



CHICAGO PLAN COMMISSION

Department of Planning and Development

180 N Ada (The Mason)

158-184 N Ada St / 1353-1367 W Lake St (27th Ward)

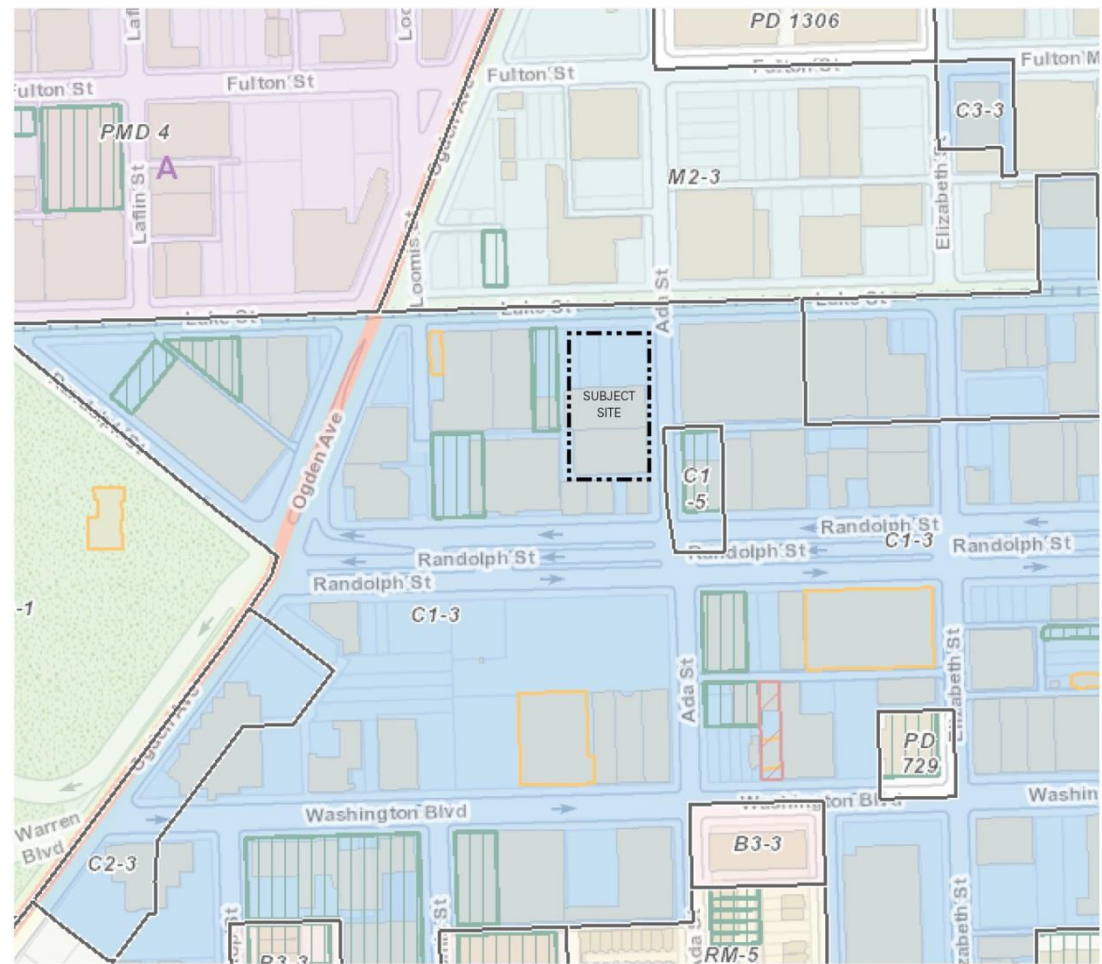
Marquette Companies LLC

21, February, 2020



Legend
 ----- Property Line


 AERIAL MAP
 Scale: NTS



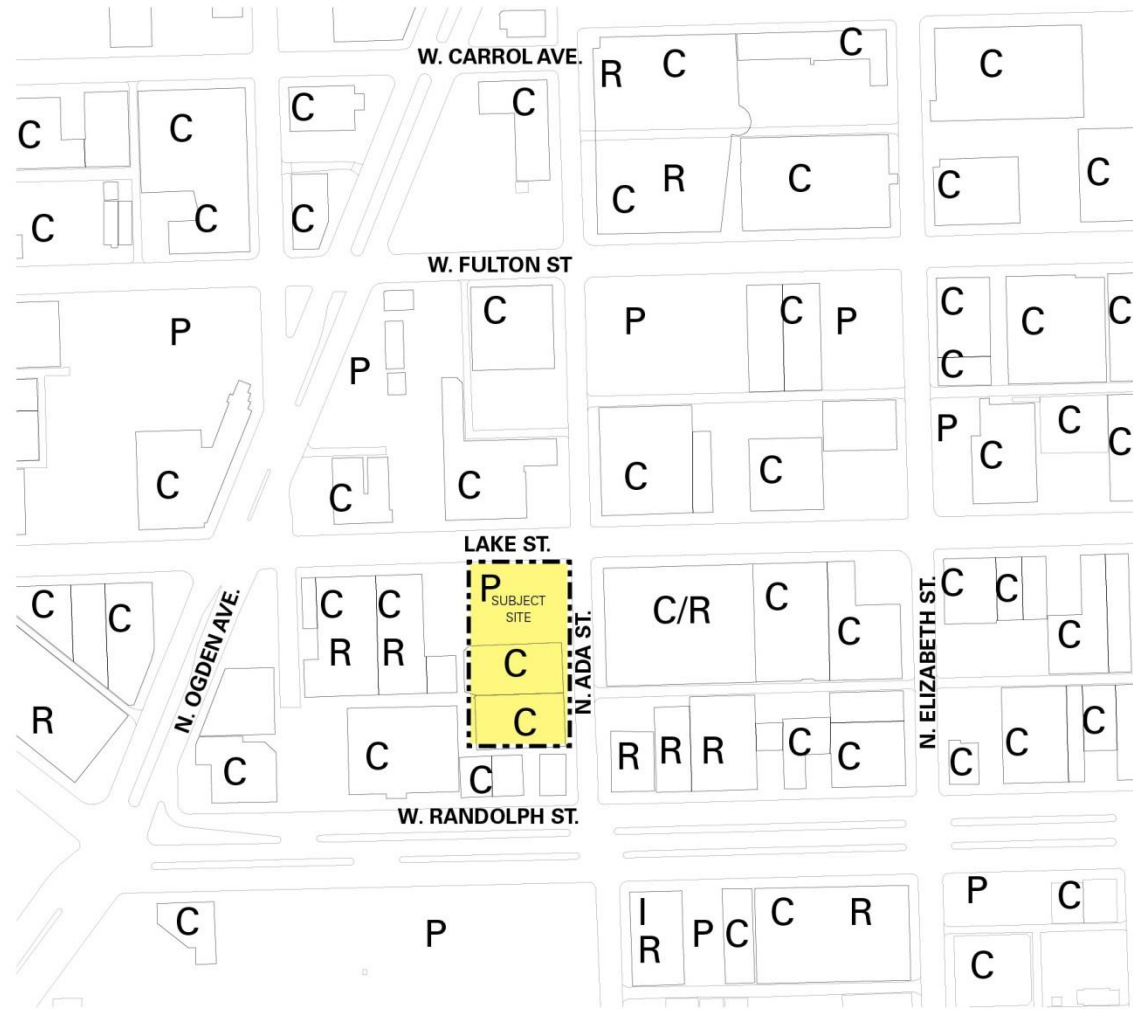
Legend
 ----- Property Line


 EXISTING ZONING MAP
 Scale: NTS

SITE CONTEXT & ZONING PLAN



PEDESTRIAN AND CTA CONNECTION



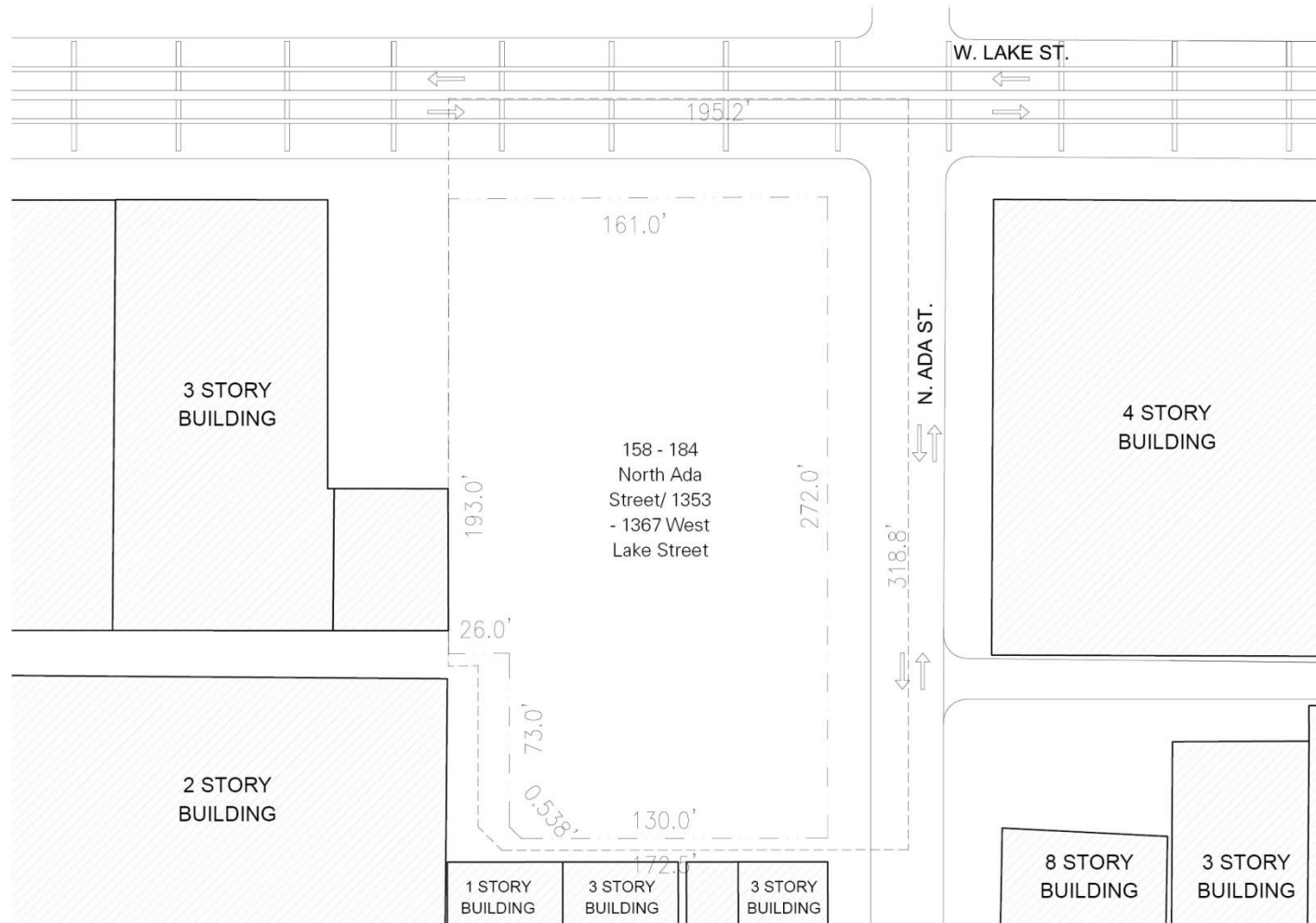
Legend

- Property Line
- R Residential
- C Commercial
- P Parking
- I Institutional



EXISTING LAND USE MAP
Scale: NTS

SITE PROGRAMMATIC PLAN



Legend

----- PD Boundary Line

----- Property Line

Net Site Area : 41,596 SF

Area in Right of Way: 19,623 SF

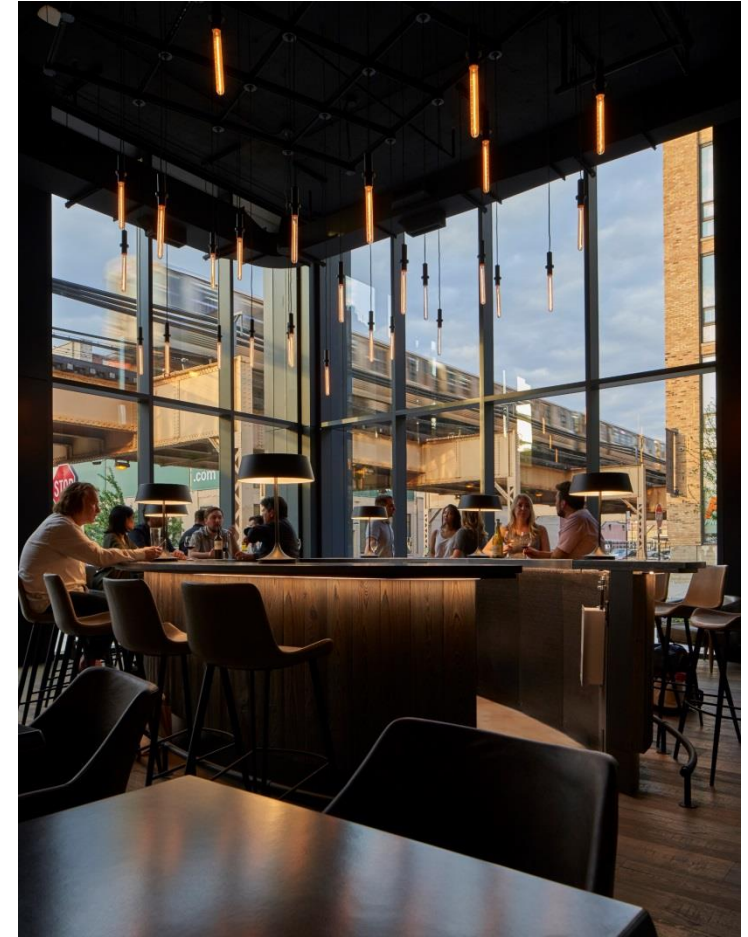
Gross Site Area: 61,219 SF



PLANNED DEVELOPMENT BOUDARY AND
PROPERTY LINE

ADJACENT SITE CONTEXT

★ Pedestrian Context / Interior Shot



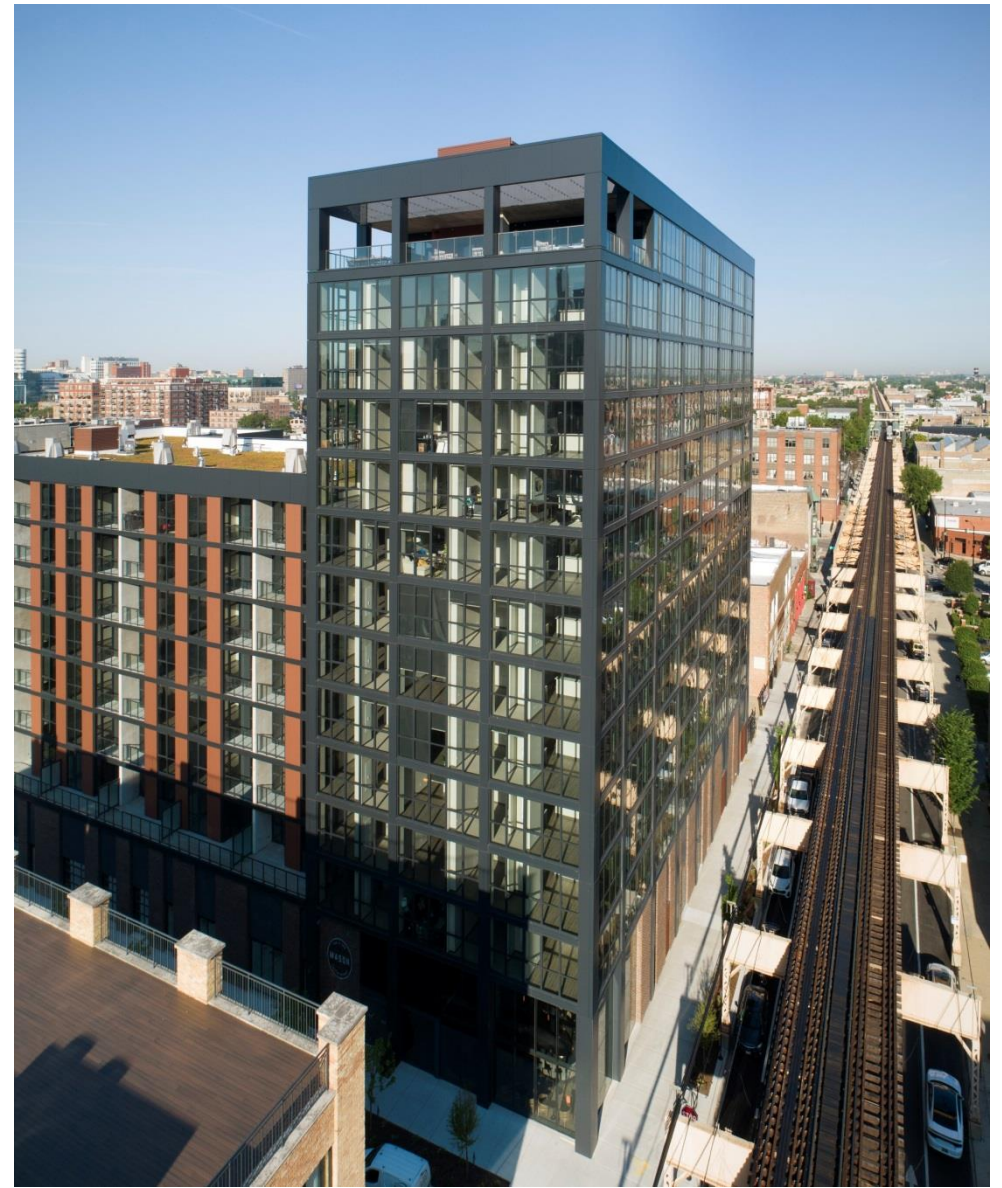
RESTAURANT – TAVERN PHOTO WITH PEDESTRIAN CONTEXT



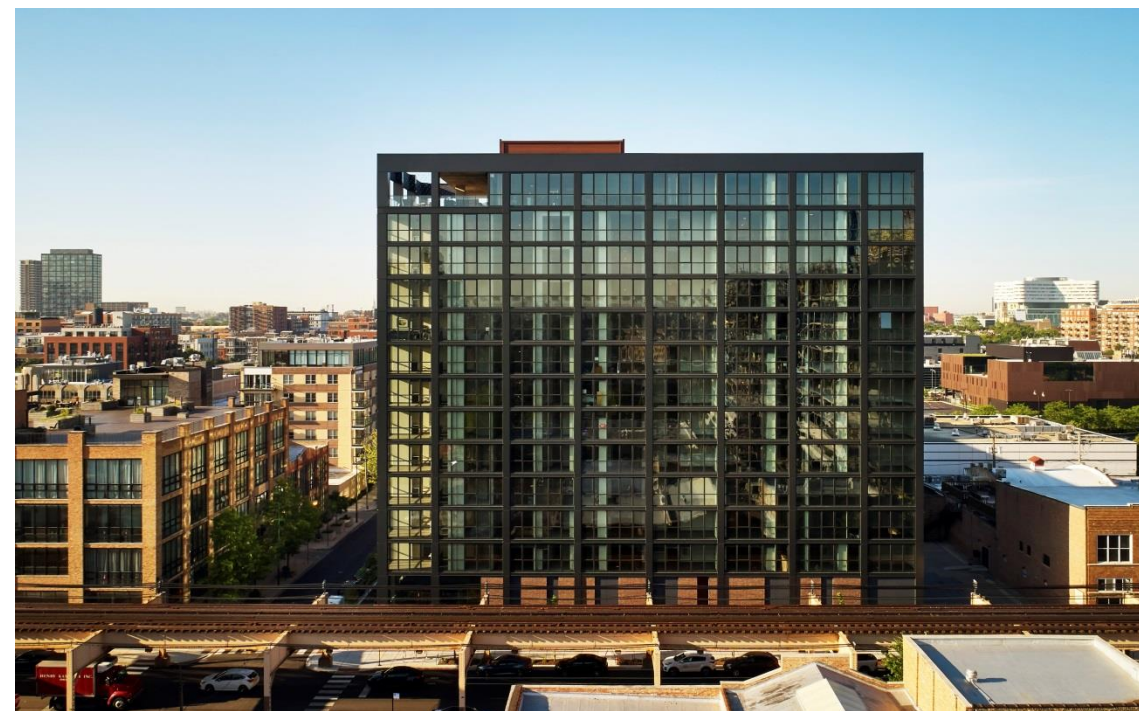
OVERALL BUILDING VIEW FROM STREET LOOKING SOUTHEAST



VIEW LOOKING SOUTHEAST



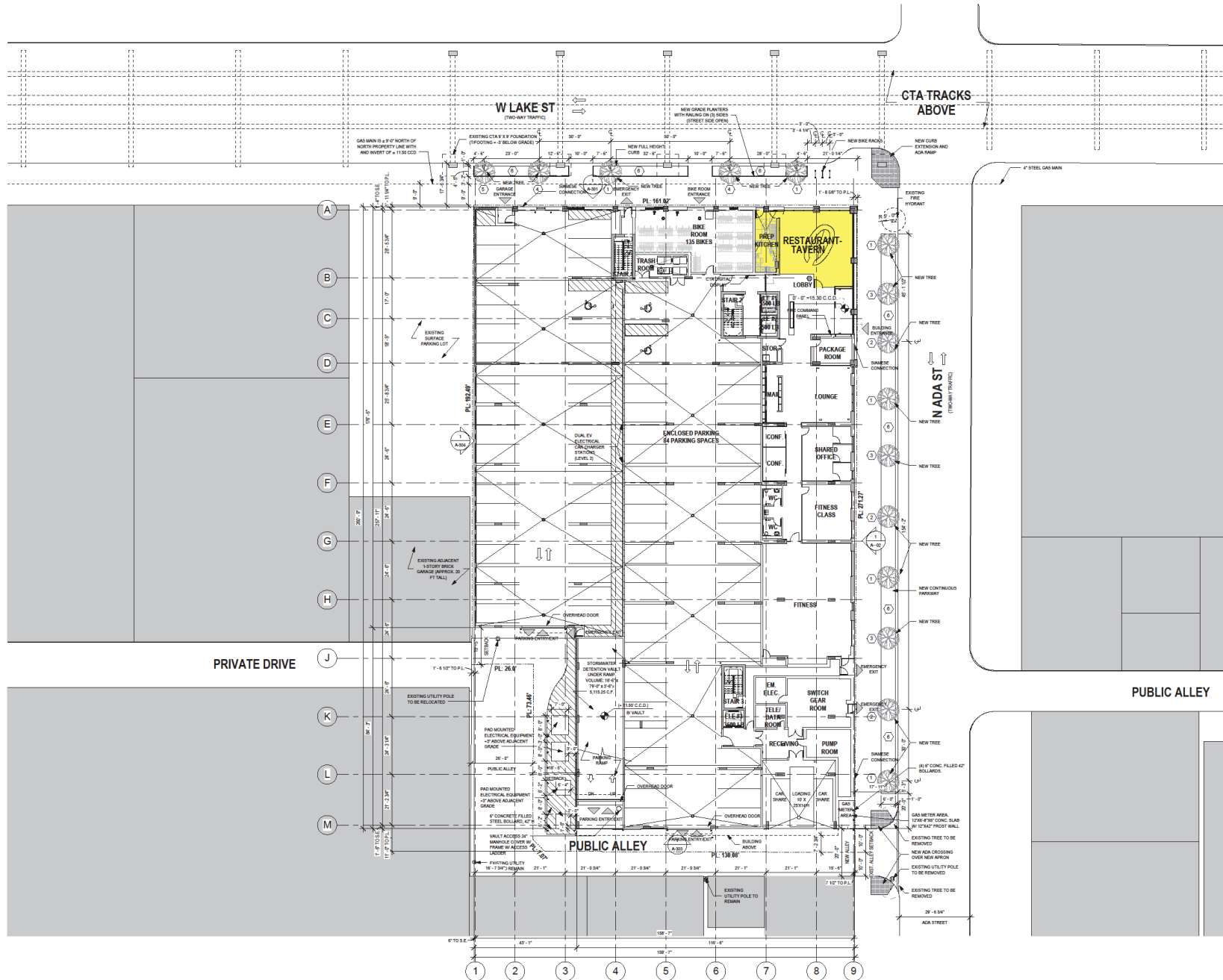
VIEW LOOKING SWHVEST



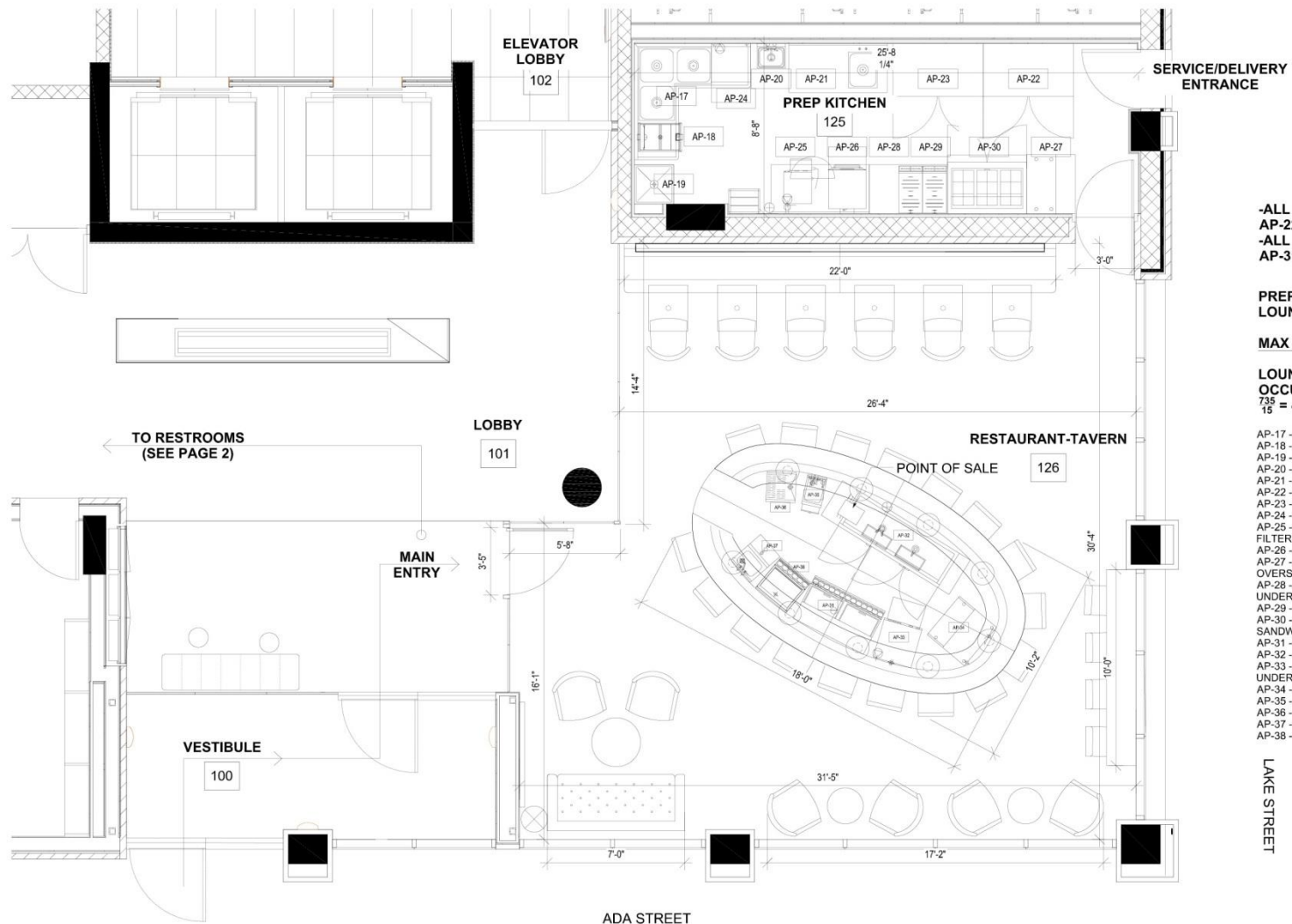
VIEW LOOKING SOUTH



VIEW LOOKING WEST



SITE + GROUND FLOOR PLAN



-ALL FOOD IS STORED IN AP-22 AND AP-23.
 -ALL DRINKS ARE STORED IN AP-31 AND AP-31.

PREP KITCHEN 220 SF
LOUNGE 735 SF

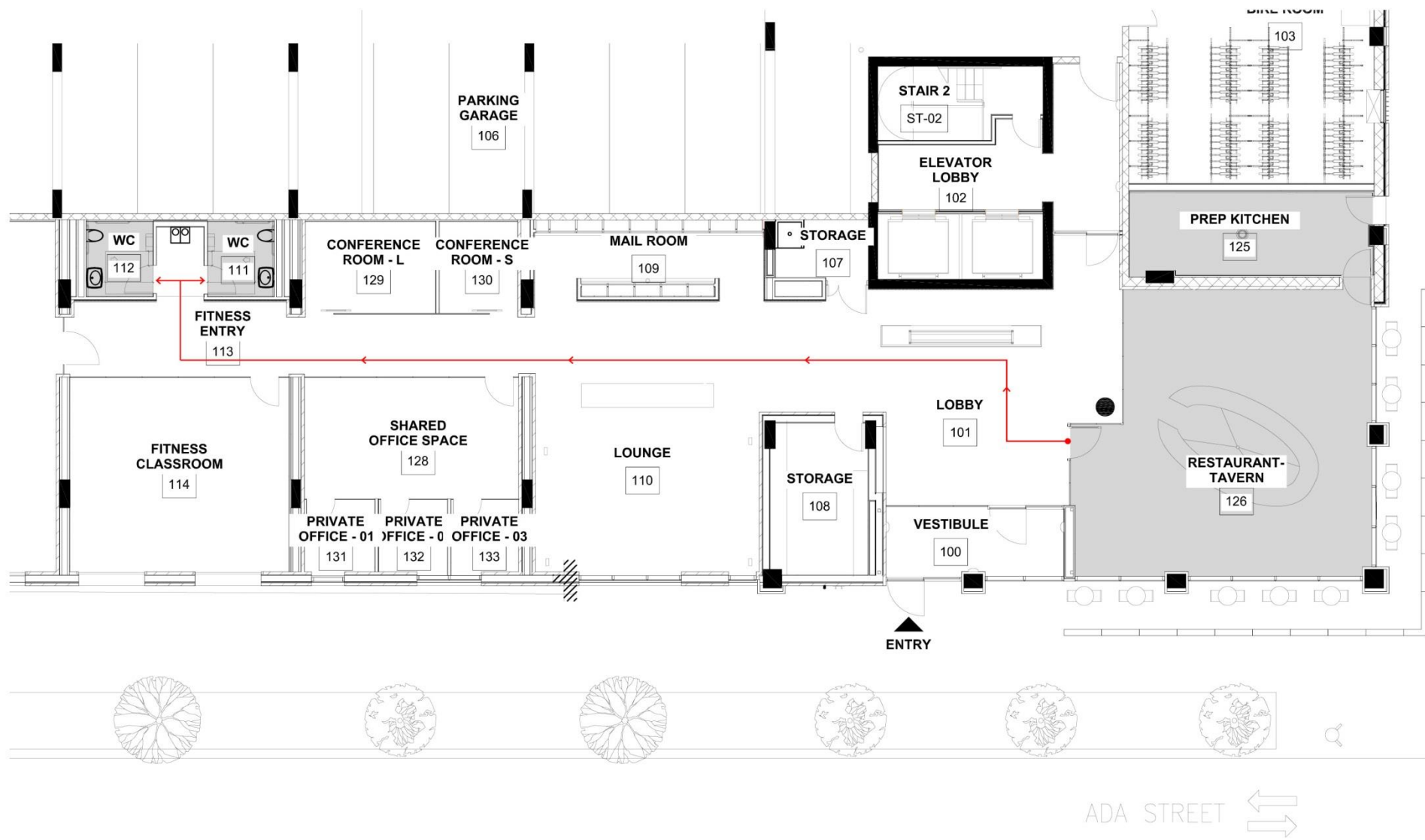
MAX OCCUPANCY 49

LOUNGE (126) SQFT: 735
OCCUPANCY FACTOR 15/SF
 $\frac{735}{15} = 49$

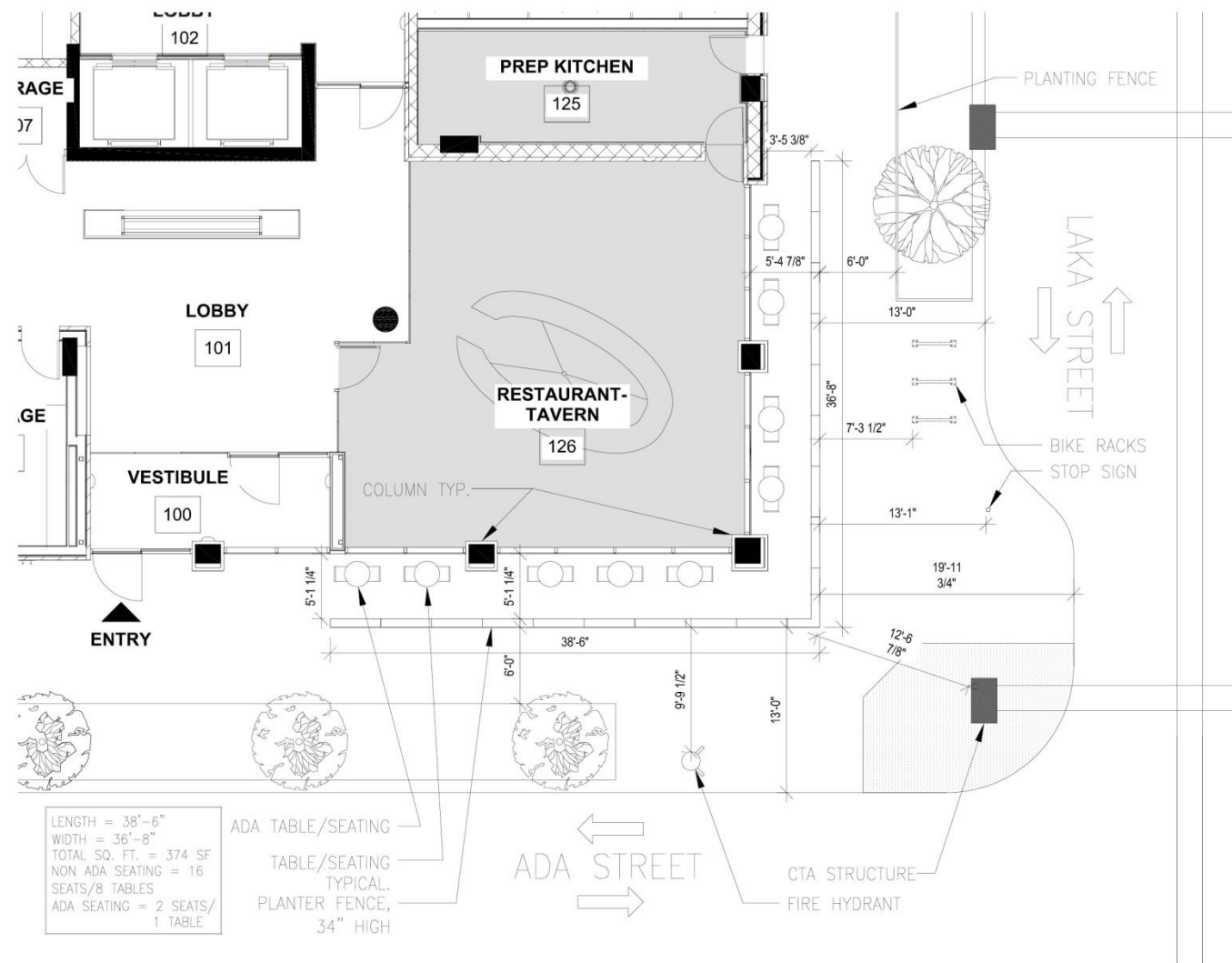
- AP-17 - SINK, CORNER
- AP-18 - GREASE INTERCEPTORS
- AP-19 - SINK, MOP - FLOOR MOUNT
- AP-20 - HAND SINK, WALL MOUNT
- AP-21 - TABLE, PREP W/ SINK
- AP-22 - REFRIGERATOR, REACH-IN
- AP-23 - FREEZER, REACH-IN
- AP-24 - WAREWASHER, UNDERCOUNTER
- AP-25 - FRYER, DEEP FAT, ELECTRIC W/ FILTER, VENTLESS
- AP-26 - OVEN, RAPID COOK
- AP-27 - TABLE, WORK, W/ DOUBLE OVERSHELF
- AP-28 - REFRIGERATOR, UNDERCOUNTER
- AP-29 - INDUCTION COOKER
- AP-30 - REFRIGERATOR, SANDWICH/SALAD PREP
- AP-31 - COOLER, BOTTLE
- AP-32 - DISPENSER, BEER
- AP-33 - GLASSWASHER, UNDERCOUNTER
- AP-34 - ICE MAKER W/ BIN
- AP-35 - UNDERBAR HANDSINK
- AP-36 - GLASS STORAGE
- AP-37 - UNDERBAR BLENDER STATION
- AP-38 - UNDERBAR ICE CHEST

LAKE STREET

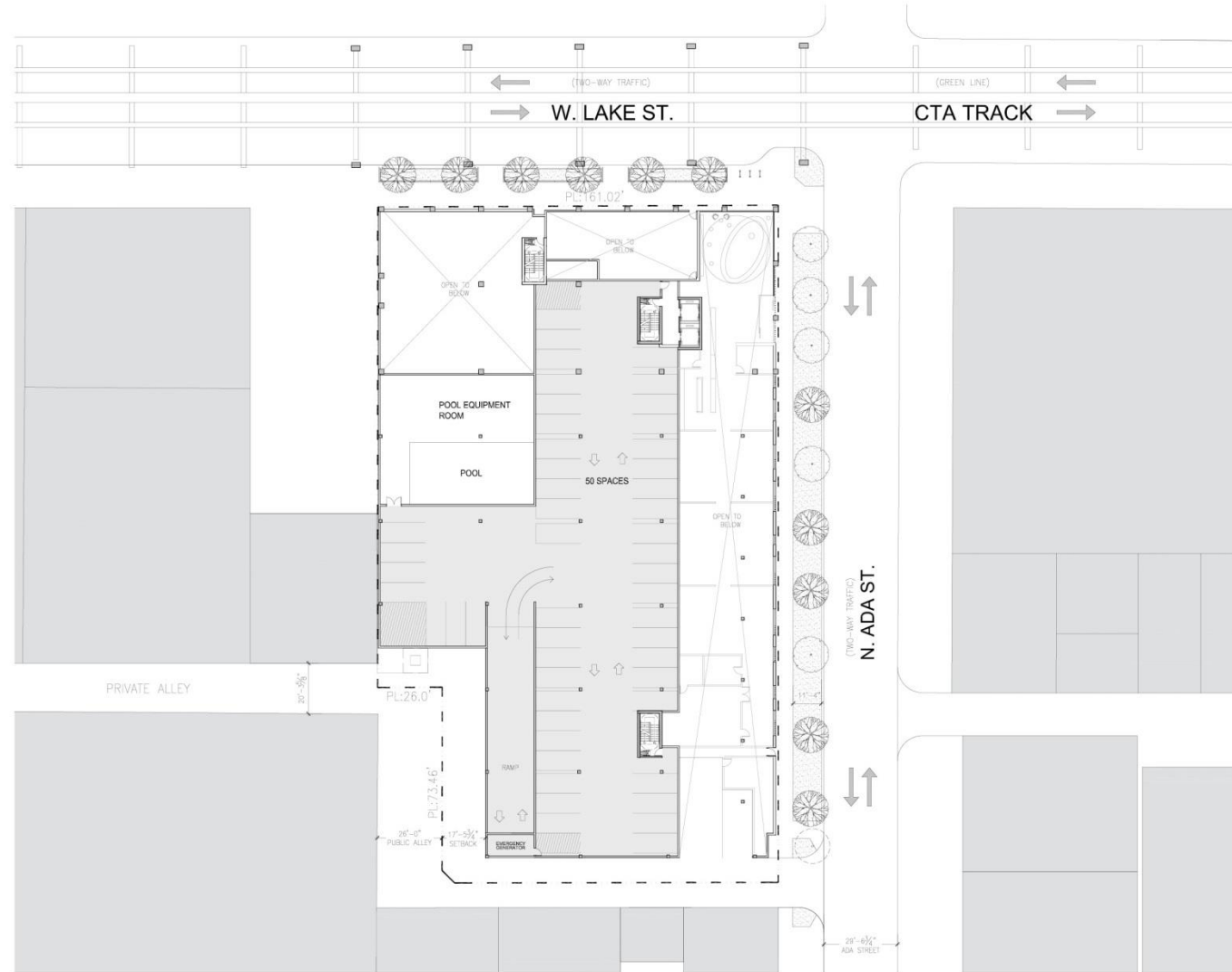
RESTAURANT-TAVERN FLOOR PLANS



RESTAURANT-TAVERN CIRCULATION FLOOR PLAN



RESTAURANT-TAVERN EXTERIOR SEATING FLOOR PLAN



PARKING MEZZANINE FLOOR

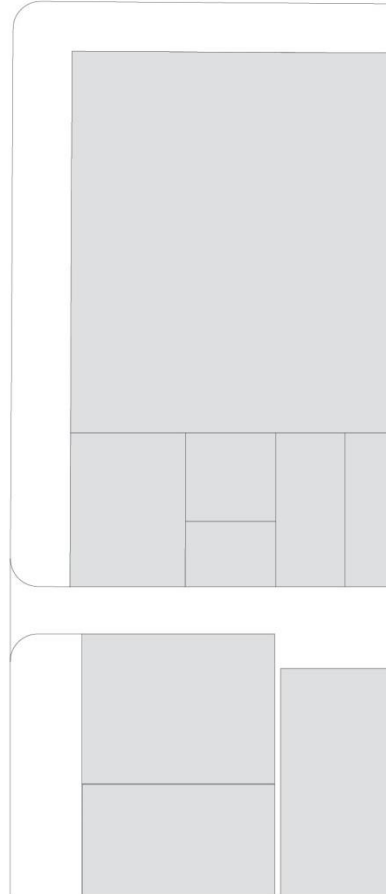
2ND FLOOR PLAN



W. LAKE ST.



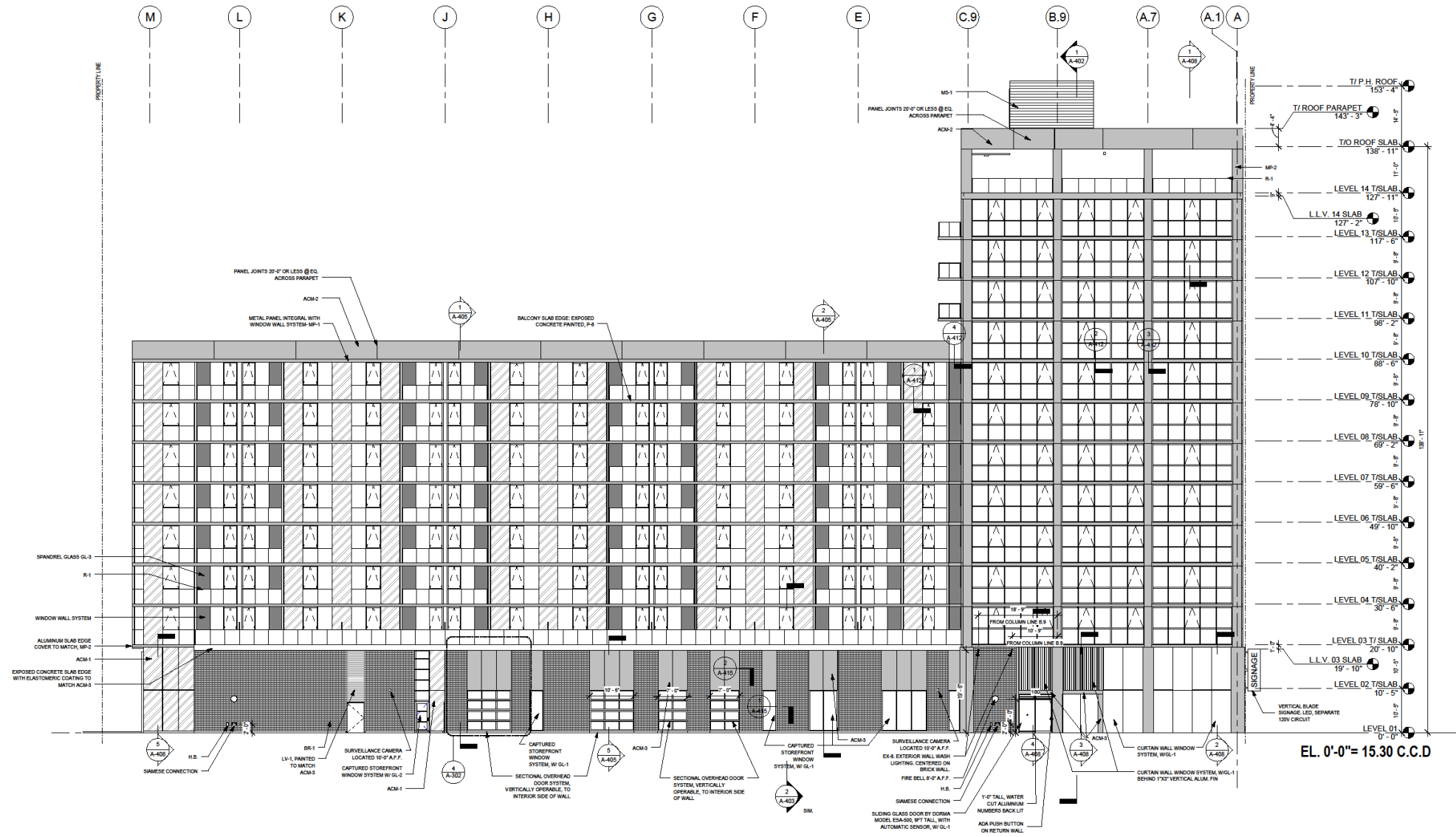
N. ADA ST.



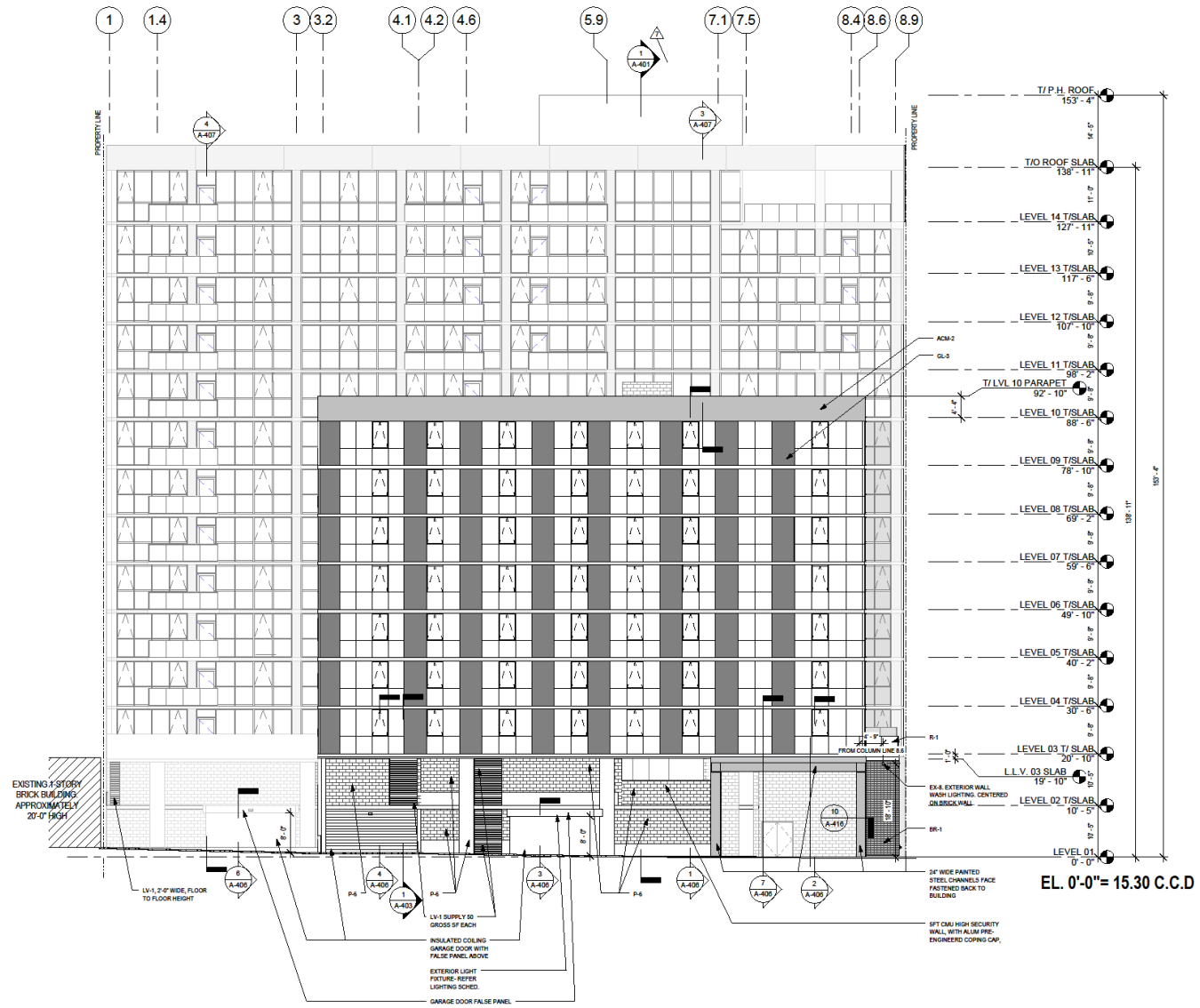


9TH TO 12TH FLOOR

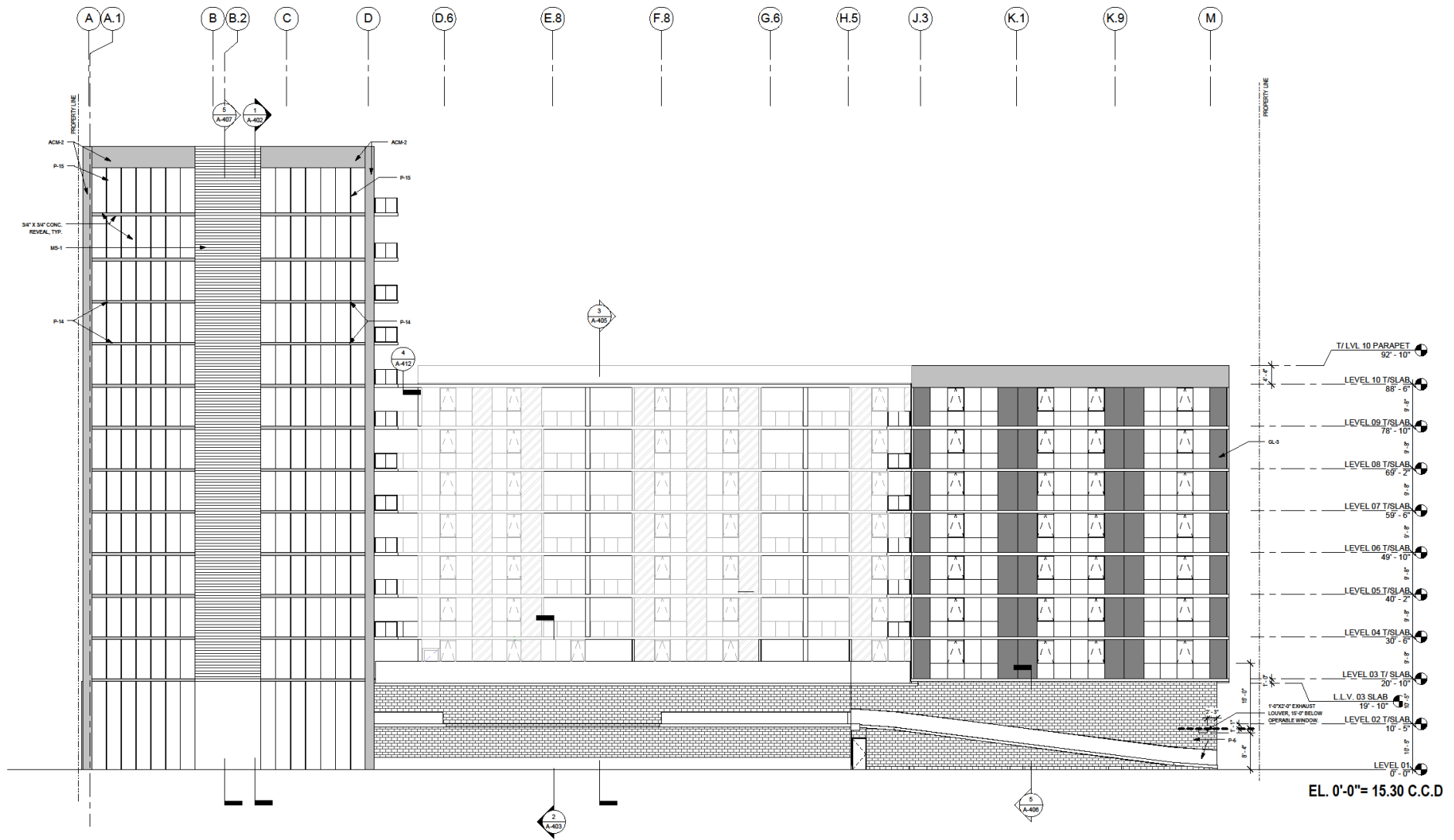




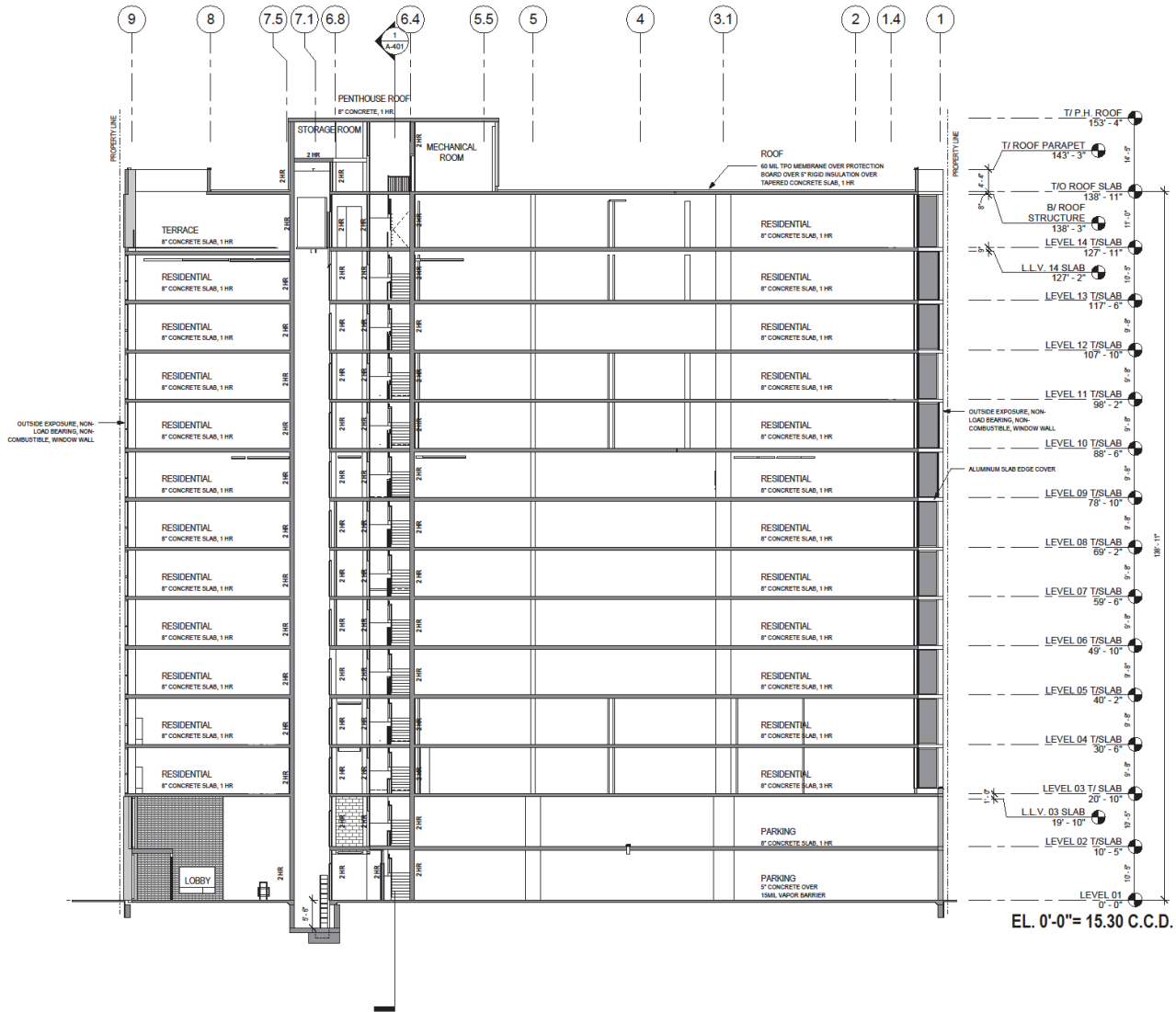
EAST ELEVATION



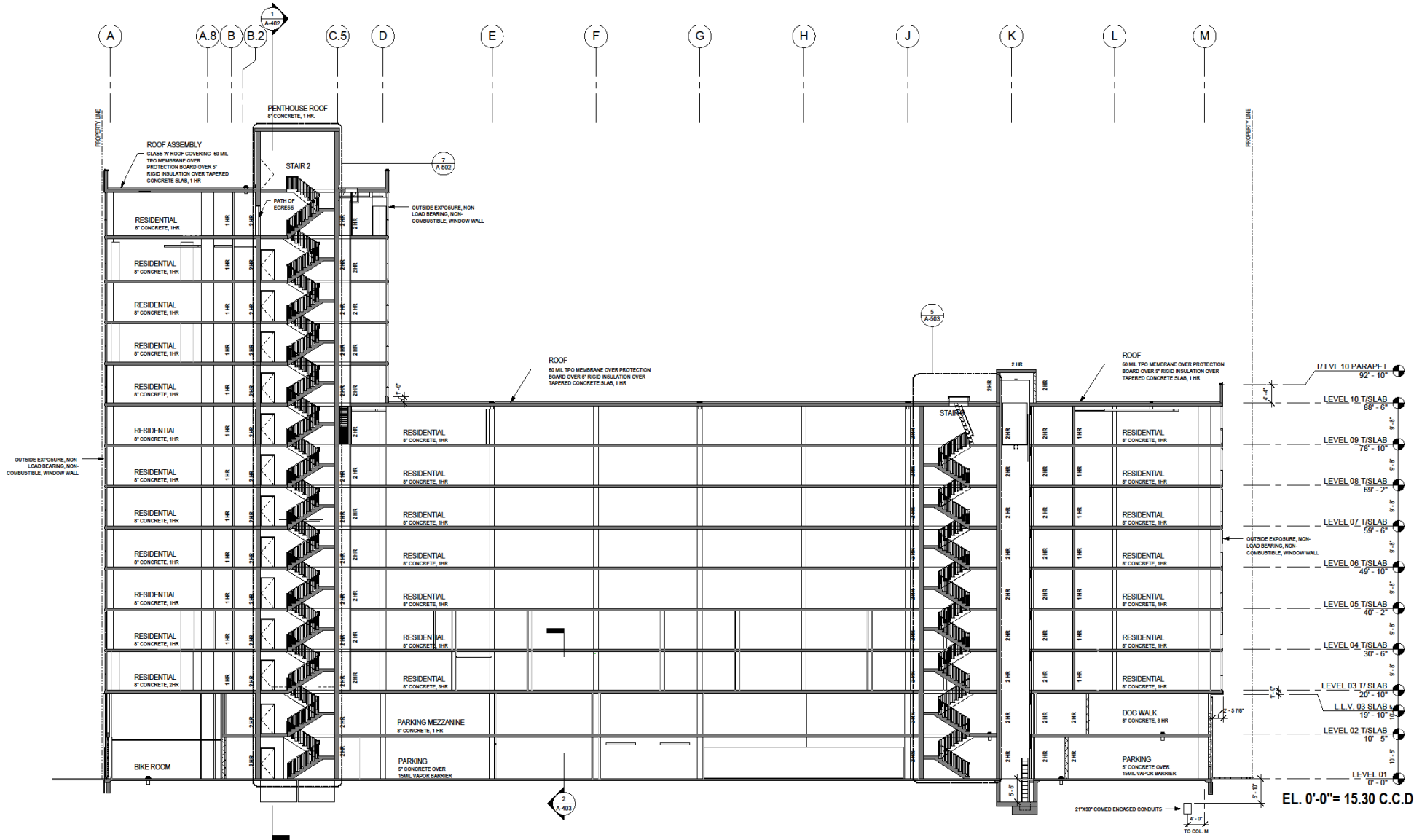
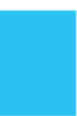
SOUTH ELEVATION



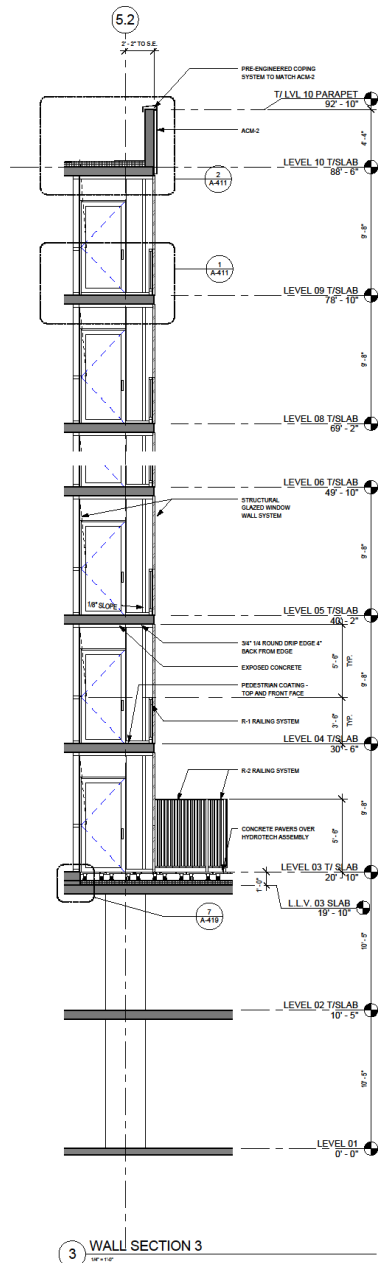
WEST ELEVATION



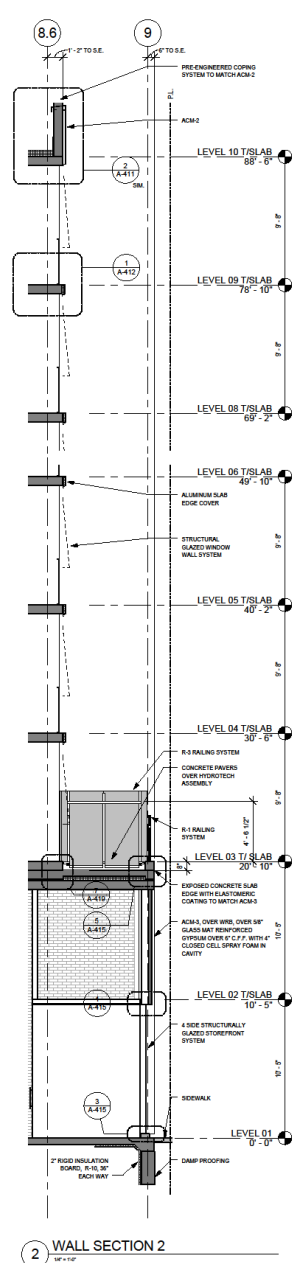
NORTH/SOUTH BUILDING SECTIONS



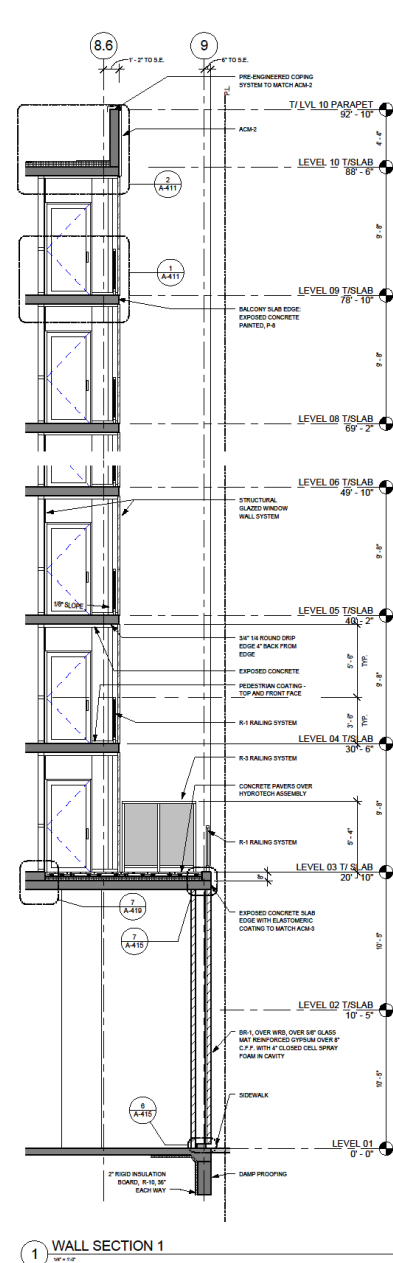
BUILDING SECTIONS



3 WALL SECTION 3
3/4" x 1/2"



2 WALL SECTION 2
3/4" x 1/2"



1 WALL SECTION 1
3/4" x 1/2"



Chicago Sustainable Development Policy 2017_{01.12}



| Compliance Options | Points Required | Sustainable Strategies Menu | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|------------------------------------|--------------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|--|--|----------------------------------|--------------------------|---|-----------------------------------|------------------------|------------------------|-------------------|---|------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|----------------------------|------------------------------|--|--------------------------|--------------------------|--------------------------|-------------------------|---------------------------|-----------------------------|--------------------------------|
| | | Health | Energy | | | | | | | Stormwater | | | | | Landscapes | | | Green Roofs | | Water | | Transportation | | | | | Solid Waste | Work Force | Wildlife | | | | | |
| Compliance Paths | Starting Points | 1.1 Achieve WELL Building Standard | 2.1 Designed to earn the Energy Star | 2.2 Exceed Energy Code (5%) | 2.3 Exceed Energy Code (10%) | 2.4 Exceed Energy Code (25%) | 2.5 Exceed Energy Code (40%) | 2.6 Onsite Renewable Energy (5%) | 2.7 Onsite Renewable Energy (5%) | 3.1 Exceed Stormwater Ordinance by 25% | 3.2 Exceed Stormwater Ordinance by 50% | 3.3 100% Stormwater Infiltration | 3.4 Pump Capture & Reuse | 3.5 100-year detention for lot-to-lot buildings | 3.6 100-year detention for Bypass | 4.1 Working Landscapes | 4.2 Natural Landscapes | 4.3 Tree Planting | 4.4 Achieve Sustainable Sites Certification | 5.1 Green Roof 50-100% | 5.2 Green Roof 100% | 6.1 Indoor Water Use Reduction (25%) | 6.2 Indoor Water Use Reduction (40%) | 7.1 Proximity to Transit Service | 7.2 Bike Share Sponsorship | 7.3 Bike Parking Residential | 7.4 Bike Parking Commercial & Industrial | 7.5 EV Charging Stations | 7.6 EV Charger Readiness | 7.7 CTA Digital Displays | 8.1 80% Waste Diversion | 8.2 Workforce Development | 9.1 Bird Protection (Basic) | 9.2 Bird Protection (Enhanced) |
| Options Without Certification | | 40 | 30 | 20 | 30 | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| All Options Available | 0 | 100 | 50 | 25 | 40 | 30 | 20 | 30 | 40 | 50 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Options With Certification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LEED Platinum | 95 | 5/0/0 | 40 | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | NA | 5 | 5 | NA | 10 | 5 | 10 |
| LEED Gold | 90 | 10/0/0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| LEED Silver | 80 | 20/0/0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 4-Globes | 90 | 10/0/0 | 40 | NA | NA | NA | NA | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 3-Globes | 80 | 20/0/0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Green Globes 2-Globes | 70 | 30/0/0 | 40 | NA | NA | NA | 40 | 50 | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Living Building Challenge | 100 | 0/0/0 | 40 | NA | NA | NA | NA | NA | NA | 10 | 20 | 40 | 5 | 5 | 5 | NA | NA | NA | 20 | NA | 20 | NA | NA | NA | 5 | NA | NA | 10 | 5 | NA | NA | 10 | 5 | 10 |
| Living Building Challenge Petal | 90 | 10/0/0 | 40 | NA | 20 | 30 | 40 | 50 | NA | 10 | 20 | 40 | 5 | 5 | 5 | 5 | NA | 5 | 20 | 10 | 20 | 10 | 20 | NA | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Enterprise Green Communities | 80 | 20/0/0 | 40 | NA | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | NA | NA | 10 | 5 | 5 | 10 | 10 | 5 | 10 |
| Passive House | 70 | 30/0/0 | 40 | NA | NA | NA | NA | 10 | 20 | 10 | 20 | 40 | 5 | 5 | 5 | 5 | 5 | 5 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 |

*Only available to affordable housing projects funded by DPD's Housing Bureau

| | |
|---|---------------------|
| Planned Development Projects (PD) - New Construction | 100 points required |
| TIF Funded Development Projects (TIF) - New Construction* | 100 points required |
| DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction | 100 points required |
| PD, TIF, DPD-H MF and Class L - Renovation Projects* | |
| Moderate Renovation Projects | 25 points required |
| Substantial Renovation Projects | 50 points required |

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects: projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects: projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



CERTIFIED BY THE
GREEN BUILDING INITIATIVE
 FOR RESOURCE EFFICIENCY &
 REDUCTION OF ENVIRONMENTAL IMPACTS

GREEN GLOBES FOR NEW CONSTRUCTION
TWO GREEN GLOBES

2019

www.thegbi.org | 503.274.0448 | info@thegbi.org

Achieve +100 Points on the Sustainable Matrix :

Green Globe:
 Achieved Two Green Globes 70

Energy:
 2.1 Designed to Earn the Energy Star 30
 2.4 Exceed Energy Code (25%) (40)

Landscapes:
 4.3 Tree Planting (5)

Green Roof:
 5.1 Green Roof 50-100% (10)

Transportation:
 7.5 EV Charging Stations (10)
 7.7 CTA Digital Displays (5)

Solid Waste
 8.1 80% Waste Diversion (10)

TOTAL: 110



DPD Recommendations

**REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT**

FEBRUARY 21, 2020

**FOR APPROVAL: PROPOSED PLANNED
 DEVELOPMENT (APPLICATION NO. 20113)**

APPLICANT: MARQUETTE MANAGEMENT LLC.

LOCATION: 172-180 NORTH ADA STREET

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed amendment to Planned Development #1384 for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on July 24, 2019. Notice of this public hearing was published in the Chicago Sun-Times on February 6, 2020. The Applicant was separately notified of this public hearing.

The property is identified as 172-180 N. Ada Street and is generally located on the southwest corner of the intersection of North Ada Street and West Lake Street. The applicant, Marquette Management LLC, proposes to change the zoning designation from the current Planned Development #1384 to Residential Business Planned Development #1384, as amended. The applicant was previously approved to construct a thirteen-story residential building with lobby space and bicycle room on the ground floor and 263 dwelling units on the floors above the planned development also had provisions for 128 parking stalls to be provided within the building.

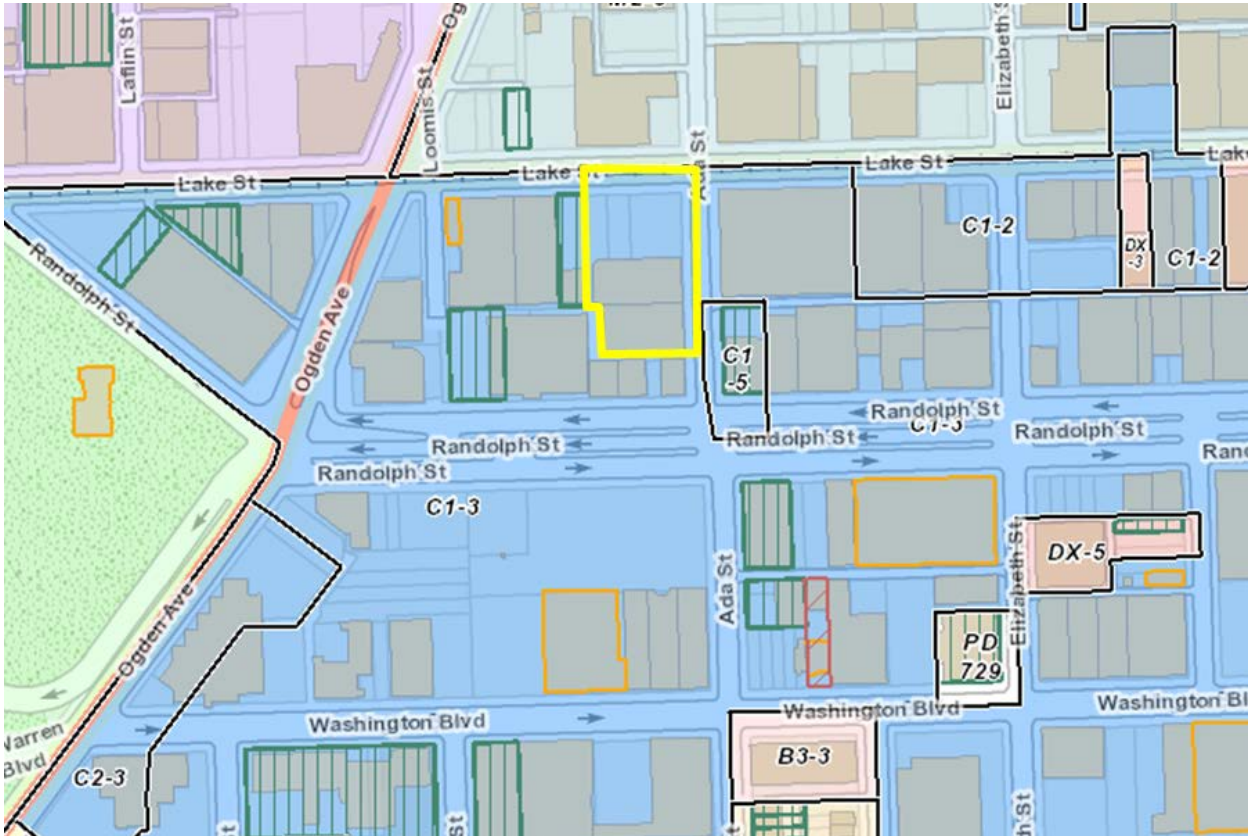
This request to amend this planned development is being submitted as a mandatory planned development due to the fact that the proposed applicant will seek to add an additional use of restaurant and tavern to the existing planned development. No other changes are contemplated as part of this application.

PROJECT BACKGROUND AND DESCRIPTION

The site consists of approximately 41,596 square feet and was previously improved with a warehouse building which has since been demolished and thus currently sits vacant. The applicant had a planned development approved in

2017 to allow for the construction of a residential building to be comprised of two components, a 13-story tower portion fronting lake street and an eight-story tower portion fronting Ada Street. The building was proposed to contain residential lobby space, a physical fitness amenity space, a bicycle room and residential support areas on the ground floor with 263 dwelling units on the floors above in addition the building was to contain provisions for a 128 space parking garage.

SITE AND AREA DESCRIPTION



LANDSCAPING AND SUSTAINABILITY

The entire planned development was approved with conditions to be compliant with the requirements of the Chicago Landscape Ordinance. In addition the applicant has made sure that the proposed landscape conforms to the guidelines set forth in the Fulton Market Innovation District Plan. The subject site was approved with requirement to be designed to achieve the required 100 points on the sustainable matrix and thus be in compliance with the current City of Chicago Sustainable Development policy.

DESIGN

The proposed project was approved with provisions to be primarily finished with an aluminum window wall system and pre-finished metal panels. Accents to the façade's will be provided by pre-finished spandrel glass, pre-finished metal column covers, and a store front system along the ground floor level. The building is proposed to contain lobby space, a physical fitness amenity area, and a bicycle room at the ground floor to help activate the street frontages along both Ada Street and Lake Street. Access to interior parking and loading areas is located along the public alley on the south face of the building.



ADA STREET- EAST ELEVATION

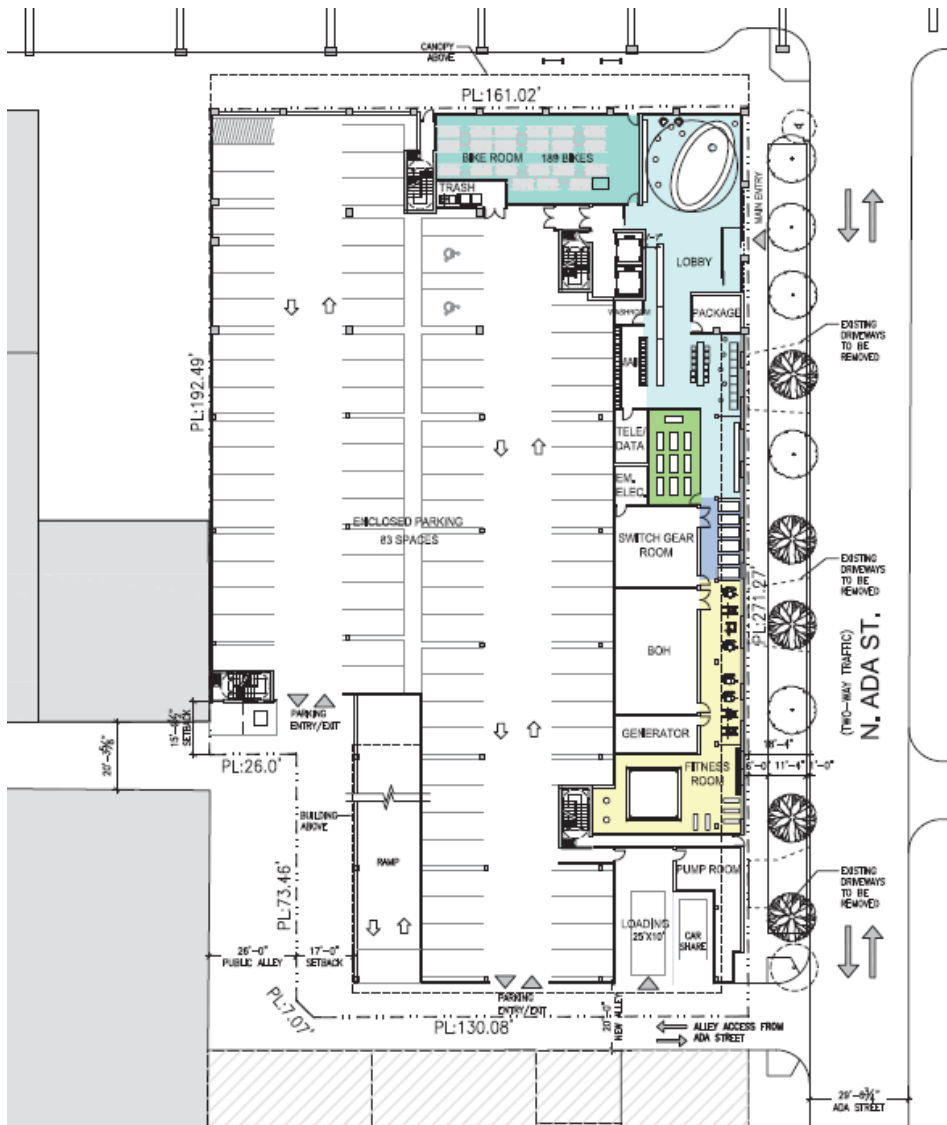


LAKE STREET- NORTH ELEVATION



ACCESS / CIRCULATION

Access to the site is provided off of the alley running East-West to the south of the building. There are 4 access points provided: two of the points lead to parking stalls on the ground level, one leads up a ramp to additional parking stalls – a total of 128 are provided on the two levels, and the last leads to a loading berth and a car share stall. No curb-cuts appear along either Lake Street or Ada Street. All vehicle parking, bicycle parking/storage and loading docks will be designed to be compliant with Chapter 10 of the Chicago Zoning Ordinance.



COMPLIANCE TO THE FULTON MARKET INNOVATION DISTRICT PLAN

The subject property is located in the Randolph Row subarea. The project site also lies within the boundaries of DPD's forthcoming West Loop Design Guidelines currently under discussion with the community. Though the project's

massing was conceived before DPD's guideline process, the materials and siting of the project are largely consistent with the design principles being articulated in the ongoing process. Lastly, the proposed residential use on the subject site is consistent with the intended uses for this subarea contained within the plan.

BULK / USE / DENSITY AND NOF BONUS

The Planned Development as approved utilizes what was the maximum allowable Floor Area Ratio (FAR) for what at the time was underlying zoning district (DX-5) of 5.0, the applicant was approved to utilize the Neighborhood Opportunity Fund Bonus to increase the allowable FAR from 5.0 to 6.2 and thus the planned development will be limited to a maximum FAR of 6.2. The bonus payment for the additional 1.2 FAR was estimated to be \$1,158,028.00 [41,596 sq. ft. x 1.2 = 49,915 X \$29 = 1,447,535 X .8 = \$1,158,028.00]. The proposed planned development will maintain setbacks that are in compliance with the requirements of the DX-5 zoning designation. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-4-0400 for DX-5 zoning districts.

TOTAL PROJECT COST, CONSTRUCTION JOBS AND PERMANENT JOBS

The proposed planned development was estimated to cost \$87,000,000.00. It is anticipated that the building's construction would create a substantial number of jobs an exact accounting of will be provided as soon as it is available. It is anticipated that once the building is completed it should generate 6 permanent jobs. The amended application to allow an additional use of tavern and restaurant to the planned development will not increase any of these figures.

RECOMMENDATION

The Department of Planning and Development had reviewed the project materials submitted by the Applicant and compared that proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is composed of manufacturing uses, office uses, and commercial uses and is accessible from public transit. Based on that analysis, and the fact that the proposed additional uses would have little impact on the previous analysis DPD has concluded that the proposal was and is still appropriate for the site and that we continue to support this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community, and are in general conformity to the Fulton Market Innovation District Plan;
2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A- 1,2, 3 & 4), as evidenced by

the site's close proximity to public transit in the form of various CTA bus lines as well as the Morgan Street Station and the Ashland Avenue Station both situated along the CTA green line; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users, and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns.

3. Building Orientation and Massing (per 17-8-0906-B), as evidenced by the project design which brings the edge of the building up to both the Ada Street and Lake Street frontages and in a design that proposes the location of the larger mass of the building along the Lake Street frontage with the smaller mass situated along the Ada Street frontage consistent with ongoing discussions for forthcoming West Loop Design Guidelines. The project also provides large transparent store front windows to create an active building wall adjacent to the public rights of way;
4. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-B-3), as evidenced through the information contained within this report, the proposed finish materials are to be an aluminum window wall system and pre-finished metal panels. The design should be consistent with the exhibits for this planned development, and the corresponding proposal renderings.

The project also had met the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-A, the proposed development is consistent with and in general conformity to the Fulton Market Innovation district plan as reviewed and approved by the Chicago Plan Commission in July of 2014 in addition the materials and siting of the project are largely consistent with the design principles being articulated through the ongoing process with the community to development a set of West Loop Design Guidelines;
2. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial, retail, and manufacturing developments in terms of land use, as well as, the density and scale of the physical structure.
3. Per 17-13-0308-D, the proposed underlying zoning for this planned development (DX-5) and is consistent with other zoning districts, both adjacent to this site and in the immediate area;

4. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Zoning Administrator of the Department of Planning and Development that this application for the amendment of Planned Development # 1384 be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Zoning and Land Use
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**AMENDMENT TO RESIDENTIAL PLANNED DEVELOPMENT No. 1384
172-180 N. ADA STREET**

RESOLUTION

- WHEREAS,** The Applicant, MP 158-174 Ada LLC, proposes to amend Residential Planned Development No. 1384 to include tavern, restaurant, and vacation rental as permitted uses within the planned development. The site is located at the southwest corner of West Lake Street and North Ada Street in the Near West Side Community Area and within the boundaries of the 27th Ward; and
- WHEREAS,** an application under the Planned Development provisions of the Chicago Zoning Ordinance was introduced to the City Council on July 24, 2019; and
- WHEREAS,** proper legal notice of a hearing before the Chicago Plan Commission on the Planned Development application was published in the Chicago Sun-Times on July 31, 2019; the Applicant was separately notified of this hearing; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with said provisions; and
- WHEREAS,** the Department of Planning and Development recommends approval of the application, which recommendation and the explanation thereof is contained in the Department's written report dated August 15, 2019, a copy of which is attached hereto and made a part hereof; and
- WHEREAS,** this Plan Commission has fully reviewed the application and all informational submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development and all other testimony presented at the public hearing held August 15, 2019, giving due and proper consideration to the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the final application dated August 15, 2019, be approved as being in conformance with the provisions terms and conditions of the corresponding Planned Development application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning Landmarks and Building Standards of the final Planned Development application dated August 15, 2019; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding the amendment of Residential Planned Development No. 1384.

Teresa Córdova, Chairman
Chicago Plan Commission

PD No.: RBPD 1384, as amended

Approved: August 15, 2019

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
158-184 North Ada Street and 1353-1367 West Lake Street, Chicago, Illinois

2. Ward Number that property is located in: 27

3. APPLICANT: Marquette Management Inc.

ADDRESS: 135 Water Street, 4th Floor CITY: Naperville

STATE: Illinois ZIP CODE: 60540 PHONE: 312-782-1983

EMAIL: sara@sambankslaw.com CONTACT PERSON: Sara Barnes – Attorney

4. Is the Applicant the owner of the property? YES NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same As Above

ADDRESS: _____ CITY: _____

STATE: _____ ZIP CODE: _____ PHONE: _____

EMAIL: _____ CONTACT PERSON: _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Law Offices of Samuel V.P. Banks

ADDRESS: 221 North LaSalle Street, 38th Floor

CITY: Chicago STATE: Illinois ZIP CODE: 60601

PHONE: (312) 782-1983 FAX: 312-782-2433 EMAIL: sara@sambankslaw.com

6. If the Applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Darren Sloniger – President

7. On what date did the owner acquire legal title to the subject property?

January 2017

8. Has the present owner previously rezoned this property? If Yes, when?

Yes – September 6, 2017

9. Present Zoning District: Residential-Business Planned Development No. 1384

Proposed Zoning District: Residential-Business Planned Development No. 1384, *As Amended*

10. Lot size in square feet (or dimensions): 41,596 square feet

11. Current Use of the Property: The subject property is currently improved with a new thirteen-story residential building, constructed pursuant to Planned Development 1384 (original 2017).

12. Reason for rezoning the property: The Applicant is seeking to *amend* the existing Planned Development No. 1384, and the uses permitted and prescribed therein, in order to establish a restaurant-bar within one of the grade-level spaces, within the existing building.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling unit number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC) The Applicant is seeking an *amendment* to the existing Residential-Business Planned Development No. 1384, and the uses permitted and prescribed therein, in order to establish a restaurant-bar (1,482.25 square feet) within one of the grade-level spaces, within the existing thirteen-story building, at the subject site. The existing thirteen-story building, which contains residential amenity and lobby areas – at grade level and 263 dwelling units – above, will remain unchanged, but/for the interior buildout of the proposed restaurant-bar. There is and will continue to be parking for 128 vehicles and 134 bicycles, within the interior of the 1st Floor, pursuant to the *Transit Oriented Development (TOD)* Ordinance. The existing building is masonry, steel and glass in construction and measures 162 feet-5 inches in height.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

COUNTY OF COOK
STATE OF ILLINOIS

I, DARREN SLONIGER, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

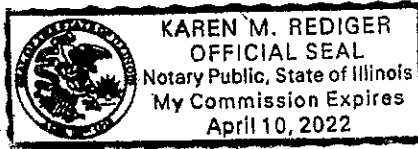
D. Sloniger

Signature of Applicant

Subscribed and sworn to before me this

11th day of July, 2019.

Karen M. Rediger
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development No. 1384 District symbols and indications as shown on Map No. 1-G in the area bounded by

West Lake Street; North Ada Street; a line 271.27 feet south of and parallel to West Lake Street; the alley next west of and parallel to North Ada Street; the alley south of and parallel to West Lake Street; and a line 161.02 feet west of and parallel to north Ada Street,

to those of a Residential-Business Planned Development No. 1384, as Amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 158-184 North Ada Street and
1353-1367 West Lake Street

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1384 - AS AMENDED

BULK REGULATIONS AND DATA TABLE

| | |
|---------------------------------------|---|
| Common Address: | 180 North Ada Street |
| Gross Site Area: | 61,219 square feet |
| Area in Public Right-Of-Way: | 19,623 square feet |
| Net Site Area: | 41,596 square feet (0.56 acres) |
| Maximum Floor Area Ratio: | 6.2 FAR |
| Maximum Number of Dwelling Units: | 263 dwelling units |
| Minimum Vehicular Off-Street Parking: | 128 spaces |
| Minimum Bicycle Parking: | 134 spaces |
| Minimum Off-Street Loading: | 1 space (10 feet by 25 feet) |
| Setbacks from Property Line: | In substantial compliance with the attached Site Plan/Survey. |
| Maximum Building Height: | 162 feet-5 inches |

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1384, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. 1384, *as amended* (“Planned Development”), consists of approximately *forty-one thousand five hundred ninety-six square feet* (41,596 SF) of real property (the “Subject Property”), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map. The Applicant – Marquette Management Inc., an Illinois privately held business corporation, has filed this application on its own behalf and upon its own volition.
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, 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 Subject 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 Chicago 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.

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 and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans (for the proposed ground-floor restaurant/tavern); and Building Elevations, all of which were prepared by Brininstool + Lynch Ltd. and which are submitted and referenced herein - accordingly.

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 tenets of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. Within the area delineated herein as Residential-Business Planned Development, *as amended*, the following uses shall be permitted: dwelling units above the ground floor; office; retail sales; general food and beverage retail sales; eating and drinking establishments (including tavern); outdoor patio (grade level); personal services, non-accessory parking (up to *forty-five* percent, pursuant to Section 17-10-0503), incidental and accessory uses, and accessory off-street parking and loading.
6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (DPD). Off-premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).

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 purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The maximum permitted floor area ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 41,596 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.2, pursuant to Section 17-4-1000, *et seq.*, of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.2. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Section 17-4-1003-B and Section 17-4-1003-C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

Pursuant to the original Residential-Business Planned Development No. 1384 (dated September 6, 2017), the Applicant was to contribute the *Local Impact* portion of the bonus payment for construction of fieldhouse, located at *Skinner Park* (“the Project”). The Project is located within a one-mile radius of the Planned Development site, as required by Section 17-4-1005-C.

On or about April 30, 2018, the City’s then Zoning Administrator granted *Administrative Relief*, which would allow for the Applicant to make a change to the local improvements specified in the original Planned Development No. 1384 Ordinance. Pursuant to this *Administrative Adjustment*, the Applicant was allowed to contribute the *Local Impact* portion (\$115,802.80) of the bonus payment to be divided among the *West Loop Library* (\$50,000.00) and the *Skinner Park Fieldhouse* (\$65,802.80). The Applicant made such payments prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. In consideration of the same, the City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. Upon review and determination, and pursuant to section 17-13-0610 of the Zoning Ordinance, Part II Review shall be assessed a fee, by the Department of Planning and Development (DPD). The fee, as determined by Staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago 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 corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development, under this Planned Development Ordinance, may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator, upon written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

Pursuant to a negotiated agreement with the City's Department of Planning and Development (DPD), the Applicant agrees to work on certain design revisions to the existing building, within the Planned Development, which would allow for the future review and approval of a *mural* to be erected and/or otherwise added to the west façade/elevation of the existing building. Final review and approval of any proposed modifications to the west façade of the existing building will be by the Department of Planning and Development (DPD).

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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is

initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges and agrees that the rezoning of the Property from a C1-3 Neighborhood Commercial District to a DX-5 Downtown Mixed-Use District and then to this Residential-Business Planned Development, *as amended*, for construction of the Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or the “ARO”). At the time of the submission and introduction of the underlying Planned Development application, any developer of a residential housing project, within the meaning of the ARO, must: (i) set aside *ten percent* (10%) of the housing units in the residential housing project (*Required Units*) as *affordable units*, or with the approval of the Commissioner of the Department of Planning and Development (DPD), provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least *twenty-five percent* (25%) of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius of the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 263 units. As a result, the Applicant’s affordable housing obligation is twenty-six (26) *affordable units*, seven (7) of which are Required Units.

Applicant agreed to satisfy its affordable housing obligation by providing twenty-six (26) *affordable units* in the rental building to be constructed in the Planned Development, as set forth in the corresponding *Affordable Housing Profile Form*. The Applicant agrees that the *affordable units* must be affordable to households earning no more than *sixty percent* (60%) of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development or elects to build a for-sale project instead, the Applicant shall update and resubmit the *Affordable Housing Profile Form* to DPD for review and approval. DPD may adjust the requirements and number of required *affordable units* without amending the Planned Development. Prior to issuance of any building permits for any residential building, within the Planned Development, including without limitation excavation and/or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, or enter into

settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending 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 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. 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 that of the original Residential-Business Planned Development No. 1384 (dated September 6, 2017).

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. **E-mail: kara.breems@cityofchicago.org**

Date: 8/7/17

DEVELOPMENT INFORMATION

Development Name: Fulton House

Development Address: 158-184 North Ada

Zoning Application Number, if applicable:

Ward: 27th

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Marquette Companies

Developer Contact Darren Sloniger

Developer Address 135 Water Street Naperville, IL 60540

Email darren@marqnet.com

Developer Phone 630-263-8007

Attorney Name Rich Klawiter

Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin January 1, 2019

Estimated date of building permit* December 1, 2017

Estimated date ARO units will be complete April 1, 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

8-10-17

8/7/17

Developer/Project Manager

Date

ARO Web Form

Development Information

Address

Submitted Date: 08/07/2017

Address Number From :158 Address Number To: 184 Street Direction: N
Street :Ada Postal Code: 60607

Development Name, if applicable

Fulton House

Information

Ward :27 ARO Zone: Higher Income

Details

Type of city involvement :Zoning change
Total Number of units in development: 263
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :26 Required *On-site aff. Units: 7

How do you intend to meet your required obligation

On-Site: 26 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 26 Remaining In-Lieu Fee Owed: 0

BRINNSTOOL
+ LYNCH
ARCHITECTURE
DESIGN

LAKE & ADA

MARQUETTE COMPANIES

August 07, 2017

ARO DISTRIBUTION

158-184 NORTH ADA STREET / 1353-1367
 WEST LAKE STREET

Chicago IL 60607

| OVERALL UNIT DISTRIBUTION | | | |
|---------------------------|-----------------|-----------------|------------------------|
| | STUDIO | 1 BEDROOM | 2 BEDROOM / 2 BATHROOM |
| | STUDIO | 1 BD/1 BA | 2 BED/2 BATH |
| FLOOR | | | |
| 2 | 4 | 17 | 7 |
| 3 | 5 | 18 | 7 |
| 4 | 4 | 17 | 8 |
| 5 | 5 | 18 | 7 |
| 6 | 5 | 18 | 7 |
| 7 | 5 | 18 | 7 |
| 8 | 5 | 18 | 7 |
| 9 | 3 | 5 | 4 |
| 10 | 3 | 5 | 4 |
| 11 | 3 | 5 | 4 |
| 12 | 3 | 5 | 4 |
| 13 | 3 | 1 | 3 |
| SUBTOTAL | 48 | 145 | 69 |
| | 18.3% | 55.3% | 26.3% |
| TOTAL | 48 | 145 | 69 |
| | 262 | | |
| ARO UNITS | 5 UNITS | 14 UNITS | 7 UNITS |
| TOTAL | 26 UNITS | | |

ARO UNIT MIX

| | |
|---------------------------------------|--|
| Project Name | FULTON HOUSE |
| Application number, if applicable | |
| Address | 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street |
| Is this a For Sale or Rental Project? | Rental |
| Anticipated average psf rent/price?* | \$3.08 |

| | |
|------------------------|-----|
| Total Units in Project | 262 |
| Total Affordable units | 26 |

| | market rate | | | affordable | | |
|---------|-------------|------------|---------------------|------------|------------|---------------------|
| | how many? | % of total | avg. square footage | how many? | % of total | avg. square footage |
| studio | 43 | 18% | 507 | 5 | 19% | 525 |
| one-bed | 131 | 56% | 818 | 14 | 54% | 818 |
| two-bed | 62 | 26% | 1,105 | 7 | 27% | 1,033 |