# Legislation Details (With Text)

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| **File #:** | SO2021-1027 | | |
| **Type:** | Ordinance | **Status:** | Passed |
| **File created:** | 3/24/2021 | **In control:** | City Council |
| | | **Final action:** | 7/21/2021 |
| **Title:** | Zoning Reclassification Map No. 1-G at 1201-1215 W Fulton Market - App No. 20651 | | |
| **Sponsors:** | Misc. Transmittal | | |
| **Indexes:** | Map No. 1-G | | |
| **Attachments:** | 1. O2021-1027.pdf, 2. SO2021-1027.pdf | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 7/21/2021 | 1 | City Council | Passed as Substitute | Pass |
| 3/24/2021 | 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 symbols and indications as shown on Map 1-G in the area bounded by:

West Fulton Market; North Racine Avenue; the alley south of and parallel to West Fulton Market; and a line 237.12 feet west of and parallel to North Racine Avenue

to those of a 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; North Racine Avenue; the alley south of and parallel to West Fulton Market; and a line 237.12 feet west of and parallel to North Racine Avenue

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.



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Address: 1201 -1215 W Fulton, Chicago, Illinois, 60607

F.ASTM79294145.3

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

1. The area delineated herein as Planned Development Number TBD (Planned Development) consists of approximately 39,001 square fect of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property). 1201 W Fulton Partners LLC is the "Applicant" 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 ofthe 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



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- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps

Applicant: 120IW Fulton Partners LLC
Address: 1201 -1215 W Fulton, Chicago. IL 60607
Introduced: March 24, 2021
Plan Commission: July 15, 2021

F.ASTU 79294145.5

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- Parkway & landscaping

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

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by Morris Adjmi Architects and dated July 15, 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: Dwelling Units Above the Ground Floor, Colleges and Universities, Cultural Exhibits and Libraries, Artist Work or Sales Space, Business Equipment Sales and Service, Business Support Services, Eating and Drinking Establishments (all), Financial Services (except Payday/Title Secured Loan Store and Pawn Shop), Food and Beverage Retail Sales, Liquor Sales, Medical Service, Office, General Retail, Personal Service, Co-located Wireless Communication Facilities, incidental and accessory uses and accessory parking.

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 39,001 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed

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Address: 1201 -1215 W Fulton, Chicago. IL 60607
Introduced: March 24, 2021



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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.

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.

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.



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

Applicant: 1201 W Fulton Partners LLC
Address: 1201 -1215 W Fulton, Chicago, IL 60607
Introduced: March 24, 2021
Plan Commission: July 15, 2021



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and (ii). The Property is also located in the Fulton Market Innovation District ("FMID"), which encourages 30% affordability in the area located north of Lake Street.

The Project has a total of 433 housing units. As a result, the Applicant's affordable housing obligation under the Pilot is 87 affordable units (20% of 433, rounded up), consisting of 43 First Units and 44 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the requirements of the ARO, as modified by the Pilot, the Applicant is required to lease the First Units to households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such



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income level, and the Additional Units to households earning up to 100% of AMI (or up to 80% of AMI with the DOH commissioner's approval) at prices affordable to households at such income level. Notwithstanding the foregoing, the Applicant may reduce the required number of ARO units in exchange for units with more bedrooms, as provided in the ARO rules, provided the Applicant must give preference in leasing units of two bedrooms or more to multi-person households as specified in the ARO rules.

In addition to the foregoing commitment to provide 87 affordable units on-site, the Applicant has agreed to use reasonable efforts to provide an additional 43 affordable units (10% of 433, rounded down) either on-site or in an off-site location within the boundaries of the FMID, as recommended in the FMID Plan (the "FMID Units"). In order to achieve this 30% affordability objective, the Applicant agrees to cooperate with the City in good faith to apply for 4% Low Income Housing Tax Credits and/or tax-exempt bonds to finance the construction of all or a portion of the affordable units in the Project, and/or seek another source of public assistance (each and all, the "FMID Financial Assistance"). If the Applicant is unable to procure the FMID Financial Assistance or otherwise determines that the 30% affordability goal of the FMID is not economically feasible, despite such good faith cooperation and best efforts, the Applicant shall provide to the City a written explanation therefor, with supporting documentation, including, if applicable, a summary of the impact on the Applicant's development budget and operating pro forma, to confirm the Applicant's determination. At least six months prior to the submission of 100% plans to the Department of Buildings, and again prior to the issuance of the first building permit, the Applicant shall provide DOH with an update on its efforts to procure the FMID Financial Assistance and provide the FMID Units.

If the Applicant subsequently reduces (or increases) the number of housing units in the Project, or elects to build a for-sale project instead of a rental project, the Applicant shall update and resubmit the Affordable Housing Profile Form to the DOH for review and approval by the DOH commissioner, and DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The affordable housing agreement will document the Applicant's obligation to construct First Units, Additional Units and, subject to the procurement of the FMID Financial Assistance, any FMID Units. 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 issuance of the aforementioned building permits and/or the recording of the affordable housing agreement shall not be withheld or delayed due to delays related to the procurement of the FMID Financial Assistance, which, if awarded, will be evidenced by a regulatory



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agreement required by such FMID Financial Assistance. The commissioner of DOH may enforce remedies for any breach of this Statement 16, 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.

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



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Applicant: 1201 W Fulton Partners LLC
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Introduced: March 24, 2021
Plan Commission: July 15, 2021



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

Gross Site Area (sf): Area of Public Rights-of-Way (sf): Net Site Area (sf): Maximum Floor Area Ratio: Maximum Permitted Dwelling Units:

Minimum Off-Street Parking Spaces: Minimum Off-Street Loading Berths: Maximum Building Height: Minimum Setbacks:

57,650 SF

18,649 SF

39,001 SF

11.5

433

80



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2

414'-9" (top of mechanical penthouse slab) In accordance with plans

Applicant: 1201 W Fulton Partners LLC
Address: 1201-1215 W Fulton, Chicago, IL 60607
Introduced: March 24, 2021
Plan Commission: TBD

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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 Rilsen/Little Village Pjlot Ordinances (a|l projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO <http://www.cityofchicago.gov/ARO>. Submit the completed to the Department of Housing (DOH), 121.NlaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ' ", dehise.roman@cityofchicago.org <mailto:dehise.roman@cityofchicago.org> orjustin.root@cityofchicago.org <mailto:orjustin.root@cityofchicago.org>. Applications that include off-site units should submit documentation listed on page two.

**Date: 5/24/2021** **FINAL FOR**

**DEVELOPMENT INFORMATION PUBLICATION**

**Development Name: "iswFuiton Market ruuuuniivn**

Development Address: 1215 W Fulton Market, Chicago, IL 60607

Zoning Application Number, if applicable: Ward: 27tn

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

Type of City Involvement □ City Land 0 Planned Development (PD)

check all that apply [] Financial Assistance [/j Transit Served Location (TSL) project

L/J Zoning increase



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

*If ARO units proposed are off-site, required attachments are included (see next page) rj If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)*

DEVELOPER INFORMATION

Developer Name Fulton St. Companies

_ Alex Najem 312-972-2720

Developer Contact RoSs Babei 847-917-7620

DevelODer Address K 1330 w Fulton Street, 200, Chicago, IL 60607

Email ^ Developer Phone Alex Najem 312-972-2720

Attorney Name ™e a£ J^*08‹8 Attorney Phone 312 368 2153

TIMING

Estimated date marketing will begin 3/1/2024 Estimated date of building permit* 5/1/2022 Estimated date ARO units will be complete 3/1/2023

*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)

Ross Babel, as manager Jfe^ 5/24/2021

Developer or their agent Date

C^=^S^__ July 8, 2021

Justin Root or Denise Roman, DOH Date

# WARO

affordable: requirements ordinance

## ARO Web Form FINAL FOR PUBLICATION

Applicant Contact Information

Name: 1201 W Fulton Partners LLC Email: ross@fultonstreetco.com <mailto:ross@fultonstreetco.com>

Development Information

Address Submitted Date: 07/07/2021

Number From: 1201 Number To: N/A Direction: W



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Street Name: Fulton Postal Code: 60607

Development Name
1201 W Fulton Market

Are you rezoning to downtown?: Yes
Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 27 ARO Zone: Downtown Pilot Area: Near North

Details
ARO Trigger: Zoning change and planned development Total Units: 433 Development Type: Rent Date Submitted: 03/24/2021

Requirements

First ARO Units: 43 Additional ARO Units: 44

How do you intend to meet your ARO obligation for the First ARO Units?
On-Site: 43 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0 Total Units: 43

How do you intend to meet your ARO obligation for the Additional ARO Units?
Will the Units be 80% AMI or 100% AMI: 100% AMI
On-Site: 44 Off-Site: 0
On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
Total Units: 44

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\~\ BUSINESS □ COMMERCIAL

□ MANUFACTURING EXISTING PD

Existing Land Use Plan

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24,2021 Plan Commission: July 15,2021

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PLAN KEY

PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINE

Planned Development Boundary & Property Line Map

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24, 2021 Plan Commission: July 15,2021

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PLAN KEY

PLANNED DEVELOPMENT BOUNDARY

Existing Zoning Map



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EXHIBIT 03

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PLAN KEY

PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINE

## Site / Landscape Plan

EXHIBIT 04

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24,2021 Plan Commission: July 15,2021

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^ ¡ !

ONE WAY TRAFFIC



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ALUMINUM & GLASS-STOREFRONT SYSTEM W/ MASONRY SURROUND

BULKHEAD

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METAL CLADDING

GLASS GUARDRAIL

METAL CLADDING EXOSKELETON

ALUMINUM & GLASS WINDOW ASSEMBLY

METAL CLADDING VERTICAL SPANDRELS

GLASS GUARDRAIL

MASONRY FACADE

ALUMINUM & GLASS STOREFRONT SYSTEM W/ MASONRY SURROUND

LEVEL6
EL+66'-4"

CURVED ARCH. GLASS

# East Elevation

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24, 2021 Plan Commission: July 15, 2021



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CURVED

ARCH.

GLASS

BULKHEAD EL+414'-9" T.O. FRAME EL +391 '-4" LEVEL 34(PH) EL +380'-9"

METAL CLADDING

# FINAL FOR PUBLICATION

METAL CLADDING EXOSKELETON

# North Elevation

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24, 2021 Plan Commission: July 15,2021

EL +391 '-4" LEVEL 34 (PH) EL+380'-9"

METAL CLADDING

# FINAL FOR PUBLICATION

METAL CLADDING EXOSKELETON

ALUMINUM & GLASS WINDOW ASSEMBLY

METAL CLADDING VERTICAL SPANDRELS

GLASS GUARDRAIL

MASONRY FACADE

BULKHEAD_ EL+414'-9" T.O. FRAME

# South Elevation

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24, 2021 Plan Commission: July 15, 2021

GLASS GUARDRAIL MASONRY FACADE

BULKHEAD

EL+414'-9" T.O. FRAME EL~+39r-4" LEVEL 34(PH) EL+380'-9"

METAL CLADDING

GLASS GUARDRAIL



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METAL CLADDING EXOSKELETON

ALUMINUM & GLASS WINDOW ASSEMBLY

METAL CLADDING VERTICAL SPANDRELS

MASONRY FACADE

# West Elevation

Applicant: 1201 W. Fulton Partners LLC Address: 1201-1215 W. Fulton, Chicago, IL 60607 Introduced: March 24, 2021 Plan Commission: July 15,2021

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

**MEMORANDUM**

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

From: ^ r ^^-.-^V^.'.--'
Maurice D. Cox J Chicago Plan Commission

Date: July 15,2021

Re: Proposed Residential-Business Planned Development - 1215 W. Fulton St.

On July 15, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by 1201 W. Fulton Partners LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

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

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



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



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