



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2021-1024

Type: Ordinance **Status:** Passed

File created: 3/24/2021 **In control:** City Council

Final action: 5/26/2021

Title: Zoning Reclassification Map No. 3-F at 142-172 W Chicago Ave/800-934 N LaSalle St/152-314 W Walton St/801-921 and 828-950 N Wells St/201-315 and 230-314 W Oak St/859-1037 and 930-1036 N Franklin St/210-232 W Chestnut St/200-210 W Institute Pl - App No. 20650

Sponsors: Misc. Transmittal

Indexes: Map No. 3-F

Attachments: 1. O2021-1024.pdf, 2. SO2021-1024.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed as Substitute	Pass
5/25/2021	1	Committee on Zoning, Landmarks and Building Standards		
3/24/2021	1	City Council	Referred	

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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 Institutional Planned Development No. 477 and CI-3 Neighborhood Commercial District symbols and indications as shown on Map 3-F in the area bounded by:

a line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated); West Oak Street; North Wells Street; the north line of West Walton Street (vacated); a line 100.21 feet west of and parallel with the west line of North LaSalle Street; a line 87.82 feet north of and parallel with the north line of West Walton Street (vacated); North LaSalle Street: West Chicago Avenue; North Wells Street; West Institute Place; a line 124 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; West Walton Street; the east line of the right-of-way of the Chicago Transit Authority; West Wendell Street (vacated); and the east line of the right-of-way of the Chicago Transit Authority

to those of the DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of DX-5 Downtown Mixed-Use District symbols and indications as shown on Map 3-F in the area bounded by:

a line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated); West Oak Street; North Wells Street; the north line of West Walton Street (vacated); a line 100.21 feet west of and parallel with the west line of North LaSalle Street; a line 87.82 feet north of and parallel with the north line of West Walton Street (vacated); North LaSalle Street: West Chicago Avenue; North Wells Street; West Institute Place; a line 124 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin

Street; West Walton Street; the east line of the right-of-way of the Chicago Transit Authority; West Wendell Street (vacated); and the east line of the right-of-way of the Chicago Transit Authority

to those of an Institutional-Residential-Business Planned Development, 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 thereof and to no others.

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

Address: 142-172 W Chicago / 800-934 N LaSalle / 152-314 W Walton / 801-921 and 828-950 N Wells / 201 -3 15 and 230-3 14 W Oak / 859-] 037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute. Chicago. Illinois

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RESIDENTIAL-BUSINESS-INSTITUTIONAL PLANNED DEVELOPMENT NO. PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____ (Planned Development) consists of approximately 749,186.1 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). North Union LLC and The Moody Bible Institute of Chicago are the "Applicant" for this Planned Development with the authorization of the remaining property owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors, furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the 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.
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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

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

The following improvements shall be installed prior to issuance of a Certificate of Occupancy for the first building in the

following subareas:

Subarea B:

- o LaSalle Drive with Division Street - Traffic signal timing modifications
- o Wells Street with Hill Street - Install a traffic signal; Provide pedestrian countdown signals
- Subarea C:
 - o Wells Street with Oak Street - Traffic signal timing modifications
 - o Wells Street with Chicago Avenue - Traffic signal timing modifications
 - o Orleans Street with Locust Street - Install a traffic signal; Provide pedestrian countdown signals
 - o Franklin Street with Walton Street - Install high visibility crosswalks
 - o Franklin Street with Locust Street - Install high visibility crosswalks

Applicant: North Union LLC / The Moody Bible Institute of Chicago

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Updates to the CDOT approved TIS must be prepared for approval concurrent with Sub-area A site plan approval and all subsequent development phases.

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

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

To improve pedestrian safety, the curb extensions shall be installed by the Applicant wherever possible in conjunction with the construction of the adjacent building, as noted in the traffic study. All necessary perimeter improvements will be completed following the phasing of the adjacent property improvements.

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with 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 CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of 21 Statements: a Bulk Regulations "fable, a Altordable Housing Profile Form, and the following "Plans":
 - a. Existing Zoning Map
 - b. Existing Land Use Map
 - c. Property, Planned Development Boundary and Subarea Map
 - d. Site Plan
 - e. Open Space/Landscape Plan

- f. Street Tree Identification Plan
- g. Open Space/Landscape Plan with Green Roof Areas
- h. Site Sections (2)
- i. Subarea C Plan Enlargement
- j. Subarea C Sections
- k. 205 W. Oak Street (Subarea C) - Site/Ground Floor Plan
- l. 205 W. Oak Street (Subarea C) - Green Roof Plan
- m. 205 W. Oak Street Elevations (Subarea C) (South, East, North, West)
- n. 205 W. Oak Street (Subarea C) - Axons (Base, Middle, Top)
- o. 215 W. Walton Street (Subarea I) - Site/Ground floor Plan

Applicant- North Union LLC / The Moody Bible Institute of Chicago

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and 230-314 W Oak / 850-1037 and 930-1036 N Franklm / 210-232 W Chestnut / 200-210 W Institute Introduced March 24, 2021

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- p. 215 W. Walton Street Elevations (Subarea F) (South, East, North, West)
- q. 216 W. Locust Street (Subarea D) - Site/Ground Floor Plan
- r. 216 W. Locust Street (Subarea D) - Green Roof Plan
- s. 216 W. Locust Street Elevations (Subarea D) (South, East, North, West)
- t. 221 W. Walton Street (Subarea F) - Site/Ground Floor Plan
- u. 221 W. Walton Street (Subarea I) - Green Roof Plan
- v. 221 W. Walton Street Elevations (Subarea F) (South, East, North, West)
- w. 232 W. Chestnut Street (Subarea E) - Site/Ground Floor Plan
- x. 232 W. Chestnut Street (Subarea E) - Green Roof Plan
- y. 232 W. Chestnut Street Elevations (Subarea E) (South, East, North, West)
- z. 300-310 W. Oak Street (Subarea B) - Site/Ground Floor Plan
- aa. 300-310 W. Oak Street (Subarea B) - Green Roof Plan
- bb. 300-310 W. Oak Street Elevations (Subarea B) (South, East, North, West)
- cc. 300-310 W. Oak Street (Subarea B) - Axon - (Base, Middle, Top)
- dd. 312 W. Walton Street (Subarea B) - Site/Ground Floor Plan
- ee. 312 W. Walton Street (Subarea B) - Green Roof Plan
- ff. 312 W. Walton Street Elevations (Subarea B) (South, East, North, West)
- gg. 871 N. Franklin Street (Subarea E) - Site/Ground Floor Plan
- hh. 871 N. Franklin Street (Subarea E) - Green Roof Plan
- ii. 871 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
- jj. 878 N. Wells Street (Subarea E) - Site/Ground Floor Plan

- kk. 878 N. Wells Street (Subarea E) - Green Roof Plan
- II. 878 N. Wells Street Elevations (Subarea E) (South, East, North, West)
- mm. 909 N. Franklin Street (Subarea E) - Site/Ground Floor Plan
- nn. 909 N. Franklin Street (Subarea E) - Green Roof Plan
- oo. 909 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
- pp. 919 N. Franklin Street (Subarea E) - Site/Ground Floor Plan
- qq. 919 N. Franklin Street (Subarea E) - Green Roof Plan
- rr. 919 N. Franklin Street Elevations (Subarea E) (South, East, North, West)
- ss. 920 N. Wells Street (Subarea E) - Site/Ground Floor Plan
- tt. 920 N. Wells Street (Subarea E) - Green Roof Plan
- uu. 920 N. Wells Street Elevations (Subarea E) (South, East, North, West)
- vv. 235-305 W. Oak Street (Subarea C) - Ground Floor Plan
- ww. 235-305 W. Oak Street (Subarea C) - Overall Elevations
- xx. 235-305 W. Oak Street (Subarea C) - Typical Residence Elevation
- yy. 235-305 W. Oak Street (Subarea C) - Ground Floor Plan/Townhouse Development Compliance

prepared by Hartshorne Plunkard Architects and dated May 20, 2021, 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

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

Applicant: North Union LLC/The Moody Bible Institute of Chicago
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and 230-314 W Oak / S59-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute Introduced- March
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Subareas A, C and D: Religious Assembly; Communications Service Establishments (all); Wireless Communication Facilities; Retail Sales, General; Colleges and Universities; Cultural Exhibits and Libraries; Dwelling Units located on and above the ground floor; Group Living (Max 800 dormitory rooms); Eating and Drinking Establishments; Office; Indoor Participant Sports and Recreation; Personal Service; Community Centers, Recreation Buildings and Similar Assembly Use; Accessory Parking; and accessory and incidental uses including fleet vehicles for students, faculty, and staff and related maintenance without body work.

Subareas B through F: Dwelling Units located on and above the ground floor (including Detached Houses, Multi-unit Residential and Townhouses); Animal Services (excluding Shelters, Boarding Kennels and Stables); Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales; Liquor Sales (as accessory use); Medical Service; Office; Personal Service (all); Retail Sales; Co-Located Wireless Communication Facilities and accessory and incidental uses.

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

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building

shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 749,186.1 square feet and a base FAR of 5.0.

The Applicant acknowledges that Subarea B has received a bonus FAR of 2.94, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 5.57. In exchange for the bonus FAR, the Applicant is only 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 Subarea B; provided, however, if Subarea B 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. Further, the Applicant may reduce the FAR (and bonus) in Subarea B administratively in accordance with Section 17-13-061 1-A.

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

The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance).

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0X00. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, 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 17-13-061 1-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. The Applicant and DPD, at either party's request, may continue to evolve the design of the buildings located in Subareas B, C, D, H, and F, and changes to such elevations, if any, shall, if mutually agreed, be approved by DPD administratively as a Minor Change.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which

promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area A the Applicant shall submit, a site plan, landscape plan and building elevations for the specific Subareas for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing

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development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan approval, (i) the Applicant shall conduct a community meeting in accordance with DPD's Community Meeting Guidelines for Master PDs and (ii) the Site Plan must be presented to the Chicago Plan Commission, during a public meeting (for which placement on a Chicago Plan Commission Agenda shall be required, but for which publication, posting and written notice shall not be required), following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with DPD and shall be deemed to be an integral part of this Planned Development.

After approval of the Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Sub-Area A Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.
- An approved Site Plan by CDOT (as provided in Statement 3), fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD. For site plan approvals in Sub-Area A, the Applicant must also provide Design Guidelines for the entire Sub-Area A as part of the submission for site plan approval.

16. Subject in all cases to the other statements, terms, regulations and provisions of this Planned Development, the Applicant shall have the right to designate additional subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and re-designation of subareas shall not in and of itself require an amendment to this Planned Development and shall be approved as a minor change, pursuant to Section 17-13-061 I: included in such minor change, the Applicant shall provide notice of all material terms of any such designation to DPD, including the designated area and the bulk regulations that will apply therein, for DPD's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, and in all cases subject to the other statements, terms, regulations and provisions of this Planned Development, the Applicant may allocate or assign the development rights under the Planned Development to and

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among their designated subareas including, but not limited to, floor area, building height, dwelling units and parking; provided that the overall regulations and limitations set forth in the Bulk Regulations and Data Table and the Plans applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such allocation(s) or assignment(s), and (iii) all such allocation(s) or assignment(s) of development rights are subject to the terms of Section 17-13-0611.

17. 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 (i) 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 foregoing, 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.

18. The Applicant acknowledges and agrees that the rezoning of the Property from Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District and then to this Institutional-Residential-Business Planned Development, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOM"), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25%

of the ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius

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from the residential housing project and in the same or a different higher income area or downtown district.

Subarea A: Subarea A is located in a "downtown district" within the meaning of the ARO, and is approved for a total of 1,372 units. As a result, the Applicant's affordable housing obligation is 137 ARO Units (10% of 1,372 rounded down), 34 of which are Required Units (25% of 137, rounded down). The Applicant will satisfy its affordable housing obligation by providing 34 ARO Units in the building(s) to be constructed in Subarea A and/or in one or more off-site buildings, to be approved by the Department of Housing in consultation with DPD as appropriate and 103 ARO Units in the building(s) to be constructed in Subarea A and/or in one or more off-site buildings, to be approved by the Department of Housing in consultation with DPD as appropriate and/or by making a Cash Payment to the Affordable Housing Opportunity Fund for such 103 ARO Units, less any constructed ARO Units, in the amount of \$187,939 per unit, as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit.

Subareas B, C, E and F: Subareas B, C, E and F are located in a "downtown district" within the meaning of the ARO and are approved for a total of 2,656 units. As a result, the Applicant's affordable housing obligation for Subareas B, C, E and F is 266 ARO Units (10% of 2,656 rounded up). 67 of which are Required Units (25% of 266, rounded up). However, due to several factors, including, the scale of this Planned Development, its proximity to the central business district, and its anticipated impact on surrounding neighborhoods, the City and the Applicant have agreed to establish certain modified affordable housing requirements. First, the Applicant has agreed to provide 88 additional ARO Units for a total of 354 ARO Units. As a result, the Applicant will satisfy its affordable housing obligation by providing 236 ARO Units in the buildings to be constructed in Subareas B, C, E and F and 118 ARO Units in one or more off-site buildings, to be approved by the Department of Housing in consultation with DPD as appropriate and/or by making a Cash Payment to the Affordable Housing Opportunity Fund for such 118 ARO Units in the amount of \$187,939 per unit as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit. The square footage of affordable units should be within 15% of comparable market rate units in the project. Second, 20% of the on-site ARO Units will be accessible dwelling units, as that term is defined in Section 17-17-0202 of the Municipal Code and the Applicant will give preference in leasing or selling such units to people with disabilities as specified in the ARO's rules. Third, the Applicant may reduce the number of ARO Units in exchange for units with more bedrooms, according to the equivalency table set forth in Section 2-44-090(G)(6) of the Municipal Code and the Applicant will give preference in leasing or selling units of two bedrooms or more to multi-person households as specified in the ARO's rules. Finally, the City agrees that the Applicant may provide ARO rental units to households at multiple income levels, provided the weighted average of all income levels is 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago and provided further that (a) the maximum income level for any ARO rental unit may not exceed 80% of the AMI and (b) all income levels must be multiples of 10% of the AMI. Except as modified herein, the requirements of Section 2-44-080 shall remain in full force and effect.

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 the Department of Housing for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned

Applicant: North Union LLC / The Moody Bible Institute of Chicago
Address- 142-172 W Chicago / 800-934 N LaSalle / 152-314 VV Walton / 801-921 and 828-950 N Wells / 201-315
and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 VV Chestnut / 200-210 W Institute Introduced Match 24, 2021
Plan Commission. May 20, 2021

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Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The Cash Payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. 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 his Statement 18, 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.

19. Subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, at its sole cost, shall design and construct the open space improvements as depicted on the Open Space Plan (hereinafter the "Park"). The Applicant, its successors and assigns and, if different than the Applicant, the legal title holders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Park for the purposes set forth herein, including ensuring that the Park's landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Park facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Park for public use. The Applicant shall provide informational and wayfinding signage at all entries that the Park is open to the public (subject to occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Park), free of charge, during normal park hours from 6:00am to 11:00pm every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development subject to and in accordance with the DEMA (defined below).

Prior to issuance of building permits for the first building, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Park. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Park. Upon completion of the Park, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development. Each Park is required to be substantially completed in accordance with the following timing:

- Subarea B prior to Certificate of Occupancy for 300 West Oak Street or 310 West Oak Street
- Subarea C prior to Certificate of Occupancy for the West Oak Street Row Homes or 205 West Oak Street
- Subarea E prior to Certificate of Occupancy for 232 West Chestnut or 878 North Wells

The Applicant shall coordinate with the Department of Cultural Affairs and Special Events to install public art within each of the Park spaces.

Applicant: North Union LLC/The Moody Bible Institute of Chicago
Address: 142-172 VV Chicago / 800-934 N LaSalle / 152-314 VV Walton / 801-921 and 828-950 N Wells / 201-315
and 230-314 W Oak / 859-1037 and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 VV Institute Introduced- March 24, 2021
Plan Commission May 20, 2021

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The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the Statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s)

and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this Statement.

20. The Applicants acknowledge that the Planned Development (PD) includes the buildings commonly known as 221 W. Walton Street, 820 N. LaSalle (Crowell Hall-Administration Building), 830 N. LaSalle (Smith Hall), and 840 N. LaSalle (Torrey-Gray Auditorium-Chapel) and are identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Municipal Code of Chicago, Sections 17-8-0911 and 13-32-230, the Applicants acknowledge that PDs should give priority to the adaptive reuse of historic buildings which are color-coded red or orange in the Chicago Historic Resources Survey. Therefore, the Applicants agree to retain and preserve the character-defining features of the buildings. For the 221 W. Walton Street building, the character-defining features are identified as all exteriors and rooflines consisting of brick with decorative brickwork and terra cotta elements, with the primary facade being the north facade that faces Walton Street. For the 820 N. LaSalle, 830 N. LaSalle, and the 840 N. LaSalle buildings the character-defining features are identified as all facades and rooflines of the buildings. In general, original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the buildings' historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review and depending on the scope of work may be subject to the demolition delay ordinance (14A-4-407.6-7).
21. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

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Plan Commission: May 20, 2021

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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 ^
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, 11th Floor, Chicago, IL 60602. E-mail ^ jj

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 shc>uld submit dcicurmentationjistedpn page two. %.

Date: April 13, 2021 DEVELOPMENT INFORMATION

Development Name: North Union / Moody n i t,jj 142-172WChicago/800-934 NLaSalle/152-314WWalton/801-921 and 828-950NWells/201-315and230-314W Development AadreSSoak / 859-103/ and 930-1036 N Franklin / 210-232 W Chestnut / 200-210 W Institute

Zoning Application Number, if applicable: 20650 Ward: 2 / 27

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

Type of City Involvement 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 [X]

ARO Web Form completed and attached - or submitted online on

0 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) Q If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) [~J If ARO units proposed are off-site, required attachments are included (see next page) Q If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf) DEVELOPER INFORMATION

Developer Name North Union LLC / The Moody Bible Institute of Chicago Developer Contact jim Letchmger / Erik Hultquist Developer Address 908 North Halsted / 820 N LaSalle

Email jim@jdlcorp.com <mailto:jim@jdlcorp.com> / erik.hultquist@moody.edu <mailto:erik.hultquist@moody.edu> Developer Phone 312-642-7005/312-329-4232

Attorney Name Paul Shadle / Katie Jahnke Dale Attorney Phone 312-368-3493/-2153

TIMING

Estimated date marketing will begin tbd Estimated date of building permit* tbd Estimated date ARO units will be complete tbd

"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)

3^ ^LLj^L_ Date May 11, 2021 MafkWag"e# ~ 5.11.20P1

Justjjj^oot or Denise Roman, DOH Date

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Applicant Contact Information

Name: Moody JDL Email:
jim@jdlcorp.com
<mailto:jim@jdlcorp.com>

Development Information

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Address

Submitted Date: 04/19/2021

Number From :310 Number To: N/A Direction: W

Street NumbenOak

Postal Code: 60610

Development Name

Moody/North Union

Information

Ward :27

ARO Zone: Downtown

Details

ARO trigger :Downtown Planned Development

Total units: 4028

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 03/24/2021

Requirements

Affordable units :403 'On-site aff. Units: 101

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How do you intend to meet your required obligation On-Site:

270 Off-Site: 0

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

Total Units: 270 In-Lieu Fee Owed: 24,995,887 plus 88 additional units at \$187,939 each

equals a total in lieu fee of \$41.534.519.

All ARO units are to be approved by DOH prior to the execution of the Affordable Housing Agreement, which precedes construction at either the Triggering Project or any Off-site project, if applicable. THIS IS A PRELIMINARILY APPROVED AHP, subject to final approval by DOH staff.

Moody/North Union PD ARO Summary:

4,028 Total Residential Units in PD

- Moody (Subarea A): 1,372 Units
- North Union (Subarea B, C, E, and F): 2,656 Units

403 Total ARO Units (10% of 4,028, rounded up)

- Moody: 137 ARO Units (10% of 1,372, rounded down)
- North Union: 266 ARO Units (10% of 2,656, rounded up)

88 Additional Affordable units due to the size and scale of the residential development.

Sum Total Affordable Units: 491 (403 + 88)

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

Gross Site Area:	1,048,552.5
Area in Public Right of Way:	299,366.4
Net Site Area (st):	749,186.1
Subarea A:	394,035.9
Subarea B:	145,325.4
Subarea C:	72,016.7
Subarea D:	10,957.8
Subarea E:	115,892.2
Subarea F:	10958.1
Maximum Floor Area Ratio:	5.57

Subarea A:	3.1723
Subarea B:	10.7216
Subarea C:	5.8334
Subarea D:	2.2815
Subarea E:	7.5421
Subarea F:	4.35489

Maximum Number of Dwelling Units: 4,028

Subarea A:	1,372
Subarea B:	1.588
Subarea C:	248
Subarea D:	0
Subarea E:	809

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Subarea F: Maximum Group Living Units: Subarea A:

Subareas B, C, D, E and F: Minimum Parking: Subarea A:

Subarea B:

Subarea C:

Subarea D:

Subarea E:

Subarea F: Maximum Height:

Subarea A:

Subarea B:

Subarea C:

Subarea D:

Subarea E:

Subarea F: Minimum Loading:

Subarea A:

All other Subareas: Minimum Bicycle Parking:

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Existing: 623 (Existing to remain)

Future Improvements: Per Site Plan Approval

0.5 1 Spaces Per Dwelling Unit

0.88 Spaces Per Dwelling Unit

N/A

0.48 Spaces per Dwelling Unit 13

350' 695" 500' 130' 330' 130'

2 (10'x25') (Existing to remain)

Future Improvements: Per Site Plan Approval

Per note 1

Applioni Noitli Union LLC

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Residential: Non-residential:

1 per 2 auto spaces 1 per 10 auto spaces

Note: Per 17-10-0102-B-3 one bike parking space will be provided for each auto parking space that is eliminated uliliziim transit-served location reductions

Minimum Setbacks:

1. Loading Requirements - All other Subareas:

ADDRESS	LOADING SPACES (10'x25') PROVIDED
205 W OAK	2
216 W LOCUST	0
221 W WALTON	0
232 W CHESTNUT	1
300-310 W OAK	4
312 W WALTON	2
871 N FRANKLIN	0
878 N WELLS	2
909 N FRANKLIN	1
919 N FRANKLIN	0
920 N WELLS	2
TOWNHOUSES	0

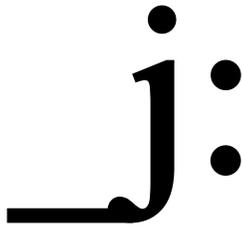
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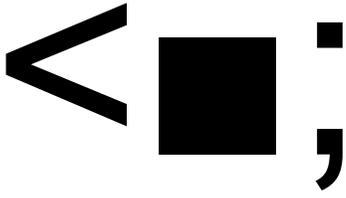
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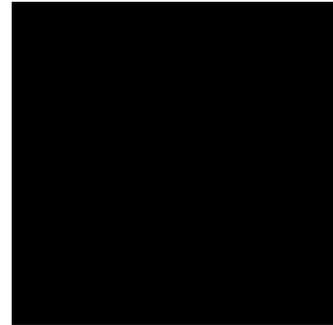
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Application: 20650 To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From

Maurice D. Cox ■' Chicago Plan
Commission

Date: May 20, 2021

Re: Proposed Residential-Business-Institutional Planned Development (152-172 West Chicago Avenue, 800-934 North LaSalle Drive, 152-314 West Walton Street, 801-921 and 828-950 North Wells Street, 201-315 and 230-314 West Oak Street, 859-1037 and 930-1036 North Franklin Street, 210-232 West Chestnut Street, and 200-210 West Institute Place)

On May 20,, 2021, the Chicago Plan Commission recommended approval of a proposed Residential-Business-Institutional Planned Development, submitted by North Union LLC and The Moody Bible Institute of Chicago. The applicants propose to rezone the site to DX-5 (Downtown Mixed-Use District) and then to a Residential-Business-Institutional Planned Development to permit (i) the continued institutional use of the Moody Bible Institute and the future development up to 1,372 dwelling units on the Moody site (Subareas A and D) and (ii) the construction of a multi-building planned development consisting of 2,656 dwelling units and approximately 1 parking space per 2 residential units. A 0.57 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 5.57. 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 Emily Thrun at 312-744-0756.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602