



# City of Chicago



SO2021-1495

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 4/21/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 1132-1157 W Lake St/146-208 N May St (even only)/1132-1140 W Randolph St (even only)/169-209 N Racine Ave (odd only) - App No. 20672

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-1, C1-2 and C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by:

the public alley next north of West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 175.03 feet north of West Randolph Street; and North Racine Avenue

to those of a DX-7 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-7 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-G in the area bounded by:

the public alley next north of West Lake Street; North May Street; West Randolph Street; a line 96.14 feet west of North May Street; a line 75.02 feet north of West Randolph Street; a line 116.04 feet west of North May Street; a line 175.03 feet north of West Randolph Street; and North Racine Avenue

to those of a Residential Business Planned Development which is hereby established in the area described above.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Property Address:

1132-57 West Lake Street/146-208 North May Street (even only)/1132-40 West Randolph Street (even only)/169-209 North Racine Avenue (odd only)

## ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N. LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: 5/13/21

### DEVELOPMENT INFORMATION

Development Name: FULTON GROUNDS - AMYLU

Development Address: 1150 W LAKE ST

Zoning Application Number, if applicable:

Ward: 27

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

### 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 LG DEVELOPMENT GROUP LLC

Developer Contact GABRIEL LEATHU

Developer Address 2234 W NORTH AVE

Email GLEATHU@LGDEVELOPMENTGROUP.COM

Developer Phone 224-489-6393

Attorney Name MICHAEL ELBUR

Attorney Phone 312-617-8900

### TIMING

Estimated date marketing will begin

3/1/24

Estimated date of building permit\*

3/1/23

Estimated date ARO units will be complete

9/1/24

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

Developer or their agent

Date

Justin Root or Denise Roman, DOH

Date

5/13/21  
May 28, 2021

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AFFORDABLE REQUIREMENTS ORDINANCE

## ARO Web Form

### Applicant Contact Information

Name: Michael Ezgur

Email: michael@acostaezgur.com

### Development Information

#### Address

Submitted Date: 05/11/2021

Number From: 1132

Number To: 1157      Direction: W

Street Name: Lake

Postal Code: 60607

#### Development Name

Amylu

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: PILOTS APPLY

#### Information

Ward: 27

ARO Zone: Downtown

Pilot Area: Near North

#### Details

ARO Trigger: Downtown Planned Development

Total Units: 665

Development Type: Rent

Date Submitted: 05/11/2021

### Requirements

First ARO Units: 67    Additional ARO Units: 66

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### How do you intend to meet your ARO obligation for the First ARO Units?

On-Site: 67

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 67

**How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 66

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 66

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**BUSINESS PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Business Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 85,054.10 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, LG Development Group, LLC.

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

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

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

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

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

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

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

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Address: 1132-57 West Lake Street/146-208 North May Street (even only)/1132-40 West Randolph Street (even only)/169-209 North Racine Avenue (odd only)  
Introduction Date: April 21, 2021  
Plan Commission Date: June 17, 2021

- 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.

All exterior pedestrian connections throughout the site will remain open to the public and accessible during the typical Chicago Park District hours of operation, which are currently from 6am to 11pm daily.

All exterior vehicular, public right-of-ways on the site, which are designated for vehicular travel, will remain open to the public at all times. A 6 foot easement will be provided adjacent to, and immediately north of, the 10 foot alley to be dedicated by Applicant, in order to expand public access to this right-of-way.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Sub-Area Map; an overall Site Plan; Sub-Area A and B Landscape Plans; Sub-Area A and B Ground Floor Plans; Sub-Area A and B Roof Plans; Building Elevations; and Façade Axons, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Sub-Area A: Cultural Exhibits and Libraries; Day Care; Lodge or Private Club; Animal Services; Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Urban Farm, Rooftop Operation; Communication Service Establishments; Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patio and liquor sales); Entertainment and Spectator Sports (excluding Inter-Track Wagering Facility); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including

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incidental liquor sales); Hotel/Motel; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales; Participant Sports and Recreation; Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communications Facilities; Residential units; accessory parking and accessory uses.

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

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

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

8. The Applicant acknowledges that the project has received a bonus FAR of 1.3, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.3. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-1, C1-2, and C1-3 Neighborhood Commercial Districts to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development ("RBP"), for construction of the Project triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable, whether rental or for-sale, is increased from 10% to 20%. Any developer of a residential housing project in the Near North Zone must provide the first 10% of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of the Department of Housing ("DOH"), in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10% of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the commissioner of DOH, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The Property is also located in the Fulton Market Innovation District ("FMID"), which encourages 30% affordability in the area located north of Lake Street.

The Project has a total of 665 housing units. As a result, the Applicant's affordable housing obligation under the Pilot is 133 affordable units (20% of 665), consisting of 67 First Units and 66 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the requirements of the ARO, as modified by the Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 100% of AMI (or up to 80% of AMI with the DOH commissioner's approval) at prices affordable to households at such income level. Notwithstanding the foregoing, the Applicant may reduce the required number of ARO units in exchange for units with more bedrooms, as provided in the ARO rules, provided the Applicant must give preference in leasing units of two bedrooms or more to multi-person households as specified in the ARO rules.

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In addition to the foregoing commitment to provide 133 affordable units on-site, the Applicant has agreed to use best efforts to provide an additional 67 affordable units (10% of 665, rounded up) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the Fulton Market Innovation District Plan. In order to achieve this 30% affordability objective, the Applicant agrees to (a) cooperate with the City in good faith to apply for 4% Low Income Housing Tax Credits and tax-exempt bonds to finance the construction of all or a portion of the affordable units in the Project, and/or seek another source of public assistance, and (b) consider partnerships with affordable housing developers. If the Applicant determines that the 30% affordability goal of the FMID is not economically feasible, despite such good faith cooperation and best efforts, the Applicant agrees to share its development budget, operating pro forma and all underlying data with the City and, at the City's request, an independent third-party expert, to confirm the Applicant's determination.

If the Applicant subsequently reduces (or increases) the number of housing units in the Project, or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the DOH for review and approval by the DOH commissioner, and DOH may adjust the requirements to reflect any such change without amending the Planned Development. 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 affordable housing agreement in accordance with Section 2-44-080(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 the applicable portion thereof, and will constitute a lien against such property. The commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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

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

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

13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning

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Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city

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residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT  
 PLAN OF DEVELOPMENT  
 BULK REGULATIONS AND DATA TABLE

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<u>Net Site Area:</u>	85,054.10 sq. ft.
Sub-Area A:	60,027.10 sq. ft.
Sub-Area B:	25,027.00 sq. ft.
<u>Area remaining in the public right-of-way:</u>	61,125.70 sq. ft.
Sub-Area A:	39,336.74 sq. ft.
Sub-Area B:	21,788.96 sq. ft.
<u>GROSS SITE AREA:</u>	146,179.80 sq. ft.
Sub Area A:	99,363.84 sq. ft.
Sub Area B:	46,815.96 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	8.30
Sub-Area A:	8.70
Sub-Area B:	7.34
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	
Sub-Area A:	486
Sub-Area B:	179
<u>MAXIMUM HOTEL KEY COUNT:</u>	665*
<u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	330 feet
Sub-Area B:	222 feet, 6 inches
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	261
Sub-Area B:	29
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	3
Sub-Area B:	1
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	243
Sub-Area B:	90
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

\*For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio

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All projects with proposed ARO units must complete this tab

	Market Rate Units	First Affordable Units	Additional Affordable Units
Parking	102 Spaces In Building	102 Spaces In Building	102 Spaces In Building
Laundry	In Unit	In Unit	In Unit
Appliances			
Refrigerator	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
age/EnergyStar/make/model/color			
Dishwasher	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
age/EnergyStar/make/model/color			
Stove/Oven	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
age/EnergyStar/make/model/color			
Microwave	Yes, Manufacturer TBD	Yes, Manufacturer TBD	Yes, Manufacturer TBD
age/EnergyStar/make/model/color			
Bathroom(s)			
how many?	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit
Half bath? Full bath?			
Kitchen countertops	TBD	Comparable	Comparable
material			
Flooring	TBD	Comparable	Comparable
material			
HVAC	TBD	Comparable	Comparable
Other	TBD	Comparable	Comparable

unit type	First ARO Units				Additional ARO Units			
	how many?	% of total	avg. square footage	affordable v. market square footage*	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	160	30%	TBD	TBD	20	30%	TBD	85%+
one-bed	266	50%	TBD	TBD	33	50%	TBD	85%+
two-bed	106	20%	TBD	TBD	13	20%	TBD	85%+

Is this a For Sale or Rental Project?	Rental
If a For Sale Project, will you offer ARO units as rentals (Near North only)?	N/A
Anticipated average psf rent/price?*	\$3.00
Total Units in Project	665
First Units (10% of total)	67
Additional Units (20% of total, less number of "First Units")	66

Will First Units be on-site or off-site?	Will Additional Units be on-site or off-site?	If off-site, what is address?	If off-site, what is address?
N/A	N/A	N/A	N/A

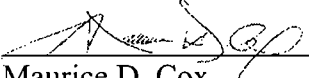
Note: Actual ARO units will be chosen once plans are finalized.



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

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

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: June 17, 2021

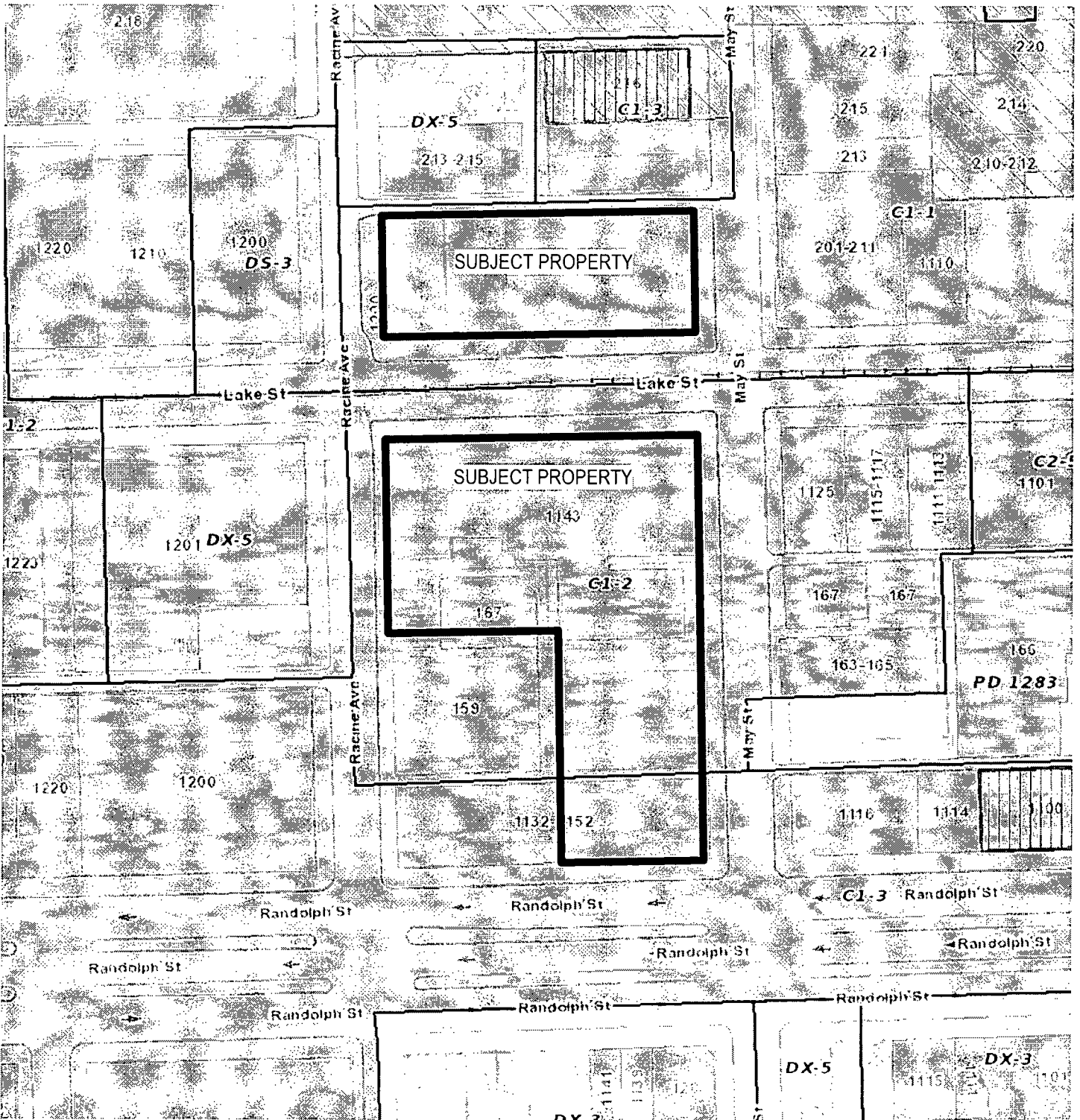
Re: Proposed Business Planned Development – 1150 W. Lake St.

---

On June 17, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by LG Development Group LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

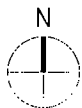
Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

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



**FINAL FOR PUBLICATION**

Scale NTS



**EXISTING ZONE MAP**

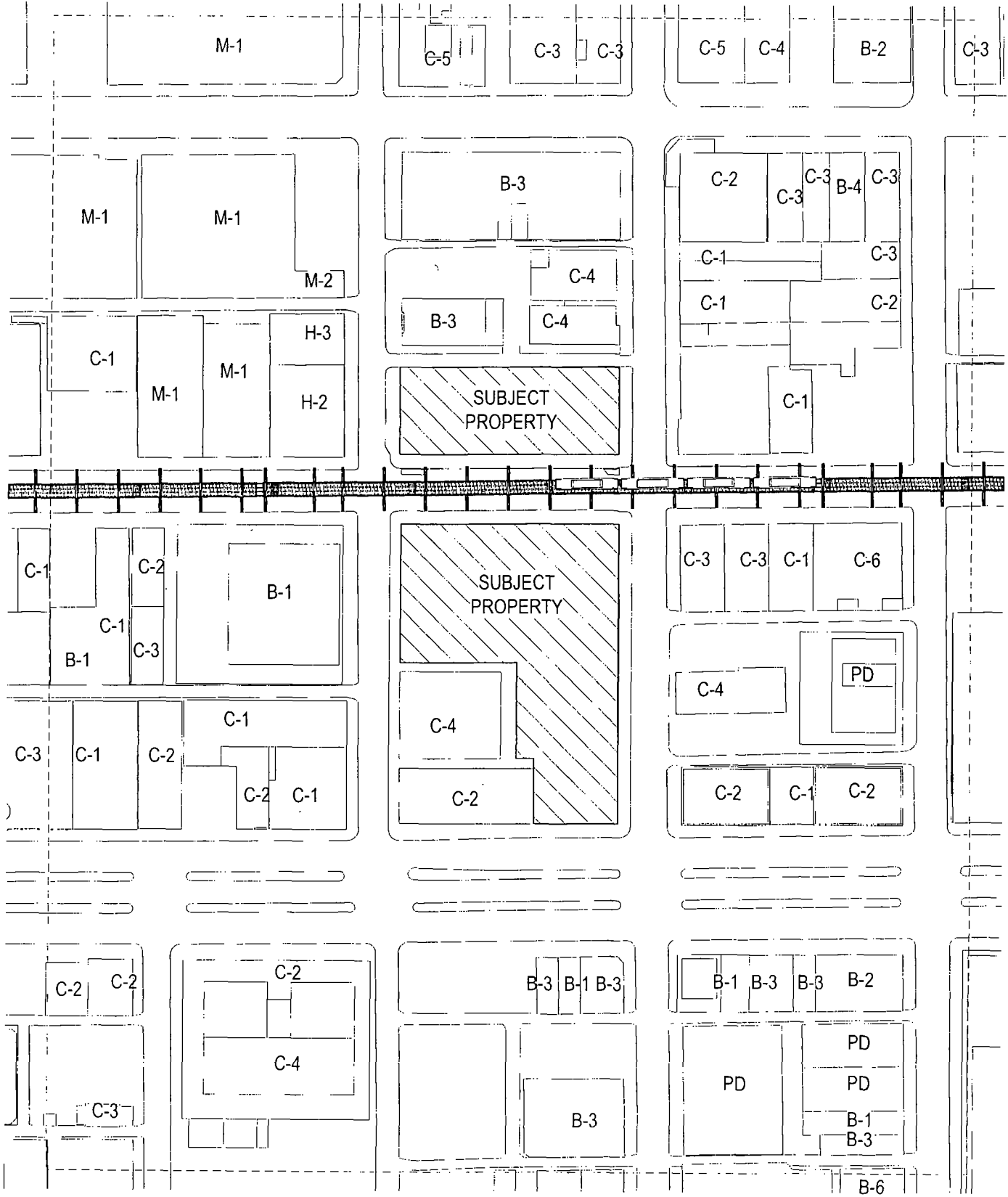
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
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A RESIDENTIAL  
 B BUSINESS  
 C COMMERCIAL  
 E MANUFACTURING  
 F RETAIL  
 G INDUSTRIAL  
 H MIXED USE

PD PLANNED DEVELOPMENT  
 # - NUMBER OF STORIES



Scale 1" = 160'-0"

**FINAL FOR PUBLICATION**

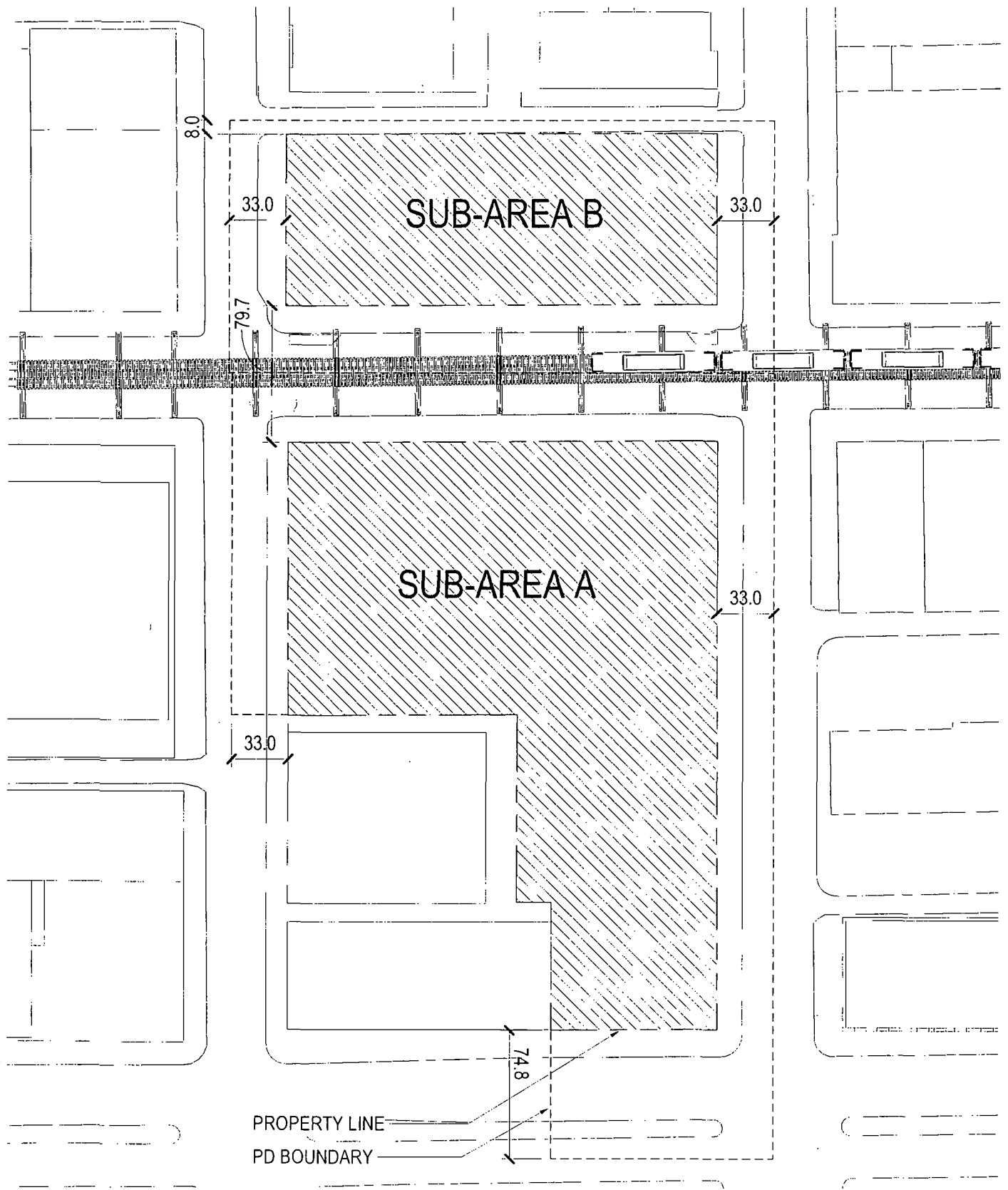
**EXISTING LAND USE MAP**

**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
 PLAN COMMISSION June 17, 2021



Scale 1" = 80'-0"



**PROPOSED**  
**FINAL FOR**

**PLANNED DEVELOPMENT BOUNDARY,  
PROPERTY LINE, AND SUB-AREA MAP**

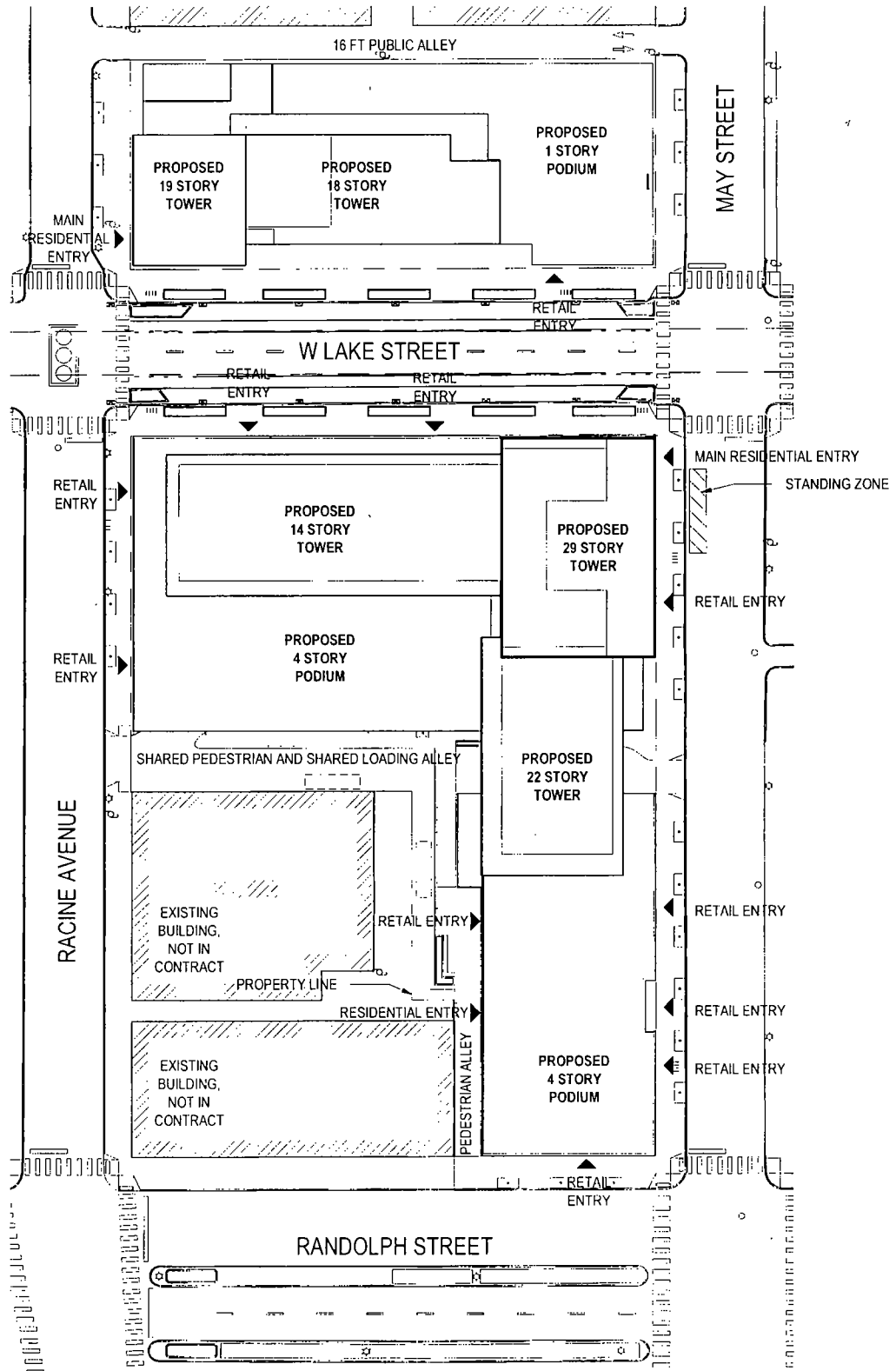
**Gensler**

APPLICANT  
ADDRESS

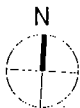
LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

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PLAN COMMISSION

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June 17, 2021



Scale 1" = 80'-0"



**PUBLICATION**  
**FINAL FOR**

**OVERALL SITE PLAN**

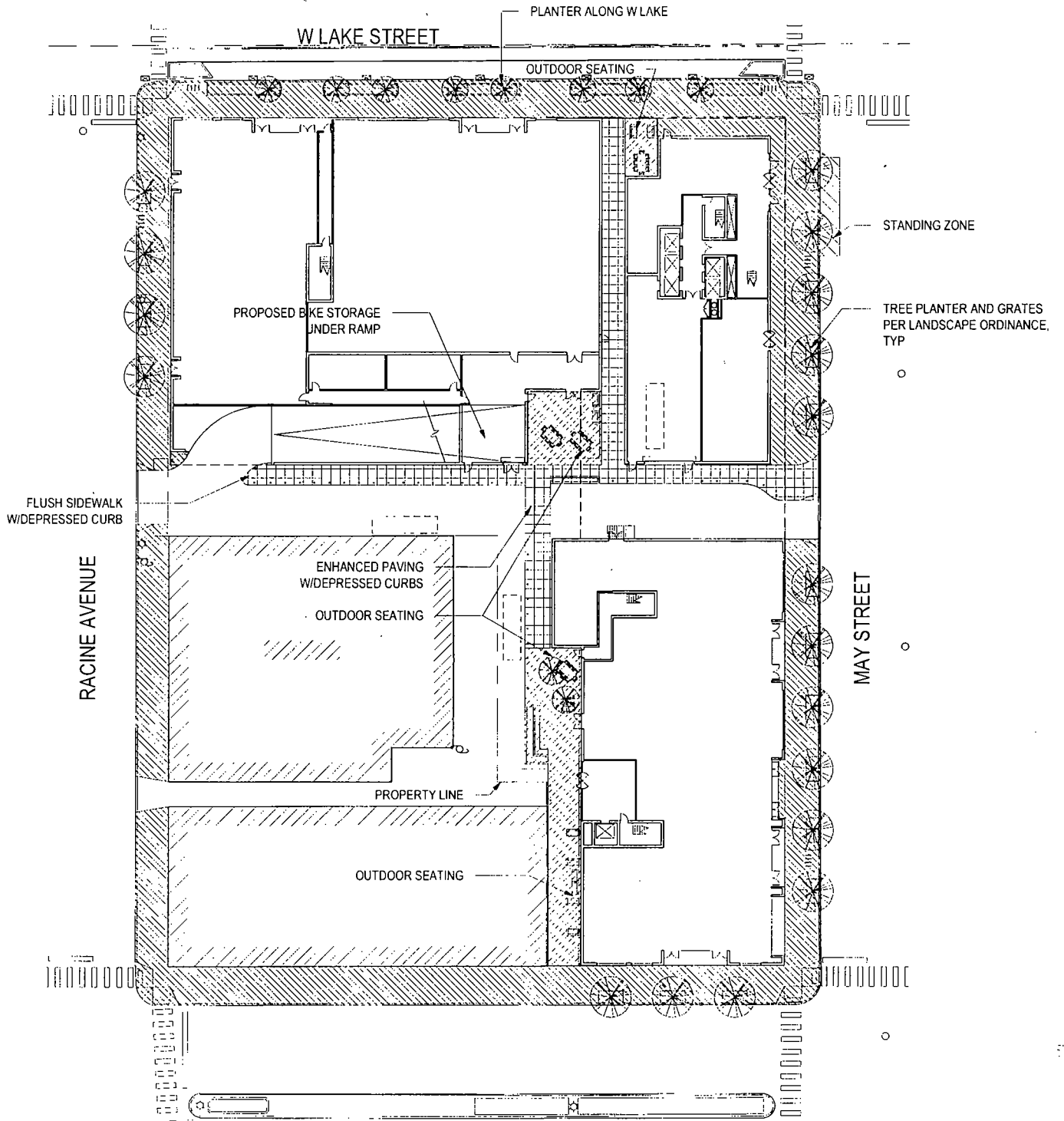
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION  
PLAN COMMISSION

April 21, 2021  
June 17, 2021



Scale 1" = 60'-0"



**PROVISIONAL**  
**FINAL FOR**

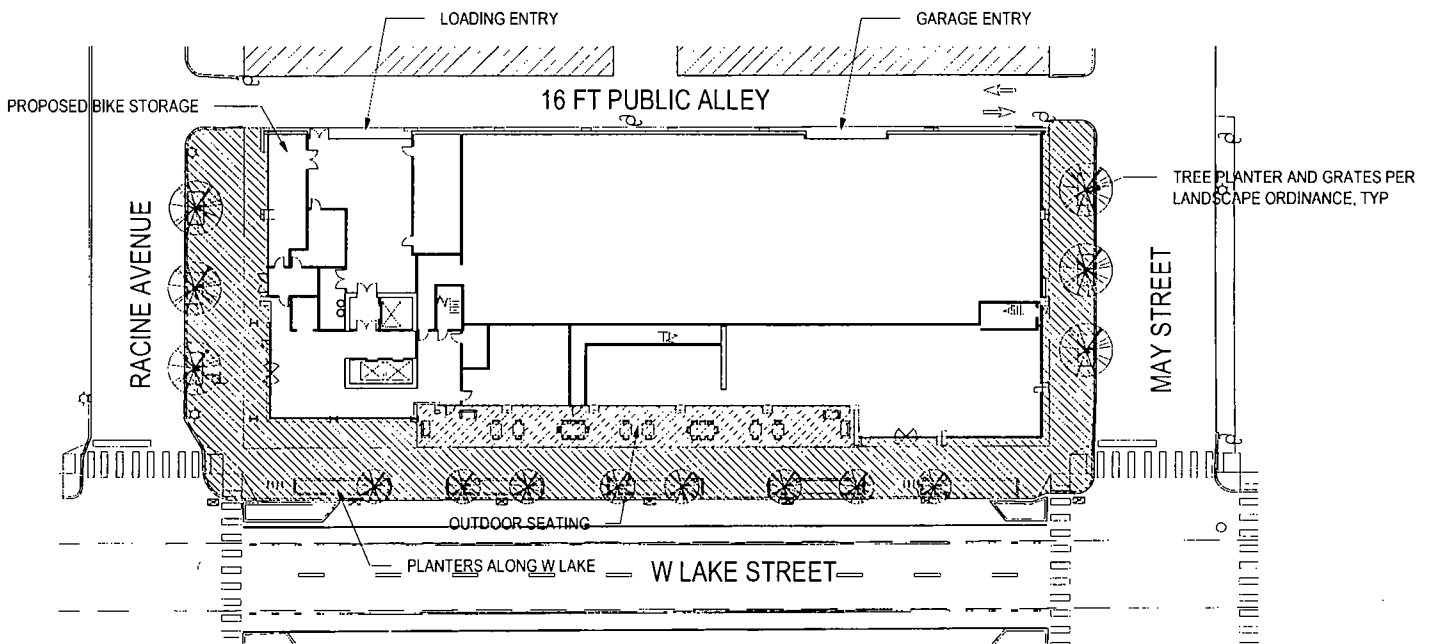
**SUBAREA A SITE - LANDSCAPE PLAN**

**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
1BD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
PLAN COMMISSION June 17, 2021



Scale 1" = 60'-0"



**PROVISION**

**FINAL**

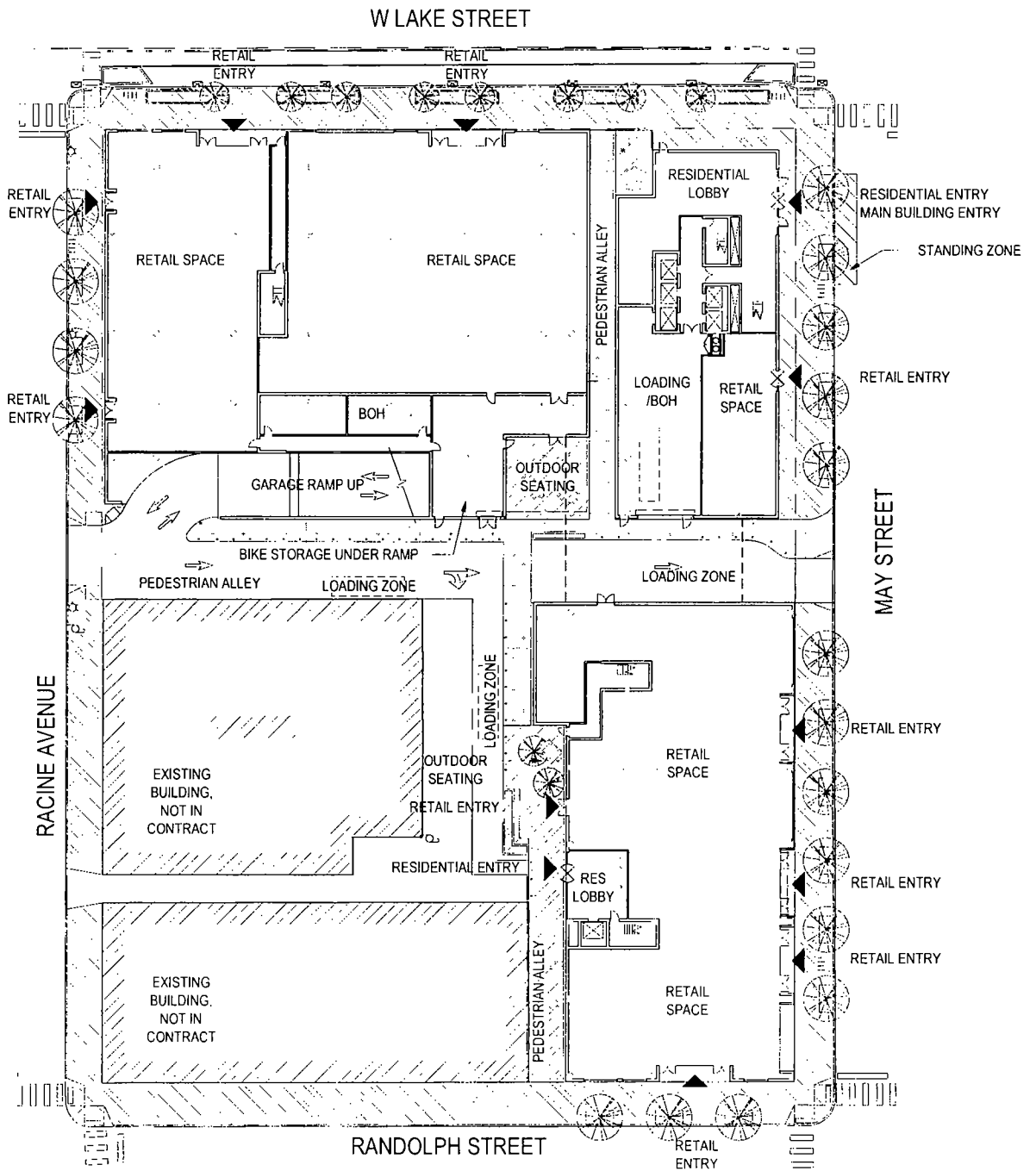
**SUBAREA B SITE - LANDSCAPE PLAN**

**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

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Scale 1" = 60'-0"



**PRELIMINARY**  
**FINAL FOR**

**SUBAREA A - GROUND FLOOR**

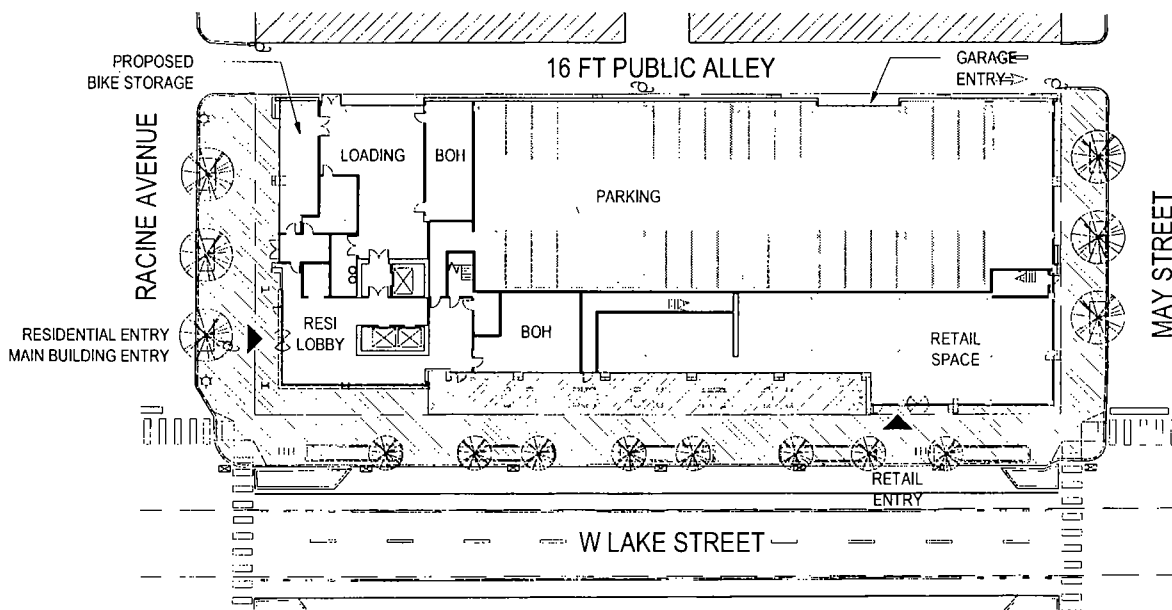
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

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Scale: 1" = 60'-0"



**PROVISION**  
**FINAL FOR**

**SUBAREA B - GROUND FLOOR**

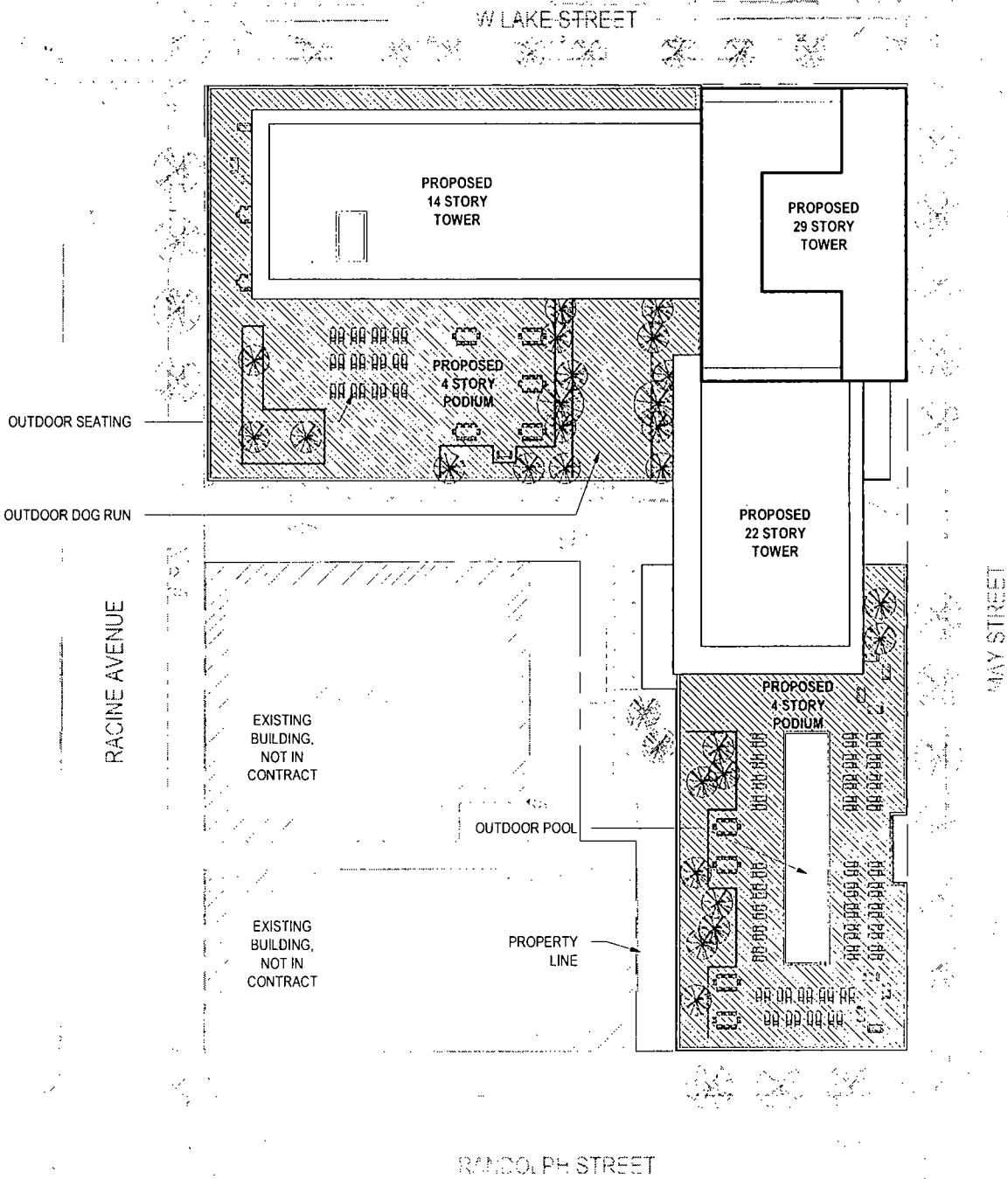
**Gensler**

APPLICANT  
ADDRESS

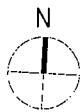
LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION  
PLAN COMMISSION

April 21, 2021  
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Scale 1" = 60'-0"



**PUBLICATION**  
**FINAL FOR**

**SUBAREA A - ROOF PLAN**

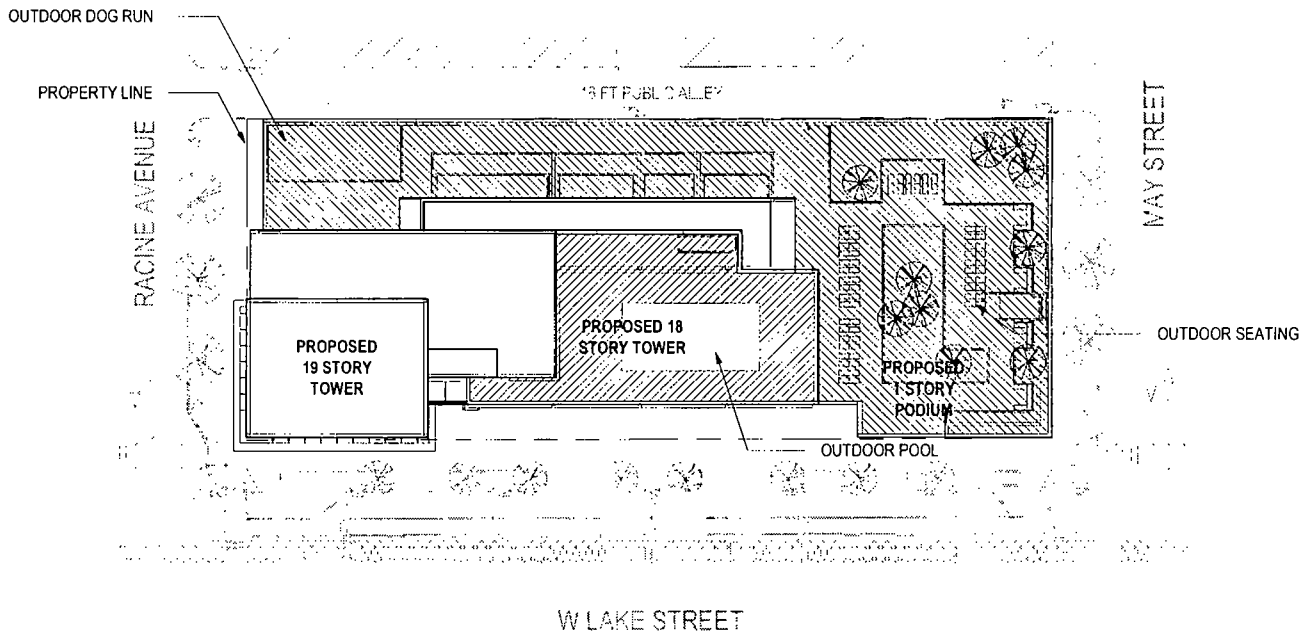
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
PLAN COMMISSION June 17, 2021





Scale 1" = 60'-0"



**PROVISIONAL**  
**FINAL FOR**

**SUBAREA B - ROOF PLAN**

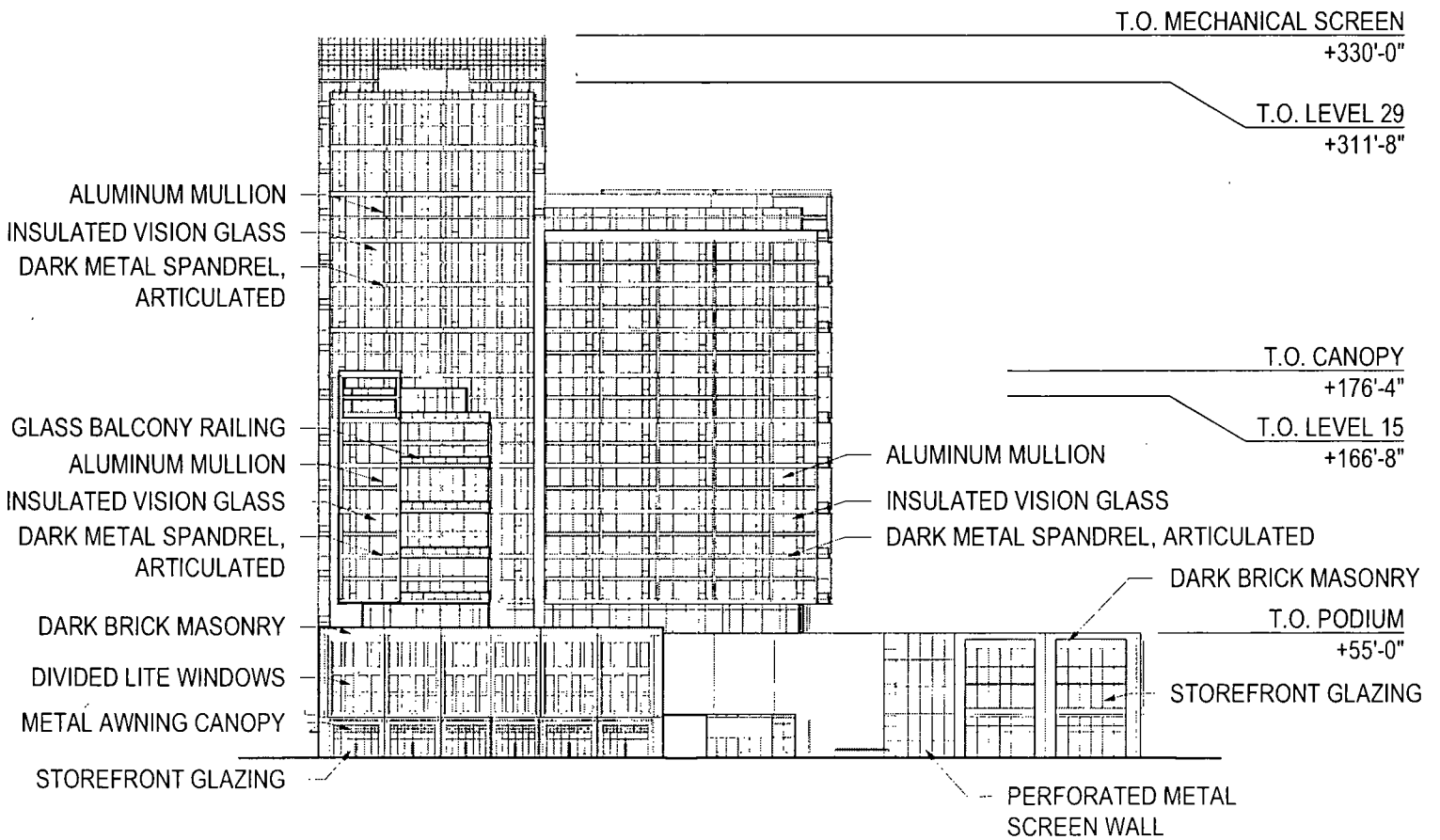
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

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PLAN COMMISSION

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Scale 1" = 80'-0"

APPLICATION  
FINAL FOR

**SUBAREA A - WEST ELEVATION**

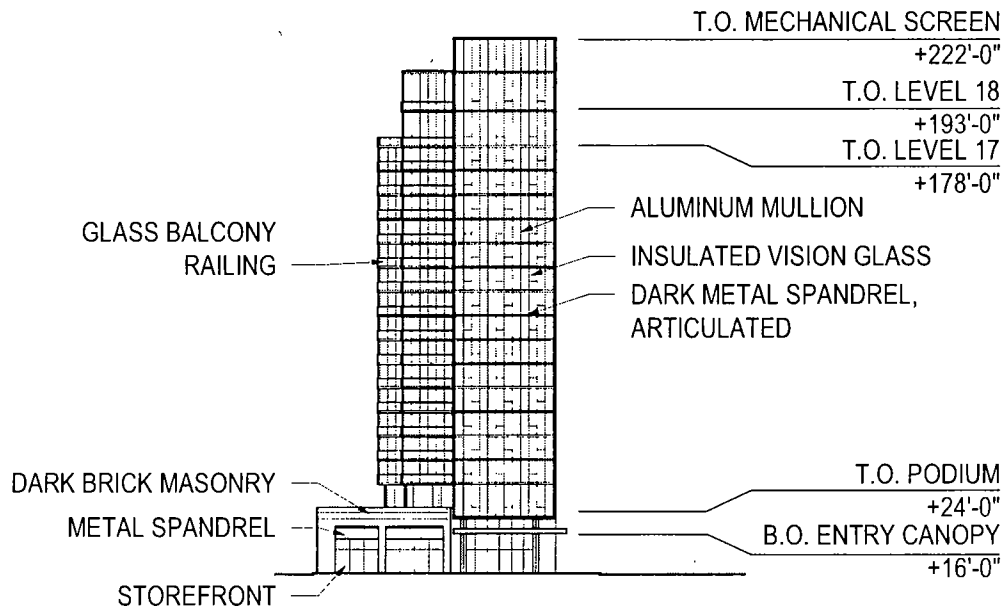
**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

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Scale 1" = 80'-0"

PUBLICATION  
 FINAL FOR

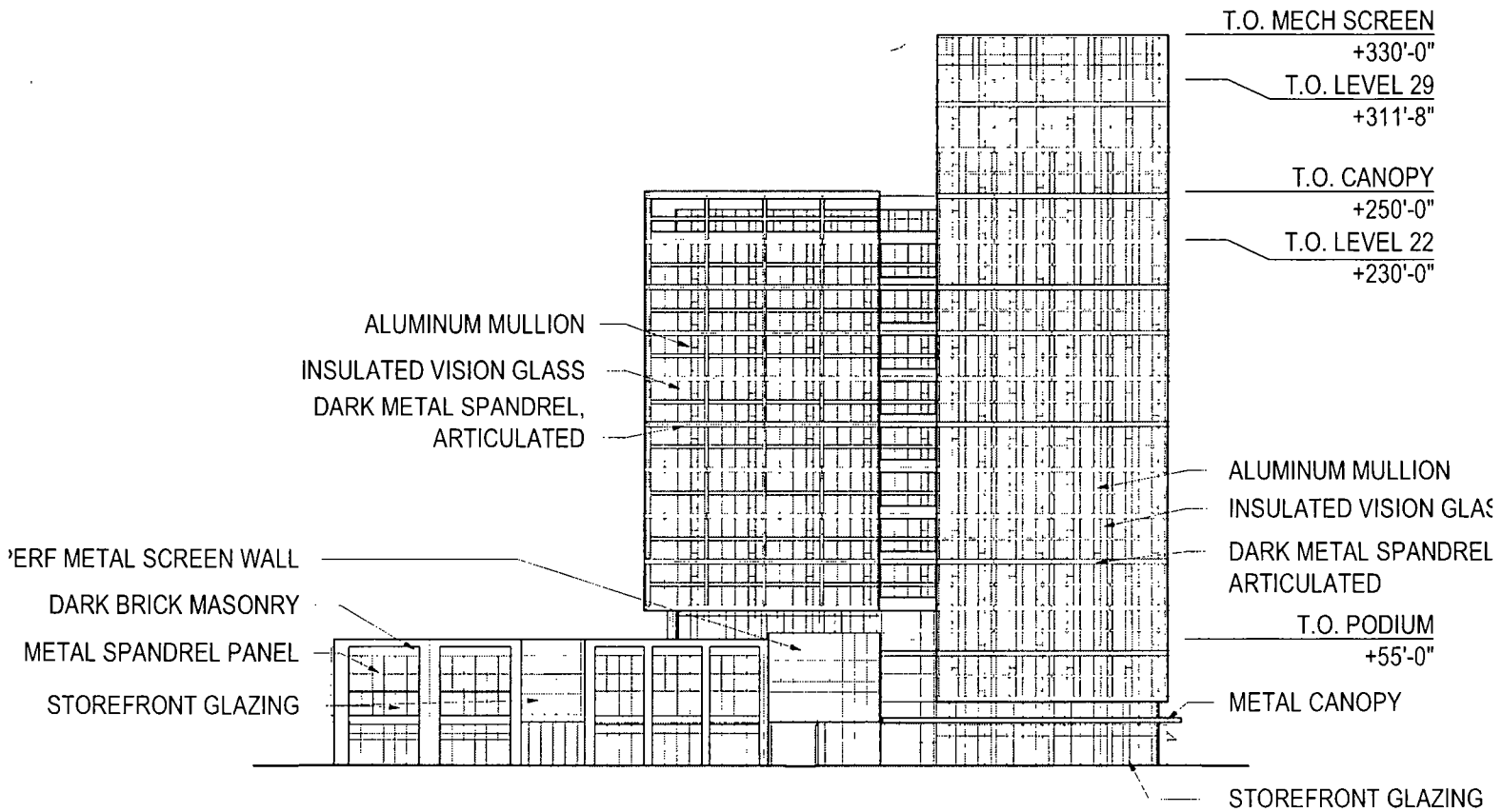
**SUBAREA B - WEST ELEVATION**

**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)

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Scale 1" = 80'-0"

**APPLICATION**  
**FINAL FOR**

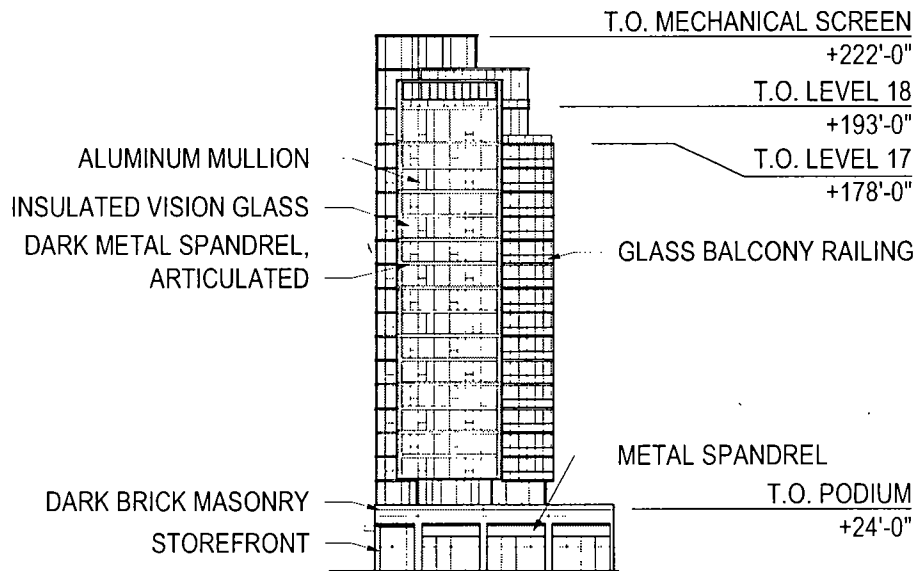
**SUBAREA A - EAST ELEVATION**

**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
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Scale 1" = 80'-0"

PUBLICATION  
 FINAL FOR

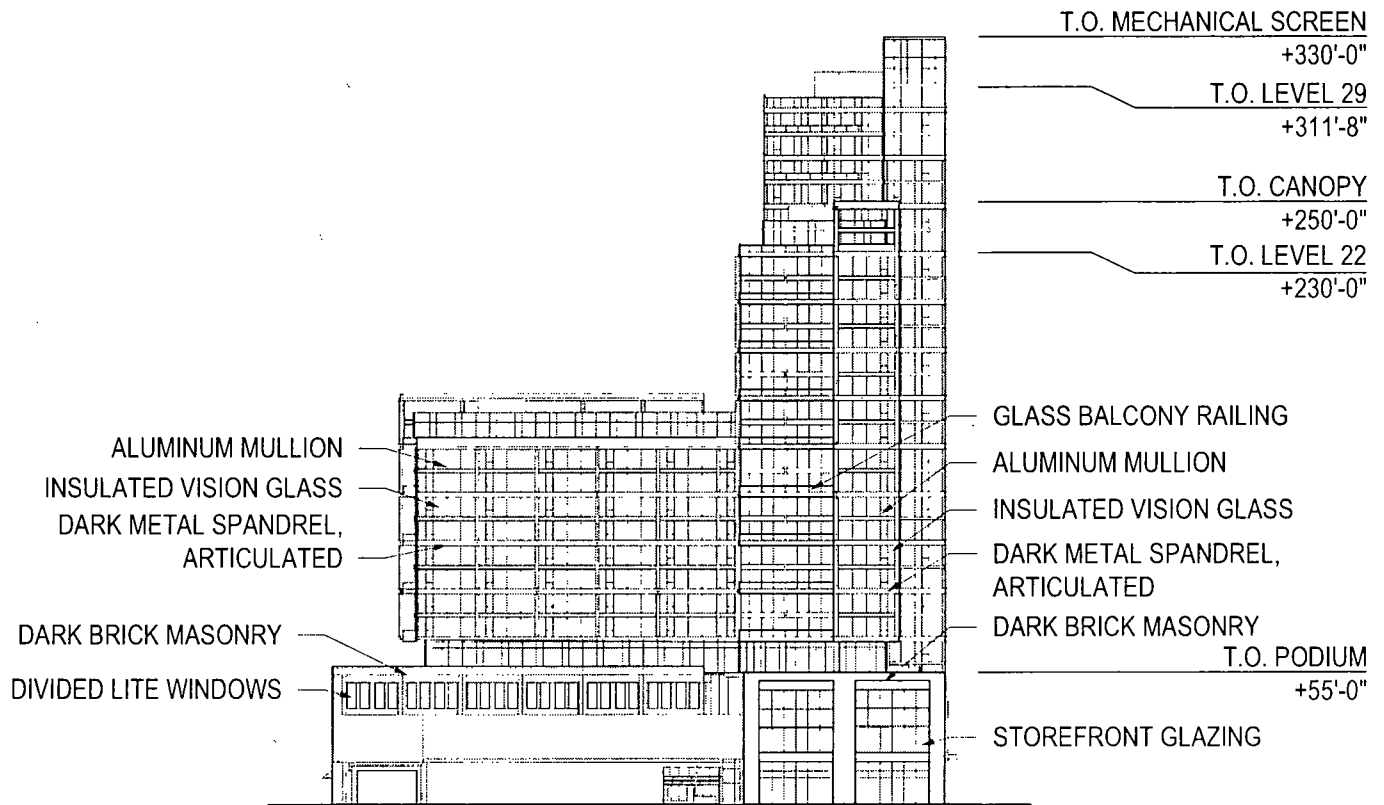
**SUBAREA B - EAST ELEVATION**

**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 IBD Between 201 - 209 North Racine Avenue (North Parcel)  
 IBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
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Scale 1" = 80'-0"

PUBLICATION  
FINAL FOR

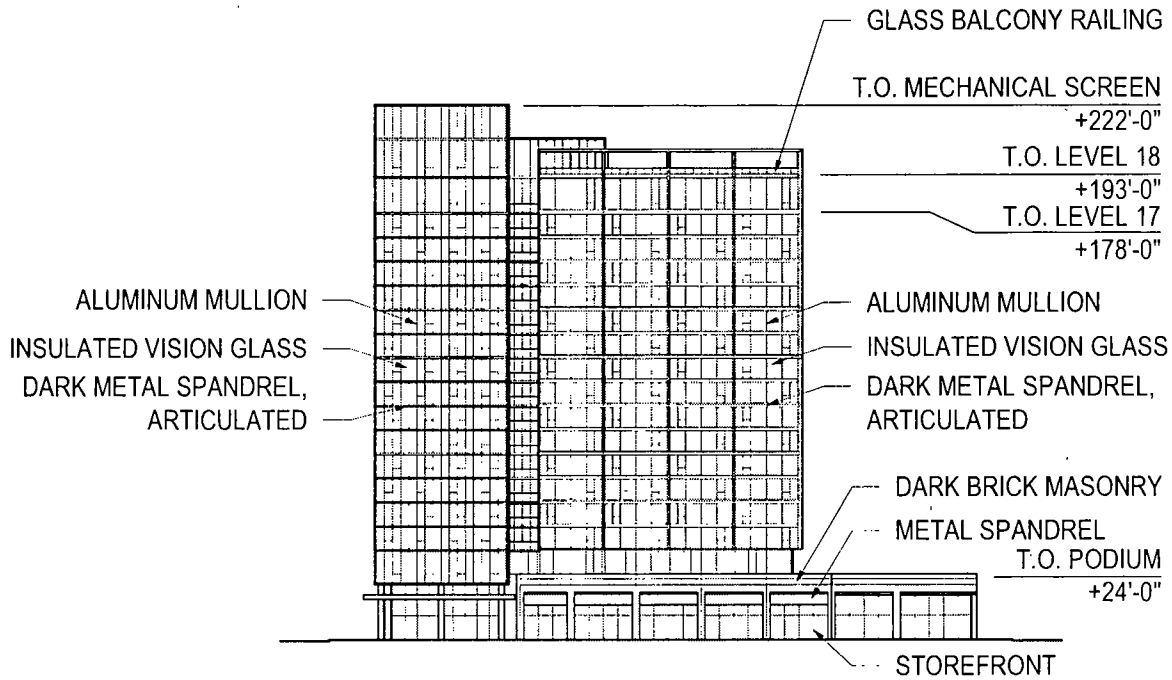
**SUBAREA A - SOUTH ELEVATION**

**Gensler**

APPLICANT  
ADDRESS

I.G Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
IBD Between 174 - 182 North May Street (South Parcel)

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PLAN COMMISSION June 17, 2021



Scale 1" = 80'-0"

PUBLICATION  
 FINAL FOR

**SUBAREA B - SOUTH ELEVATION**

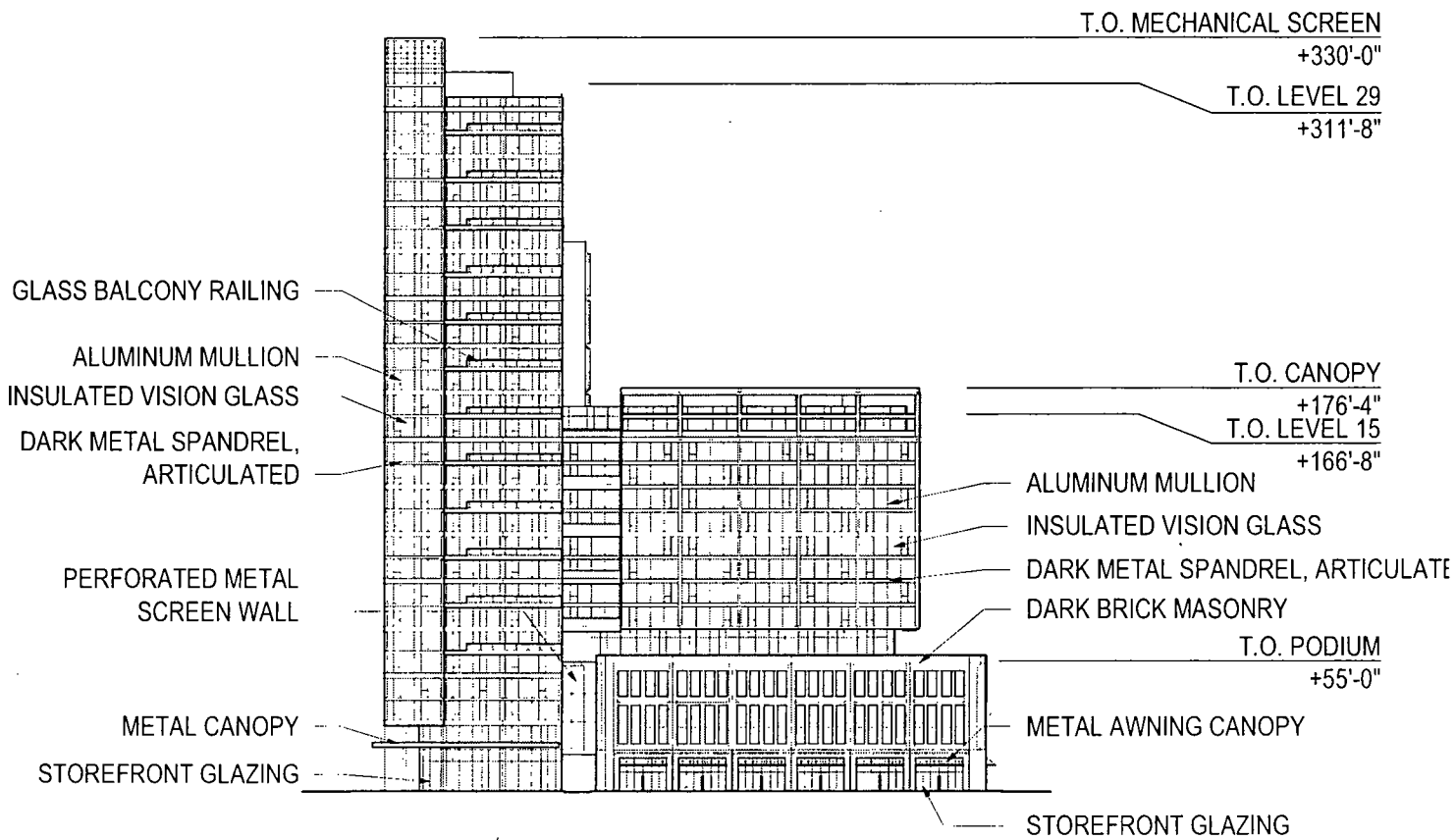
**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
 TBD Between 174 - 182 North May Street (South Parcel)

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Scale 1" = 80'-0"

PUBLICATION  
 FINAL FOR

**SUBAREA A - NORTH ELEVATION**

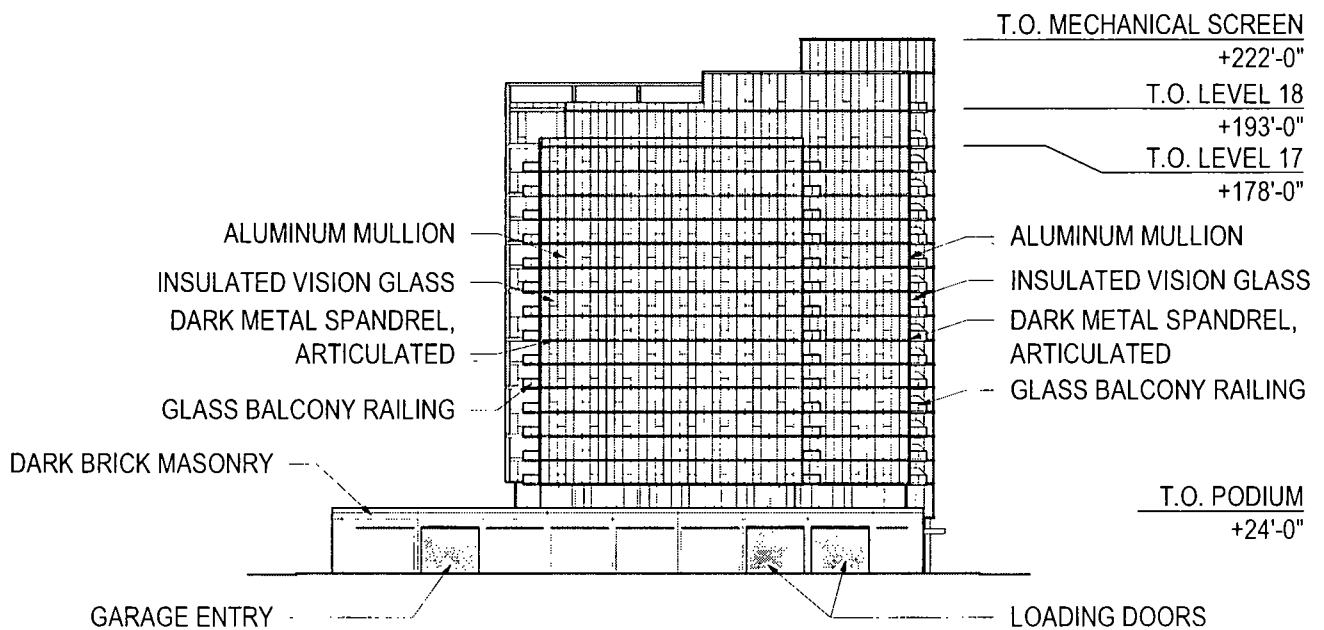
**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
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INTRODUCTION April 21, 2021  
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Scale 1" = 80'-0"

PRELIMINARY  
 FINAL FOR

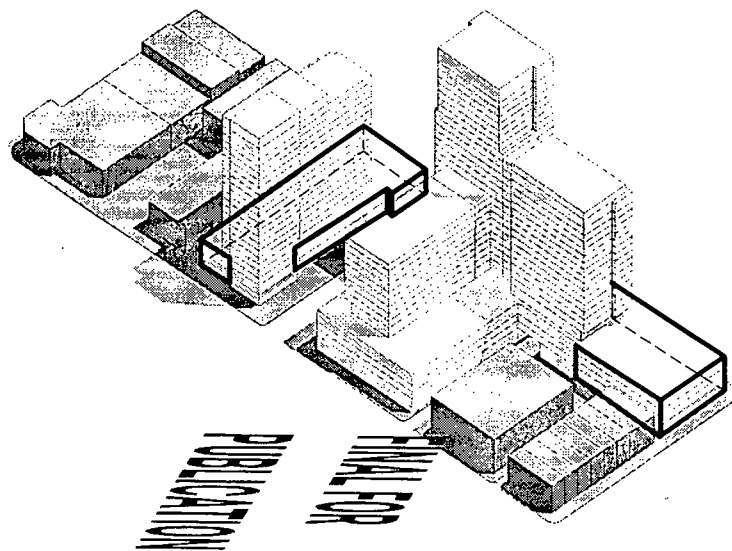
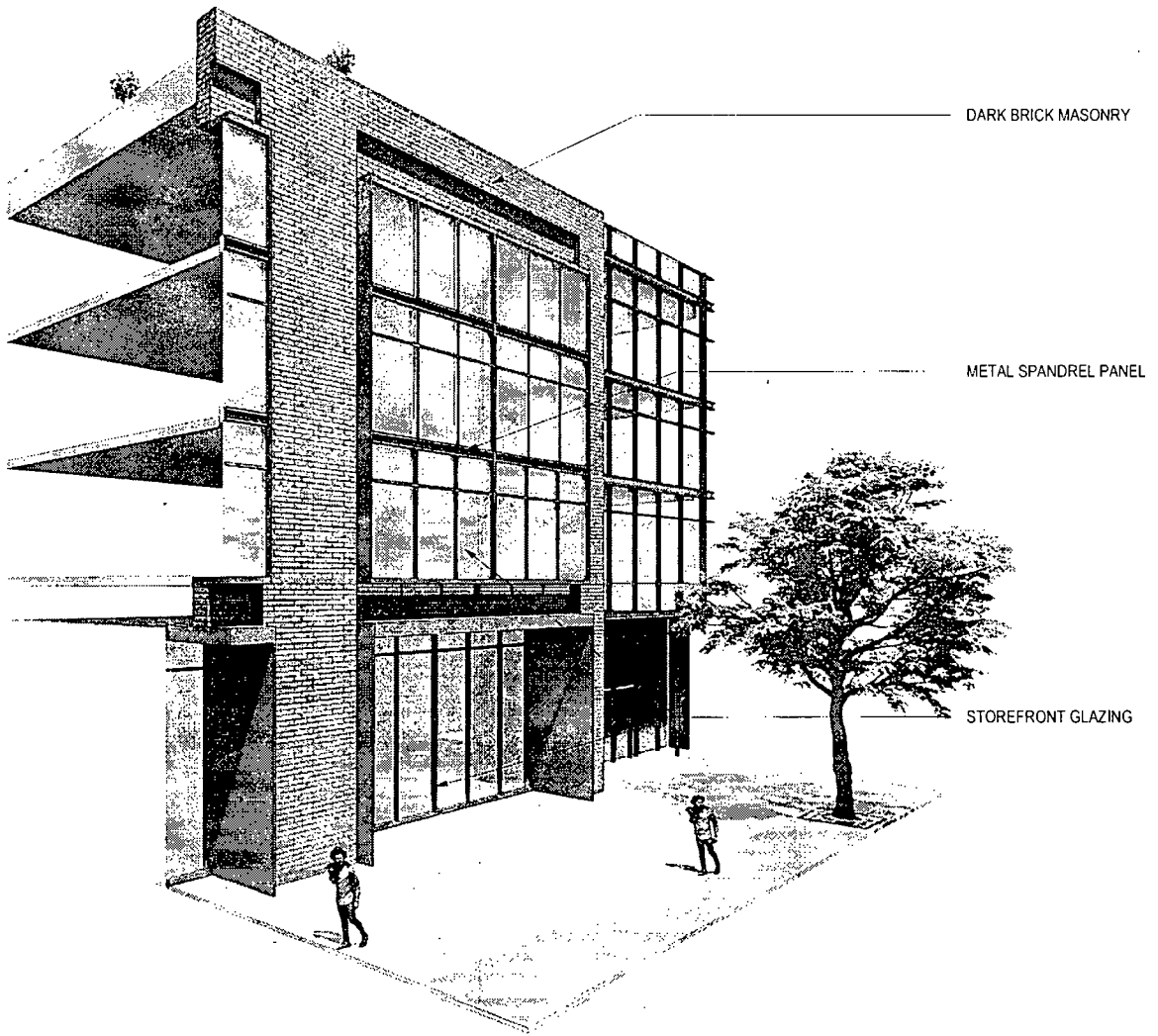
**SUBAREA B - NORTH ELEVATION**

**Gensler**

APPLICANT  
 ADDRESS

LG Development Group  
 TBD Between 201 - 209 North Racine Avenue (North Parcel)  
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INTRODUCTION April 21, 2021  
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Scale N.T.S.

**FACADE AXONS**

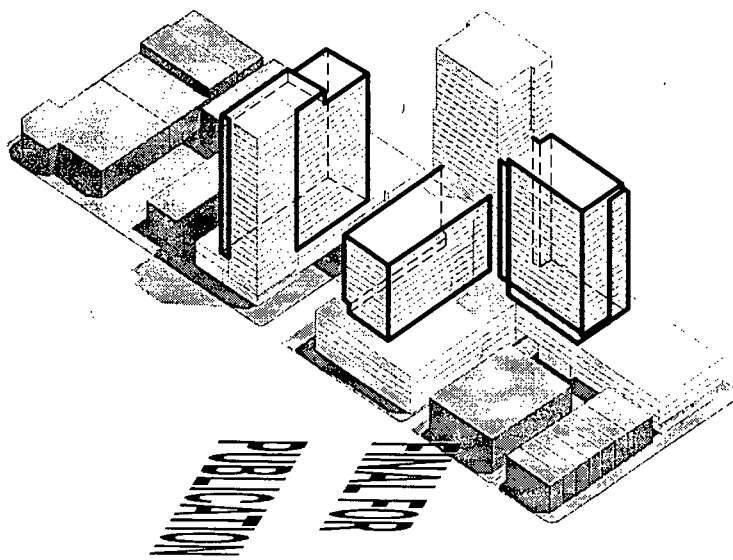
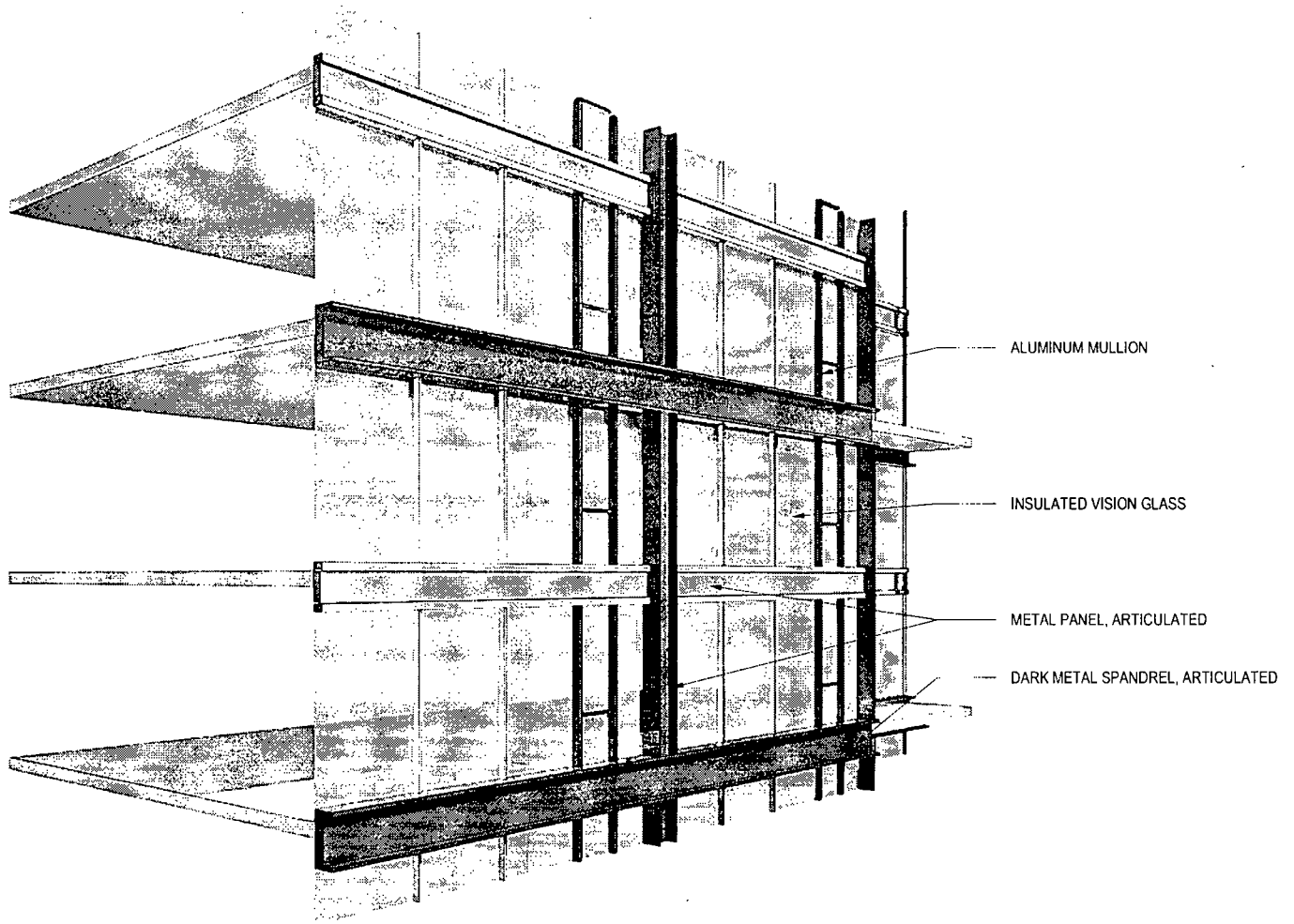
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PLAN COMMISSION

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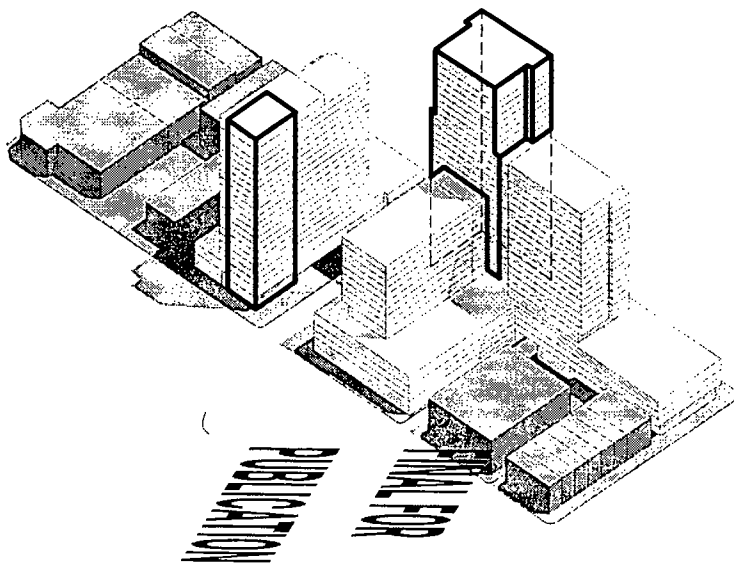
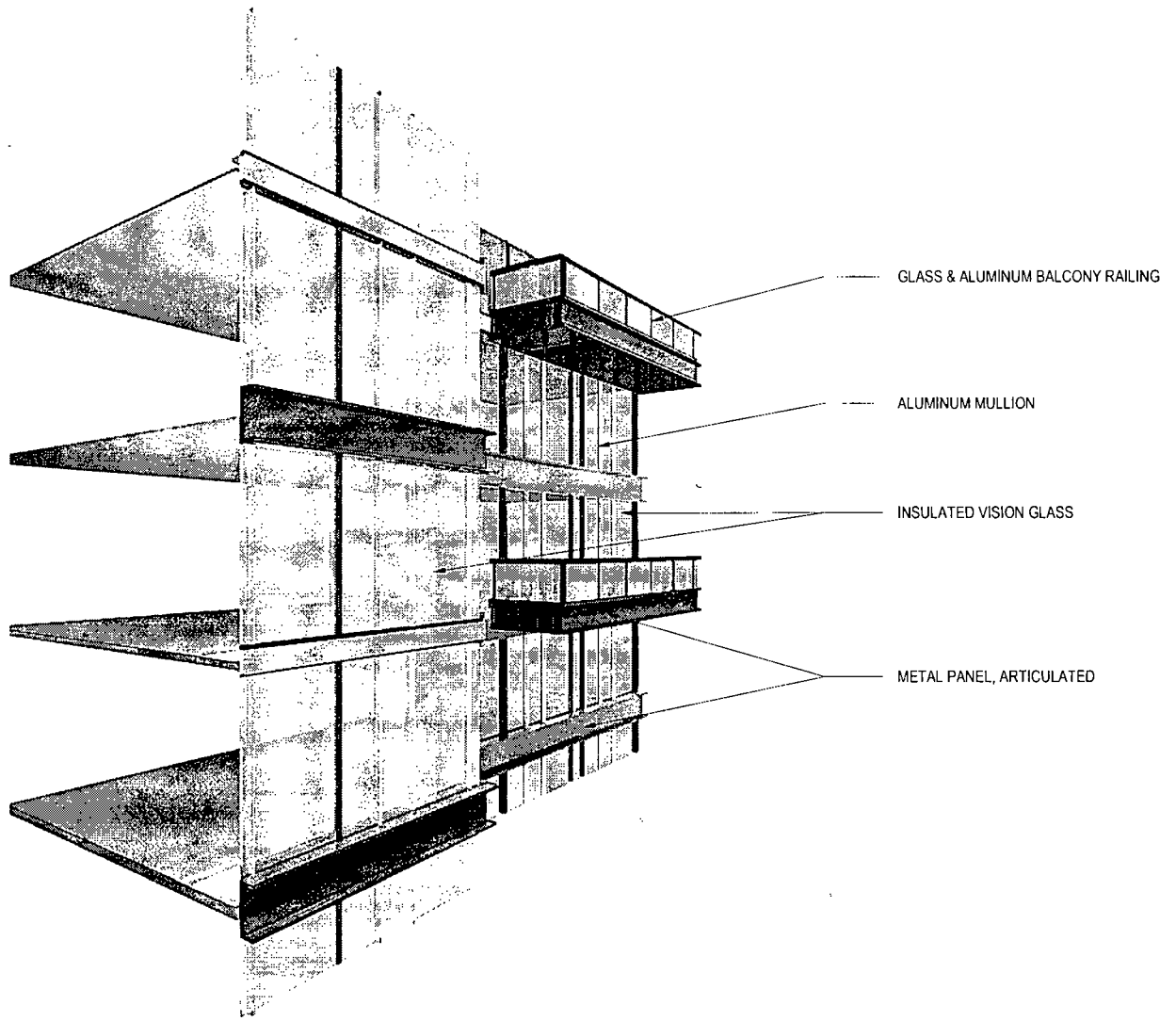
**FACADE AXONS**

**Gensler**

APPLICANT  
ADDRESS

LG Development Group  
TBD Between 201 - 209 North Racine Avenue (North Parcel)  
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INTRODUCTION April 21, 2021  
PLAN COMMISSION June 17, 2021



Scale N.T.S.

**FACADE AXONS**

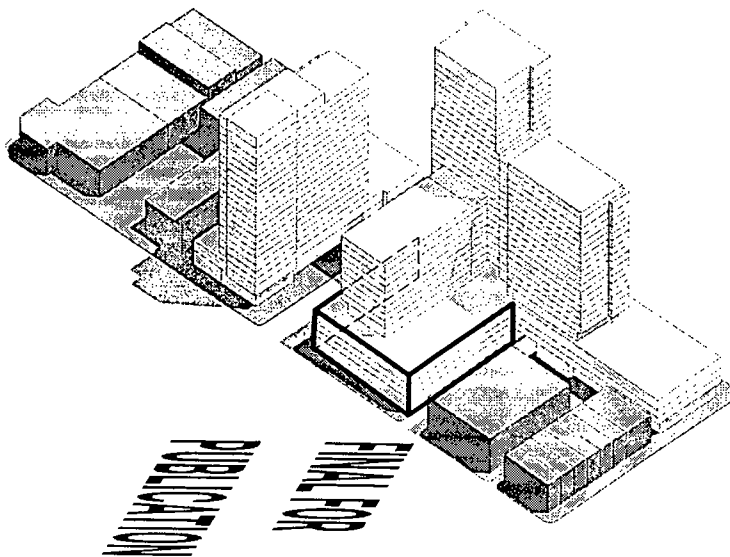
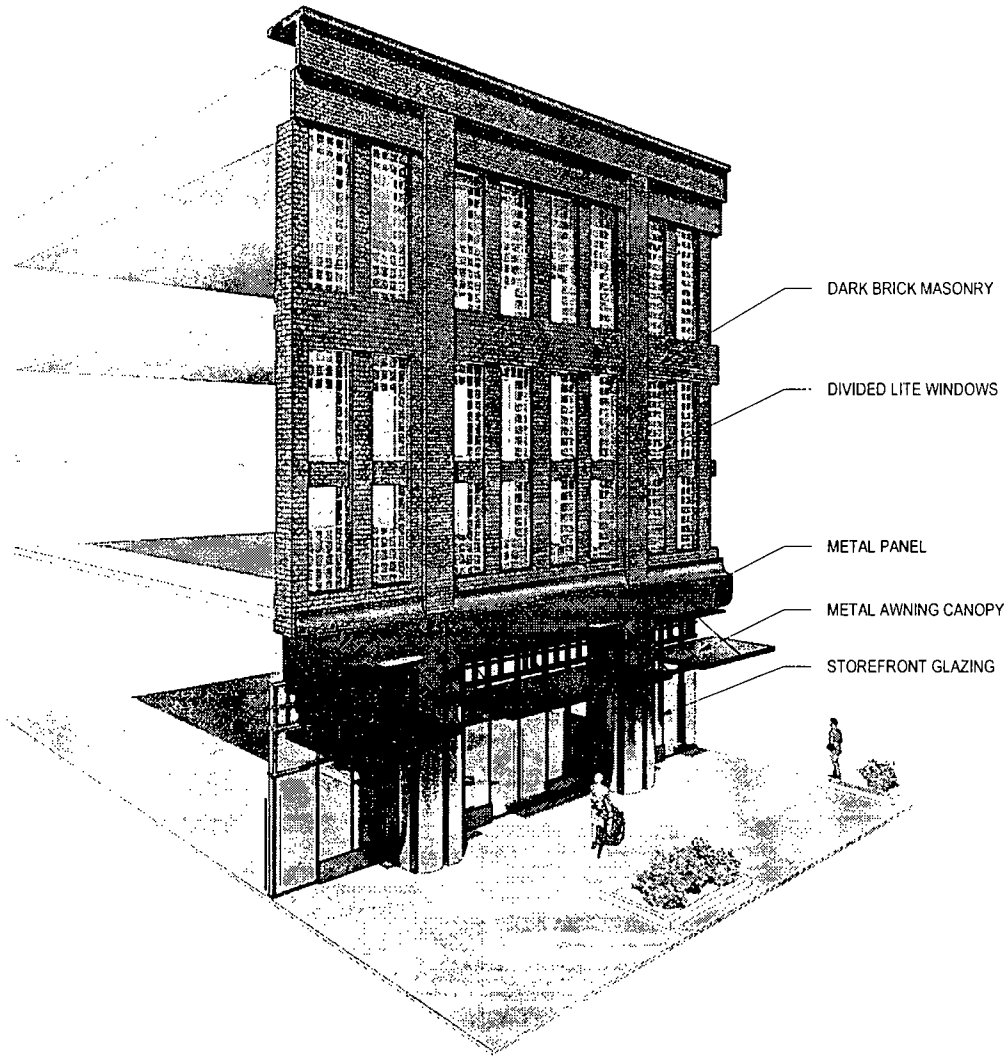
**Gensler**

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INTRODUCTION  
PLAN COMMISSION

April 21, 2021  
June 17, 2021



Scale N.T.S.

**FACADE AXONS**

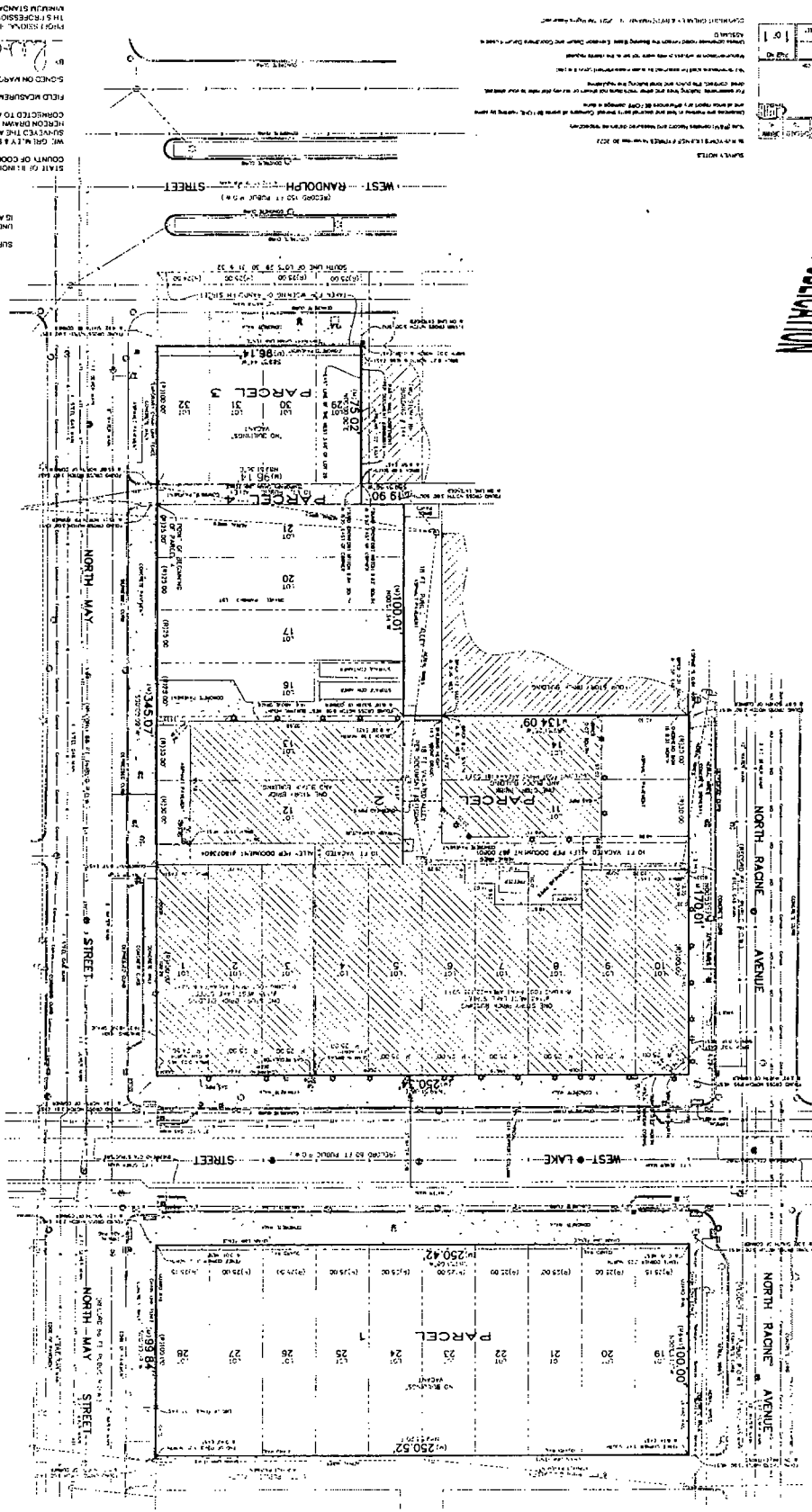
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 TBD Between 174 - 182 North May Street (South Parcel)

INTRODUCTION April 21, 2021  
 PLAN COMMISSION June 17, 2021

**FINAL FOR PUBLICATION**



PLAT OF SURVEY  
 SHOWING THE BOUNDARIES OF A BOUNDARY DRIVE  
 THE PROFESSIONAL SURVEYOR'S REPORT TO THE CLERK OF COURTS  
 FILED IN BOOK 11, PAGE 28636-001  
 SIGNED ON NOVEMBER 11, 2021  
 FIELD MEASUREMENTS COMPLETED ON NOVEMBER 2, 2021  
 RECORD DRAWING IS A CORRECT REPRESENTATION OF SAID SURVEY  
 SUBJECT TO THE ABOVE DESCRIBED PERMIT AND THAT THE PLAT  
 WAS DRAWN BY GREMLY & BIEDERMANN INC. UNDER THE CLOSE  
 SUPERVISION OF THE SURVEYOR  
 STATE OF ILLINOIS

SURVEY NOTES  
 INTERIOR POINT DATA SHOWN IN RED  
 DATE OF NOVEMBER 18, 2018

LEGEND

1. BOUNDARY DRIVE	1.0000
2. BOUNDARY DRIVE	1.0000
3. BOUNDARY DRIVE	1.0000
4. BOUNDARY DRIVE	1.0000
5. BOUNDARY DRIVE	1.0000
6. BOUNDARY DRIVE	1.0000
7. BOUNDARY DRIVE	1.0000
8. BOUNDARY DRIVE	1.0000
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23. BOUNDARY DRIVE	1.0000
24. BOUNDARY DRIVE	1.0000
25. BOUNDARY DRIVE	1.0000
26. BOUNDARY DRIVE	1.0000
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