

# FINAL FOR PUBLICATION

## **RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 89 PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number 89, (“Planned Development”) consists of approximately 200,470 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). Old Town Triangle Partners I LLC is the “Applicant” for this Planned Development pursuant to authorization from the property owners.
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 “Zoning Ordinance”), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, 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 Chicago Department of Transportation (“CDOT”) 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 CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval for Subareas A, C or D as contemplated by Statement 15, such Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study and travel demand management plan are required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between CDOT’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

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

limited to, the following as shall be reviewed and determined by CDOT'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 CDOT 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 CDOT'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 CDOT'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 CDOT.

Commencing with the issuance of building permits and until the five year anniversary of the receipt of the first certificate of occupancy for the improvements located in Subarea B, the Applicant shall attend community meetings convened by the Alderman of the ward in which the property is located, which may be co-hosted by local stakeholder organizations that the Alderman shall so designate, in order to provide project and construction updates.

Applicant commits to fund \$1.0 million into an escrow account established and controlled by CDOT upon the later to occur of (i) the issuance of a building permit for vertical improvements on Subarea B and (ii) written notification to the Applicant by CDOT that CDOT is prepared to commence construction of the following traffic mitigation and traffic signal modernization improvements (collectively, the "Subarea B Infrastructure Improvements"):

- Intersection of North Avenue & LaSalle Drive
  - Provide bump outs in the northwest, southeast and southwest corners of the intersection.
  - Restripe southbound LaSalle Drive to provide an exclusive southbound right turn lane.
  - Stripe a southbound bus only lane near the southwest corner of the intersection.
  - Modify the traffic signal to provide a southbound right turn overlap phase.
  - Modify the traffic signal to add new fisheye camera system and upgrade the controller/cabinet as necessary.
- Intersection of North Avenue and Wells Street
  - Provide bump outs on all four corners of the intersection.
  - Stripe bike boxes in the northbound and southbound directions.
  - Provide bike lane striping within the intersection.
  - Stripe a westbound bus lane/right turn only lane.
- Reoptimize coordination of signal timing between the above referenced intersections.
- Intersection of North Avenue and North Park Avenue

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

- Provide bump outs in the northwest, northeast and southeast corners of the intersection
- Intersection of North Avenue and Sedgwick Street
  - Provide bump outs in the northwest and northeast corners of the intersection.

Applicant agrees to work with CDOT to establish a system of geofencing to facilitate the control of pick up and drop off by rideshare companies in accordance with the Plans and in particular to facilitate adherence to the established traffic plan of utilizing the motor court.

4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by GREC Architects and dated February 20, 2025 (the “Plans”): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary & Property Line Map; a Site Plan – Sub-Area B; a Landscape Plan – Sub-Area B; a Roof Plan – Sub-Area B; and Elevations – Sub-Area B (South, North, East & West). 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 thereof, 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 Residential-Business Planned Development:

Subarea A: Religious Assembly; Colleges and Universities; Cultural Exhibits and Libraries; Day Care; School; Indoor Special Event; accessory parking; and accessory and incidental uses.

Subarea B: Dwelling Units located above the ground floor; Day Care; Animal Services (Sales and Grooming only); Artist Work or Sales Space; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (Limited Restaurant and Outdoor Patio at grade only); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Medical Service; Office; Personal Service (including Massage Establishment except as more specifically regulated); Retail Sales; Community Center; Indoor Participant Sports and Recreation; Entertainment and Spectator Sports (Indoor Special Event, Small venues, only); Co-Located Wireless Communication Facilities; accessory parking; and accessory and incidental uses.

Subarea C: Existing apartments, retail and Community Shopping District (B3) uses, and accessory parking.

Subarea D: Detached House 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.

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

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 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 200,470 square feet and an FAR of 5.0.
9. 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 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. 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.
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 13-32-125 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, 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.
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. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subareas A, C or D, the Applicant shall submit a site plan, landscape plan and building elevations (a "Site Plan Submittal") for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance (each, a "Site Plan Approval"). Upon submittal, DPD and the Applicant shall notify the Alderman of the ward in which a Site Plan Submittal is located and, in conjunction with such Site Plan Submittal, the Applicant shall participate in a public review process that is facilitated by such Alderman. Review and approval by DPD

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II approval for Subareas A, C or D shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the Site Plan Approval shall be kept on permanent file with the DPD and shall be deemed to be an integral part of this Planned Development.

Changes or modifications may be made to this Planned Development pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- interim wayfinding signage package directing riverwalk users through the site for any proposed temporary terminus of the riverwalk;
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

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

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

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. The Applicant acknowledges and agrees that the rezoning of the Property from the B1-3 Neighborhood Shopping District/Planned Development 89/RM-5 Residential Multi-Unit District to the B1-5 Neighborhood Shopping District and then to this Planned Development ("PD") No. 89, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Planned Development is located in an inclusionary housing area within the meaning of the ARO and permits the construction of 349 dwelling units. The Applicant intends to construct a 349-unit rental building and such currently proposed project shall not be deemed to limit or restrict the property rights or ability to develop any other subarea of the Planned Development in accordance with this Ordinance.

Developers of rental projects in inclusionary housing areas 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,

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

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 70 affordable units (20% of 349) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 70 affordable units in the rental building in the Planned Development. 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 23 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 4 of the 23 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.

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 Planned Development, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the Planned Development, 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 Planned Development, 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 Planned Development 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 17, 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 Planned Development.

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 Planned Development. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B1-5 Neighborhood Shopping District, Planned Development 89 as it existed on September 19, 1974 pursuant to Journal pages 8939-8944, and RM-5 Residential Multi-Unit District.

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

## **RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 89** **BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	352,557
Area of Public Rights-of-Way (sf):	152,087
Net Site Area (sf):	200,470
Subarea A	77,327
Subarea B	27,382
Subarea C	84,078
Subarea D	11,674
Maximum Floor Area Ratio:	5.0
Subarea A	1.96
Subarea B	15.56
Subarea C	5.0
Subarea D	0.35
Maximum Dwelling Unit Count:	
Subarea A	0
Subarea B	349
Subarea C	0
Subarea D	1
Minimum Off-Street Parking Spaces:	
Subarea A	20 (existing)
Subarea B	285 <sup>1</sup>

---

<sup>1</sup> Parking spaces to be allocated between Subareas A and B. Parking is restricted to accessory parking and may not be marketed to or used by third-party platforms for non-accessory temporary commercial use.

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

Subarea C	392 (existing) <sup>2</sup>
Subarea D	0
Minimum Bicycle Parking Spaces:	
Residential	1 per unit
Nonresidential	Per Section 17-10-0207
Minimum Off-Street Loading Spaces: <sup>3</sup>	
Subarea A	1 (existing)
Subarea B	2 (10'x25') and 1 Retail (10'x25')
Subarea C	1 (existing)
Subarea D	0
Maximum Building Height:	
Subarea A	82' Existing (Existing to remain; Future development subject to site plan approval)
Subarea B	379'0" (to underside of structure of top occupied level)
Subarea C	61' Existing (Existing to remain; Future development subject to site plan approval)
Subarea D	45' Existing (Existing to remain; Future development subject to site plan approval)
Minimum Setbacks:	In conformance with the Plans

---

<sup>2</sup> Required parking for future uses to be determined by the Zoning Ordinance in effect at the time of site plan approval.

<sup>3</sup> Loading requirements for Subareas A, C and D to be determined by the Zoning Ordinance in effect at the time of site plan approval.

Applicant: Old Town Triangle Partners I LLC  
Address: 1600, 1620, 1609-1641 & 1647 N. LaSalle;  
1601 N. Wells and 130 & 200 W. North, Chicago, Illinois  
Introduced: March 20, 2024  
Plan Commission: February 20, 2025

# FINAL FOR PUBLICATION

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

## ★ EFORMS ADMIN TOOL

### ARO Intake Application

Submission ID: 933619

## Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: [https://code.library.ainlegal.com/codes/chicago/latest/chicago\\_il/20-0-0-2598874](https://code.library.ainlegal.com/codes/chicago/latest/chicago_il/20-0-0-2598874).

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](http://www.chicago.gov/ARO). If you have any questions about completing this application, please contact [ARO@cityofchicago.gov](mailto:ARO@cityofchicago.gov).

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org).

Applicant Name \*

Old Town Triangle Partners I LLC

Applicant Contact Person \*

Nick Anderson

Applicant Email \*

nickanderson@fernhillcompany.co

Applicant Phone \*

(312) 550-9388

Applicant Address \*

360 N. State Street, Suite 500, Chicago, IL

Attorney Name \*

Katie Jahnke Dale

Attorney Email \*

katie.dale@us.dlapiper.com

## Development Information

Development Address:

From \* 1600 To [ ] Direction \* N Street Name \* LA SALLE

Zip Code \* 606146005 Ward \* 2 ARO Zone \* ARO Inclusionary Ar

Development Name \*

1600 N LaSalle

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

Omar Smalbegovic

Zoning Application Number (if applicable)

22377

Council Introduction Date \*

3/20/2024

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

Yes No

ARO Trigger \*

Zoning Entitlement

Development Type \*

Rental

# FINAL FOR PUBLICATION

Total Units \*

349

Is your Project in a Transit Served Location? \*

with 4.0 FAR (100% on-site requirement) ▼

Estimated date marketing will begin \*

3/1/2027



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) \*

6/1/2025



## 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 \*

70

Minimum On-Site  
Units \*

18

Maximum Units Paid  
For In-Lieu \*

35

Proposed On-Site  
Units \*

70

Proposed Off-Site  
Units \*

0

Proposed In-Lieu  
Units \*

0

In-Lieu Amount  
Owed \*

\$0.00

On-Site Units To  
CLIHTF or CHA \*

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From  To  Direction  Street Name

Zip Code  Ward  ARO Zone

Off-Site Type

Off-Site Admin Fee

## Forms

Unit Mix and Square Footage Spreadsheet \*

[2025.02.19\\_1600NLSale\\_ARO\\_Affordable\\_Units.dlx](#)

Dimensioned Floor Plans with affordable units highlighted

If ARO units are CLIHTF or CHA, attach signed acceptance letter

# FINAL FOR PUBLICATION

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

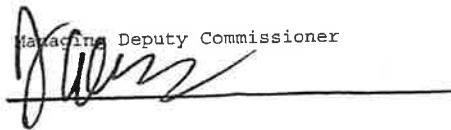
- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- 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 \*

Emily Becker

Deputy Commissioner



### Summary

### Work Log

Submission Date: 02/18/2025 09:06:03 AM

Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

--	--	--	--	--

Project Name 1600 N LaSalle Address 1600 N LaSalle Is this a For Sale or Rental Project? Rental Anticipated average psf rent/price?	Total Units in Project 349 Total Affordable units 70
---	---

Summary					
Unit Type	Market Rate		ARO		
	how many?	% of total sq. footage	how many?*	% of total sq. footage	affordable v. market square footage**
Studio	85	30%	21	30%	622 / 622 100%
one-bed	130	47%	32	45%	834 / 834 100%
two-bed	43	15%	11	16%	1,428 / 1,428 99%
three-bed	21	8%	6	8%	1,703 / 1,703 100%

\*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.

### AMI Mix for ARO Units

Unit Type	AMI		AMI		AMI		Average
	AMI	AMI	AMI	AMI	AMI	AMI	
Studio	1	6	9	2	3	21	60.00%
1 bed	2	9	12	5	4	32	60.00%
2 bed	1	3	3	3	1	11	60.00%
3 bed	1	1	2	1	1	6	60.00%
4 bed	1	1	1	1	1	1	60.00%
	5	19	26	11	9	70	60.00%

### Features and Amenities

	Market Rate Units	Affordable Units
<b>Parking</b>	Yes, available for rent	Yes, available for rent
<b>Laundry</b>	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
<b>Appliances</b>	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
Refrigerator	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
Stove/Oven	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
Dishwasher	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
microwave	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
Bathroom(s)	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
Half bath? Full bath?	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
<b>Kitchen countertops material</b>	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
<b>Flooring material</b>	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
<b>HVAC</b>	TBD - Durable, of good and new quality, and consistent with current standards for new housing	TBD - Durable, of good and new quality, and consistent with current standards for new housing
<b>Other</b>		

NOTE: DOR 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.

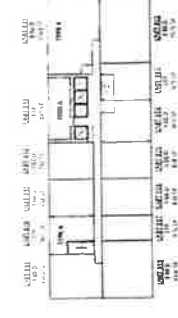
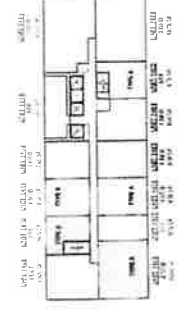
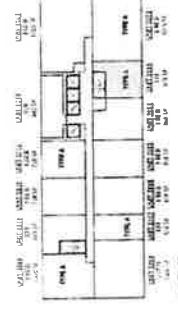
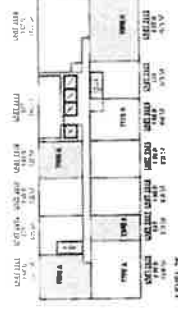
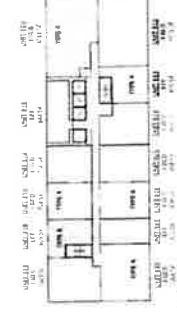
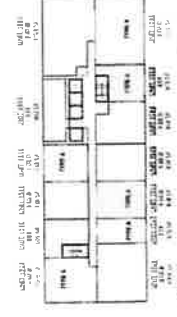
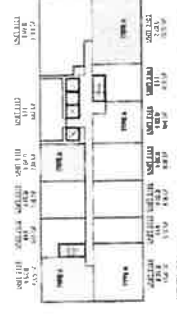
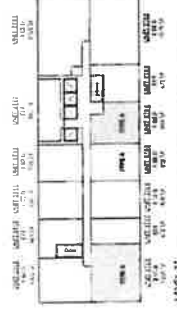
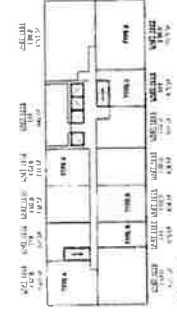
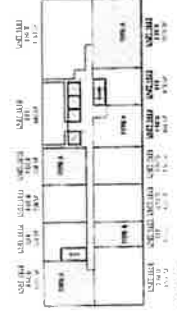
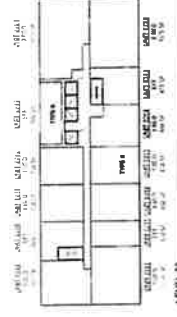
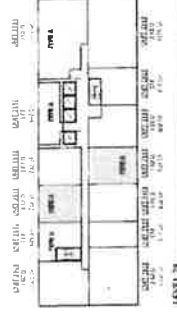
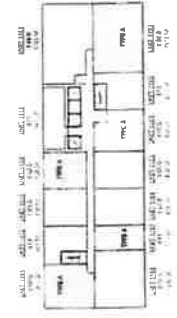
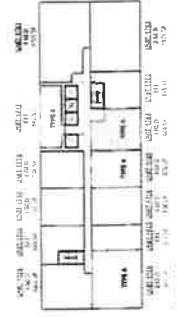
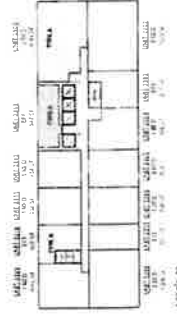
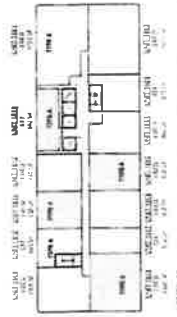
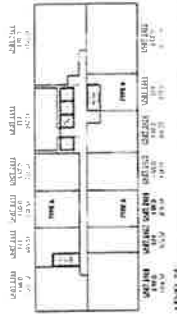
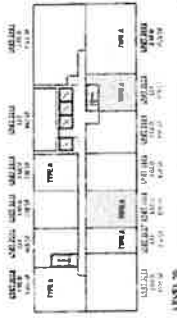
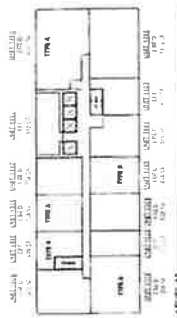
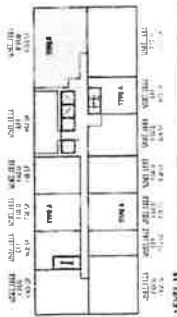
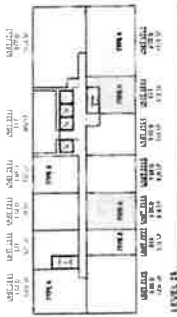
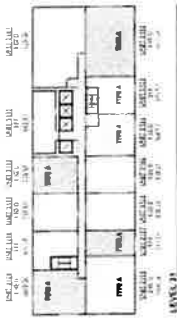
# FINAL FOR PUBLICATION

APPROXIMATE UNITS PER  
 ALLOWANCE: UNIT TYPE A - 40%  
 UNIT TYPE B - 40%  
 MARKET RATE UNITS: 75%  
 45% OF TOTAL UNITS

RESIDENTIAL UNITS: MARKET RATE UNITS  
 45% OF TOTAL UNITS

RESIDENTIAL UNITS: MARKET RATE UNITS  
 45% OF TOTAL UNITS

UNIT TYPE KEY



# FINAL FOR PUBLICATION

TOTAL RESIDENTIAL UNITS IN PROJECT		
EFF	106	30% % OF TOTAL UNITS
1 BED	162	46%
2 BED	54	15%
3 BED	27	8%
<b>TOTAL UNITS</b>	<b>349</b>	<b>100%</b>
TOTAL AFFORDABLE UNITS		
	70	
TOTAL MARKET RATE UNITS		
	279	
TOTAL ACCESSIBLE MKT RATE UNITS		
	55.8	
	56	

AFFORDABLE UNITS (20% OF TOTAL UNITS)		
EFF	21	30% % OF TOTAL MKT. UNITS
1 BED	32	46%
2 BED	11	16%
3 BED	6	9%
<b>TOTAL AFFORD.</b>	<b>70</b>	<b>20% % OF TOTAL UNITS</b>

MARKET RATE UNITS (80% OF TOTAL UNITS)		
EFF	85	30% % OF TOTAL MKT RATE UNITS
1 BED	130	47%
2 BED	43	15%
3 BED	21	8%
<b>TOTAL MKT RATE</b>	<b>279</b>	<b>80% % OF TOTAL UNITS</b>

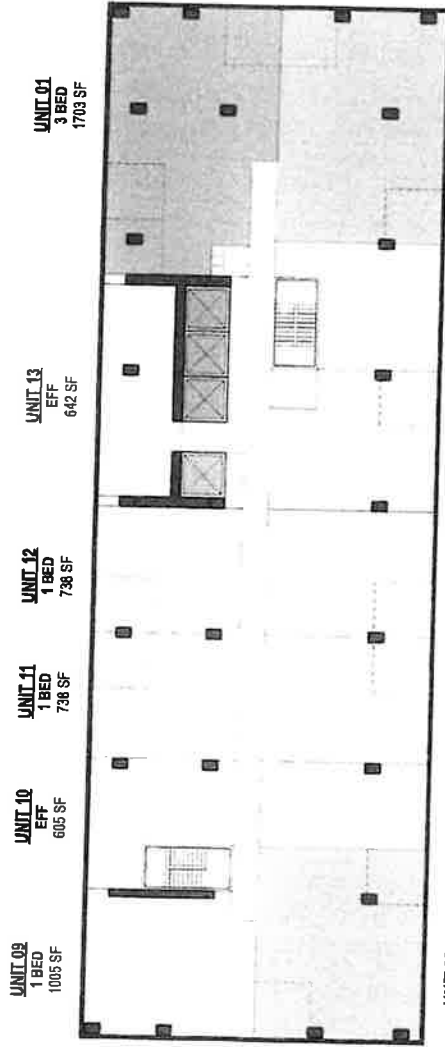
  

ACCESSIBLE (TYPE A) UNITS (20% OF MARKET RATE UNITS)		
EFF	17	30% % OF TOTAL TYPE A UNITS
1 BED	26	48%
2 BED	9	16%
3 BED	4	7%
<b>TOTAL ACC</b>	<b>56</b>	<b>20% % OF MARKET RATE UNITS</b>

AVERAGE UNIT SIZES		
EFF	623	
1 BED	804	
2 BED	1,295	
3 BED	1,703	
<b>ALL UNITS</b>	<b>931</b>	

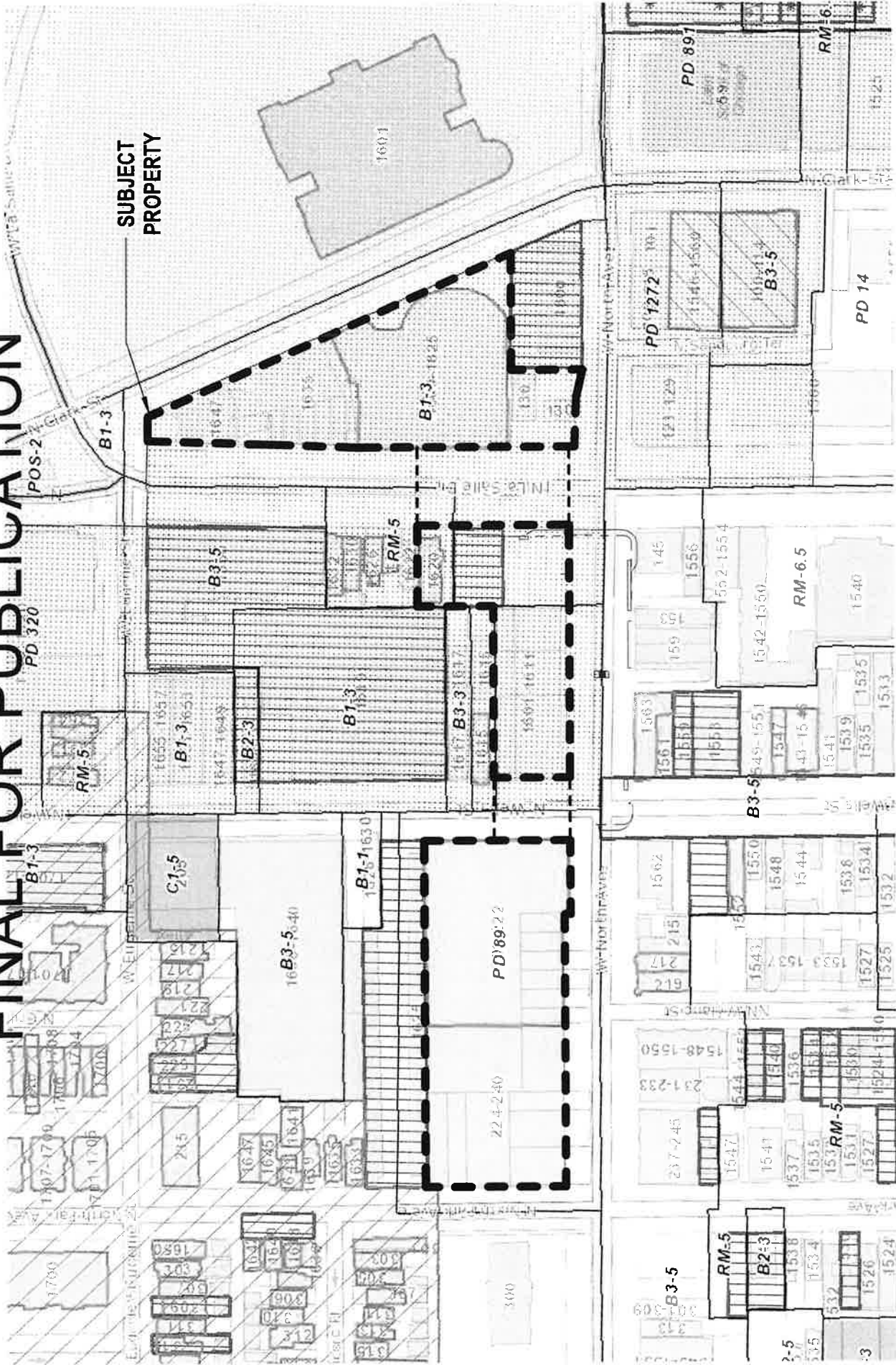
## UNIT DATA SUMMARY



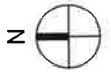
## TYPICAL RESIDENTIAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

# FINAL FOR PUBLICATION



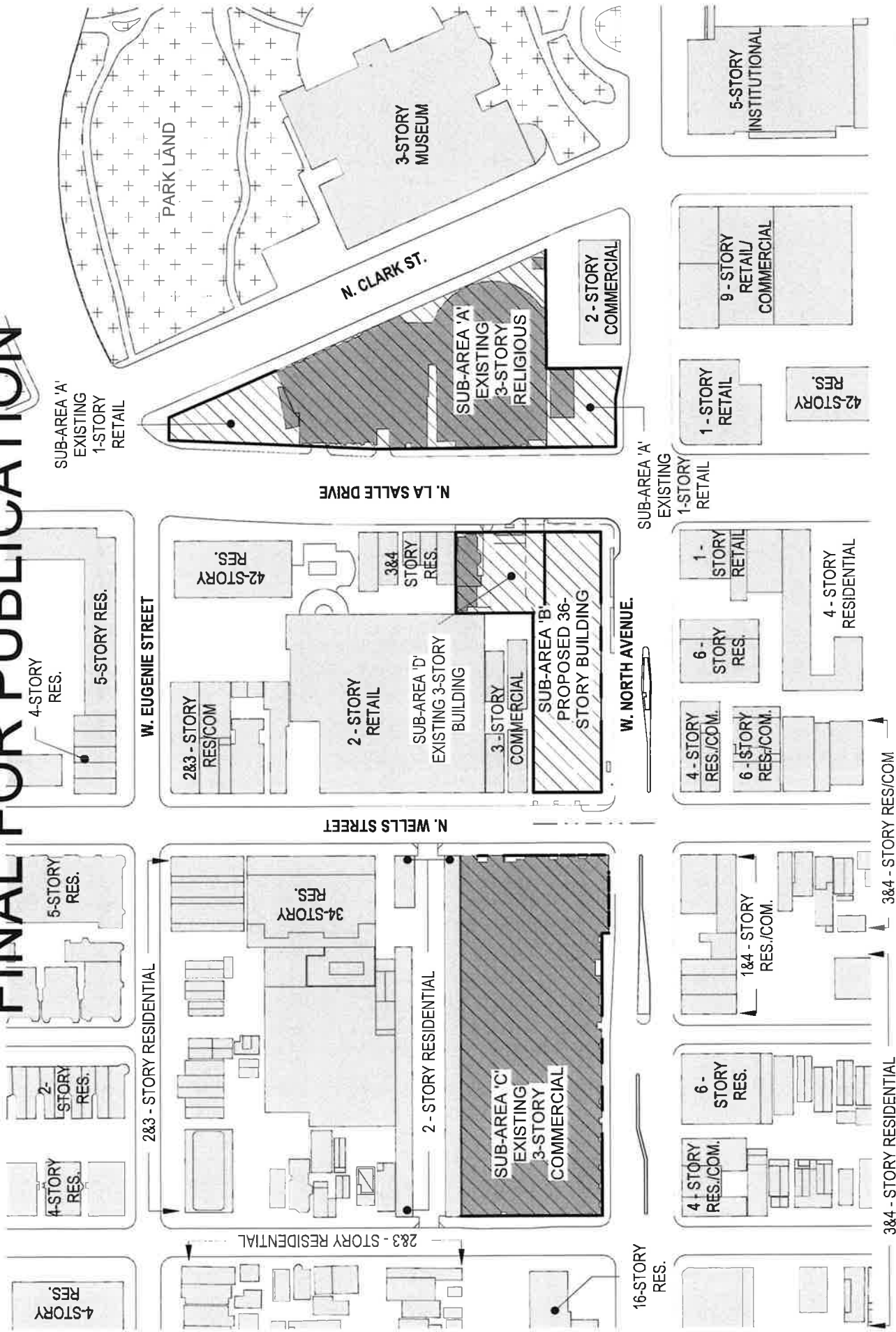
SUBJECT  
PROPERTY



## EXISTING ZONING MAP

SCALE: NTS  
APPLICANT: Old Town Triangle Partners ILLC  
ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
INTRODUCTION: March 20, 2024  
PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION



## EXISTING LAND-USE MAP

SCALE: 1" = 160'-0"  
 APPLICANT: Old Town Triangle Partners, LLC  
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
 INTRODUCTION: March 20, 2024  
 PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION

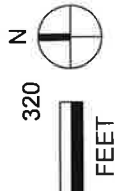
SUB-AREA 'A'  
EXISTING  
1-STORY  
111.91' RETAIL



GROSS SITE AREA: 352,557 SF  
AREA IN THE RIGHT-OF-WAY: 152,087 SF  
NET SITE AREA: 200,470 SF  
(ALL DIMENSIONS ARE PER SURVEY)

SUB-AREA 'C'  
EXISTING  
3-STORY  
COMMERCIAL

PROPERTY LINE  
PD BOUNDARY

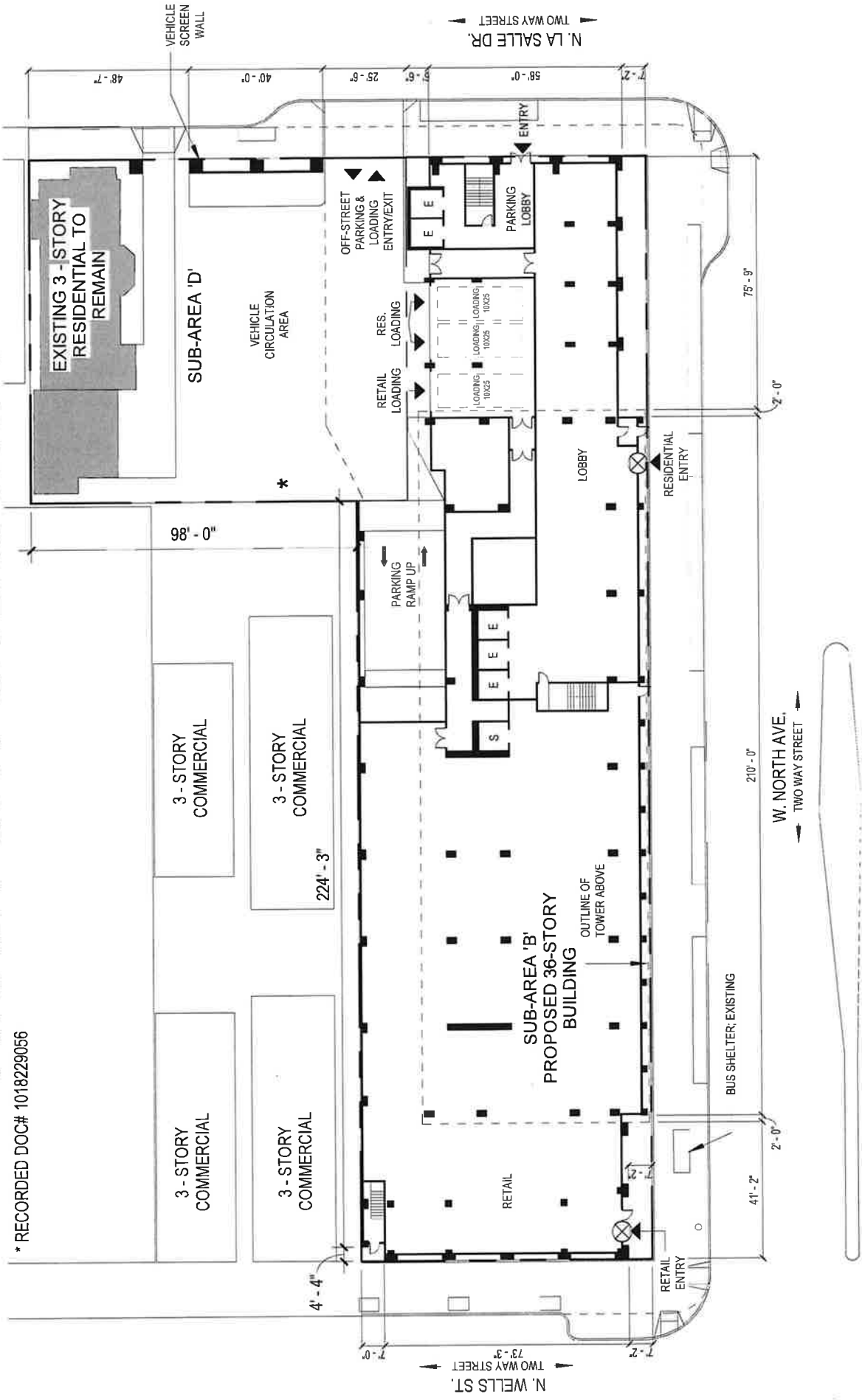


## PD BOUNDARY & PROPERTY LINE MAP

SCALE: 1" = 160'-0"  
APPLICANT: Old Town Triangle Partners LLC  
ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
INTRODUCTION: March 20, 2024  
PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION

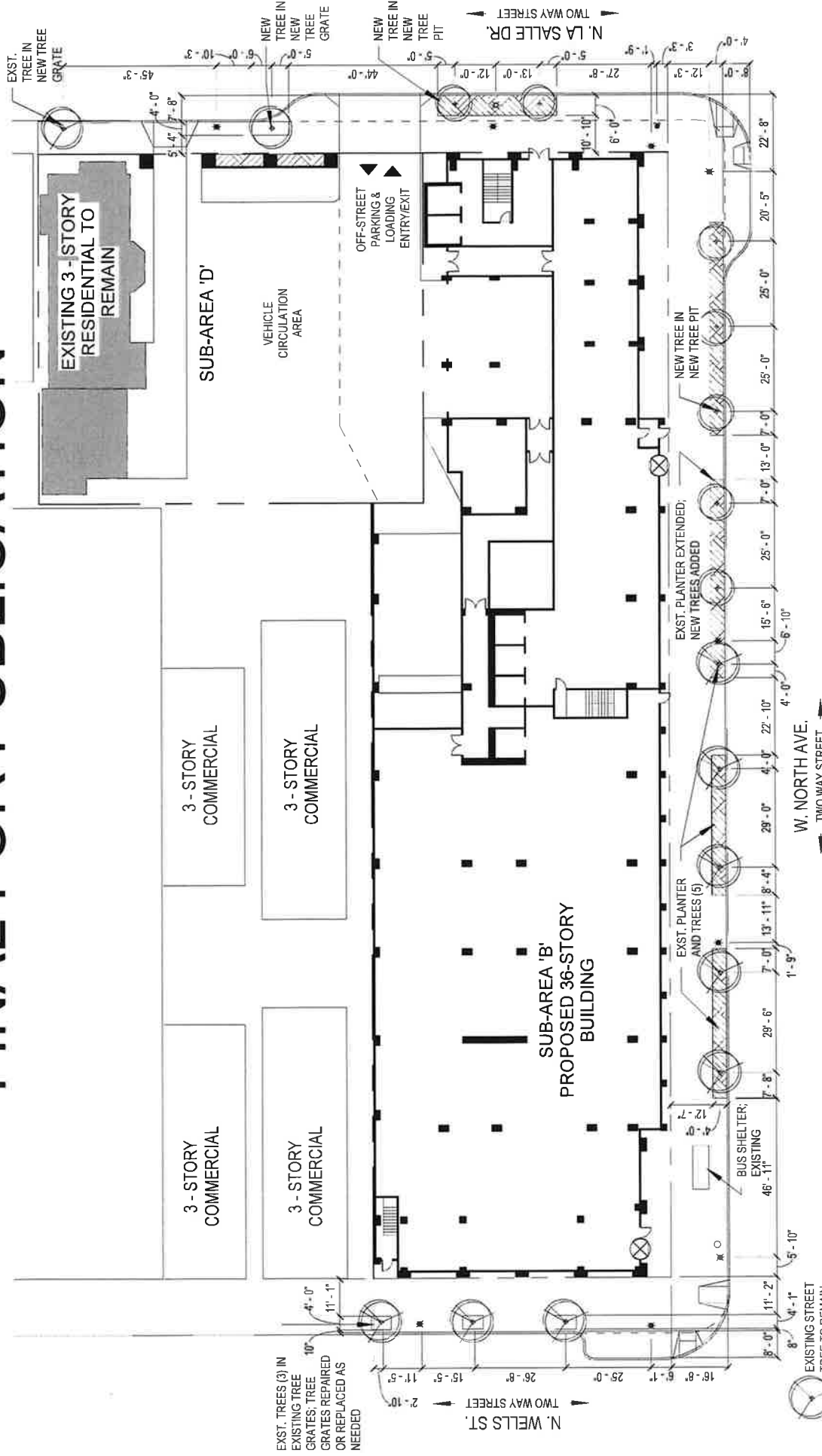
\* RECORDED DOC# 1018229056



## SITE PLAN SUB-AREA 'B'

SCALE: 1" = 40'-0"  
 APPLICANT: Old Town Triangle Partners, LLC  
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
 INTRODUCTION: March 20, 2024  
 PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION



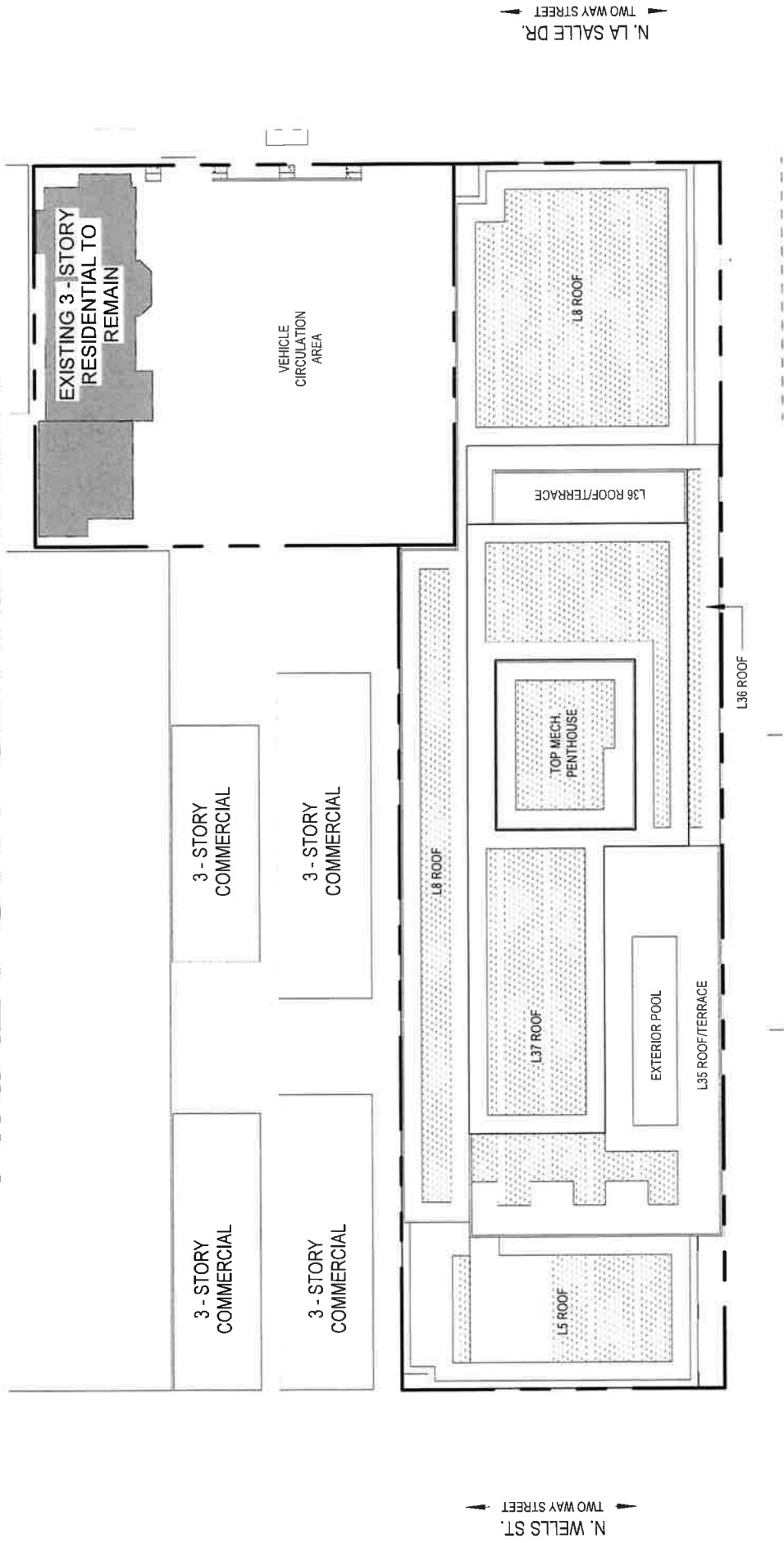
EXIST. TREES (3) IN EXISTING TREE GRATES; TREE GRATES REPAIRED OR REPLACED AS NEEDED  
 EXIST. PLANTER AND TREES (5)  
 EXIST. PLANTER EXTENDED; NEW TREES ADDED  
 NEW TREE IN NEW TREE PIT  
 NEW TREE IN NEW TREE GRATE  
 NEW TREE IN NEW TREE PIT  
 EXIST. TREE TO REMAIN  
 NEW STREET TREE  
 SHRUBS/GROUNDCOVER/PERENNIALS  
 BUS SHELTER; EXISTING  
 OFF-STREET PARKING & LOADING ENTRY/EXIT  
 VEHICLE CIRCULATION AREA  
 EXISTING 3-STORY RESIDENTIAL TO REMAIN  
 SUB-AREA 'D'  
 3 - STORY COMMERCIAL  
 3 - STORY COMMERCIAL  
 3 - STORY COMMERCIAL  
 3 - STORY COMMERCIAL  
 SUB-AREA 'B' PROPOSED 36-STORY BUILDING  
 W. NORTH AVE. TWO WAY STREET  
 N. WELLS ST. TWO WAY STREET  
 N. LA SALLE DR. TWO WAY STREET



## LANDSCAPE PLAN SUB-AREA 'B'

SCALE: 1" = 40'-0"  
 APPLICANT: Old Town Triangle Partners LLC  
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
 1601 N Wells, 130 & 200 W. North, Chicago, Illinois  
 INTRODUCTION: March 20, 2024  
 PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION



- OCCUPIED ROOF TERRACE
- GREEN ROOF

SCALE: 1" = 40'-0"  
 APPLICANT: Old Town Triangle Partners, LLC  
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
 INTRODUCTION: March 20, 2024  
 PLAN COMMISSION: February 20, 2025

## ROOF PLAN SUB-AREA 'B'



W. NORTH AVE.  
 TWO WAY STREET

N. WELLS ST.  
 TWO WAY STREET

N. LA SALLE DR.  
 TWO WAY STREET

# FINAL FOR PUBLICATION

METAL PANEL CLADDING AT MECH.  
SCREEN & ELEV. OVERRUN

ALUMINUM & GLASS GUARDRAIL SYSTEM AT  
ROOFTOP TERRACE, TYP

BALCONIES SHALL BE FULLY INSET,  
NO BALCONIES SHALL BE ALLOWED  
BELOW 200 FEET ABOVE GRADE  
EXCEPT FOR EAST ELEVATION  
UNITS (AT CORNERS OR IN-LINE).

GLAZED ALUMINUM STOREFRONT  
SYSTEM WITH MASONRY BASE &  
PIERS, TYP. AT GRADE

T/ ROOF  
379' - 0"

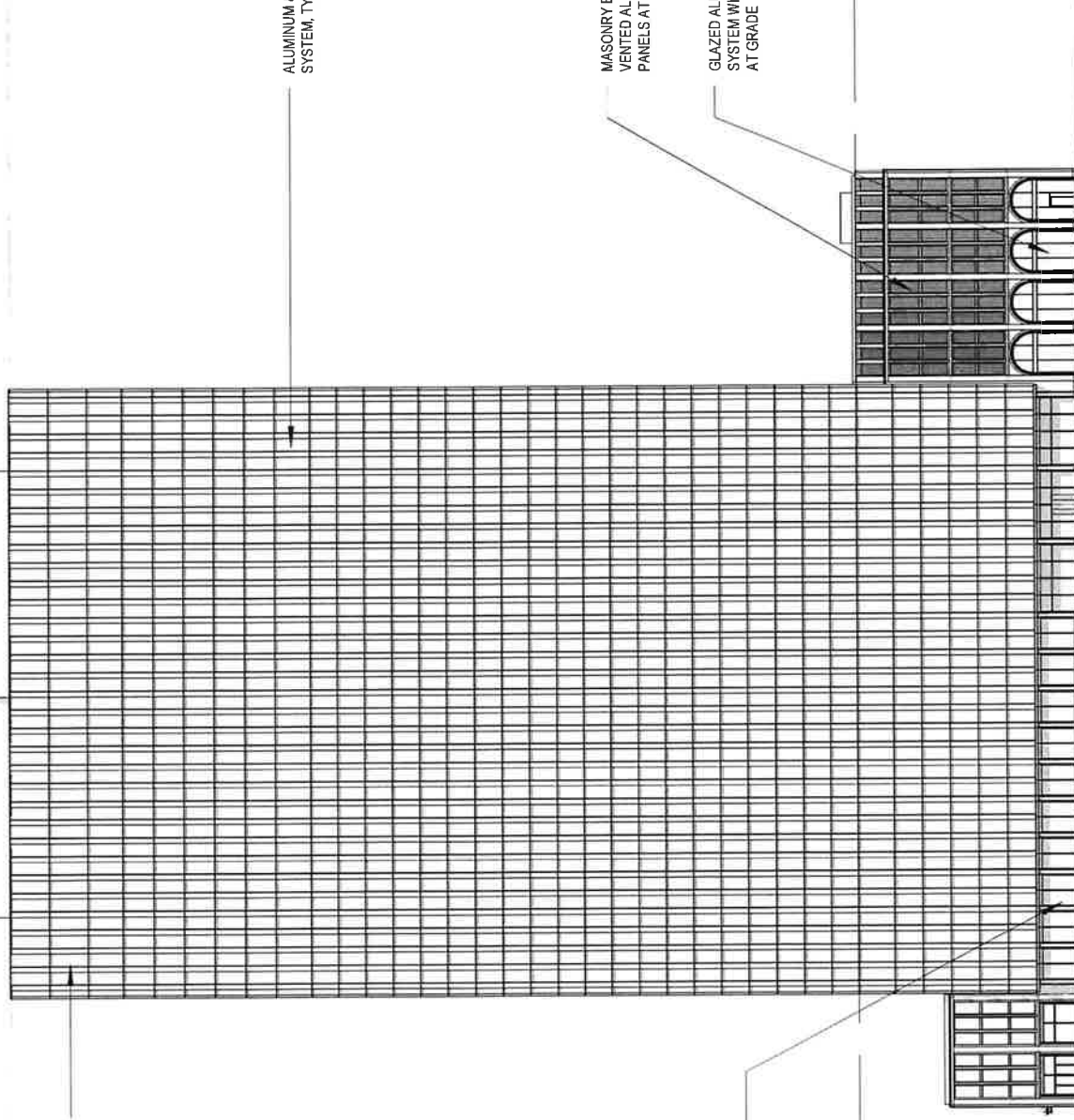
ALUMINUM & GLASS WINDOW WALL  
SYSTEM, TYP

MASONRY ENCLOSURE WITH  
VENTED ALUMINUM INFILL  
PANELS AT GARAGE

GLAZED ALUMINUM STOREFRONT  
SYSTEM WITH MASONRY ARCHES  
AT GRADE

LEVEL 08  
79' - 0"

LEVEL 01  
0' - 0"



## SOUTH ELEVATION SUB-AREA 'B'

SCALE: 1" = 60'-0"  
APPLICANT: Old Town Triangle Partners, LLC  
ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
INTRODUCTION: March 20, 2024  
PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION

METAL PANEL CLADDING AT MECH.  
SCREEN & ELEV. OVERRUN

ALUMINUM & GLASS GUARDRAIL SYSTEM AT  
ROOFTOP TERRACE, TYP

BALCONIES SHALL BE FULLY INSET.  
NO BALCONIES SHALL BE ALLOWED  
BELOW 200 FEET ABOVE GRADE  
EXCEPT FOR EAST ELEVATION  
UNITS (AT CORNERS OR IN-LINE)

MASONRY ENCLOSURE WITH VENTED  
ALUMINUM INFILL PANELS AT GARAGE

COATED METAL OVERHEAD DOORS  
AT LOADING

T/ ROOF  
379' - 0"

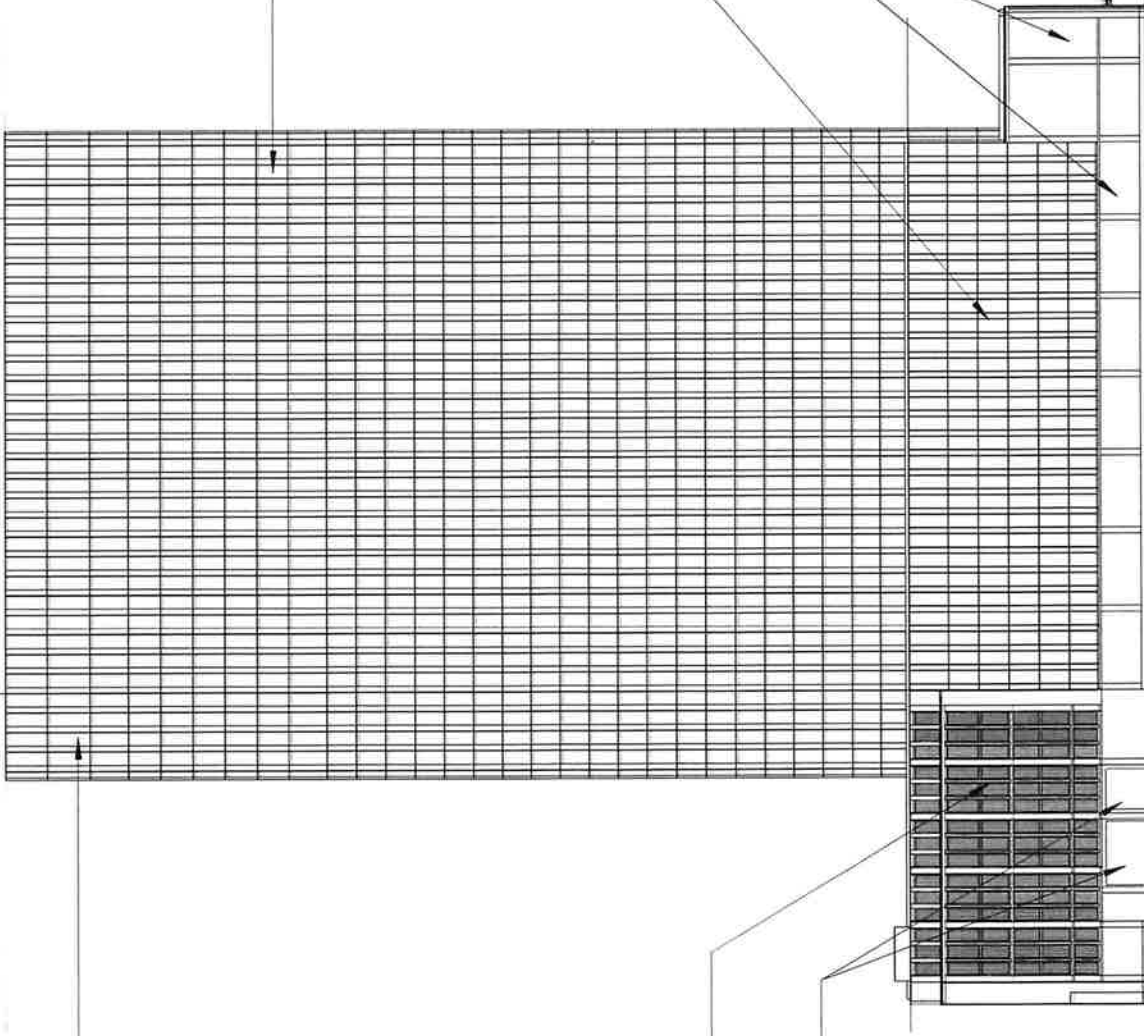
ALUMINUM & GLASS WINDOW WALL  
SYSTEM, TYP

METAL ENCLOSURE SYSTEM AT  
GARAGE LEVELS

MASONRY AT GRADE LEVEL AND FULL-  
HEIGHT NEAR WELLS ST

LEVEL 08  
79' - 0"

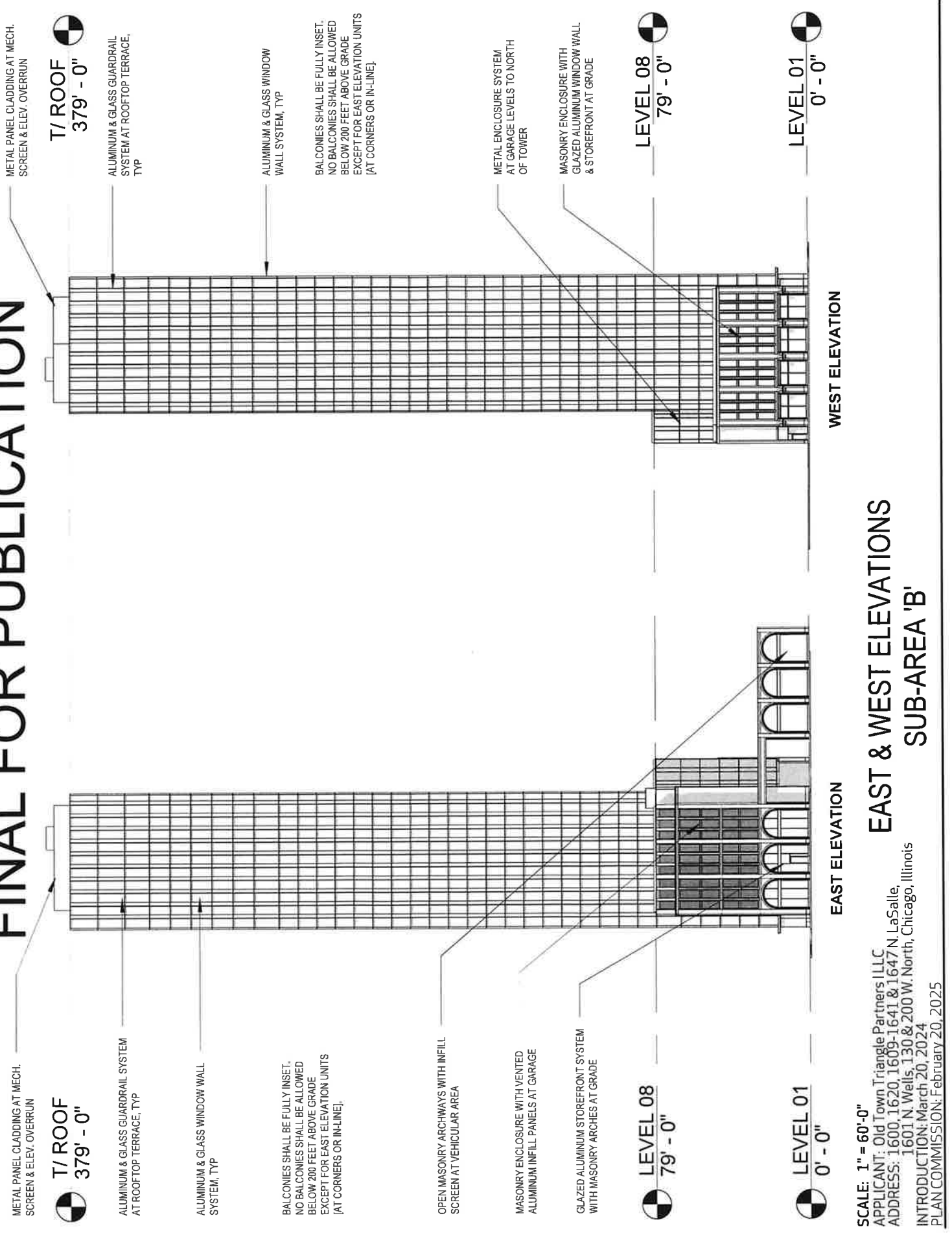
LEVEL 01  
0' - 0"



## NORTH ELEVATION SUB-AREA 'B'

SCALE: 1" = 60'-0"  
APPLICANT: Old Town Triangle Partners, LLC  
ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
INTRODUCTION: March 20, 2024  
PLAN COMMISSION: February 20, 2025

# FINAL FOR PUBLICATION



METAL PANEL CLADDING AT MECH. SCREEN & ELEV. OVERRUN

T/ROOF  
379' - 0"

ALUMINUM & GLASS GUARDRAIL SYSTEM AT ROOF-TOP TERRACE, TYP

ALUMINUM & GLASS WINDOW WALL SYSTEM, TYP

BALCONIES SHALL BE FULLY INSET. NO BALCONIES SHALL BE ALLOWED BELOW 200 FEET ABOVE GRADE EXCEPT FOR EAST ELEVATION UNITS [AT CORNERS OR IN-LINE].

OPEN MASONRY ARCHWAYS WITH INFILL SCREEN AT VEHICULAR AREA

MASONRY ENCLOSURE WITH VENTED ALUMINUM INFILL PANELS AT GARAGE

GLAZED ALUMINUM STOREFRONT SYSTEM WITH MASONRY ARCHES AT GRADE

LEVEL 08  
79' - 0"

LEVEL 01  
0' - 0"

EAST ELEVATION

WEST ELEVATION

## EAST & WEST ELEVATIONS SUB-AREA 'B'

SCALE: 1" = 60'-0"  
 APPLICANT: Old Town Triangle Partners ILLC  
 ADDRESS: 1600, 1620, 1609-1641 & 1647 N. LaSalle,  
 1601 N. Wells, 130 & 200 W. North, Chicago, Illinois  
 INTRODUCTION: March 20, 2024  
 PLAN COMMISSION: February 20, 2025