

# PD 1598

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*Reclassification Of Area Shown On Map No. 1-F.*

(Application No. 22561)

(Common Address: 701 -- 711 N. Orleans St., 300 -- 330 W. Huron St.  
And 700 -- 710 N. Franklin St.)

[O2024-0012523]

*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 the changing all of the Residential-Business Planned Development Number 1338 symbols and indications as shown on Map Number 1-F in the area bounded by:

the public alley next north of and parallel to West Huron Street; North Franklin Street; West Huron Street; and North Orleans Street,

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

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

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

(As Amended)

(Application No. 22440)

(Common Address: 1200 -- 1232 W. Fulton St. And 310 -- 328 N. Racine Ave.)

[SO2024-0009534]

*RBPD 1598*

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

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

West Fulton Street; a line 362.04 feet west of and parallel to North Racine Avenue; a line 150.52 feet south of and parallel to West Carroll Avenue; a line 259.46 feet west of and parallel to North Racine Avenue; West Carroll Avenue; a line 85.27 feet west of and parallel to North Racine Avenue; West Carroll Avenue; and North Racine Avenue,

to those of the DX-7 District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Fulton Street; a line 362.04 feet west of and parallel to North Racine Avenue; a line 150.52 feet south of and parallel to West Carroll Avenue; a line 259.46 feet west of and parallel to North Racine Avenue; West Carroll Avenue; a line 85.27 feet west of and parallel to North Racine Avenue; West Carroll Avenue; and North Racine Avenue,

to those of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential-Business Planned Development No. 1598.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1598 (the "Planned Development" or "P.D.") consists of approximately 92,943 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1200 W Fulton Partners LLC is the "Applicant" for this Planned Development and owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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

As part of this project, the Applicant agrees to contribute \$125,000 to CDOT to offset the cost of railroad crossing upgrades and signal improvements, which

contribution shall be made prior to the issuance of a final certificate of occupancy for the principal building located in Phase 1 shown on the Site Plan and Landscape Plan of this P.D. (as either or both may be amended pursuant to this P.D., the "Site and Landscape Plans").

4. This plan of development consists of 17 Statements and the following exhibits submitted herein: a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Property Line Map; a Site and Ground Floor Plan; a Phase 1 Site and Ground Floor Plan; a Landscape Plan; a Phase 1 Landscape Plan; a Green Roof Plan; a Phase 1 Green Roof Plan; Building Elevations (East, South, West, and North) for each of the overall P.D. and Phase 1; and Lower, Middle, and Upper Tier Typical Tower Axonometric Views, all prepared by Hartshorne Plunkard Architecture and dated October 17, 2024. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:

Dwelling units above the ground floor; vacation rental; shared housing units; hotel; bed and breakfast; day care (subject to future site plan approval); animal services (sales and grooming, veterinary, excluding kenneling and boarding); artist live/work space; artist work or sales space; parks and recreation; colleges and universities; cultural exhibits and libraries; business equipment and sales; business support services (except day labor employment agency); eating and drinking establishments; financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales (except as more specifically regulated); lodging (all, subject to site plan approval); liquor sales (as accessory use); medical service; office; personal service (all); retail sales; repair or laundry service, consumer; residential storage warehouse; manufacturing, production and industrial services (artisan); participant sports and recreation (indoor, children's play center, entertainment cabaret); entertainment and spectator sports (all, except wagering facility); co-located wireless communication facilities; light equipment sales, indoor and outdoor; community garden; urban farm (rooftop operation); accessory parking; and accessory and incidental uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 92,943 square feet and a base FAR of 7.00.

The Applicant acknowledges that the project has received a bonus of approximately 4.5 FAR, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in each subarea; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

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

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

If construction of Phase 2 of the P.D. has not commenced within two years of issuance of the final certificate of occupancy for the principal building located in

Phase 1 of the P.D. (as Phases 1 and 2 are depicted on the Site and Landscape Plans), the Applicant shall: (i) cause a mural to be painted on the west facade of the podium of the principal building located in Phase 1; and (ii) construct a six-foot solid wood fence to provide visual screening of the PD site or provide an alternate interim condition, which shall be approved by DPD pursuant to Section 17-13-0611-A.

Prior to issuance of building permits, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of all public open space indicated on the Site and Landscape Plans. The DEMA obligations shall be binding upon the Applicant, its successors and assigns. The Commissioner is hereby authorized to enter into the DEMA and all other documents contemplated by this Statement 10 and, in his or her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help, and lien rights as may be necessary to assure compliance with this statement.

The Applicant shall substantially complete all improvements required by the DEMA prior to receipt of a final certificate of occupancy for the principal building of the P.D. phase in which such improvements are located, as shown on the Site and Landscape Plans.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
  
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "downtown district" within the meaning of the ARO and permits the construction of 1,079 dwelling units. The Applicant intends to construct a 1,079-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 216 affordable units (20 percent of 1079), half of which (50 percent of 216 or 108) are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 216 affordable units in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI; (y) at least one-third (or 72 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 12 of the 72 units) must be affordable to households at or below 40 percent of the AMI; and (z) all income levels must be multiples of 10 percent of the AMI.

This PD is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014 and approved an update

to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30 percent affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers financial assistance (the "FMID Funds") to provide the additional affordable units. Subject to the City's approval of the FMID Funds in an amount and on terms described below, the Applicant has agreed to explore the provision of up to an additional 108 affordable units (10 percent of 1,079) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). The Applicant and DOH have begun and will continue to collaborate to determine the amount of FMID Funds necessary to create the FMID Units, which amount shall account for such factors as the change in projected net operating income during the period of affordability and based on commercially reasonable investment criteria and empirical data. DOH has previously reviewed detailed proformas at 20 percent and 30 percent affordability along with a market rent study provided by the Applicant, and preliminarily determined the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units. The Applicant and DOH have not agreed on the amount of FMID Funds or whether the receipt of any FMID Funds can be borne by the Project. The Applicant and DOH will continue to collaborate to determine whether the Project can accept FMID Funds and, if so, the amount of FMID Funds necessary to create the FMID Units in accordance with this Statement 16. At least six (6) months prior to the issuance of the first permit for any residential building in the P.D., the Applicant shall notify the City of the Applicant's intent to proceed with construction of the project ("Applicant's Notice to Proceed"). The Applicant's Notice to Proceed must include an updated and detailed budget for the Project, updated proformas at 20 percent and 30 percent affordability based on commercially reasonable investment criteria and empirical data, an updated rent market study, its calculation of the amount of FMID Funds necessary to create the FMID Units ("FMID Funding Determination") and a detailed explanation of its FMID Funding Determination, or, if applicable, a detailed explanation as to why the Project cannot accept FMID Funds (the foregoing referred to as the "Supporting Documents"). The Applicant shall concurrently deliver a copy of the Applicant's Notice to Proceed and associated documentation to the alderman in whose ward the Project is located. Within 30 days after delivery of the Applicant's Notice to Proceed and all associated documentation to DOH, the City will either: (1) accept the Applicant's FMID Funding Determination and agree to provide the amount of FMID Funds identified by the Applicant, subject to City Council approval of the FMID Funds and the Applicant's execution of a TIF RDA (defined below); (2) reject the Applicant's FMID Funding Determination and request additional information and discussion; or (3) accept a determination by the Applicant that it is not fiscally possible, based on commercially reasonable investment criteria and empirical data, to accept FMID Funds. Furthermore, if the City fails to respond within the 30-day period following the delivery of the Applicant's Notice to Proceed (which will not be considered delivered unless each of the Supporting Documents are delivered), the Applicant may proceed with development of the Project without

providing the FMID Units. If the City rejects the Applicant's FMID Funding Determination, the City and the Applicant must confer and negotiate in good faith and with due diligence to determine the amount of FMID Funds necessary to create the FMID Units. If the City and the Applicant are unable to reach agreement regarding such amount on terms acceptable to the Applicant and the City within ninety (90) days after delivery of the Applicant's Notice to Proceed, the Applicant may proceed with development of the Project without providing the FMID Units. The City intends to provide the FMID Funds from available incremental property taxes on deposit in the special tax allocation fund for the Kinzie Industrial Conservation Area Tax Increment Redevelopment Project Area, within whose boundaries the Property is located. The Applicant understands and agrees that the award of the FMID Funds is expressly conditioned on the City and the Applicant entering into a TIF Redevelopment Agreement (the "TIF RDA"), which will be approved pursuant to a separate ordinance (the "TIF Ordinance"), and the Applicant agrees to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order to receive the FMID Funds. Among other conditions, the Applicant shall not be required to provide the FMID Units and accept FMID Funds if a lender providing construction financing does not approve the TIF RDA as a condition to providing such construction financing.

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. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and rerecord the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Accessible Unit Key Plan Diagram -- North and West Tower; Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site/Ground Floor Plan; Site/Ground Floor Plan -- 3 Phase I only; Landscape Plan; Landscape Plan -- Phase I only; Green Roof Plan; Green Roof Plan -- Phase I only; Building Elevations; and Axon -- Base, Middle and Top referred to in these Plan of Development Statements printed on pages 19903 through 19924 of this *Journal*.]

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

*Residential-Business Planned Development No. 1598*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	128,927
Area of Public Rights-of-Way (square feet):	35,983
Net Site Area (square feet):	92,943
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	1,079
Minimum Parking Spaces:	440
Minimum Bicycle Parking:	1,079 (1 space per dwelling unit)
Minimum Loading Berths:	5
Maximum Building Height:	545 feet
Minimum Setbacks:	In accordance with plans

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MF 13

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ARO Intake Application

Submission ID: 881709

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.municipal.com/codes/chicago/latest/chicago\_02/02-0-0-2599874

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

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

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

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

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

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

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

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

Form fields for Applicant Name, Applicant Contact Person, Applicant Email, Applicant Phone, Applicant Address, Attorney Name, and Attorney Email.

Development Information

Development Address:

Form fields for Development Address (From, To, Direction, Street Name, Zip Code, Ward, ARO Zone), Development Name, and Council Introduction Date.

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

Form fields for ARO Trigger and Development Type.

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Total Units \*

1079

Is your Project in a Transit Served Location? \*

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin \*

01/01/2027

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) \*

01/01/2025

### ARO Requirements

ARO Option

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

ARO Option

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

ARO Option \*

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

ARO Option \*

- > 10% AT A WEIGHTED AVERAGE OF 100% AMI
- > 8% AT A WEIGHTED AVERAGE OF 60% AMI

Affordable Units Required \*

216

Minimum On-Site Units \*

54

Maximum Units Paid For In-Lieu \*

108

Proposed On-Site Units \*

216

Proposed Off-Site Units \*

0

Proposed In-Lieu Units \*

0

In-Lieu Amount Owed \*

\$0.00

On-Site Units To CLINTF 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
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

### Forms

Unit Mix and Square Footage Spreadsheet \*

[\[X\]H\\_Pro\\_Forms\\_2022\\_V12-30%Affordablev4.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[4.24 - UNIT MATRIX PLANS - COMBINED - 30ARO.pdf](#)

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

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

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

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Boundary 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 liens 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 \*

DLA Piper LLP (US)

DOB Commissioner



### Summary

### Work Log

Submission Date: 05/06/2024 05:06:51 PM  
 Amended Date:  
 Admin Amended Date:  
 Admin Amended By:  
 Admin Amended Justification:

FINAL FOR PUBLICATION

Project Name	1200 W Fulton Partners LLC
Zoning Application number, if applicable	
Address	1200 W Fulton
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	Unit
Total Units in Project	1079
Total Affordable units	216

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	333	30%	438	83	38%	473	92%
one-bed	305	28%	748	68	32%	642	91%
two-bed	171	16%	1046	43	20%	623	59%
three-bed	0	0%	0	0	0%	0	0%

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

Features and Amenities		
	Market Rate Units	Affordable Units
Parking	80	120
Laundry	All Units	All Units
<b>Appliances</b>		
Refrigerator	Yes, TBD	Yes, TBD
Age/EnergyStar/make/model/color	Yes, TBD	Yes, TBD
Dishwasher	Yes, TBD	Yes, TBD
Age/EnergyStar/make/model/color	Yes, TBD	Yes, TBD
Stove/Oven	Yes, TBD	Yes, TBD
Age/EnergyStar/make/model/color	Yes, TBD	Yes, TBD
Microwave	Yes, TBD	Yes, TBD
Age/EnergyStar/make/model/color	Yes, TBD	Yes, TBD
<b>Bathroom(s)</b>		
how many?	Yes, Minimum 1 per Unit	Yes, Minimum 1 per Unit
Half bath? Full bath?		
Kitchen countertops material	Quartz	Quartz
Flooring material		QVP
HVAC		
Other		

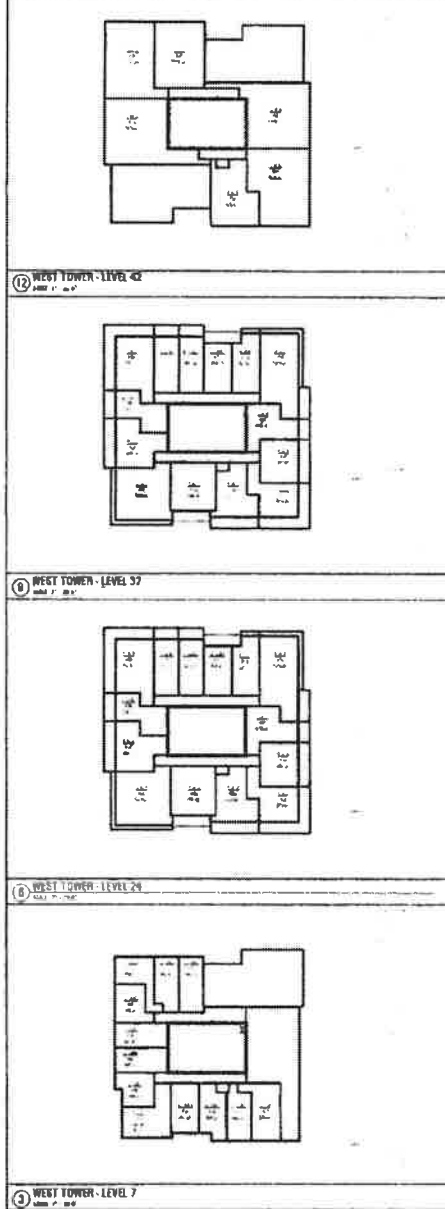
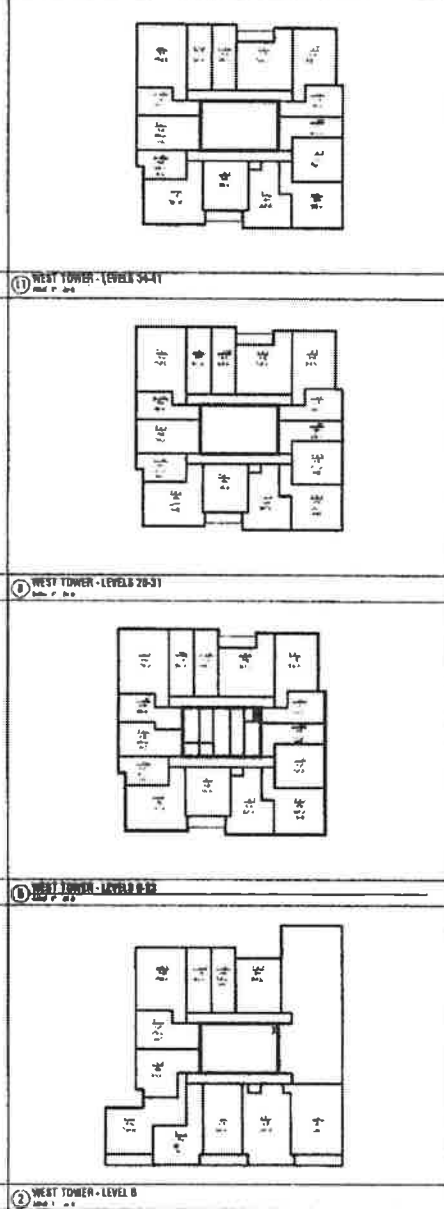
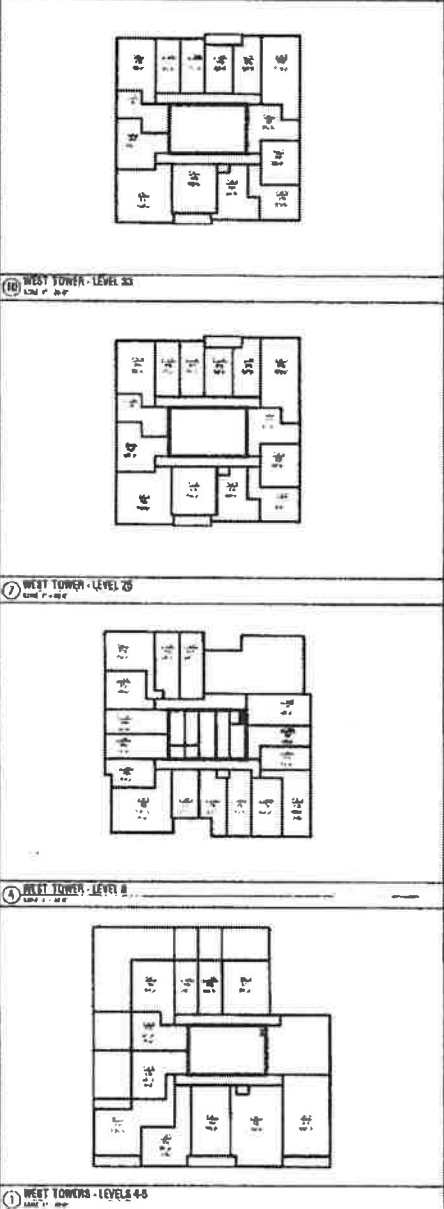
NOTE: DOT will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit finishes and amenities in affordable units as in market rate units as required by the ARO Rules.

AMI Mix for ARO Units								
Affordable Units	30%	40%	50%	60%	70%	80%	Total Units	Average
Unit Type	AMI	AMI	AMI	AMI	AMI	AMI		
Studio	-	15	25	21	-	22	83	56.67%
1 bed	-	17	26	11	3	33	90	61.00%
2 bed	-	6	16	6	-	15	43	60.47%
3 bed	-	-	-	-	-	-	-	ND/0!
4 bed	-	-	-	-	-	-	-	ND/0!
	-	38	87	38	3	70	216	88.80%

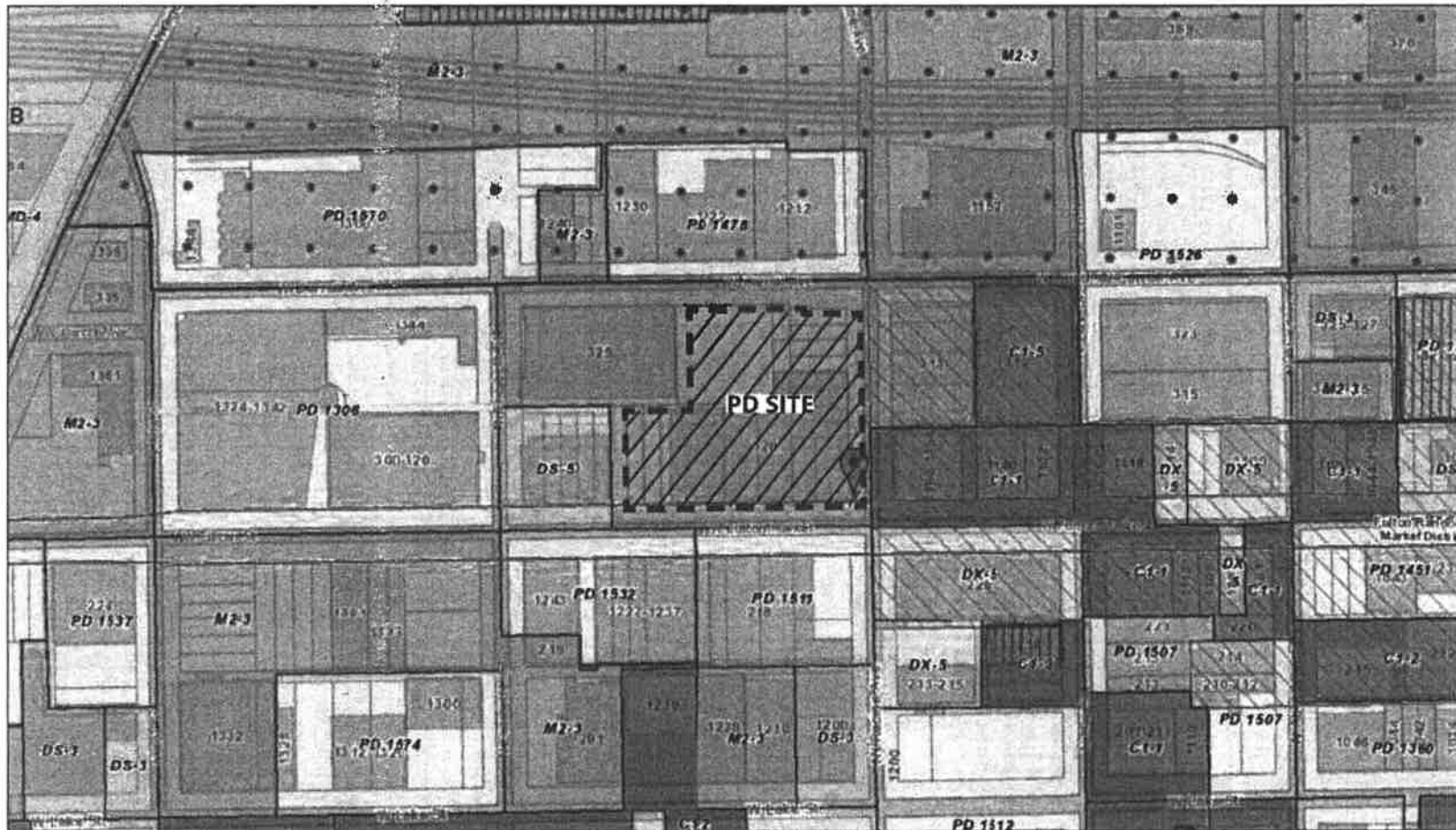
FOR REFERENCE ONLY

ACCESSIBLE UNIT KEY  
PLAN DRAWINGS - WEST TOWER  
AD.8.2

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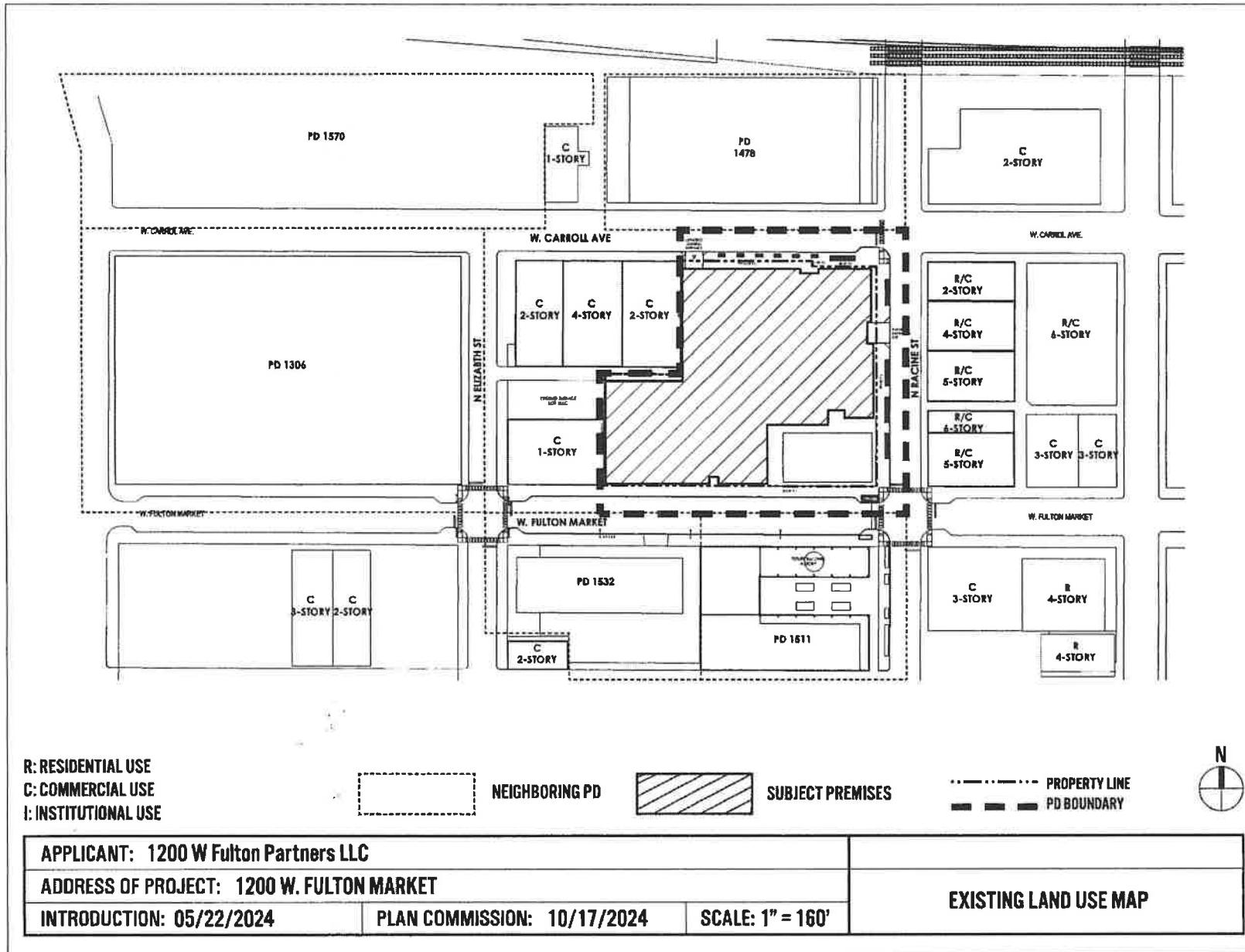
LEGEND



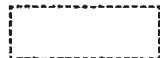
SUBJECT PREMISES



APPLICANT: 1200 W Fulton Partners LLC			EXISTING ZONING MAP
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: N.T.S	



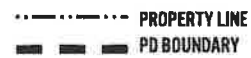
R: RESIDENTIAL USE  
 C: COMMERCIAL USE  
 I: INSTITUTIONAL USE



NEIGHBORING PD



SUBJECT PREMISES

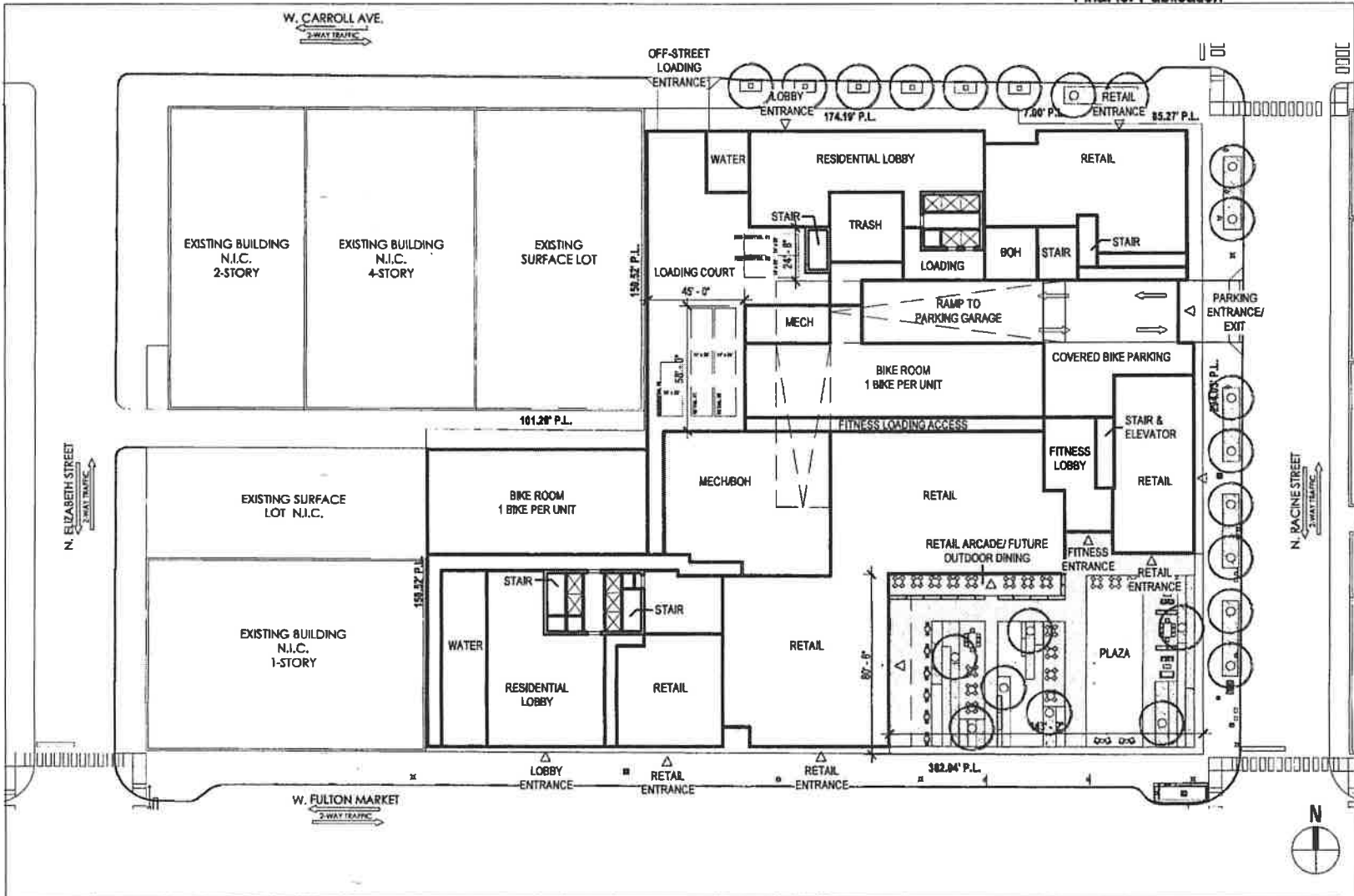


PROPERTY LINE  
 PD BOUNDARY



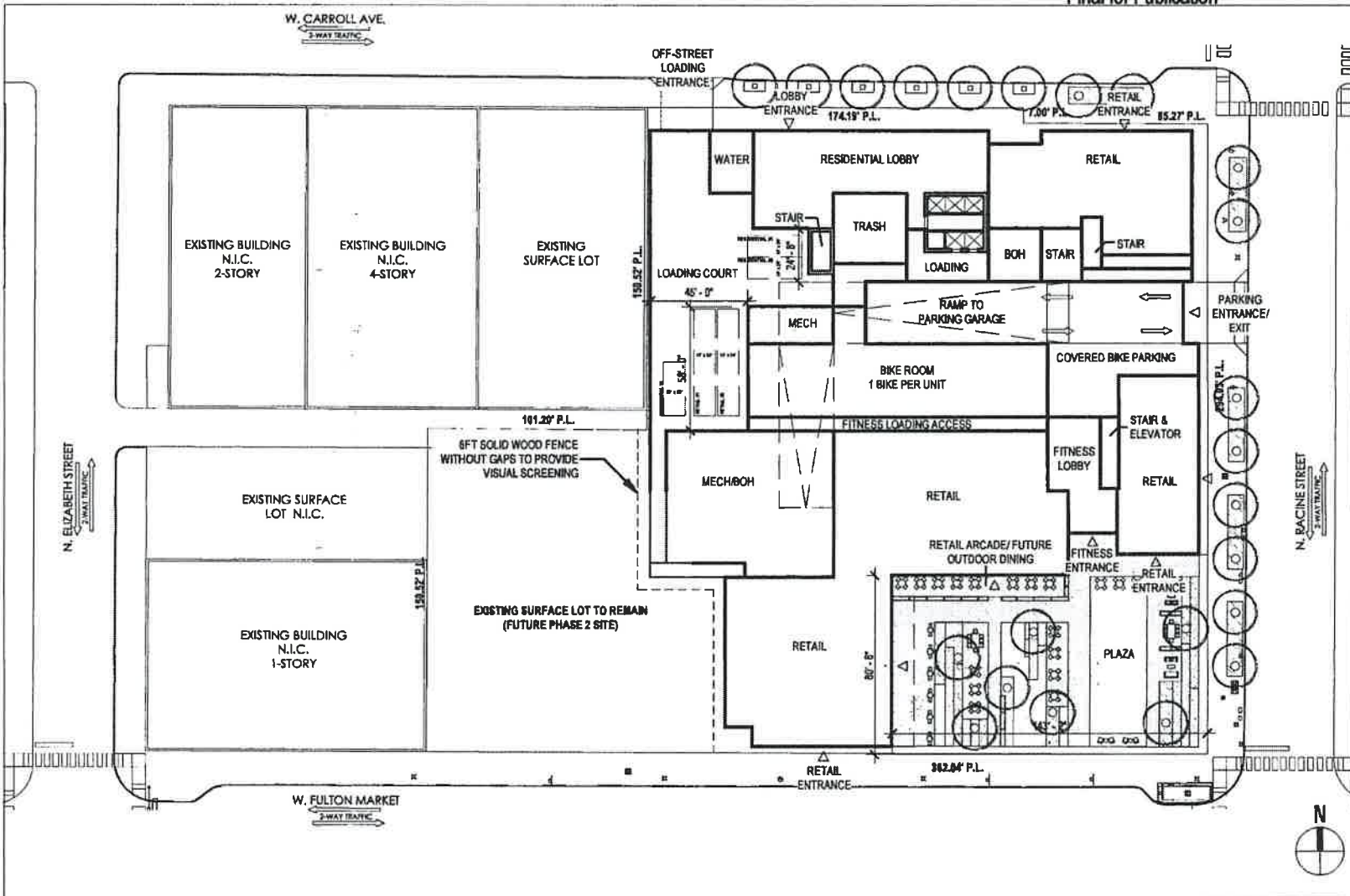
APPLICANT: 1200 W Fulton Partners LLC			<b>EXISTING LAND USE MAP</b>
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 160'	





APPLICANT: 1200 W Fulton Partners LLC			<b>SITE/GROUND FLOOR PLAN</b>
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 60'	

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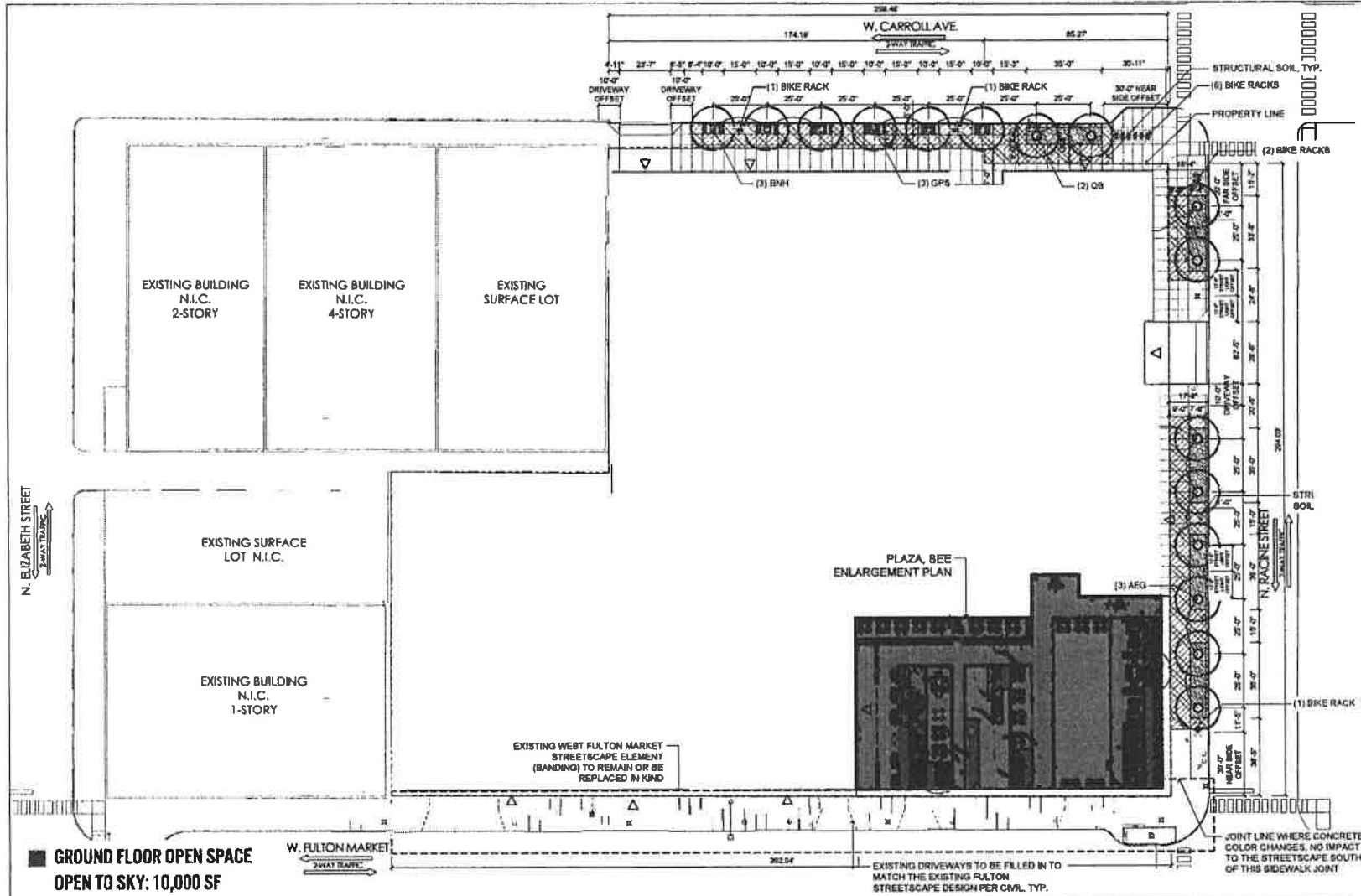


<b>APPLICANT: 1200 W Fulton Partners LLC</b>			<b>SITE/GROUND FLOOR PLAN - PHASE I ONLY</b>
<b>ADDRESS OF PROJECT: 1200 W. FULTON MARKET</b>			
<b>INTRODUCTION: 05/22/2024</b>	<b>PLAN COMMISSION: 10/17/2024</b>	<b>SCALE: 1" = 60'</b>	

10/30/2024

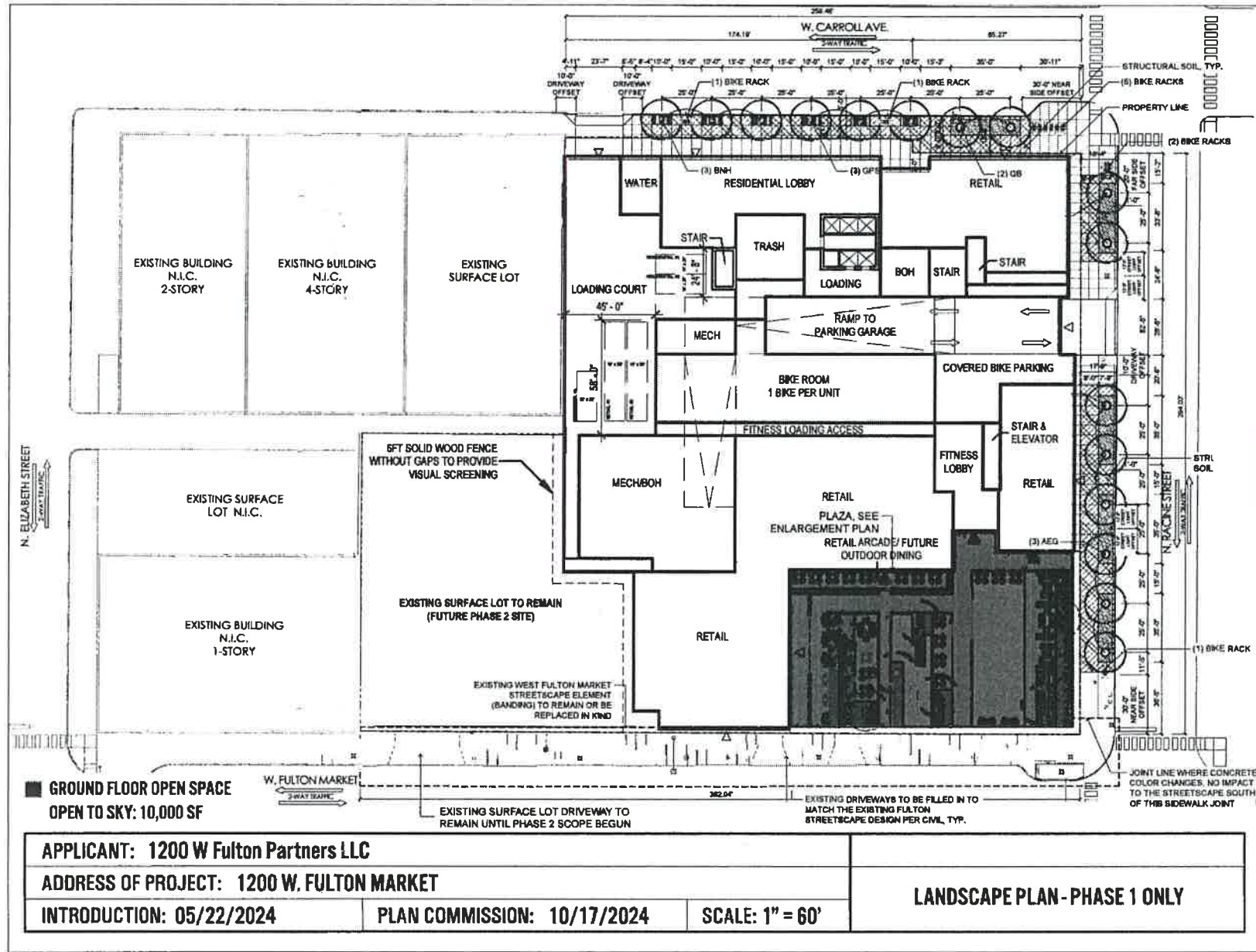
REPORTS OF COMMITTEES

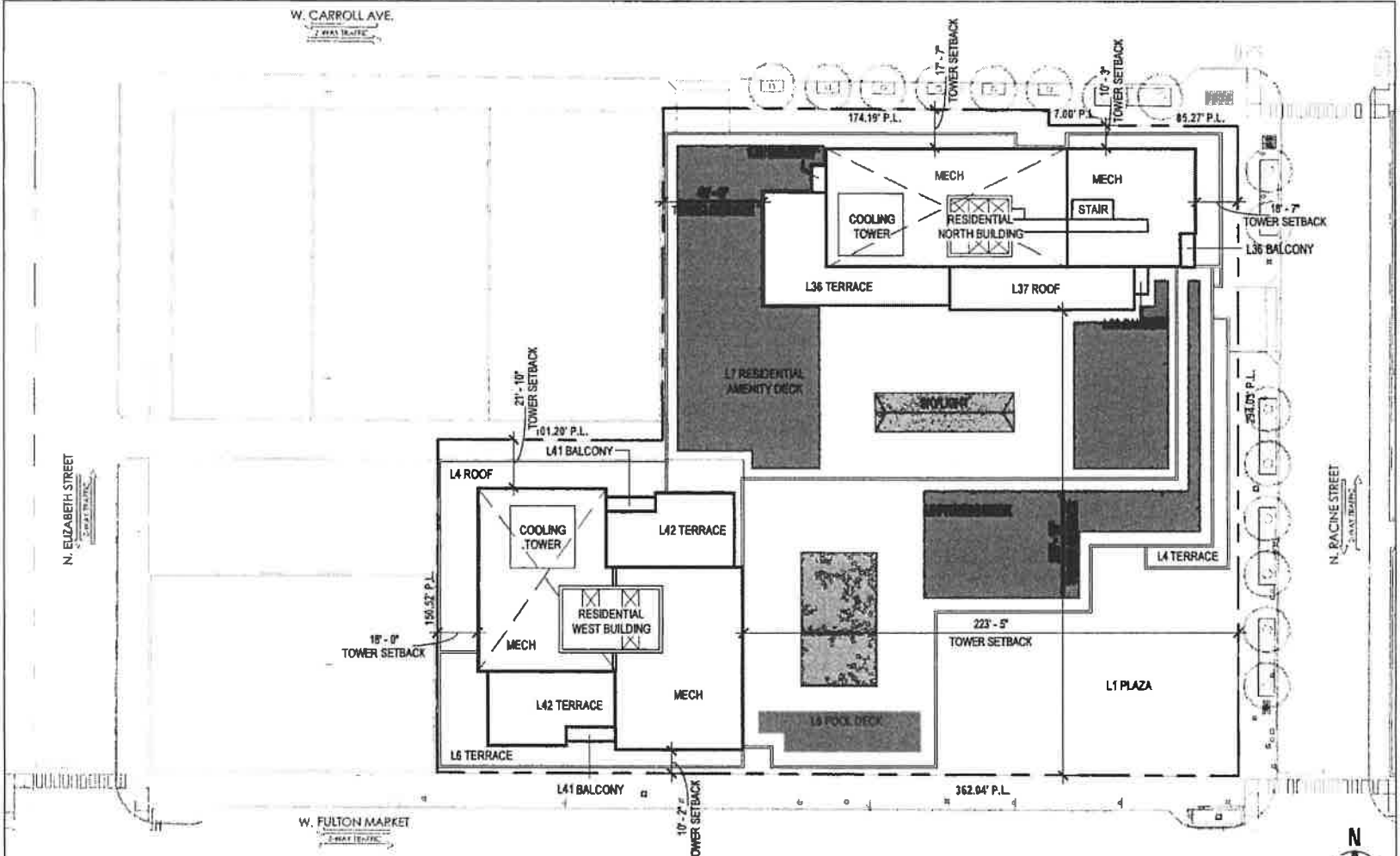
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■ GROUND FLOOR OPEN SPACE  
OPEN TO SKY: 10,000 SF

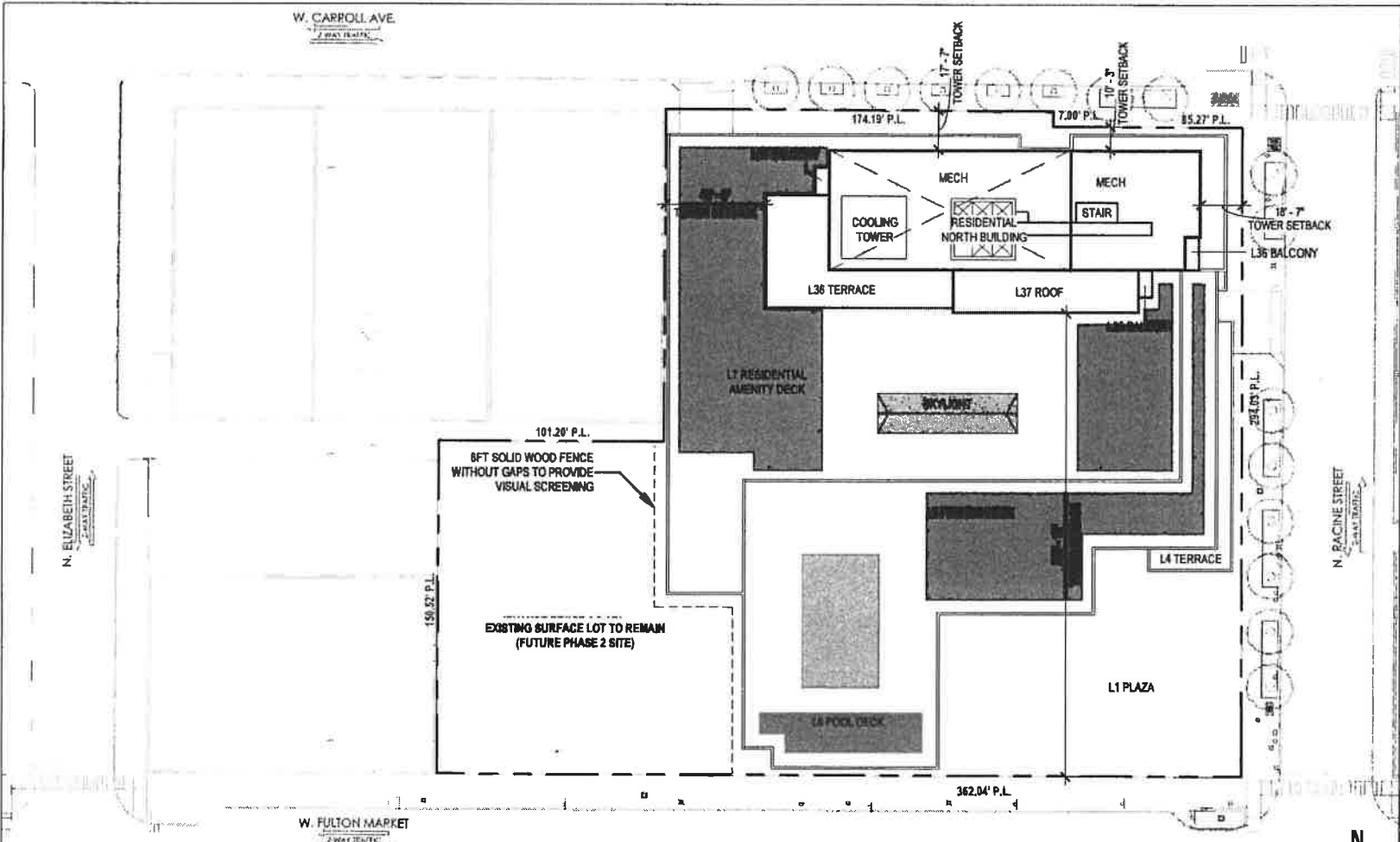
APPLICANT: 1200 W Fulton Partners LLC			<b>LANDSCAPE PLAN</b>
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 60'	





**50% APPLICABLE ROOF AREA: 18,486 SF**     
 **TOTAL ROOF AREA: 76,263 SF**     
 **REQUIRED GREEN ROOF AREA: 18,486 SF**  
**APPLICABLE ROOF AREA: 36,971 SF**     
 **PROVIDED GREEN ROOF AREA: 18,486 SF (ALL PROVIDED IN PHASE I)**

<b>APPLICANT: 1200 W Fulton Partners LLC</b>			GREEN ROOF PLAN
<b>ADDRESS OF PROJECT: 1200 W. FULTON MARKET</b>			
<b>INTRODUCTION: 05/22/2024</b>	<b>PLAN COMMISSION: 10/17/2024</b>	<b>SCALE: 1" = 60'</b>	



**50% APPLICABLE ROOF AREA: 16,610 SF**    
**TOTAL ROOF AREA: 57,586 SF**    
**REQUIRED GREEN ROOF AREA: 16,610 SF**  
**APPLICABLE ROOF AREA: 33,220 SF**    
**PROVIDED GREEN ROOF AREA: 18,486 SF (ALL PROVIDED IN PHASE I)**

<b>APPLICANT: 1200 W Fulton Partners LLC</b>			<b>GREEN ROOF PLAN - PHASE I ONLY</b>
<b>ADDRESS OF PROJECT: 1200 W. FULTON MARKET</b>			
<b>INTRODUCTION: 05/22/2024</b>	<b>PLAN COMMISSION: 10/17/2024</b>	<b>SCALE: 1" = 60'</b>	

APPLICANT: 1200 W Fulton Partners LLC  
 ADDRESS OF PROJECT: 1200 W. FULTON MARKET  
 INTRODUCTION: 05/22/2024

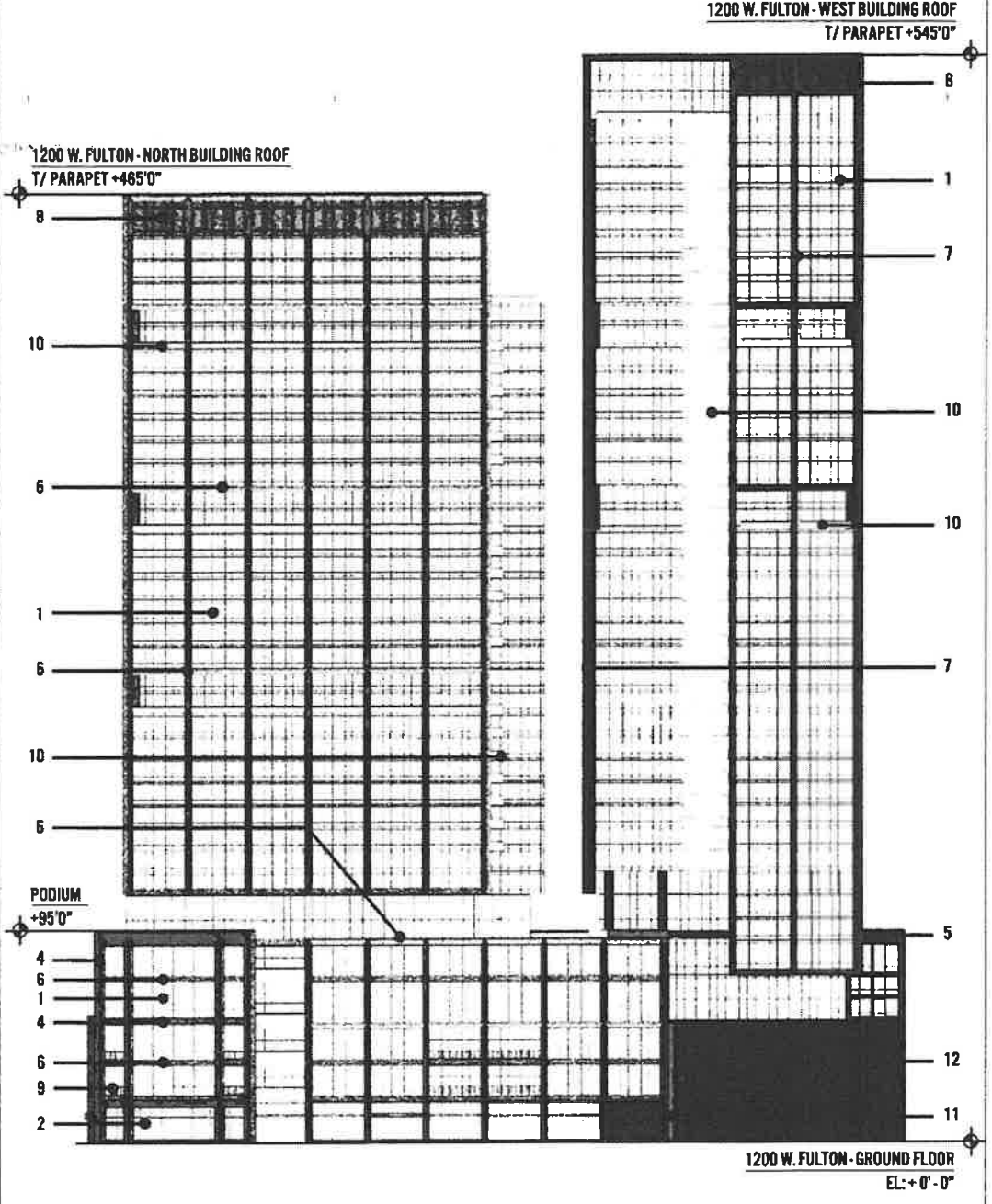
PLAN COMMISSION: 10/17/2024

SCALE: 1" = 40'

NORTH ELEVATION

MATERIAL LEGEND

- |                      |                                 |
|----------------------|---------------------------------|
| 1. WINDOW WALL GLASS | 7. METAL - COLOR 2              |
| 2. STOREFRONT GLASS  | 8. LOUVERS                      |
| 3. FRIT GLASS        | 9. BALCONY WITH METAL RAILINGS  |
| 4. MASONRY - COLOR 1 | 10. BALCONY WITH GLASS RAILINGS |
| 5. MASONRY - COLOR 2 | 11. OVERHEAD DOORS              |
| 6. METAL - COLOR 1   | 12. CEMENTITIOUS PANELS         |



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**APPLICANT:** 1200 W Fulton Partners LLC  
**ADDRESS OF PROJECT:** 1200 W. FULTON MARKET  
**INTRODUCTION:** 05/22/2024

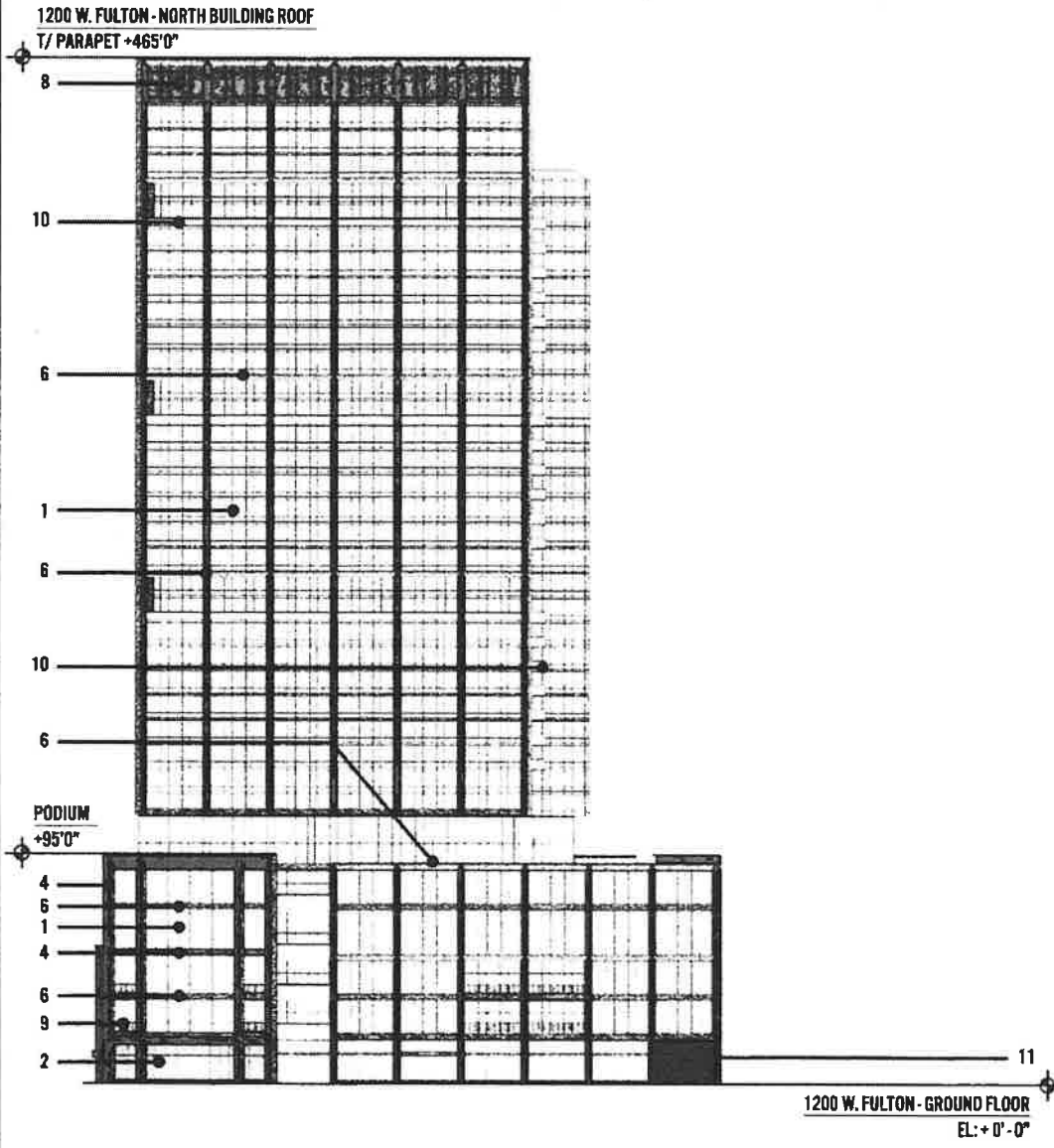
**PLAN COMMISSION:** 10/17/2024

**SCALE:** 1" = 40'

**NORTH ELEVATION - PHASE I ONLY**

**MATERIAL LEGEND**

- |                      |                                 |
|----------------------|---------------------------------|
| 1. WINDOW WALL GLASS | 7. METAL - COLOR 2              |
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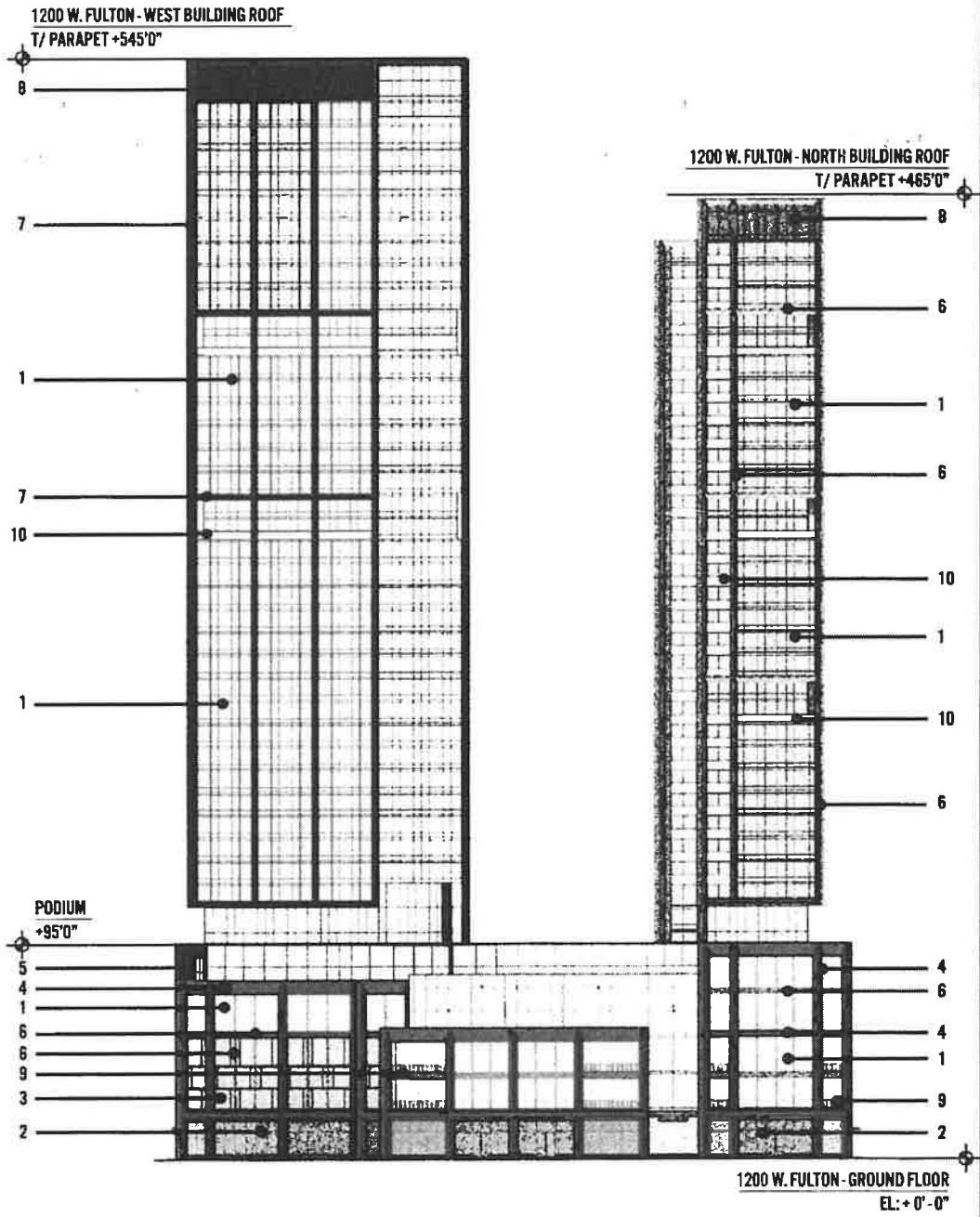
**PLAN COMMISSION:** 10/17/2024

**SCALE:** 1" = 40'

**EAST ELEVATION**

**MATERIAL LEGEND**

- |                      |                                 |
|----------------------|---------------------------------|
| 1. WINDOW WALL GLASS | 7. METAL - COLOR 2              |
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| 5. MASONRY - COLOR 2 | 11. OVERHEAD DOORS              |
| 6. METAL - COLOR 1   | 12. CEMENTITIOUS PANELS         |

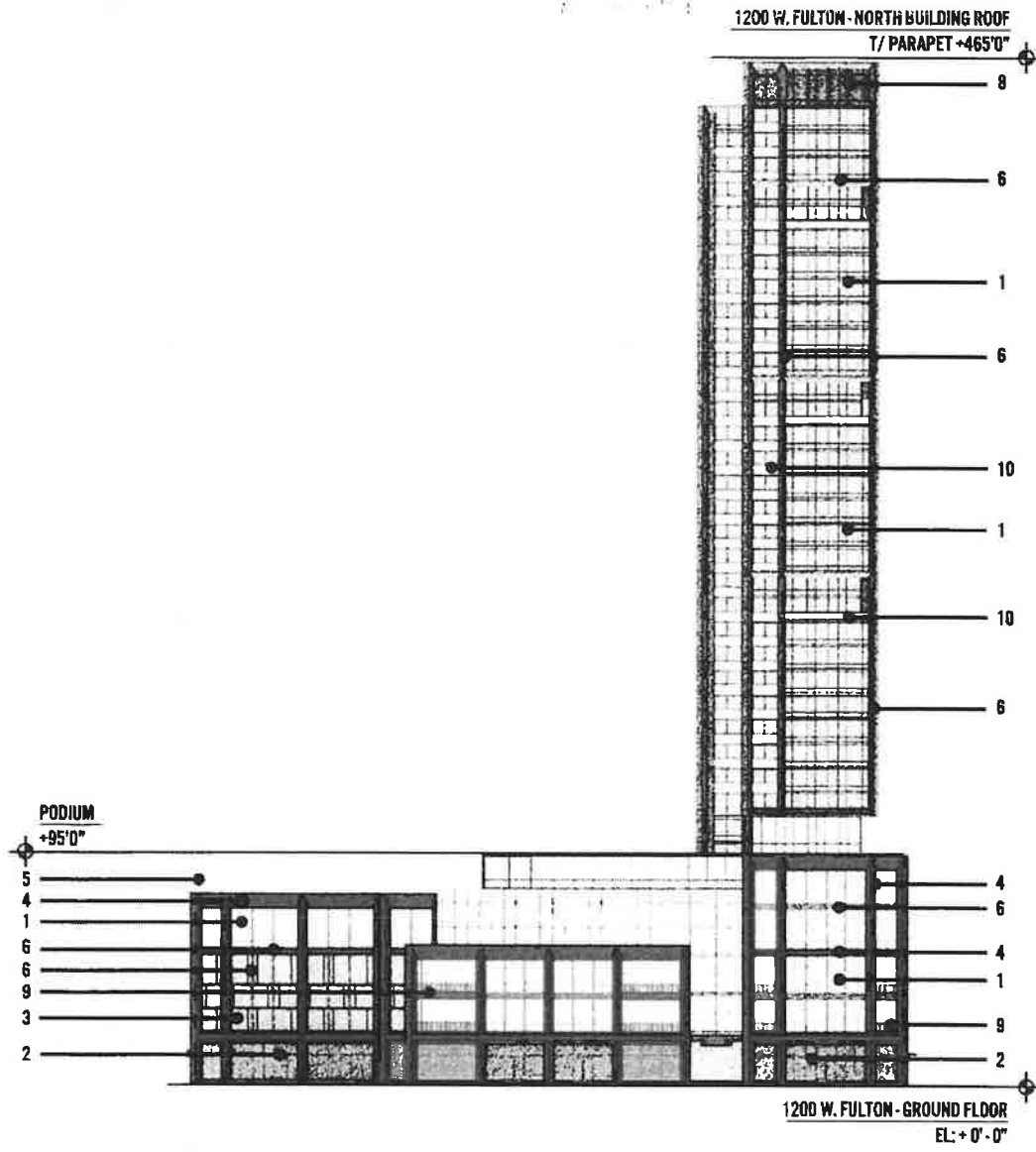


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**ADDRESS OF PROJECT:** 1200 W. FULTON MARKET  
**INTRODUCTION:** 05/22/2024      **PLAN COMMISSION:** 10/17/2024      **SCALE:** 1" = 40'  
**EAST ELEVATION - PHASE I ONLY**

**MATERIAL LEGEND**

- |                      |                                 |
|----------------------|---------------------------------|
| 1. WINDOW WALL GLASS | 7. METAL - COLOR 2              |
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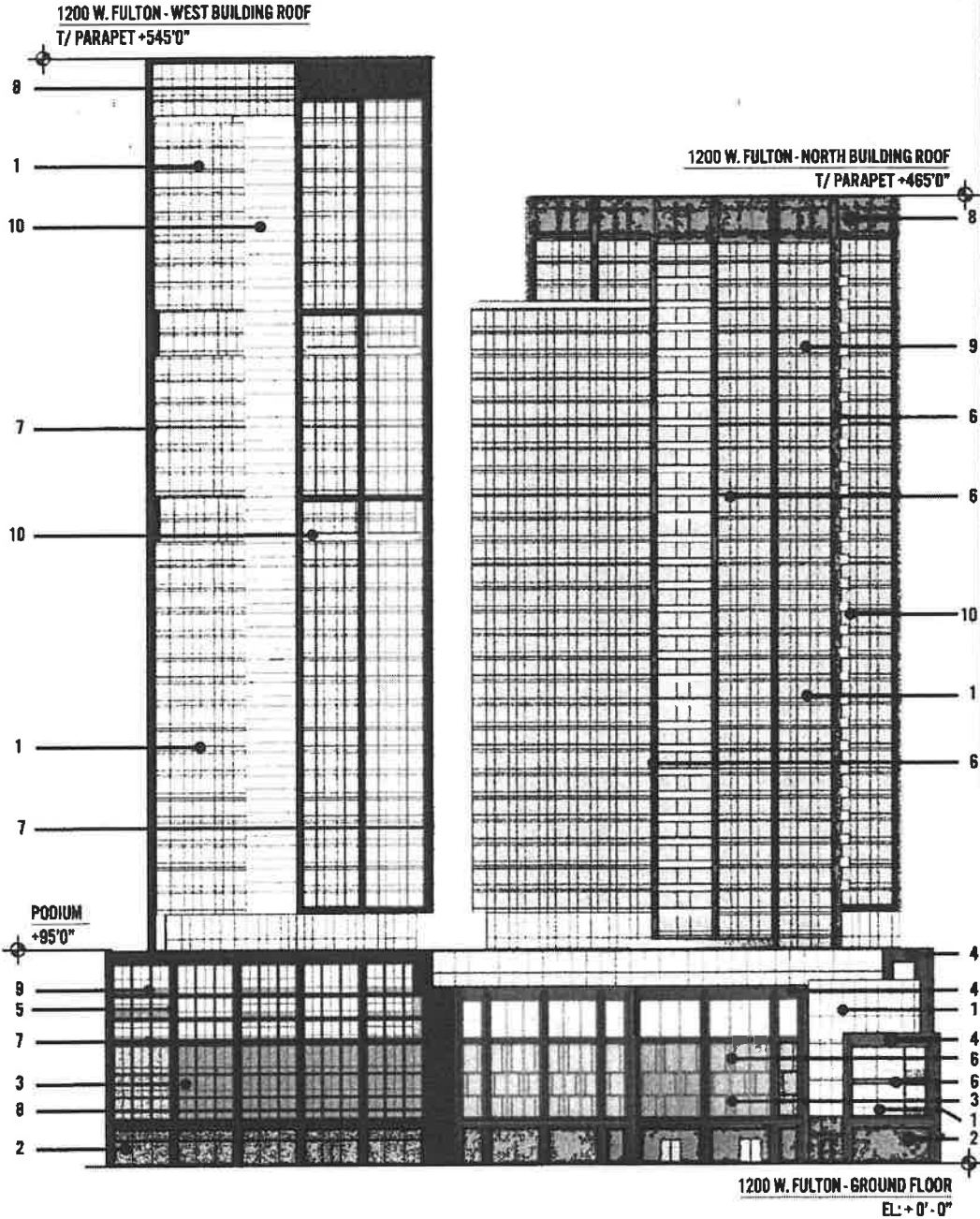
PLAN COMMISSION: 10/17/2024

SCALE: 1" = 40'

SOUTH ELEVATION

MATERIAL LEGEND

- |                      |                                 |
|----------------------|---------------------------------|
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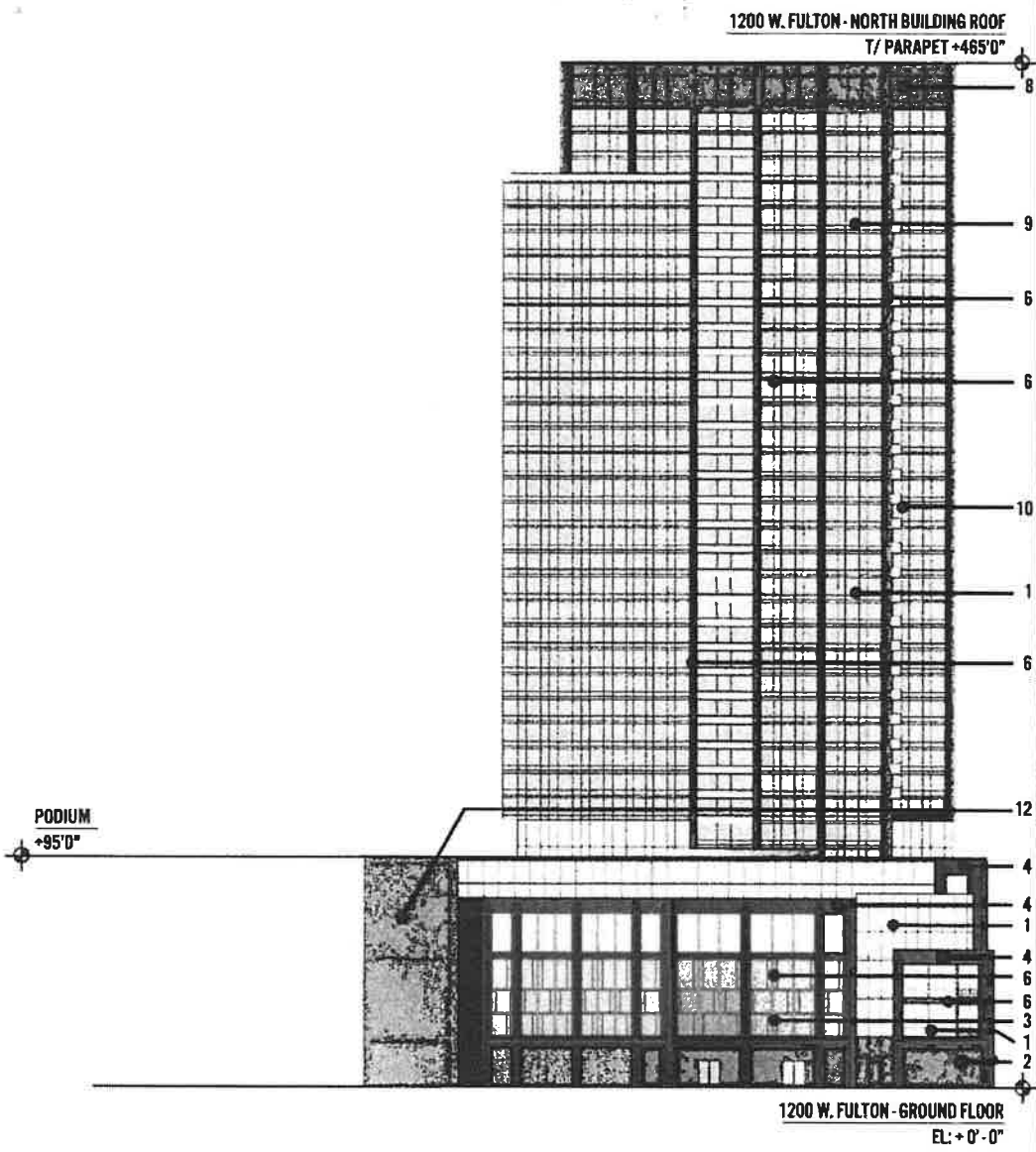
**APPLICANT:** 1200 W Fulton Partners LLC  
**ADDRESS OF PROJECT:** 1200 W. FULTON MARKET  
**INTRODUCTION:** 05/22/2024

**PLAN COMMISSION:** 10/17/2024  
**SCALE:** 1" = 40'

**SOUTH ELEVATION - PHASE I ONLY**

**MATERIAL LEGEND**

- |                      |                                 |
|----------------------|---------------------------------|
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| 6. METAL - COLOR 1   | 12. CEMENTITIOUS PANELS         |



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**APPLICANT:** 1200 W Fulton Partners LLC  
**ADDRESS OF PROJECT:** 1200 W. FULTON MARKET  
**INTRODUCTION:** 05/22/2024

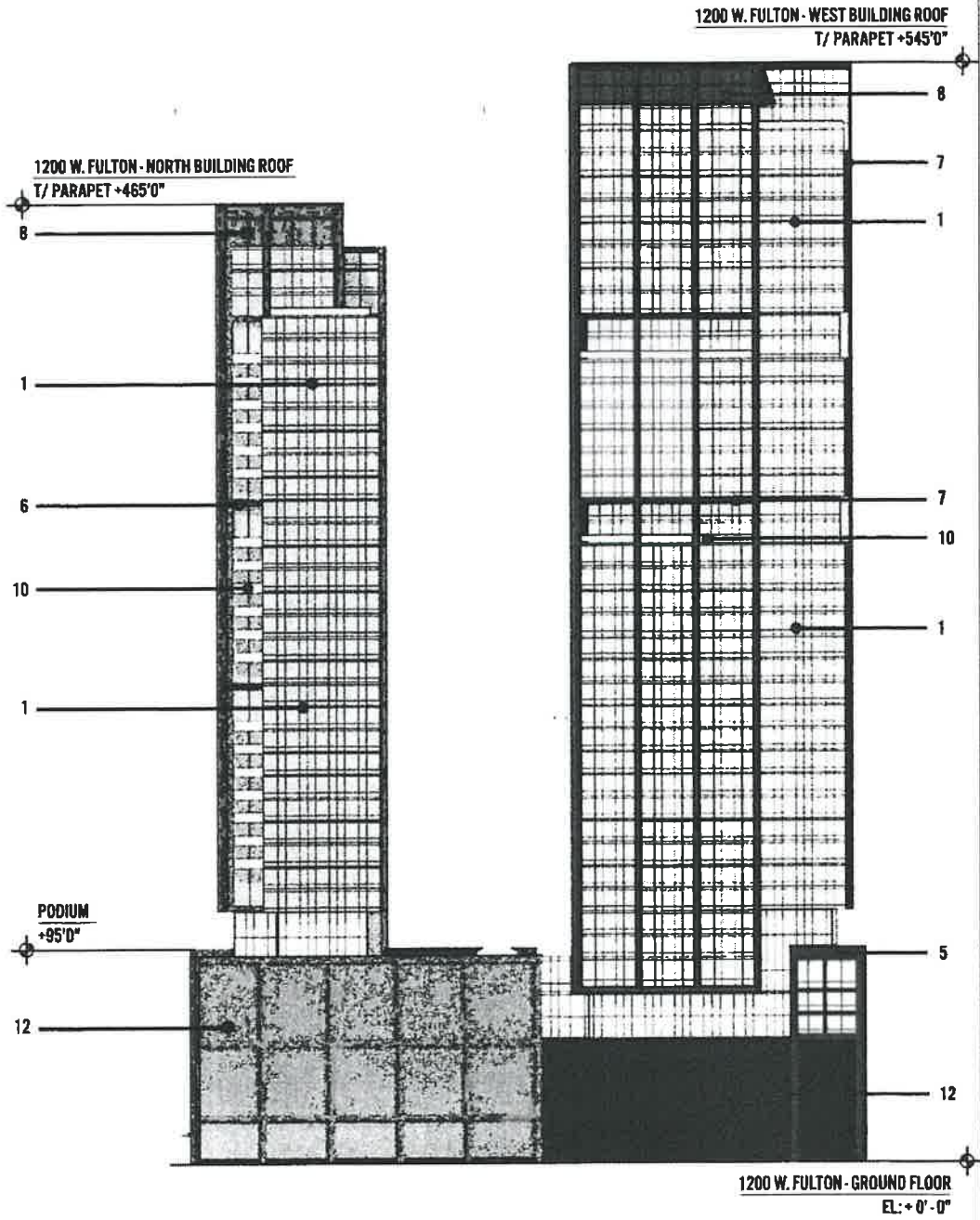
**PLAN COMMISSION:** 10/17/2024

**SCALE:** 1" = 40'

**WEST ELEVATION**

**MATERIAL LEGEND**

- |                      |                                 |
|----------------------|---------------------------------|
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| 6. METAL - COLOR 1   | 12. CEMENTITIOUS PANELS         |

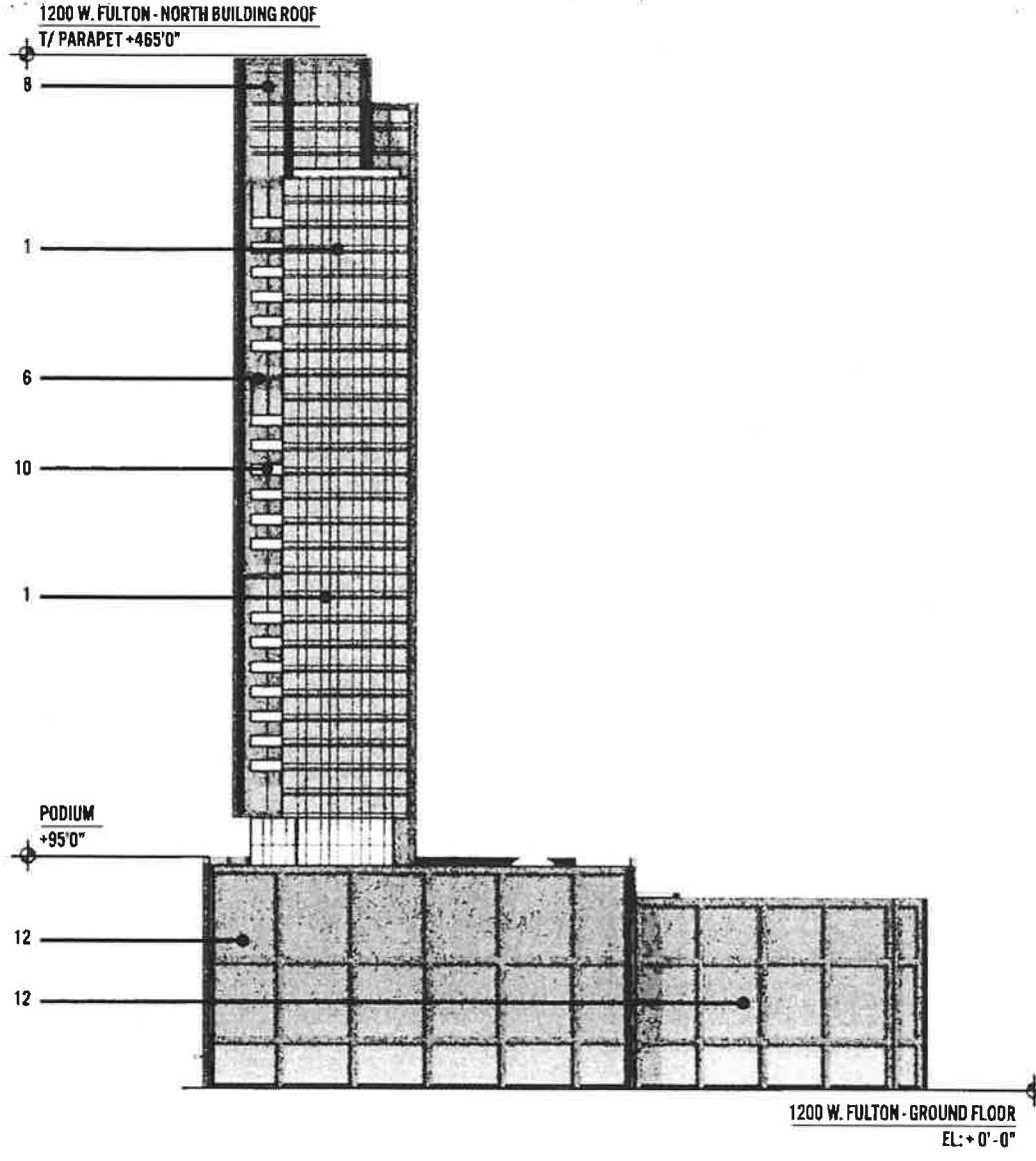


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**ADDRESS OF PROJECT:** 1200 W. FULTON MARKET  
**INTRODUCTION:** 05/22/2024  
**PLAN COMMISSION:** 10/17/2024  
**SCALE:** 1" = 40'  
**WEST ELEVATION - PHASE I ONLY**

**MATERIAL LEGEND**

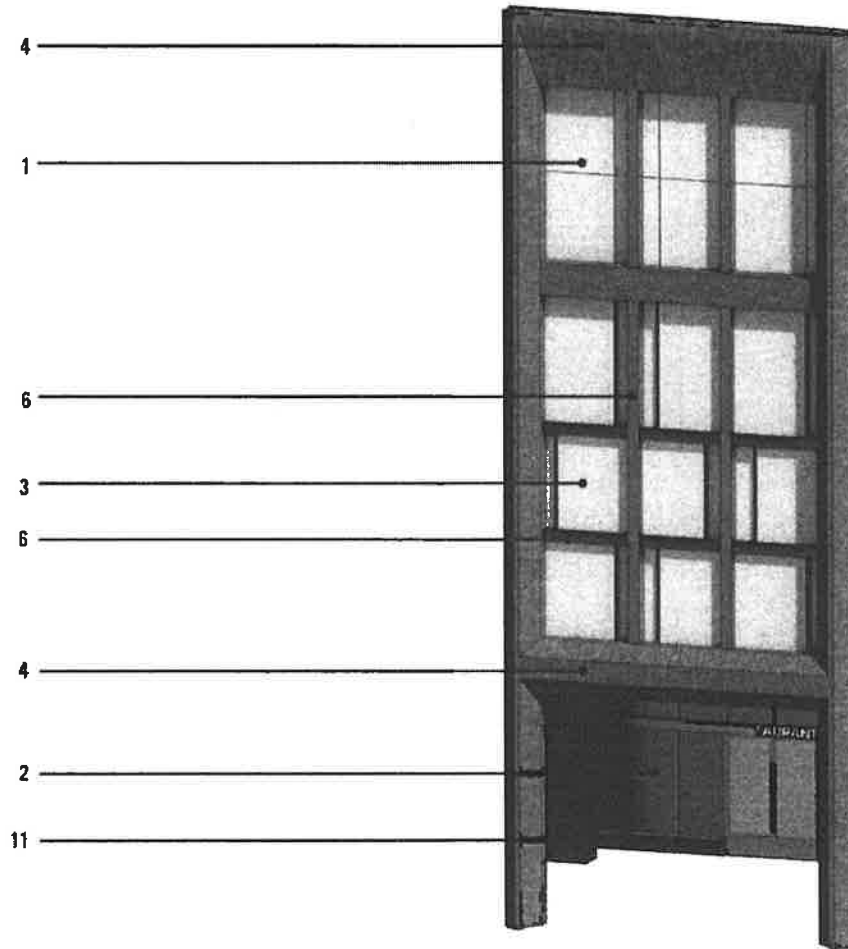
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Final for Publication

**MATERIAL LEGEND**

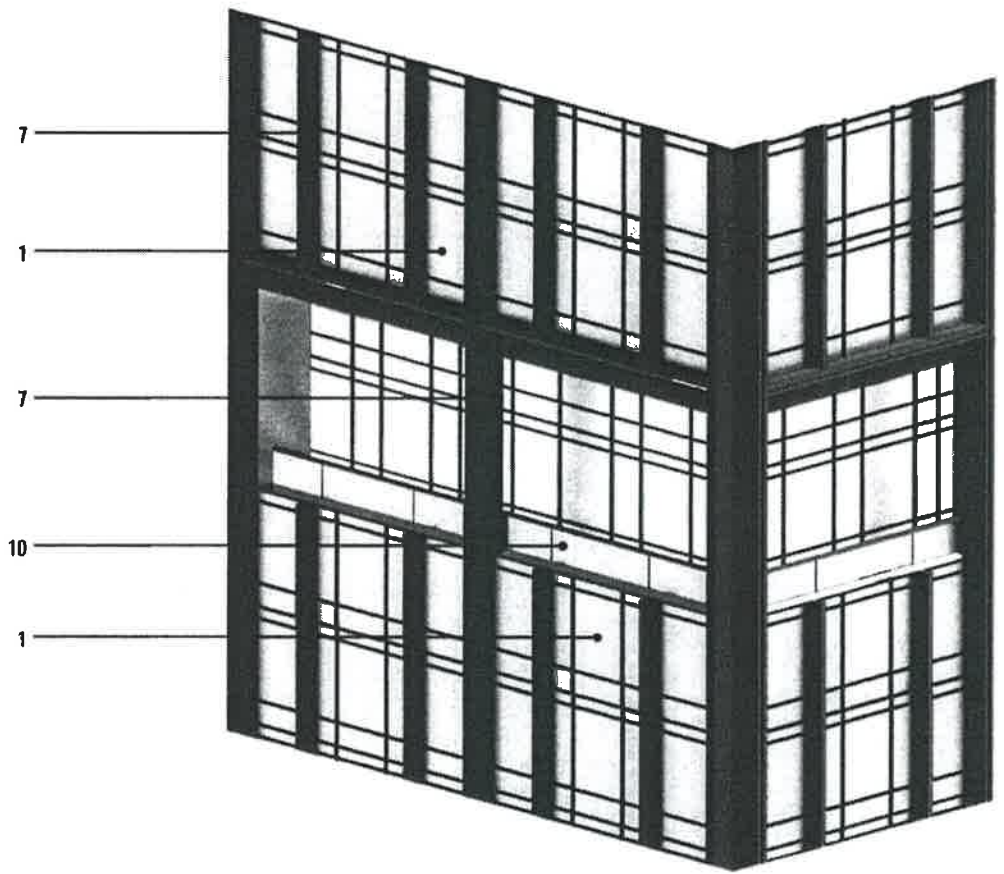
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- 2. STOREFRONT GLASS
- 3. FRIT GLASS
- 4. MASONRY - COLOR 1
- 5. MASONRY - COLOR 2
- 6. METAL - COLOR 1
- 7. METAL - COLOR 2
- 8. LOUVERS
- 9. BALCONY WITH METAL RAILINGS
- 10. BALCONY WITH GLASS RAILINGS
- 11. GRANITE BASE



APPLICANT: 1200 W Fulton Partners LLC			AXDN - BASE
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: N.T.S	

**MATERIAL LEGEND**

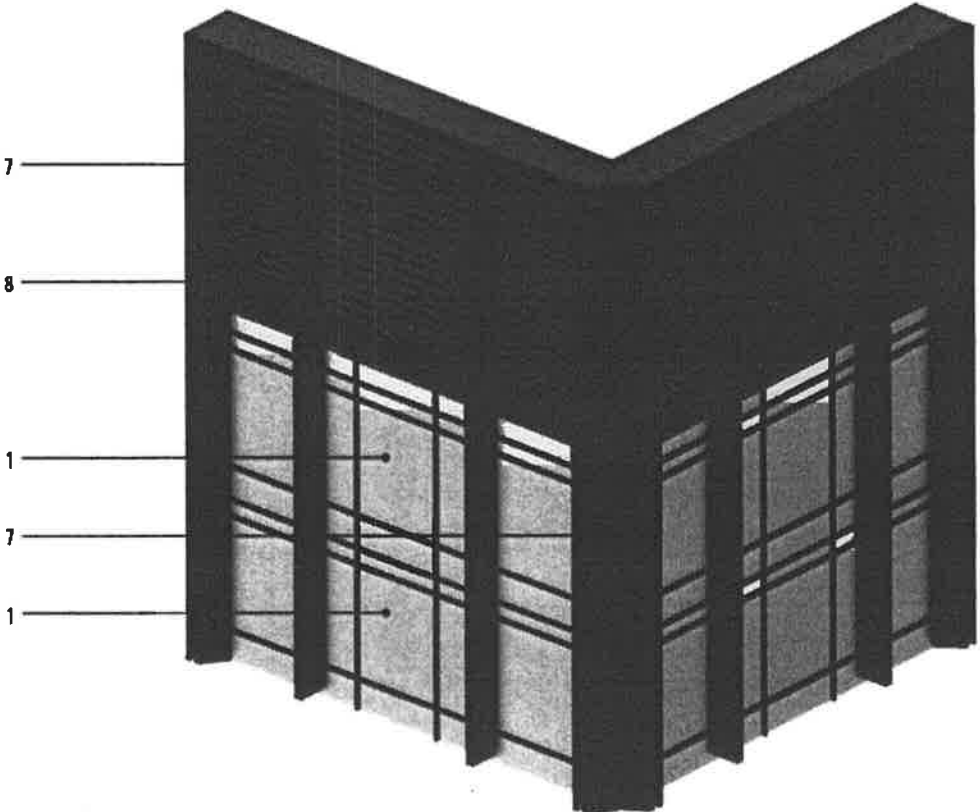
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- 2. STOREFRONT GLASS
- 3. FRIT GLASS
- 4. MASONRY - COLOR 1
- 5. MASONRY - COLOR 2
- 6. METAL - COLOR 1
- 7. METAL - COLOR 2
- 8. LOUVERS
- 9. BALCONY WITH METAL RAILINGS
- 10. BALCONY WITH GLASS RAILINGS
- 11. GRANITE BASE



APPLICANT: 1200 W Fulton Partners LLC			AXON - MIDDLE
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: N.T.S	

MATERIAL LEGEND

- 1. WINDOW WALL GLASS
- 2. STOREFRONT GLASS
- 3. FRIT GLASS
- 4. MASONRY - COLOR 1
- 5. MASONRY - COLOR 2
- 6. METAL - COLOR 1
- 7. METAL - COLOR 2
- 8. LOUVERS
- 9. BALCONY WITH METAL RAILINGS
- 10. BALCONY WITH GLASS RAILINGS
- 11. GRANITE BASE



APPLICANT: 1200 W Fulton Partners LLC			AXON-TOP
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: N.T.S	