

PD 1580

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9/14/2023

REPORTS OF COMMITTEES

22155
2887

Reclassification Of Area Shown On Map No. 1-G.
(As Amended) *RBPDI580*
(Application No. 22155)
(Common Address: 375 N. Morgan St. And 901 W. Kinzie St.)
[O2023-1506/SO2023-0003481]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M2-3 Light Industry and C2-2 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Morgan Street; West Kinzie Street; North Peoria Street; and a line 115.5 feet south of and parallel to West Kinzie Street,

to those of the DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Morgan Street; West Kinzie Street; North Peoria Street; and a line 115.5 feet south of and parallel to West Kinzie 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. 1580.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1580 (the "Planned Development" or "P.D.") consists of approximately 65,734 square feet of property

which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). LP Holdings 375 LLC is the "Applicant" for this Planned Development pursuant to authorization from the 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.

As part of this project, the Applicant agrees to contribute \$250,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements prior to the issuance of a Certificate of Occupancy for Subarea A.

Finally, the Applicant commits to fund the installation of one Divvy bike share station with no less than 15 docks.

4. This plan of development consists of 18 Statements and a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a P.D. Boundary, Property Line and Subarea Map; a Green Roof Plan; a Site/Ground Floor Plan; a 1st Floor Mezzanine Plan; an Open Space/Landscape Plan; Subarea A Elevations (East, West, South and North); Subarea A Axons; and Subarea B Elevations; prepared by Hartshorne Plunkard Architecture and dated July 20, 2023, 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 15.80 :

Subarea A: dwelling units located on and above the ground floor (including multi-unit residential); lodges, private clubs (with site plan approval), cultural exhibits and libraries; daycare (with site plan approval); animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; business support services (except day labor employment agency); eating and drinking

establishments (all); entertainment and spectator sports (all, except wagering facility); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); lodging; medical service; office; personal service (all); retail sales; indoor participant sports and recreation; co-located wireless communication facilities; accessory parking and non-accessory parking (subject to Section 17-10-0503); and accessory and incidental uses. Further, the Applicant shall be permitted to construct an outdoor patio as an interim use on the Subarea A Property (subject to site plan approval) prior to commencement of construction of the project shown in the plans.

Subarea B: lodges, private clubs, cultural exhibits and libraries; animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist work or sales space; business support services (except day labor employment agency); eating and drinking establishments (all); entertainment and spectator sports (all, except wagering facility); financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); liquor sales (as accessory use); medical service; office; personal service (all); retail sales; indoor participant sports and recreation; light equipment sales/rental, indoor; urban farm (rooftop operation); co-located wireless communication facilities; accessory parking; and accessory and incidental 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 ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 65,734 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus of approximately 3.1 FAR for Subarea A only, 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 FAR for Subarea A and 5.0 for Subarea B. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in each subarea;

provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

The plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the plans, other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance).

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed 7,125 square feet open space identified on the plans in Subarea A (hereinafter, the "Open Space"). The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained, that the vegetation and plantings are kept in healthy condition and that the Open Space is clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. Subject to periodic limited closures, the Open Space shall be open to the public, free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year, and the Applicant shall post a sign at all entries visible from the public right-of-way stating the same.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must

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

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 alderperson 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 M2-3 Light Industry District and C2-2 Motor Vehicle-Related Commercial District to the DX-5 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") Number 1580 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 460 dwelling units. The Applicant intends to construct a 460-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 92 affordable units (20 percent of 460) 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 92 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 31 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 5 of the 31 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 46 affordable units (10 percent of 460) 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 ARP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with Subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such Property. 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 17, 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. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.

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

[Accessible Unit Key Plan Diagrams; Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Green Roof Plan; Site/Ground Floor Plan; 1st Floor Mezzanine Plan; Open Space/Landscape Plan; Landscape Details; Subareas A and B North, South, East and West Building Elevations; and Subarea A -- Axon -- Base, Middle and Top referred to in these Plan of Development Statements printed on pages 2901 through 2921 of this *Journal*.]

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

Residential-Business Planned Development No. 1580.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	91,467
Area In Public Rights-of-Way (square feet):	25,733
Net Site Area (square feet):	65,734
Subarea A:	45,107
Subarea B:	20,627

Maximum Floor Area Ratio:	7.13
Subarea A:	10.0
Subarea B:	0.75
Maximum Number Of Dwelling Units:	
Subarea A:	460
Subarea B:	0
Minimum Off-Street Parking:	138
Subarea A:	138
Subarea B:	0
Maximum Height:	
Subarea A:	482 feet
Subarea B:	45 feet
Maximum Loading:	
Subarea A:	1
Subarea B:	1
Minimum Bicycle Parking:	
Subarea A:	460
Subarea B:	16
Minimum Setbacks:	Per attached site plans

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eForm - ARO Intake Application

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



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HOME FORMS ACCESS LOGOUT

ARO Intake Application

Close

Submission ID: 820576

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.municipal.com/codes/chicago/latest/chicago_01/0-0-0-2598874.

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

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

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

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

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOI 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 *
LP Holdings 375 LLC	Fred Latsko
Applicant Email *	Applicant Phone *
flatsko@latsko.com	(312) 654-0100
Applicant Address *	
908 N. Halsted Street, Chicago, IL	
Attorney Name *	Attorney Email *
Katie Jahne Dale	katie.dale@us.dlapiper.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
375		N	MORGAN
Zip Code *	Ward *	ARO Zone *	
60607322	27	Downtown	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
370 North Morgan Street	Fernando Espinosa		
Zoning Application Number (if applicable)	Council Introduction Date *		
22155	4/19/2023		

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Form - ARO Initial Application

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

Yes No

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ARO Trigger *

Zoning Entitlement

Development Type *

Rental

Total Units *

460

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

6/1/2024

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) *

1/1/2026

ARO Requirements

ARO Option

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

ARO Option

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

ARO Option *

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

ARO Option *

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

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
92.0	23	45
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
92	0	0.0
In-Lieu Amount Owed *	On-Site Units To CLIRTF or CHA *	
\$0.00	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]

Signature

Developer or their Agent *

Katje Jahnke Dale

Work Log

Submission Date: 06/20/2023 02:07:43 PM

AHP Approved on 7/11/2023 by ARO Project Manager, DOH

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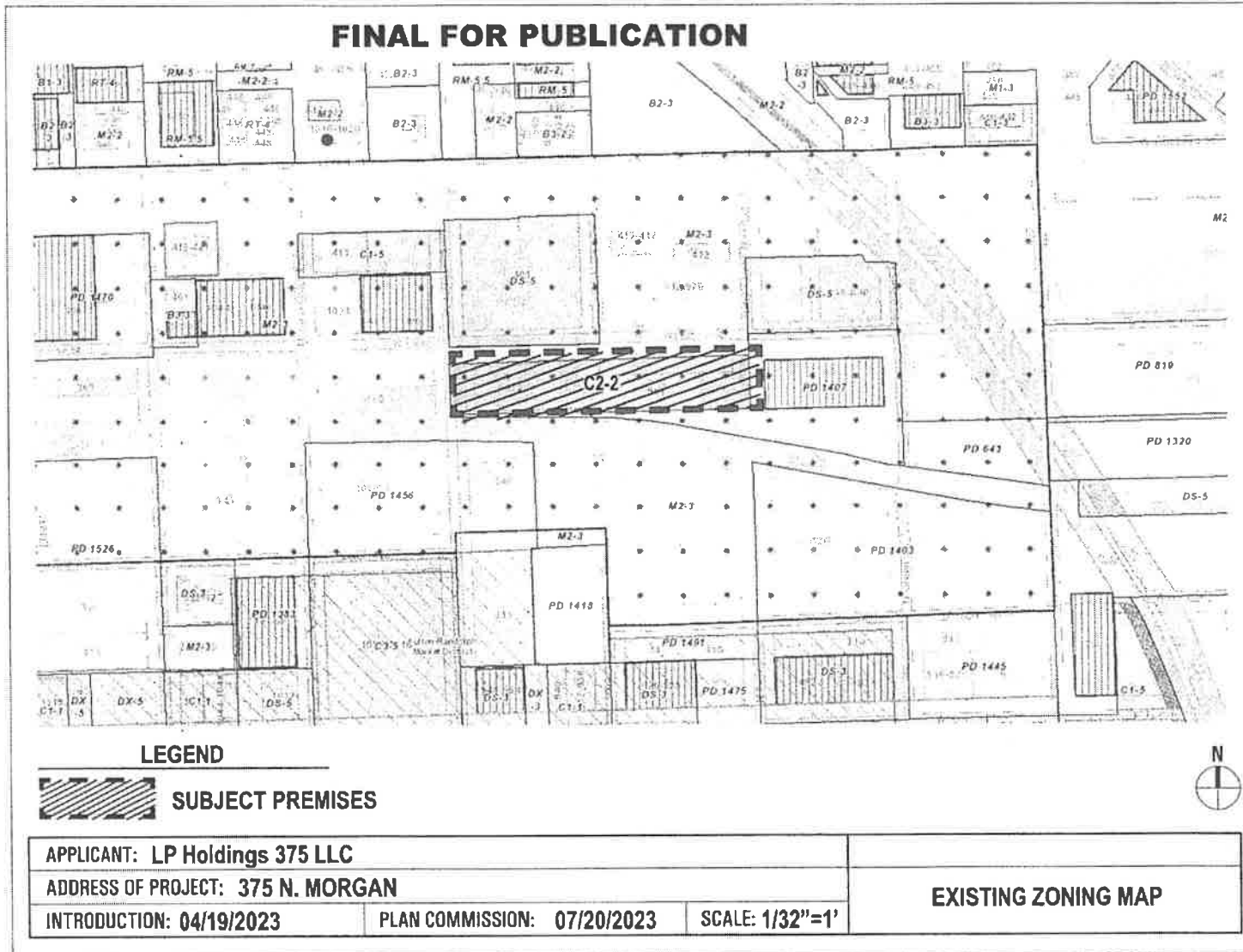
Project Name	370 North Morgan Street
Zoning Application number, if applicable	22155
Address	375 N. Morgan St., Chicago, IL 60607-1322
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	460
Total Affordable units	92

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	99	27%	557	25	27%	523	94%
one-bed	190	52%	780	48	52%	688	88%
two-bed	77	21%	1,074	19	21%	970	90%
three-bed	2	1%	1,664	0	0%	-	-
four-bed	0	0%	-	0	0%	-	-

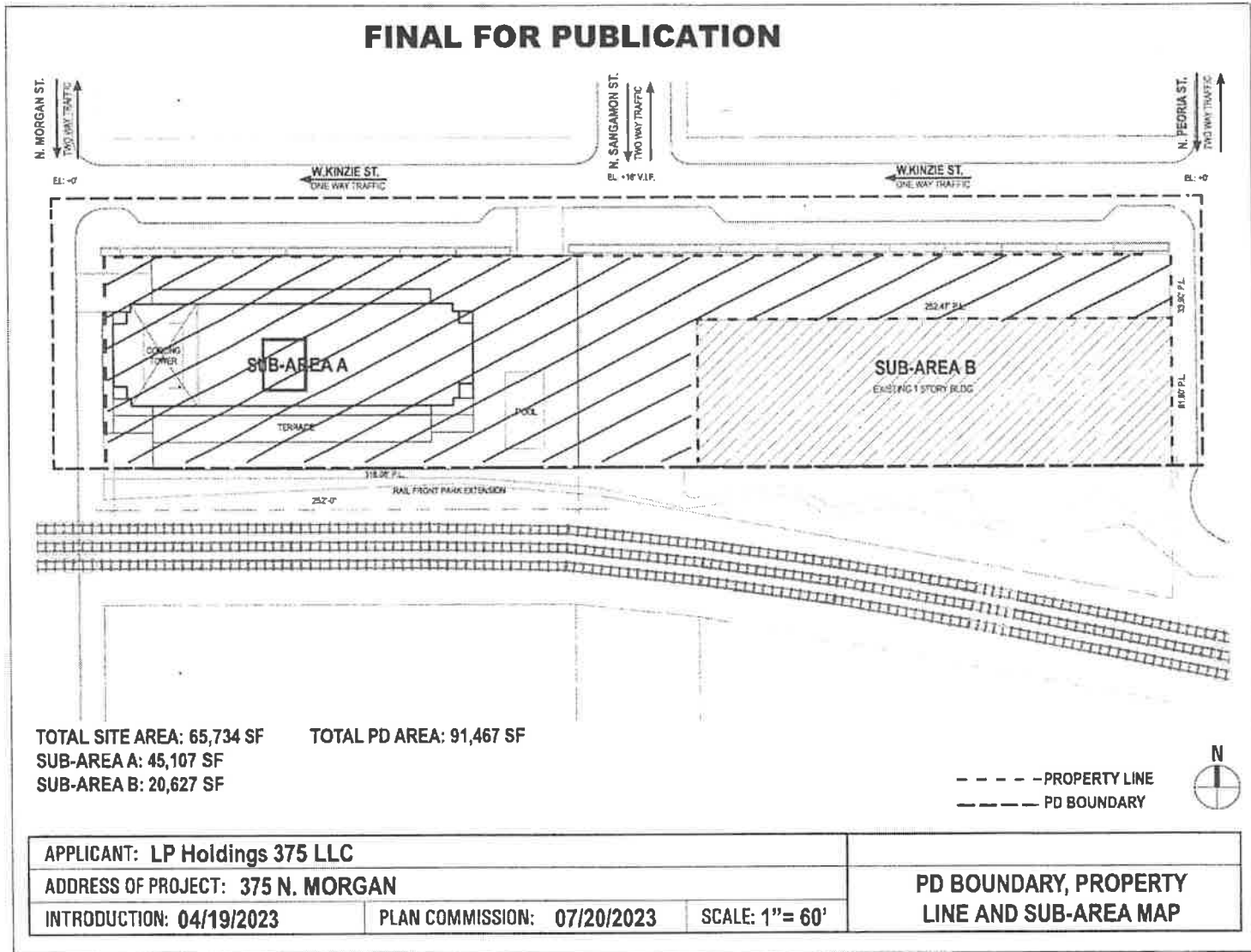
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	rented separately	rented separately
Laundry	yes	yes
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New, energy star	New Energy star
Dishwasher <i>age/EnergyStar/make/model/color</i>	New, energy star	New Energy star
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New, energy star	New Energy star
Microwave <i>age/EnergyStar/make/model/color</i>	New, energy star	New Energy star
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	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 <i>material</i>	quartz	quartz
Flooring <i>material</i>	luxury vinyl	luxury vinyl
HVAC	heat pump	heat pump
Other		

		<p>FINAL FOR PUBLICATION</p>	<p>AREA FOR CITY APPEAL STAMP</p>
<p>6 13TH FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>4 4TH FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>FINAL FOR PUBLICATION</p>	<p>GENERAL AREA NOTE: A. GENERAL NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED. 3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED. 4. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED. 5. ALL ROOF ARE 6" THICK UNLESS OTHERWISE NOTED. 6. ALL STAIRS ARE 6" THICK UNLESS OTHERWISE NOTED. 7. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED. 8. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. 9. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT. 10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS. 12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS. 13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS. 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS. 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND SPECIFICATIONS.</p> <p>AREA PLAN KEY</p> <p> <input type="checkbox"/> 1. ALL UNFINISHED <input type="checkbox"/> 2. ALL FINISHED <input type="checkbox"/> 3. ALL FINISHED </p>
<p>7 12TH FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>3 2ND - 3RD FLOOR PLAN SCALE: 1/8" = 1'-0"</p>		<p>375 N. MORGAN ST</p> <p>NO. OF SHEETS: 10</p> <p>SHEET NO: 08 OF 10</p>
<p>6 8TH - 11TH FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>2 1ST FLOOR MEZZANINE PLAN SCALE: 1/8" = 1'-0"</p>		<p>LEVA</p> <p>SCALE: 1/8" = 1'-0"</p> <p>ACCESSIBLE UNIT KEY PLAN DIAGRAM</p> <p>A0.3A</p>
<p>8 5TH FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>1 1ST FLOOR PLAN SCALE: 1/8" = 1'-0"</p>		



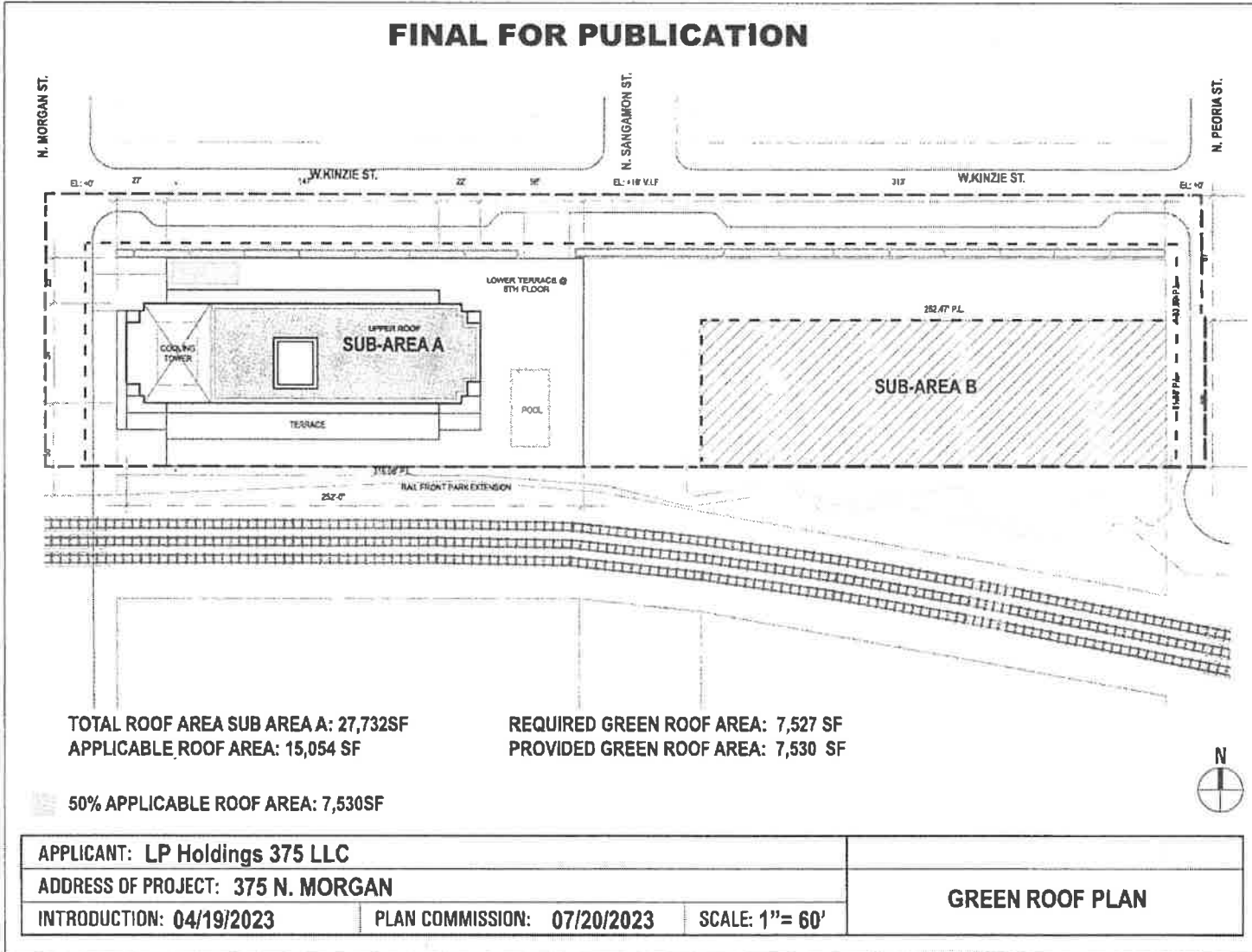
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TOTAL SITE AREA: 65,734 SF TOTAL PD AREA: 91,467 SF
 SUB-AREA A: 45,107 SF
 SUB-AREA B: 20,627 SF

APPLICANT: LP Holdings 375 LLC			PD BOUNDARY, PROPERTY LINE AND SUB-AREA MAP
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: 1" = 60'	

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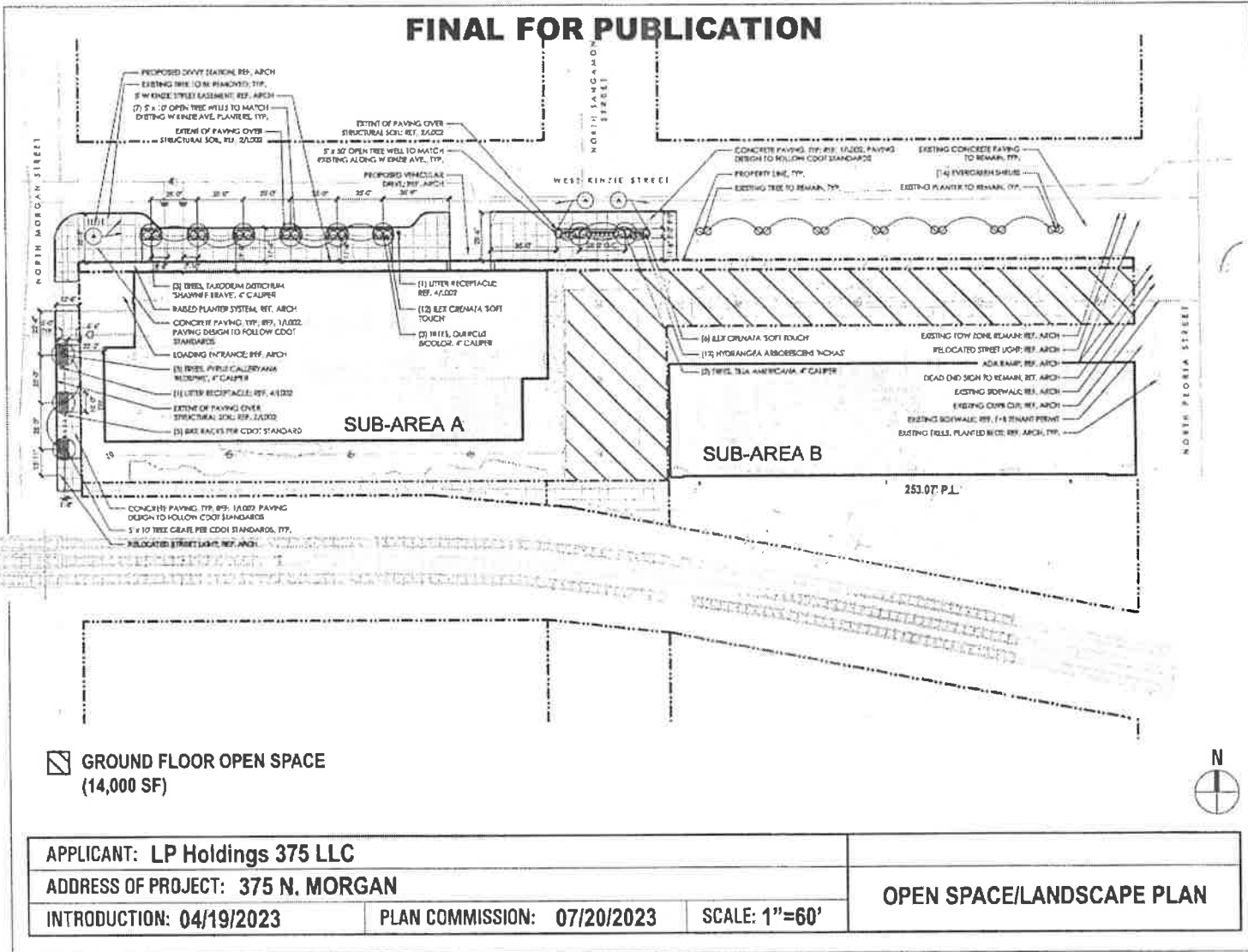


TOTAL ROOF AREA SUB AREA A: 27,732SF
 APPLICABLE ROOF AREA: 15,054 SF

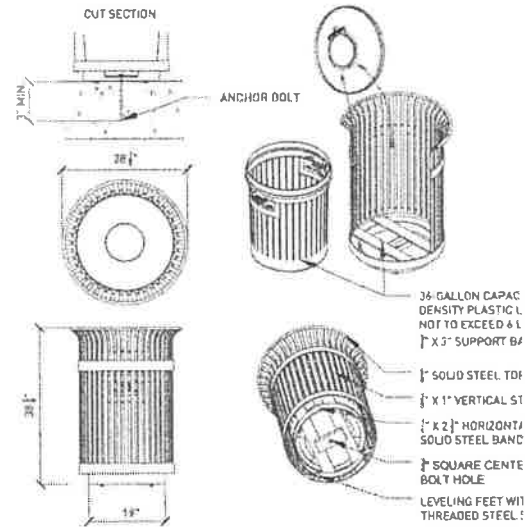
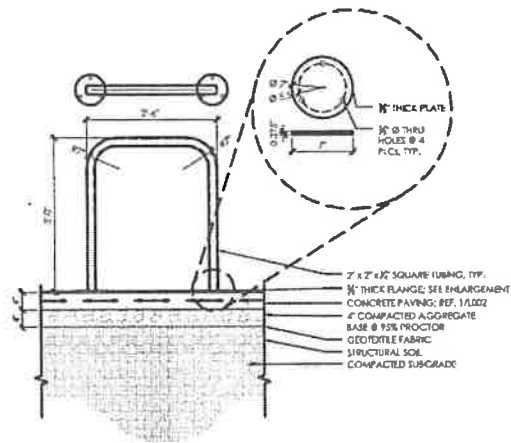
REQUIRED GREEN ROOF AREA: 7,527 SF
 PROVIDED GREEN ROOF AREA: 7,530 SF

50% APPLICABLE ROOF AREA: 7,530SF

APPLICANT: LP Holdings 375 LLC			GREEN ROOF PLAN
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: 1"= 60'	



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5 BIKE RACK - SECTION AND PLAN

0' 2' 4'

4 LITTER RECEPTACLE - ELEVATIONS

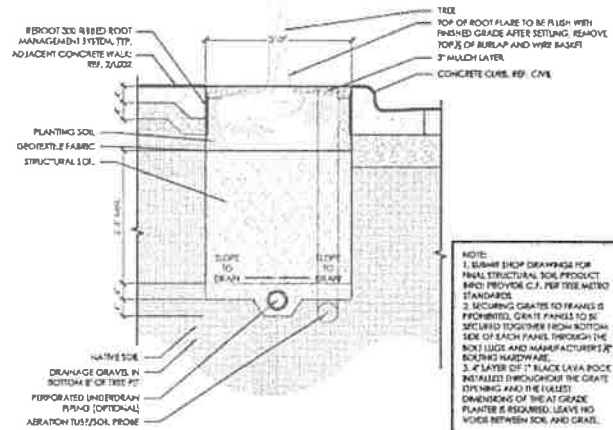
0' 2' 4'

APPLICANT: LP Holdings 375 LLC			LANDSCAPE DETAILS
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: SEE DETAIL	

FINAL FOR PUBLICATION



7 TREE GRATE - ENLARGEMENT



6 TREE PLANTING IN OPEN WELL - SECTION

NOTE:
 1. SUBMIT SHOP DRAWINGS FOR FINAL STRUCTURAL SOIL PRODUCT AND PROVIDE C.A. PER TREE METRO STANDARDS.
 2. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS TO BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE SOIL EDGE AND MANUFACTURER'S BOLTING HARDWARE.
 3. 4\"/>

APPLICANT: LP Holdings 375 LLC			LANDSCAPE DETAILS
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: SEE DETAIL	

APPLICANT: LP Holdings 375 LLC
 ADDRESS OF PROJECT: 375 N. MORGAN
 INTRODUCTION: 04/19/2023

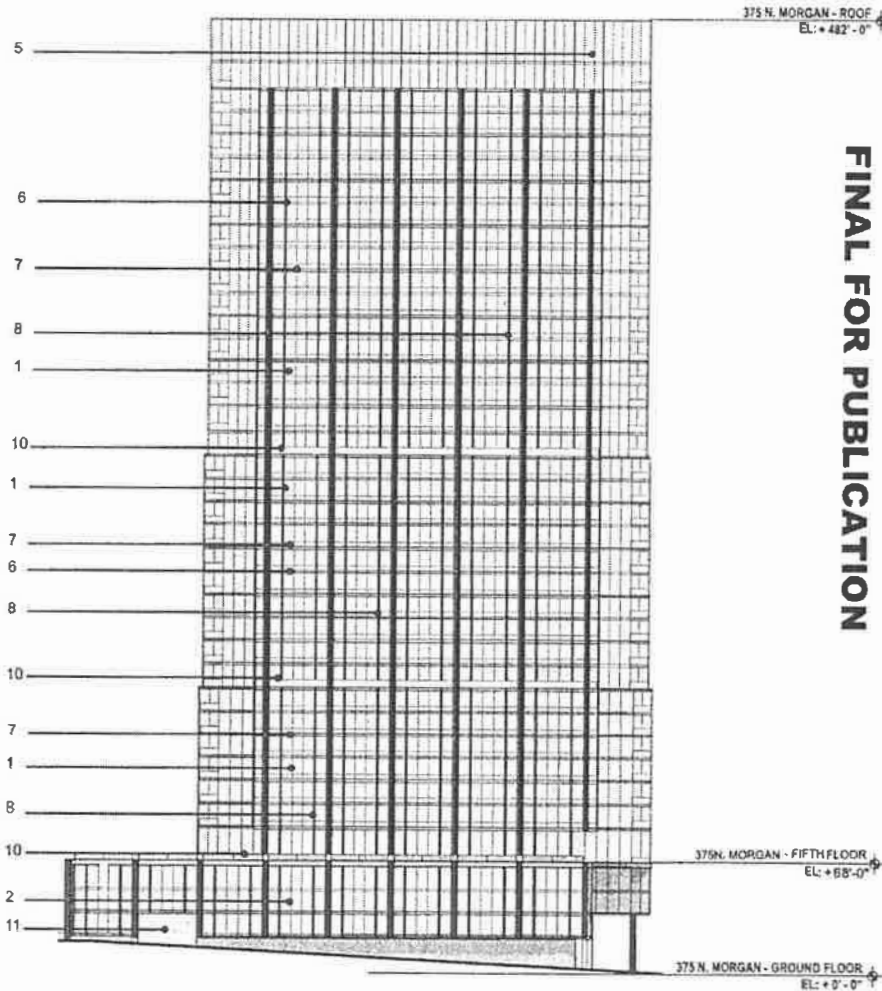
PLAN COMMISSION: 07/20/2023

SCALE: 1"=60'

SUB-AREA A NORTH ELEVATION

MATERIAL LEGEND

1. VISION GLASS WINDOW WALL
2. FRITTED GLASS WINDOW WALL
3. STOREFRONT WINDOWS
4. METAL PANEL WALL CLADDING
5. MECHANICAL SCREEN WALL TO MATCH WINDOW WALL
6. GLASS SLAB EDGE COVERS
7. METAL SLAB EDGE COVERS
8. EXTRUDED VERTICAL MULLIONS
9. CORNER OR INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. OVERHEAD METAL GARAGE DOOR



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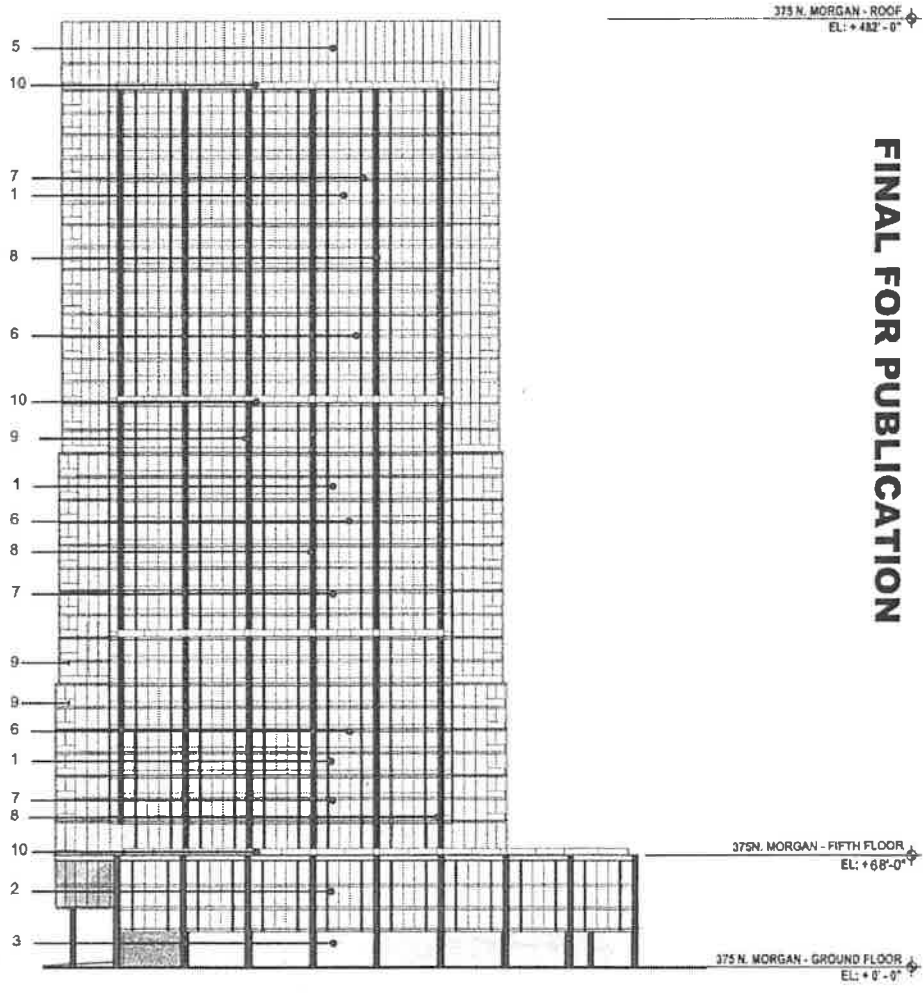
APPLICANT: LP Holdings 375 LLC
 ADDRESS OF PROJECT: 375 N. MORGAN
 INTRODUCTION: 04/19/2023

PLAN COMMISSION: 07/20/2023
 SCALE: 1"=60'

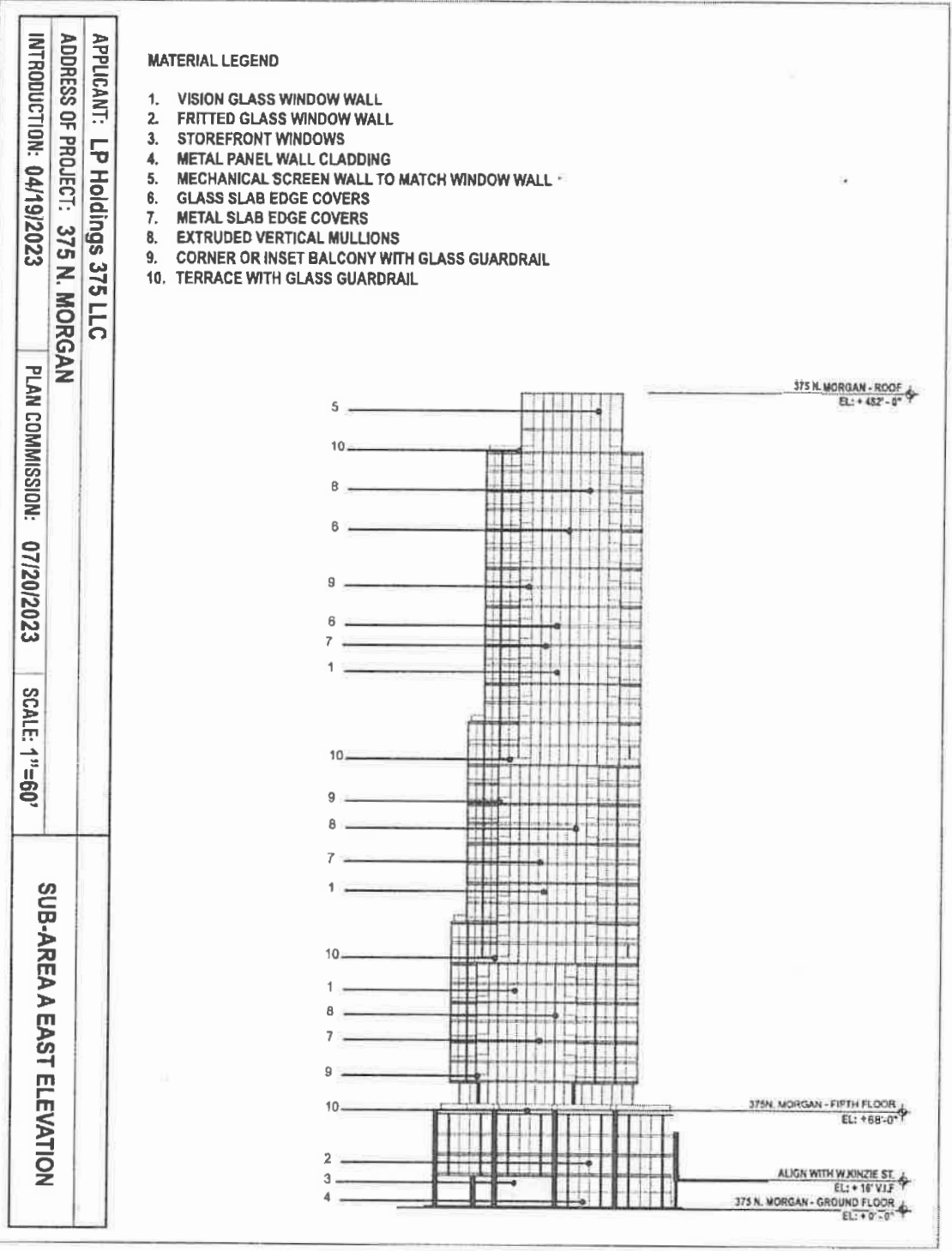
SUB-AREA A SOUTH ELEVATION

MATERIAL LEGEND

1. VISION GLASS WINDOW WALL
2. FRITTED GLASS WINDOW WALL
3. STOREFRONT WINDOWS
4. METAL PANEL WALL CLADDING
5. MECHANICAL SCREEN WALL TO MATCH WINDOW WALL
6. GLASS SLAB EDGE COVERS
7. METAL SLAB EDGE COVERS
8. EXTRUDED VERTICAL MULLIONS
9. CORNER OR INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL



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APPLICANT: LP Holdings 375 LLC
 ADDRESS OF PROJECT: 375 N. MORGAN
 INTRODUCTION: 04/19/2023

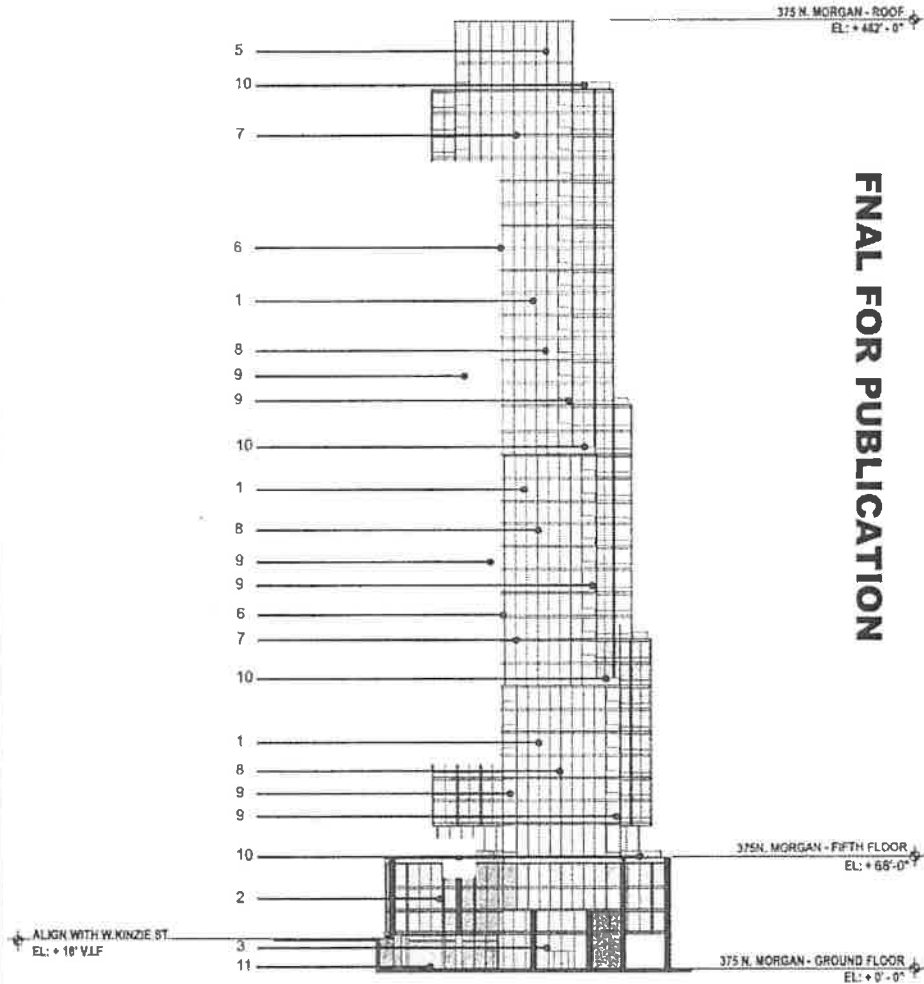
PLAN COMMISSION: 07/20/2023

SCALE: 1"=60'

SUB-AREA A WEST ELEVATION

MATERIAL LEGEND

1. VISION GLASS WINDOW WALL
2. FRITTED GLASS WINDOW WALL
3. STOREFRONT WINDOWS
4. METAL PANEL WALL CLADDING
5. MECHANICAL SCREEN WALL TO MATCH WINDOW WALL
6. GLASS SLAB EDGE COVERS
7. METAL SLAB EDGE COVERS
8. EXTRUDED VERTICAL MULLIONS
9. CORNER OR INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. OVERHEAD METAL GARAGE DOOR

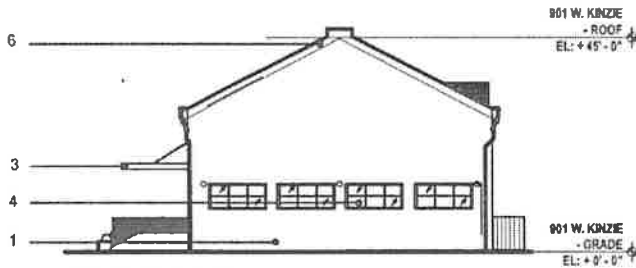


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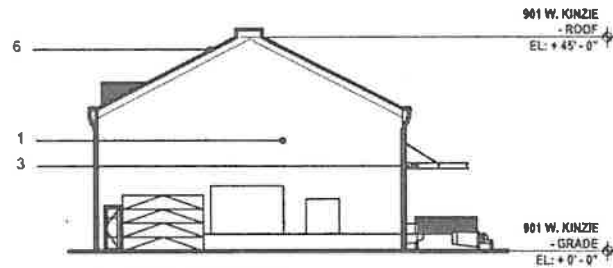
MATERIAL LEGEND

- 1. PAINTED BRICK
- 2. CORTEN METAL PANEL
- 3. METAL CANOPY
- 4. PUNCHED WINDOWS
- 5. METAL RAILING
- 6. METAL ROOFING

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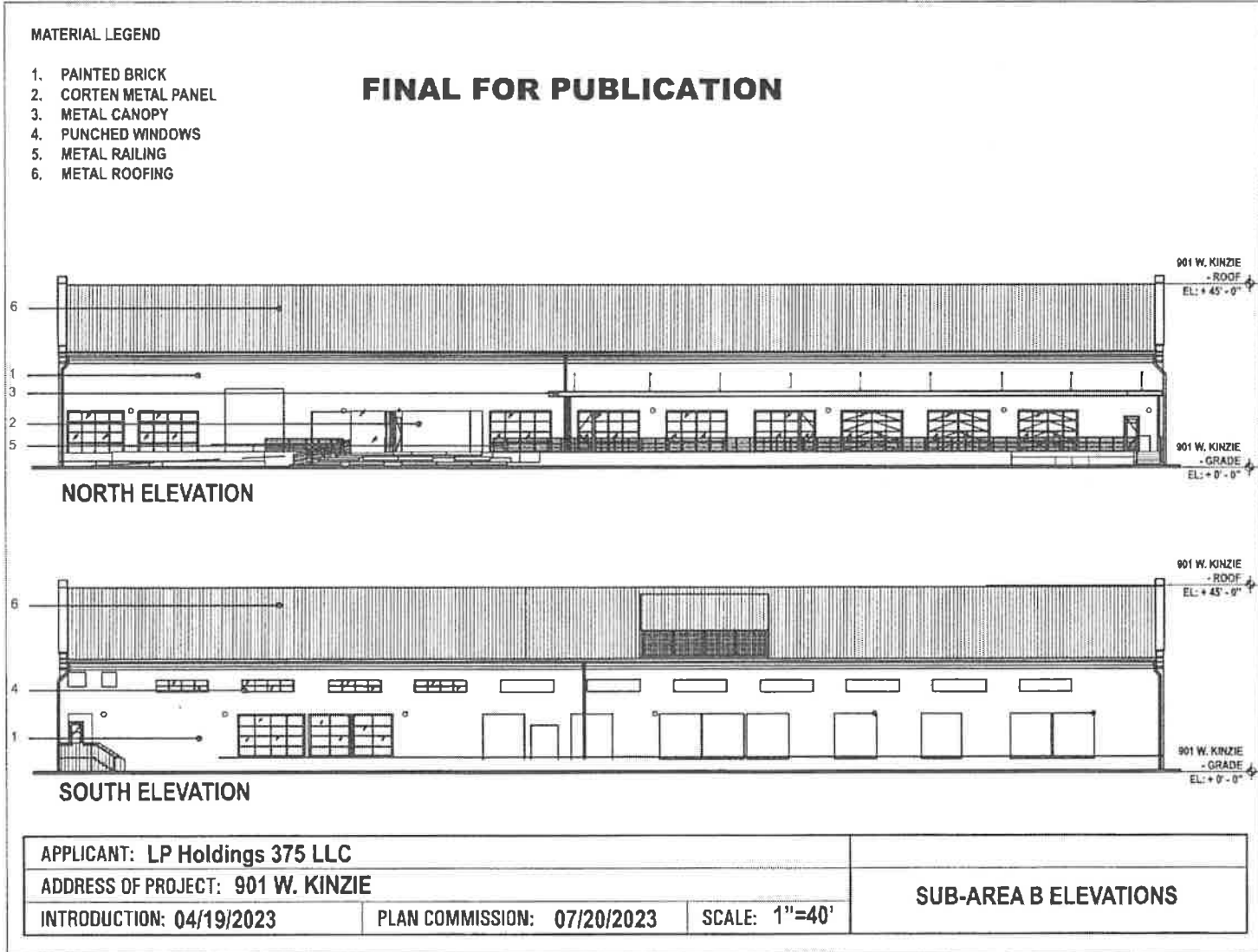


WEST ELEVATION

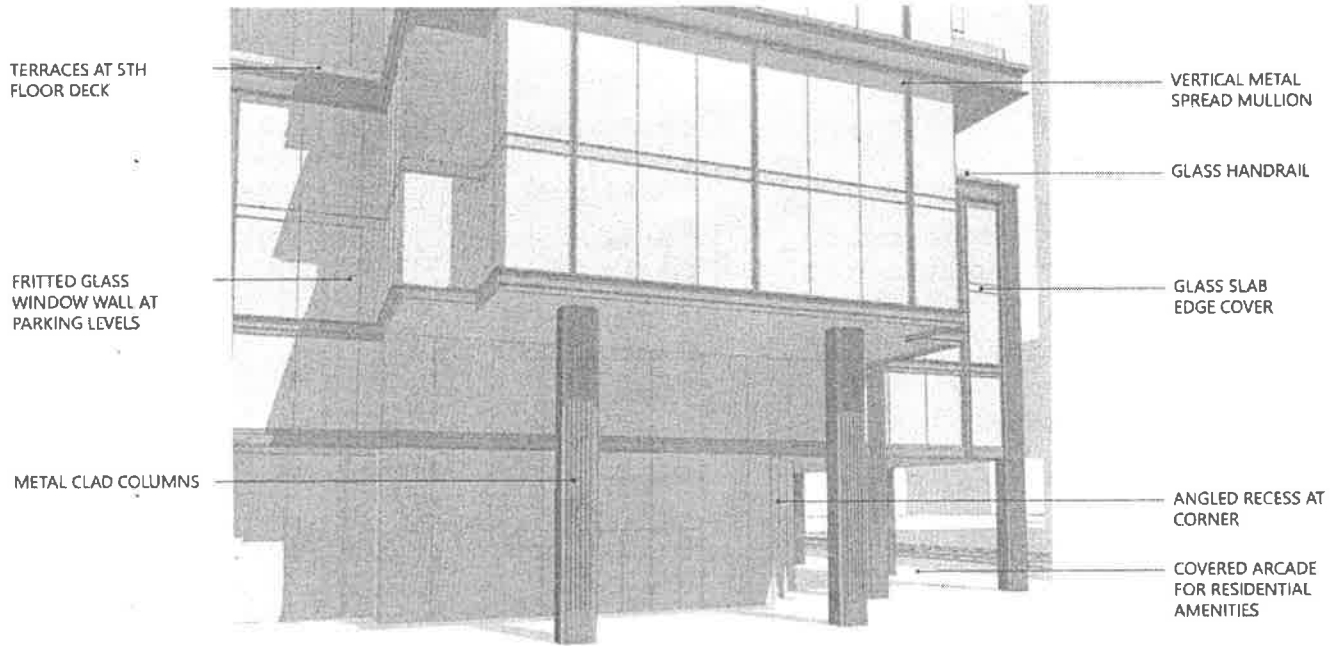


EAST ELEVATION

APPLICANT: LP Holdings 375 LLC			SUB-AREA B ELEVATIONS
ADDRESS OF PROJECT: 901 W. KINZIE			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: 1"=40'	

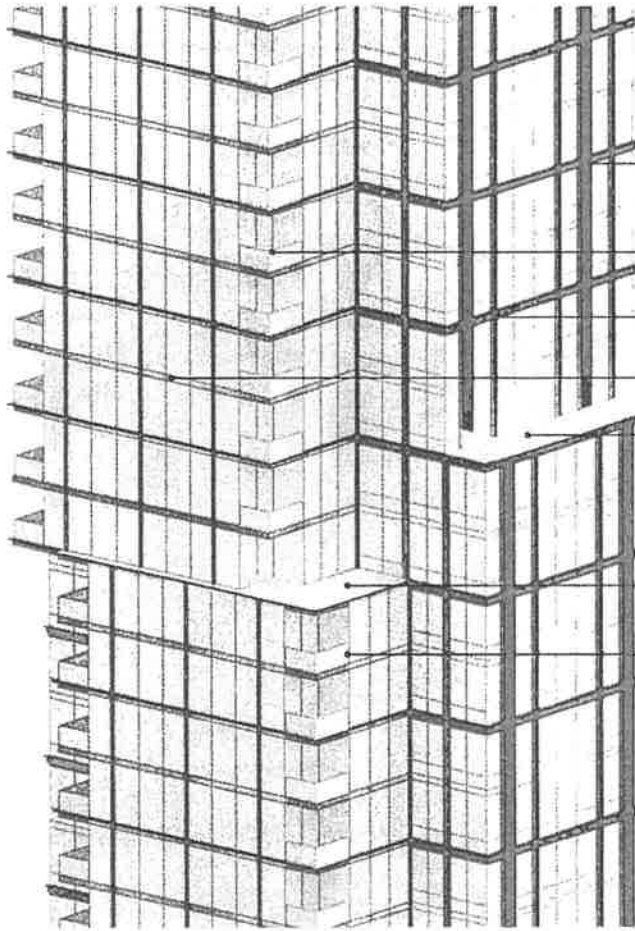


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APPLICANT: LP Holdings 375 LLC			SUB-AREA A - AXON - BASE
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: 1"=60'	

FINAL FOR PUBLICATION



VERTICAL METAL SPREAD MULLION
GLASS HANDRAIL
METAL SLAB EDGE COVER
GLASS SLAB EDGE COVER
TERRACES AT BUILDING SETBACKS
TERRACES AT BUILDING SETBACKS
RECESSED BALCONY

APPLICANT: LP Holdings 375 LLC			SUB-AREA A - AXON - MIDDLE
ADDRESS OF PROJECT: 375 N. MORGAN			
INTRODUCTION: 04/19/2023	PLAN COMMISSION: 07/20/2023	SCALE: 1"=60'	

