## RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 1300, as amended

### Plan of Development Statements

1. The area delineated herein as Residential-Business Planned Development No. 1300 ("Planned Development"), consists of approximately 28,749 square feet (0.65 acres) of property located 1061 West Van Buren Street (the "Property"), as more fully depicted on the attached Planned Development Boundary and Property Line Map. The Property is under the single designated control of the Applicant, 1061 West Van Buren Partners, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal 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 an amendment, modification or change (administrative, legislative or otherwise) to this Planned Development is made, shall be under single ownership or single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

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

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

   Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the 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 the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Applicant: 1061 West Van Buren Partners, LLC
Address: 1061 West Van Buren Street
Date Introduced: December 18, 2025
Plan Commission: February 19, 2025

4. This Plan of Development consists of Seventeen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Area Map; a Right-of-Way Adjustment Map; Site Plan; Typical Parking Plan; Landscape Plan; Amenity Deck Landscape Plan, 25th Floor Plan; A Green Roof Plan; Building Elevations prepared by Epstein and Arquitectonica dated October 15, 2015; and a Bonus Floor Area Worksheet.

   Incorporated herein by reference is the Minor Change Approval dated June 30, 2022, including all exhibits thereto dated June 22, 2022.

5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Residential dwelling units (located above the ground floor); financial services; office; retail sales; food and beverage retail sales; eating and drinking establishments; catering services; personal service; day care; children's play center; accessory parking; and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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

8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be 10.15 in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 28,749 square feet and a base FAR of 7.0. The improvements to be constructed on the Property will utilize the following FAR bonuses:

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|---|---|
| Base FAR: | 7.0 |
| Affordable Housing: | 1.75 |
| Transit Infrastructure: | 1.40 |
| Total FAR: | 10.15 |

9. Upon review and determination ("Part II Review"), and pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. 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.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim review associated with the site plan review or Part II reviews are conditional until final Part II approval.

11. The Applicant shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation and Fleet and Facility Management and Buildings, pursuant to Section 13-32-125 of the Municipal Code, or any other provision of that Code.

12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively by the Zoning Administrator, pursuant to Section 17-13-0611-A of the Zoning Ordinance, upon written application 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. Applicant shall achieve basic L.E.E.D. Certification under the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System and provide a minimum 50% green roof over the net roof area.

15. The Applicant acknowledges and agrees that the rezoning of the Property from DS-3 to DX-7 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that this Planned Development is subject to Section 17-4-1004 of the Zoning Ordinance, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and 17-4-

1004), the developer may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as an Exhibit ("Bonus Worksheet"). In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide either a minimum of 12,578 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of $1,167,209.40 ("Cash Payment"), or $38,907.00 per unit ("Pro Rata Amount"). Prior to the issuance of any building permits for the Eligible Building, including without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or provide a performance bond or other security in the amount of the Cash Payment ensuring construction of the Affordable Units. If the Applicant elects to construct the Affordable Units, it must also enter into an Affordable Housing Agreement with the City pursuant to Section 17-4-1004 prior to the issuance of any building permits for the Eligible Building, including without limitation, excavation or foundation permits. The terms of the Affordable Housing Agreement and any amendment thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building and will constitute a lien against each Affordable Unit in an amount equal to the Pro Rata Amount. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D(3), the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of the Department of Planning and Development may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area ratio for the Property by contributing funds to the Chicago Transit Authority ("CTA") for improvements and repairs to public transit infrastructure located in proximity to its development project. In accordance with the formula set forth in Section

17-4-1020-C, the Applicant acknowledges and agrees that it must make a cash payment to the CTA in the amount of $933,767.52.

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

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BULK REGULATIONS TABLE

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|---|---|
| **Gross Site Area:** | 42,785 Square Feet |
| **Area in Public Way:** | 14,036 Square Feet |
| **Net Site Area:** | 28,749 Square Feet |
| **Maximum Floor Area Ratio:** | 10.15 |
| Base Floor Area Ratio: | 7.0 |
| Affordable Housing Bonus: | 1.75 |
| Transit Infrastructure Bonus: | 1.40 |
| **Maximum Building Height:** | 275' |
| **Maximum Number of Dwelling Units:** | 298* |
| **Minimum Number of Parking Spaces:** | 140 |
| **Minimum Number of Loading Berths:** | 2 |
| **Minimum Number of Bicycle Parking:** | 100 |
| **Minimum Setbacks:** | In accordance with the Site Plan |

* The maximum number of efficiency units cannot exceed 40% of the total number of units.

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**App. No. 22959**

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Bennett Lawson
Vice Chairman, City Council Committee on Zoning

From: Ciere Boatright
Chicago Plan Commission

Date: February 19, 2026

Re: Proposed Residential-Business Planned Development No. 1300, as amended – 1061 W. Van Buren St.

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On February 19, 2026, the Chicago Plan Commission recommended approval of the proposed amendment to Residential-Business Planned Development No. 1300, submitted by 1061 West Van Buren Partners, LLC. The applicant proposes to rezone all of Residential-Business Planned Development No. 1300 to Residential-Business Planned Development No. 1300, as amended, to add personal service, day care, and children's play center to the list of permitted uses. There will be no new construction, site changes, or modifications to the bulk or density of the existing building or the previously approved Planned Development. A copy of the proposed ordinance, planned development statements and bulk table 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 Louis Clayton at 312-744-6740.

Cc: PD Master File (Original PD, copy of memo)