

PD 1541

Table of Contents

12/10/2025 PD Amendment	2
Ordinance	2
Statements	3
Bulk Table	11
ARO	12
Exhibits	18
06/22/2022 PD Adoption	36
Ordinance	36
Statements	36
Bulk Table	43
ARO	44
Exhibits	51

Reclassification Of Area Shown On Map No. 1-G. RBPDI541,00
(As Amended)
(Application No. 22886)
(Common Address: 210 -- 220 N. Morgan St.)

[SO2025-0020115]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1541 District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Morgan Street; a line 100 feet north of and parallel to West Lake Street; a line 125.78 feet west of and parallel to North Morgan Street; and a line 240.24 feet north of and parallel to West Lake Street,

to those of a Residential-Business Planned Development 1541 District, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

*Residential-Business Planned Development No. 1541,
As Amended.*

Plan Of Development Statements.

Final For Publication

1. The area delineated herein as Residential-Business Planned Development No. 1541, as amended ("Planned Development"), consists of approximately 17,497 square feet (0.402 acres) of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property" or "Subject Property"), and is owned and/or controlled by the Applicant - *210 North Morgan Development LLC*, an Illinois limited liability company.
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, shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject Property, at the time of application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Final For Publication

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 & 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. The design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations and Data Table; an Existing Land Use Map; an Existing Zoning Map; a Planned Development Property Line Map; a Site Plan, a Landscape Plan; Elevations (East, South, West and North); a Podium Façade Section; a Mid-Section Tower Façade Section; and, a Top of Tower Façade Section; all of which were prepared by *Park Fowler Plus* and are dated September 25, 2025, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. 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.

Final For Publication

5. The following uses are allowed/permitted in the area delimited herein as Planned Development No. 1541, as amended: dwelling units above the ground floor, cultural exhibits and libraries, day care, artist work or sales space, animal services, business equipment sales and service, business support services, eating and drinking establishments (all, including taverns), financial services (except payday/title secured loan store and pawn shop), food and beverage retail sales, liquor sales (as accessory use), hotel/motel, medical service, office, personal service, retail sales (general), production services (artisan), co-located wireless communication facilities, incidental and accessory uses, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
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 17,497 square feet and a base FAR of 7.0 (with a 4.5 Neighborhood Opportunity Bonus).

The Applicant acknowledges that the project has received a bonus FAR increase of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C of the Zoning Ordinance 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)

Final For Publication

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 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (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 of the Zoning Ordinance, by the Zoning Administrator, upon written application for such 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), 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.

Final For Publication

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.
16. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1 Neighborhood Commercial District to the DX-7 Downtown Mixed-Used District and then to this Residential-Business Planned Development No. 1541, as amended ("the PD"), is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "downtown district" within the meaning of the ARO and permits the construction of 268 dwelling units. The Applicant intends to construct a 268-unit rental building (the "Project").

Final For Publication

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. As required under subsection (AA), whether on-site or off-site, developers must give preference in leasing to veterans for at least 10% of the total number of affordable units required. 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 53.6 affordable units (20 percent of 268) 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 54 affordable units in the rental building in the PD, 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 18 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 3 of the 18 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 PD 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

Final For Publication

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 26.8 affordable units (10 percent of 268) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and shall be based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed pro formas at 20% and 30% affordability along with a market rent study provided by the Applicant and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH will continue to collaborate to determine whether the project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement. At least six (6) months prior to the issuance by the Department of Buildings of any permits for the construction of vertical improvements, the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the project, updated proformas at 20% and 30% affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study from a reputable firm with established expertise with valuations of similar properties, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderperson in whose ward the project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to city council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below), (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or, (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents is delivered), the Applicant may proceed with development of the project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within

Final For Publication

ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If 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 PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, 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 PD, 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 PD 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 record 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 PD.

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

12/10/2025

REPORTS OF COMMITTEES

22886
36305

*Residential-Business Planned Development No. 1541,
As Amended.*

Bulk Regulations And Data Table.

Final For Publication

Gross Site Area (square feet):	21,822 square feet
Area in Right of Way (square feet):	4,325 square feet
Net Site Area (square feet):	17,497 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	268
Minimum Off-Street Parking Spaces:	30
Minimum Bicycle Parking:	238
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height	260 feet-0 inches
Minimum Setbacks:	In substantial compliance plans

Final For Publication

What's new since the last change? Here's how you know

* EFORMS ADMIN TOOL



ARO Intake Application

Submission ID: 972051

Applicant Contact Information

Section 44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 2, 2024 and is available for read by the Planning Division at 219 North LaSalle Street, 12th Floor, Chicago, Illinois 60601, (312) 744-3100.

The online Application for ARO Pilot shall be reviewed and further action by the City Council on 12/10/2025 and its requirements for ARO are contained into this web form. More information is available at <https://www.cityofchicago.org/development/aro>.

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save feature for later submission. Before starting the submission process, please gather and complete all the necessary documents as outlined in <https://www.cityofchicago.org/development/aro>, [ARO Pilot](#), and listed below. Please start by first completing the [ARO Intake Details Worksheet](#), available for [download](#). The [ARO Intake Details Worksheet](#) is required to be submitted as part of your ARO Pilot submission.

Additional costs are proposed, please ensure that you have the following documents ready to submit when submitted:

- Affordable Loan Model Study and Square Footage Breakdown
- Amendment Order Plot and Lot table (as highlighted)
- Affordable Loan Model Study and Square Footage Breakdown
- Affordable Loan Model Study and Square Footage Breakdown

Your application will be reviewed by staff of the Planning Division and the City Council. You will receive an email notification of the status of your application. The ARO Pilot is a pilot program and is subject to change without notice. For more information, please contact the ARO Pilot staff at aro@cityofchicago.org.

Please note that the ARO Pilot is a pilot program and is subject to change without notice. For more information, please contact the ARO Pilot staff at aro@cityofchicago.org.

Please note that the ARO Pilot is a pilot program and is subject to change without notice. For more information, please contact the ARO Pilot staff at aro@cityofchicago.org.

Please note that the ARO Pilot is a pilot program and is subject to change without notice. For more information, please contact the ARO Pilot staff at aro@cityofchicago.org.

Applicant Name * 210 North Morgan Development Co.

Applicant Contact Person * Aaron Galvin

Applicant Email * aaron@luxurylivingchicago.com

Applicant Phone * 312-797-8879

Applicant Address * 210 226 North Morgan Street

Attorney Name * Sara Barnes

Attorney Email * s.barnes@qcdnet.com

Development Information

Development Address:

From * To * Direction * Street Name *

607 W. 21st St. N. MORGAN

Zip Code * Ward * ARO Zone *

60671-1994 2 Downtown

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

210 North Morgan Omar Amalragwa

Zoning Application Number (if applicable): Council Introduction Date *

09-20-2025

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

ARO Trigger * Development Type *

With a Redevelopment Plan * Retail

Final For Publication

Total Units *

268

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

01/01/2027

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

05/01/2026

ARO Requirements

ARO Option

ARO Option

ARO Option *

ARO Option *

Affordable Units Required *

54

Minimum On-Site Units *

14

Maximum Units Paid For In-Lieu *

20

Proposed On-Site Units *

54

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0

In-Lieu Amount Owed *

\$0.00

On-Site Units To CLUHF or CHA *

0

From

To

Direction

Street Name

Select One

Select One

Zip Code

Ward

ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$0.00

Forms

Unit Mix and Square Footage Spreadsheet *

Dimensioned Floor Plans with affordable units highlighted

Final For Publication

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

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

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

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

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

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

Signature

Developer or their Agent *
Sara Barnes

Deputy Commissioner


Summary

Notes

Note

Final For Publication

Project Name	210 N Morgan
Tracts and other numbers	
Address	210 N Morgan
City	Chicago
Zip	60608
Project Type	RE
Project Status	14

Summary						
Market Rate				ARZ		
Unit Type	Num. Units	% of Total	sq. ft./unit	Num. Units	% of Total	sq. ft./unit
Studio	183	80%	555	42	80%	473
One Bed	23	11%	750	8	11%	850
Two Bed	0	0%	0	0	0%	0
Three Bed	0	0%	0	0	0%	0

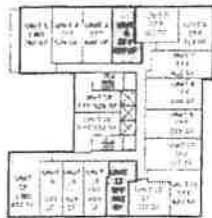
ARZ unit percentages by unit type are based on the total number of units in the project. For example, if the total number of units is 230, and there are 42 ARZ units, the ARZ percentage is 18.3%. The ARZ percentage is based on the total number of units in the project, not the total number of square feet.

Features and Amenities		
Feature	Y/N	sq. ft.
Parking	Y	114
Laundry	Y	10
Appearance		
Risk Rating		New Energy Star
Refrigerator		New Energy Star
Dishwasher		New Energy Star
Microwave		New Energy Star
Stainless Steel Appliances		New Energy Star
Hardwood Floors		1 Bed
Walk-in Closet		2 Bed
Kitchen Countertops		Quartz
Stainless Steel Appliances		Walk-in Unit
HVAC		Heat Pump
Other		

ARZ Mix for ARZ Units						
Unit Type	ARZ	Non-ARZ	Total	ARZ %	Non-ARZ %	Total %
Studio	42	183	225	18.7%	81.3%	100%
One Bed	8	15	23	34.8%	65.2%	100%
Two Bed	0	0	0	0%	0%	0%
Three Bed	0	0	0	0%	0%	0%
Total	50	198	248	20.1%	79.9%	100%

Final For Publication

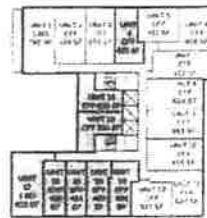
Unit Distribution Levels 4-11



FLOOR 11



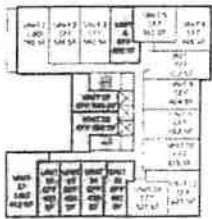
FLOOR 10



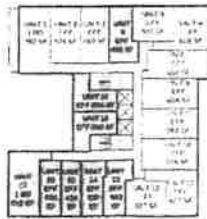
FLOOR 9



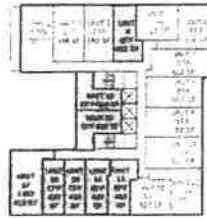
FLOOR 8



FLOOR 7



FLOOR 6



FLOOR 5



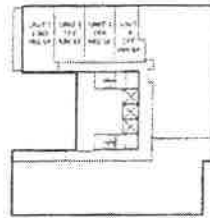
FLOOR 4

Final For Publication

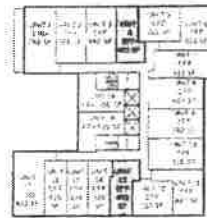
Unit Distribution Levels 12-18



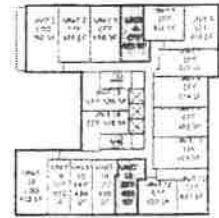
ARO
TYPE-A



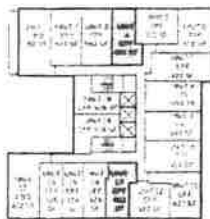
FLOOR 18



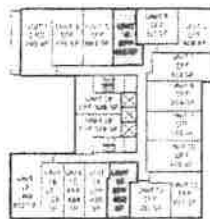
FLOOR 17



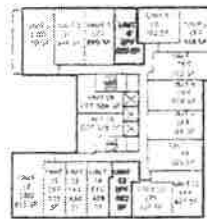
FLOOR 16



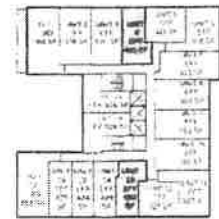
FLOOR 15



FLOOR 14

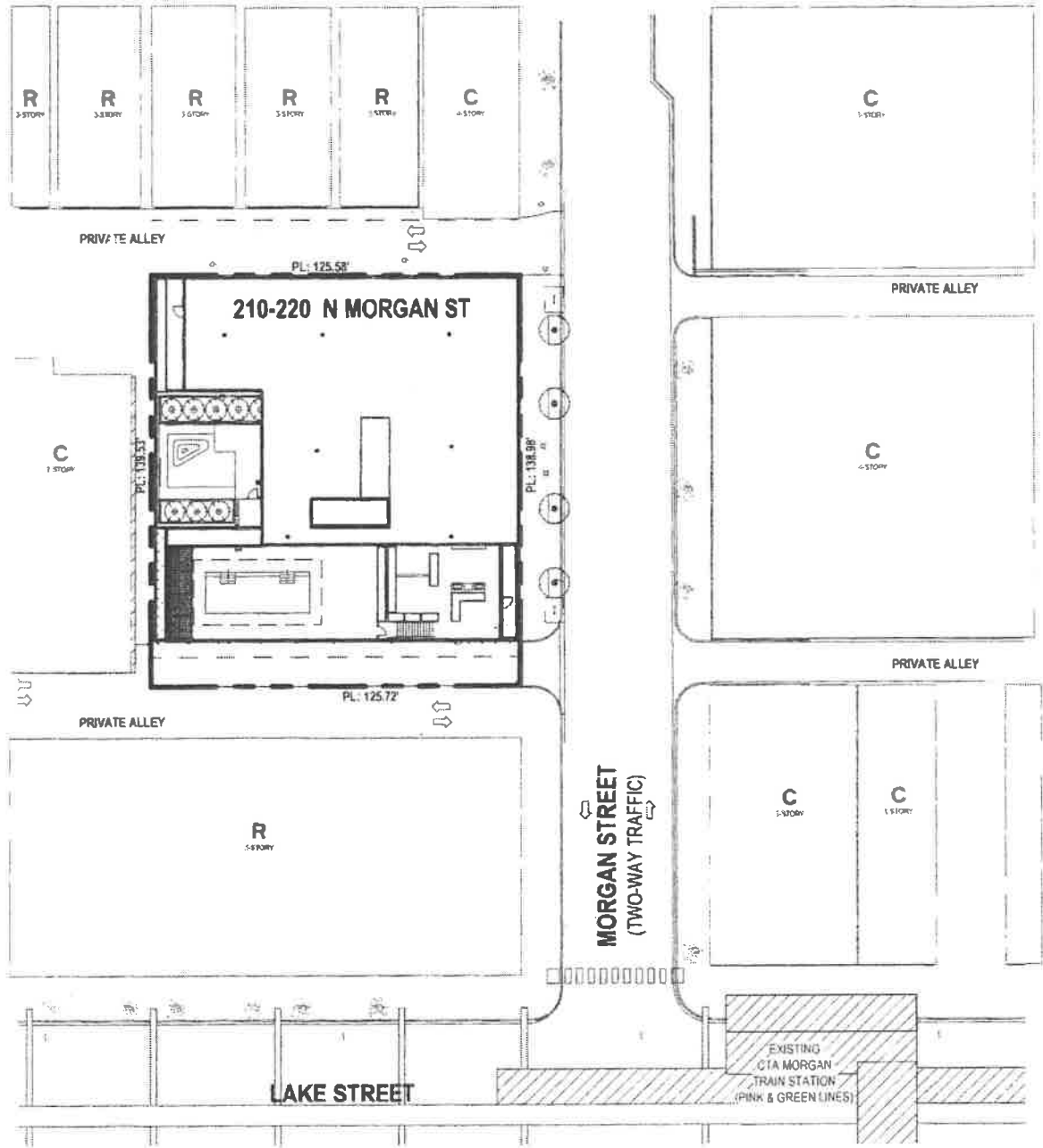


FLOOR 13



FLOOR 12

Final For Publication



Legend

- Property Line
- R Residential
- C Commercial



APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EXISTING LAND USE MAP

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication



Legend

----- Property Line

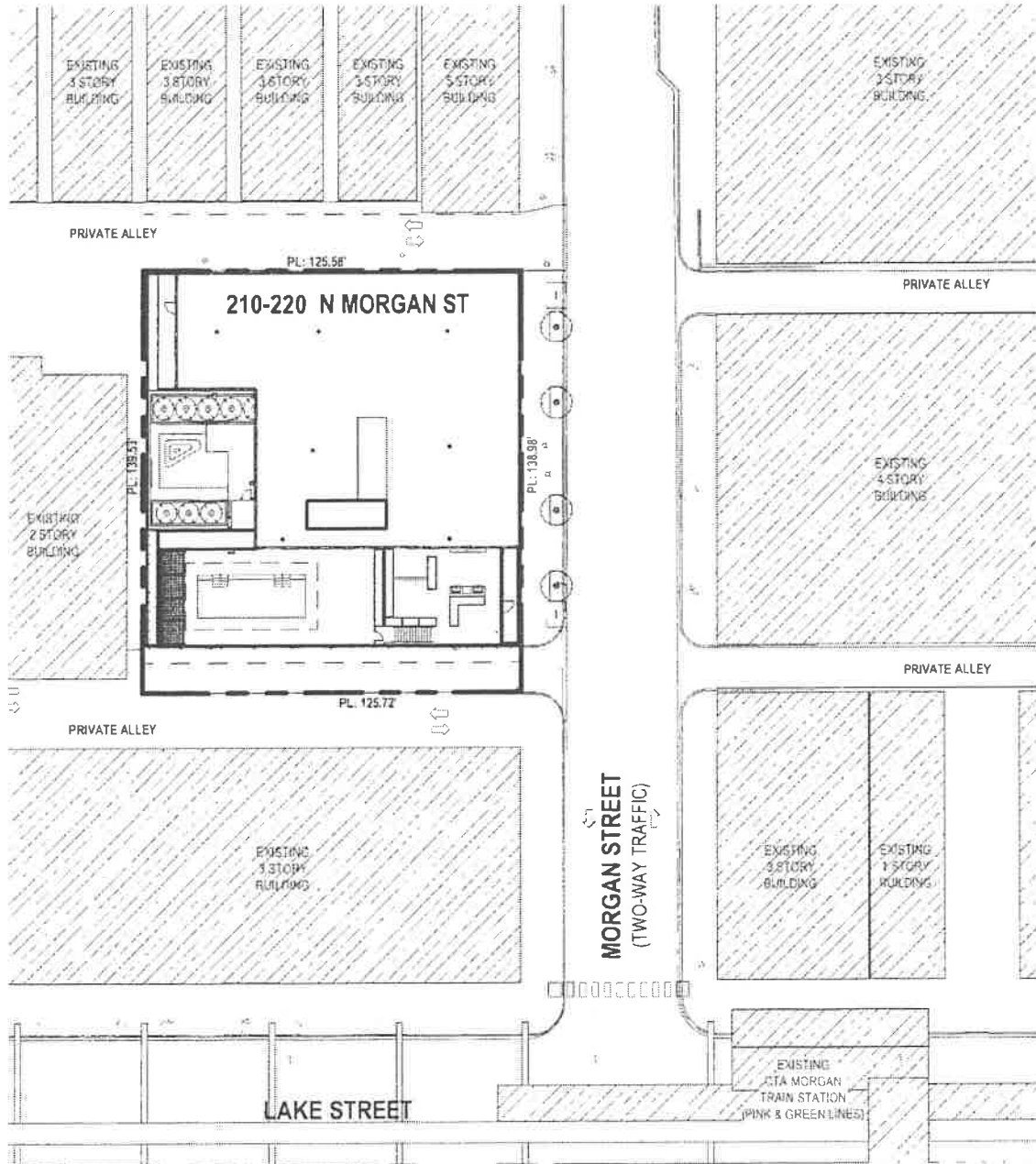
APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EXISTING ZONING



ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication



Legend

- Property Line
- PD Boundary

Net Site Area: 17,497 SF
 Area in Right of Way: 4,325 SF
 Gross Site Area: 21,822 SF

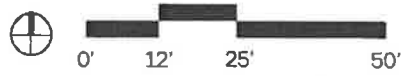
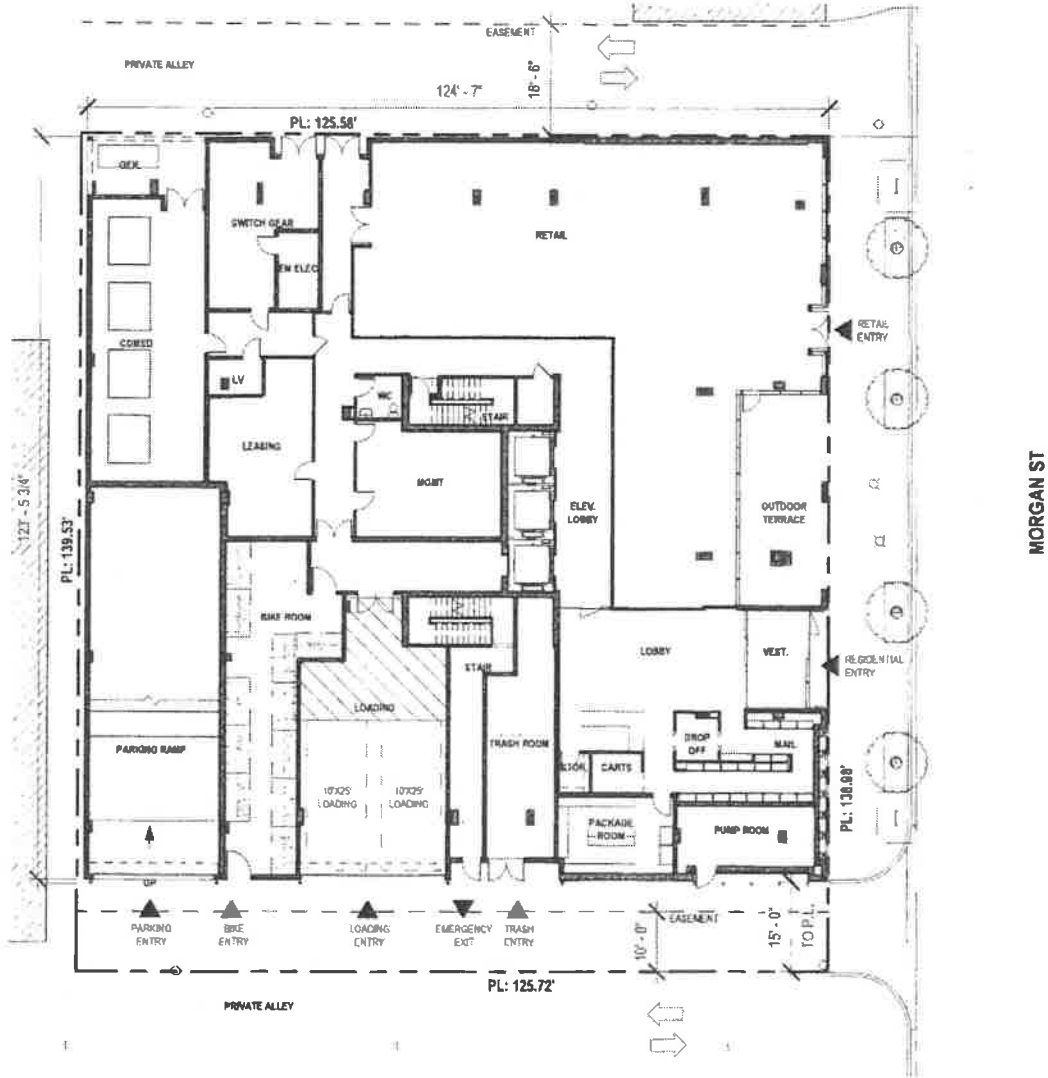


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	PLANNED DEVELOPMENT PROPERTY LINE

ParkFowler Plus

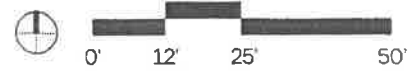
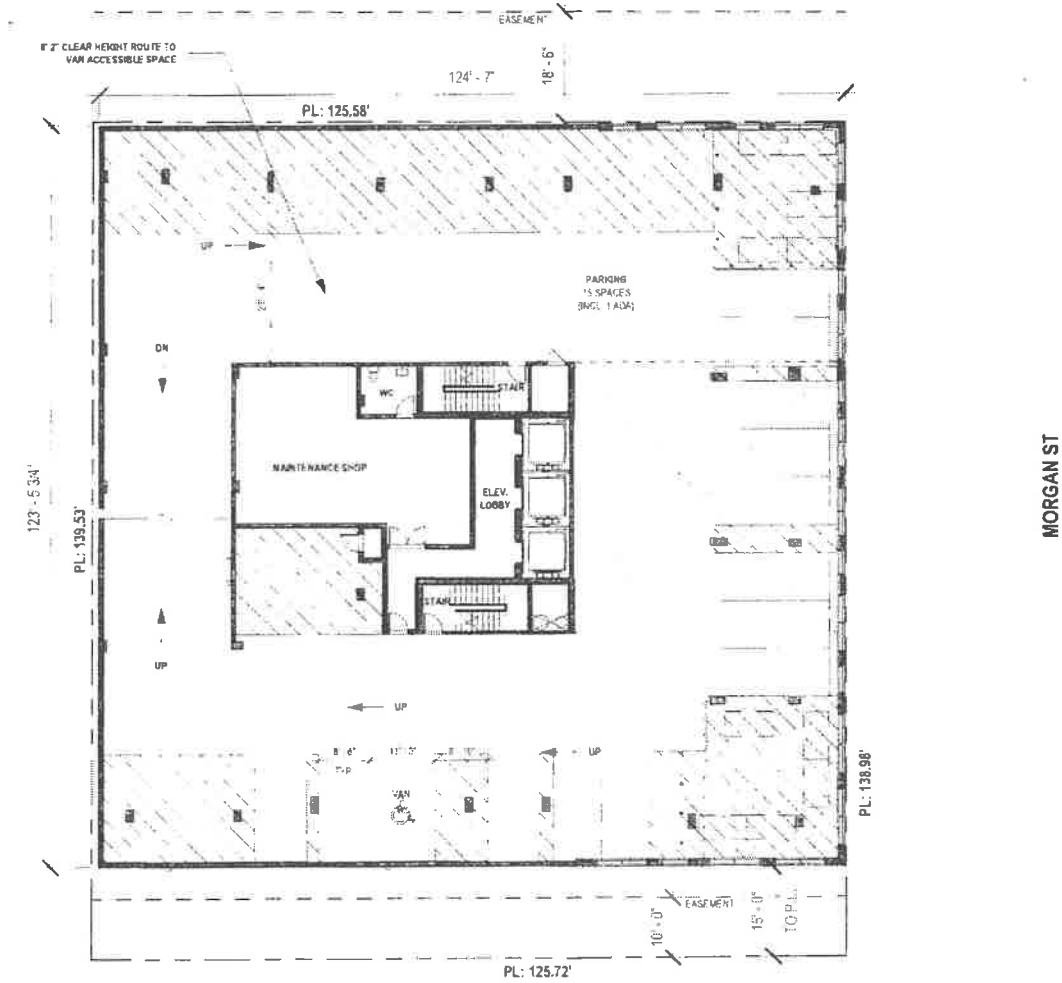
© ParkFowler Plus, Ltd.

Final For Publication



APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	SITE PLAN

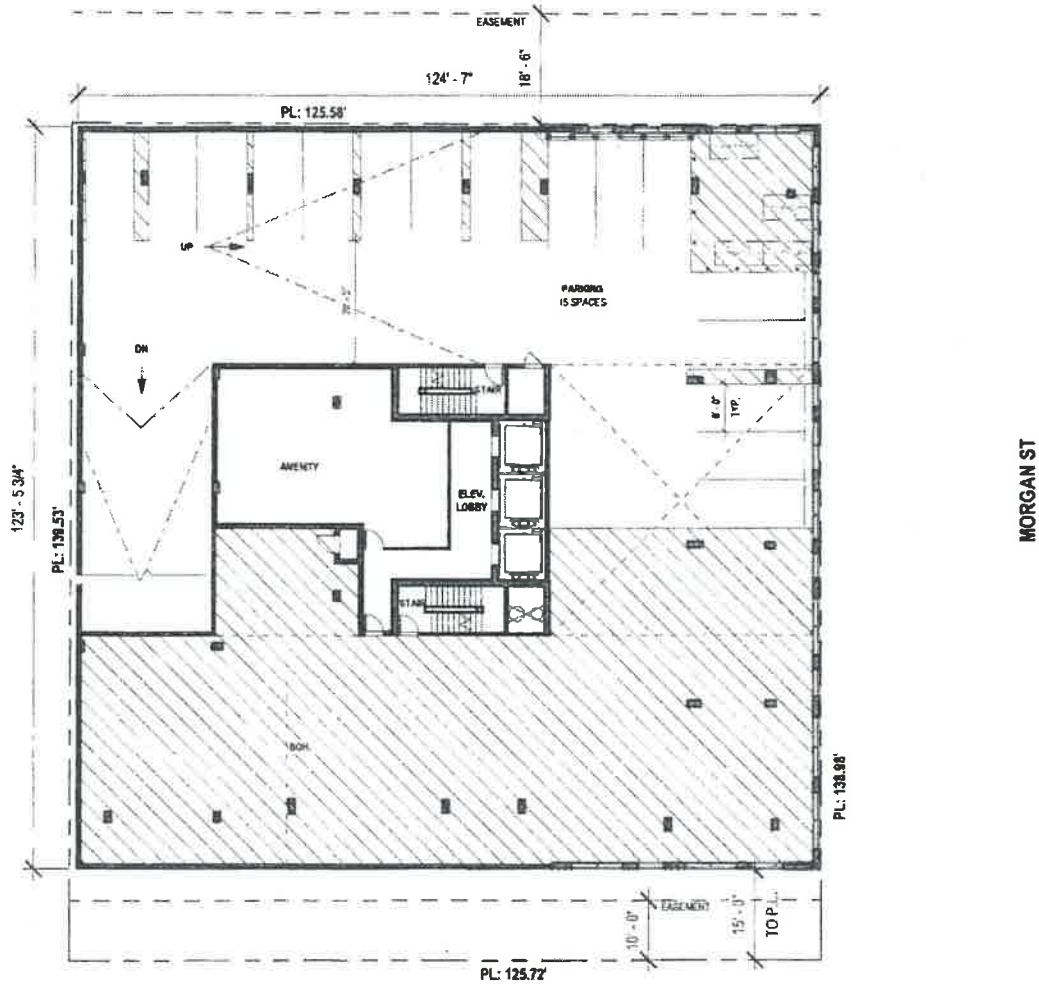
Final For Publication



APPLICANT: 210 North Morgan Development L.C.		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 02

ParkFowler Plus
© ParkFowler Plus, Ltd.

Final For Publication

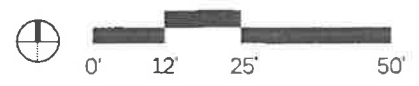
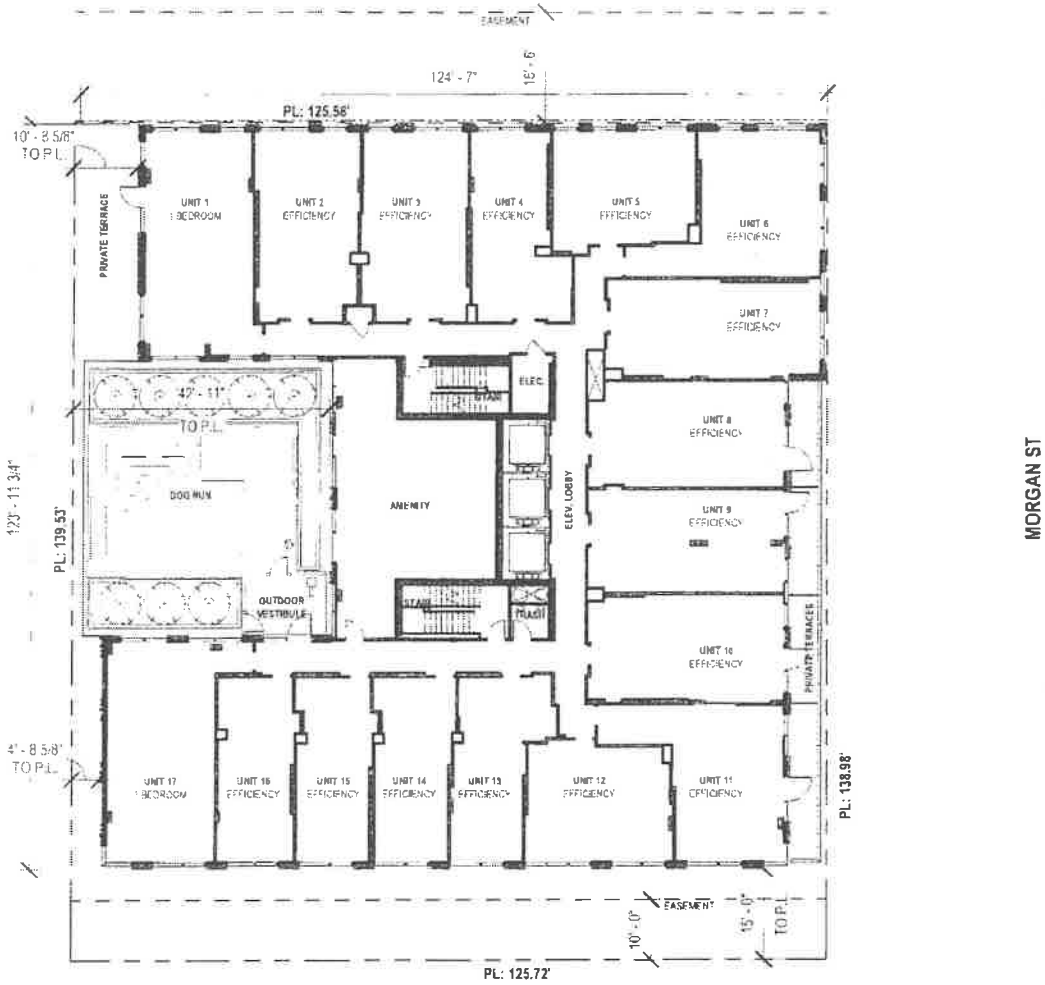


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 03

ParkFowler Plus

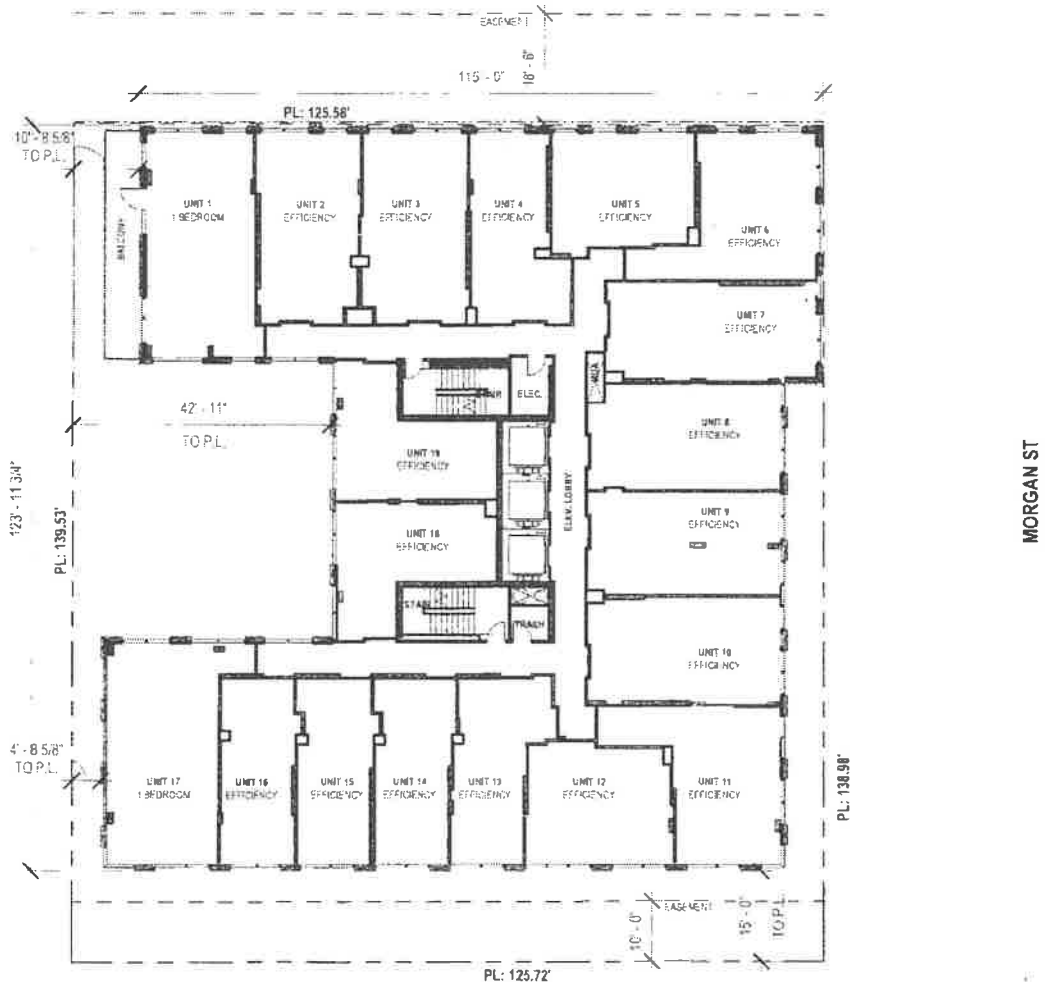
© ParkFowler Plus, Ltd.

Final For Publication



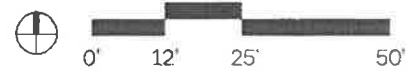
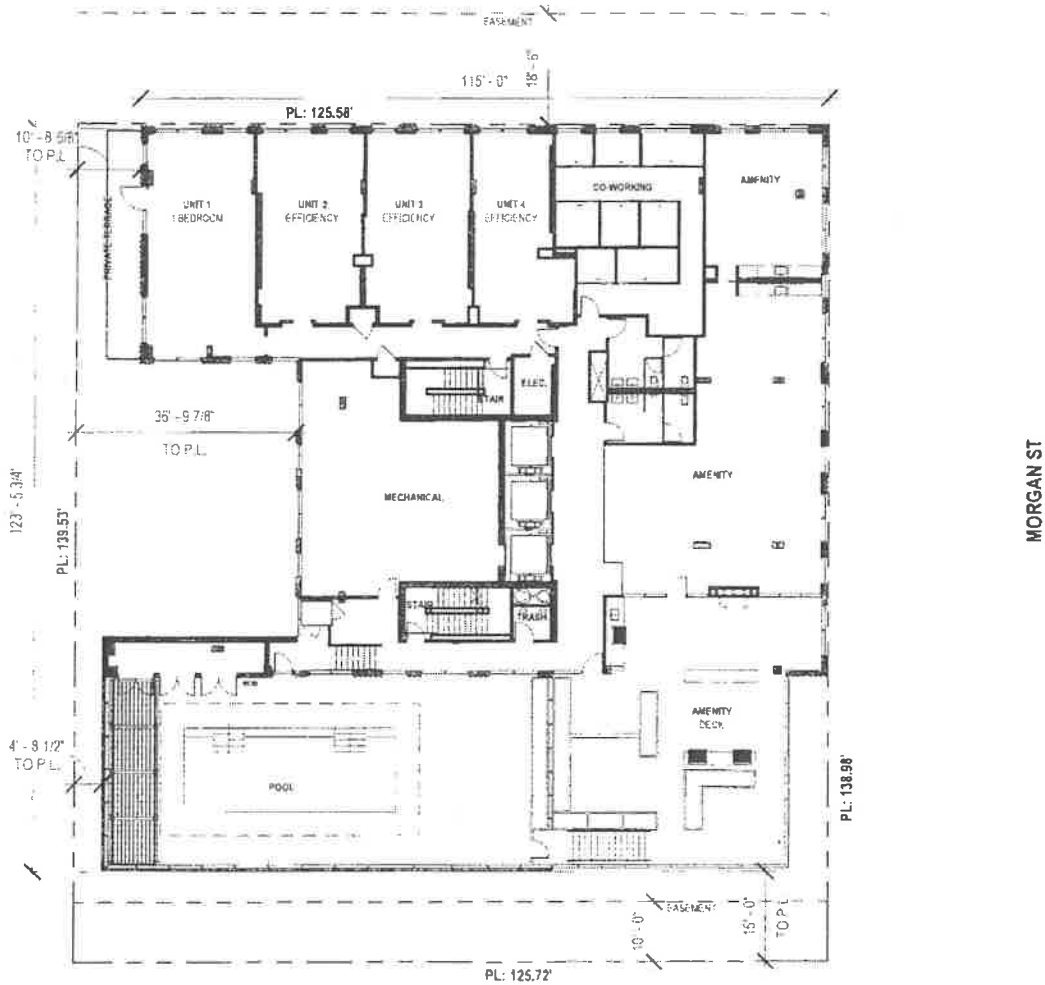
APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LEVEL 04

Final For Publication



APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	TYPICAL FLOOR PLAN LEVEL 05-17

Final For Publication

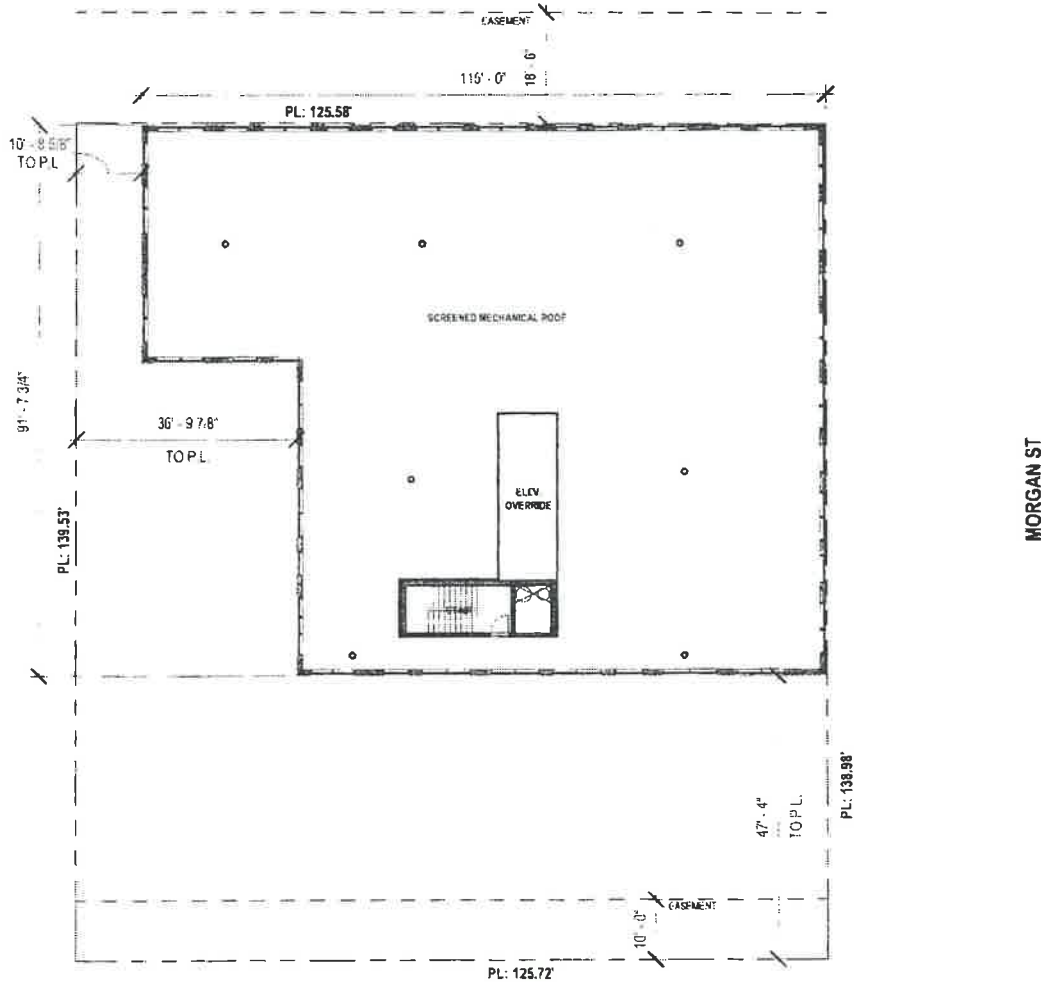


APPLICANT: 210 North Morgan Development LLC	
ADDRESS: 210-220 North Morgan Street	
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025
	LEVEL 18

ParkFowler Plus

© ParkFowler Plus, Ltd

Final For Publication

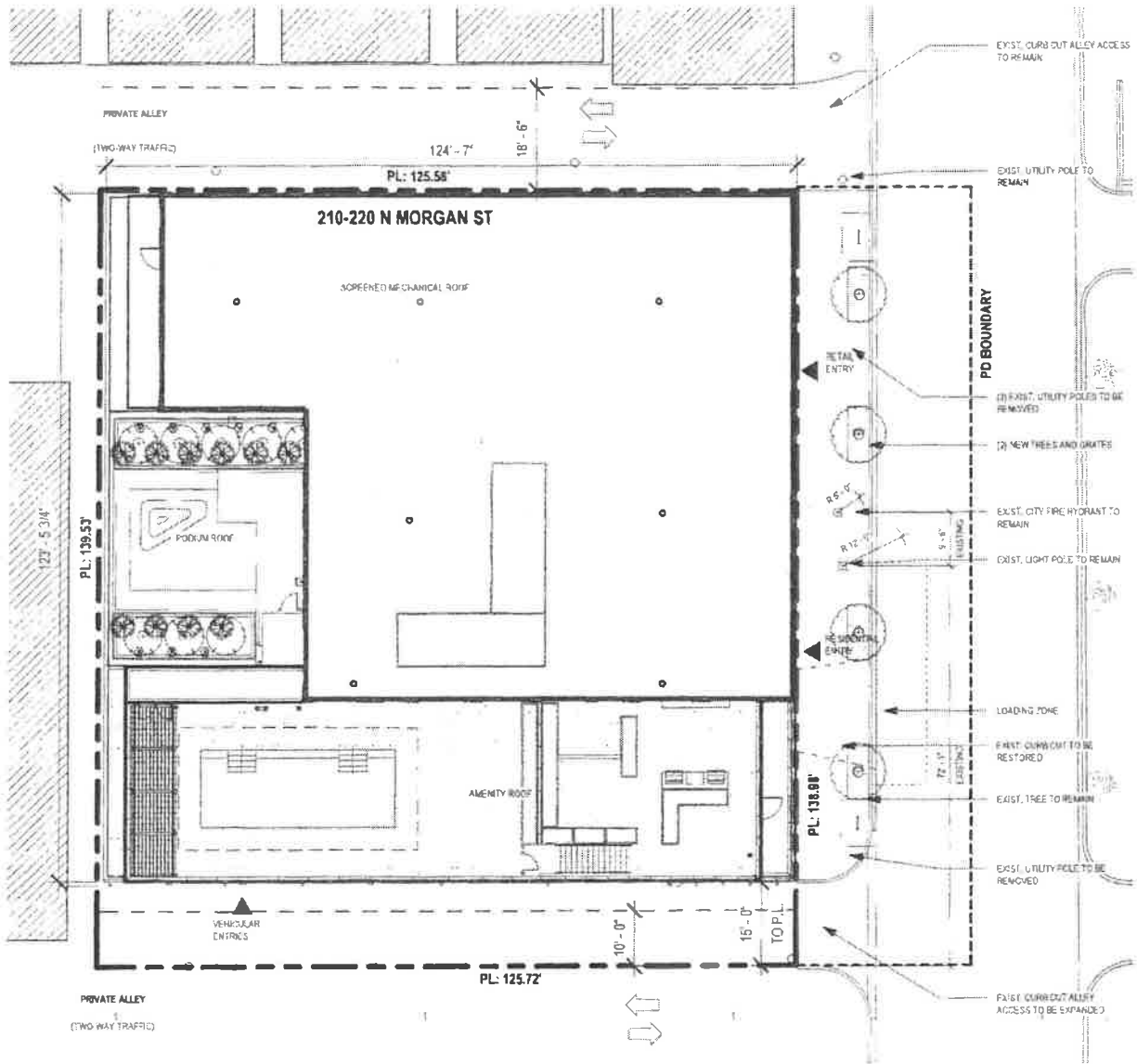


APPLICANT: 220 North Morgan Development, LC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	ROOF PLAN

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

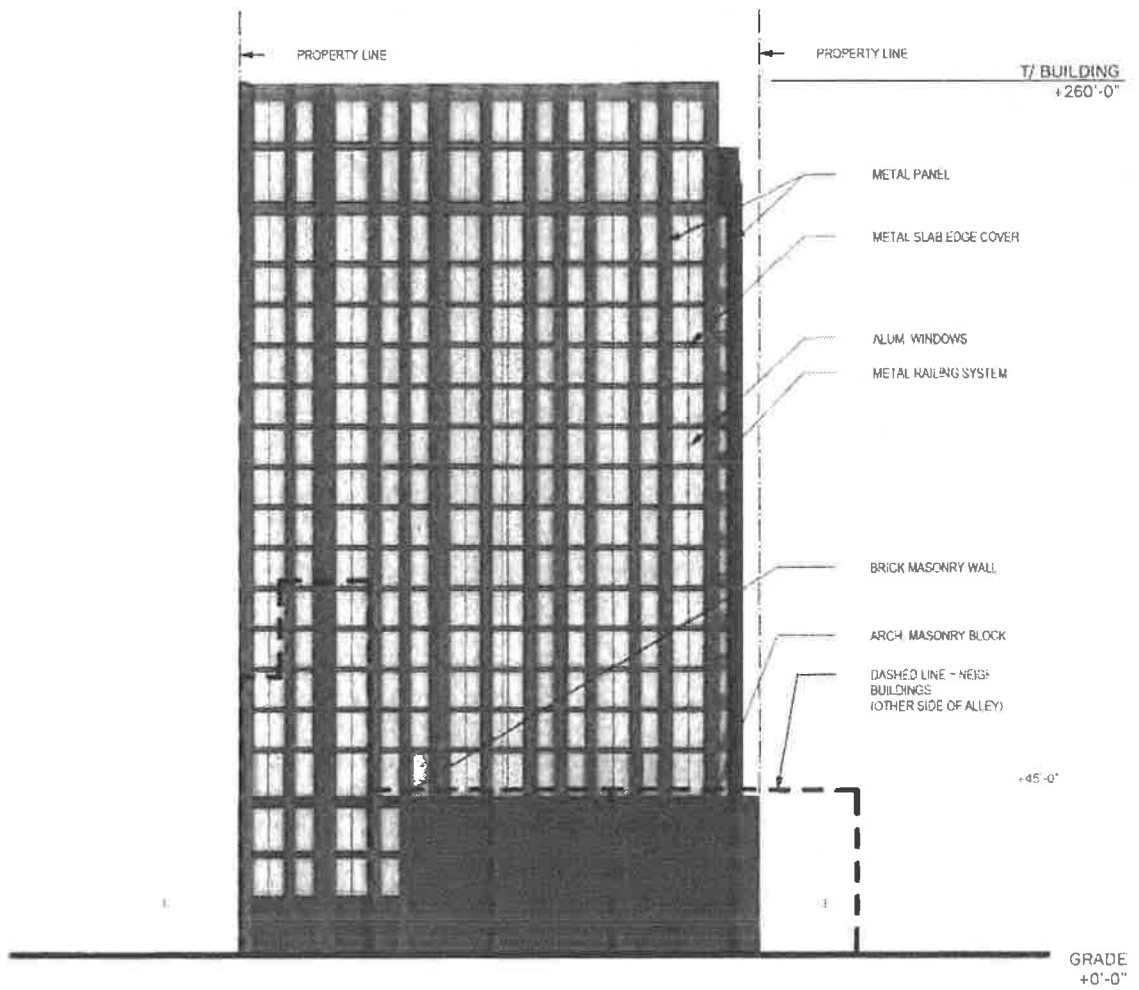


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	LANDSCAPE PLAN

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

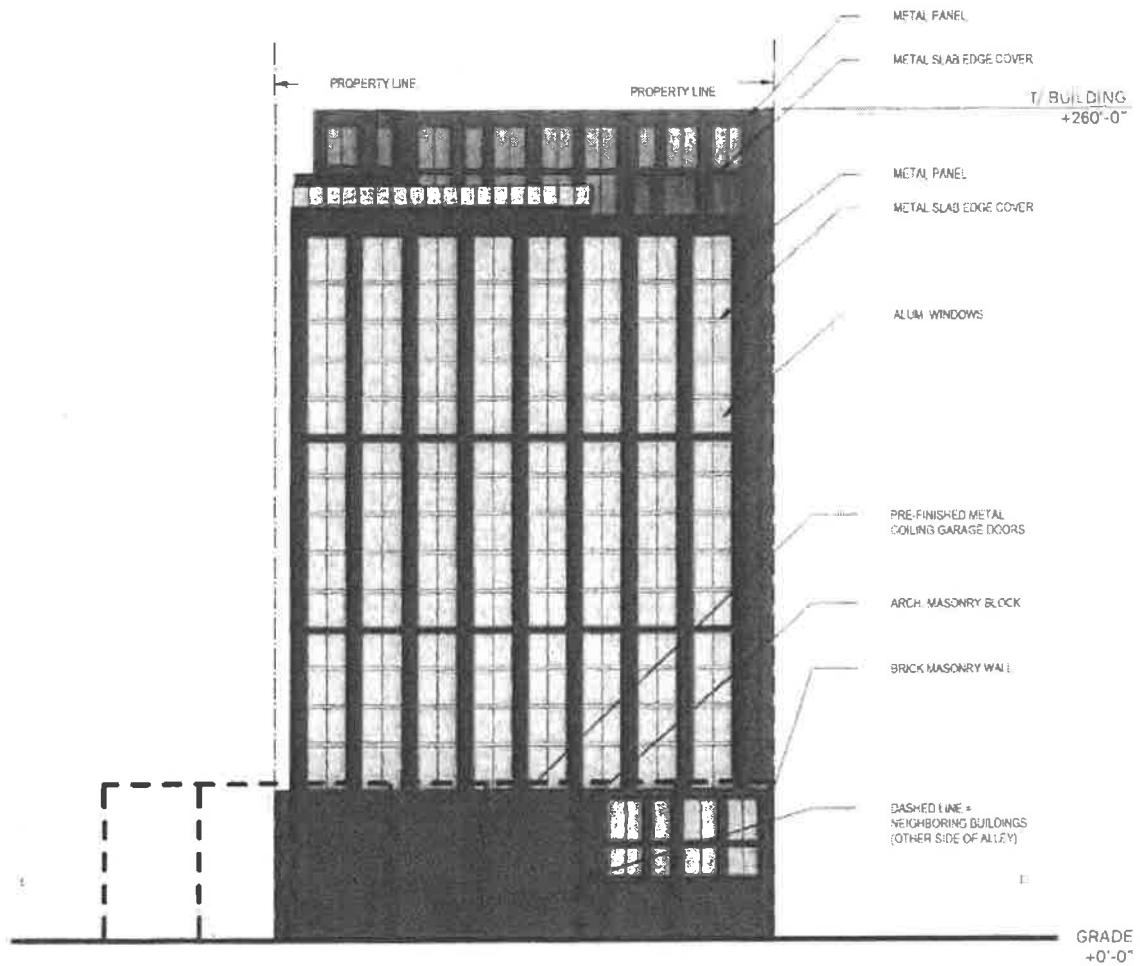


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	NORTH ELEVATION

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

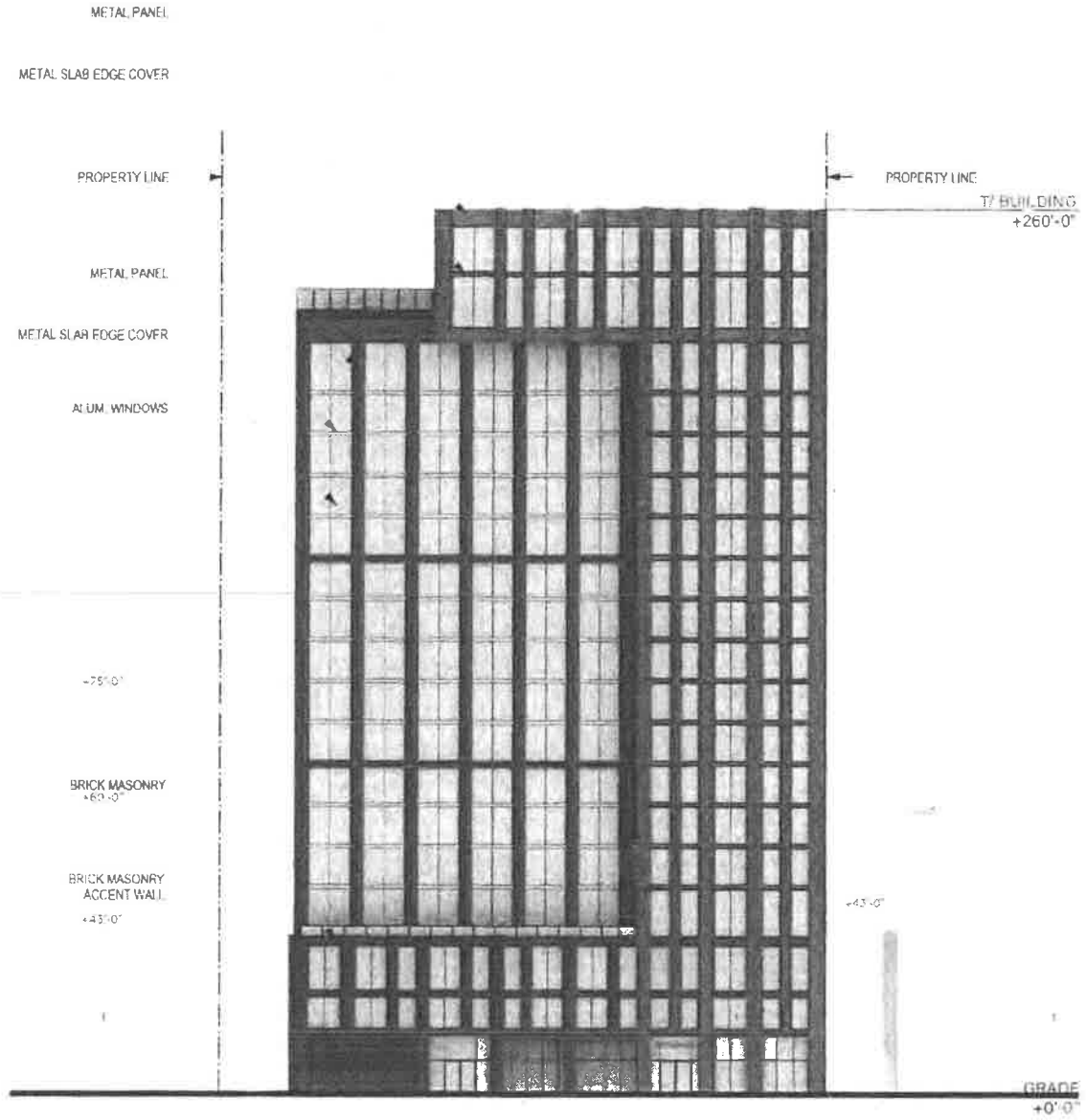


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	SOUTH ELEVATION

ParkFowler Plus

© ParkFowler Plus, Ltd

Final For Publication



M. STOREFRONT WINDOW SYS

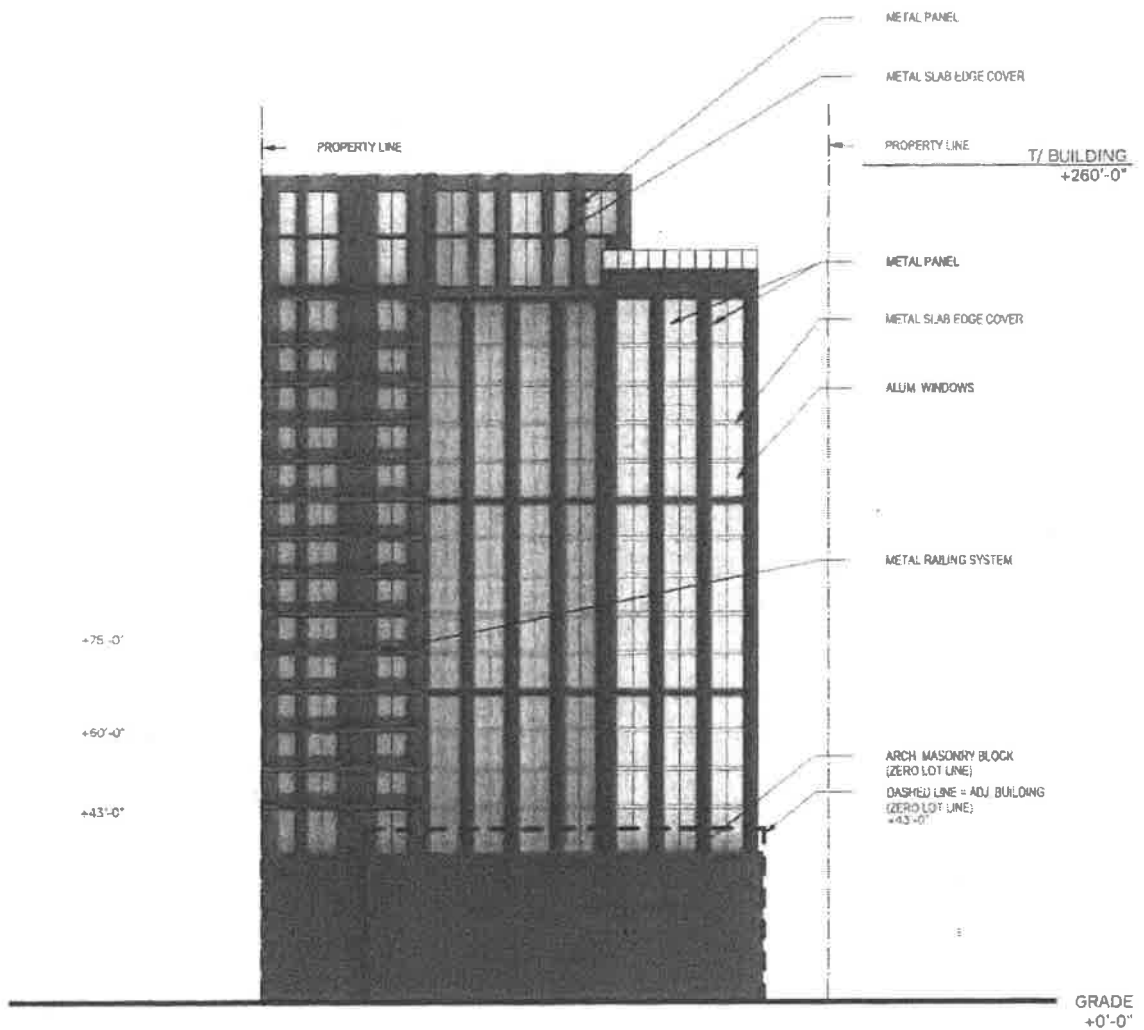


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	EAST ELEVATION

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

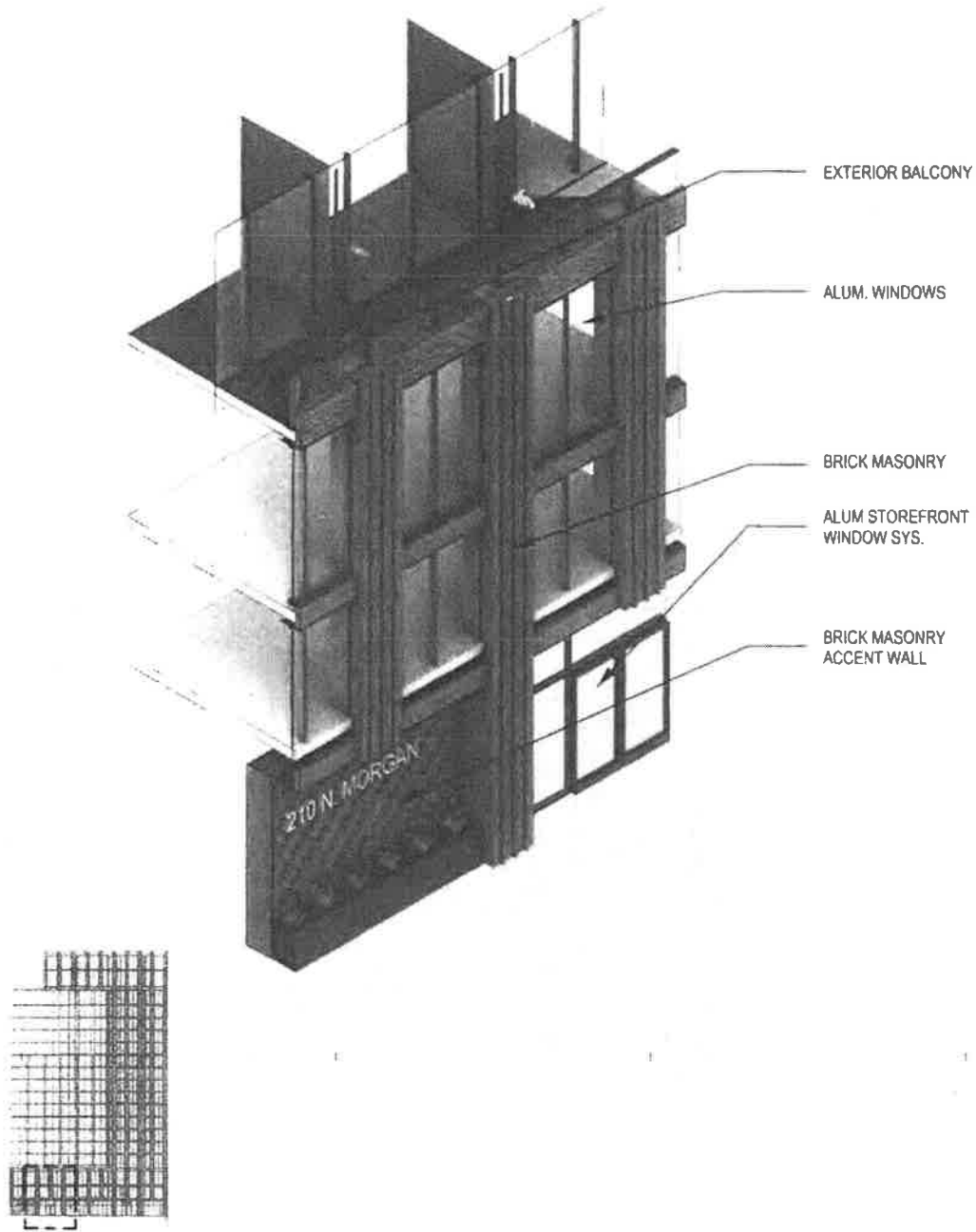


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	WEST ELEVATION

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

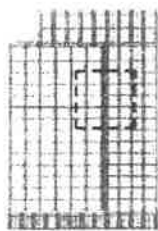
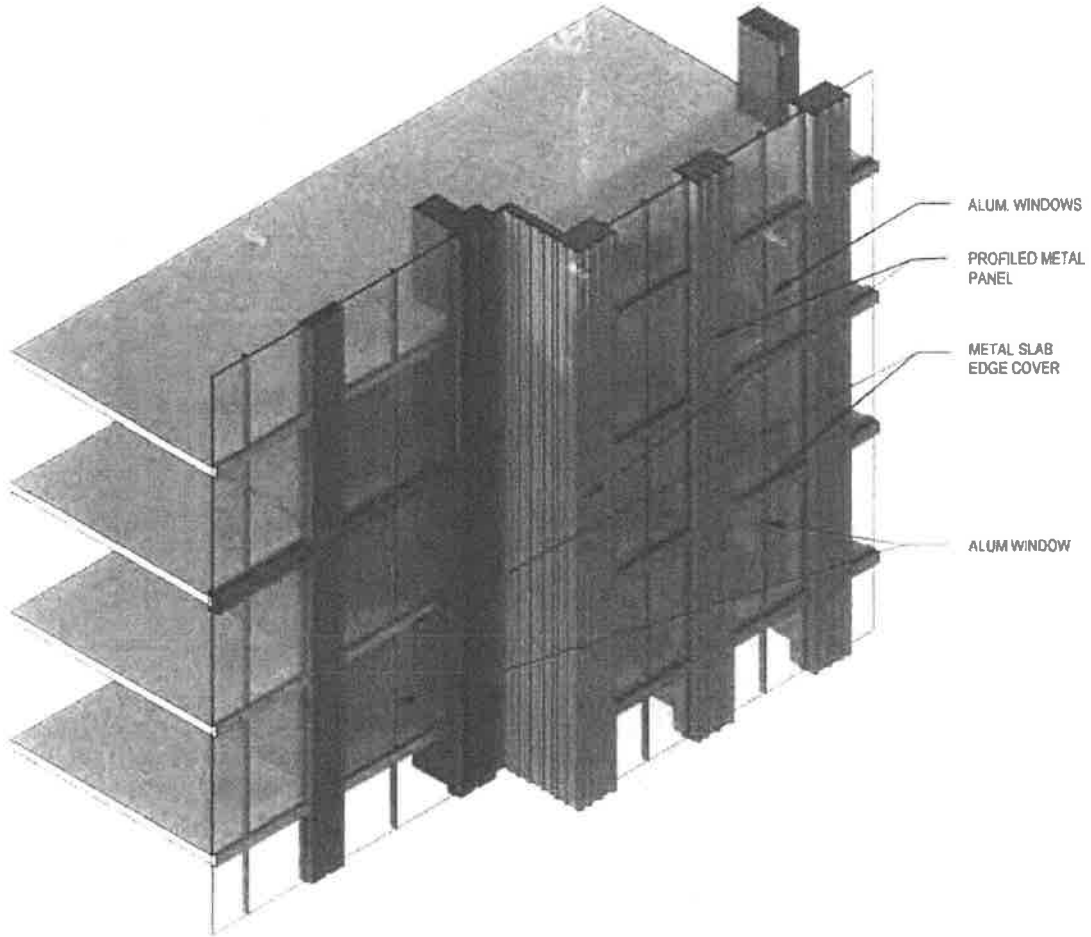


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	PODIUM FACADE SECTION

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication

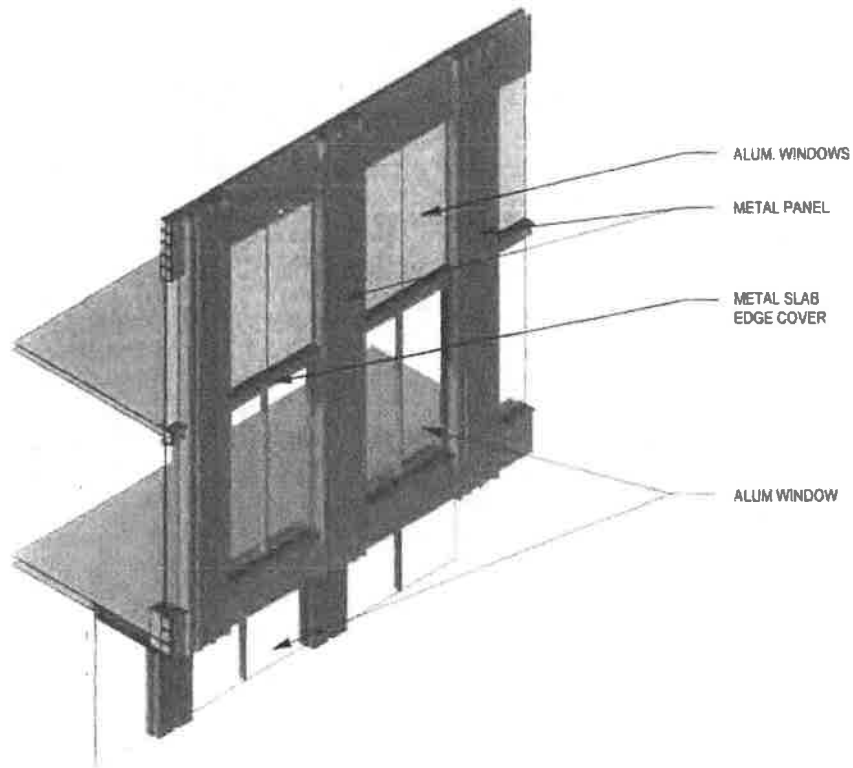


APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	H/D SECTION TOWER FACADE SECTION

ParkFowler Plus

© ParkFowler Plus, Ltd.

Final For Publication



APPLICANT: 210 North Morgan Development LLC		
ADDRESS: 210-220 North Morgan Street		
INTRODUCTION: September 25, 2025	PLAN COMMISSION: November 20, 2025	TOP OF TOWER FACADE SECTION

ParkFowler Plus

© ParkFowler Plus, Ltd.

6/22/2022

REPORTS OF COMMITTEES

20868

49389

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

(As Amended)

(Application No. 20868)

(Common Address: 210 -- 220 N. Morgan St.)

RBPD 1541

[SO2021-5087]

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Morgan Street; a line 100 feet north of and parallel to West Lake Street; a line 125.78 feet west of and parallel to North Morgan Street; and a line 240.24 feet north of and parallel to West Lake Street,

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

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

North Morgan Street; a line 100 feet north of and parallel to West Lake Street; a line 125.78 feet west of and parallel to North Morgan Street; and a line 240.24 feet north of and parallel to West Lake 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. 1541.

Planned Development Statements.

1. The area delineated herein as Planned Development Number to be determined ("Planned Development") consists of approximately 17,591 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Solar Junkyard 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.

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.

The Applicant shall work with the applicable utility company or companies to relocate utility lines to underground locations as allowed along Morgan Street and along the southern private alley.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Boundary Map; an Open Space/Landscape Plan; a Green Roof Plan; a Site/Ground Floor Plan; a Parking Plan; Building Elevations (North, South, East and West), Axons (Base, Middle and Top), a Parking Garage Section, and typical balcony details, prepared by Hartshorne Plunkard Architects and dated May 26, 2022, and an Affordable Housing Profile Form submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor, cultural exhibits and libraries, artist work or sales space, business equipment sales and service, business support services, eating and drinking establishments (all), financial services (except payday/title secured loan store and pawn shop), food and beverage retail sales, liquor sales (as an accessory use), medical service, office, general retail, personal service, co-located wireless communication facilities, incidental and accessory uses and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 17,591 square feet and a base FAR of 7.0.

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

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

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

access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach 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 C1-1 Neighborhood Commercial District to the DX-7 Downtown Mixed-Used 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 204 dwelling units. The Applicant intends to construct a 204-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 40.8 affordable units (20 percent of 204) 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 41 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 14 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 2 of the 14 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 20.4 affordable units (10 percent of 204) 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 Zoning Administrator of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Parking Floor Plans for 2nd, 3rd, 4th, 5th, 6th, 7th and 8th Floors; 9th through 22nd Floor Plans (Typical); Floor Plan (Penthouse Units); Existing Zoning Map; Existing Land-Use Map; Boundary Map; Open Space/Landscape Plan; Green Roof Plan; Site/Ground Floor Plan; Parking Plan; North, South, East and West Building Elevations; Axon -- Base, Middle and Top; Parking Garage Section; and Typical Balcony Details referred to in these Plan of Development Statements printed on pages 49400 through 49419 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. 1541.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	22,180 square feet
Area of Public Rights-of-Way (square feet):	4,589
Net Site Area (square feet):	17,591 square feet
Maximum Floor Area Ratio:	11.5
Maximum Permitted Dwelling Units:	204
Minimum Off-Street Parking Spaces:	50
Minimum Off-Street Loading Berths:	2 (10 feet by 25 feet)
Minimum Bicycle Parking Spaces:	118
Maximum Building Height:	380 feet
Minimum Setbacks:	In accordance with plans

FINAL FOR PUBLICATION

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: 12/14/2021

DEVELOPMENT INFORMATION

Development Name: 210 N. Morgan
Development Address: 210-224 N. Morgan
Zoning Application Number, if applicable:

Ward: 27

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

Emily Thrun

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

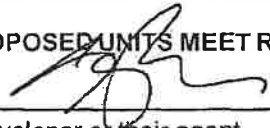

Developer Name Solar Junkyard LLC
Developer Contact Kurt Pairitz
Developer Address 150 North Michigan Avenue, Suite 2700
Email kpairitz@newcastlelimited.com Developer Phone 312-252-1400
Attorney Name Rich Klawiter & Katie Jahnke Dale - DLA Attorney Phone 312-368-2153 / -7243

TIMING

Estimated date marketing will begin 2024
Estimated date of building permit* 2023
Estimated date ARO units will be complete 2025

*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)

	4-22-22
Developer of their agent	Date
	2/24/2022
Ricardo Lopez, DOH ARO Project Manager	Date





ARO Web Form

**FINAL FOR
PUBLICATION****Applicant Contact Information**

Name: Kurt Pairitz

Email: kpairitz@newcastlelimited.com

Development Information**Address****Submitted Date: 12/14/2021**

Number From: 210

Number To: 224

Direction: N

Street Name: Morgan

Postal Code: 60607

Development Name

210 N. Morgan

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: 2021 ARO Applies

Information

Ward: 27

ARO Zone: Downtown

Pilot Area: Inclusionary Housing Area

Details

ARO Trigger: Downtown Planned Development

Total Units: 204

Development Type: Rent

Date Submitted: 12/14/2021

Requirements

ARO Obligation: 41 Affordable Units (20% of 204 total DUs)

How do you intend to meet your ARO obligation?

On-Site: 41

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 41

FINAL FOR PUBLICATION

6/22/2022

Project Name **210 N Morgan**

Zoning Application number, if applicable

Address **210 N Morgan**

Is this a For Sale or Rental Project? **rental**

Anticipated average psf rent/price?*

Total Units in Project	204
Total Affordable units	41

Summary							
unit type	Market rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	
studio	6	3%	355	16	8%	494	87%
one-bed	79	48%	835	20	10%	711	85%
two-bed	21	13%	1,144	5	3%	1,160	101%
three-bed	0	0%	0	0	0%	0	#DIV/0!
four-bed	0	0%	0	0	0%	0	#DIV/0!

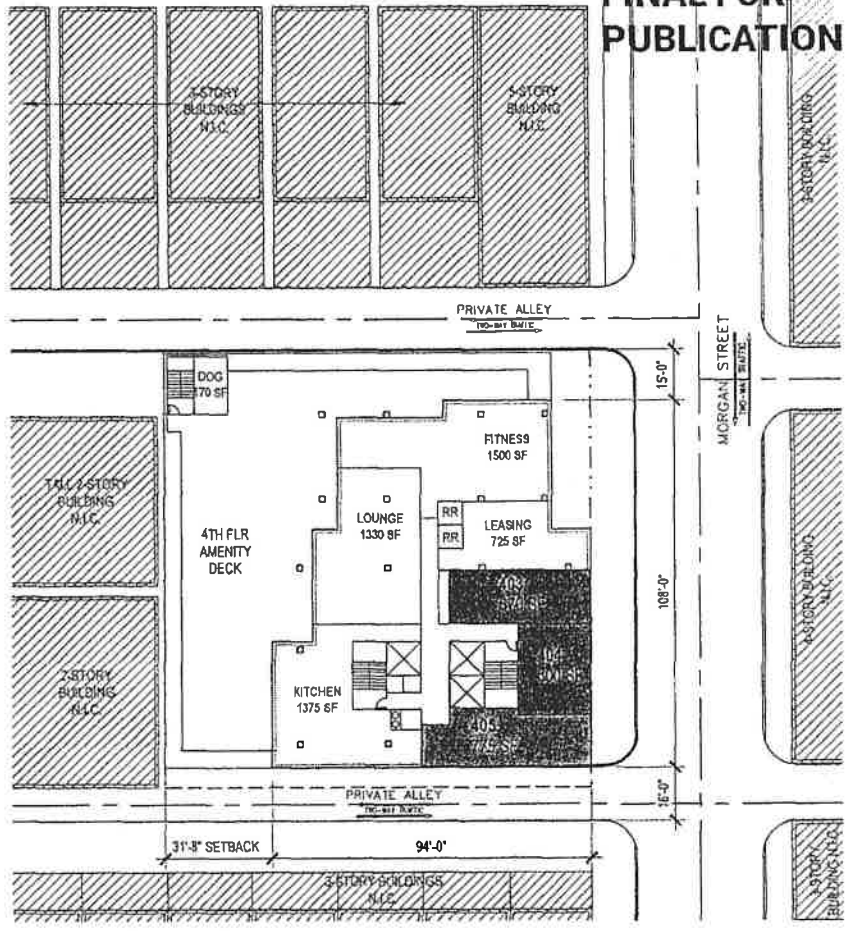
REPORTS OF COMMITTEES

All projects with proposed ARO units must complete this tab

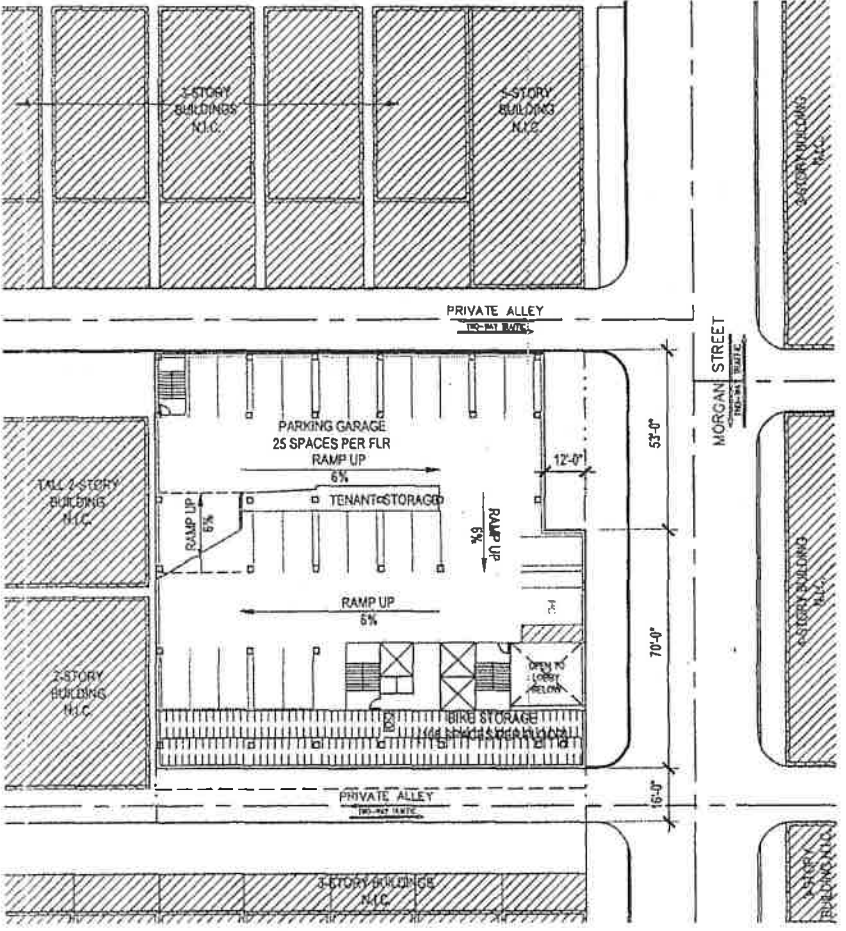
	Market Rate Units	Affordable Units
Parking	rented separately	rented separately
Laundry	yes	yes
Appliances		
Refrigerator age/EnergyStar/make/model/color	New Energy star	New Energy star
Dishwasher age/EnergyStar/make/model/color	New Energy star	New Energy star
Stove/Oven age/EnergyStar/make/model/color	New Energy star	New Energy star
Microwave age/EnergyStar/make/model/color	New Energy star	New Energy star
Bathroom(s) how many? Half bath? Full bath?	1 Bed/1 Bath/2 Bed/2 Bath or 1.5 Bath	1 Bed/1 Bath/2 Bed/2 Bath or 1.5 Bath
Kitchen countertops material	quartz	quartz
Flooring material	luxury vinyl	luxury vinyl
HVAC	heat pump	heat pump
Other		

49399

FINAL FOR PUBLICATION



4TH FLOOR PLAN



PARKING FLOOR PLANS (2ND-3RD)

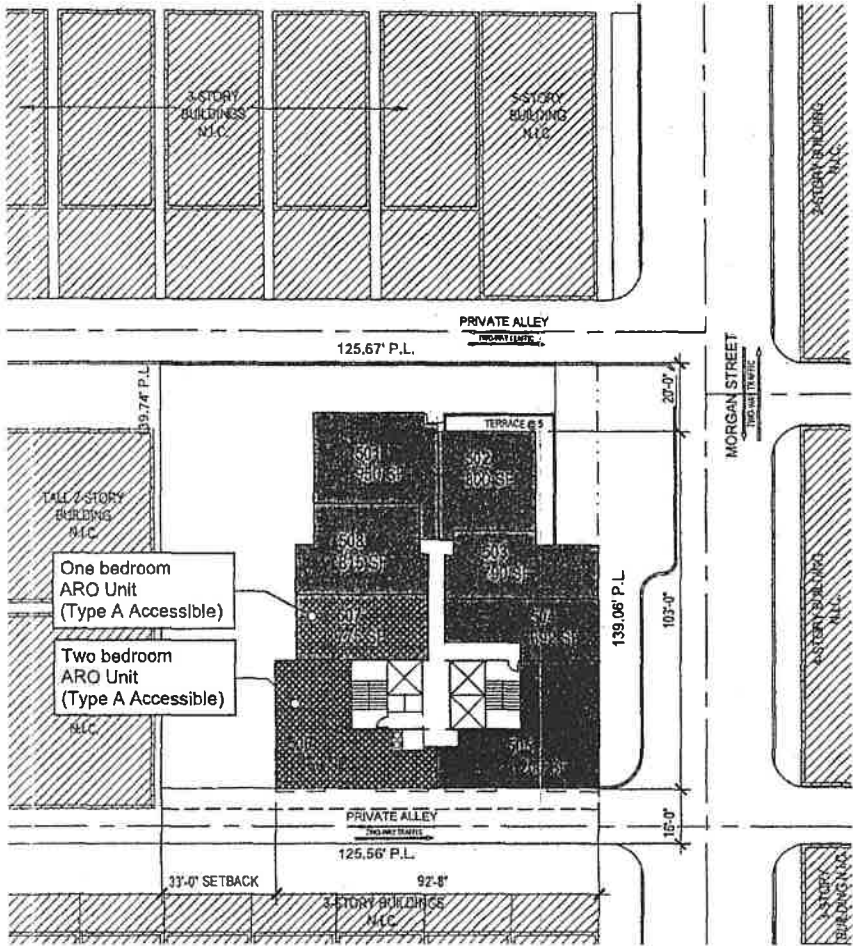


210 North Morgan Street
Chicago, IL

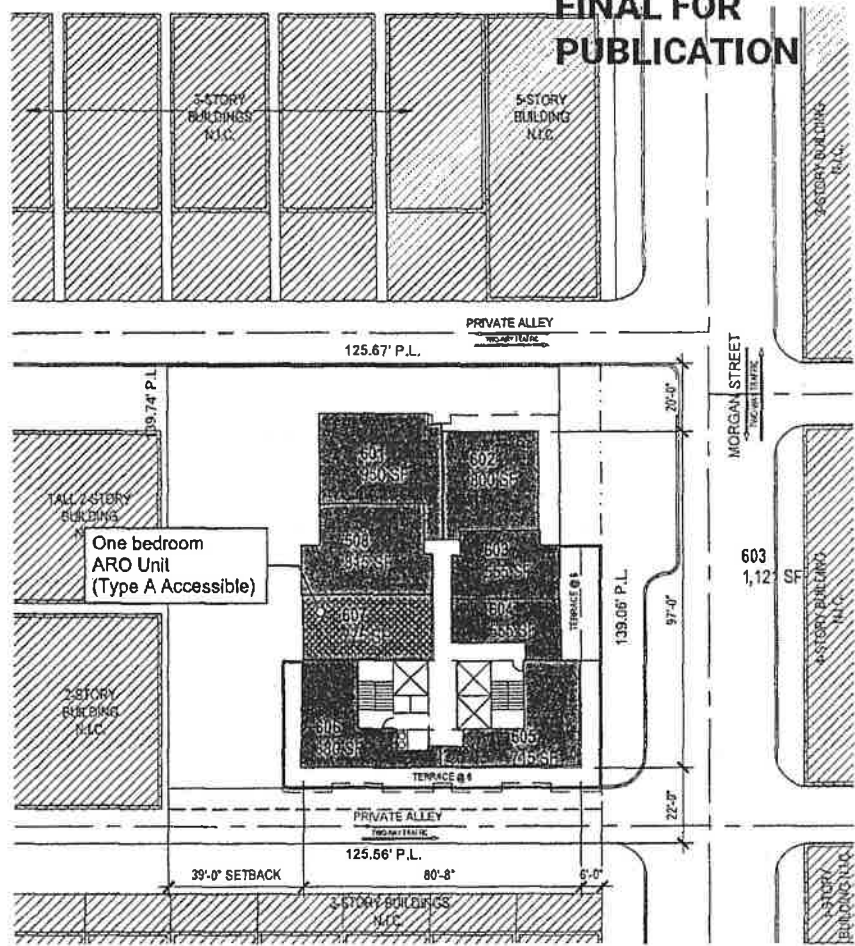
HPA 03/16/2022 DATA



FINAL FOR PUBLICATION



5TH FLOOR PLAN



6TH FLOOR PLAN

HARTNEY, CARL PLANNING ARCHITECTURE

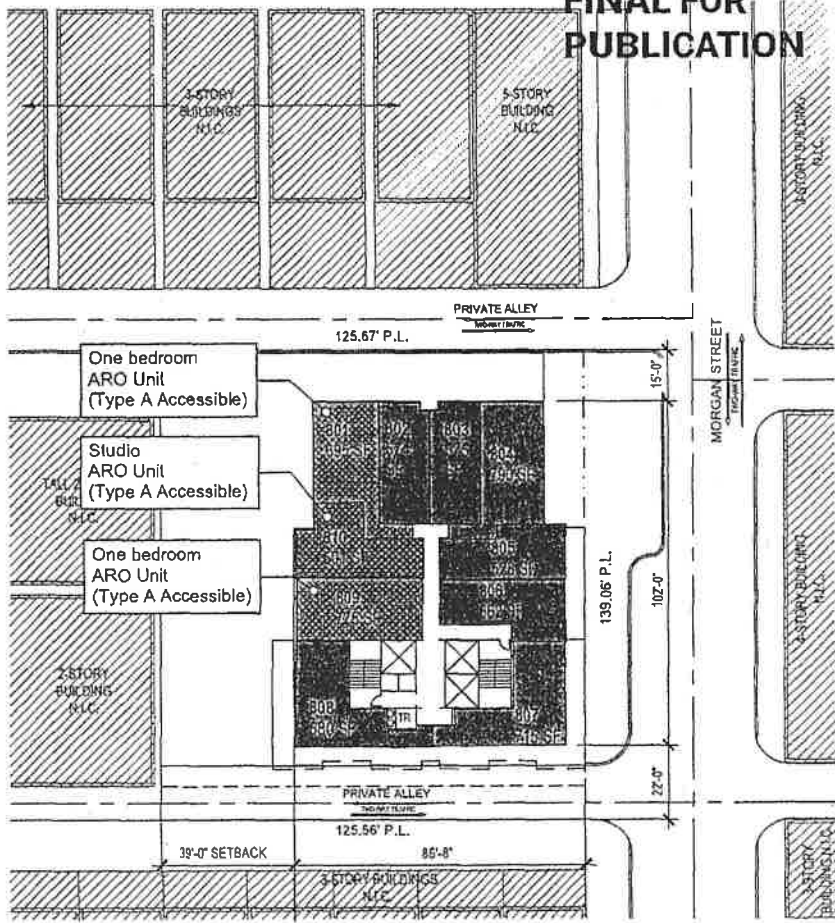
210 North Morgan Street

Chicago, IL

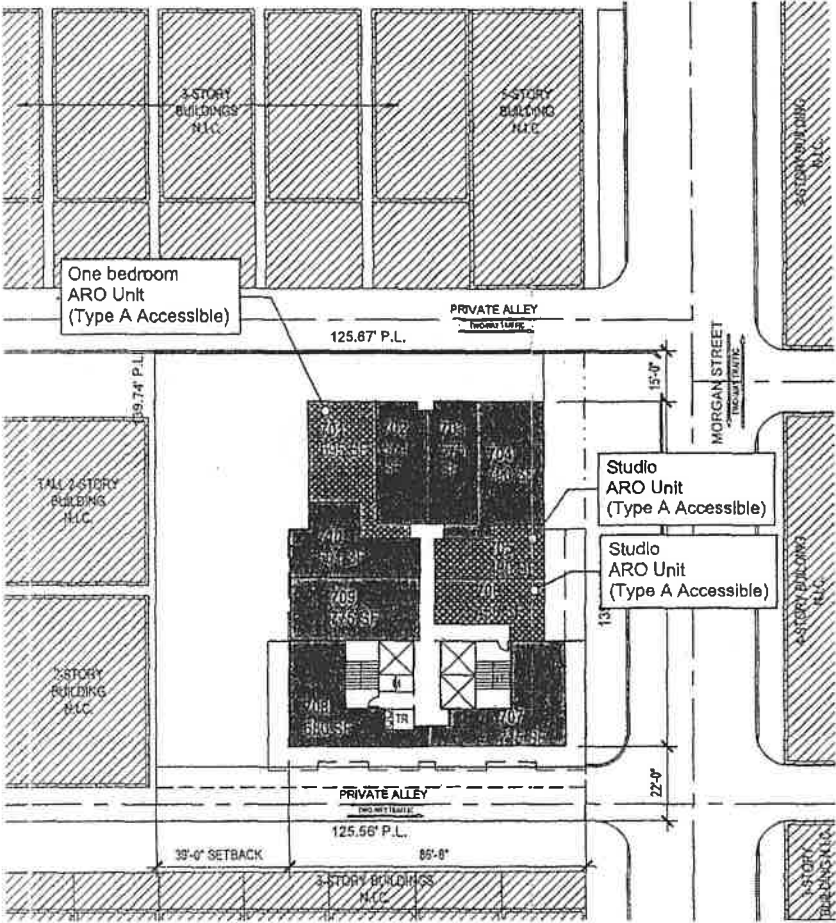
HPA 03/16/2022 DATA



FINAL FOR PUBLICATION



8TH FLOOR PLAN



7TH FLOOR PLAN

MULTIPLY ONE PLUMBING ARCHITECTURE

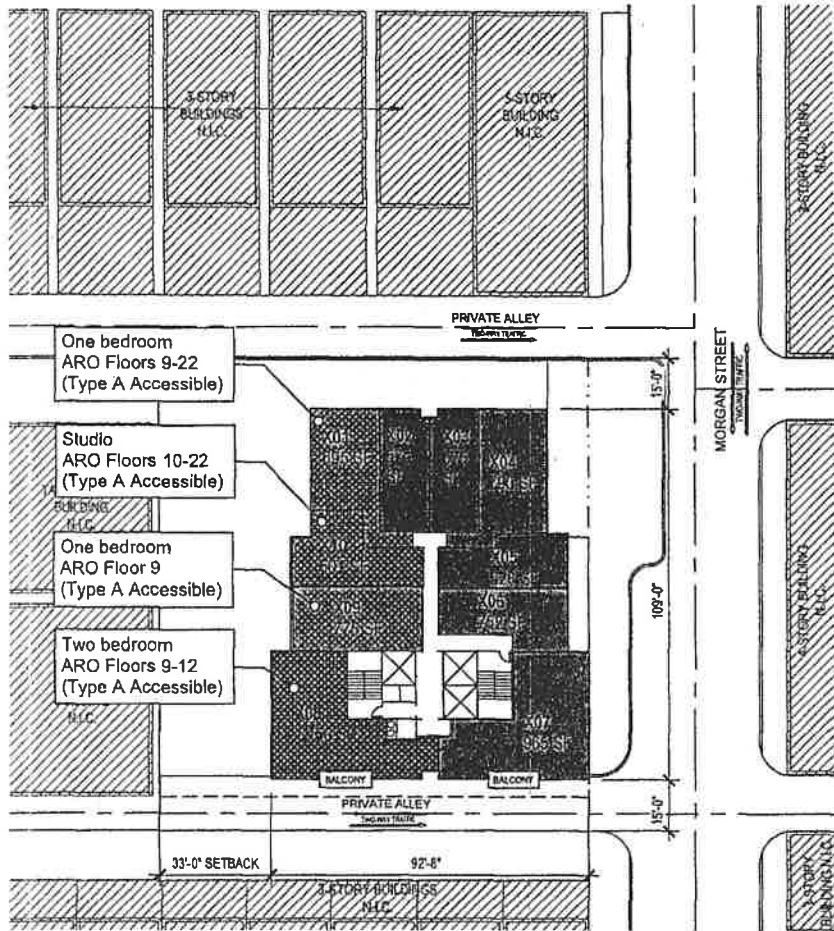
SEE PLUMBING SCHEDULE FOR
SCHEDULED WORK
PLUMBING@MULTIPLYONE.COM

210 North Morgan Street
Chicago, IL

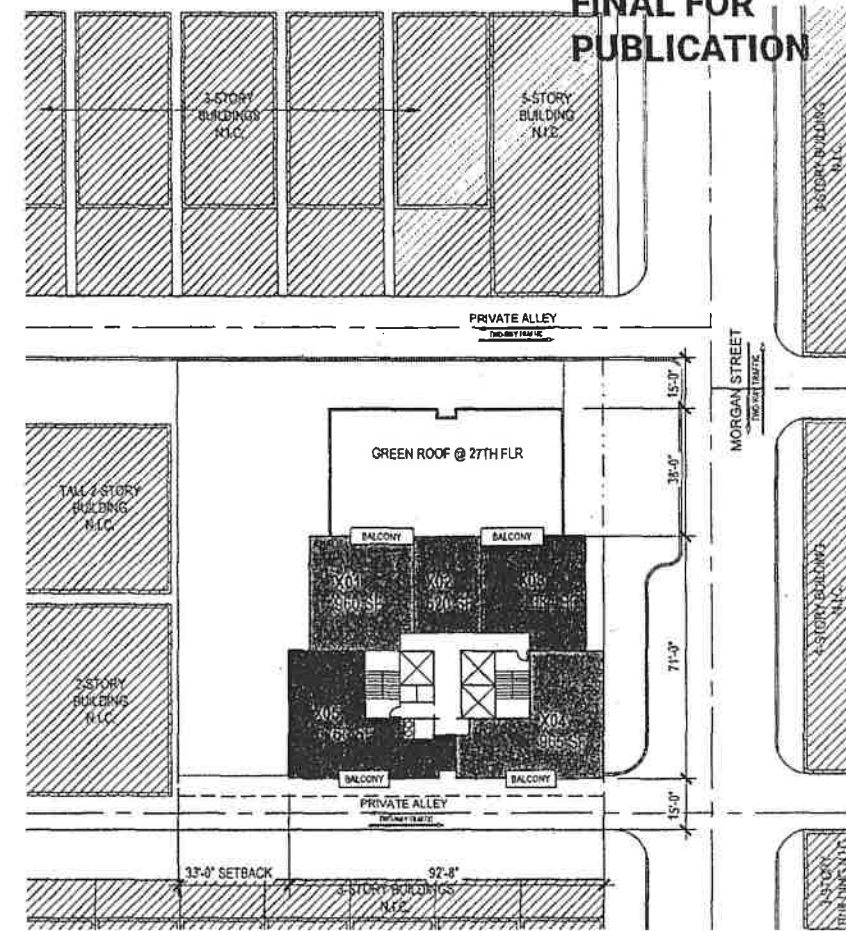
HPA 03/16/2022 DATA



FINAL FOR PUBLICATION



9TH-22ND FLOOR PLAN (TYPICAL)



23-27 FLOOR PLAN (PENTHOUSE UNITS)

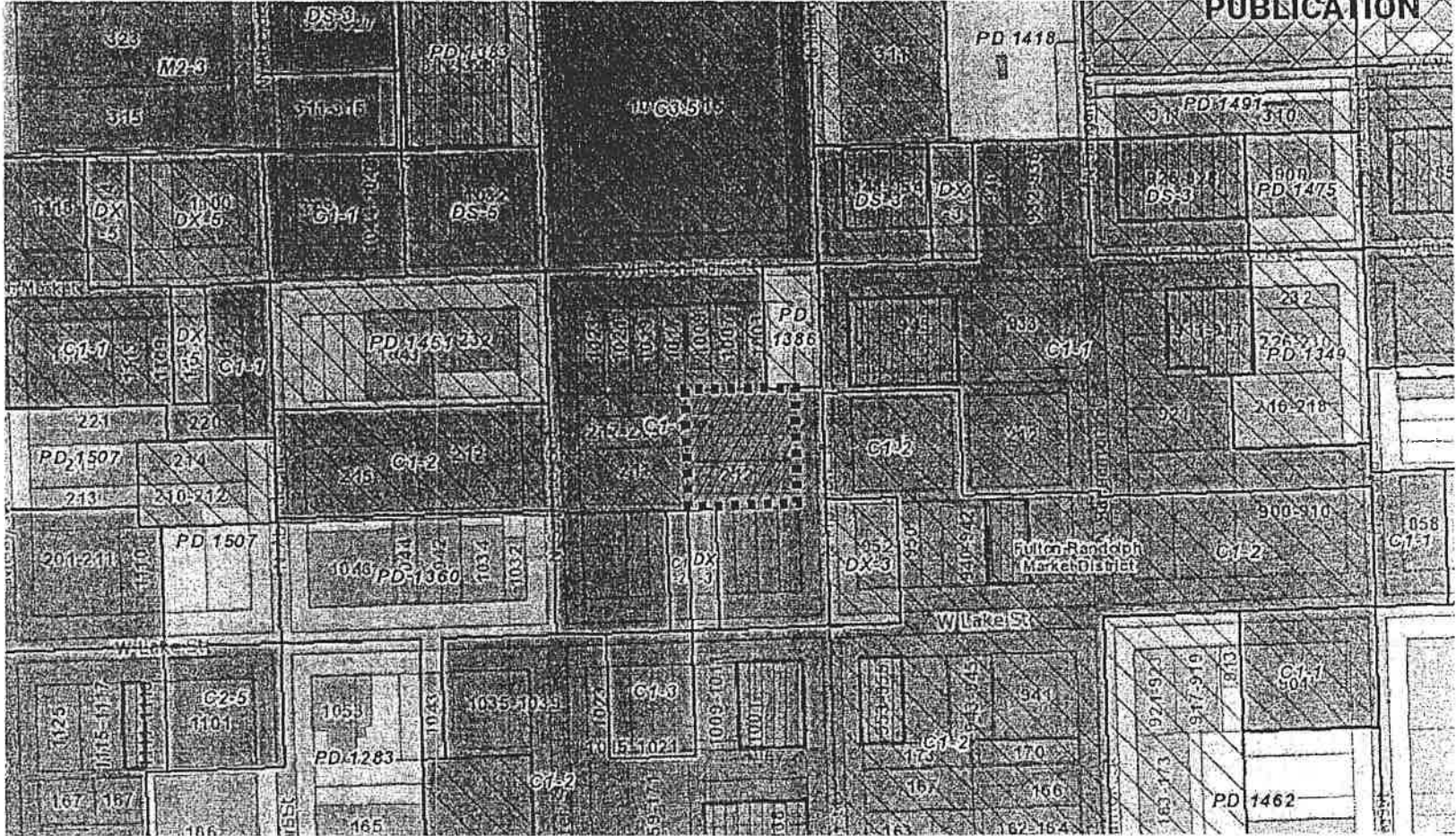
MACTHA ZEPH CLARKE ARCHITECTURE
 210 NORTH MORGAN STREET
 CHICAGO, IL 60610
 (773) 462-1111
 WWW.MCTHAZEPH.COM

210 North Morgan Street
 Chicago, IL

HPA 03/16/2022 DATA



FINAL FOR PUBLICATION



LEGEND



SUBJECT PREMISES

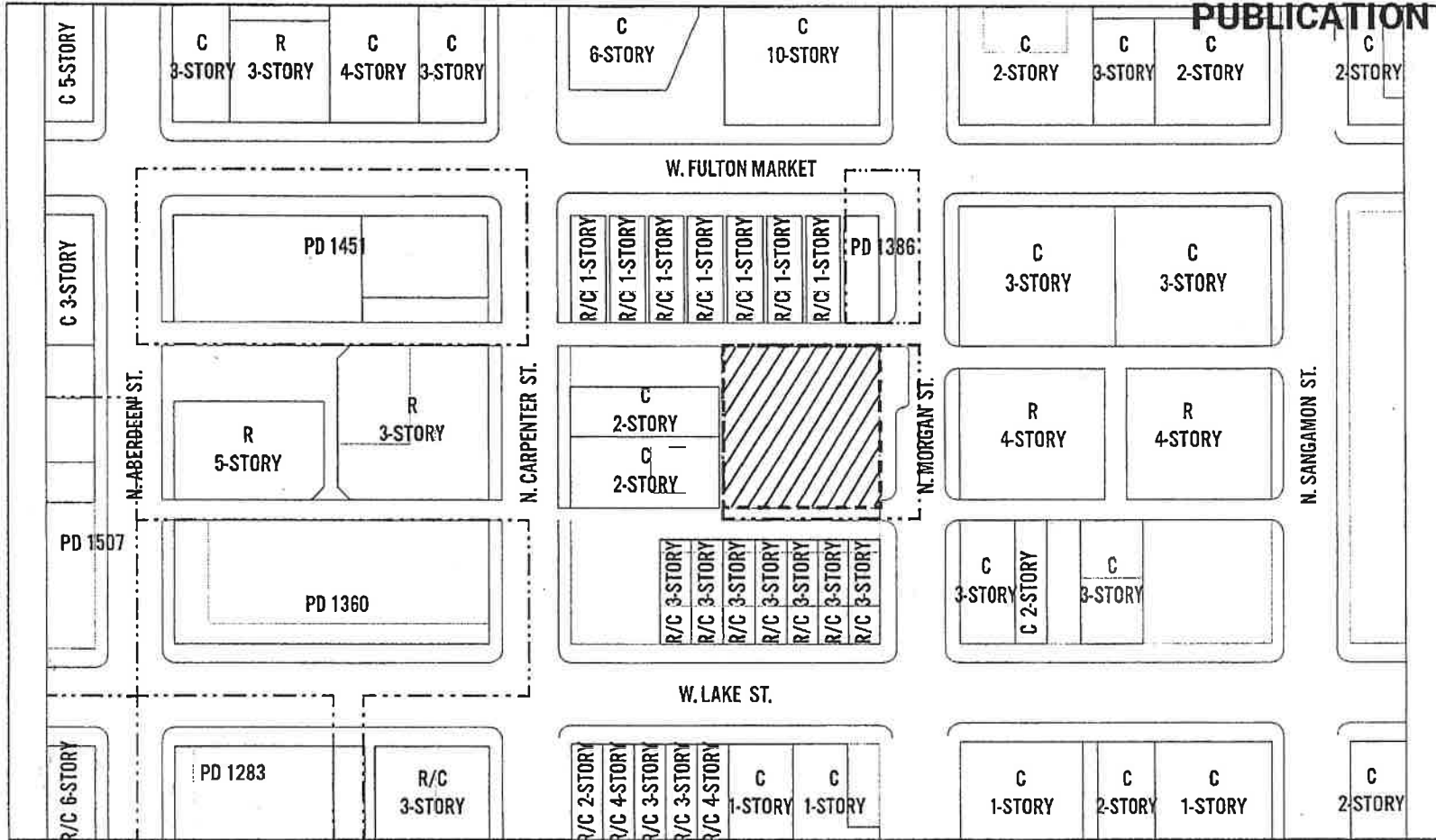


APPLICANT: SOLAR JUNKYARD LLC			EXISTING ZONING MAP
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: N.T.S.	

**FINAL FOR
PUBLICATION**

6/22/2022

REPORTS OF COMMITTEES



LEGEND



SUBJECT PREMISES

--- PROPERTY LINE

..... PD BOUNDARY

R RESIDENTIAL USE

C COMMERCIAL USE

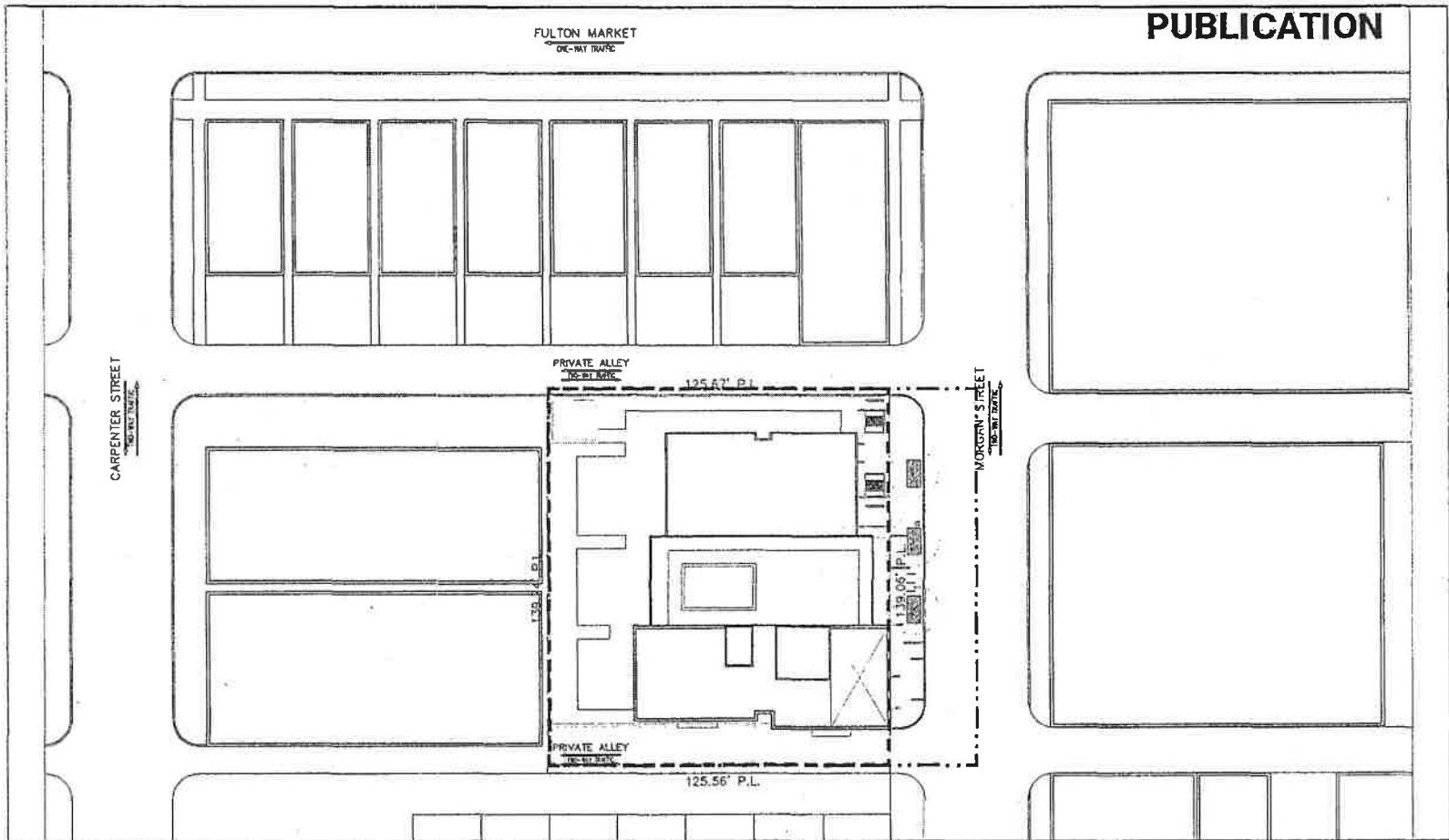
I INSTITUTIONAL USE



APPLICANT: SOLAR JUNKYARD LLC			EXISTING LAND USE MAP
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"= 120'	

49405

**FINAL FOR
PUBLICATION**



LEGEND

--- PROPERTY LINE

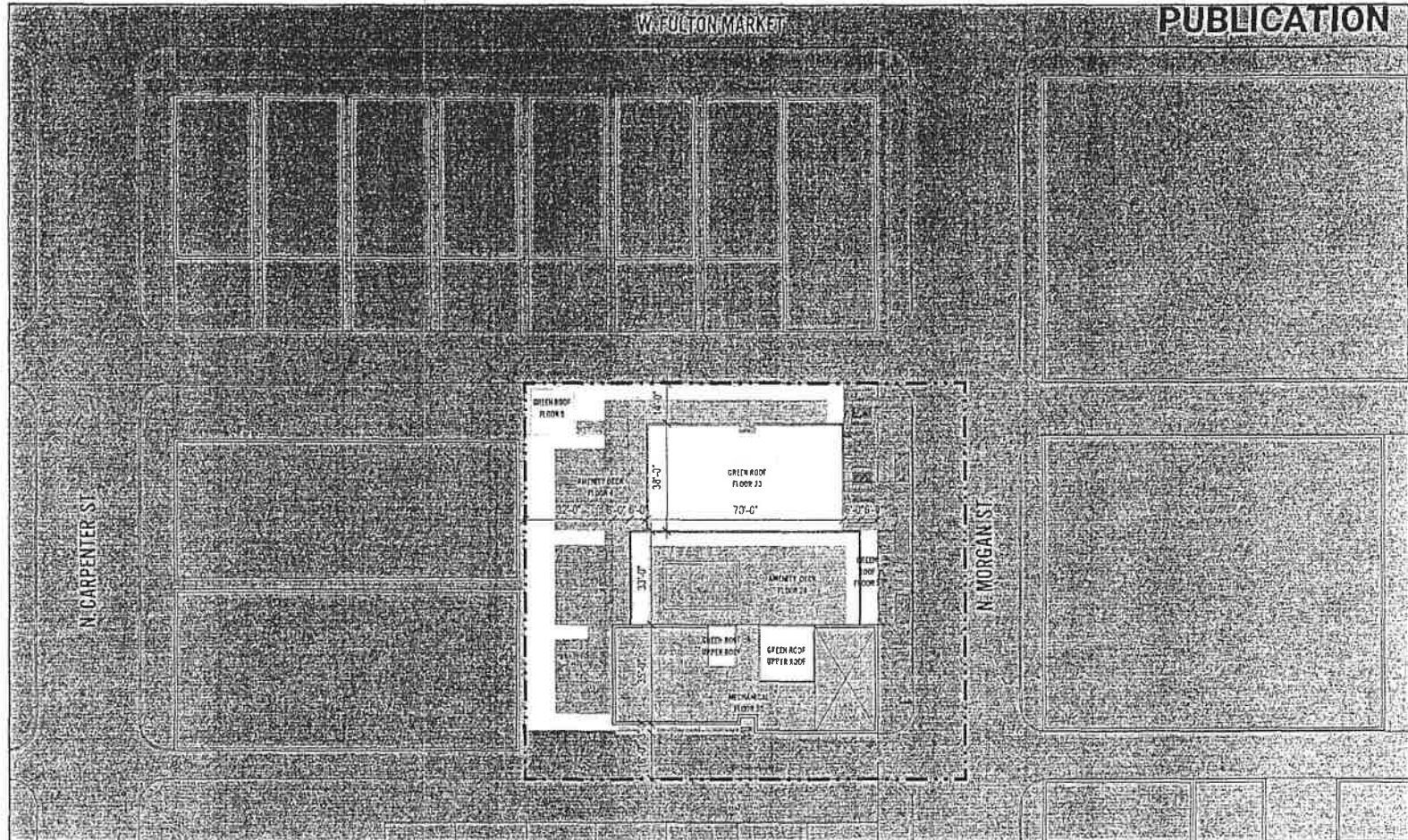
..... PD BOUNDARY

APPLICANT: SOLAR JUNKYARD LLC			BOUNDARY MAP
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"= 32'	

**FINAL FOR
PUBLICATION**

49408

JOURNAL--CITY COUNCIL--CHICAGO



TOTAL ROOF AREA: 14,078 SF
 MECHANICAL ROOF AREA: 2,839 SF
 APPLICABLE ROOF AREA: 8,990 SF
 50% APPLICABLE ROOF AREA: 4,495 SF

REQUIRED GREEN ROOF AREA: 4,495 SF
 PROVIDED GREEN ROOF AREA: 4,495 SF



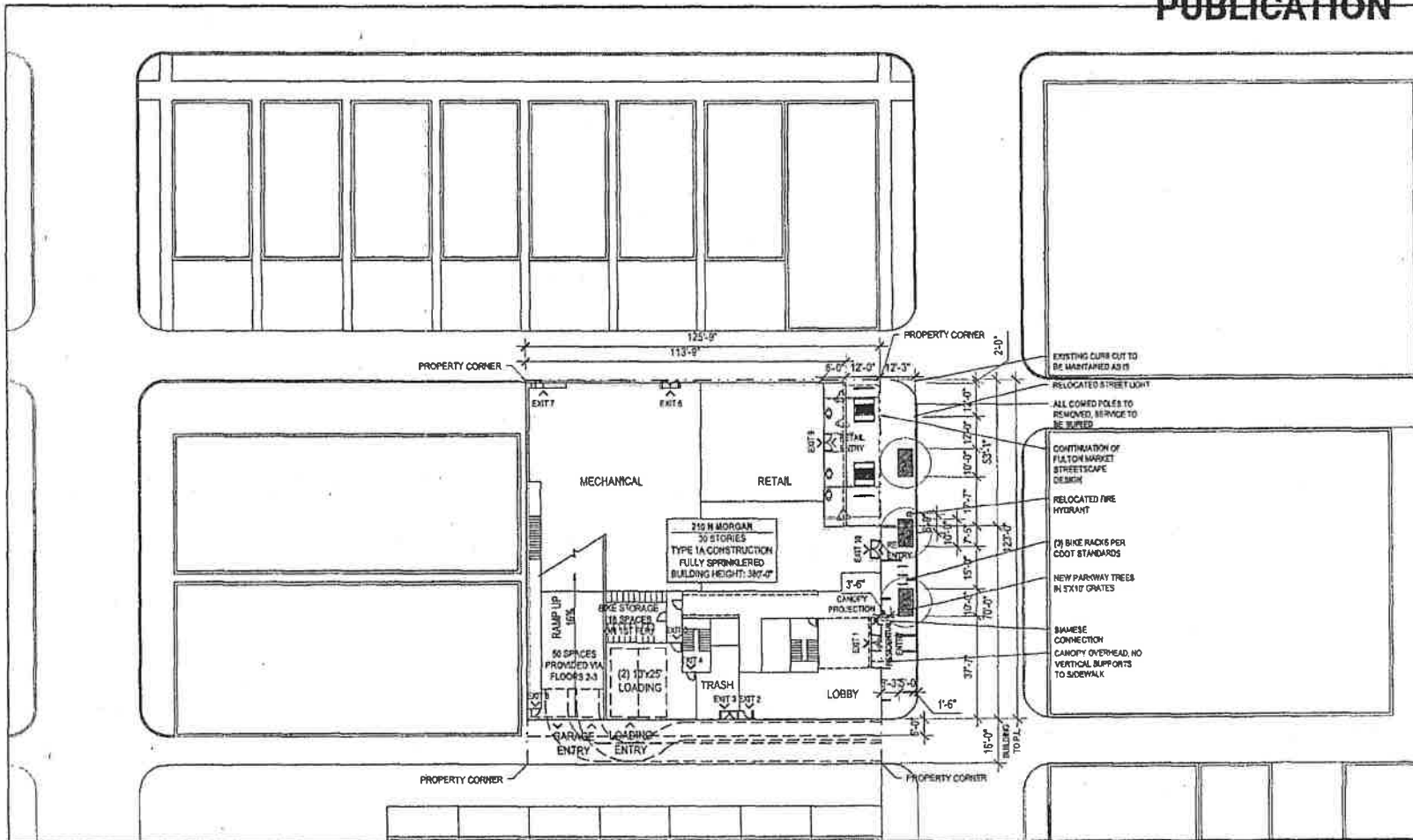
APPLICANT: SOLAR JUNKYARD LLC			GREEN ROOF PLAN
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"= 50'	

6/22/2022

**FINAL FOR
PUBLICATION**

6/22/2022

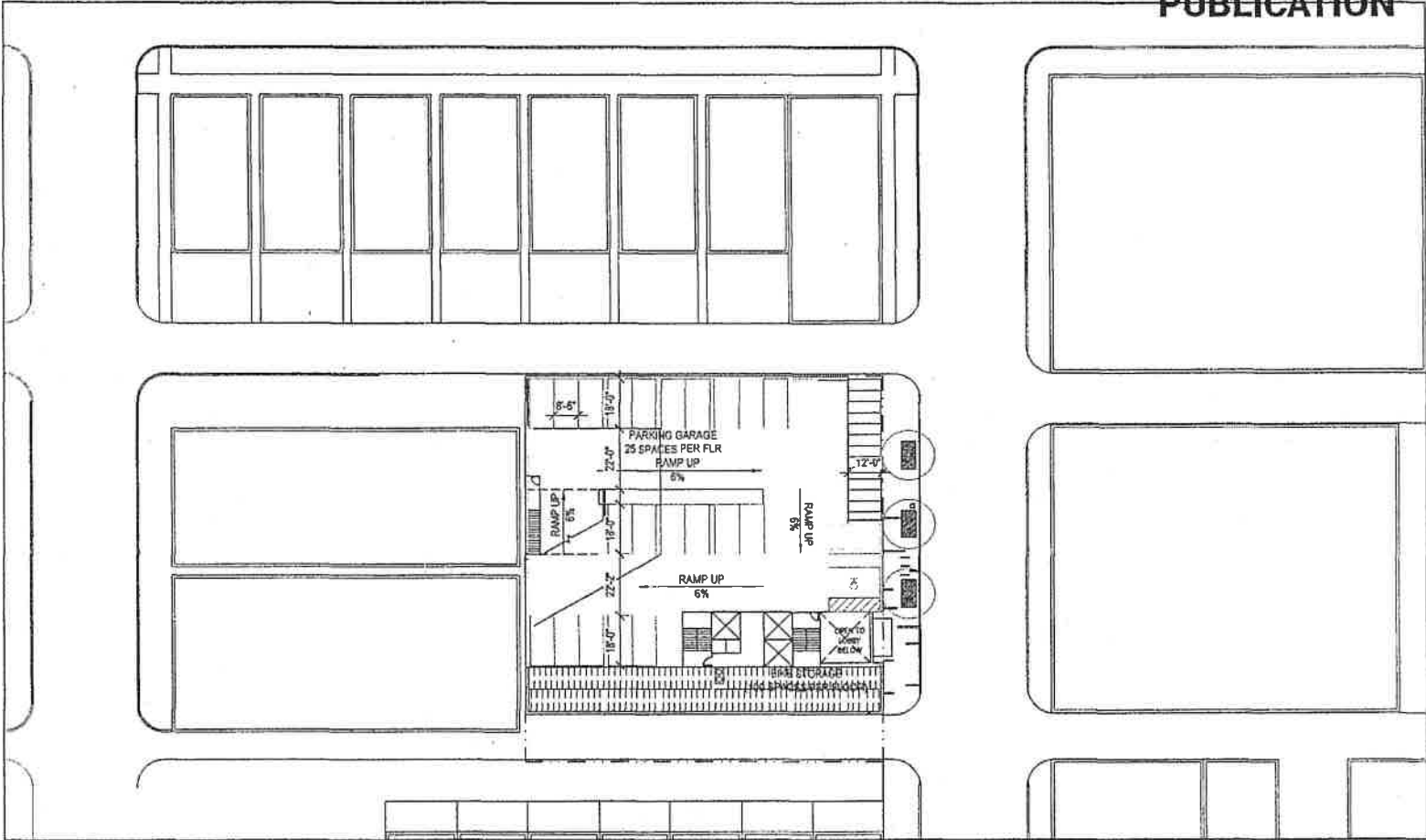
REPORTS OF COMMITTEES



APPLICANT: SOLAR JUNKYARD LLC			SITE / GROUND FLOOR PLAN
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1" = 50'	

49409

**FINAL FOR
PUBLICATION**



APPLICANT: SOLAR JUNKYARD LLC

ADDRESS OF PROJECT: 210 N. MORGAN

INTRODUCTION: 11-17-2021

PLAN COMMISSION: 05-26-2022

SCALE: 1" = 50'

PARKING PLAN

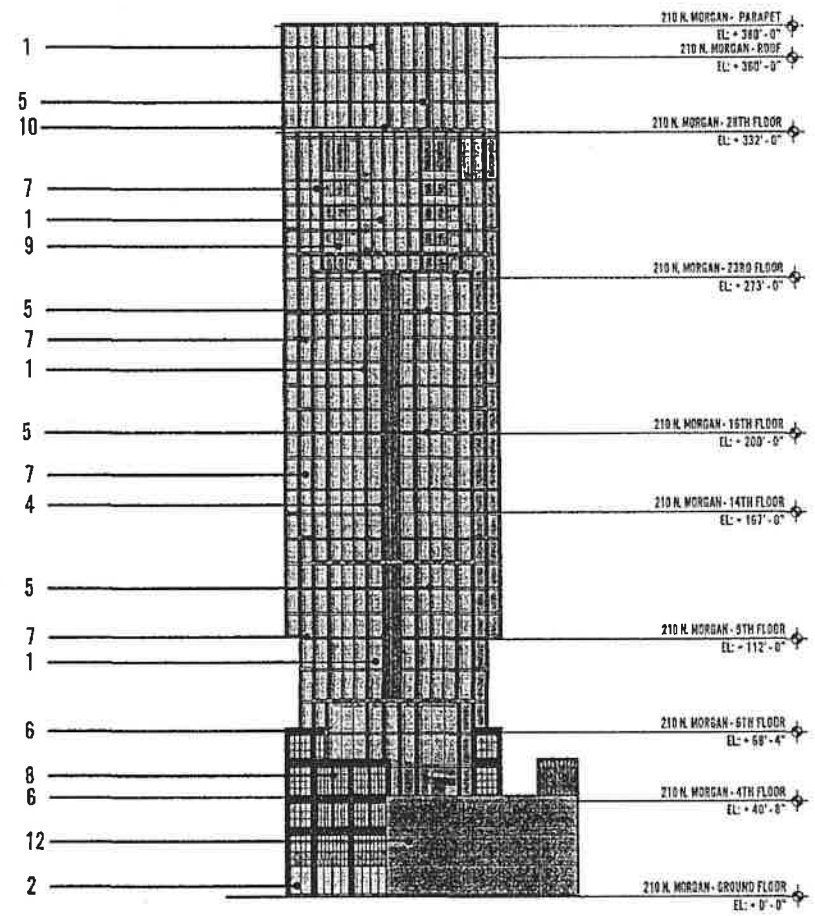
**FINAL FOR
PUBLICATION**

6/22/2022

REPORTS OF COMMITTEES

49411

- MATERIAL LEGEND**
- 1. WINDOW WALL
 - 2. STOREFRONT WINDOWS
 - 3. DARK MASONRY
 - 4. METAL PANEL WALL CLADDING
 - 5. SLAB EDGE COVERS
 - 6. BRICK SPANDREL
 - 7. EXTRUDED VERTICAL MULLIONS
 - 8. PUNCHED WINDOWS
 - 9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
 - 10. TERRACE WITH GLASS GUARDRAIL
 - 11. OVERHEAD GARAGE DOOR
 - 12. FIBER CEMENT PANEL

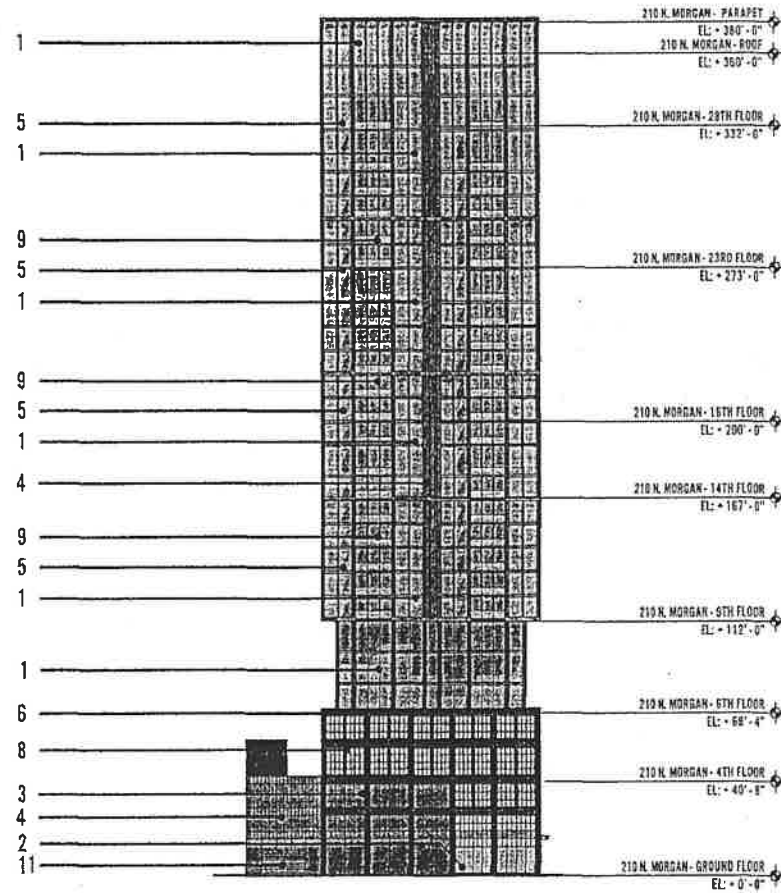


APPLICANT: SOLAR JUNKYARD LLC			NORTH ELEVATION
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"=100'	

FINAL FOR PUBLICATION

MATERIAL LEGEND

1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDREL
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-NSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. OVERHEAD GARAGE DOOR

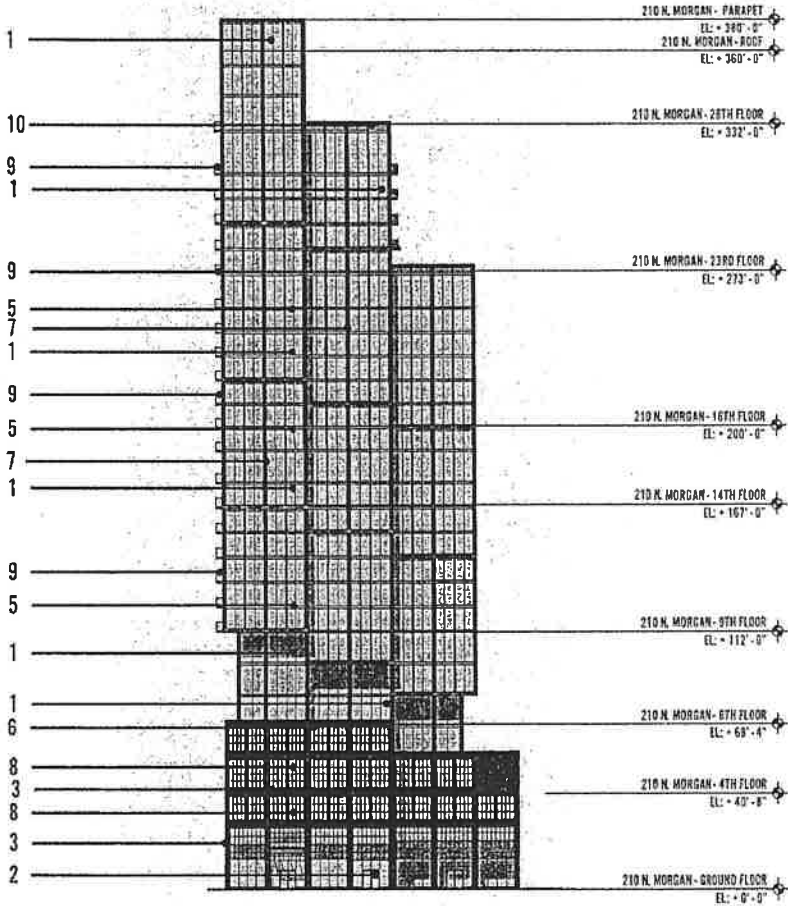


APPLICANT: SOLAR JUNKYARD LLC			SOUTH ELEVATION
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"=100'	

**FINAL FOR
PUBLICATION**

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING
- 5. SLAB EDGE COVERS
- 6. BRICK SPANDREL
- 7. EXTRUDED VERTICAL MULLIONS
- 8. PUNCHED WINDOWS
- 9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
- 10. TERRACE WITH GLASS GUARDRAIL
- 11. OVERHEAD GARAGE DOOR



APPLICANT: SOLAR JUNKYARD LLC			EAST ELEVATION
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"=100'	

6/22/2022

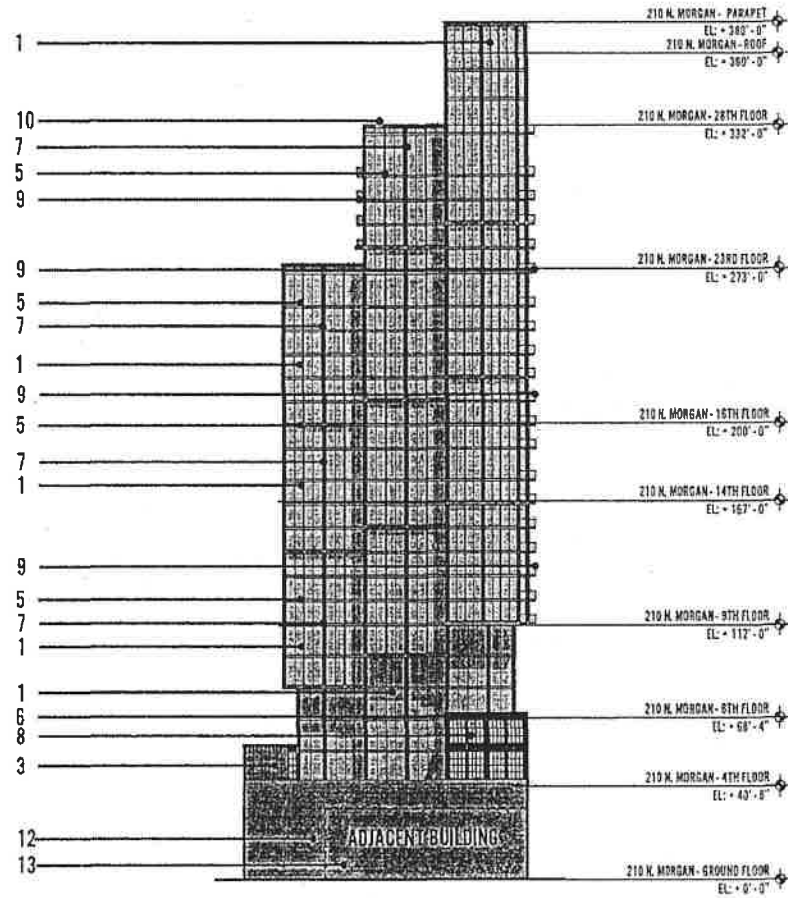
REPORTS OF COMMITTEES

49413

**FINAL FOR
PUBLICATION**

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING
- 5. SLAB EDGE COVERS
- 6. BRICK SPANDREL
- 7. EXTRUDED VERTICAL MULLIONS
- 8. PUNCHED WINDOWS
- 9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
- 10. TERRACE WITH GLASS GUARDRAIL
- 11. OVERHEAD GARAGE DOOR
- 12. FIBER CEMENT PANEL
- 13. PAINTED CMU AT PARTY WALL CONDITION

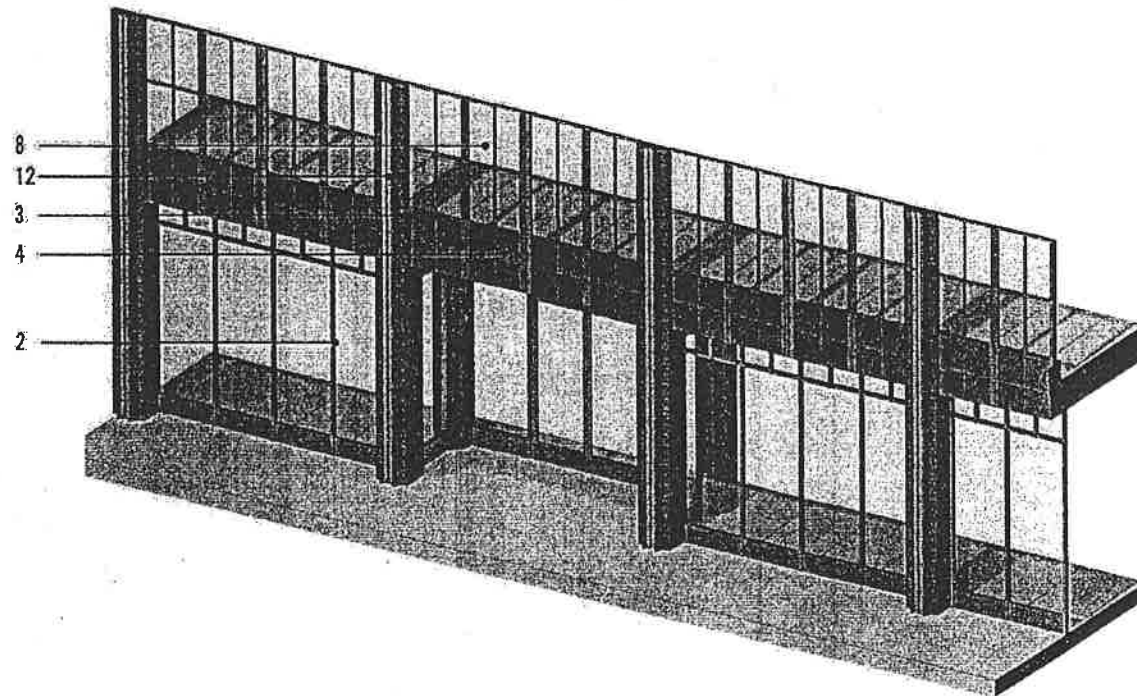


APPLICANT: SOLAR JUNKYARD LLC			WEST ELEVATION
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: 1"=60'	

**FINAL FOR
PUBLICATION**

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING
- 5. SLAB EDGE COVERS
- 6. BRICK SPANDREL
- 7. EXTRUDED VERTICAL MULLIONS
- 8. PUNCHED WINDOWS
- 9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
- 10. TERRACE WITH GLASS GUARDRAIL
- 11. TERRACE PAVERS
- 12. METAL REVEAL AT BRICK PIER

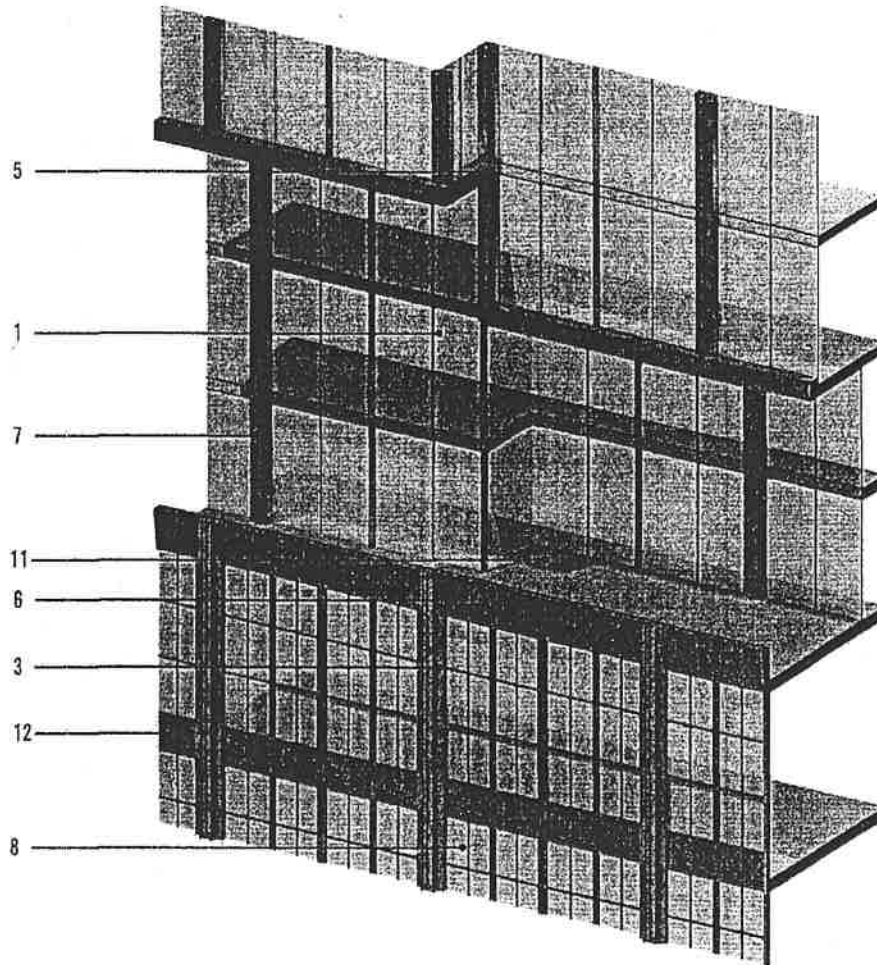


APPLICANT: SOLAR JUNKYARD LLC			AXON - BASE
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: N.T.S.	

FINAL FOR PUBLICATION

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING
- 5. SLAB EDGE COVERS
- 6. BRICK SPANDREL
- 7. EXTRUDED VERTICAL MULLIONS
- 8. PUNCHED WINDOWS
- 9. SEM-INSET BALCONY WITH GLASS GUARDRAIL
- 10. TERRACE WITH GLASS GUARDRAIL
- 11. TERRACE PAVERS
- 12. METAL REVEAL AT BRICK PIER



APPLICANT: SOLAR JUNKYARD LLC

ADDRESS OF PROJECT: 210 N. MORGAN

INTRODUCTION: 11-17-2021

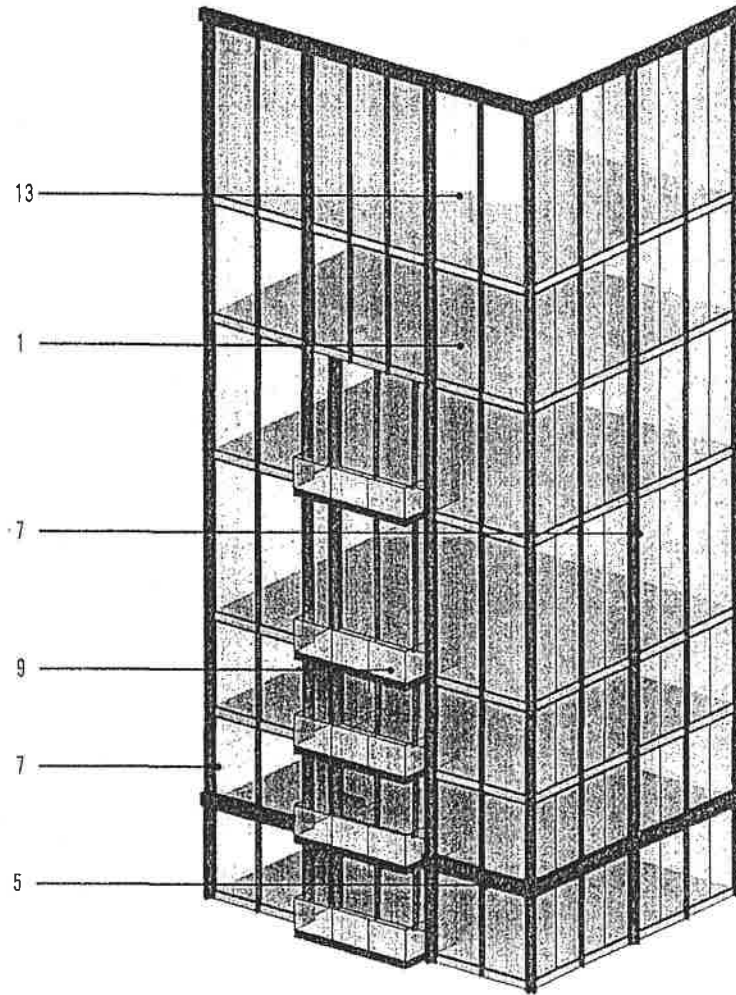
PLAN COMMISSION: 05-26-2022

SCALE: N.T.S.

AXON - MIDDLE

MATERIAL LEGEND

- 1. WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY
- 4. METAL PANEL WALL CLADDING
- 5. SLAB EDGE COVERS
- 6. BRICK SPANDREL
- 7. EXTRUDED VERTICAL MULLIONS
- 8. PUNCHED WINDOWS
- 9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
- 10. TERRACE WITH GLASS GUARDRAIL
- 11. TERRACE PAVERS
- 12. METAL REVEAL AT BRICK PIER
- 13. SPANDREL GLASS AT MECHANICAL WELL



**FINAL FOR
PUBLICATION**

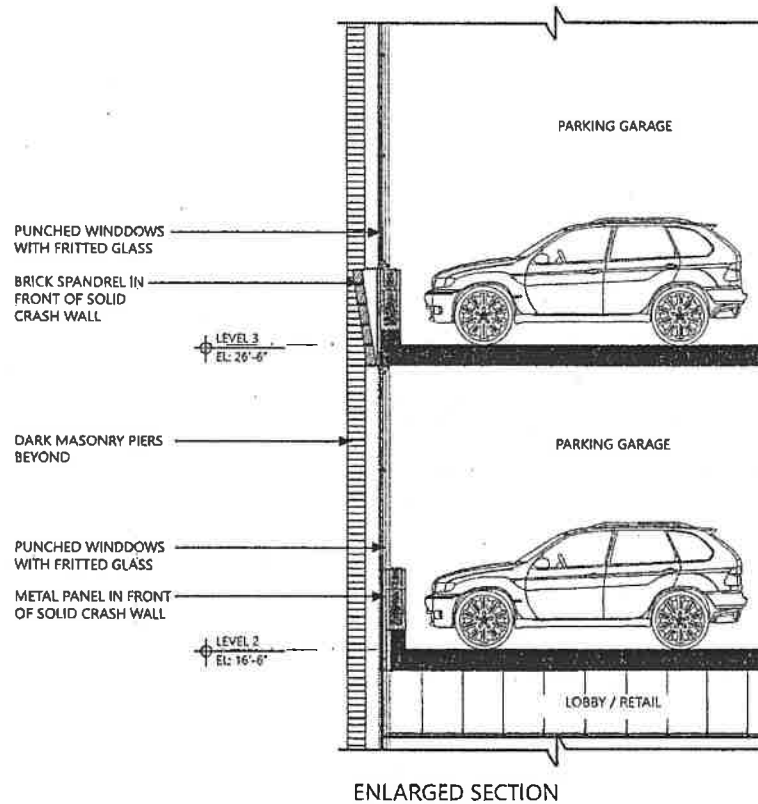
6/22/2022

REPORTS OF COMMITTEES

APPLICANT: SOLAR JUNKYARD LLC			AXON - TOP
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: N.T.S.	

49417

**FINAL FOR
PUBLICATION**



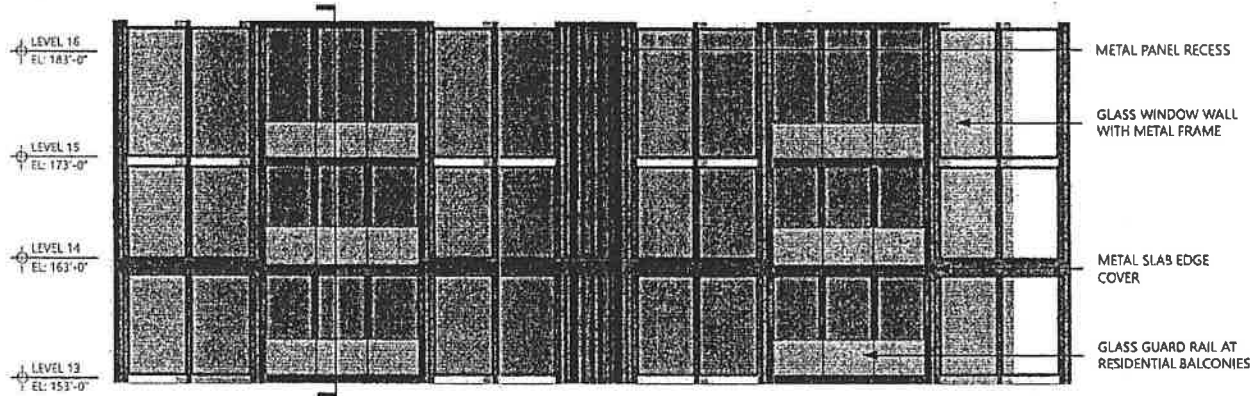
49418

JOURNAL--CITY COUNCIL--CHICAGO

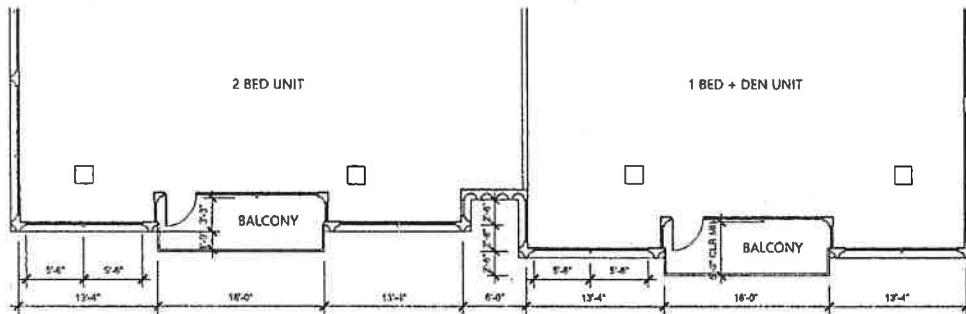
6/22/2022

APPLICANT: SOLAR JUNKYARD LLC			PARKING GARAGE SECTION
ADDRESS OF PROJECT: 210 N. MORGAN			
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	SCALE: N.T.S.	

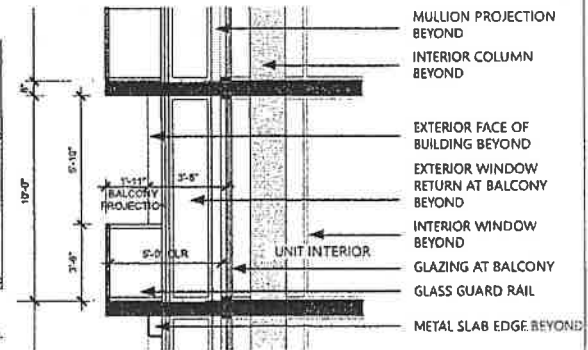
FINAL FOR PUBLICATION



RESIDENTIAL BALCONIES ENLARGED ELEVATION



ENLARGED PLAN



ENLARGED SECTION

APPLICANT: SOLAR JUNKYARD LLC		TYPICAL BALCONY DETAILS
ADDRESS OF PROJECT: 210 N. MORGAN		
INTRODUCTION: 11-17-2021	PLAN COMMISSION: 05-26-2022	