



# City of Chicago



SO2019-5577

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 158-184 N Ada and 1353-1367 W Lake St - App No. 20113
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 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.

# Final for Publication

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).



## 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

**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](http://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](mailto: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](mailto: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

Developer/Project Manager

8/7/17

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

Final for Publication

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**BRINNSTOOL**  
+ **LYNCH**  
ARCHITECTURE  
DESIGN

**LAKE & ADA**

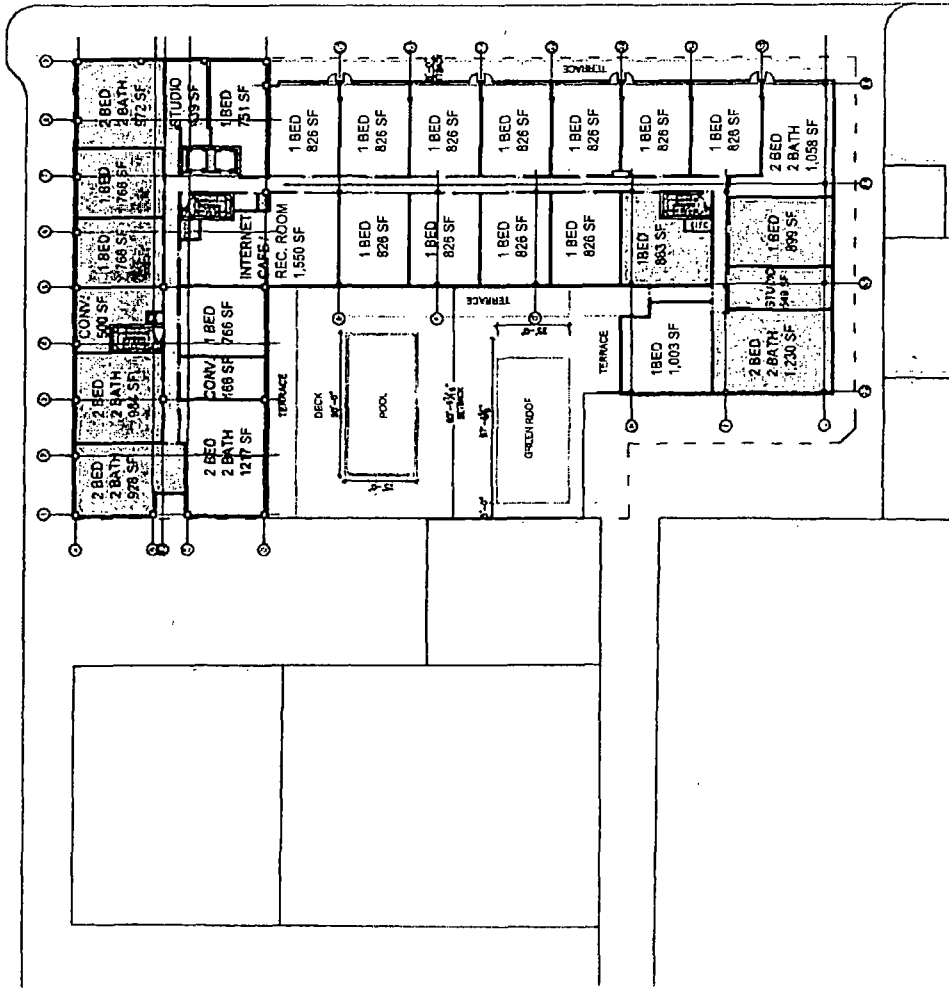
MARQUETTE COMPANIES

August 07, 2017

ARO DISTRIBUTION

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W. LAKE ST.



N. ADA ST.

2ND FLOOR



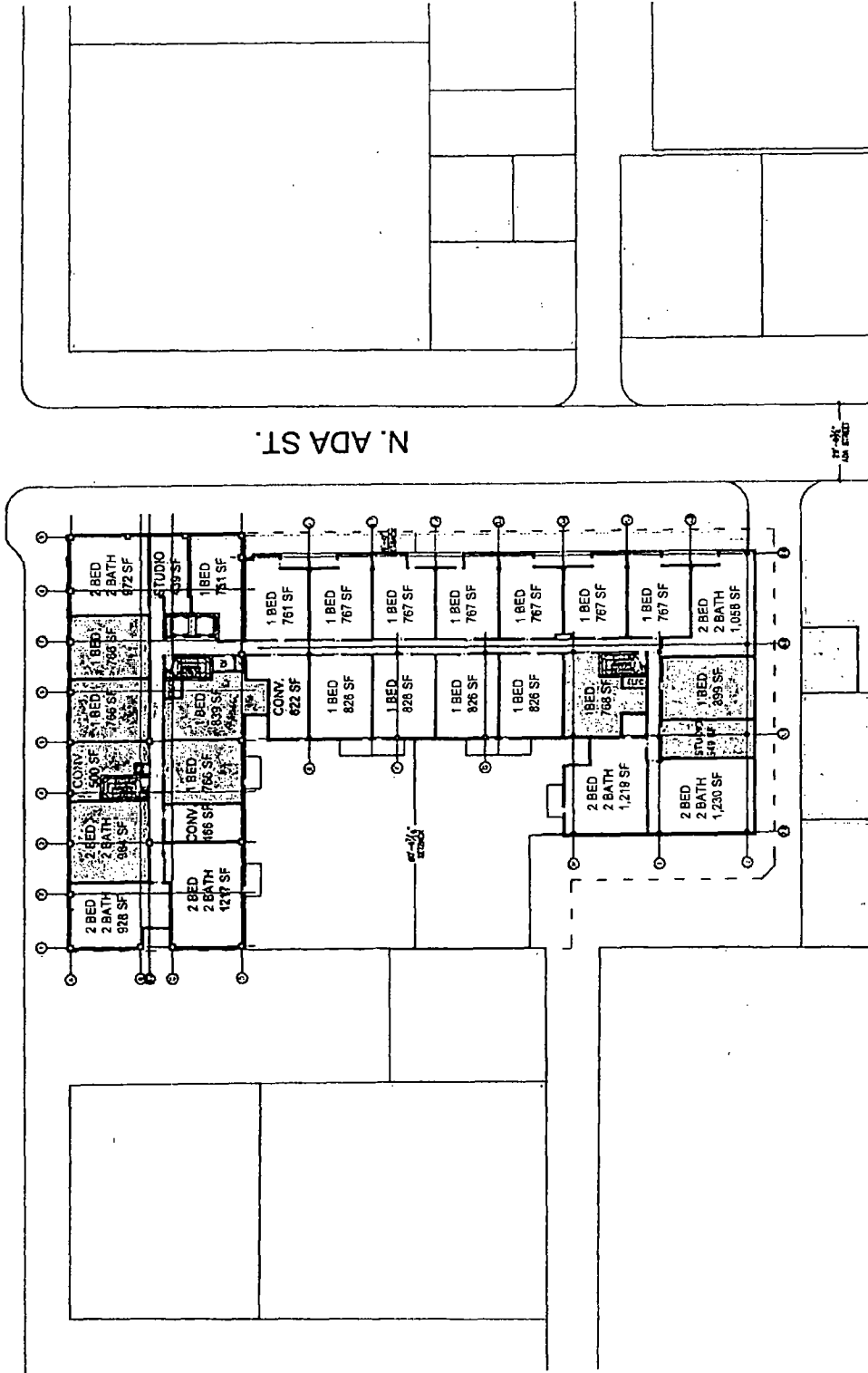
SCALE 1"=40'-0"

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+ LYNCH  
Architects - Lynch, Ltd

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W. LAKE ST.

N. ADA ST.



3RD FLOOR



SCALE 1" = 40'-0"

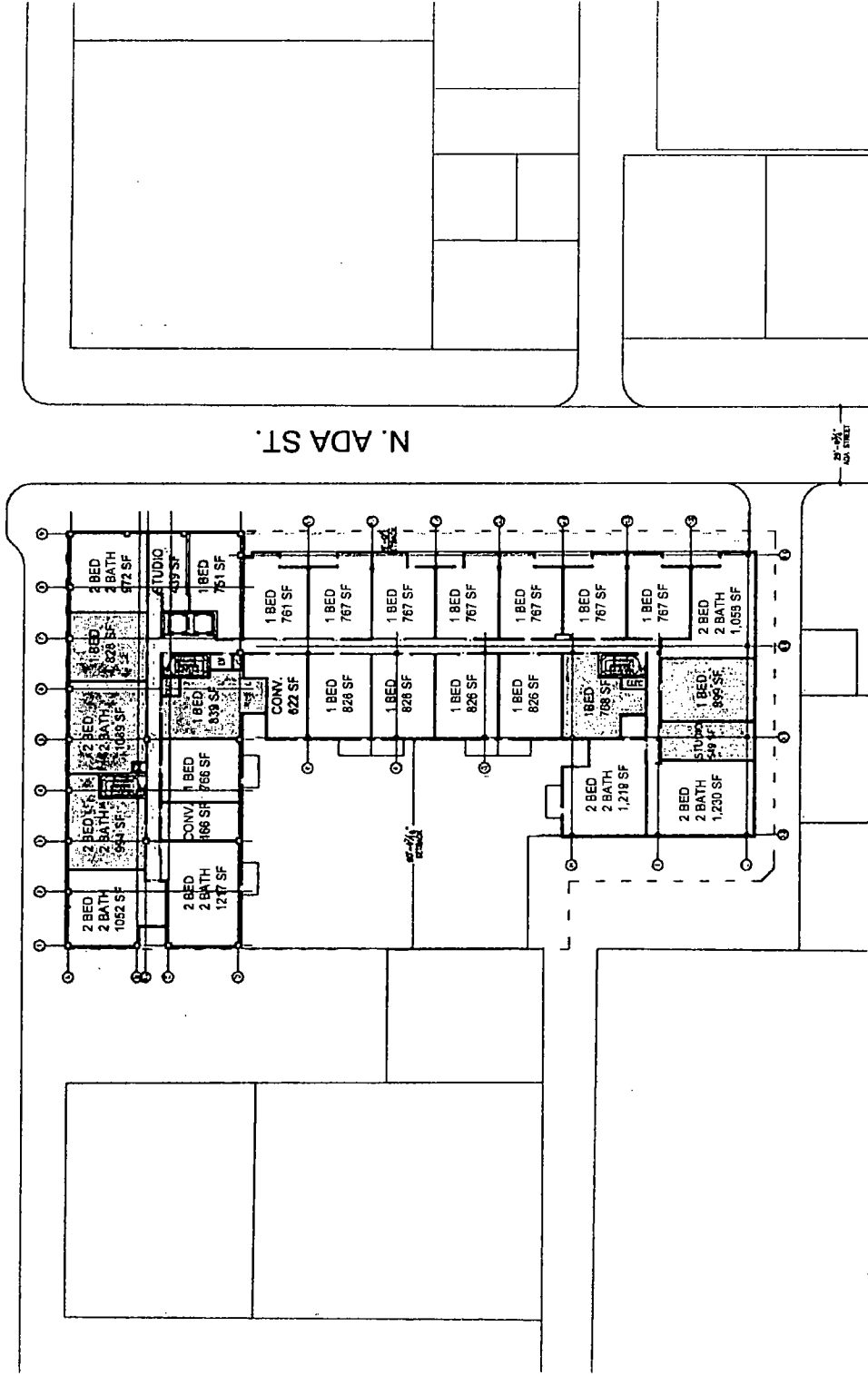
**BRINNSTOOL  
+ LYNCH**  
BrinNSTool - Lynch, LLP

505-4605  
12/21/2017

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W. LAKE ST.

N. ADA ST.



SCALE 1"=40'-0"

BRINNSTOOL + LYNCH  
BrinNSTOOL - Lynch, L<sup>o</sup>c

4th FLOOR

10/22/2010  
10/22/2010

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

Chicago IL 60607

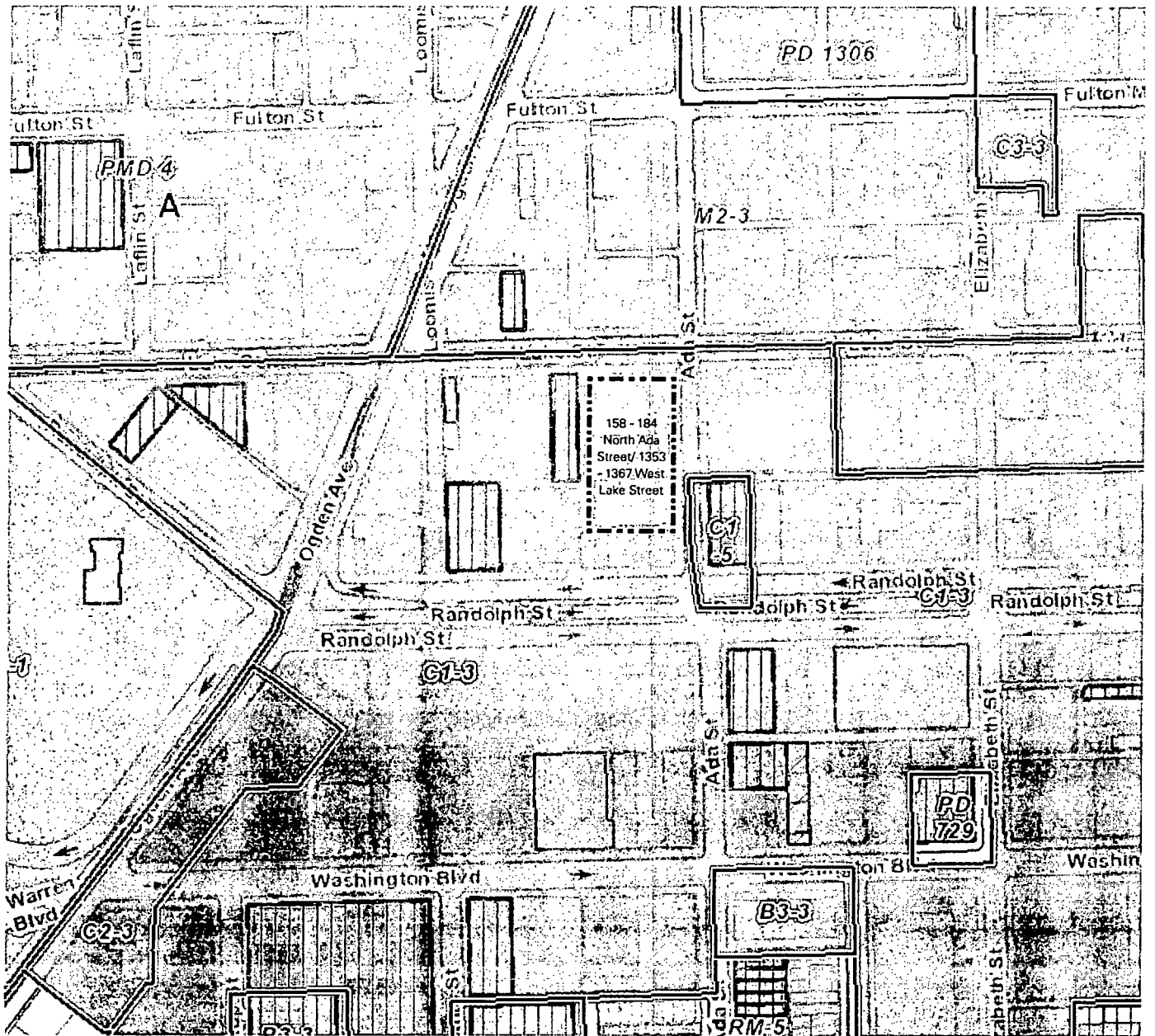
OVERALL UNIT DISTRIBUTION			
	STUDIO	1 BEDROOM	2 BEDROOM / 2 BATHROOM
	STUDIO	1 BD/1 BA	2 BED/2 BATH
FLOOR			
2	4	17	7
3	5	18	7
4	4	17	8
5	5	18	7
6	5	18	7
7	5	18	7
8	5	18	7
9	3	5	4
10	3	5	4
11	3	5	4
12	3	6	4
13	3	1	3
SUBTOTAL	48	145	69
	18.3%	55.3%	26.3%
	48	145	69
TOTAL	262		
ARO UNITS	5 UNITS	14 UNITS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



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	52	26%	1,105	7	27%	1,033

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Legend

----- Property Line

LAKE + ADA

Applicant: Marquette Management Inc.

Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street

Introduced: July 24, 2019

Plan Commission: February 21, 2020

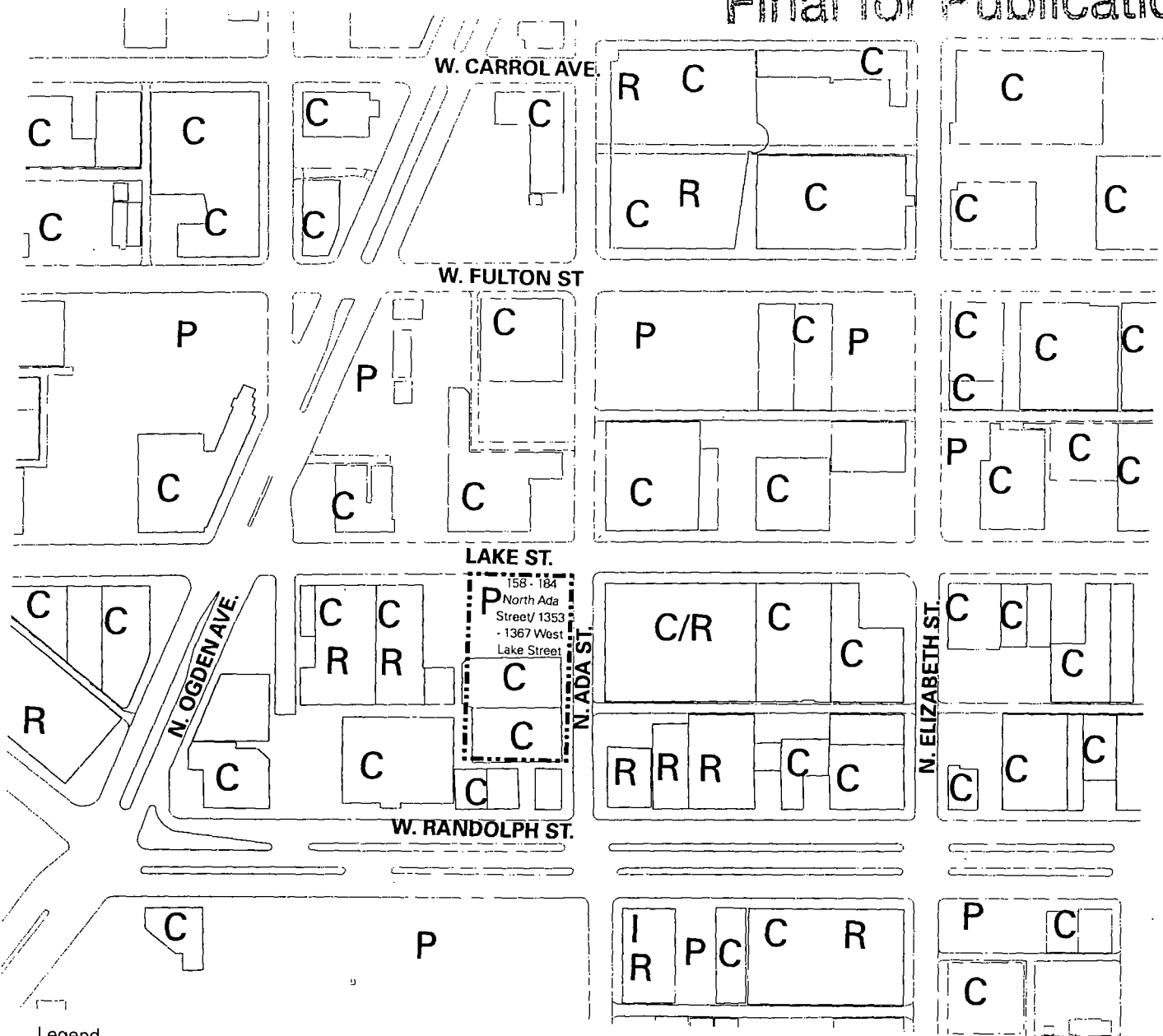


EXISTING ZONING MAP

Scale: NTS

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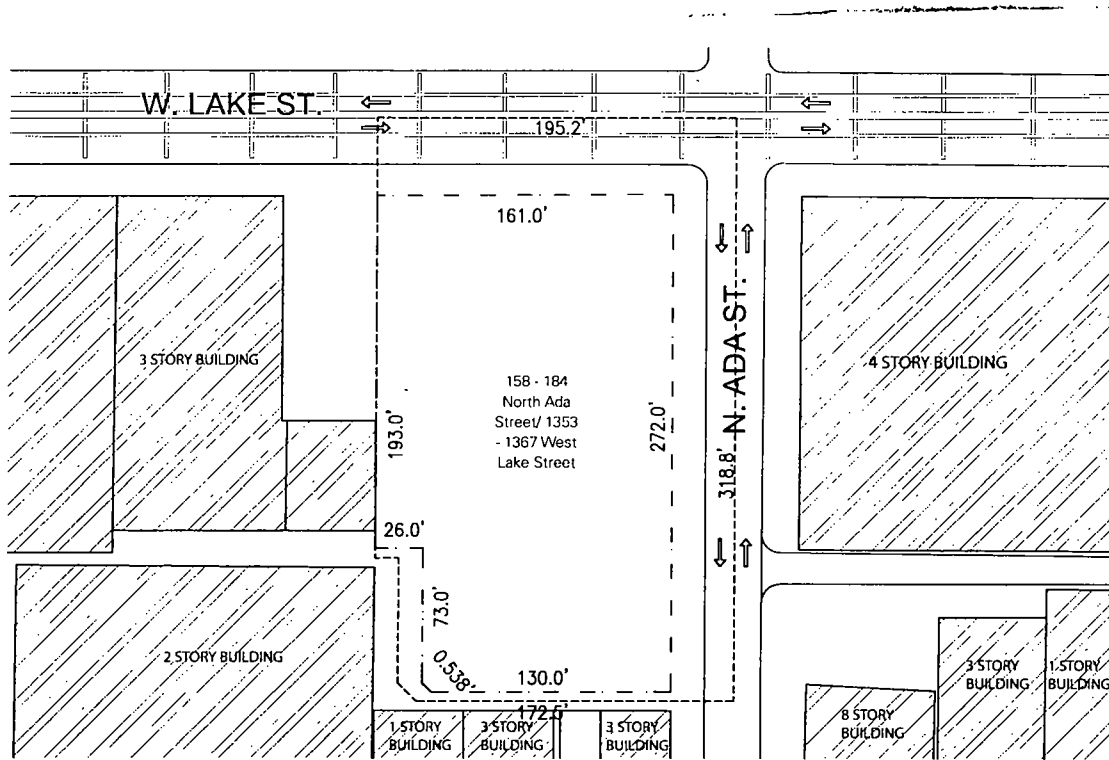
- Legend
- Property Line
  - R Residential
  - C Commercial
  - P Parking
  - I Institutional

LAKE + ADA  
 Applicant: Marquette Management Inc  
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street  
 Introduced: July 24, 2019  
 Plan Commission: February 21, 2020

⊕

EXISTING LAND USE MAP  
 Scale: NTS

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## Legend

- PD Boundary Line
- Property Line

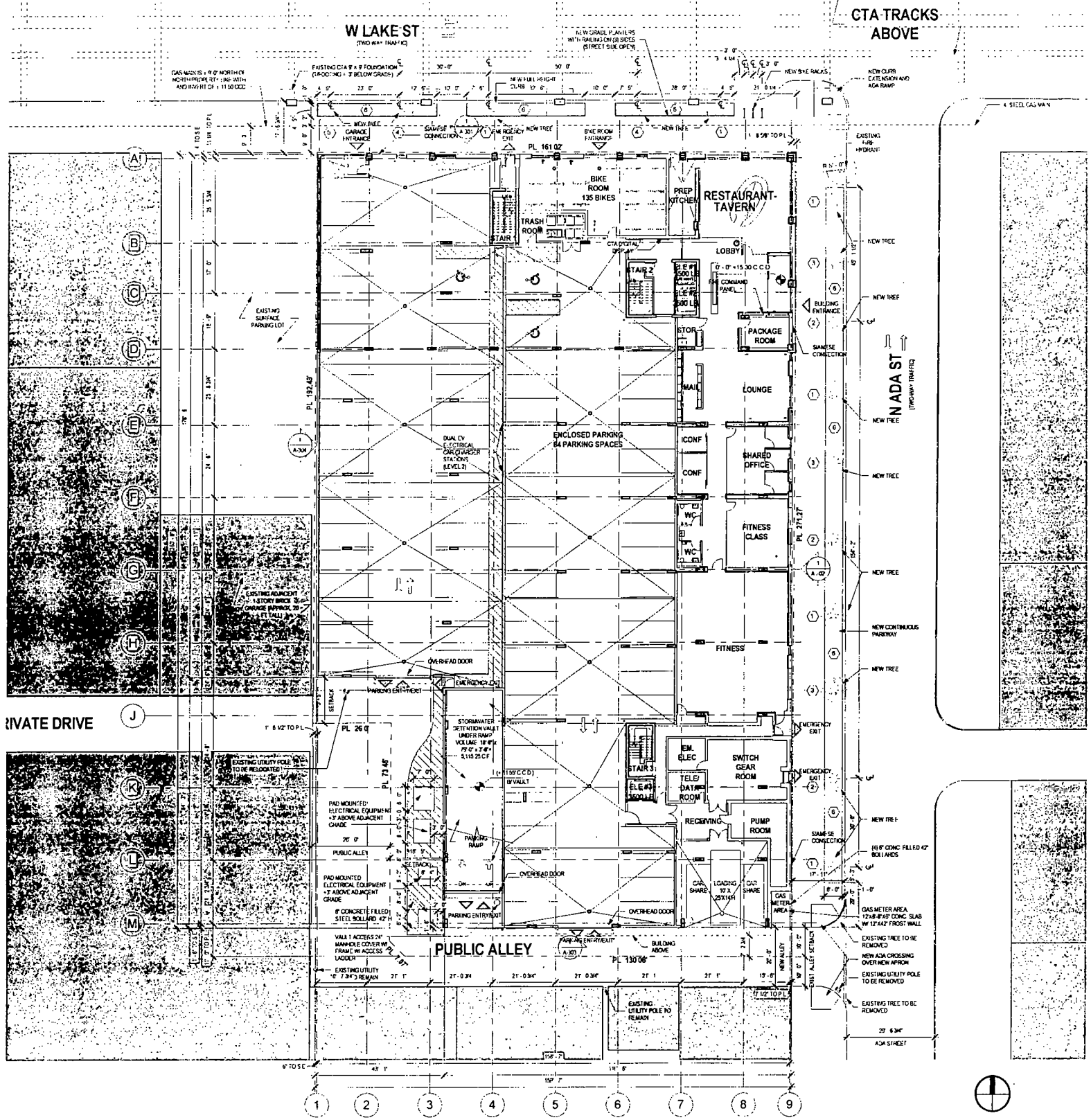
Net Site Area : 41,596 SF  
 Area in Right of Way: 19,623 SF  
 Gross Site Area: 61,219 SF

LAKE + ADA  
 Applicant: Marquette Management Inc.  
 Address: 158 - 184 North Ada Street / 1353 - 1367 West Lake Street  
 Introduced July 24, 2019  
 Plan Commission: February 21, 2020



PLANNED DEVELOPMENT BOUNDARY  
 AND PROPERTY LINE  
 Scale 1" = 100'-0"

**BRININSTOOL  
 + LYNCH**  
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CTA TRACKS ABOVE

W LAKE ST  
(200 W WY TRAFFIC)

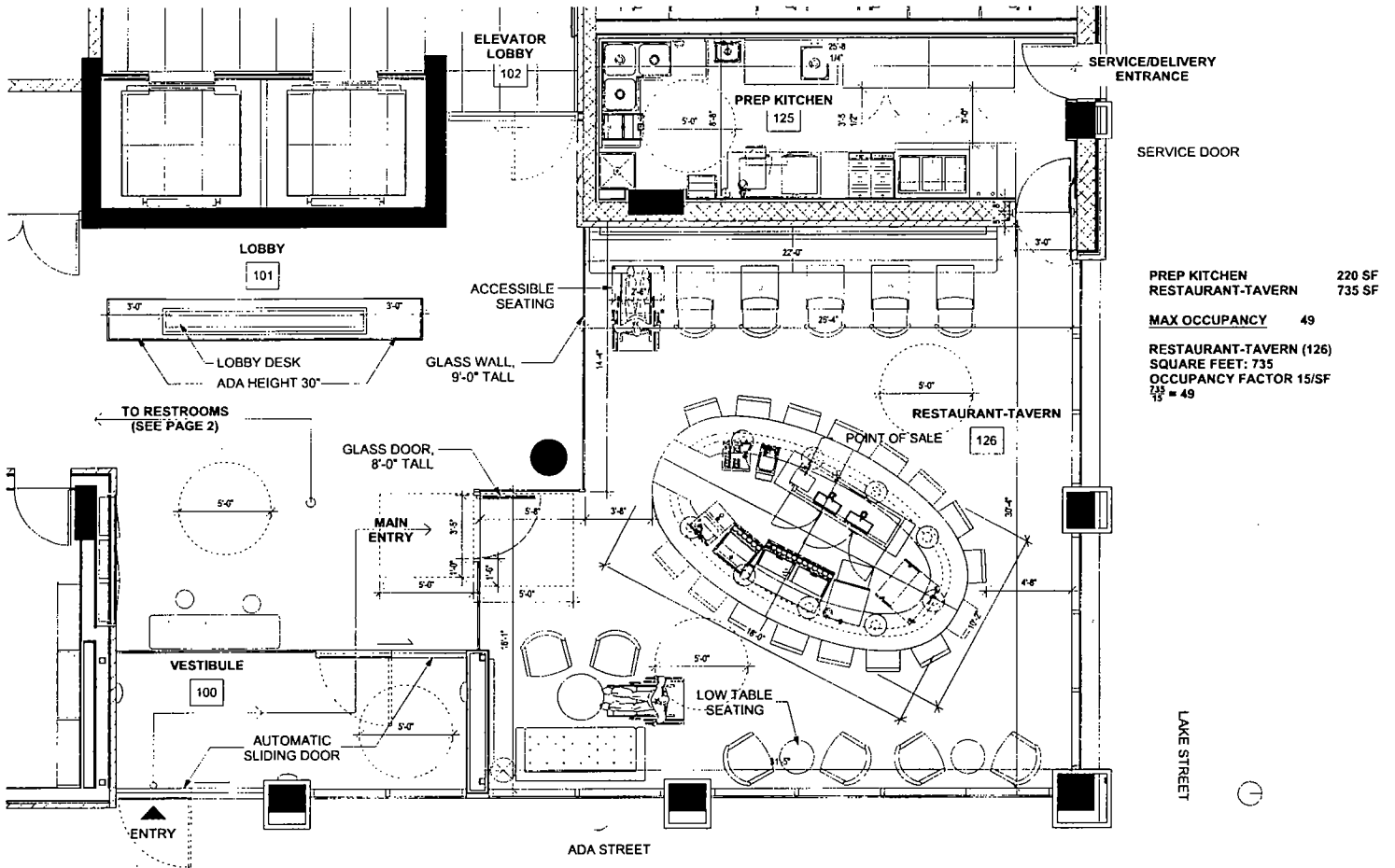
PRIVATE DRIVE

PUBLIC ALLEY

SITE PLAN - GROUND FLOOR  
Scale: NTS

LAKE + ADA  
Applicant: Marquette Management Inc.  
Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street  
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LAKE + ADA

Applicant Marquette Management Inc.

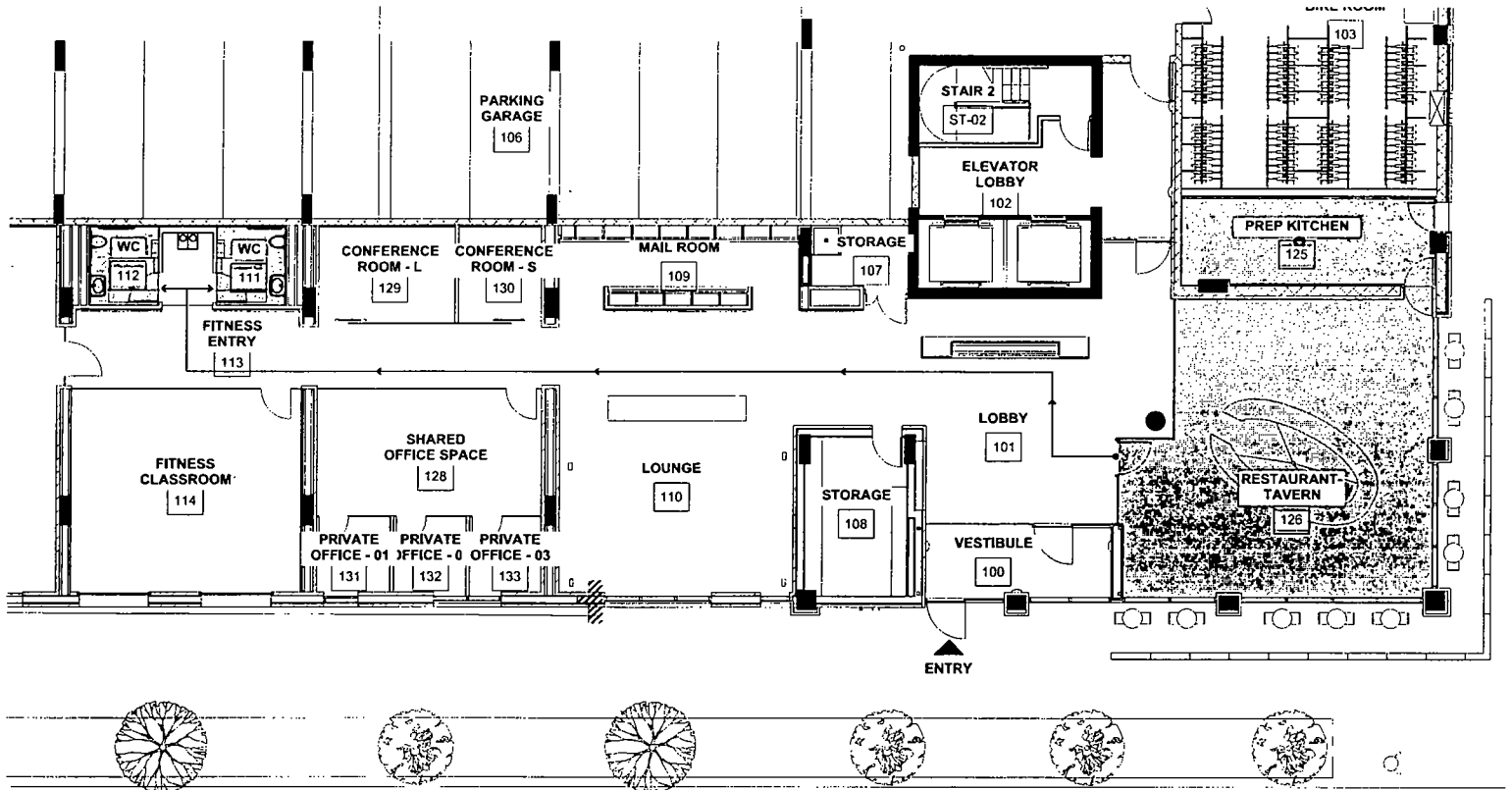
Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

Plan Commission: February 21, 2020

RESTAURANT-TAVERN  
Scale: NTS

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ADA STAIR:

LAKE + ADA

Applicant Marquette Management Inc.

Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

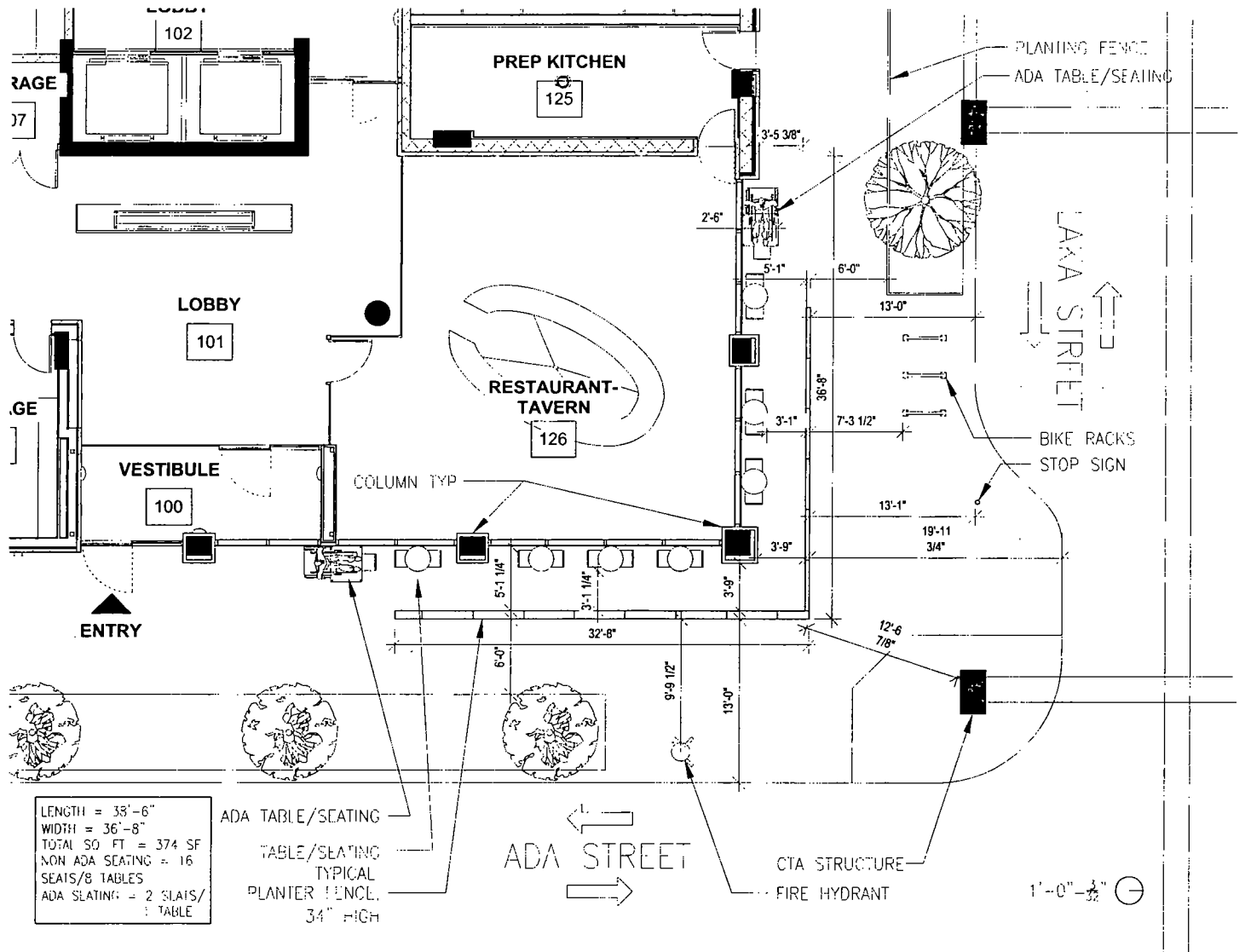
Plan Commission February 21, 2020

BATHROOM CIRCULATION

Scale: NTS

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+ LYNCH**

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LAKE + ADA

Applicant: Marquette Management Inc.

Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

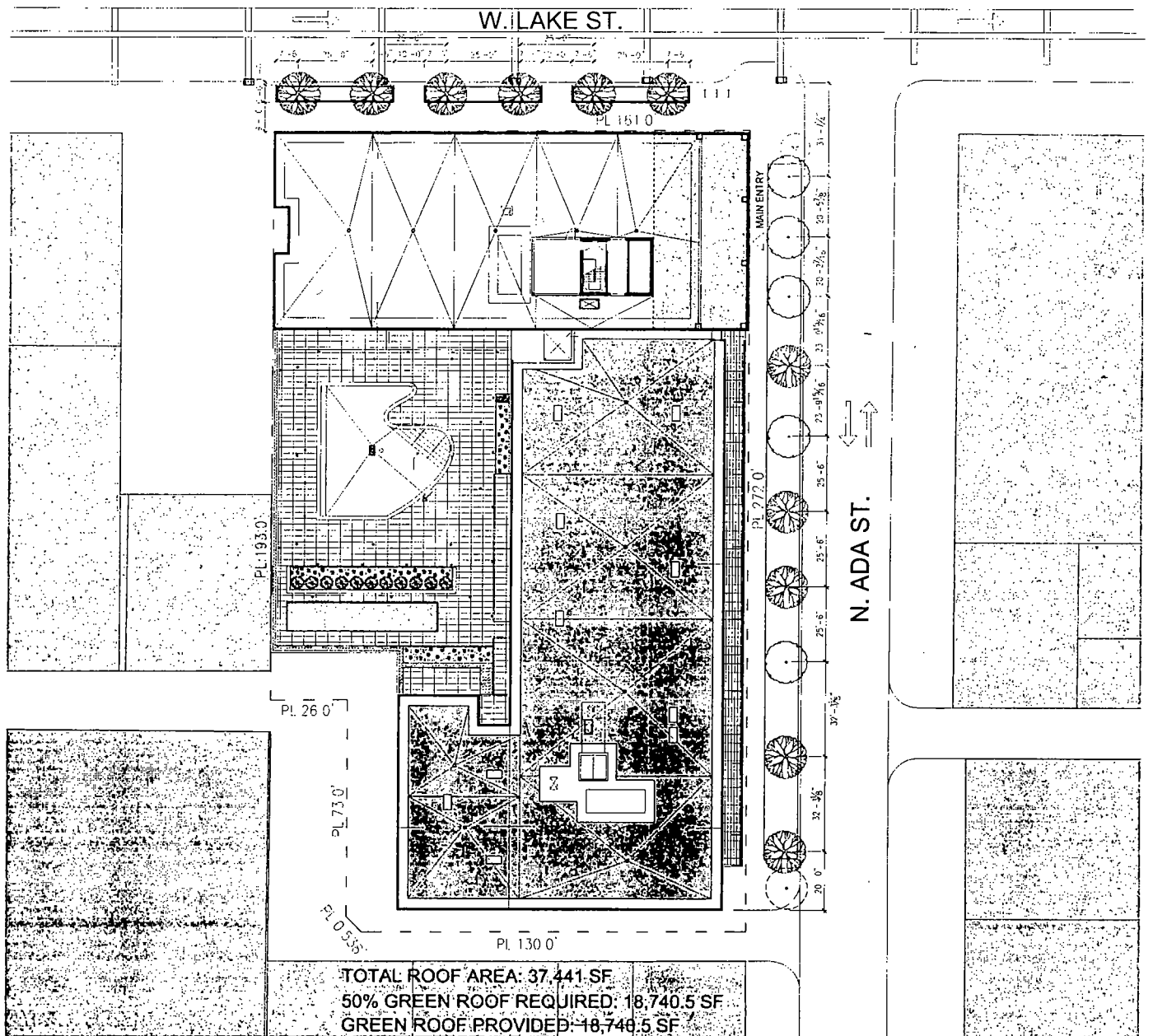
Introduced July 24, 2019

Plan Commission: February 21, 2020

EXTERIOR SEATING  
Scale: NTS

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TOTAL ROOF AREA: 37,441 SF  
 50% GREEN ROOF REQUIRED: 18,740.5 SF  
 GREEN ROOF PROVIDED: 18,740.5 SF

**LANDSCAPE KEY:**

**LANDSCAPE AREAS:**

3RD FLOOR AMENITY: 1265 SF  
 ROOF: 17,475.5 SF  
**TOTAL: 18,740.5 SF**

**LANDSCAPE NOTES:**

LANDSCAPE SCHEDULE							
Characteristic	Material		Quantity	Size			Comments
	Common Name	Latin Name		Initial	Final	Alternate	
LANDSCAPE							
TREE	SHAWNEE BRAVE	TAXODIUM DISTICHUM	6	4"	CALIPER		
TREE	SWAMP WHITE OAK	QUERCUS BICOLOR	3	4"	CALIPER		
TREE	NORTHERN CATALPA	CATALPA SPECIOSA	3	4"	CALIPER		
TREE	REGAL PRINCE	QUERCUS ROBUR	2	4"	CALIPER		
TREE	COMMON HACKBERRY	CELTIS OCCIDENTALIS	1	4"	CALIPER		
GROUND COVER	NIKKO DEUTZIA	DEUTZIA GRACILIS NIKKO	157	#3			

2 TREE GRATES MUST BE STAMPED WITH THE "CITY OF CHICAGO" WITH AN OPENING OF 24" 5/8" BLOCK LETTERING AROUND THE PERIMETER OF EACH GRATE PANEL WILL SUFFICE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE HALF TOGETHER

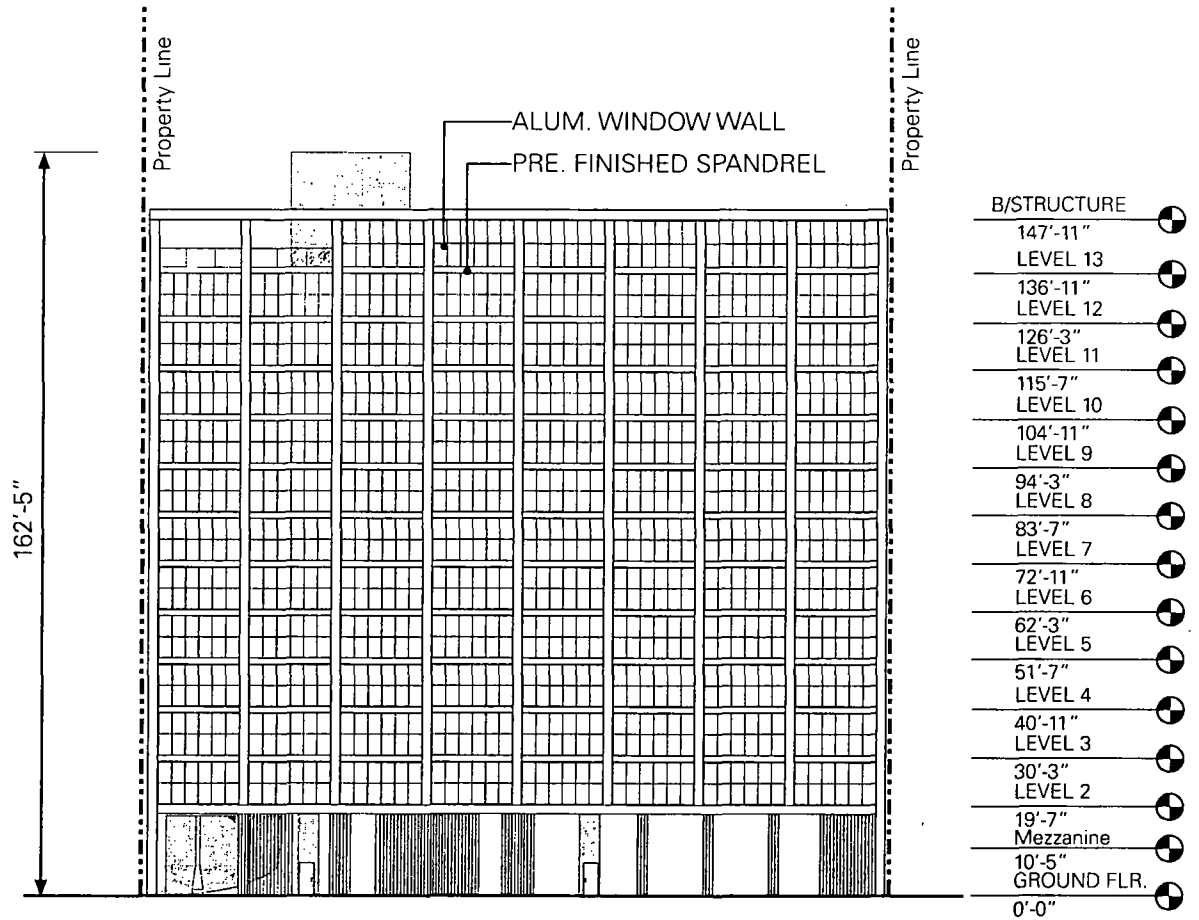


LAKE + ADA

Applicant: Marquette Management Inc  
 Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street  
 Introduced: July 24, 2019  
 Plan Commission: February 21, 2020

LANDSCAPE AND GREEN ROOF  
 Scale: NTS  
 TOTAL GREEN ROOF 18,740.5 SF

**BRININSTOOL + LYNCH**  
 © Brininstool + Lynch, Ltd



LAKE + ADA

Applicant Marquette Management Inc.

Address 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced July 24, 2019

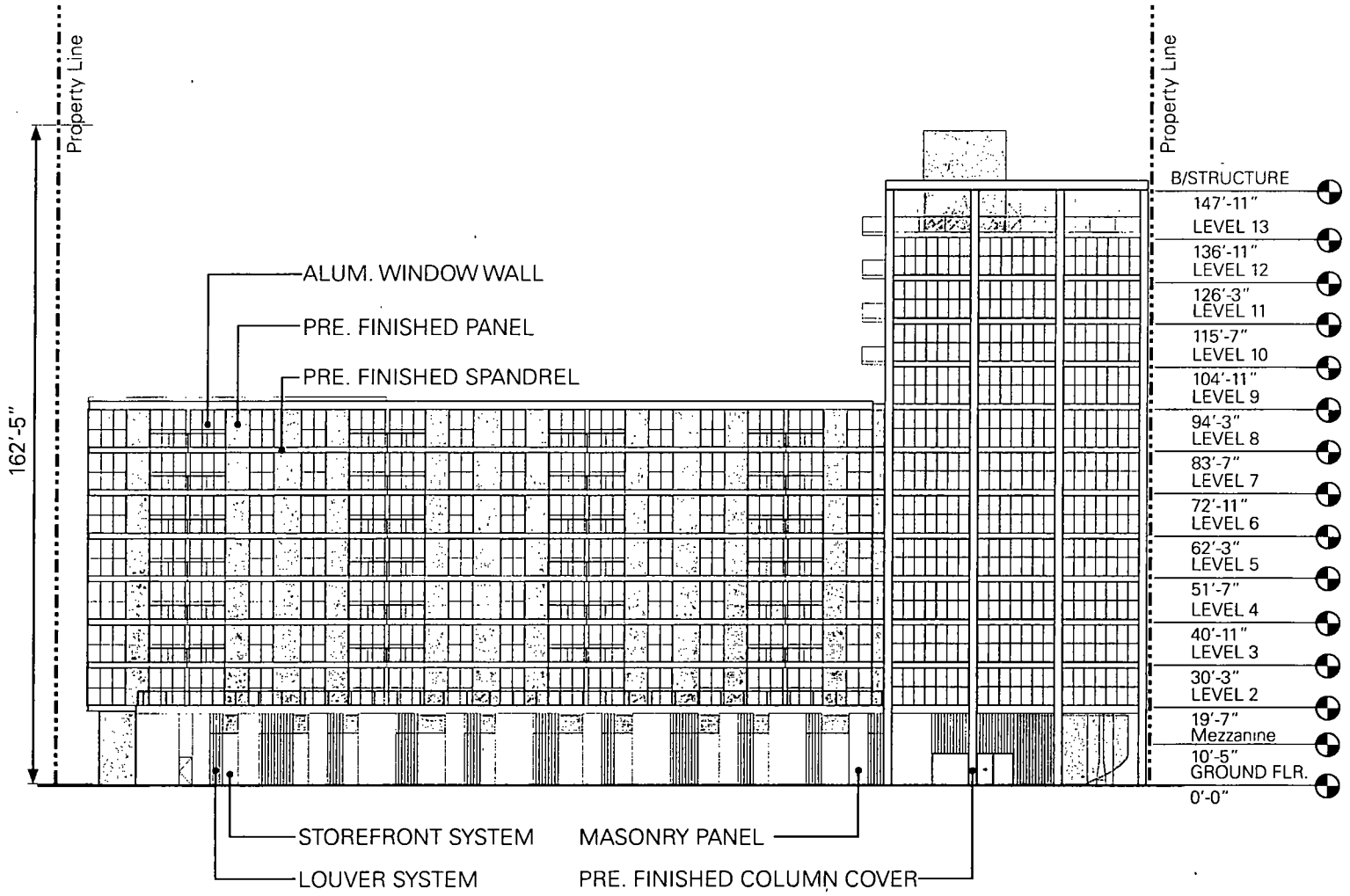
Plan Commission: February 21, 2020

NORTH ELEVATION

Scale 1" = 40'-0"

**BRINNSTOOL  
+ LYNCH**

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LAKE + ADA

Applicant: Marquette Management Inc

Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced July 24, 2019

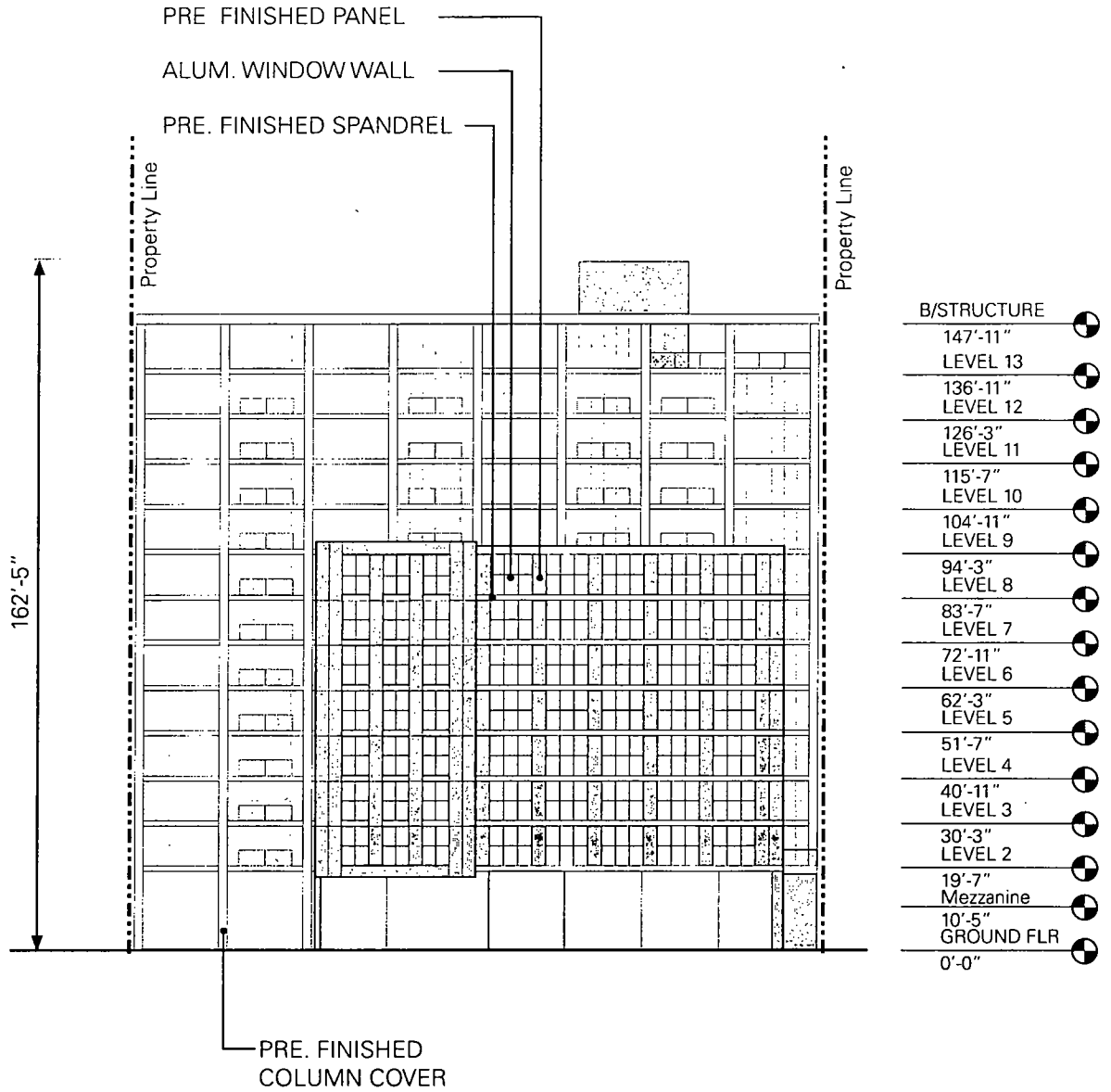
Plan Commission February 21, 2020

EAST ELEVATION

Scale: 1" = 40'-0"

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+ LYNCH**

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LAKE + ADA

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Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

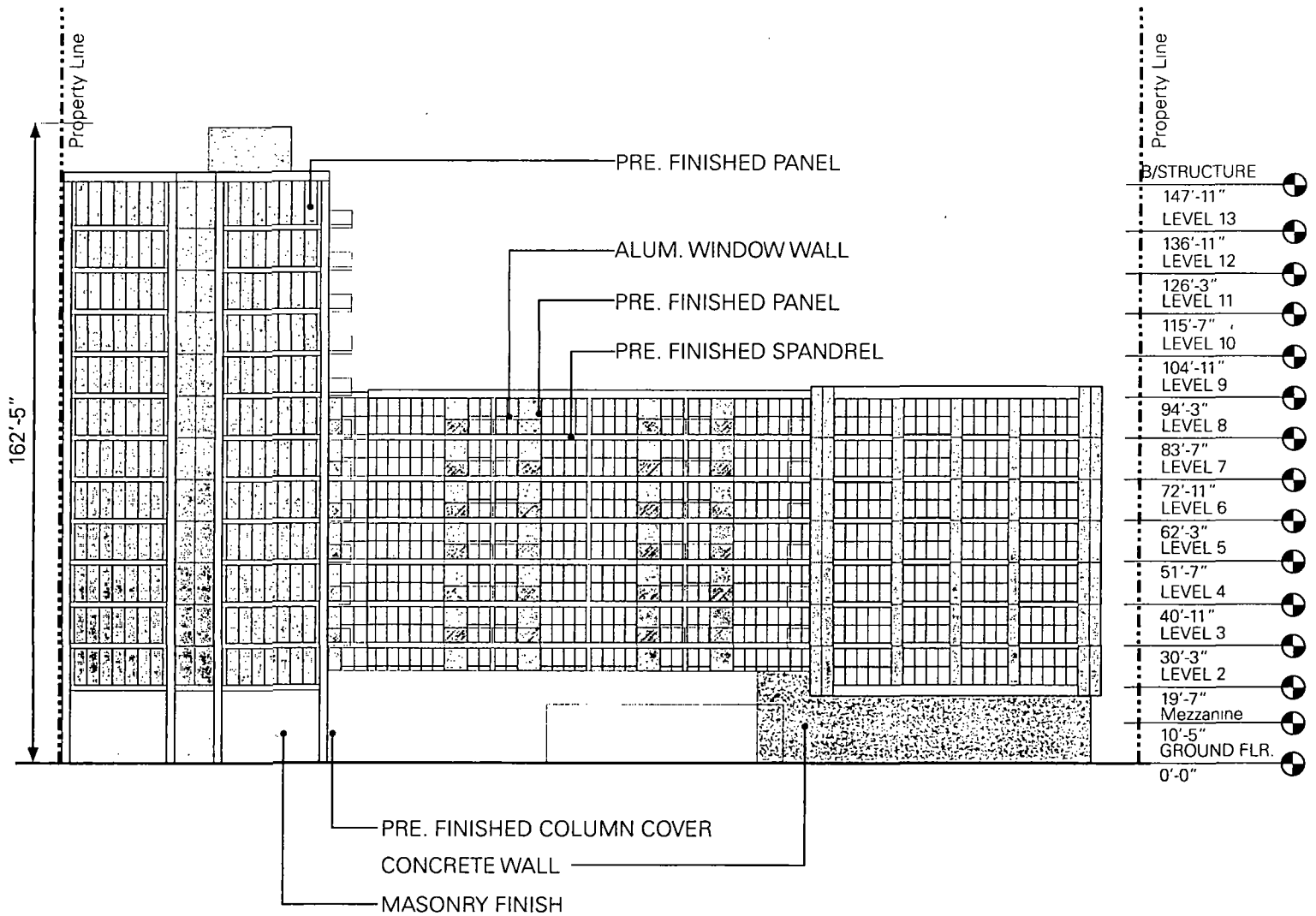
Plan Commission: February 21, 2020

SOUTH ELEVATION

Scale 1" = 40'-0"

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+ LYNCH**

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LAKE + ADA

Applicant: Marquette Management Inc.

Address: 158 - 184 North Ada Street/ 1353 - 1367 West Lake Street

Introduced: July 24, 2019

Plan Commission: February 21, 2020

WEST ELEVATION

Scale: 1" = 40'-0"

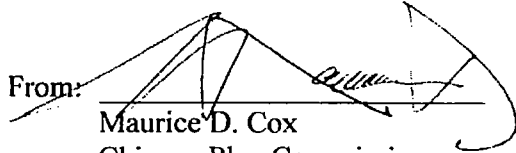
**BRINNSTOOL  
+ LYNCH**  
© Brininstool + Lynch, Ltd

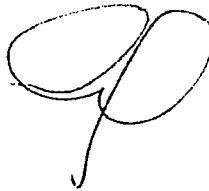


DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission



Date: February 21, 2020

Re: Proposed Amendment to Planned Development #1384 for the property generally located at 180 North Ada Street

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On February 21, 2020, the Chicago Plan Commission recommended approval of the proposed amendment to planned development #1384 submitted by, Marquette Management LLC. A copy of the proposed amendment to the planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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

To: CITY CLERK - 180 N ADA - App # 20113  
TECH AMENDMENT TO PD # 1384