

PD 1562

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9/18/2024

REPORTS OF COMMITTEES

22375
16849

Reclassification Of Area Shown On Map No. 2-G. RBPD 1562, 199
(As Amended)

(Application No. 22375)

(Common Address: 1000 -- 1024 W. Jackson Blvd., 230 -- 238 S. Morgan St.,
And 1015 -- 1027 W. Adams St.)

[SO2024-0008412]

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 1562 District symbols, and the DS-3 Downtown Service District symbols and indications all as shown on Map Number 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 118.60 feet west of South Morgan Street; a line 79.61 feet south of West Quincy Street; a line 70.00 feet west of South Morgan Street; a line 89.61 feet south of West Quincy Street; South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.60 feet west of South Morgan Street,

to those of a Residential Business Planned Development Number 1562, as amended, which is hereby established in the area described above.

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

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

Residential-Business Planned Development No. 1562, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1562, as amended, ("Planned Development") consists of approximately 65,763 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, 1016 W Jackson LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 Planned Development will comply with the CDOT approved Travel Demand Management Study.

4. This plan of development consists of eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea, and Property Line Map; an overall Site Plan; Ground Floor Plan; Typical Parking Floor Plan, Typical Floor Plan, Roof Plans; and Building Elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Subarea A and Subarea B: cultural exhibits and libraries; animal services (except kenneling); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-through facilities); food and beverage retail sales (including liquor sales); hotel/motel; medical service; office; personal service; repair or laundry

service, consumer; retail sales, general; participant sports and recreation (subject to site plan approval); artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the 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 Applicant acknowledges that the project has received a bonus FAR on the Subarea A portion of the property only in the amount of 1.55, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 7.19. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1562 ("RBPD1562") and DS-3 Downtown Service District, to the DX-5 Downtown Mixed-Use District and then to RBPD1562, as amended 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 380 dwelling units in Subarea A and 50 dwelling units in Subarea B. The Applicant intends to construct a 380-unit rental building in Subarea A (the "Project"). This statement addresses ARO compliance for the Project. Compliance with the ARO for Subarea B will be determined in the future if a residential development project is proposed.

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 for Subarea A 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 for Subarea A is 76 affordable units (20 percent of 380) and half of those affordable units are Required Units. The Applicant of Subarea A has agreed to satisfy its affordable housing obligation by providing all 76 affordable units in the rental building in Subarea A, as set forth in the Affordable Housing Profile Form (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 25 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 25 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.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D. and will constitute a lien against such property. The Commissioner of DOH

may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Subarea B of the P.D. which have been previously constructed, the obligations contained within this Statement only shall apply to the improvements in Subarea A of the P.D. 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 Subarea A improvements 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 Subarea A improvements 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 Subarea A improvements 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.
17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with this P.D. and to assist the City in monitoring ongoing development.

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

Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

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

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[ARO/Types A and B Communication Unit Distribution; Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Overall Site Plan; Ground Floor and Landscape Plan; Typical Parking Floor Plan; Typical Floor Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 16862 through 16874 of this *Journal*.]

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

Residential-Business Planned Development Number 1362, As Amended.

Bulk Regulation and Data Table.

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<u>NET SITE AREA:</u>	65,763.00 sq. ft.
Sub-Area A:	38,450.00 sq. ft.
Sub-Area B:	27,313.00 sq. ft.
<u>AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:</u>	20,655.41 sq. ft.
Sub-Area A:	14,601.95 sq. ft.
Sub-Area B:	6,053.46 sq. ft.
<u>GROSS SITE AREA:</u>	86,418.41 sq. ft.
Sub Area A:	53,051.95 sq. ft.
Sub Area B:	33,366.46 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	7.19
Sub-Area A:	9.13
Sub-Area B:	4.46
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	
(these unit counts are based upon a required 40% mix of efficiency units)	430
Sub-Area A:	380
Sub-Area B:	50
<u>MAXIMUM HOTEL KEY COUNT:</u>	
(For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio)	350
Subarea A:	300
Subarea B:	50
<u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	275 feet
Sub-Area B:	150 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	163
Sub-Area B:	0
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	3
Sub-Area B:	0
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	380
Sub-Area B:	0
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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

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

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ARO Intake Application



Submission ID: 868162

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.ameval.com/codes/chicago/latest/chicago_1/2-44-0-2508874.

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

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

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

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

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

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

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
1016 W Jackson LLC	Anthony Hrusovsky
Applicant Email *	Applicant Phone *
anthony@mavrekdevelopment.com	(847) 917-3065
Applicant Address *	
2211 N. Elston Ave.	
Attorney Name *	Attorney Email *
Michael Ezgur	michael@acostaegzur.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
1000	24	W	JACKSON
Zip Code *	Ward *	ARO Zone *	
606072914	34	Downtown	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
1000 W Jackson	James Gwinner		
Zoning Application Number (if applicable)	Council Introduction Date *		
	3/20/2024		

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

ARO Trigger *	Development Type *
Zoning Entitlement	Rental

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Total Units *

380

Is your Project in a Transit Served Location? *

with 4 0 FAR (100% on-site requirement)

Estimated date marketing will begin *

2/2/2026

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) *

9/2/2024

ARO Requirements

ARO Option

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

ARO Option

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

ARO Option *

* 0% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF T-E AMI

ARO Option *

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

Affordable Units Required *

76.0

Minimum On-Site Units *

19

Maximum Units Paid For In-Lieu *

38

Proposed On-Site Units *

76

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0.0

In-Lieu Amount Owed *

\$0.00

On-Site Units To CLIHTE or CHA *

0

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

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Affordable-Requirements-Unit-Details - 1000 W. Jackson - Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[1000 W Jackson typical floor plan.pdf](#)

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If ARO units are CLIHTF 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 *

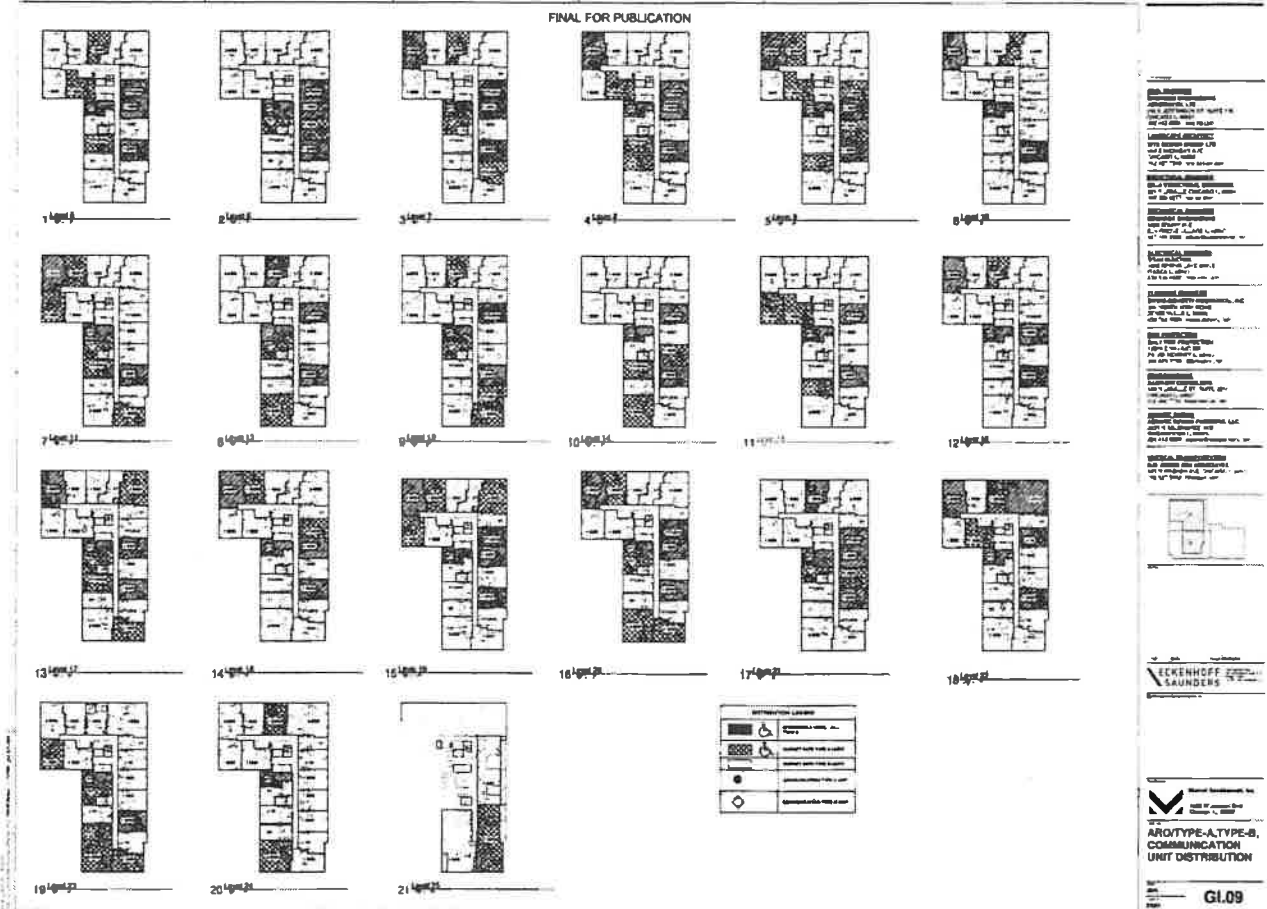
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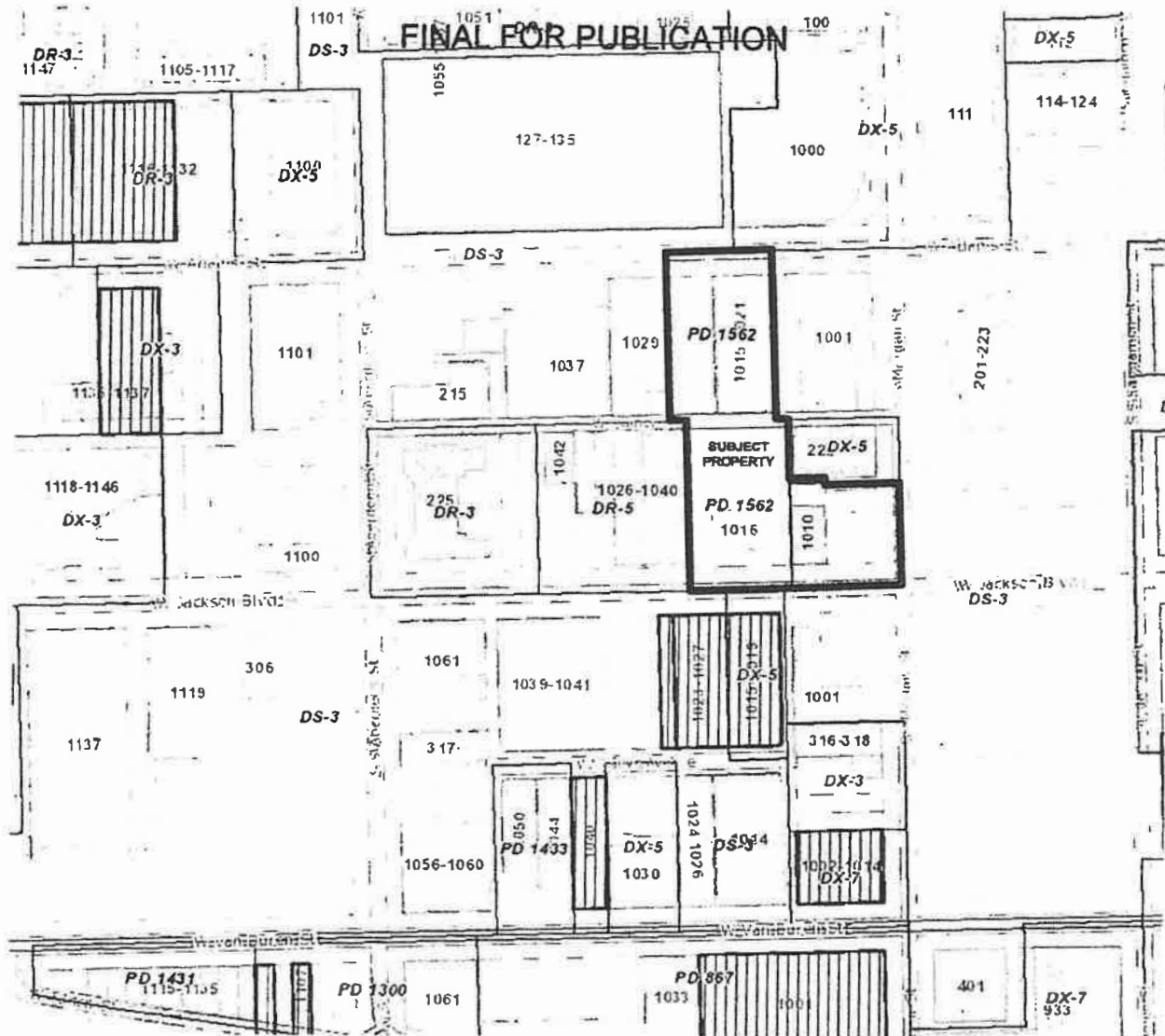
Summary Work Log

Submission Date: 02/26/2024 07:16:51 PM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

- | | |
|----------------------------|---------------------------|
| Options | Action |
| Show Notes | Accept |
| Email User | Deny |
| | Follow Up |







CTA Station	Pedestrian Street	PDMA Provisions (30)	Zoning - Color-Coded
Non-Accessibile	Provision	10' Sign Provisions	Residential
Accessibile	Sign	10' Sign Provisions	Commercial
METRA Station	Sign Color	PMO Sidewalk	Manufacturing
Chicago Public Schools	Chicago Landmarks	Zoning Sign of Approval	Residential
TIPs	Chicago Landmark Districts	ADU Inset	Professional Office/Shop
Industrial Corridors	Chicago Historic Rehabilitation Survey	Commuter Zoning Ordinance	Professional Manufacturing
Ward	Chicago Historic Rehabilitation Survey	Administrative Requirements -ADU	Disturbance Mitig
Community Area	Chicago Historic Rehabilitation Survey	Community Preservation Plan	Disturbance Care
City Parcels	Chicago Historic Rehabilitation Survey	Historic Area	Disturbance Prohibition
Planned Development	National Register	Historic Landmarks	Disturbance Services
Latitude Zoning	National Register	Historic Landmarks	Disturbance
Forest	National Register	Historic Landmarks	Plan and Open Space
Parks	National Register	Historic Landmarks	
	Overlay & Special Sign Districts	Planning Reports	
		Zoning Map Inset	
		Zoning Ordinance Area	
		T&E Map Inset	
		T&E Sign Inset	

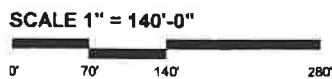
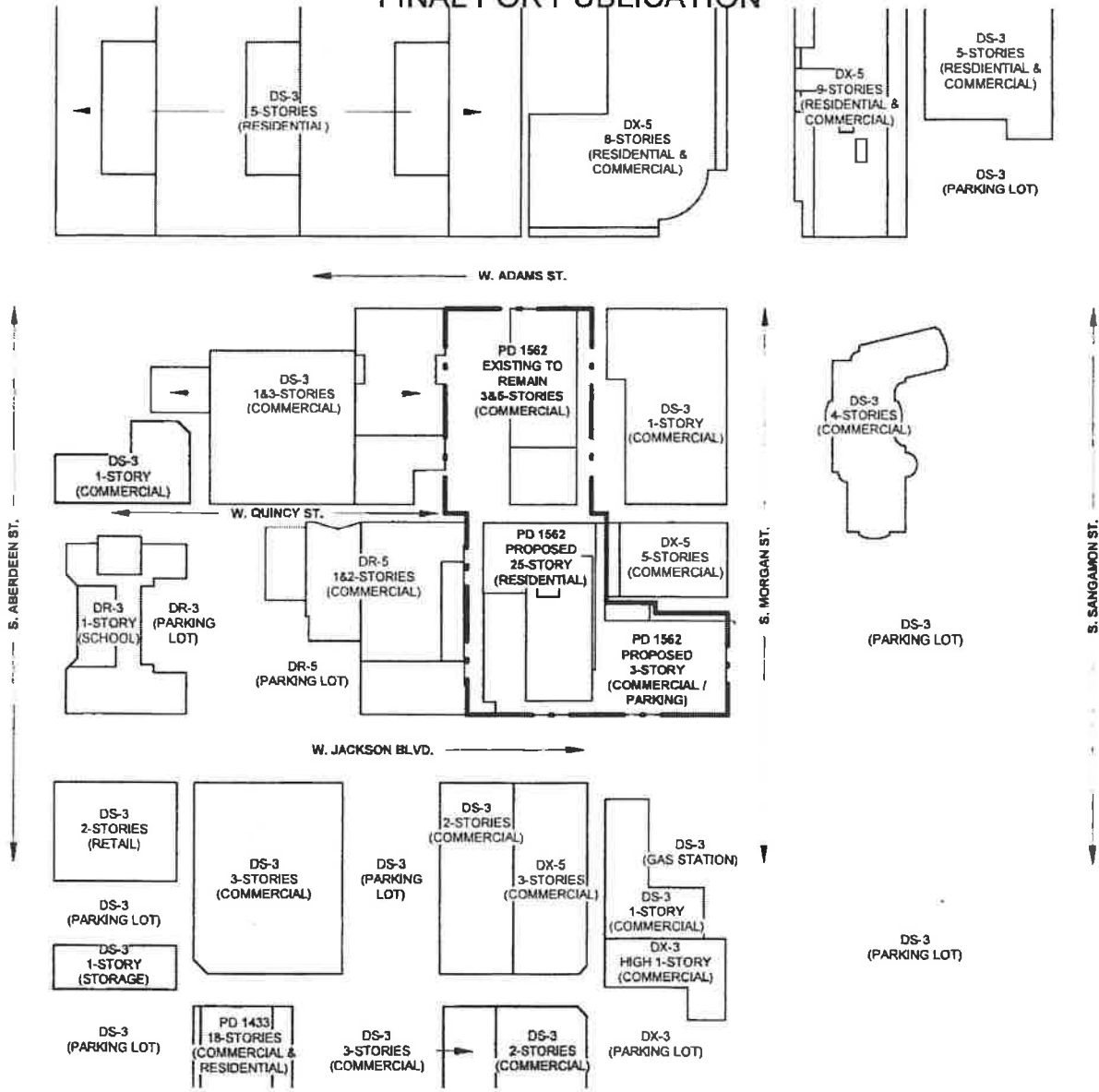


EXISTING ZONING MAP

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION

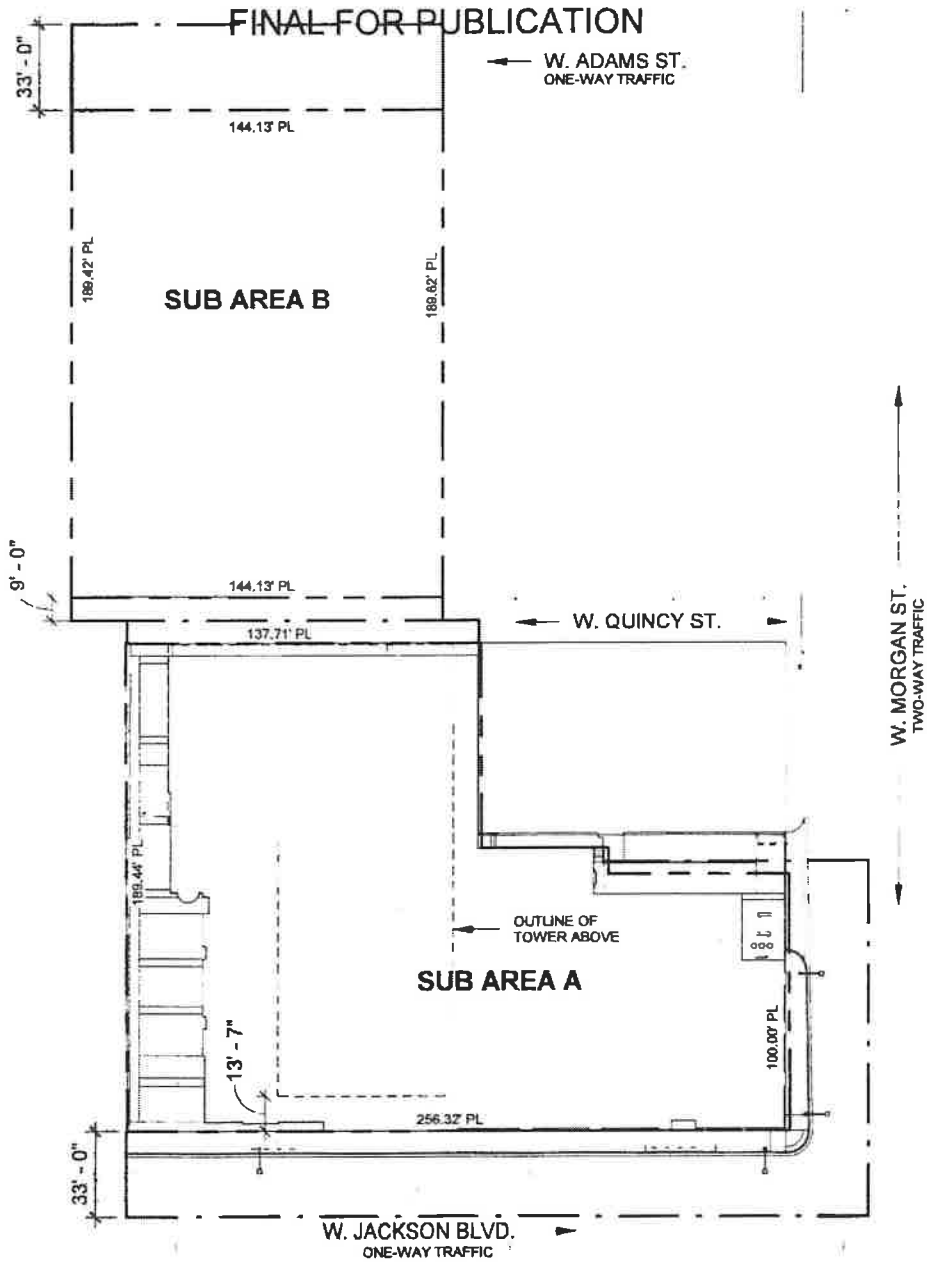


EXISTING LAND USE MAP

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024



SCALE 1" = 60'-0"

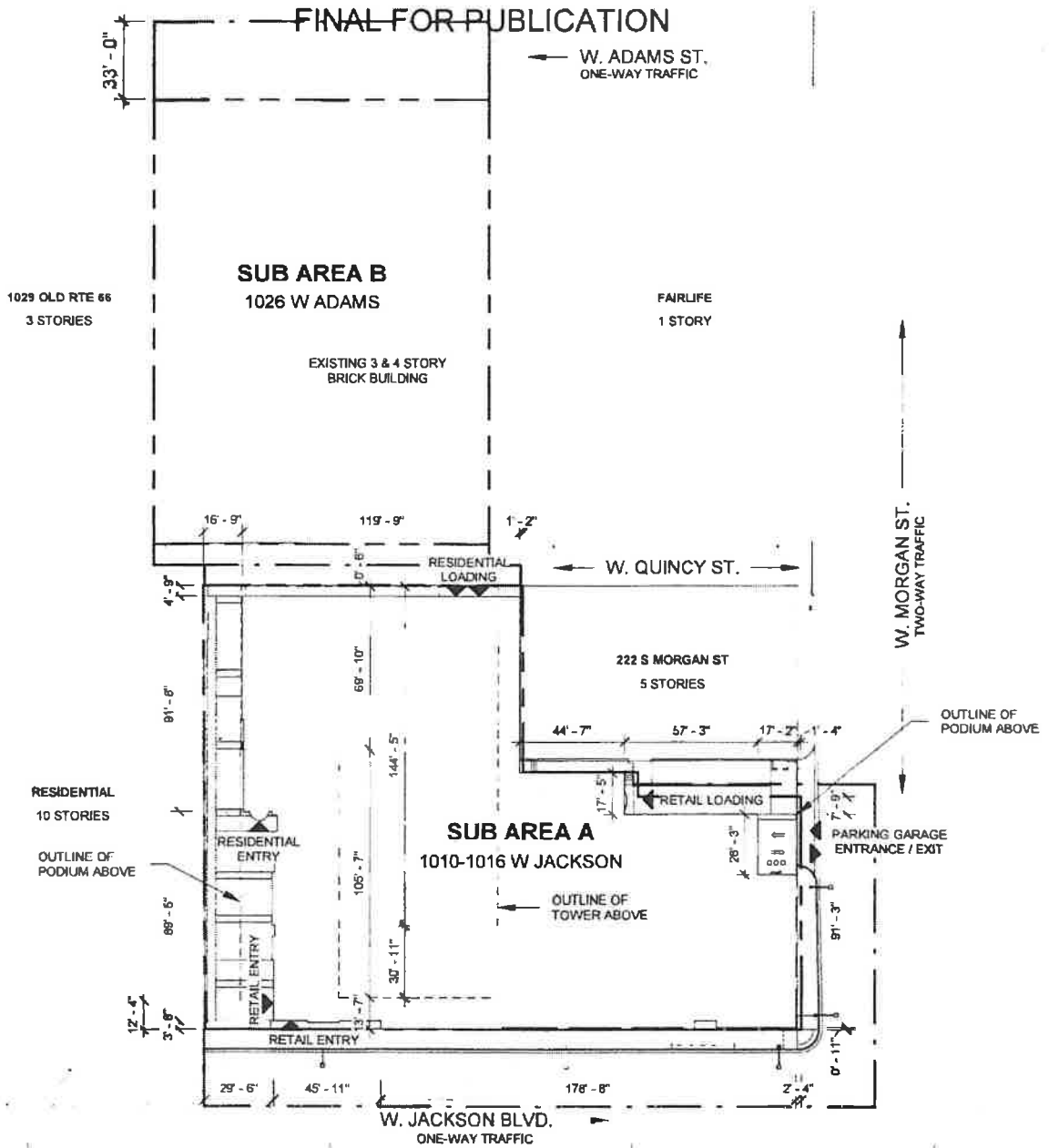


PD BOUNDARY, SUB-AREA, & PROPERTY LINE MAP

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Steet

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024



SCALE 1" = 60'-0"



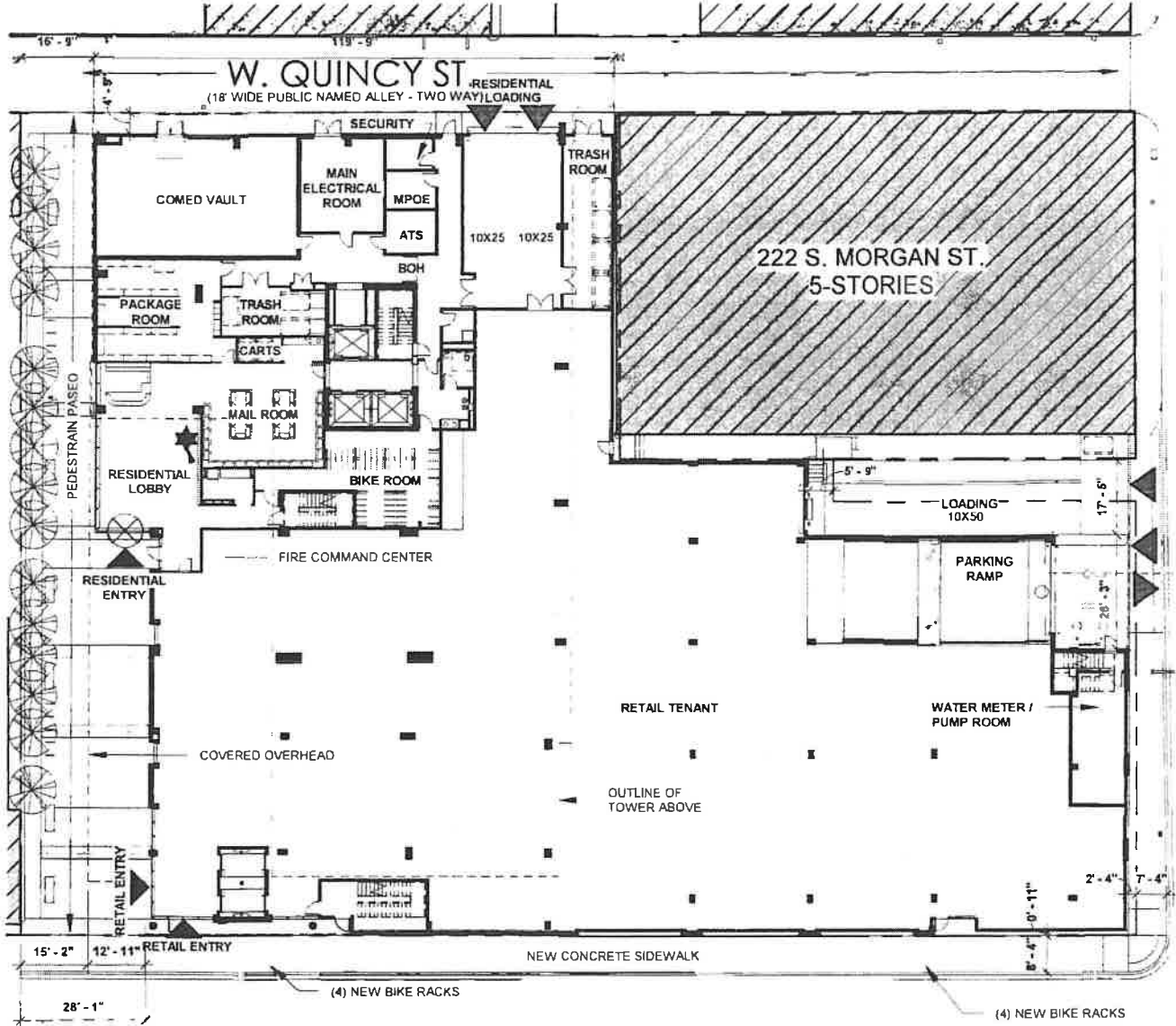
OVERALL SITE PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

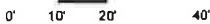
FINAL FOR PUBLICATION



W. JACKSON BLVD.

(66' PUBLIC R.O.W. - ONE-WAY)

SCALE 1/32" = 1'-0"

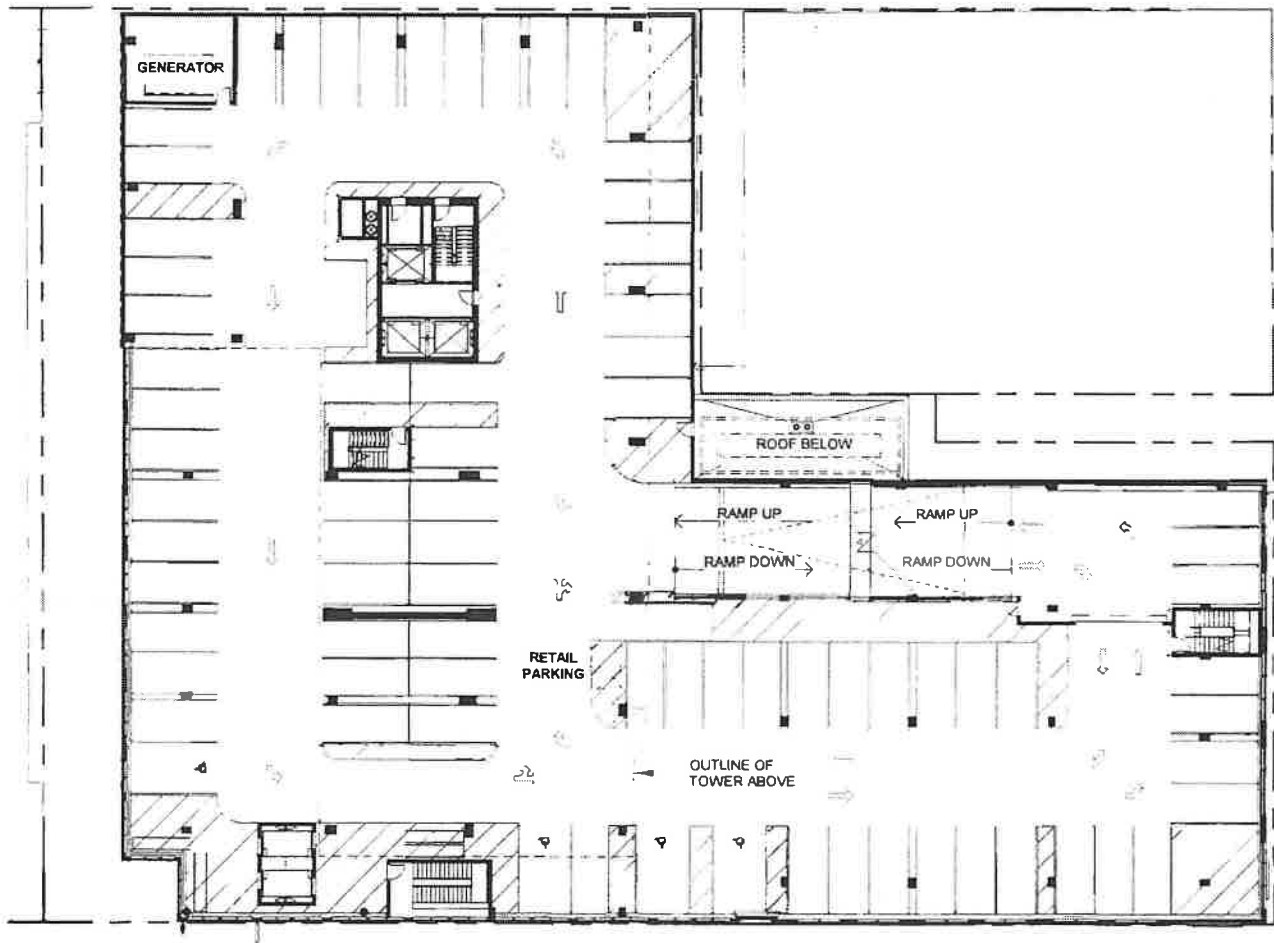


GROUND FLOOR & LANDSCAPE PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"

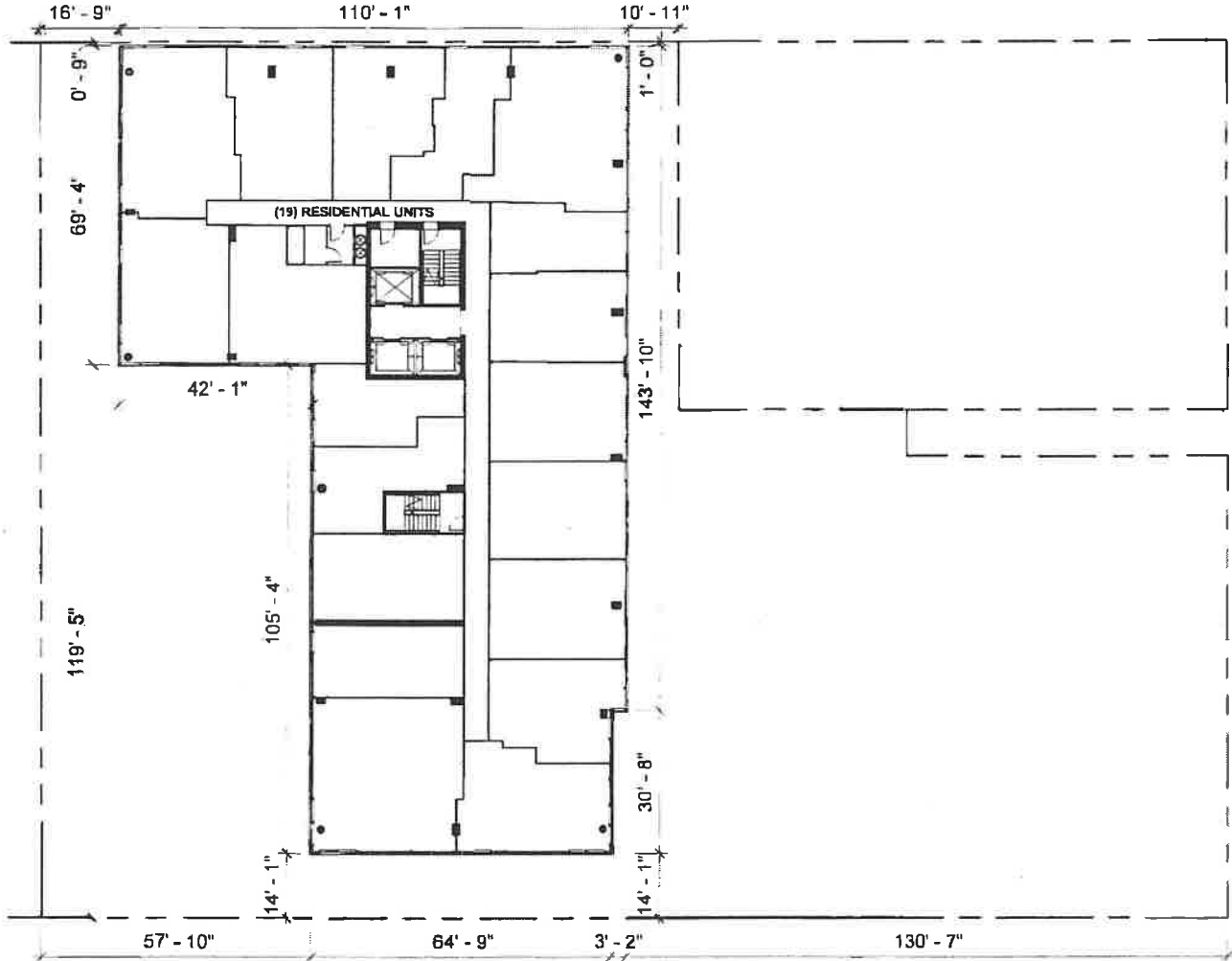


TYPICAL PARKING FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
Address: 1000-24 West Jackson Boulevard/
230-38 South Morgan Street/
1015-27 West Adams Street
Introduction: MARCH 20, 2024
Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"



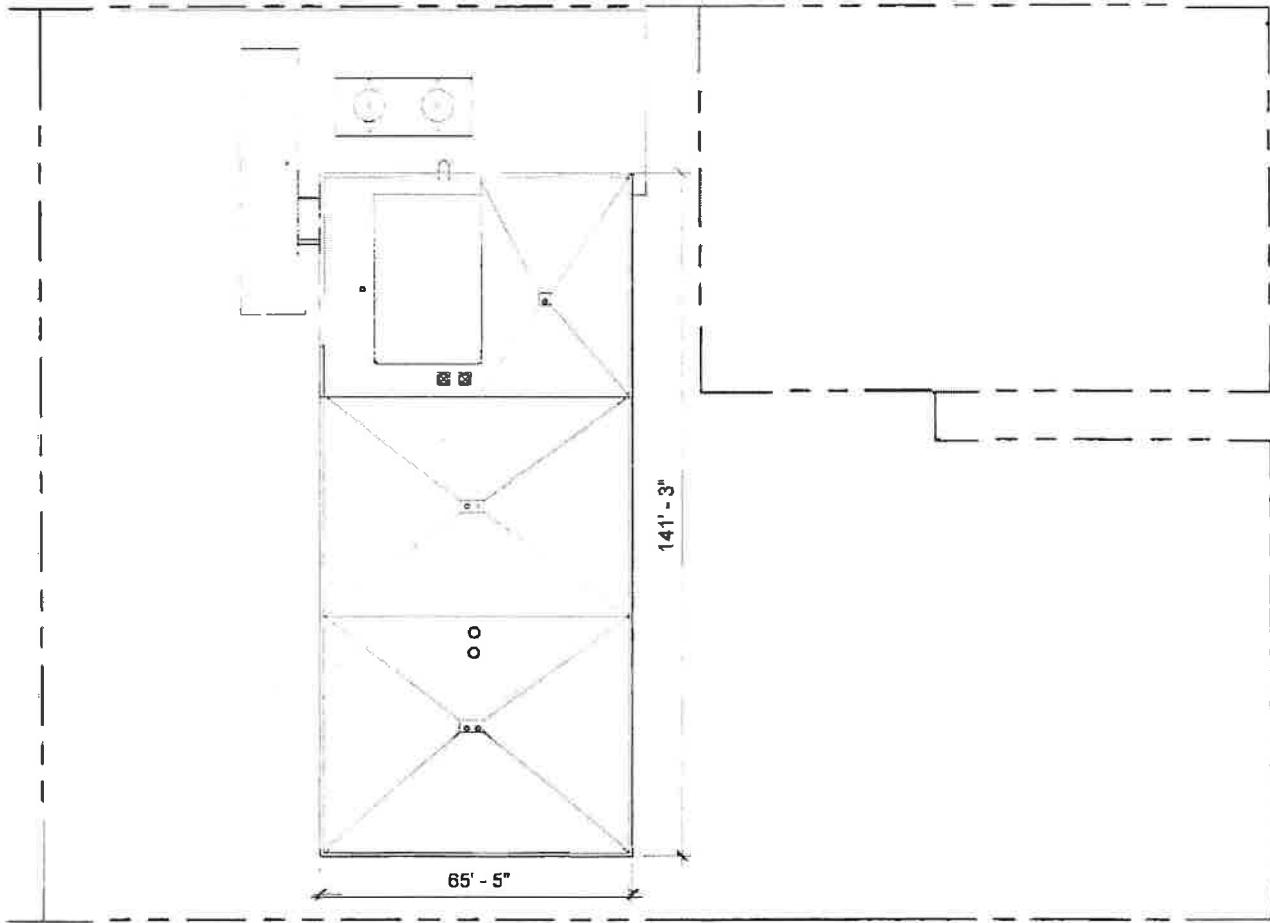
TYPICAL FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street

Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SCALE 1/32" = 1'-0"
0' 10' 20' 40'



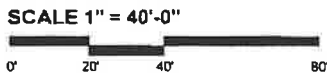
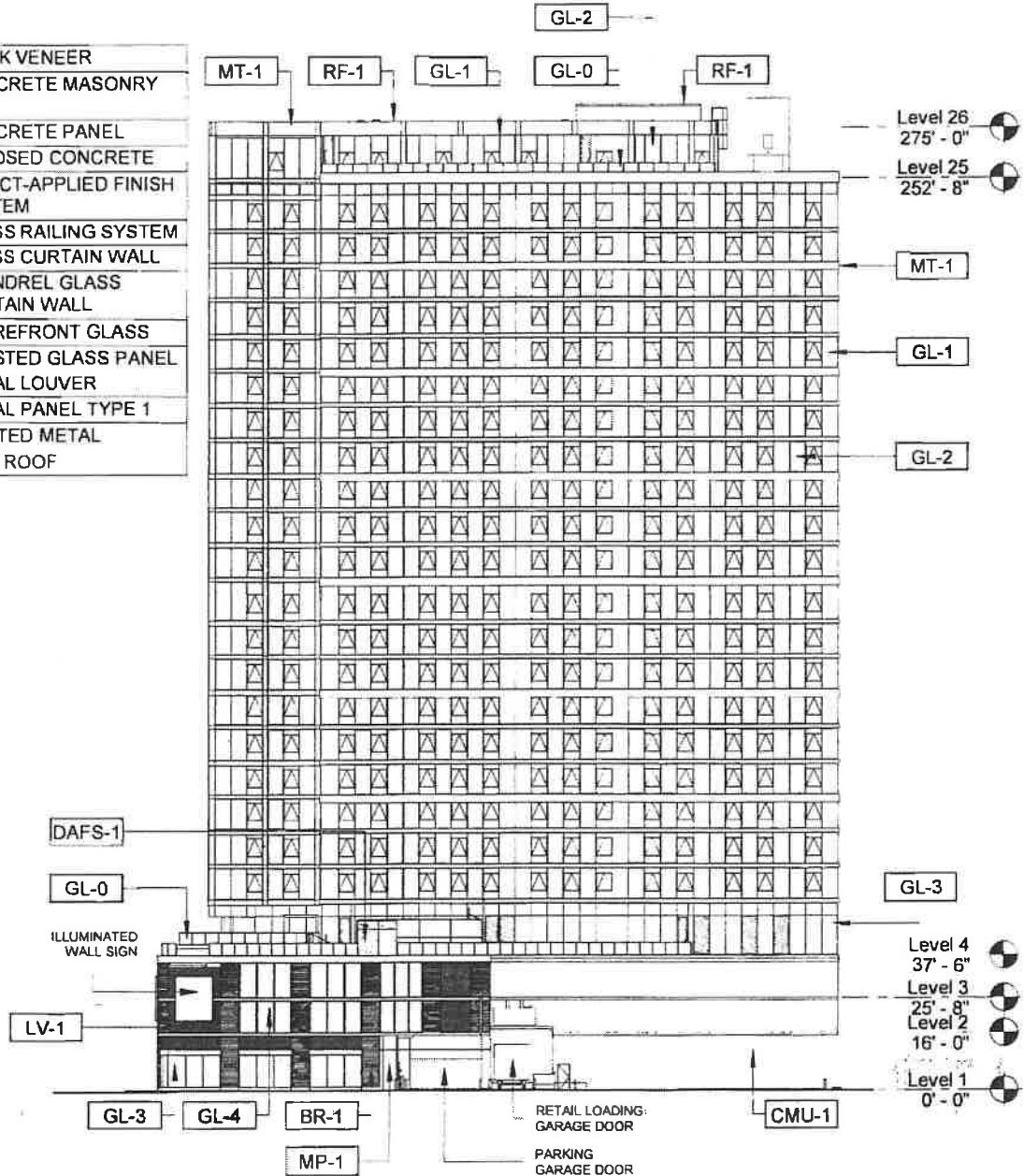
ROOF PLAN

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
Address: 1000-24 West Jackson Boulevard/
230-38 South Morgan Street/
1015-27 West Adams Street
Introduction: MARCH 20, 2024
Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION

BR-1	BRICK VENEER
CMU-1	CONCRETE MASONRY UNIT
CN-1	CONCRETE PANEL
CONC-1	EXPOSED CONCRETE
DAFS-1	DIRECT-APPLIED FINISH SYSTEM
GL-0	GLASS RAILING SYSTEM
GL-1	GLASS CURTAIN WALL
GL-2	SPANDREL GLASS CURTAIN WALL
GL-3	STOREFRONT GLASS
GL-4	FROSTED GLASS PANEL
LV-1	METAL LOUVER
MP-1	METAL PANEL TYPE 1
MT-1	PAINTED METAL
RF-1	FLAT ROOF

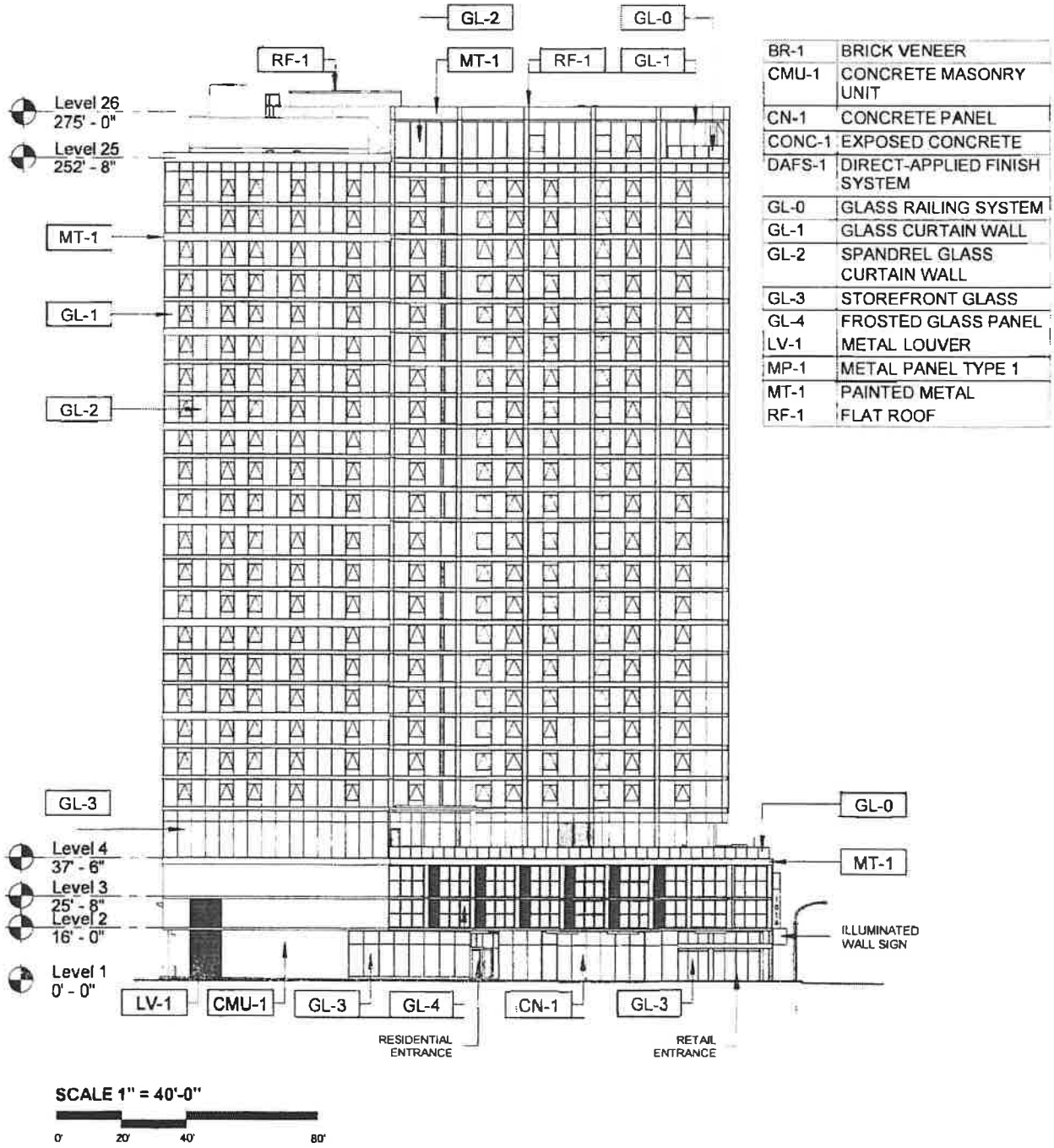


EAST ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Steet
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



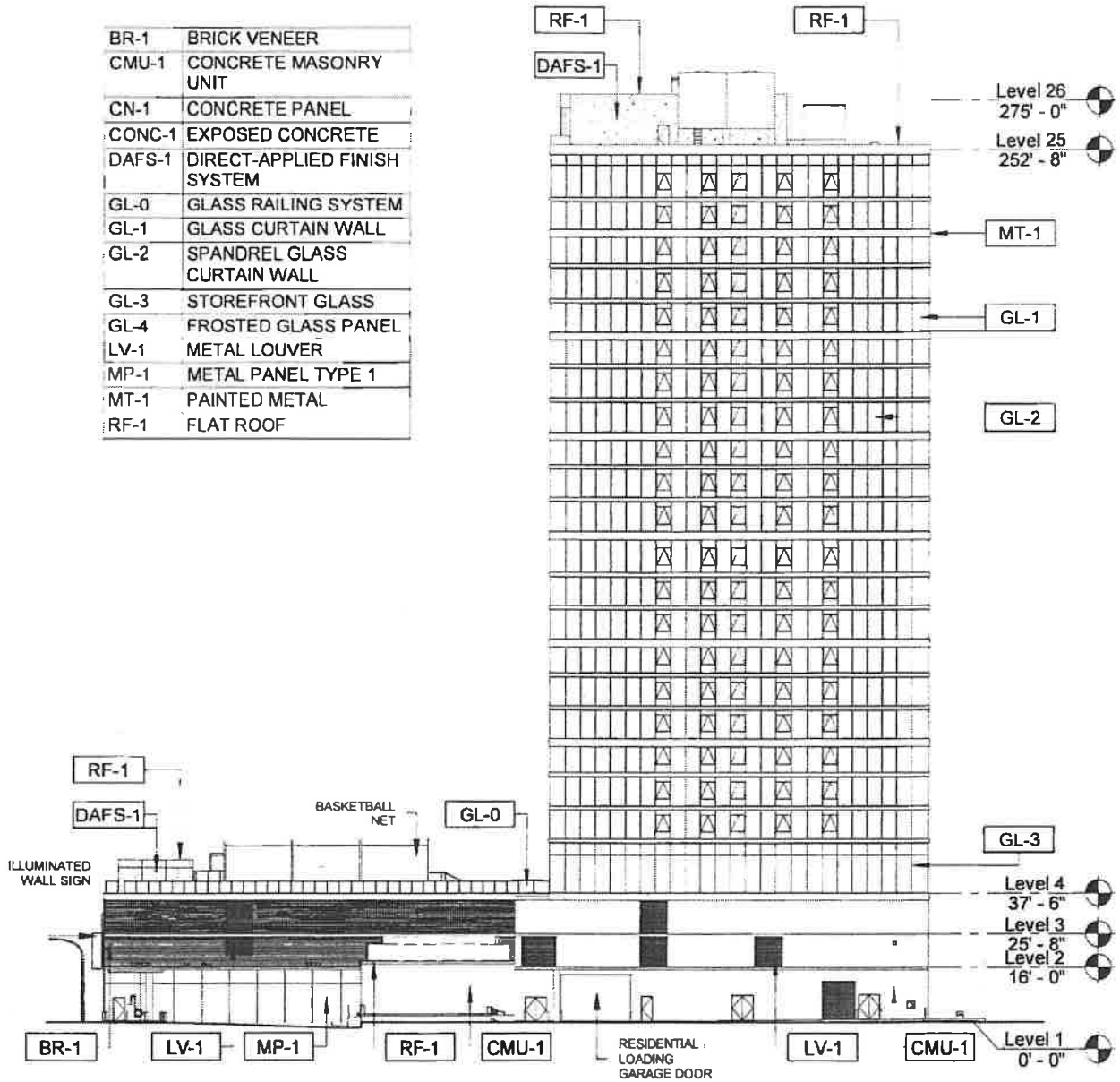
WEST ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION

BR-1	BRICK VENEER
CMU-1	CONCRETE MASONRY UNIT
CN-1	CONCRETE PANEL
CONC-1	EXPOSED CONCRETE
DAFS-1	DIRECT-APPLIED FINISH SYSTEM
GL-0	GLASS RAILING SYSTEM
GL-1	GLASS CURTAIN WALL
GL-2	SPANDREL GLASS CURTAIN WALL
GL-3	STOREFRONT GLASS
GL-4	FROSTED GLASS PANEL
LV-1	METAL LOUVER
MP-1	METAL PANEL TYPE 1
MT-1	PAINTED METAL
RF-1	FLAT ROOF



SCALE 1" = 40'-0"

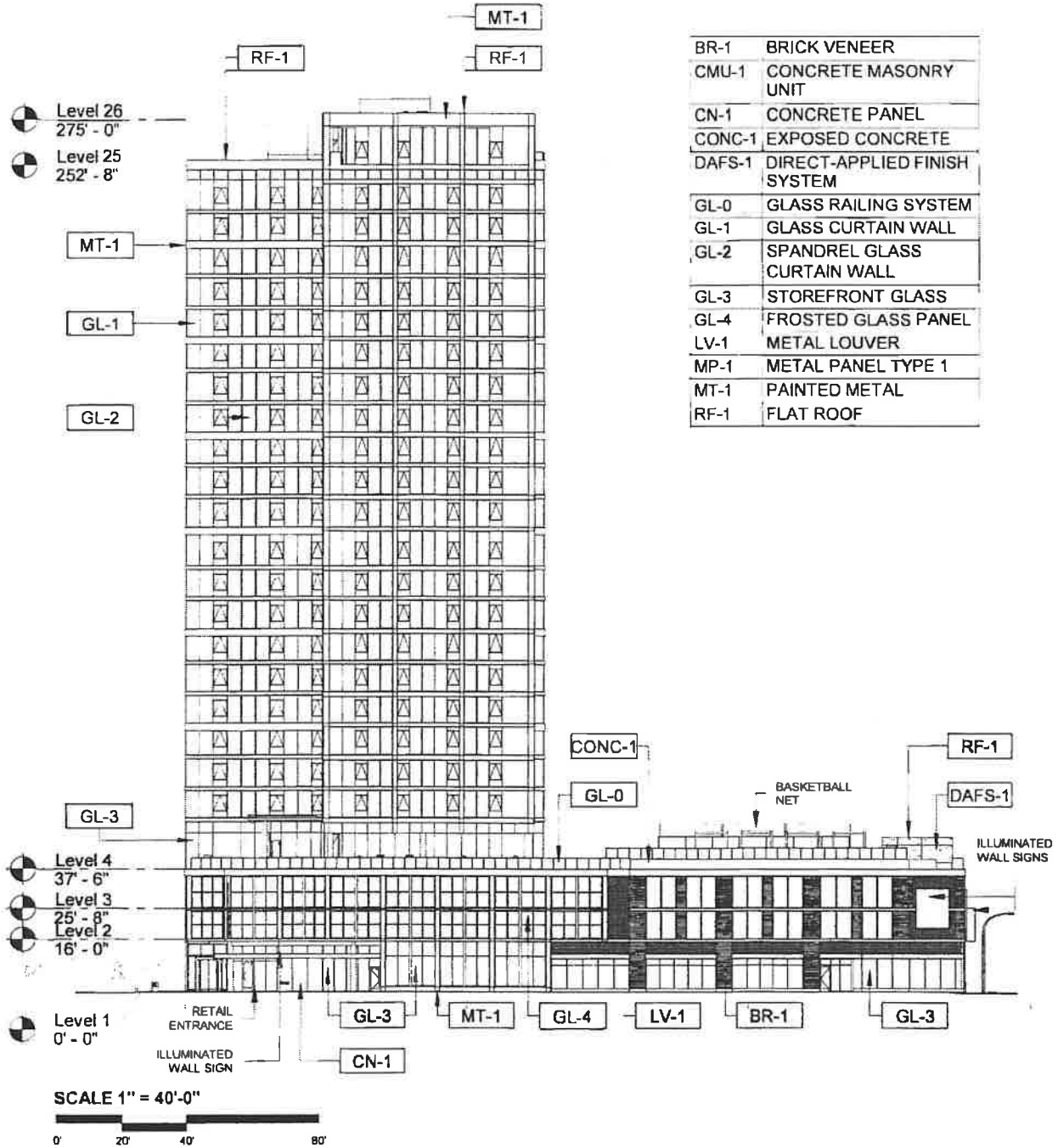


NORTH ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

FINAL FOR PUBLICATION



SOUTH ELEVATION

ECKENHOFF SAUNDERS

Applicant: 1016 W Jackson LLC
 Address: 1000-24 West Jackson Boulevard/
 230-38 South Morgan Street/
 1015-27 West Adams Street
 Introduction: MARCH 20, 2024
 Plan Commission: JULY 18, 2024

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 1-J.
(Application No. A-8796)
(Common Address: 628 -- 632 N. Ridgeway Ave.)*

[O2022-3684]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 1-J in the area bounded by:

a line 250 feet south of and parallel to West Huron Street; North Ridgeway Avenue; a line 300 feet south of and parallel to West Huron Street; and the alley next west of and parallel to North Ridgeway Avenue.

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

*Reclassification Of Area Shown On Map No. 2-G. RBPD 1562
(Application No. 21176)*

(Common Address: 1012 -- 1024 W. Jackson Blvd./1015 -- 1027 W. Adams St.)
[SO2022-3366]

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 DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 120 feet west of South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.59 feet west of South Morgan Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 120 feet west of South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.59 feet west of South Morgan Street,

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

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

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

Residential-Business Planned Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1562 ("Planned Development") consists of approximately 53,168 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, 1016 West Jackson LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall

require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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 eighteen (18) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development

Boundary, Property Line and Subarea Map; an overall Site Plan; Ground Floor Plan; Subarea A Floor Plans and Roof Plans; and Building Elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

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

Subarea A and Subarea B: cultural exhibits and libraries; animal services (except kenneling); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); communication service establishments; eating and drinking establishments (all and including at-grade and above-grade outdoor patio and liquor sales); indoor special event including incidental liquor sales; financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); hotel/motel; medical service; office; personal service; repair or laundry service, consumer; retail sales; participant sports and recreation (subject to site plan approval); artisan manufacturing, production and industrial services; co-located wireless communications facilities; residential units; accessory parking and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR on the Subarea A portion of the Property only in the amount of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-3 Downtown Service District to the DX-5 Downtown Mixed-Use District and then to this Residential Business Planned Development ("P.D.") Number 1562 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 370 dwelling units in Subarea A and 50 dwelling units in Subarea B. The Applicant intends to construct a 370-unit rental building in Subarea A (the "Project"). This statement addresses ARO compliance for the Project. Compliance with the ARO for Subarea B will be determined in the future if a residential development project is proposed.

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 for Subarea A 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 for Subarea A is 74 affordable units (20 percent of 370) and half of those affordable units are Required Units. The Applicant of Subarea A has agreed to satisfy its affordable housing obligation by providing all 74 affordable units in the rental building in Subarea A, 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 25 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 25 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.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against Subarea A of the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

10. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development ("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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Subarea B of the P.D., which have been previously constructed, the obligations contained within this statement only shall apply to the improvements in Subarea A of the P.D. 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 Subarea A improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the

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

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 Subarea A improvements 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 Subarea A improvements 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.

17. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea B for review and approval by the DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with this P.D. and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

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

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary, Subarea and Property Line Map; Overall Site Plan; Landscape Plan; Site Details; Ground, 2nd, 3rd and 4th Floor Plans; 5th through 27th Typical Floor Plans; Level 28 Floor Plan; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 61385 through 61406 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.

Bulk Regulations And Data Table.

Net Site Area:	53,168.00 square feet
Subarea A:	25,855.00 square feet
Subarea B:	27,313.00 square feet

Area Remaining in the Public Right-of-Way:	11,780.37 square feet
Subarea A:	5,727.33 square feet
Subarea B:	6,053.04 square feet
Gross Site Area:	64,948.37 square feet
Subarea A:	31,582.23 square feet
Subarea B:	33,366.04 square feet
Maximum Floor Area Ratio:	8.10
Subarea A: (Base FAR = 5.0 + transfer of surplus Base FAR from Subarea B + 3.1 bonus)	11.95
Subarea B: (Existing Base FAR = 1.36 + Bonus FAR available for future development = 3.1)	4.46
Maximum Number of Dwelling Units: (these unit counts are based upon a → required 40 percent mix of efficiency units)	420
Subarea A:	370
Subarea B:	50
Maximum Hotel Key Count: (For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio)	350
Subarea A:	250
Subarea B:	100
Subarea A:	295 feet

Maximum Building Height:

Subarea B: 150 feet

Minimum Number of Accessory Off-Street Parking:

Subarea A: 125

Subarea B: 0

Minimum Number of Off-Street Loading Berths:

Subarea A: 2

Subarea B: 0

Minimum Number of Bicycle Parking Spaces:

Subarea A: 350

Subarea B: 0

Minimum Setbacks from Property Line: In accordance with the Site Plan

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ARO Affordable Housing Profile Form (AHP)

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

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

Date: 12-14-22

DEVELOPMENT INFORMATION

Development Name: 1016 W. Jackson

Development Address: 1012-24 W. Jackson Blvd./1015-27 W. Adams St.

Zoning Application Number, if applicable: 21176 Ward: 25

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

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

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

- ARO Web Form completed and attached - or submitted online on preliminary ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- preliminary 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 1016 W Jackson LLC

Developer Contact Anthony Hrusovsky

Developer Address 2211 N. Elston Ave., Suite 306, Chicago, IL 60614

Email anthony@mavrekdevelopment.com

Developer Phone 847-917-3065

AttorneyName Acosta Ezgur, LLC - Michael Ezgur

AttorneyPhone 312-617-8900

TIMING

Estimated date marketing will begin Fall 2024

Estimated date of building permit* Fall 2023

Estimated date ARO units will be complete Spring 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)

	12/16/22
Developer or their agent	Date
	01/25/2023
ARO Project Manager	Date





ARO Web Form

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Applicant Contact Information

Name: Anthony Hrusovsky
Email: anthony@mavrekdevelopment.com

Development Information

Are you rezoning to downtown?: Yes
Is your project subject to the ARO Pilots?: 2021 ARO

Address

Submitted Date: 10/19/2022

Number From: 1012 Number To: 1024 Direction: W
Street Number: Jackson Blvd. Postal Code: 60607

Development Name

1016 W. Jackson

Information

Ward :25 ARO Zone: Downtown

Details

ARO trigger: Downtown Planned Development
Total units: 370
Development type: Rental
TSL Project : TSL Applies
Submitted date: 12/15/2022

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Requirements

Affordable units: 74 ARO Units (20% of 370 total dwelling units)

How do you intend to meet your required obligation?

On-Site: 74 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 74 In-Lieu Fee Owed: 0

All 74 units will be made affordable to households at a weighted average of 60% of the AMI in accordance with the ARO Rules.

This is a preliminary approved AHP. Prior to the issuance of any building permits for any residential building in Subarea A, the Applicant must execute and record an affordable housing agreement. This includes re-submitting this Affordable Housing Profile to DOH for review and approval subject to all requirements of Section 2-44-085 of the Chicago Municipal Code.

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61388

Project Name	1016 W. Jackson
Zoning Application number, if applicable	21176
Address	1012-24 West Jackson Boulevard
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	4.05
Total Units in Project	370
Total Affordable units	74

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	117	40%	577	29	39%	498	86%
One-bedroom	138	47%	690	35	47%	600	87%
Two-bedroom	41	14%	992	10	14%	913	92%
Three-bedroom	0	-	-	0	-	-	-
Four-bedroom	0	-	-	0	-	-	-

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	TOD	TOD
Laundry	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Appliances	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Refrigerator age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Dishwasher age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Stove/Oven age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Microwave age/EnergyStar/make/model/color	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Bathroom(s) how many? Half bath? Full both?	T/B/D	T/B/D, in accordance w/ARO Rules
Kitchen countertops material	T/B/D	T/B/D, in accordance w/ARO Rules
Flooring material	T/B/D	T/B/D, in accordance w/ARO Rules
HVAC	T/B/D	T/B/D, in accordance w/ARO Rules
Other		

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- CTA Station
- Non-Accessibility
- Airports
- METRA Station
- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Planned Developments
- Lakefront Zoning
- Pedestrian Street
- Pedestrian
- Retail
- Site Center
- Chicago Landmarks
- Chicago Landmark Districts
- Chicago Historic Resources Survey
- Chicago
- Chicago
- National Register
- IRP - Property
- IRP - District
- IRP - Property
- IRP - District
- Special Districts

SCALE
N.T.S.



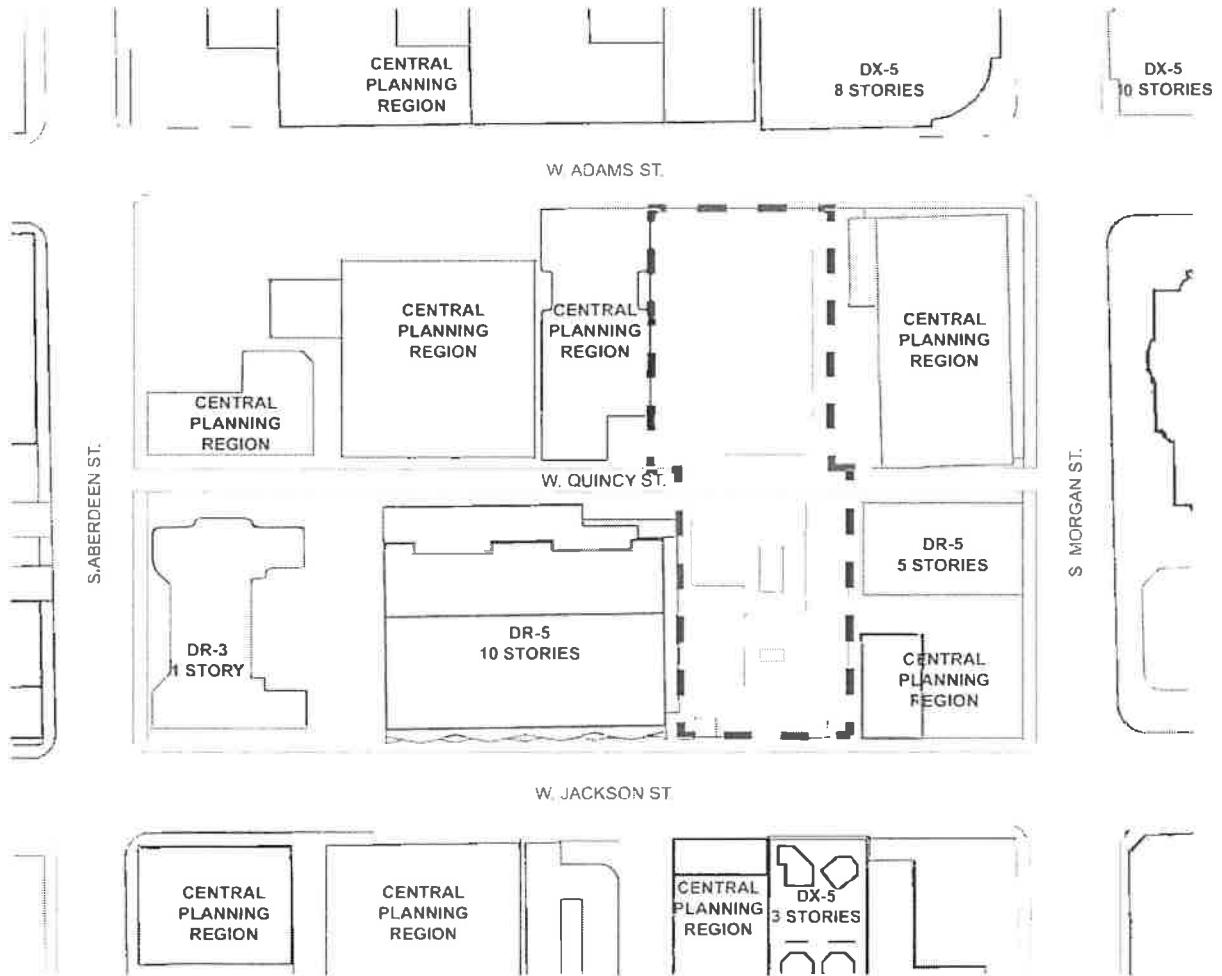
EXISTING ZONING MAP

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GROUP

APPLICANT: 1016 W. JACKSON LLC
 ADDRESS: 1012-24 WEST JACKSON BOULEVARD
 1015-27 WEST ADAMS STREET

INTRODUCTION: OCTOBER 26, 2022
 PLAN COMMISSION: FEBRUARY 16, 2023

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SCALE
1" = 120'-0"

EXISTING LAND USE MAP

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SCALE
1" = 60'-0"

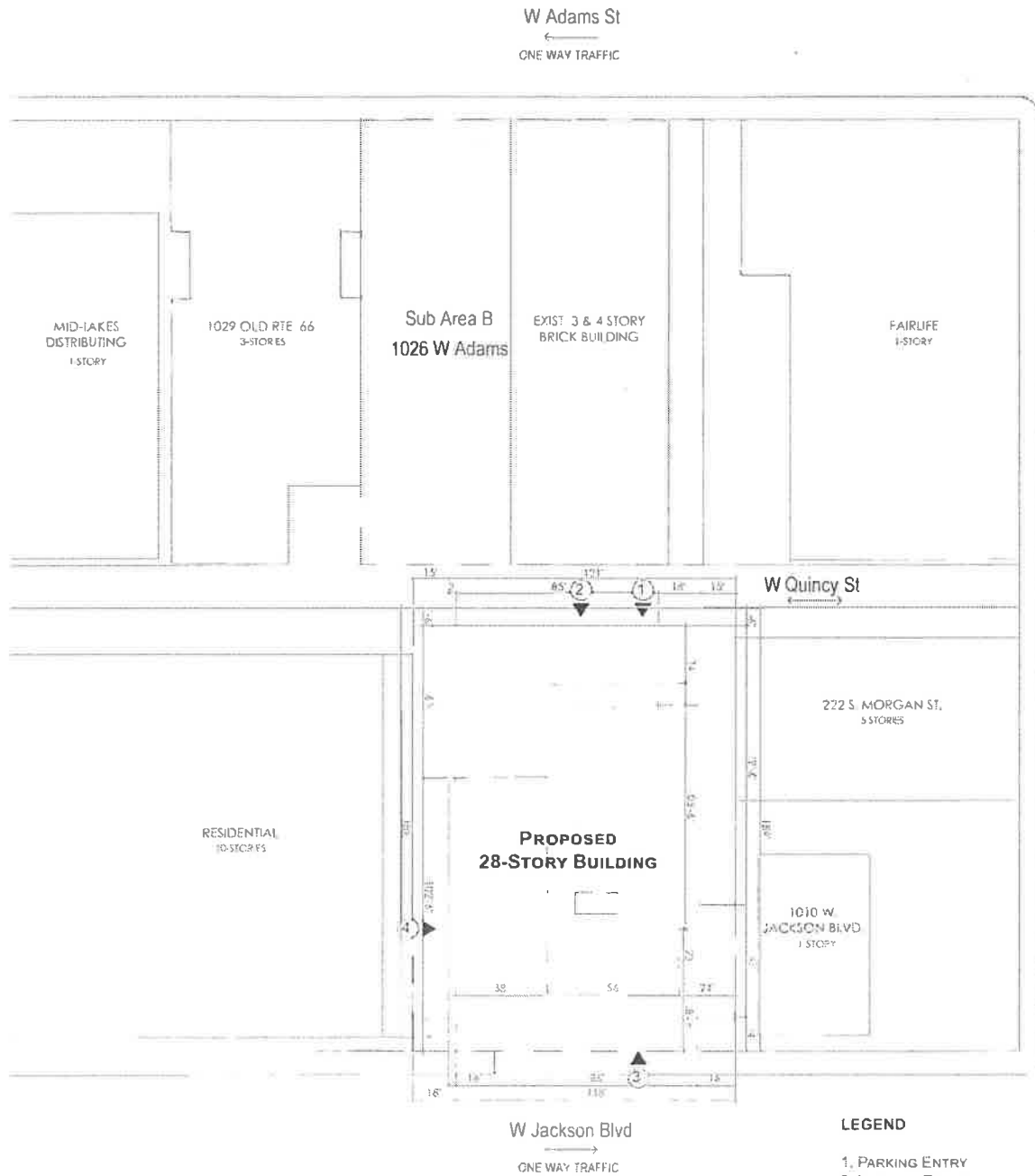


PLANNED DEVELOPMENT BOUNDARY
SUB-AREA AND PROPERTY LINE MAP

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LEGEND

- 1. PARKING ENTRY
- 2. LOADING ENTRY
- 3. RETAIL ENTRY
- 4. RESIDENTIAL ENTRY

SCALE
1" = 60'-0"



OVERALL SITE PLAN

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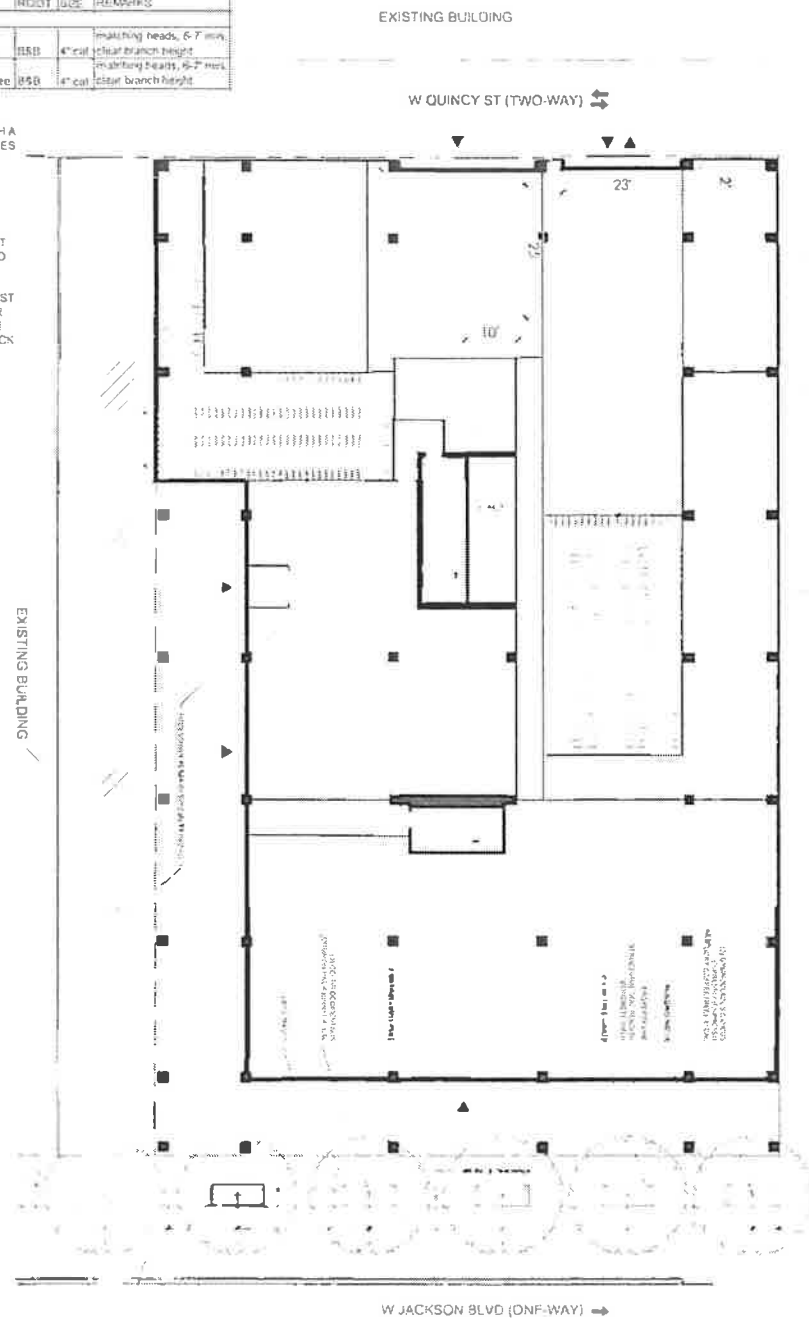
APPLICANT:	1016 W. JACKSON LLC
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PLANT SCHEDULE:				
QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	REMARKS
SHADE TREES				
3	<i>Cornus alternifolia</i>	Cornus Haleberry	15B	smoking heads, 6-7' min clear branch height
3	<i>Gimrekiular gokus 'Espresso'</i>	Espresso Kentucky Coffee tree	15B	4" cal clear branch height

GENERAL NOTES

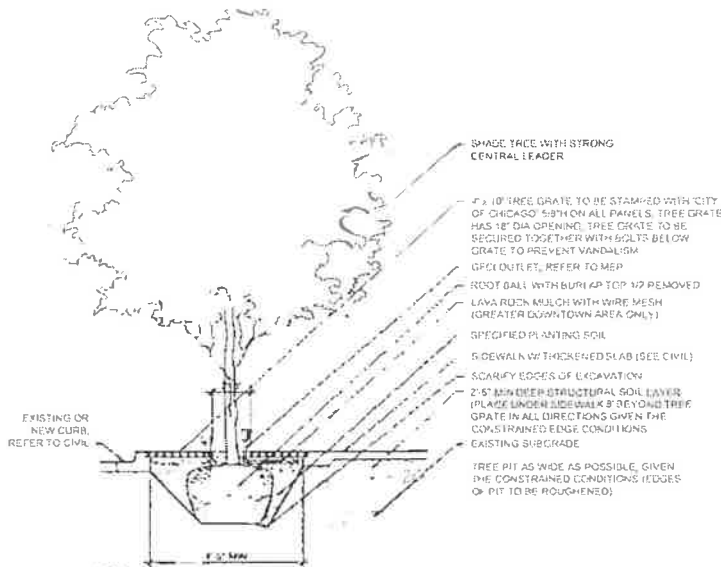
- ALL GRATED AT GRADE PLANTERS WILL BE 4' X 10' WITH A 24" OPENING SET AT BACK OF CURB. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.
- 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
- NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.



LANDSCAPE PLAN

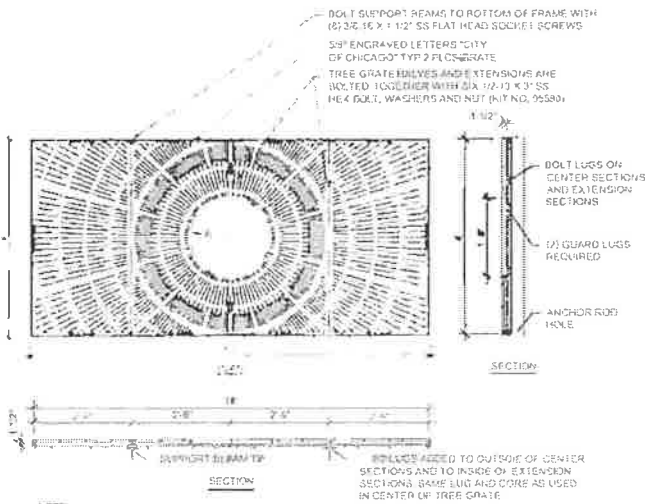


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NOTE:
1. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 2" INTO PLANTING HOLE.

1 **SHADE TREE IN GRATE SECTION**
NOT TO SCALE



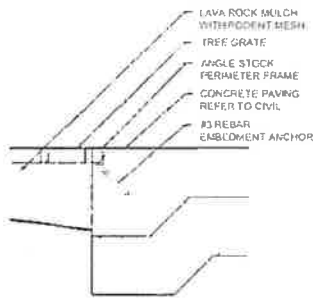
NOTE:
1. ALL GRATES MUST BE SECURED FROM BENEATH EACH GRATE PANEL WITH MANUFACTURER'S 1/2\"/>

2 **TREE GRATE DETAIL**
1/4" = 1'-0"

SITE DETAILS

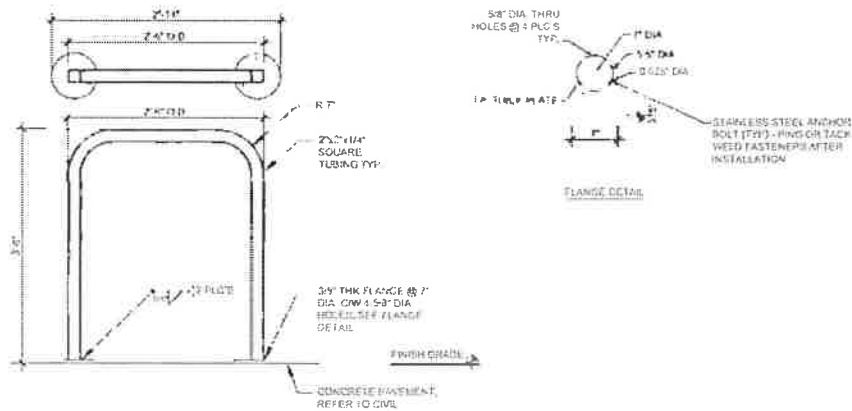


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NOTE:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

3 **TREE GRATE AT CONCRETE DETAIL**
3/4" = 1'-0"



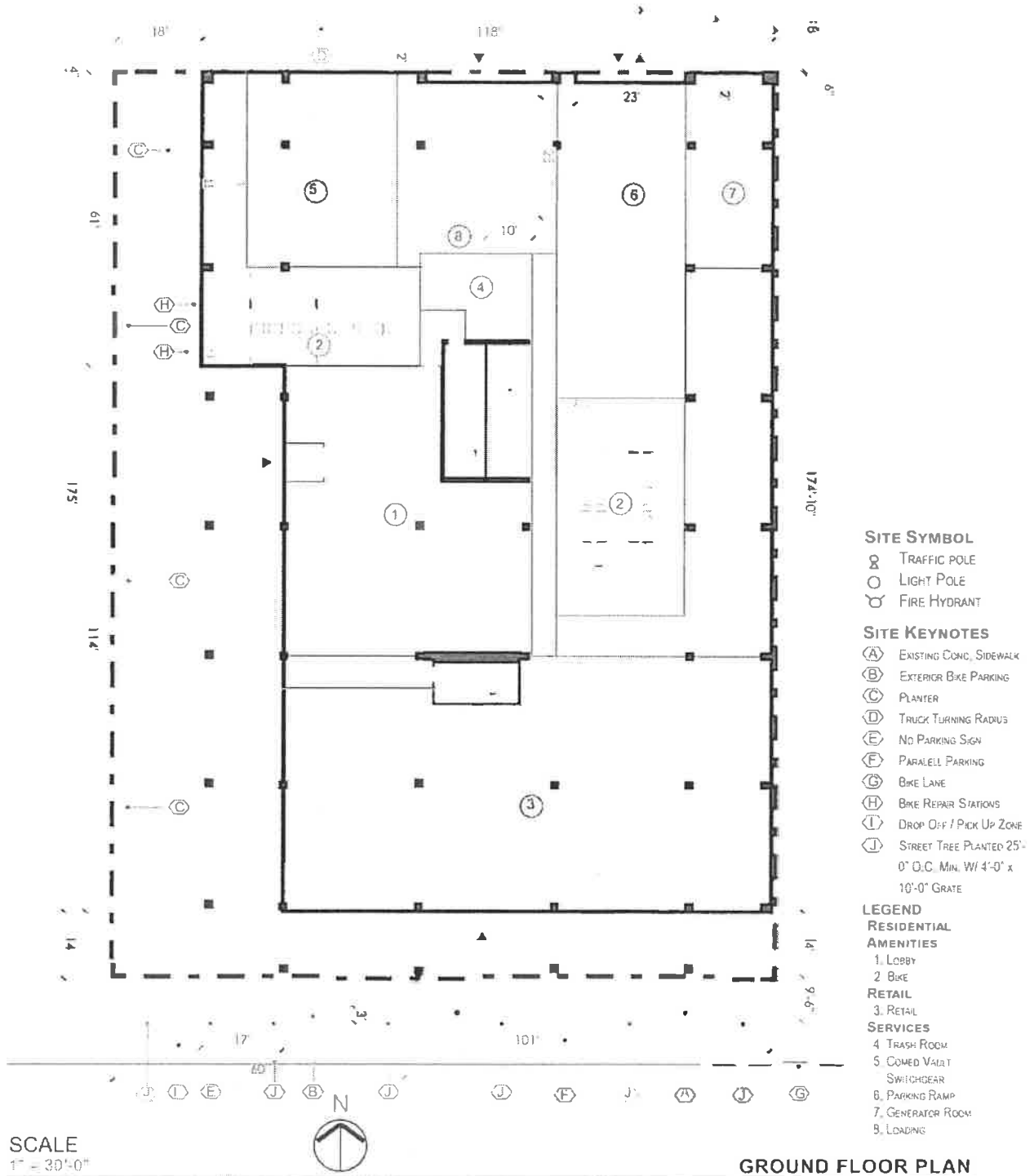
4 **CDOT STANDARD U-RACK BIKE RACK**
1" = 1'-0"

SITE DETAILS



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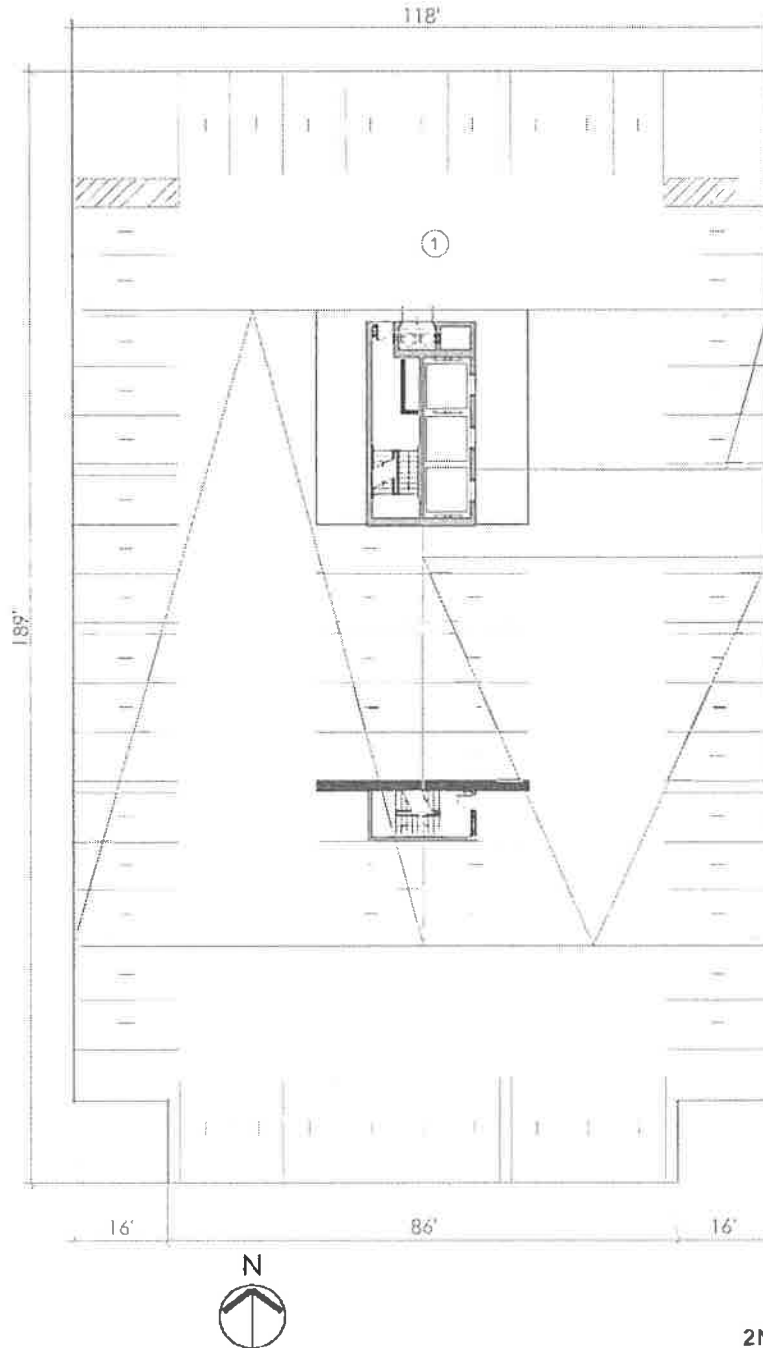
SCALE
1" = 30'-0"



GROUND FLOOR PLAN

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LEGEND
SERVICES
1. PARKING

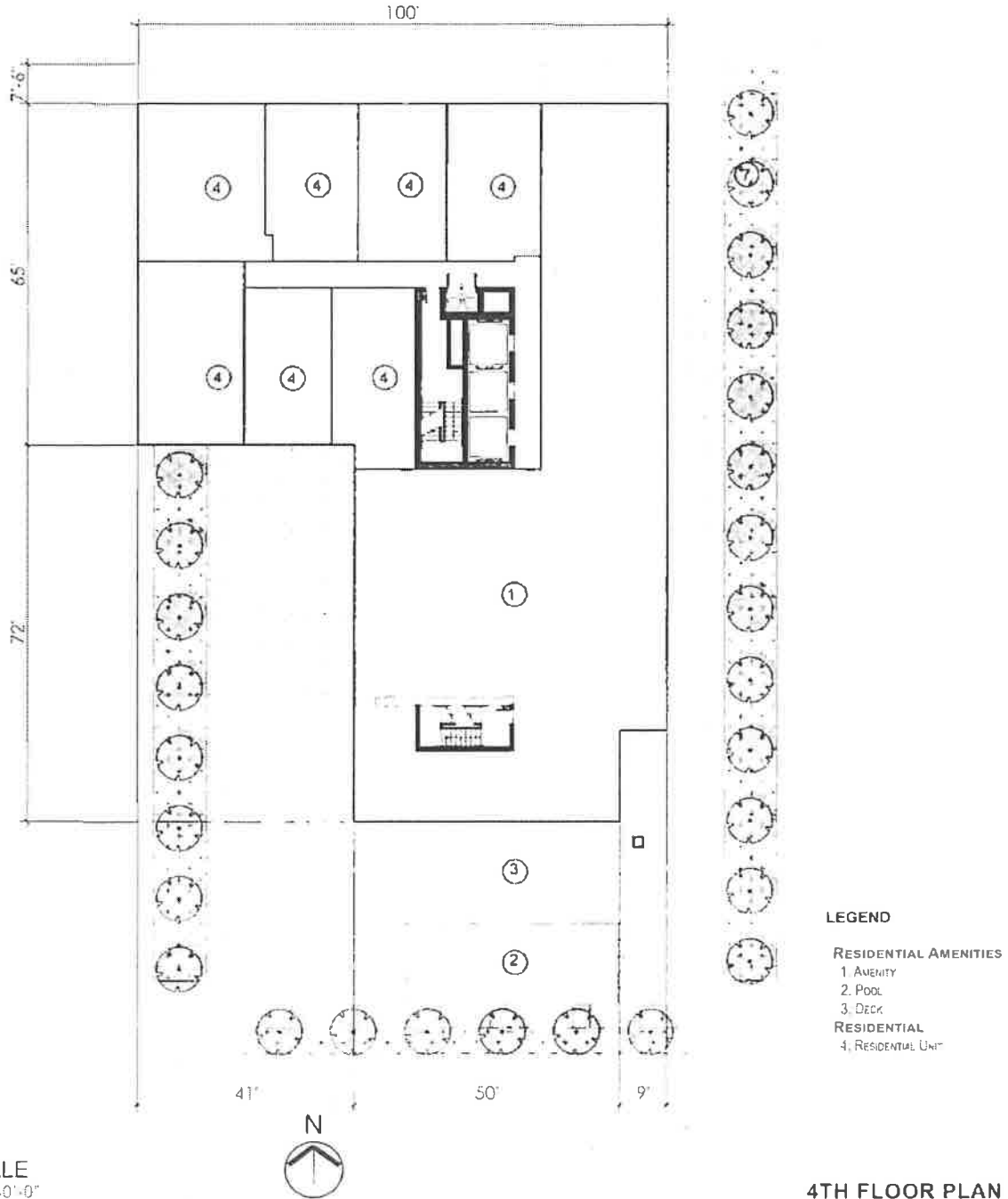
SCALE
1" = 30'-0"

2ND-3RD FLOOR PLAN

BKV
GROUP

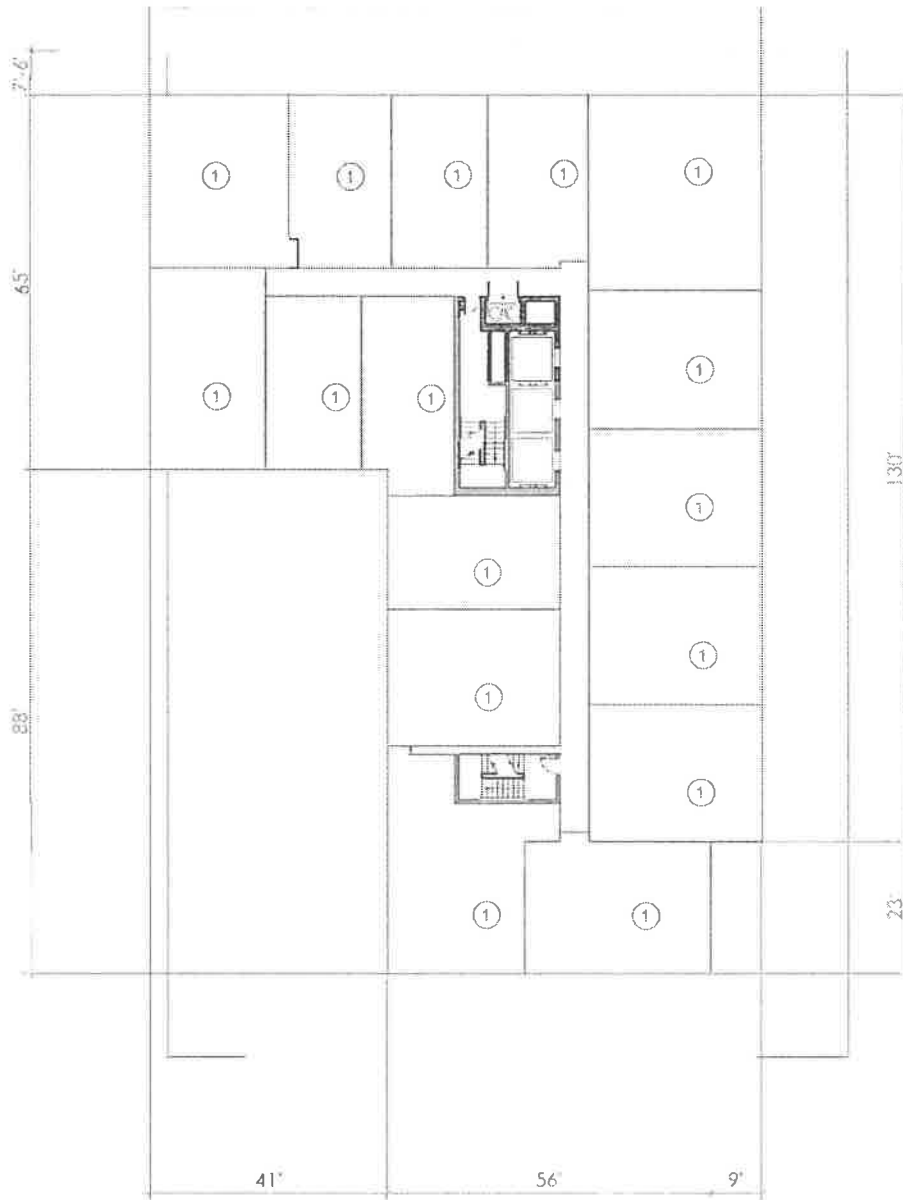
APPLICANT:	1016 W JACKSON LLC
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LEGEND
RESIDENTIAL
 1. RESIDENTIAL UNIT

SCALE
 1" = 30'-0"



5TH-13TH TYP. FLOOR PLAN

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LEGEND
RESIDENTIAL
 1. RESIDENTIAL UNIT

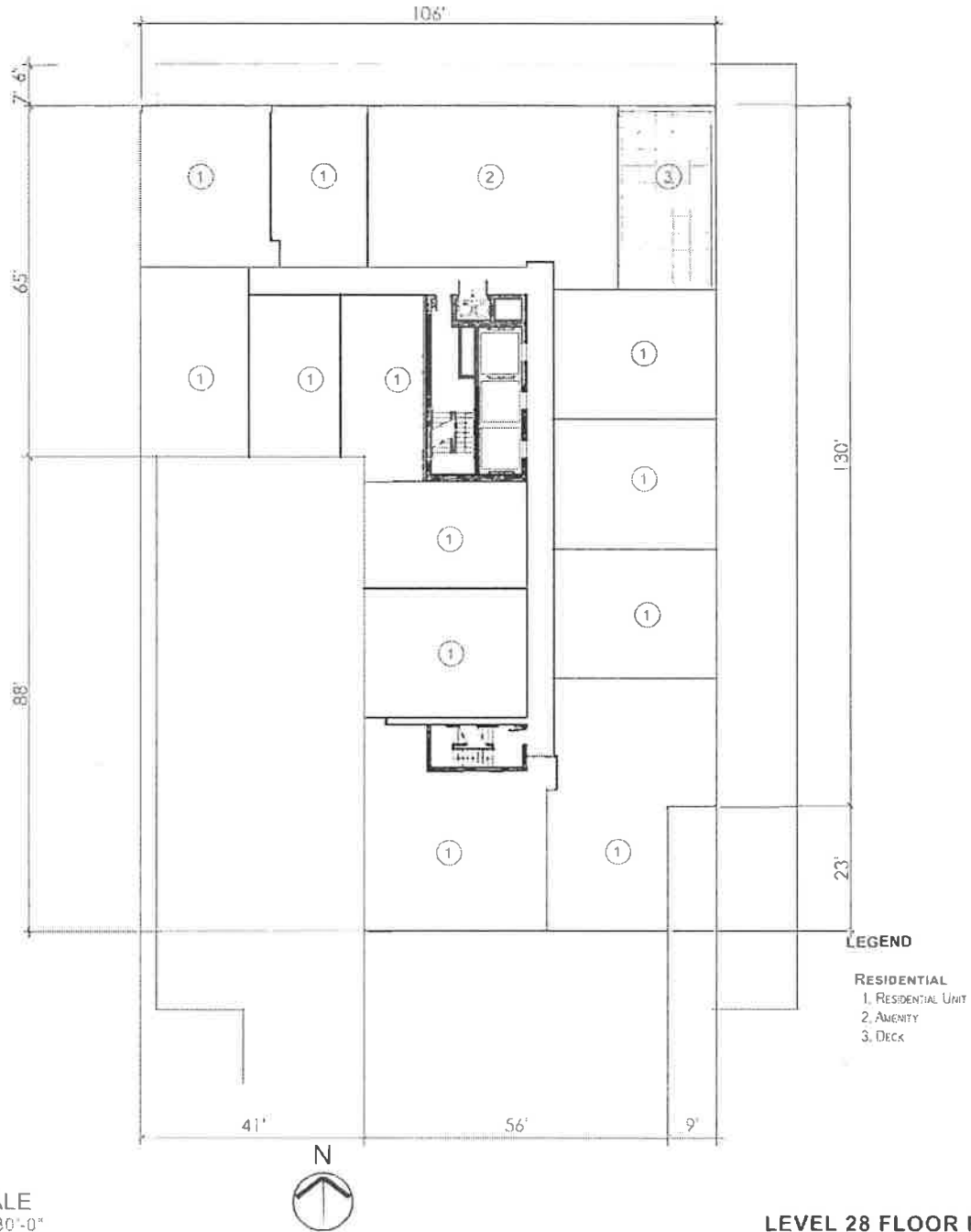
SCALE
 1" = 30'-0"



14TH-27TH TYP. FLOOR PLAN

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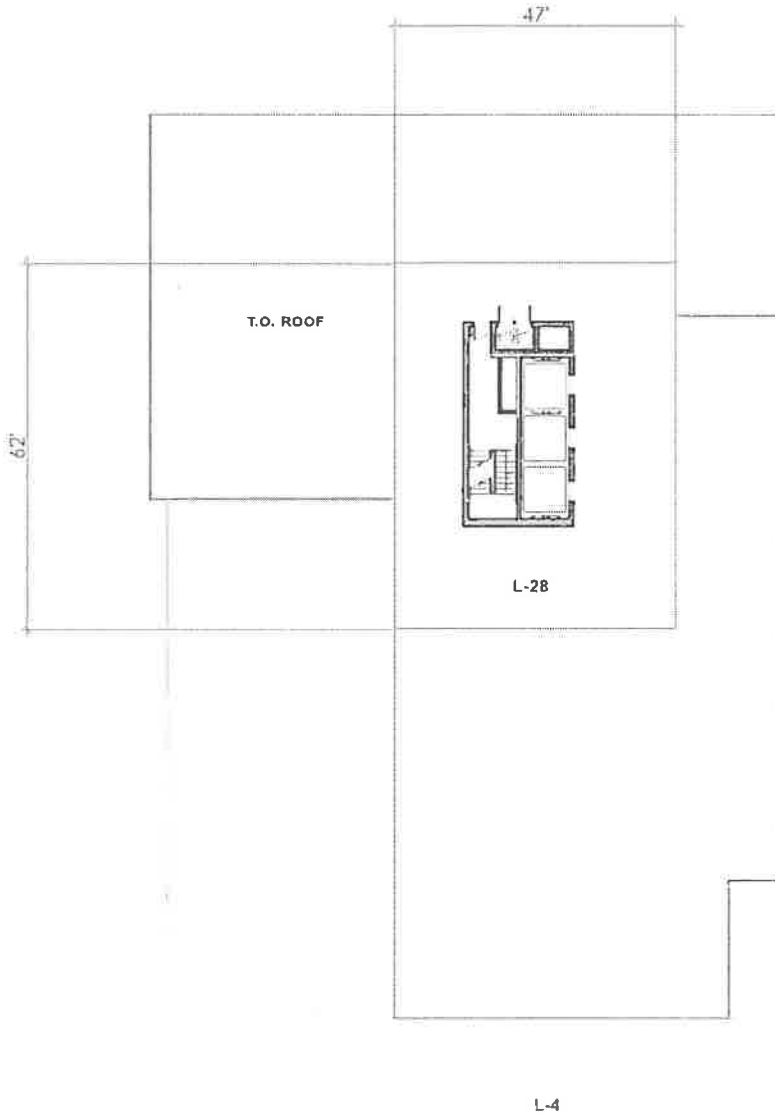


SCALE
1" = 30'-0"

LEVEL 28 FLOOR PLAN



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SCALE
1" = 30'-0"



ROOF PLAN

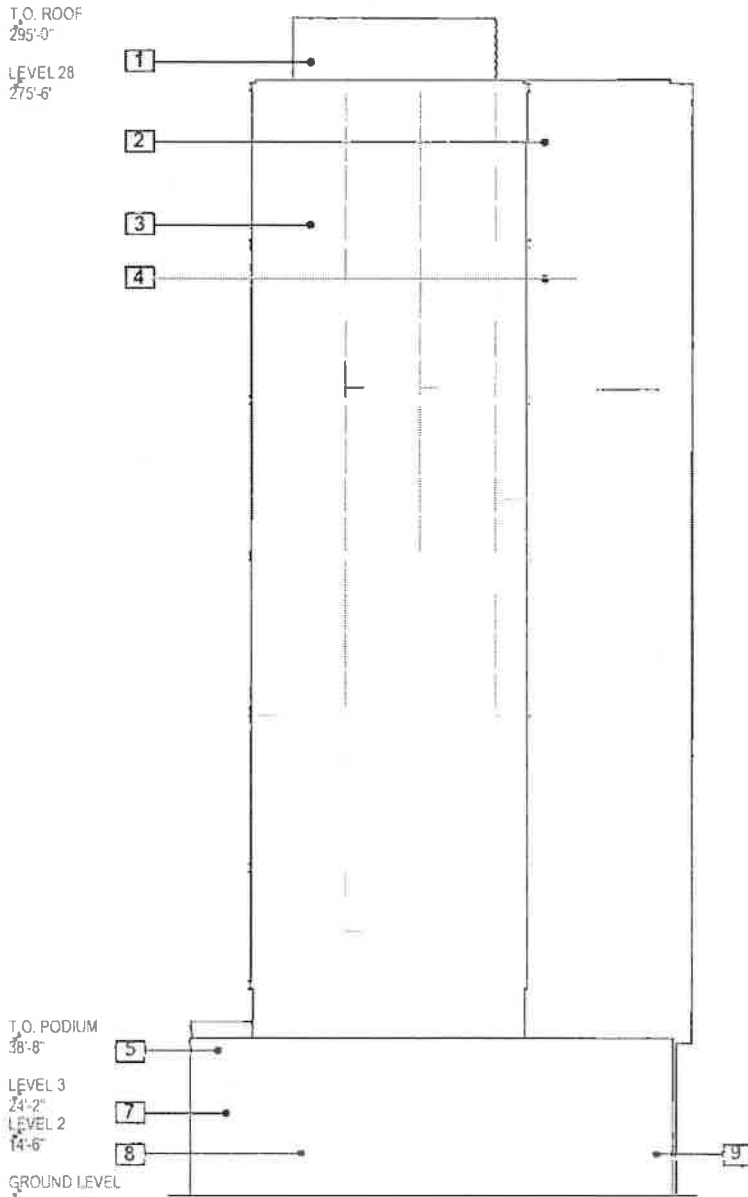
BKV
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MATERIAL LEGEND

- 1. METAL SCREEN WALL
- 2. METAL PANEL
- 3. GLASS TYPE 1
- 4. GLASS TYPE 2
- 5. PAINTED METAL
- 6. STOREFRONT GLASS
- 7. METAL LOUVER
- 8. GARAGE DOOR
- 9. MURAL



SCALE
1" = 60'-0"

NORTH ELEVATION

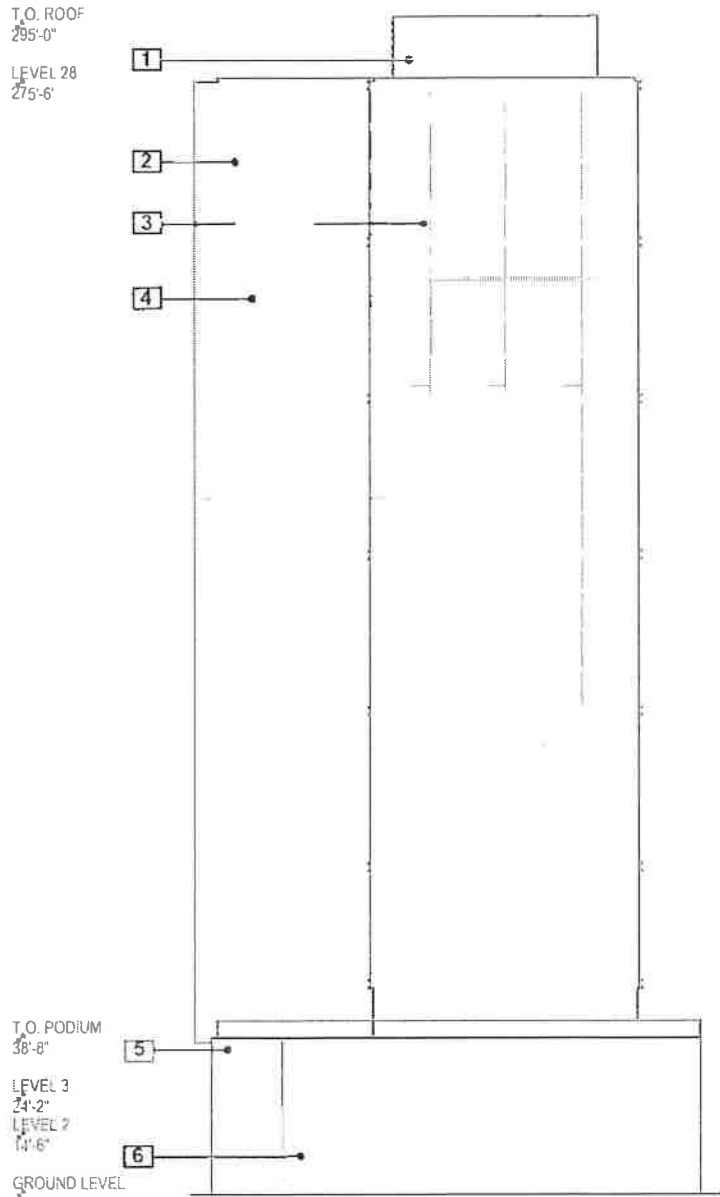
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- 8. GARAGE DOOR
- 9. MURAL



SCALE
1" = 60'-0"

SOUTH ELEVATION

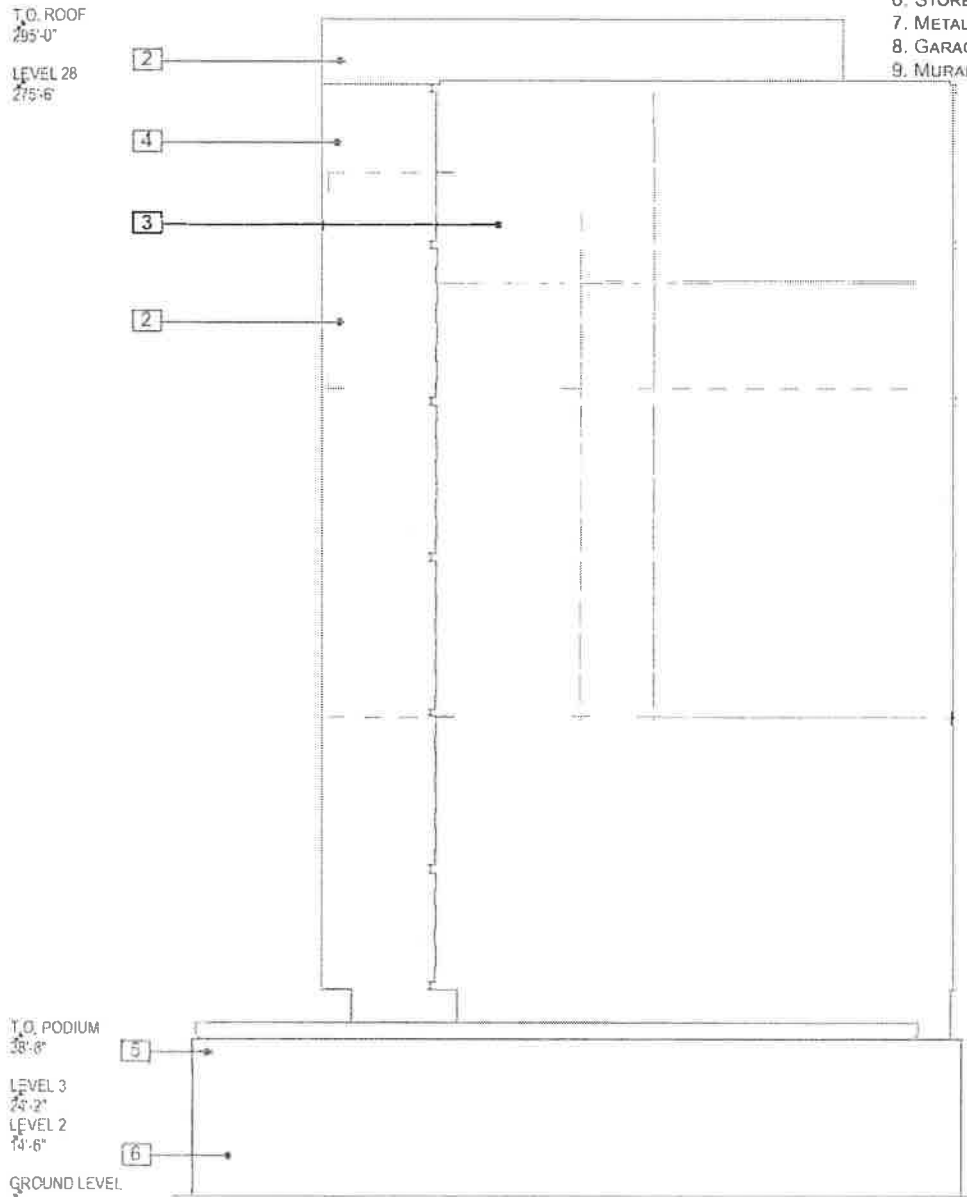
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MATERIAL LEGEND

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- 9. MURAL



SCALE
1" = 60'-0"

EAST ELEVATION

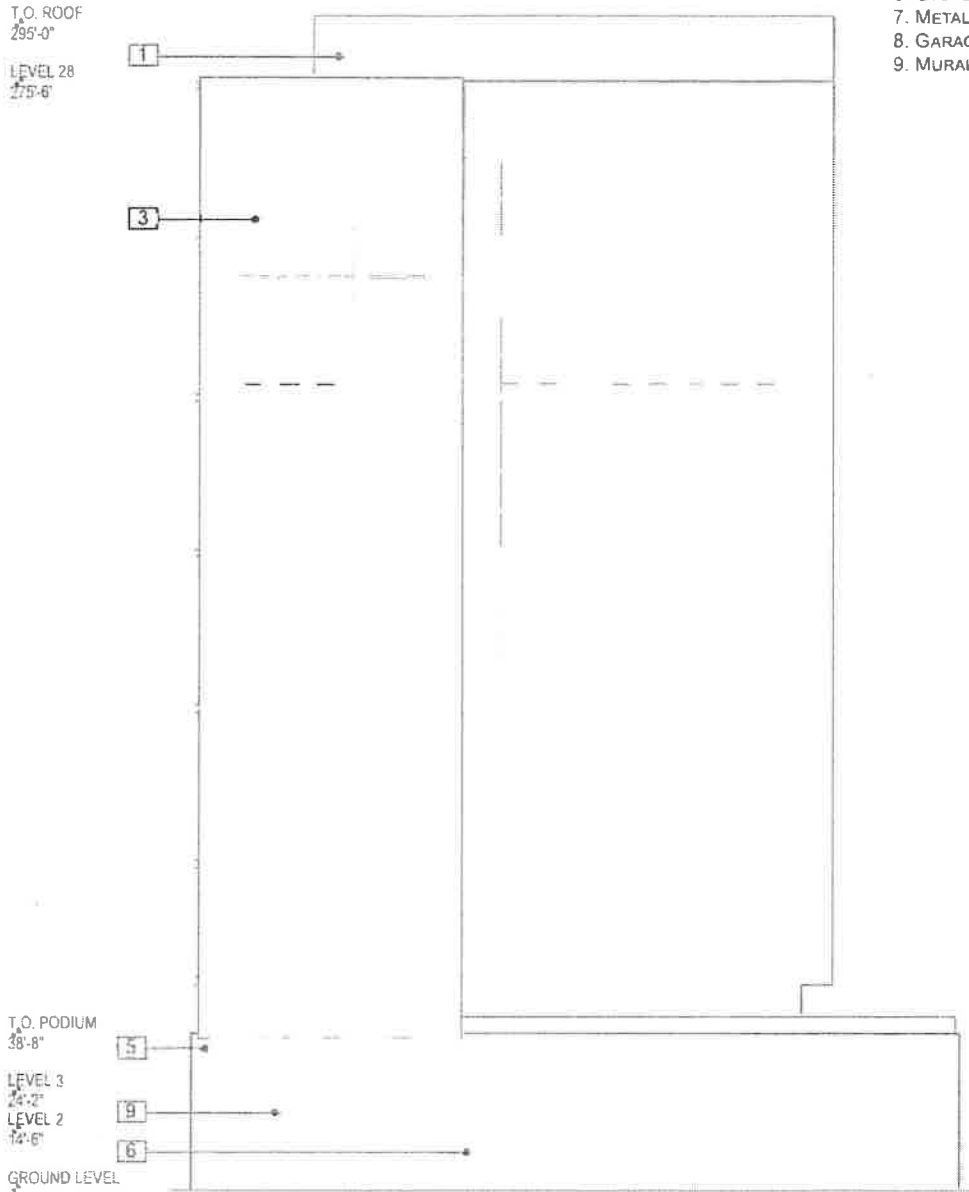
BKV
GROUP

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SCALE
1" = 60'-0"

WEST ELEVATION

BKV
GROUP

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