

# PD 1596

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

June 30, 2025

Michael Ezgur  
Acosta Ezgur, LLC  
1030 West Chicago Avenue, Third Floor  
Chicago, IL 60642

**Re: Minor Change for PD No. 1596, 170 N. May Street and 175 N. Racine Avenue**

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Planned Development No. 1596 ("PD 1596"), has been considered the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the PD. On behalf of the sole owner of PD 1596, Fulton Grounds Owner LLC, you are seeking administrative relief to allow for the following modifications to the approved exhibits:

**Bulk Regulations and Data Table:**

1. Increases the maximum floor area ratio in Sub-Area A from 8.72 to 9.7 and decreases the maximum floor area ratio in Sub-Area B from 15.82 to 14.3. The overall maximum floor area ratio for the Planned Development remains unchanged.
2. Increases the maximum number of dwelling units, hotel key count, and bicycle parking spaces in Sub-Area A from 287 to 322 and decreases the same in Sub-Area B from 380 to 345. The overall totals for the Planned Development remains unchanged.

**PD Statements:**

3. Revises statement #9 to reflect the revised number of dwelling units in Sub-Area A and Sub-Area B.

**Exhibits - Sub-Area A:**

4. Adds two residential levels and adjusts floor heights to maintain overall height. Building height reduced from 300' to 299' 2".
5. Glass guardrail removed from the top screen/façade and height to the top of façade/screen increased from 315' to 318'.
6. Modifies Level 5 footprint and adds three units at podium roof terrace.
7. Lowers podium height from 52' to 49' and revises railing and setback.
8. Louvers added to podium per mechanical requirements.
9. Shifts and insets retail entrance to W. Randolph Street.
10. Removes outdoor seating on Lake Street.
11. Shifts bike racks north on May Street.
12. Removes café seating and bench on Randolph Street per grocer's request.
13. Modifies paving type in breezeway.
14. Changes the parkway tree species to ornamental trees.

**Exhibits - Sub-Area B:**

15. Removes three residential levels from Sub-Area B and decreases tower height from 450' to 421'.

The following revised documents and drawings, dated June 11, 2025, are attached:

1. Bulk Regulations and Data Table
2. Updated PD Statements
3. Exhibits:
  - a. Existing Zoning Map
  - b. Existing Land-Use Map
  - c. Sub Area Map
  - d. Site Plan
  - e. Ground Level Plan
  - f. Typical Parking Plan
  - g. Level 05 Plan
  - h. Roof Plan
  - i. South Building Elevation
  - j. East Building Elevation
  - k. West Building Elevation
  - l. North Building Elevation
  - m. Podium Axonometric View 1
  - n. Podium Axonometric View 2
  - o. Tower Axonometric View 1
  - p. Tower Axonometric View 2
  - q. Ground Level Landscape Plan
  - r. Parkway Sections (2 pages)
  - s. Landscape Details (2 pages)
  - t. Hardscape Details (2 pages)
  - u. Plant Schedule

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

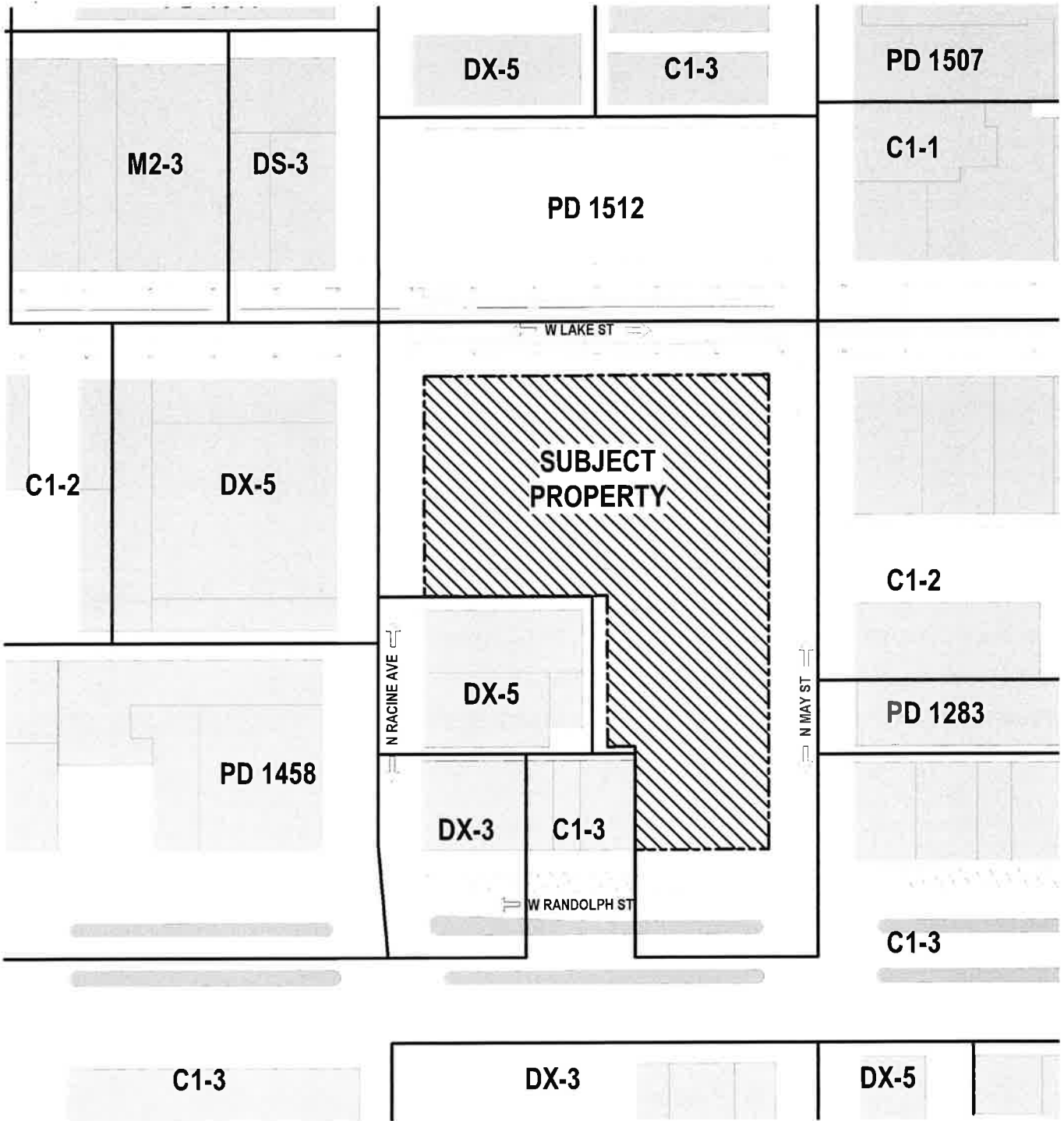
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1596, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,





Noah Szafraniec  
Assistant Commissioner - Planned Developments and Plan Commission

CC: Mike Marmo, Janice Hill, Stephan Nutt, Main file



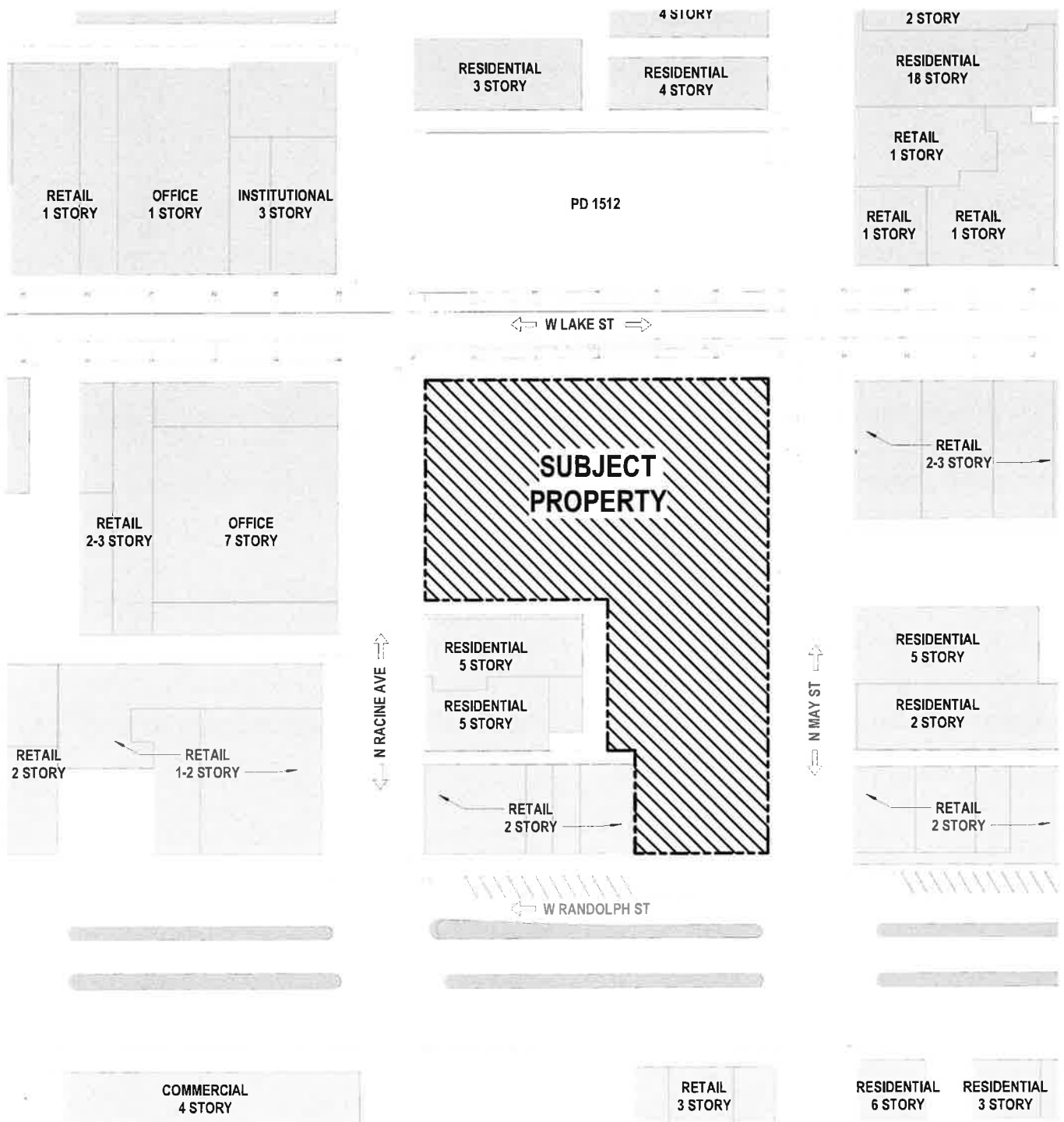
EXISTING ZONING MAP  
Scale: N.T.S.





-  Development Site
-  Property Line

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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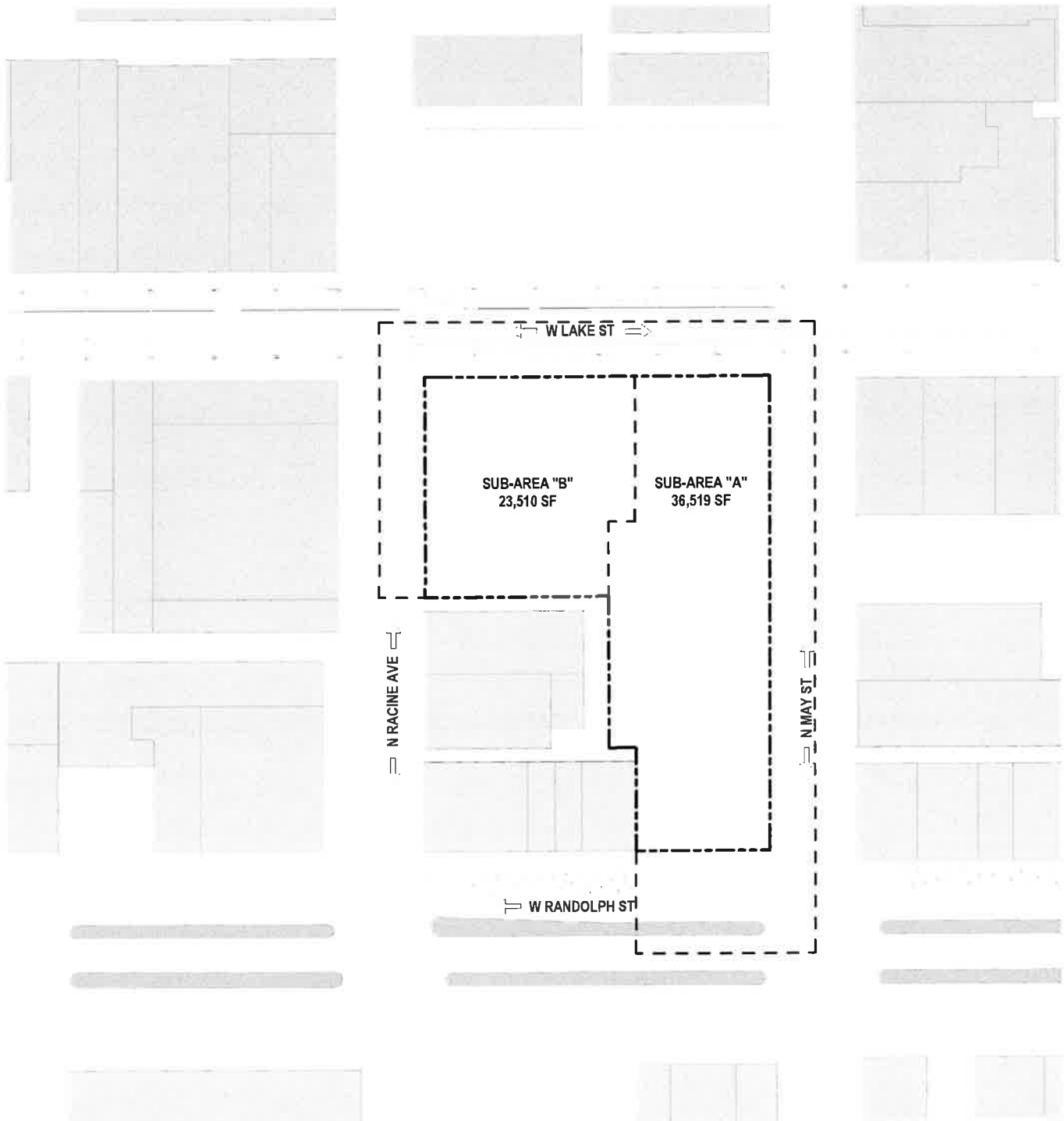


EXISTING LAND-USE MAP  
Scale: N.T.S.

-  Development Site
-  Property Line



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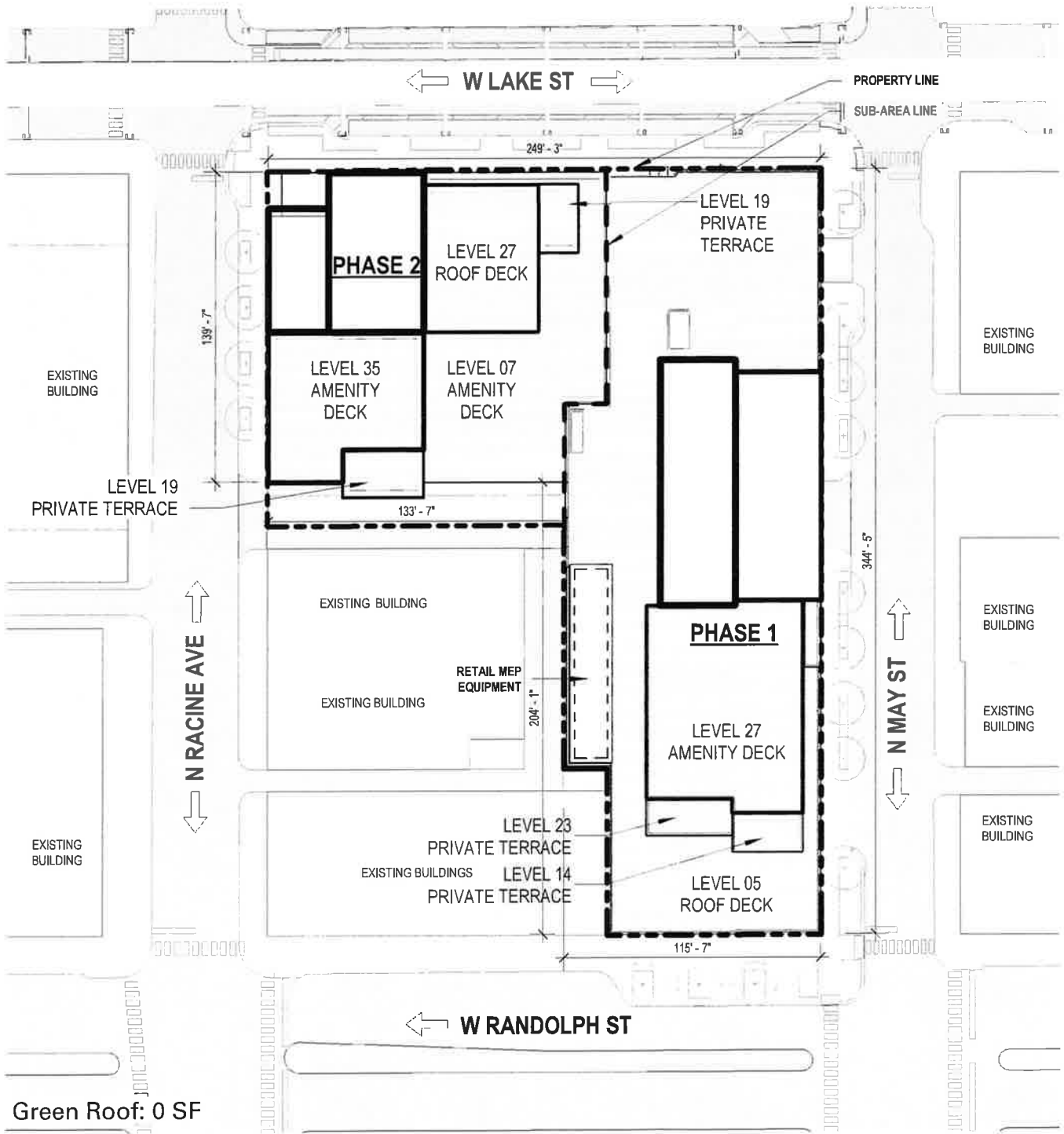
SUB AREA MAP  
Scale: N.T.S.



-  Property Line
-  PD Boundary

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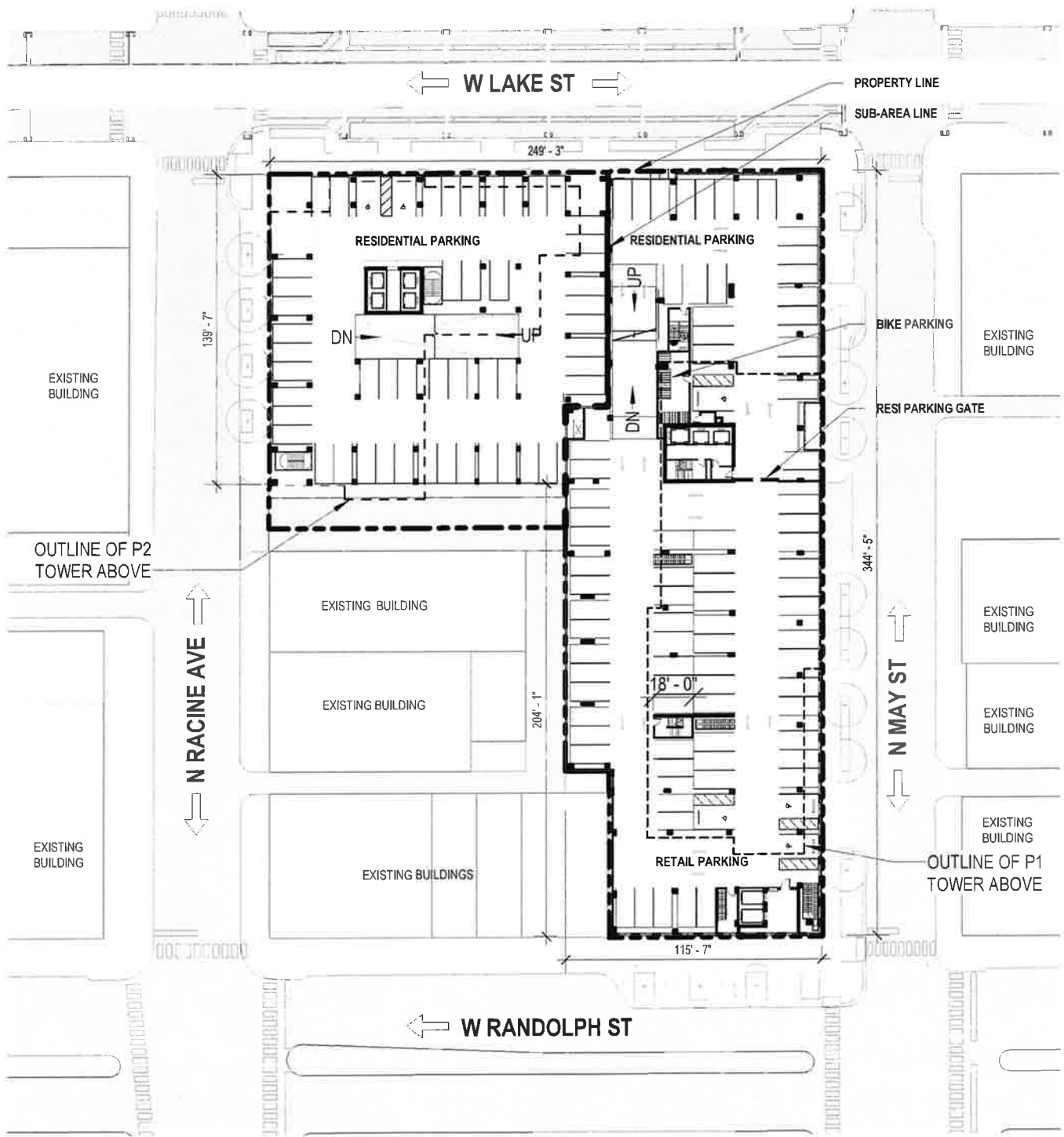
SITE PLAN  
Scale: N.T.S.



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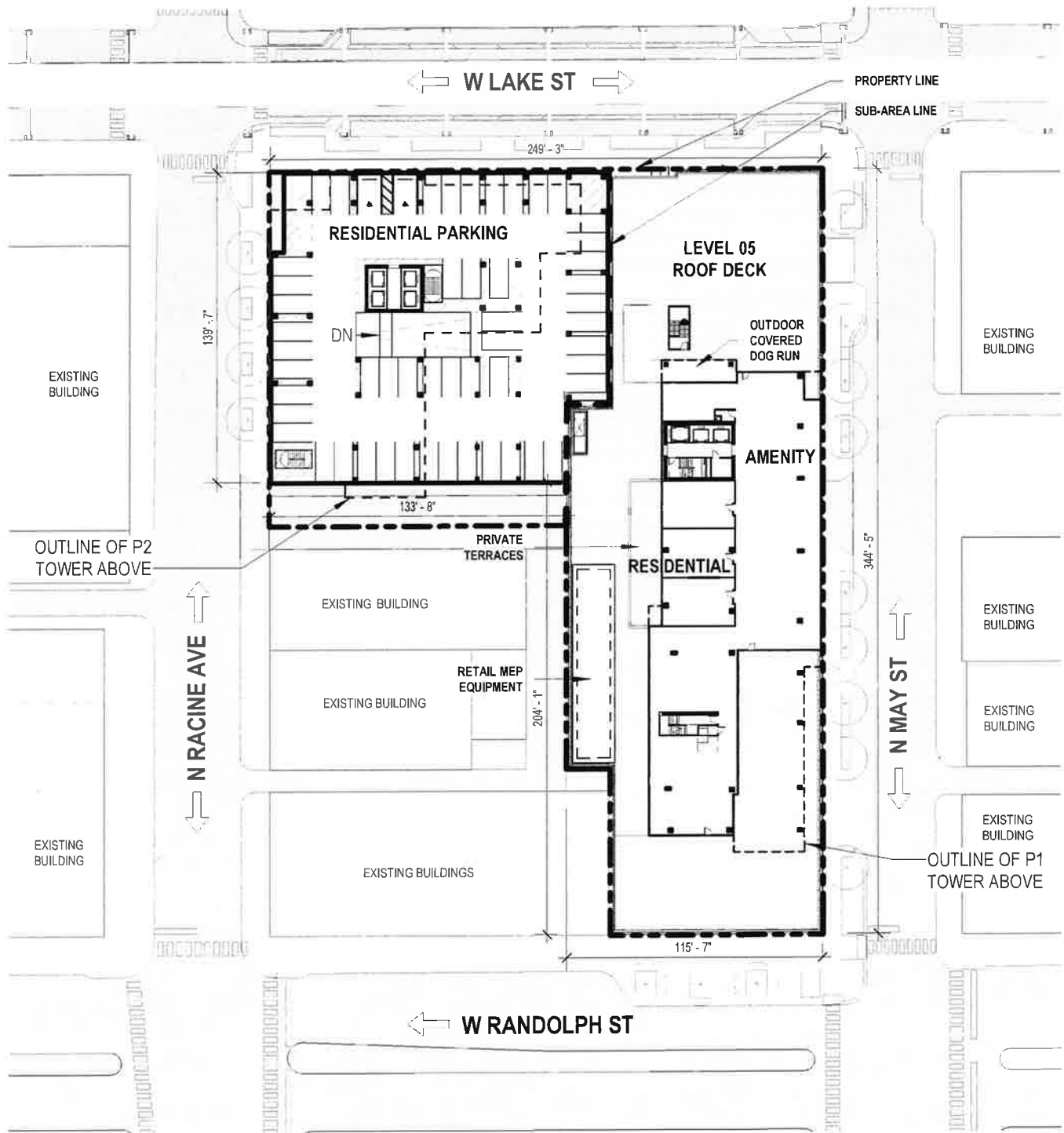




TYPICAL PARKING PLAN  
 Scale: N.T.S.

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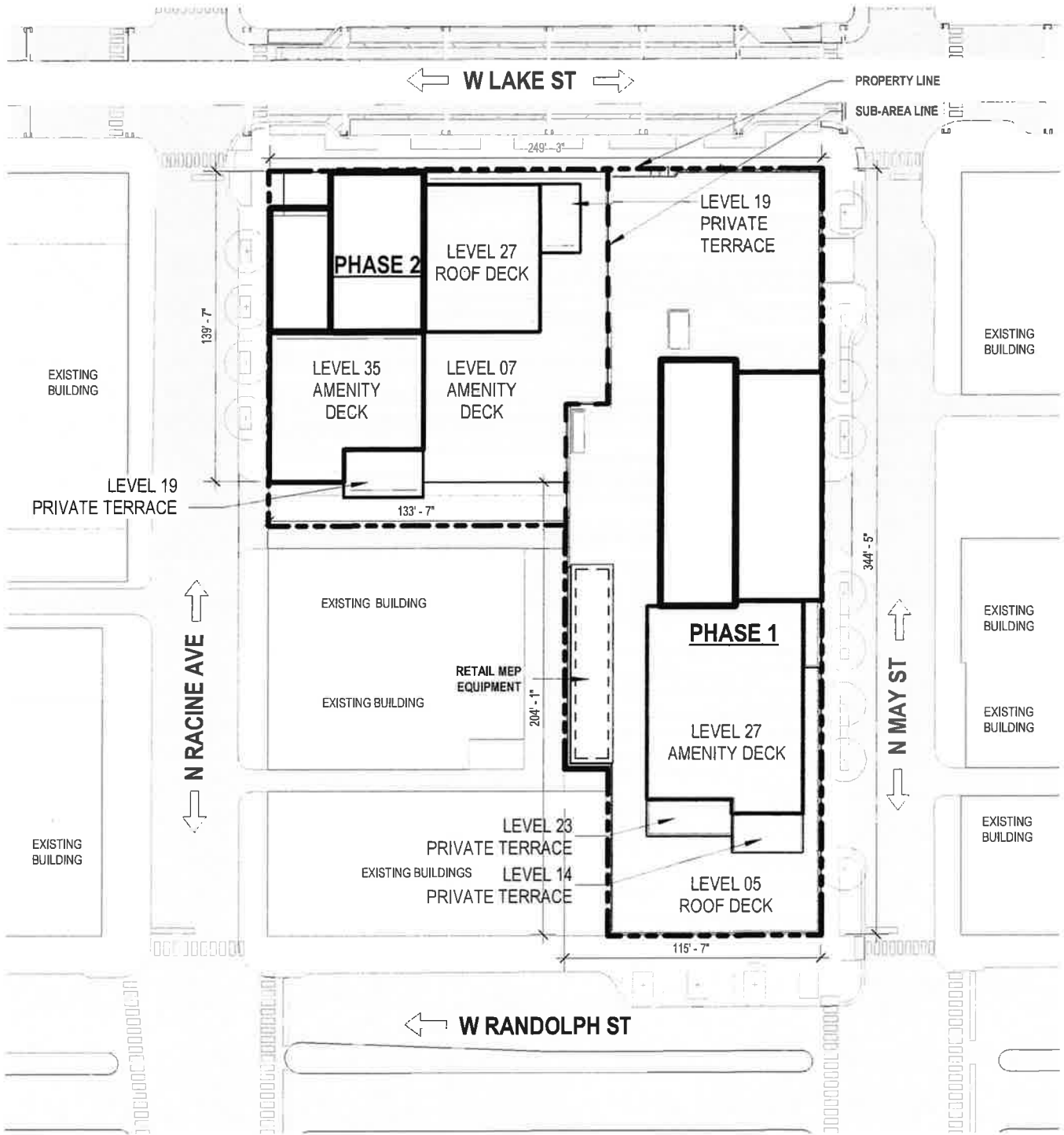


LEVEL 05 PLAN  
Scale: N.T.S.



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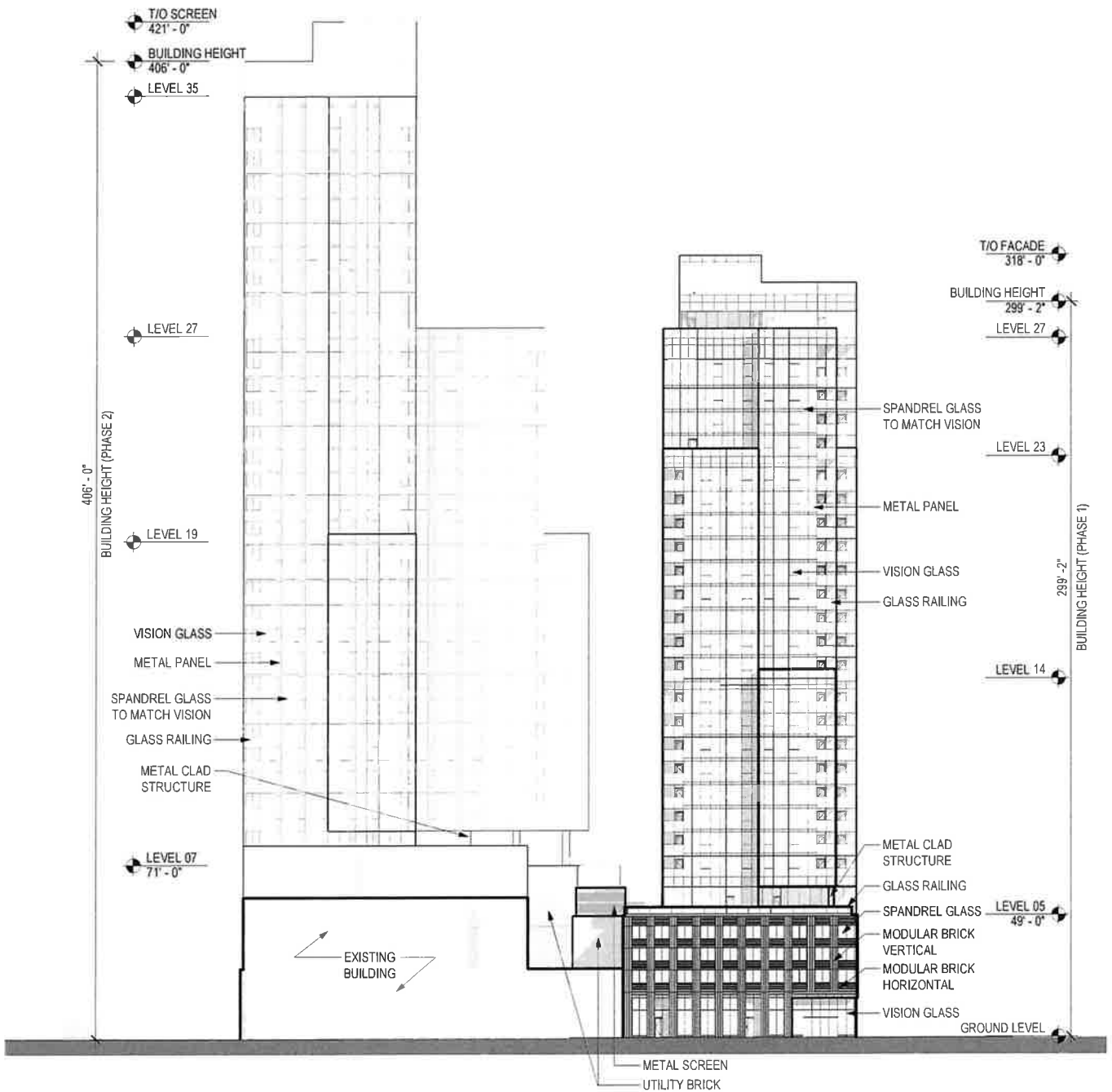




ROOF PLAN  
Scale: N.T.S.

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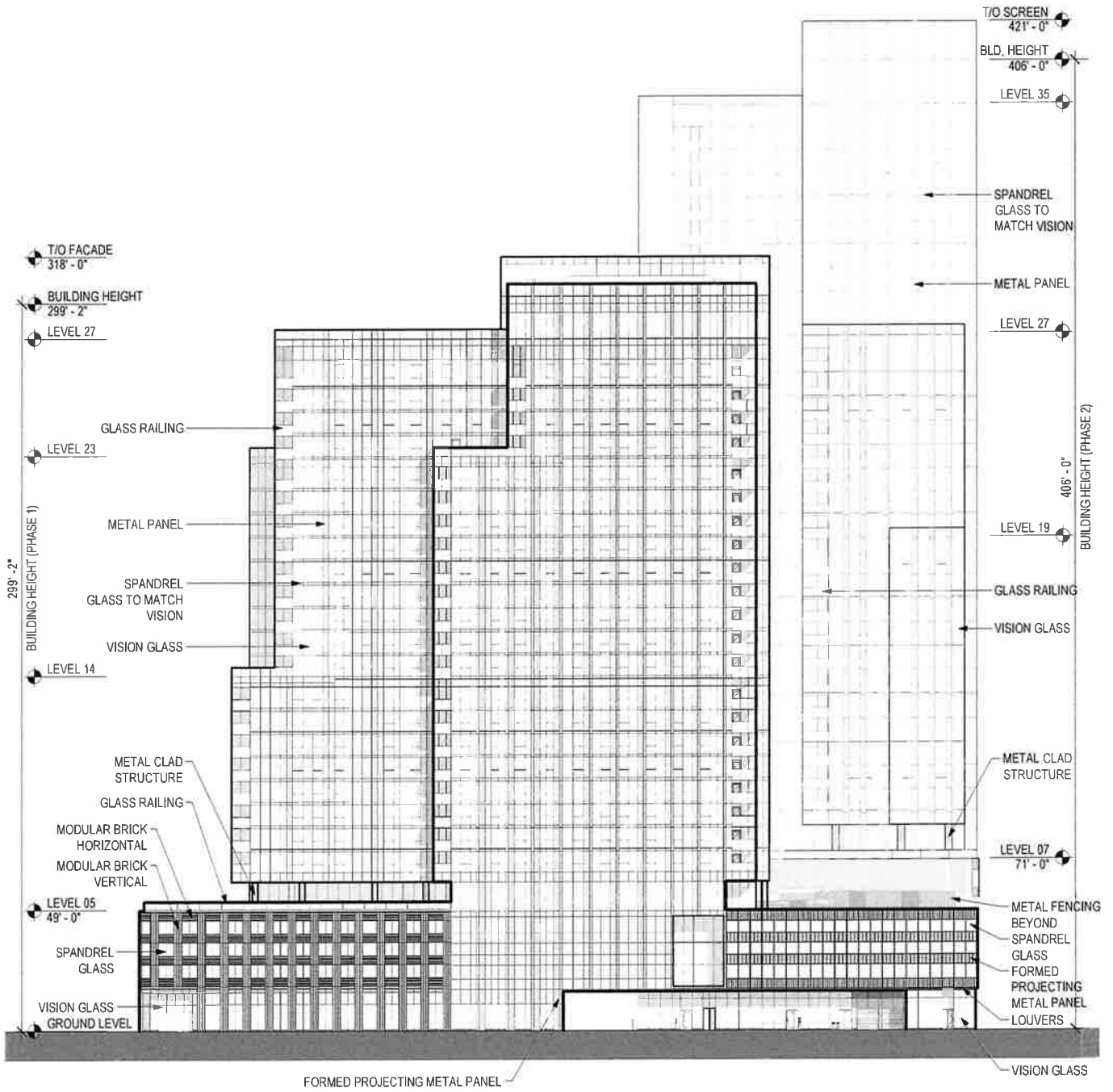




SOUTH BUILDING ELEVATION  
Scale: N.T.S.

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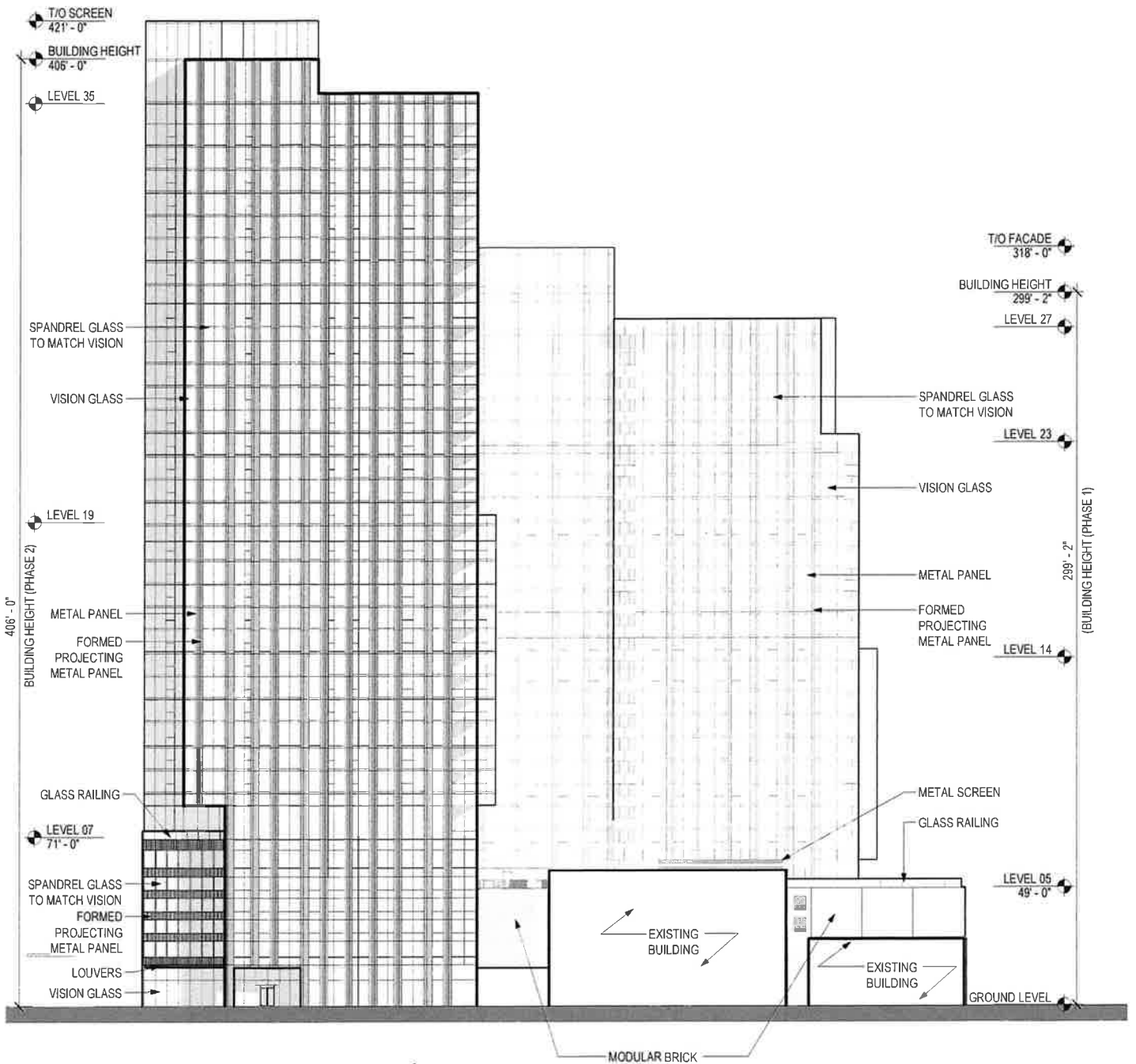




EAST BUILDING ELEVATION  
Scale: N.T.S.

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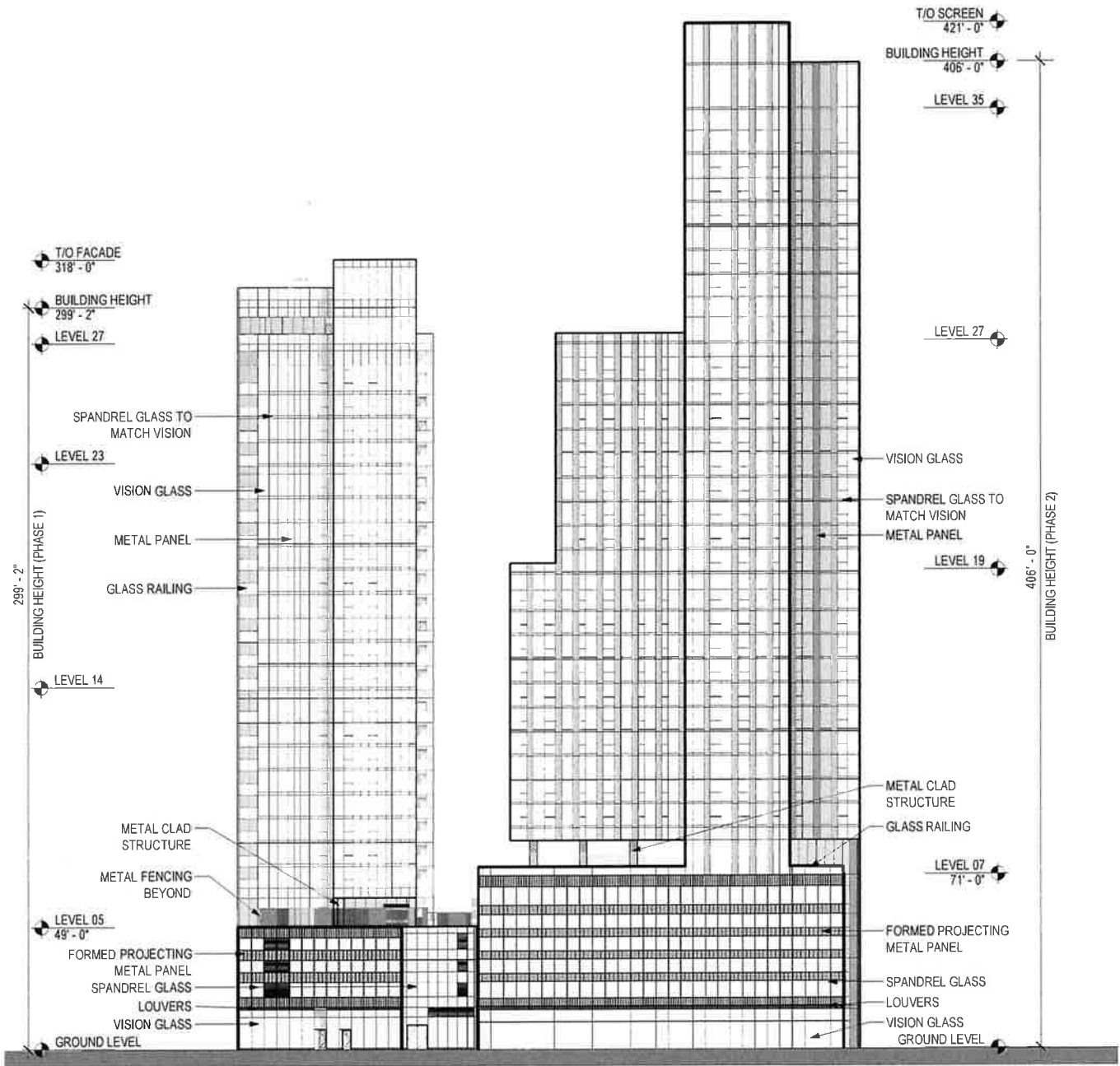




WEST BUILDING ELEVATION  
Scale: N.T.S.

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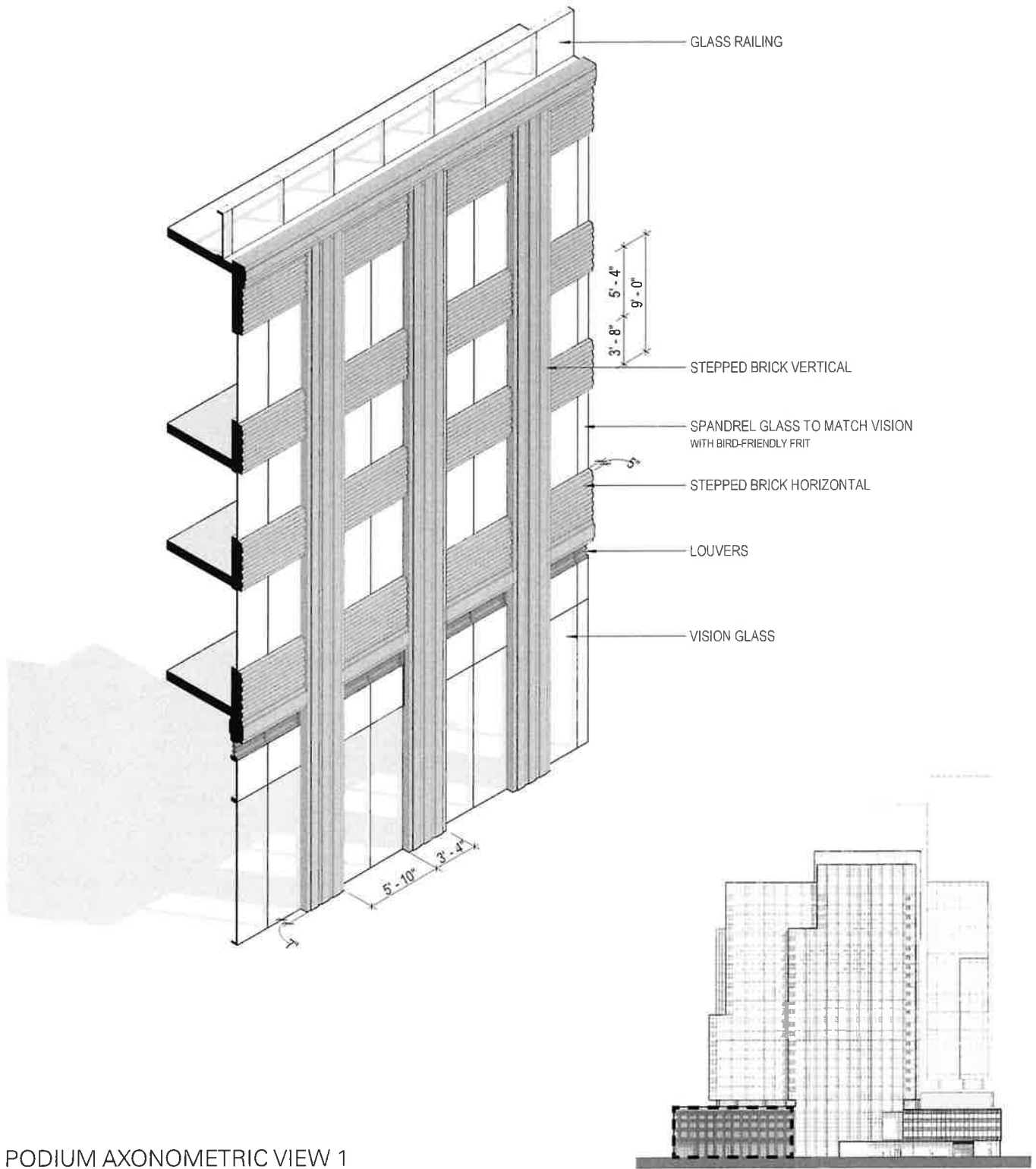




**NORTH BUILDING ELEVATION**  
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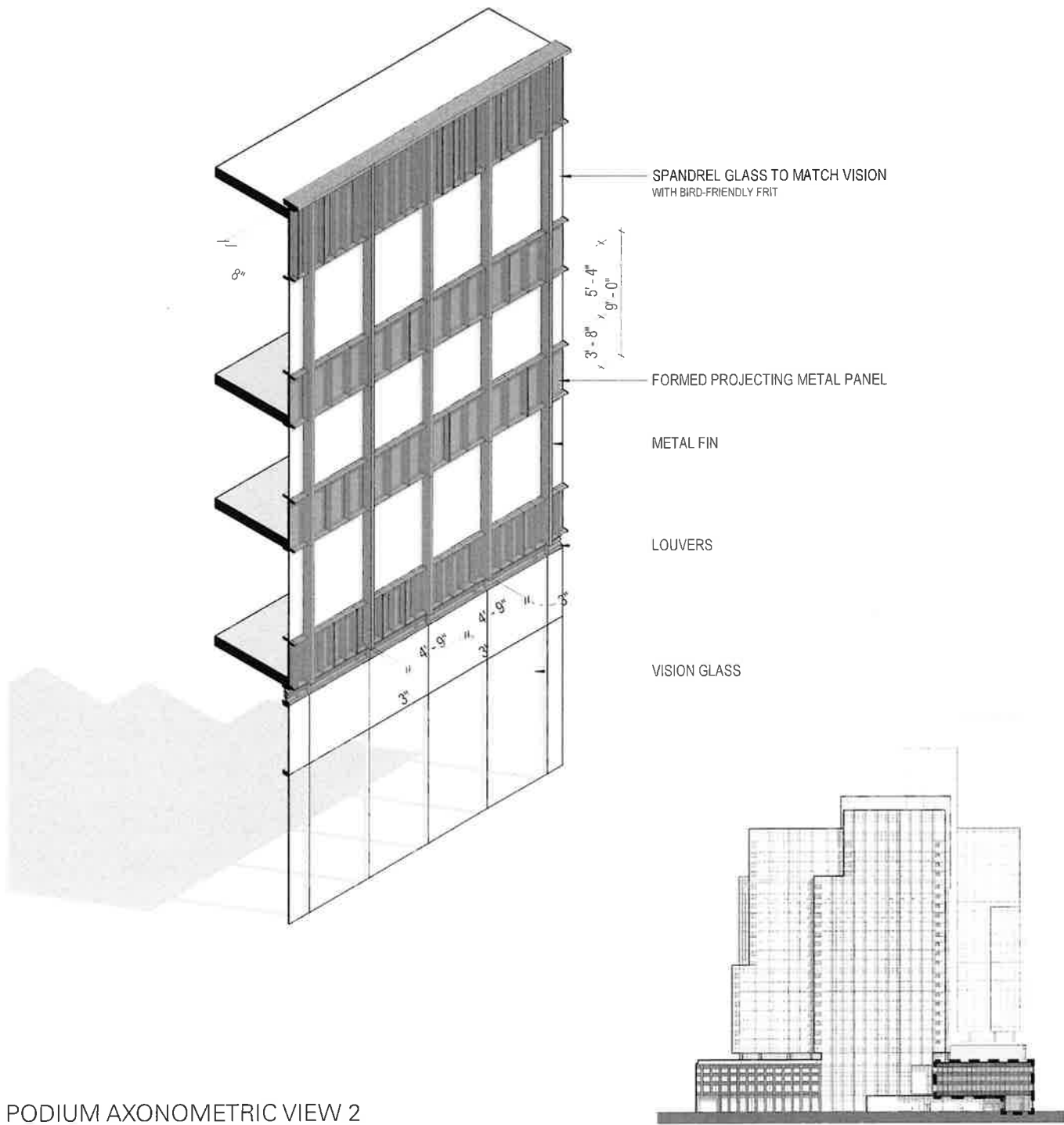
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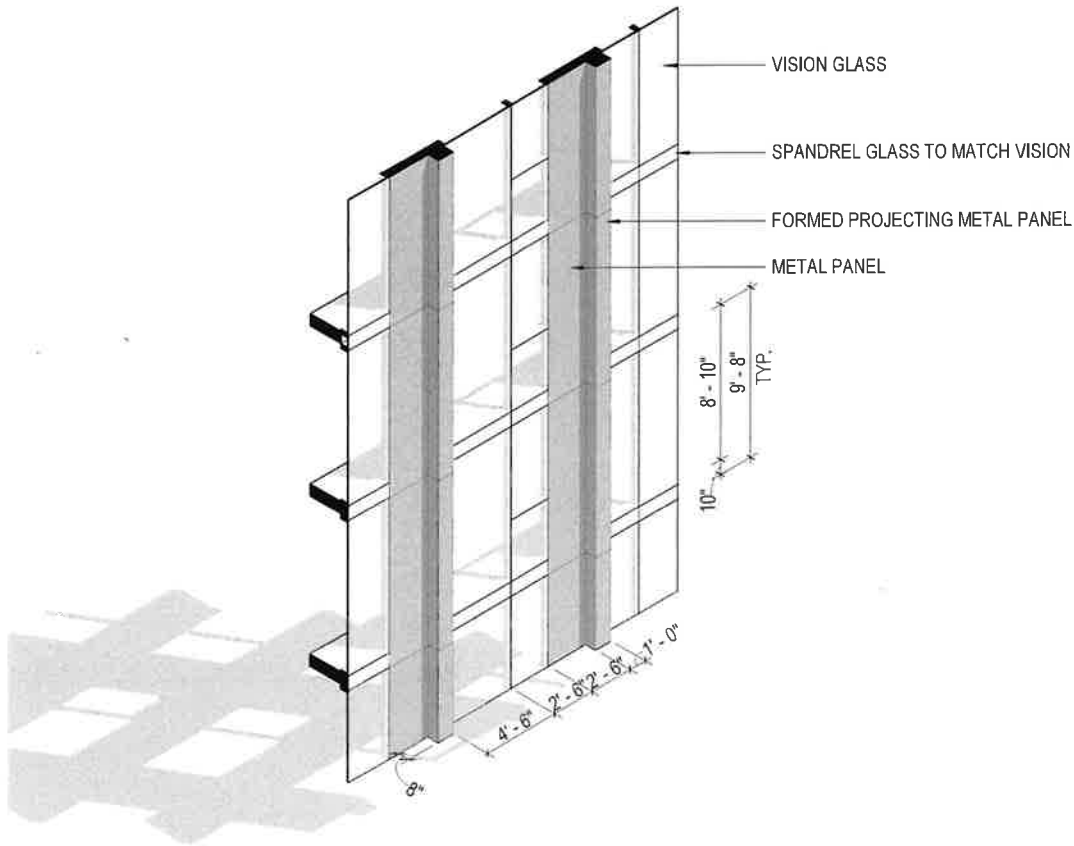


PODIUM AXONOMETRIC VIEW 2

EAST ELEVATION

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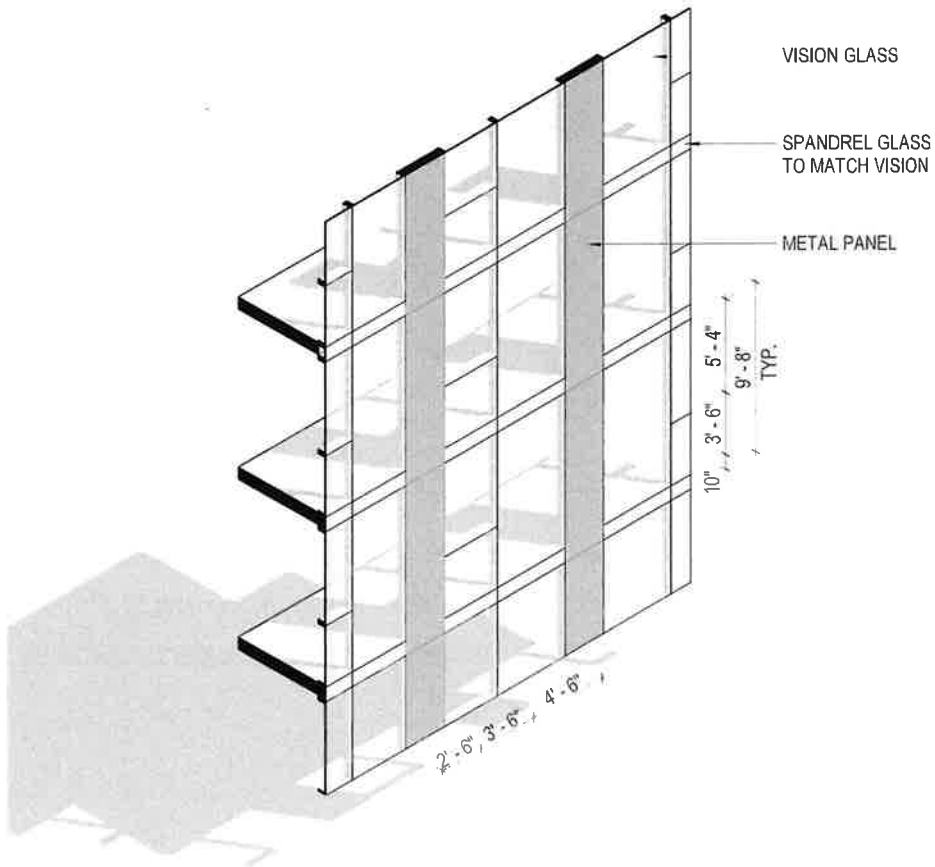
TOWER AXONOMETRIC VIEW 1



EAST ELEVATION

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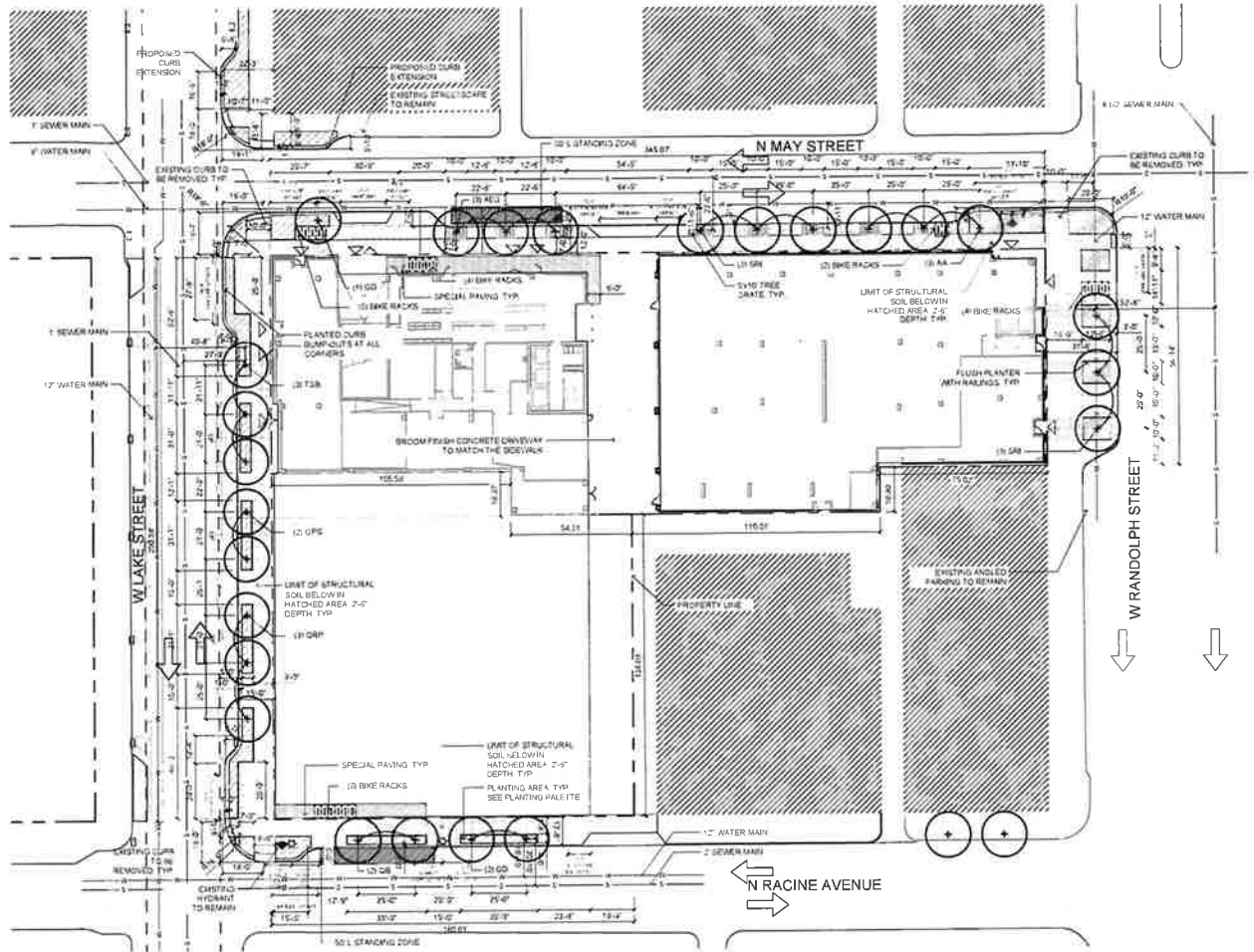
TOWER AXONOMETRIC VIEW 2



EAST ELEVATION

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# Ground Level Landscape Plan

## LANDSCAPE ORDINANCE ANALYSIS

### PARKWAY PLANTING

#### WEST RANDOLPH STREET

LENGTH (LINEAR FEET)	96.14'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NORTH MAY STREET (SOUTH)

LENGTH (LINEAR FEET)	345.07'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	14
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	10 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### WEST LAKE STREET (NORTH)

LENGTH (LINEAR FEET)	250.34'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	11
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	8 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NORTH RACINE STREET

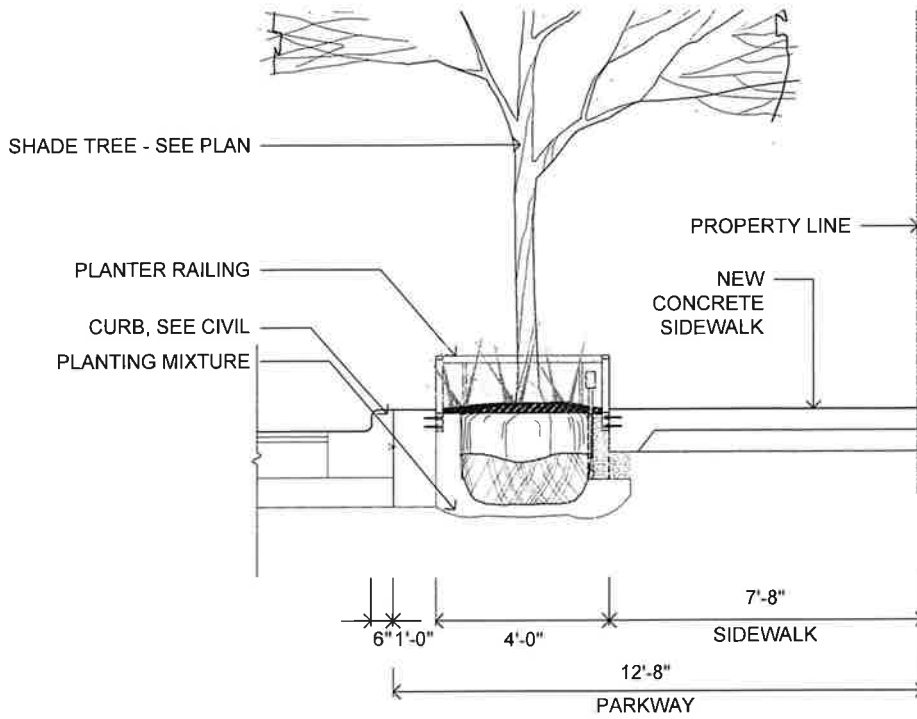
LENGTH (LINEAR FEET)	160.01'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	7
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NOTE:

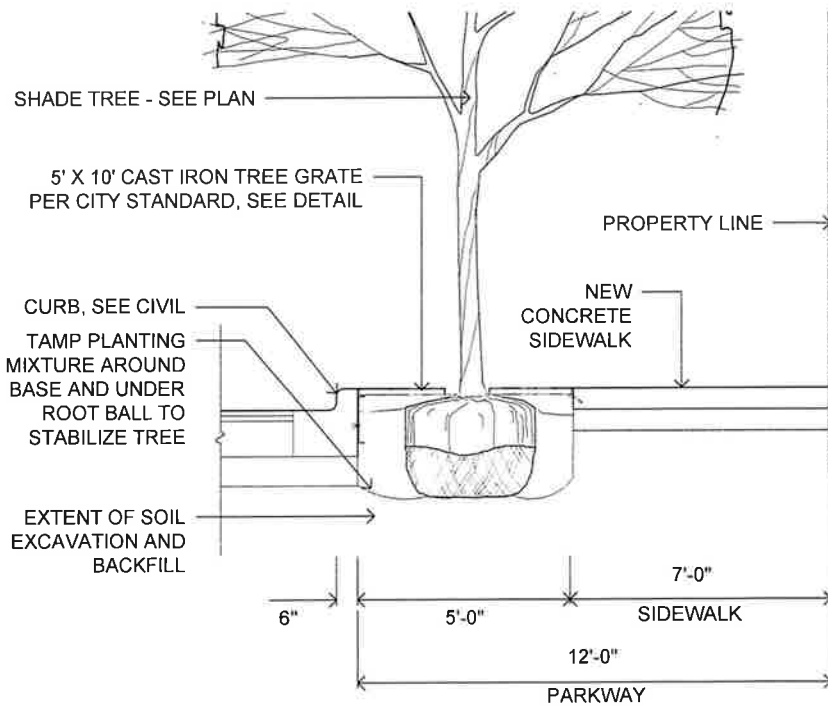
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

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 DATE OF UPDATED DRAWINGS: FEBRUARY 17, 2025





1 TYPICAL PARKWAY SECTION @ N RACINE AVE N.T.S.



2 TYPICAL PARKWAY SECTION @ N MAY ST N.T.S.

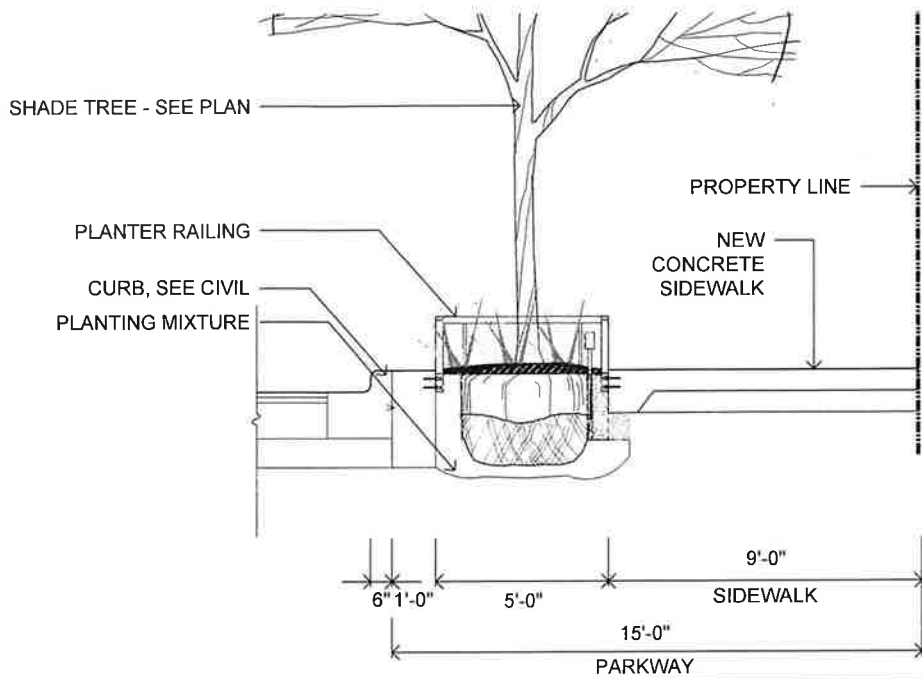
## Parkway Sections

APPLICANT: Fulton Grounds Owner LLC  
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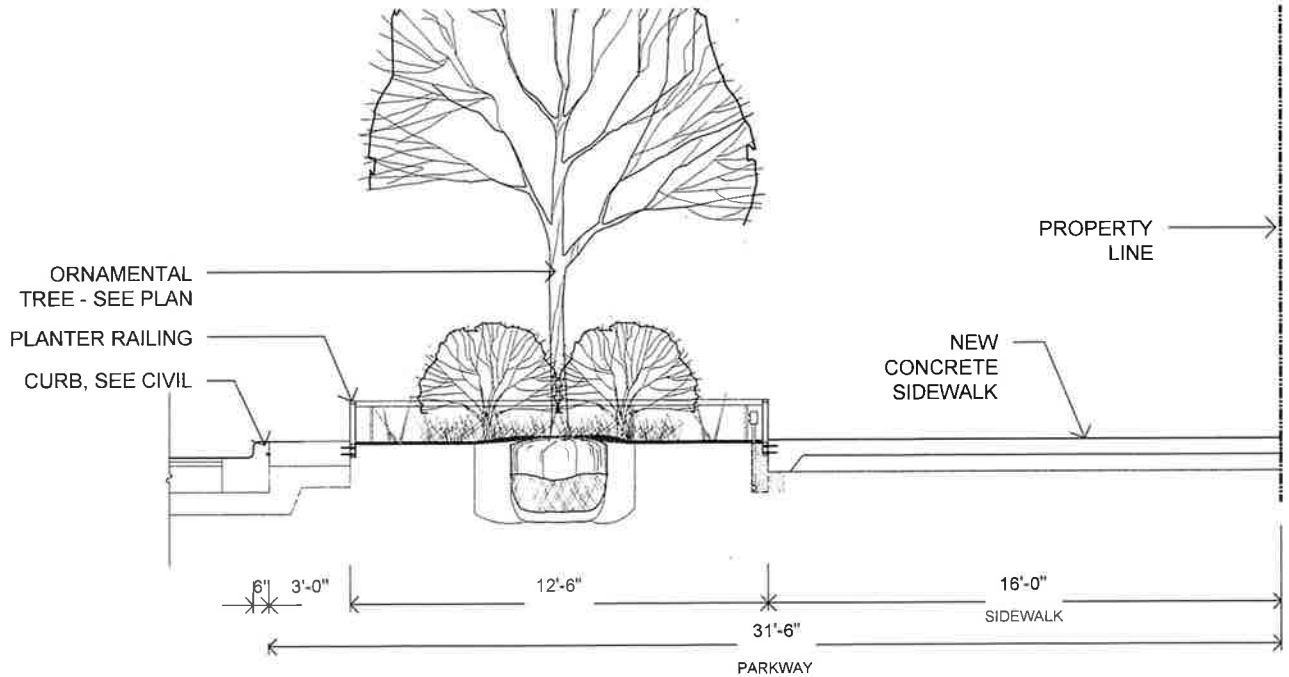
CONFLUENCE



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**3** TYPICAL PARKWAY SECTION @ W LAKE ST NTS

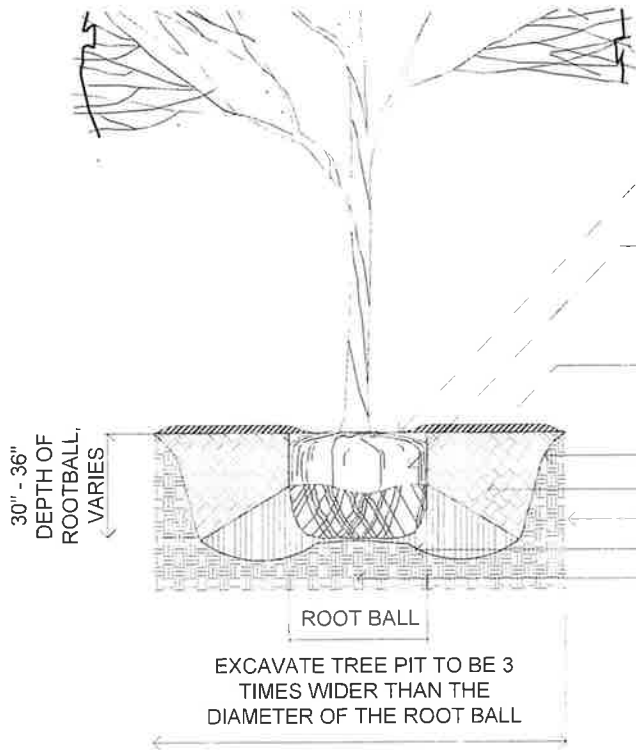


**4** TYPICAL PARKWAY SECTION @ W RANDOLPH ST NTS

## Parkway Sections

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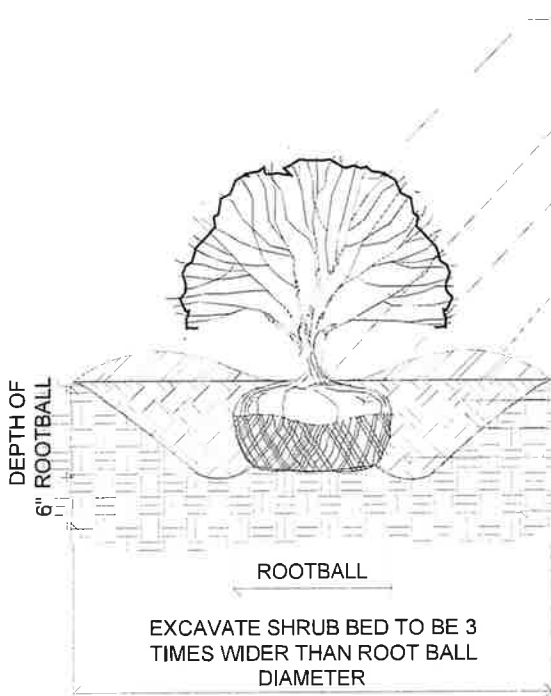


SHADE TREE WITH STRONG CENTRAL LEADER (DO NOT PRUNE, STAKE, OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)

- CROWN OF ROOT BALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF ROOT BALL
- REMOVE ALL TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE)
- 3" DEPTH MULCH LAYER, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

- ROUGHEN EDGES OF PLANTING PIT
  - PLANTING MIXTURE BACKFILL
  - UNEXCAVATED OR EXISTING SOIL
  - TAMPED PLANTING MIXTURE AROUND BASE OF ROOTBALL
  - ROOT BALL ON UNEXCAVATED OR TAMPED SOIL
- NOTE: NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.

**1** NEW TREE IN MULCH PLANTER DETAIL NTS



- SHRUB (DO NOT PRUNE, STAKE, OR WRAP SHRUBS UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT)
- CROWN OF ROOT BALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL
- REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE)
- 3" DEPTH MULCH LAYER, AFTER SETTLEMENT, TO EDGE OF PLANTING BED. DO NOT PLACE MULCH IN CONTACT WITH SHRUB FINISH GRADE
- PLANTING MIXTURE BACKFILL
- ROUGHEN EDGES OF PLANTING PIT
- TAMP PLANTING MIXTURE AROUND BASE AND UNDER ROOT BALL TO STABILIZE SHRUB
- UNEXCAVATED OR EXISTING SOIL

**2** SHRUB INSTALLATION DETAIL NTS

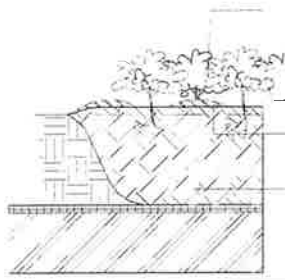
## Landscape Details

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CONFLUENCE



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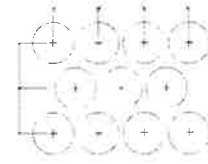
1" DEPTH MULCH LAYER, AFTER SETTLEMENT, TO TOP DRESS PLANTING BED. DO NOT PLACE MULCH IN CONTACT WITH PLANT MATERIAL STEMS

ORNAMENTAL GRASS / PERENNIALS / GROUNDCOVER

RAISE FINISH GRADE OF PLANTING BED 4" FOR ADEQUATE DRAINAGE

PLANTING MIXTURE

VARIES  
SEE PLANT LIST FOR PROPER SPACING OF PLANT MATERIAL

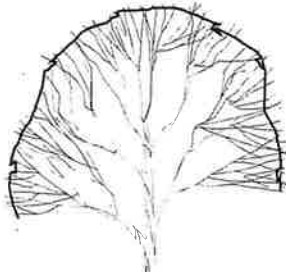


**3 PERENNIALS INSTALLATION**

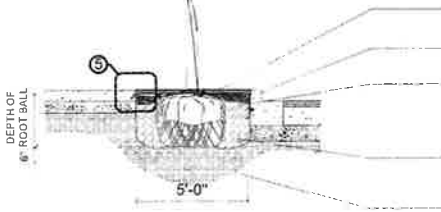
NTS

NOTES:

1. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.
2. 4" LAYER OF 1' BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.



SHADE TREE WITH STRONG CENTRAL LEADER (DO NOT PRUNE, STAKE, OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)



CAST IRON TREE GRATE; 24" OPENING PER CITY STANDARD

CURB

EXTENT OF SOIL EXCAVATION AND PLANTING MIX BACKFILL

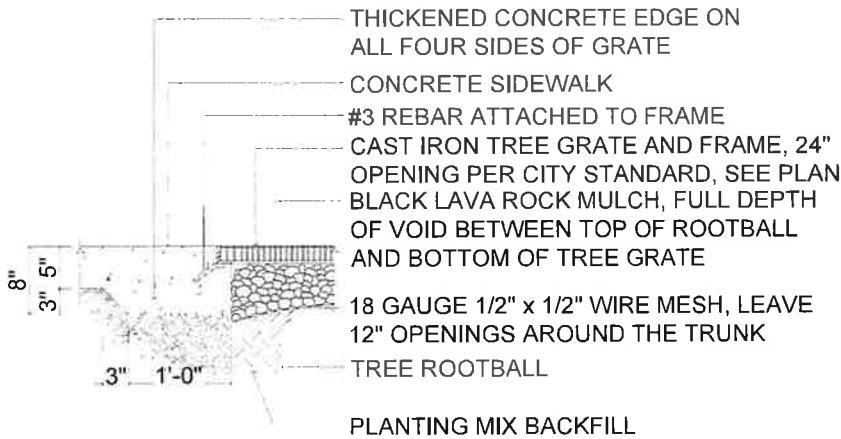
TAMPED PLANTING MIX AROUND BASE OF ROOT BALL

5'-0"

UNEXCAVATED / UNDISTURBED SUBGRADE

**4 NEW TREE IN TREE GRATE**

NTS



THICKENED CONCRETE EDGE ON ALL FOUR SIDES OF GRATE

CONCRETE SIDEWALK

#3 REBAR ATTACHED TO FRAME

CAST IRON TREE GRATE AND FRAME, 24" OPENING PER CITY STANDARD, SEE PLAN

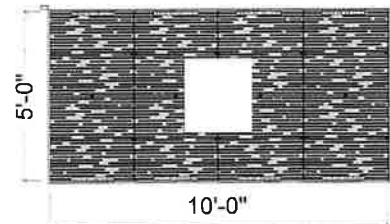
BLACK LAVA ROCK MULCH, FULL DEPTH OF VOID BETWEEN TOP OF ROOTBALL AND BOTTOM OF TREE GRATE

18 GAUGE 1/2" x 1/2" WIRE MESH, LEAVE 12" OPENINGS AROUND THE TRUNK

TREE ROOTBALL

PLANTING MIX BACKFILL

TREE GRATE, IRON AGE DESIGNS  
RAIN 5' X 10' HEEL PROOF TREE GRATE WITH 24" OPENING  
TREE GRATE ITEM:  
RN42-42I99TGHP  
WWW.IRONAGEGRATES.COM/



**5 TREE GRATE ENLARGEMENT**

NTS

**6 5 X 10 TREE GRATE**

NTS

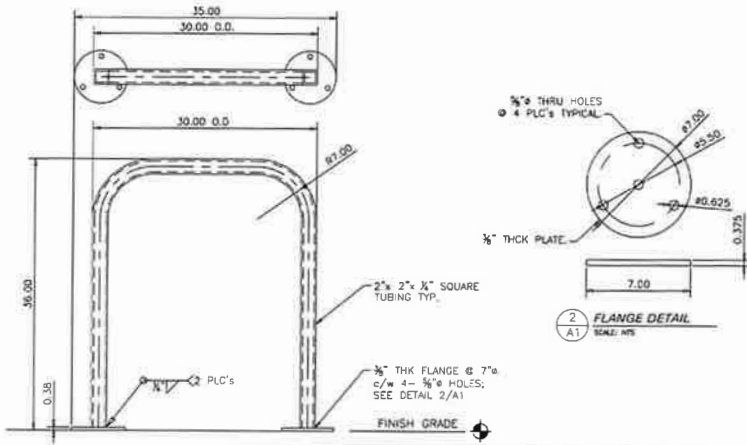
**Landscape Details**

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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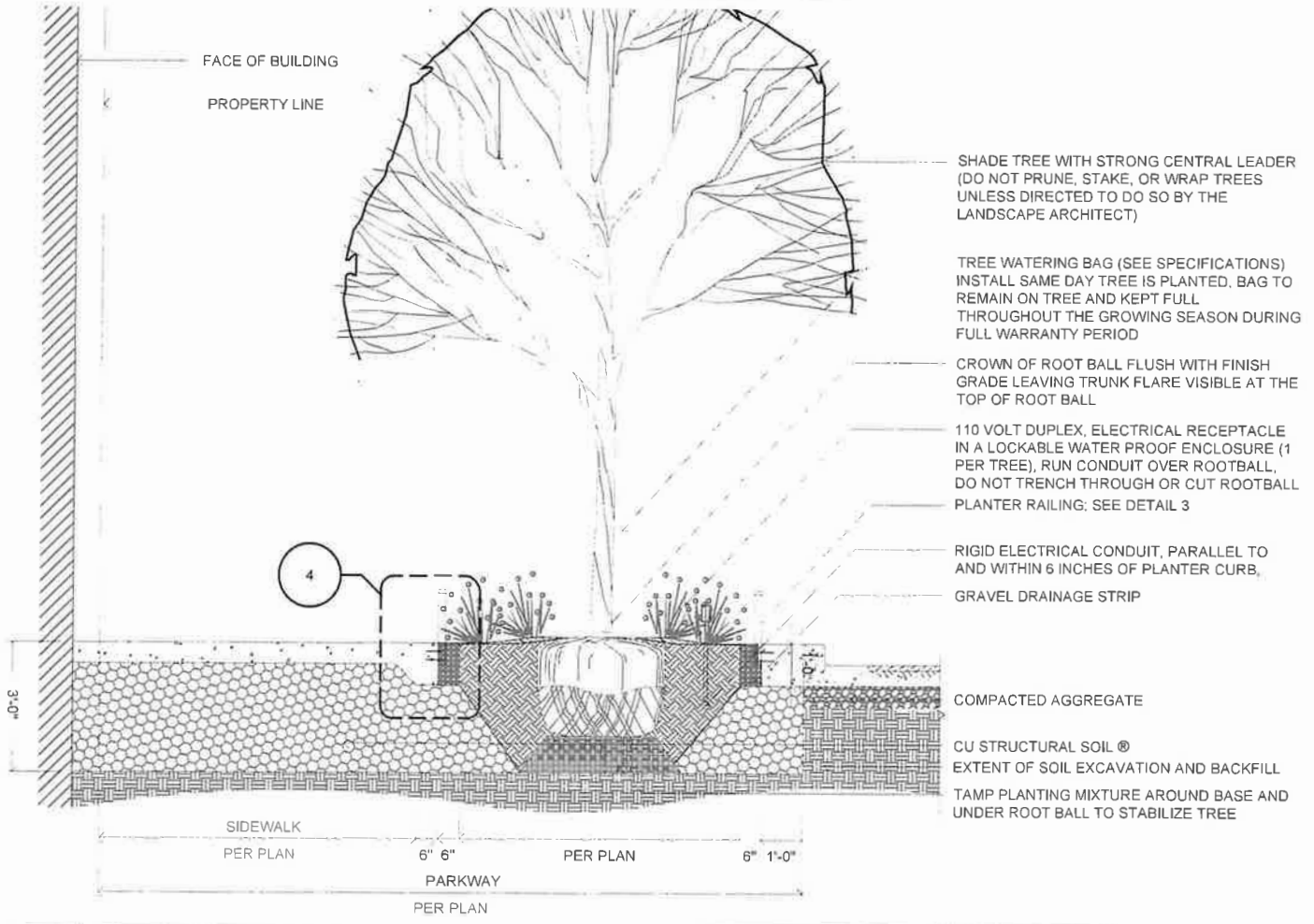
CONFLUENCE



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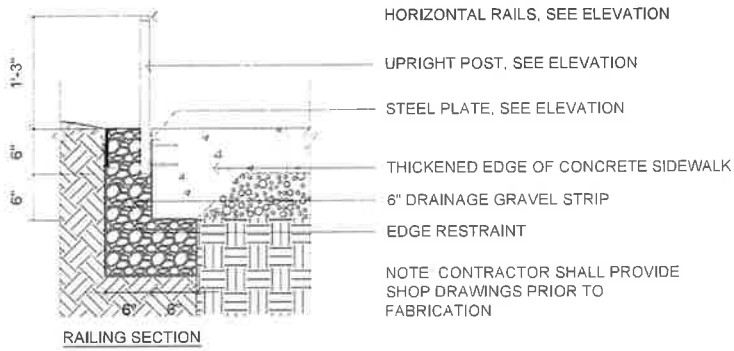
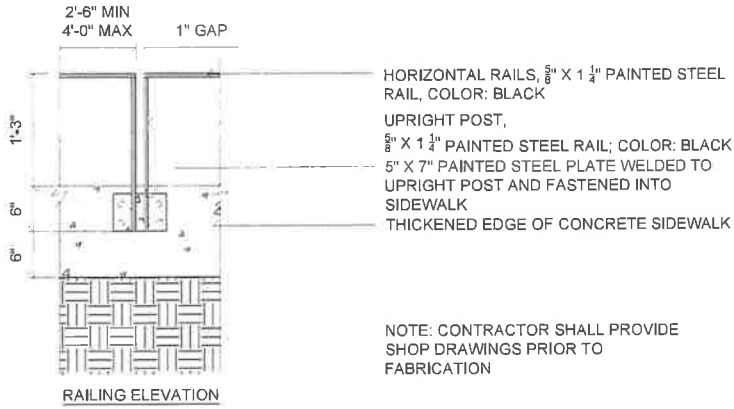
**1 BIKE RACK** N.T.S.



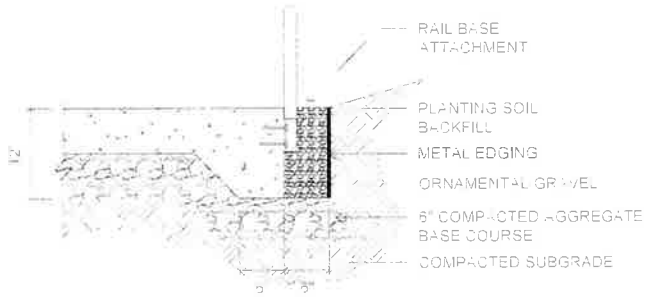
**2 TREE PLANTING IN FLUSH PARKWAY PLANTER** N.T.S.

# Hardscape Details

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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**3** PARKWAY PLANTER RAILING PLAN NTS



**4** PARKWAY PLANTER RAILING SECTION NTS

## Hardscape Details

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	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD.	ROOT	REMARKS
<b>A PARKWAY TREES</b>									
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	AA	AESCULUS ARNOLDIANA	ARNOLD BUCKEYE	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	AEG	AESCULUS EARLY GLOW	EARLY GLOW BUCKEYE	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	TSB	TAXODIUM DISTICHUM SHAWNEE BRAVE	'SHAWNEE BRAVE' BALD CYPRESS	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QRP	QUERCUS ROBUR REGAL PRINCE	REGAL PRINCE OAK	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GPS	GINKGO BILOBA PRINCETON SENTRY	'PRINCETON SENTRY' MAIDENHAIR TREE	2	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
<b>B PARKWAY TREES OVER WATER MAIN ON W RANDOLPH ST</b>									
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	4"	*	*	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
<b>C SHRUBS</b>									
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	*	*	*	*	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	*	*	*	*	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	*	*	*	*	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	*	*	*	*	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAULTII 'HANCOCK'	'HANCOCK' SNOWBERRY	*	*	*	*	#5	2'-6" ON CENTER
	TMT	TAXUS X MEDIA 'TAUNTONII'	'TAUNTONII' SPREADING YEW	*	*	*	*	#5	2'-6" ON CENTER
<b>D GRASSES</b>									
	SPQ	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	*	*	*	*	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	*	*	*	*	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	CAA	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	*	*	*	*	#1	1'-6" ON CENTER, TRIANGULAR SPACING
<b>E PERENNIALS AND GROUND COVER</b>									
	PDT	PENSTEMON 'DARK TOWERS	DARK TOWER PENSTEMON	*	*	*	*	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	*	*	*	*	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	*	*	*	*	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	*	*	*	*	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDA BRADBURIANA	BRADBURY BEE BALM	*	*	*	*	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	*	*	*	*	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	*	*	*	*	QT	8" ON CENTER, TRIANGULAR SPACING
<b>F BULBS</b>									
	APS	ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	*	*	*	*	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	NAT	NARCISSUS THALIA	THE ORCHID NARCISSUS	*	*	*	*	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	*	*	*	*	BULB	1'-3" ON CENTER, TRIANGULAR SPACING

# Plant Schedule

APPLICANT: Fulton Grounds Owner LLC  
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## **RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Business Planned Development Number 1596, (“Planned Development”) consists of approximately 60,029 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The

Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Planned Development will comply with the CDOT approved Travel Demand Management Study. A 6-foot easement will be provided adjacent to, and immediately north of, the 10-foot alley dedicated by Applicant, in order to expand public access to this right-of-way.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Sub-Area Map; a Site Plan; a Landscape Plan; a Ground Floor Plan; a Roof Plan; Building Elevations; Façade Axons, and an ARO Affordable Housing Profile Form (“AHP”), all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Sub-Area A and Sub-Area B: Cultural Exhibits and Libraries; Animal Services (except kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patio and liquor sales); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Hotel/Motel; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales; Participant Sports and Recreation (subject to Site Plan approval); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communications Facilities; Dwelling Units above the ground floor; accessory parking and accessory uses.

6. On-Premise 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-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has received a bonus FAR in the amount of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the RBPD 1512 District to this Residential Business Planned Development (“PD”) Number 1596\_\_\_ is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The PD is located in a “downtown district” within the meaning of the ARO and permits the construction of 322 dwelling units in Subarea A, and 345 dwelling units in Subarea B. The Applicant intends to construct a total of 667-units in two rental buildings (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 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 133.40 affordable units (20% of 667) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 133 affordable units in the rental building in the PD and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.4 affordable units in the amount of \$217,482 per unit for a total payment of \$86,992.80, 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 44 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 44 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

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

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

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development ("DPD"). The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the improvements or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the improvements or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
 PLAN OF DEVELOPMENT  
 BULK REGULATIONS AND DATA TABLE

<u>NET SITE AREA:</u>	60,029.00 sq. ft.
Sub-Area A:	36,519.00 sq. ft.
Sub-Area B:	23,510.00 sq. ft.
 <u>AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:</u>	 40,667.28 sq. ft.
Sub-Area A:	27,252.90 sq. ft.
Sub-Area B:	13,414.38 sq. ft.
 <u>GROSS SITE AREA:</u>	 100,696.28 sq. ft.
Sub Area A:	63,771.90 sq. ft.
Sub Area B:	36,924.38 sq. ft.
 <u>MAXIMUM FLOOR AREA RATIO:</u>	 11.50
Sub-Area A:	9.70
Sub-Area B:	14.30
 <u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	 667
Sub-Area A:	322
Sub-Area B:	345
 <u>MAXIMUM HOTEL KEY COUNT:</u>	
Subarea A:	322
Subarea B:	345
 <u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	450 feet
Sub-Area B:	450 feet
 <u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	252
Sub-Area B:	257
 <u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	2
Sub-Area B:	2
 <u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	322
Sub-Area B:	345

MINIMUM SETBACKS FROM PROPERTY LINE: In accordance with the Site Plan

(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

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

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO**

June 18, 2025

Michael Ezgur  
Acosta Ezgur, LLC  
1030 West Chicago Avenue, Third Floor  
Chicago, IL 60642

**Re: Minor Change for PD No. 1596, 170 N. May Street and 175 N. Racine Avenue**

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Planned Development No. 1596 ("PD 1596"), has been considered the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the PD. On behalf of the sole owner of PD 1596, Fulton Grounds Owner LLC, you are seeking administrative relief to allow for the following modifications to the approved exhibits:

**Bulk Regulations and Data Table:**

1. Increases the maximum floor area ratio in Sub-Area A from 8.72 to 9.7 and decreases the maximum floor area ratio in Sub-Area B from 15.82 to 14.3. The overall maximum floor area ratio for the Planned Development remains unchanged.
2. Increases the maximum number of dwelling units, hotel key count, and bicycle parking spaces in Sub-Area A from 287 to 322 and decreases the same in Sub-Area B from 380 to 345. The overall totals for the Planned Development remains unchanged.

**PD Statements:**

3. Revises statement #8 to reflect the revised number of dwelling units in Sub-Area A and Sub-Area B.

**Exhibits - Sub-Area A:**

4. Adds two residential levels and adjusts floor heights to maintain overall height. Building height reduced from 300' to 299' 2".
5. Glass guardrail removed from the top screen/façade and height to the top of façade/screen increased from 315' to 318'.
6. Modifies Level 5 footprint and adds three units at podium roof terrace.
7. Lowers podium height from 52' to 49' and revises railing and setback.
8. Louvers added to podium per mechanical requirements.
9. Shifts and insets retail entrance to W. Randolph Street.
10. Removes outdoor seating on Lake Street.
11. Shifts bike racks north on May Street.
12. Removes café seating and bench on Randolph Street per grocer's request.
13. Modifies paving type in breezeway.
14. Changes the parkway tree species to ornamental trees.

**Exhibits - Sub-Area B:**

15. Removes three residential levels from Sub-Area B and decreases tower height from 450' to 421'.

The following revised documents and drawings, dated June 11, 2025, are attached:

1. Bulk Regulations and Data Table
2. Updated PD Statements
3. Exhibits:
  - a. Existing Zoning Map
  - b. Existing Land-Use Map
  - c. Sub Area Map
  - d. Site Plan
  - e. Ground Level Plan
  - f. Typical Parking Plan
  - g. Level 05 Plan
  - h. Roof Plan
  - i. South Building Elevation
  - j. East Building Elevation
  - k. West Building Elevation
  - l. North Building Elevation
  - m. Podium Axonometric View 1
  - n. Podium Axonometric View 2
  - o. Tower Axonometric View 1
  - p. Tower Axonometric View 2
  - q. Ground Level Landscape Plan
  - r. Parkway Sections (2 pages)
  - s. Landscape Details (2 pages)
  - t. Hardscape Details (2 pages)
  - u. Plant Schedule

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

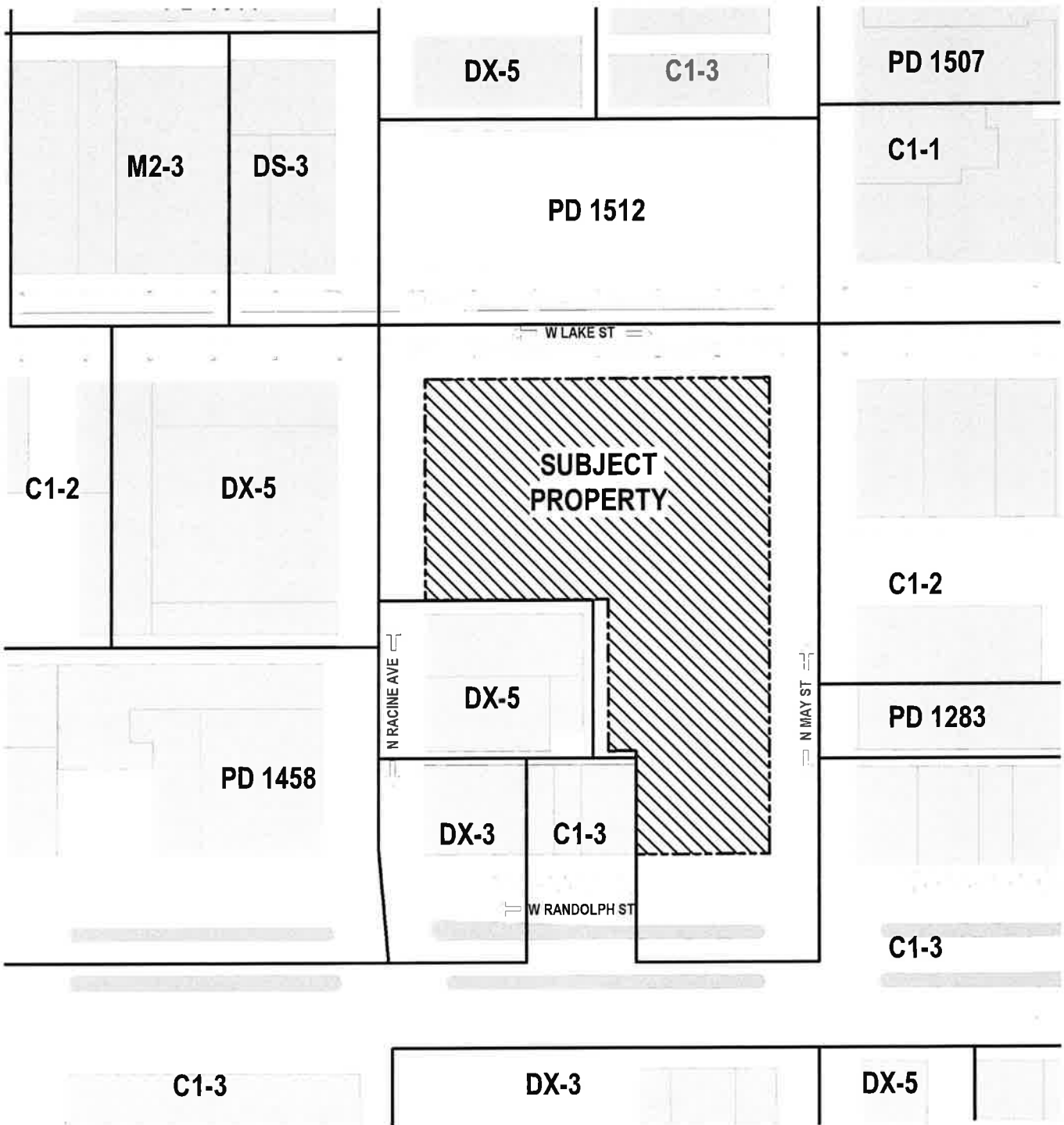
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1596, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,





Noah Szafraniec  
Assistant Commissioner - Planned Developments and Plan Commission

CC: Mike Marmo, Janice Hill, Stephan Nutt, Main file

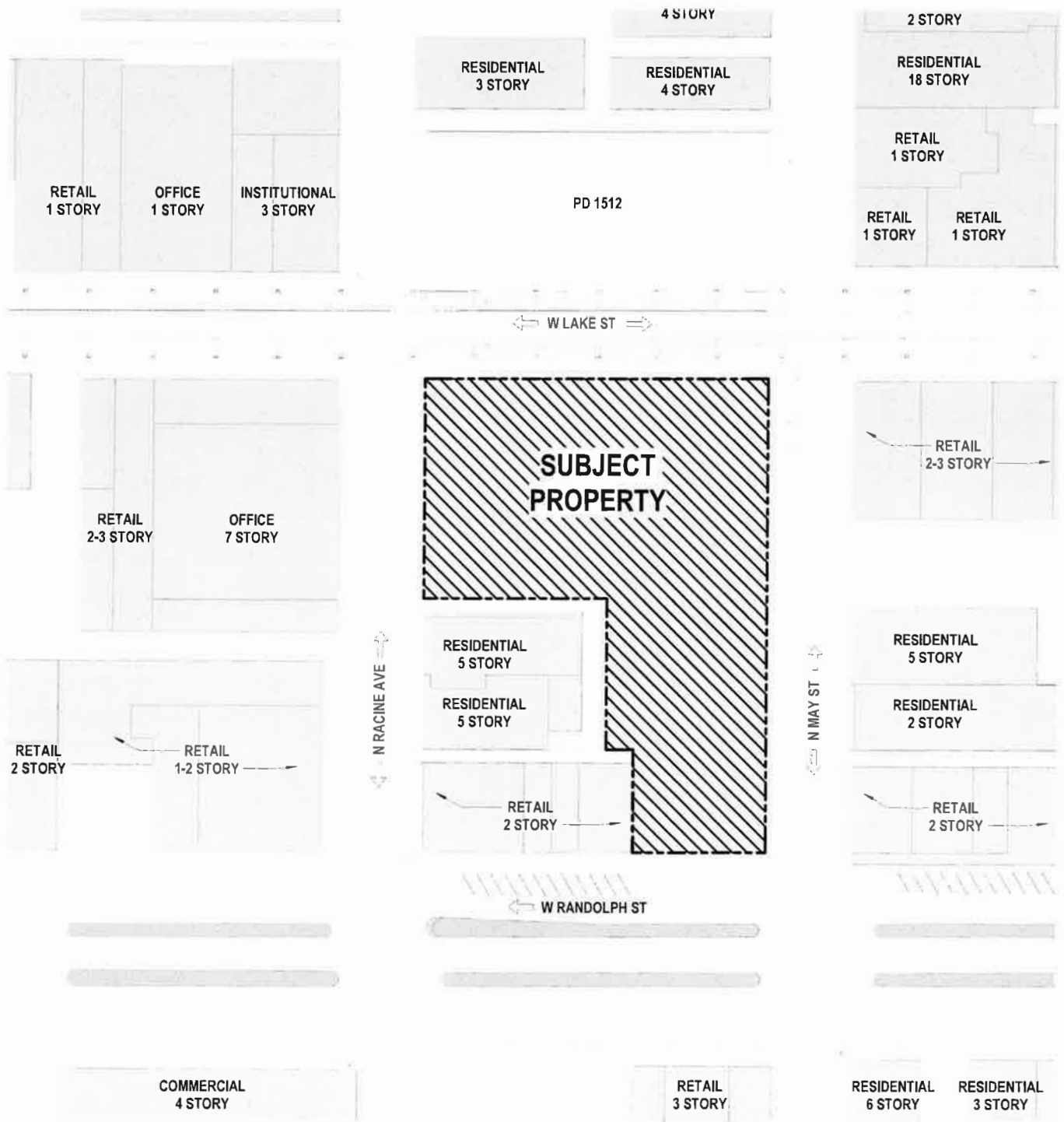


EXISTING ZONING MAP  
Scale: N.T.S.

-  Development Site
-  Property Line

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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 DATE OF UPDATED DRAWINGS: JUNE 11, 2025



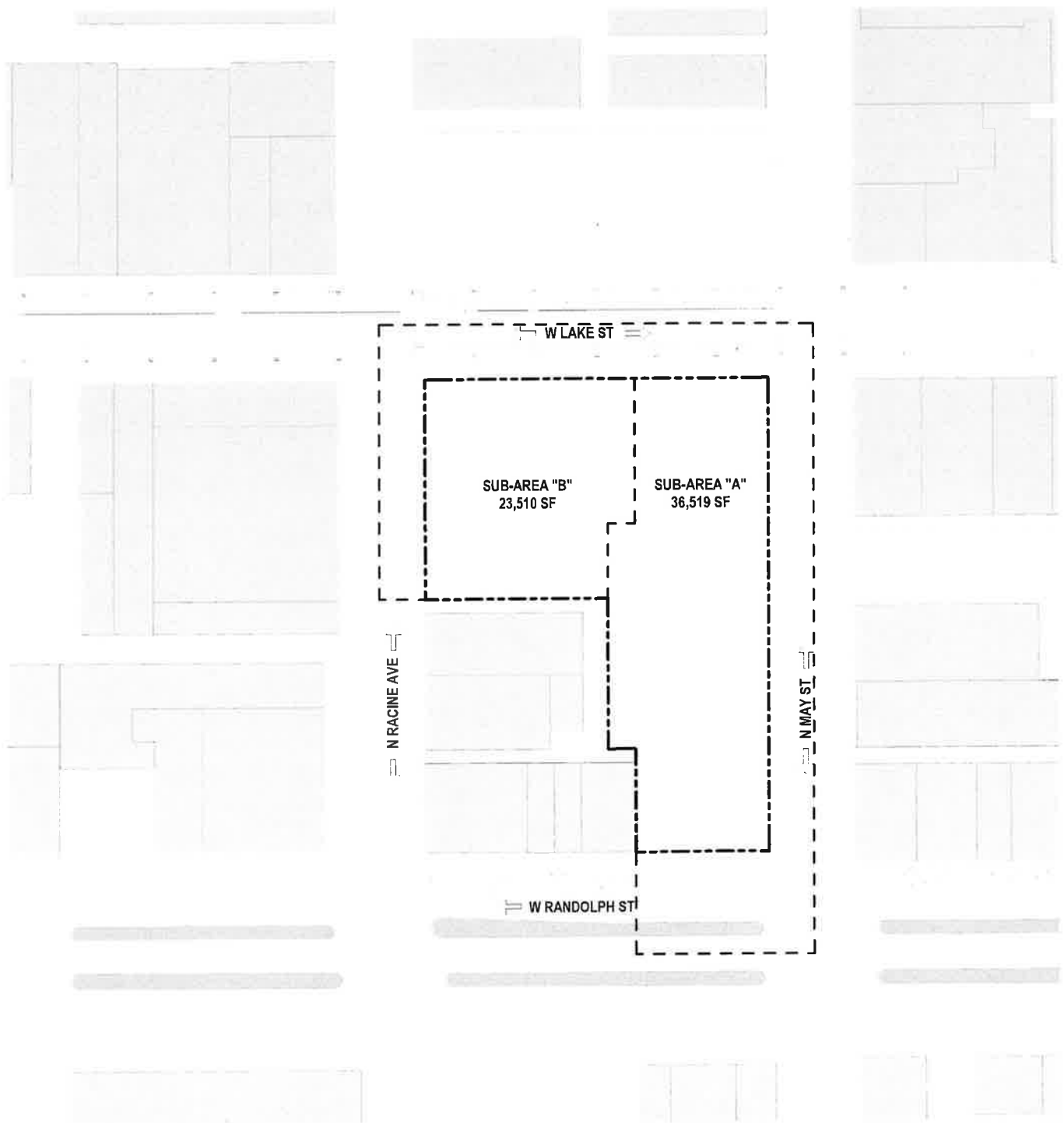


EXISTING LAND-USE MAP  
Scale: N.T.S.





APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave,  
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SUB AREA MAP  
Scale: N.T.S.

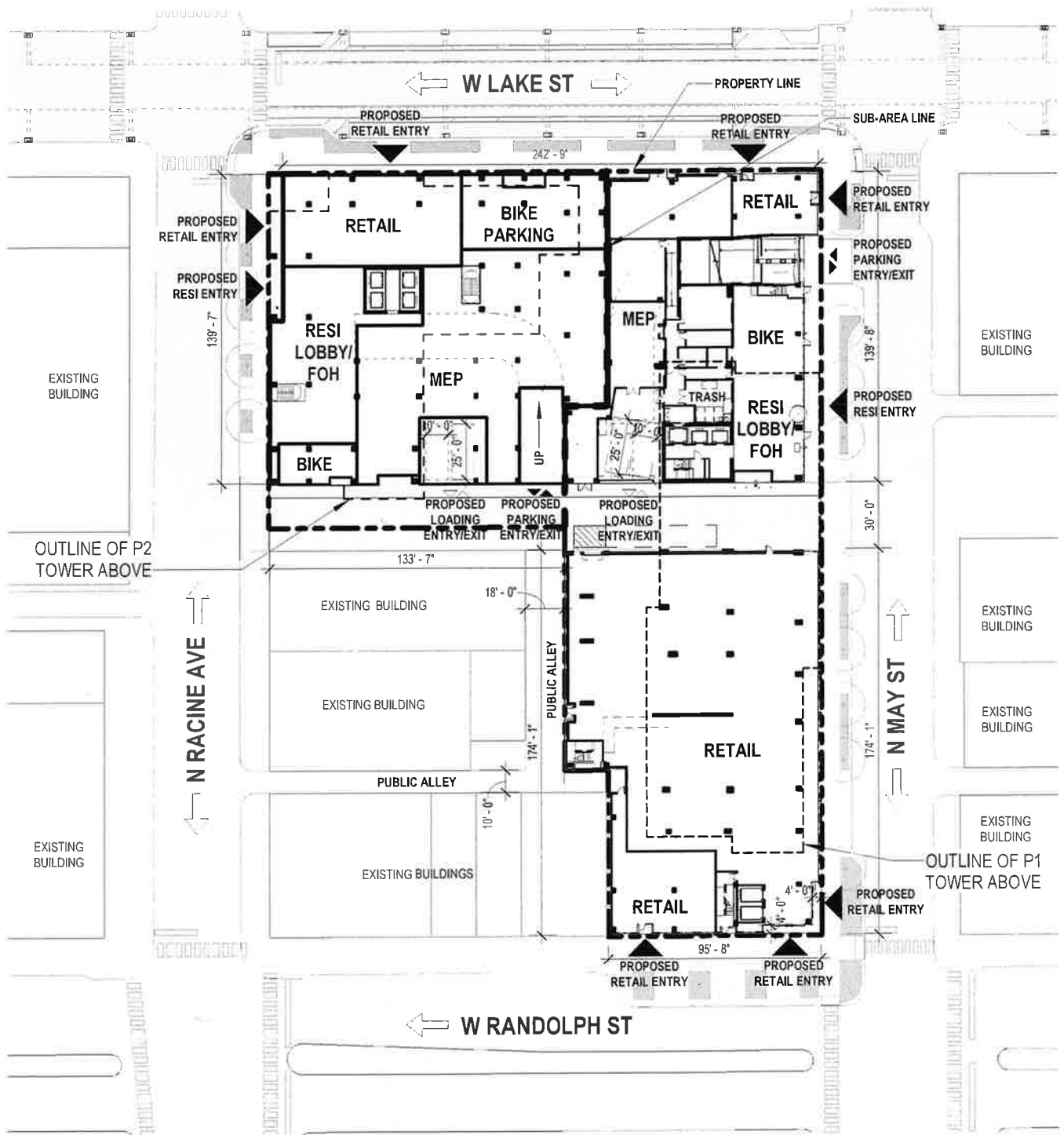


-  Property Line
-  PD Boundary

APPLICANT: Fulton Grounds Owner LLC  
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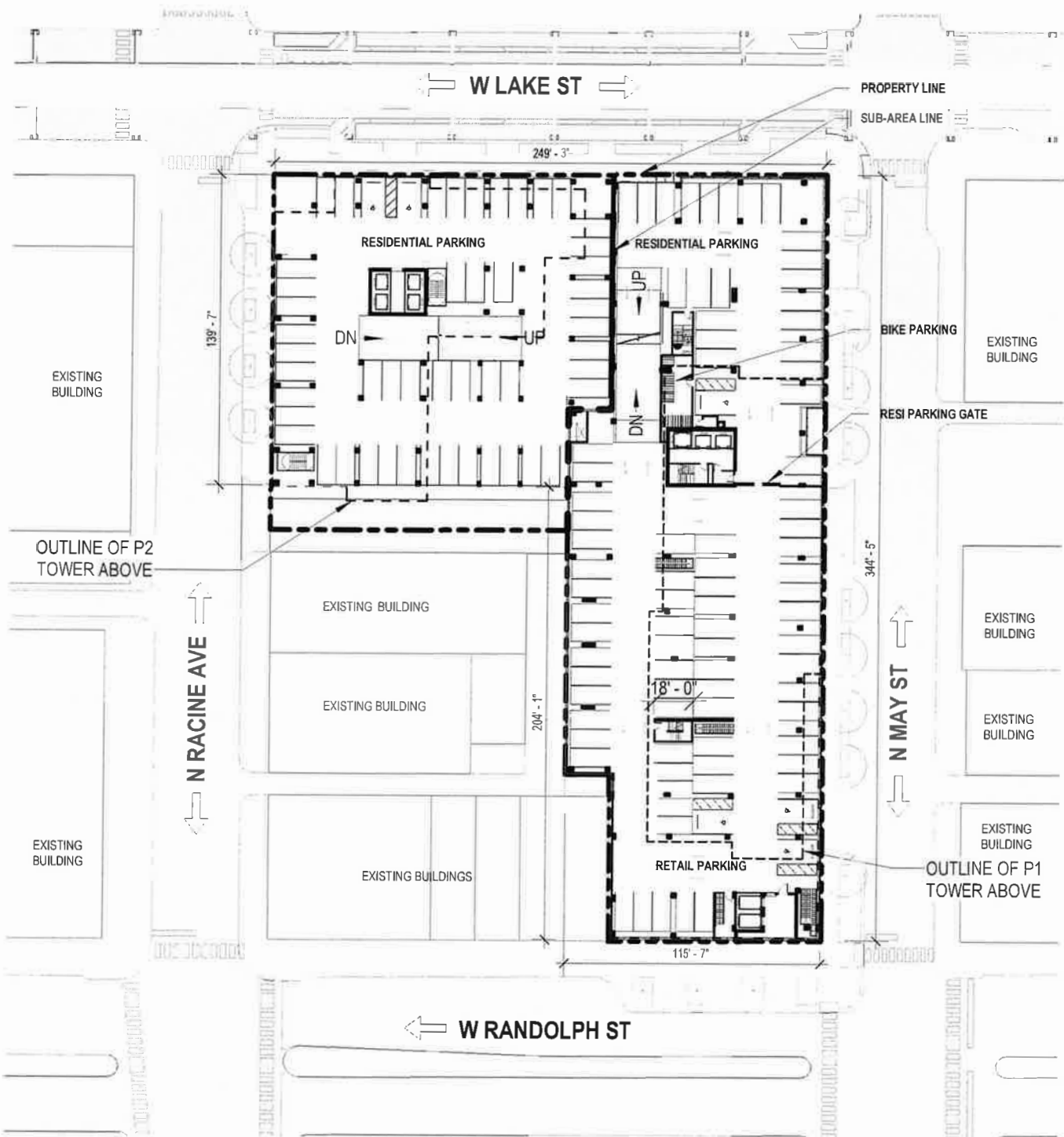


GROUND LEVEL PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
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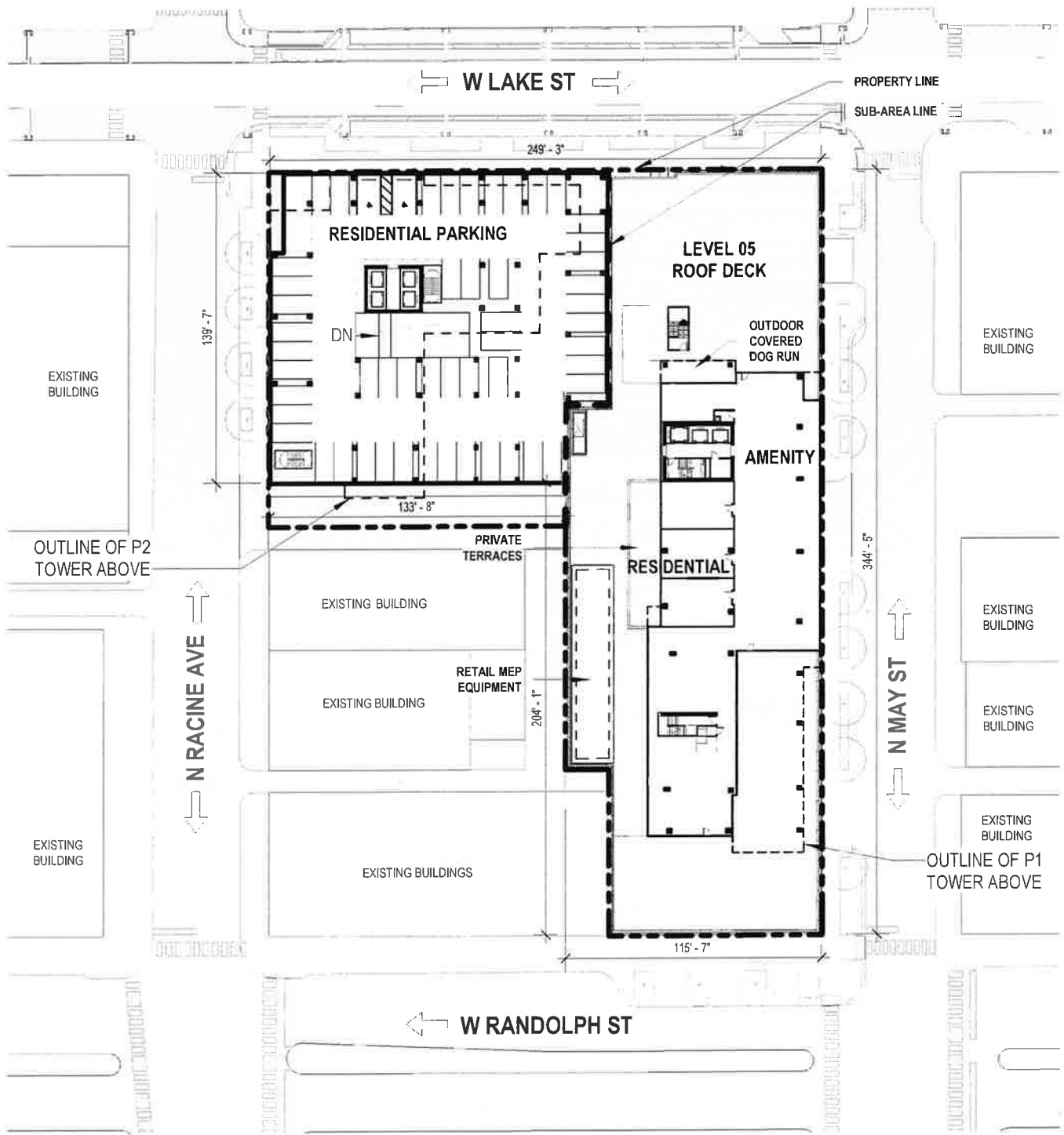


TYPICAL PARKING PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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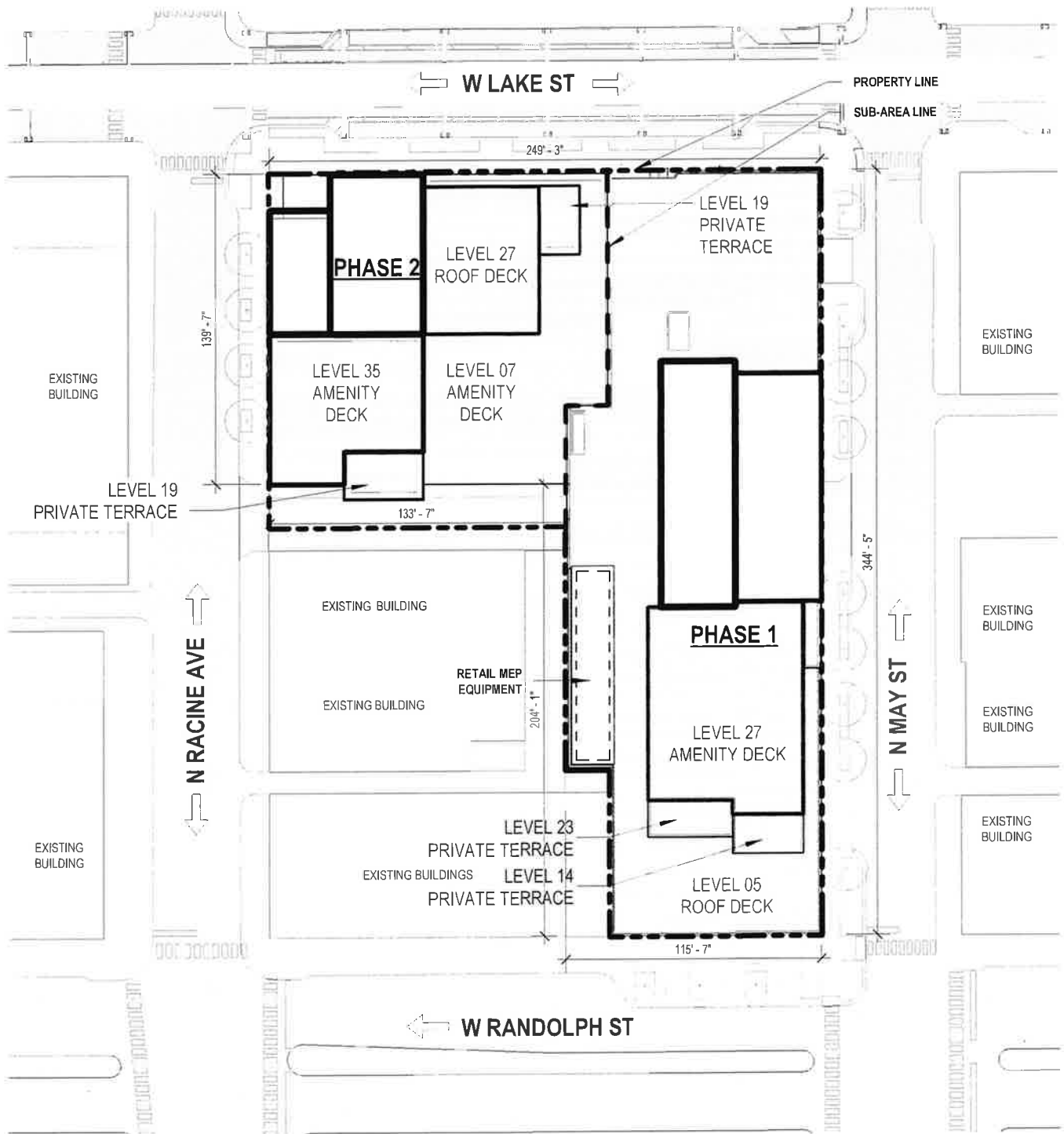


LEVEL 05 PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
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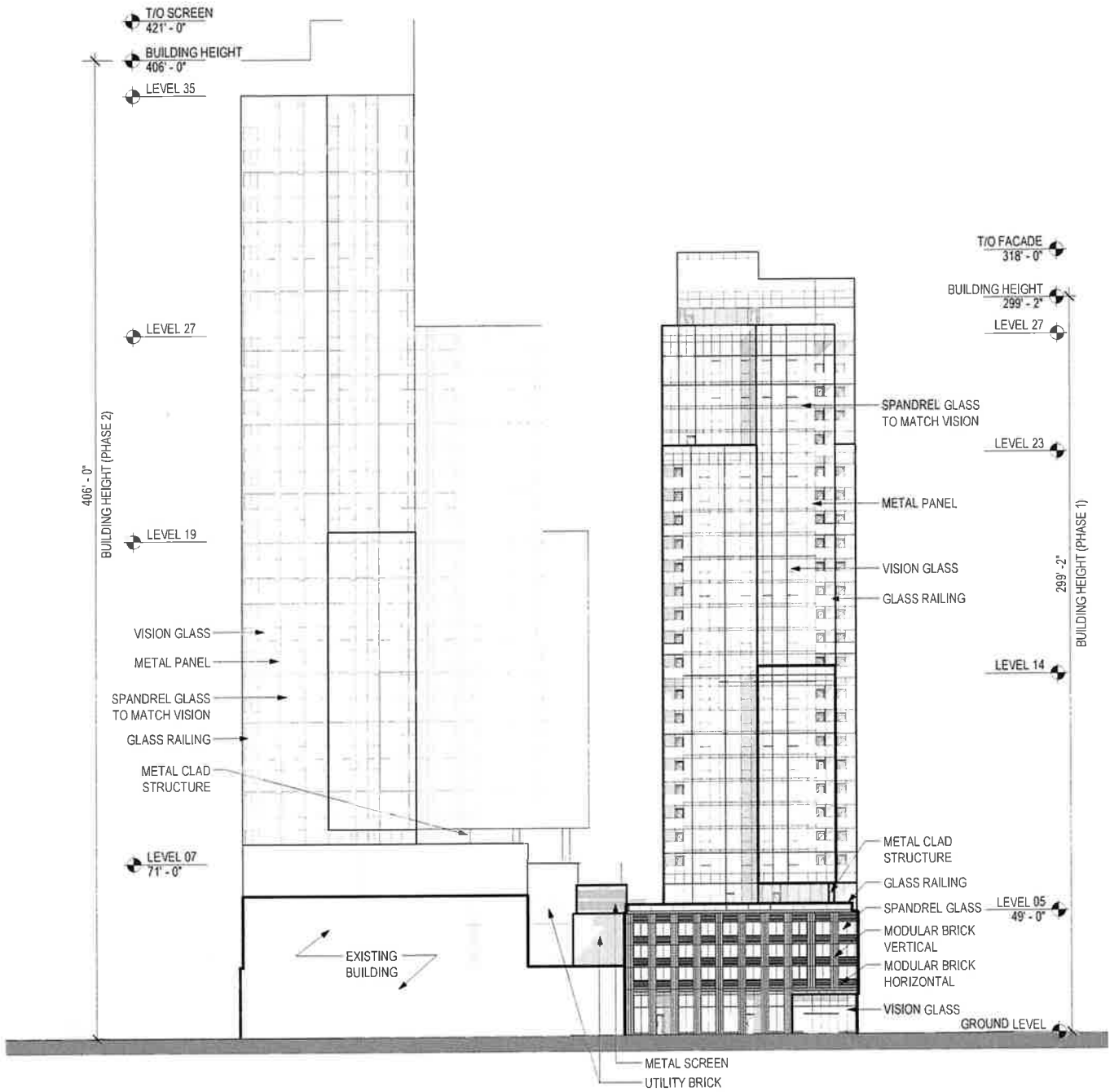


ROOF PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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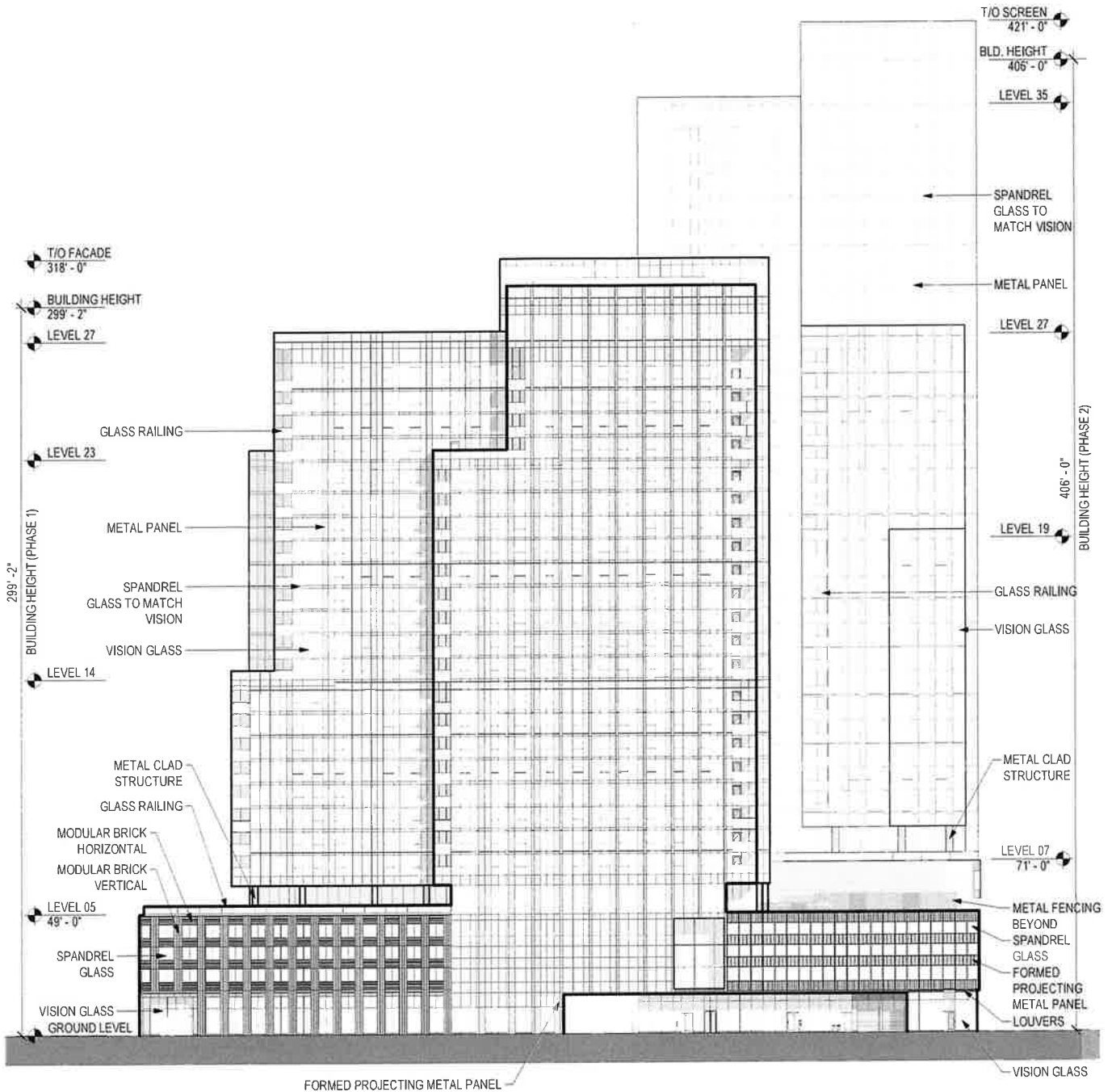




SOUTH BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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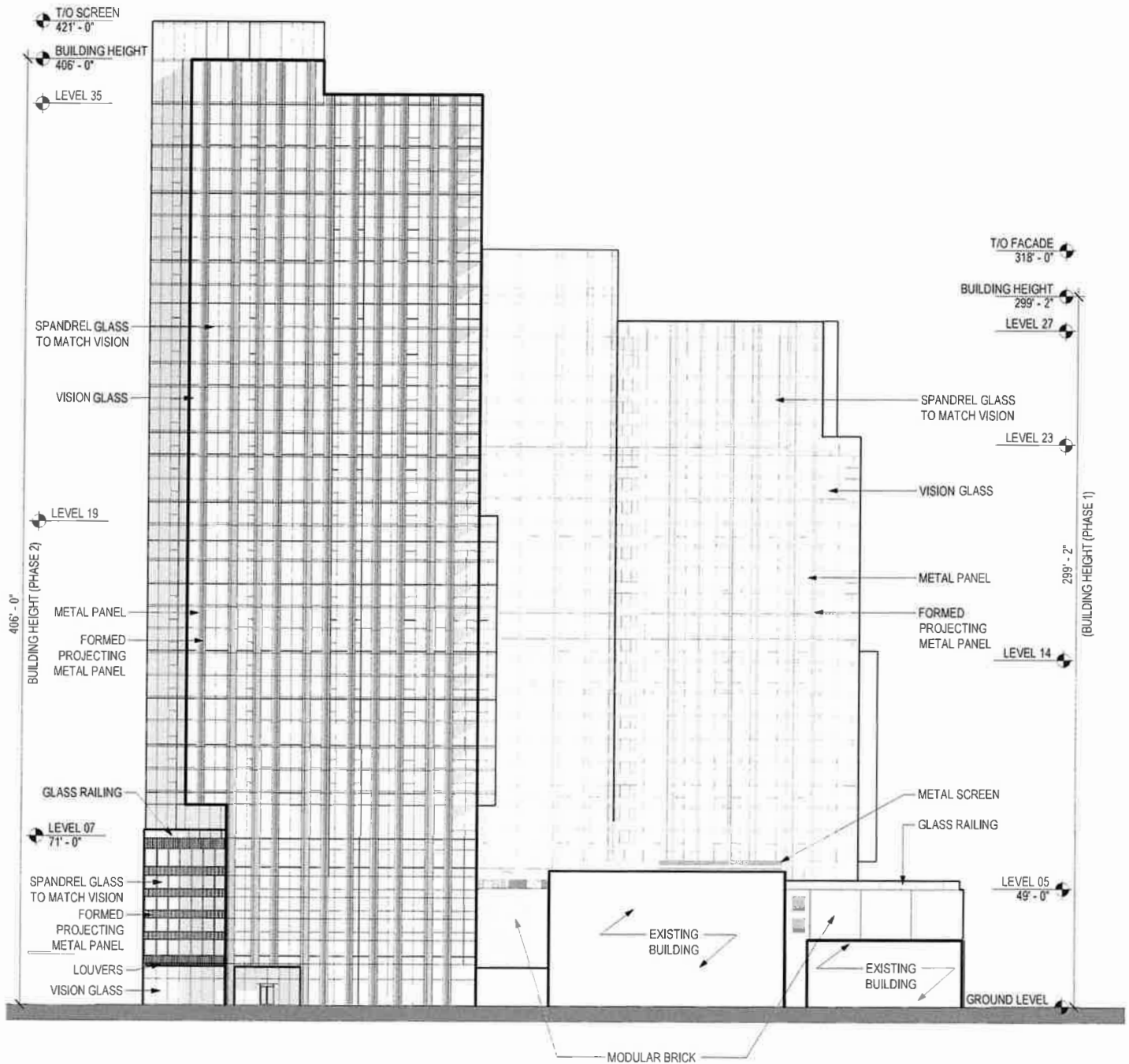




EAST BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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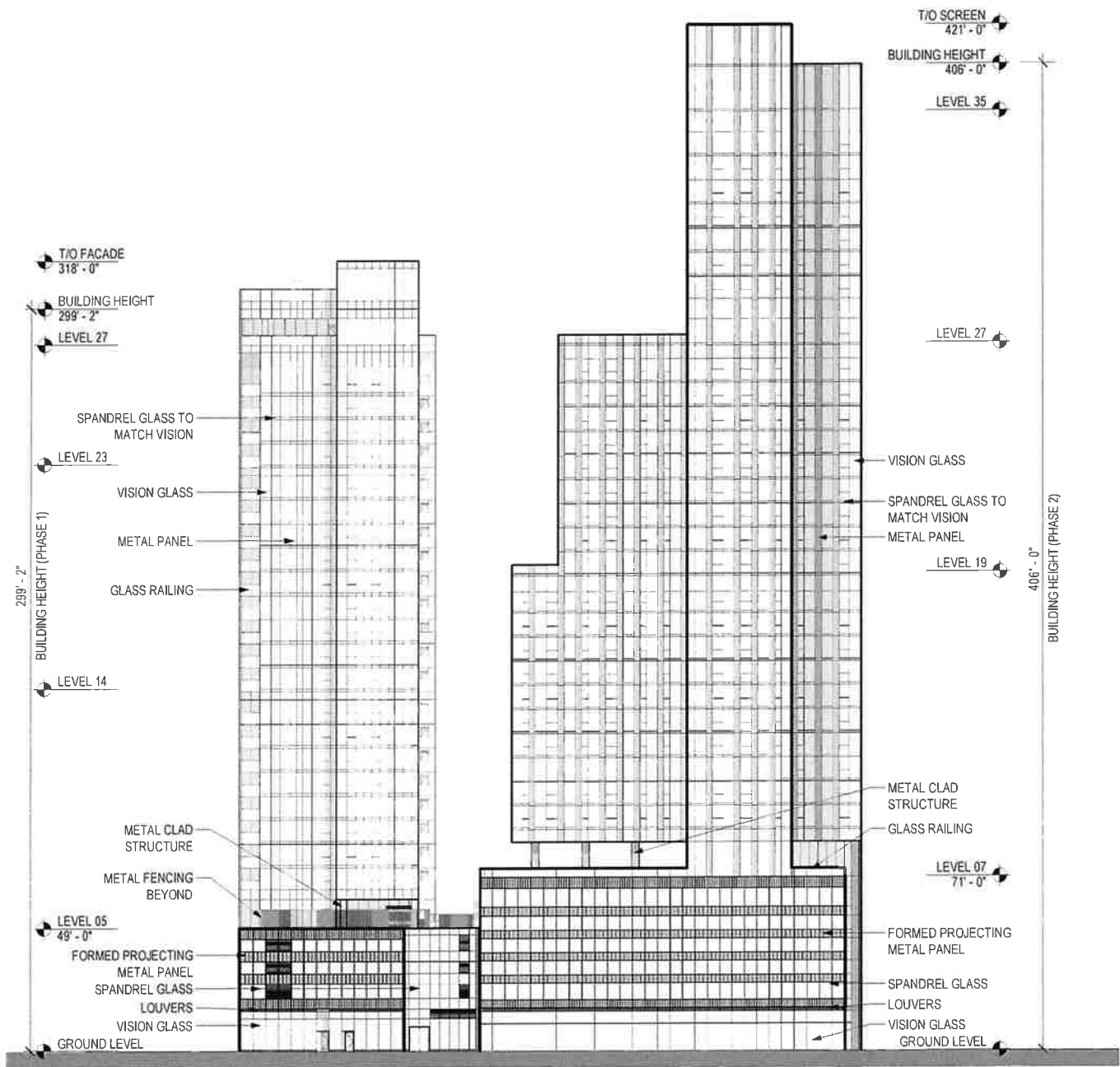


## WEST BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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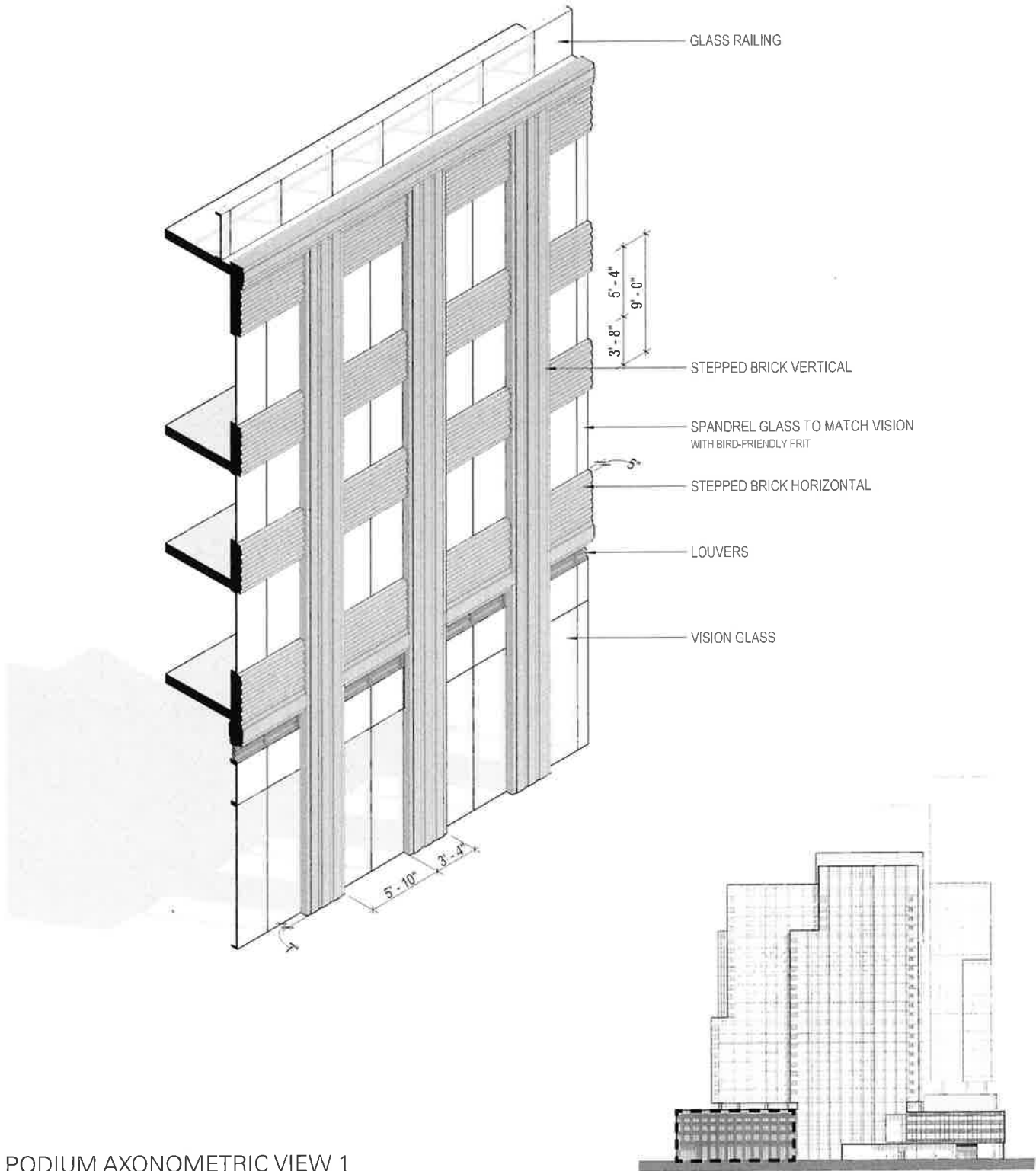




NORTH BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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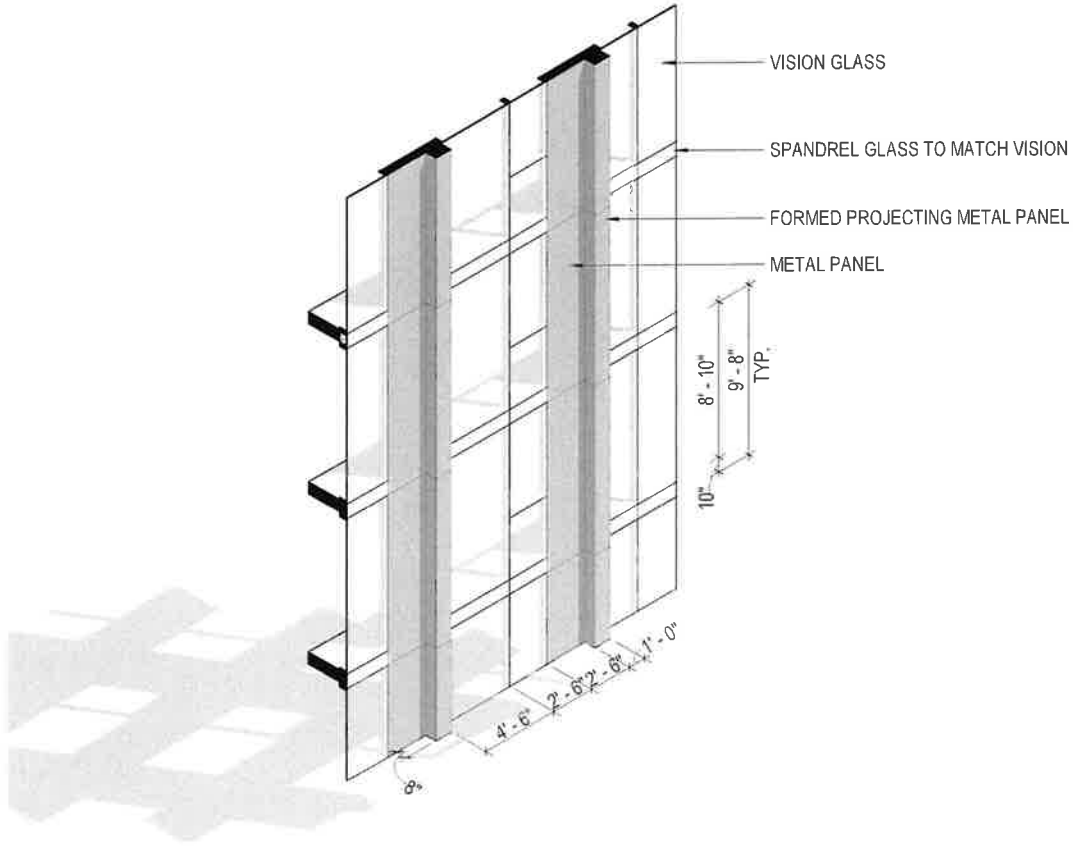




APPLICANT: Fulton Grounds Owner LLC  
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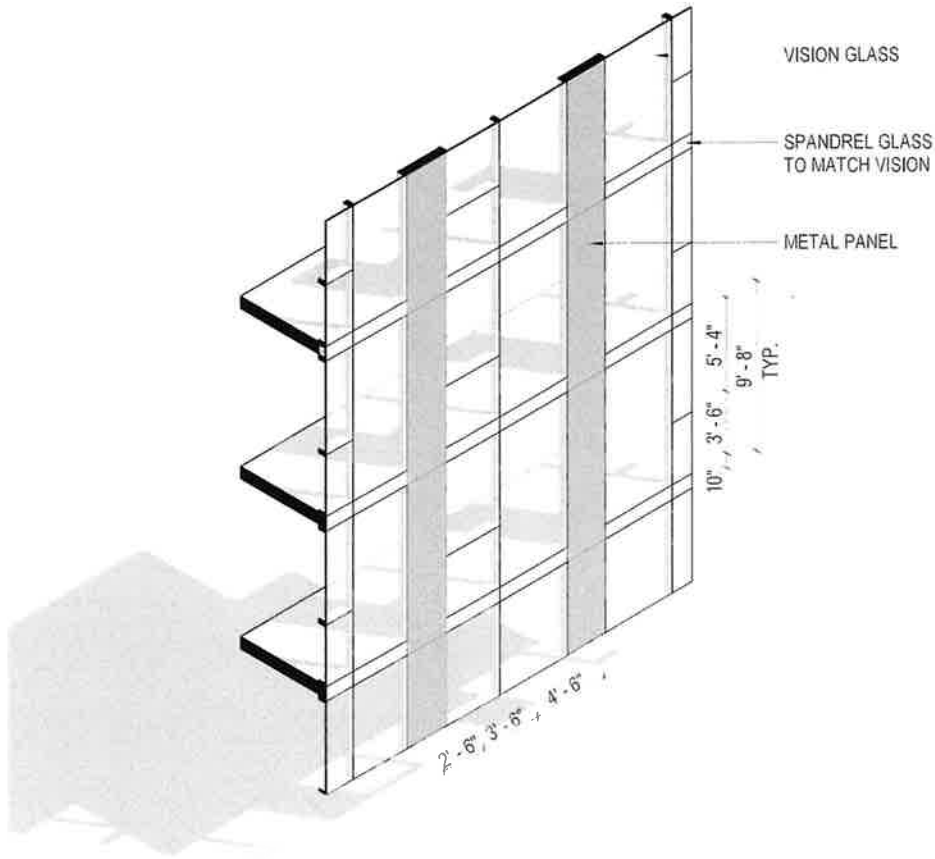
TOWER AXONOMETRIC VIEW 1



EAST ELEVATION

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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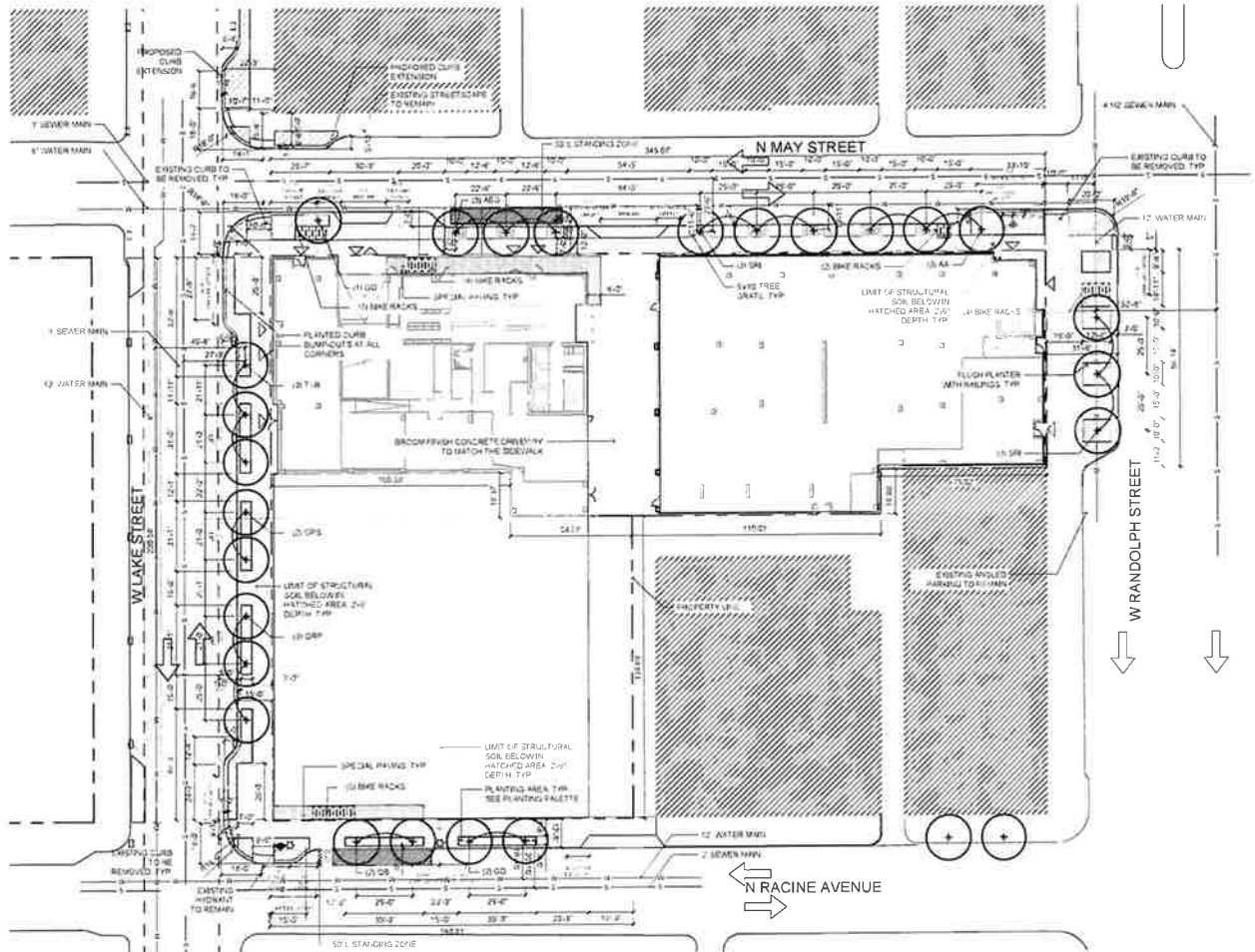


EAST ELEVATION

TOWER AXONOMETRIC VIEW 2

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
 DATE OF PLAN COMMISSION: JULY 18, 2024  
 DATE OF UPDATED DRAWINGS: JUNE 11, 2025





# Ground Level Landscape Plan

## LANDSCAPE ORDINANCE ANALYSIS

### PARKWAY PLANTING

#### WEST RANDOLPH STREET

LENGTH (LINEAR FEET)	96.14'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NORTH MAY STREET (SOUTH)

LENGTH (LINEAR FEET)	345.07'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	14
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	10 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### WEST LAKE STREET (NORTH)

LENGTH (LINEAR FEET)	250.34'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	11
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	8 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NORTH RACINE STREET

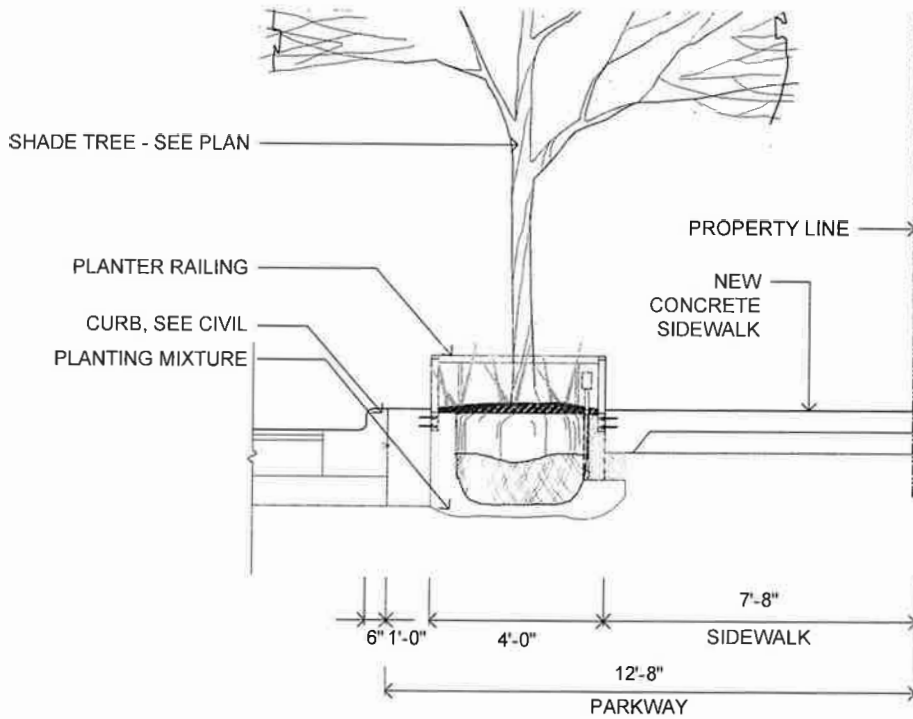
LENGTH (LINEAR FEET)	160.01'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	7
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

#### NOTE:

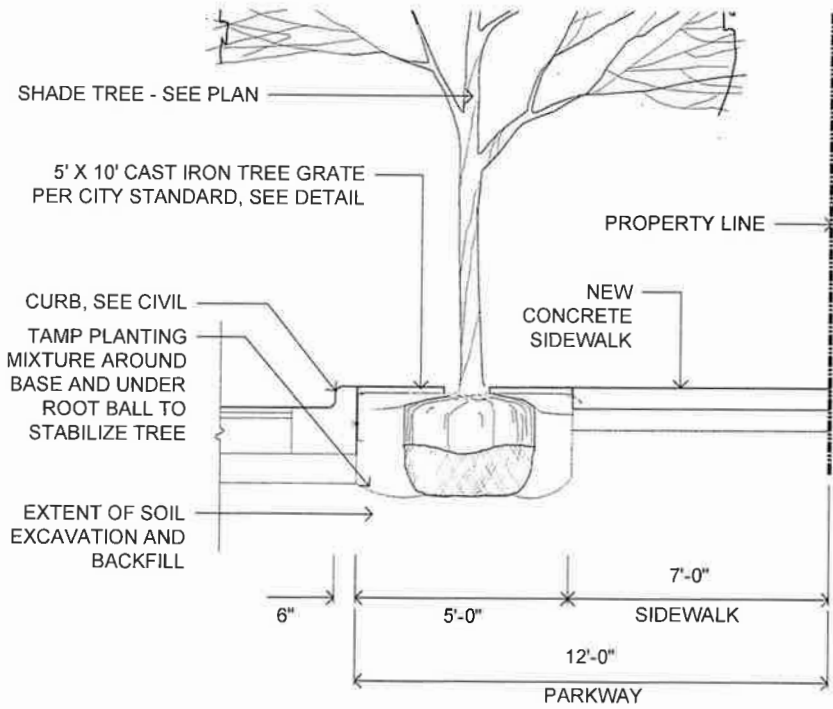
1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
2. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

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 DATE OF UPDATED DRAWINGS: FEBRUARY 17, 2025





1 TYPICAL PARKWAY SECTION @ N RACINE AVE NTS



2 TYPICAL PARKWAY SECTION @ N MAY ST NTS

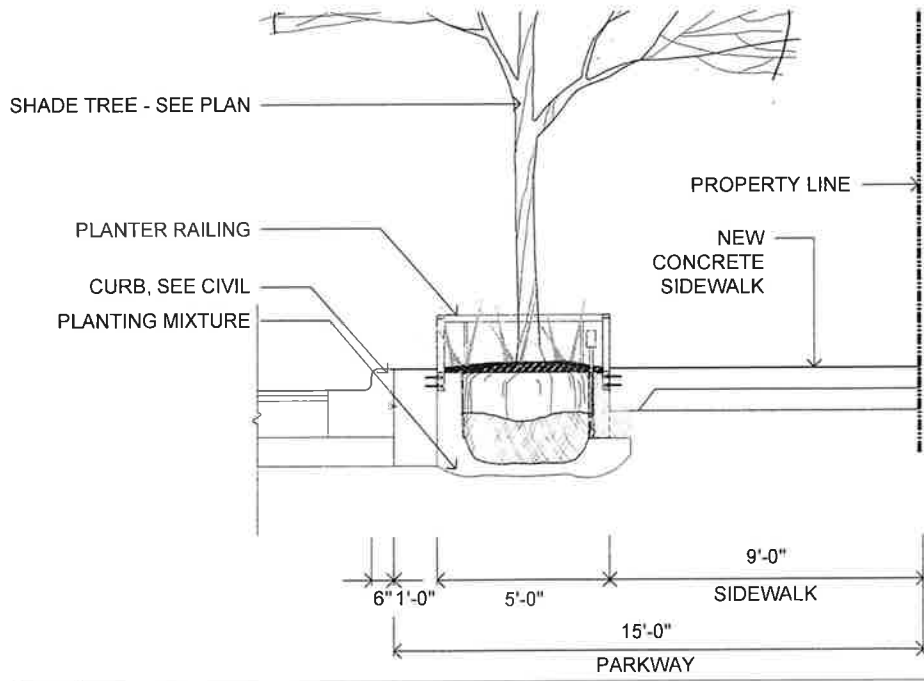
## Parkway Sections

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
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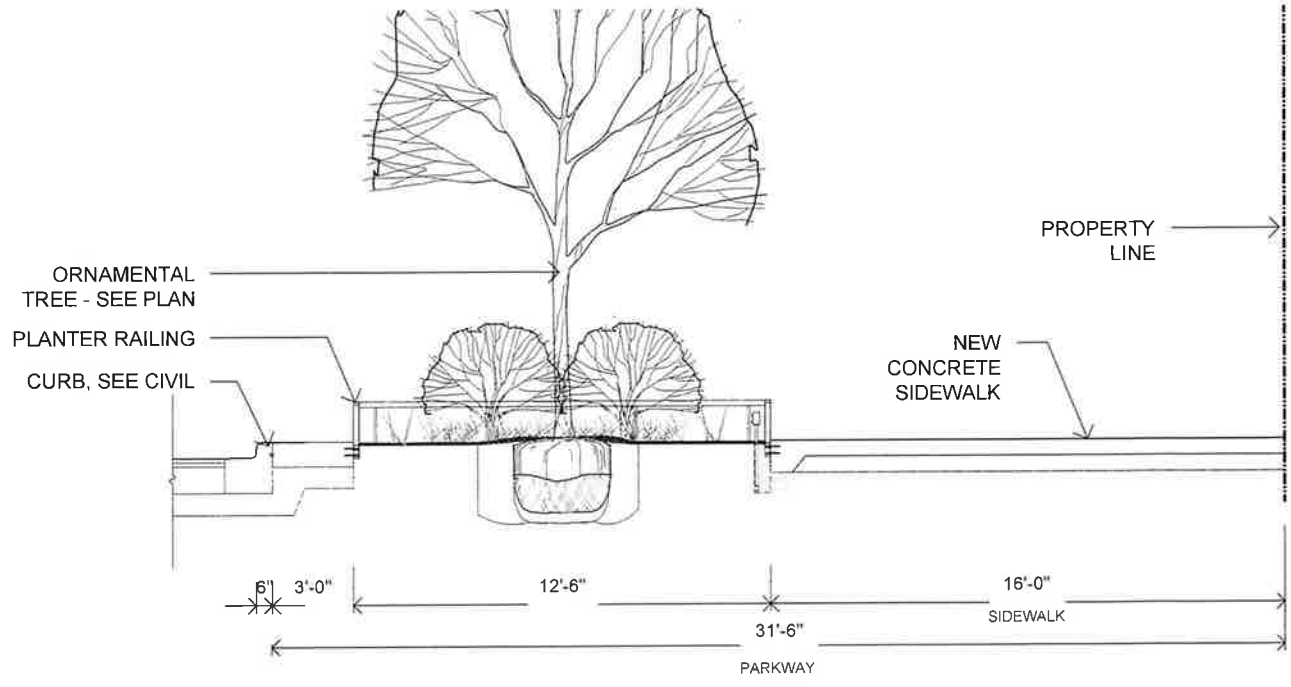
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**3** TYPICAL PARKWAY SECTION @ W LAKE ST NTS

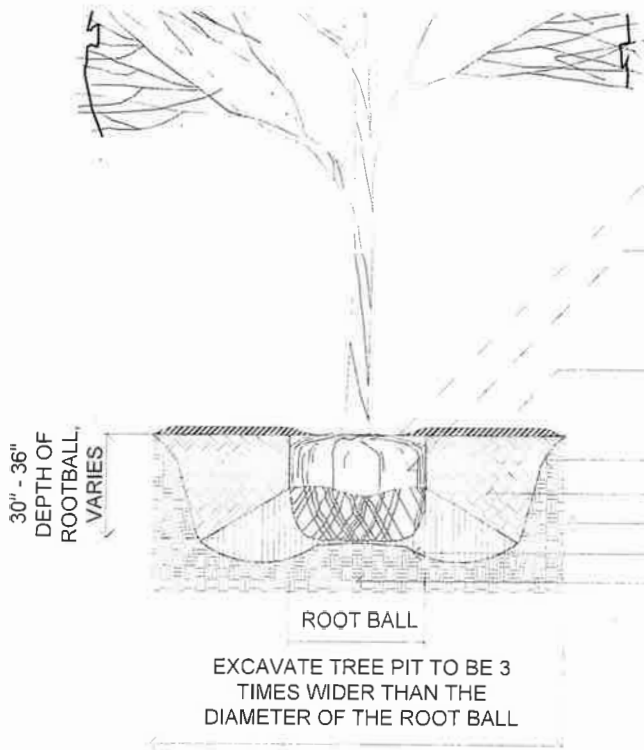


**4** TYPICAL PARKWAY SECTION @ W RANDOLPH ST NTS

## Parkway Sections

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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SHADE TREE WITH STRONG CENTRAL LEADER (DO NOT PRUNE, STAKE, OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)

CROWN OF ROOT BALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF ROOT BALL

REMOVE ALL TWINE, ROPE, WIRE, BURLAP, AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE)

3" DEPTH MULCH LAYER, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

ROUGHEN EDGES OF PLANTING PIT

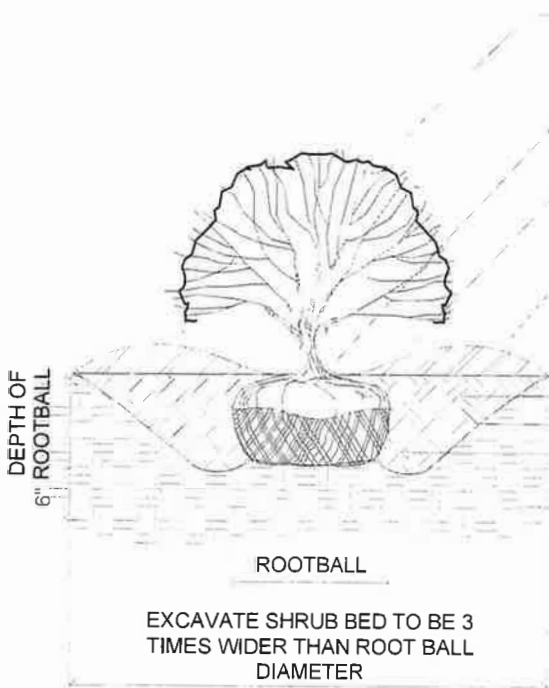
PLANTING MIXTURE BACKFILL  
UNEXCAVATED OR EXISTING SOIL

TAMPED PLANTING MIXTURE AROUND BASE OF ROOTBALL  
ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

NOTE: NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.

**1 NEW TREE IN MULCH PLANTER DETAIL**

NTS



SHRUB (DO NOT PRUNE, STAKE, OR WRAP SHRUBS UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT)

CROWN OF ROOT BALL FLUSH WITH FINISH GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL

REMOVE ALL TWINE, ROPE, WIRE, BURLAP AND PLASTIC WRAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE)

3" DEPTH MULCH LAYER, AFTER SETTLEMENT, TO EDGE OF PLANTING BED. DO NOT PLACE MULCH IN CONTACT WITH SHRUB FINISH GRADE

PLANTING MIXTURE BACKFILL  
ROUGHEN EDGES OF PLANTING PIT  
TAMP PLANTING MIXTURE AROUND BASE AND UNDER ROOT BALL TO STABILIZE SHRUB  
UNEXCAVATED OR EXISTING SOIL

**2 SHRUB INSTALLATION DETAIL**

NTS

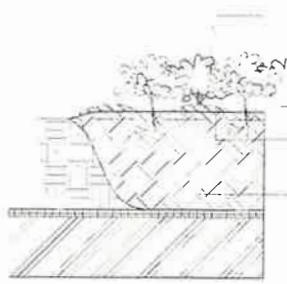
# Landscape Details

APPLICANT: Fulton Grounds Owner LLC  
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1" DEPTH MULCH LAYER, AFTER SETTLEMENT, TO TOP DRESS PLANTING BED. DO NOT PLACE MULCH IN CONTACT WITH PLANT MATERIAL STEMS

ORNAMENTAL GRASS / PERENNIALS / GROUNDCOVER

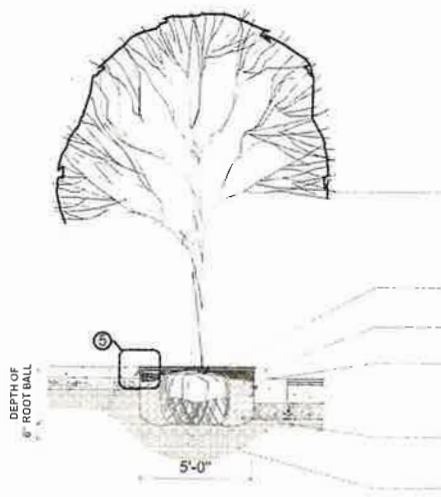
RAISE FINISH GRADE OF PLANTING BED 4" FOR ADEQUATE DRAINAGE

PLANTING MIXTURE

VARIABLES  
SEE PLANT LIST FOR PROPER SPACING OF PLANT MATERIAL



**3 PERENNIALS INSTALLATION** NTS



NOTES:

1. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.
2. 4" LAYER OF 1' BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

SHADE TREE WITH STRONG CENTRAL LEADER (DO NOT PRUNE, STAKE, OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)

CAST IRON TREE GRATE; 24" OPENING PER CITY STANDARD

CURB

EXTENT OF SOIL EXCAVATION AND PLANTING MIX BACKFILL

TAMPED PLANTING MIX AROUND BASE OF ROOT BALL

UNEXCAVATED / UNDISTURBED SUBGRADE

**4 NEW TREE IN TREE GRATE** NTS



THICKENED CONCRETE EDGE ON ALL FOUR SIDES OF GRATE

CONCRETE SIDEWALK

#3 REBAR ATTACHED TO FRAME

CAST IRON TREE GRATE AND FRAME, 24" OPENING PER CITY STANDARD, SEE PLAN

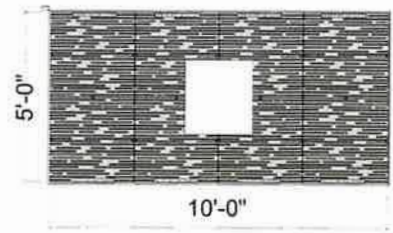
BLACK LAVA ROCK MULCH, FULL DEPTH OF VOID BETWEEN TOP OF ROOTBALL AND BOTTOM OF TREE GRATE

18 GAUGE 1/2" x 1/2" WIRE MESH, LEAVE 12" OPENINGS AROUND THE TRUNK

TREE ROOTBALL

PLANTING MIX BACKFILL

TREE GRATE, IRON AGE DESIGNS  
RAIN 5' X 10' HEEL PROOF TREE GRATE WITH 24" OPENING  
TREE GRATE ITEM:  
RN42-42199TGHP  
WWW.IRONAGEGRATES.COM/

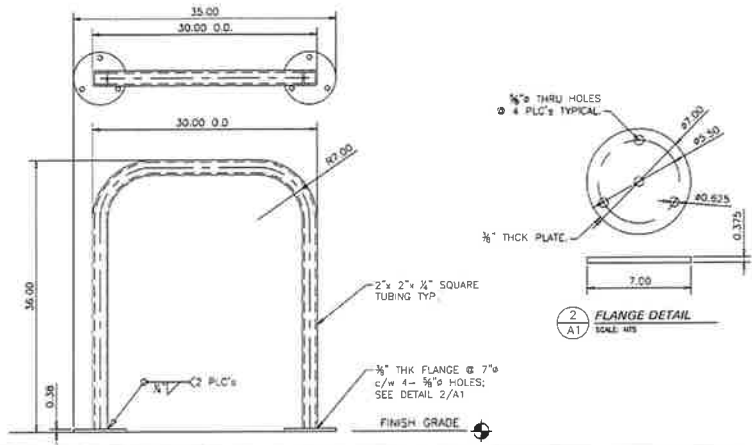


**5 TREE GRATE ENLARGEMENT** NTS

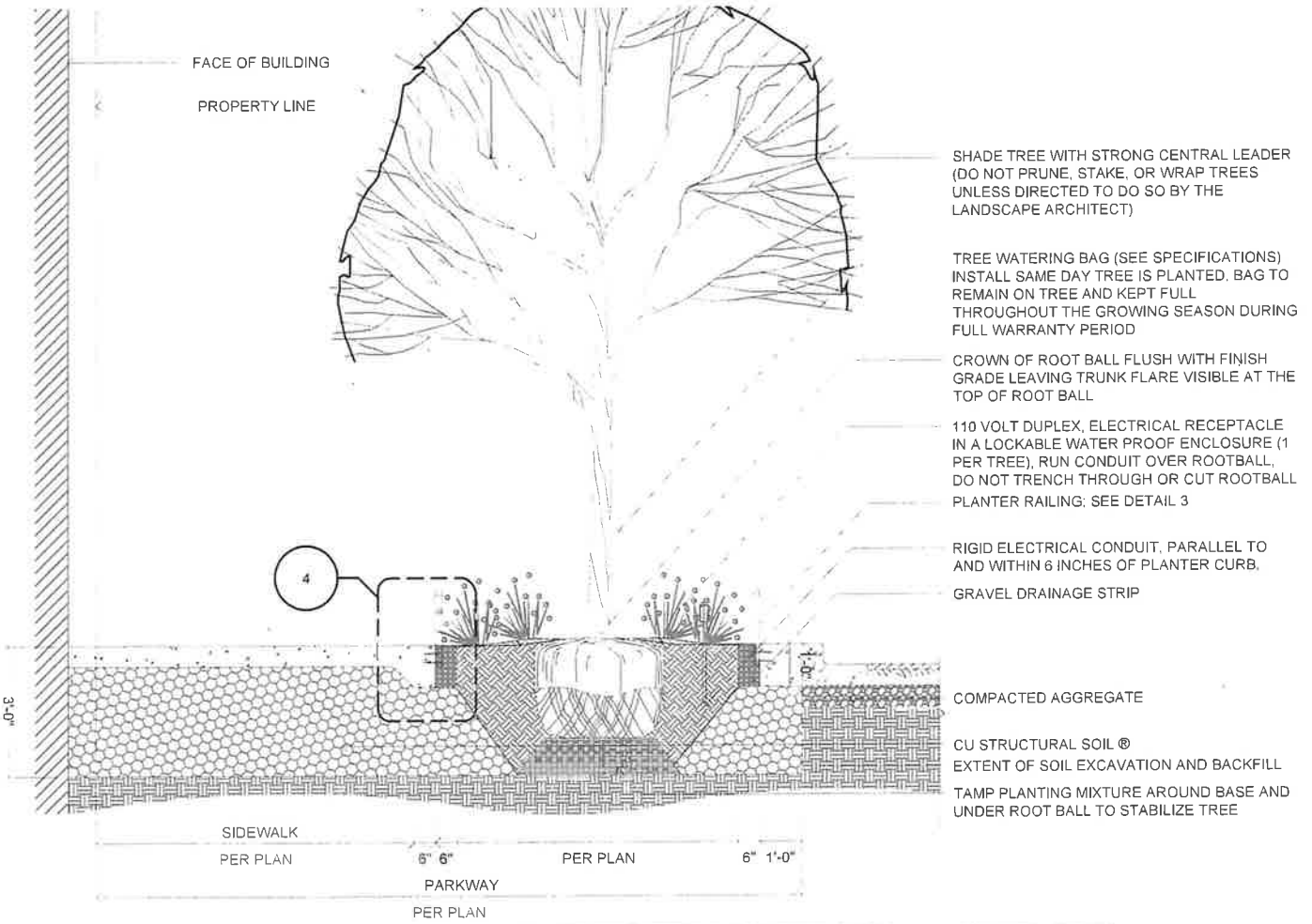
**6 5 X 10 TREE GRATE** NTS

**Landscape Details**

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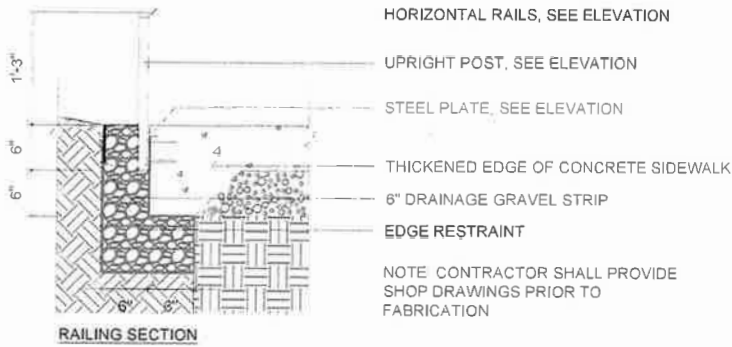
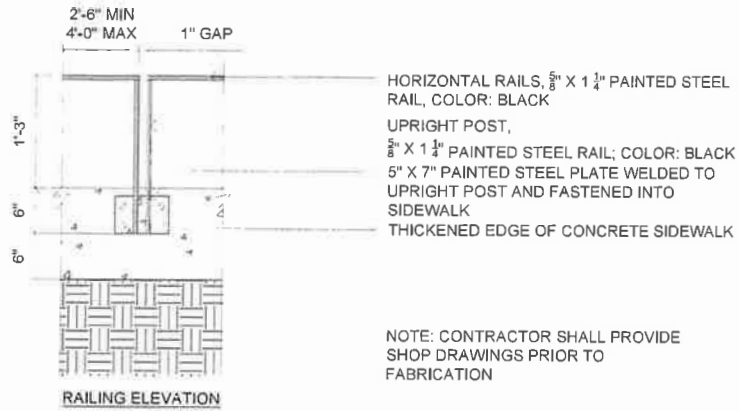
**1 BIKE RACK** N.T.S.



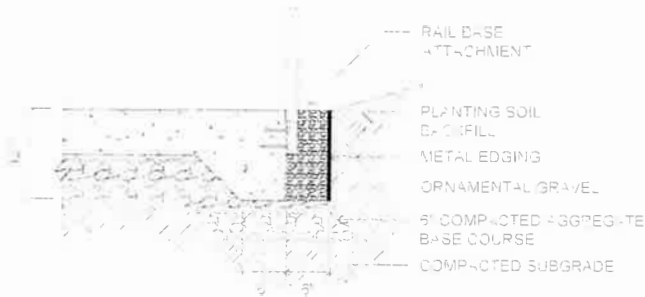
**2 TREE PLANTING IN FLUSH PARKWAY PLANTER** N.T.S.

# Hardscape Details

APPLICANT: Fulton Grounds Owner LLC  
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**3 PARKWAY PLANTER RAILING PLAN** NTS



**4 PARKWAY PLANTER RAILING SECTION** NTS

## Hardscape Details

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	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
<b>A</b>	<b>PARKWAY TREES</b>								
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	AA	AESCULUS ARNOLDIANA	ARNOLD BUCKEYE	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	AEG	AESCULUS EARLY GLOW	EARLY GLOW BUCKEYE	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	TSB	TAXODIUM DISTICHUM SHAWNEE BRAVE	'SHAWNEE BRAVE' BALD CYPRESS	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QRP	QUERCUS ROBUR REGAL PRINCE	REGAL PRINCE OAK	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GPS	GINKGO BILOBA PRINCETON SENTRY	'PRINCETON SENTRY' MAIDENHAIR TREE	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
<b>B</b>	<b>PARKWAY TREES OVER WATER MAIN ON W RANDOLPH ST</b>								
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
<b>C</b>	<b>SHRUBS</b>								
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	-	-	-	-	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	-	-	-	-	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	-	-	-	-	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	-	-	-	-	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAULTII 'HANCOCK'	'HANCOCK' SNOWBERRY	-	-	-	-	#5	2'-6" ON CENTER
	TMT	TAXUS X MEDIA 'TAUNTONII'	'TAUNTONII' SPREADING YEW	-	-	-	-	#5	2'-6" ON CENTER
<b>D</b>	<b>GRASSES</b>								
	SPO	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCHGRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	CAA	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
<b>E</b>	<b>PERENNIALS AND GROUND COVER</b>								
	PDT	PENSTEMON 'DARK TOWERS	DARK TOWER PENSTEMON	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDA BRADBURIANA	BRADBURY BEE BALM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
<b>F</b>	<b>BULBS</b>								
	APS	ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	NAT	NARCISSUS THALIA	THE ORCHID NARCISSUS	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING

# Plant Schedule

APPLICANT: Fulton Grounds Owner LLC  
 ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
 DATE OF INTRODUCTION: APRIL 17, 2024  
 DATE OF PLAN COMMISSION: JULY 18, 2024  
 DATE OF UPDATED DRAWINGS: JUNE 11, 2025

CONFLUENCE



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## **RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Business Planned Development Number 1596, (“Planned Development”) consists of approximately 60,029 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The

Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Planned Development will comply with the CDOT approved Travel Demand Management Study. A 6- foot easement will be provided adjacent to, and immediately north of, the 10-foot alley dedicated by Applicant, in order to expand public access to this right-of-way.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Sub-Area Map; a Site Plan; a Landscape Plan; a Ground Floor Plan; a Roof Plan; Building Elevations; Façade Axons, and an ARO Affordable Housing Profile Form (“AHP”), all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Sub-Area A and Sub-Area B: Cultural Exhibits and Libraries; Animal Services (except kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patio and liquor sales); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Hotel/Motel; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales; Participant Sports and Recreation (subject to Site Plan approval); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communications Facilities; Dwelling Units above the ground floor; accessory parking and accessory uses.

6. On-Premise 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-Premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The Applicant acknowledges that the project has received a bonus FAR in the amount of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

Applicant: Fulton Grounds Owner LLC  
Address: 1132-40 West Randolph St./146-82 North May St./1133-57 West Lake St./  
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Introduction Date: April 17, 2024  
Plan Commission Date: July 18, 2024

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the RBPD 1512 District to this Residential Business Planned Development (“PD”) Number 1596\_\_\_ is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The PD is located in a “downtown district” within the meaning of the ARO and permits the construction of 322 dwelling units in Subarea A, and 345 dwelling units in Subarea B. The Applicant intends to construct a total of 667-units in two rental buildings (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 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 133.40 affordable units (20% of 667) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 133 affordable units in the rental building in the PD and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.4 affordable units in the amount of \$217,482 per unit for a total payment of \$86,992.80, 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 44 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 44 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

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

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

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development ("DPD"). The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. For any new construction, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

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16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the improvements or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the improvements or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
 PLAN OF DEVELOPMENT  
 BULK REGULATIONS AND DATA TABLE

<u>NET SITE AREA:</u>	60,029.00 sq. ft.
Sub-Area A:	36,519.00 sq. ft.
Sub-Area B:	23,510.00 sq. ft.
 <u>AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:</u>	 40,667.28 sq. ft.
Sub-Area A:	27,252.90 sq. ft.
Sub-Area B:	13,414.38 sq. ft.
 <u>GROSS SITE AREA:</u>	 100,696.28 sq. ft.
Sub Area A:	63,771.90 sq. ft.
Sub Area B:	36,924.38 sq. ft.
 <u>MAXIMUM FLOOR AREA RATIO:</u>	 11.50
Sub-Area A:	9.70
Sub-Area B:	14.30
 <u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	 667
Sub-Area A:	322
Sub-Area B:	345
 <u>MAXIMUM HOTEL KEY COUNT:</u>	
Subarea A:	322
Subarea B:	345
 <u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	450 feet
Sub-Area B:	450 feet
 <u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	252
Sub-Area B:	257
 <u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	2
Sub-Area B:	2
 <u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	322
Sub-Area B:	345
 <u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

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

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9/18/2024

REPORTS OF COMMITTEES

22401  
16775

*Reclassification Of Area Shown On Map No.1-G. RBPD1596*  
(As Amended)  
(Application No. 22401)  
(Common Address: 1132 -- 1140 W. Randolph St./146 -- 182 N. May St./  
1133 -- 1157 W. Lake St./169 -- 183 N. Racine Ave.  
[SO2024-0008812]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1512 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 185.03 feet north of West Randolph Street; and North Racine Avenue,

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

SECTION 2. 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. 1596.*

*Planned Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1596 ("Planned Development") consists of approximately 60,029 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, Fulton Grounds Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's

successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Planned Development will comply with the CDOT approved Travel Demand Management Study. A 6-foot easement will be provided adjacent to, and immediately north of, the 10-foot alley dedicated by Applicant, in order to expand public access to this right-of-way.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Subarea Map; a Site Plan; a Landscape Plan; a Ground Floor Plan; a Roof Plan; Building Elevations; Facade Axons, and an ARO Affordable Housing Profile Form ("AHP"), all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

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

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR in the amount of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the RBP. Number 1512 District to this Residential-Business Planned Development ("P.D.") Number 1596 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 287 dwelling units in Subarea A, and 380 dwelling units in Subarea B. The Applicant intends to construct a total of 667 units in two rental buildings (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 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 133.40 affordable units (20 percent of 667) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 133 affordable units in the rental building in the P.D. and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.4 affordable units in the amount of \$217,482 per unit for a total payment of \$86,992.80, 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 44 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 7 of the 44 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 9, including any breach of any IHA, and

enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. 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 improvements or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant’s submission for Part II permit review for the improvements or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant’s preliminary outreach plan; (b) a description of the applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant’s outreach efforts; and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the improvements or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-7 Downtown Mixed-Use District.

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

[Tiers 1, 2 and 3 Typical Floor Plans; Middle Amenity/Residential Floor Plan; Existing Zoning Map; Existing Land-Use Map; Subarea Map; Site Plan; Ground Level Landscape Plan; Ground Level Plan; Roof Plan; South, East, West and North Building Elevations; Podium Axonometric Views 1 and 2; and Tower Axonometric Views 1 and 2 referred to in these Plan of Development Statements printed on pages 16788 through 16809 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. 1596.*

*Bulk Regulations And Data Table.*

Net Site Area:	60,029.00 square feet
Subarea A:	36,519.00 square feet
Subarea B:	23,510.00 square feet
Area Remaining in the Public Right-of-Way:	40,667.28 square feet
Subarea A:	27,252.90 square feet
Subarea B:	13,414.38 square feet
Gross site area:	100,696.28 square feet
Subarea A:	63,771.90 square feet
Subarea B:	36,924.38 square feet
Maximum Floor Area Ratio:	11.50
Subarea A:	8.72
Subarea B:	15.82

Maximum Number of Dwelling Units:	667
Subarea A:	287
Subarea B:	380
Maximum Hotel Key Count:	
Subarea A:	287
Subarea B:	380
Maximum Building Height:	
Subarea A:	450 feet
Subarea B:	450 feet
Minimum Number of Accessory Off-Street Parking:	
Subarea A:	252
Subarea B:	257
Minimum Number of Off-Street Loading Berths:	
Subarea A:	2
Subarea B:	2
Minimum Number of Bicycle Parking Spaces:	
Subarea A:	287
Subarea B:	380
Minimum Setbacks from Property Line:	In accordance with the Site Plan

(For each hotel key added to the project, the dwelling unit count will be reduced in a 1 to 1 ratio)

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

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



# ARO Intake Application



Submission ID: 872528

## 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.municode.com/codes/chicago/latest/chicago\\_il/0\\_0\\_0\\_3598874](https://code.library.municode.com/codes/chicago/latest/chicago_il/0_0_0_3598874).

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 5.12 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).

Applicant Name *	Applicant Contact Person *
<input type="text" value="LG Development Group, LLC"/>	<input type="text" value="Gabe Leahu"/>
Applicant Email *	Applicant Phone *
<input type="text" value="gleahu@lgdevelopmentgroup.com"/>	<input type="text" value="(224) 489-6393"/>
Applicant Address *	
<input type="text" value="363 W. Ontario St., Chicago, IL 60654"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Michael Ezgur"/>	<input type="text" value="michael@acostaegzur.com"/>

## Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="146"/>	<input type="text" value="82"/>	<input type="text" value="N"/>	<input type="text" value="MAY"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="60607"/>	<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="170 N. May /175 N. Racine"/>	<input type="text" value="Max Lyon"/>		
Zoning Application Number (if applicable)	Council Introduction Date *		
<input type="text"/>	<input type="text" value="4/17/2024"/>		

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

ARO Trigger *	Development Type *
<input type="text" value="Zoning Entitlement"/>	<input type="text" value="Renzi"/>

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Total Units \*

667

Is your Project in a Transit Served Location? \*

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin \*

1/5/2026

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) \*

12/2/2024

### ARO Requirements

ARO Option

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

ARO Option

- 20% at 100% AMI
- 15% 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 \*

133.4

Minimum On-Site Units \*

33

Maximum Units Paid For In-Lieu \*

67

Proposed On-Site Units \*

133

Proposed Off-Site Units \*

0

Proposed In-Lieu Units \*

0.4

In-Lieu Amount Owed \*

\$86,992.80

On-Site Units To CLHIF or CHA \*

0

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

Off Site Address:

From  To  Direction  Street Name

Zip Code  Ward  ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

### Forms

Unit Mix and Square Footage Spreadsheet \*

[Affordable-Requirements-Unit-Details - 170 N. May - 175 N. Racine - Draft.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

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

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If off-site units are new construction, attach:

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

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

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

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

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

### Signature

Developer or their Agent \*

Michael

### Summary Work Log

Submission Date: 03/18/2024 03:08:17 PM

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> |



Project Name	170 N May/175 N Racine
Zoning Application number, if applicable	
Address	170 N May St/175 N Racine Ave
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$4.00
Total Units In Project	667
Total Affordable units	133

Summary							
Unit type	Market Rate			ARO			
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	163	31%	608	40	30%	538	88%
one-bed	200	37%	797	50	38%	728	91%
two-bed	168	31%	1,128	42	31%	1,073	95%
three-bed	3	1%	1,430	1	1%	1,430	100%

\*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	n/a	n/a
Laundry	In-unit	In-unit. Same as Market Rate.
Appliances	yes	yes
Refrigerator age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Dishwasher age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Stove/Oven age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Microwave age/EnergyStar/make/model/color	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Bathroom(s) how many? Half bath? Full bath?	Yes, minimum 1 full bath per unit	Yes, minimum 1 full bath per unit
Kitchen countertops material	quartz	quartz
Flooring material	LVT	LVT
HVAC	Fan Coil	Fan Coil
Other	TBD	TBD

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

AMI Mix for ARO Units

Affordable Units								Total	Average
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Units		
Studio	-	2	11	20	-	7	40	59.75%	
1 bed	-	3	14	25	-	8	50	59.20%	
2 bed	-	2	12	20	-	8	42	60.00%	
3 bed	-	-	-	1	-	-	1	60.00%	
4 bed	-	-	-	-	-	-	-	#DIV/0!	
	-	7	37	66	-	23	133	59.62%	

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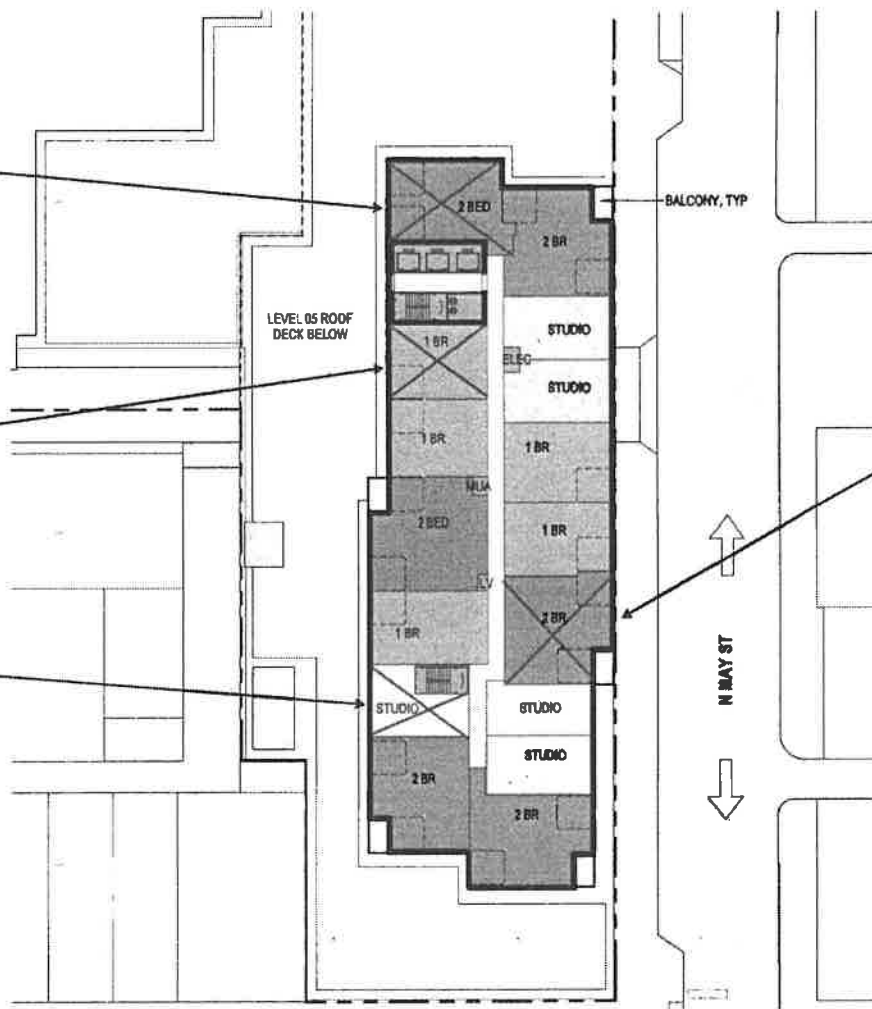
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ARO UNIT  
2 BEDROOM  
100% TYPE 'A' ADA  
950 SF  
LEVELS 6-11

ARO UNIT  
1 BEDROOM  
100% TYPE 'A' ADA  
680 SF  
LEVELS 6-11

ARO UNIT  
STUDIO  
100% TYPE 'A' ADA  
520 SF  
LEVELS 6-11

ARO UNIT  
2 BEDROOM  
100% TYPE 'A' ADA  
950 SF  
LEVELS 6-7



170 N MAY - TIER 1 TYPICAL FLOOR PLAN (LV 06 - 11)  
170 N MAY & 175 N RACINE

1/32" = 1' - 0"

Project 23025  
2024.05.10  
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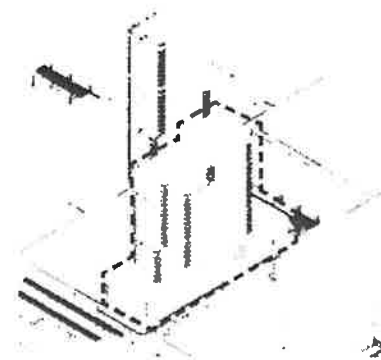
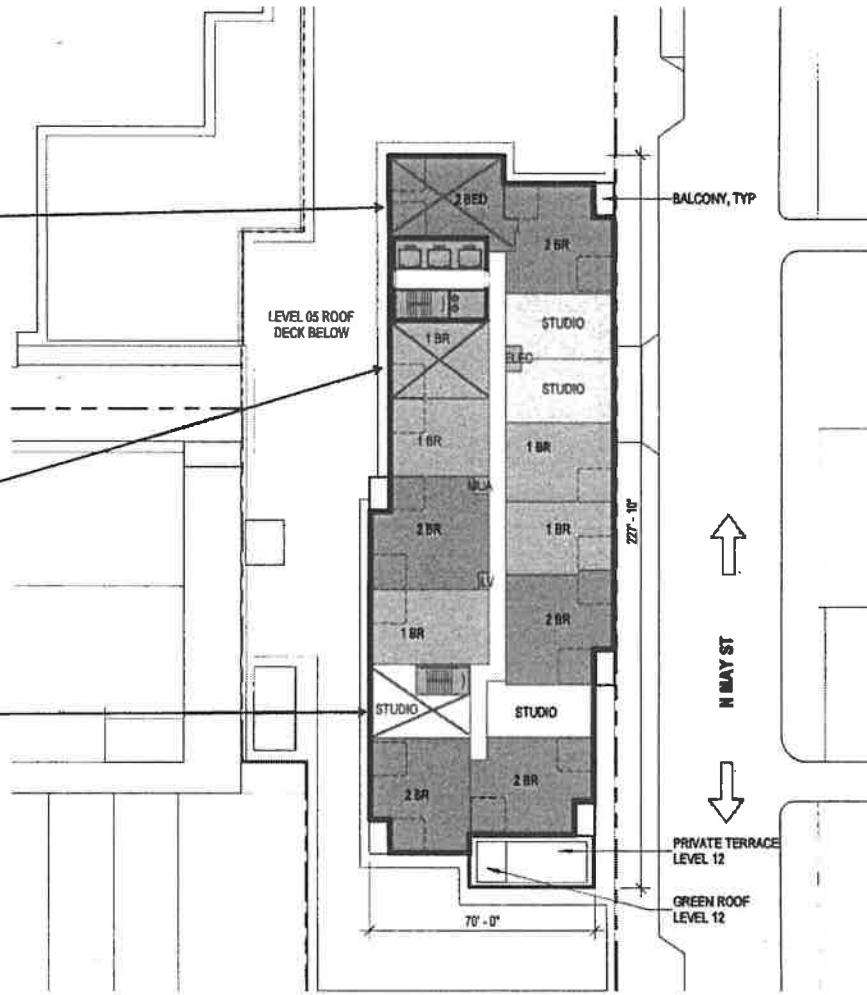
9/18/2024

REPORTS OF COMMITTEES

ARO UNIT  
2 BEDROOM  
100% TYPE 'A' ADA  
950 SF  
LEVELS 12-20

ARO UNIT  
1 BEDROOM  
100% TYPE 'A' ADA  
680 SF  
LEVELS 12-20

ARO UNIT  
STUDIO  
100% TYPE 'A' ADA  
520 SF  
LEVELS 12-20



1/32" = 1' - 0"



**IN-PROGRESS**

170 N MAY - TIER 2 TYPICAL FLOOR PLAN (LV 12 - 20)  
170 N MAY & 175 N RACINE

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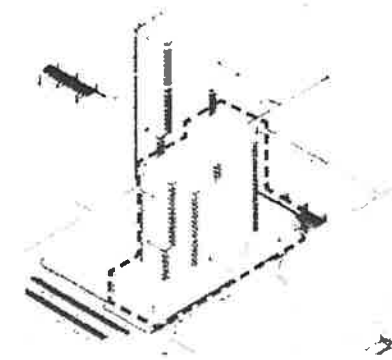
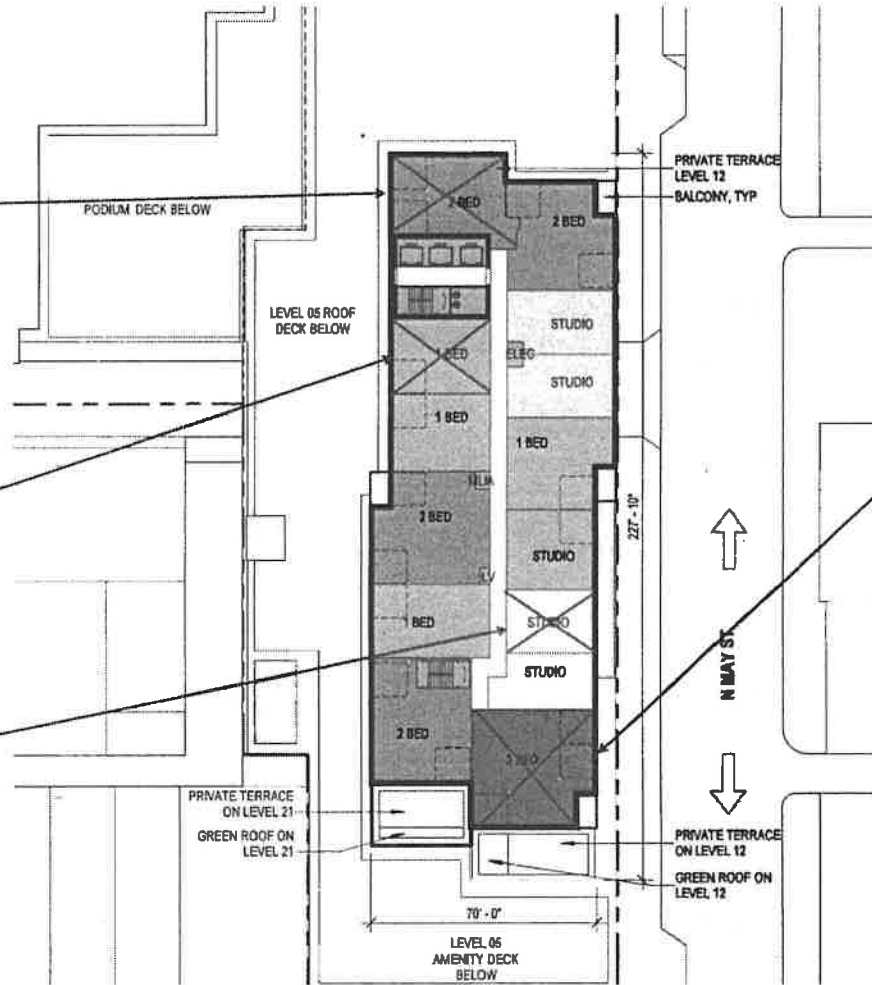
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ARO UNIT  
2 BEDROOM  
100% TYPE 'A' ADA  
950 SF  
LEVELS 21-24

ARO UNIT  
1 BEDROOM  
100% TYPE 'A' ADA  
680 SF  
LEVELS 21-23

ARO UNIT  
STUDIO  
100% TYPE 'A' ADA  
520 SF  
LEVELS 21-22

ARO UNIT  
3 BED  
100% TYPE 'A' ADA  
1,390 SF  
LEVEL 22



1/32" = 1' - 0"



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170 N MAY - TIER 3 TYPICAL FLOOR PLAN (LV 21 - 24)  
170 N MAY & 175 N RACINE

Project 23125  
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# 175 N RACINE

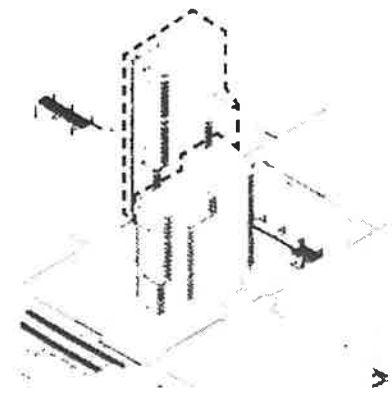
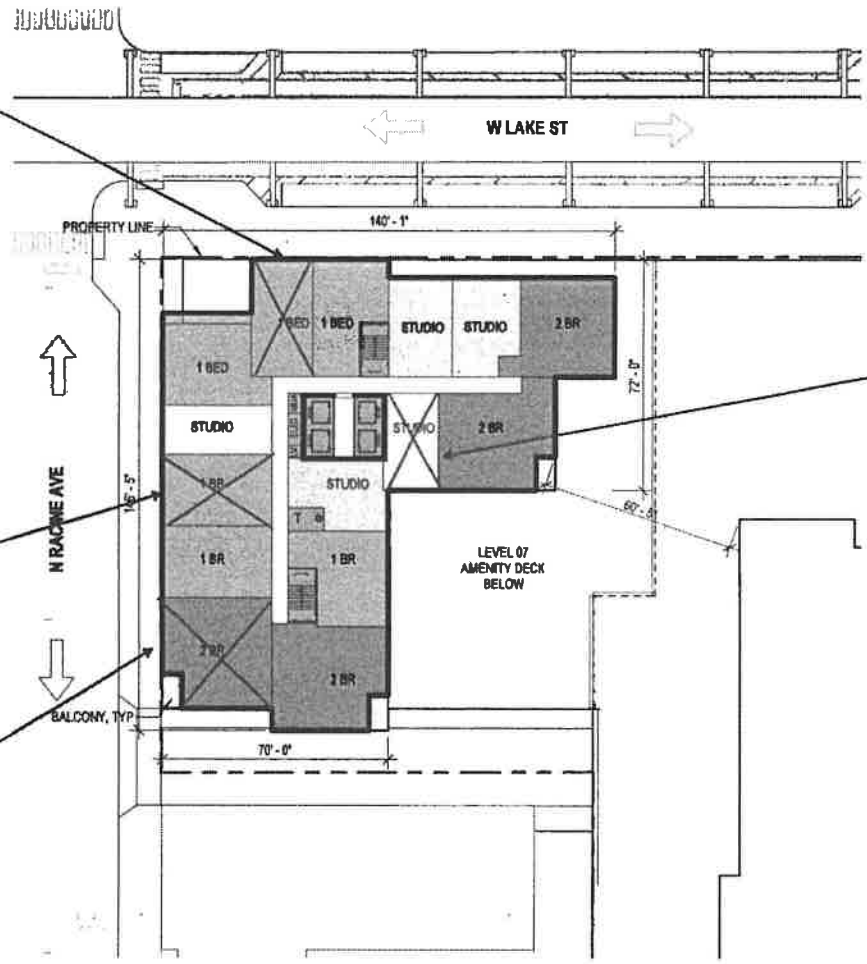
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ARO UNIT  
 1 BEDROOM  
 100% TYPE 'A' ADA  
 680 SF  
 LEVELS 8-19

ARO UNIT  
 1 BEDROOM  
 100% TYPE 'A' ADA  
 680 SF  
 LEVELS 8-10

ARO UNIT  
 2 BEDROOM  
 100% TYPE 'A' ADA  
 950 SF  
 LEVELS 8-19

ARO UNIT  
 STUDIO  
 100% TYPE 'A' ADA  
 520 SF  
 LEVELS 8-19



**IN-PROGRESS**

175 N RACINE - TIER 1 TYPICAL FLOOR PLAN (LV 08 - 19)  
 170 N MAY & 175 N RACINE

Project 23025  
 2024.05.10  
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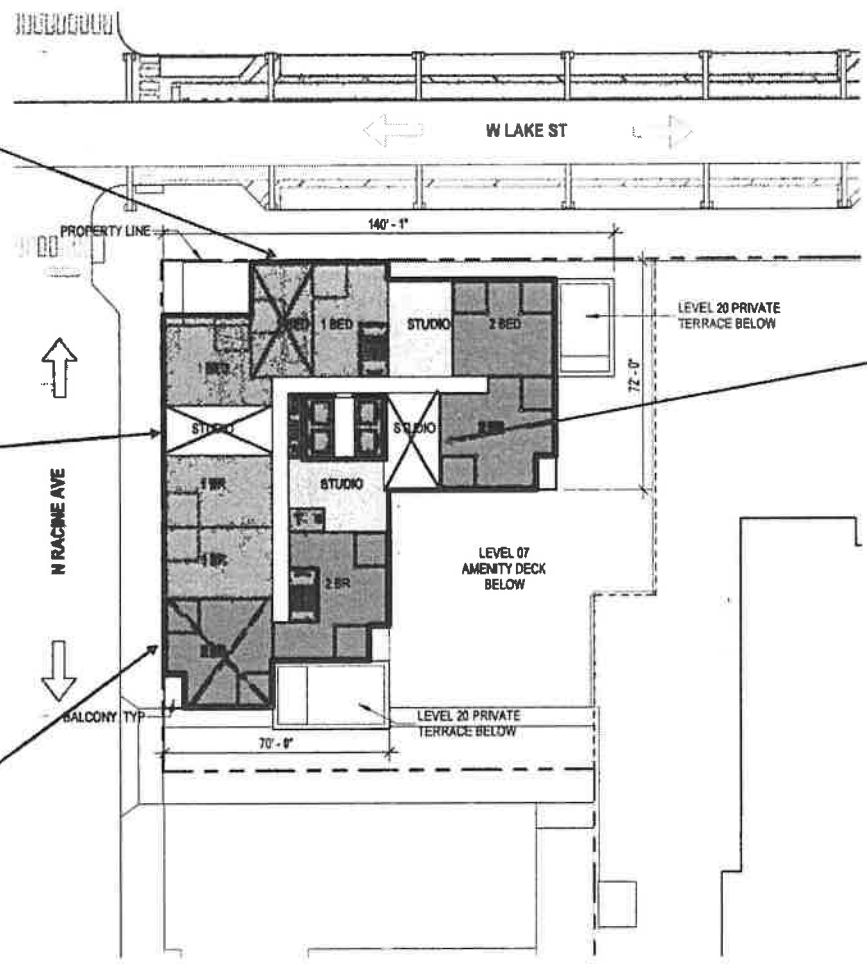
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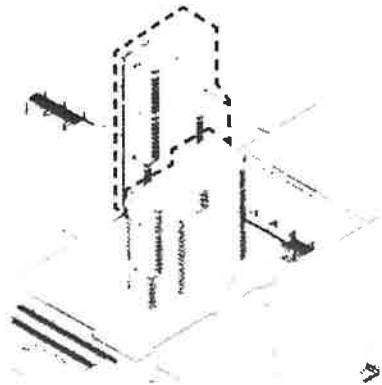
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 100% TYPE 'A' ADA  
 680 SF  
 LEVELS 20-29

ARO UNIT  
 STUDIO  
 100% TYPE 'A' ADA  
 520 SF  
 LEVEL 20

ARO UNIT  
 2 BEDROOM  
 100% TYPE 'A' ADA  
 950 SF  
 LEVELS 20-28



ARO UNIT  
 STUDIO  
 100% TYPE 'A' ADA  
 520 SF  
 LEVELS 20-29



1/32" = 1' - 0"



**IN-PROGRESS**

175 N RACINE - TIER 2 TYPICAL FLOOR PLAN (LV 20 - 29)  
 170 N MAY & 175 N RACINE

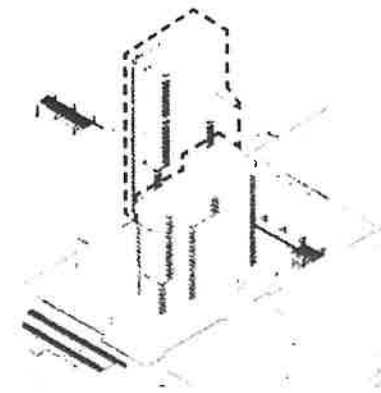
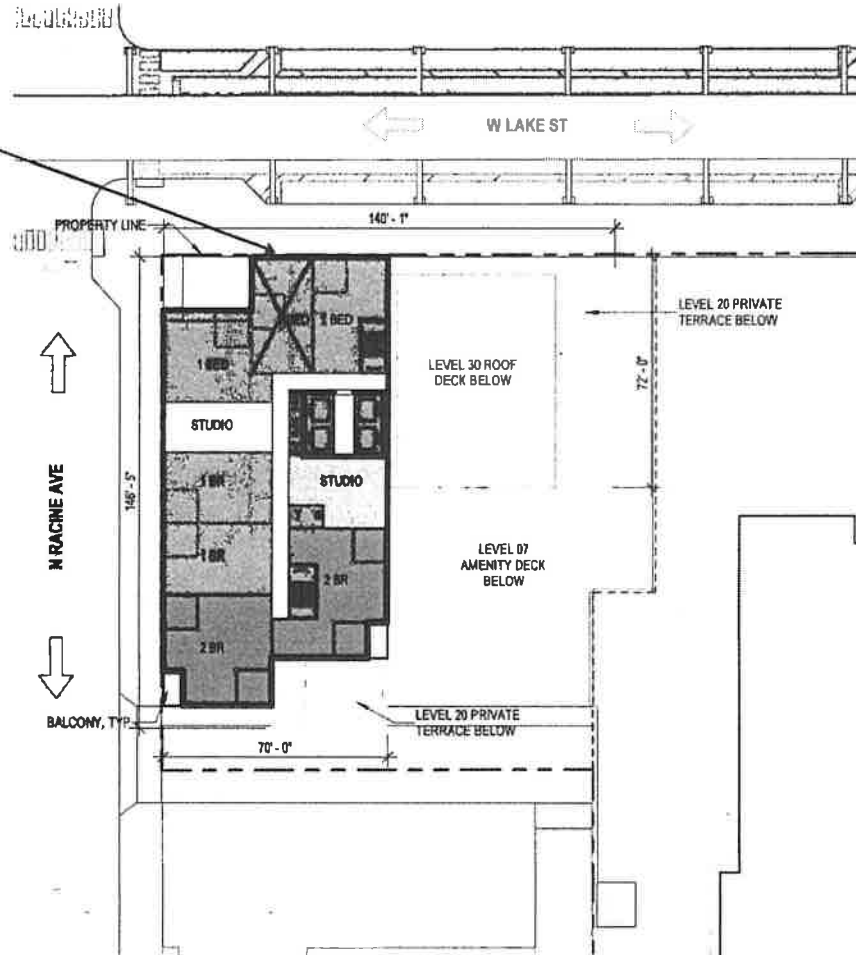
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# 175 N RACINE

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ARO UNIT  
 1 BEDROOM  
 100% TYPE 'A' ADA  
 680 SF  
 LEVELS 31-37



**IN-PROGRESS**

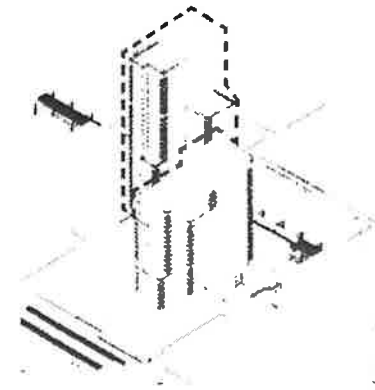
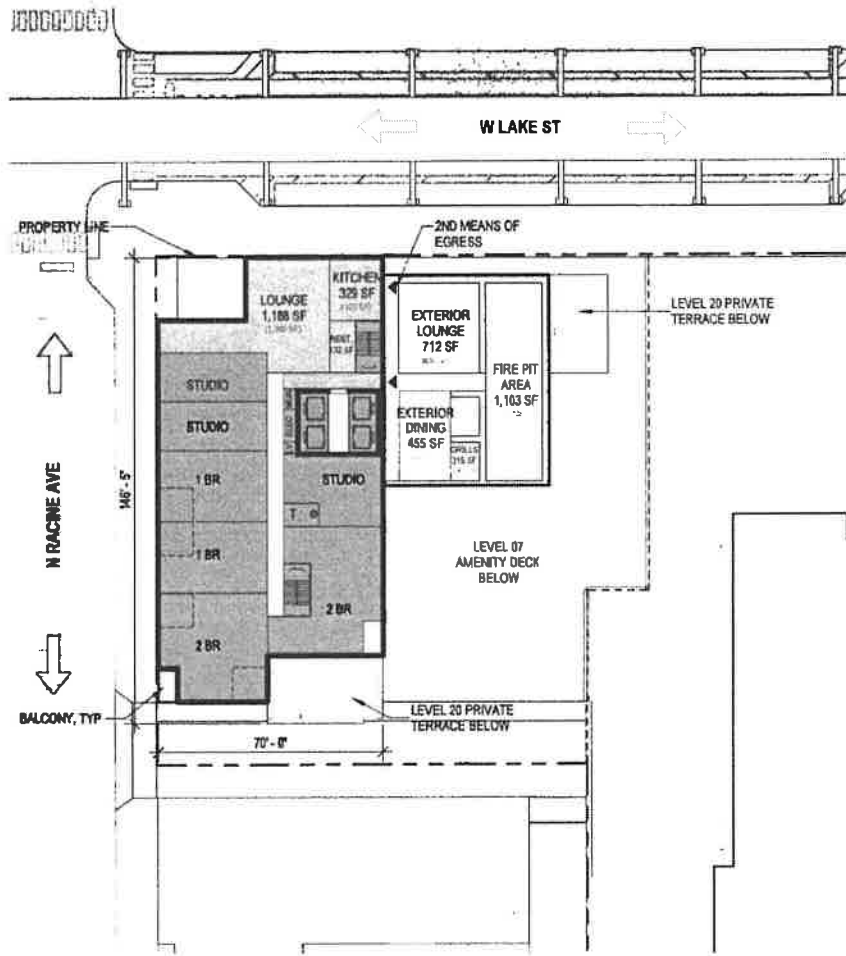
175 N RACINE - TIER 3 TYPICAL FLOOR PLAN (LV 31 - 37)  
 170 N MAY & 175 N RACINE

Project 23075  
 2024.05.10  
 Pg 40 of 84



# 175 N RACINE

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1/32" = 1' - 0"



**IN-PROGRESS**

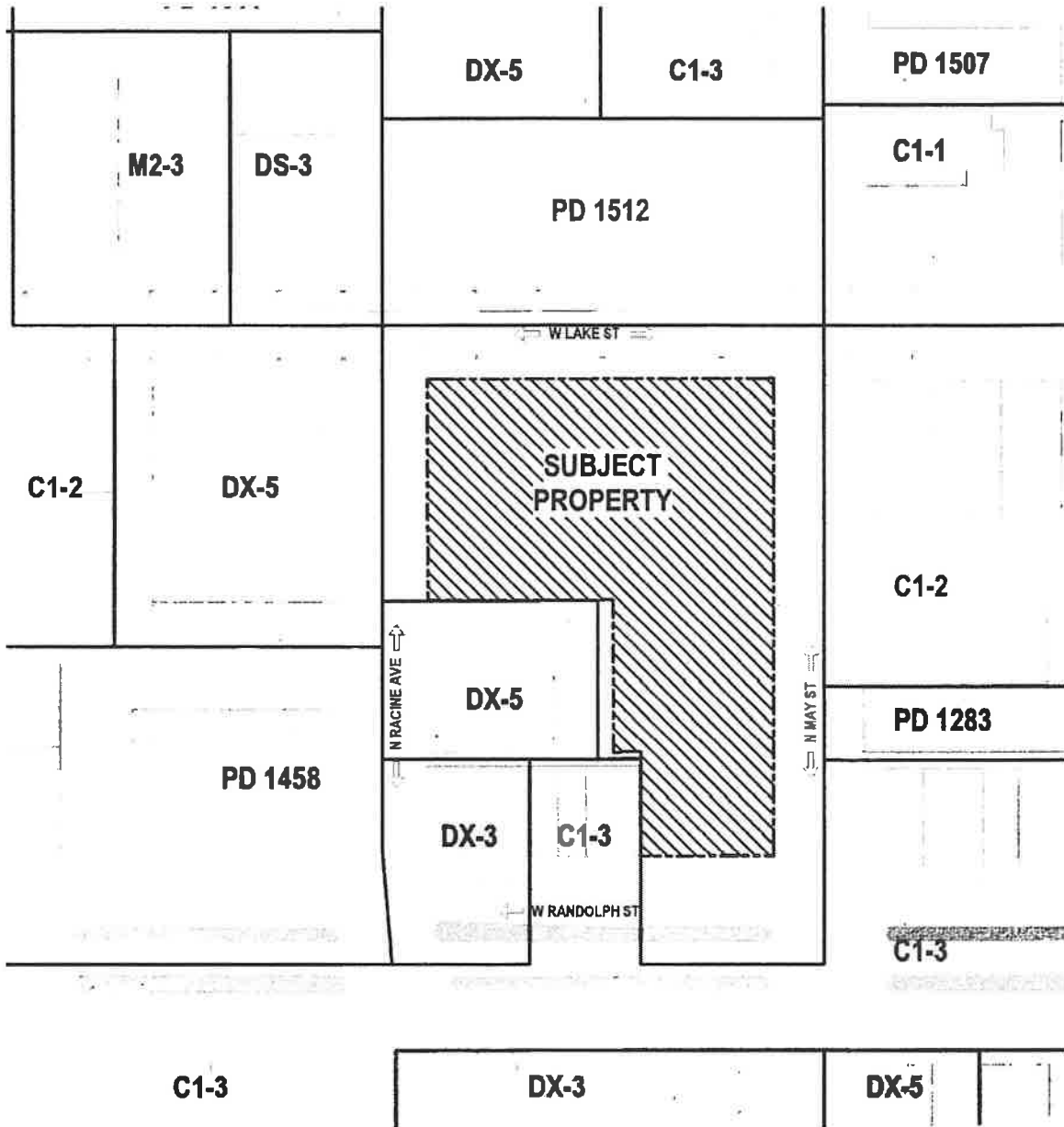
175 N RACINE - MIDDLE AMENITY / RESIDENTIAL FLOOR PLAN (LV 30)  
170 N MAY & 175 N RACINE

Project 23025  
2024.05.10  
Pg 39 of 84



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EXISTING ZONING MAP  
Scale: N.T.S.



 Development Site

 Property Line

APPLICANT: Fulton Grounds Owner LLC  
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
DATE OF INTRODUCTION: APRIL 17, 2024  
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EXISTING LAND-USE MAP  
Scale: N.T.S.



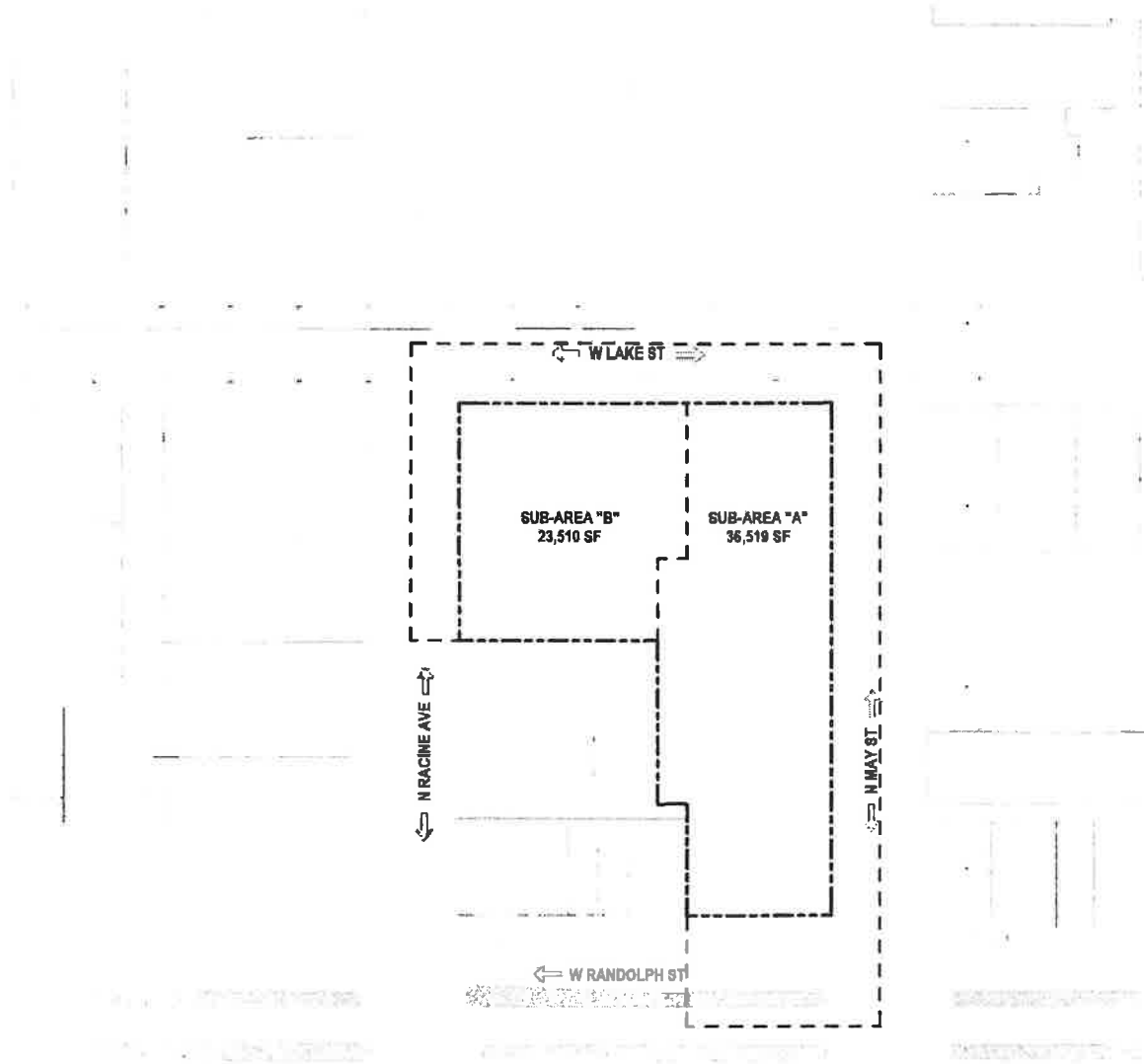
Development Site

Property Line

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SUB AREA MAP  
Scale: N.T.S.

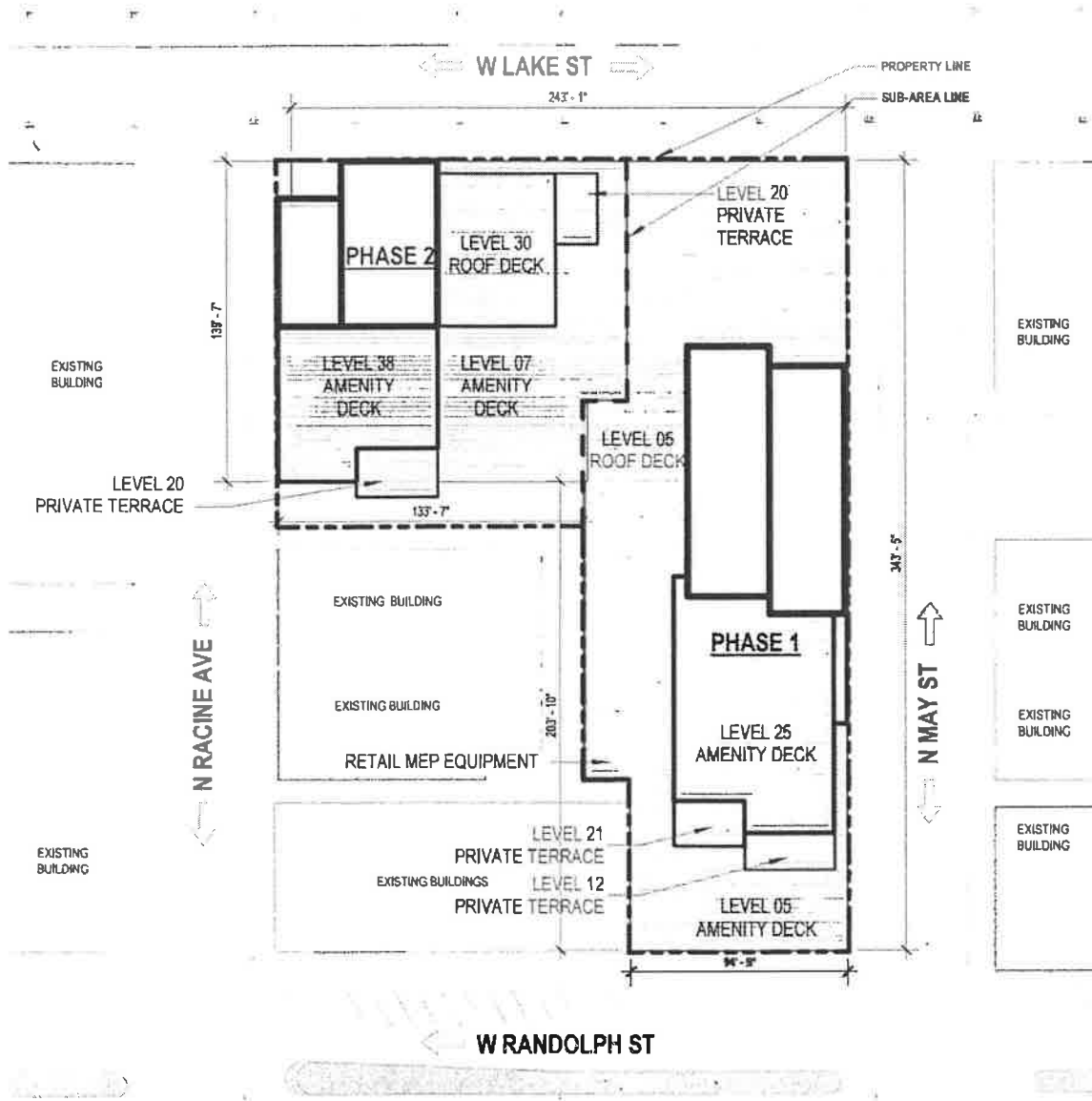


-  Property Line
-  PD Boundary

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Green Roof: 0 SF

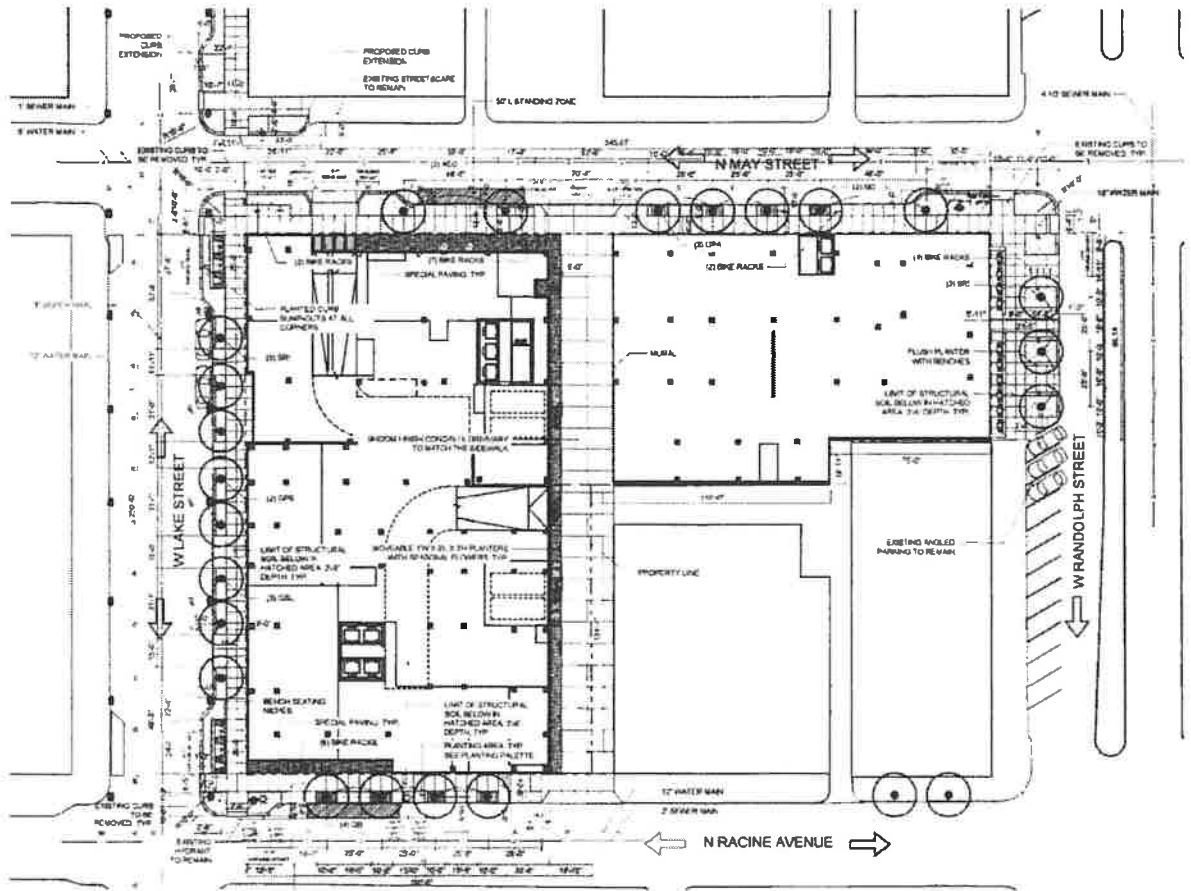
SITE PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
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Ground Level Landscape Plan



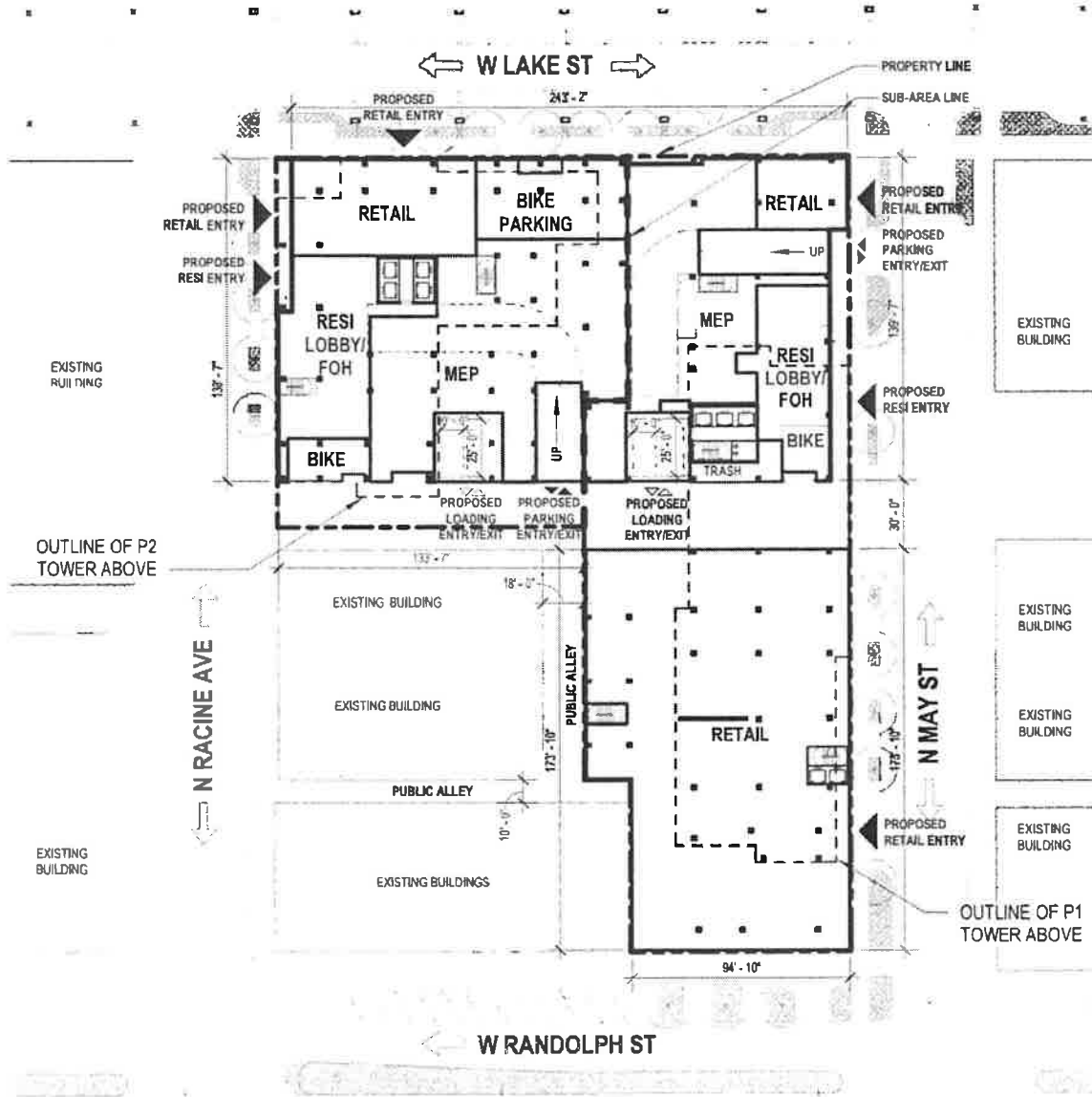
APPLICANT: Fulton Grounds Owner LLC  
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CONFLUENCE



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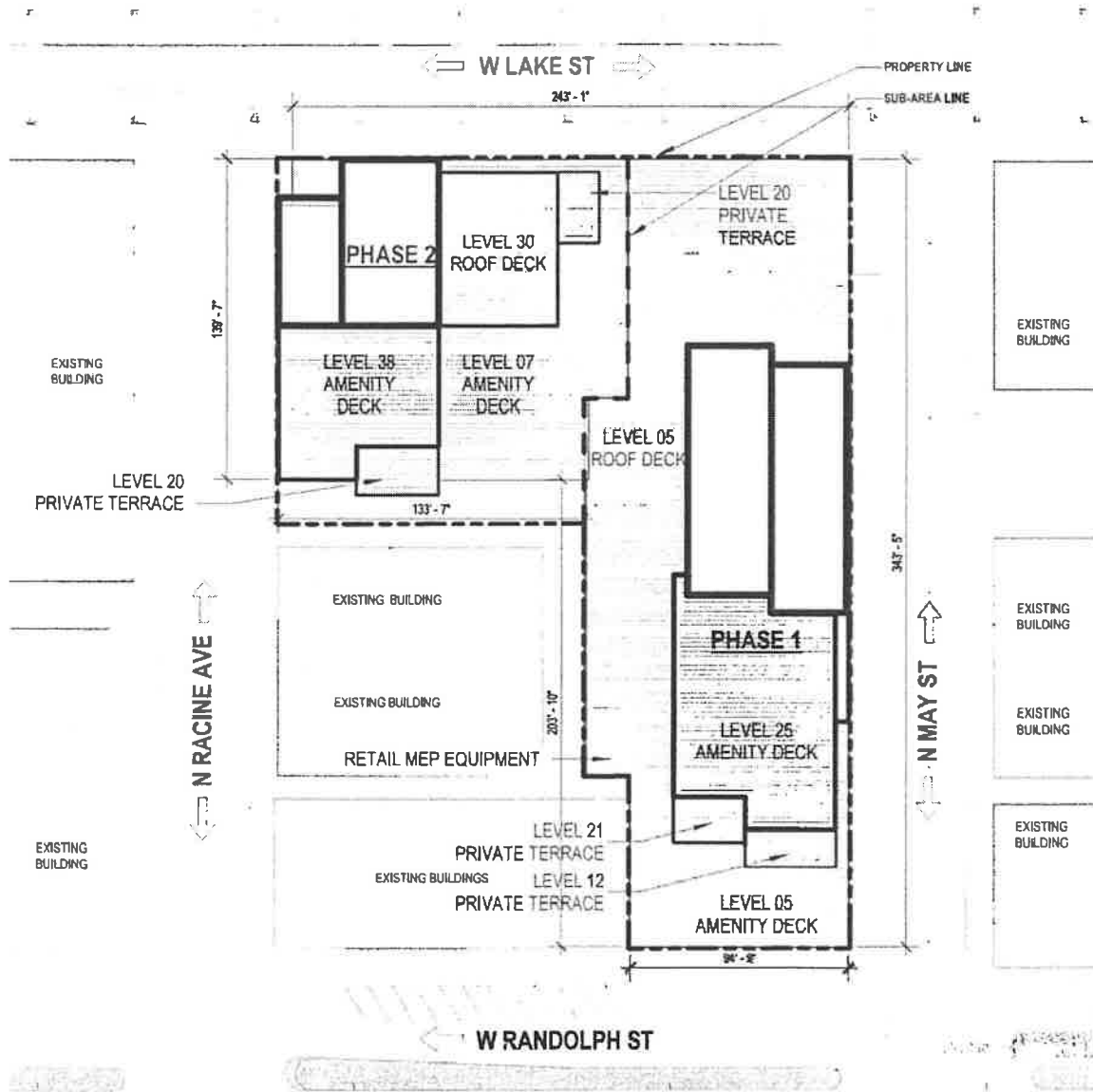
GROUND LEVEL PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
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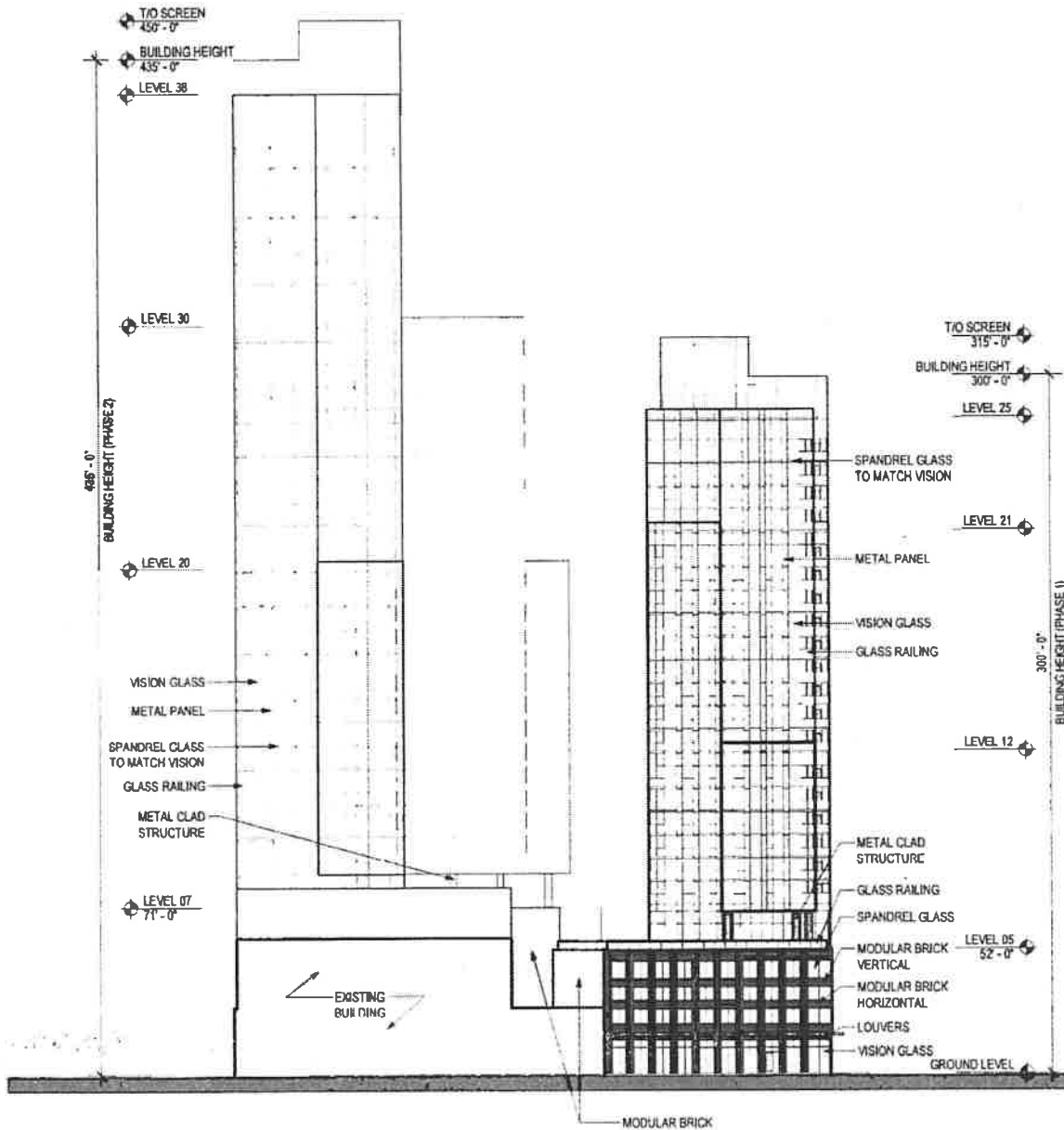
ROOF PLAN  
Scale: N.T.S.



APPLICANT: Fulton Grounds Owner LLC  
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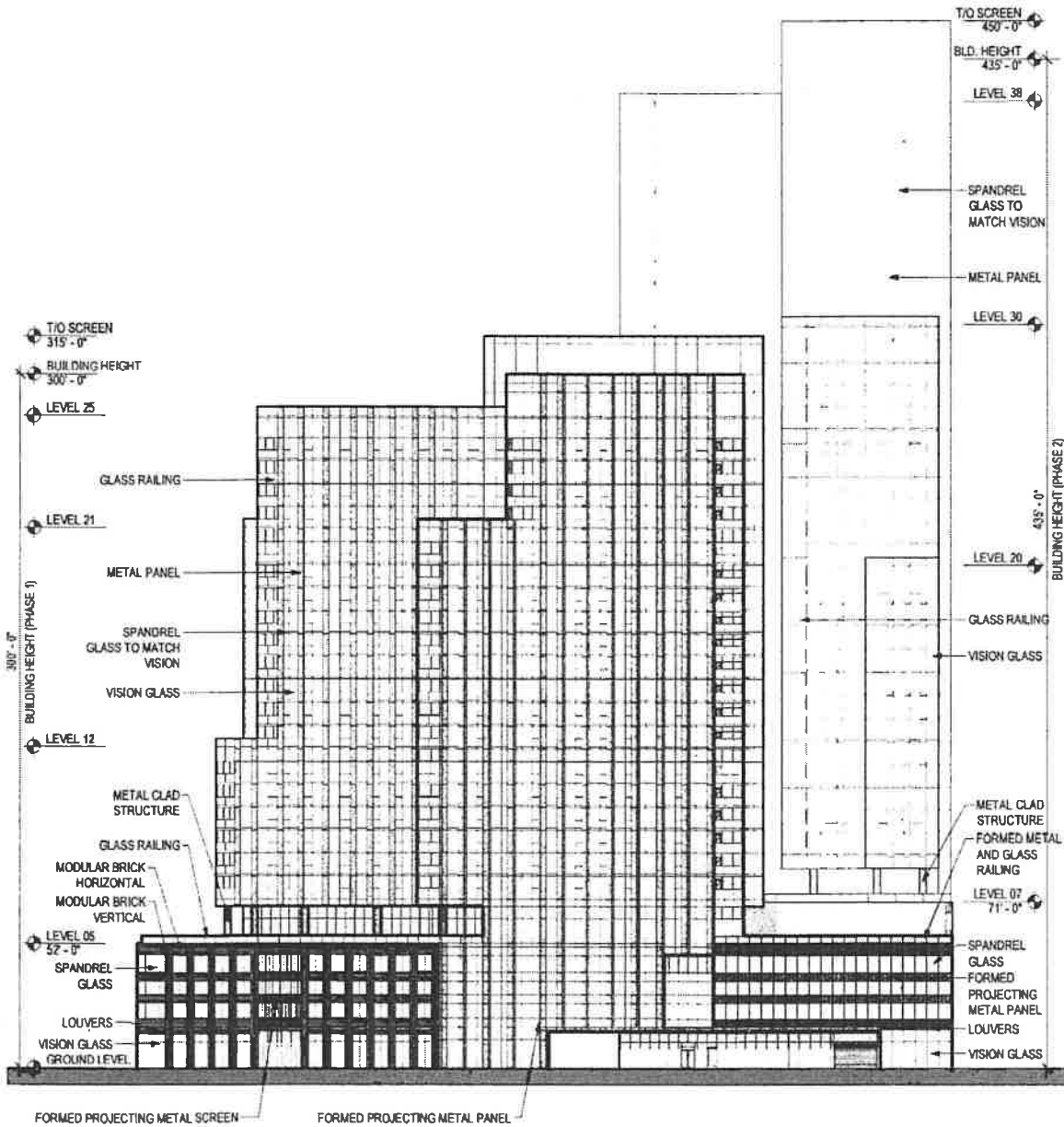


SOUTH BUILDING ELEVATION  
Scale: N.T.S.

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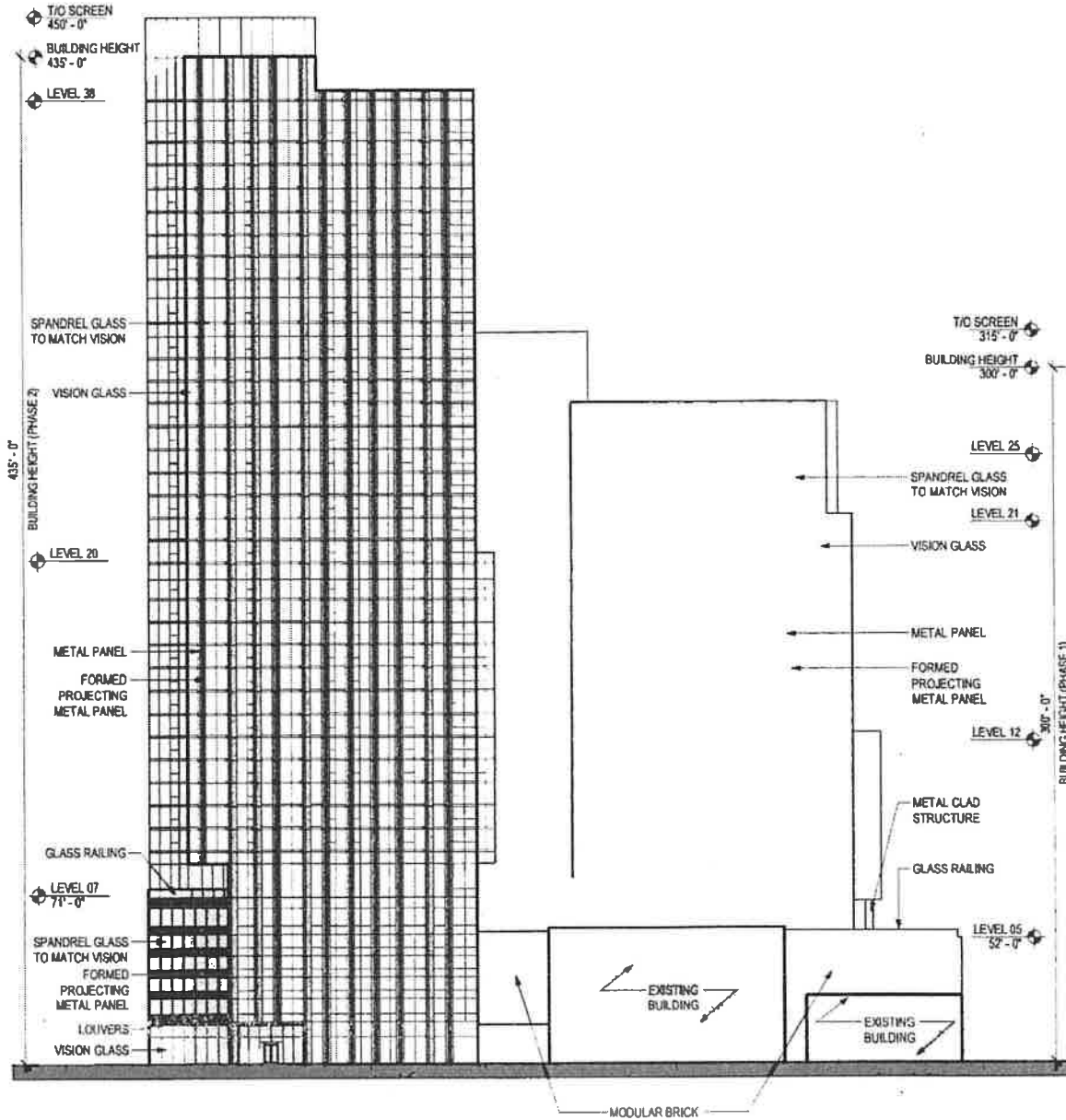


EAST BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
ADDRESS: 1132-40 W Randolph St./146-82 N May St./1133-57 W Lake St./169-83 N Racine Ave.  
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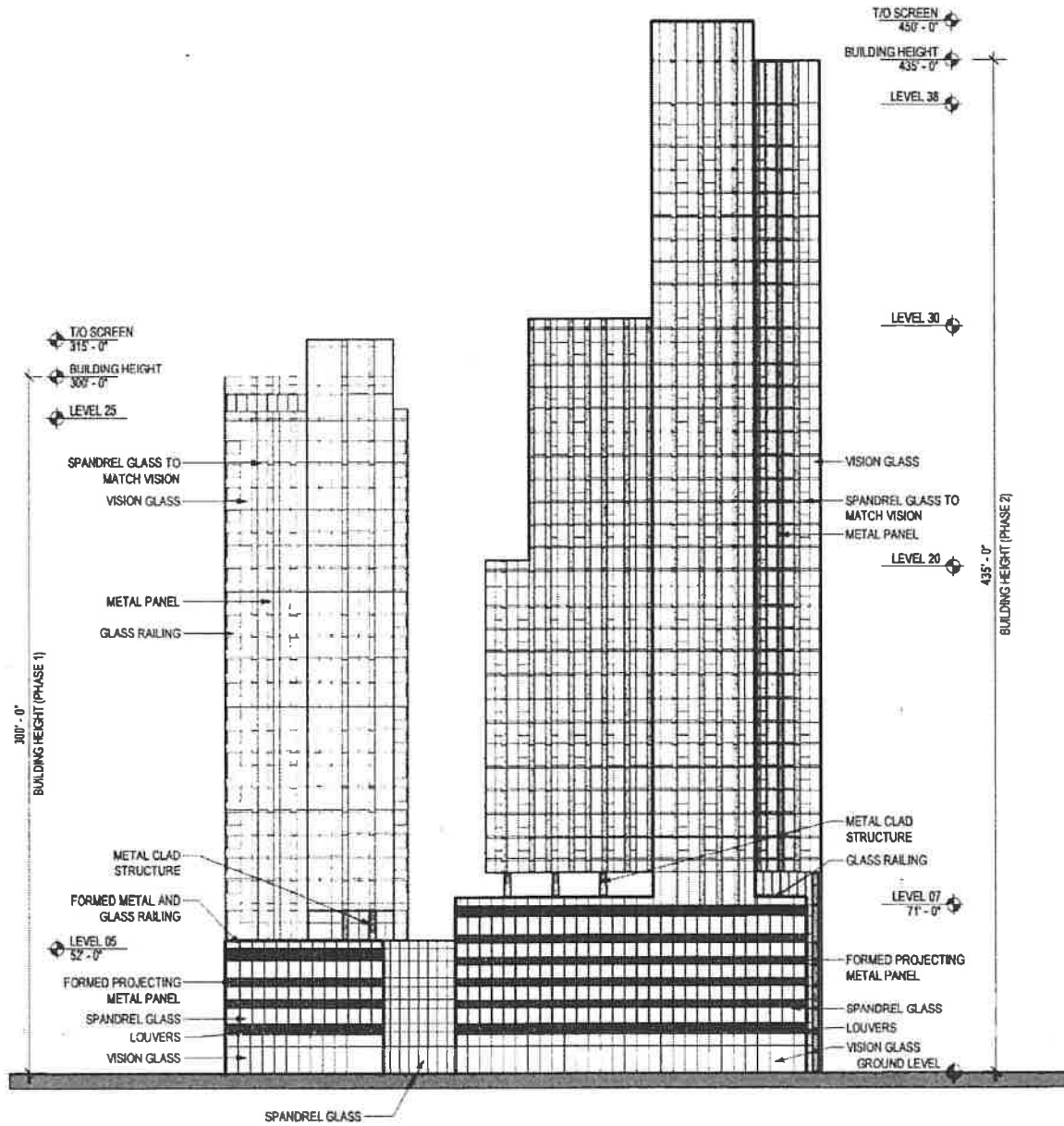
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WEST BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
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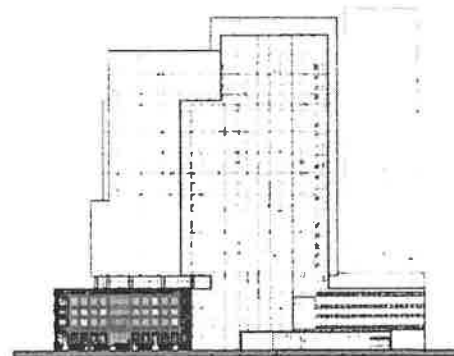
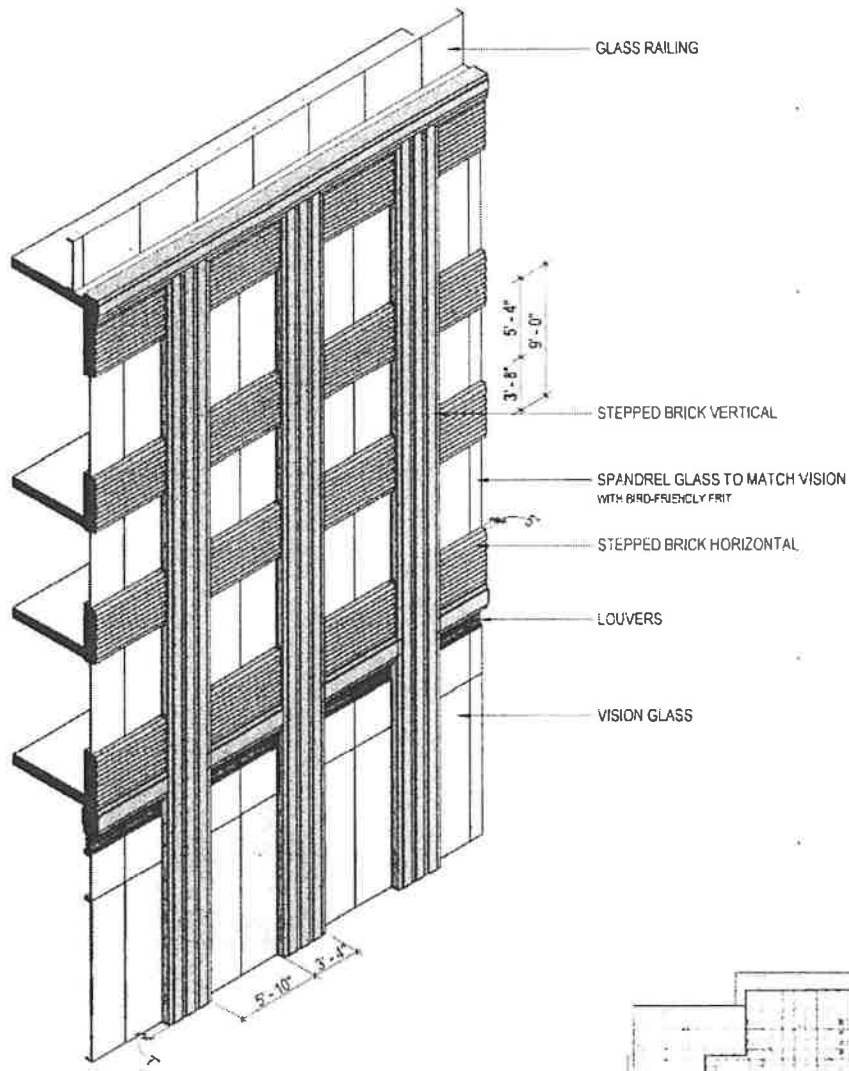


NORTH BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: Fulton Grounds Owner LLC  
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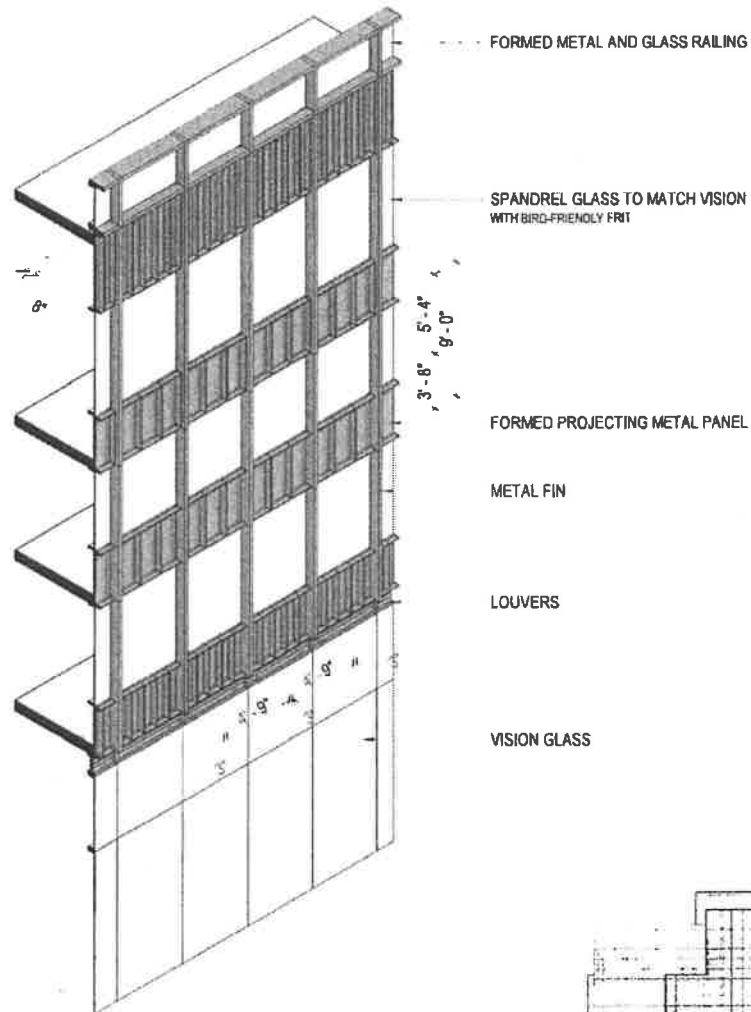


PODIUM AXONOMETRIC VIEW 1

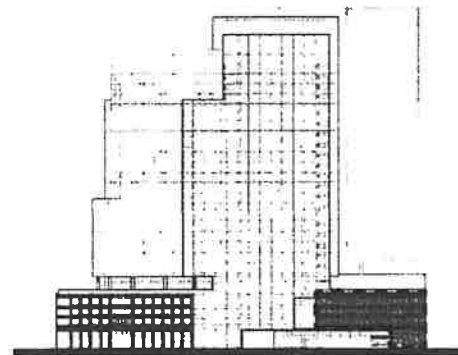
APPLICANT: Fulton Grounds Owner LLC  
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PODIUM AXONOMETRIC VIEW 2

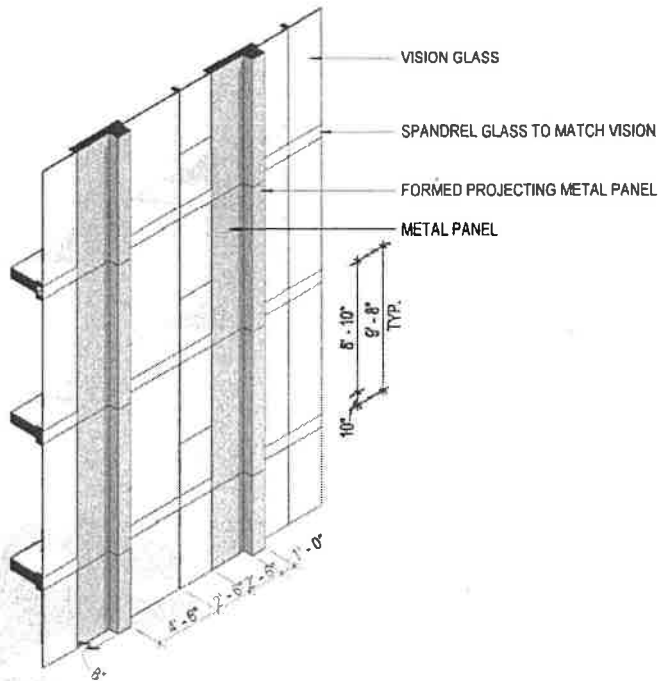


EAST ELEVATION

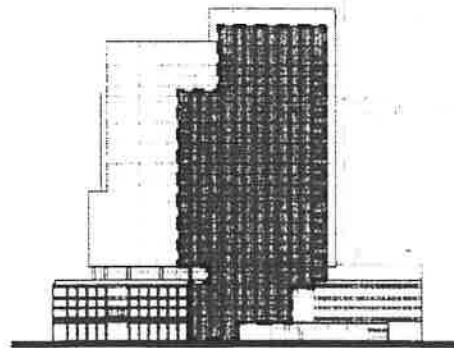
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TOWER AXONOMETRIC VIEW 1

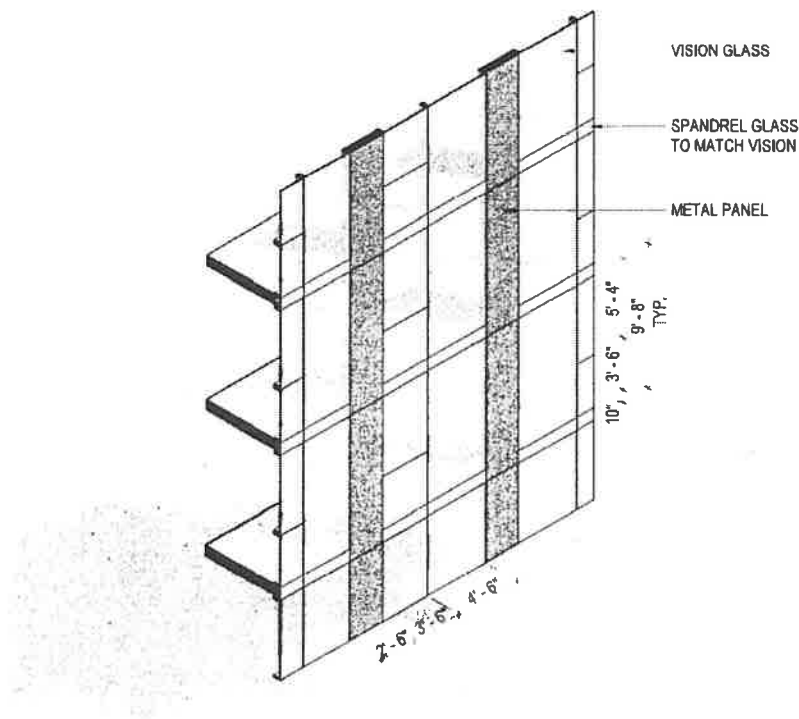


EAST ELEVATION

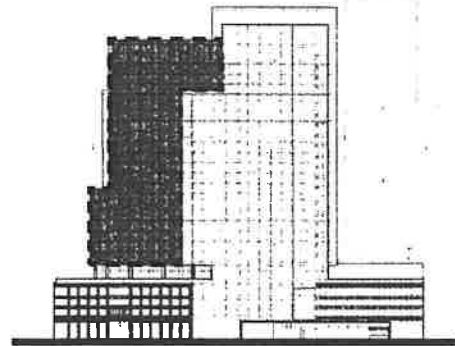
APPLICANT: Fulton Grounds Owner LLC  
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TOWER AXONOMETRIC VIEW 2



EAST ELEVATION

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