

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential-Business Planned Development Number ____ (Planned Development) consists of approximately 133,021 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property"). Chicago 413 Carpenter LLC is the owner of a portion of the Property and the "Applicant" for this Planned Development pursuant to authorization from the remaining owners.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago.

Prior to issuance of any site plan approval as contemplated by Statement 15, the Applicant shall submit a site plan and coordinate with CDOT to determine whether an updated traffic study is required in conjunction with each site plan approval submission that contemplates the full extent of the proposed development reflected in such site plan and which details the anticipated vehicular and pedestrian impact of such project on both the subject site and area infrastructure. Further, the Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans.

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

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limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

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

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

As part of this project, the Applicant agrees to contribute \$750,000 to CDOT towards the cost of railroad crossing upgrades and signal improvements as follows: \$500,000 prior to the issuance of a certificate of occupancy for Subarea C and \$125,000 prior to the issuance of a certificate of occupancy for each of Subareas A and B.

Finally, the Applicant commits to fund the installation of one Divvy bike share station with no less than 15 docks.

4. This Plan of Development consists of 19 Statements: a Bulk Regulations Table and the following "Plans": Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; Planned Development Subarea Map; Site Plan; Landscape Plan; Building Elevations (400 N Morgan – Subarea A) (North, West, South, East); Concept Wall Vignette – 400 N Morgan (Subarea A); Building Elevations (370 N Morgan – Subarea C) (North, West, South, East); Concept Wall Vignette – 370 N Morgan (Subarea C); and Future Phase Design Guidelines, prepared by Gensler and dated August 17, 2023, and an ARO Affordable Housing Profile Form, 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 located above the ground floor; Day Care (subject to future site plan review); Animal Services (Sales and Grooming, Veterinary, excluding kenneling and boarding); Artist Work or Sales Space; Business Support Services (except day labor employment agency); Eating and Drinking Establishments (all); Financial Services (all, excluding Payday/Title Secured Loan Store and Pawn Shop); Food and Beverage Retail Sales (except as more specifically regulated); Lodging (all, subject to Site Plan Approval); Liquor Sales (as accessory use); Medical Service; Office; Personal Service (all); Retail

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Sales; Indoor Participant Sports and Recreation; Entertainment and Spectator Sports (Subarea B only; all, except Wagering Facility); Co-Located Wireless Communication Facilities; accessory parking; and accessory and incidental uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 133,021 square feet of net site area and a base FAR of 7.0. The Applicant acknowledges that the project has received a bonus FAR of 4.2, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.2. 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, 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, including Section 17-13-0800. 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 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 the respective subarea, 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

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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 sufficient liability insurance coverage for the operation of the Open Space for public use. The Open Space shall be open to the public, free of charge, during normal park hours from 6:00am to 11:00pm every day of the year, and the Applicant shall post a sign at all entries visible from the public right of way stating the same. The Open Space may be subject to partial closure for private use up to twelve (12) days in a calendar year. Any additional use of the Open Space for private use shall be subject to the approval of DPD.

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.

In order to encourage architectural diversity and excellence in design, the Applicant will provide a detailed checklist to show and ensure that each site plan submittal substantially complies with the Design Guidelines as part of the Part II Review process. Revisions and modifications to any previously approved site plan, landscape plan or building elevations must be substantially consistent with the aforementioned guidelines.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any building in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Chicago Zoning Ordinance. Review and approval by Department of Planning and Development (DPD) and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which

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approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II approval for any portion of Subarea B 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.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

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

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

The 14,000 square feet of Open Space in Subarea B must be located on the northeast corner of West Kinzie Street and North Morgan Street. The Open Space must be contiguous and located at the ground floor.

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

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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. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the 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.
17. The Applicant acknowledges and agrees that the rezoning of the Property from the DS-5 Downtown Service District, C1-5 Neighborhood Commercial District, M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District and then to this Residential-Business Planned Development (“PD”) No. _____ is an “entitlement” that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the “ARO”). The PD is located in a “downtown district” within the meaning of the ARO and permits the construction of 1,450 dwelling units. The Applicant intends to construct 1,450 rental units in multiple buildings (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, as specified in the ARO rules. All off-

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site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 290 affordable units (20% of 1,450) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 290 affordable units in the rental buildings 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 97 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 16 of the 97 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

This PD is located in the Fulton Market Innovation District (the "FMID"). The Chicago Plan Commission adopted a plan for the FMID in July 2014, and approved an update to the plan (the "FMID Plan Update") in February 2021. The FMID Plan Update allows residential uses north of Lake Street in the FMID and establishes a 30% affordability goal for new residential projects in that area. In order to achieve that goal, the City's Department of Housing ("DOH") is committed to offering developers a menu of public assistance. The Applicant agrees to collaborate with DOH to provide an additional 145 affordable units (10% of 1,450) either on-site or in an off-site location within the boundaries of the FMID, in accordance with the FMID Plan Update (the "FMID Units"). Specifically, the Applicant and DOH will collaborate to establish the additional cost associated with the construction of the FMID Units, including review of a detailed budget and proforma. The Applicant will work with DOH to identify public financial assistance to fund the FMID Units, whether on-site or off-site through a potential partnership with an affordable housing developer. To that end, the Applicant (a) has submitted an intake form to initiate the process required to apply for financial assistance from the City, including, but not limited to, 4% Low Income Housing Tax Credits (the "FMID Financial Assistance") and (b) has agreed to collaborate with DOH to explore partnerships with affordable housing developers to provide the FMID Units. If the Applicant is not awarded FMID Financial Assistance or is unable to form a partnership with an affordable housing developer on terms that will fully fund the cost of the FMID Units to meet the 30% affordability goal, the Applicant may proceed with the development of the Project without providing the unfunded FMID Units, provided, however, the Applicant must notify DOH of its determination that providing all of the FMID Units is not feasible at least 6 months prior to the issuance of the first vertical improvements permit for any residential building in the PD by providing to DOH a written explanation therefor, and, at DOH's request, the Applicant must provide an informational presentation to the Plan Commission on such determination prior to the issuance of such permit. Notwithstanding the foregoing, if DOH is unable to award the Applicant any FMID Financial Assistance, such presentation will not be requested.

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

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amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD, and will constitute a lien against such property. If the IHA is executed before the Applicant and DOH complete negotiations regarding the FMID Units, the Applicant agrees to update, amend and rerecord the IHA as necessary to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, 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.

18. The Applicant acknowledges that the Property is located in the Kinzie Industrial Corridor 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, the Planned Development 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 the Planned Development; provided, however, if the Planned Development 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.
19. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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

Gross Site Area (sf):	180,594
Area in Public Right of Way (sf):	47,573
Net Site Area (sf):	133,021
Subarea A:	40,923
Subarea B:	58,260
Subarea C:	33,838
Maximum Floor Area Ratio:	11.2
Subarea A:	10.9
Subarea B:	10.5
Subarea C:	12.7
Maximum Number of Dwelling Units:	1,450
Subarea A:	478
Subarea B:	480
Subarea C:	492
Minimum Parking:	
Subarea A:	192
Subarea B:	Subject to future site plan approval
Subarea C:	225
Maximum Height:	478'
Subarea A:	478'
Subarea B:	475'
Subarea C:	410'
Minimum Loading:	

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Subarea A:	2 (10'x25')
Subarea B:	Per site plan approval
Subarea C:	2 (10'x25')
Minimum Bicycle Parking:	1 per residential unit
Minimum Setbacks:	Per plans

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO.

More information is online at www.cityofchicago.gov/ARO.

Submit the completed AHP to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: aro@cityofchicago.org.

Date: April 12, 2023

DEVELOPMENT INFORMATION

Development Name: Kinzie Morgan

Development Address: 370 N Morgan, 400 N Morgan (401 N Morgan - Future Phase)

Zoning Application Number, if applicable: 22065 Ward: 27th

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

- 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
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- 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 Chicago 413 Carpenter LLC

Developer Contact Hymie Mishan

Developer Address 2 Ethel Road, Suite 205A, Edison, NJ 08817

Email hm@vistaprop.com

Developer Phone 212-377-3121

Attorney Name DLA Piper - Katie Jahnke Dale

Attorney Phone 312-368-2153

TIMING

Estimated date marketing will begin Q4 2024

Estimated date of building permit* Q4 2023

Estimated date ARO units will be complete Q2 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.

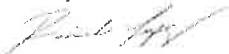
PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)



Developer or their agent

8.16.23

Date



ARO Project Manager, DOH

8//16/2023

Date

Applicant Contact Information

Name: Katie Jahnke Dale

Email: katie.dale@dlapiper.com

Development Information

Submitted Date: 04/12/2023

Address(es):

370 N Morgan St, Chicago, Illinois, 60607

400 N Morgan St, Chicago, Illinois, 60607

401 N Morgan St, Chicago, Illinois, 60607

Development Name: Kinzie Morgan

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: 2021 ARO APPLIES (2-44-085)

Information

Ward: 27

ARO Zone: Downtown

Details

ARO Trigger: Downtown Planned

Development Total Units: 1,450

Development Type: Rent

Date Submitted: 01/18/2023

Requirements

ARO Unit Obligation: 290 (20% of 1,450 total units)

How do you intend to meet your ARO obligation?

Required Built Units: 145

Off-Site: 0

Required On-Site Units: 73

Off-Site to CHA or Authorized agency: 0

On-Site to CHA or Authorized Agency: 0

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Subarea A: 400 N. Morgan Street, Chicago, IL

How do you intend to meet your ARO obligation for Subarea A?

Total Units: 478	ARO Obligation: 96
On-Site: 96	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
In-lieu Fee: \$0.00	
Total Units: 96	

Subarea B: 401 N. Morgan Street, Chicago, IL

How do you intend to meet your ARO obligation for Subarea B?

Total Units: 480	ARO Obligation: 96
On-Site: 96	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
In-lieu Fee: 0	
Total Units: 96	

Subarea C: 370 N. Morgan Street, Chicago, IL

How do you intend to meet your ARO obligation for Subarea C?

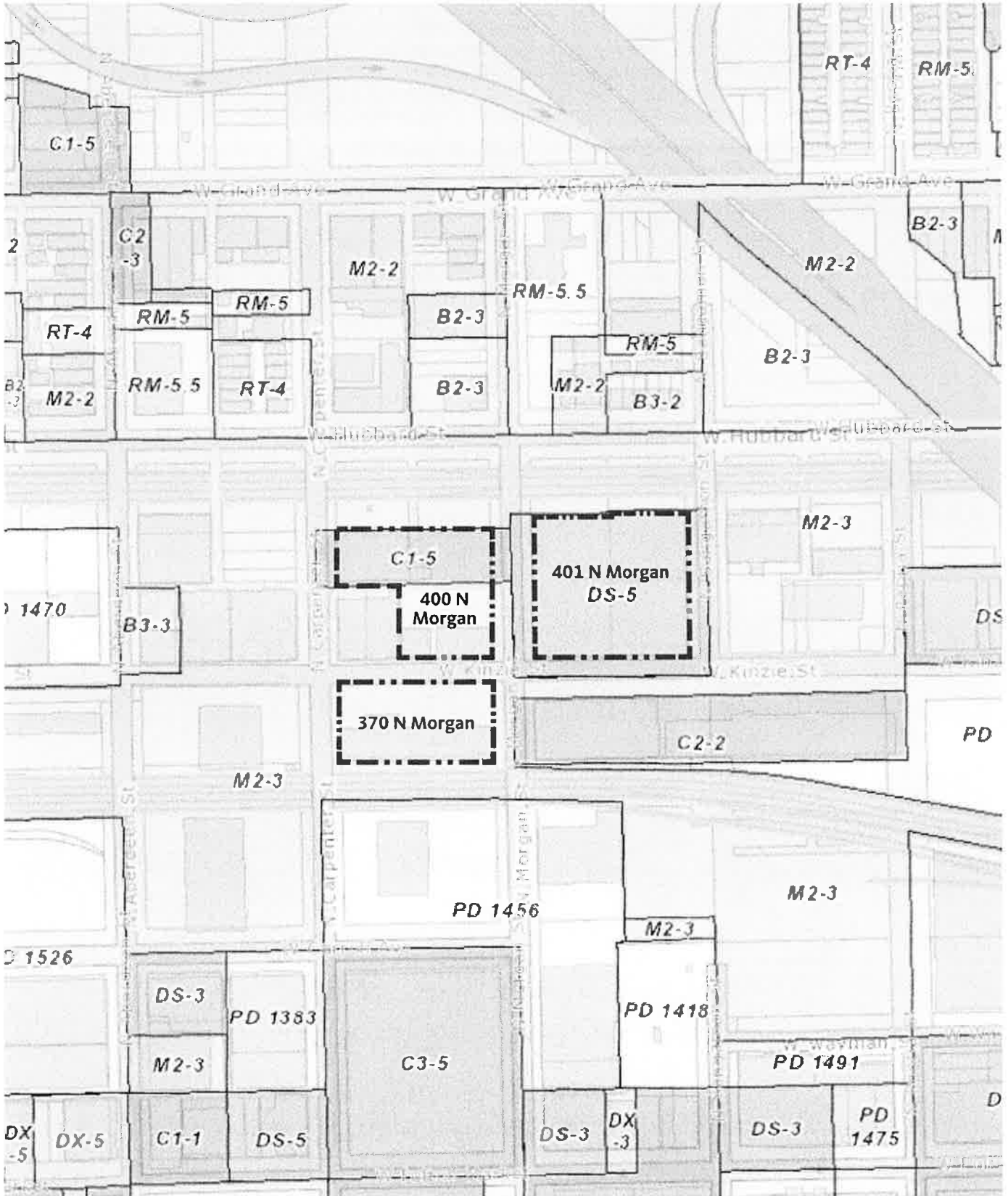
Total Units: 492	ARO Obligation: 98.4
On-Site: 98.4	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
In-lieu Fee: 0	
Total Units: 98.4	

THIS IS A PRELIMINARILY APPROVED AHP, WHICH WILL BE REVISED AND REVIEWED SUBJECT TO ARO RULES WHEN FURTHER PROJECT DETAILS ARE DETERMINED.



8/16/2023
Ricardo Lopez, ARO Project Manager, DOH

EXISTING ZONING MAP



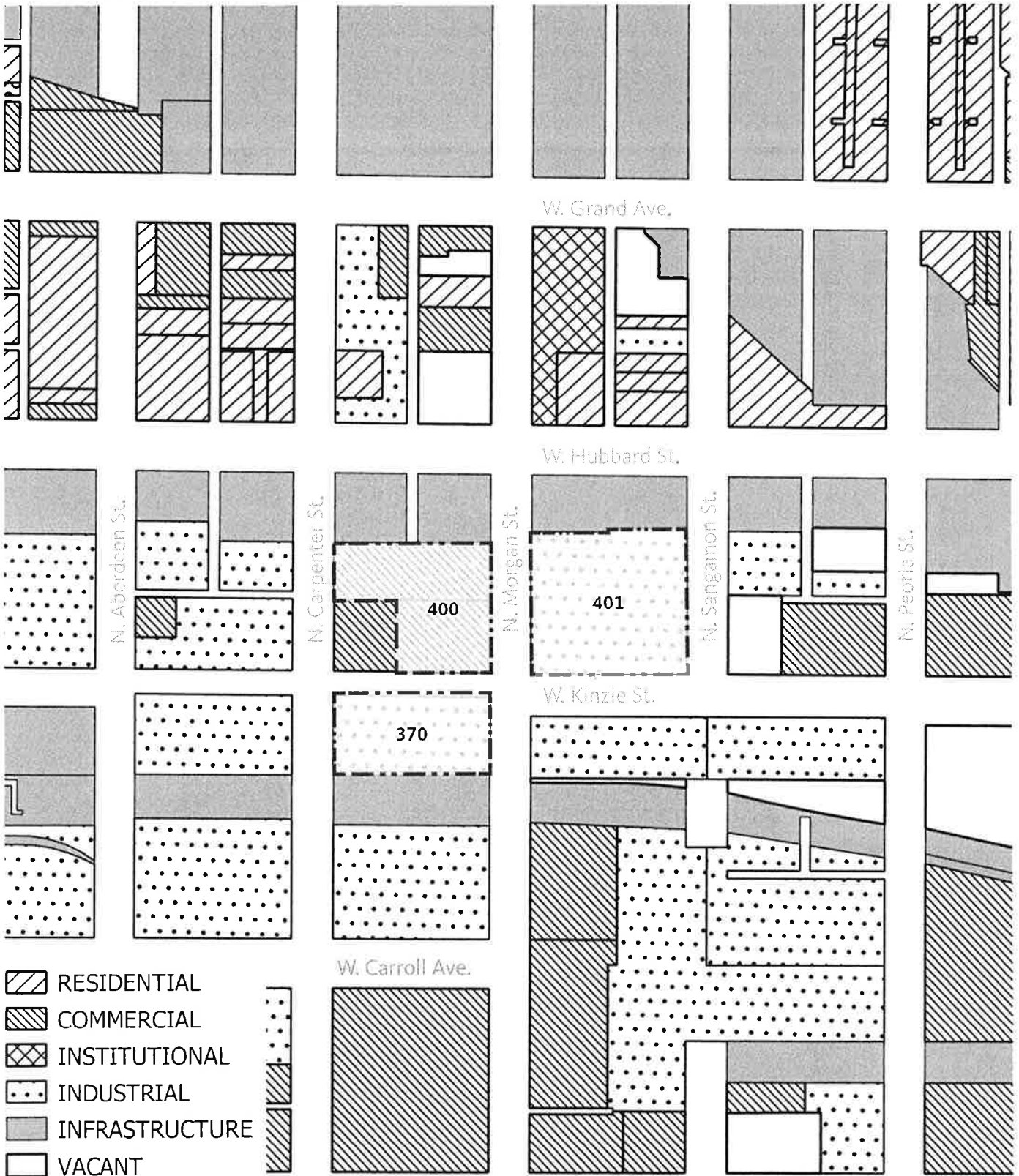
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APPLICANT: Chicago 413 Carpenter LLC
ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
INTRODUCTION: January 18, 2023
PLAN COMMISSION: August 17, 2023



EXISTING LAND USE MAP



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APPLICANT: Chicago 413 Carpenter LLC
 ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
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 PLAN COMMISSION: August 17, 2023



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

LEGEND

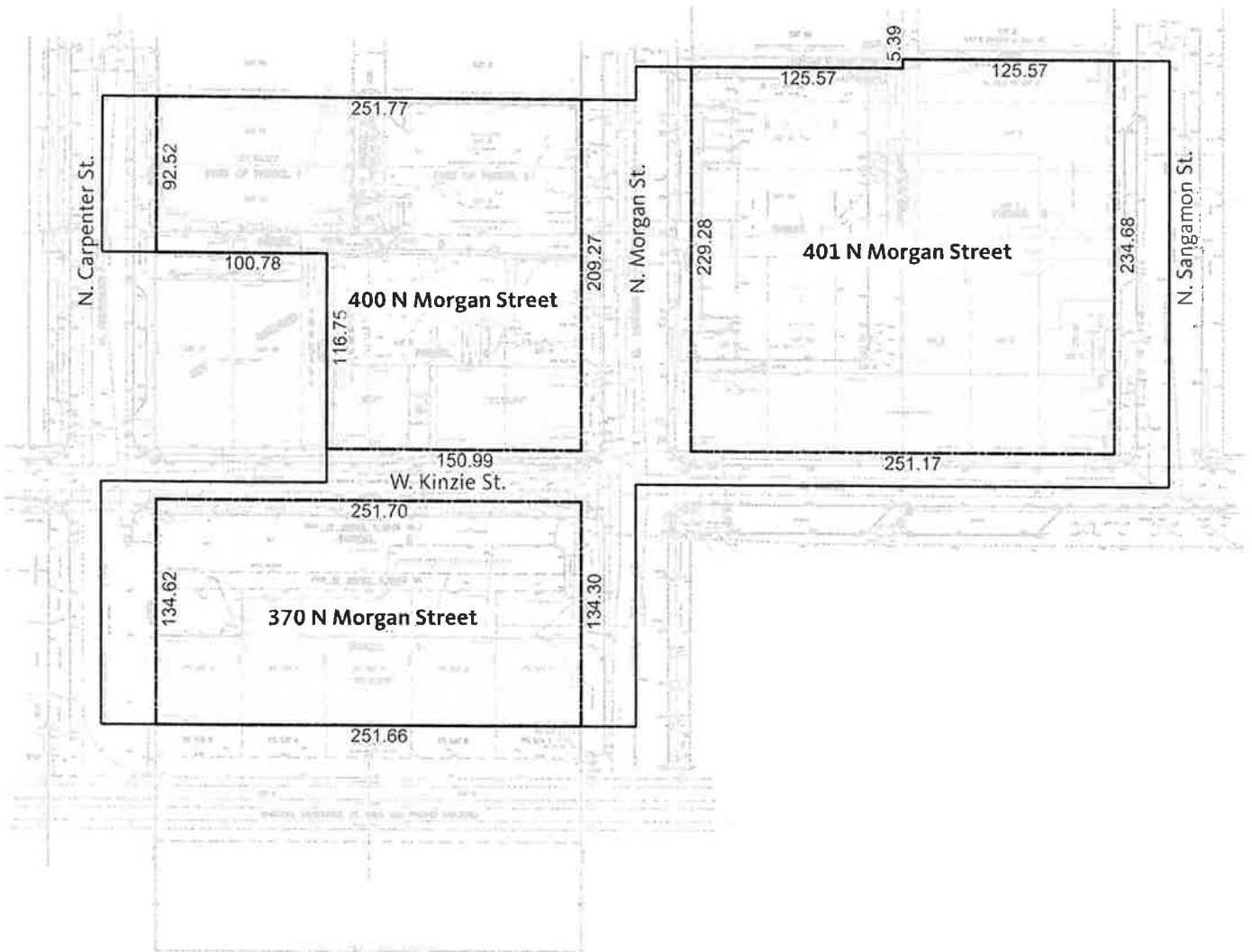
- PLANNED DEVELOPMENT BOUNDARY
- - - PROPERTY LINE

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NET SITE AREA: 133,021 SF

AREA IN PUBLIC RIGHT-OF-WAY: 47,573 SF

GROSS SITE AREA: 180,594 SF



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VISTA
PROPERTY

APPLICANT: Chicago 413 Carpenter LLC
ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
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PLANNED DEVELOPMENT SUBAREA MAP

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LEGEND

--- SUBAREA BOUNDARY



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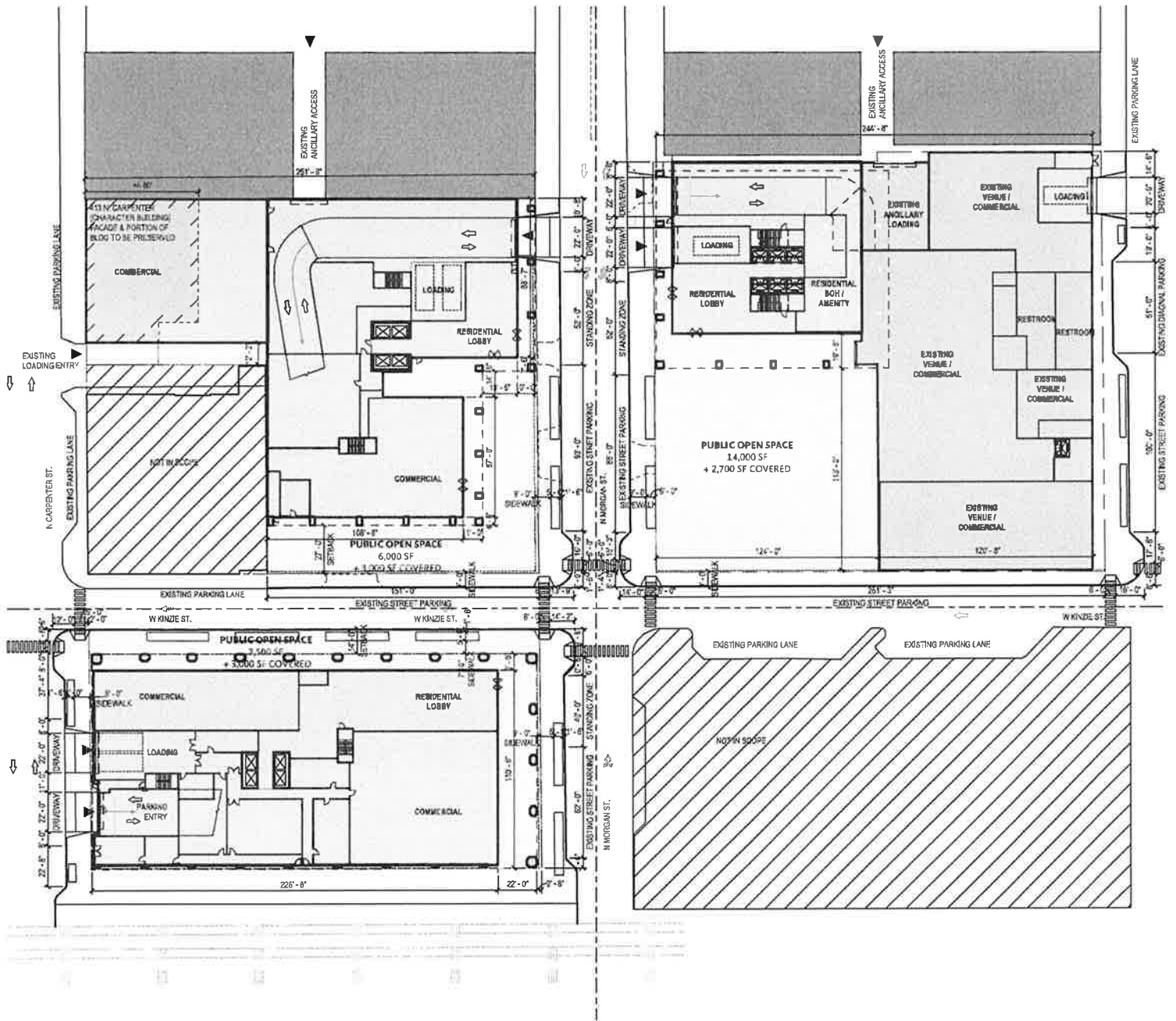
VISTA
PROPERTY

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SITE PLAN

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VISTA
PROPERTY

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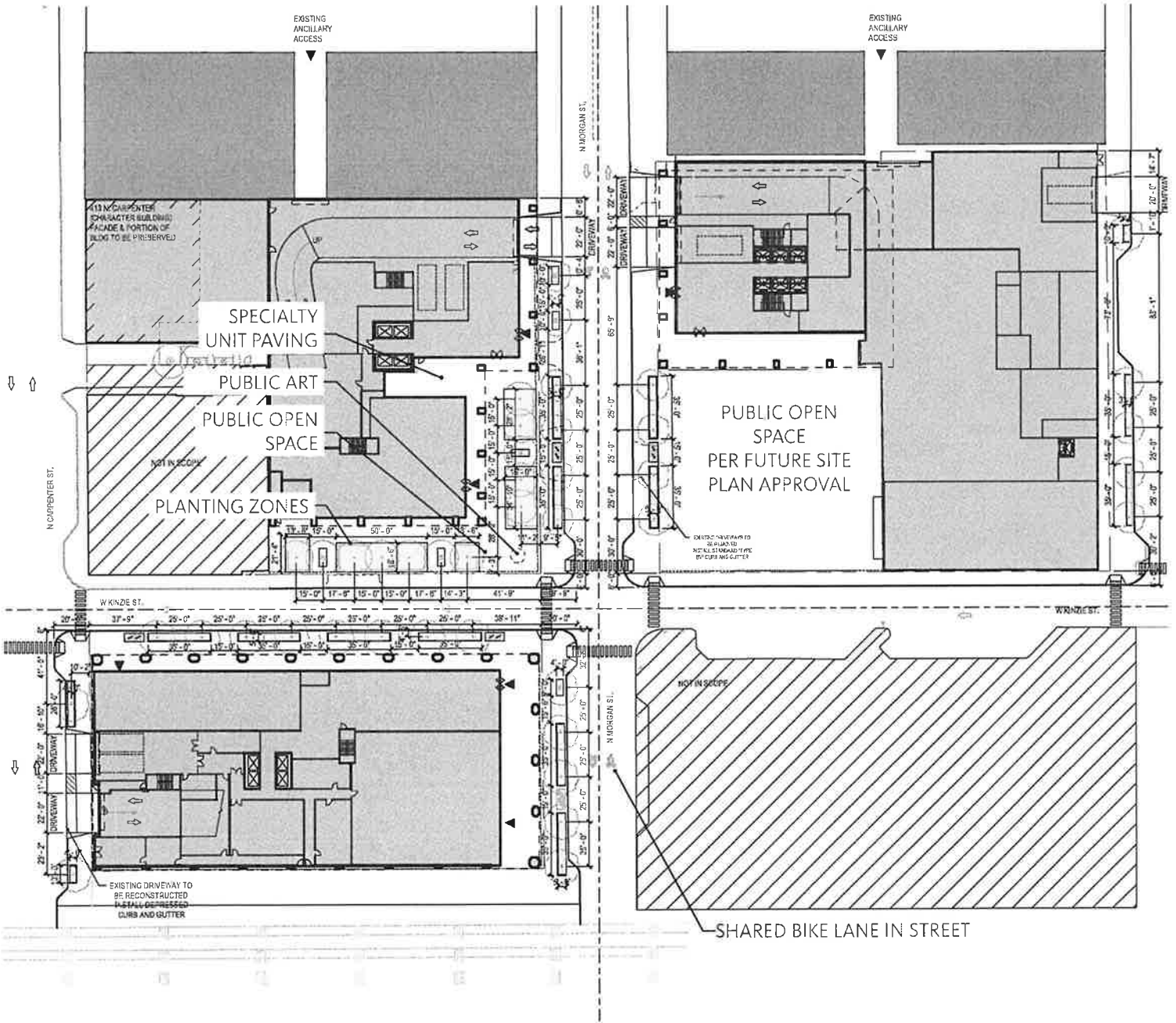


LANDSCAPE PLAN

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LEGEND

-  PLANTER
-  TREE



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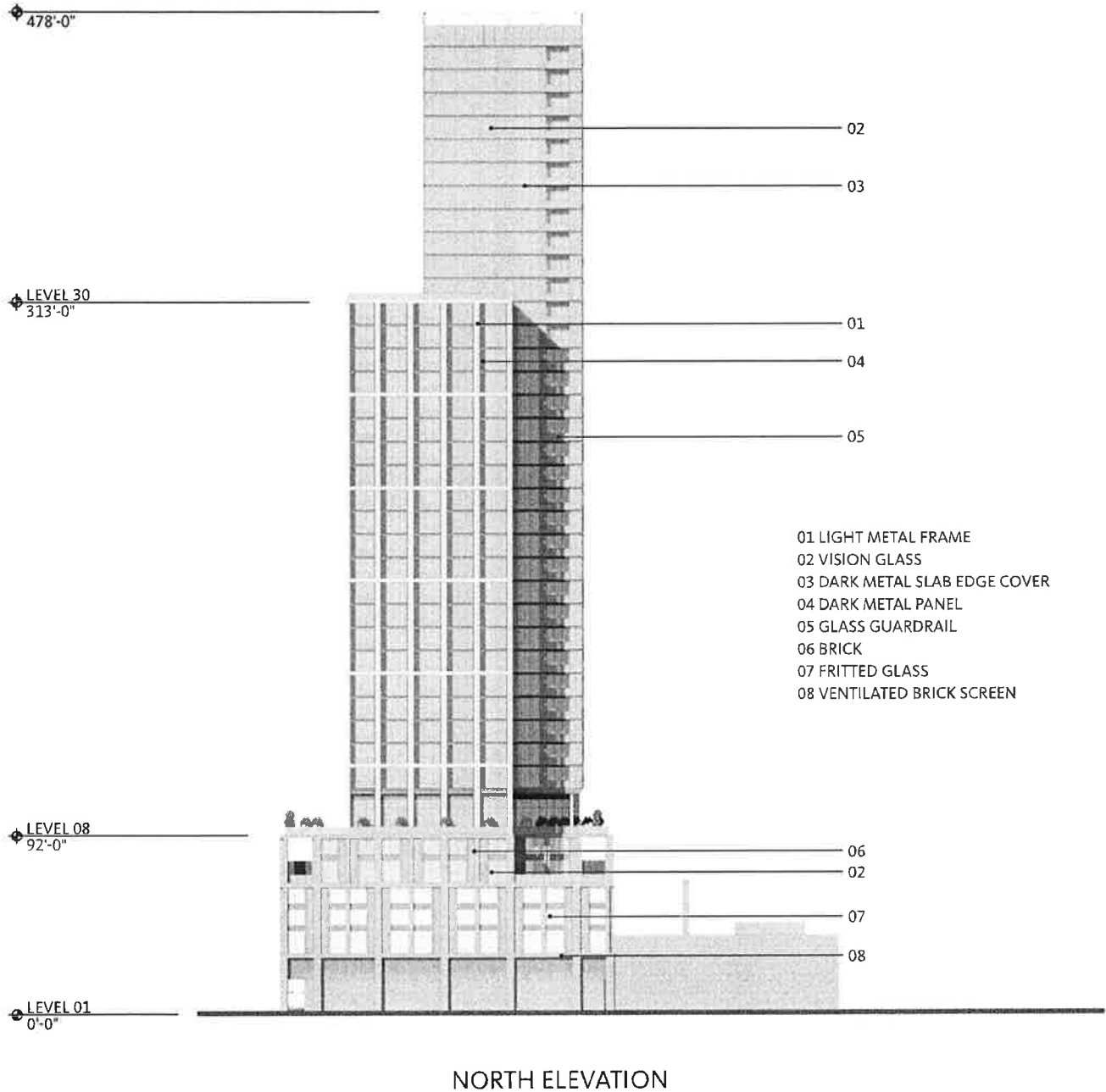
VISTA
PROPERTY

APPLICANT: Chicago 413 Carpenter LLC
 ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
 INTRODUCTION: January 18, 2023
 PLAN COMMISSION: August 17, 2023



BUILDING ELEVATIONS _ 400 N MORGAN (SUBAREA A)

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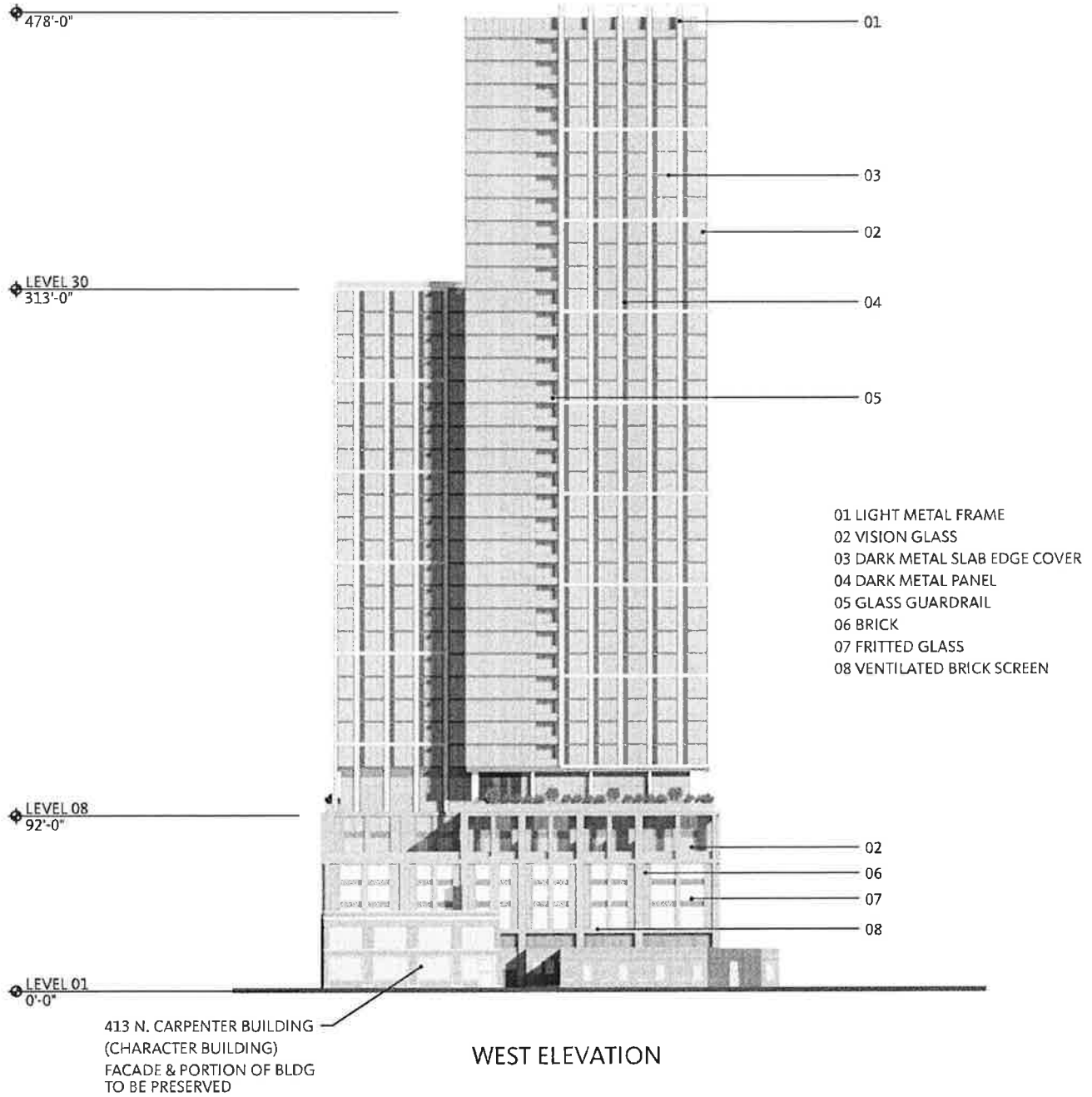
VISTA
PROPERTY

APPLICANT: Chicago 413 Carpenter LLC
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 INTRODUCTION: January 18, 2023
 PLAN COMMISSION: August 17, 2023



BUILDING ELEVATIONS _ 400 N MORGAN (SUBAREA A)

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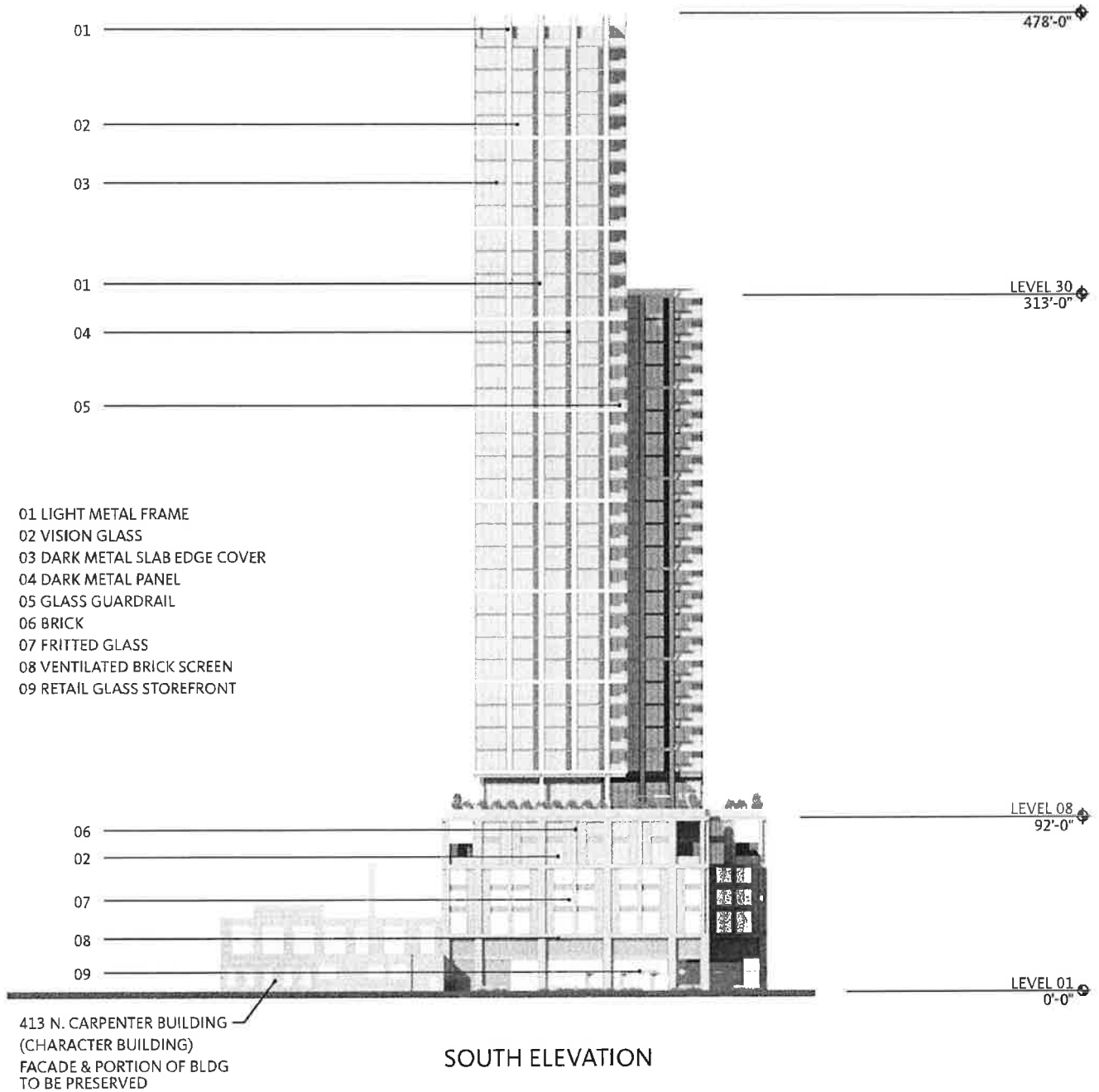
VISTA
PROPERTY

APPLICANT: Chicago 413 Carpenter LLC
 ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
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BUILDING ELEVATIONS _ 400 N MORGAN (SUBAREA A)

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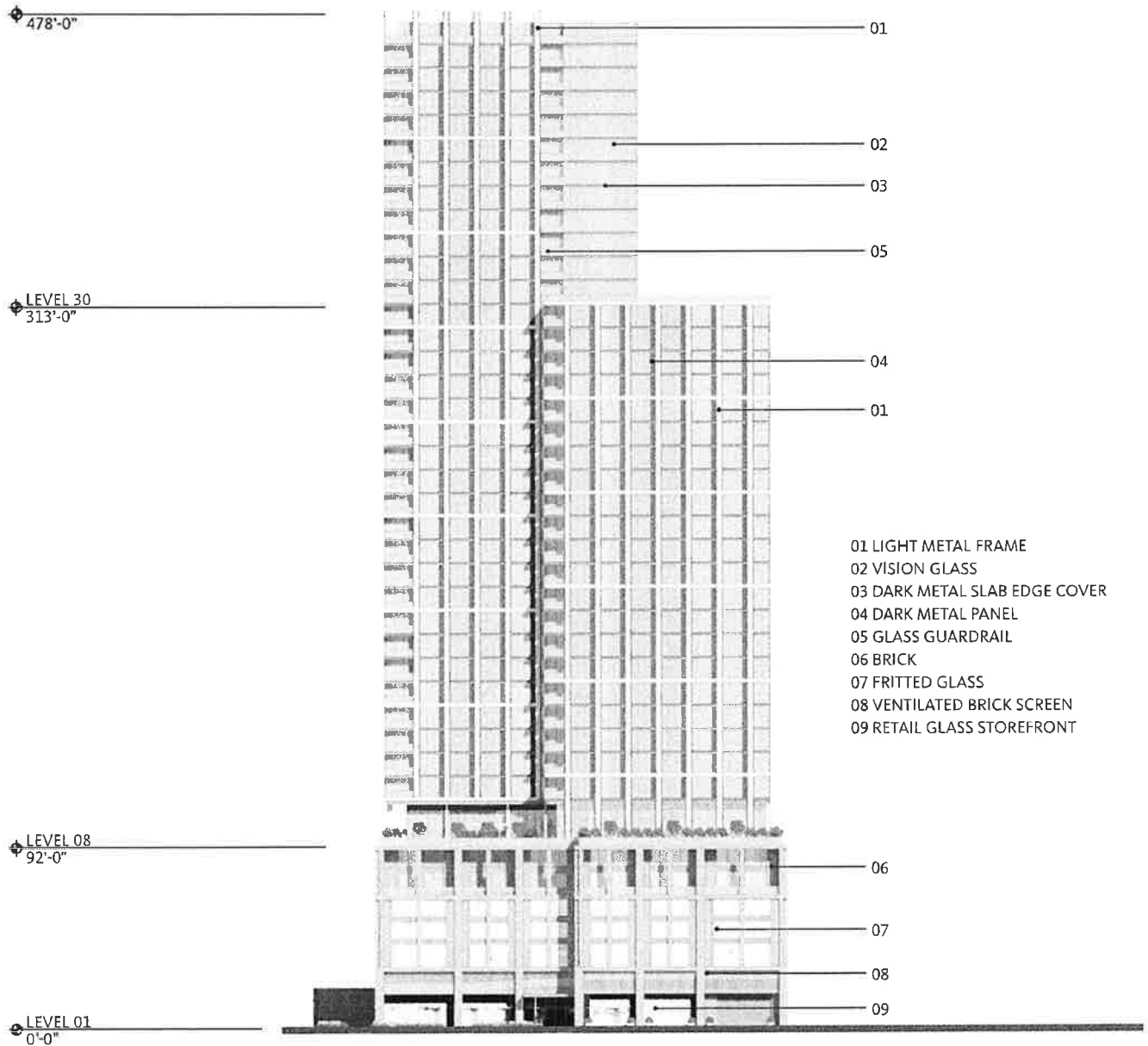
VISTA
PROPERTY

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BUILDING ELEVATIONS _ 400 N MORGAN (SUBAREA A)

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EAST ELEVATION

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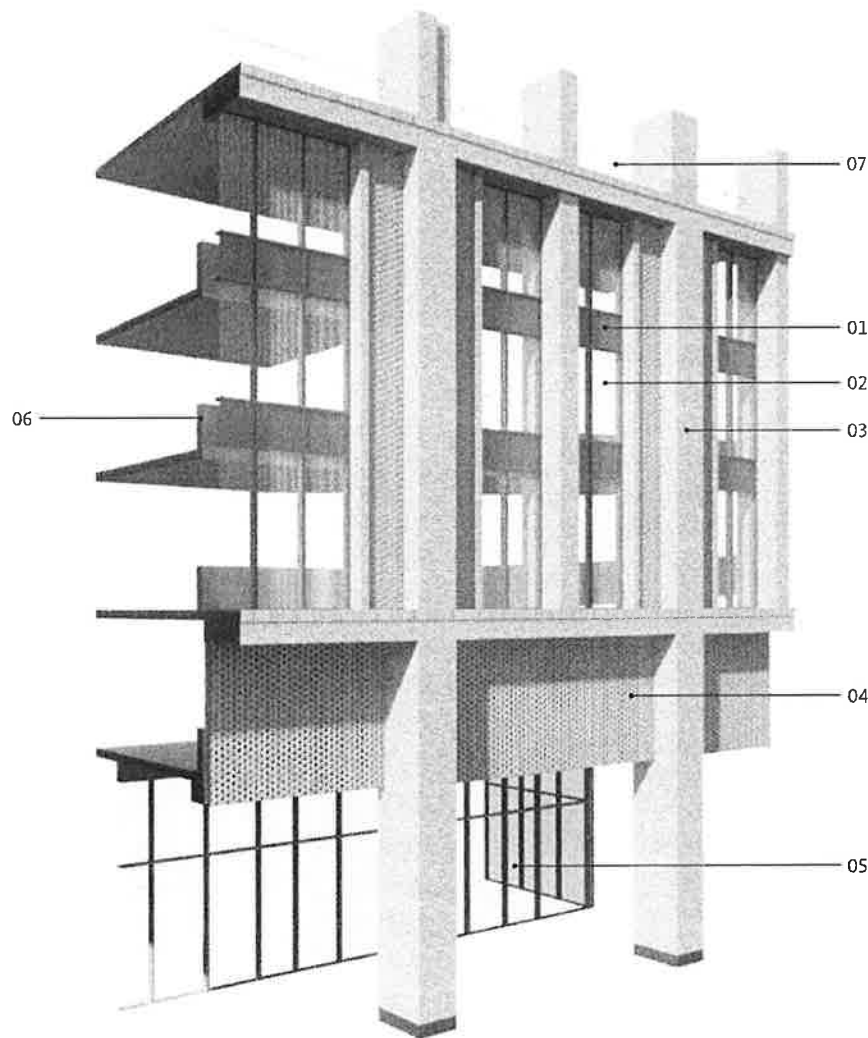
VISTA
PROPERTY

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CONCEPT WALL VIGNETTE _ 400 N MORGAN (SUBAREA A)

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- 01 DARK METAL SLAB EDGE COVER
- 02 FRITTED GLASS
- 03 BRICK
- 04 VENTILATED BRICK SCREEN
- 05 RETAIL GLASS STOREFRONT
- 06 GARAGE CRASH WALL - HEADLIGHT SCREEN
- 07 GLASS GUARDRAIL

Gensler

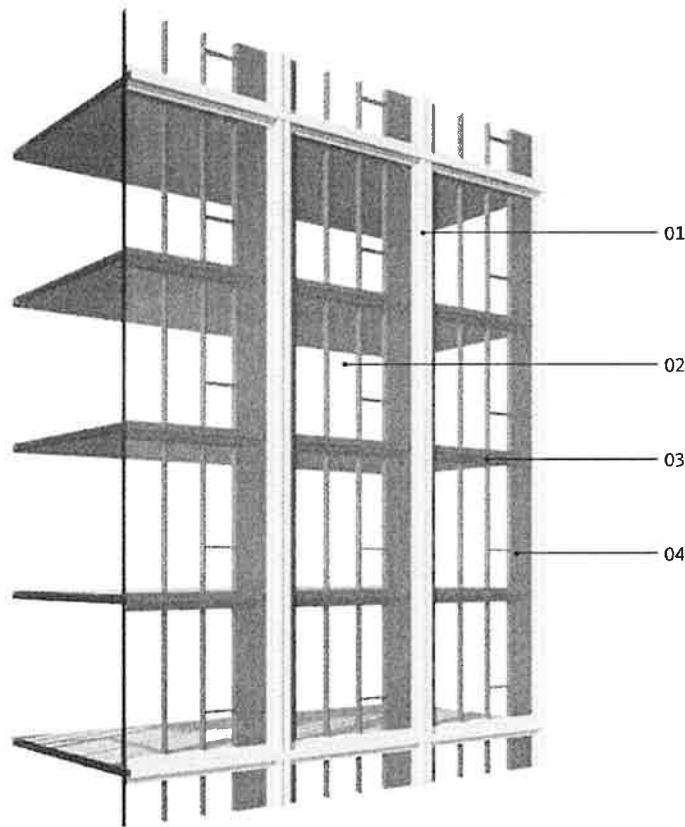
VISTA
PROPERTY

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CONCEPT WALL VIGNETTE _ 400 N MORGAN (SUBAREA A)

**FINAL FOR
PUBLICATION**



- 01 LIGHT METAL FRAME
- 02 VISION GLASS
- 03 DARK METAL SLAB EDGE COVER
- 04 DARK METAL PANEL

Gensler

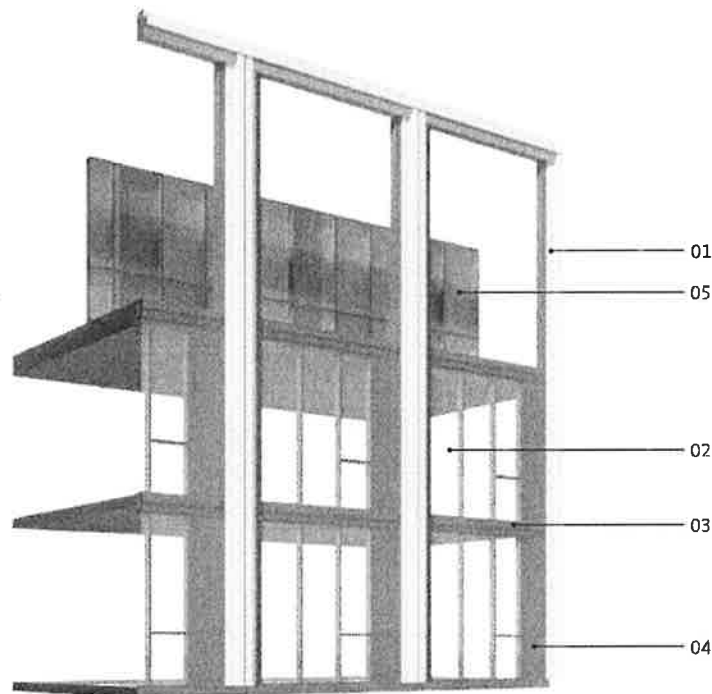
VISTA
PROPERTY

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CONCEPT WALL VIGNETTE _ 400 N MORGAN (SUBAREA A)

**FINAL FOR
PUBLICATION**



- 01 LIGHT METAL FRAME
- 02 VISION GLASS
- 03 DARK METAL SLAB EDGE COVER
- 04 DARK METAL PANEL
- 05 METAL EQUIPMENT SCREEN

Gensler

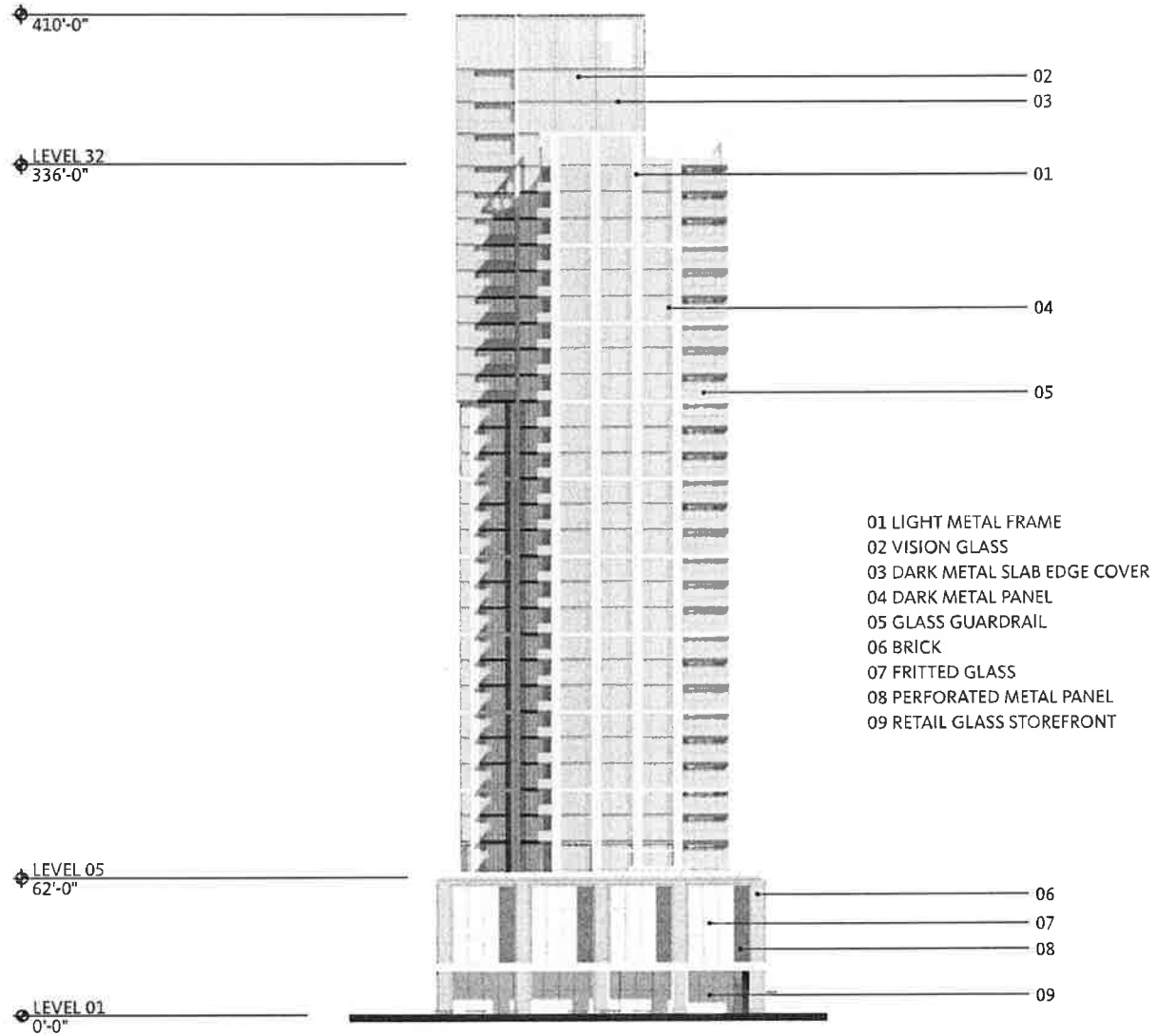
VISTA
PROPERTY

APPLICANT: Chicago 413 Carpenter LLC
ADDRESS: 370 N Morgan, 400 N Morgan and 401 N Morgan, Chicago, Illinois
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BUILDING ELEVATIONS _ 370 N MORGAN (SUBAREA C)

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EAST ELEVATION

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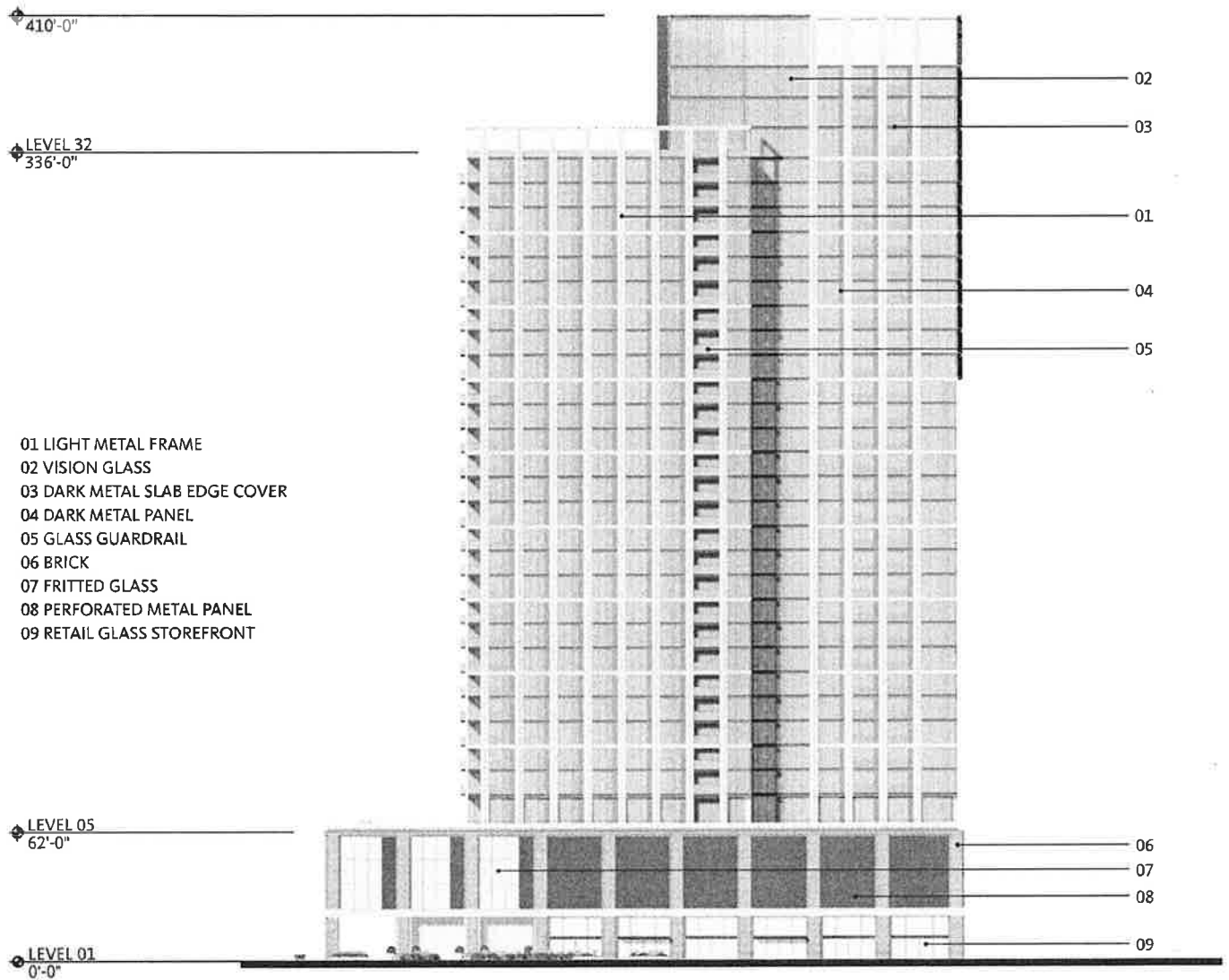
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PROPERTY

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BUILDING ELEVATIONS _ 370 N MORGAN (SUBAREA C)

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NORTH ELEVATION

Gensler

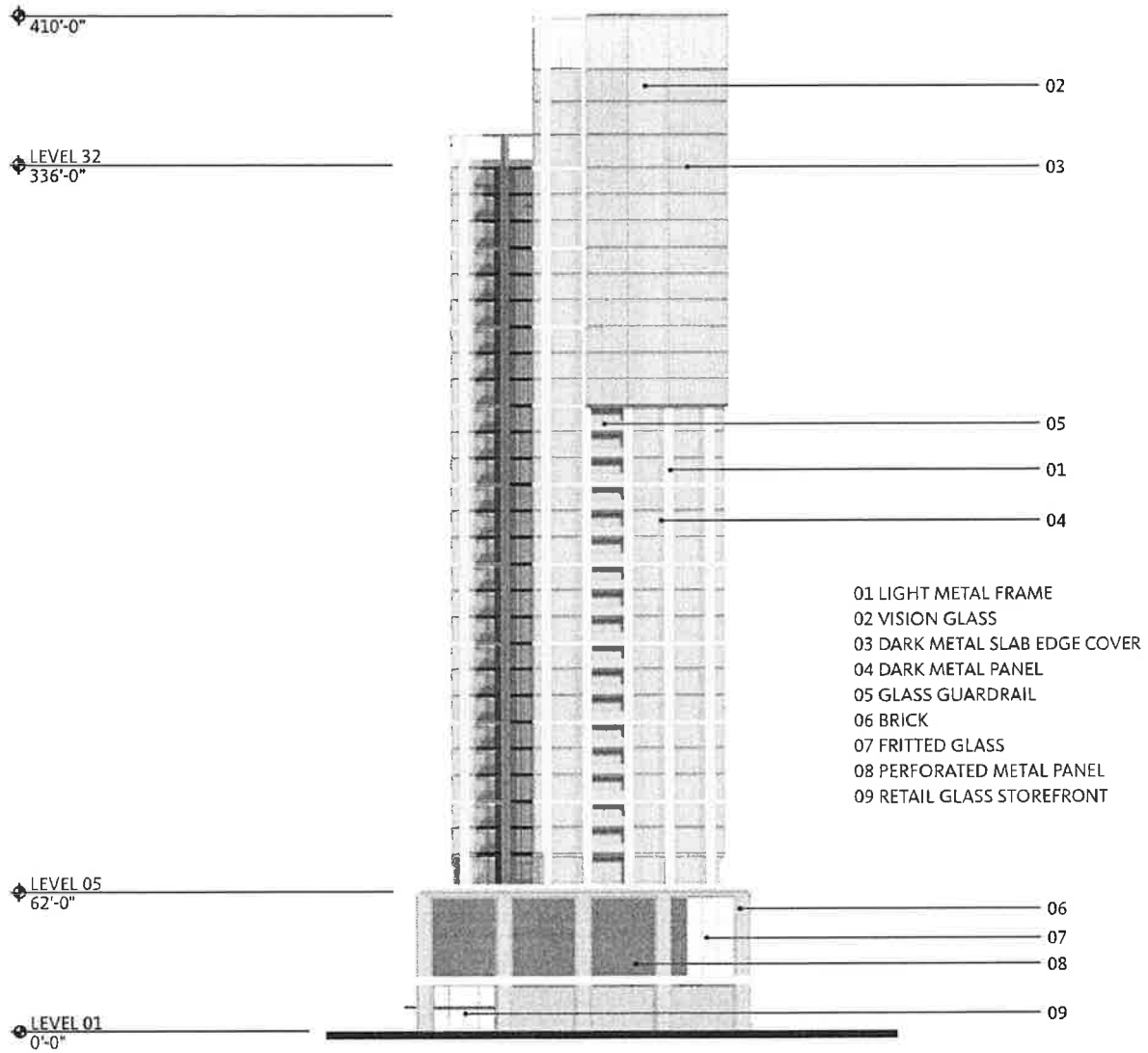
VISTA
PROPERTY

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BUILDING ELEVATIONS _ 370 N MORGAN (SUBAREA C)

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WEST ELEVATION

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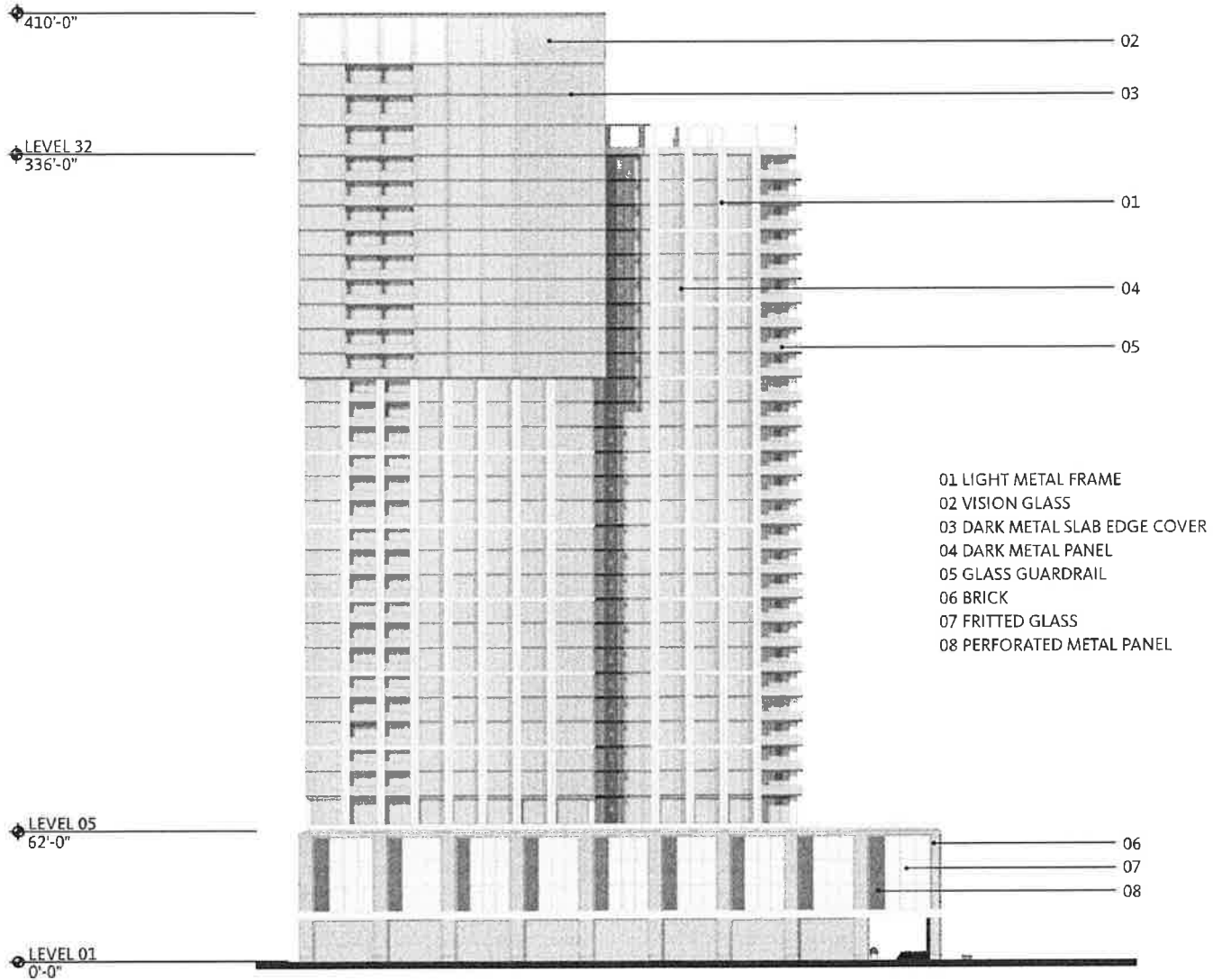
VISTA
PROPERTY

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BUILDING ELEVATIONS _ 370 N MORGAN (SUBAREA C)

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SOUTH ELEVATION

Gensler

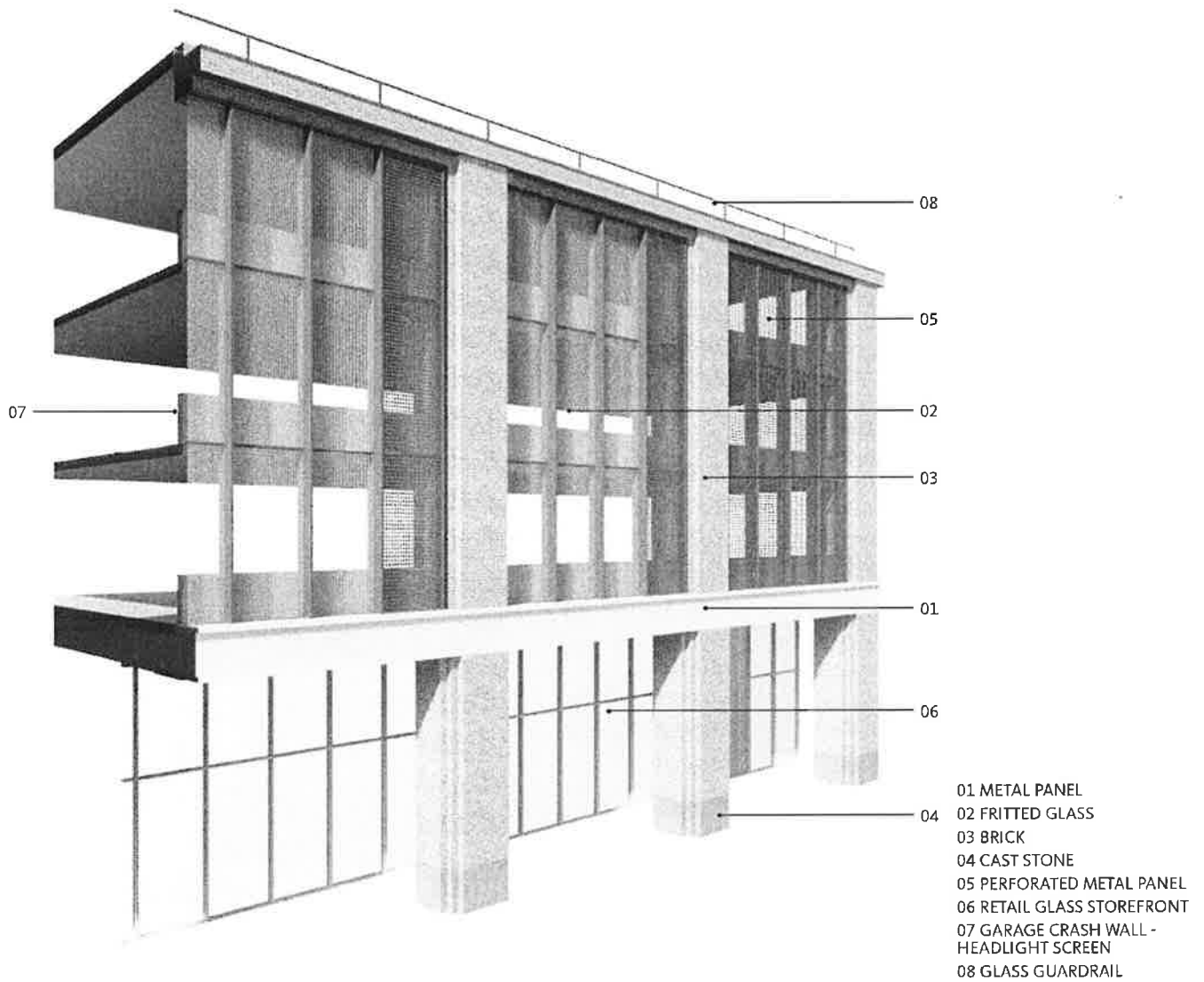
VISTA
PROPERTY

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CONCEPT WALL VIGNETTE _ 370 N MORGAN (SUBAREA C)

**FINAL FOR
PUBLICATION**



Gensler

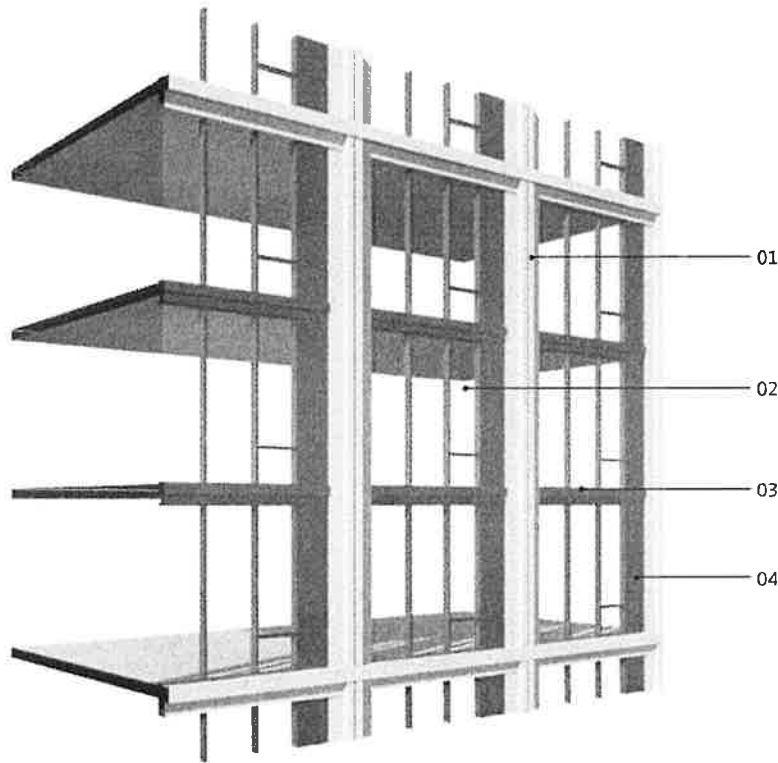
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PLAN COMMISSION: August 17, 2023



CONCEPT WALL VIGNETTE _ 370 N MORGAN (SUBAREA C)

**FINAL FOR
PUBLICATION**



- 01 LIGHT METAL FRAME
- 02 VISION GLASS
- 03 DARK METAL SLAB EDGE COVER
- 04 DARK METAL PANEL

Gensler

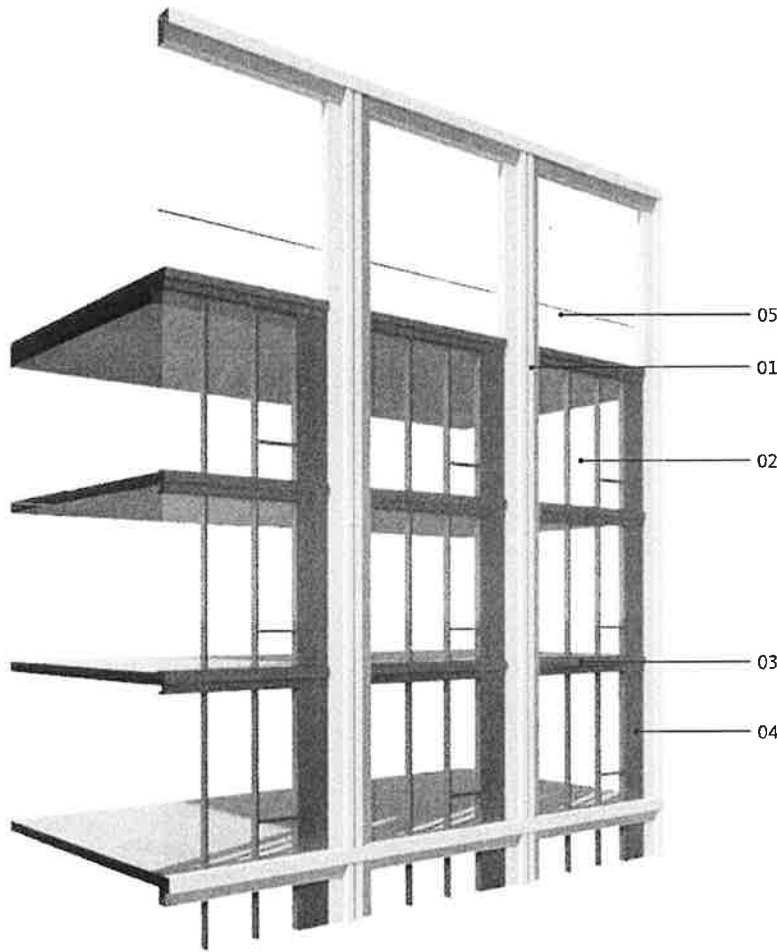
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CONCEPT WALL VIGNETTE _ 370 N MORGAN (SUBAREA C)

**FINAL FOR
PUBLICATION**



- 01 LIGHT METAL FRAME
- 02 VISION GLASS
- 03 DARK METAL SLAB EDGE COVER
- 04 DARK METAL PANEL
- 05 GLASS GUARDRAIL

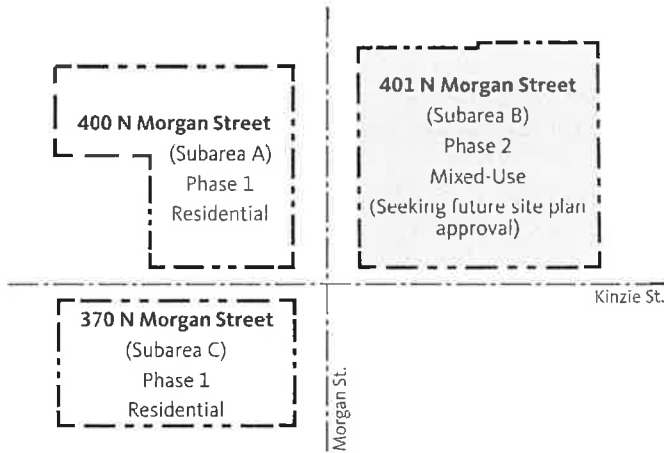
Gensler

VISTA
PROPERTY

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FUTURE PHASE DESIGN GUIDELINES



PUBLIC REALM AND OPEN SPACE

INTRODUCE OPEN GREENSPACE IN THE SOUTHWEST QUADRANT OF THE BLOCK THAT WILL PROVIDE OPPORTUNITIES FOR PUBLIC GATHERINGS, SEATING ELEMENTS AND THE GENERAL ACTIVATION OF THE INTERSECTION OF MORGAN AND KINZIE STREETS WHILE COMPLEMENTING OPEN SPACE TO THE WEST AND SOUTHWEST.

1. WHERE FEASIBLE, INTRODUCE A VARIETY OF URBAN PARK LIKE AMENITIES THAT ENCOURAGE PUBLIC GATHERINGS AND ACTIVITIES IN A RESIDENTIAL NEIGHBORHOOD.
2. CONVENIENT AND EASY ACCESS TO SURROUNDING STREETSCAPES AND PEDESTRIAN NETWORKS OF THE SURROUNDING NEIGHBORHOOD SHOULD BE PROMOTED.
3. OPEN SPACE DESIGN SHOULD COMPLEMENT OPENS SPACES THAT WILL BE INCLUDED ON THE PARCELS THAT ARE ACROSS MORGAN STREET TO THE WEST AND SOUTHWEST.
4. WHERE FEASIBLE, OPEN SPACE AREAS SHOULD INCLUDE AREAS OF SHADE AS WELL AS NATURAL PLANTS AND VEGETATION TO PROVIDE A VARIETY OF ENVIRONMENTS FOR ENJOYMENT.

HARDSCAPE OPEN SPACE

INCORPORATE HARDSCAPE OPEN AREAS THAT COMPLEMENT SOFTSCAPE ZONES AND INTRODUCE OPPORTUNITIES FOR SEASONAL ACTIVITIES AND ACTIVITY SPACES.

1. WHERE FEASIBLE, HARDSCAPE SURFACES SHOULD SUPPORT RETAIL ACTIVITIES AND CASUAL RECREATION AND INTERFACE WITH OVERHEAD SHADE AS WELL AS AREAS THAT ARE OPEN TO THE SKY.
2. HARDSCAPE AREAS SHOULD POSITIVELY INTERACT WITH ADJACENT GROUND FLOOR PROGRAMMING OF ADJACENT BUILDINGS OR STRUCTURES

3. SEASONAL OUTDOOR ACTIVITIES (FARMERS MARKET, ART SHOWS, ETC.) SHOULD BE CONSIDERED.
4. WHERE FEASIBLE, CONSIDER INCORPORATION OF PERMEABLE PAVING AND OTHER NATURAL STORMWATER MANAGEMENT STRATEGIES.

STREETSCAPES

STREETSCAPE ELEMENTS ARE TO COMPLEMENT THE DESIGN OF ADJACENT PROPERTIES ACROSS MORGAN STREET TO THE WEST AND SOUTHWEST, SUPPORTING THE SENSE OF NEIGHBORHOOD ACROSS THE KINZIE MORGAN DEVELOPMENT.

1. SHARED BIKE LANES ON-STREET SHOULD BE PROVIDED AND CLEARLY MARKED PER CDOT GUIDELINES.
2. STREET SPECIFIC TRAFFIC ELEMENTS SHALL BE REVIEWED AND APPROVED BY CDOT AND COMPLEMENT THE STREET NETWORKS OF THE NEIGHBORHOOD.
3. PARKWAY TREE PLANTINGS ALONG MORGAN AND KINZIE STREETS SHALL COMPLEMENT THE APPEARANCE OF THE ENTIRE DEVELOPMENT DISTRICT AND MAINTAIN GENEROUS SIDEWALK WIDTHS FOR PEDESTRIANS.

STREET LEVEL ACTIVATION

STREET LEVELS OF THE ENTIRE BLOCK SHALL PROMOTE ENJOYABLE ACTIVITIES AS WELL AS PUBLIC SAFETY.

1. GROUND LEVEL INTERIOR SPACES OF PROPOSED BUILDINGS SHOULD PROMOTE AND SUPPORT ACTIVE PUBLIC FACING USES (RESIDENTIAL LOBBIES, RETAIL ACTIVITIES, FOOD AND BEVERAGE OPPORTUNITIES, ETC.)
2. VIEW CORRIDORS FROM PEDESTRIAN, BICYCLE AND VEHICULAR NETWORKS SHOULD BE MAINTAINED TO PROVIDE VISIBILITY AND PROMOTE PUBLIC ACTIVITY AND USE. PER CDOT STANDARDS STREET TREES SHOULD BE PULLED BACK FROM ROAD INTERSECTIONS TO PROVIDE CLEAR VISIBILITY AT INTERSECTION FOR PEDESTRIANS, BICYCLISTS, AND VEHICLES.
3. WHERE FEASIBLE, INCORPORATE THE USE OF VISION GLASS AND WELL-LIT, INVITING, AND ACTIVE SPACES AT THE GROUND LEVEL.
4. WHERE FEASIBLE, INCORPORATE THE USE OF HIGH-QUALITY BUILDING MATERIALS THAT MATCH OR COMPLEMENT THE MATERIALS OF THE EXISTING BUILDINGS ON THE SITE.
5. WHERE FEASIBLE, INCORPORATE INTERESTING AND REFINED PEDESTRIAN SCALED DETAILING OF THE GROUND LEVEL FACADES



SERVICES AND PARKING

IN GENERAL, ACCESS TO BUILDINGS ON THE SITE FOR LOADING AND/OR SERVICE ACCESS SHOULD BE DESIGNED TO MINIMIZE, AS MUCH AS POSSIBLE, THE VISUAL APPEARANCE OF THESE FUNCTIONS TO THE ENVIRONMENT.

1. WHERE FEASIBLE, A 'PEDESTRIAN FIRST' APPROACH TO THE DEVELOPMENT OF THE SITE SHOULD BE ENCOURAGED.
2. WHERE FEASIBLE, PARKING SHALL BE INCORPORATED TO MINIMIZE ITS USE AND IMPACT ON GROUND FLOOR SPACES AND ACCOMMODATED WITHIN THE BUILDINGS IN WAYS THAT MINIMIZE THE VISUAL IMPACT OF THE PARKING AMENITIES.
3. WHERE FEASIBLE, THE HEIGHT OF ABOVE GRADE PARKING AMENITIES SHOULD BE MINIMIZED AND INCORPORATED INTO THE OVERALL BUILDING FACADES REDUCING VISUAL IMPACT TO THE OVERALL APPEARANCE OF THE DEVELOPMENT.
4. ANY NEW SERVICE DRIVES AND PARKING ENTRANCES SHALL BE ORGANIZED ON THE SITE TO MINIMIZE VISUAL IMPACTS TO THE SITE'S OVERALL DEVELOPMENT.
5. WHERE FEASIBLE, SERVICE AND PARKING ACCESS POINTS SHOULD BE MINIMIZED ON KINZIE STREET AND GATHERED TOWARD THE NORTH SIDES OF MORGAN AND SANGAMON STREETS.

BASE BUILDING PODIUM

1. NEW CONSTRUCTION SHOULD BE INTEGRATED INTO THE EXISTING BUILDING TO PROVIDE A UNIFIED DEVELOPMENT.
2. WHERE POSSIBLE, INTEGRATE WELL-LIT AND TRANSPARENT GLASS FACADES AT THE INTERSECTION OF THE GROUND PLANE.
3. PODIUM HEIGHT SHOULD ALIGN/COMPLEMENT AND RELATE TO THE MASSING ELEMENTS OF THE SURROUNDING STRUCTURES OF THE NEIGHBORHOOD AND PROMOTE INTERACTION WITH GROUND LEVEL ACTIVITIES AND EXISTING BUILDINGS THAT MAY REMAIN ON SITE.
4. GROUND LEVEL VIEW CORRIDORS UP AND DOWN BOTH MORGAN AND KINZIE STREETS SHOULD BE PROMOTED.
5. PODIUM UPPER LEVEL SHOULD ACCOMMODATE ACTIVE RECREATIONAL PROGRAM AREAS THAT FAVORABLY INTERFACE WITH GROUND LEVEL OPEN SPACES.

BUILDING MASSING

1. THE BUILDING TOP SHOULD PROVIDE VARIETY WITH ADJACENT STRUCTURES OF THE DEVELOPMENT TO THE WEST AND SOUTHWEST.
2. BUILDING TOWER TO BE SETBACK MINIMUM OF 5FT FROM NORTH SITE FRONTAGE. OPEN SPACE TO BE PROVIDED ADJACENT TO KINZIE-MORGAN INTERSECTION.
3. RESIDENTIAL BALCONIES AND TERRACES SHOULD BECOME INTEGRAL PARTS OF THE OVERALL APPEARANCE AND EXPRESSION OF THE BUILDINGS.
4. ROOF TOP EQUIPMENT SHOULD BE SCREENED FROM PEDESTRIAN / PUBLIC VIEW.
5. ARCHITECTURAL DESIGN FEATURES OF THE NEW BUILDING(S) SHOULD BE CONSISTENT / COMPLEMENTARY WITH DEVELOPMENT TO THE WEST AND SOUTHWEST.

BUILDING MATERIAL GUIDELINES

1. VISIONARY DESIGN AND THE USE OF HIGH-QUALITY MATERIALS ARE TO BE INCORPORATED TO PROMOTE SUSTAINABILITY, LONGEVITY AND CREATIVE EXPRESSION OF THE ARCHITECTURAL AND URBAN DESIGN CONCEPTS SET FOR THE ENTIRE KINZIE MORGAN DEVELOPMENT.
2. BUILDING SHOULD NOT BE CLAD IN LOW-QUALITY MATERIALS WITH LOW AESTHETIC INTEREST SUCH AS EIFS, CMU OR METAL SIDING, ETC.
3. EACH OF THE VISIBLE FACADES OF THE BUILDING SHALL BE DESIGNED AS PRINCIPLE FACADES TOWARD THE PUBLIC. THERE SHALL NOT BE A "BACKSIDE" TO THE BUILDING.
4. BUILDING MATERIALS SHALL BE INFORMED BY AND COMPLEMENT THE BUILDING MATERIALS ON OTHER EXISTING BUILDINGS IN THE SURROUNDING NEIGHBORHOOD BUT NOT NECESSARILY USED IN THE SAME WAY.

BUILDING PERFORMANCE

1. BUILDING ENCLOSURE SHOULD UTILIZE DESIGN PRINCIPLES THAT REDUCE HEATING LOADS, CARBON FOOTPRINT, AND MAXIMIZE OCCUPANT COMFORT.
2. PRIORITIZE ENVIRONMENTALLY RESPONSIVE DESIGN, ENERGY EFFICIENCY AND HUMAN HEALTH.





Application #: 22065
To: Clerk

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Carlos Ramirez-Rosa
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 17, 2023

Re: Residential-Business Planned Development and Industrial Corridor Map Amendment –
370, 400, and 401 North Morgan Street

On August 17, 2023, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development and Industrial Corridor Map Amendment within the Kinzie Industrial Corridor, submitted by Chicago 413 Carpenter LLC. The applicant proposes to rezone the site from DS-5 (Downtown Service District), C1-5 (Neighborhood Commercial District), M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development to permit the construction of a multi-building planned development consisting of up to 1,450 overall dwelling units within 3 subareas. Sub-Area A is a proposed 478' building with up to 478 units and 192 parking spaces; Sub-Area B is a proposed 475' building with up to 480 units and will be either commercial or residential, subject to future site plan approval; and Sub-Area C is a proposed 410' building with up to 492 units and 225 parking spaces. Ground floor commercial, retail and accessory/incidental uses will be provided. A 4.2 FAR (Floor Area Ratio) bonus will be taken and the overall FAR will be 11.2. 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 Emily Thrun at 312-744-0756.

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