

PD 1602

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02/19/2025_PD Adoption **2**

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*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 22531)
(Common Address: 1325 W. Fulton St.)*

RBPD 1602

[SO2024-0012169]

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

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

West Fulton Street; North Elizabeth Street; a line 165.74 feet south of and parallel to West Fulton Street; and North Ada Street,

to those of the DX-7 Downtown Mixed-Use District.

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

West Fulton Street; North Elizabeth Street; a line 165.74 feet south of and parallel to West Fulton Street; and North Ada Street,

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

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

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

Residential-Business Planned Development No. 1602

Planned Development Statements.

1. The area delineated herein as Planned Development Number to be determined ("Planned Development") consists of approximately 74,692 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1325 West Fulton LLC is the "Applicant" for this Planned Development pursuant to authorization from the owner of the Property.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by 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.

4. This plan of development consists of 19 Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line; a Site Plan; a Site Plan (Phase I Interim Condition); a Podium Roof Plan; a Podium Roof Plan (Phase I Interim Condition); a Typical Plan; a Typical Plan (Phase I Interim Condition); a Landscape Plan; a Landscape Plan (Phase I Interim Condition); a Parkway Section; a Landscape Detail; Building Elevations (North, North (Phase I Interim Condition), West, West (Phase I Interim Condition), South, South (Phase I Interim Condition), East and East (Phase I Interim Condition)), and Facade Axon Details (Podium Levels, Parking and Upper Levels); prepared by KFP and Park Fowler Plus and dated January 16, 2025; and the ARO Profile Form submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: residential on and above the ground floor; office; lodging; animal services (excluding overnight boarding and kennels); business equipment sales and service; business support services; communication service establishments; eating and drinking establishments (all, including taverns); financial services (excluding payday loan and pawn shops); food and beverage retail sales; medical service; personal service; general retail sales; participant sports and recreation (excluding outdoor); artisan manufacturing, production and industrial services (only as an accessory use to a principal retail use); co-located wireless communication facilities, accessory parking and non-accessory parking (subject to Section 17-10-0503), and incidental and accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 74,692 square feet and a base FAR of 7.0.

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

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

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

If construction of Phase 2 of the P.D. has not commenced within one year of issuance of the final certificate of occupancy for the principal building located in Phase 1 of the P.D., the Applicant shall cause a mural to be painted on the west facade of the podium of the principal building located in Phase 1, as noted on the West Elevation exhibit.

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. Except with respect to Subarea A, prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings, the Applicant shall submit a site plan, landscape plan and building elevations (a "Site Plan Submittal") for the specific subarea(s) or portion of specific subarea(s) for review and approval by DPD (each, a "Site Plan Approval"). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, only a Site Plan Submittal for such portion of the Property shall be required.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has

timely provided all Site Plan Submittals, the Commissioner shall issue such Site Plan Approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval by DPD, the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After Site Plan Approval, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Site Plan Submittal shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- g. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- h. statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;
 - (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses (e.g. office, retail etc.);
 - (6) number of dwelling units (if applicable);
 - (7) number of parking spaces;
 - (8) number of loading spaces/berths;
 - (9) a School Impact Study (if residential); and

- (10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Department's Division of Stormwater Management.

Site Plan Submittals shall include all other information necessary to illustrate substantial conformance to the P.D. and Design Guidelines

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 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.

* Numbering sequence error in original document.

17. The Applicant acknowledges and agrees that the rezoning of the Property from an 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 240 dwelling units in three subareas: 80 in Subarea A, 50 in Subarea B, and 110 in Subarea C (the "Project"). The Applicant intends to construct owner-occupied units.

Developers of owner-occupied projects in downtown districts must provide between 16 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability as described in subsection (F)(3) of the ARO, and may satisfy their affordable housing obligation through: (a) the establishment of 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; provided, however, if the developer elects not to provide at least 25 percent of the required affordable units on-site, the in lieu fee amount per unit shall increase by 25 percent (the "Premium Fee").

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(3) of the ARO. As a result, the Applicant's affordable housing obligation is 48 (20 percent of 240). The Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the City's Affordable Housing Opportunity Fund in the amount of \$13,048,920 (48 x the Premium Fee of \$271,852.50 per unit), as adjusted in accordance with the ARO (the "Cash Payment"). It is hereby agreed that 50 percent of the Cash Payment (the "Gap Funds") shall be released from the Affordable Housing Opportunity Fund to a developer of an affordable housing project in the 27th Ward, as identified by DOH in consultation with the local Alderperson (the "Affordable Project"), to fill a gap in the Affordable Project's financing. DOH shall deposit the Gap Funds in escrow at the closing of the construction financing for the Affordable Project, provided the Affordable Project is subject to requirements and regulations pertaining to affordability that are stricter than the ARO requires.

If, following the passage of this P.D., the Applicant requests any material change to its method of compliance with the ARO, such as electing to locate affordable units on-site or off-site or changing the target affordability level, or chooses to decrease the number of dwelling units in the Project, after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending this P.D., provided however, the Applicant must update and resubmit the revised AHP form to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission regarding such change. Prior to the issuance of any building permits for any residential building in the Project, including, without limitation, excavation or foundation permits, the Applicant must make the Cash Payment to the City for deposit in the Affordable Housing Opportunity Fund. The Commissioner of DOH may enforce remedies for any breach of this Statement, 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.

18. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, the Planned Development is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the City's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the conversion fee may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment.
19. This Planned Development shall be governed by Section 17-13-0612. 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 the DX-7 Downtown Mixed-Use District.

[Existing Land-Use Map; Existing Zoning Map; Boundary and Property Line Map; Site Plan; Site Plan (Phase I Interim Condition); Podium Roof Plan; Podium Roof Plan (Phase I Interim Condition); Typical Plan; Typical Plan (Phase I Interim Condition); Landscape Plan; Landscape Plan (Phase I Interim Condition); Parkway Section; Landscape Detail; North Building Elevation; North Building Elevation (Phase I Interim Condition); West Building Elevation; West Building Elevation (Phase I Interim Condition); South Building Elevation (Phase I Interim Condition); East Building Elevation (Phase I Interim Condition); and Façade Axon Details (Podium Levels, Parking and Upper Levels) Referred to in these Plan of Development Statements printed on pages 24651 through 24674 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. 1602**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	110,966 square feet
Area of Public Rights-of-Way (square feet):	36,274 square feet
Net Site Area (square feet):	74,692 square feet
Subarea A:	36,528 square feet
Subarea B:	9,943 square feet
Subarea C:	28,221 square feet
Maximum Floor Area Ratio:	11.5
Subarea A:	8.35
Subarea B:	15.69
Subarea C:	14.09
Maximum Proposed Dwelling Units:	240
Subarea A:	80
Subarea B:	50
Subarea C:	110
Maximum Off-Street Parking Spaces:	360
Subarea A:	195*
Subarea B:	0
Subarea C:	165
Minimum Bicycle Parking Spaces:	1 per dwelling unit
Minimum Off-Street Loading Berths:	2 (10 feet by 25 feet) per Subarea
Maximum Building Height:	
Subarea A:	438 feet
Subarea B:	301 feet
Subarea C:	538 feet
Minimum Setbacks:	In accordance with plans

* Parking in Subarea A is to be shared between Subareas A and B.

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ARO Intake Application

Submission ID: 899906

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://council.illinois.gov/legislation/legislation.aspx?area=latest&item=2021-13987>.

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 2-44-10 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 6.2 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.cityofchicago.org/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

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

Applicant Name *	Applicant Contact Person *
Sulo Development	Dominic Sulo
Applicant Email *	Applicant Phone *
dominic@sulodevelopment.com	(708) 254-4878
Applicant Address *	
1809 W Chicago Ave, Unit 4E	
Attorney Name *	Attorney Email *
Katie Jahnke Dale	katie.dale@usdlapiper.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
1325		W	FULTON
Zip Code *	Ward *	ARO Zone *	
606071123	27	Downtown	
Development Name *		If you are working with a Planner at the City, what is his/her/their name?	
1325 W Fulton			
Zoning Application Number (if applicable)		Council Introduction Date *	
		9/18/2024	

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

ARO Trigger *	Development Type *
Zoning Entitlement	Ownership
Total Units *	
240	

Is your Project in a Transit Served Location? *

with 4.0 FAR (100% on-site requirement)

Estimated date marketing will begin *

5/1/2025

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) *

7/1/2026

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ARO Requirements

ARO Option

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

ARO Option

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

ARO Option *

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

ARO Option *

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

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
48	0	24
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
0	0	48
In-Lieu Amount Owed *	On-Site Units To CLIHTE or CHA *	
\$13,048,920	0	

*The Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the City's Affordable Housing Opportunity Fund in the amount of \$13,048,920 (48 x the Premium Fee of \$271,852.50 per unit)

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 *

[Click to Upload ARO Spreadsheet.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLIHTE 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. 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

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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 *

Emily L. Becker

Summary

Work Log

Submission Date: 08/14/2024 04:39:12 PM

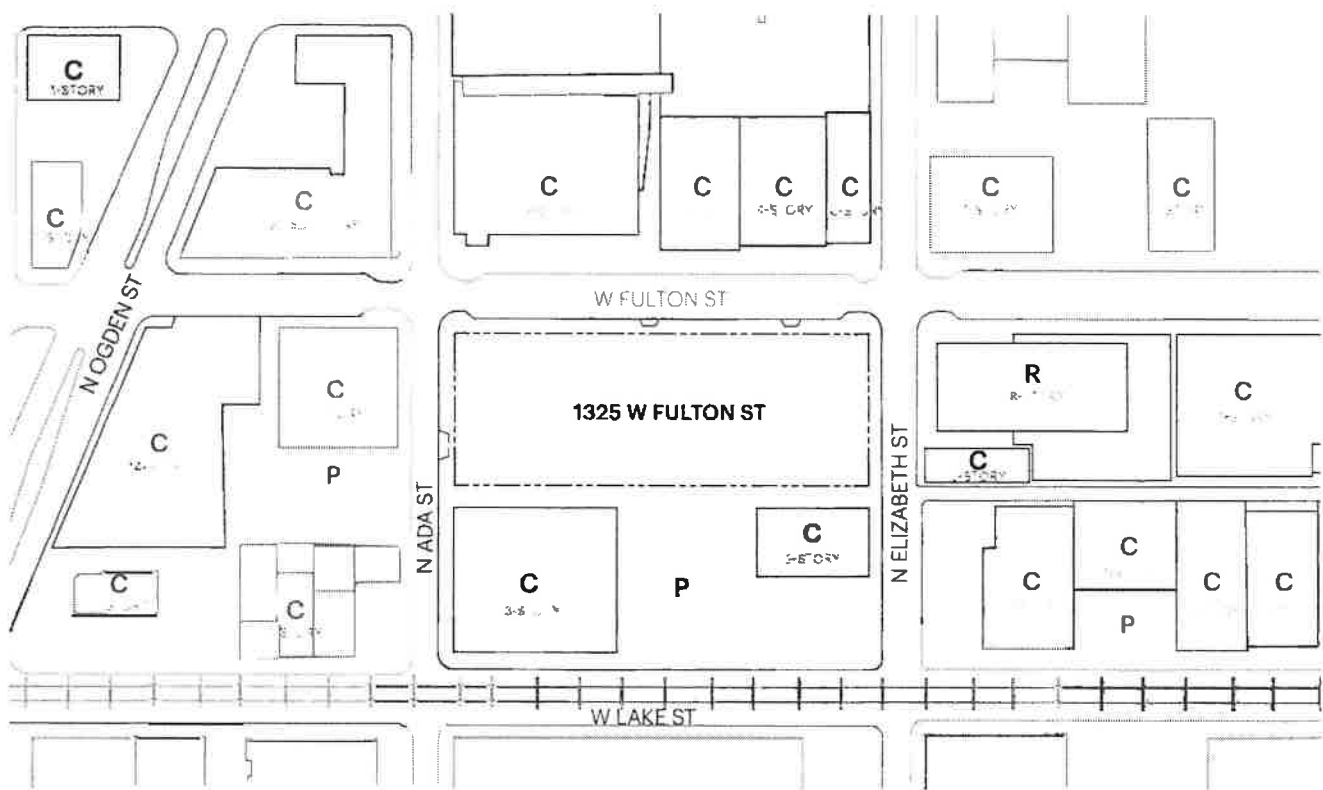
Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

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LEGEND

- R Residential
- C Commercial
- P Parking
- PROPERTY LINE



EXHIBIT 1: EXISTING LAND USE MAP

Applicant: 1325 West Fulton LLC
Address: 1325 West Fulton St, Chicago, IL 60607
Introduced: September 18, 2024
Plan Commission: January 16, 2025
1612702464.4

Final For Publication

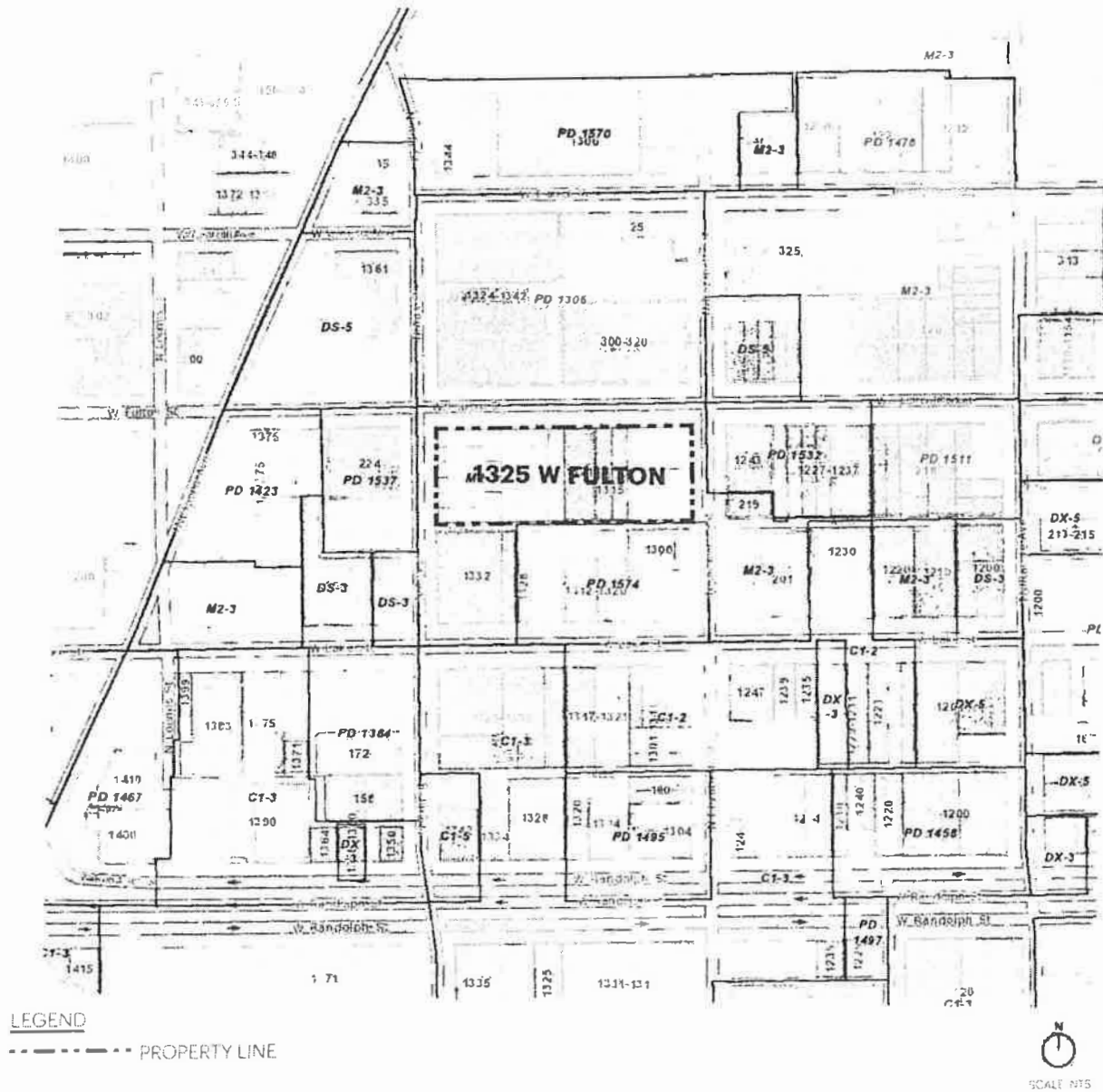
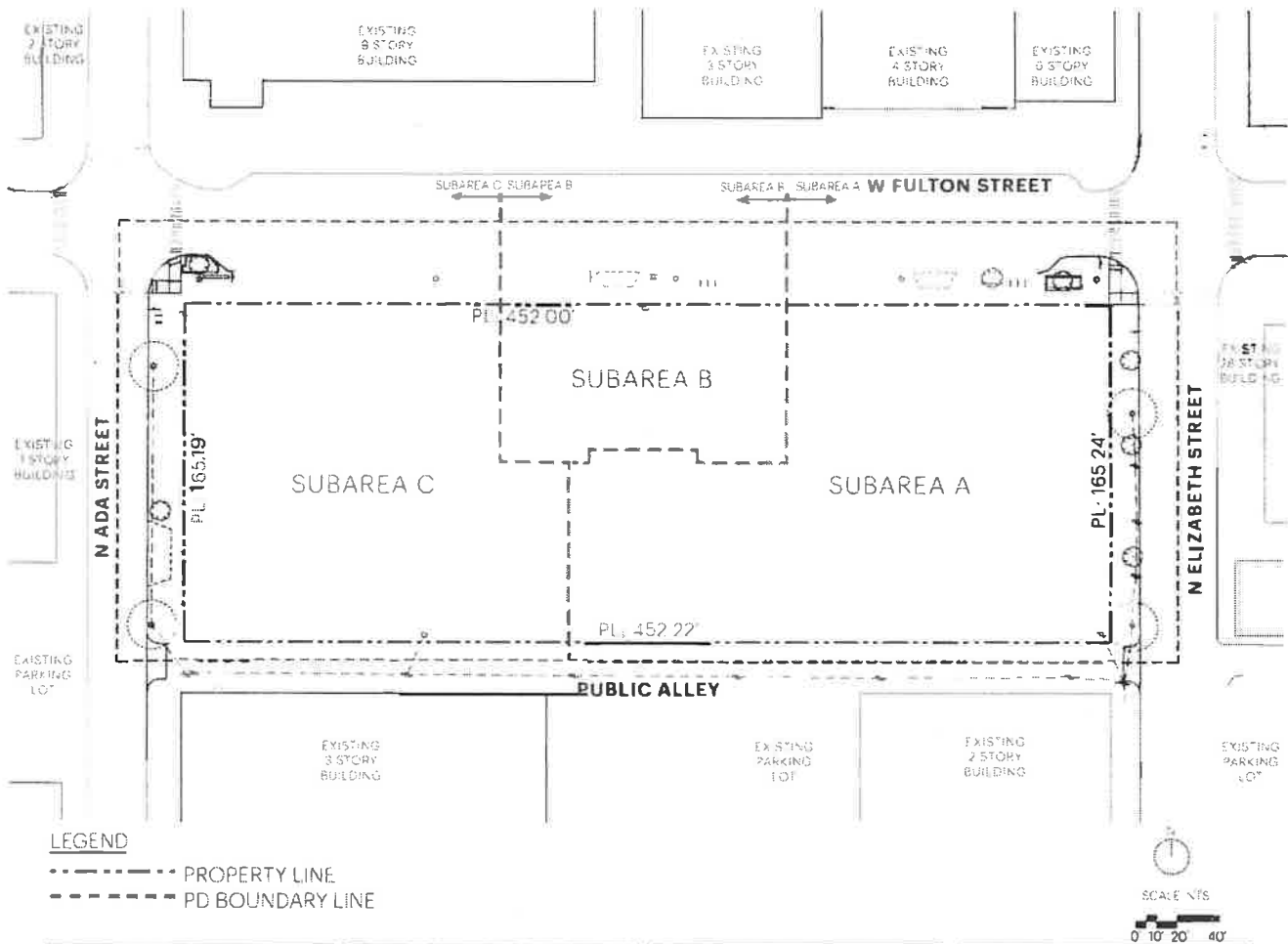


EXHIBIT 2: EXISTING ZONING MAP

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4

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SUBAREA A NET SITE AREA: 36,528 SF AREA IN RIGHT OF WAY: 15,800 SF GROSS SITE AREA: 51,659 SF	SUBAREA B NET SITE AREA: 9,943 SF AREA IN RIGHT OF WAY: 5,665 SF GROSS SITE AREA: 16,204 SF	SUBAREA C NET SITE AREA: 28,221 SF AREA IN RIGHT OF WAY: 14,809 SF GROSS SITE AREA: 43,105 SF	TOTAL SITE AREA NET SITE AREA: 74,692 SF AREA IN RIGHT OF WAY: 36,274 SF GROSS SITE AREA: 110,966 SF
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EXHIBIT 3: PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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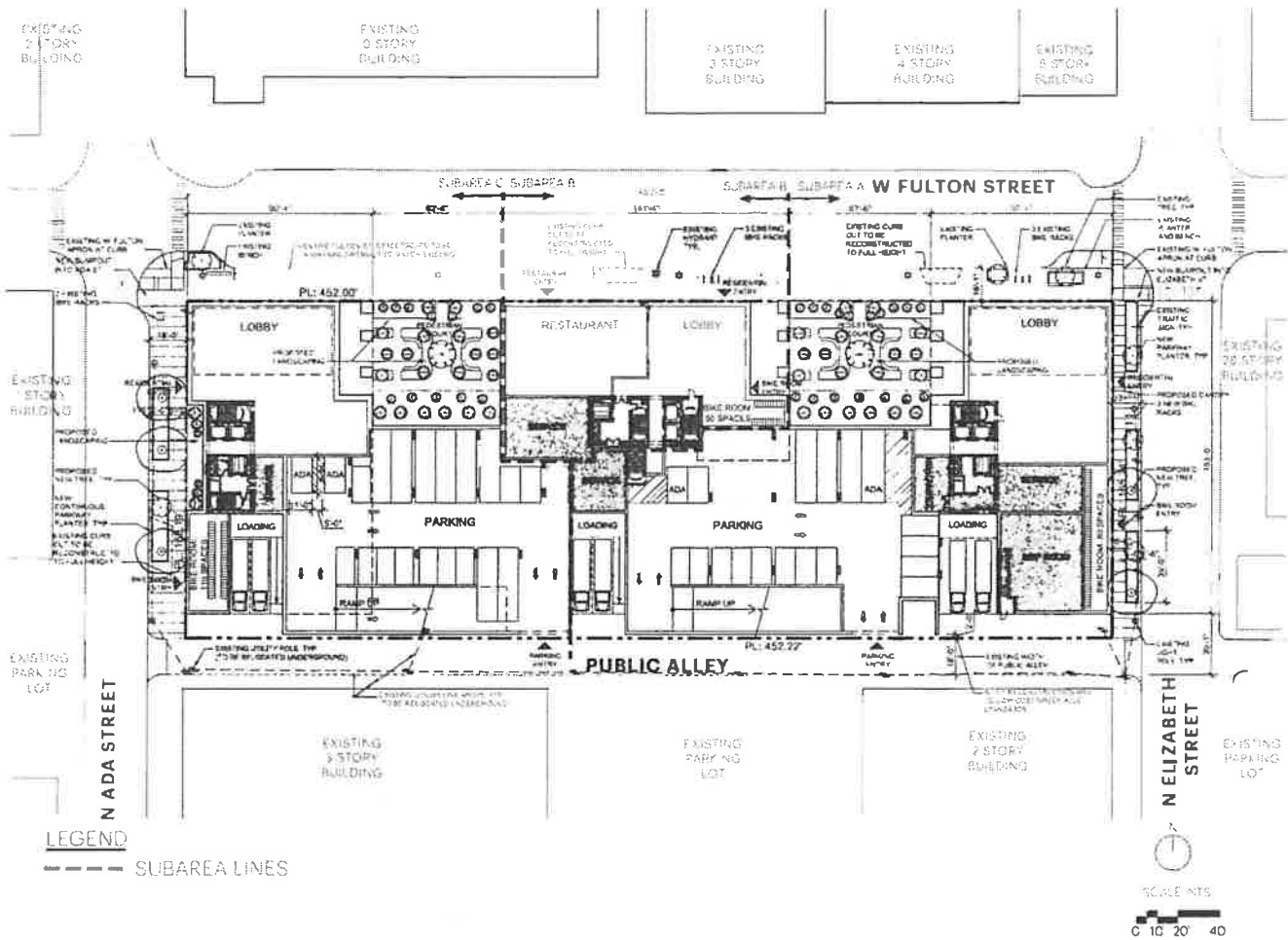


EXHIBIT 4: SITE PLAN

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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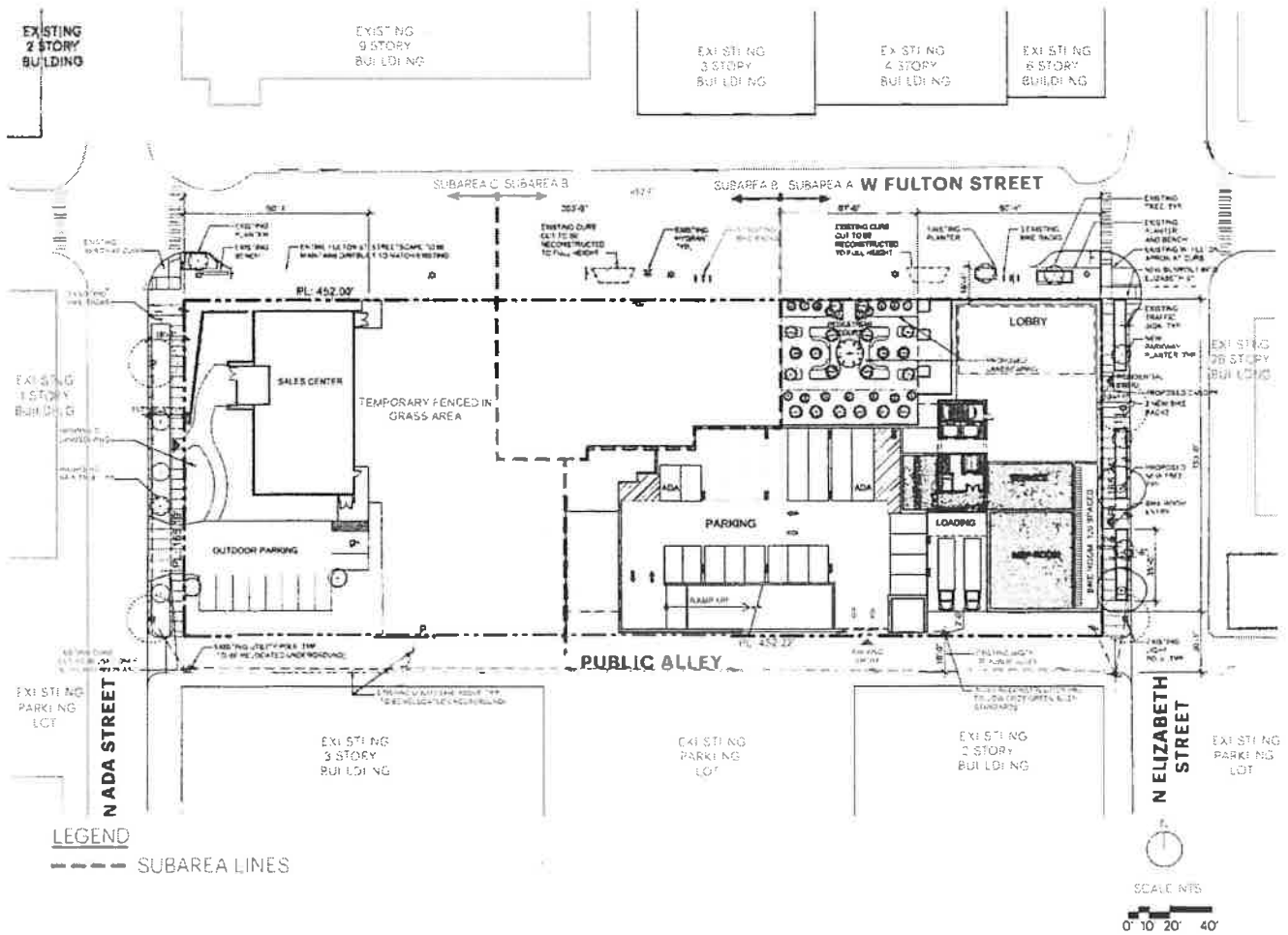


EXHIBIT 4A: SITE PLAN (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4

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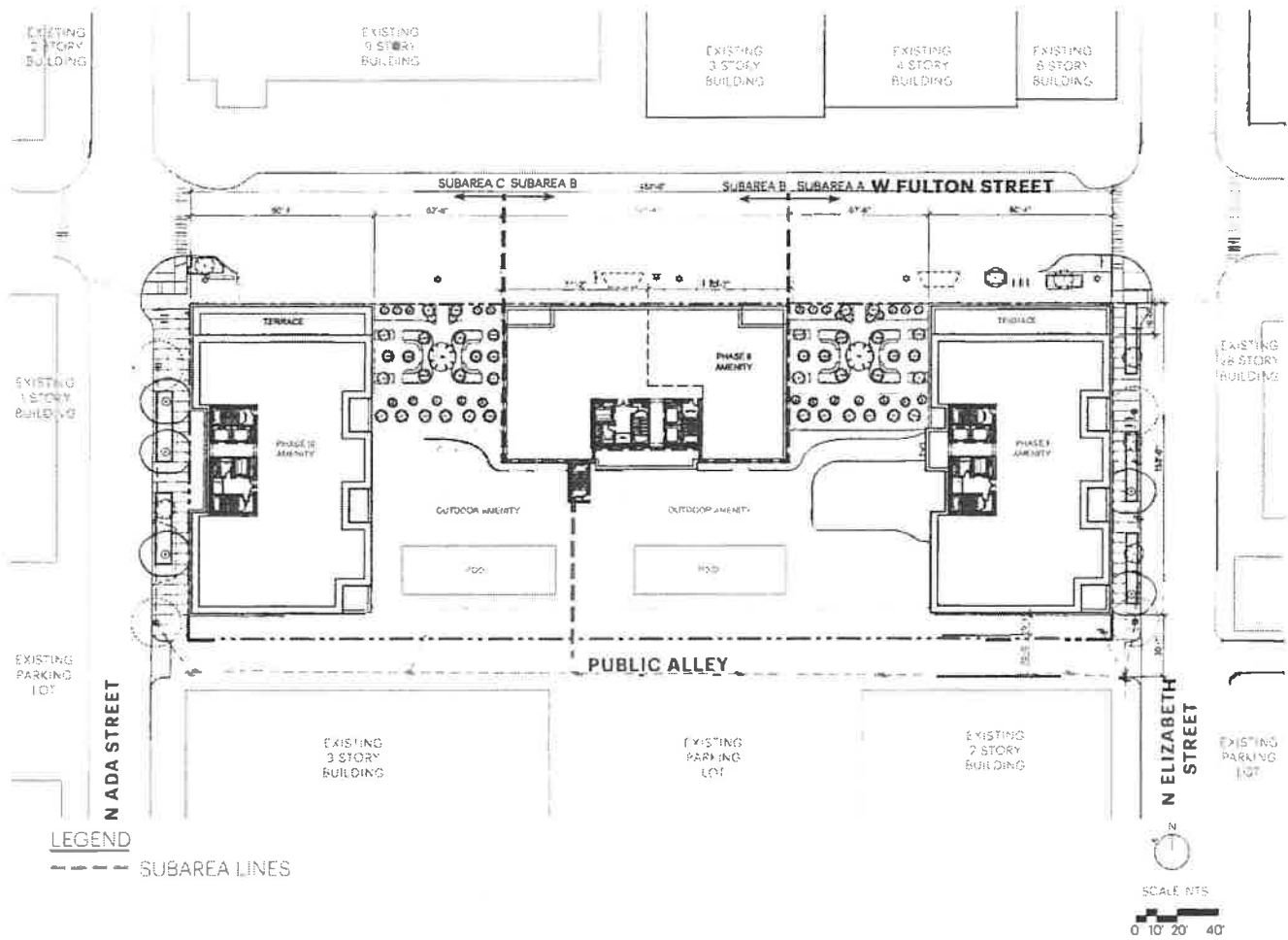


EXHIBIT 5: PODIUM ROOF PLAN

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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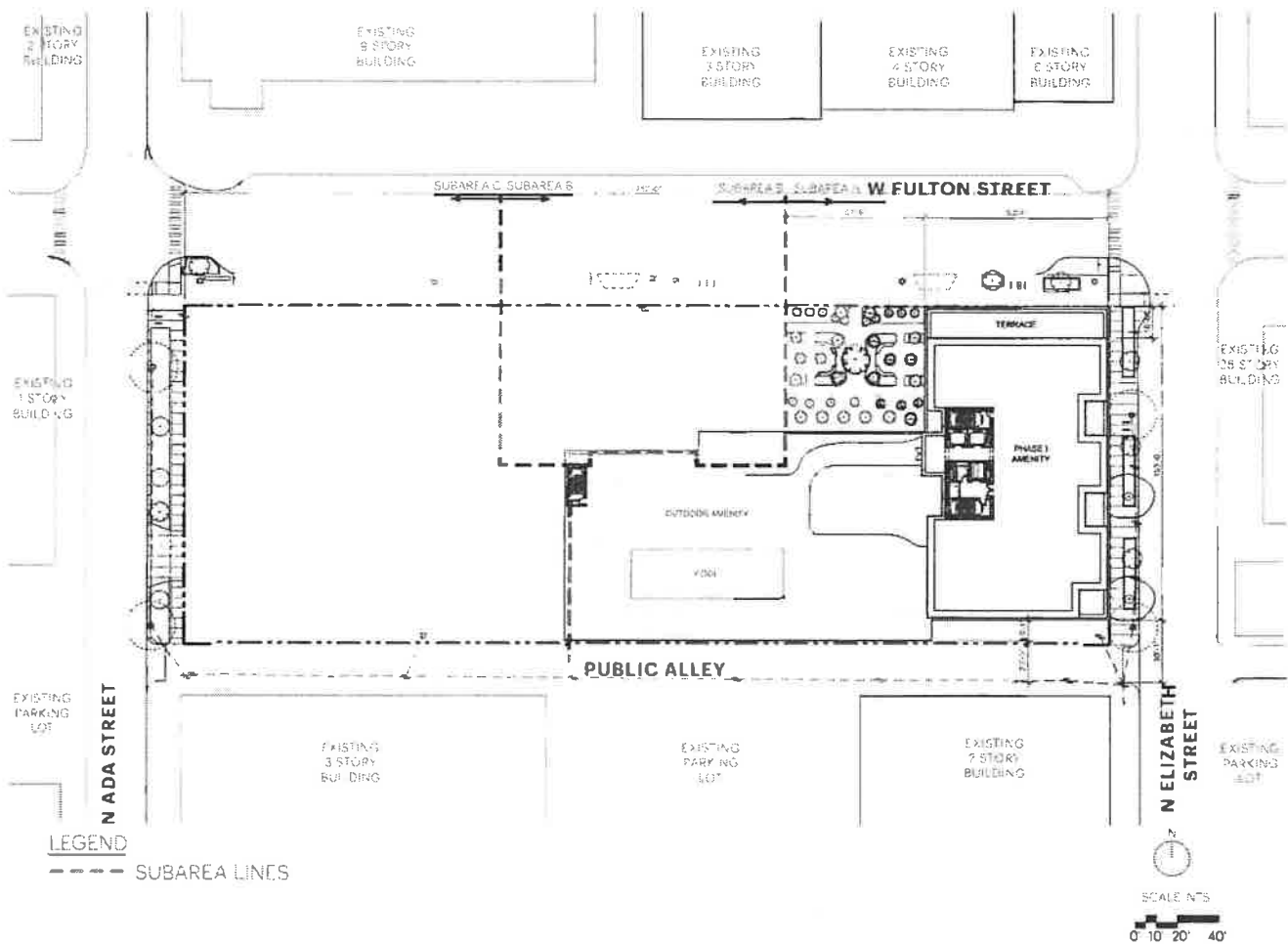


EXHIBIT 5A: PODIUM ROOF PLAN (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4

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EXHIBIT 6: TYPICAL PLAN

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4

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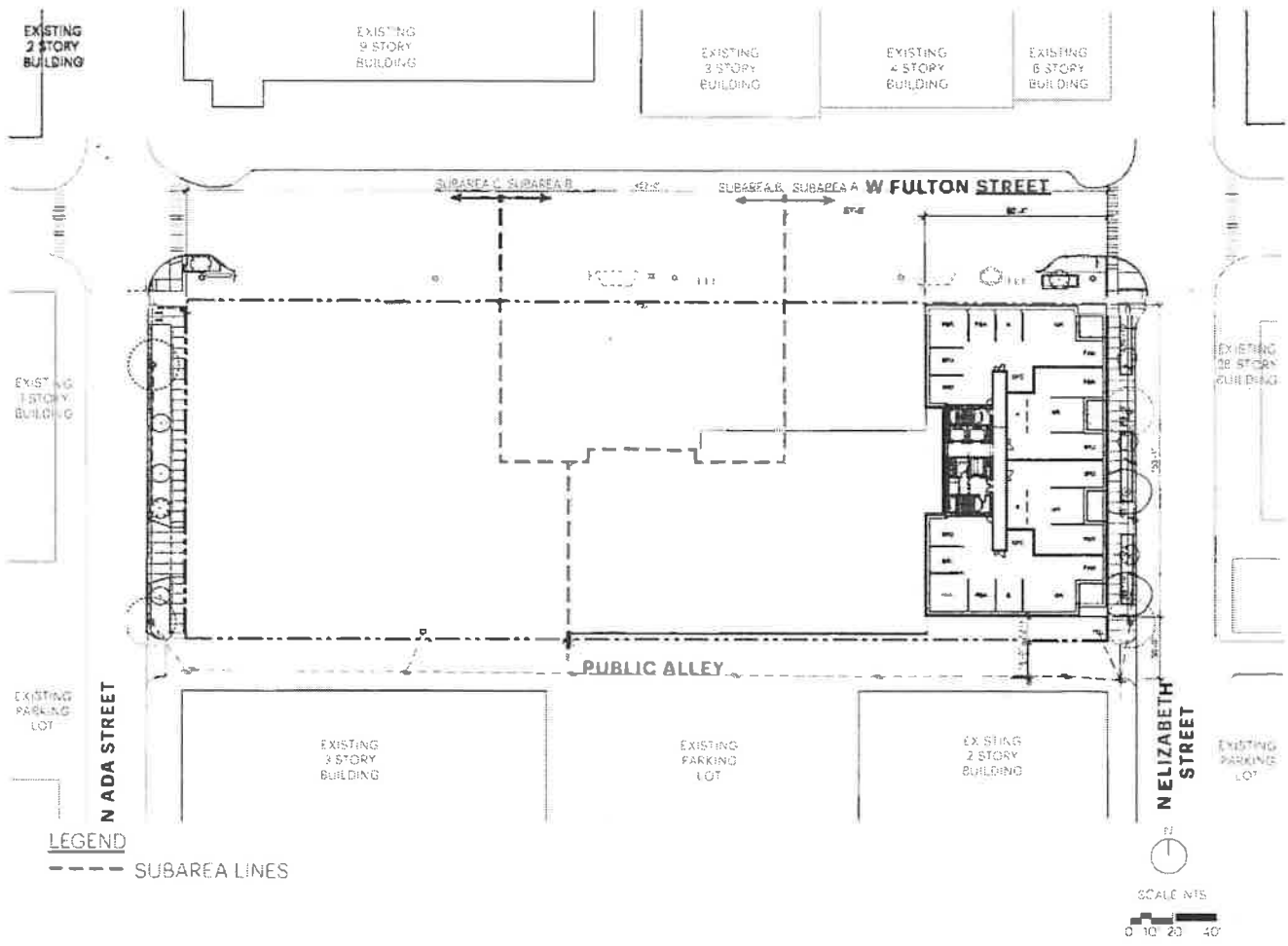


EXHIBIT 6A: TYPICAL PLAN (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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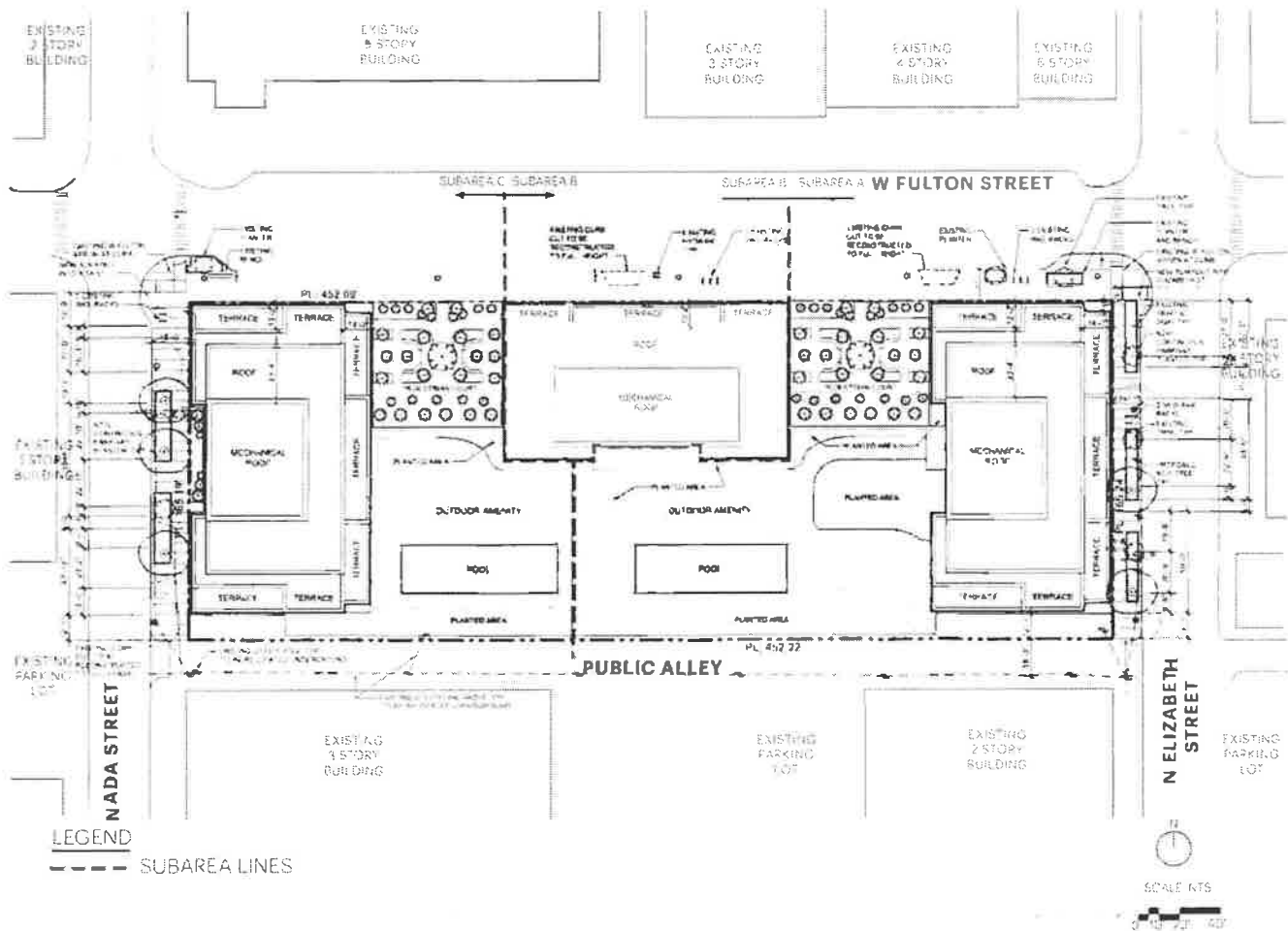


EXHIBIT 7: LANDSCAPE PLAN

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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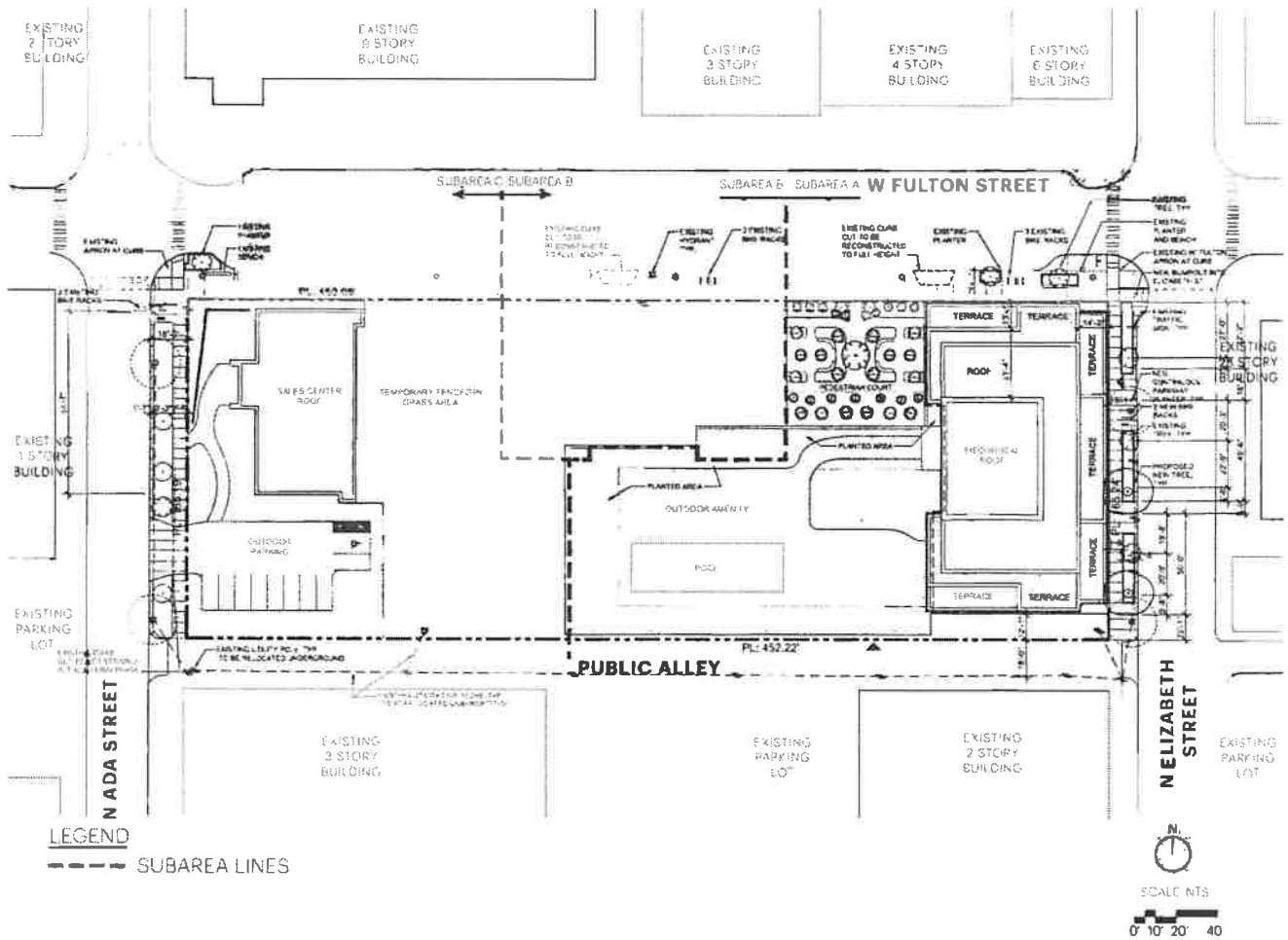


EXHIBIT 7A: LANDSCAPE PLAN (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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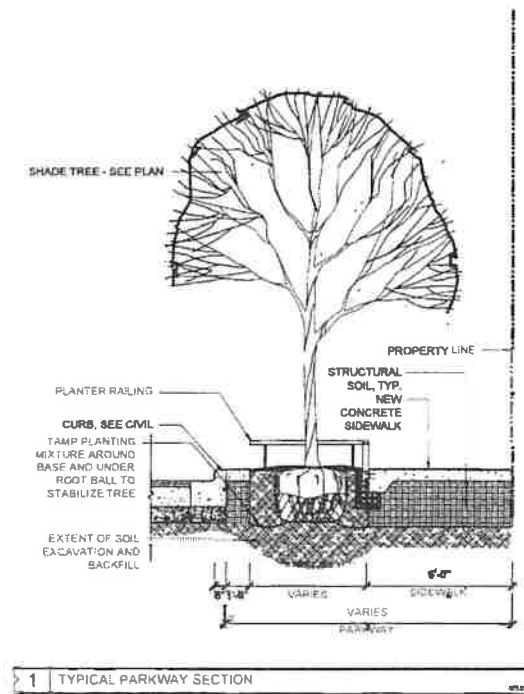


EXHIBIT 7B: PARKWAY SECTION

Applicant: 1325 West Fulton LLC
Address: 1325 West Fulton St. Chicago, IL 60607
Introduced: September 18, 2024
Plan Commission: January 16, 2025
1612702464.4

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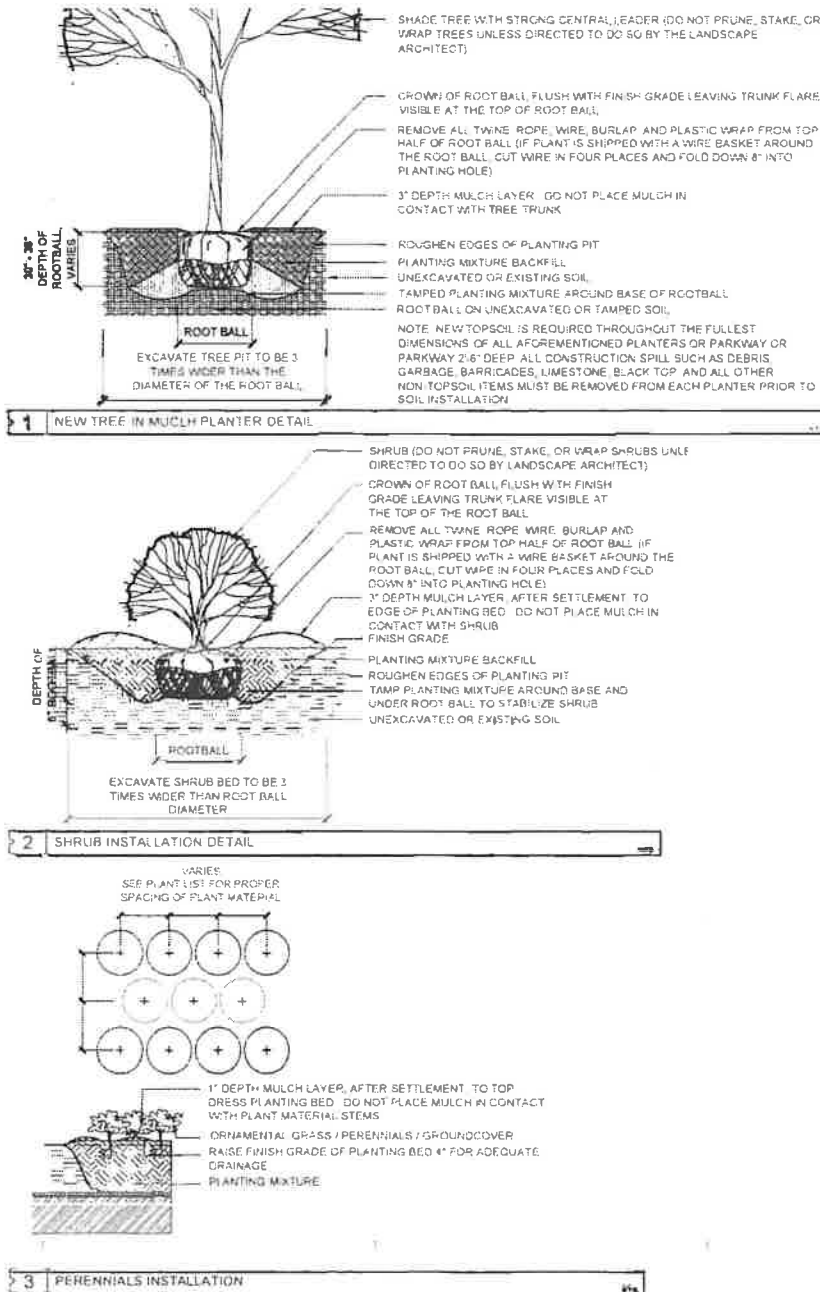
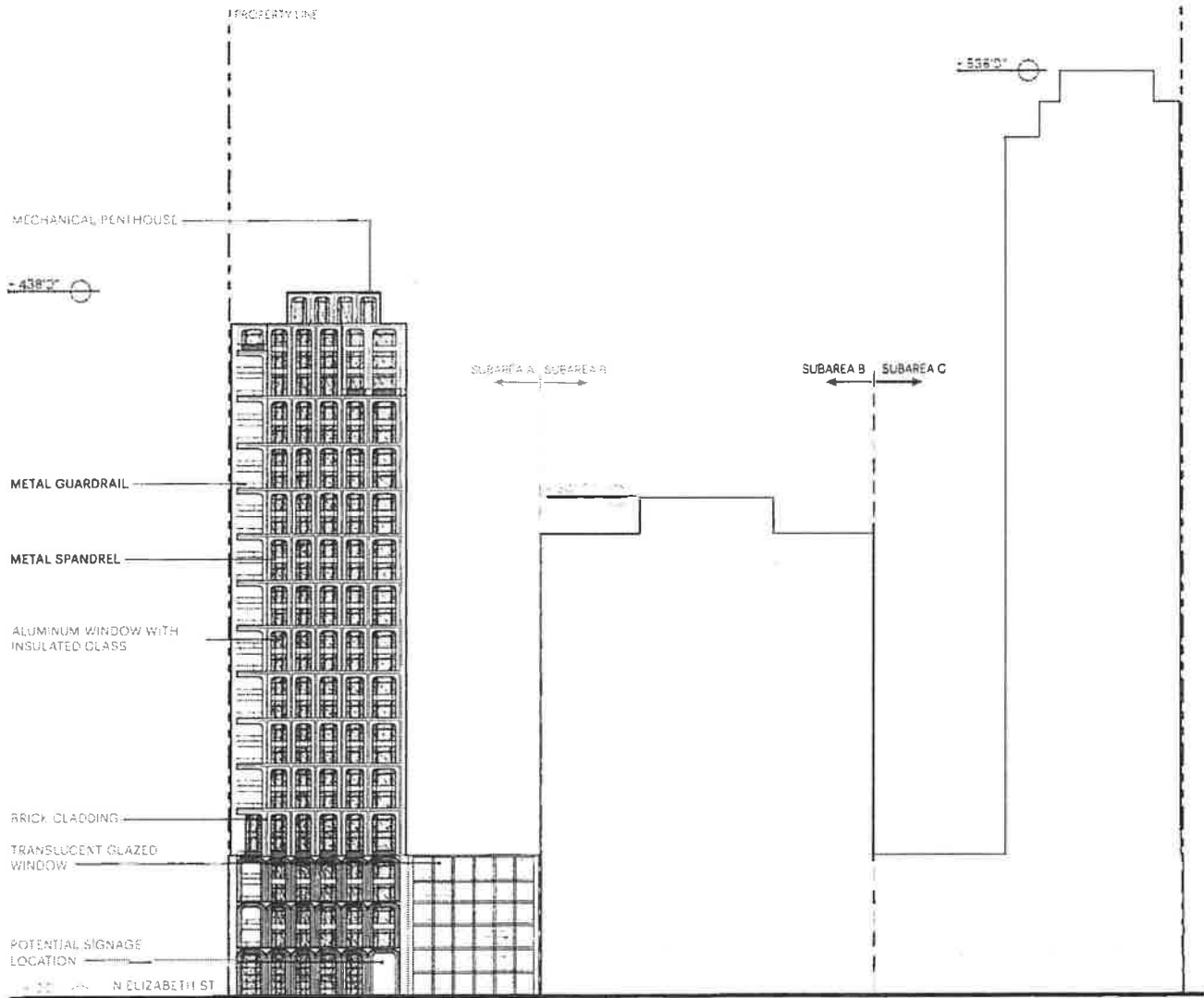


EXHIBIT 7C: LANDSCAPE DETAIL

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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W Fulton St Elevation

EXHIBIT 8: NORTH ELEVATION

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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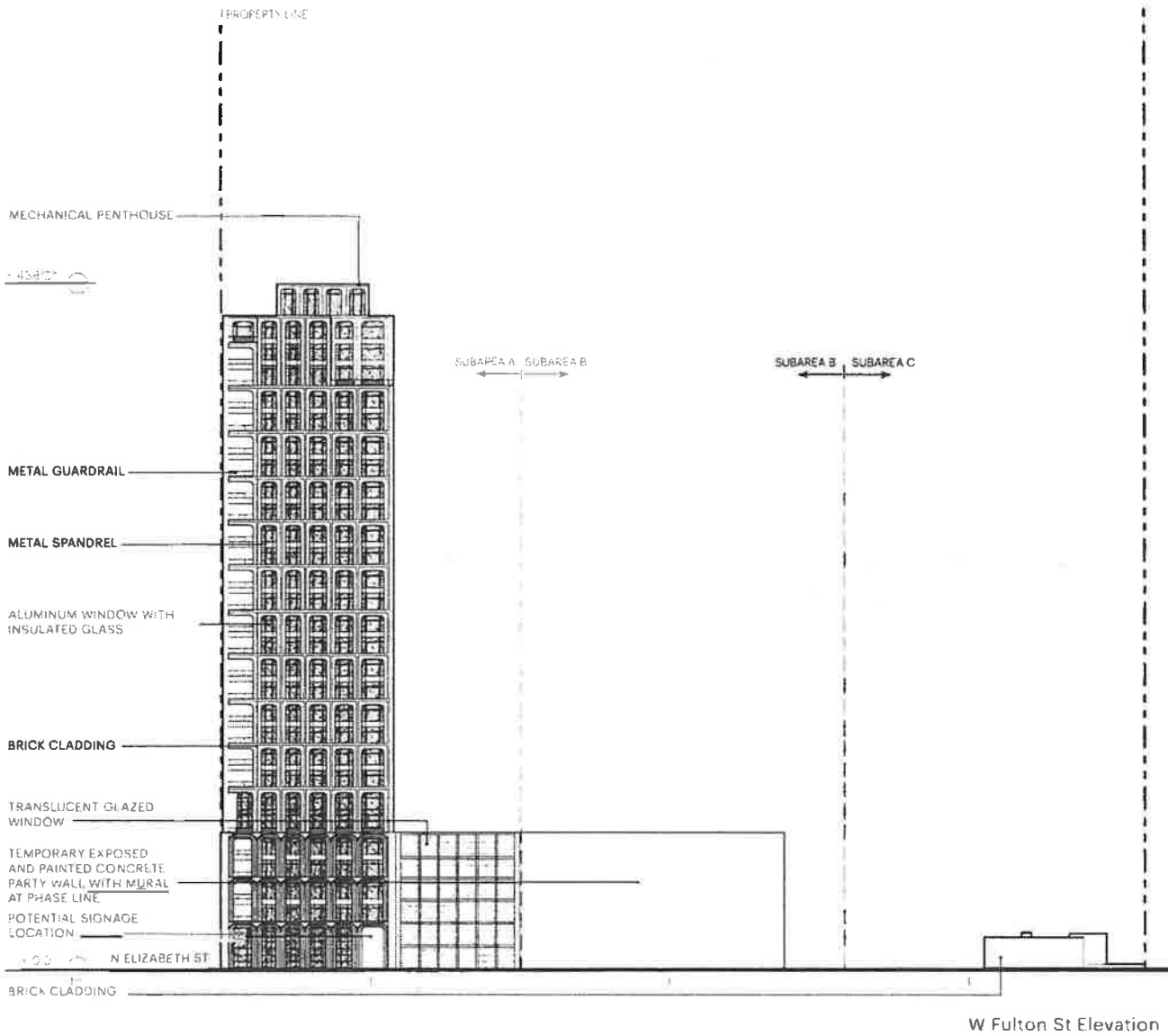
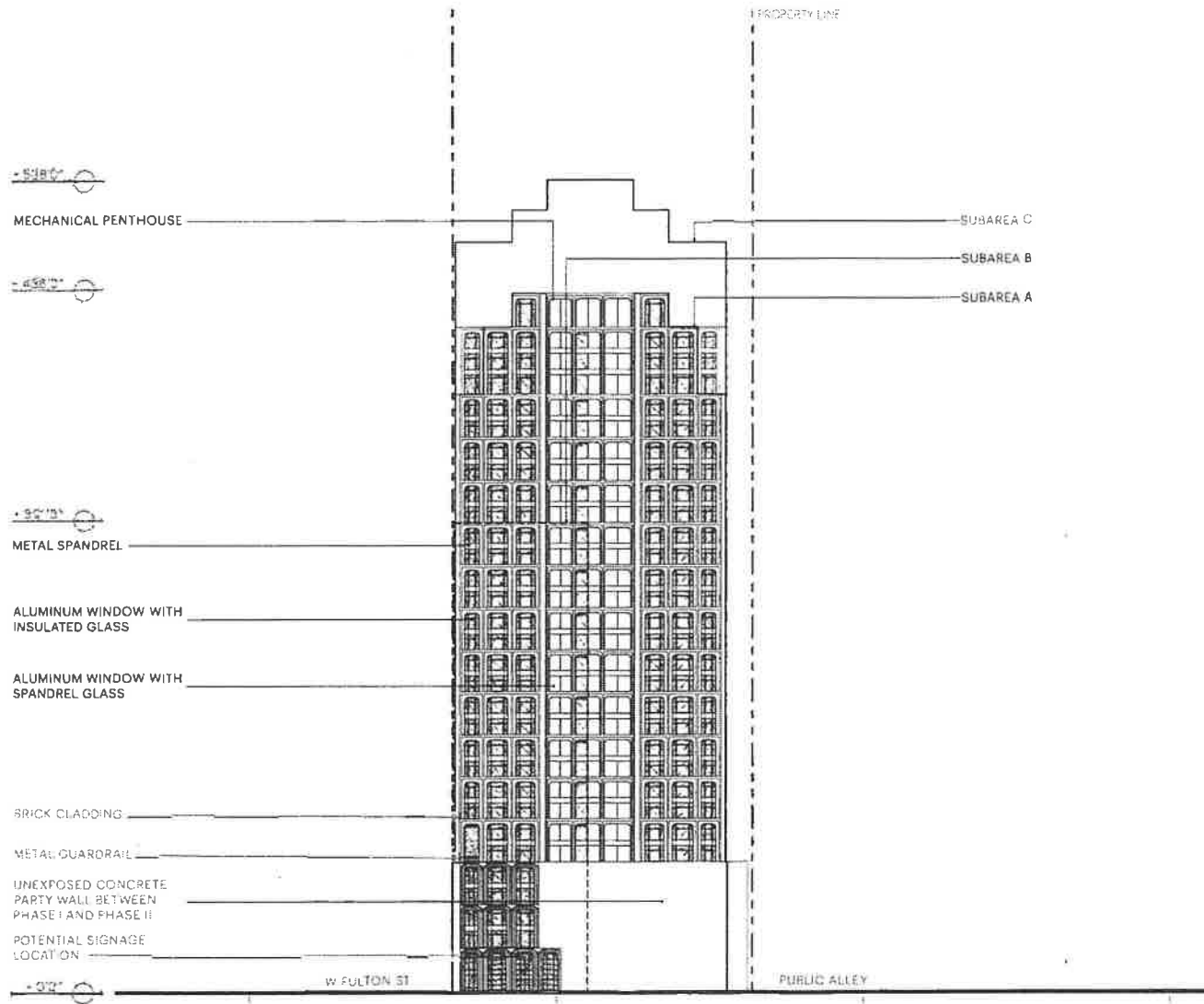


EXHIBIT 8A: NORTH ELEVATION (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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N Ada St Elevation

EXHIBIT 9: WEST ELEVATION

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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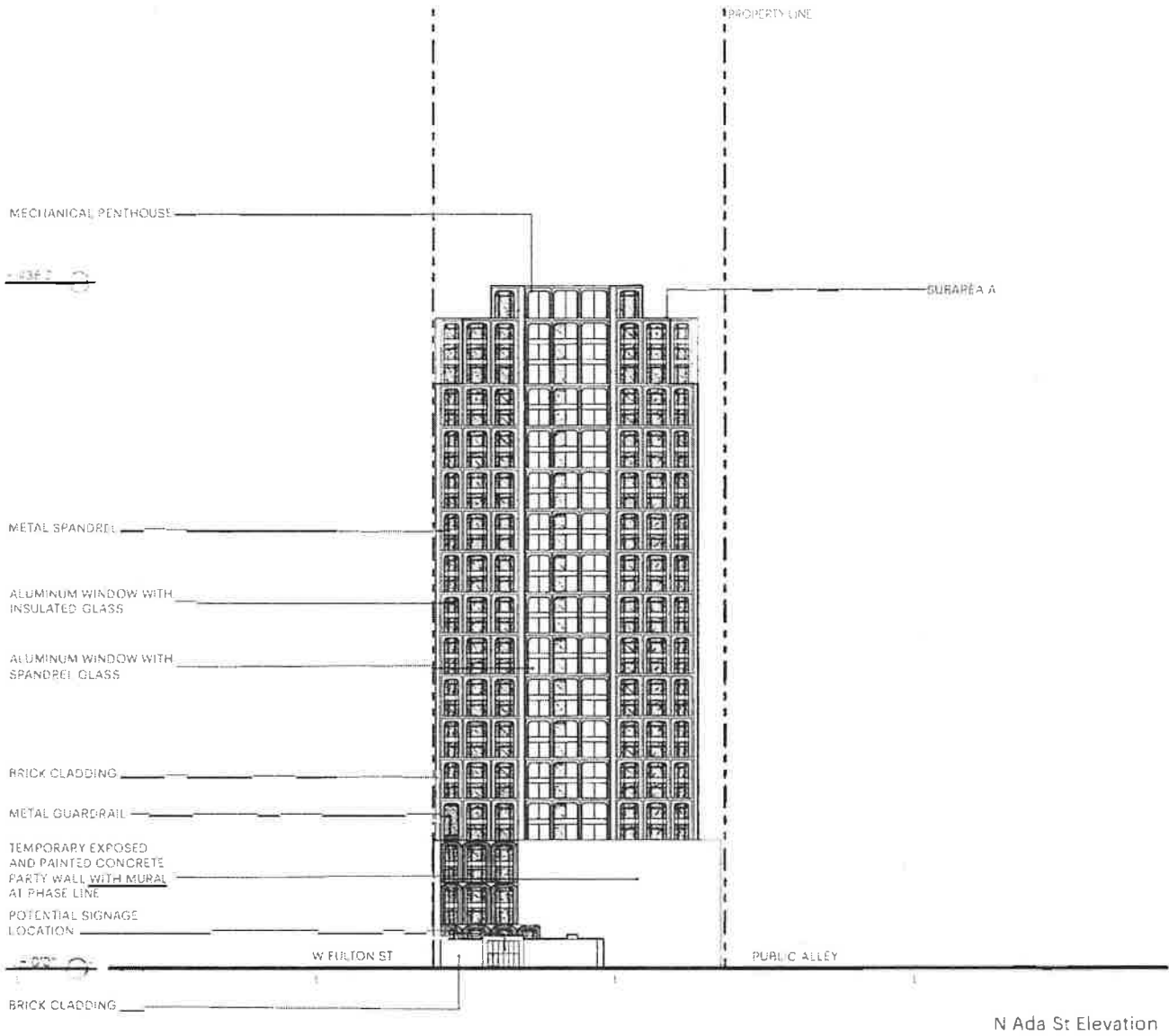
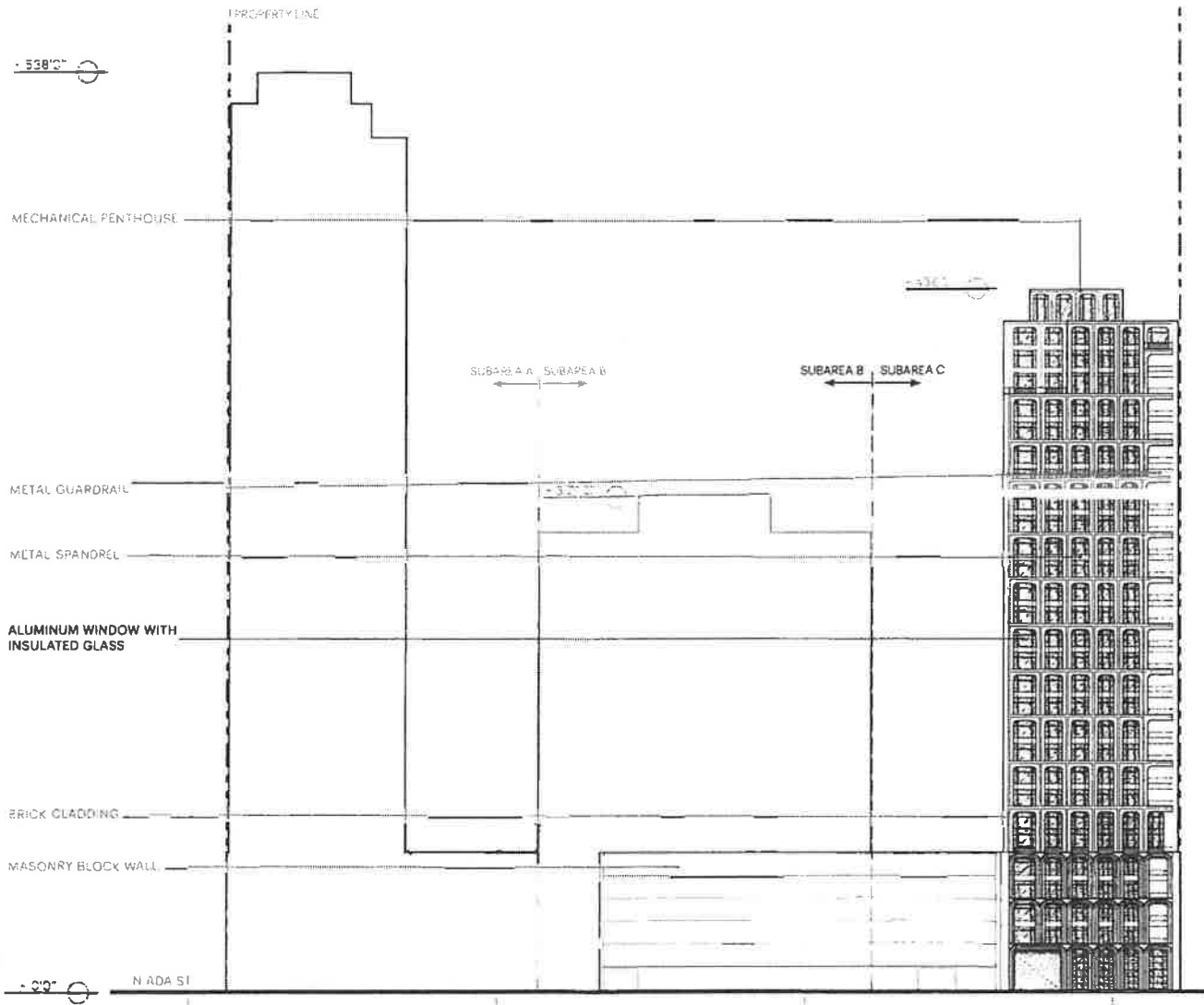


EXHIBIT 9A: WEST ELEVATION (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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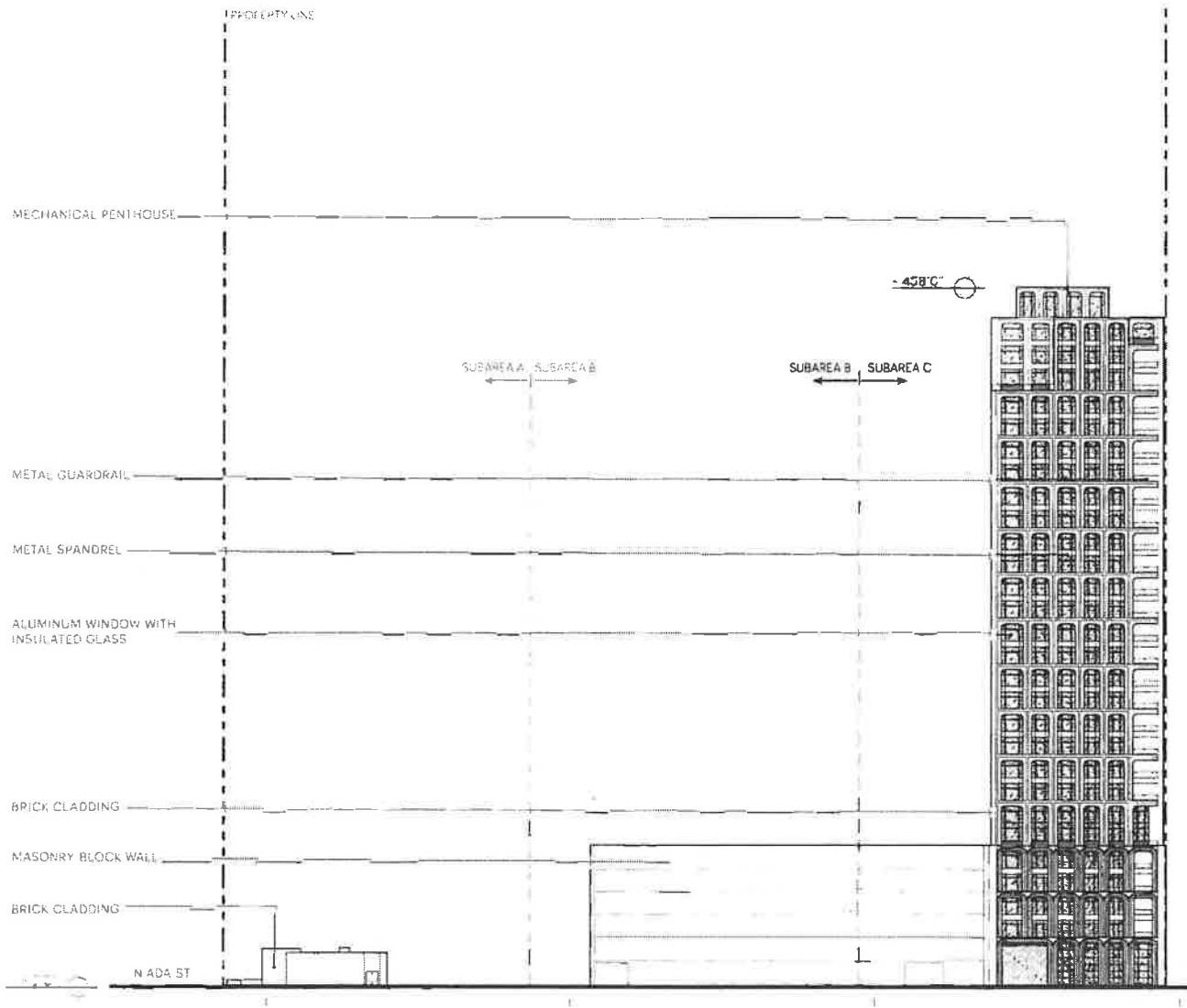
Public Alley Elevation

EXHIBIT 10: SOUTH ELEVATION

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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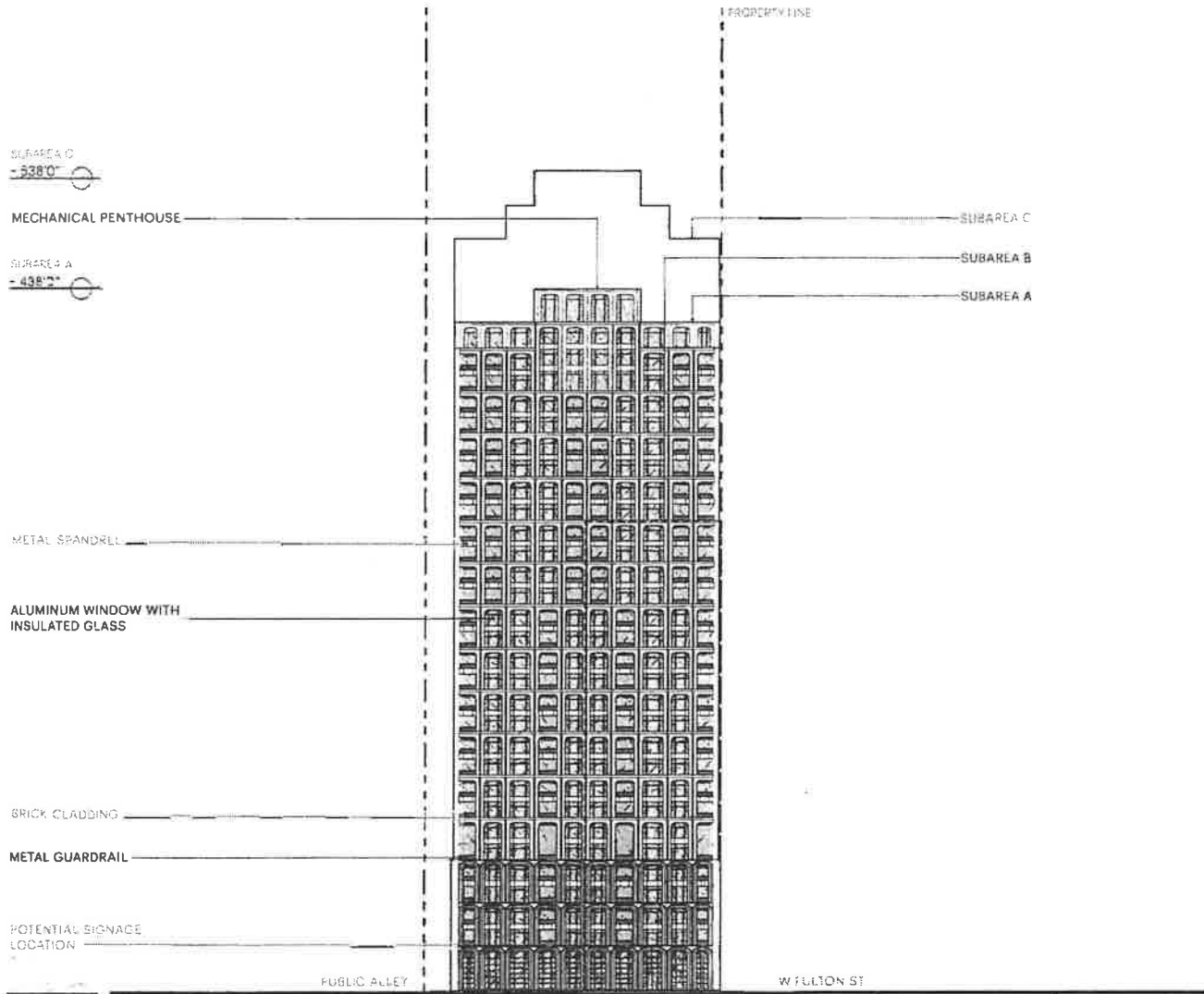
Public Alley Elevation

EXHIBIT 10A: SOUTH ELEVATION (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



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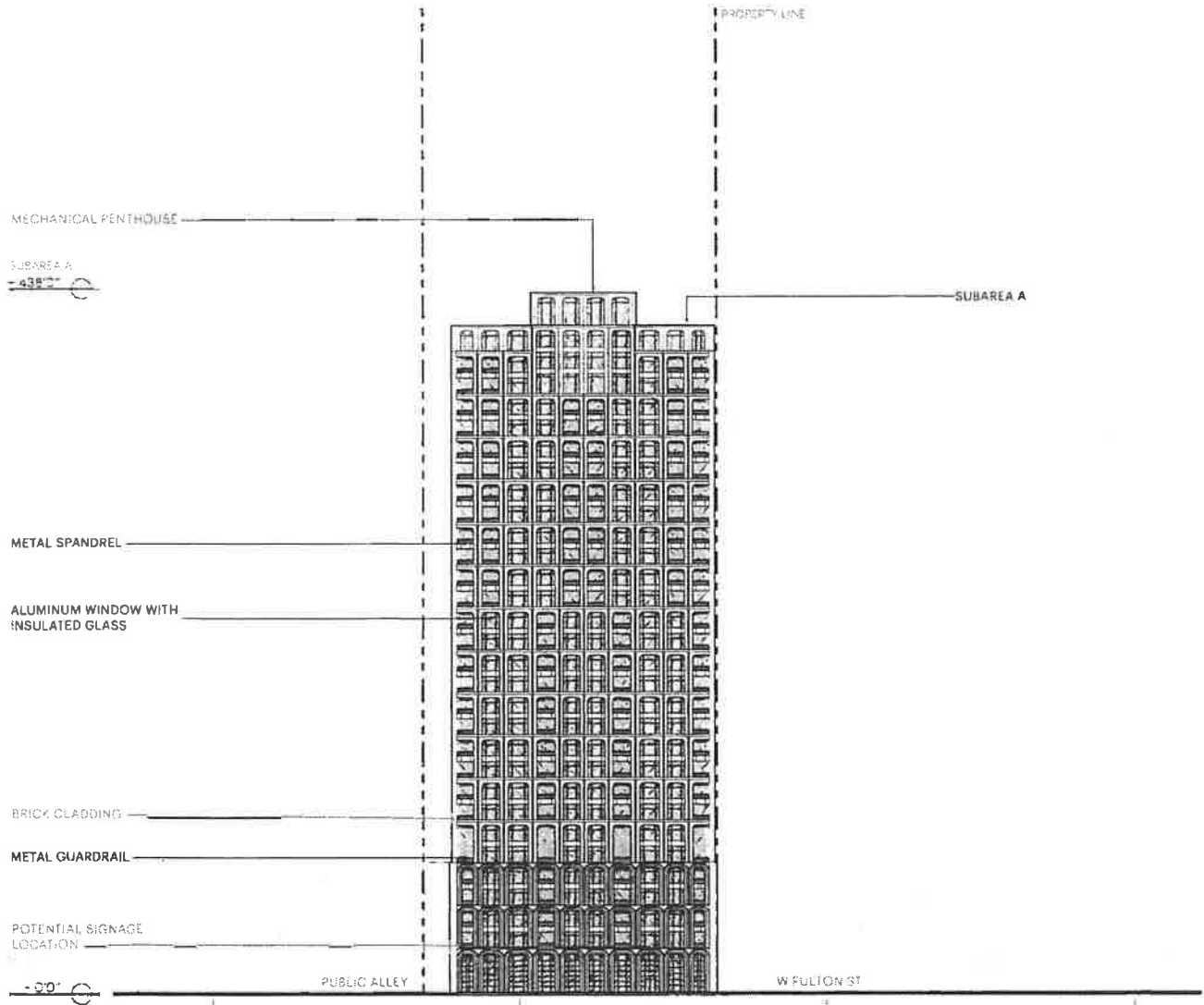
N Elizabeth St Elevation

EXHIBIT 11: EAST ELEVATION

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4



Final For Publication



N Elizabeth St Elevation

EXHIBIT 11A: EAST ELEVATION (PHASE I INTERIM CONDITION)

Applicant: 1325 West Fulton LLC
 Address: 1325 West Fulton St, Chicago, IL 60607
 Introduced: September 18, 2024
 Plan Commission: January 16, 2025
 1612702464.4





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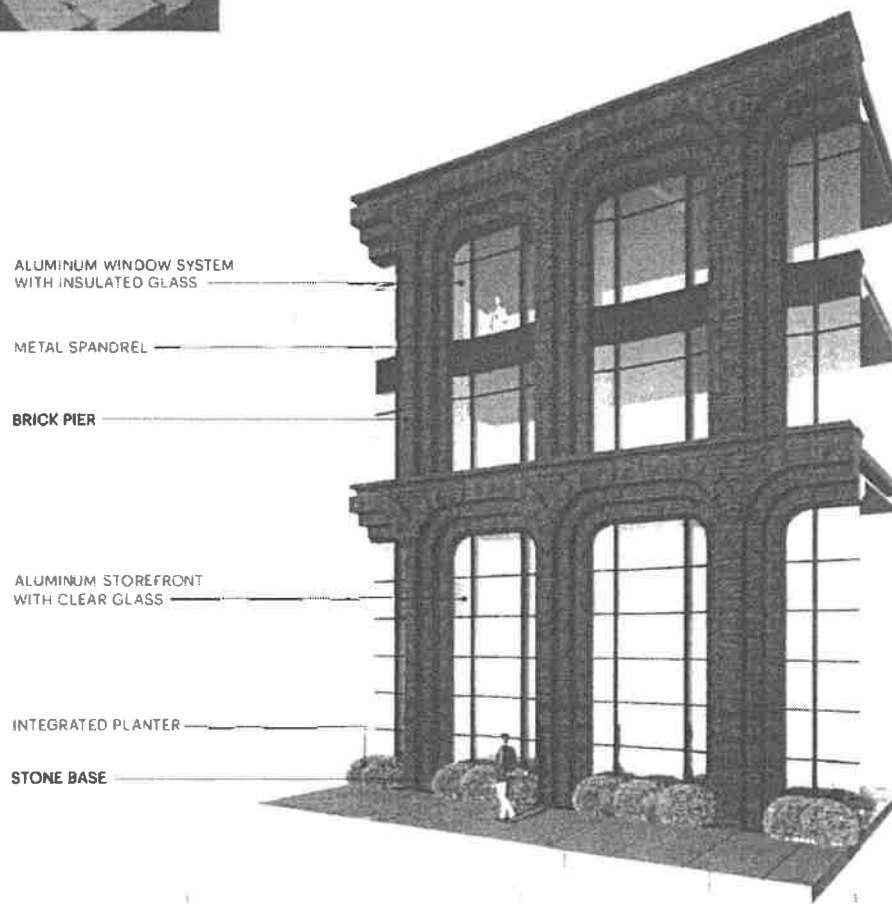


EXHIBIT 12A : FACADE AXON DETAILS (PODIUM LEVELS)

Applicant: 1325 West Fulton LLC
Address: 1325 West Fulton St, Chicago, IL 60607
Introduced: September 18, 2024
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1612702464.4



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ALUMINUM SLAB COVER
WITH PROFILE

ALUMINUM WINDOW SYSTEM
WITH FROSTED GLASS

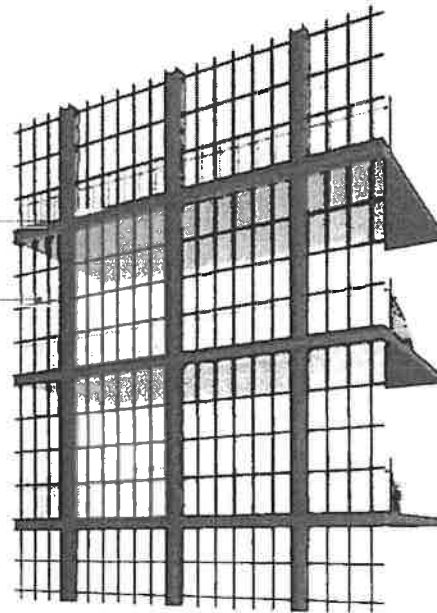


EXHIBIT 12B : FACADE AXON DETAILS (PARKING)

Applicant: 1325 West Fulton LLC
Address: 1325 West Fulton St, Chicago, IL 60607
Introduced: September 18, 2024
Plan Commission: January 16, 2025
1612702464.4



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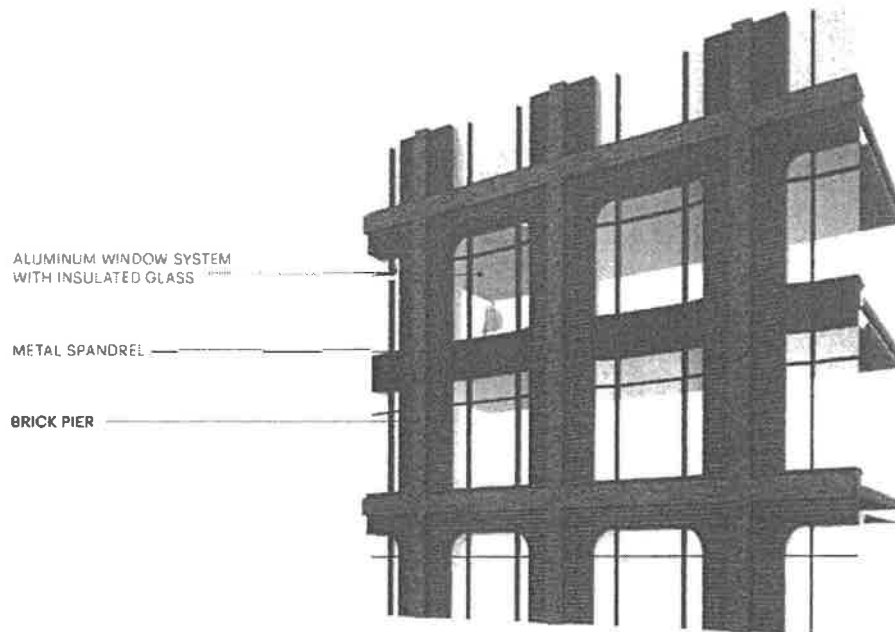


EXHIBIT 12C : FACADE AXON DETAILS (UPPER LEVELS)

Applicant: 1325 West Fulton LLC
Address: 1325 West Fulton St, Chicago, IL 60607
Introduced: September 18, 2024
Plan Commission: January 16, 2025
1612702464.4