



Address: 315 N. May / 1112 W. Carroll, Chicago, IL

EASTM81146826.5

## Final for Publication

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

1. The area delineated herein as Business Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 90,974 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Trammel Crow Chicago Development, Inc. is the "Applicant" for this Planned Development pursuant to authorization from the 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 "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago 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.

Loading docks on May Street for the 1112 W. Carroll building located within subarea B will be restricted from 7AM to 9AM and 4PM to 6PM Monday through Friday.

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

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

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

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Prior to the Perimeter Restoration Agreement, details of the Carroll Street streetscape must be approved by the Department of Transportation. This may include materials selections, maintenance agreements, infrastructure design, street furniture and amenities.

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.

The Applicant shall contribute funds toward the burial of utility lines currently located on ComEd poles in the south alley within the boundary of the PD should a cost sharing agreement among the neighboring property owners be reached.

As part of this project, the Applicant agrees to contribute \$500,000 to CDOT toward the cost of railroad crossing upgrades and signal improvements upon issuance of a Certificate of Occupancy for the building to be located at 1112 West Carroll Ave. in Subarea B.

4. This Plan of Development consists of these 18 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by ESG Architects, Inc. and dated October 21, 2021 (the "Plans"): an Existing Land Use Map; a Planned Development Property Line and Boundary Map; an Existing Zoning Map; a Site Plan/Landscape Plan; Base, Middle and Top Details; and Building Elevations (North, South, East and West). In any instance where a provision of this Planned

Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Subarea A: General and Limited Restaurant, Tavern, Outdoor Patio (on and above grade), General Retail, Food and Beverage Retail Sales, Liquor Sales, Medical Service, Office, Personal Service, incidental and accessory uses and accessory parking.

Subarea B: Dwelling Units above the Ground Floor, General and Limited Restaurant, Tavern, Outdoor Patio (on and above grade), General Retail, Food and Beverage Retail Sales, Liquor Sales, Medical Service, Office, Personal Service, 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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The 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 90,974 square feet and abase 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 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 of the Zoning Ordinance, 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.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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.

The Applicant or its successors or assignees shall, at its own cost, construct the proposed open space improvements depicted in Sub-Area B on the attached Landscape 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 in Sub-Area B provided that plantings may be delayed if consistent with good landscape planting, but not longer than one year following receipt of the final certificate of occupancy or if due to delays or inability to perform due to causes beyond the reasonable control of the Applicant. 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

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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 (subject to occasional partial closure for private use), and the Applicant shall post a sign at all entries visible from the public right of way stating the same.

Prior to the issuance of the last final certificate of occupancy for the improvements to be constructed in Sub-Area B, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the city for the construction, maintenance, and management of the Open Space. The DEMA obligations shall be binding upon the Applicant, its successors or assigns, including but not limited to a master association whose purpose includes maintaining the Open Space. Upon completion of the Open Space, the public access provided 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 agreement shall be on file with DPD. The Commissioner of DPD is hereby authorized to enter into the DEMA 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 and public access agreement 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.

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 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon 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.
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

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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 work 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.

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-Use District and then to this Planned Development ("PD") No. [redacted] 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 377 dwelling units in Subarea B. The Applicant intends to construct a 377-unit rental building (the "Project").

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. 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

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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 75.4 affordable units (20% of 377) and 50% 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 76 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 25 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 4 of the 25 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.

Given the rapid rate of development in the Fulton Market Innovation District (the "FMID") and the significant amount of newly permitted residential development to be built in this fast growing transit-rich downtown district, which is in dire need of affordable housing, the Applicant has agreed to use reasonable efforts to provide an additional 38 affordable units (10% of 377) either on-site or in an off-site location (the "FMID Units") within the boundaries of the FMID, in accordance with the FMID Plan posted on the City's Department of Planning and Development's website. The Applicant will (a) submit an intake form to initiate the process required to work with the City's Department of Housing ("DOH") in good faith to apply for 4% Low Income Housing Tax Credits ("LIHTC") 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"), and (b) consider partnerships with affordable housing developers. If (x) the Applicant is not awarded FMID Financial Assistance, or (y) despite the award of FMID Financial Assistance, in Applicant's reasonable discretion based on industry standard rates of return and other industry standard factors, the Project is not financeable with the FMID Units, or (z) no partnership with any affordable housing developer is feasible and allows the Project to be financeable, in Applicant's reasonable discretion based on industry standard rates of return and other industry standard factors, then, at least six months prior to the submission of 100% complete plans to the Department of Buildings, the Applicant shall provide to DOH a written explanation therefor, with supporting documentation, including a summary of the impact on the Applicant's development budget and operating pro forma and all underlying data supporting that summary. If DOH is unable to offer sufficient financial assistance to allow the Applicant, in Applicant's reasonable discretion based on industry standard rates of return and other industry standard factors, to provide the FMID Units and finance the remainder of the Project, the Applicant thereafter shall have the right to proceed with the development of the Project without providing the FMID Units.

If the Applicant requests to change its method of compliance with the ARO after the passage of this PD, the Applicant shall update and resubmit the AHP to DOH for review and approval. DOH may adjust the AHP in accordance with the ARO without amending the PD, provided however, any request to relocate affordable units from on-site to an off-site location requires an informational presentation to the Plan Commission. 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

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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 Subarea B of 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.

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.

17. The Applicant acknowledges that Subarea B is located in the Kinzie Industrial Corridor Conversion Area and has undergone a "rezoning" within the meaning of Chapter 16-8 of the Municipal Code (the "Industrial Corridor System Fund Ordinance"). As a result of this rezoning, Subarea B is subject to the conversion fee provisions of the Industrial Corridor System Fund Ordinance. The purpose of the conversion fee is to mitigate the loss of industrial land and facilities in conversion areas by generating funds for investment in receiving industrial corridors in order to preserve and enhance the city's industrial base, support new and expanding industrial uses, and ensure a stable future for manufacturing and industrial employment in Chicago. The Applicant is required to pay the conversion fee in full 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 conversion fee 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 amount of the conversion fee due prior to the issuance of a building permit shall be calculated based on the fee rate in effect at the time of payment. The Applicant shall record a notice against the Property to ensure that the requirements of the Industrial Corridor System Fund Ordinance are enforced in accordance with Section 16-8-100.
  
18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD 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.  
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	138,031
Area of Public Rights-of-Way (sf):	47,057
Net Site Area (sf):	90,974
Subarea A	46,487
Subarea B	44,487
Maximum Dwelling Unit Count:	
Subarea A	0
Subarea B	377
Maximum Floor Area Ratio:	11.5
Subarea A	14.21
Subarea B	8.66
Minimum Off-Street Parking Spaces:	
Subarea A	180
Subarea B	90
Bike Parking	
Subarea A	100
Subarea B	200
Minimum Off-Street Loading Spaces:	
Subarea A	2 (10'x25')
Subarea B	2 (10'x25*)
Maximum Building Height:	
Subarea A	410'

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Subarea B

Minimum Setbacks: In conformance with the Plans

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## ARO Web Form

AFFORDABLE REQUIREMENTS ORDINANCE

### Applicant Contact Information

Name: Johnny Carlson

Email: Jcarlson@trammellcrow.com <mailto:Jcarlson@trammellcrow.com>

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### Development Information

#### Address

Submitted Date: 09/20/2021

Number From: 1112

Number To: N/A Direction: W

Street Name: Carroll

Postal Code: 60607

Development Name

1112 W Carroll

Are you rezoning to downtown?: Yes

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

### Information

Ward: 27

ARO Zone: Downtown

Pilot Area: InClUSiOfiary HOUSing Area

### Details

ARO Trigger: Downtown Planned Development Total Units: 377 Development

Type: Rent Date Submitted: 05/26/2021

### Requirements

aro units: 75.4 affordable units (20% of 377)

How do you intend to meet your ARO obligation

On-Site: 76 ARO Units

Off-Site: 0

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

**Total units: 76 ARO Units AMI: affordable to households at a weighted average of 60% of the AMI**

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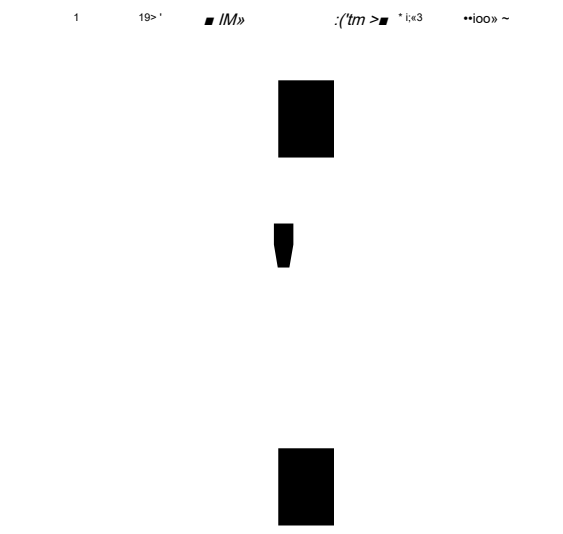
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Date: 9/22/21

DEVELOPMENT INFORMATION

Development Name: 1112 W Carroll  
Development Address: 1112 W Carroll, Chicago, IL 60607

Zoning Application Number, if applicable: Ward:27  
If you are working with a Planner at the City, what is his/her name? Fernando Espinoza

rj Financial Assistance fj Zoning increase  
Type of City Involvement  City Land 0 Planned Development (PD)

check all that apply  
 Transit Served Location (TSL) project

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

0 ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel) 0 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) D If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

**DEVELOPER INFORMATION**

Developer Name Trammell Crow Company Developer Contact John Carlson

Developer Phone 312-502-4547 Attorney Phone 312-368-2153

Developer Address 700 Commerce Drive. Oak Brook, IL 60523

Email Jcarlson@trammellcrow.com <mailto:Jcarlson@trammellcrow.com> Attorney Name KatJahnke Dale

**TIMING**

Estimated date marketing will begin 5/1/24 Estimated date of building permit\* ^/1 /22 Estimated date ARO units will be complete 5/1/24

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

John D Carlson 9/22/21

Developer or their agent

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Date

Date

10/12/2021

**Final for**

ARO Project Manager, DOH

**HTARO**

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

From: ■ / . "'  
Maurice D. Cox / Chicago Plan Commission

Date: October 21, 2021

Re: Proposed Residential-Business Planned Development-315 N. May/1112 W. Carroll Ave.

On October 21, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by TRAMMEL CROW CHICAGO DEVELOPMENT, INC. 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 Fernando Espinoza at 312-744-0755 or via email @ Fernando.espinoza@cityofchicago.org <mailto:Fernando.espinoza@cityofchicago.org>.

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

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