



City of Chicago



SO2022-3366

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 1012-1024 W Jackson Blvd/1015-1027 W Adams St - App No. 21176
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

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

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 120 feet west of South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.59 feet west of South Morgan Street

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-G in the area bounded by:

West Adams Street; a line 149.47 feet west of South Morgan Street; West Quincy Street; a line 120 feet west of South Morgan Street; West Jackson Boulevard; a line 256.32 feet west of South Morgan Street; West Quincy Street; and a line 293.59 feet west of South Morgan Street

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

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

Property Address:

1012-24 West Jackson Boulevard/1015-27 West Adams Street

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number _____, (“Planned Development”) consists of approximately 53,168 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Sub-Area Map (“Property”) and is owned or controlled by the Applicant, 1016 W Jackson LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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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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 eighteen (18) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Sub-Area Map; an overall Site Plan; Ground Floor Plan; Sub-Area A Floor Plans and Roof Plans; and Building Elevations, all submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

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

Sub-Area A and Sub-Area B: Cultural Exhibits and Libraries; Animal Services (except kenneling); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Communication Service Establishments; Eating and Drinking Establishments (all and including at-grade and above-grade outdoor patio and liquor sales); Indoor Special Event including incidental liquor sales; Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Hotel/Motel; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; Retail Sales; Participant Sports and Recreation (subject to Site Plan approval); Artisan Manufacturing, Production and Industrial Services; Co-located Wireless Communications Facilities; Residential units; accessory parking and accessory uses.

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

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

8. The Applicant acknowledges that the project has received a bonus FAR on the Subarea A portion of the property only in the amount of 3.1, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-

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

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-3 Downtown Service District to the DX-5 Downtown Mixed-Use District and then to this Residential Business Planned Development (“PD”) Number ____ 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 370 dwelling units in Subarea A and 50 dwelling units in Subarea B. The Applicant intends to construct a 370-unit rental building in Subarea A (the “Project”). This statement addresses ARO compliance for the Project. Compliance with the ARO for Subarea B will be determined in the future if a residential development project is proposed.

Developers of rental projects in downtown districts with 30 or more units must provide between 10 percent and 20 percent 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 percent of the affordable units on-site and another 25 percent 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 for Subarea A has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant’s affordable housing obligation for Subarea A is 74 affordable units (20% of 370) and half of those affordable units are Required Units. The Applicant of Subarea A has agreed to satisfy its affordable housing obligation by providing all 74 affordable

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units in the rental building in Subarea A, 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 percent 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 percent of the AMI, (y) at least one-third (or 25 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 25 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

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 AHP 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 Subarea A of the PD, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 9, including any breach of any 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.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development ("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.

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

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

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

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

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

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

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As there are existing improvements within Sub-Area B of the PD which have been previously constructed, the obligations contained within this Statement only shall apply to the improvements in Sub-Area A of the PD. 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 Sub-Area A improvements 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 Sub-Area A improvements 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 Sub-Area A improvements 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

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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.

17. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Sub-Area B, the Applicant shall submit a site plan, landscape plan and building elevations for Sub-Area B for review and approval by the DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with this PD and to assist the City in monitoring ongoing development. Sub-Area Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Sub-Area, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Sub-Area 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 Sub-Area Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. 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-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject Sub-Area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Sub-Area B 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 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to a DX-5 Downtown Mixed-Use District.

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

<u>NET SITE AREA:</u>	53,168.00 sq. ft.
Sub-Area A:	25,855.00 sq. ft.
Sub-Area B:	27,313.00 sq. ft.
<u>AREA REMAINING IN THE PUBLIC RIGHT-OF-WAY:</u>	11,780.37 sq. ft.
Sub-Area A:	5,727.33 sq. ft.
Sub-Area B:	6,053.04 sq. ft.
<u>GROSS SITE AREA:</u>	64,948.37 sq. ft.
Sub Area A:	31,582.33 sq. ft.
Sub Area B:	33,366.04 sq. ft.
<u>MAXIMUM FLOOR AREA RATIO:</u>	8.10
Sub-Area A: (Base FAR = 5.0 + transfer of surplus Base FAR from Sub-Area B + 3.1 Bonus)	11.95
Sub-Area B: (Existing Base FAR = 1.36 + Bonus FAR available for future development = 3.1)	4.46
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	
(these unit counts are based upon a required 40% mix of efficiency units)	420
Sub-Area A:	370
Sub-Area B:	50
<u>MAXIMUM HOTEL KEY COUNT:</u>	
(For each hotel key added to the project, the dwelling unit count will be reduced accordingly in a 1 to 1 ratio)	350
Subarea A:	250
Subarea B:	100
<u>MAXIMUM BUILDING HEIGHT:</u>	
Sub-Area A:	295 feet
Sub-Area B:	150 feet
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	
Sub-Area A:	125
Sub-Area B:	0
<u>MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:</u>	
Sub-Area A:	2
Sub-Area B:	0
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	
Sub-Area A:	350
Sub-Area B:	0
<u>MINIMUM SETBACKS FROM PROPERTY LINE:</u>	In accordance with the Site Plan

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ARO Affordable Housing Profile Form (AHP)

FINAL FOR PUBLICATION

Submit this form for projects that are subject to the ARO. More information is online at www.cityofchicago.org/ARO

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 12-14-22

DEVELOPMENT INFORMATION

Development Name: 1016 W. Jackson

Development Address: 1012-24 W. Jackson Blvd./1015-27 W. Adams St.

Zoning Application Number, if applicable: 21176

Ward: 25

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

Type of City Involvement

check all that apply

☐ City Land

☒ Planned Development (PD)

☐ Financial Assistance

☒ Transit Served Location (TSL) project

☒ Zoning increase

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

☒ ARO Web Form completed and attached - or submitted online on

preliminary ☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

preliminary ☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

☐ If ARO units proposed are off-site, required attachments are included (see next page)

☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name 1016 W Jackson LLC

Developer Contact Anthony Hrusovsky

Developer Address 2211 N. Elston Ave., Suite 306, Chicago, IL 60614

Email anthony@mavrekdevelopment.com

Developer Phone 847-917-3065

Attorney Name Acosta Ezgur, LLC - Michael Ezgur

Attorney Phone 312-617-8900

TIMING

Estimated date marketing will begin Fall 2024

Estimated date of building permit* Fall 2023

Estimated date ARO units will be complete Spring 2025

*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)

Anthony Hrusovsky
Developer or their agent

12/16/22

Date

01/25/2023

Date

ARO Project Manager



AFFORDABLE HOUSING ORDINANCE



AFFORDABLE REQUIREMENTS ORDINANCE

ARO Web Form

FINAL FOR PUBLICATION

Applicant Contact Information

Name: Anthony Hrusovsky

Email: anthony@mavrekdevelopment.com

Development Information

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: 2021 ARO

Address

Submitted Date: 10/19/2022

Number From: 1012 Number To: 1024 Direction: W

Street Number: Jackson Blvd. Postal Code: 60607

Development Name

1016 W. Jackson

Information

Ward :25

ARO Zone: Downtown

Details

ARO trigger: Downtown Planned Development

Total units: 370

Development type: Rental

TSL Project : TSL Applies

Submitted date: 12/15/2022

Requirements

Affordable units: 74 ARO Units (20% of 370 total dwelling units)

How do you intend to meet your required obligation?

On-Site: 74 Off-Site: 0

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

Total Units: 74 In-Lieu Fee Owed: 0

All 74 units will be made affordable to households at a weighted average of 60% of the AMI in accordance with the ARO Rules.

This is a preliminary approved AHP. Prior to the issuance of any building permits for any residential building in Subarea A, the Applicant must execute and record an affordable housing agreement. This includes re-submitting this Affordable Housing Profile to DOH for review and approval subject to all requirements of Section 2-44-085 of the Chicago Municipal Code.

Project Name		1016 W. Jackson
Zoning Application number, if applicable		21176
Address		1012-24 West Jackson Boulevard
Is this a For Sale or Rental Project?		Rental
Anticipated average psf rent/price?		4.05
Total Units in Project		370
Total Affordable units		74

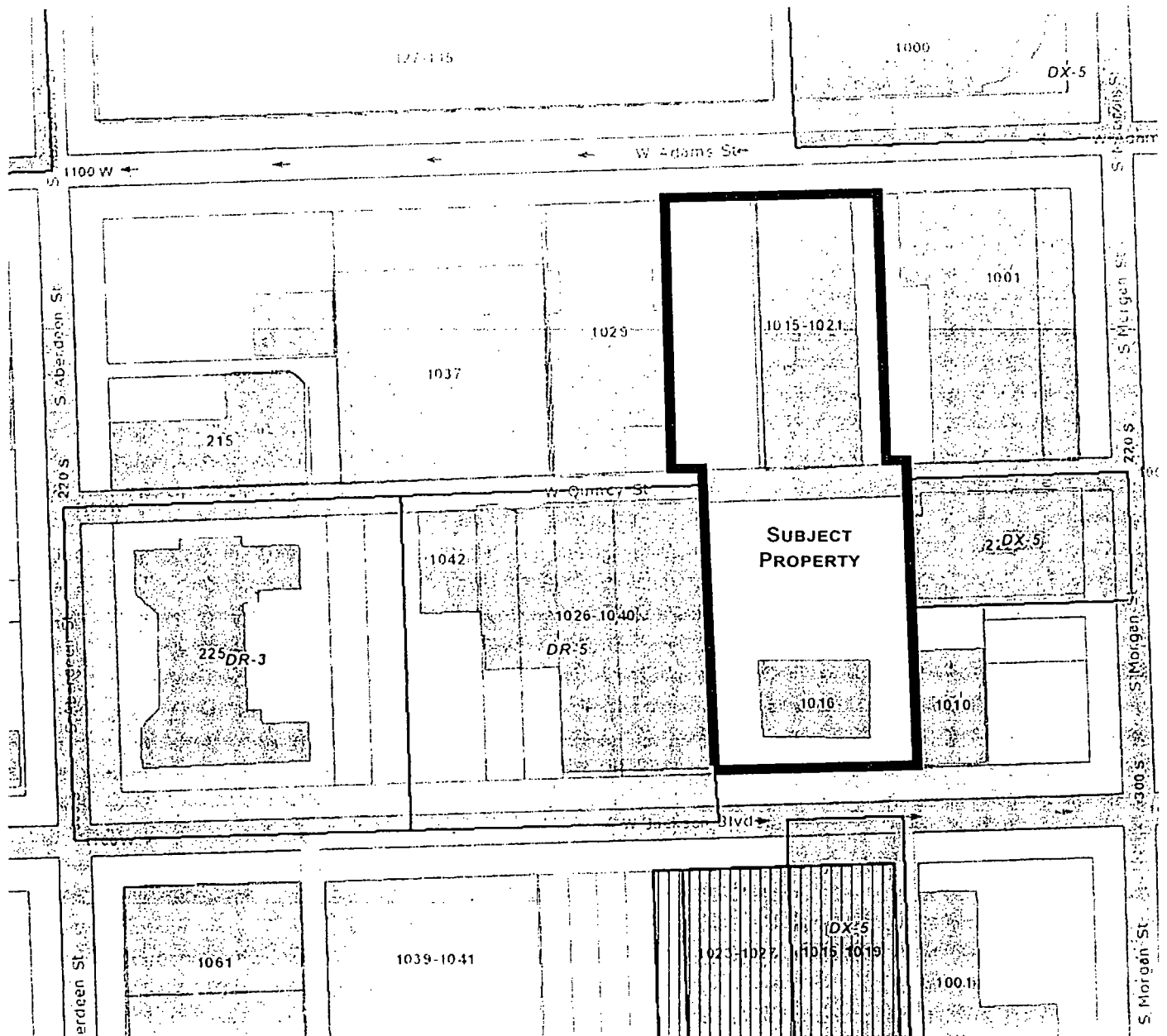
Summary						
unit type	market rate			ARO		
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage
Studio	117	40%	577	29	39%	498
One-bedroom	138	47%	690	35	47%	600
Two-bedroom	41	14%	992	10	14%	913
Three-bedroom	0	-	-	0	-	-
Four-bedroom	0	-	-	0	-	-

* ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios)

** the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

All projects with proposed ARO units must complete this tab

Parking	Market Rate Units	Affordable Units
	TOD	TOD
Laundry	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Appliances	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
Refrigerator	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
age/EnergyStar/make/model/color		
Dishwasher	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
age/EnergyStar/make/model/color		
Stove/Oven	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
age/EnergyStar/make/model/color		
Microwave	yes - T/B/D	yes - T/B/D, in accordance w/ARO Rules
age/EnergyStar/make/model/color		
Bathroom(s)	T/B/D	T/B/D, in accordance w/ARO Rules
how many?		
Half bath? Full bath?		
Kitchen countertops	T/B/D	T/B/D, in accordance w/ARO Rules
material		
Flooring	T/B/D	T/B/D, in accordance w/ARO Rules
material		
HVAC	T/B/D	T/B/D, in accordance w/ARO Rules
Other		



- CTA Station
 - Non-Accessible
 - Accessible
- METRA Station
- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards

- Community Area
- City Parcels
- Planned Developments
- Lakefront Zoning
 - Private
 - Public

- Pedestrian Street
 - Pedestrian
 - Retail
 - Six Corner
- Chicago Landmarks
- Chicago Landmark Districts
- Chicago Historic Resources Survey
 - Orange
 - Red

- National Register
 - NRHP - Property
 - NRHP - District
 - NHL - Property
 - NHL - District
- Special Districts



SCALE
N.T.S.

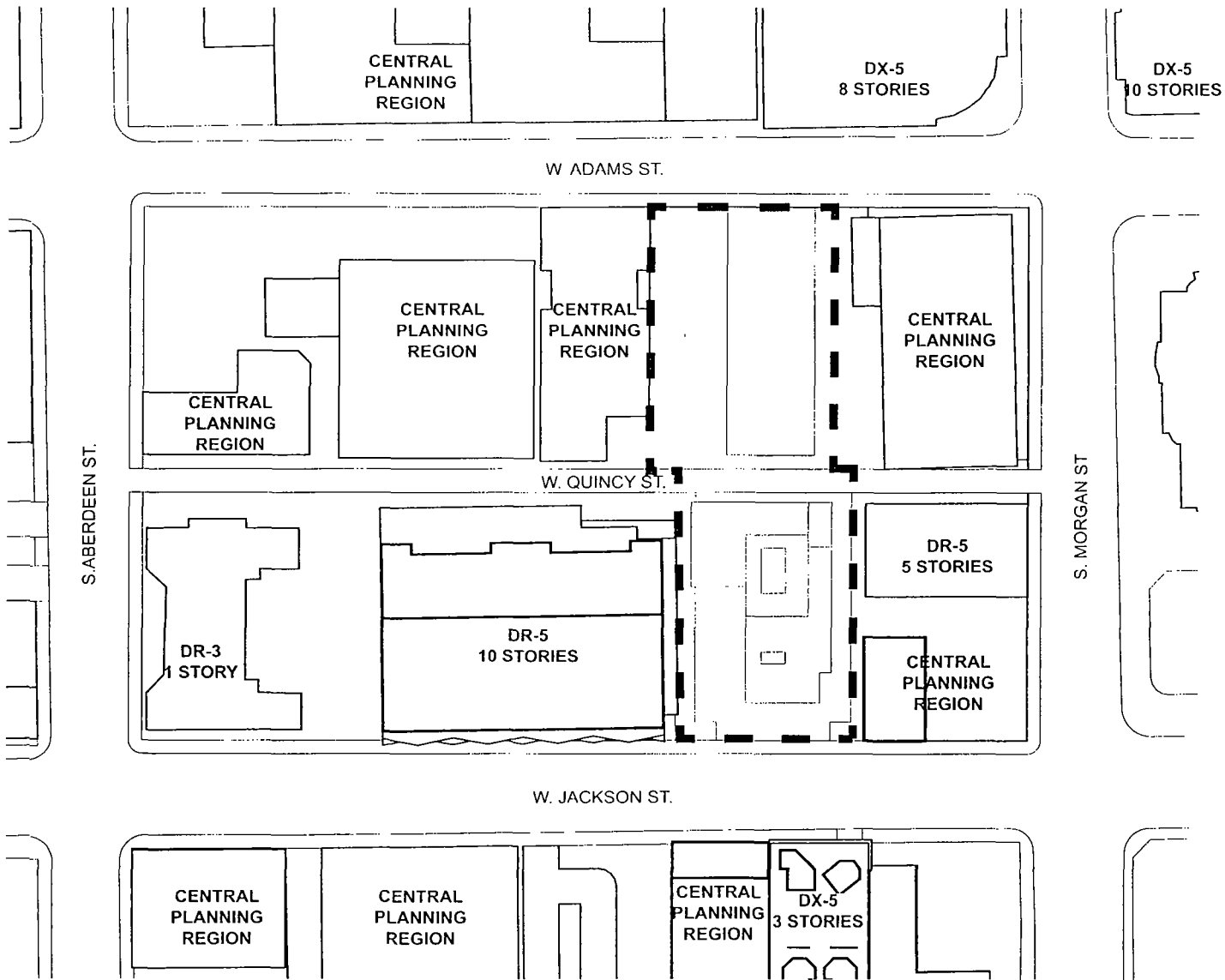
EXISTING ZONING MAP

BKV
GROUP

APPLICANT:
ADDRESS:

INTRODUCTION
PLAN COMMISSION

1016 W. JACKSON LLC
1012-24 WEST JACKSON BOULEVARD
1015-27 WEST ADAMS STREET
OCTOBER 26, 2022
FEBRUARY 16, 2023

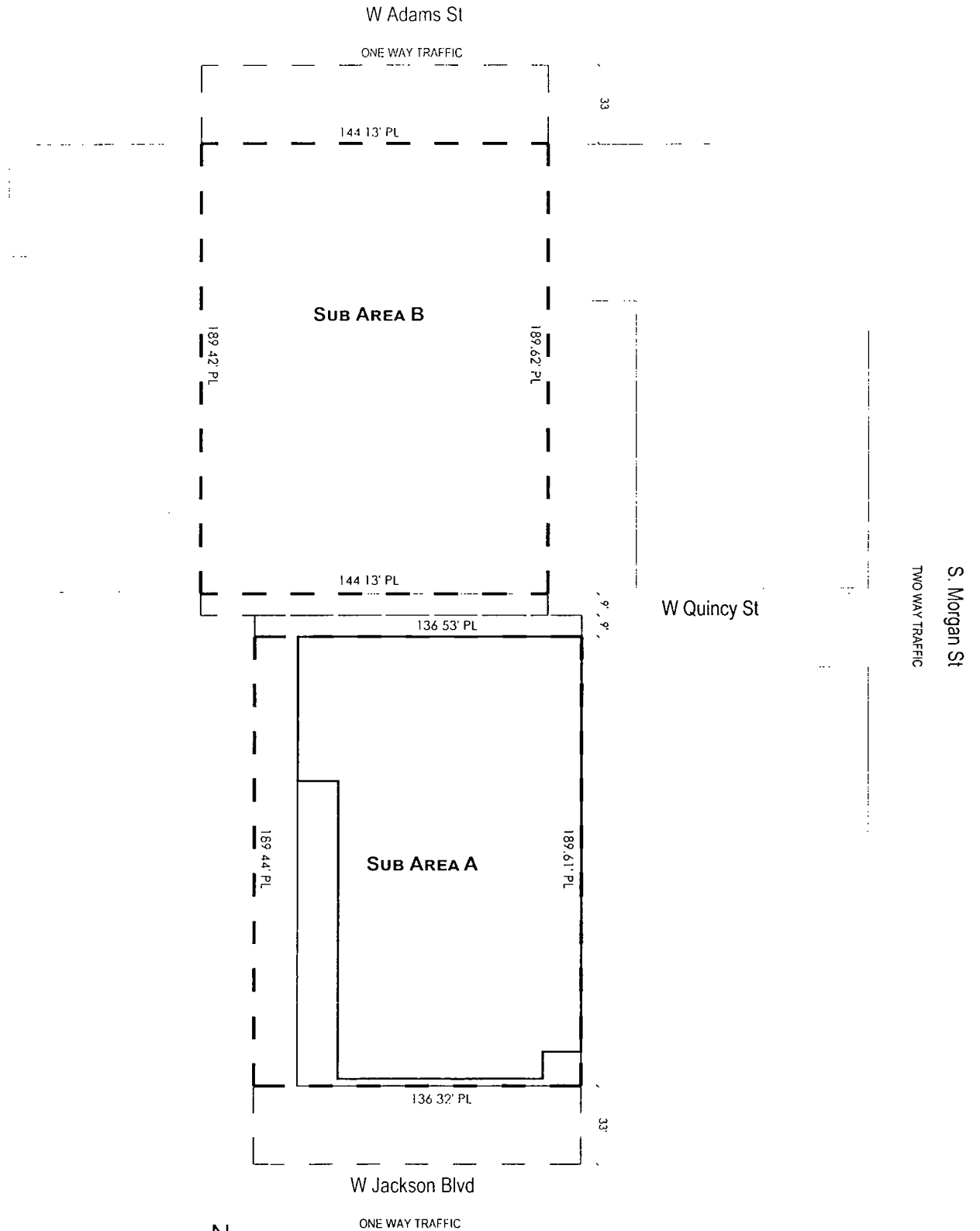


SCALE
1" = 120'-0"

EXISTING LAND USE MAP

BKV
GROUP

APPLICANT:	1016 W. JACKSON LLC
ADDRESS:	1012-24 WEST JACKSON BOULEVARD 1015-27 WEST ADAMS STREET
INTRODUCTION:	OCTOBER 26, 2022
PLAN COMMISSION:	FEBRUARY 16, 2023



SCALE
1" = 60'-0"



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

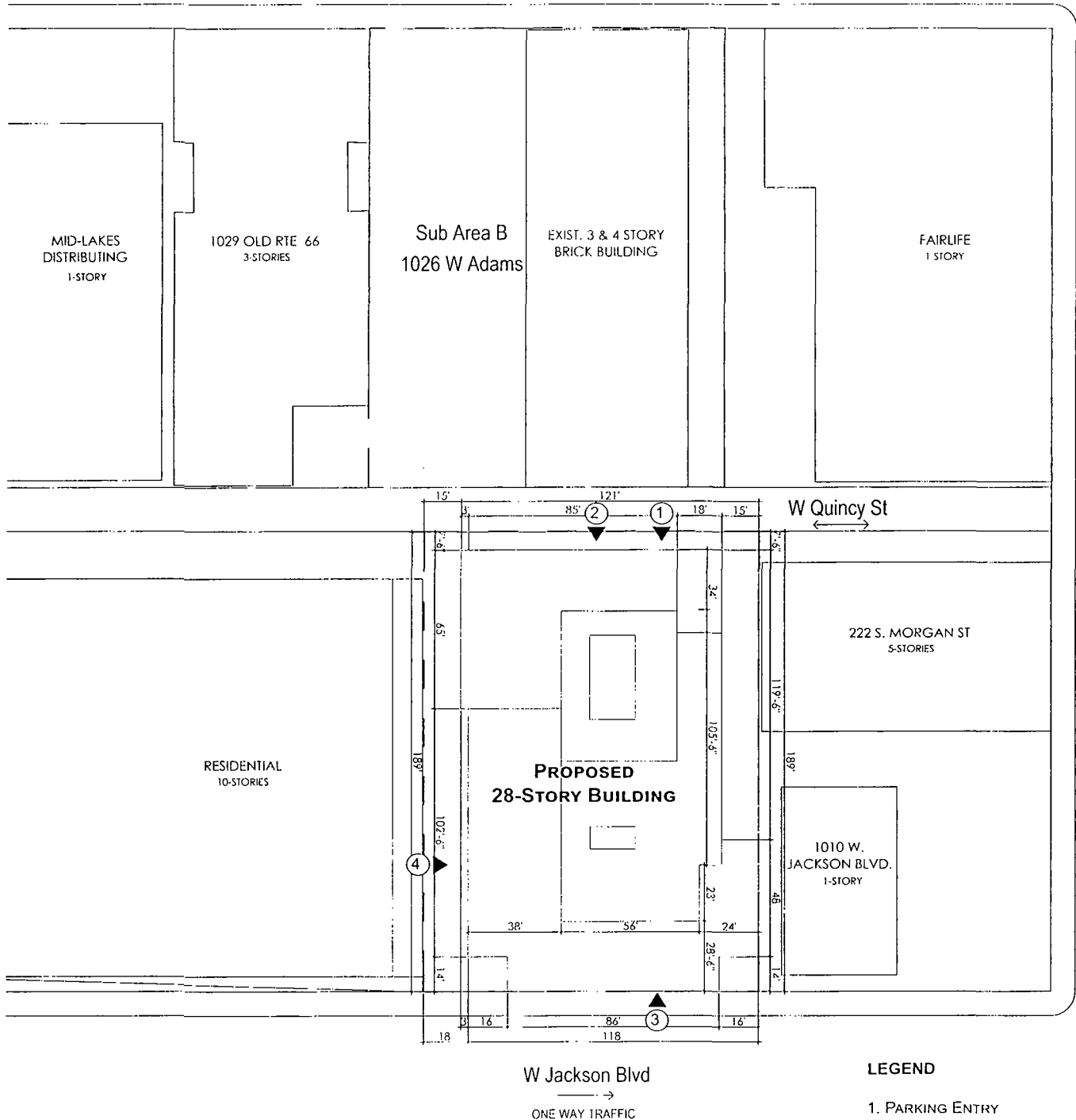
BKV
GROUP

APPLICANT:
ADDRESS:

INTRODUCTION:
PLAN COMMISSION:

1016 W. JACKSON LLC
1012-24 WEST JACKSON BOULEVARD
1015-27 WEST ADAMS STREET
OCTOBER 26, 2022
FEBRUARY 16, 2023

W Adams St
 ←
 ONE WAY TRAFFIC



LEGEND

- 1. PARKING ENTRY
- 2. LOADING ENTRY
- 3. RETAIL ENTRY
- 4. RESIDENTIAL ENTRY

OVERALL SITE PLAN

SCALE
 1" = 60'-0"



BKV
 GROUP

APPLICANT:
 ADDRESS:

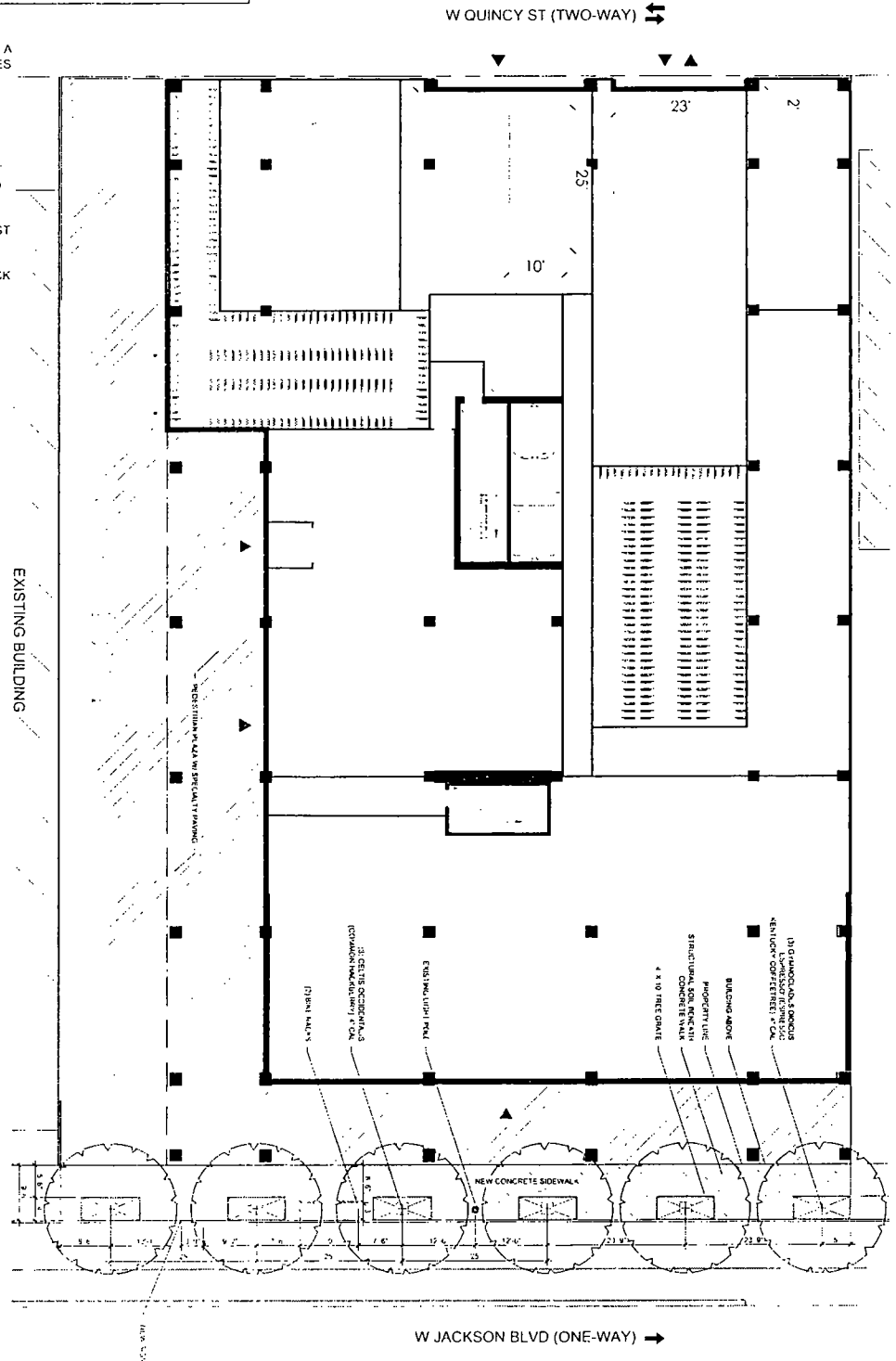
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PLANT SCHEDULE				
QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	REMARKS
SHADE TREES				
3	<i>Celtis occidentalis</i>	Common Hackberry	B&B 4" cal	matching heads, 6-7 min clear branch height
3	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B 4" cal	matching heads, 6-7 min clear branch height

GENERAL NOTES

- ALL GRATED AT GRADE PLANTERS WILL BE 4'X10' WITH A 24" OPENING SET AT BACK OF CURB. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.
- 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT-GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
- NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL, SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.



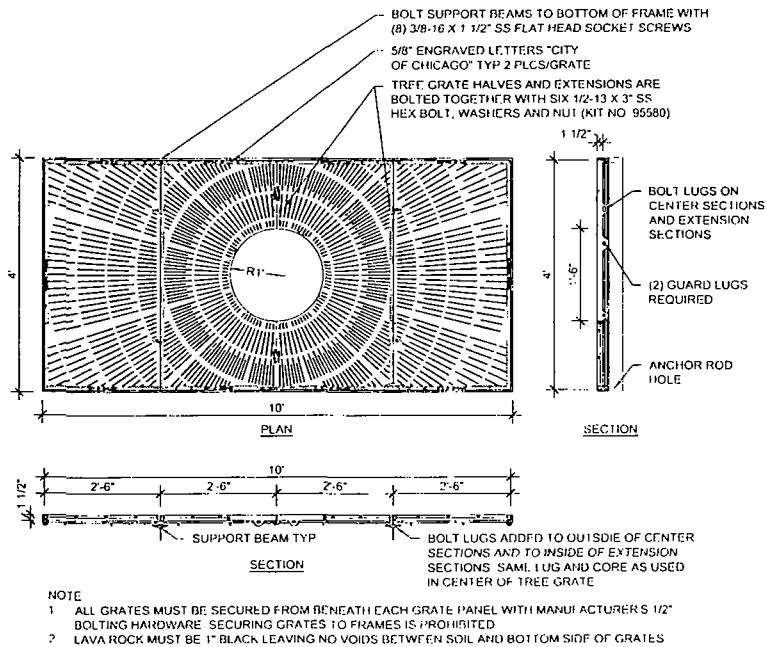
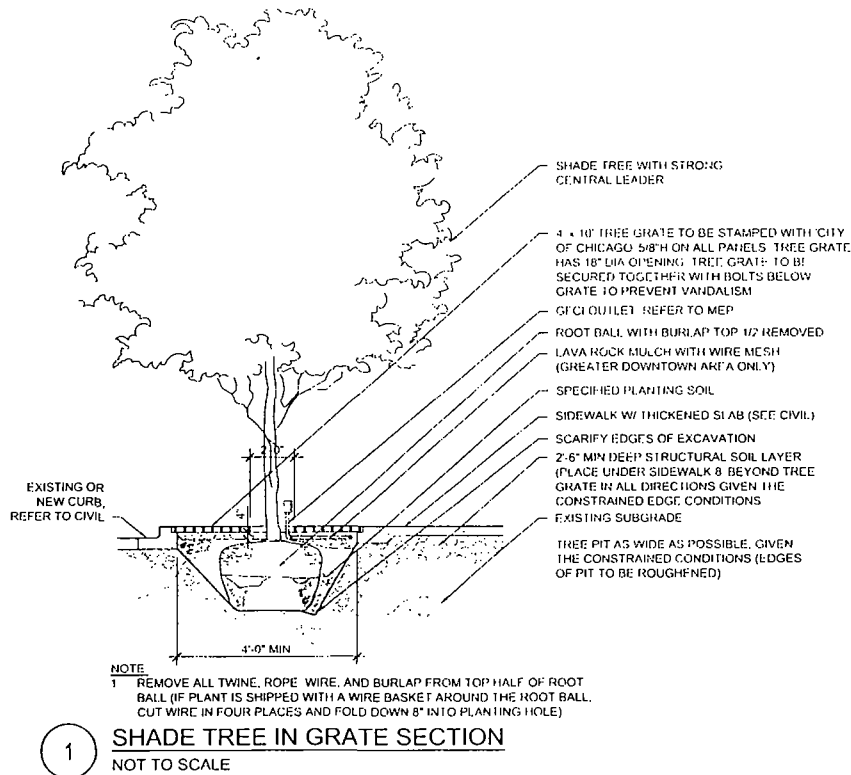
LANDSCAPE PLAN

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APPLICANT:
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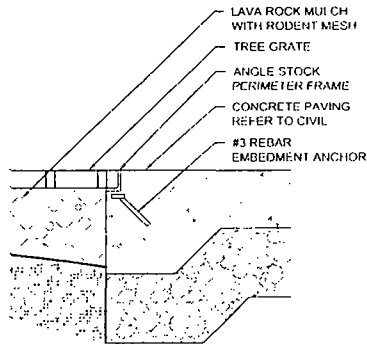
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2 **TREE GRATE DETAIL**
1/4" = 1'-0"

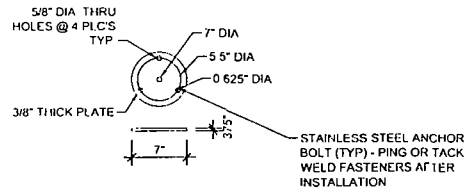
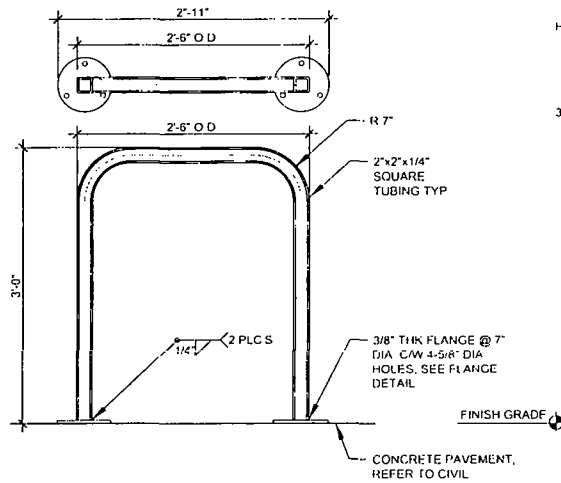
SITE DETAILS



NOTE
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

3

TREE GRATE AT CONCRETE DETAIL
3/4" = 1'-0"



FLANGE DETAIL

4

CDOT STANDARD U-RACK BIKE RACK
1" = 1'-0"

SITE DETAILS

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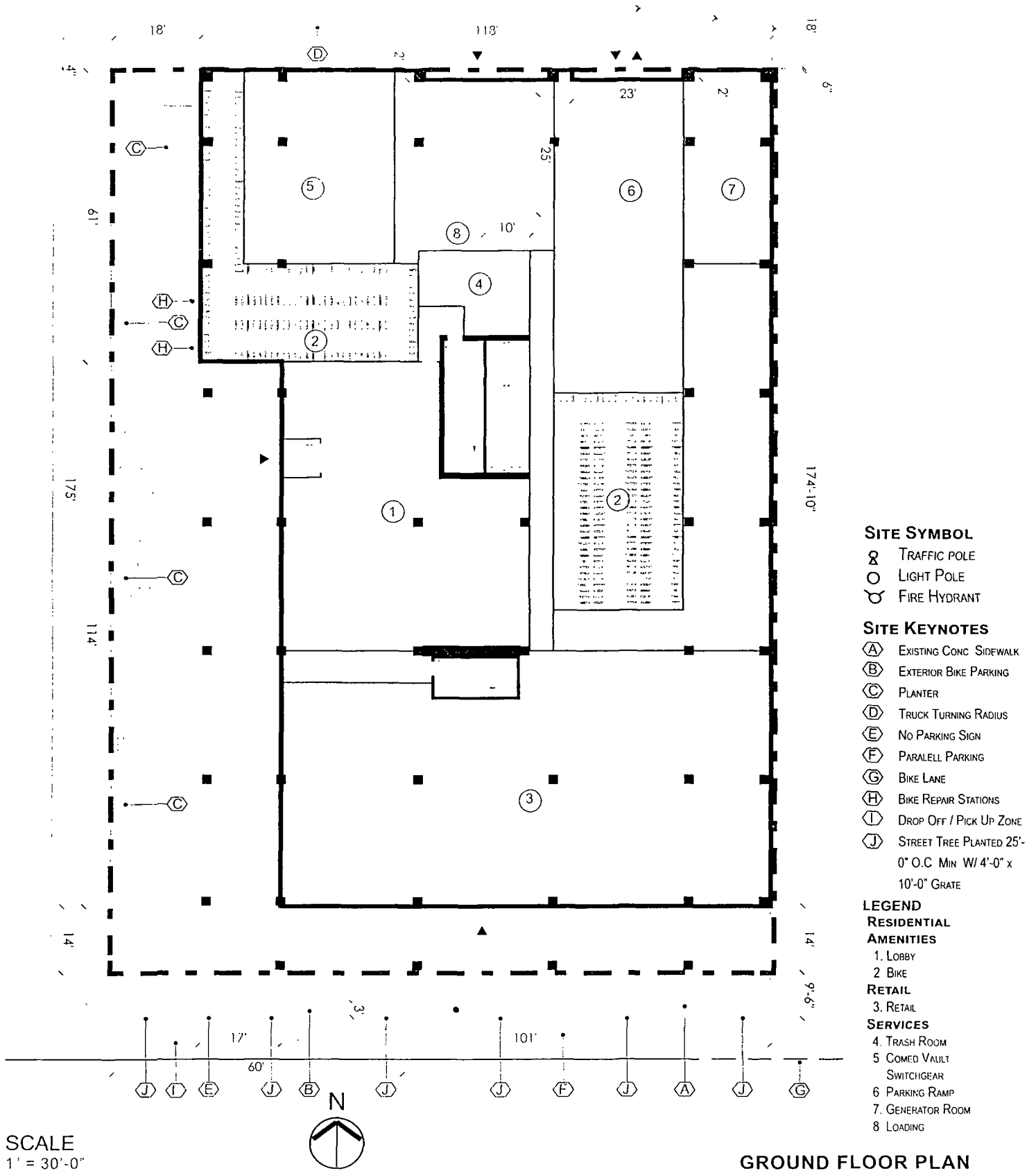
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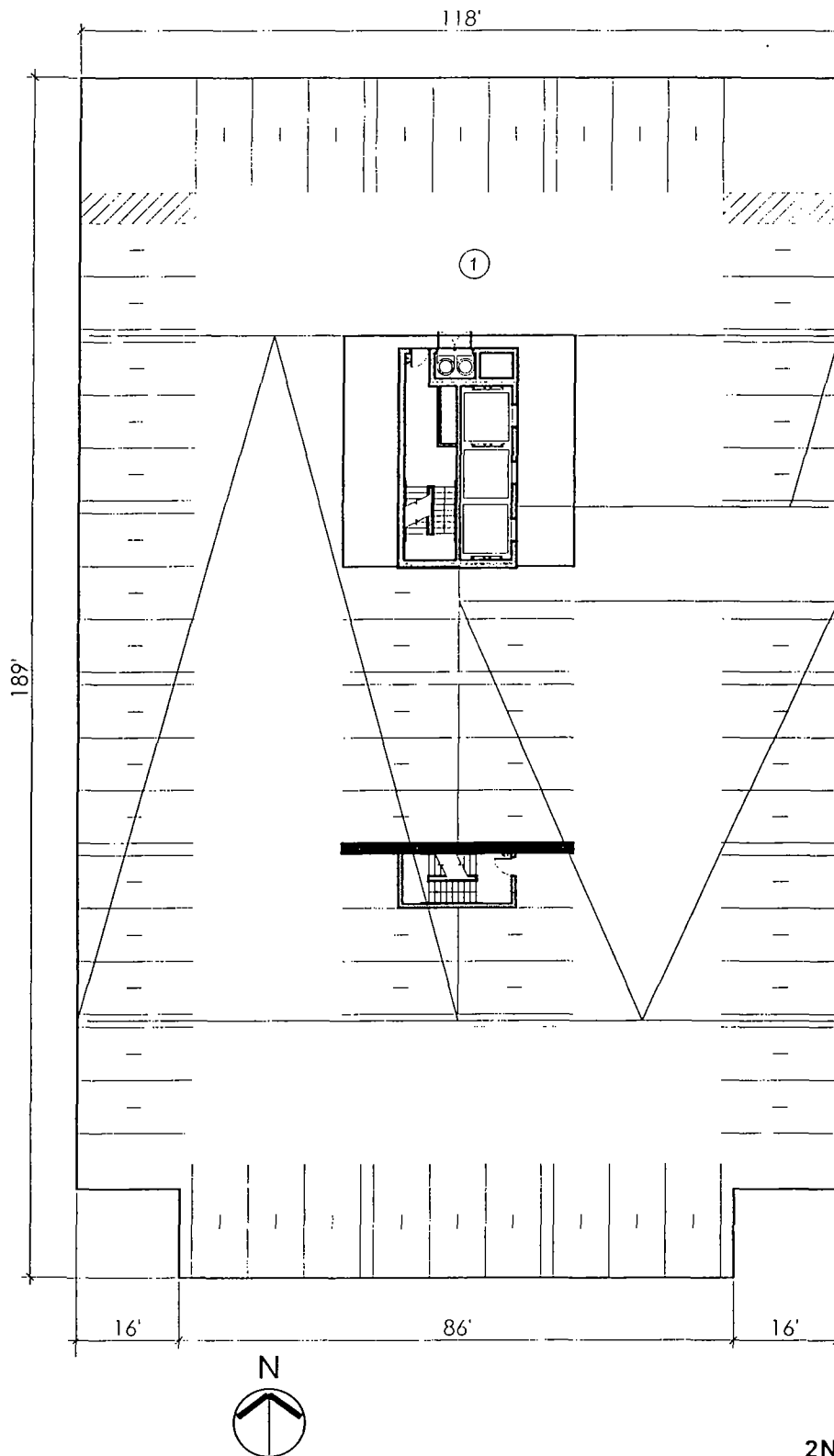


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2ND-3RD FLOOR PLAN

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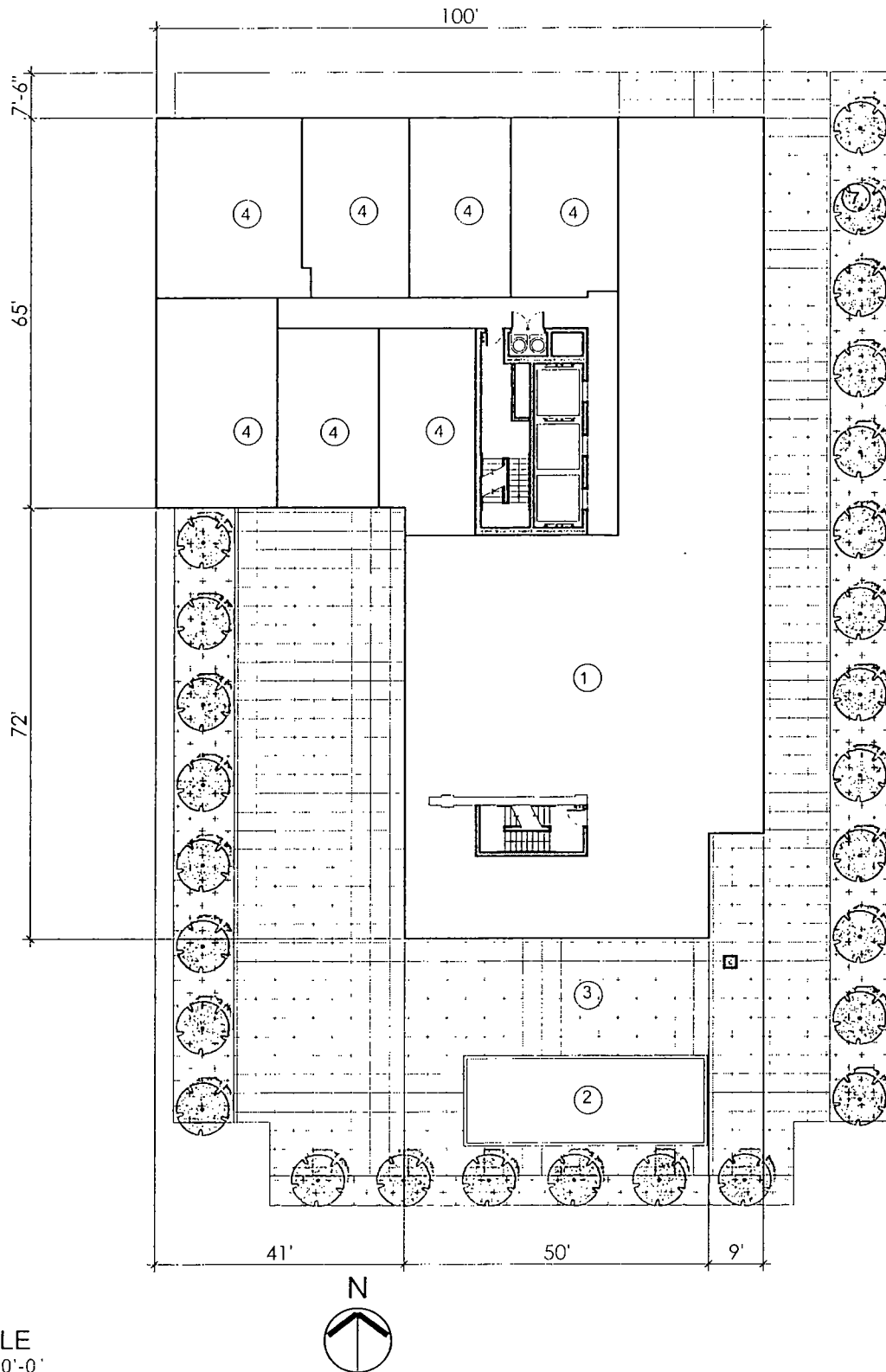
1016 W. JACKSON LLC

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FEBRUARY 16, 2023



LEGEND

RESIDENTIAL AMENITIES

- 1 AMENITY
- 2 POOL
- 3 DECK

RESIDENTIAL

- 4. RESIDENTIAL UNIT

SCALE
1" = 30'-0"

4TH FLOOR PLAN

BKV
GROUP

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1016 W. JACKSON LLC

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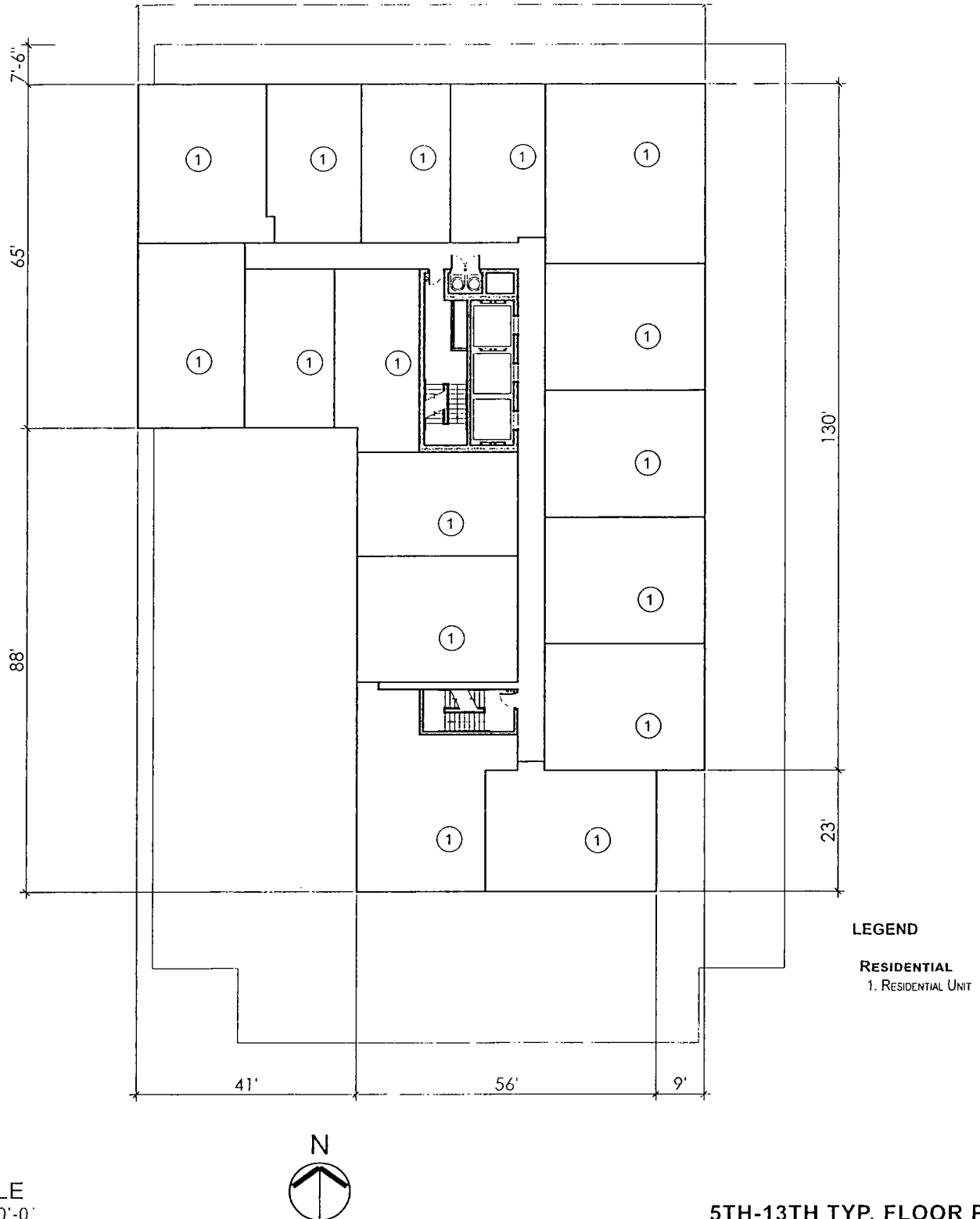
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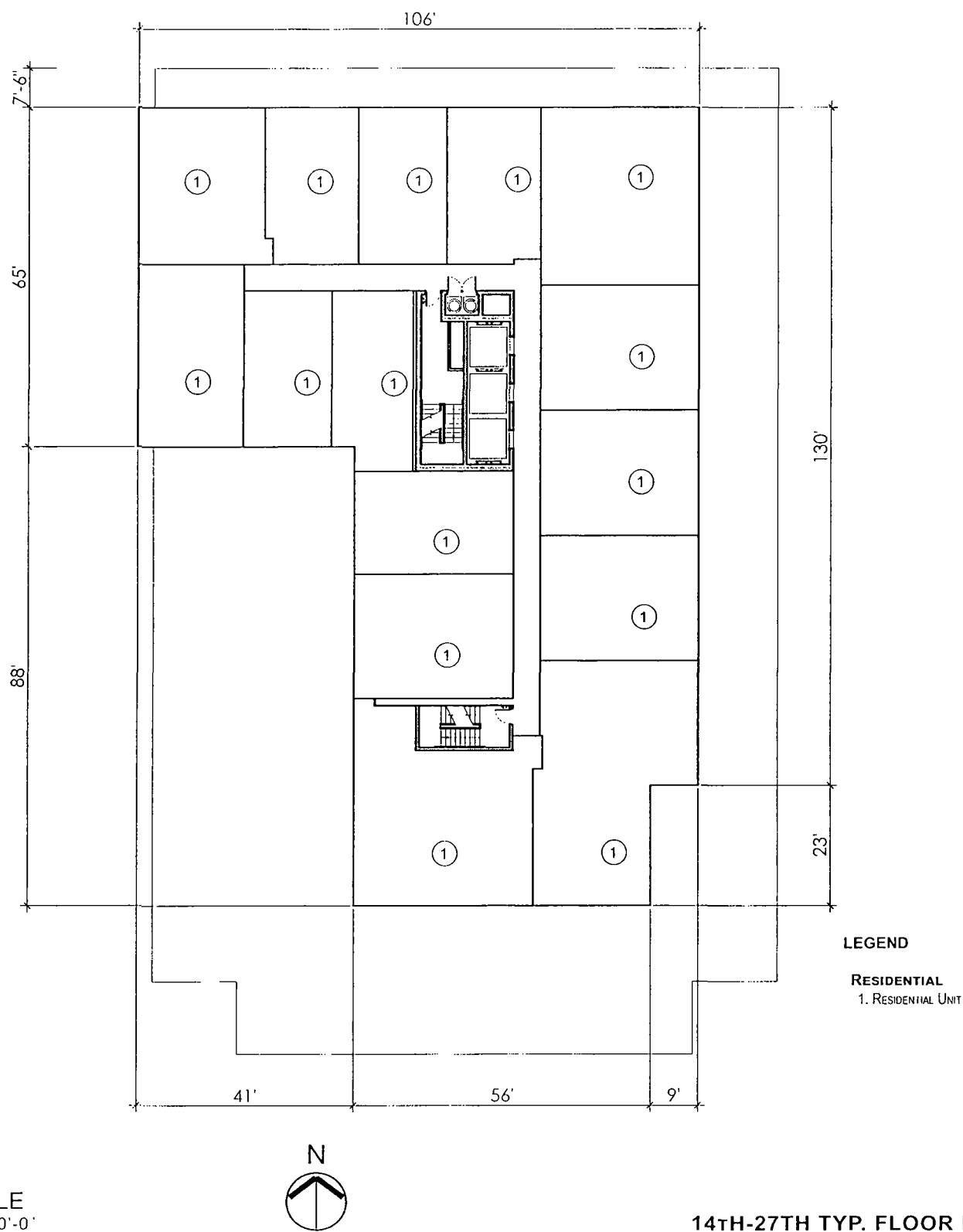
SCALE
 1" = 30'-0"

BKV
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SCALE
1" = 30'-0"

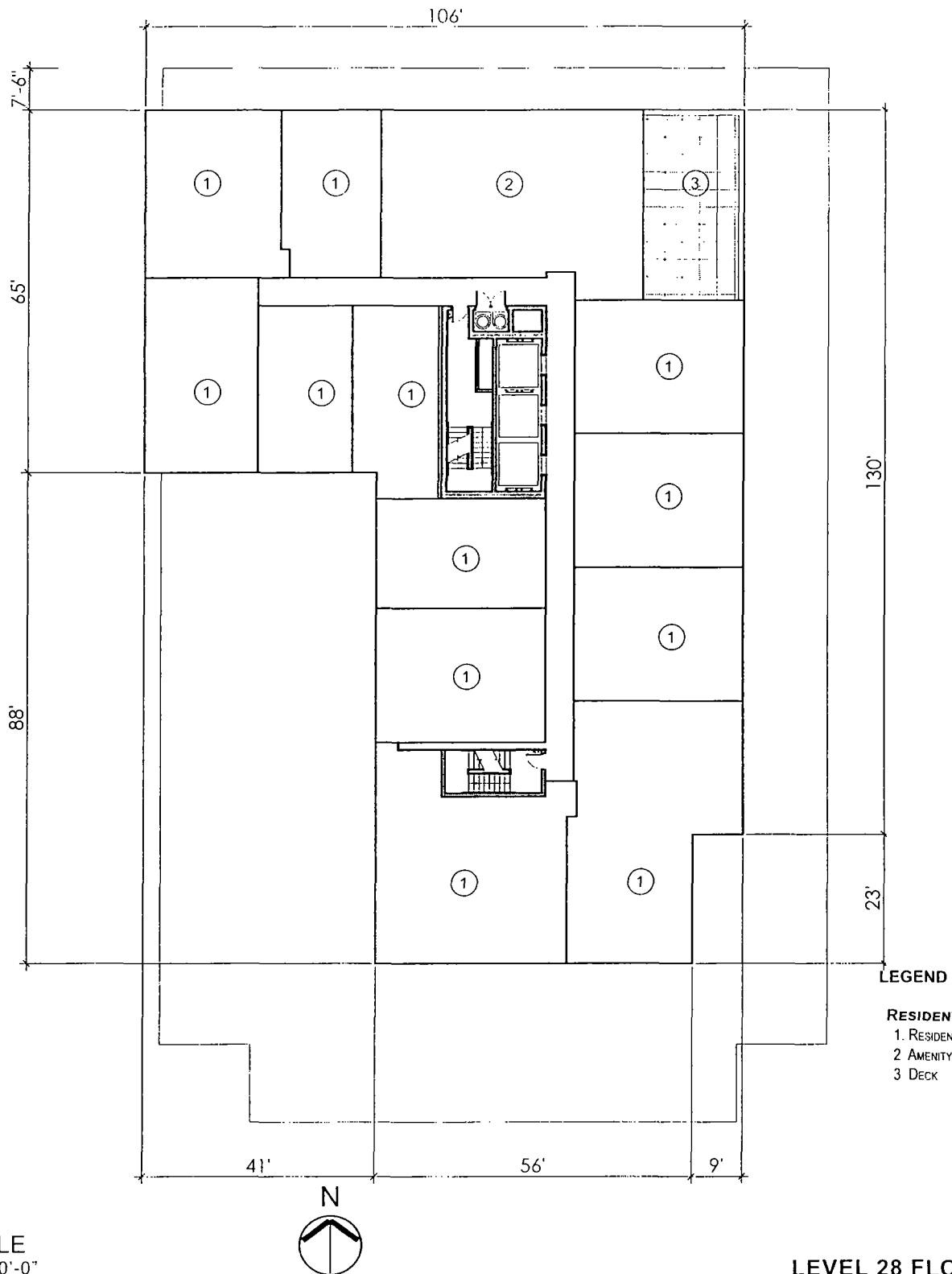
14TH-27TH TYP. FLOOR PLAN

BKV
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SCALE
1" = 30'-0"

LEVEL 28 FLOOR PLAN

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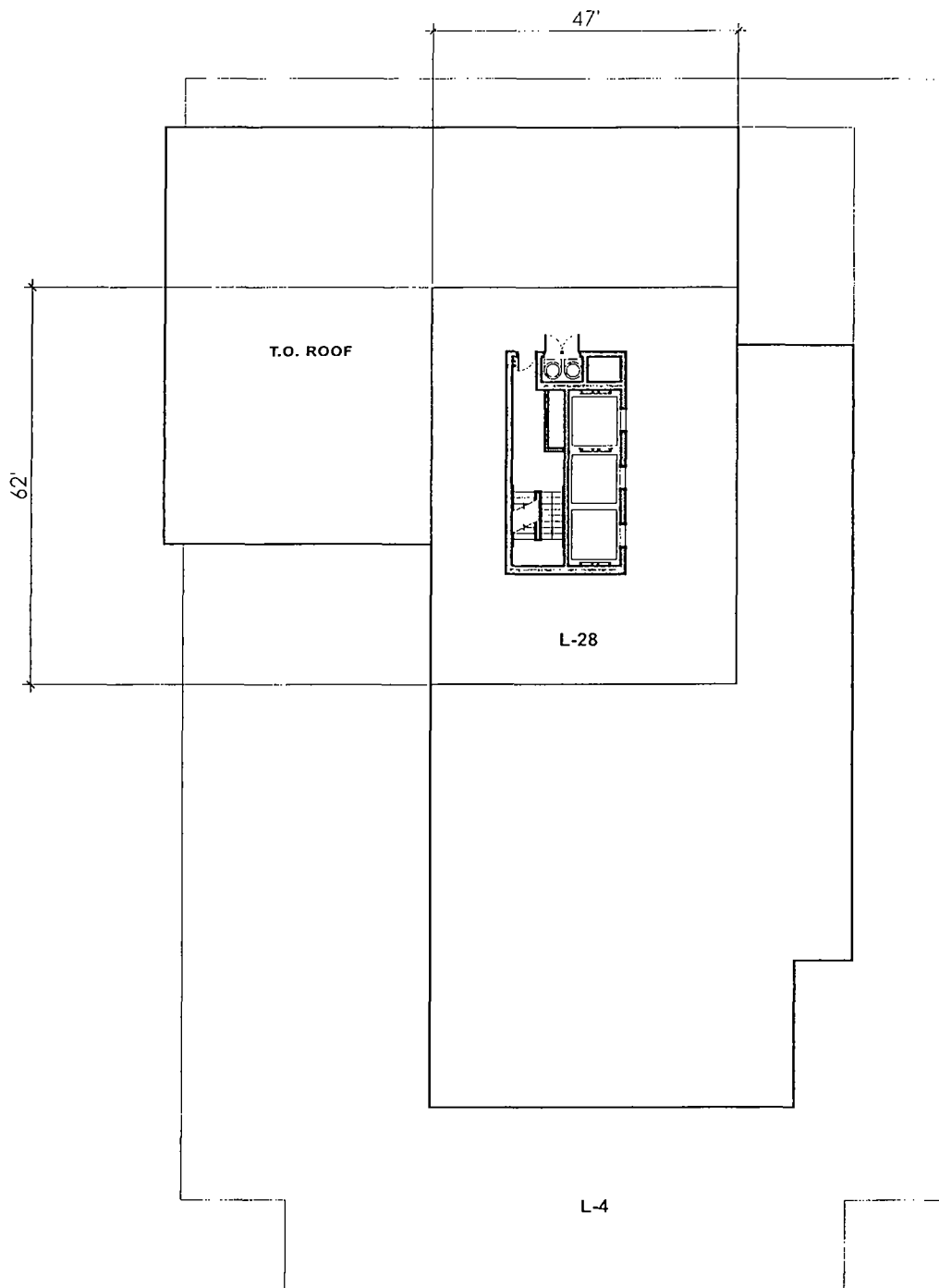
1015-27 WEST ADAMS STREET

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SCALE
1" = 30'-0"



ROOF PLAN

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APPLICANT:
ADDRESS.

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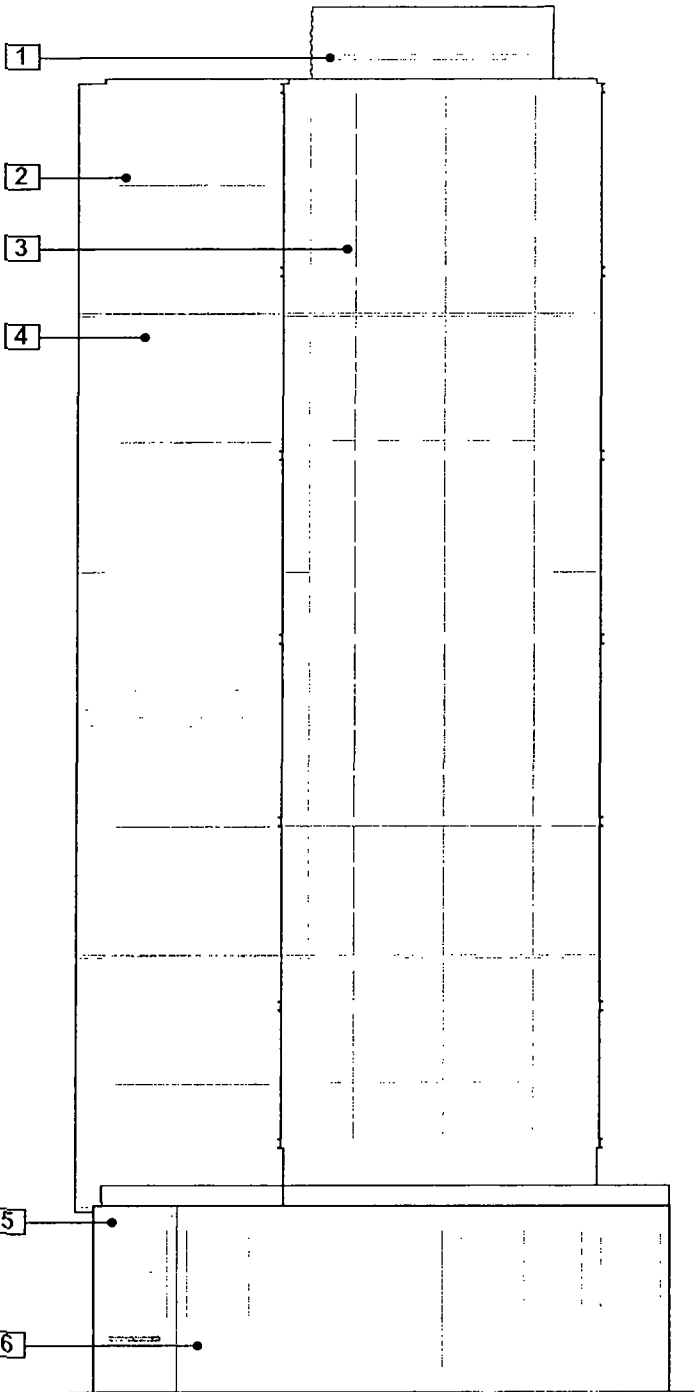
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MATERIAL LEGEND

- 1. METAL SCREEN WALL
- 2. METAL PANEL
- 3. GLASS TYPE 1
- 4. GLASS TYPE 2
- 5. PAINTED METAL
- 6. STOREFRONT GLASS
- 7. METAL LOUVER
- 8. GARAGE DOOR
- 9. MURAL

T.O. ROOF
295'-0"

LEVEL 28
275'-6"



SCALE
1" = 60'-0"

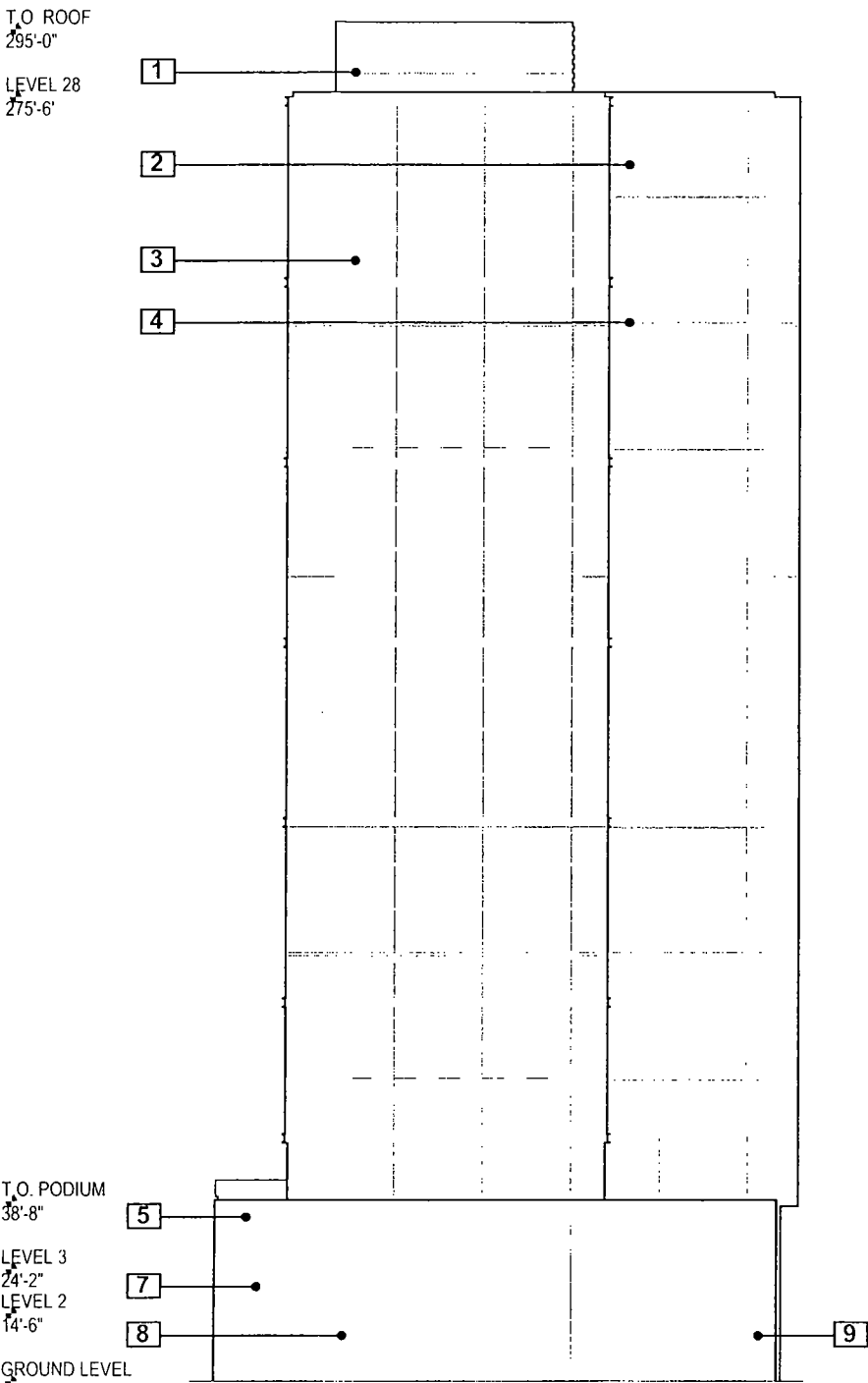
SOUTH ELEVATION

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GROUP

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MATERIAL LEGEND

- 1 METAL SCREEN WALL
- 2 METAL PANEL
- 3 GLASS TYPE 1
- 4 GLASS TYPE 2
- 5 PAINTED METAL
- 6 STOREFRONT GLASS
- 7 METAL LOUVER
- 8 GARAGE DOOR
- 9 MURAL



SCALE
1" = 60'-0"

NORTH ELEVATION

BKV
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1. METAL SCREEN WALL
2. METAL PANEL
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4. GLASS TYPE 2
5. PAINTED METAL
6. STOREFRONT GLASS
7. METAL LOUVER
8. GARAGE DOOR
9. MURAL

T.O. ROOF
295'-0"

LEVEL 28
275'-6"

2

4

3

2

T.O. PODIUM
38'-8"

LEVEL 3
24'-2"

LEVEL 2
14'-6"

GROUND LEVEL

5

6

SCALE
1" = 60'-0"

EAST ELEVATION

BKV
GROUP

APPLICANT:

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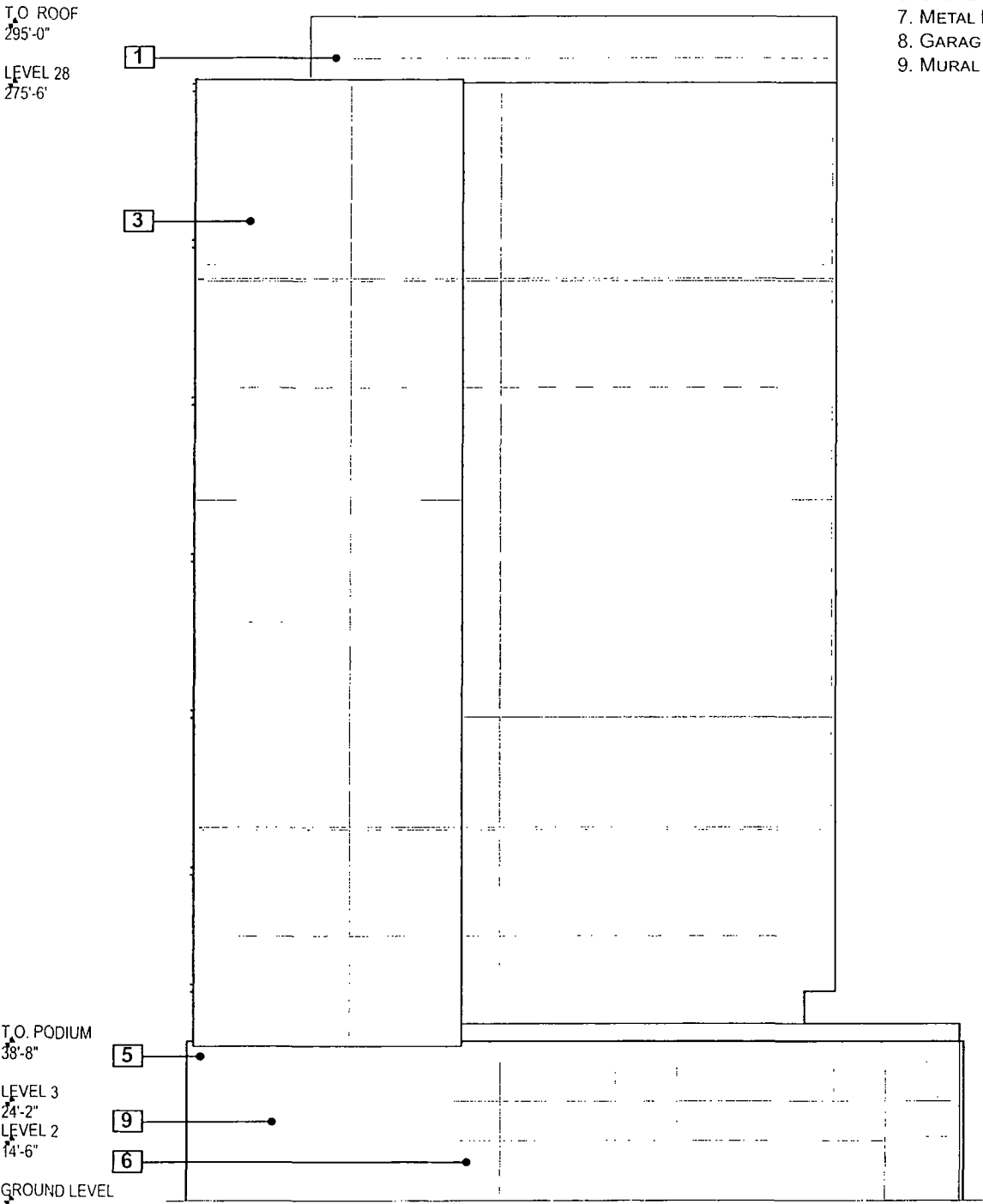
1015-27 WEST ADAMS STREET

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MATERIAL LEGEND

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- 2. METAL PANEL
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- 6. STOREFRONT GLASS
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SCALE
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WEST ELEVATION

BKV
GROUP

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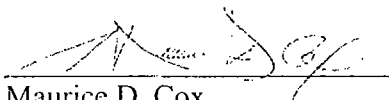


APPLICATION NO. 21176

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: February 16, 2023

Re: Proposed Residential Business Planned Development at 1016 W. Jackson Blvd.
(Application #21176)

On February 16, 2023, the Chicago Plan Commission recommended approval of a proposed Residential Business Planned Development submitted by 1016 W Jackson 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 and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-9476.

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