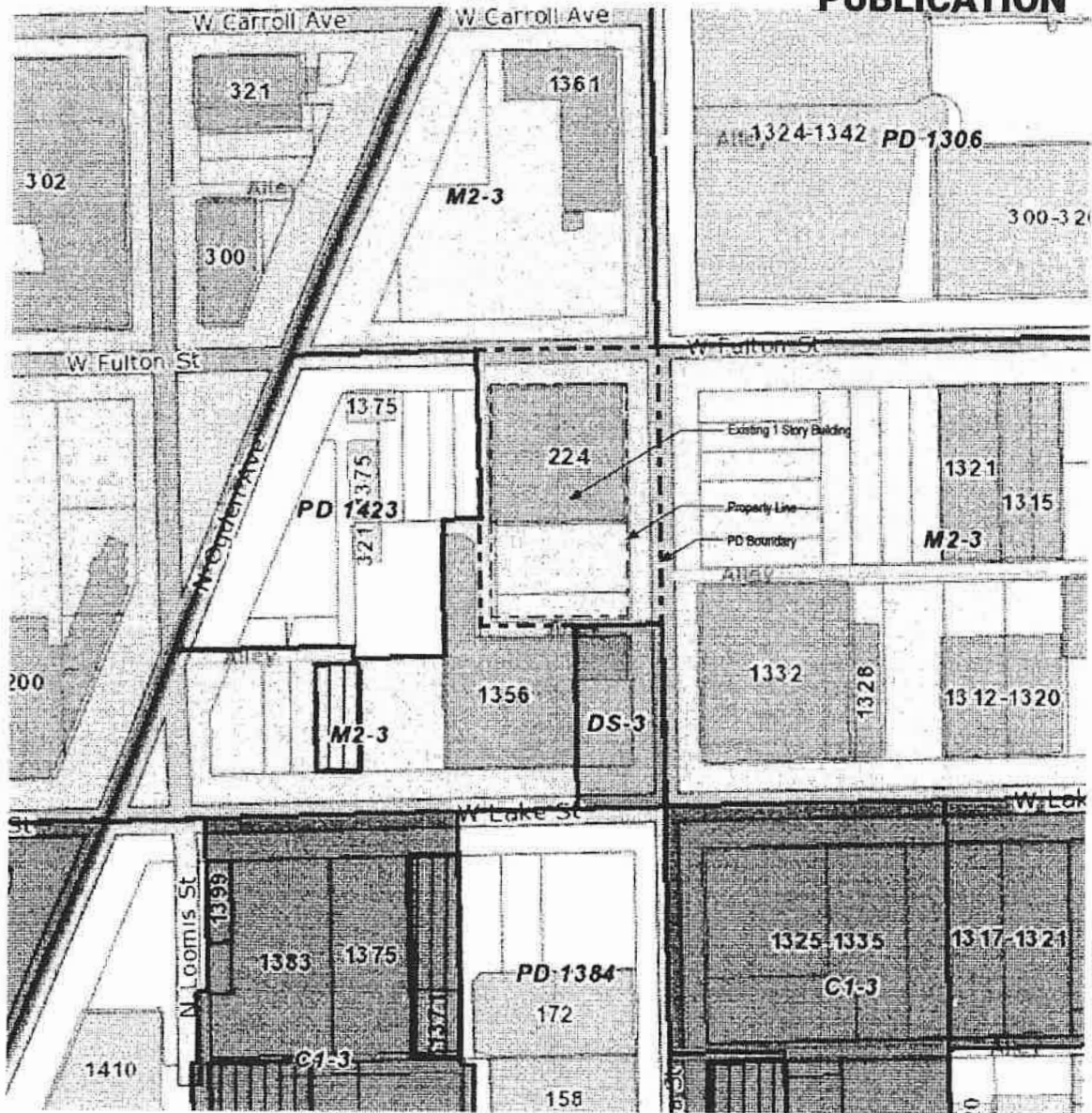
Typical Floor Plan (L5-27)

GFA/ft: 10,200 sf
 NSF/ft: 8,419 sf
 Efficiency: 83%
 Units/ft: 13

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SOM-ASK-007-02
02/18/2022

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EXISTING ZONING MAP

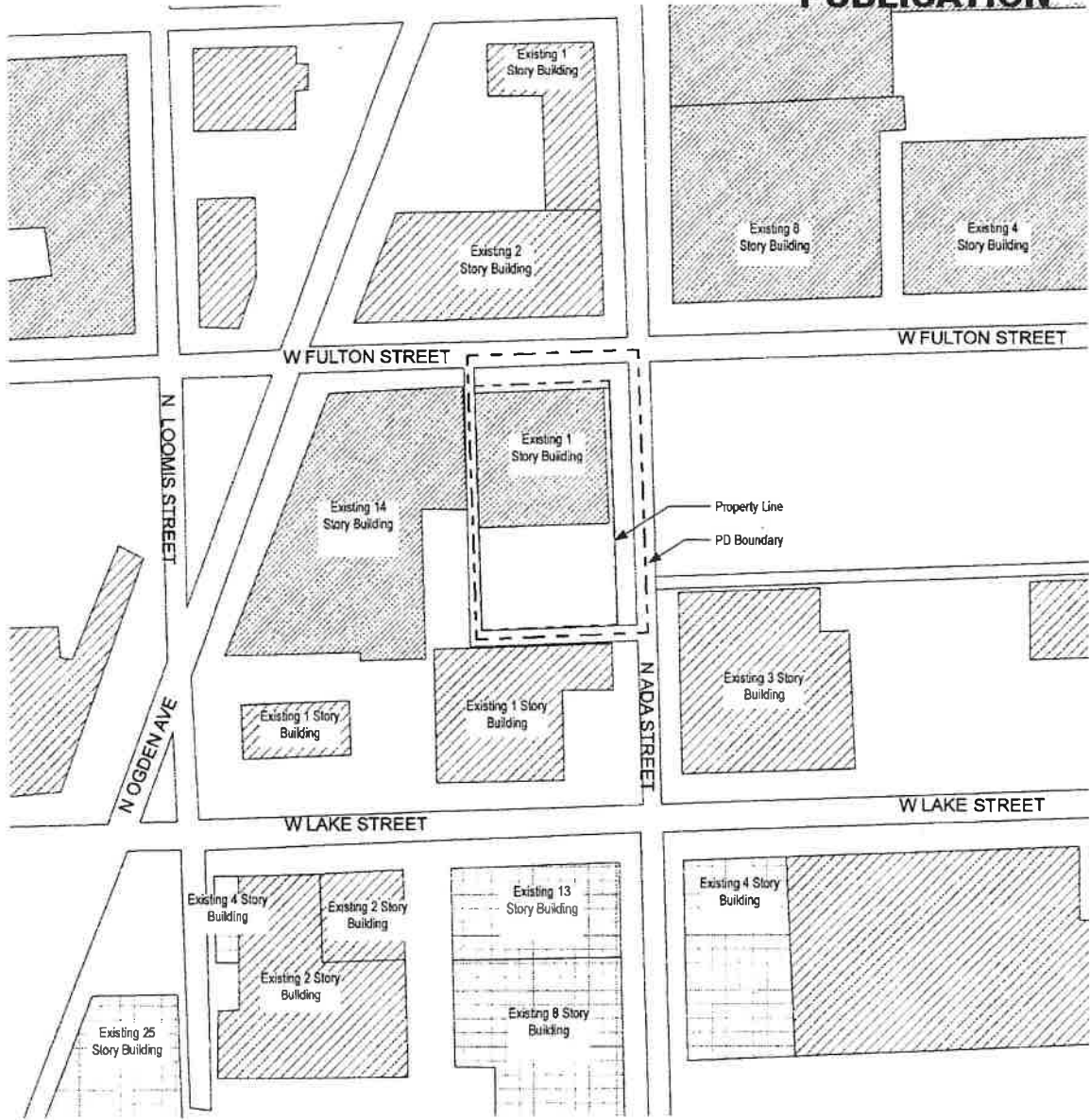


Applicant: 1353 Partners LLC
 Address: 1353 W Fulton / 220 N Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022

Scale: N.T.S

SOM

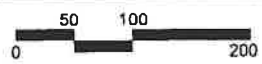
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EXISTING LAND USE MAP

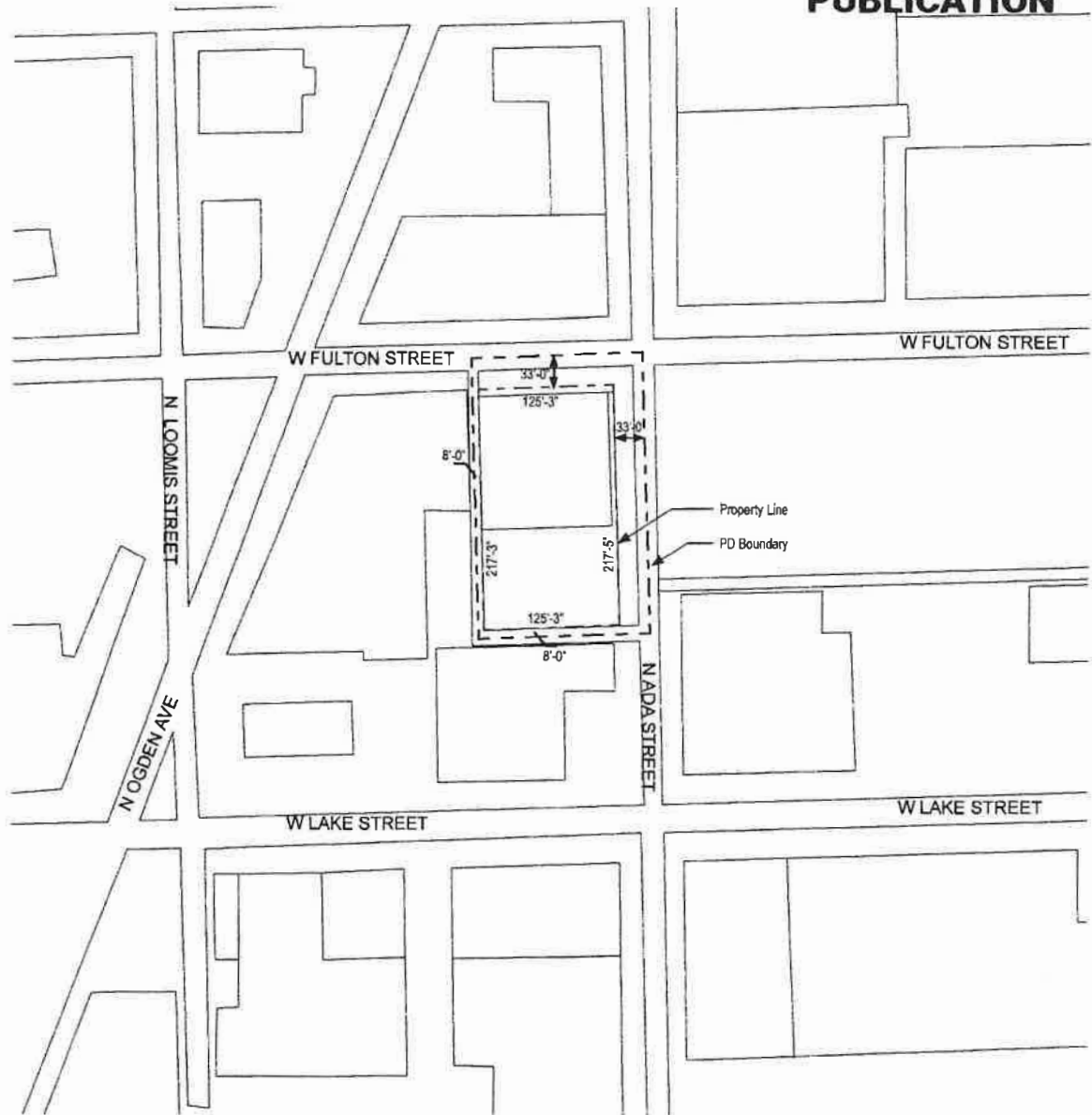


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NET SITE AREA: 27,244 SF
 AREA IN RIGHT-OF-WAY: 16,090 SF*
 GROSS SITE AREA: 43,334 SF*

*Measured to midpoint of right-of-way on each direction

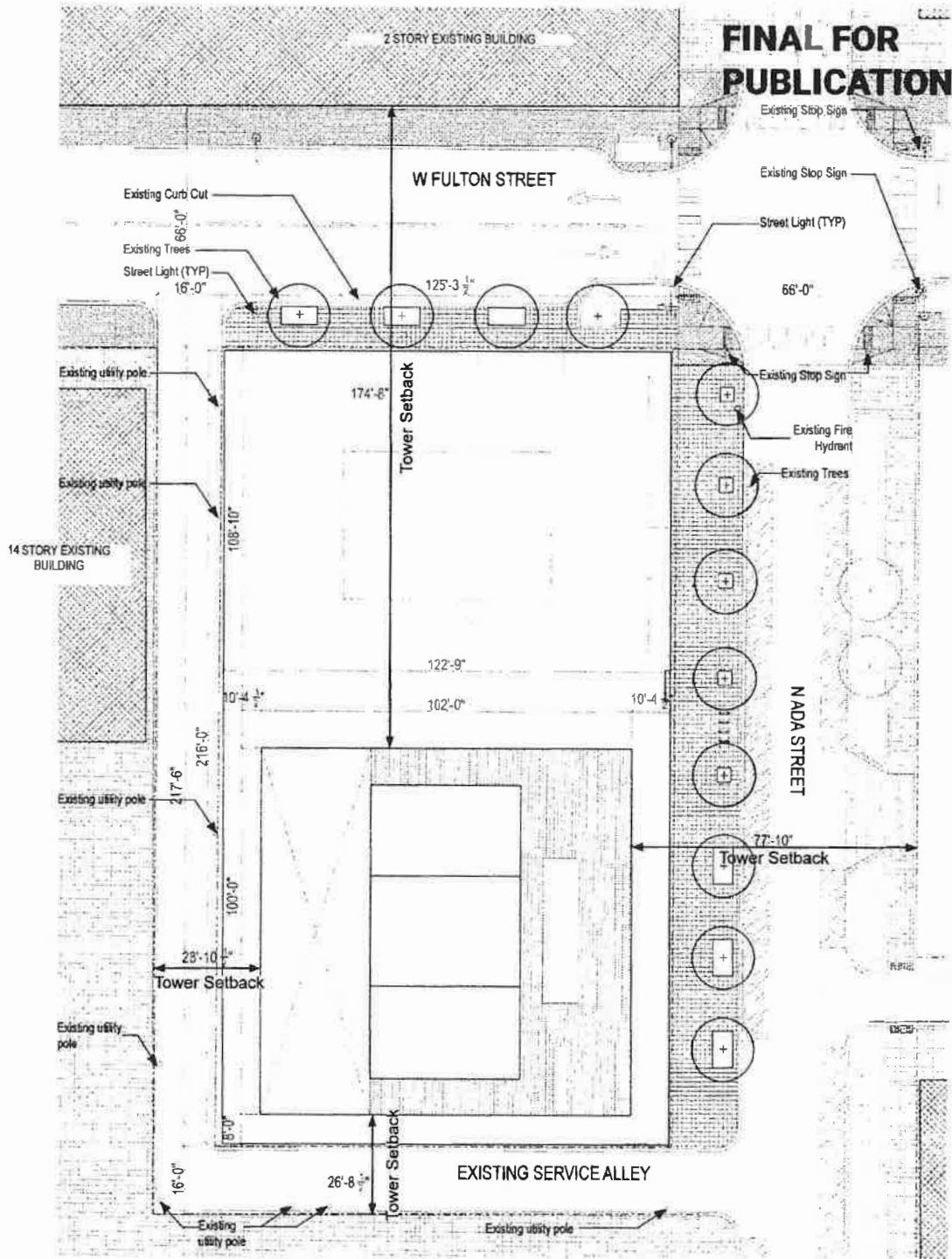
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



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 Plan Commission: March 17, 2022



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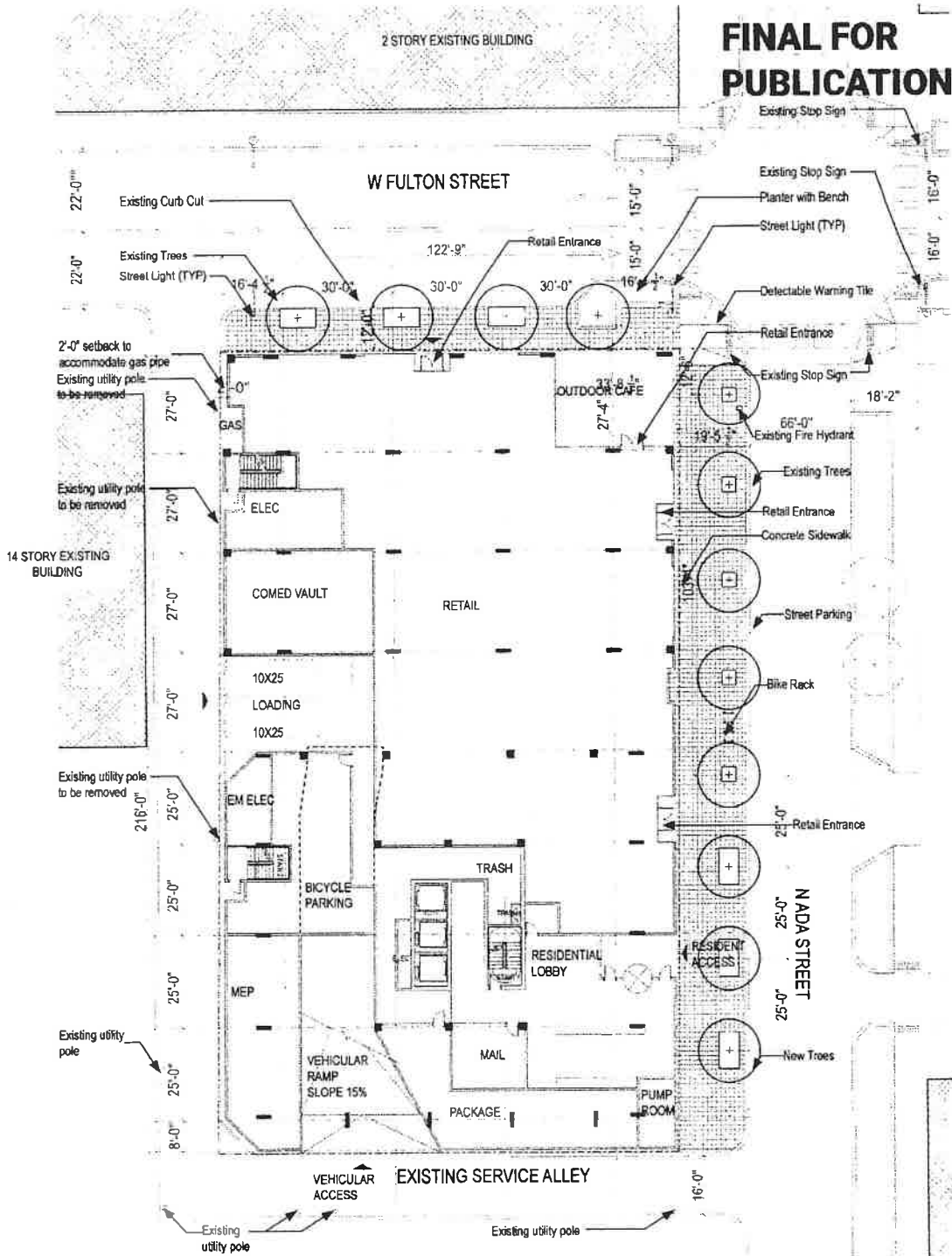
ROOF PLAN



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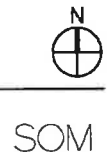


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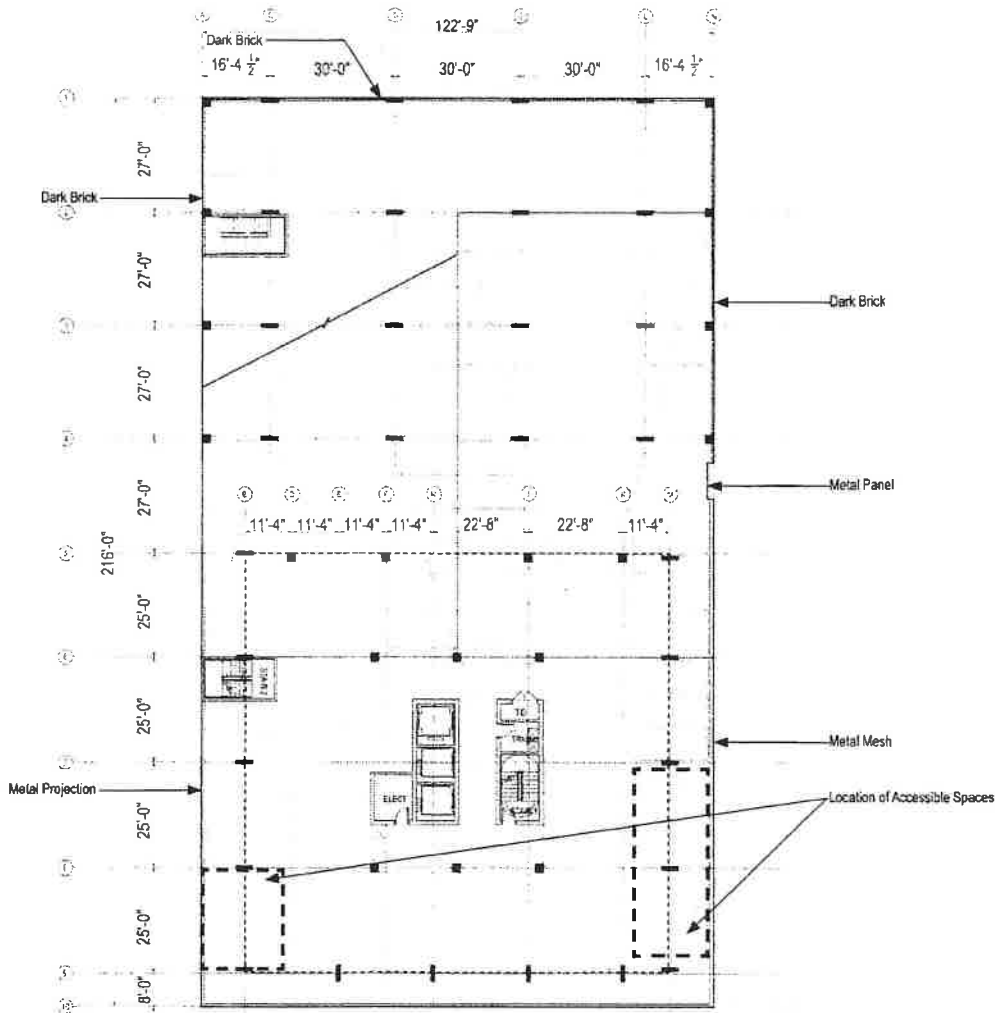
SITE PLAN, LANDSCAPE PLAN & GROUND FLOOR

General note: Design intent is for all existing trees to remain

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L2

TYPICAL PARKING

ELEV. +24'

PARKING SPOTS AT L2: 58

TOTAL PARKING LEVELS: 2

TOTAL PROVIDED PARKING SPOTS: 115

TOTAL REQUIRED PARKING SPOTS: 111

TOTAL REQUIRED ACCESSIBLE SPACES: 3

Total Off-Street Parking Spaces Provided [1]	Minimum Number of Accessible Spaces Required [2]
1 to 50	1
51 to 100	2
101 to 150	3
151 to 200	4
201 to 250	5
251 to 500	6
201 to 350	-

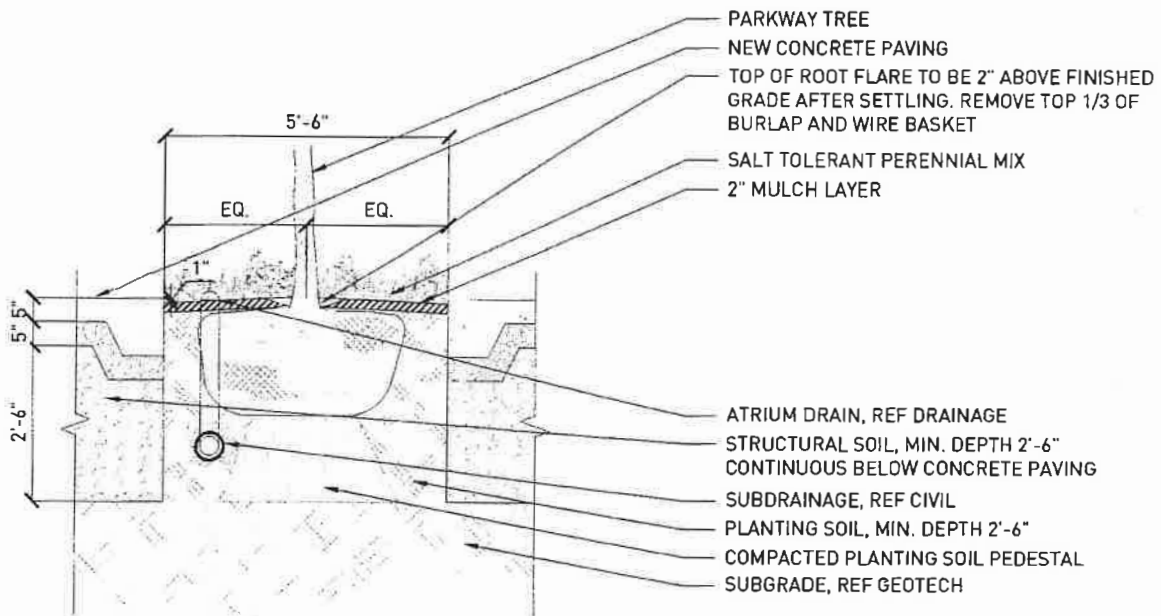
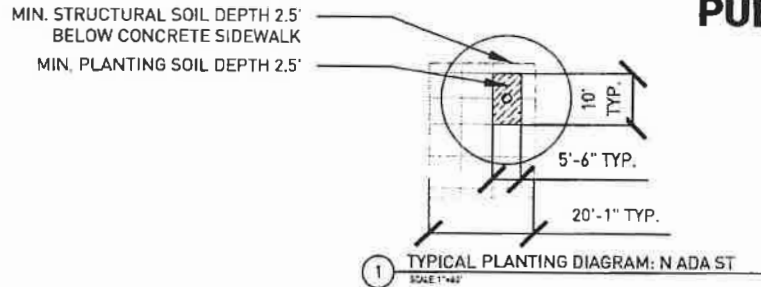


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TYPICAL TREE PLANTING DIAGRAM

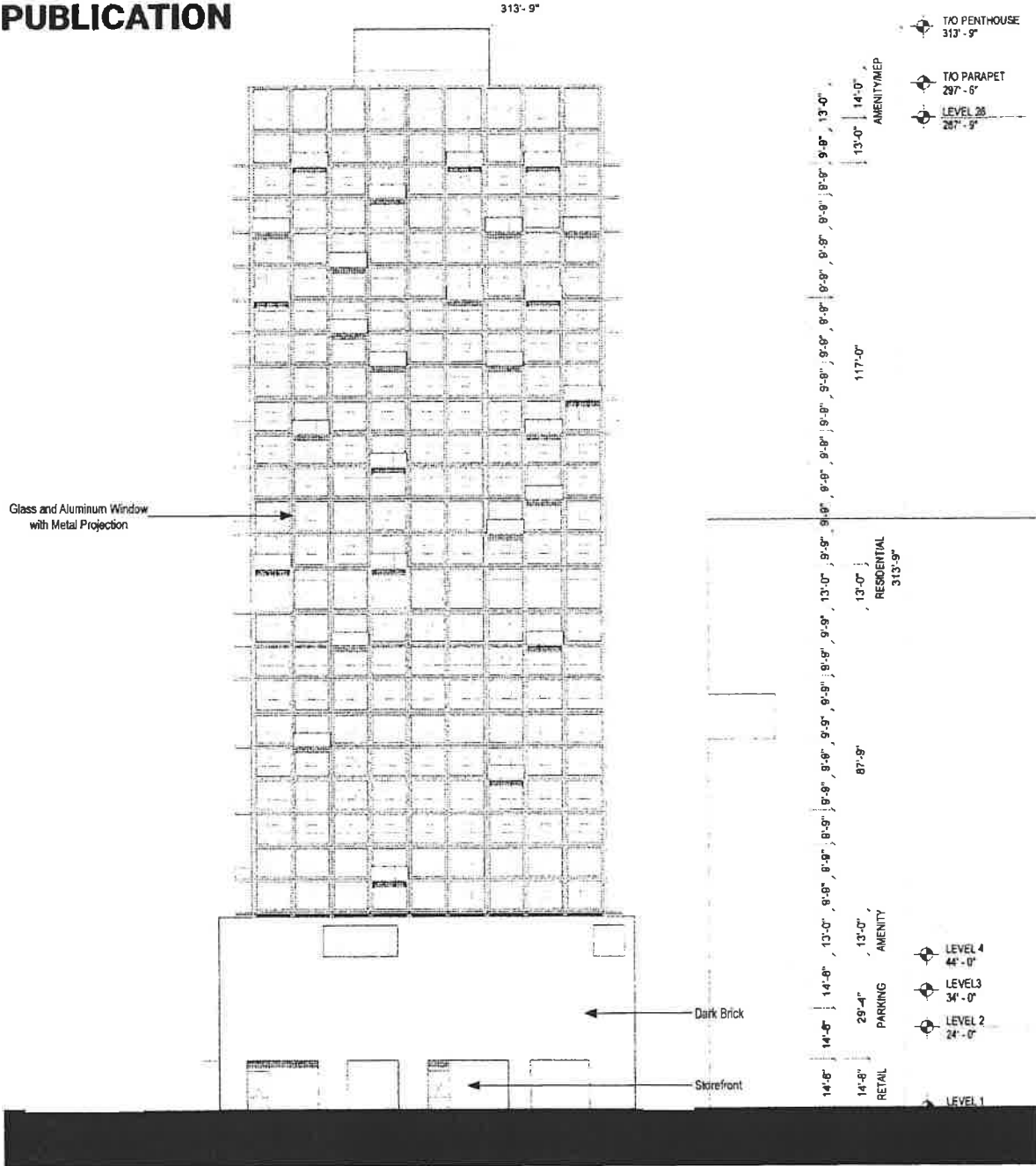
New and modified parkway tree planting areas will provide a minimum of 500 cubic feet of soil volume per tree, with a minimum depth of 2.5 feet.



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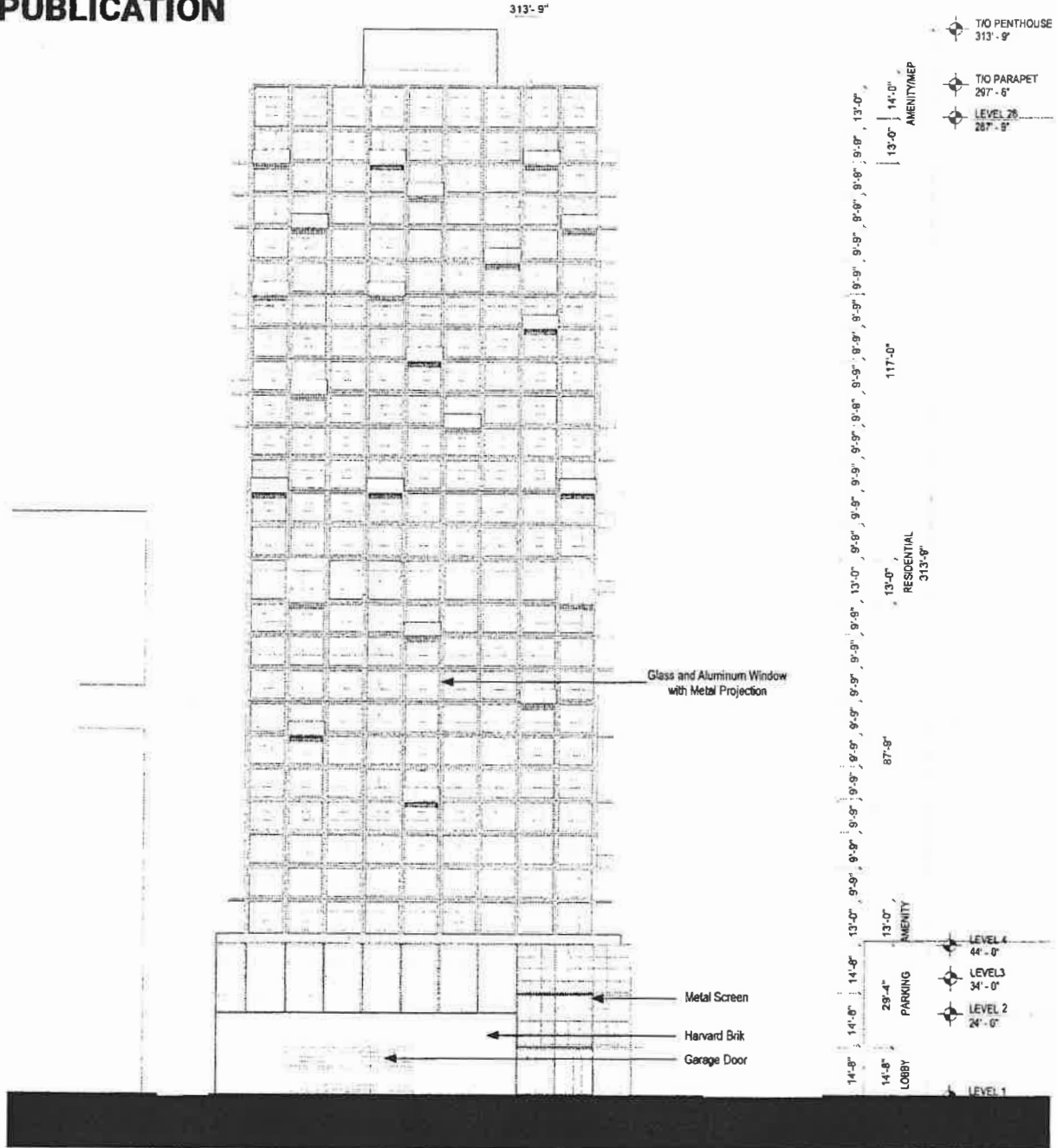
NORTH ELEVATION

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton / 220 N. Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022



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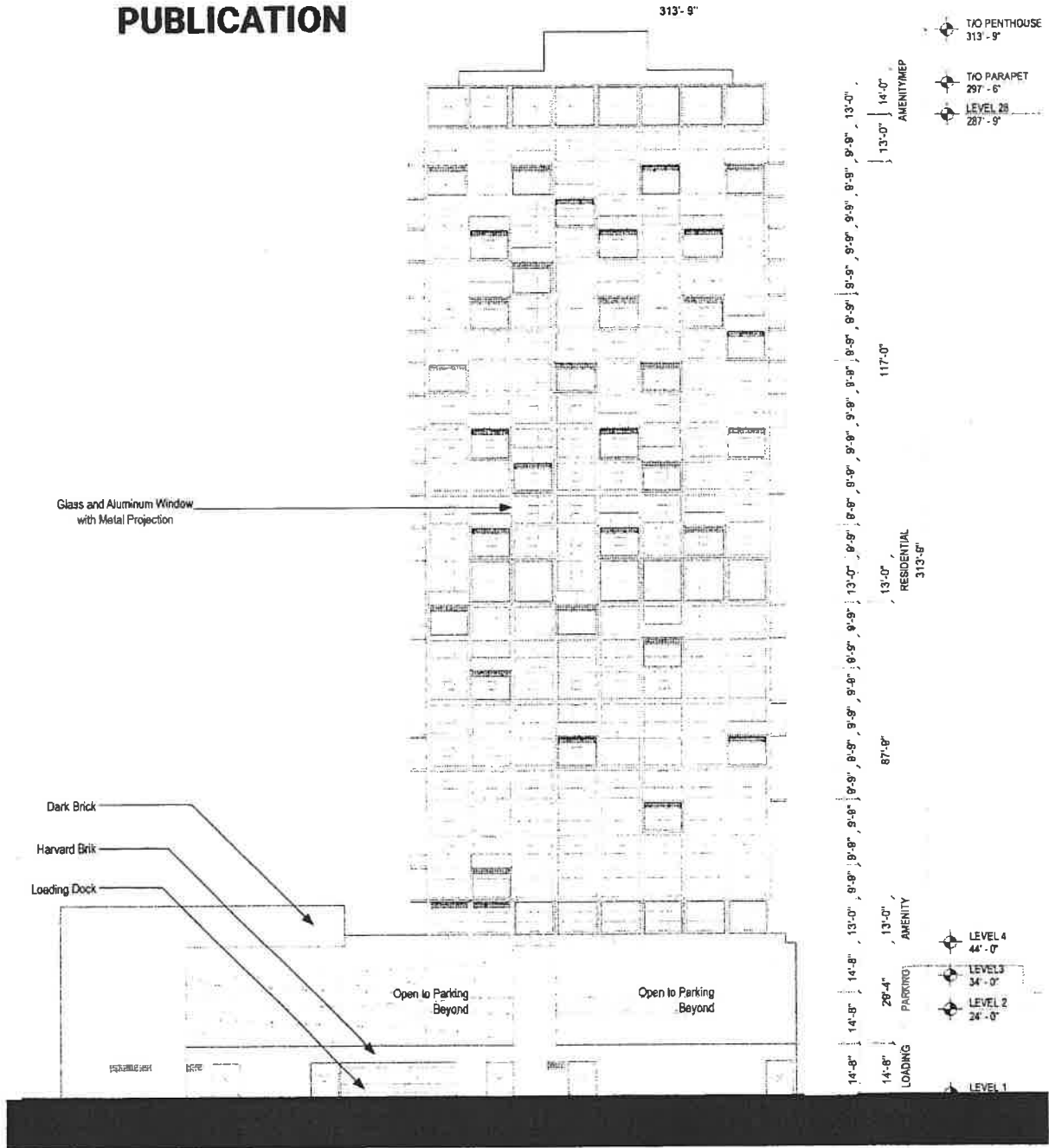
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SOUTH ELEVATION

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton / 220 N. Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022

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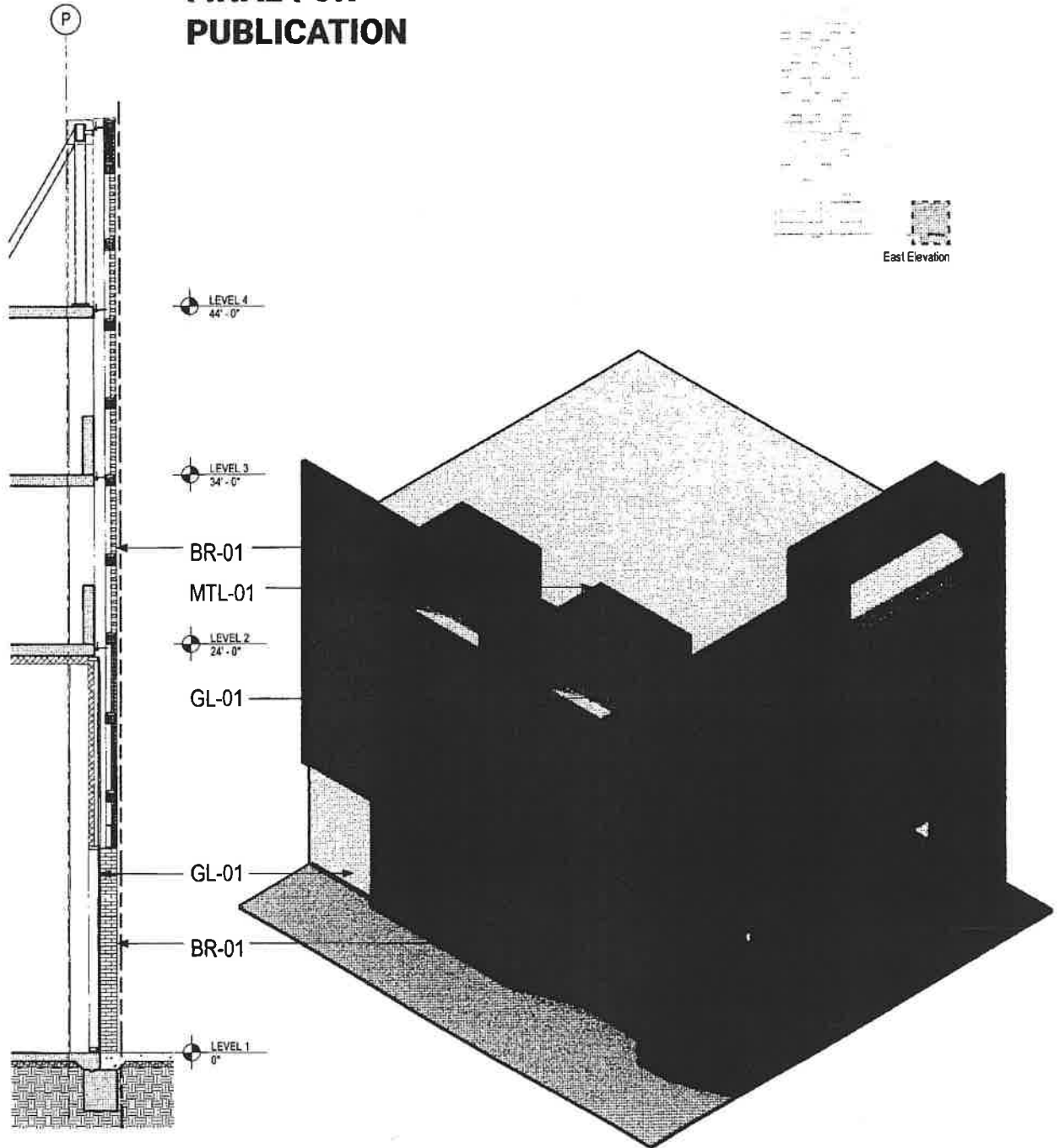
WEST ELEVATION

Applicant: 1353 Partners LLC
 Address: 1353 W Fullon / 220 N. Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022



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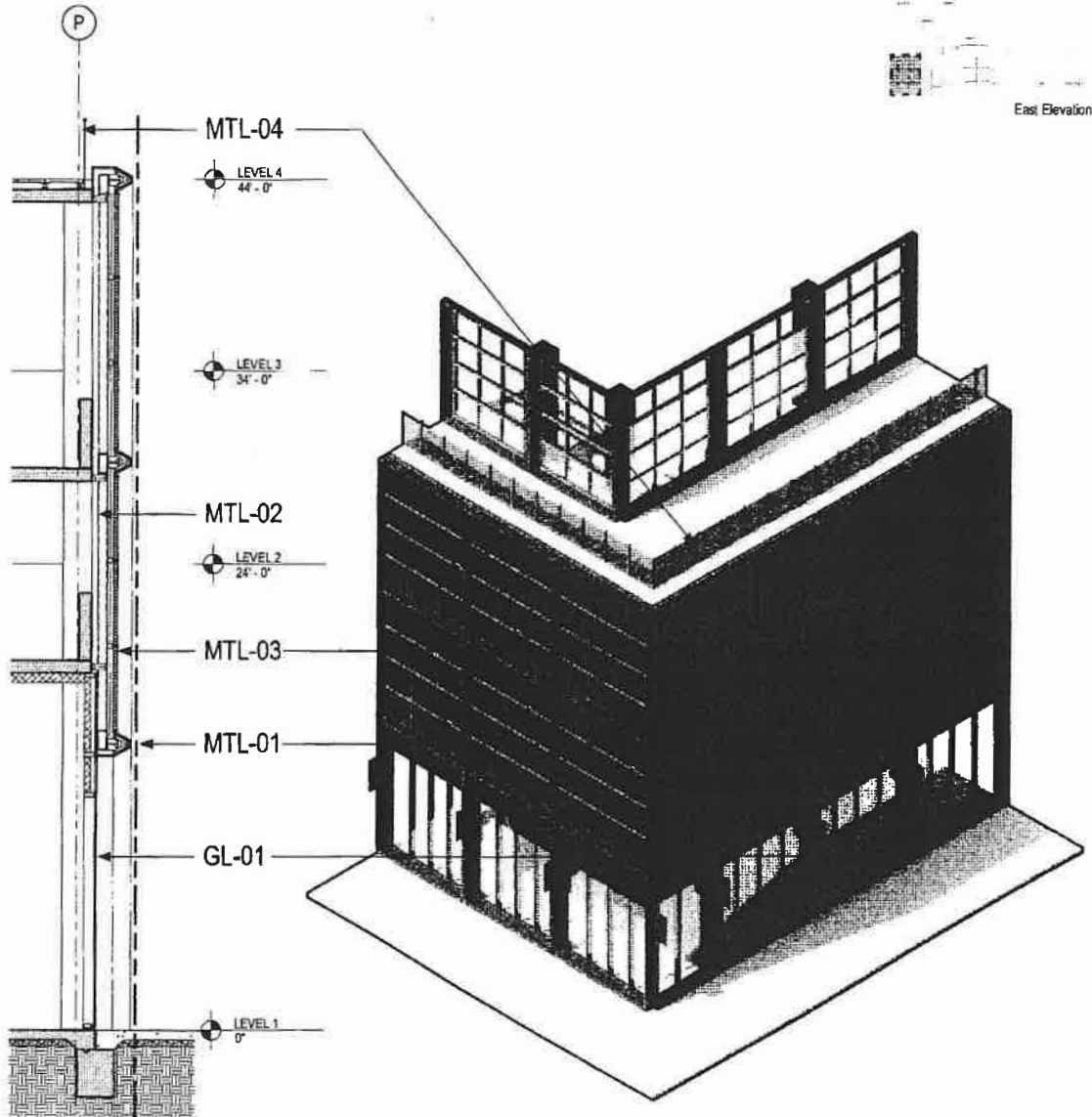
NORTHEAST CORNER FACADE
WALL SECTION AND BUILDING AXONOMETRIC

- BR-01 Dark Brick
- MTL-01 Painted Metal
- GL-01 Clear Vision Glass

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton / 220 N. Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022

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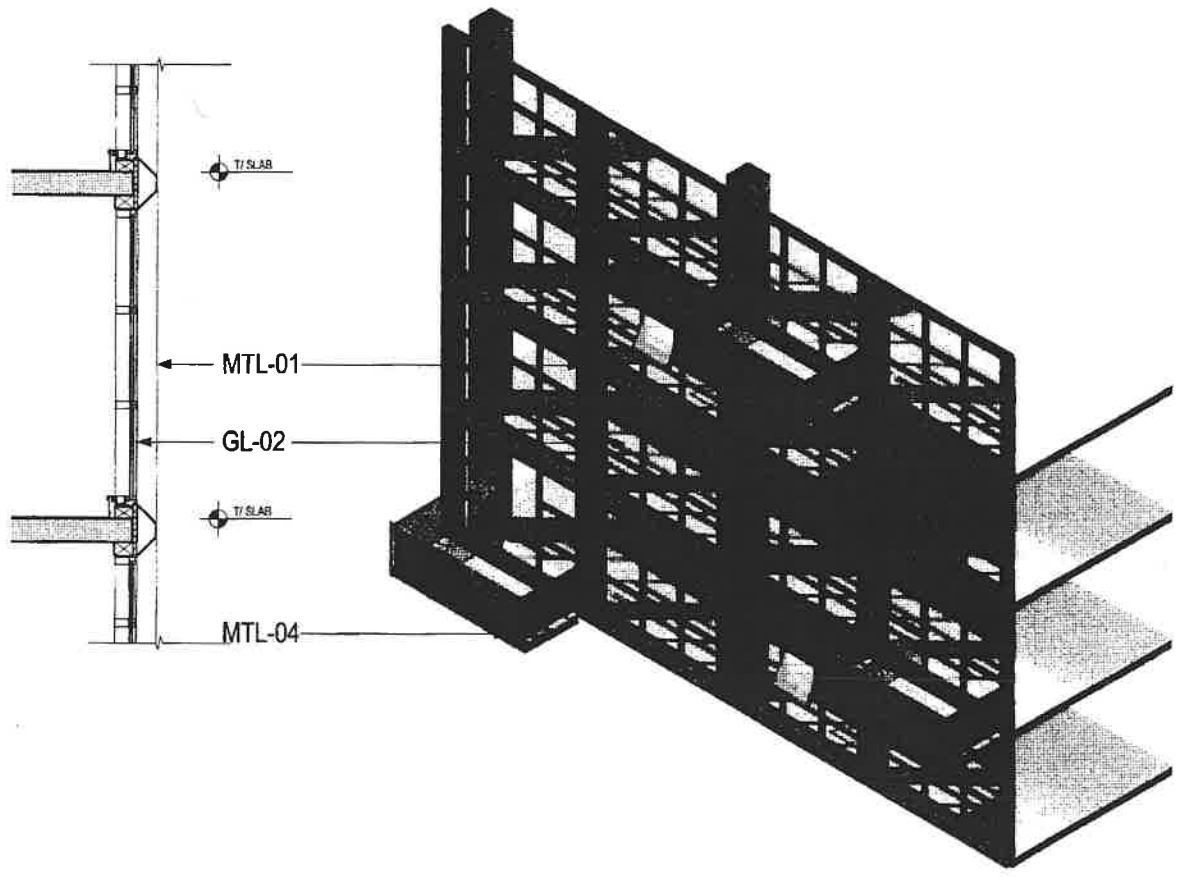
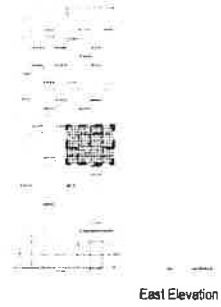
**SOUTHEAST CORNER FACADE
WALL SECTION AND BUILDING AXONOMETRIC**

- | | | | |
|--------|--------------------------|--------|--------------------|
| MTL-01 | Painted Metal | MTL-04 | Perforated Metal |
| MTL-02 | Painted Corrugated Metal | GL-01 | Clear Vision Glass |
| MTL-03 | Painted Metal Mesh | | |

Applicant: 1353 Partners LLC
 Address: 1353 W Fulton / 220 N. Ada
 Introduced: July 21, 2021
 Plan Commission: March 17, 2022

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TYPICAL TOWER FACADE
WALL SECTION AND BUILDING AXONOMETRIC

- MTL-01 Painted Metal
- GL-02 Vision Glass
- MTL-04 Perforated Metal

Applicant: 1353 Partners LLC
Address: 1353 W Fulton / 220 N. Ada
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Plan Commission: March 17, 2022

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