

PD 1583

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

(As Amended)

(Application No. 22178)

(Common Address: 420 N. May St.)

RBPD 1583

[O2023-2001/SO2023-0005331]

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

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

North May Street; West Kinzie Street; North Racine Avenue; and a line 219.79 feet north of and parallel with 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 May Street; West Kinzie Street; North Racine Avenue; and a line 219.79 feet north of and parallel with 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. 1583.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1583 (the "Planned Development") consists of approximately 74,176 square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 420 N May Property 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 "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 ("CDOT") 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 plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

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 CDOT'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 upon issuance of a Certificate of Occupancy for the building.

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 and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architecture and dated January 18, 2024 (the "Plans"): an Existing Zoning Map; Existing Land Use Map; a Property and Planned Development Boundary Map; a Green Roof Plan; a Site/Landscape Plan; Building Elevations (South, East, North, and West); Podium Facade Vignette; Faceted Tower Facade Vignette; and Stepped Tower Facade Vignette. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: dwelling units above the ground floor; cultural exhibits and libraries; day care; eating and drinking establishments (all use types, including taverns); general retail sales; food and beverage retail sales; liquor sales; medical service; office; personal service; veterinary clinic; artist work or sales space; hotel/motel, subject to site plan approval; consumer repair or laundry service; light equipment sales/rental, indoor; co-located wireless communication facilities, incidental and accessory uses and accessory and non-accessory parking only as permitted under Section 17-10-0503.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval

of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 74,176 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total 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 is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed 3,750 square foot open space identified on the Plans (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 include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-5 Mixed-Use District and then to this Planned Development ("P.D.") 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 587 dwelling units. The Applicant intends to construct a 587-unit rental building (the "Project"). The Project is considered an "inclusionary application" under Section 17-13-0309-A of the Municipal Code of Chicago.

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,

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

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 117.4 affordable units (20 percent of 587), half of which (50 percent of 117.4 or 58.7) 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 an additional unit for its fractional obligation and providing two (2) two-bedroom units in exchange for one (1) of its required two (2) four-bedroom units for a total of 119 affordable units in the Project, 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 39 of 118 units) must be affordable to households at or below 50 percent of the AMI, one-sixth of which (or 7 of the 39 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 financial assistance (the "FMID Funds") to provide the additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to an additional 59 affordable units (10 percent of 587) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed proformas at 20 percent and 30 percent

affordability along with a market rent study provided by the Applicant, and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH have not agreed on the amount of FMID Funds or whether the receipt of any FMID Funds can be borne by the Project. The Applicant and DOH will continue to collaborate to determine whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months prior to the application submittal to the Department of Buildings for vertical permits, the Applicant shall notify the City of the Applicant's intent to proceed with construction of the Project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the Project, updated proformas at 20 percent and 30 percent affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study from a reputable firm with established expertise with valuations of similar properties, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderman in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to City Council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or, (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, closing of

the TIF RDA will be subject to the Applicant securing and closing its construction financing.

If, following the passage of this P.D., 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, or chooses to decrease the number of dwelling units in the Project or pursue uses allowed by this P.D. other than residential, DOH may adjust the AHP as requested without amending this P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission regarding such change. Prior to the issuance of any building permits for the Project, 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 with the Cook County Clerk and will constitute a lien against the Project in the P.D. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update and amend the IHA, and to record such amended IHA, as necessary to incorporate the FMID Units. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

17. 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 Property 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 the project; provided, however, if the project 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 Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-5 Downtown Mixed-Use District.

[1st Floor Plan; Podium Plans -- Levels 2, 3, 4 and 5; Amenity Decks -- Levels 6 and 7; Residential Tier "A" Floor Plan -- Levels 8 through 17; Residential "B" Floor Plan -- Levels 18 through 30; "Rental C" Floor Plan -- Levels 31 through 43; Sky Amenity Floor Plan -- Level 44; "Rental D" Floor Plan -- Levels 45 through 50; Penthouse Units -- Level 51; Roof Plan (Level 52); Penthouse Plan (Level 53); Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Green Roof Plan; Site/Landscape Plan; Landscape Details; North, South, East and West Building Elevations; Podium Facade Vignette; Faceted Facade Vignette; and Facade Crown Vignette referred to in these Plan of Development Statements printed on pages 8692 through 8719 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. 1583

Bulk Regulations And Data Table.

Gross Site Area (square feet):	111,368
Area of Public Rights-of-Way (square feet):	37,192
Net Site Area (square feet):	74,176
Maximum Floor Area Ratio:	8.1
Maximum Number of Dwelling Units:	587
Parking Spaces:	440
Bicycle Parking:	587
Loading Berths:	4 (10 feet by 25 feet)
Maximum Building Height:	575 feet
Minimum Setbacks:	Per Plans

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ARO Intake Application

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Submission ID: 846443

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://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/20-0-0-2598824.

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 3.1.2 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 *
<input type="text" value="420 N May Property LLC"/>	<input type="text" value="Jason Buchberg"/>
Applicant Email *	Applicant Phone *
<input type="text" value="jbuchberg@crescentheights.com"/>	<input type="text" value="(773) 289-1577"/>
Applicant Address *	
<input type="text" value="1210 S Indiana Ave, Chicago, IL"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Mariah DiGrino, DLA Piper"/>	<input type="text" value="mariah.digrino@us.dlapiper.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="400"/>	<input type="text" value="420"/>	<input type="text" value="N"/>	<input type="text" value="MAY"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="606426480"/>	<input type="text" value="27"/>	<input type="text" value="Downtown"/>	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
<input type="text" value="420 N May"/>	<input type="text" value="Fernando Espinoza"/>		

Zoning Application Number (if applicable)

22178

Council Introduction Date *

05/24/2023

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

ARO Trigger *

Zoning Entitlement

Development Type *

Rental

Total Units *

587

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

10/1/2026

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) *

3/1/2025

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 *

117.4

Minimum On-Site Units *

30

Maximum Units Paid For In-Lieu *

59

Proposed On-Site Units *

119

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0

In-Lieu Amount Owed *

\$0.00

On-Site Units To CLHTF 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

Select One

Street Name

Select One

Zip Code Ward ARO Zone

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Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *
[420 May - ARO Affordable Unit Details 10.30.23.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted
[420 May - ARO Plans 10.30.23.pdf](#)

If ARO units are CLHTF or CHA, attach signed acceptance letter

Signature

Developer or their Agent *



Ricardo Lopez
 ARO Project Manager, DOH
 01/17/2024

Summary Work Log

Submission Date: 10/30/2023 08:47:52 PM
 Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up

Close



City of Chicago

Project Name	420 N. May St.
Zoning Application number, if applicable	27178
Address	400 - 420 N. May St., Chicago, Illinois
Is this a For Sale or Rental Project? Anticipated average psf rent/price**	Rental
	TBD
Total Units in Project	587
Total Affordable units	119

UNIT MIX OPERATIONS

unit type	Market Rate			Summary				ARO		
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*			
studio	170	36%	422	43	36%	440	104%			
one-bed	148	32%	681	37	31%	603	89%			
two-bed	130	28%	1,070	35	29%	989	92%			
three-bed	12	3%	1,478	3	3%	1,403	95%			
four-bed	8	2%	2,280	1	1%	2,050	90%			

*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

Features and amenities

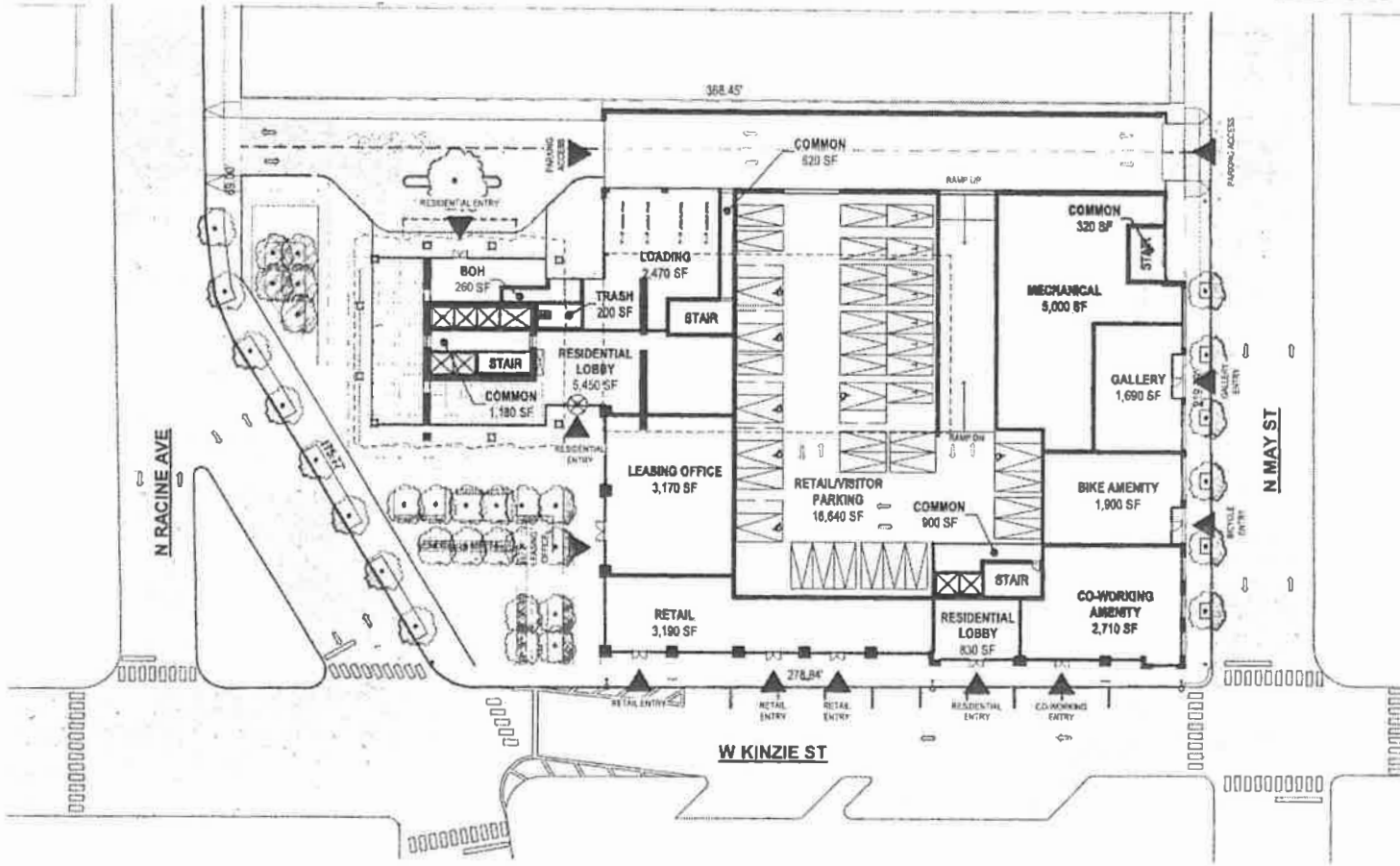
	Market Rate Units	Affordable Units
Parking	TBD	Same as Market Rate
Laundry	TBD	Same as Market Rate
Appliances		
Refrigerator age/EnergyStar/make/model/color	TBD	Same as Market Rate
Dishwasher age/EnergyStar/make/model/color	TBD	Same as Market Rate
Stove/Oven age/EnergyStar/make/model/color	TBD	Same as Market Rate
Microwave age/EnergyStar/make/model/color	TBD	Same as Market Rate
Bathroom(s) how many? Half bath? Full bath?	TBD	Same as Market Rate
Kitchen countertops material	TBD	Same as Market Rate
Flooring material	TBD	Same as Market Rate
HVAC	TBD	Same as Market Rate
Other	TBD	Same as Market Rate

ARO AMI Mix

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units
Studio		7	15	6		15	43
One-bed		6	13	4	1	13	37
Two-bed		8	19	5	1	10	35
Three-bed		1	1			1	3
Four-bed						1	1
Total	0	20	42	15	2	40	119

NOTE: ALL ARO UNITS TO BE TYPE A

FINAL FOR PUBLICATION



1ST FLOOR AREA PLAN

420 N. MAY ST.

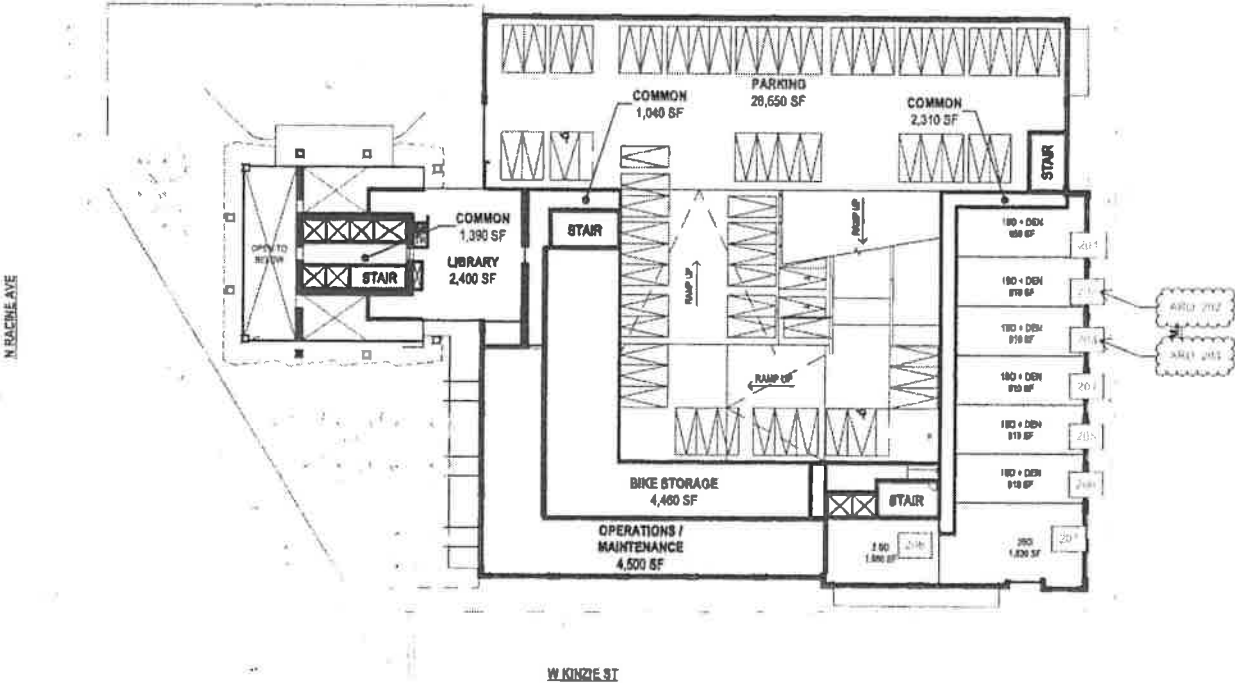
1" = 40'-0"
10/30/2023



PROJECT 111

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



1/24/2024

REPORTS OF COMMITTEES



PODIUM PLAN - LEVEL 2

420 N. MAY ST.

1" = 40'-0"

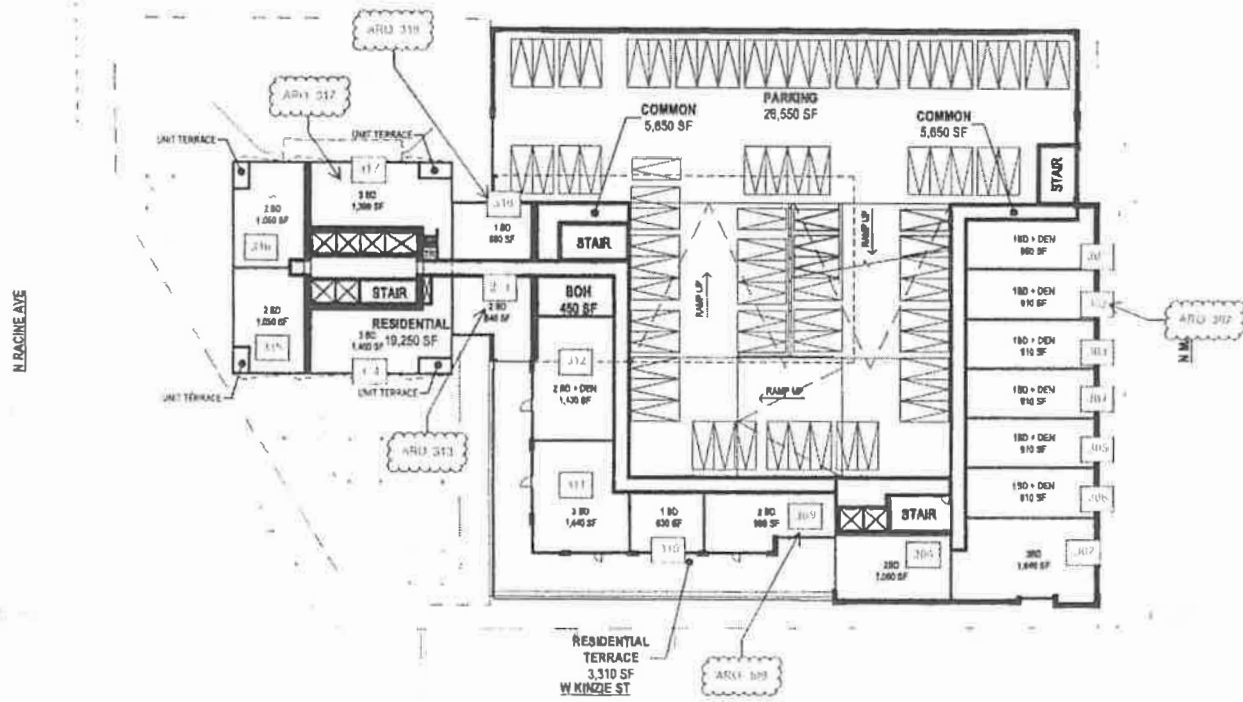
10/30/2023



8693

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



N. RACINE AVE

RESIDENTIAL TERRACE 3,310 SF W/ KINZIE ST

PODIUM PLAN - LEVEL 3

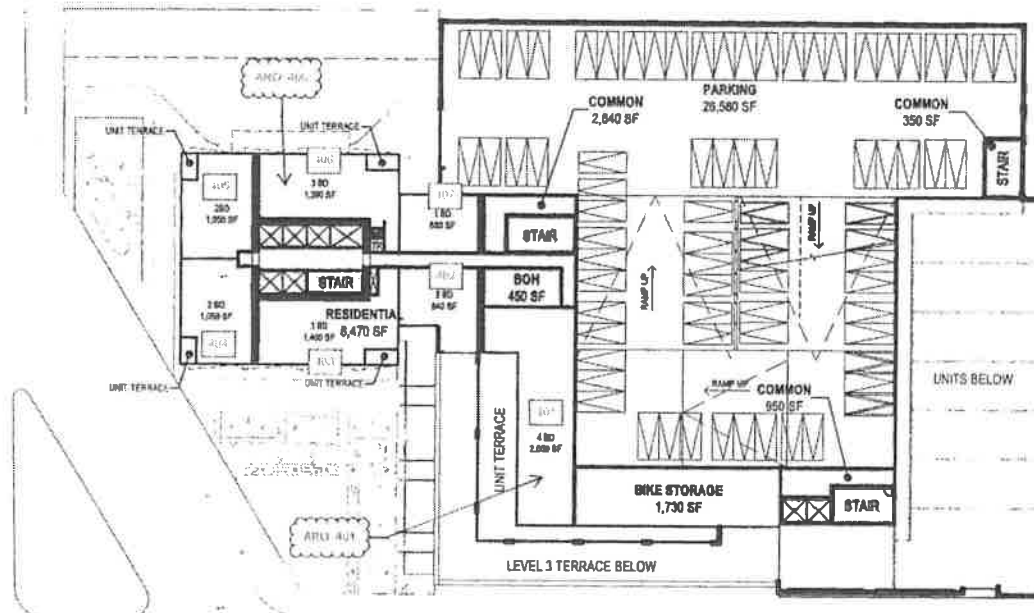
420 N. MAY ST.

1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



1/24/2024

REPORTS OF COMMITTEES



PODIUM PLAN - LEVEL 4

420 N. MAY ST.

1" = 40'-0"

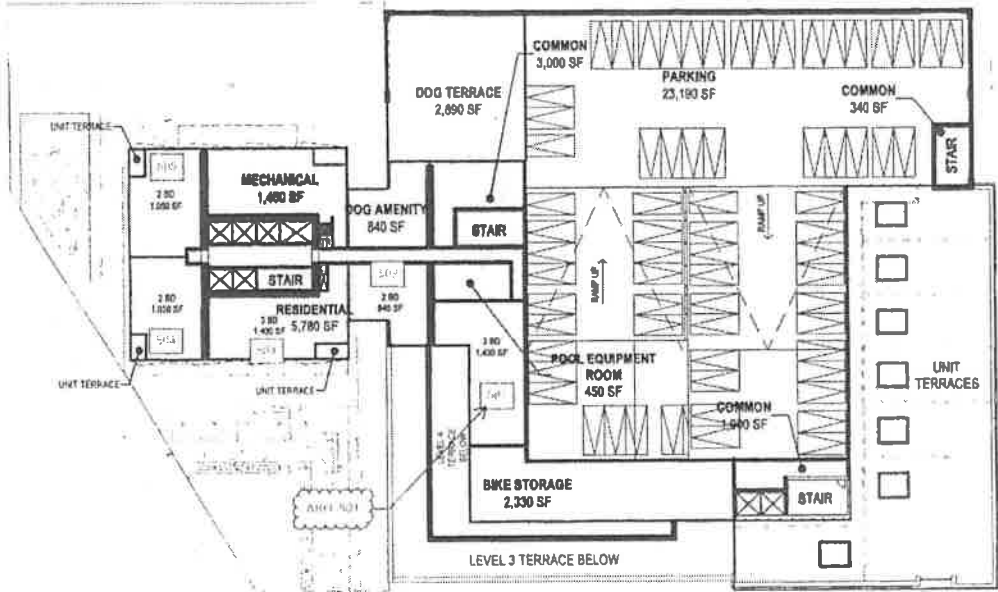
10/30/2023



8695

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



PODIUM PLAN - LEVEL 5

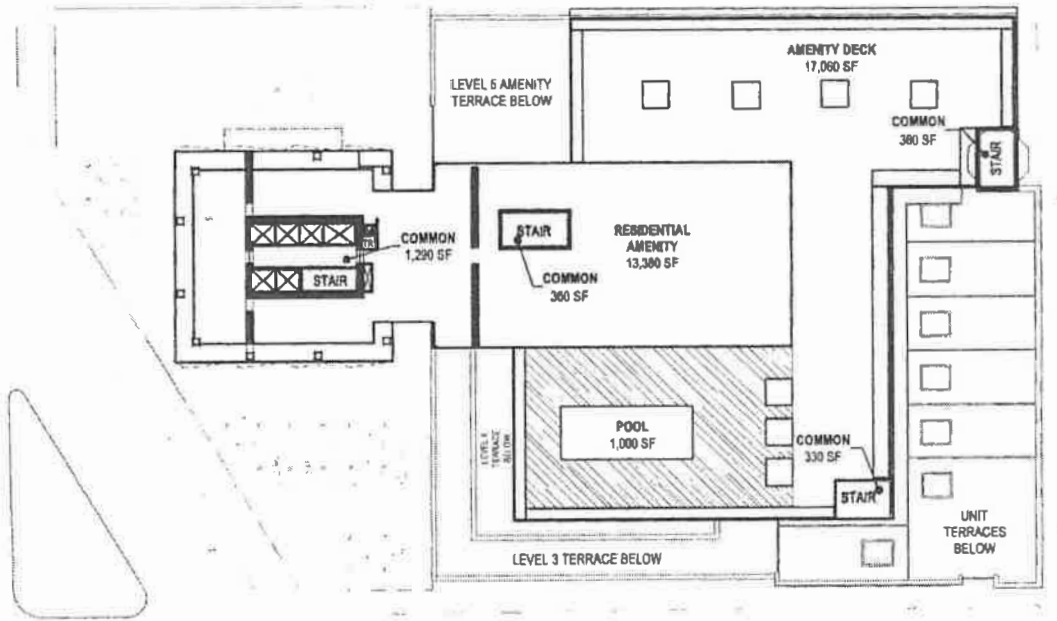
420 N. MAY ST.

1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



1/24/2024

REPORTS OF COMMITTEES



AMENITY DECK - LEVEL 6

420 N. MAY ST.

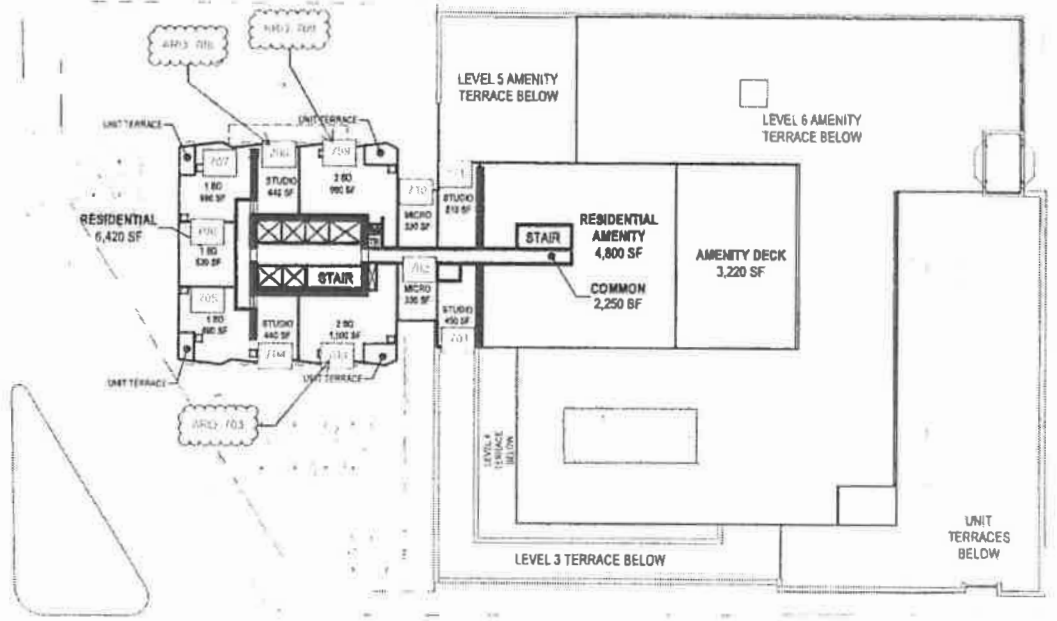
1" = 40'-0"
10/30/2023



8697

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



AMENITY - LEVEL 7

420 N. MAY ST.

1" = 40'-0"

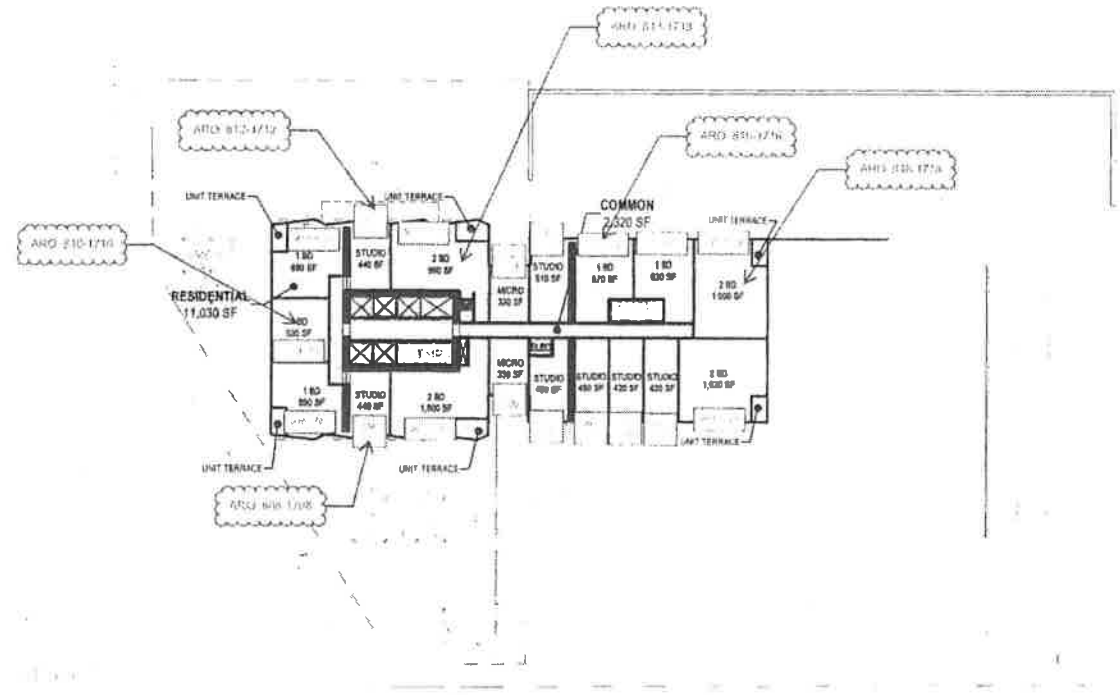
10/30/2023



PROJECT NORTH


FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



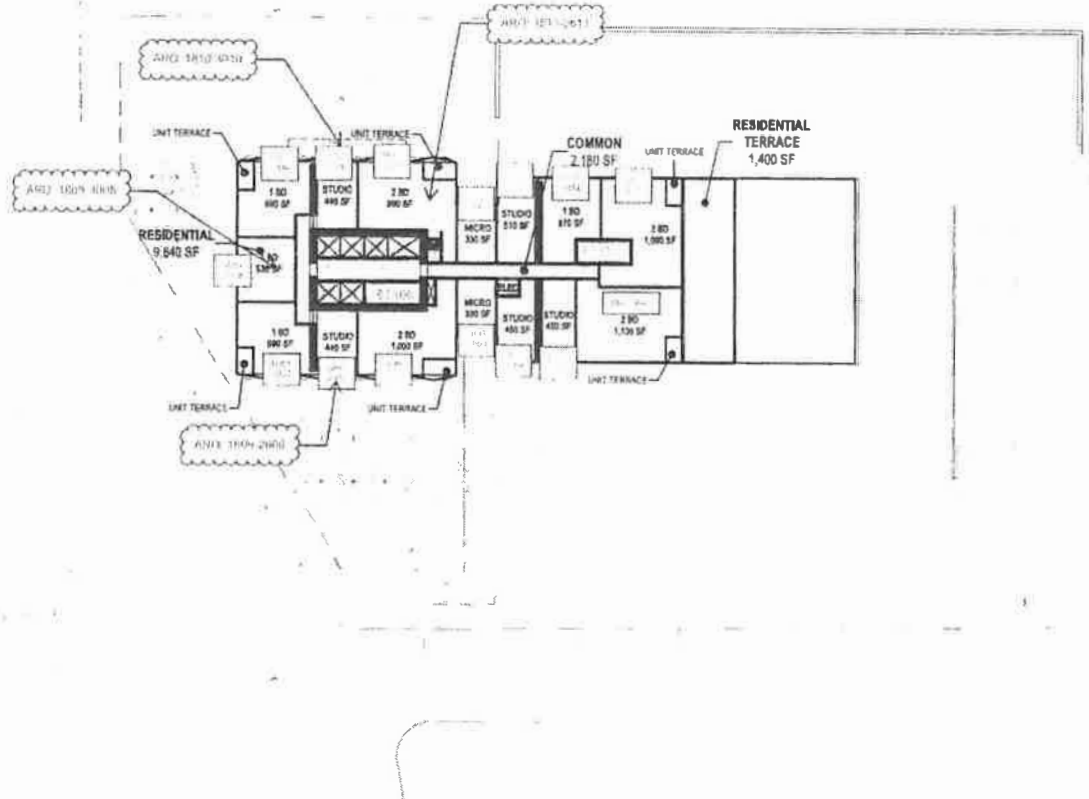
RESIDENTIAL TIER 'A' FLOOR PLAN - LEVELS 8-17

420 N. MAY ST.

1" = 40'-0"
 10/30/2023

 PROJECT NORTH

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



RESIDENTIAL B' FLOOR PLAN - LEVELS 18-30

420 N. MAY ST.

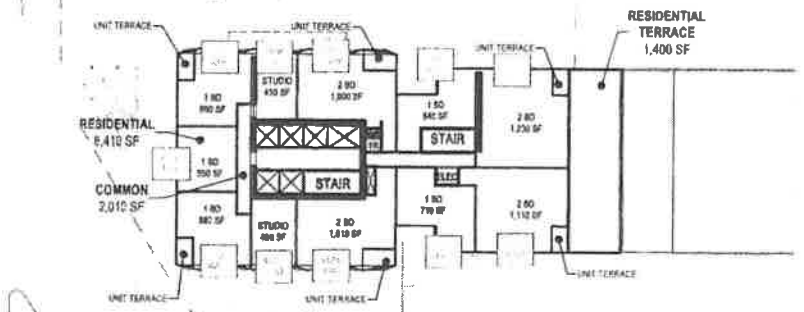


1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



1/24/2024

REPORTS OF COMMITTEES

'RENTAL C' FLOOR PLAN - LEVELS 31-43

420 N. MAY ST.

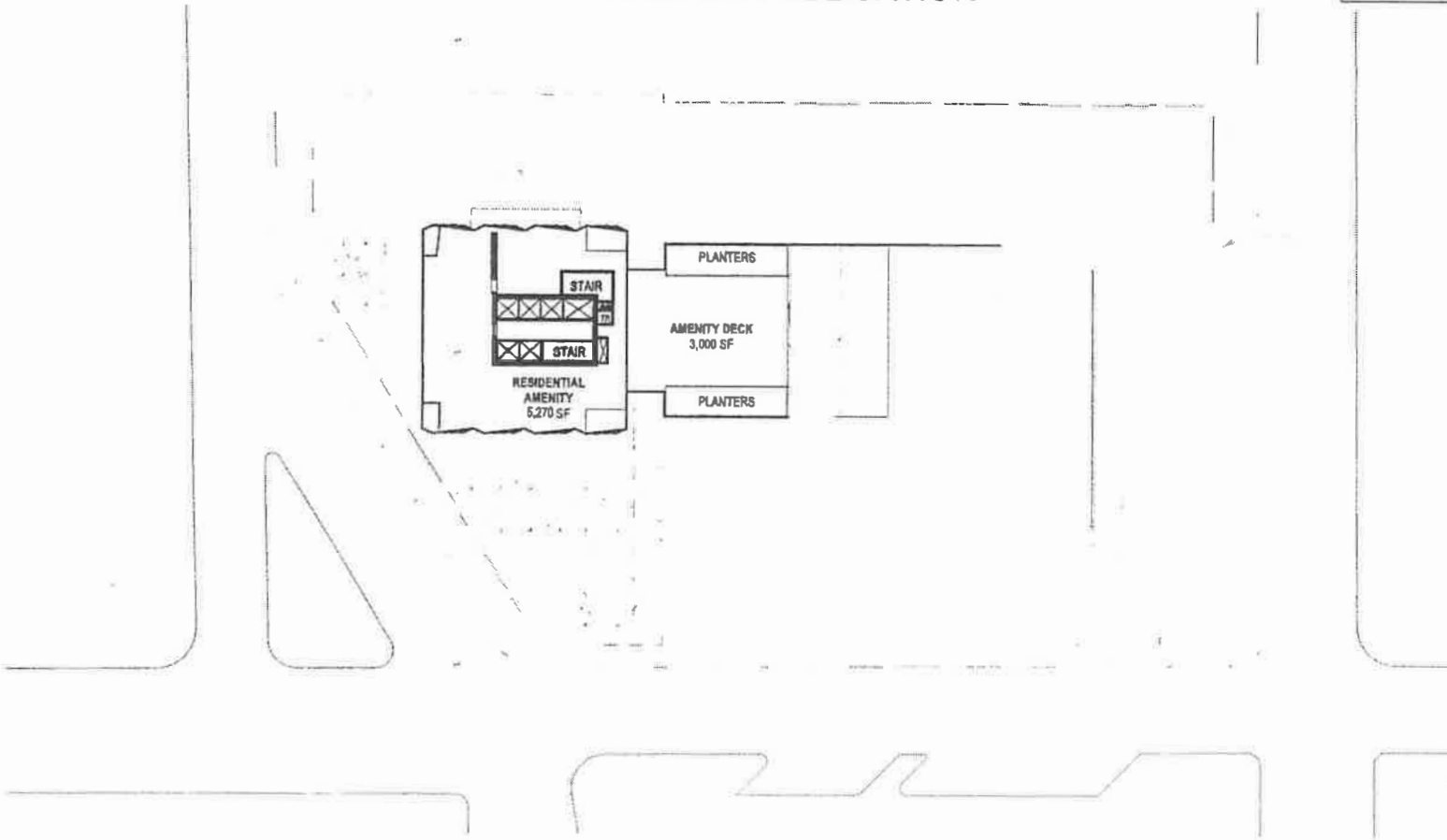
1" = 40'-0"
10/30/2023
PROJECT NORTH

8701



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



SKY AMENITY FLOOR PLAN - LEVEL 44

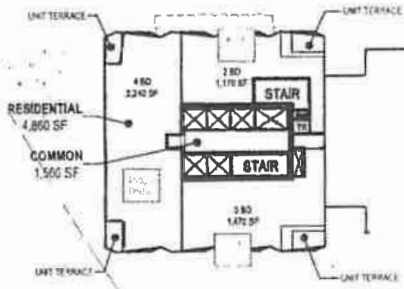
420 N. MAY ST.

1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS TO BE TYPE A



'RENTAL D' FLOOR PLAN - LEVELS 45-50

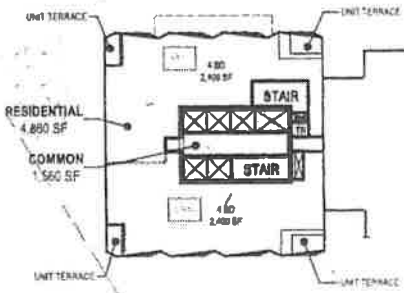
420 N. MAY ST.

1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



PENTHOUSE UNITS - LEVEL 51

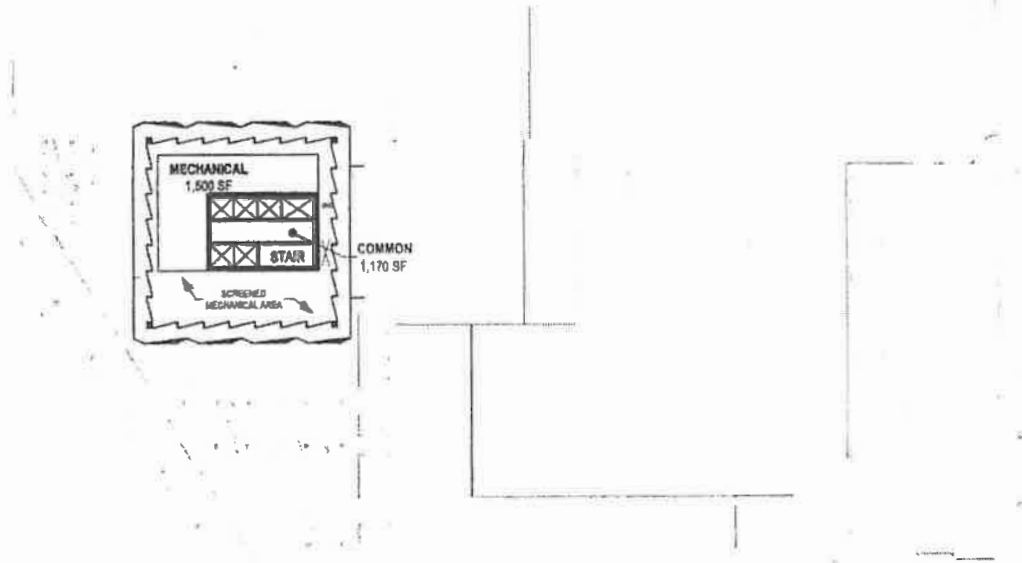
420 N. MAY ST.

1" = 40'-0"
10/30/2023



FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



ROOF PLAN (LEVEL 52)

420 N. MAY ST.

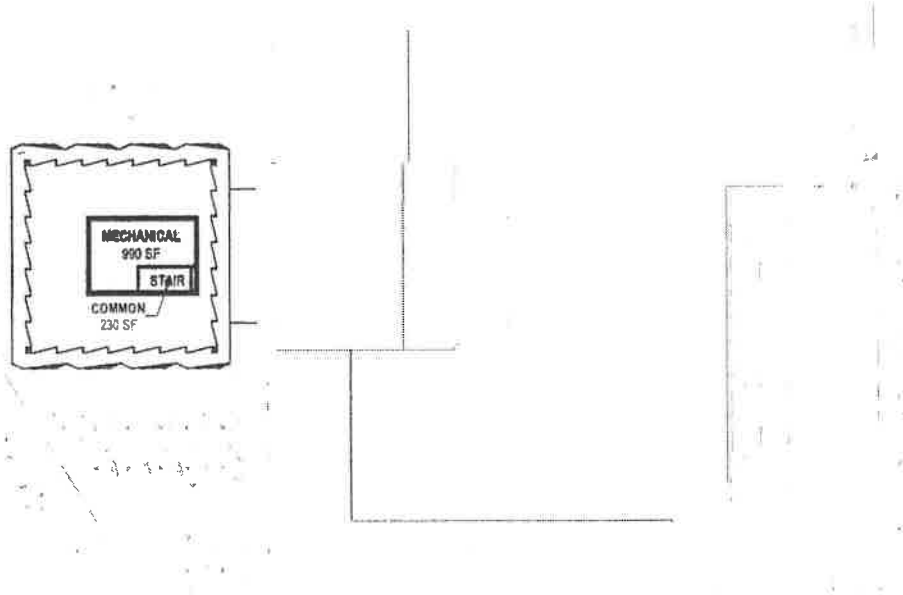
1" = 40'-0"
10/30/2023



PROJECT
NORTH

FINAL FOR PUBLICATION

NOTE: ALL ARO UNITS
TO BE TYPE A



PENTHOUSE PLAN (LEVEL 53)

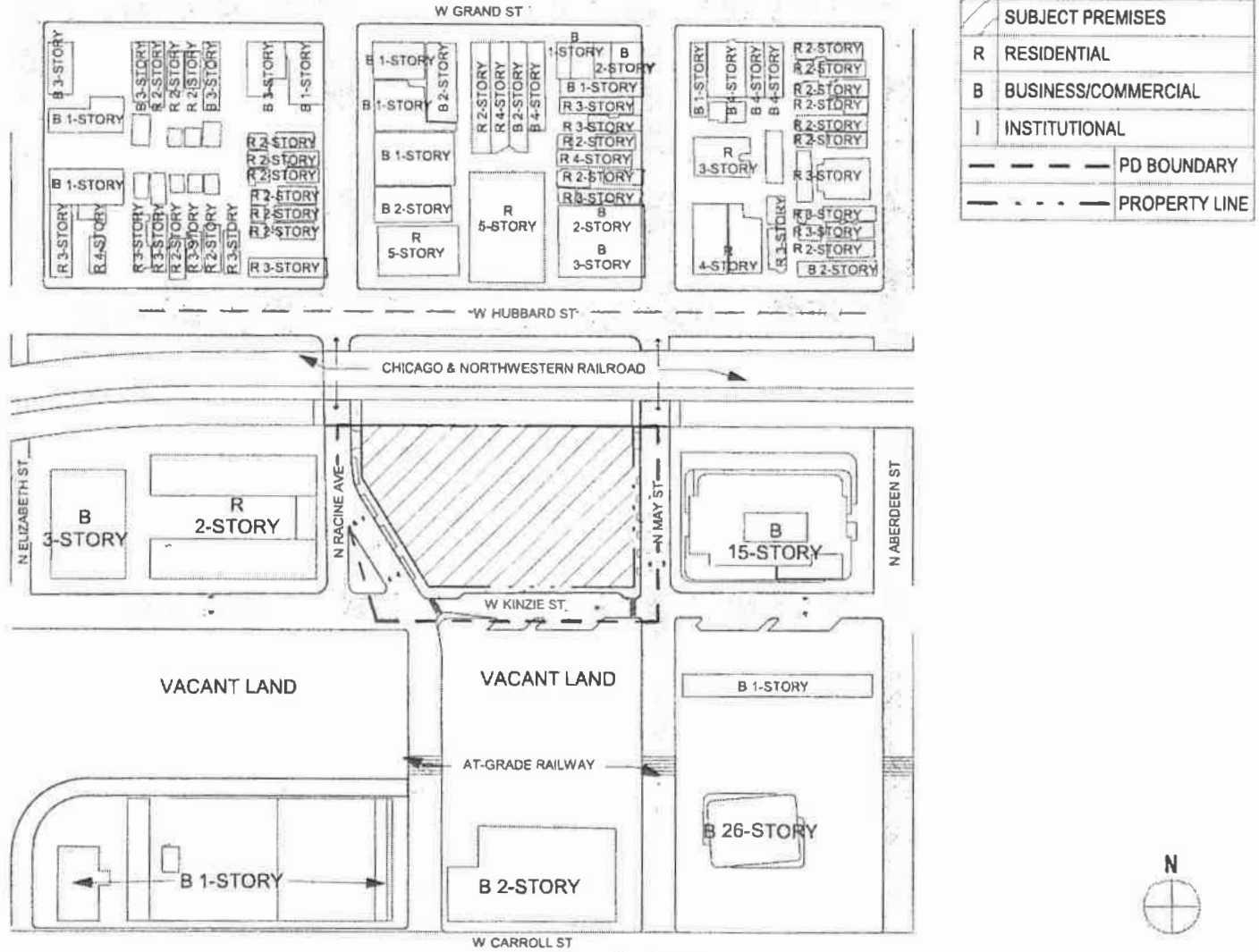
420 N. MAY ST.

1" = 40'-0"
10/30/2023



PROJECT
NORTH

FINAL FOR PUBLICATION



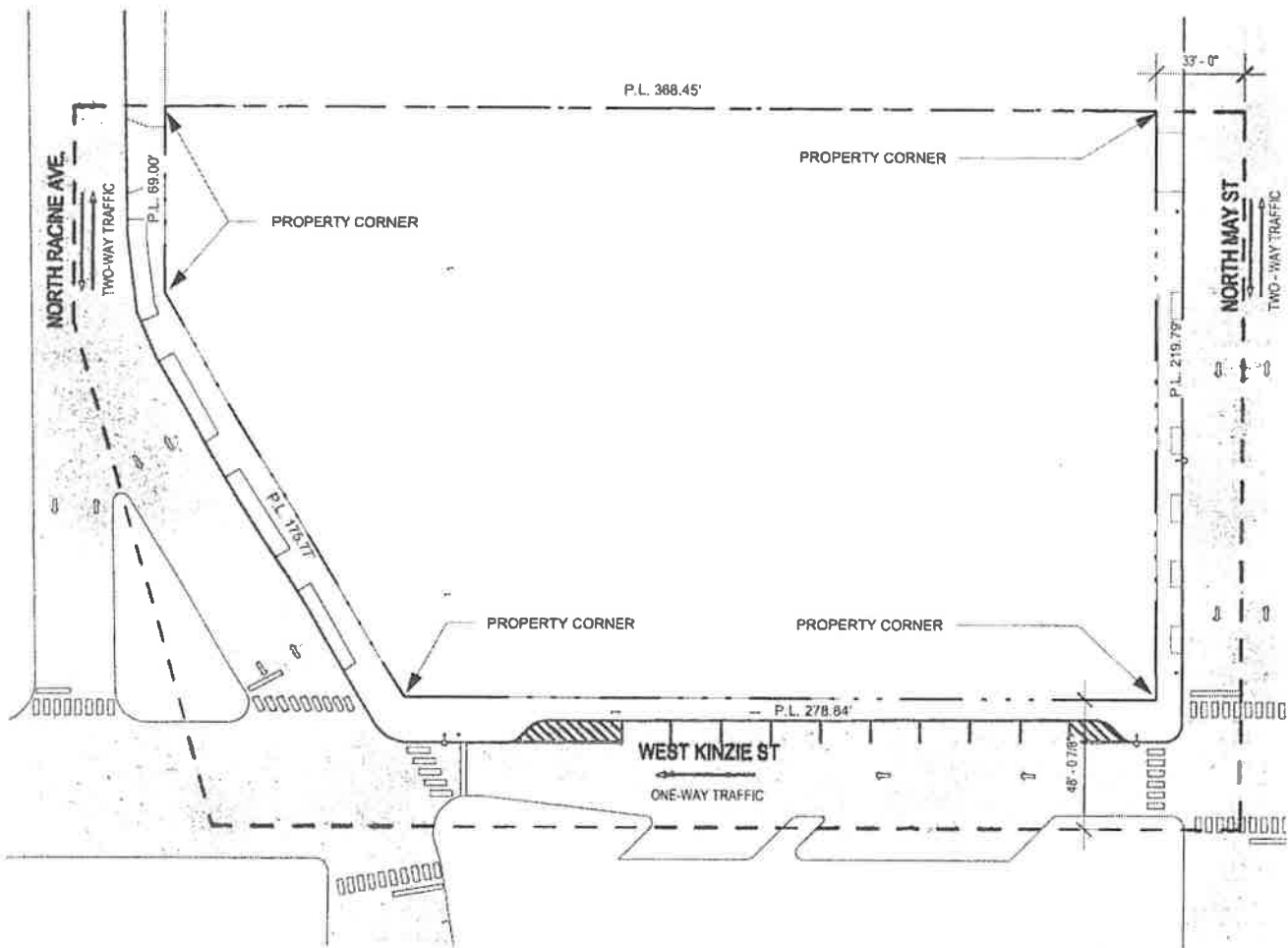
LEGEND	
	SUBJECT PREMISES
R	RESIDENTIAL
B	BUSINESS/COMMERCIAL
I	INSTITUTIONAL
	PD BOUNDARY
	PROPERTY LINE

APPLICANT: 420 N MAY, LLC.	EXISTING LAND USE MAP
ADDRESS OF PROJECT: 420 NORTH MAY STREET	
PD APPLICATION: 05/24/2023	SCALE: 1" = 200'-0"
PLAN COMMISSION: 01/18/2024	

CHICAGO & NORTHWESTERN RAILROAD

KEY	
---	PD BOUNDARY
- . - . -	PROPERTY LINE

GROSS SITE AREA= 111,368 SF
 AREA IN R.O.W.= 37,192 SF
 SITE AREA = 74,176 SF



FINAL FOR PUBLICATION

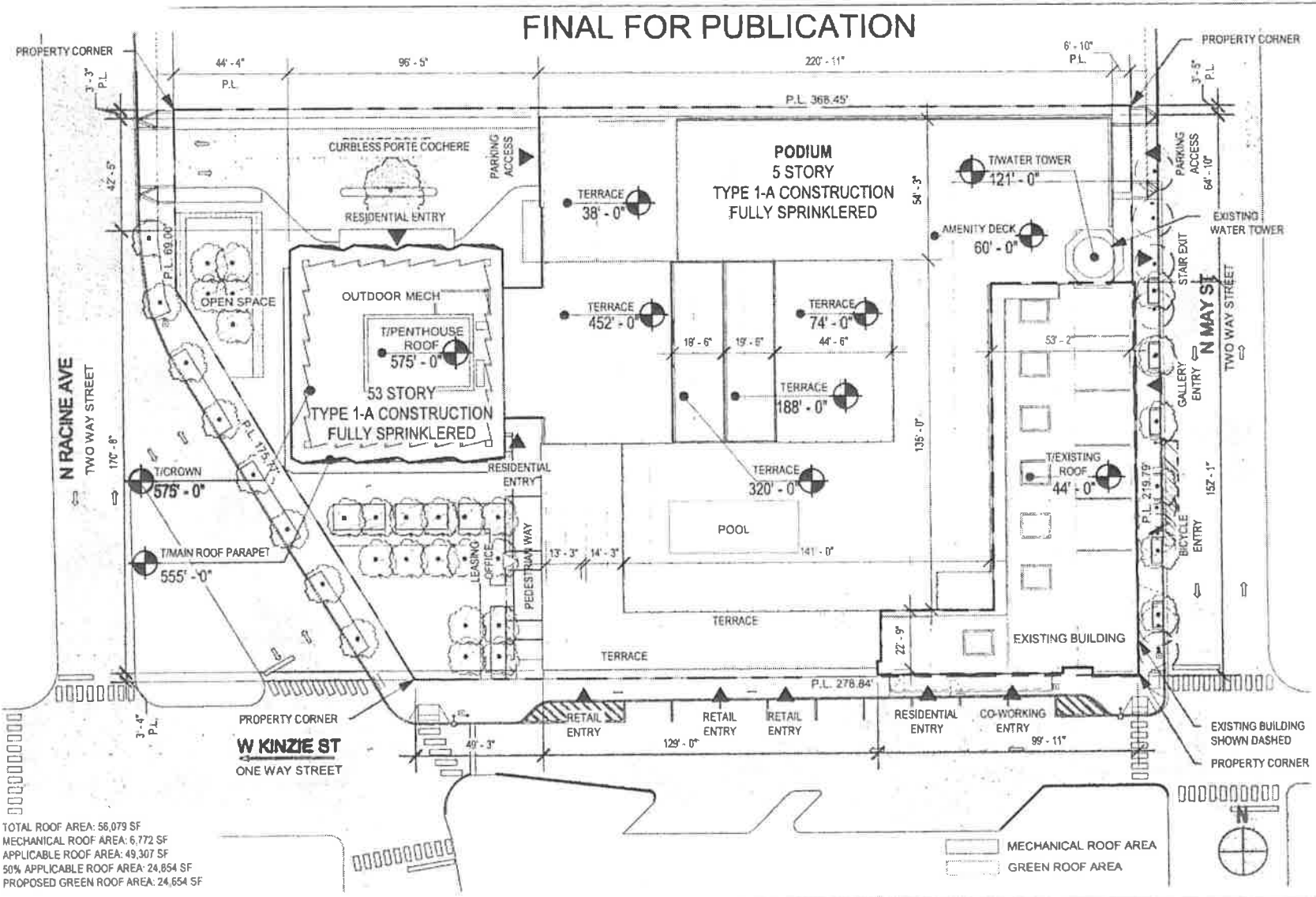
APPLICANT: 420 N MAY, LLC.		PROPERTY & PLANNED DEVELOPMENT BOUNDARY MAP
ADDRESS OF PROJECT: 420 NORTH MAY STREET		
PD APPLICATION: 05/24/2023	PLAN COMMISSION: 01/18/2024	
		SCALE: 1" = 60'-0"

1/24/2024

REPORTS OF COMMITTEES

8709

FINAL FOR PUBLICATION

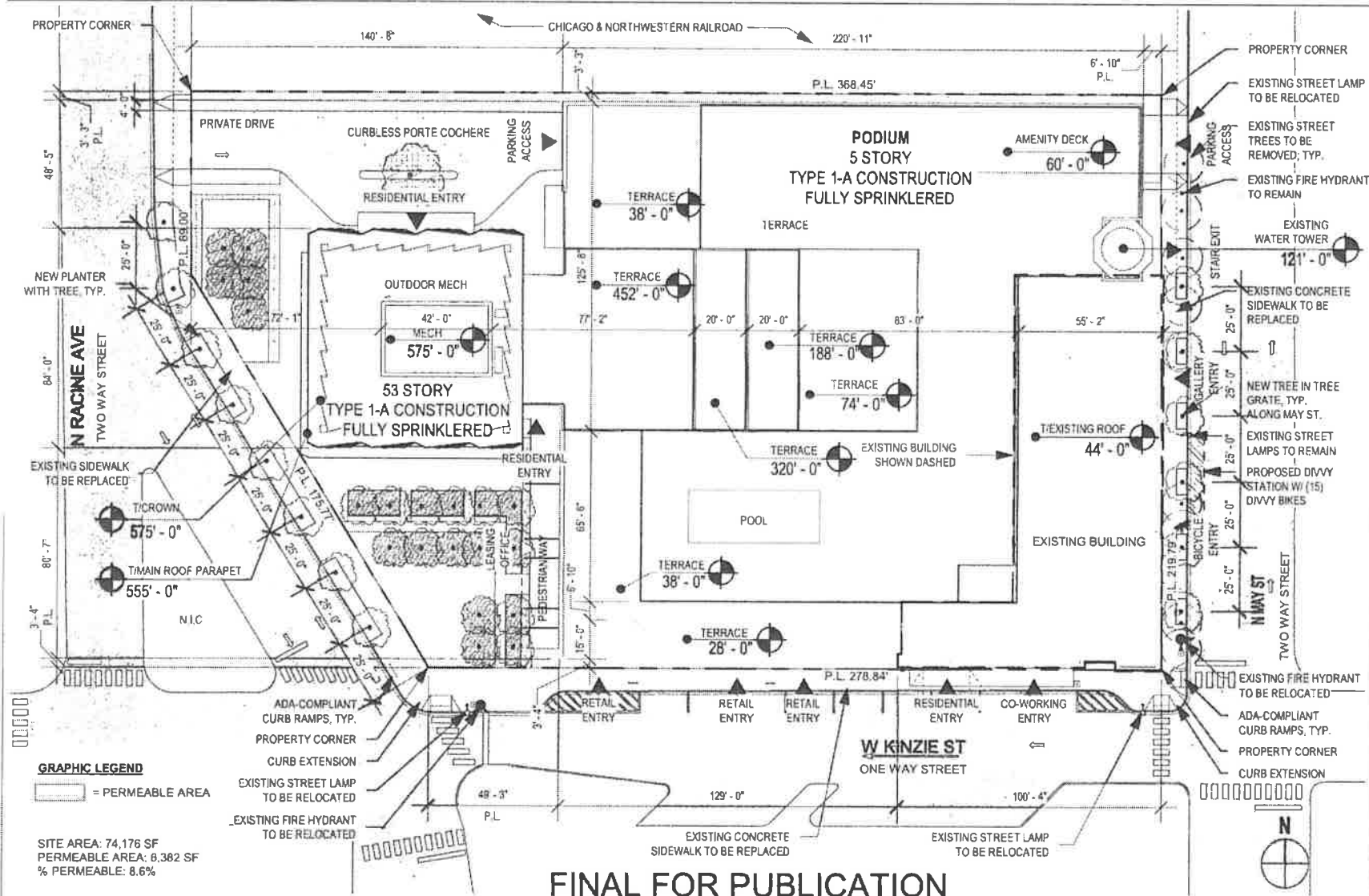


TOTAL ROOF AREA: 56,079 SF
 MECHANICAL ROOF AREA: 6,772 SF
 APPLICABLE ROOF AREA: 49,307 SF
 50% APPLICABLE ROOF AREA: 24,654 SF
 PROPOSED GREEN ROOF AREA: 24,654 SF

APPLICANT: 420 N MAY, LLC.
ADDRESS OF PROJECT: 420 NORTH MAY STREET
PD APPLICATION: 05/24/2023

PLAN COMMISSION: 01/18/2024

GREEN ROOF PLAN
SCALE: 1" = 50'-0"



APPLICANT: 420 N MAY, LLC.

ADDRESS OF PROJECT: 420 NORTH MAY STREET

PD APPLICATION: 05/24/2023

PLAN COMMISSION: 01/18/2024

SITE / LANDSCAPE PLAN

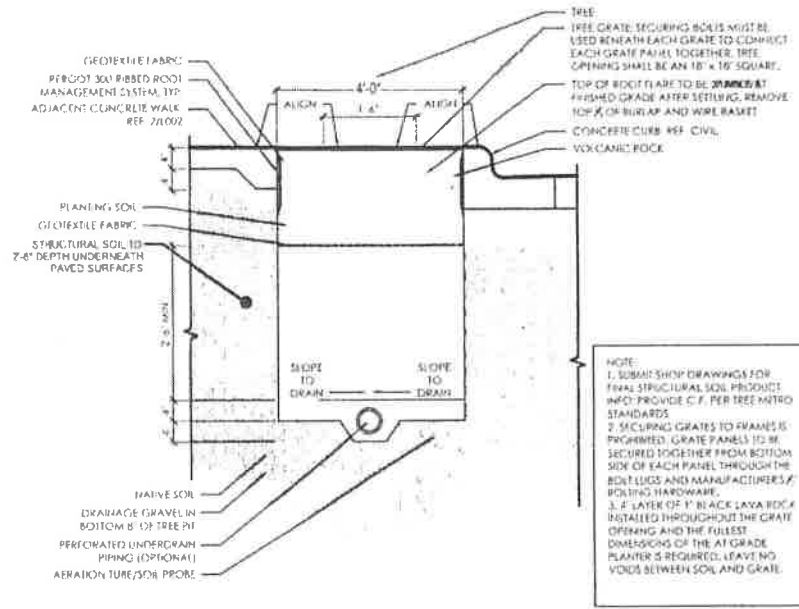
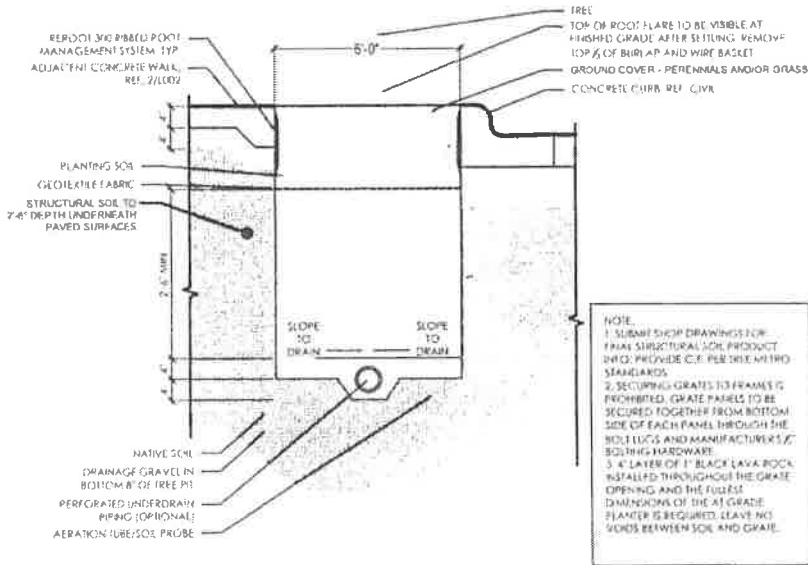
SCALE: 1" = 50'-0"

1/24/2024

REPORTS OF COMMITTEES

8711

FINAL FOR PUBLICATION



TREE PLANTING IN OPEN SOIL
NTS

TREE PLANTING W/ TREE GRATE
NTS

APPLICANT: 420 N MAY, LLC.		LANDSCAPE DETAILS
ADDRESS OF PROJECT: 420 NORTH MAY STREET		
PD APPLICATION: 05/24/2023	PLAN COMMISSION: 01/18/2024	

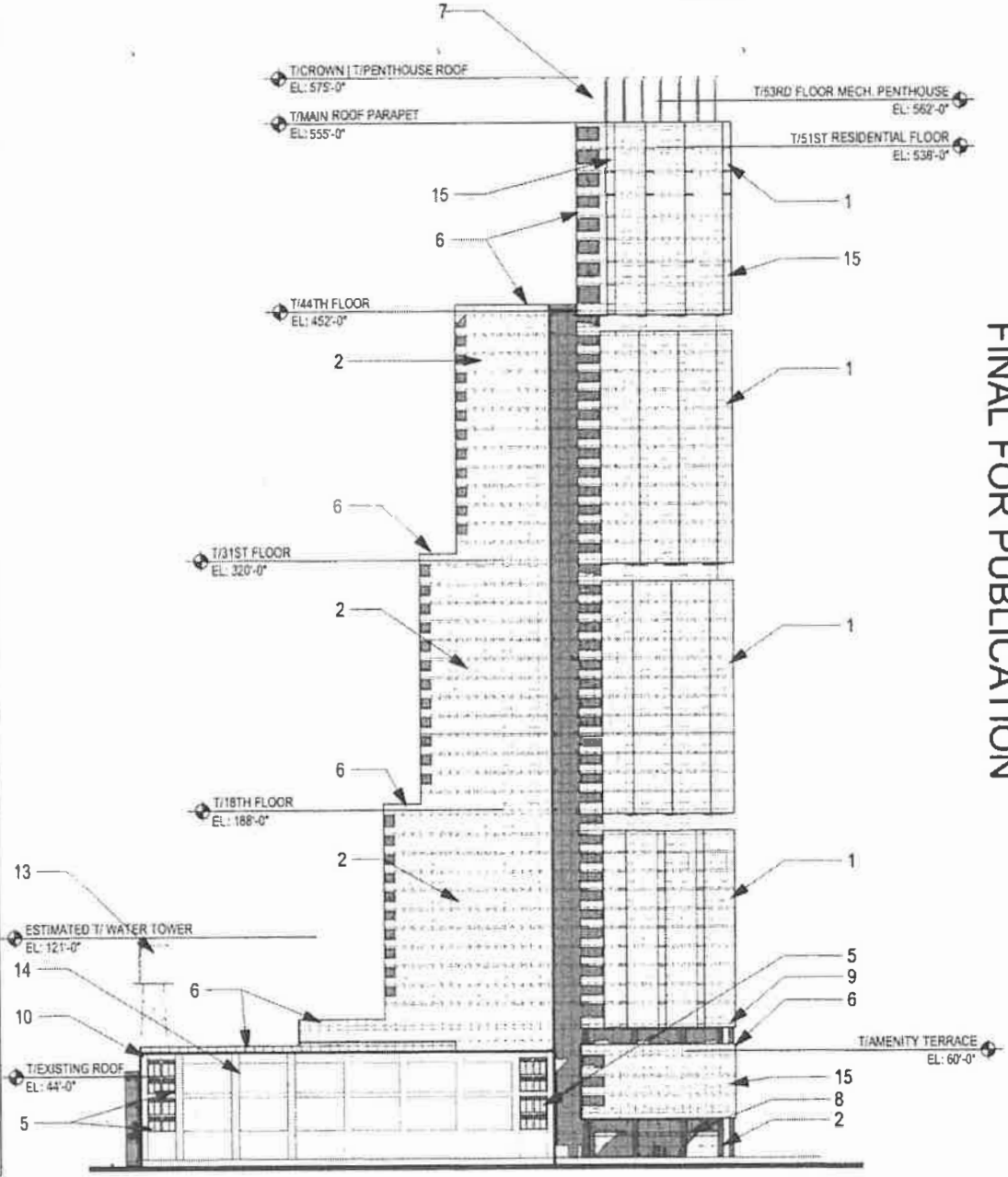
APPLICANT: 420 N MAY, LLC.
ADDRESS OF PROJECT: 420 NORTH MAY STREET
PD APPLICATION: 05/24/2023

PLAN COMMISSION: 01/18/2024

NORTH ELEVATION
SCALE: 1" = 80'-0"

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
3. GLASS & METAL STOREFRONT
4. NEW WINDOWS AT EXISTING MASONRY FACADE
5. GLASS AND LOUVER OPENINGS AT THE PARKING GARAGE
6. GLASS AND METAL RAILING AT BALCONY / TERRACE
7. GLASS AND METAL 'CROWN'
8. ENTRY CANOPY
9. METAL PANEL CLADDING
10. NEW MASONRY FACADE
11. EXISTING BRICK FACADE TO BE CLEANED / REPAIRED AND PAINTED / STAINED
12. EXISTING STONE MASONRY DETAILING TO BE CLEANED / REPAIRED AND STAINED
13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS

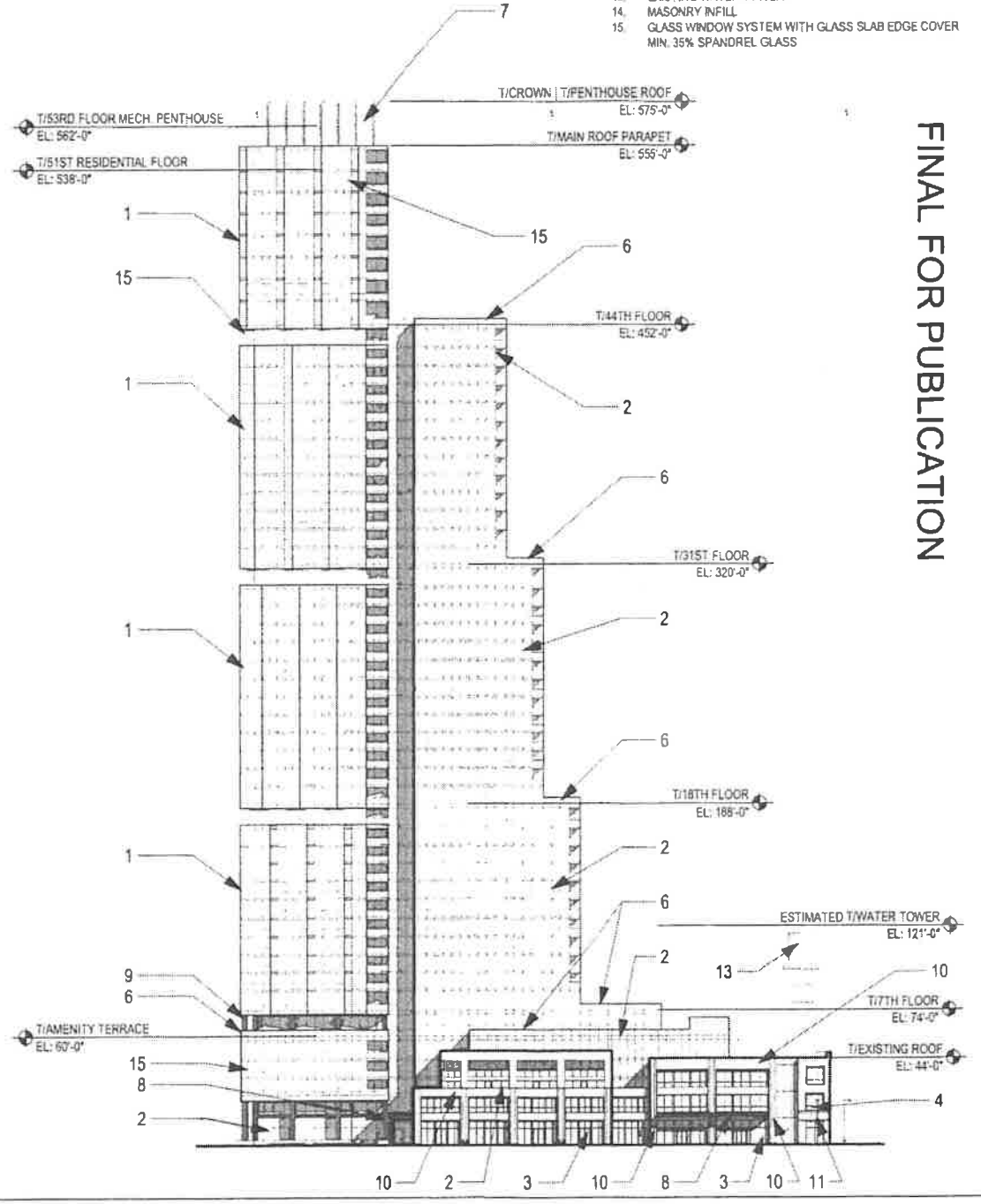


FINAL FOR PUBLICATION

APPLICANT: 420 N MAY, LLC.
ADDRESS OF PROJECT: 420 NORTH MAY STREET
PD APPLICATION: 05/24/2023
PLAN COMMISSION: 01/18/2024
SOUTH ELEVATION
SCALE: 1" = 80'-0"

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
3. GLASS & METAL STOREFRONT
4. NEW WINDOWS AT EXISTING MASONRY FACADE
5. GLASS AND LOUVER OPENINGS AT THE PARKING GARAGE
6. GLASS AND METAL RAILING AT BALCONY / TERRACE
7. GLASS AND METAL 'CROWN'
8. ENTRY CANOPY
9. METAL PANEL CLADDING
10. NEW MASONRY FACADE
11. EXISTING BRICK FACADE TO BE CLEANED / REPAIRED AND PAINTED / STAINED
12. EXISTING STONE MASONRY DETAILING TO BE CLEANED / REPAIRED AND STAINED
13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS

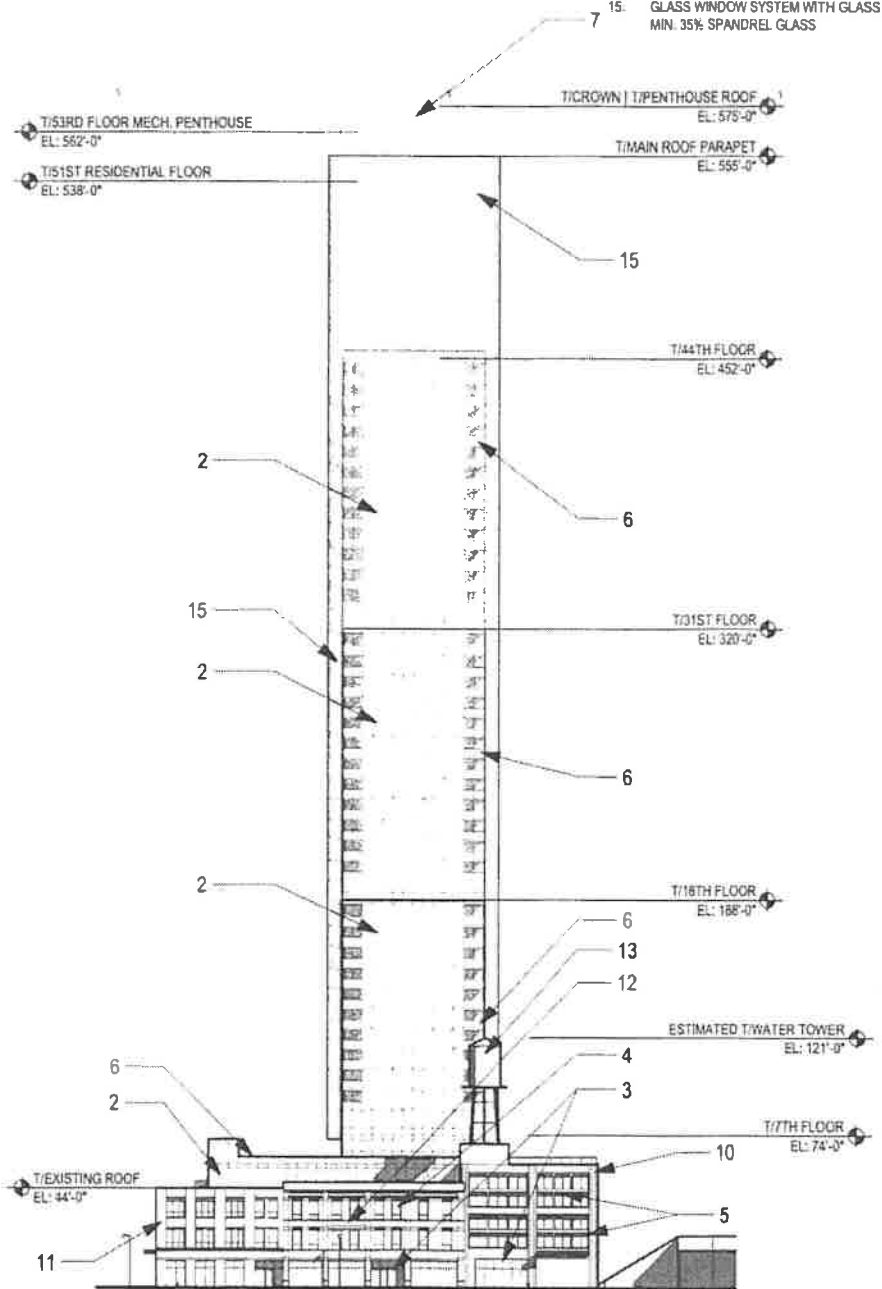


FINAL FOR PUBLICATION

APPLICANT: 420 N MAY, LLC.
ADDRESS OF PROJECT: 420 NORTH MAY STREET
PD APPLICATION: 05/24/2023
PLAN COMMISSION: 01/18/2024
EAST ELEVATION
SCALE: 1" = 80'-0"

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
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4. NEW WINDOWS AT EXISTING MASONRY FACADE
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6. GLASS AND METAL RAILING AT BALCONY / TERRACE
7. GLASS AND METAL CROWN
8. ENTRY CANOPY
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13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS



FINAL FOR PUBLICATION

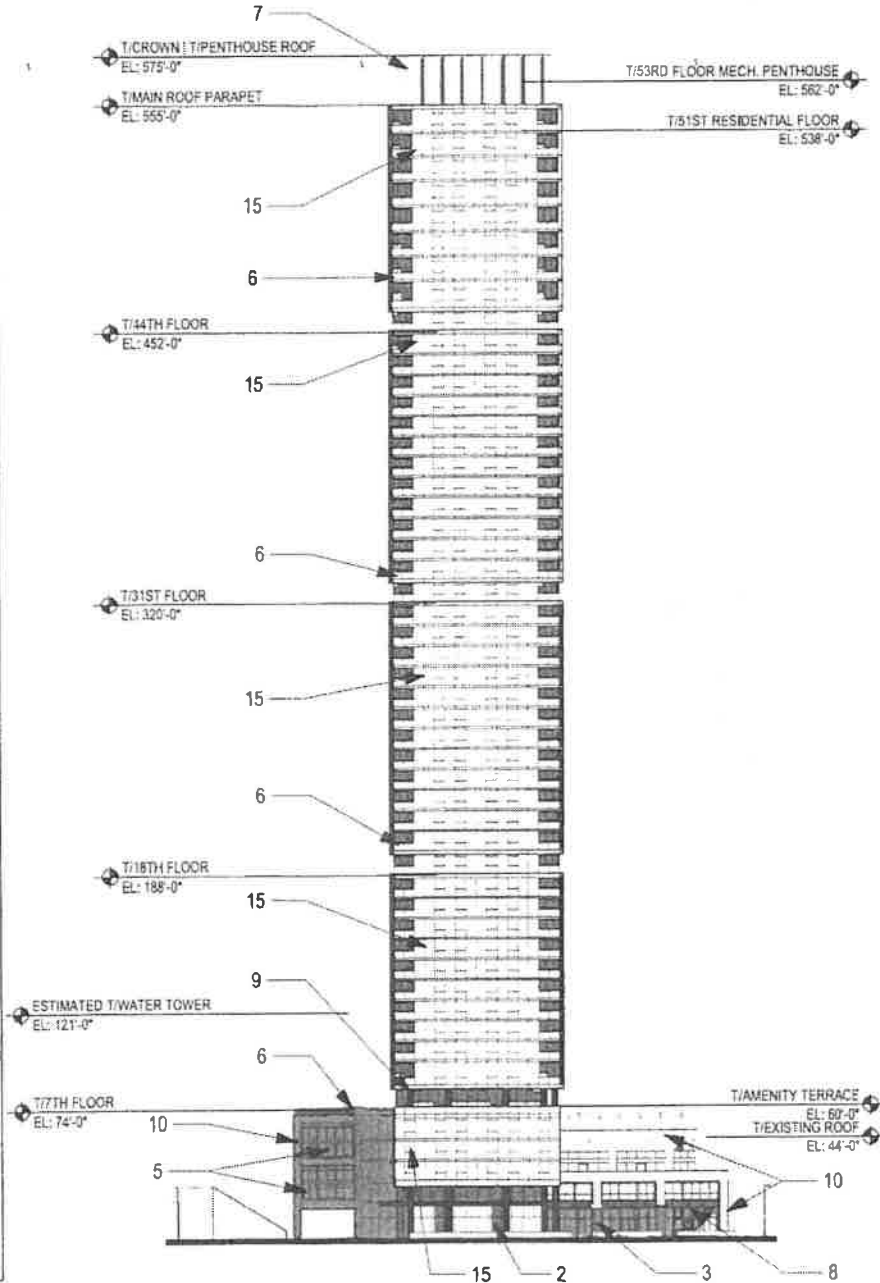
APPLICANT: 420 N MAY, LLC.
ADDRESS OF PROJECT: 420 NORTH MAY STREET
PD APPLICATION: 05/24/2023

PLAN COMMISSION: 07/18/2024

WEST ELEVATION
SCALE: 1" = 80'-0"

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
3. GLASS & METAL STOREFRONT
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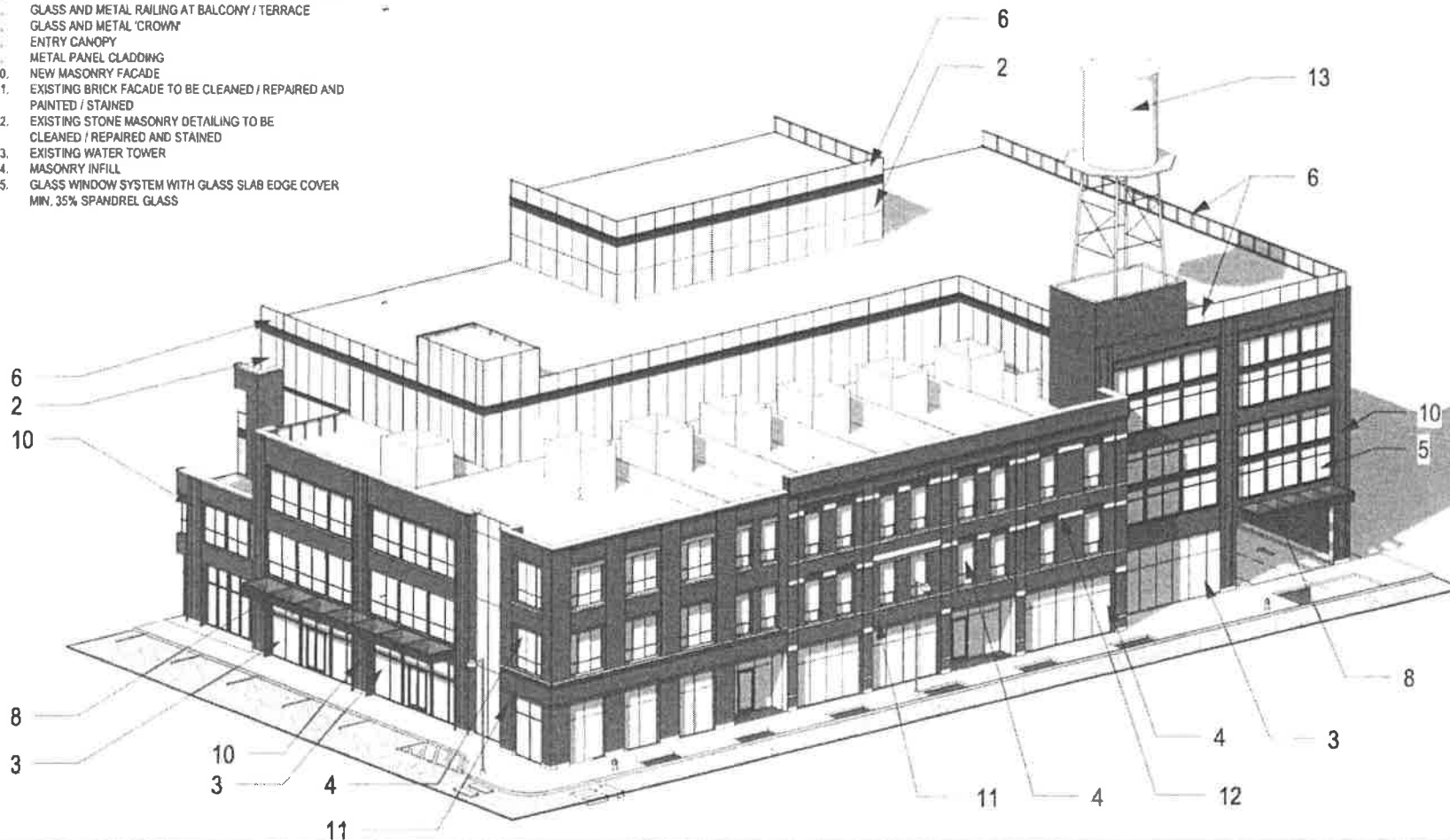


FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
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13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS



APPLICANT: 420 N MAY, LLC.		PODIUM FACADE VIGNETTE
ADDRESS OF PROJECT: 420 NORTH MAY STREET		
PD APPLICATION: 05/24/2023	PLAN COMMISSION: 01/18/2024	SCALE: 1' = 30' -0"

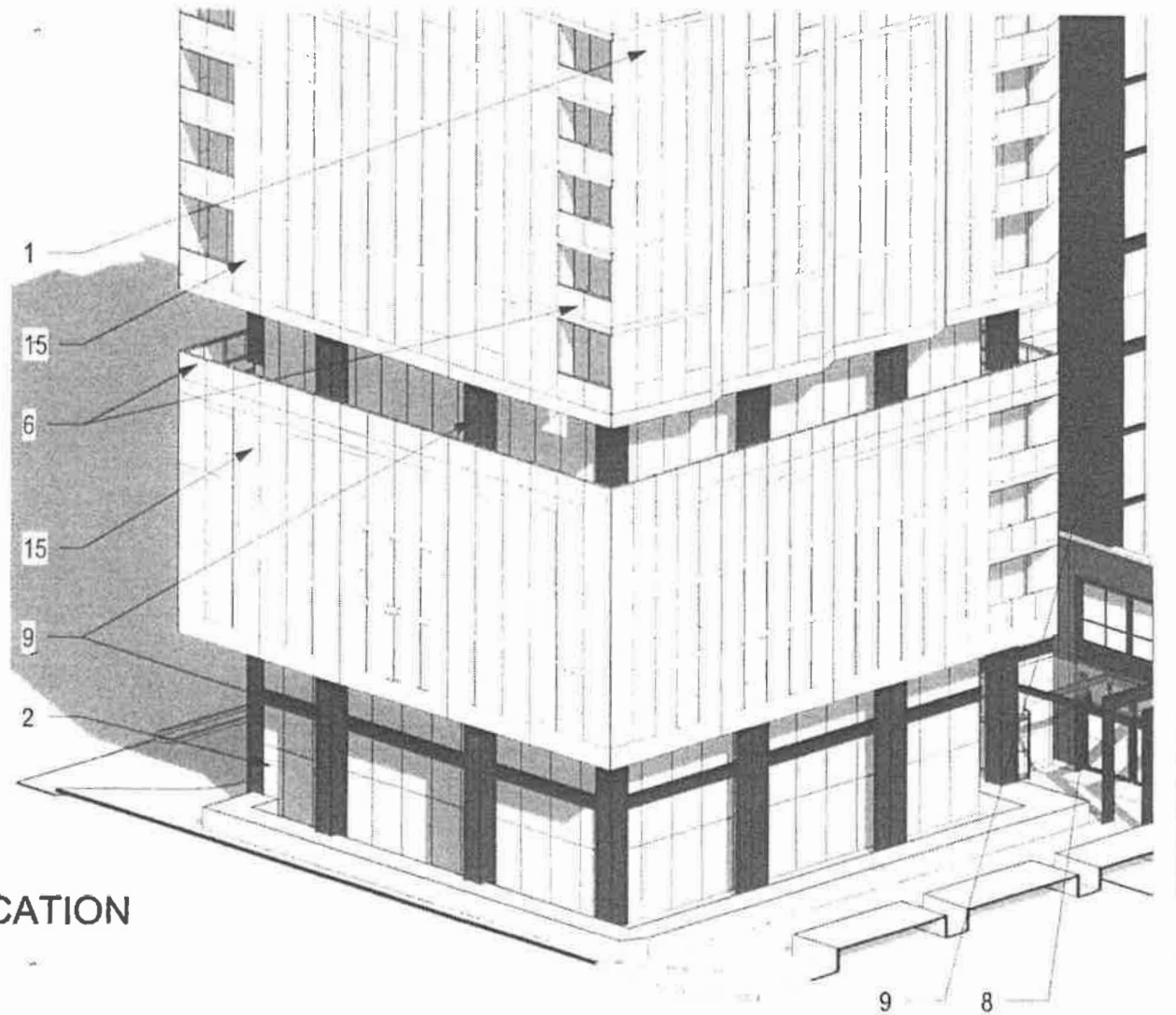
1/24/2024

REPORTS OF COMMITTEES

8717

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
3. GLASS & METAL STOREFRONT
4. NEW WINDOWS AT EXISTING MASONRY FACADE
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6. GLASS AND METAL RAILING AT BALCONY / TERRACE
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13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS

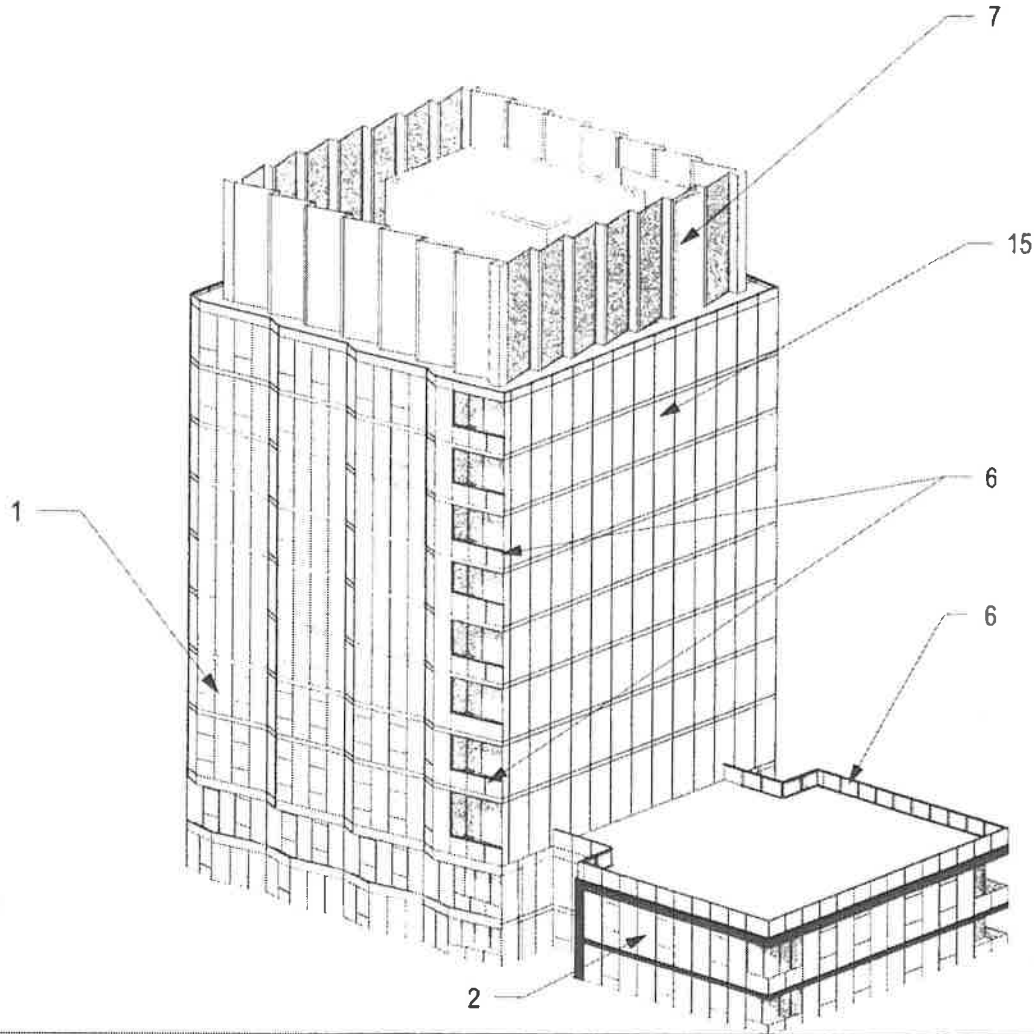


FINAL FOR PUBLICATION

APPLICANT: 420 N MAY, LLC.		FACETED FACADE VIGNETTE
ADDRESS OF PROJECT: 420 NORTH MAY STREET		
PD APPLICATION: 05/24/2023	PLAN COMMISSION: 01/18/2024	SCALE: 1' = 20' ±0"

MATERIAL LEGEND

1. FACETED GLAZING SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS
2. GLASS WINDOW SYSTEM WITH METAL SLAB EDGE COVER MIN. 35% SPANDREL GLASS
3. GLASS & METAL STOREFRONT
4. NEW WINDOWS AT EXISTING MASONRY FACADE
5. GLASS AND LOUVER OPENINGS AT THE PARKING GARAGE
6. GLASS AND METAL RAILING AT BALCONY / TERRACE
7. GLASS AND METAL 'CROWN'
8. ENTRY CANOPY
9. METAL PANEL CLADDING
10. NEW MASONRY FACADE
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12. EXISTING STONE MASONRY DETAILING TO BE CLEANED / REPAIRED AND STAINED
13. EXISTING WATER TOWER
14. MASONRY INFILL
15. GLASS WINDOW SYSTEM WITH GLASS SLAB EDGE COVER MIN. 35% SPANDREL GLASS



FINAL FOR PUBLICATION

APPLICANT: 420 N MAY, LLC.		FACADE CROWN VIGNETTE
ADDRESS OF PROJECT: 420 NORTH MAY STREET		
PD APPLICATION: 05/24/2023	PLAN COMMISSION: 01/18/2024	SCALE: 1/32" = 1' - 0"

1/24/2024

REPORTS OF COMMITTEES

8719