RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 1512, AS AMENDED, PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 1512, as amended, ("Planned Development") consists of approximately 25,027 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Fulton Grounds Owner, LLC.

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

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

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

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

The following improvements shall be installed prior to issuance of a Certificate of Occupancy:

- Lake Street and Racine Avenue - install a traffic signal. Countdown pedestrian signals and high-visibility crosswalks also to be provided at this intersection.
- Lake Street and May Street – install high-visibility crosswalks on all legs to improve pedestrian safety.

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.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an overall Site Plan; Landscape Plans; Ground Floor Plans; Roof Plans; and Building Elevations all 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Cultural Exhibits and Libraries; Day Care; Lodge or Private Club; Animal Services; Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Urban Farm, Rooftop Operation; Communication Service Establishments; Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patio and liquor sales); Entertainment and Spectator Sports (excluding Inter-Track Wagering Facility); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Hotel/Motel; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales; Participant Sports and Recreation; Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communications Facilities; Residential units; accessory parking and accessory uses.

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

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

8. The Applicant acknowledges that the project has received a bonus FAR of 0.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 7.5. 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 the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% 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.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a project to be identified by the Alderman (the "Project") The Project will be located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for improvements within Sub-Area A of the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. The Applicant acknowledges and agrees that the rezoning of the Property from the Residential-Business Planned Development 1512 to the Residential-Business Planned Development 1512, as amended ("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 179 dwelling units. The Applicant intends to construct a 179-unit rental building (the "Project").

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO,

and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 35.8 affordable units (20% of 179) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 36 affordable in the Project, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 12 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 2 of the 12 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

This PD is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014, and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30% 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 additional 18 affordable units (10% of 179) 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 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. The Applicant shall submit to DOH detailed proformas at 20% and 30% affordability along with a market rent study for the determination of the amount of funds necessary to compensate for the loss of market rate rent for the FMID Units, 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 vertical improvements 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 agree to negotiate the TIF RDA in good faith and with due diligence and to execute the TIF RDA in order for the Applicant to receive the FMID Funds. Among other conditions, closing of the TIF RDA will be subject to the Applicant securing and closing its construction financing.

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

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

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

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

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

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

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development

approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% 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.

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

FINAL FOR PUBLICATION

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 1512, AS AMENDED
PLAN OF DEVELOPMENT
BULK REGULATIONS AND DATA TABLE

NET SITE AREA:	25,027.00 sq. ft.
AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:	21,783.68 sq. ft.
GROSS SITE AREA:	46,810.68 sq. ft.
MAXIMUM FLOOR AREA RATIO:	7.50
MAXIMUM NUMBER OF DWELLING UNITS:	179
MAXIMUM HOTEL KEY COUNT:	179
MAXIMUM BUILDING HEIGHT:	222 feet, 6 inches
MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:	29
MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:	1
MINIMUM NUMBER OF BICYCLE PARKING SPACES:	179
MINIMUM SETBACKS FROM PROPERTY LINE:	In accordance with the Site Plan

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

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

Applicant: Fulton Grounds Owner LLC
Address: 201-09 North Racine Avenue/1132-56 West Lake Street/200-08 North May Street
Introduction Date: April 17, 2024
Plan Commission Date: July 18, 2024

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

EFORMS ADMIN TOOL

ARO Intake Application

Submission ID: 891761

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 entirely 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 *
Fulton Ownership Group LLC

Applicant Contact Person *
Gabe Leahu

Applicant Email *
gleahu@lgdevelopmentgroup.com

Applicant Phone *
(224) 489-6393

Applicant Address *
363 W. Ontario St., Chicago, IL 60654

Attorney Name *
Michael Ezgur

Attorney Email *
michael@acostaezgur.com

Development Information

Development Address:

From *
201

To
09

Direction *
N

Street Name *
RACINE

Zip Code *
606071611

Ward *
27

ARO Zone *
Downtown

Development Name *
201 N. Racine

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

Zoning Application Number (if applicable)
22400

Council Introduction Date *
4/17/2024

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 *

179

Is your Project in a Transit Served Location? *

with 7.34 FAR (100% on-site requirement)

Estimated date marketing will begin *

1/1/2029

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) *

05/01/2027

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 *
36	9	18

Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
36	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 *

Dimensioned Floor Plans with affordable units highlighted

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 *

Michael Ezgur

Summary

Work Log

Submission Date: 07/02/2024 11:05:24 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

Project Name	**Fulton Grounds - 201 N. Racine**
Zoning Application number, if applicable	22400
Address	201-09 N. Racine
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	$4.00
Total Units in Project	179
Total Affordable units	36

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	45	31%	424	11	31%	391	92%
one-bed	88	32%	705	22	61%	697	99%
two-bed	10	7%	1,064	3	8%	1,064	100%
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	n/a	n/a
Laundry	In-unit	In-unit. Same as Market Rate.
Appliances	yes	yes
Refrigerator *age/EnergyStar/make/model/color*	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Dishwasher *age/EnergyStar/make/model/color*	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Stove/Oven *age/EnergyStar/make/model/color*	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Microwave *age/EnergyStar/make/model/color*	Whirlpool Stainless Steel	Whirlpool Stainless Steel. Same as Market Rate.
Bathroom(s) *how many? Half bath? Full bath?*	Yes, minimum 1 full bath per unit	Yes, minimum 1 full bath per unit
Kitchen countertops *material*	quartz	quartz
Flooring *material*	LVT	LVT
HVAC	Fan Coil	Fan Coil
Other	TBD	TBD

AMI Mix for ARO Units

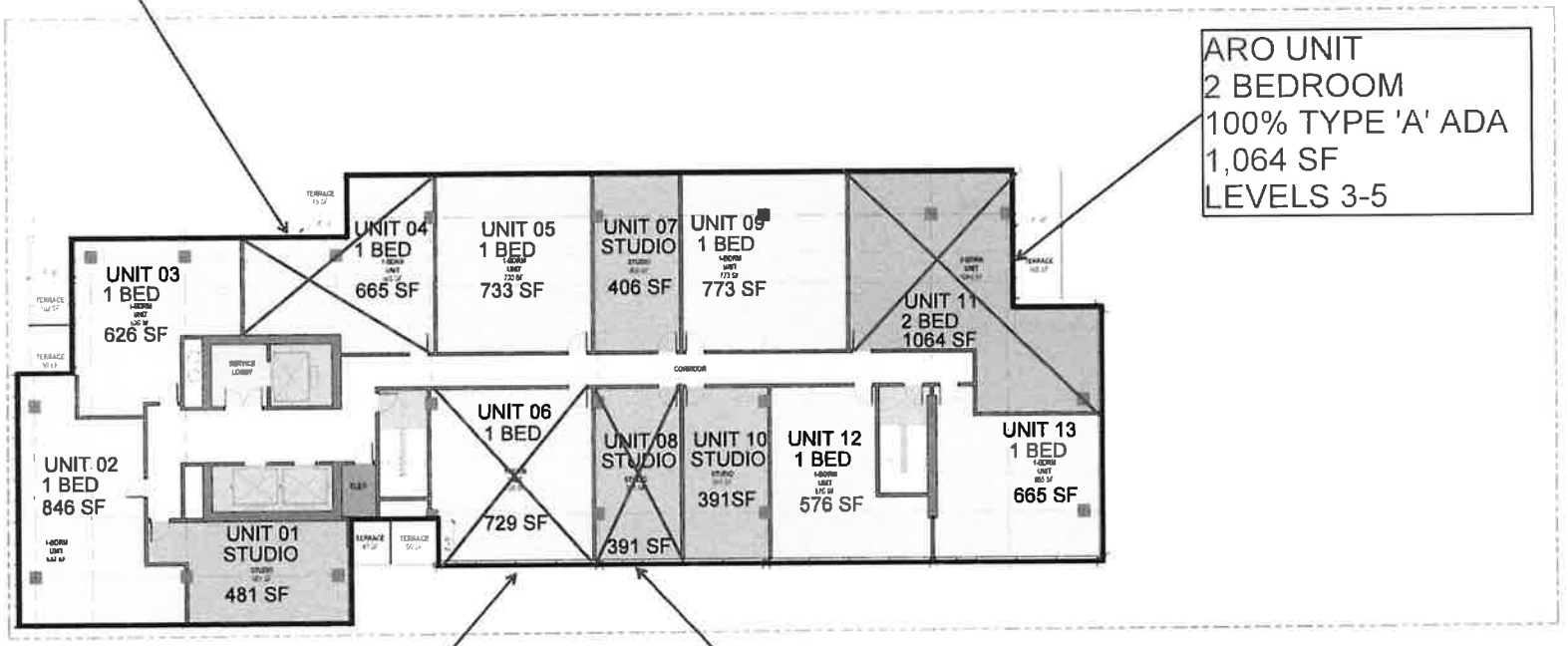
Affordable Units

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	1	3	5	-	2	11	59.10%
1 bed	-	1	6	11	-	4	22	60.00%
2 bed	-	-	1	1	-	1	3	63.30%
	-	2	10	17	-	7	36	**60.00%**

FLOOR PLAN

TYPICAL LEVEL

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
665 SF
LEVELS 3-13

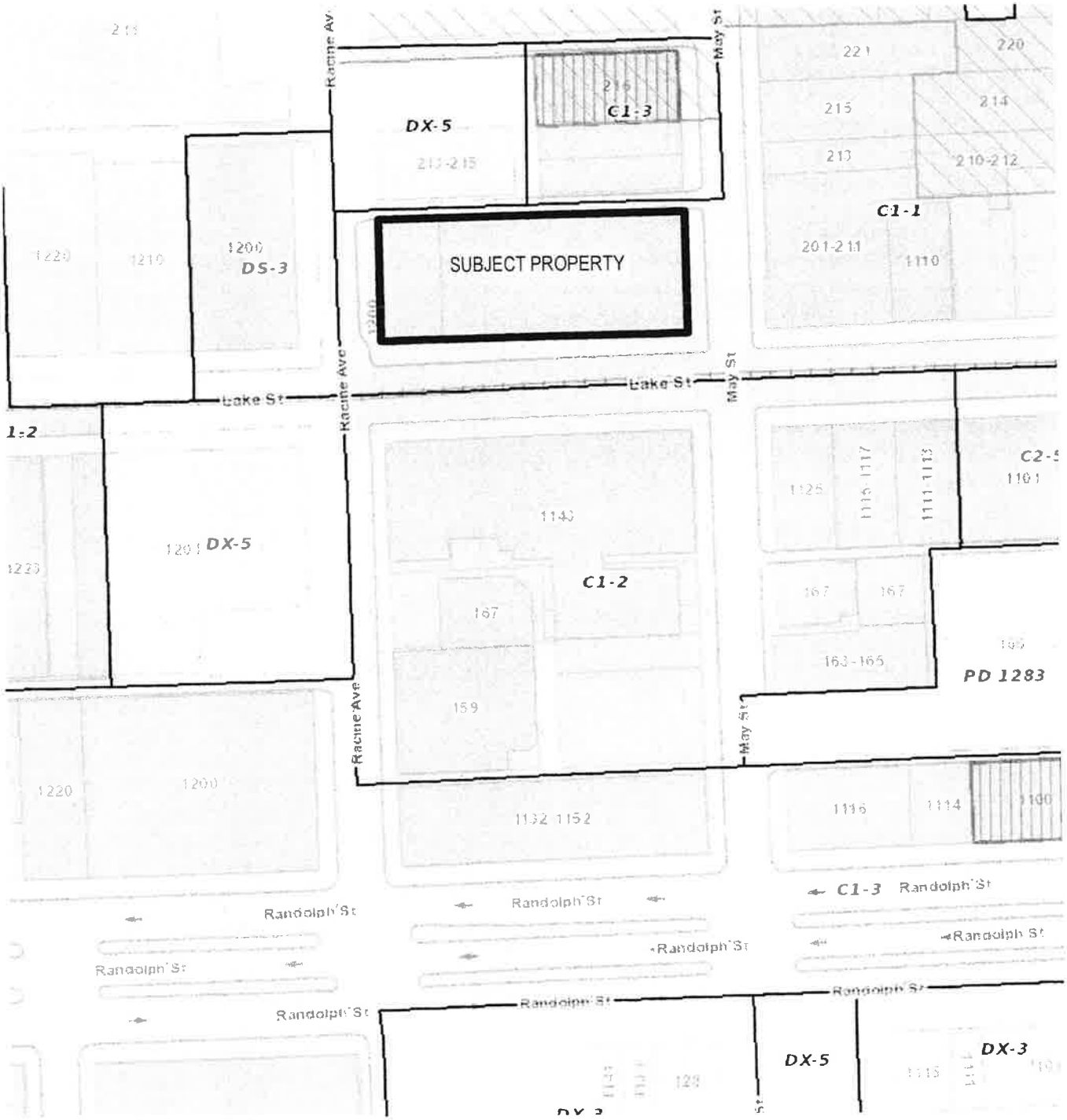


ARO UNIT
2 BEDROOM
100% TYPE 'A' ADA
1,064 SF
LEVELS 3-5

ARO UNIT
1 BEDROOM
100% TYPE 'A' ADA
729 SF
LEVELS 3-13

ARO UNIT
STUDIO
100% TYPE 'A' ADA
391 SF
LEVELS 3-13

LEVELS 3 - 15



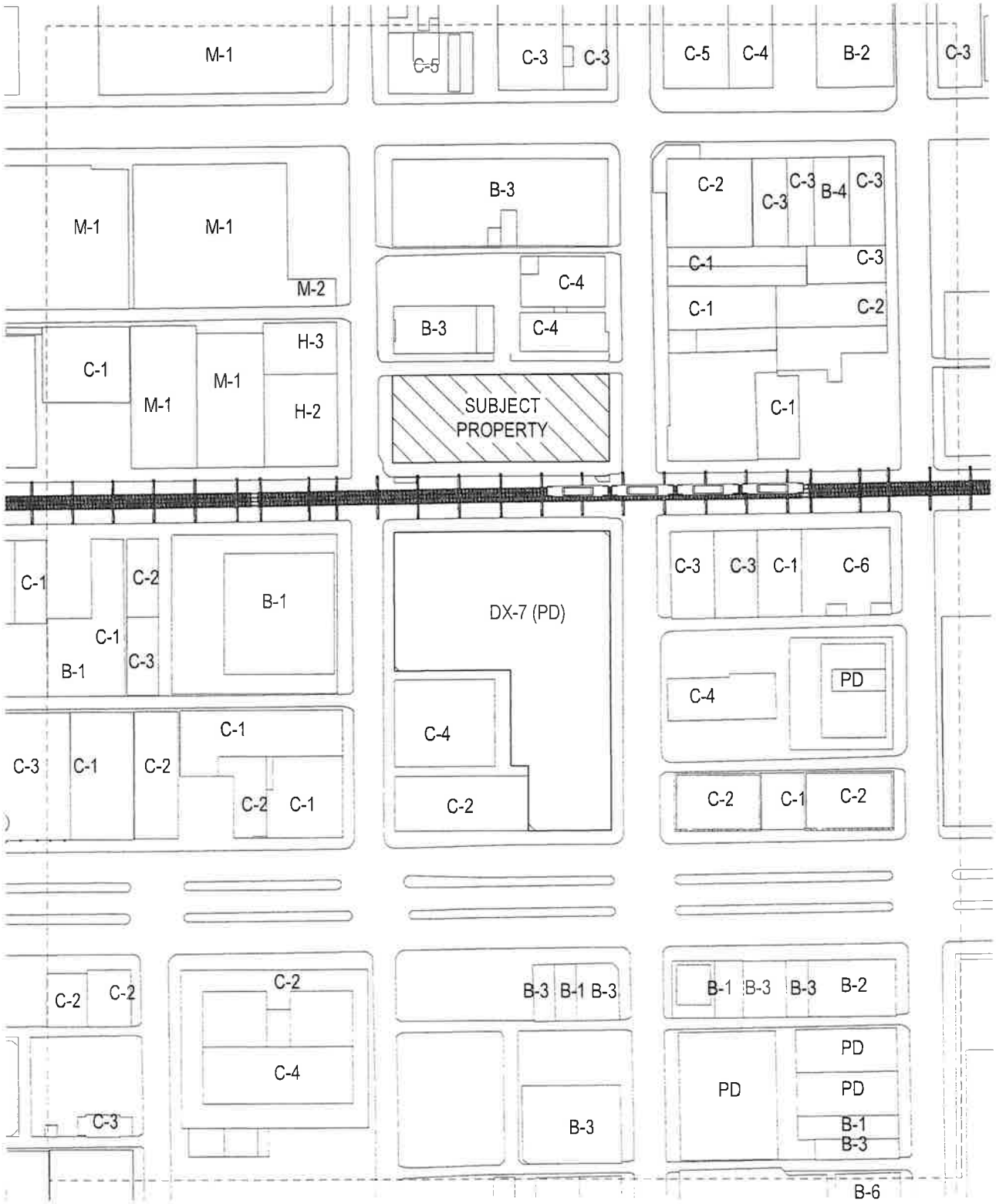
Scale: NTS

N

EXISTING ZONE MAP

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
PLAN COMMISSION: July 18, 2024



A: RESIDENTIAL
B: BUSINESS
C: COMMERCIAL
E: MANUFACTURING
F: RETAIL
G: INDUSTRIAL
H: MIXED USE

PD: PLANNED DEVELOPMENT
- NUMBER OF STORIES

N

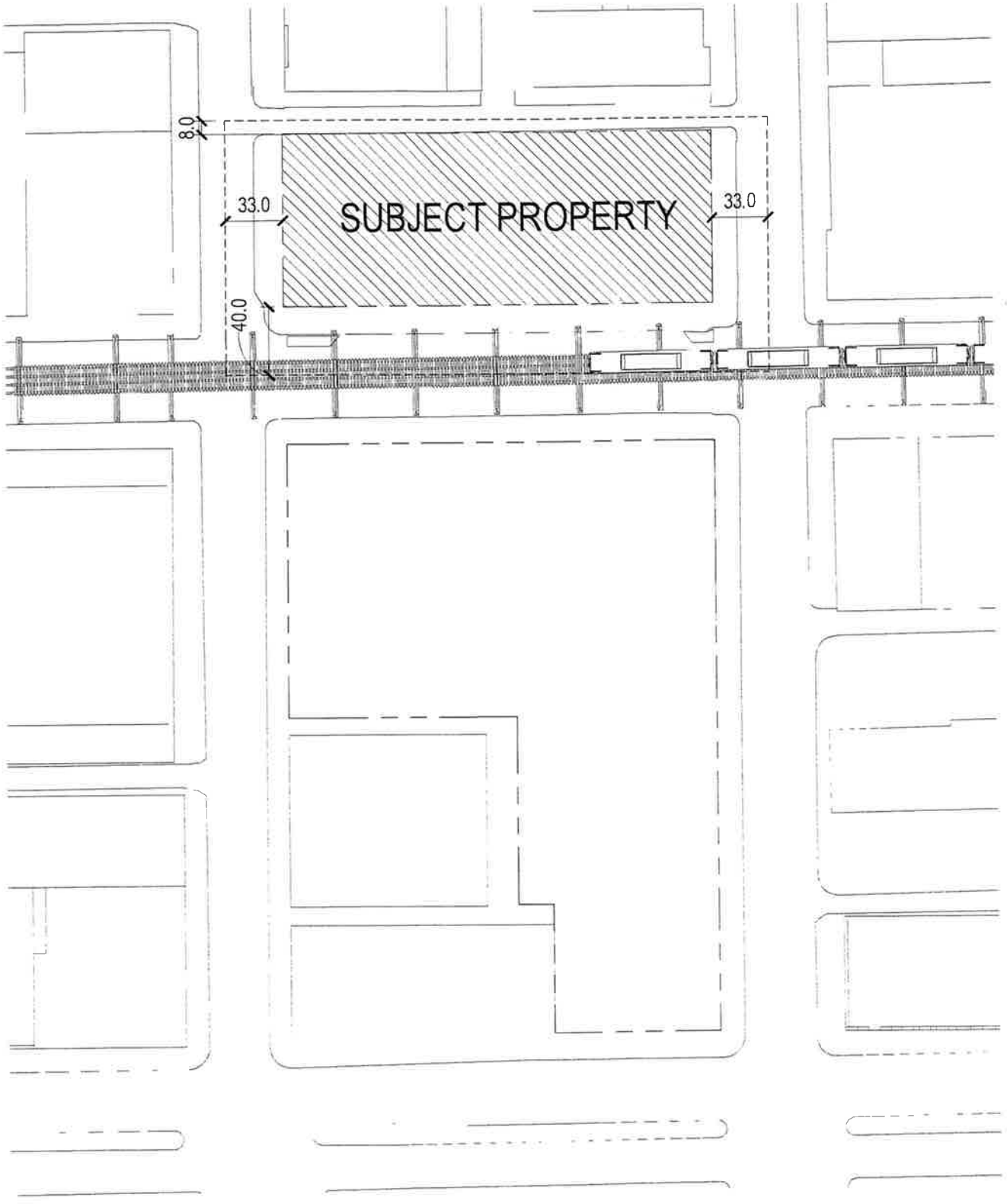
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EXISTING LAND USE MAP

FINAL FOR PUBLICATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: – April 17, 2024
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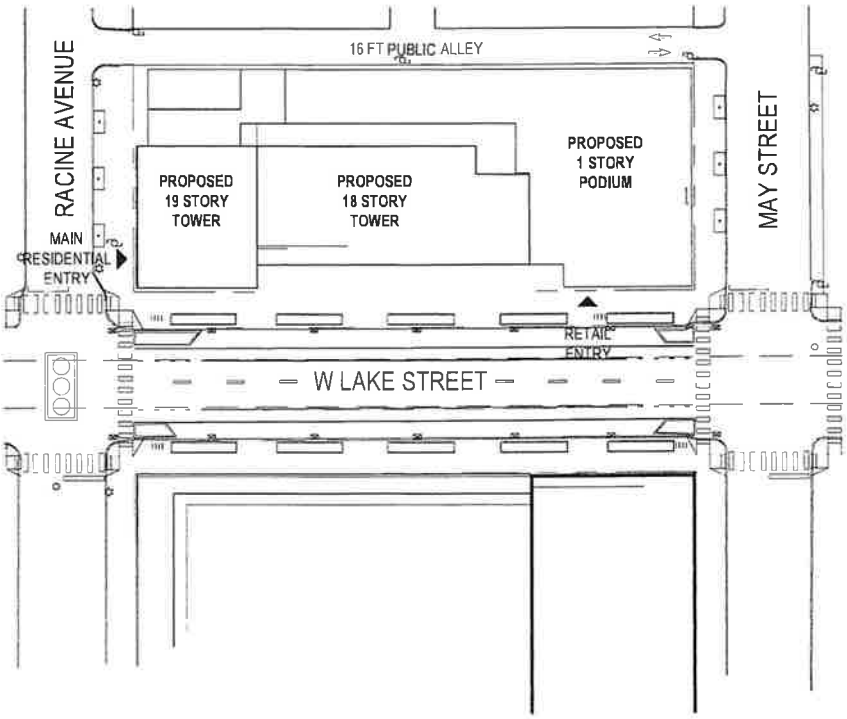
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Scale: 1" = 80'-0"

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
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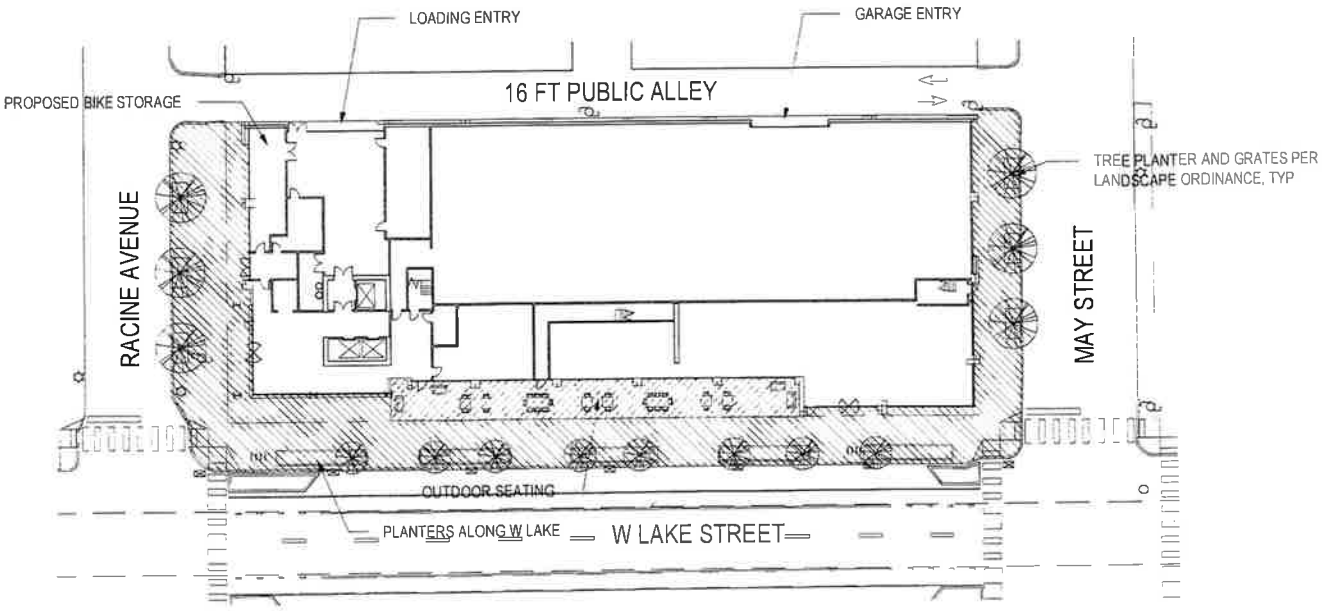
N

Scale: 1" = 80'-0"

OVERALL SITE PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
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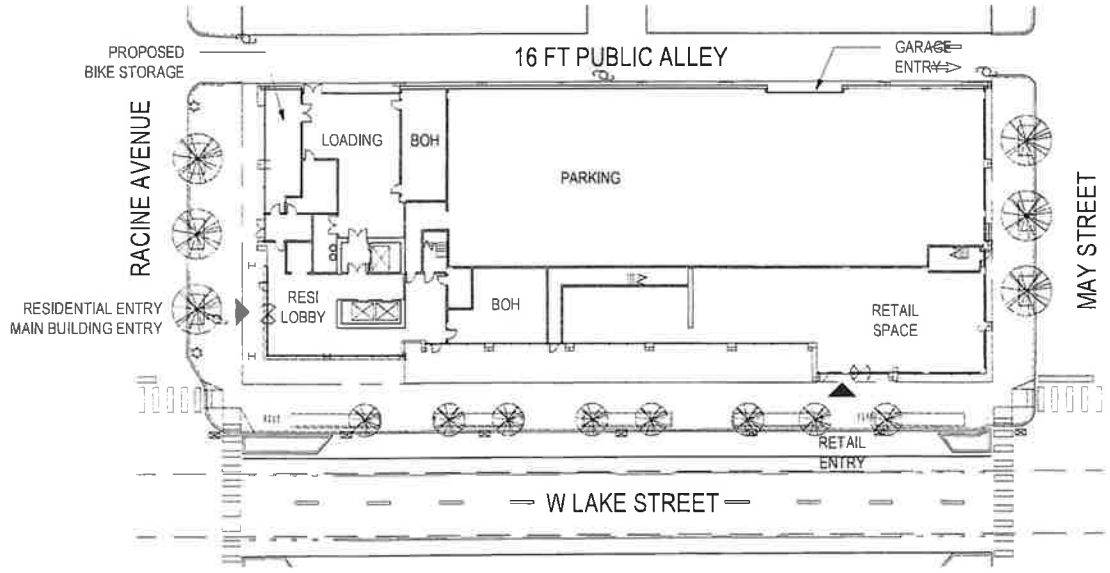


Scale: 1" = 60'-0"

LANDSCAPE PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
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N

Scale: 1" = 60'-0"

GROUND FLOOR

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
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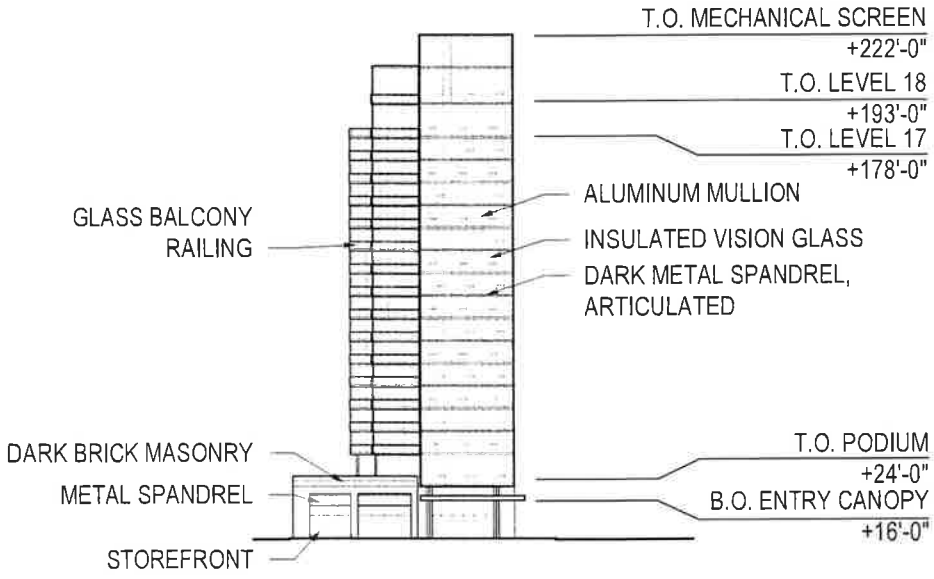
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Scale: 1" = 60'-0"

ROOF PLAN

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

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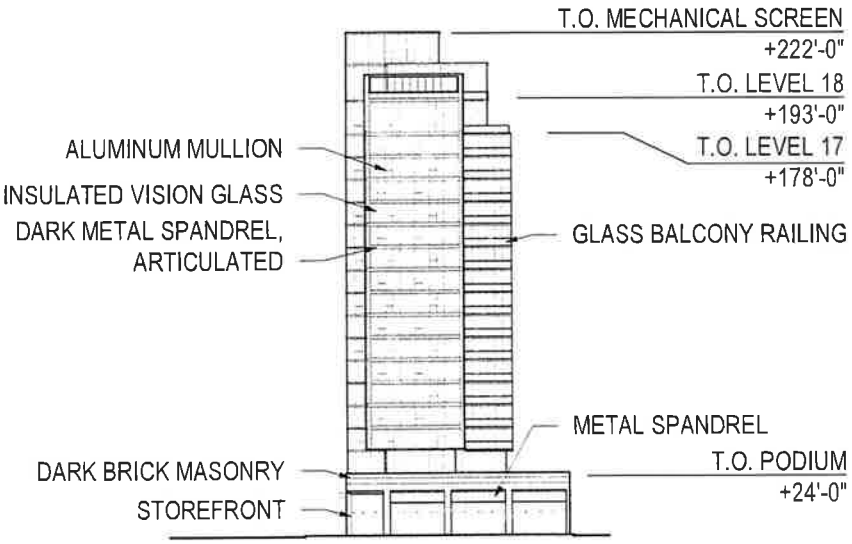


Scale: 1" = 80'-0"

WEST ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

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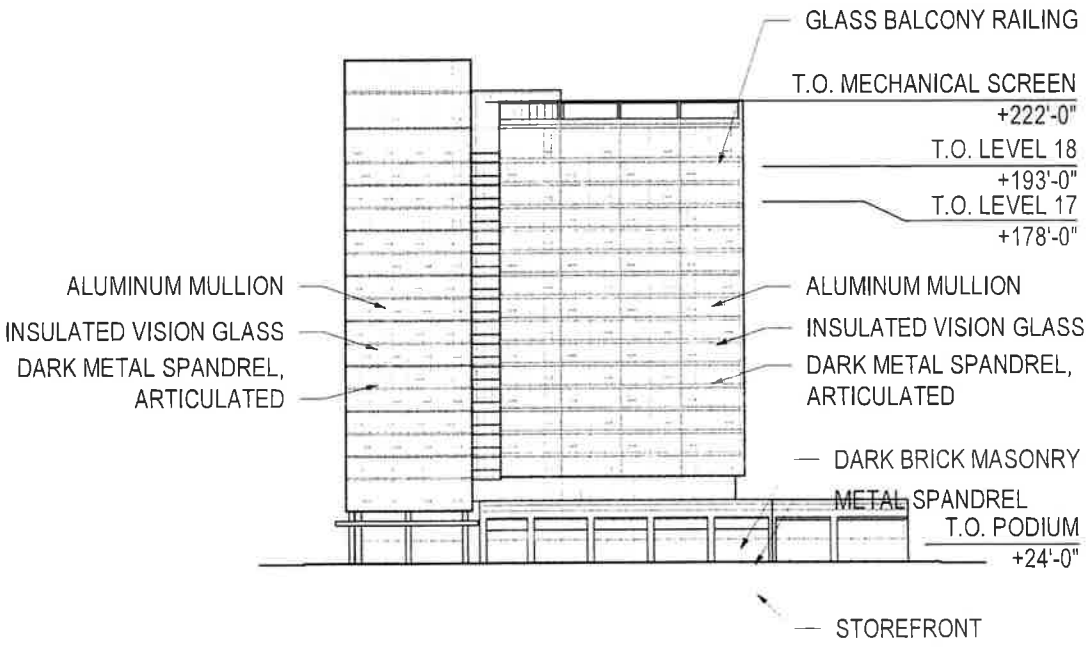


Scale: 1" = 80'-0"

EAST ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

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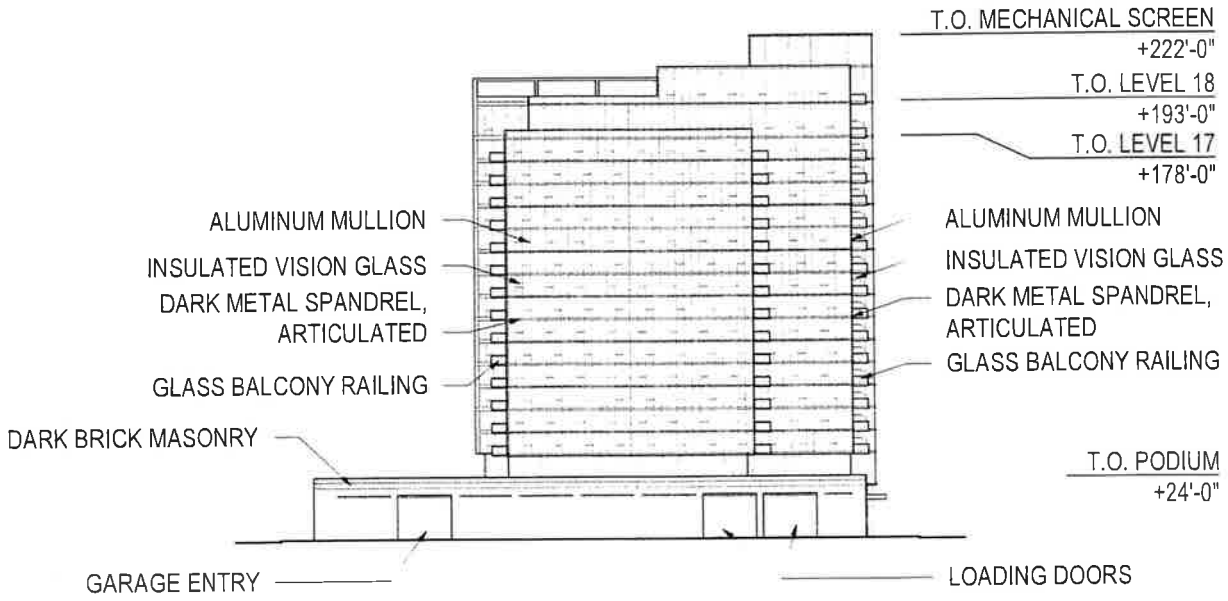


Scale: 1" = 80'-0"

SOUTH ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

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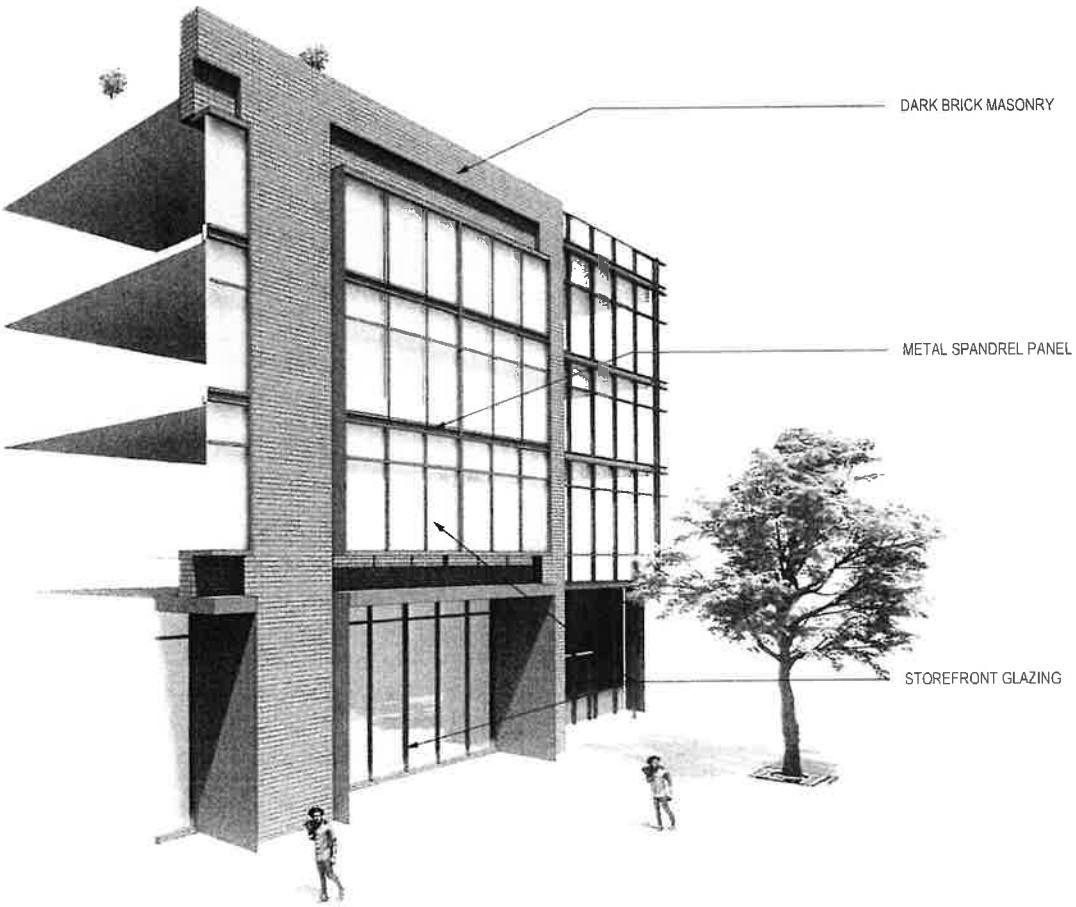


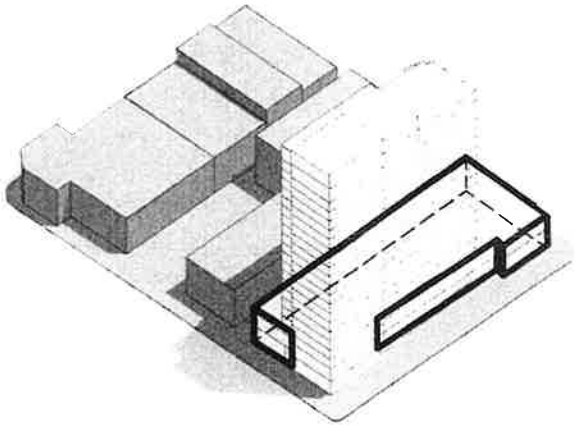
Scale: 1" = 80'-0"

NORTH ELEVATION

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
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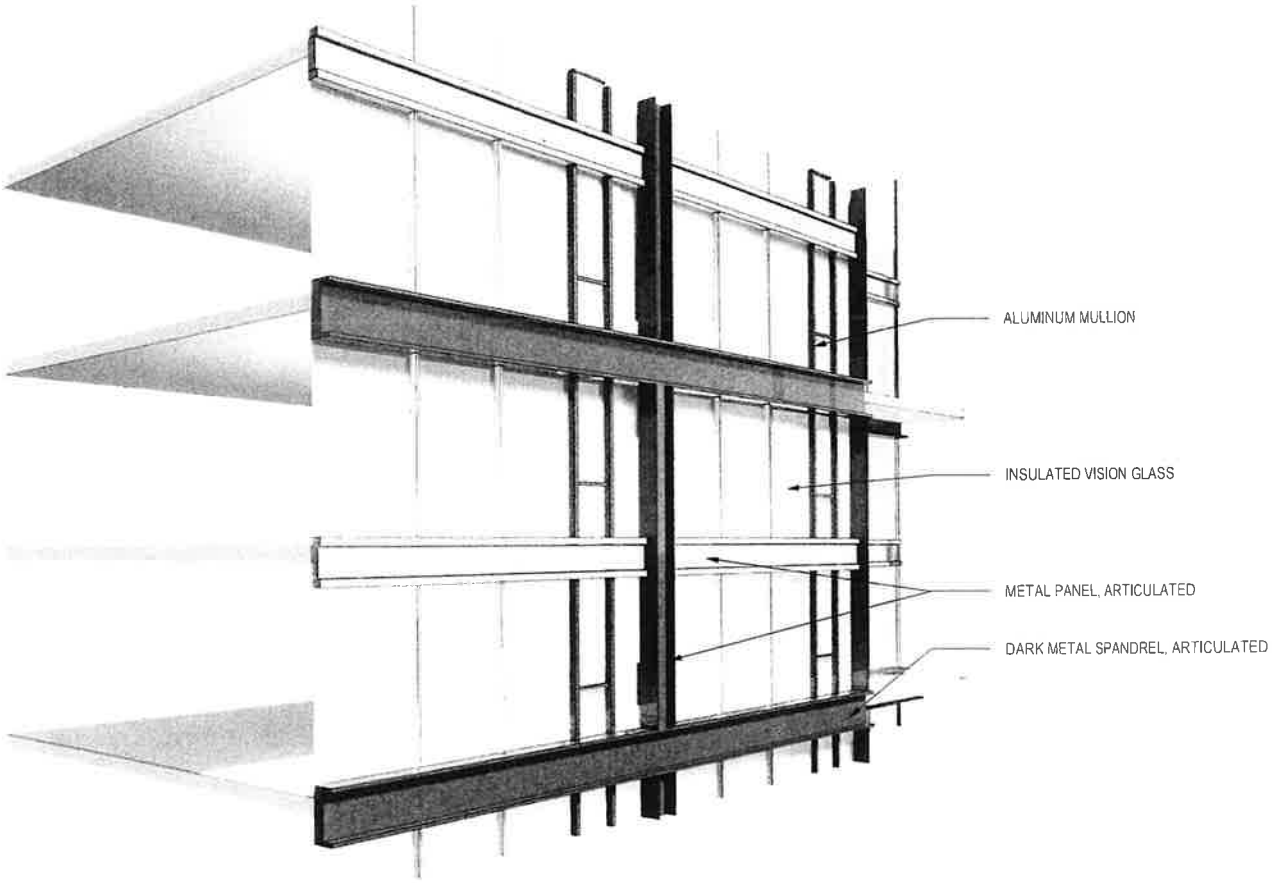


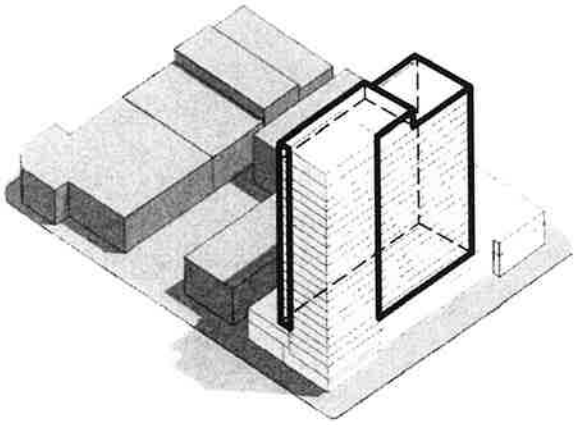
Scale: N.T.S.

FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/ 1132-56 West Lake Street
200-08 North May Street

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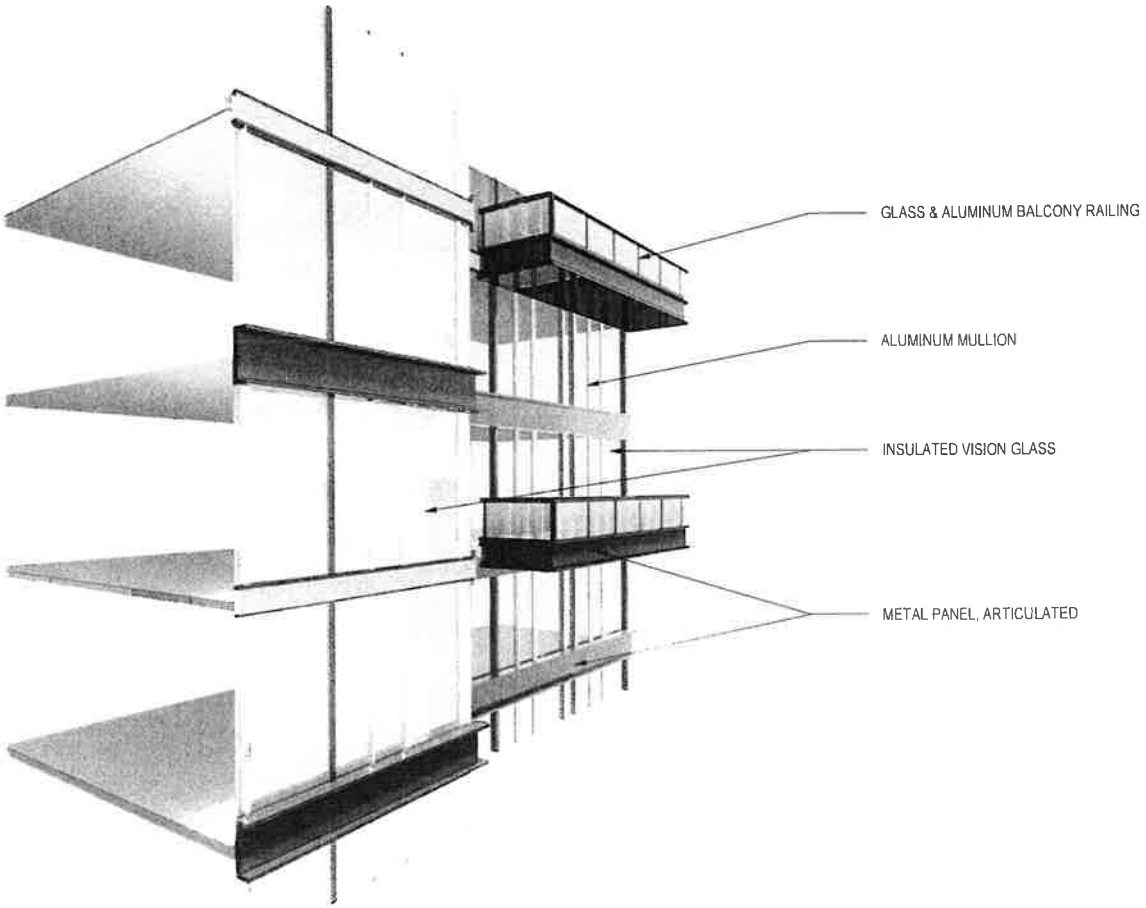


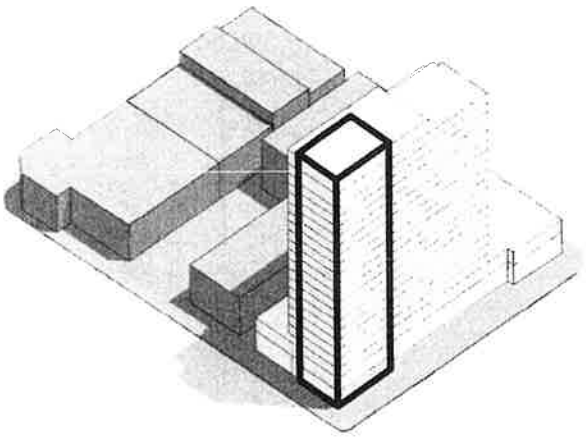
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FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Ave/1132-56 West Lake Street
200-08 North May Street

INTRODUCTION: April 17, 2024
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Scale: N.T.S.

FACADE AXONS

APPLICANT: LG Development Group
ADDRESS: 201-09 North Racine Avenue/1132-56 West Lake Street
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