



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2021-1973  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 5/26/2021              **In control:** City Council  
**Final action:** 1/26/2022  
**Title:** Zoning Reclassification Map No. 1-G at 1223-1245 W Fulton Market - App No. 20708  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2021-1973.pdf, 2. SO2021-1973.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed as Substitute	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/26/2021	1	City Council	Referred	

### FINAL FOR PUBLICATION

#### 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 M2-3 Light Industry District and C3-3 Commercial Manufacturing and Employment District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; a line 257.12 feet east of and parallel to North Elizabeth Street; the 18-foot public alley south of and parallel to West Fulton Market; a line 81.74 feet east of and parallel to North Elizabeth Street; a line 119.8 feet south of and parallel to West Fulton Market and North Elizabeth Street.

to those of the DX-7 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; a line 257.12 feet east of and parallel to North Elizabeth Street; the 18-foot public alley south of and parallel to West Fulton Market; a line 81.74 feet east of and parallel to North Elizabeth Street; a line 119.8 feet south of and parallel to West Fulton Market and North Elizabeth Street.

to those of a 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: 1223-1245 W. Fulton, Chicago, Illinois, 60607

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD (Planned Development) consists of approximately 38,693 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Properly). 1245 W. Fulton, LLC is the "Applicant"<sup>1</sup> for this Planned Development and owner of the Property.
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 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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

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

Applicant	1245 W Fulton, LLC
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The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part 11 review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Property and Planned Development Boundary Map; a Ground Floor Site Plan; a Site Plan; Building Elevations (North, South, East and West); Axonometric Diagrams (Base, Middle, Top) and Bike Storage Fence Section prepared by Hartshorne Plunkard Architects and dated December 16, 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: Residential Above the Ground Floor; Office; Lodging (All-Hotel subject to future site plan approval [See Statement 17]); Animal Services (excluding overnight boarding and kennels); Business Equipment Sales and Service; Business Support Services; Communication Service Establishments; Eating and Drinking Establishments (all, including Taverns); Financial Services (excluding payday loan and pawn shops); Food and Beverage Retail Sales; Medical Service; Personal

Service; General Retail Sales; Participant Sports and Recreation; Artisan Manufacturing, Production and Industrial Services (only as an accessory use to a principal retail use); Co-located Wireless Communication Facilities, accessory parking and non-accessory parking (subject to Section 17-10-0503), and incidental 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 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 38,693 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 2.0, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.0. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment,

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Applicant 1245 VV Fulton, LLC  
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in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed Landscape Plaza depicted

on the Ground Floor Landscape Site Plan (hereinafter, the "Open Space"). The Open Space shall be substantially complete prior to issuance of the last final certificate of occupancy for the improvements to be constructed on the street/ground floor provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following receipt of the final Certificate of Occupancy for the ground floor improvements. The Applicant, its successors or assigns, shall be responsible for maintaining, repairing, replacing, and managing the Open Space, including ensuring that the landscaping is well maintained that the vegetation and plantings are kept in healthy condition and that the Open Space is 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 Open Space for public use. The Open Space shall be open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year, and the Applicant shall post a sign at all entries visible from the public right of way stating the same.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

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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. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof)- The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan, designed to inform M/WBEs and city residents

of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry

16. District and C3-3 Commercial Manufacturing and Employment District to the DX-7 Downtown Mixed-

16. Use District and then to this Planned Development ("PD") No. \_\_\_\_\_ is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "downtown district" within the meaning of the ARO and permits the construction of 350 dwelling units. The Applicant intends to construct a 350-unit rental building (the "Project").

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Developers of rental projects in downtown districts with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 70 affordable units (20% of 350) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing all 70 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area

Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 24 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 4 of the 24 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

This PD is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014, and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30% affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers a menu of public assistance. The Applicant agrees to collaborate with DOH to provide an additional 35 affordable units (10% of 350) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). Specifically, the Applicant and DOH will collaborate to establish the additional cost associated with the construction of the FMID Units, including review of a detailed budget and proforma. The Applicant will work with DOH to identify public financial assistance to fund the FMID Units, whether on-site or off-site through a potential partnership with an affordable housing developer. To that end, the Applicant (a) has submitted an intake form to initiate the process required to apply for financial assistance from the City, including, but not limited to, 4% Low Income Housing Tax Credits (the "FMID Financial Assistance") and (b) has agreed to collaborate with DOH to explore partnerships with affordable housing developers to provide the FMID Units. If the Applicant is not awarded FMID Financial Assistance or is unable to form a partnership with an affordable housing developer on terms that will fully fund the cost of the FMID

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Units to meet the 30% affordability goal, the Applicant may proceed with the development of the Project without providing the unfunded FMID Units, provided, however, the Applicant must notify DOH of its determination that providing all of the FMID Units is not feasible at least 6 months prior to the issuance of the first vertical improvements permit (excluding permits primarily related to construction of parking structures) for any residential building in the PD by providing to DOH a written explanation therefor, and, at DOH's request, the Applicant must provide an informational presentation to the Plan Commission on such determination prior to the issuance of such permit. Notwithstanding the foregoing, if DOH is unable to award the Applicant any FMID Financial Assistance, such presentation will not be requested.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AITP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for the "Hotel Use" the Applicant shall submit a site plan and floor plans identifying which units will be converted to hotel use 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 PD and to assist the City in monitoring ongoing development.'

No Part II Approval for the Hotel Use shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

After approval of the Site Plan, changes or modifications to the plans 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. Any Sub Area Site Plan Approval Submittals shall, at a minimum, provide the following information:

fully-dimensional site plan (including a footprint of the proposed improvements); • fully-dimensional floor plans indicating which units will be dedicated as a hotel use: fully-dimensional building elevations; fully-dimensional landscape plan(s);

statistical information applicable to the site, including floor area, the applicable floor area ratio,

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- An updated traffic study; and,
- Approvals from CDOT, MOPD, and Fire.

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

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



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

Gross Site Area (sf):	55,830 SF
Area of Public Rights-of-Way (st):	17,137 SF
Net Site Area (sf):	38,693 SF
<b>Maximum Floor Area Ratio:</b>	<b>9.0</b>
<b>Maximum Permitted Dwelling Units:</b>	<b>350</b>
<b>Maximum Permitted Dwelling Units and</b>	<b>350*</b>
<b>Hotel Keys:</b>	

**Minimum Off-Street Parking Spaces:** 95  
**Minimum Bicycle Parking Spaces:** 199  
**Minimum Off-Street Loading Berths:** 2  
**Maximum Building Height:** 314'  
**Minimum Setbacks:** In accordance with plans

\* Hotel Use must be approved through Site Plan Approval (see Statements 5 & 17). The total number of combined Dwelling Units and Hotel Keys shall not exceed 350.

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Date: 9/16/2021

DEVELOPMENT INFORMATION

Development Name: 1245 West Fulton Market

Development Address: 1245 West Fulton Market St, Chicago, IL 60607

Zoning Application Number, if applicable: N/A

Ward: 27th

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

Carmen Martinez

Type of City Involvement

City/Land

0 Planned Development (PD)

check all that apply

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received 0 ARO

Web Form completed and attached - or submitted online on

I7} ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) f/j If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf) 0 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 Sterling Bay . Developer Contact Brian

Bezanis Developer Address 333 N Green Chicago IL 60607

Email bbezanis@sterlingbay.com <mailto:bbezanis@sterlingbay.com> Developer Phone 312-566-4937

Attorney Name Katie Jahnke Dale

Attorney Phone 312.368-2153

**TIMING**

Estimated date marketing will begin Q2 2023 Estimated date of building permit\* 01/15/2022 Estimated date ARO units will be complete Q1 2024

\*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)**

Sterling Bay Development Management, LLC  
"-> 11/24/2021

Developer Or their agent -Andrew Gloor, Authorized Signatory Date  
Date

**10/15/2021**

**ARO Project Manager**

**ARO Web Form**

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**Applicant Contact Information**

Name: Brian Bezanis

Email: bbezanis@sterlingbay.com

**Development Information**

**Address**

**Submitted Date: 09/16/2021**

Number From: 1245  
Street Name: Fulton Market

Number To: N/A

Direction: W  
Postal Code: 60607

**Development Name**  
**1245 W Fulton Market**

**Are you rezoning to downtown?: Yes**

**Information**

Ward: 27                      ARO Zone: Downtown                      ARO Area: Inclusionary Housing Area

**Details**

**ARO Trigger: Zoning change and planned development Total**  
**Units: 350 Development Type: Rent Date Submitted: 09/16/2021**

**Requirements**

**ARO Obligation: 70 Affordable Units (20% of 350 total DUs)**

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

On-Site: 70                      Off-Site- 0  
On-Site to CHA or Authorized agency: 0      Off-Site to CHA or Authorized agency: 0 Total Units: 70


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Is this a For Sale or Rent Project? If For Rent Project, will you offer ARO units <is rental\* (Near North only) Anticipated average pit rent/price\* total Units in Projct On-Site Units Off-Site Units

unit type	market rate	On-Site/AF/OnUni	Of 100%	affordable v
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All projects with proposed ARO units must complete this tab

Parking	95-spacccs lffftKe' buldingttW95 sp'ace's'ln th'ebulldrig- vV	
Laundry	In,Uniti^\jSt?.iii5SfItb»^	Iri UhIt'r^.?I?:VffifS^KiS?V':-
A/p pMiaKoes V^H-I		at&^--:ST:???.i^,"»rTS":
Refrigerator a ge/Cnery yS tar/ma ke/model/co for	uq hast*!** Yes? ManuficUjrerTBDM-^g	yes/Manufarturer.TBD.ti/r.,
Dishwasher age/EnergyStar/make/model/color	Y«?MaVufactufeTBD3«iia	Yei; MariirfaWferiTBDi^?
Stove/Oven age/EnergyStar/make/model/cohr	y«FManGfslcfii? efTODF#VS!	Yes) MahufacturerTBD^??.^
		
Microwave age/EnergyStar/moka/model/color	Yis?Manufactufef;TBD;AjiB	Yei.'ManufartureriTBOsv??
Bathroom(s) how many? Half bath? Full bath?		Yes,' Mlnlmum.1: per unltiyf
Kitchen countertops material		
Flooring material		
HVAC	WiterSourccHeit'Rump^si	Water Source Heat Eum*pf&
Other		

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Completed by/Developer: Sterling Bay

Onsite Project Name and address: 1245 W Fulton Street Off-Site Project Address: N/a

ARO/HOUSING CRITERIA	ON SITE	ON SITE	OFF SITE
	MARKET RATE	AFFORDABLE	AFFORDABLE

Surrounding/Site Conditions Concrete paving, asphalt, sidewalk, trees.

Sod, Plantings or Hardscape Parkway trees, landscape plantings at terraces

Parking Exterior In tenor 0 95 0 95

Security

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%:::-'£^

Building Envelope Roof Exterior TPO & Hot fluid applied Window Wall (tower) and Masonry/Metal  
Walls Exterior Ooor& Windows Caissons  
foundations

Common Facilities Laundry FacilLaundry in each unit 9824 sf retail Pool, Fitness, Lounge, Outdoor

Bulk Storage (Ln. Ft) Maintenanc

Commeicial Amenities Recreabc

Amenities Accessibility

HVAC Plumbing Electrical ConveHeat pumps, cooling towers VertSame as market rate Same as  
System Elevator Sustainability cooling towers, typ. Fin Boiler symarket rate Same as market rate  
Certifications Green Roof SustaiFinal TBD New Building to CodeSame as market rate  
Features

3 residential elevators Green Globes 2 Globes Certification Yes H

Unit Type - 3 Bedroom

Square Footage 1639 1639

Bathiaom Count 3 3

Unit Type - 2 Bedroom

Square Footage 1087 1087

Bathroom Count 2 2

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Unit Type - 1 Bedroom

<i>Squat? Footage</i>	713	713
<i>Bathroom Count</i>	1	1

Unit Type - Studio

<i>Squat* Footage</i>	505	505
<i>ffothroom Count</i>	1	1

Kitchens

<i>Linear Feet of Work Space</i>	9	9
<i>Cabinet (Cubic Ft)</i>	80	80
<i>Countertop Material</i>	Stone	Stone
<i>Souari Footage</i>	90	90
<i>Wall Finish</i>	Paint	Paint
<i>Floor Finish</i>	Vinyl plank	Vinyl plank

Appliances

<i>Stove/Range</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish
<i>Microwave</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish
<i>Refrigerator</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish
<i>Dishwasher</i>	New, GE (Model TBD), SS Finish	New, GE (Model TBD), BL Finish

ARO/HOUSING CRITERIA      ON SRIE MARKET RATE      ON SRIE AFFORDABLE      OFF SRIE AFFORDABLE

In Unit Bulk Storage *Cubic Feet*

Living Room <i>Squat* Footage Wall Finish</i>	175 Paint Vinyl Plank	175 Paint Resilient flooring
<i>Floor Finish</i>		
Dining Room <i>Squat? Footage Wall Finish</i>		
<i>Floor Finish</i>		
Bedroom 01 <i>Squat? Footage Wall Finish</i>	110 Paint Vinyl Plank 7'	110 Paint Resilient flooring 7'
<i>Floor Finish Closet/Storage (Ln.)</i>		

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*Bedroom til Square Footage Wall Finish Floor Finish Closet/Storage (in.)*      105 Paint Vinyl Plank 7'      105 Paint Resilient flooring 7'

Bedroom «3 Square Footage Wall Finish Floor Finish Closet/Storage (Ln.)	105 Paint Vinyl Plank 7'	105 Paint Resilient flooring 7'
Bedroom #4/Other Square Footage Wall Finish Floor Finish Closet/Storage (Ln.)	White White	White White
Laundry Washer Dryer		
Bathroom #1 Square Footage Wall Finish Floor Finish Fixtures	65 Paint/Tile Tile Toilet, Vanity, Tub or Shower	65 Paint/Tile Resilient flooring Toilet, Vanity, Tub or Shower
Bathroom U2 Square Footage Wall Finish Floor Finish Fixtures	65 Paint/Tile Tile Toilet, Vanity, Tub or Shower	• 65 Paint/Tile Resilient flooring Toilet, Vanity, Tub or Shower
Bathroom X or K Bath Square Footage Wall Finish Floor Finish Fixtures		
Garage, Canopy, Gazebo, Playlot Storage Shed	Parking garage, canopy	

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APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

EXISTING  
ZONING MAP

INTRODUCTION: MAY 26,2021 ] PLAN COISCALE: 1" =  
16,2021 160'-0"  
LEGEND

9-STORYI B

; R R 4-STORY 6-STORY

2-STORY B

1-STORY B

1-STORY B

5-STORY

3jT  
6-STORY  
RY

3-STO R

SUBJECT PREMISES

R RESIDENTIAL

B BUSINESS/COMMERC

AL

1 INSTITUTIONAL

PD  
BOUNDAR'



PROPERTY



B 1-  
STORY ' 1-S1 i ORY

3-STORY

R

l d

EXISTING SURFACE LOT

2-STORY

B

**FINAL FOR PUBLICATION**

**APPLICANT: 1245 W FULTON, LLC**  
**ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST**  
**INTRODUCTION: MAY 26 PLAN COMMISSION: DE**  
**16,2021**

**EXISTING LAND USE MAP**

KEY

! PD BOUNDARY  
PROPERTY LINE

II

|-r- "  
!

I  
\_W R/LJONJ/IARKET STREET

TWO-WAY TRAFFIC

GROSS SITE AREA = 55,830 SF

AREA IN R.O.W. = 17,137 SF SITE AREA = 38,693 SF

LU

fill

Si\*

PROPERTY CORNER

**final for publication**

**APPLICANT: 1245 W FULTON, LLC**

**ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST**

**PROPERTY AND PLANNED  
DEVELOPMENT BOUNDARY  
MAP**

**INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 SCALE: As indicated**

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET GROUND FLOOR LANDSCAPE  
SITE PLAN

INTRODUCTION: PLAN COMMISSION: MAY 26, 2021 SCALE: 1" = 40'-0"

PLAZA GRAPHIC LEGEND

TREES TO REMAIN

PLANTER TO REMAIN N ELIZABETH ST. ^T^N **FINAL FOR PUI**

1 1 d, ,unit r 1 LANDSCAPE PLAZA f-I MEANDERING PIANter LJ perennial  
plantings LJ pIM sI) [ ] WALL & BENCH m RETAIL PLAZA Dccc  
^fJn PAVING Lid (1056 il) tti

**APPLICANT: 1245 W FULTON, LLC**

**ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST**

**ENLARGED LANDSCAPE SITE PLAN**

**INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 SCALE: As indicated**

RETAIL CURT ▼

J AMENITY DECK ~ Trff IRD FLOOR TERRACE  
TOWER  
28 STORY TYPE 1-A CONSTRDC FULLY SPRINKLE  
PENTHOUSE ROOF

/"Wj/TOWERJ "7 314 -0-

LOADING DOCK ENTRY/EXIT  
PUBLIC ALLEY

WJULJONMARKEJ STREET

TWO-WAY TRAFFIC T/PODUJM FRAME ,  
FRAME EW

RETAIL ENTRY

T

PODIUM

3 STORY

TYPE 1-A CONSTRUCTION • FULLY SPRINKLERED

0

i SPA

AMENITY DECK T/THIRO FLOOR TERRACE

AUTO ENTRY/EXIT

**FINAL FOR PUBLICATION**

**APPLICANT: 1245 W FULTON, LLC**

**ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST**

**SITE PLAN**

**INTRODUCTION: MAY 26 PLAN COMMISSION: DE (SCALE: 1" = 40'-  
16,2021 0"**

**MATERIAL LEGEND**

- TOWER - GLASS AND ALUMINUM WINDOW SYSTEM WI METAL PANEL SLAB EDGE COVERS TOWER - DARK METAL PANEL CLADDING
- PODIUM - GLASS AND METAL STOREFRONT SYSTEM ° PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM GLASS GUARDRAIL
- MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- PAINTED CMU BLOCK
- MECHANICAL LOUVER
- OVERHEAD COILING DOOR
- SPANDREL GLASS W/ ALUMINUM MUUIION CAPS
- FRAMED GLASS WINDOW
- GRANITE BASE AT PILASTERS
- HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- GLASS AND METAL ENTRANCE CANOPY
- PAINTED COLUMN
- FROSTED GLASS BALCONY DIVIDER
- WOOD-I OOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

(FRAME 2)

ROOF A . 2SJ-0"

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APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST SOUTH ELEVATION

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 indicated

MATERIAL LEGEND

- 1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 7 TOWER - DARK METAL PANEL CLADDING
- 3 PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4 PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5 GLASS GUARDRAIL
- 6 MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7 PAINTED CMU BLOCK
- 8 MECHANICAL LOUVER
- 9 OVERHEAD COILING DOOR
- 10 SPANDREL GLASS W/ ALUMINUM MULLION CAPS
- 11 FRAMED GLASS WINDOW
- 12 GRANITE BASE AT PILASTERS
- 13 HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- 14 CLASS AND METAL ENTRANCE CANOPY
- 15 PAINTED COLUMN
- 16 FROSTED GLASS BALCONY DIVIDER
- 17 WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

1/FRAME EL

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST EAST ELEVATION

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 indicated

MATERIAL LEGEND

TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS TOWER - DARK METAL PANEL CLADDING , PODIUM - GLASS AND METAL STOREFRONT SYSTEM PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM GLASS GUARDRAIL MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE PAINTED CMU BLOCK MECHANICAL LOUVER OVERHEAD COILING DOOR SPANDREL GLASS W/ ALUMINUM MULLION CAPS FRAMED GLASS WINDOW GRANITE BASE AT PILASTERS HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK GLASS AND METAL ENTRANCE CANOPY PAINTED COLUMN FROSTED GLASS BALCONY DIVIDER WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

NORTH ELEVATION

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 indicated

MATERIAL LEGEND

- 1 TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2 TOWER - DARK METAL PANEL CLADDING
- 3 PODIUM - GLASS AND METAL STOREFRONT SYSTEM
- 4 PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
- 5 GLASS GUARDRAIL
- 6 MECHANICAL PENTHOUSE - PERFORATE METAL PANEL ENCLOSURE
- 7 PAINTED CMU BLOCK
- 8 MECHANICAL LOUVER
- 9 OVERHEAD COILING DOOR
- 10 SPANDREL GLASS W/ ALUMINUM MULLION CAPS
- 11 FRAMED GLASS WINDOW
- 12 GRANITE BASE AT PILASTERS
- 13 HIGH QUALITY BLOCK FILLER AND FINISH PAINT OVER CMU BLOCK
- 14 GLASS AND METAL ENTRANCE CANOPY
- 15 PAINTED COLUMN
- 16 FROSTED GLASS BALCONY DIVIDER
- 17 WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

1/FRAME EL 3K-0-

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST WEST ELEVATION

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 indicated

FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

AXONOMETRIC DIAGRAM AT BASE OF BUILDING, NORTHWEST CORNER

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 SCALE: 12" = 10'-0"

FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST AXONOMETRIC DIAGRAM AT MIDDLE OF BUILDING, NORTHWEST CORNER

INTRODUCTION: MAY 26, 2021 PLAN COMMISSION: DEC 16, 2021 SCALE: 12" = 10'-0"

FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

AXONOMETRIC  
DIAGRAM AT  
TOP OF  
BUILDING,  
NORTHWEST  
CORNER

INTRODUCTION: MAY 26,2021  
16,2021

PLAN COSCALE: 12" =  
10'-0"

.FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

BIKE STORAGE FENCE SECTION

INTRODUCTION: MAY 25PLAN COMMISSION: DATSCALE: 1/4" = 1'-  
0"

## ELEVATION - MURAL LOCATION

SCALE: 1/16" = V-0"

FINAL FOR PUBLICATION

APPLICANT: 1245 W FULTON, LLC

INTRODUCTION: MAY 26,2021

ADDRESS OF PROJECT: 1245 WEST FULTON MARKET ST

PLAN COMMISSION: DEC 16,2021 SCALE: 1/16" = V-0"

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: December 16, 2021

Re: Proposed Residential-Business Planned Development - 1245 W. Fulton Market St.

On December 16, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by 1245 W. Fulton. 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 Carmen Martinez at 312-744-5920. •

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

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