

# PD 1592 Table of Contents

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7/17/2024

REPORTS OF COMMITTEES

22414  
15015

*Reclassification Of Area Shown On Map No. 5-M.*  
(Application No. 22467)  
(Common Address: 6019 W. Fullerton Ave.)

[O2024-0009609]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-M in the area bounded by:

West Fullerton Avenue; a line 87 feet east of and parallel to North McVicker Avenue; a public alley south of and parallel to West Fullerton Avenue; and a line 57 feet east of and parallel to North McVicker Avenue,

to those of a B2-2 Neighborhood Mixed-Use District which is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 6-E. RBPD 1592*  
(As Amended)  
(Application No. 22414)  
(Common Address: 2328 S. Michigan Ave.)

[SO2024-0008888]

*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 DS-5 Downtown Service District symbols and indications as shown on Map Number 6-E in the area bounded by:

South Michigan Avenue; a line 150 feet south of and parallel to East 23<sup>rd</sup> Street; the public alley west of and parallel to South Michigan Avenue; and a line 319.82 feet south of and parallel to East 23<sup>rd</sup> Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DS-5 Downtown Service District symbols and indications as shown on Map Number 6-E in the area bounded by:

South Michigan Avenue; a line 150 feet south of and parallel to East 23<sup>rd</sup> Street; the public alley west of and parallel to South Michigan Avenue; and a line 319.82 feet south of and parallel to East 23<sup>rd</sup> Street,

to a Residential-Business Planned Development.

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

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

*Residential-Business Planned Development No. 1592.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1592 ("Planned Development") consists of approximately 30,415 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 2328 South Michigan Owner LLC is the "Applicant" for this Planned Development and owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago 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 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.

Applicant shall include in the residential tenant leases a disclosure in All Caps and a signed acknowledgment by the tenant that there are only a total of 10 parking spaces on the Property and limited on-street parking.

4. This plan of development consists of these \_\_\_\_\_ Statements: a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by ESA Design Architects and dated June 20, 2024 (the "Plans"): an Existing Zoning Map; a Land-Use Map; a Planned Development Boundary and Property Line Map; a Streetscape Site Plan; and Building Elevations (North, South, East and West). In any

instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development Number 1592: dwelling units located on and above the ground floor; artist live/work space on and above the ground floor; office; animal services (excluding overnight boarding and kennels); business equipment sales and service; business support services (excluding day labor employment agency); communication service establishments; eating and drinking establishments; financial services (excluding payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation; co-located wireless communication facilities, accessory and non-accessory parking; and incidental and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes 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 30,414 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 and an additional .31 FAR of floor area pursuant to Section 17-10-0102-B(4). With this bonus FAR, the total FAR for the Planned Development is 8.41. 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 of the Zoning Ordinance, 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 to be undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance). Further, the Applicant shall be permitted to construct a surface non-accessory parking lot on the Property prior to commencement of construction of the project shown in the Plans.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon 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 (i) 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 DS-5 Downtown Service District to the DX-5 Downtown Mixed-Use District then to this Residential-Business Planned Development, 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 256 dwelling units, which include 16 additional units (the "TSL Affordable Units") permitted pursuant to Section 17-10-0102-B of the Municipal Code of Chicago (Transit-Served Locations), which allows affordable housing units to replace parking. The TSL Affordable Units are subject to all of the terms and provisions of the ARO. The Applicant intends to construct a 256-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. The ARO obligation is based on the total number of units in the Project excluding the TSL Affordable Units. As a result, the Applicant's affordable housing obligation is 48 affordable units (20 percent of 240), half of which (50 percent of 48 or 24) are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing a total of 64 affordable units in the Project, consisting of the 48 affordable units required by the ARO plus the 16 TSL Affordable Units, 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 21 units) must be affordable to households at or below 50 percent of the AMI, one-sixth of which (or 4 of the 21 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided

however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. 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.

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. Additionally, the Applicant has achieved additional floor area pursuant to Section 17-10-0102-B(4) of the Municipal Code of Chicago (the "Parking Bonus"), which allows for affordable housing units to replace parking. As a result, the Applicant's affordable housing obligation is 64 affordable units (20 percent of 240 pursuant to the ARO and 16 additional units pursuant to the Parking Bonus) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must 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 64 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 21 units) must be affordable to households at or below 50 percent of the AMI; of which one-sixth (or 4 of the 21 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

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

[Levels 1 through 17 floor Plans; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; Ground Floor Plan; Typical Lower-Level Floor Plan; Level 7 and 18 Floor Plans; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 15029 through 15043 of this *Journal*.]

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

*Residential-Business Planned Development No. 1592.*

*Bulk Regulations And Data Table.*

|                                             |                               |
|---------------------------------------------|-------------------------------|
| Gross Site Area (square feet):              | 38,853                        |
| Area of Public Rights-of-Way (square feet): | 8,439                         |
| Net Site Area (square feet):                | 30,414                        |
| Maximum Floor Area Ratio (FAR):             | 8.41                          |
| Base FAR:                                   | 5.0                           |
| Neighborhoods Opportunity Bonus FAR:        | 3.1                           |
| FAR per Section 17-10-0102-B(4):            | 0.31                          |
| Maximum Number of Dwelling Units:           | 256*                          |
| Minimum Off-Street Parking Spaces:          | 10                            |
| Minimum Bicycle Parking Spaces:             | 256                           |
| Minimum Off-Street Loading:                 | (2) 10 feet by 25 feet        |
| Maximum Building Height:                    | 170 feet, 0 inches            |
| Minimum Setbacks:                           | In conformance with the Plans |

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\* Includes 16 units permitted pursuant to Section 17-10-0102-B(4).

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

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# ARO Intake Application



Submission ID: 884652

## 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.amlegal.com/codes/chicago/latest/chicago\\_il/0-0-0-2598874](https://code.library.amlegal.com/codes/chicago/latest/chicago_il/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 DOH staff.

The ARO Rules are available online at [www.chicago.gov/ARO](http://www.chicago.gov/ARO). If you have any questions about completing this application, please contact [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org).

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org).

|                                                               |                                                      |
|---------------------------------------------------------------|------------------------------------------------------|
| <b>Applicant Name *</b>                                       | <b>Applicant Contact Person *</b>                    |
| <input type="text" value="2328 S Michigan Owner LLC"/>        | <input type="text" value="Nick Anderson"/>           |
| <b>Applicant Email *</b>                                      | <b>Applicant Phone *</b>                             |
| <input type="text" value="nickanderson@fernhillcompany.com"/> | <input type="text" value="(312) 550-9388"/>          |
| <b>Applicant Address *</b>                                    |                                                      |
| <input type="text" value="360 N State Street"/>               |                                                      |
| <b>Attorney Name *</b>                                        | <b>Attorney Email *</b>                              |
| <input type="text" value="Katie Jahnke Dale"/>                | <input type="text" value="katie.dale@dlapiper.com"/> |

## Development Information

Development Address:

|                                                  |                                                                                   |                                       |                                              |
|--------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------|
| <b>From *</b>                                    | <b>To</b>                                                                         | <b>Direction *</b>                    | <b>Street Name *</b>                         |
| <input type="text" value="2328"/>                | <input type="text"/>                                                              | <input type="text" value="S"/>        | <input type="text" value="MICHIGAN AVENUE"/> |
| <b>Zip Code *</b>                                | <b>Ward *</b>                                                                     | <b>ARO Zone *</b>                     |                                              |
| <input type="text" value="606162105"/>           | <input type="text" value="3"/>                                                    | <input type="text" value="Downtown"/> |                                              |
| <b>Development Name *</b>                        | <b>If you are working with a Planner at the City, what is his/her/their name?</b> |                                       |                                              |
| <input type="text" value="2328 S Michigan"/>     | <input type="text" value="Fernando Espinoza"/>                                    |                                       |                                              |
| <b>Zoning Application Number (if applicable)</b> | <b>Council Introduction Date *</b>                                                |                                       |                                              |
| <input type="text" value="22414"/>               | <input type="text" value="4/17/2024"/>                                            |                                       |                                              |

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

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| <b>ARO Trigger *</b>                            | <b>Development Type *</b>            |
| <input type="text" value="Zoning Entitlement"/> | <input type="text" value="Rentals"/> |

Total Units \*

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Is your Project in a Transit Served Location? \*

Estimated date marketing will begin \*

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) \*

### 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 \*

Proposed On-Site Units \*

Proposed Off-Site Units \*

Proposed In-Lieu Units \*

In-Lieu Amount Owed \*

On-Site Units To CLIHTF or CHA \*

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

Off Site Address:

|                      |                      |            |             |
|----------------------|----------------------|------------|-------------|
| From                 | To                   | Direction  | Street Name |
| <input type="text"/> | <input type="text"/> | Select One | Select One  |

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Zip Code             | Ward                 | ARO Zone             |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

Off-Site Type

Off-Site Admin Fee

### Forms

Unit Mix and Square Footage Spreadsheet \*

[ARO\\_Affordable\\_Unit\\_Details\\_and\\_Square\\_Footage\(1\).xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[2328 S Michigan - PD Drawing Set.pdf](#)

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

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

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

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

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

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

### Signature

Developer or their Agent \*

Katie Jahnke Dale

### Summary Work Log

Submission Date: 05/22/2024 11:59:44 AM  
 Amended Date:  
 Admin Amended Date:  
 Admin Amended By:  
 Admin Amended Justification:

- |                            |                           |
|----------------------------|---------------------------|
| <a href="#">Options</a>    | <a href="#">Action</a>    |
| <a href="#">Show Notes</a> | <a href="#">Accept</a>    |
| <a href="#">Email User</a> | <a href="#">Deny</a>      |
|                            | <a href="#">Follow Up</a> |



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|                                          |                                                  |
|------------------------------------------|--------------------------------------------------|
| Project Name                             | 2328 S Michigan                                  |
| Zoning Application number, if applicable | 22414                                            |
| Address                                  | 2328 South Michigan Avenue,<br>Chicago, IL 60615 |
| Is this a For Sale or Rental Project?    | Rental                                           |
| Anticipated average price/price/sq ft    |                                                  |
| Total Units in Project                   | 256                                              |
| Total Affordable units                   | 64                                               |

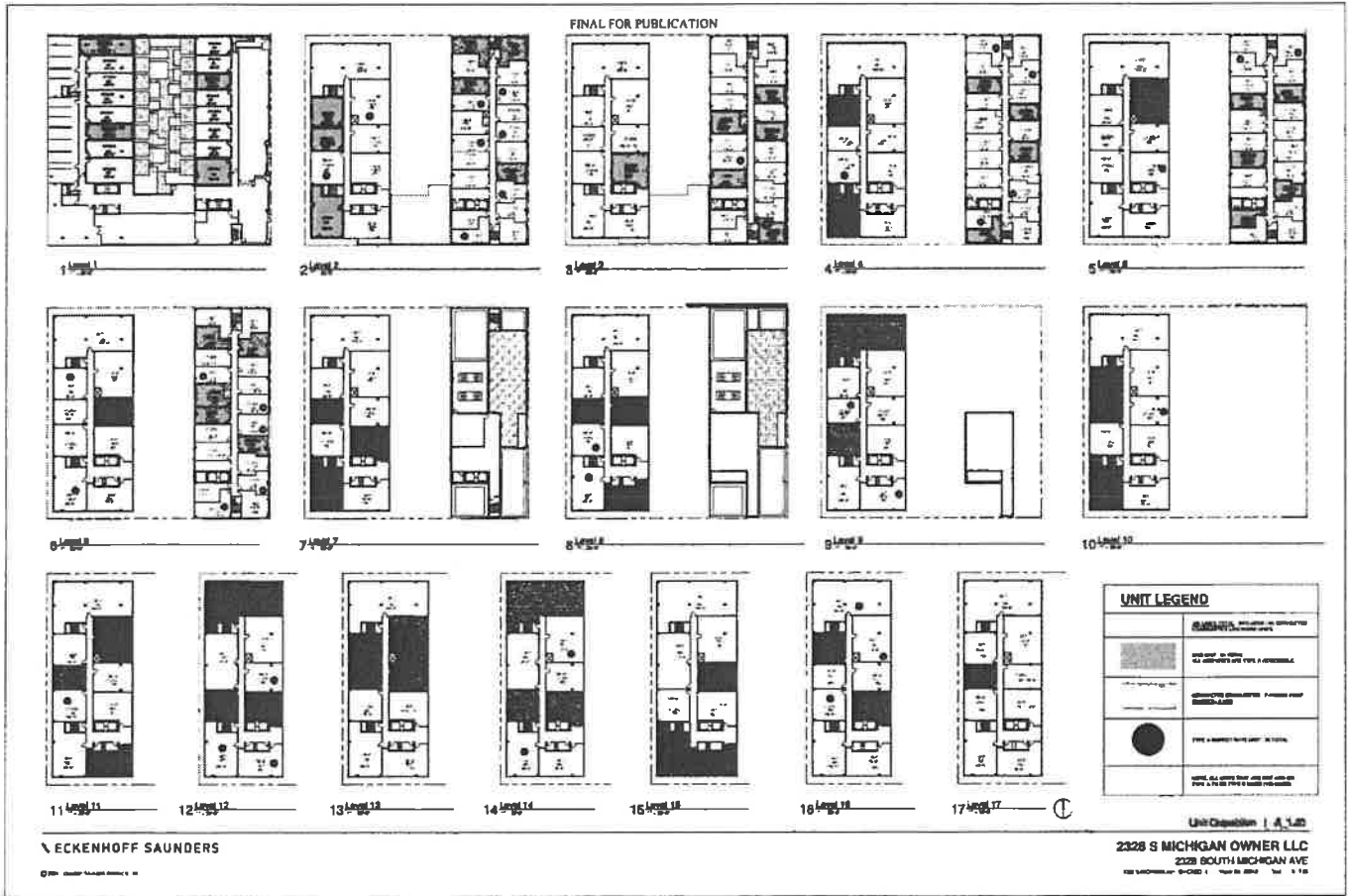
| Unit Type | Market Rate |            |                    |            | ARO        |                    |
|-----------|-------------|------------|--------------------|------------|------------|--------------------|
|           | How many?   | % of total | avg square footage | How many?* | % of total | avg square footage |
| studio    | 60          | 24%        | 538                | 22         | 34%        | 504                |
| one-bed   | 102         | 40%        | 626                | 34         | 52%        | 641                |
| two-bed   | 24          | 10%        | 1,324              | 8          | 13%        | 1,343              |
| three-bed | 0           | 0%         | 0                  | 0          | 0%         | 0                  |

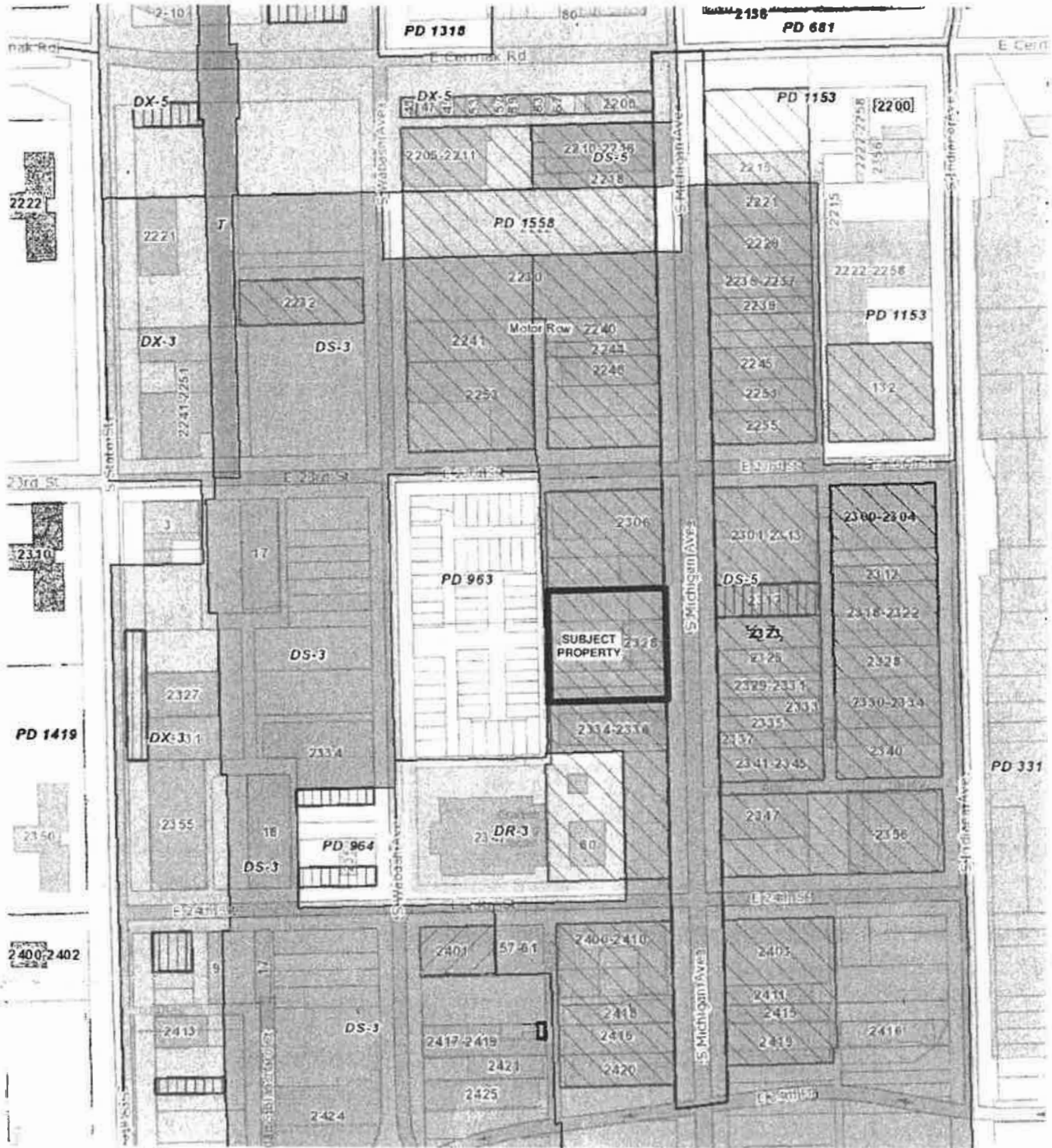
\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).  
 \*\*the average affordable square footage should be 85% or greater of market rate square footage for comparable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

|                                                    | Market Rate Units          | Affordable Units           |
|----------------------------------------------------|----------------------------|----------------------------|
| Parking                                            | 8                          | 2                          |
| Laundry                                            | in-unit                    | in-unit                    |
| <b>Appliances</b>                                  |                            |                            |
| Refrigerator<br>age: Energy Star make: model/color | 6/17 Samsung NR18P45000    | 6/17 Samsung WF19A6000LS   |
| Dishwasher<br>age: Energy Star make: model/color   | 6/17 Samsung DW9054NLS     | 6/17 Samsung DW9054NLS     |
| Stove/Oven<br>age: Energy Star make: model/color   | 6/17 Samsung N8078111/SS   | 6/17 Samsung W8078111/SS   |
| Microwave<br>age: Energy Star make: model/color    | 6/17 Samsung MS140600AS/SS | 6/17 Samsung MS140600AS/SS |
| Bathroom(s)                                        | 1 full bath per bedroom    | 1 full bath per bedroom    |
| How many? Full bath? Half bath?                    | 1 full bath per bedroom    | 1 full bath per bedroom    |
| Kitchen countertops<br>material                    | Solid Surface              | Solid Surface              |
| Flooring<br>material                               | Hard Wood Flooring         | Hard Wood Flooring         |
| HVAC                                               | Heat Pumps                 | Heat Pumps                 |
| Other                                              |                            |                            |

NOTE: DDH will review specific details for features and amenities for approval when they become available.  
 The DDH will provide comparable unit finishes and amenities in affordable units as it market rate units as required by the ARO Rules.

| Unit Type | AMI Mix for ARO Units |         |         |         |         |         |    | Total # Units | Average |
|-----------|-----------------------|---------|---------|---------|---------|---------|----|---------------|---------|
|           | 30% AMI               | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI |    |               |         |
| Studio    |                       | 1       | 6       | 10      |         | 5       | 22 | 60.9%         |         |
| 1 bed     |                       | 2       | 13      | 16      |         | 6       | 34 | 53.4%         |         |
| 2 bed     |                       | 1       | 2       | 4       |         | 1       | 8  | 57.5%         |         |
| 3 bed     |                       |         |         |         |         |         |    |               |         |
|           |                       | 4       | 18      | 30      |         | 12      | 64 | 58.7%         |         |





**EXISTING ZONING MAP**

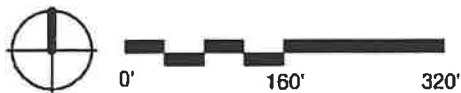
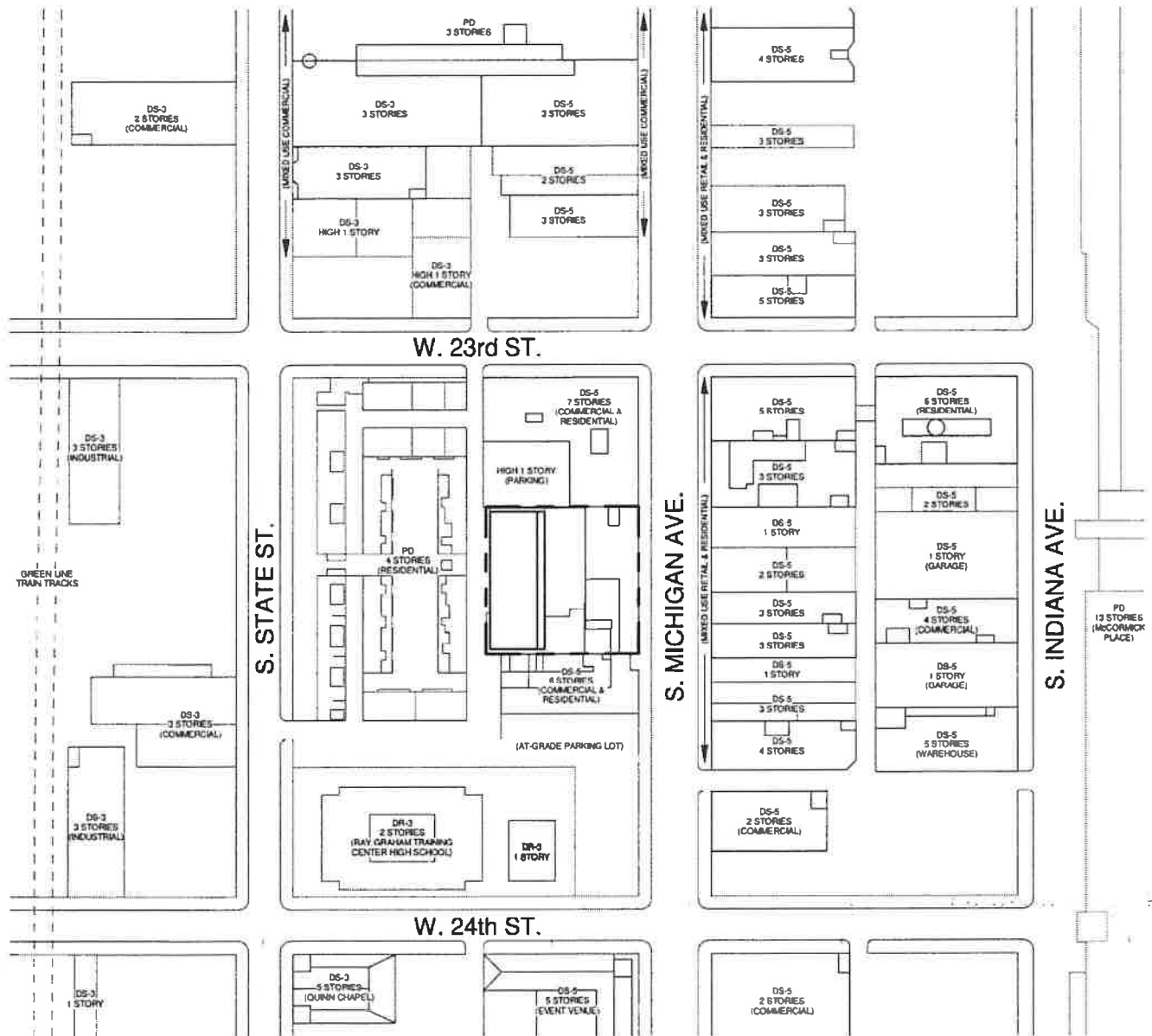


**ECKENHOFF SAUNDERS**

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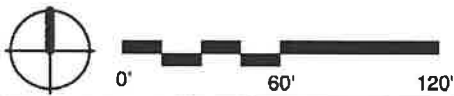
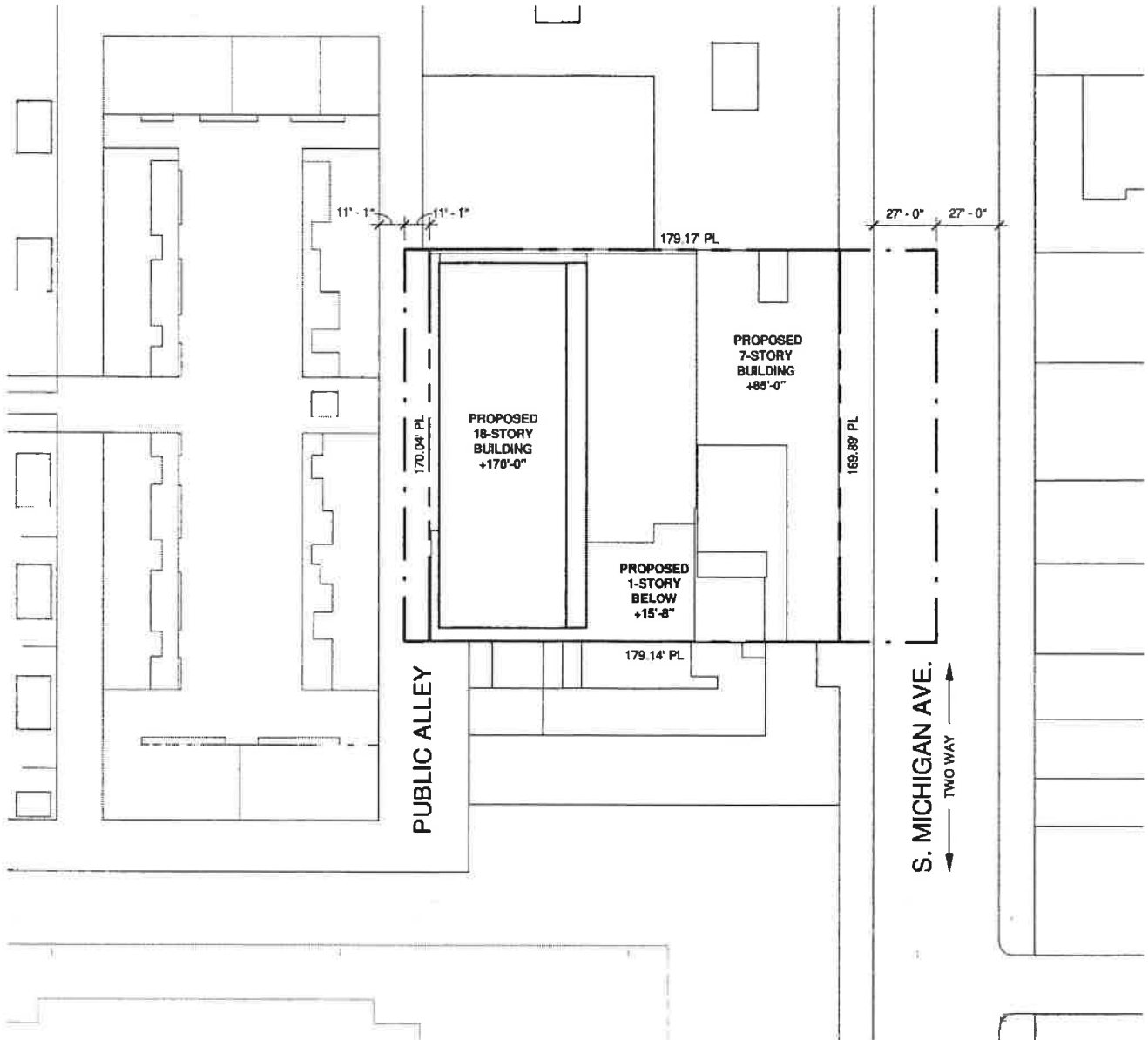
|                  |                           |
|------------------|---------------------------|
| Applicant:       | 2328 S Michigan Owner LLC |
| Address:         | 2328 South Michigan       |
| Introduction:    | April 17, 2024            |
| Plan Commission: | June 20th, 2024           |

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EXISTING LAND USE MAP

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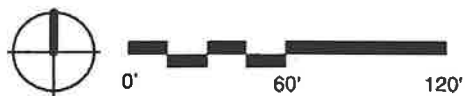
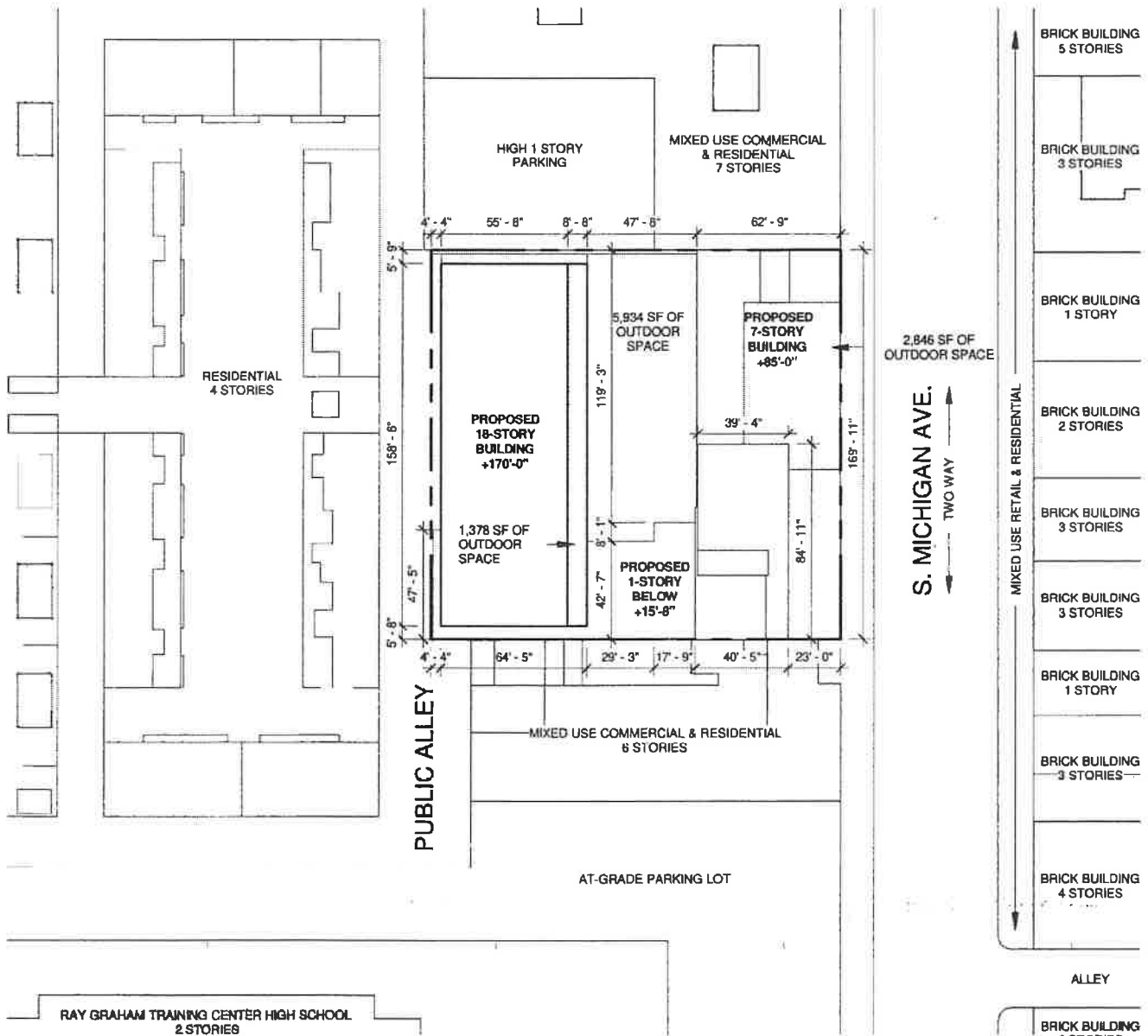


PD BOUNDARY & PROPERTY LINE

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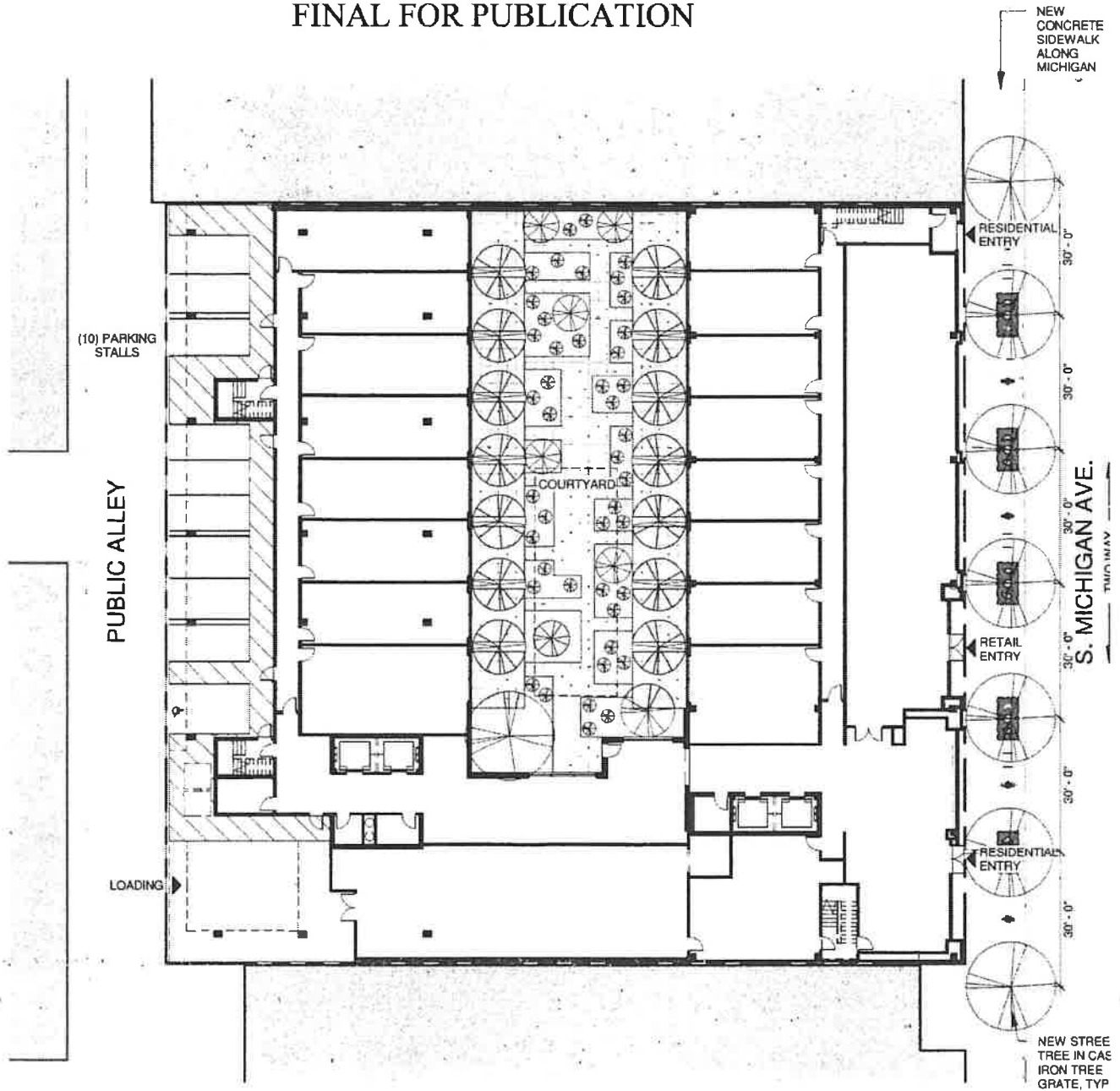
|                  |                           |
|------------------|---------------------------|
| Applicant:       | 2328 S Michigan Owner LLC |
| Address:         | 2328 South Michigan       |
| Introduction:    | April 17, 2024            |
| Plan Commission: | June 20th, 2024           |

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SITE PLAN

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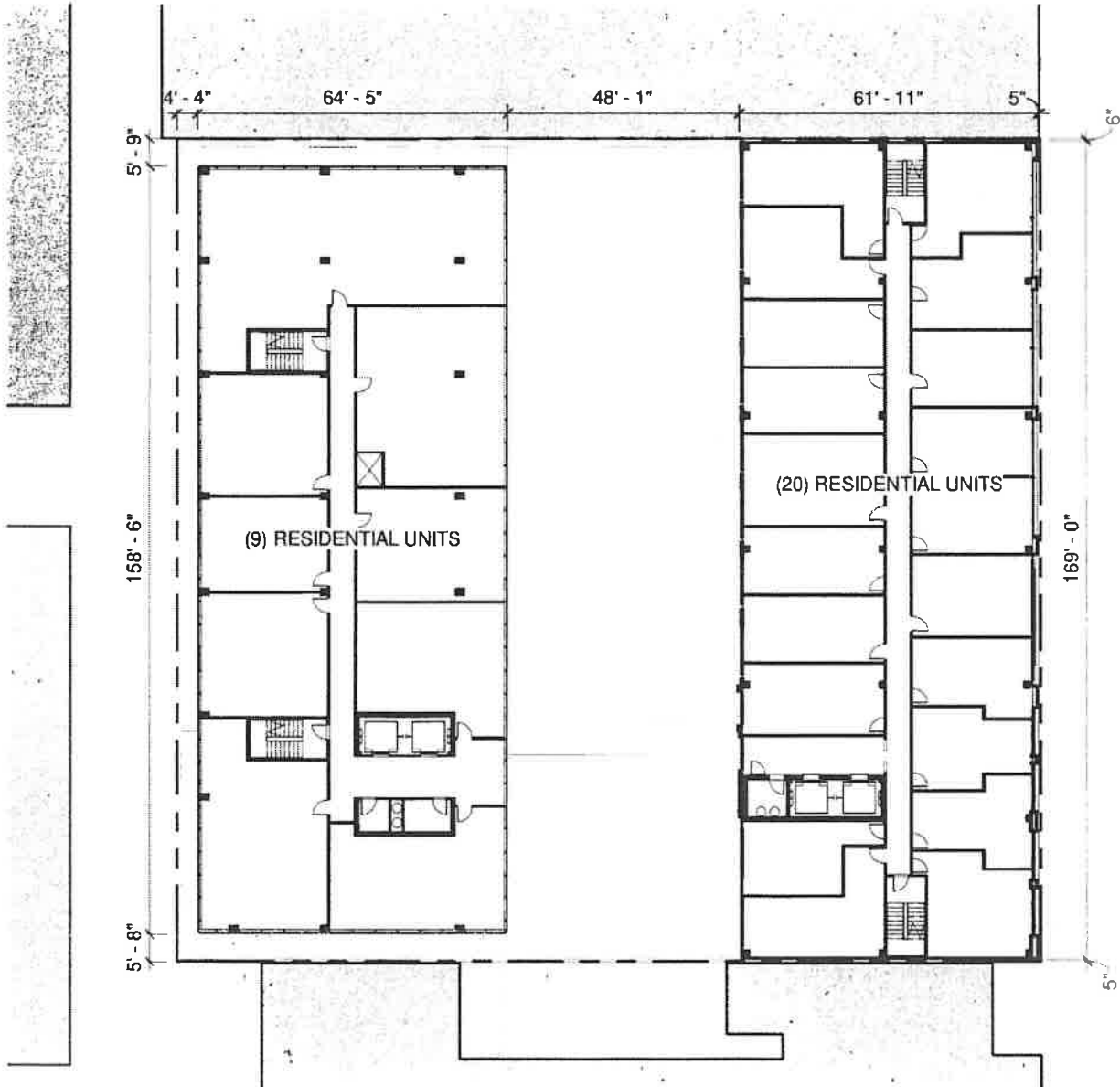
LANDSCAPE PLAN

ECKENHOFF SAUNDERS

|                  |                           |
|------------------|---------------------------|
| Applicant:       | 2328 S Michigan Owner LLC |
| Address:         | 2328 South Michigan       |
| Introduction:    | April 17, 2024            |
| Plan Commission: | June 20th, 2024           |



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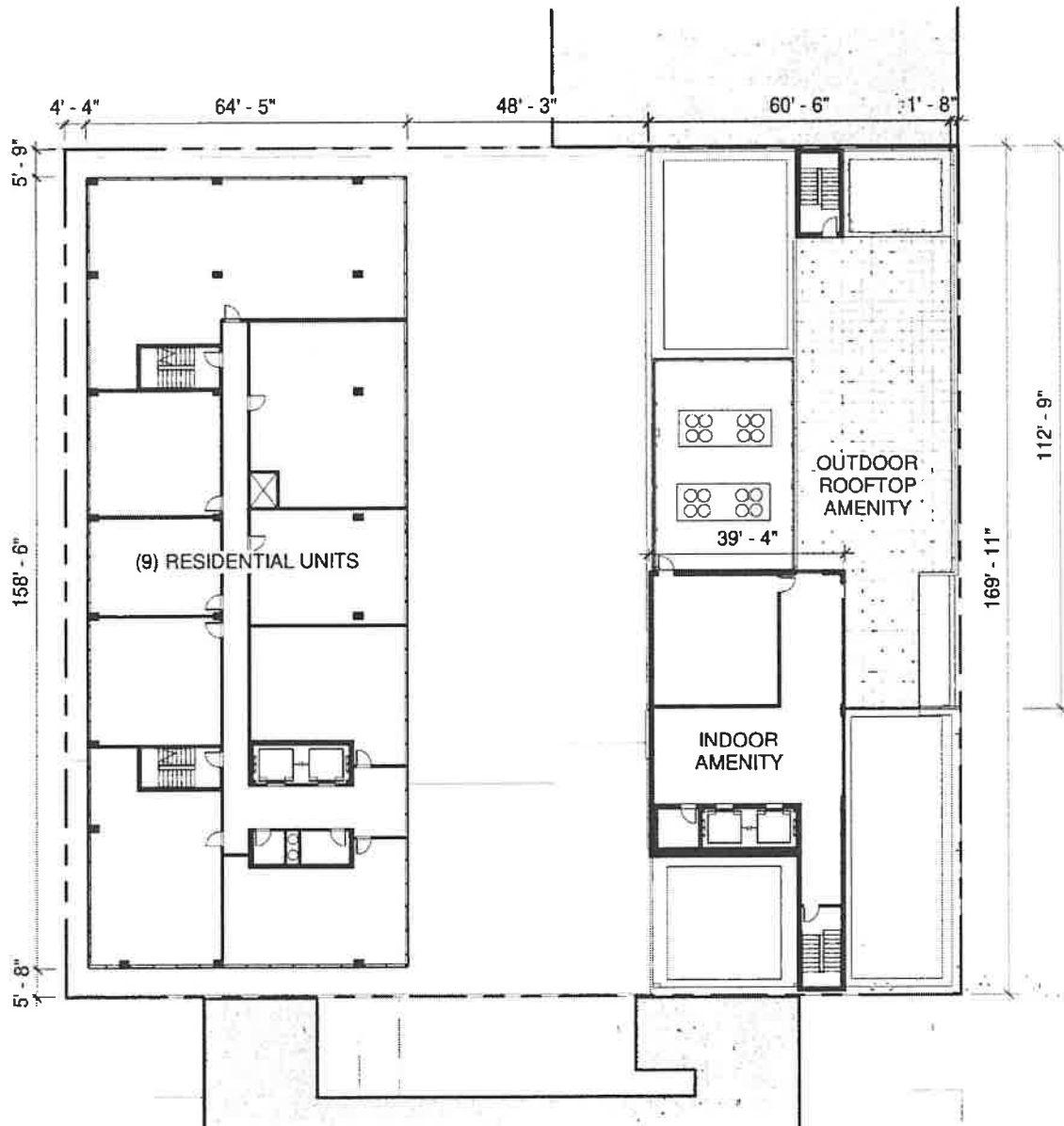


TYP. LOWER LEVEL FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 2328 S Michigan Owner LLC  
Address: 2328 South Michigan  
Introduction: April 17, 2024  
Plan Commission: June 20th, 2024

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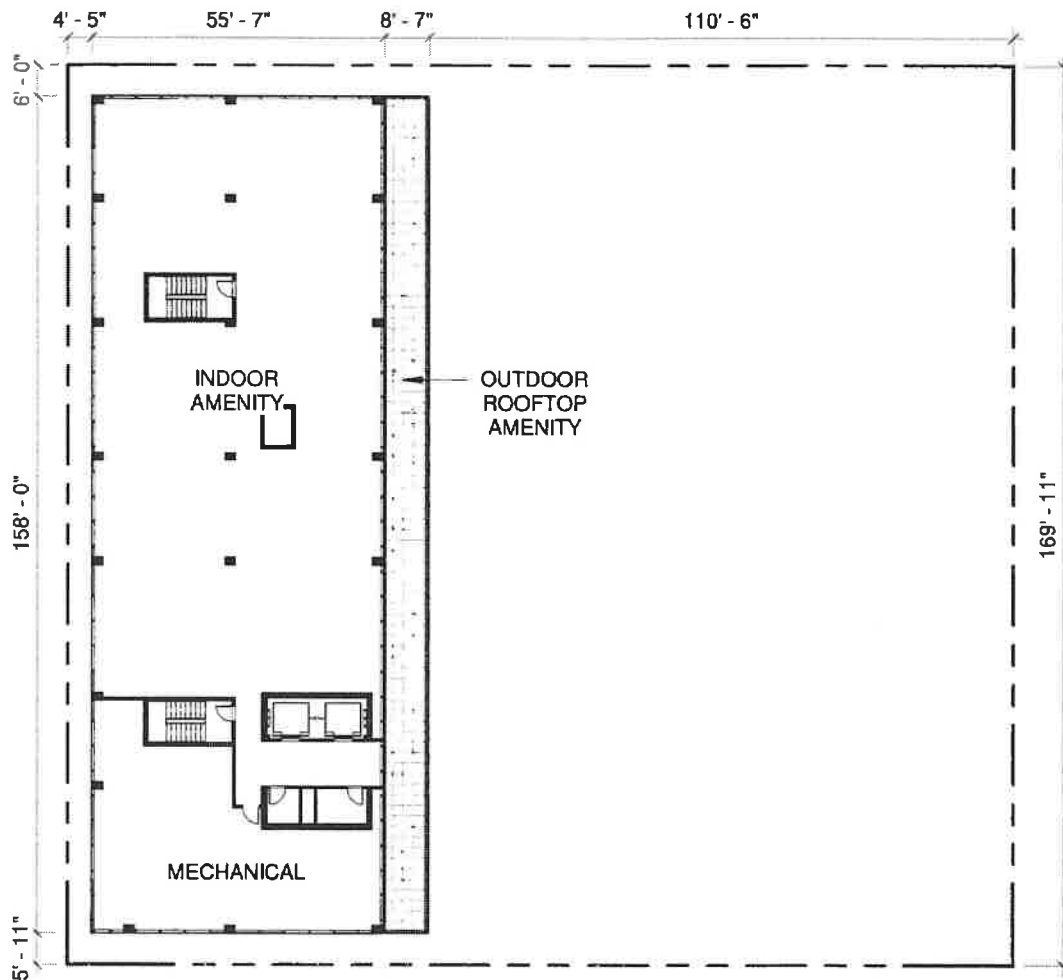


LEVEL 7 FLOOR PLAN

VECKENHOFF SAUNDERS

Applicant: 2328 S Michigan Owner LLC  
Address: 2328 South Michigan  
Introduction: April 17, 2024  
Plan Commission: June 20th, 2024

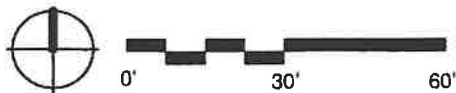
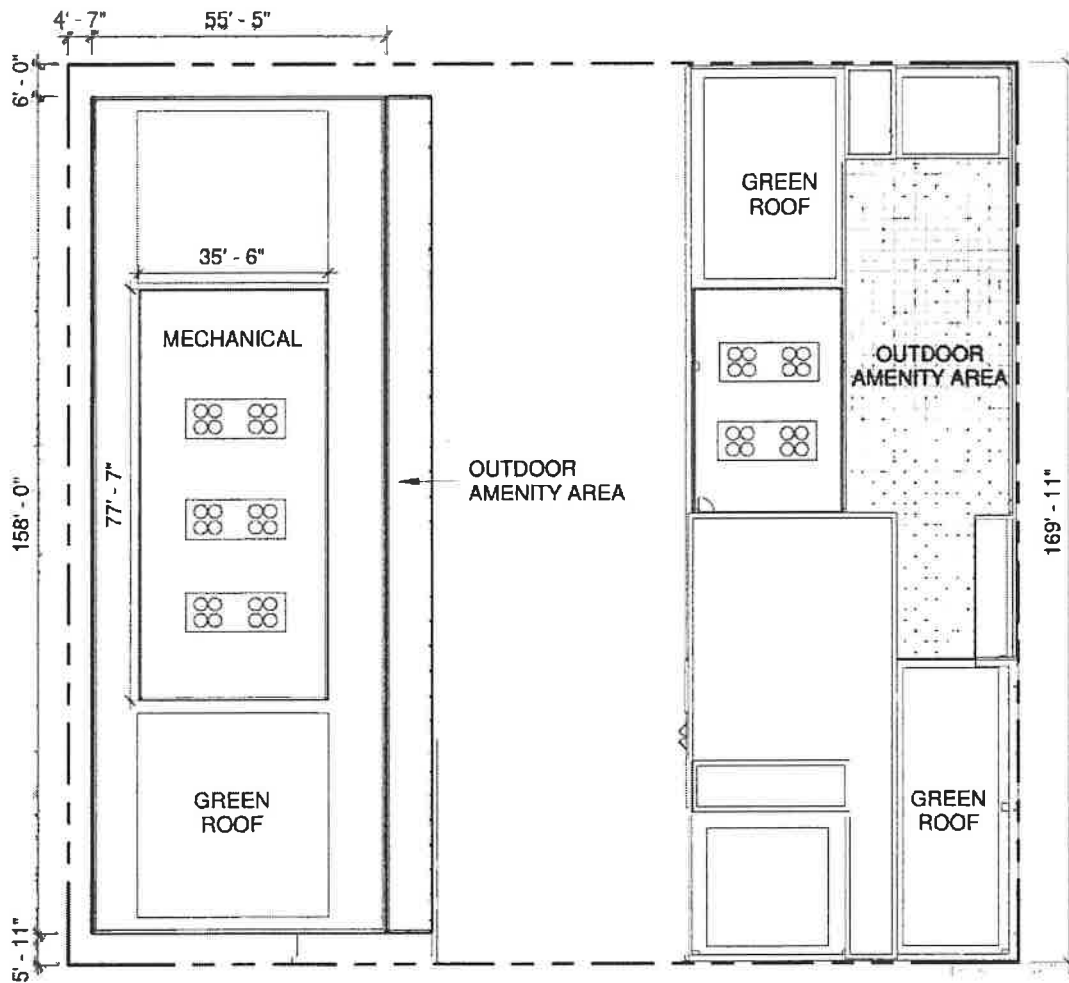
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LEVEL 18 FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant: 2328 S Michigan Owner LLC  
Address: 2328 South Michigan  
Introduction: April 17, 2024  
Plan Commission: June 20th, 2024

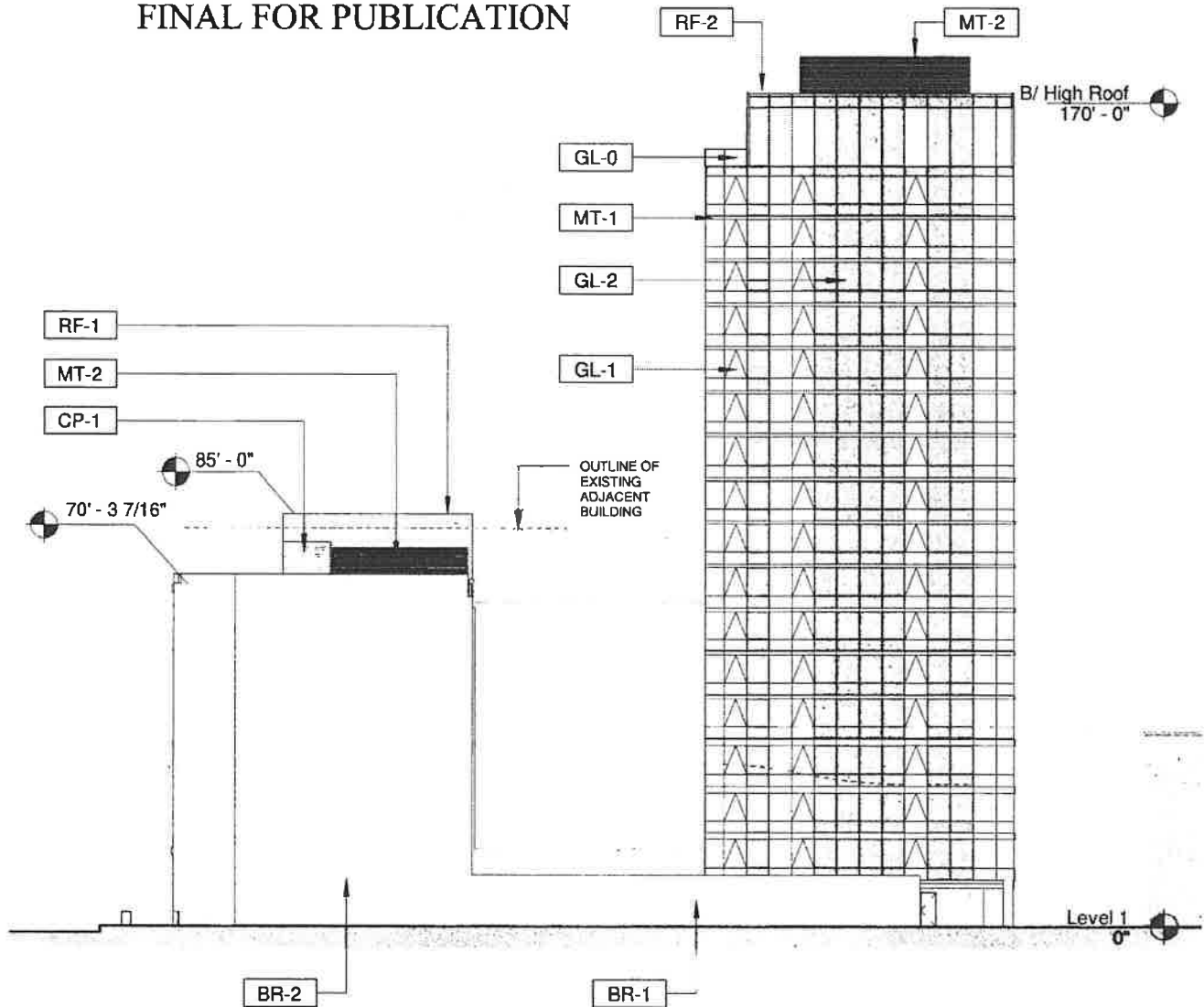


**ROOF PLAN**

**ECKENHOFF SAUNDERS**

Applicant: 2328 S Michigan Owner LLC  
Address: 2328 South Michigan  
Introduction: April 17, 2024  
Plan Commission: June 20th, 2024

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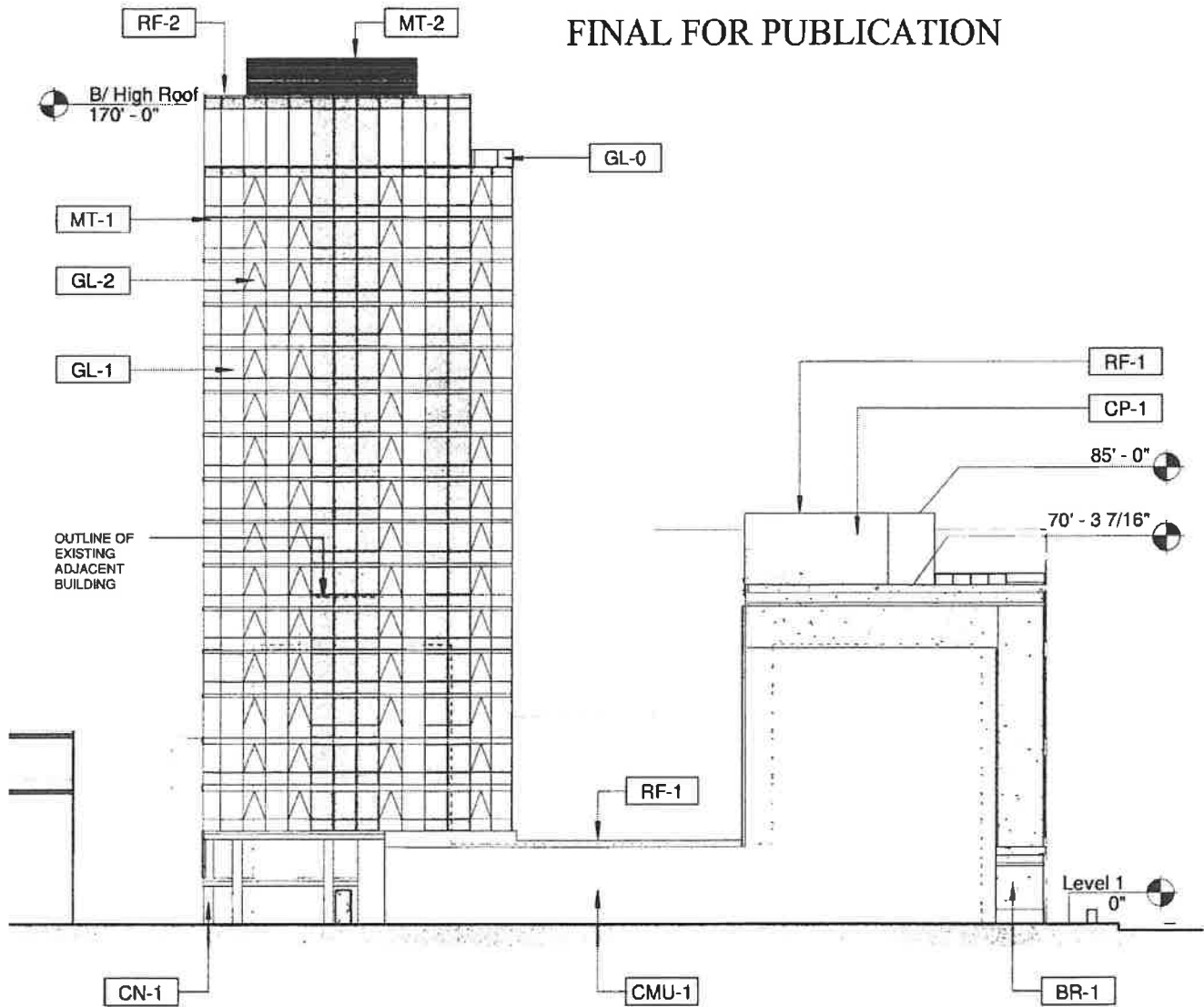
|       |                       |
|-------|-----------------------|
| BR-1  | BRICK VENEER TYPE 1   |
| BR-2  | BRICK VENEER TYPE 2   |
| BR-3  | BRICK VENEER TYPE 3   |
| CMU-1 | CONCRETE MASONRY UNIT |
| CN-1  | EXPOSED CONCRETE      |
| CP-1  | CEMENT PANEL          |
| GL-0  | GLASS RAILING SYSTEM  |
| GL-1  | GLASS CURTAIN WALL    |

|      |                             |
|------|-----------------------------|
| GL-2 | SPANDREL GLASS CURTAIN WALL |
| GL-3 | STOREFRONT GLASS            |
| LV-1 | METAL LOUVER                |
| MP-1 | METAL PANEL TYPE 1          |
| MT-1 | PAINTED METAL               |
| MT-2 | METAL SCREEN WALL           |
| RF-1 | FLAT ROOF                   |
| RF-2 | GREEN ROOF                  |



**NORTH ELEVATION**

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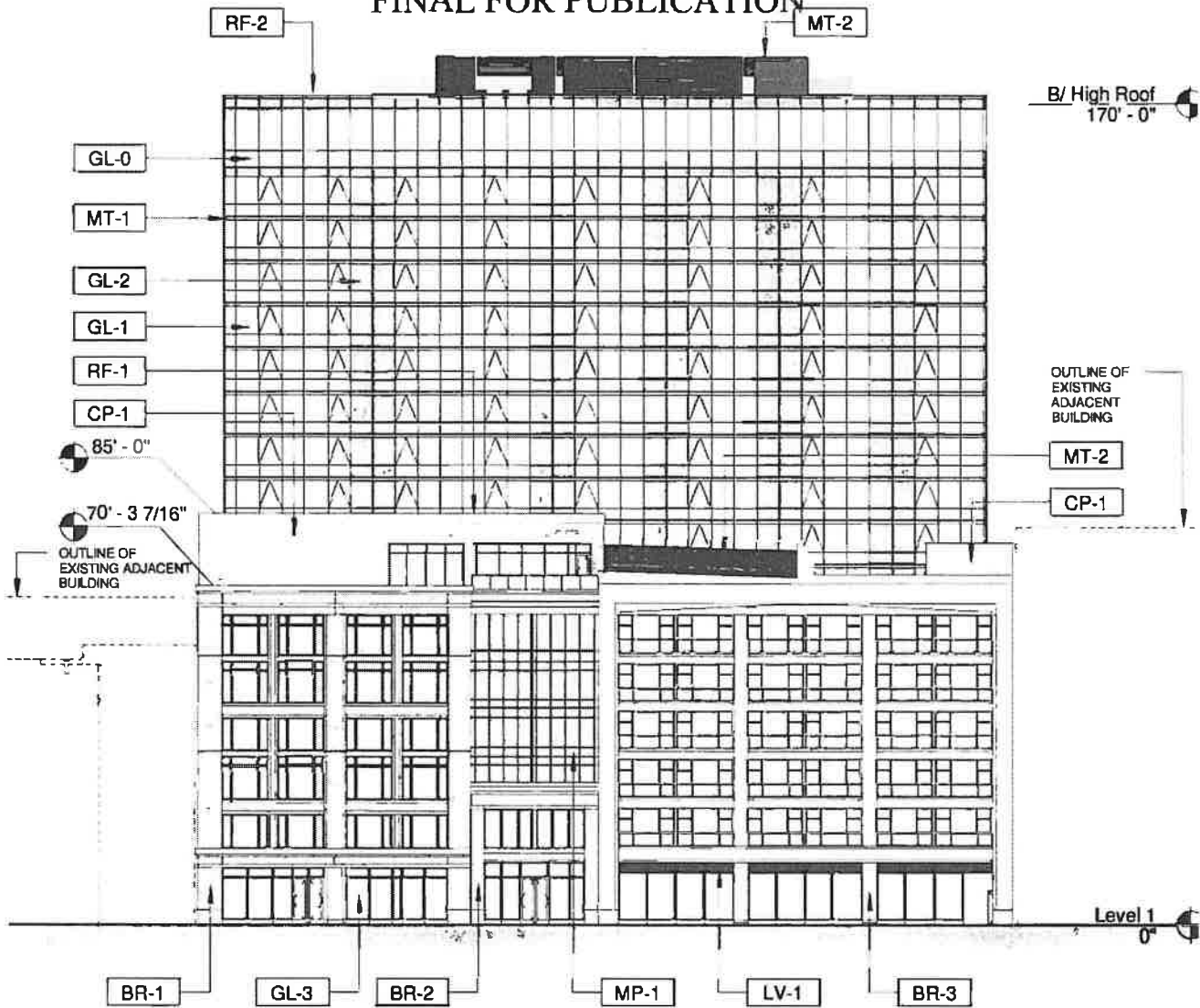
|       |                       |
|-------|-----------------------|
| BR-1  | BRICK VENEER TYPE 1   |
| BR-2  | BRICK VENEER TYPE 2   |
| BR-3  | BRICK VENEER TYPE 3   |
| CMU-1 | CONCRETE MASONRY UNIT |
| CN-1  | EXPOSED CONCRETE      |
| CP-1  | CEMENT PANEL          |
| GL-0  | GLASS RAILING SYSTEM  |
| GL-1  | GLASS CURTAIN WALL    |

|      |                             |
|------|-----------------------------|
| GL-2 | SPANDREL GLASS CURTAIN WALL |
| GL-3 | STOREFRONT GLASS            |
| LV-1 | METAL LOUVER                |
| MP-1 | METAL PANEL TYPE 1          |
| MT-1 | PAINTED METAL               |
| MT-2 | METAL SCREEN WALL           |
| RF-1 | FLAT ROOF                   |
| RF-2 | GREEN ROOF                  |



SOUTH ELEVATION

FINAL FOR PUBLICATION



|       |                       |
|-------|-----------------------|
| BR-1  | BRICK VENEER TYPE 1   |
| BR-2  | BRICK VENEER TYPE 2   |
| BR-3  | BRICK VENEER TYPE 3   |
| CMU-1 | CONCRETE MASONRY UNIT |
| CN-1  | EXPOSED CONCRETE      |
| CP-1  | CEMENT PANEL          |
| GL-0  | GLASS RAILING SYSTEM  |
| GL-1  | GLASS CURTAIN WALL    |

|      |                             |
|------|-----------------------------|
| GL-2 | SPANDREL GLASS CURTAIN WALL |
| GL-3 | STOREFRONT GLASS            |
| LV-1 | METAL LOUVER                |
| MP-1 | METAL PANEL TYPE 1          |
| MT-1 | PAINTED METAL               |
| MT-2 | METAL SCREEN WALL           |
| RF-1 | FLAT ROOF                   |
| RF-2 | GREEN ROOF                  |

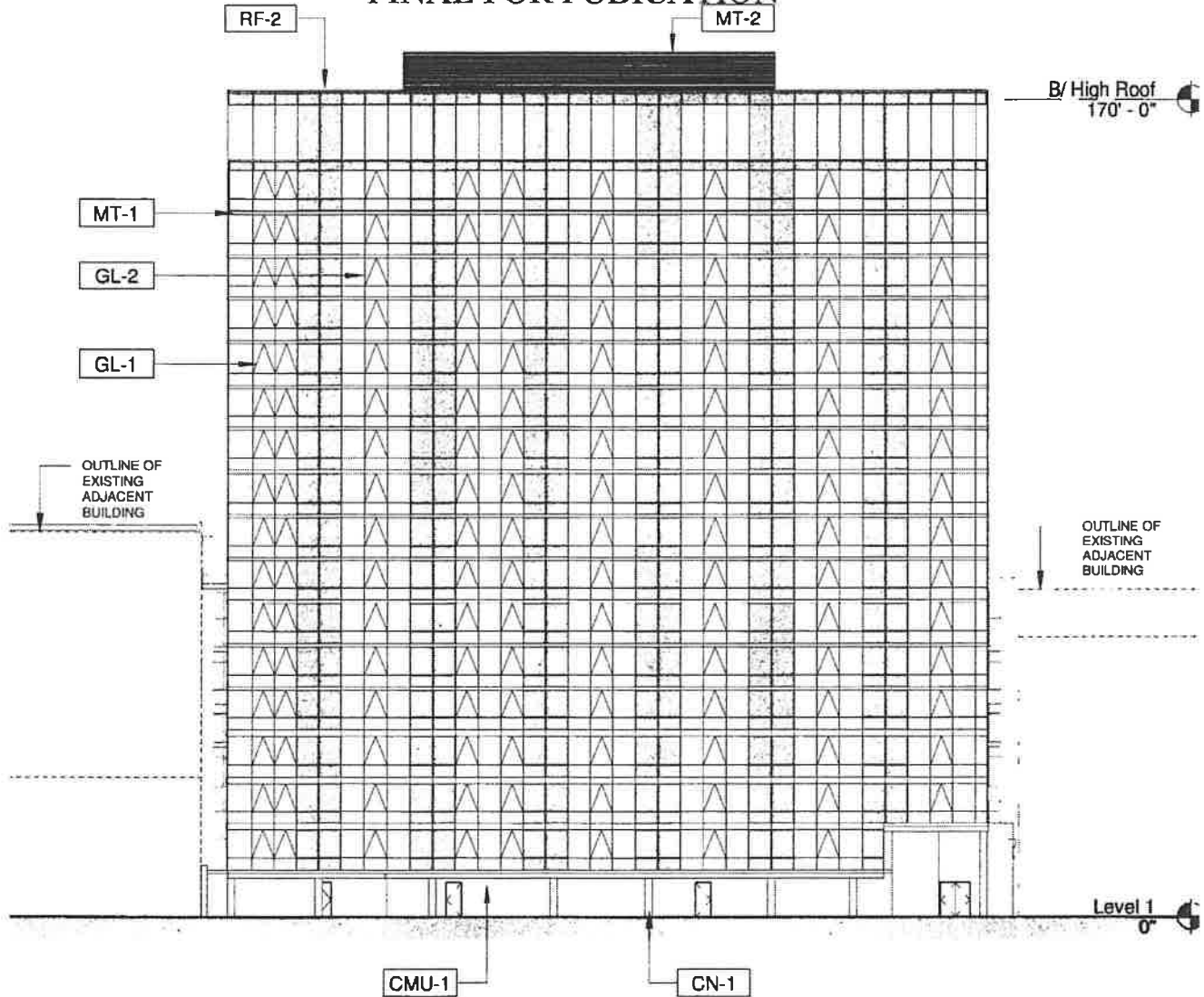


EAST ELEVATION

ECKENHOFF SAUNDERS

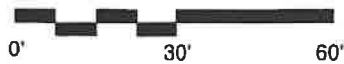
Applicant: 2328 S Michigan Owner LLC  
 Address: 2328 South Michigan  
 Introduction: April 17, 2024  
 Plan Commission: June 20th, 2024

FINAL FOR PUBICATION



|       |                       |
|-------|-----------------------|
| BR-1  | BRICK VENEER TYPE 1   |
| BR-2  | BRICK VENEER TYPE 2   |
| BR-3  | BRICK VENEER TYPE 3   |
| CMU-1 | CONCRETE MASONRY UNIT |
| CN-1  | EXPOSED CONCRETE      |
| CP-1  | CEMENT PANEL          |
| GL-0  | GLASS RAILING SYSTEM  |
| GL-1  | GLASS CURTAIN WALL    |

|      |                             |
|------|-----------------------------|
| GL-2 | SPANDREL GLASS CURTAIN WALL |
| GL-3 | STOREFRONT GLASS            |
| LV-1 | METAL LOUVER                |
| MP-1 | METAL PANEL TYPE 1          |
| MT-1 | PAINTED METAL               |
| MT-2 | METAL SCREEN WALL           |
| RF-1 | FLAT ROOF                   |
| RF-2 | GREEN ROOF                  |



WEST ELEVATION