RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ___
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ___ (the "Planned Development" or "PD") 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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder 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 & 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 PD (as either or both may be amended pursuant to this PD, 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 PD 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-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("DPD"). Off-Premise 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 Sec. 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 & 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% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. 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 PD has not commenced within two years of issuance of the final certificate of occupancy for the principal building located in Phase 1 of the PD (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 façade 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 PD 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 title holders 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the 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 forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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 ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "downtown district" within the meaning of the ARO and permits the construction of 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% and 20% 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% of the affordable units on-site and another 25% 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% 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% of 1079), half of which (50% 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% 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% of the AMI, (y) at least one-third (or 72 units) must

be affordable to households at or below 50% of the AMI, of which one-sixth (or 12 of the 72 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% 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% 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% of 1079) 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% and 30% 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 PD, 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% and 30% 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 PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. 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 PD.

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

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.

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): 128,927

Area of Public Rights-of-Way (sf): 35,983

Net Site Area (sf): 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'

Minimum Setbacks: *In accordance with plans*.

Applicant: 1200 W Fulton Partners LLC
Address: 1200-1232 West Fulton Street; 310-328 North Racine
Introduced: May 22, 2024
Plan Commission:

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

EFORMS ADMIN TOOL

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://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.
The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in Section 2-44-105 of the City's Municipal Code.
PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.
Before starting the submission process, please gather and complete all the necessary documentation outlined in Article 5.1.2 of the ARO Rules, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for download here. The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.
If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

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

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.
The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.
Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *
1200 W Fulton Partners LLC

Applicant Contact Person *
Ross Babel

Applicant Email *
ross@fultonstco.com

Applicant Phone *
(847) 917-7620

Applicant Address *
1330 West Fulton Street, Suite 200

Attorney Name *
Katie Jahnke Dale

Attorney Email *
katie.dale@us.dlapiper.com

Development Information

Development Address:

From *
1200

To
1232

Direction *
W

Street Name *
FULTON

Zip Code *
606071122

Ward *
27

ARO Zone *
Downtown

Development Name *
1200 West Fulton

If you are working with a Planner at the City, what is his/her/their name?
Emily Thrun

Zoning Application Number (if applicable)

Council Introduction Date *
05/22/2024

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

ARO Trigger *
Zoning Entitlement

Development Type *
Rental

Total Units *

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 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
216	54	108

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
216	0	0

In-Lieu Amount Owed *	On-Site Units To CLIHTF or CHA *
$0.00	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 *

DOH_Pro_Forma_2022_V1.4_-_30%_Affordable_v3.xlsx

Dimensioned Floor Plans with affordable units highlighted

4.24_-_UNIT_MATRIX_PLANS_-_COMBINED_-_80ARO.pdf

If ARO units are CLIHTF 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

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 *

DLA Piper LLP (US)

Deputy Commissioner

Summary

Work Log

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

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?*	UNK

Total Units in Project	1079
Total Affordable units	216

Summary

	Market Rate			ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage**
studio	333	39%	515	83	39%	473	92%
one-bed	359	42%	748	90	42%	682	91%
two-bed	171	20%	1,044	43	19%	925	89%
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	TBD	TBD
Laundry	In Unit	In Unit
Appliances		
Refrigerator *age/EnergyStar/make/model/color*	Yes, TBD	Yes, TBD
Dishwasher *age/EnergyStar/make/model/color*	Yes, TBD	Yes, TBD
Stove/Oven *age/EnergyStar/make/model/color*	Yes, TBD	Yes, TBD
Microwave *age/EnergyStar/make/model/color*	Yes, TBD	Yes, TBD
Bathroom(s) *how many? Half bath? Full bath?*	Yes, Minimum 1 per Unit	Yes, Minimum 1 per Unit
Kitchen countertops *material*	Quartz	Quartz
Flooring *material*	LVP	LVP
HVAC		
Other		

NOTE: DOH 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

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	15	25	21	-	22	83	58.67%
1 bed	-	17	26	11	3	33	90	61.00%
2 bed	-	6	16	6	-	15	43	60.47%
3 bed	-	-	-	-	-	-	-	#DIV/0!
4 bed	-	-	-	-	-	-	-	#DIV/0!
	-	38	67	38	3	70	216	**60.00%**

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12 WEST TOWER - LEVEL 42



11 WEST TOWER - LEVELS 34-41



10 WEST TOWER - LEVEL 33



9 WEST TOWER - LEVEL 32



8 WEST TOWER - LEVELS 26-31



7 WEST TOWER - LEVEL 25



6 WEST TOWER - LEVEL 24



5 WEST TOWER - LEVELS 9-23



4 WEST TOWER - LEVEL 8



3 WEST TOWER - LEVEL 7



2 WEST TOWER - LEVEL 6



1 WEST TOWERS - LEVELS 4-5

FINAL FOR PUBLICATION

FOR REFERENCE ONLY

HDA

ACCESSIBLE UNIT KEY PLAN DIAGRAMS - WEST TOWER

A0.6.2



(11) NORTH TOWER - LEVELS 35-36



(10) NORTH TOWER - LEVEL 34



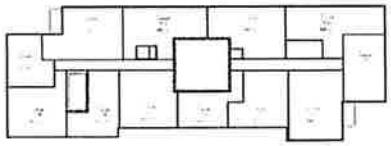
(9) NORTH TOWER - LEVEL 33



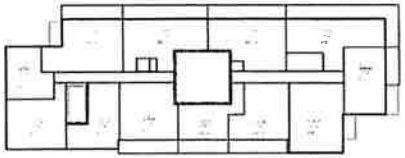
(8) NORTH TOWER - LEVEL 32



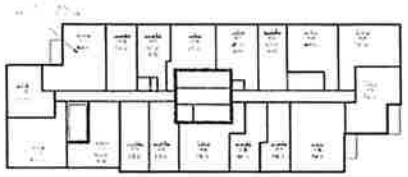
(7) NORTH TOWER - LEVELS 26-31



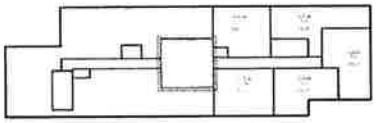
(5) NORTH TOWER - LEVEL 25



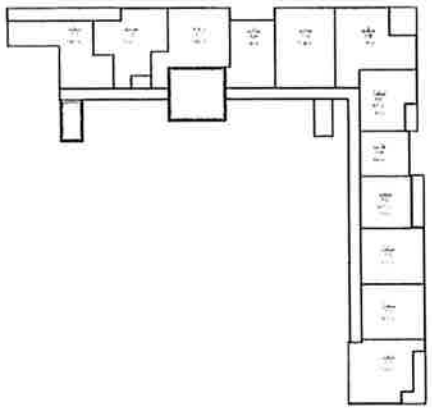
(6) NORTH TOWER - LEVEL 24



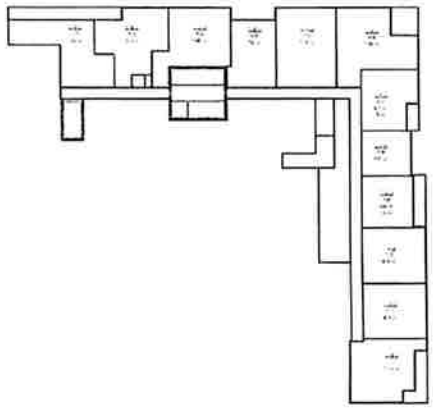
(4) NORTH TOWER - LEVELS 8-23



(3) NORTH TOWER - LEVEL 7



(2) PODIUM - LEVEL 3



(1) PODIUM - LEVEL 2

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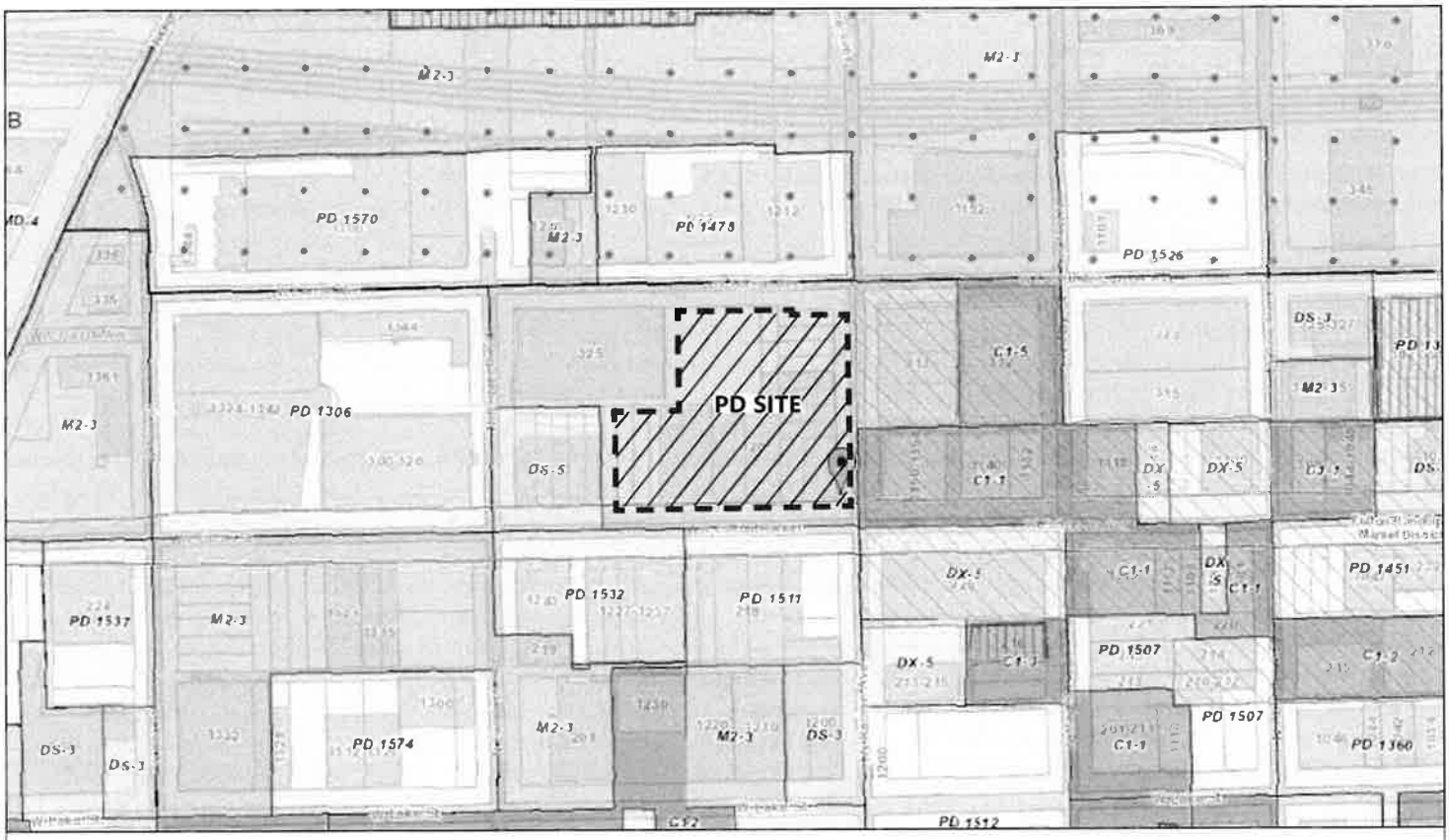
FOR REFERENCE ONLY

HPA

ACCESSIBLE UNIT KEY PLAN DIAGRAMS - NORTH TOWER

A0.6.1

Final for Publication



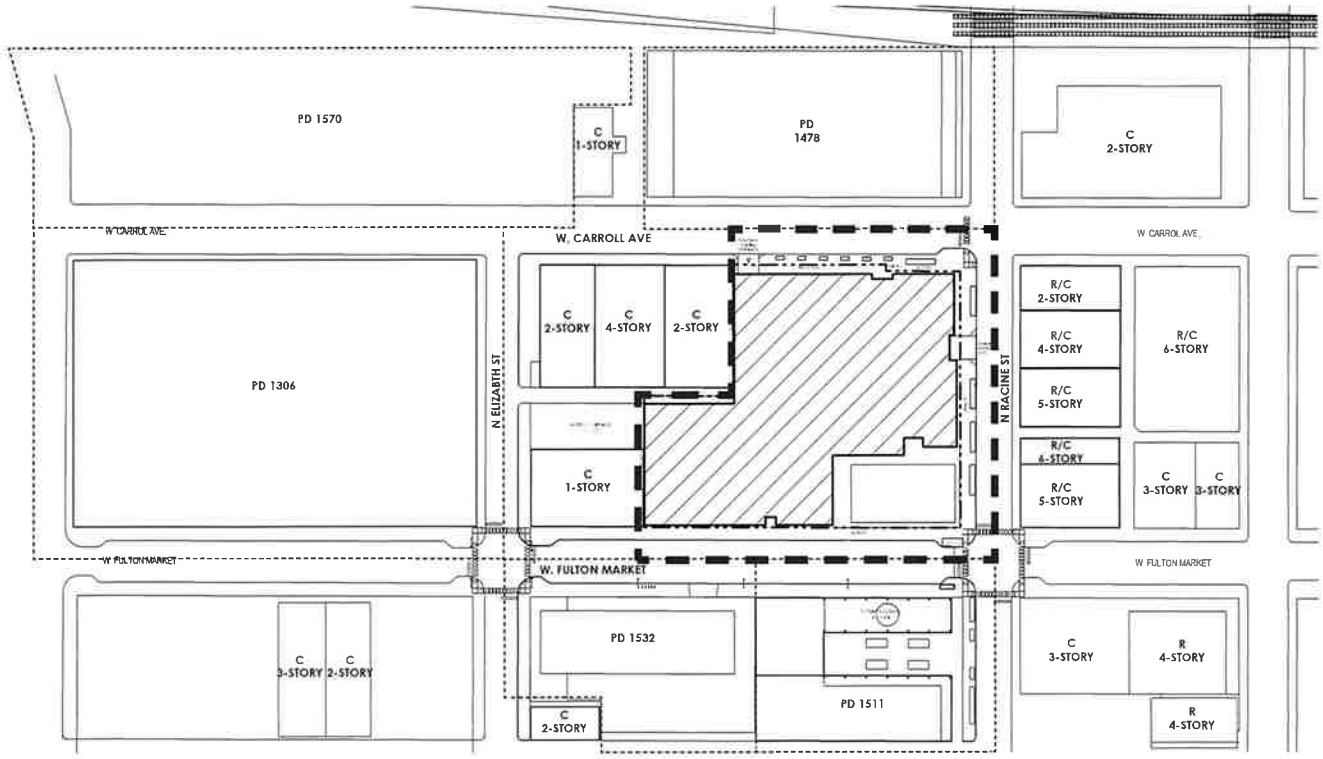
LEGEND

SUBJECT PREMISES

N

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

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

NEIGHBORING PD

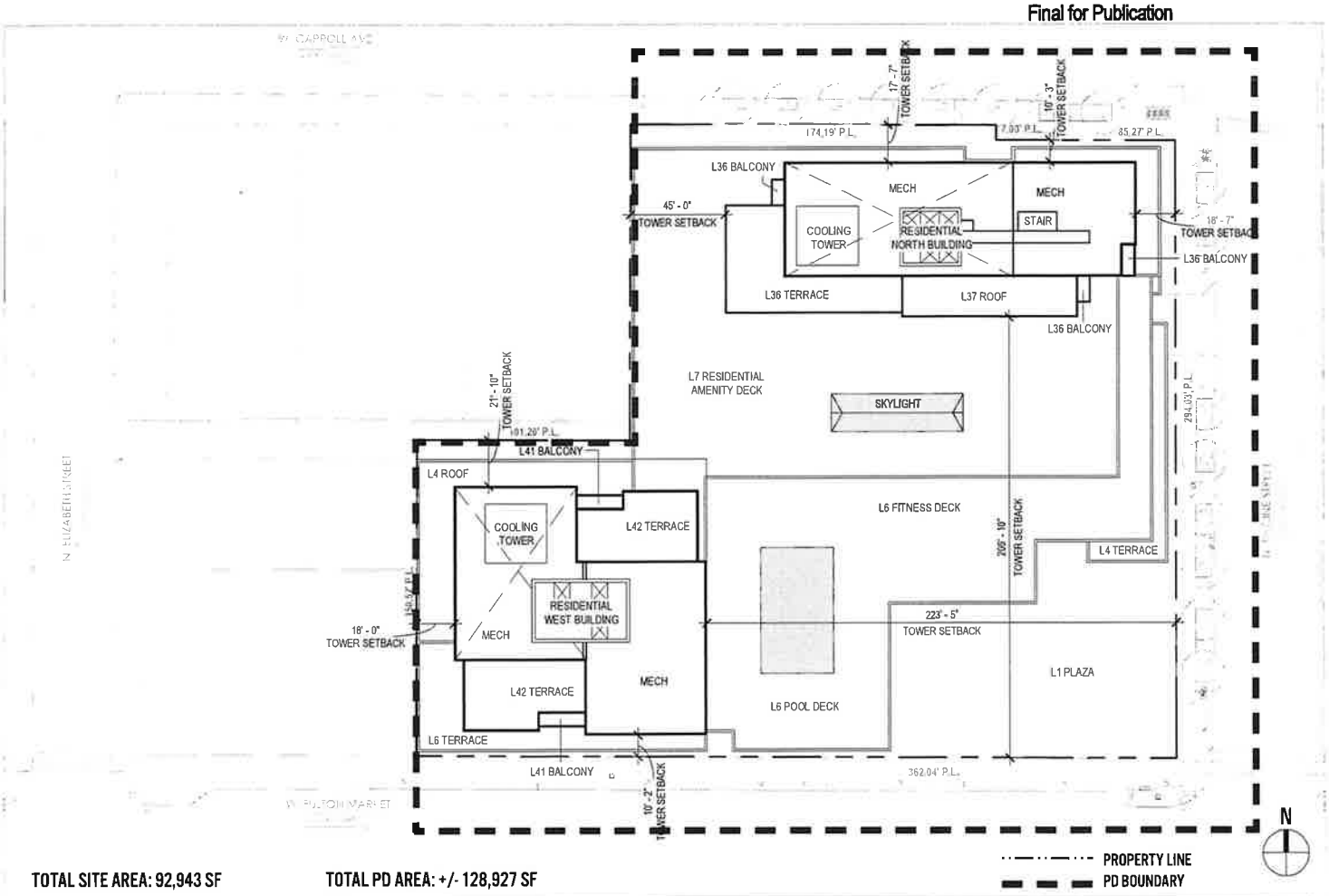
SUBJECT PREMISES

PROPERTY LINE
PD BOUNDARY

N

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

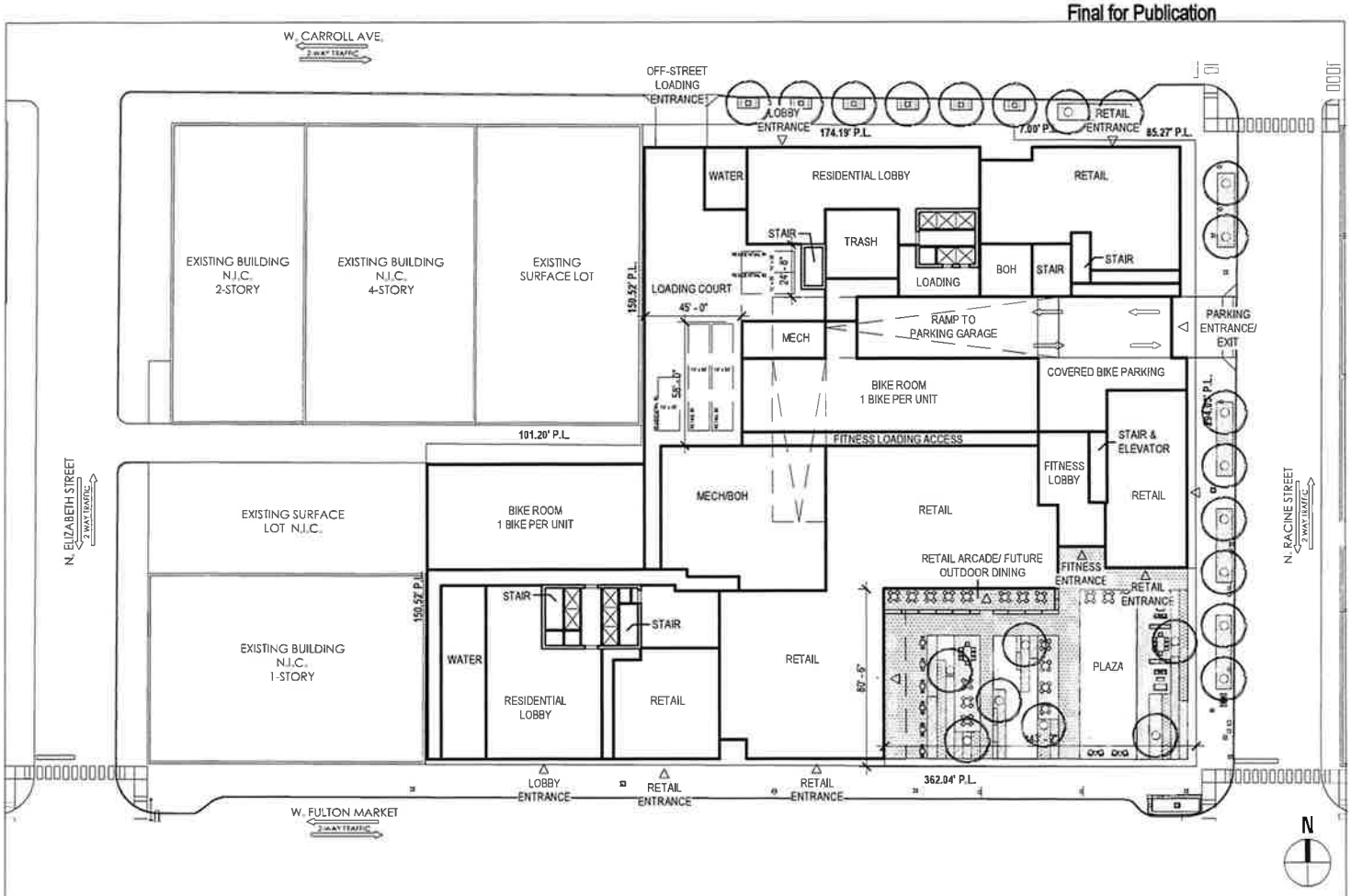
Final for Publication



TOTAL SITE AREA: 92,943 SF **TOTAL PD AREA: +/- 128,927 SF**

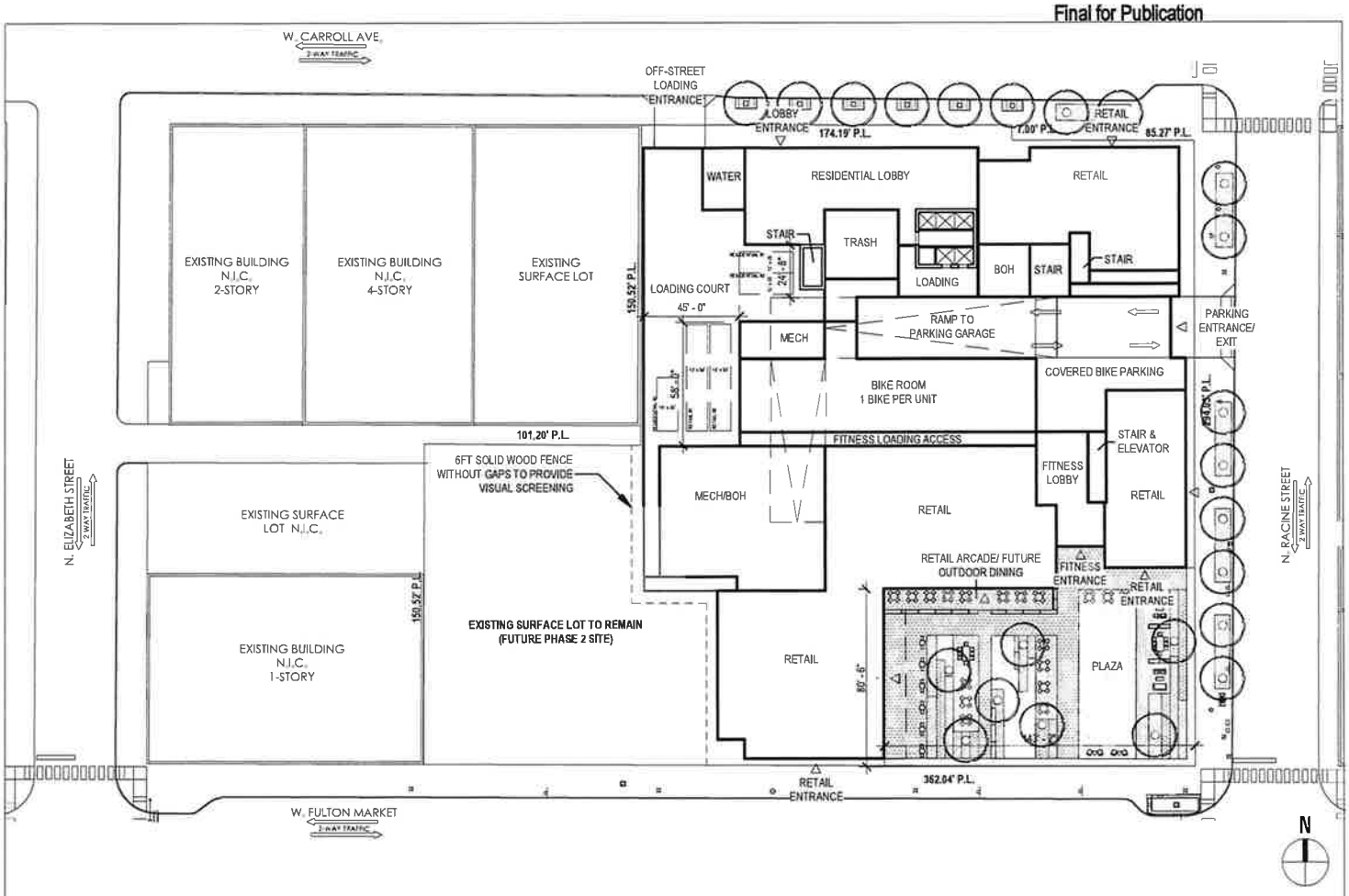
APPLICANT: 1200 W Fulton Partners LLC			
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			PLANNED DEVELOPMENT, PROPERTY LINE, AND BOUNDARY MAP
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 60'	

Final for Publication



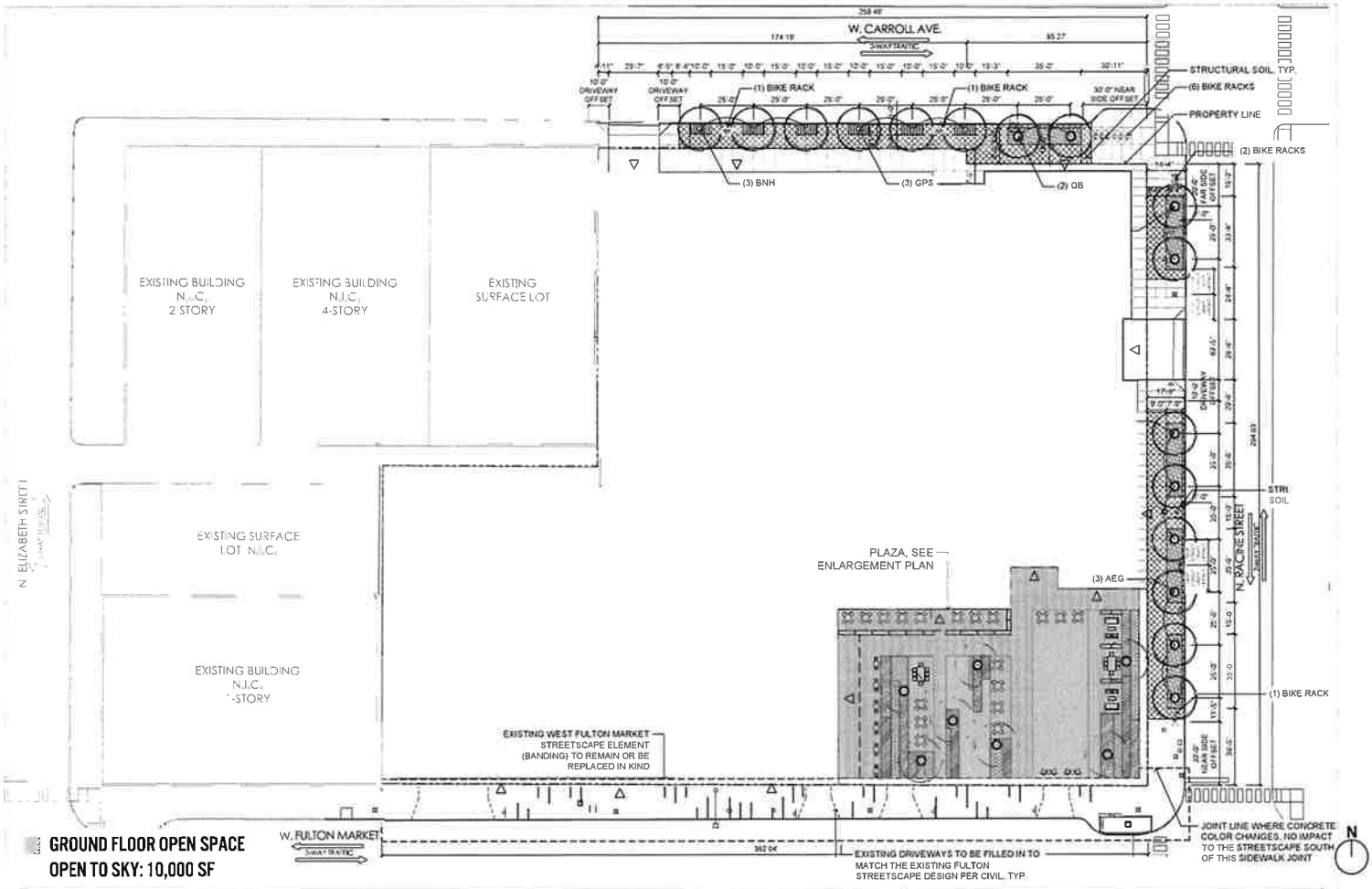
APPLICANT: 1200 W Fulton Partners LLC		
ADDRESS OF PROJECT: 1200 W. FULTON MARKET		SITE/GROUND FLOOR PLAN
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 60'

Final for Publication



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

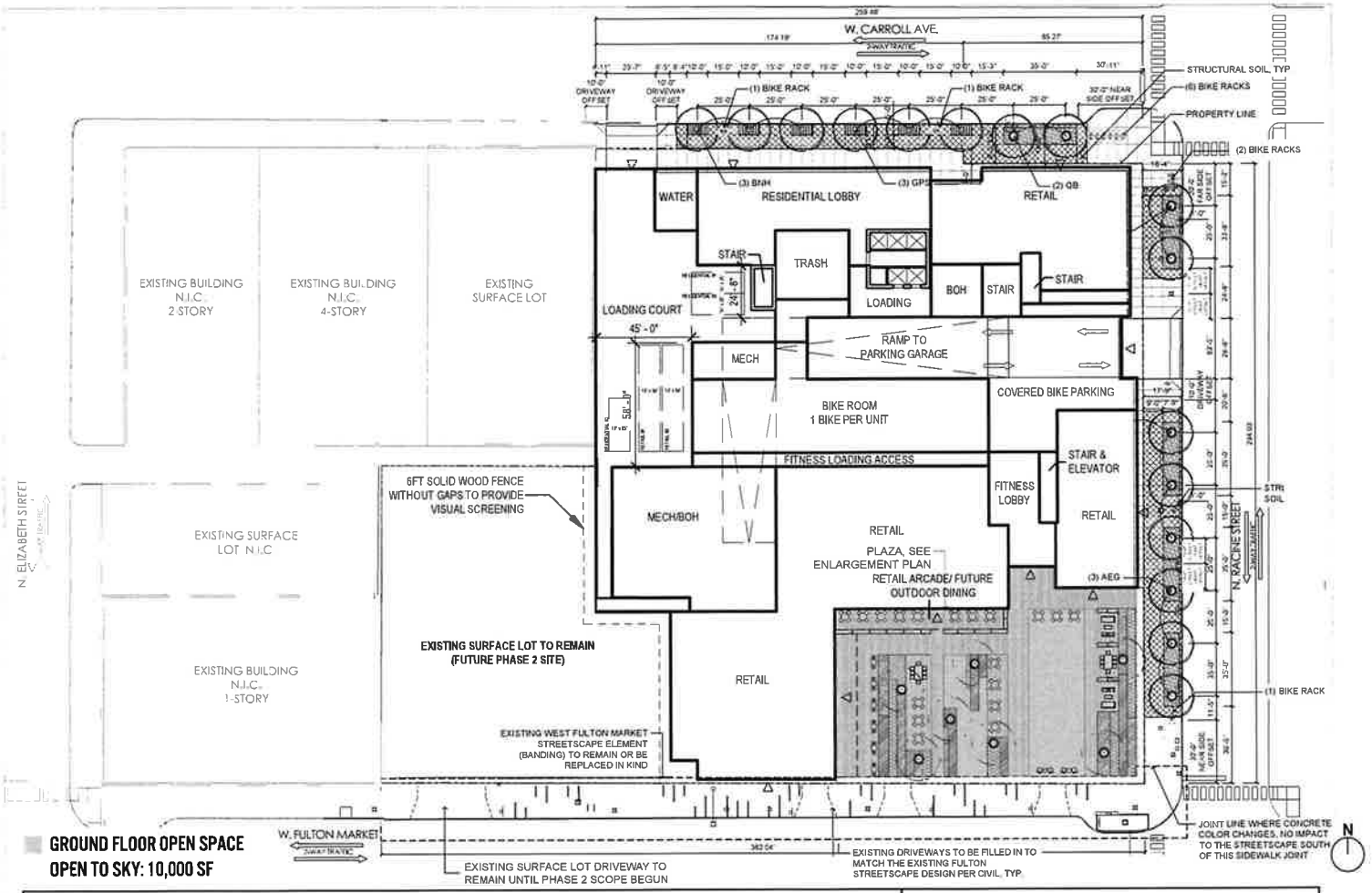
Final for Publication



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

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

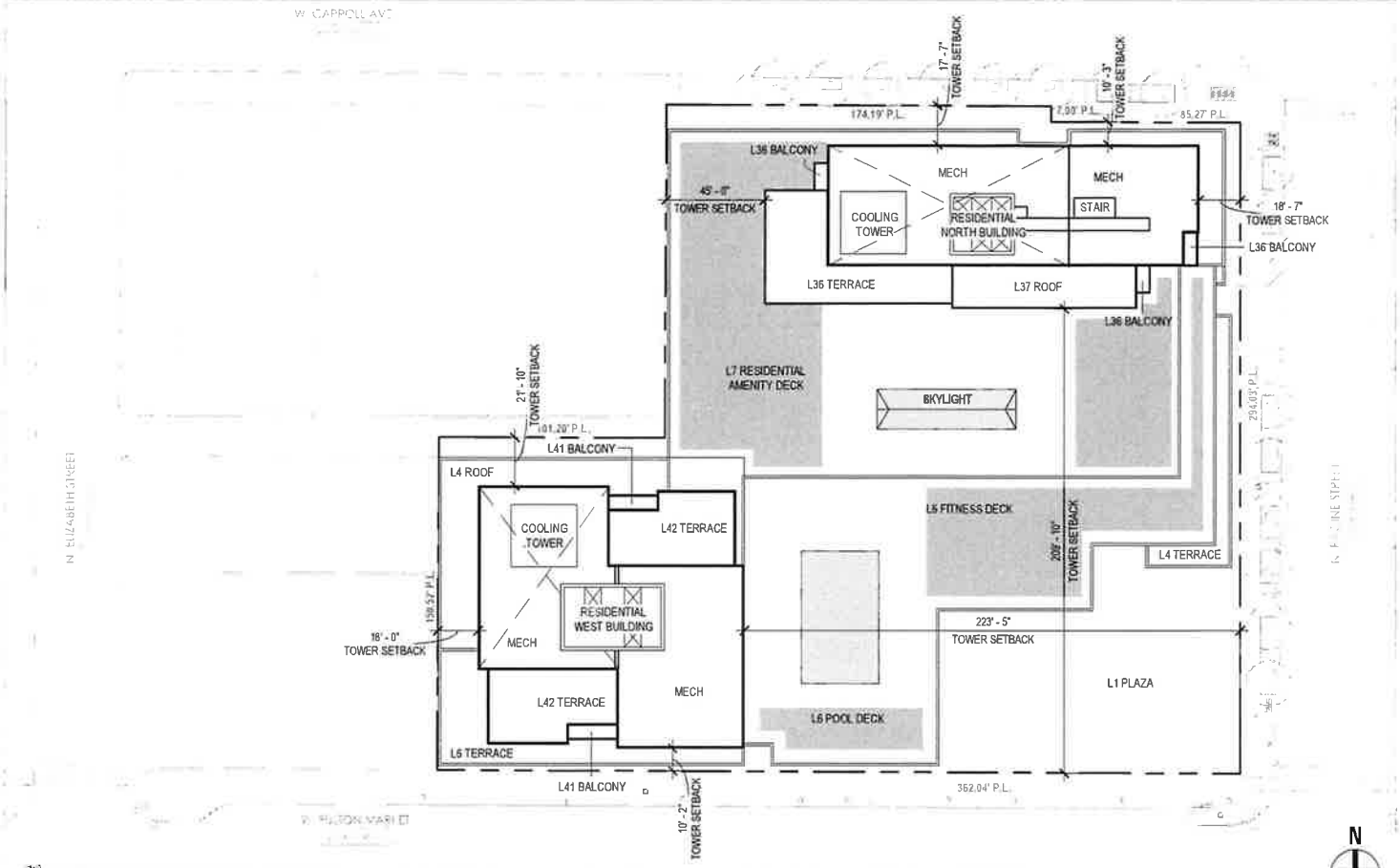
Final for Publication



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

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

Final for Publication



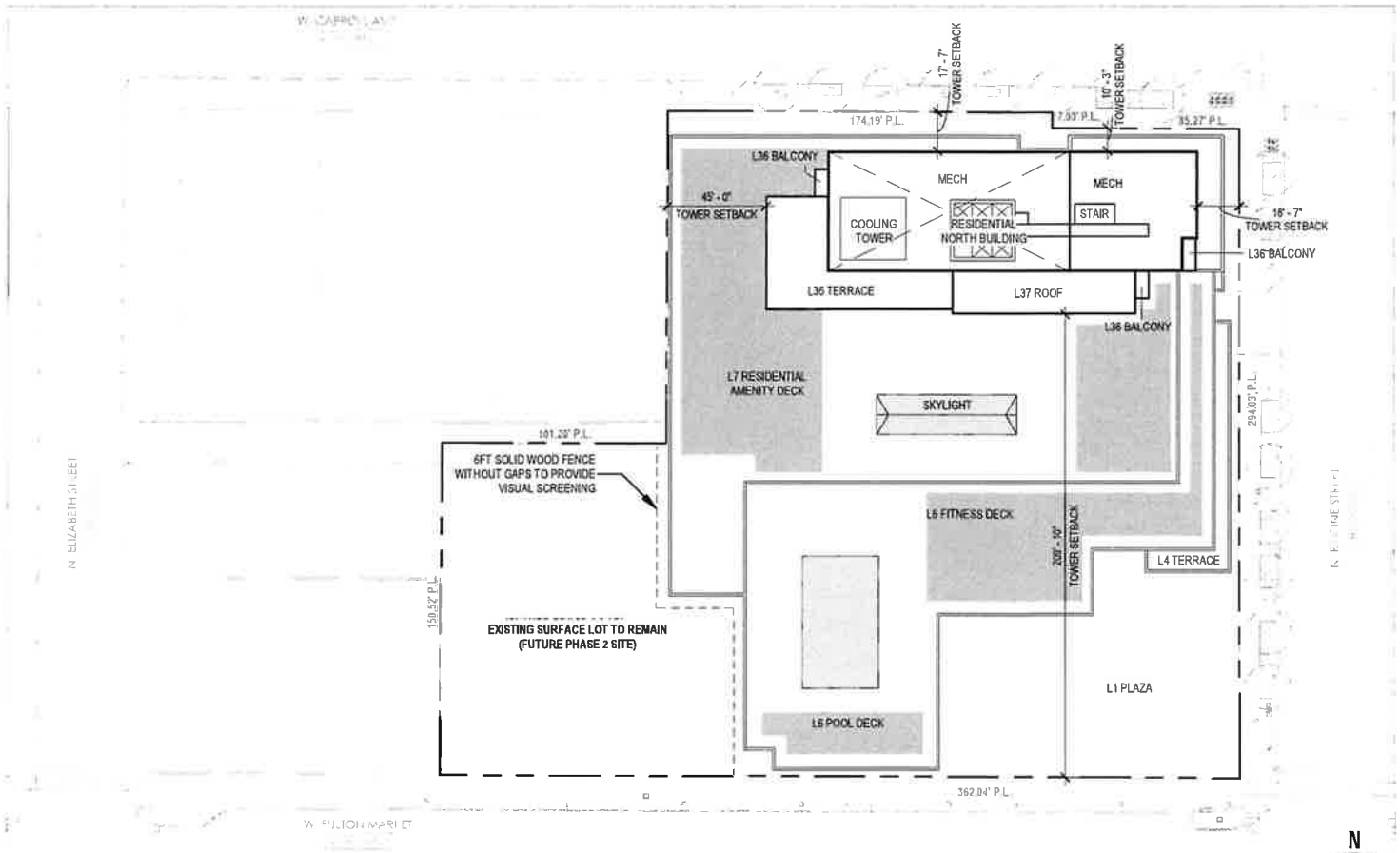
50% APPLICABLE ROOF AREA: 18,486 SF

TOTAL ROOF AREA: 76,263 SF
APPLICABLE ROOF AREA: 36,971 SF

REQUIRED GREEN ROOF AREA: 18,486 SF
PROVIDED GREEN ROOF AREA: 18,486 SF (ALL PROVIDED IN PHASE I)

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

Final for Publication



■ 50% APPLICABLE ROOF AREA: 16,610 SF

TOTAL ROOF AREA: 57,586 SF
APPLICABLE ROOF AREA: 33,220 SF

REQUIRED GREEN ROOF AREA: 16,610 SF
PROVIDED GREEN ROOF AREA: 18,486 SF (ALL PROVIDED IN PHASE I)

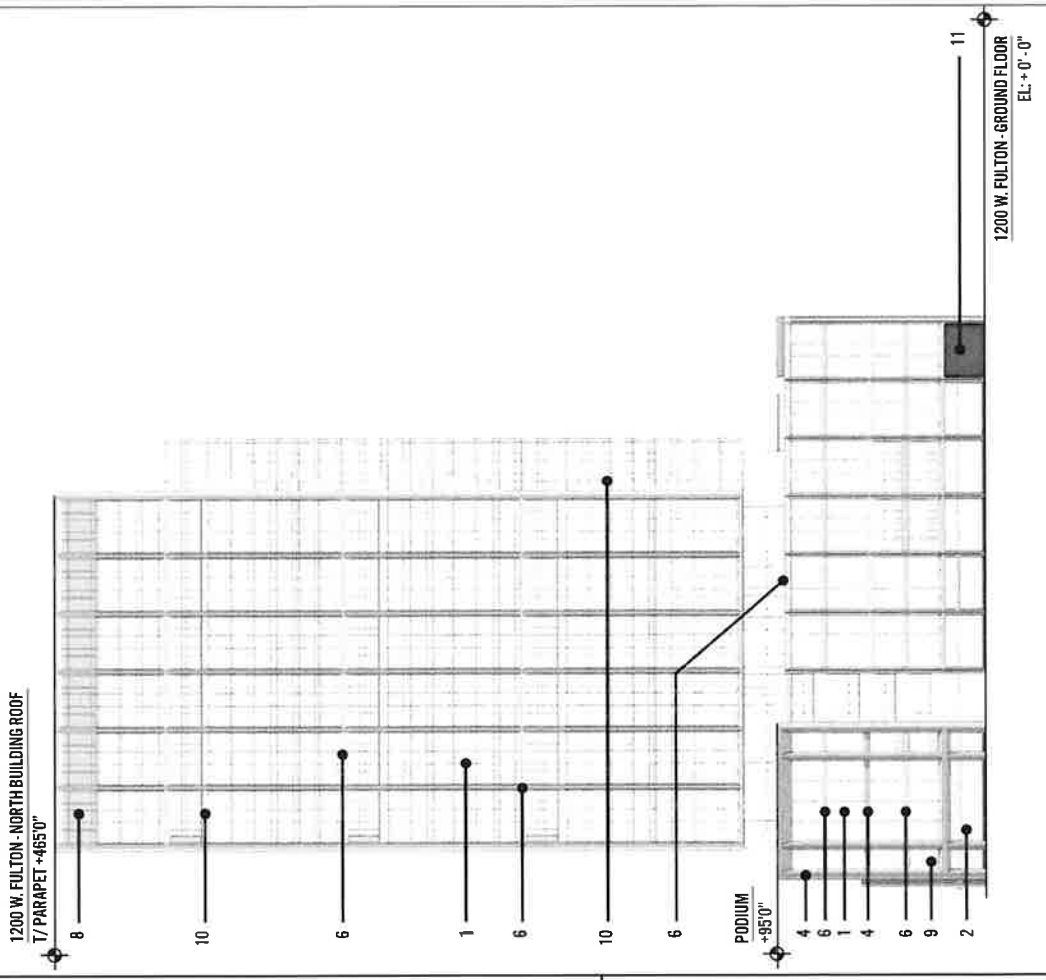
APPLICANT: 1200 W Fulton Partners LLC			
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			GREEN ROOF PLAN - PHASE I ONLY
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 60'	

Final for Publication

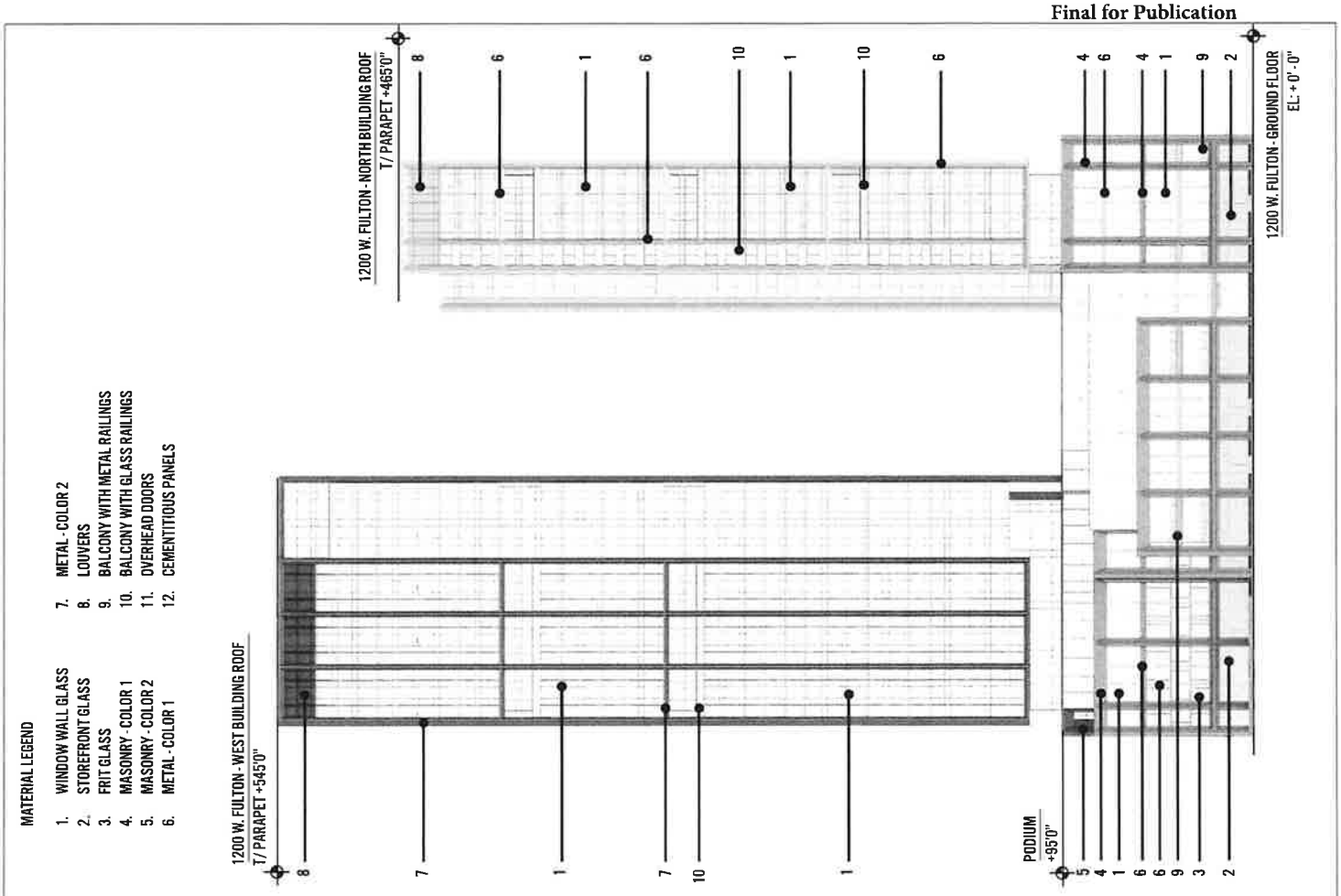
APPLICANT: 1200 W Fulton Partners LLC		
ADDRESS OF PROJECT: 1200 W. FULTON MARKET		NORTH ELEVATION
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 40'

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. OVERHEAD DOORS
12. CEMENTITIOUS PANELS



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

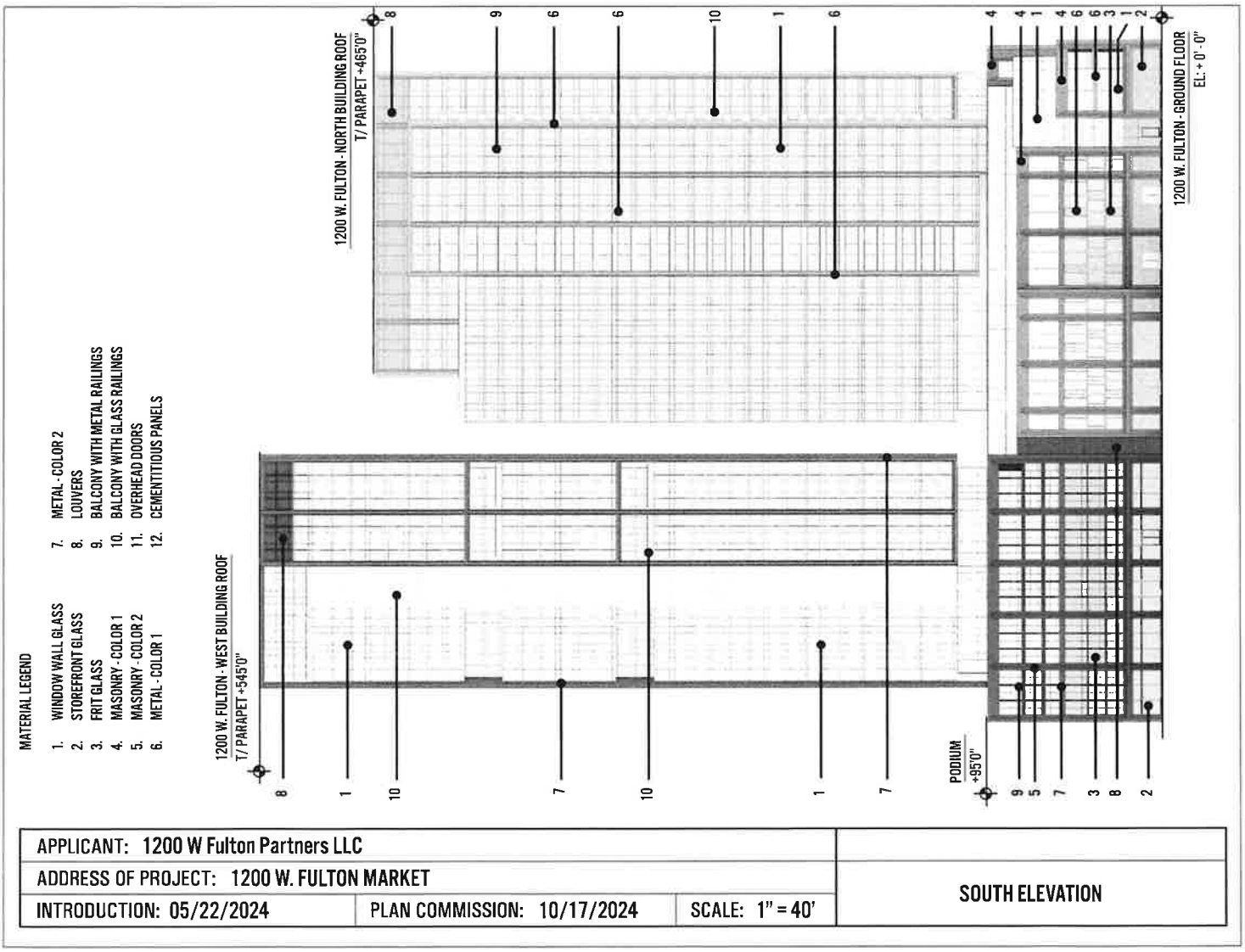


APPLICANT: 1200 W Fulton Partners LLC		
ADDRESS OF PROJECT: 1200 W. FULTON MARKET		EAST ELEVATION
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 40'

MATERIAL LEGEND

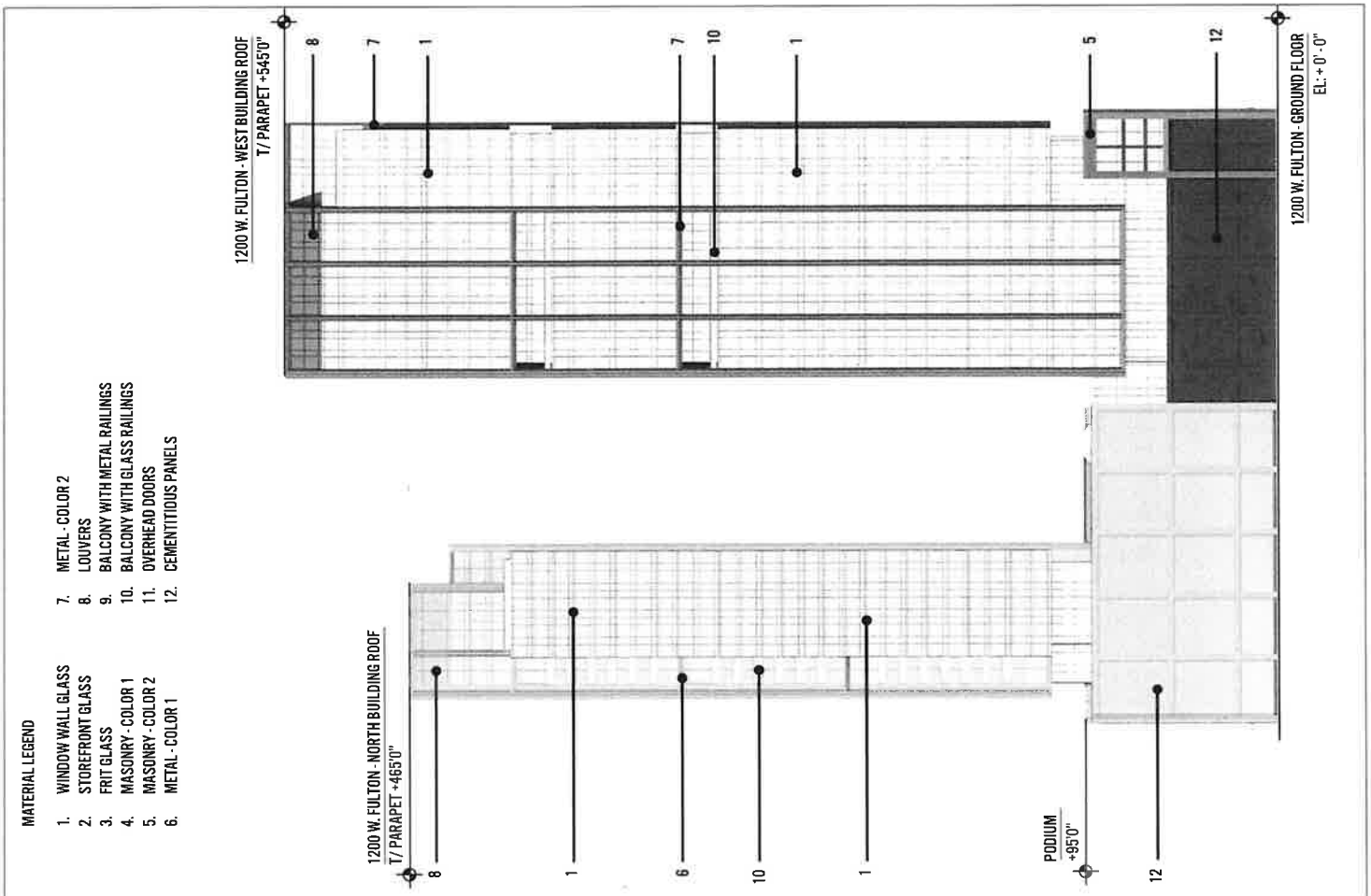
1. WINDOW WALL GLASS
2. STOREFRONT GLASS
3. FRIT GLASS
4. MASONRY - COLOR 1
5. MASONRY - COLOR 2
6. METAL - COLOR 1
7. METAL - COLOR 2
8. LOUVERS
9. BALCONY WITH METAL RAILINGS
10. BALCONY WITH GLASS RAILINGS
11. OVERHEAD DOORS
12. CEMENTITIOUS PANELS

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



APPLICANT: 1200 W Fulton Partners LLC			
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			SOUTH ELEVATION
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 40'	

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



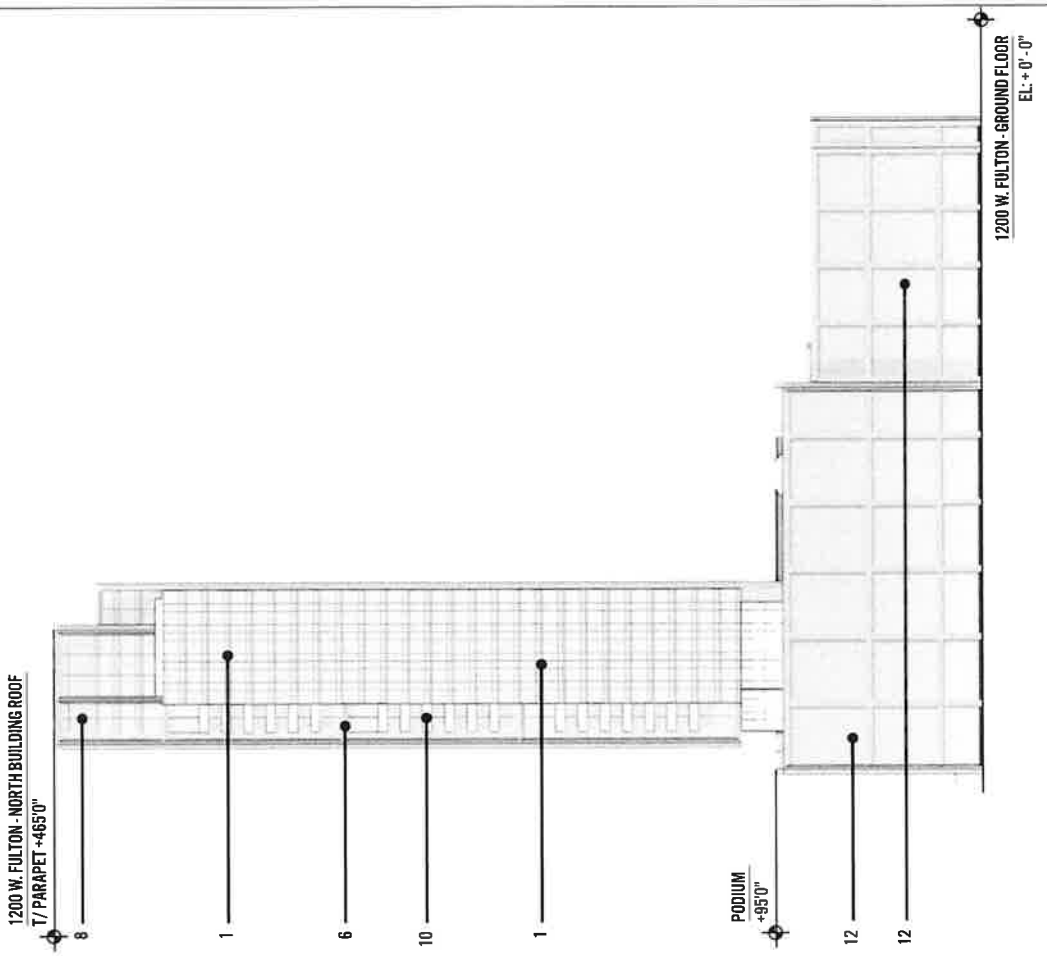
MATERIAL LEGEND

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. OVERHEAD DOORS
12. CEMENTITIOUS PANELS

APPLICANT: 1200 W Fulton Partners LLC			
ADDRESS OF PROJECT: 1200 W. FULTON MARKET			WEST ELEVATION
INTRODUCTION: 05/22/2024	PLAN COMMISSION: 10/17/2024	SCALE: 1" = 40'	

MATERIAL LEGEND

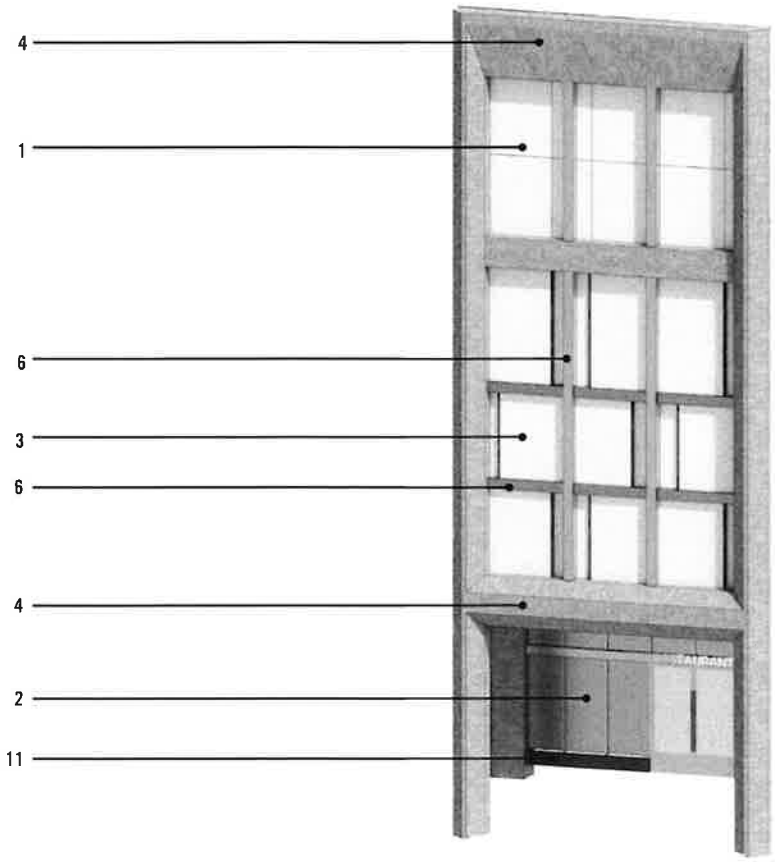
1. WINDOW WALL GLASS
2. STOREFRONT GLASS
3. FRIT GLASS
4. MASONRY - COLOR 1
5. MASONRY - COLOR 2
6. METAL - COLOR 1
7. METAL - COLOR 2
8. LOUVERS
9. BALCONY WITH METAL RAILINGS
10. BALCONY WITH GLASS RAILINGS
11. OVERHEAD DOORS
12. CEMENTITIOUS PANELS



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

MATERIAL LEGEND

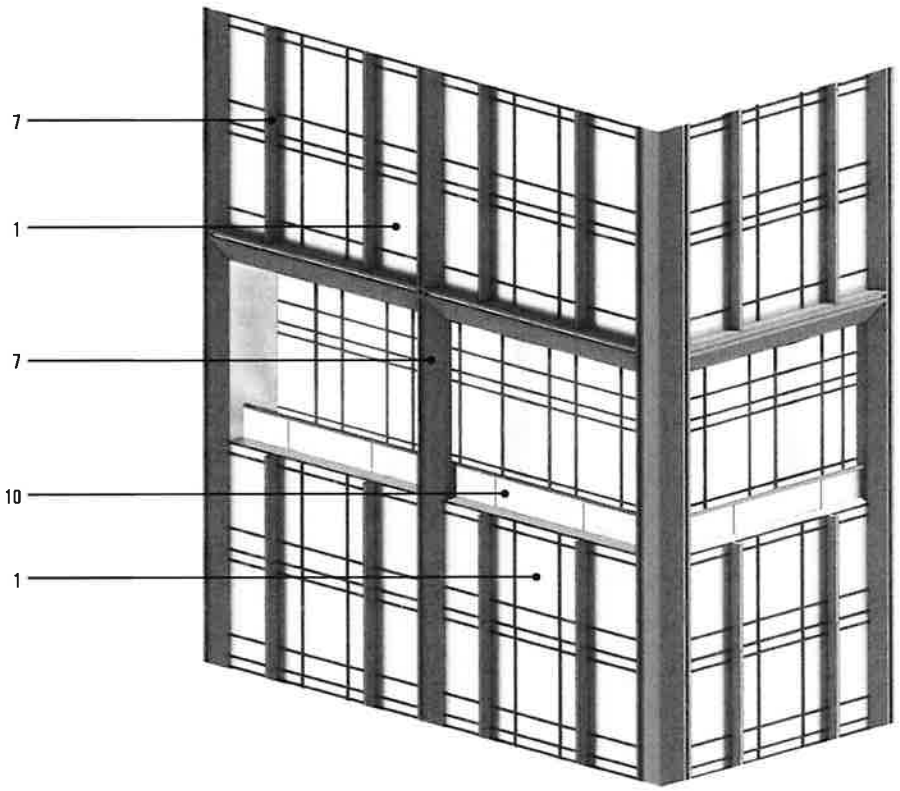
1. WINDOW WALL GLASS
2. STOREFRONT GLASS
3. FRIT GLASS
4. MASONRY - COLOR 1
5. MASONRY - COLOR 2
6. METAL - COLOR 1
7. METAL - COLOR 2
8. LOUVERS
9. BALCONY WITH METAL RAILINGS
10. BALCONY WITH GLASS RAILINGS
11. GRANITE BASE



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

MATERIAL LEGEND

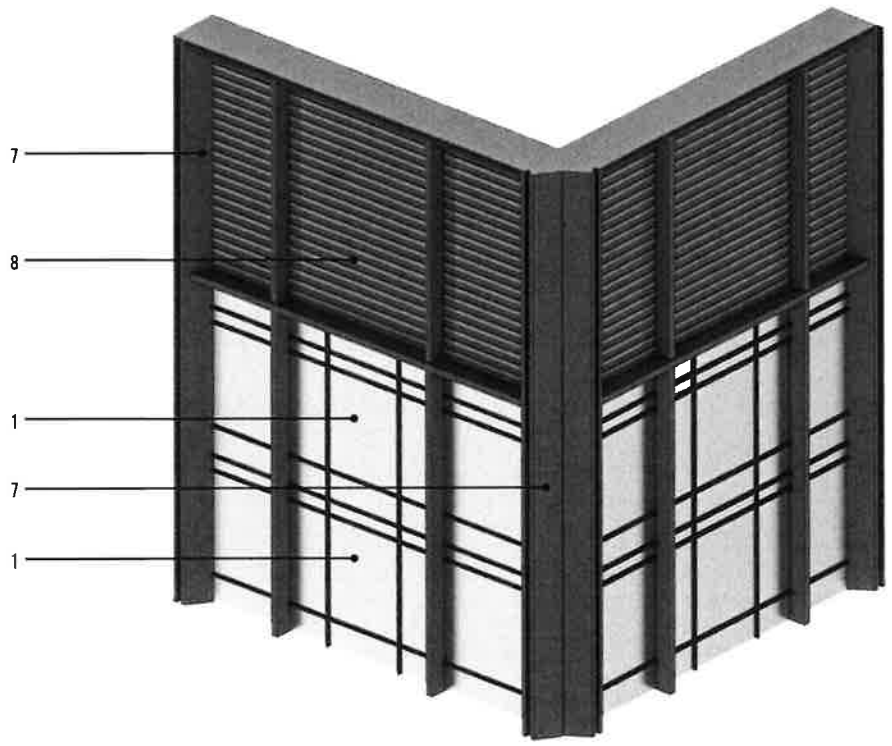
1. WINDOW WALL GLASS
2. STOREFRONT GLASS
3. FRIT GLASS
4. MASONRY - COLOR 1
5. MASONRY - COLOR 2
6. METAL - COLOR 1
7. METAL - COLOR 2
8. LOUVERS
9. BALCONY WITH METAL RAILINGS
10. BALCONY WITH GLASS RAILINGS
11. GRANITE BASE



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

Application No. 22440

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Walter Burnett, Jr.
Chairman, City Council Committee on Zoning

From: Ciere Boatright
Chicago Plan Commission

Date: October 17, 2024

Re: Proposed Residential-Business Planned Development – 1200-1232 West Fulton Street; 310-328 North Racine Avenue

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On October 17, 2024, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development, submitted by 1200 W Fulton Partners LLC. The Applicant proposes to rezone the property from the M2-3 (Light Industry District) to the DX-7 (Downtown Mixed-Use District) prior to establishing a planned development to construct a two-phased development consisting of a 43-story, 545-foot building, a 37-story, 465-foot building, approximately 124,000 square feet of combined indoor and outdoor commercial space, 1,079 residential units, of which 20 percent will be affordable units, 440 parking spaces, 1,079 bicycle parking spaces, and accessory and incidental uses. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Yangdi Wang at yangdi.wang@cityofchicago.org or 312-744-2379.

Cc: PD Master File