

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____ (the “Planned Development” or “PD”) consists of approximately 51,141 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). 1300 Peoria LLC is the “Applicant” for this Planned Development pursuant to authorization from the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

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

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

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Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements and a Bulk Regulations Table; an Existing Zoning Map, a General Land-Use Map, a Property Line Map, a Site Plan, a Ground Level Plan, a Typical Parking Plan, a Roof Plan, a Landscape Plan, Building Elevations (East, South, West, and North), Planting Details, a Planting Schedule, Typical Parkway Sections, and Lower and Upper Tier Typical Tower Axonometric Views prepared by bKL Architecture LLC and dated June 15, 2023, 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 Residential-Business Planned Development: Dwelling Units Above the Ground Floor; Vacation Rental; Shared Housing Units; Eating and Drinking Establishments; Financial Services (excluding Payday Loan Stores and Pawn Shops); Food and Beverage Retail Sales; Medical Service; Office; Personal Service; Residential Support Service; and General Retail Sales, incidental and accessory uses and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development ("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 maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 51,141 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus of approximately 4.5 FAR, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.50. 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 each Subarea; 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

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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.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and

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of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-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 593 dwelling units. The Applicant intends to construct a 593-unit rental building (the "Project").

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

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 119 affordable units (20% of 593) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing

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obligation by providing all 119 affordable units in the rental building in the PD, as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 40 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 7 of the 40 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 59.3 affordable units (10% of 593) 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 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

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to incorporate any additional FMID affordability requirements. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

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

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

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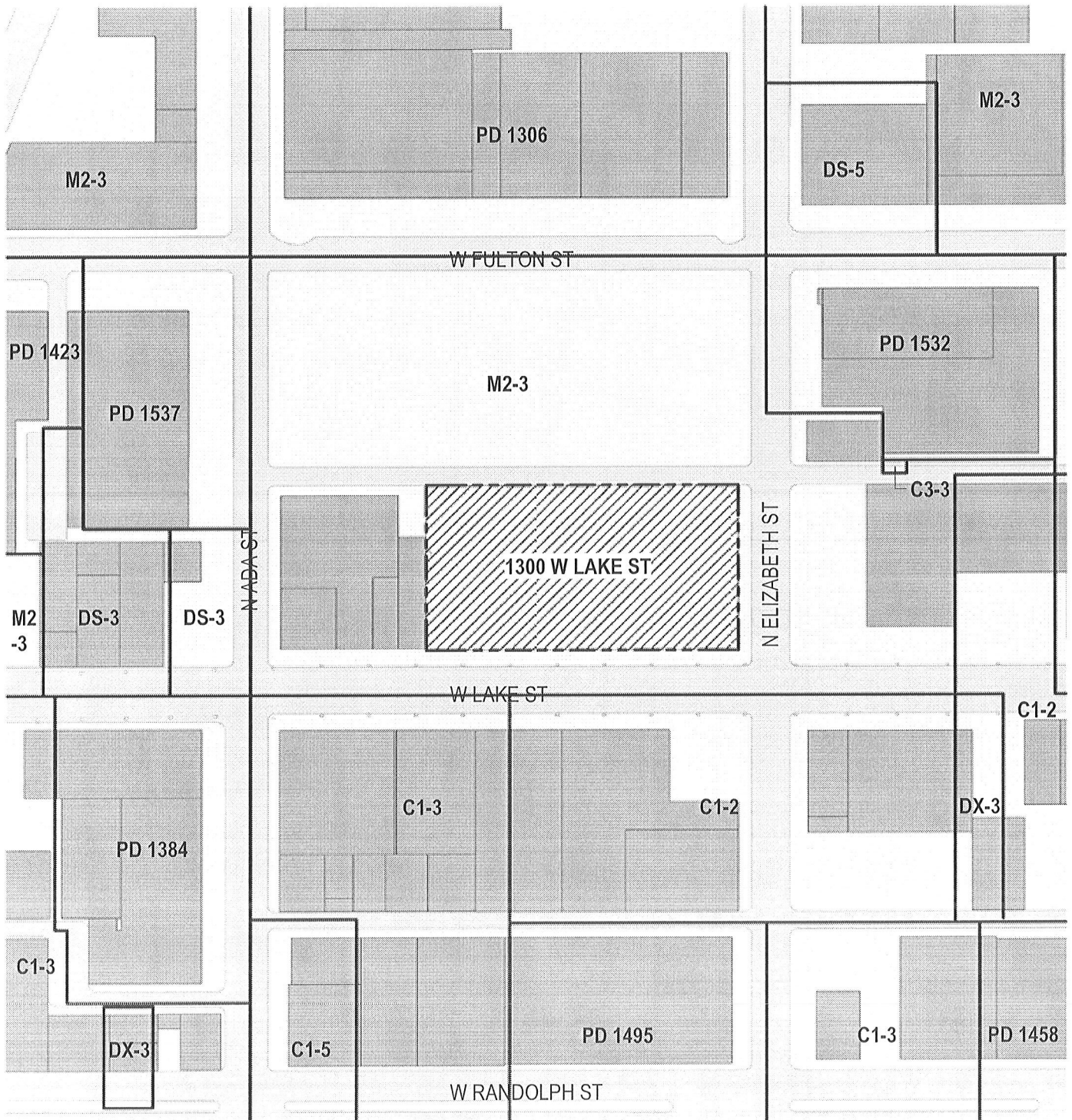
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____ BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	73,184
Area of Public Rights-of-Way (sf):	22,043
Net Site Area (sf):	51,141
Maximum Floor Area Ratio:	11.5
Maximum Number of Dwelling Units:	593 (unit count based upon a required 40% mix of efficiency units)
Minimum Parking Spaces:	307
Minimum Bicycle Parking:	593
Minimum Loading Berths:	3
Maximum Building Height:	537'-0"
Minimum Setbacks:	In accordance with plans

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EXISTING ZONING MAP
Scale: N.T.S.



 Subject Property

 Property Line

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GENERAL LAND-USE MAP
Scale: N.T.S.



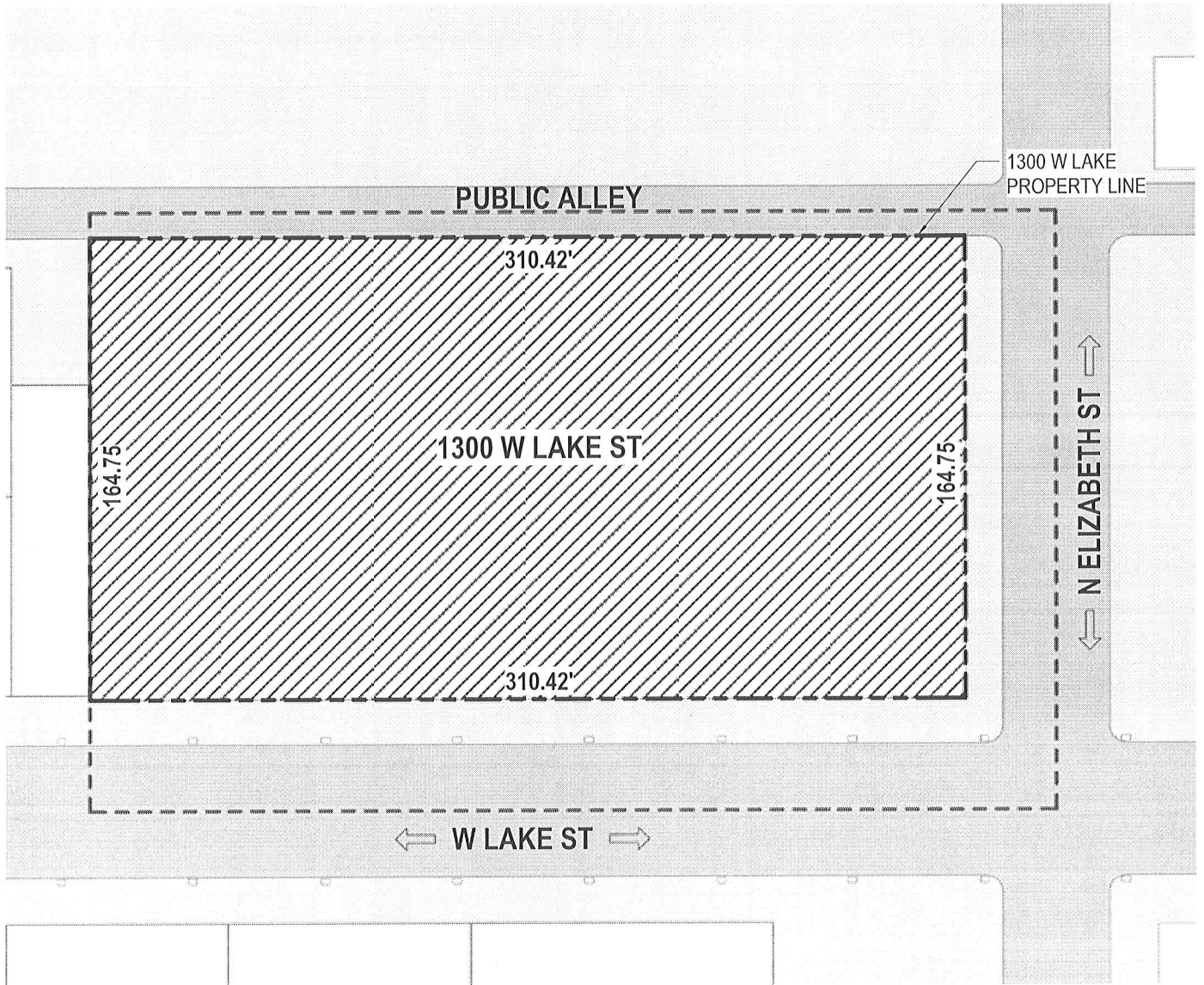
 Subject Property

 Property Line

APPLICANT: 1300 PEORIA LLC
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PROPERTY LINE MAP
Scale: N.T.S.

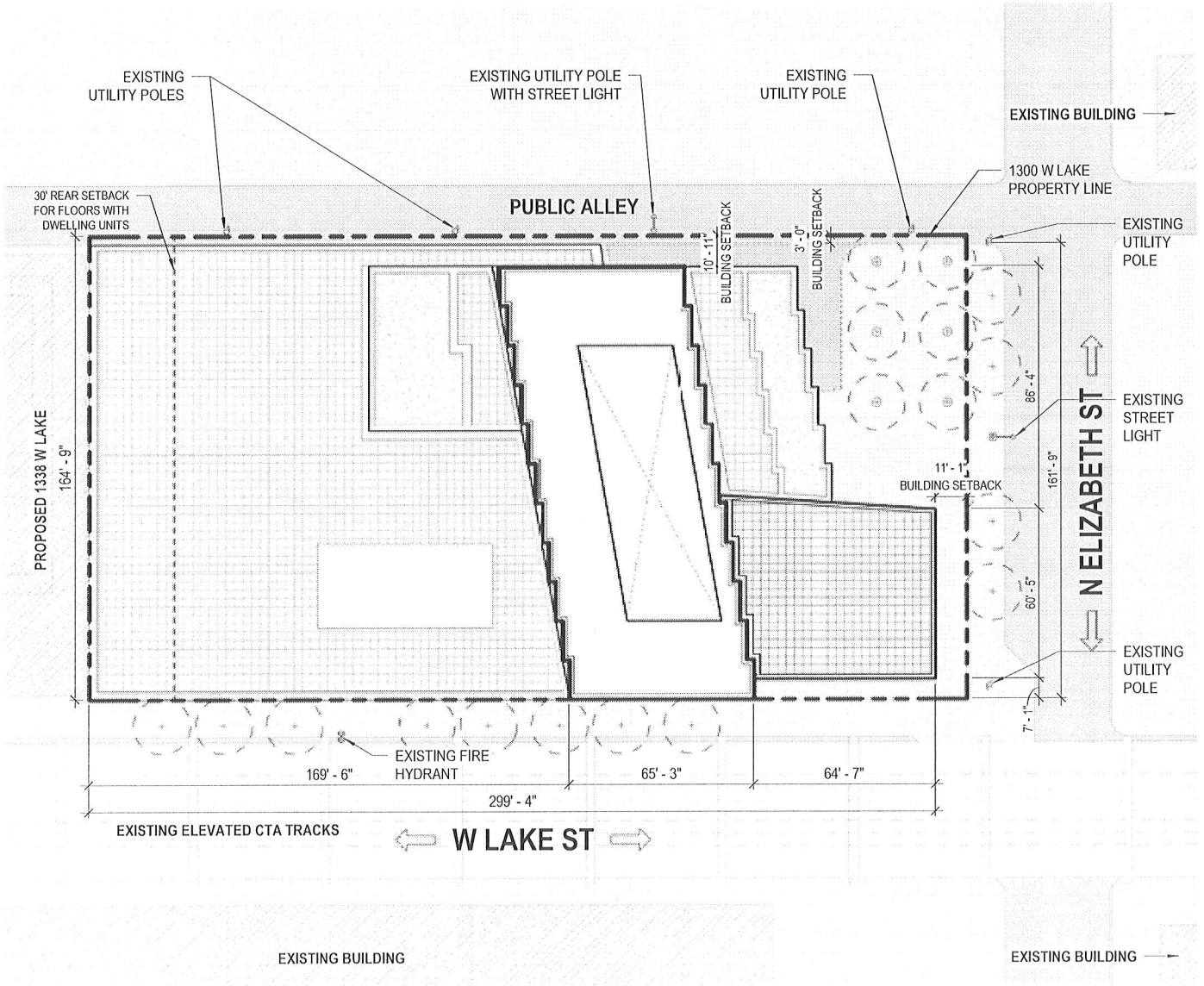


-  Subject Property
-  Property Line
-  PD Boundary

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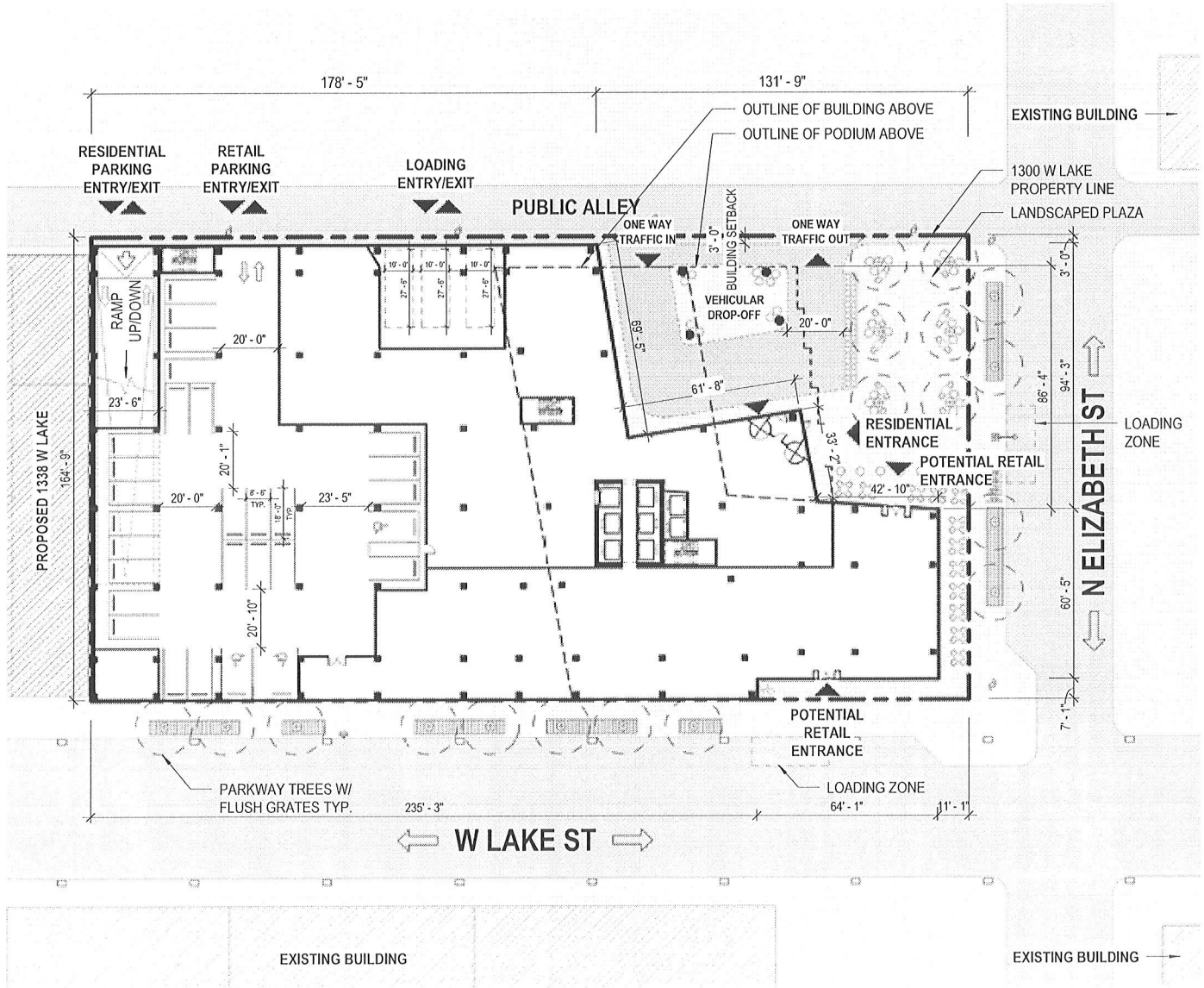
SITE PLAN
Scale: N.T.S.



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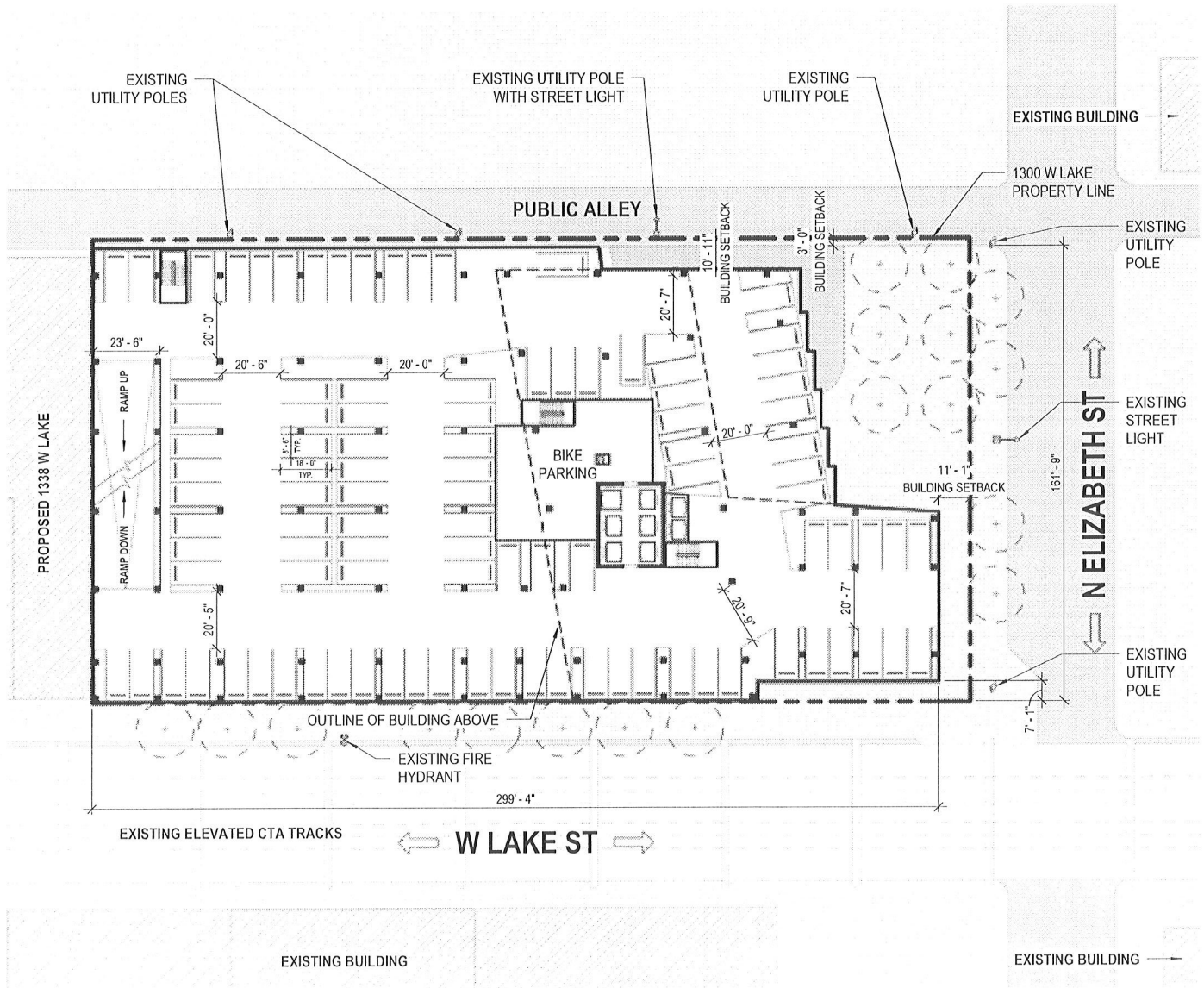
GROUND LEVEL PLAN
Scale: N.T.S.



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TYPICAL PARKING PLAN

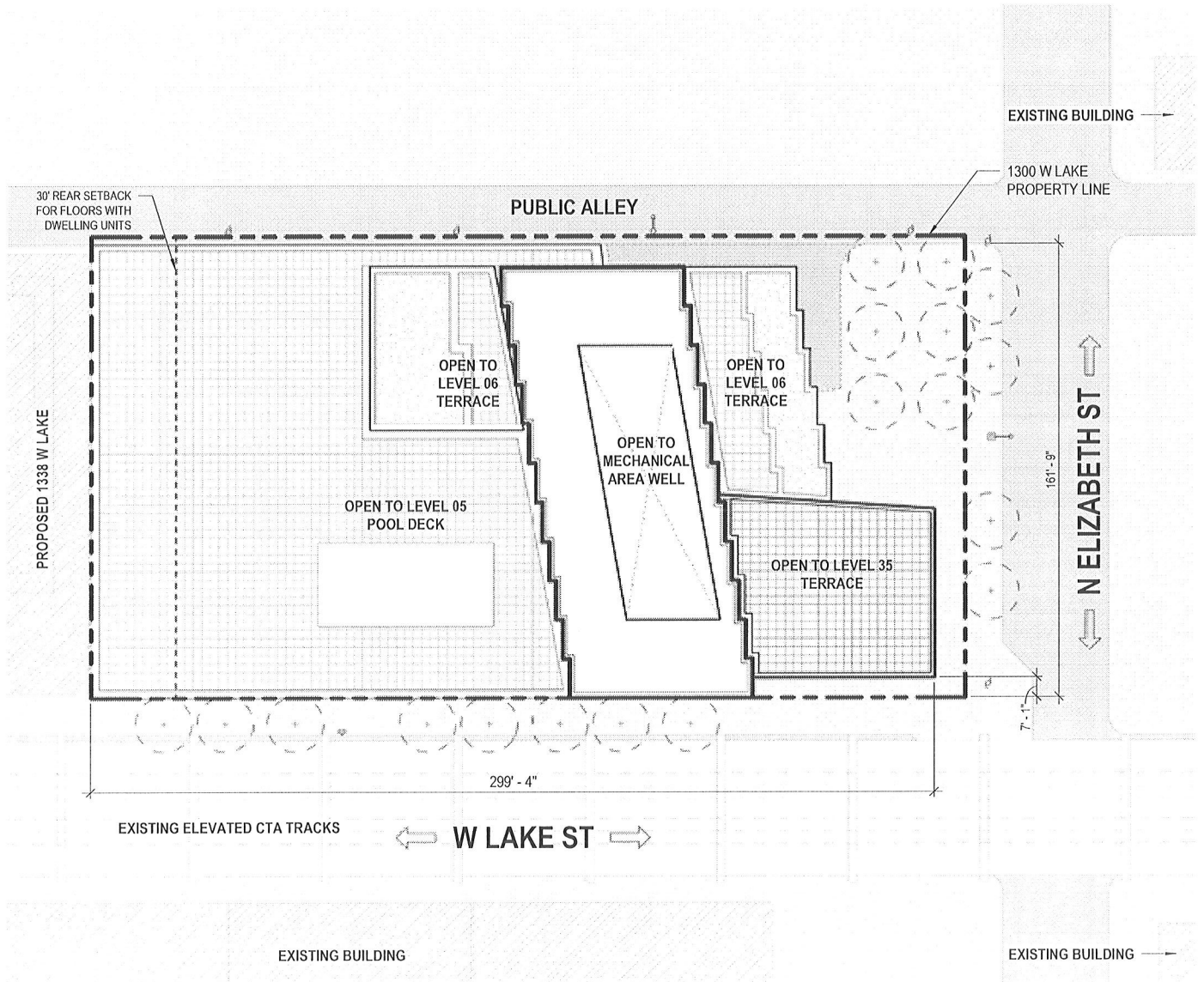
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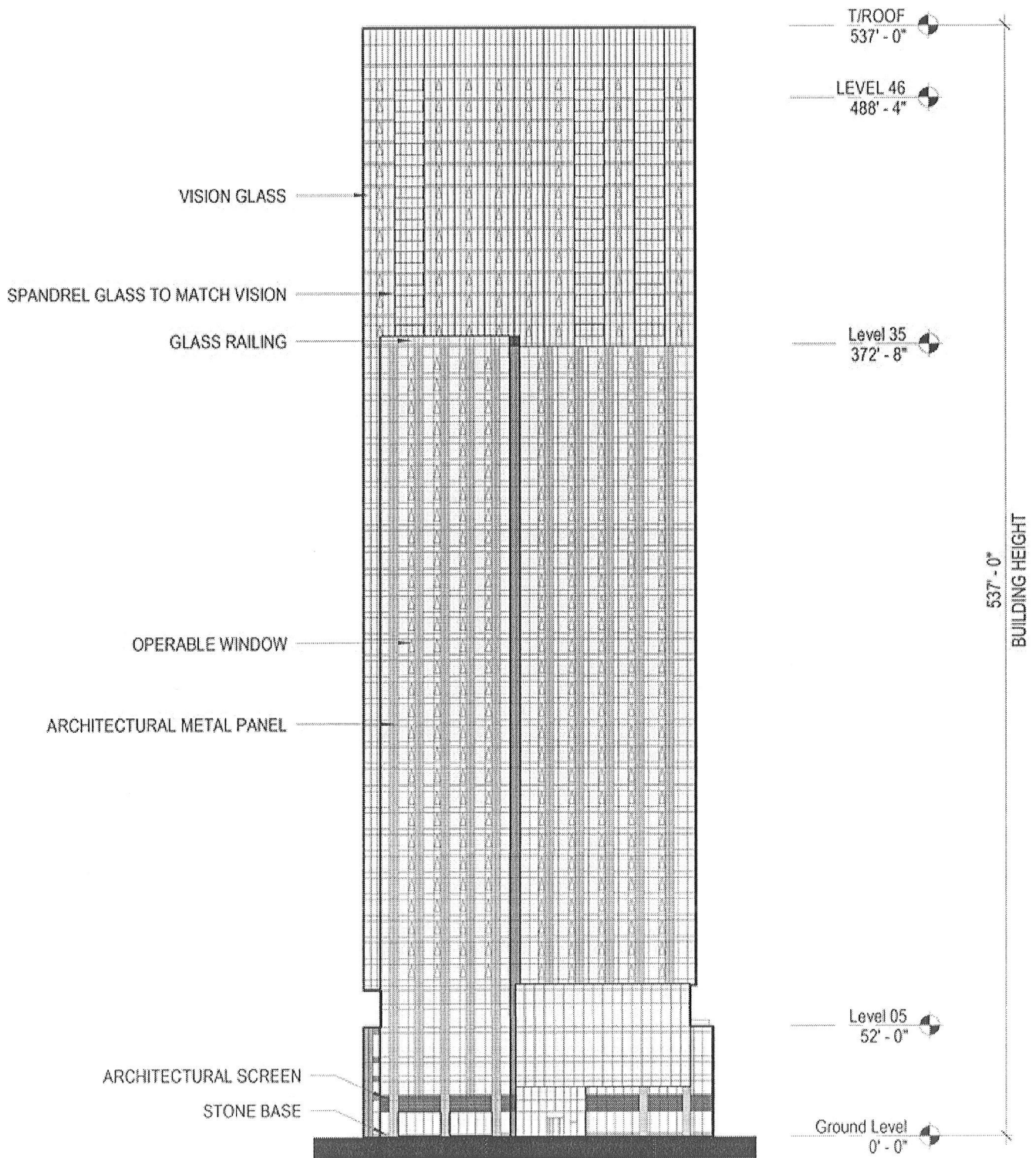
ROOF PLAN
Scale: N.T.S.



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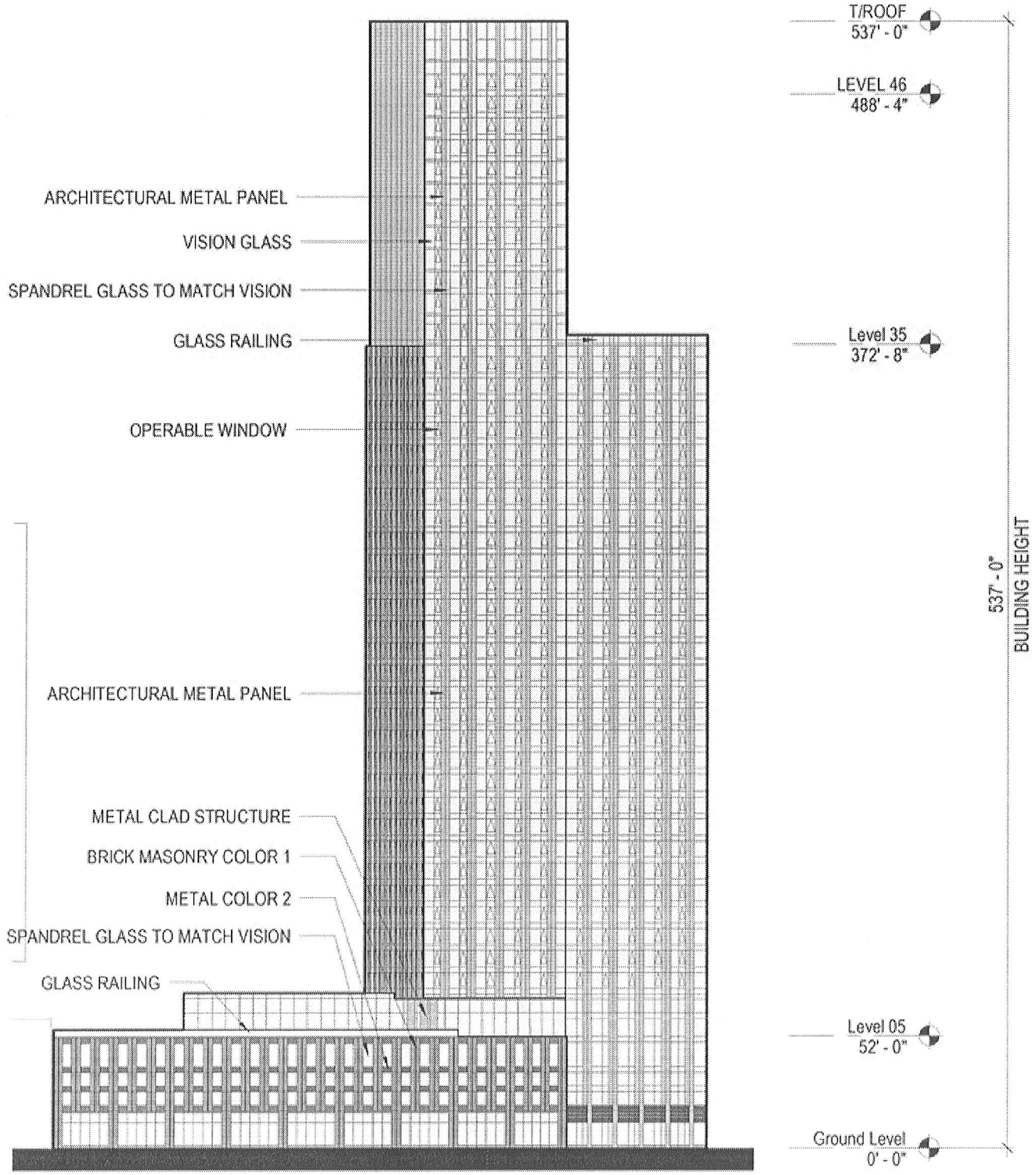


EAST BUILDING ELEVATION

Scale: 1" = 50'-0"

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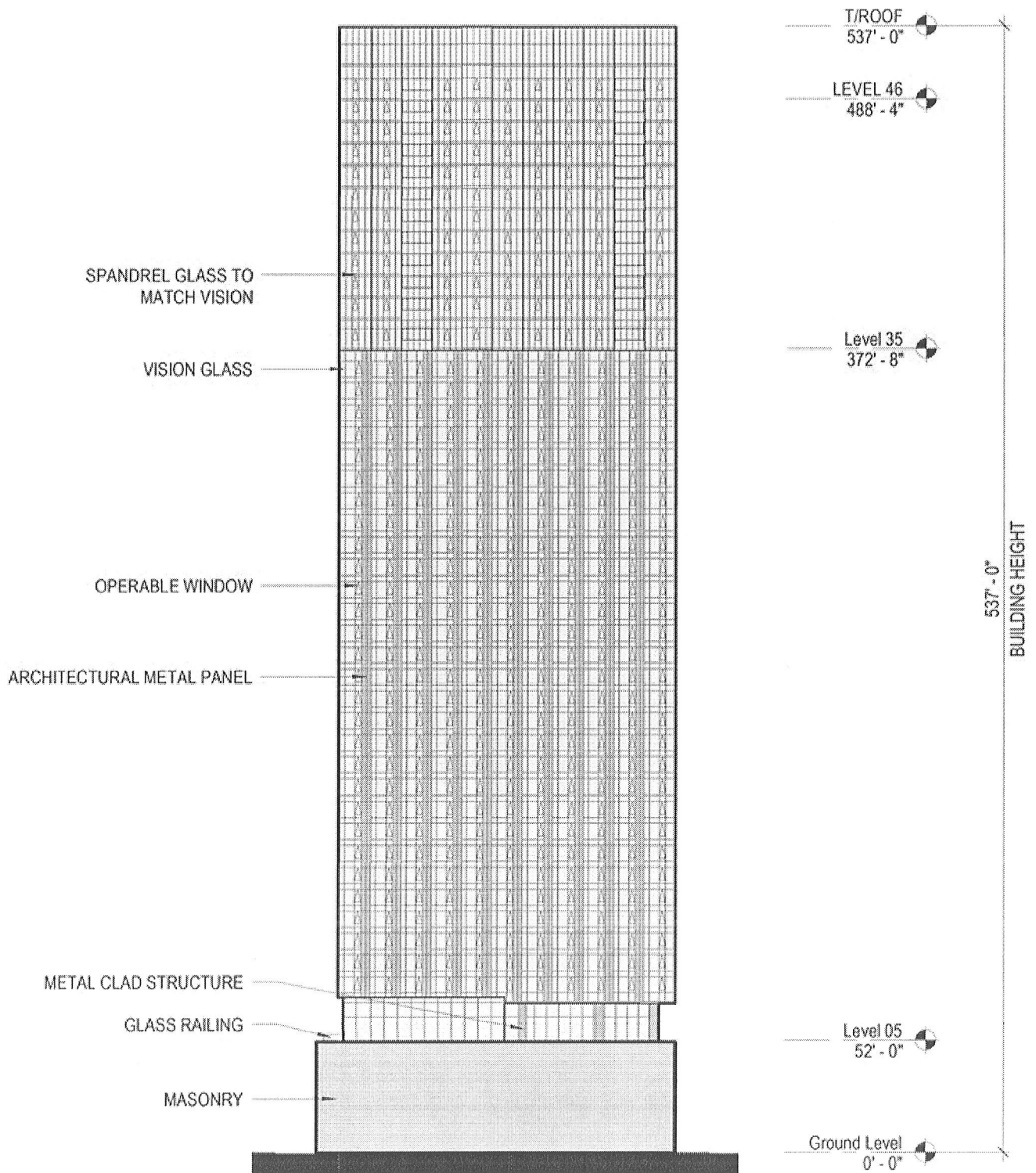


SOUTH BUILDING ELEVATION
 Scale: 1" = 50'-0"

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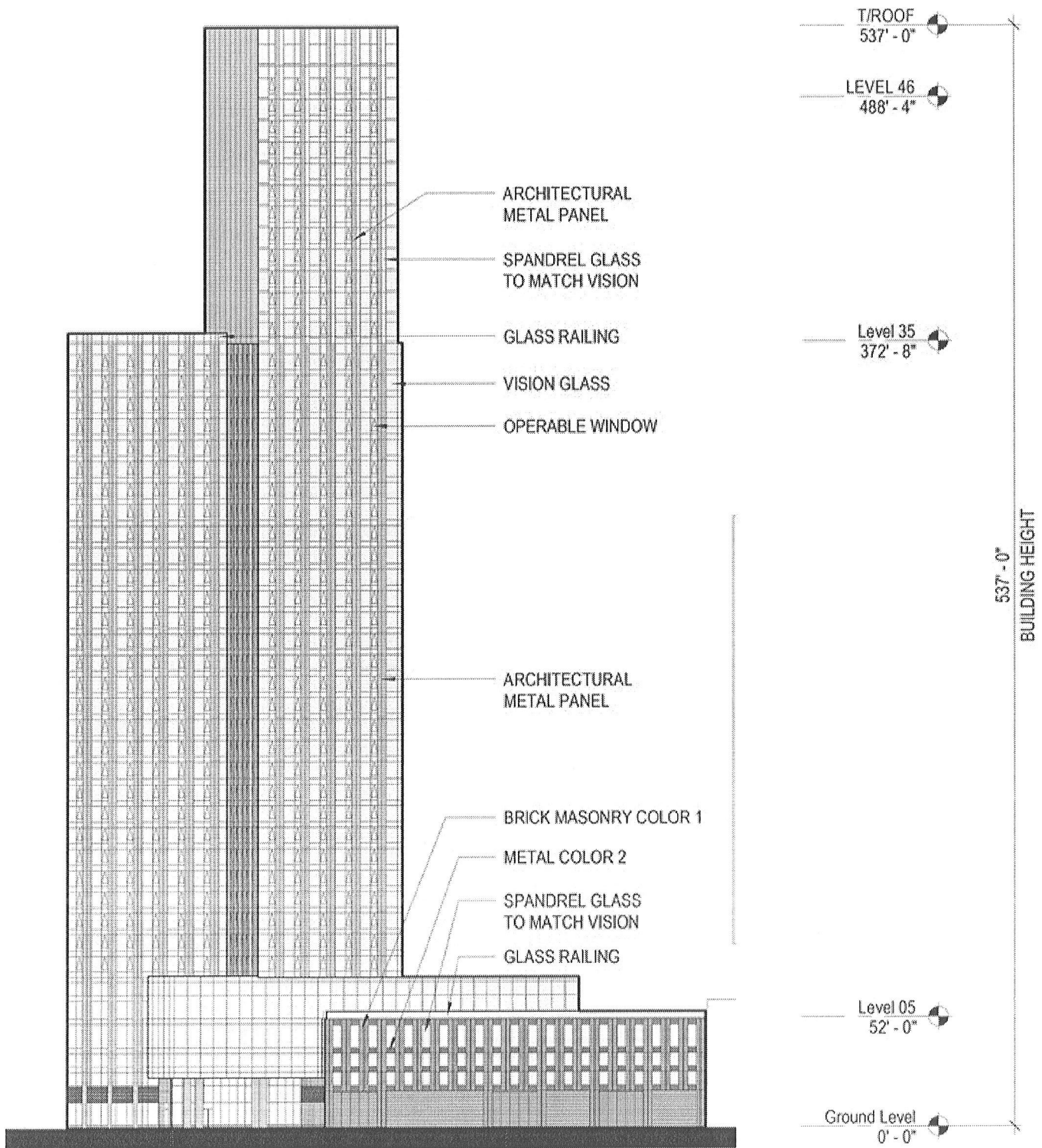
WEST BUILDING ELEVATION

Scale: 1" = 50'-0"

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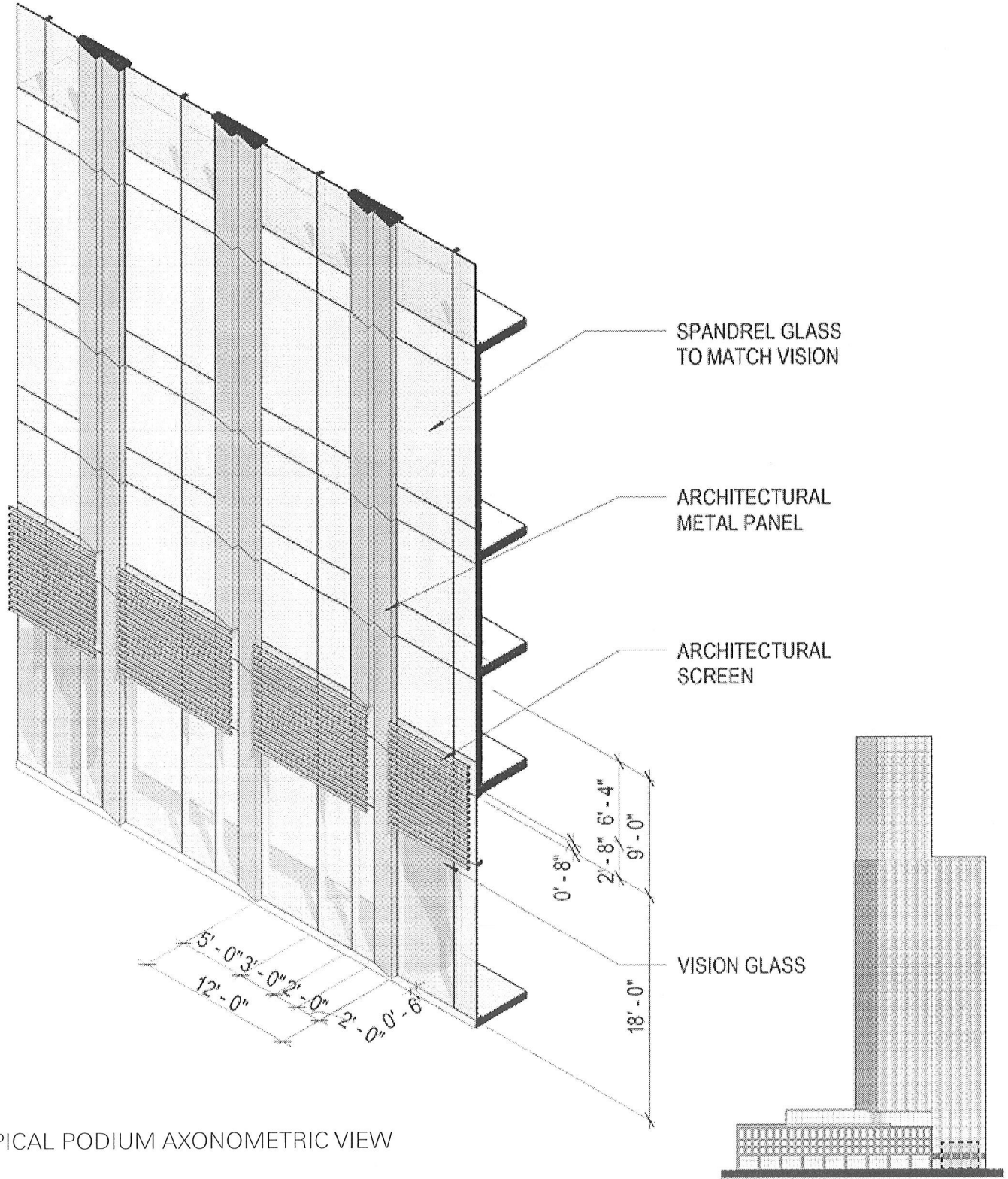
NORTH BUILDING ELEVATION

Scale: 1" = 50'-0"

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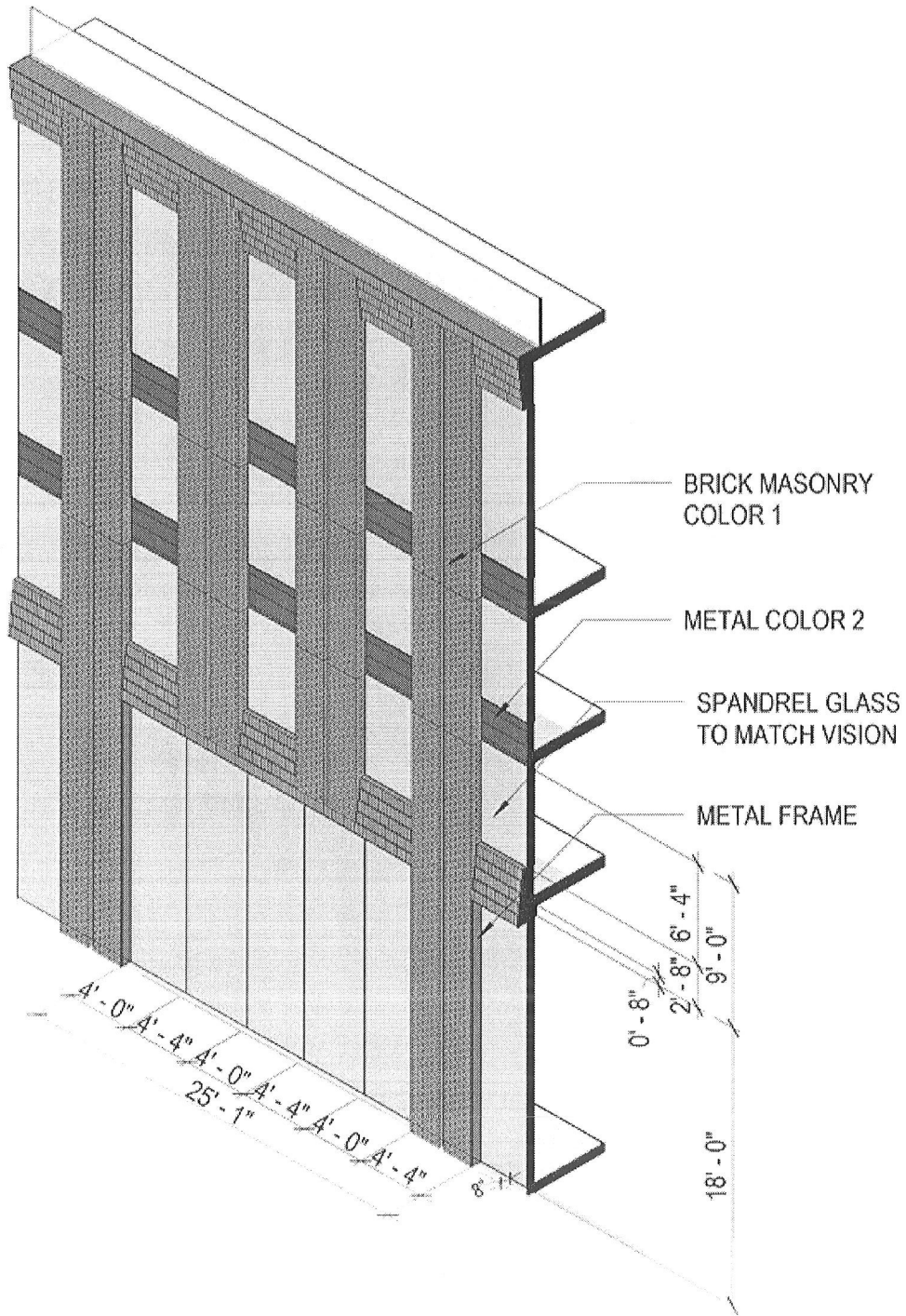
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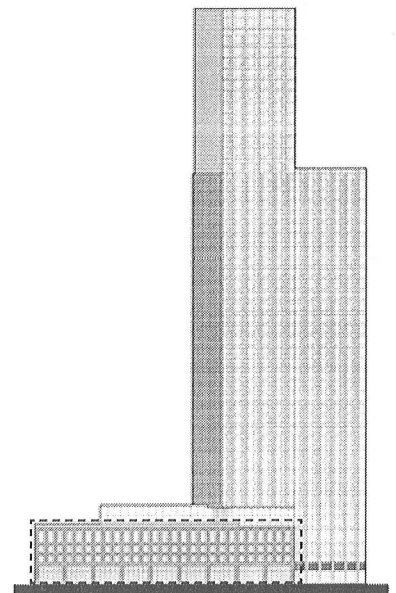
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TYPICAL PODIUM AXONOMETRIC VIEW

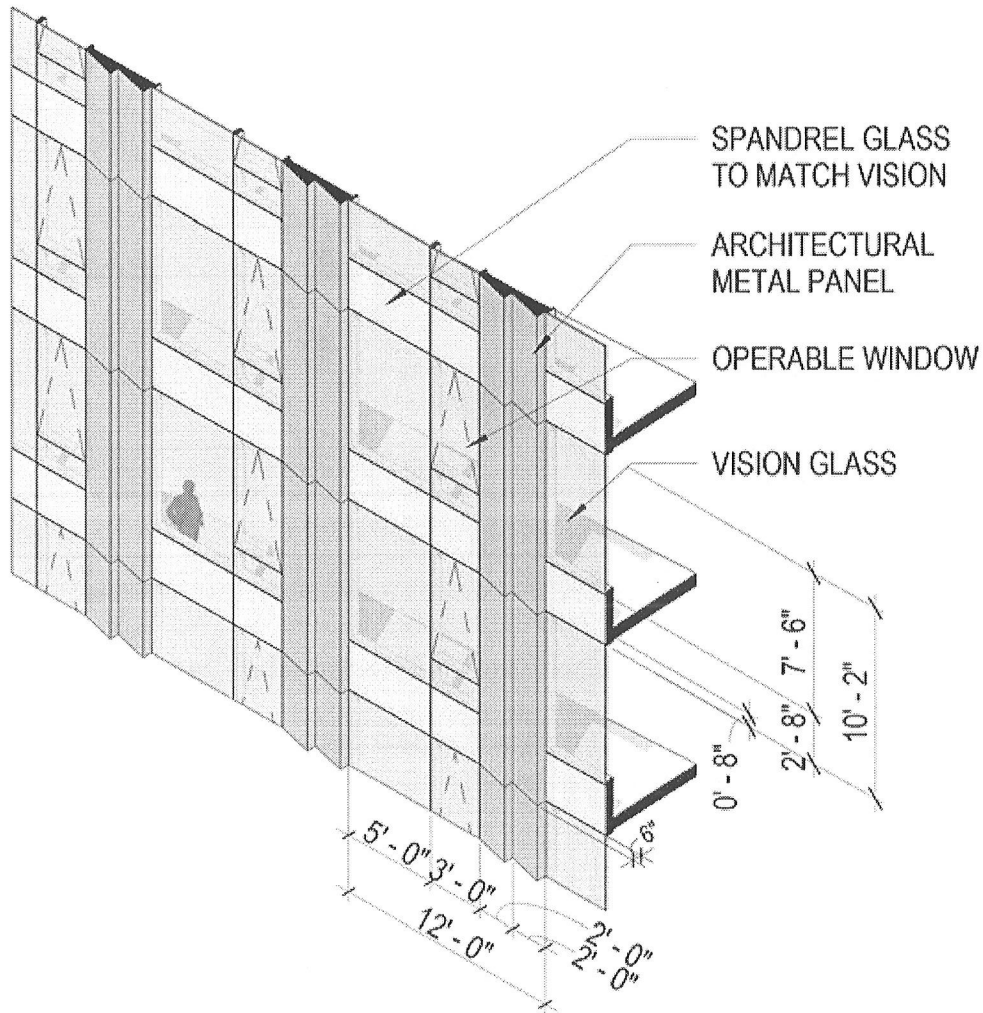


SOUTH ELEVATION

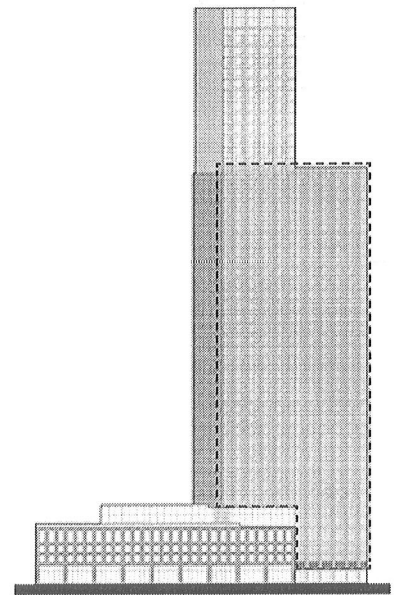
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LOWER TIER TYPICAL TOWER AXONOMETRIC VIEW

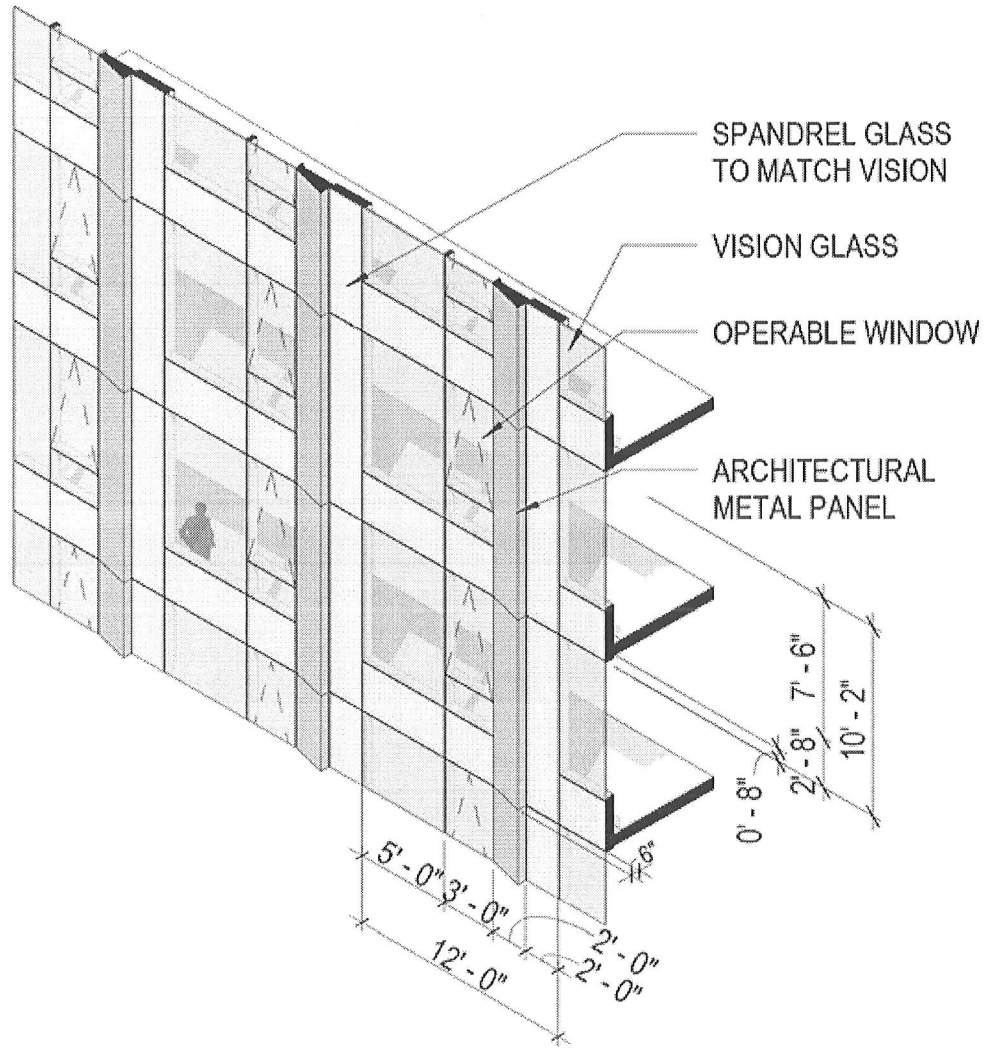


SOUTH ELEVATION

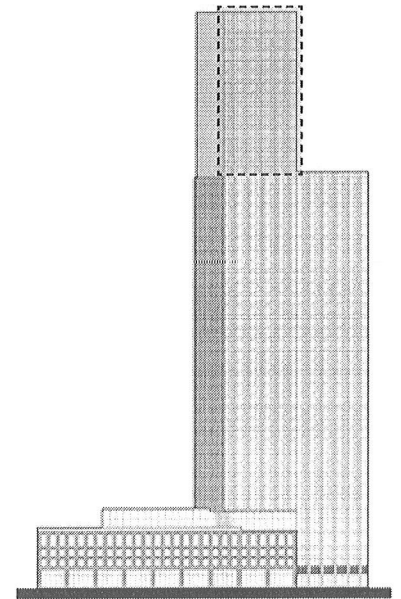
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UPPER TIER TYPICAL TOWER AXONOMETRIC VIEW

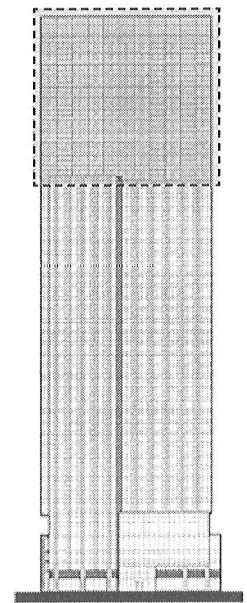
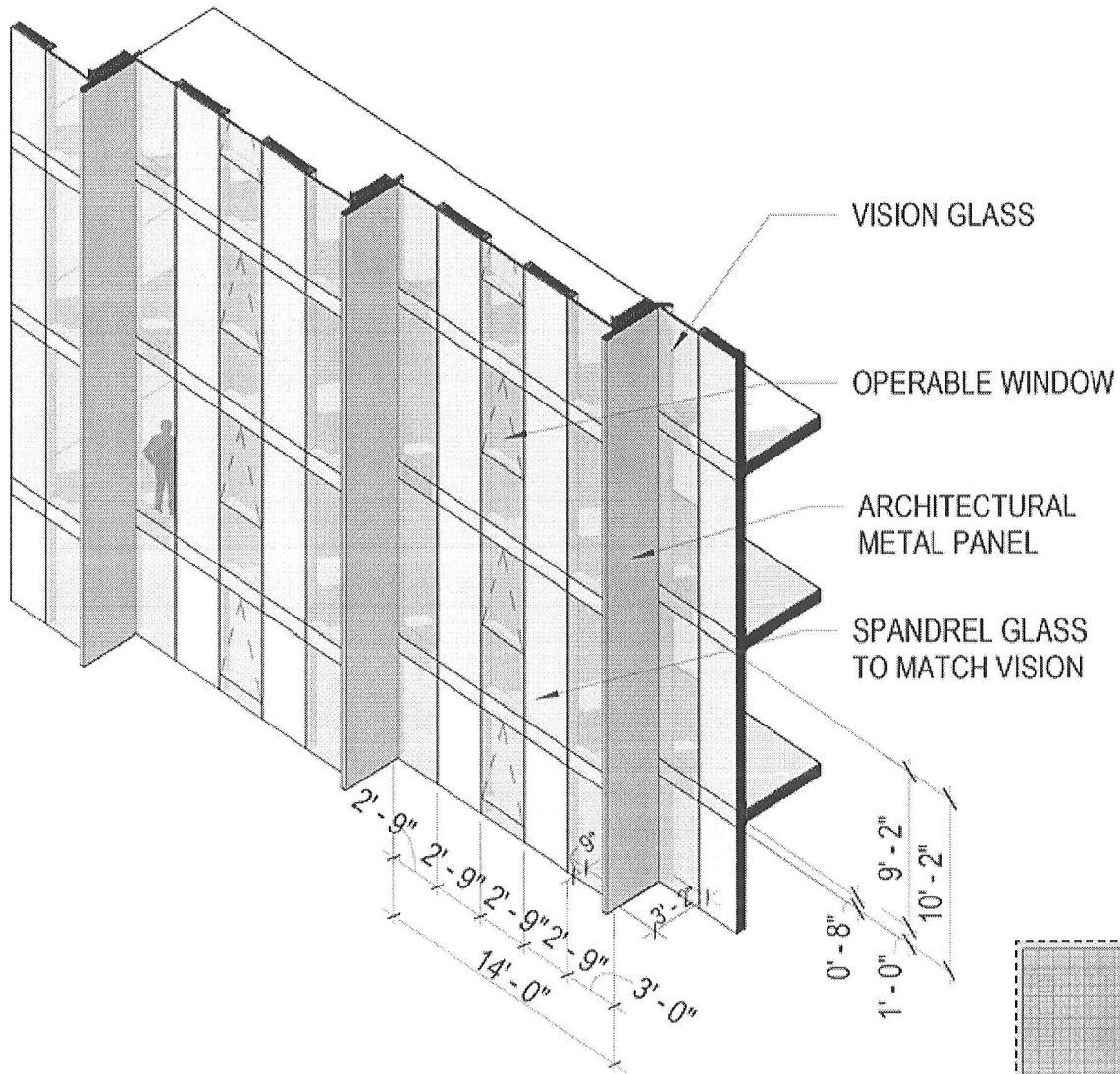


SOUTH ELEVATION

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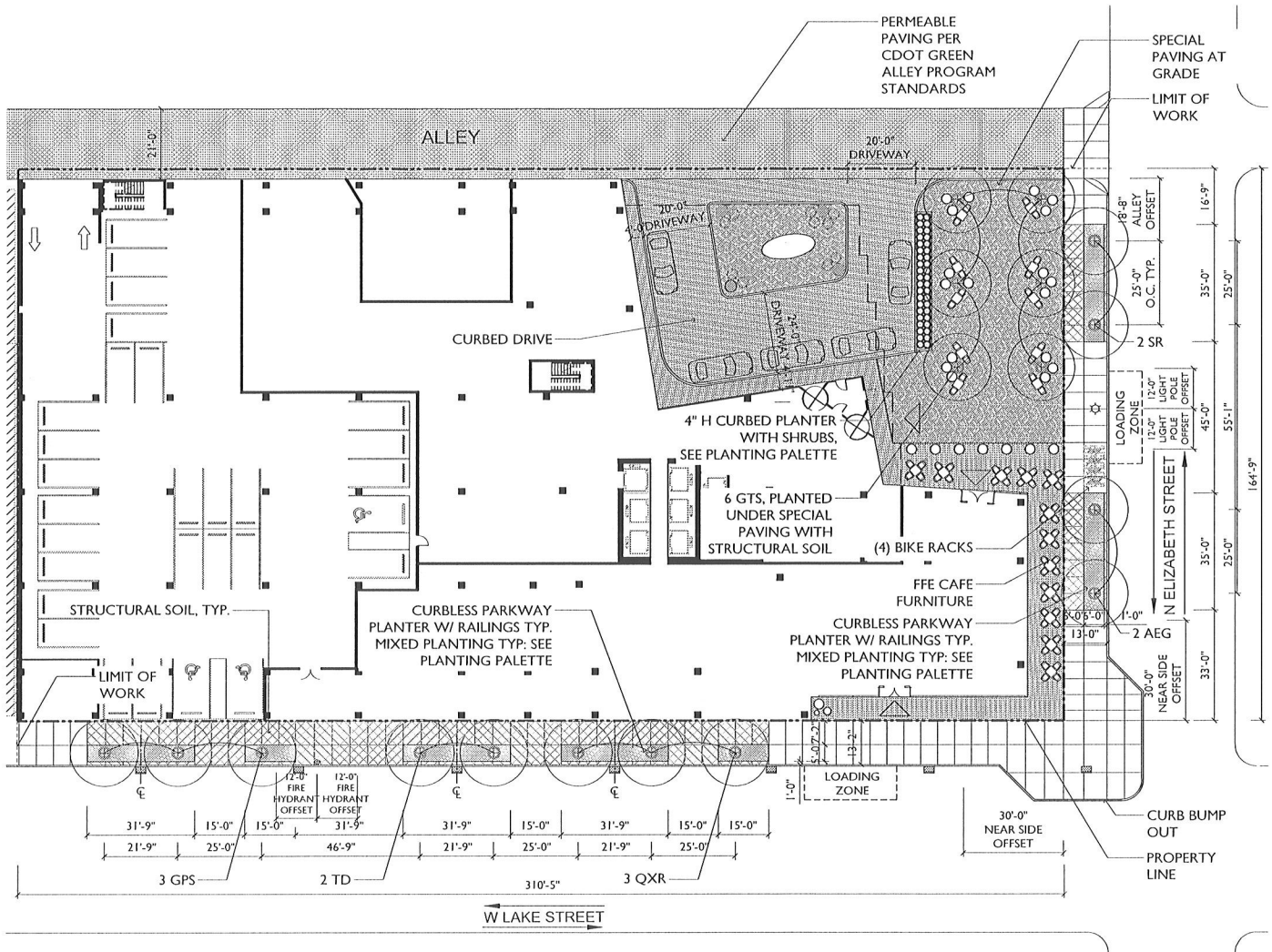
EAST ELEVATION

UPPER TIER TYPICAL TOWER AXONOMETRIC VIEW

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LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST LAKE STREET

LENGTH (LINEAR FEET)	310'-5"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	8 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

NORTH ELIZABETH STREET

LENGTH (LINEAR FEET)	164'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	7
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

NOTE:

1. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 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.
2. 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.

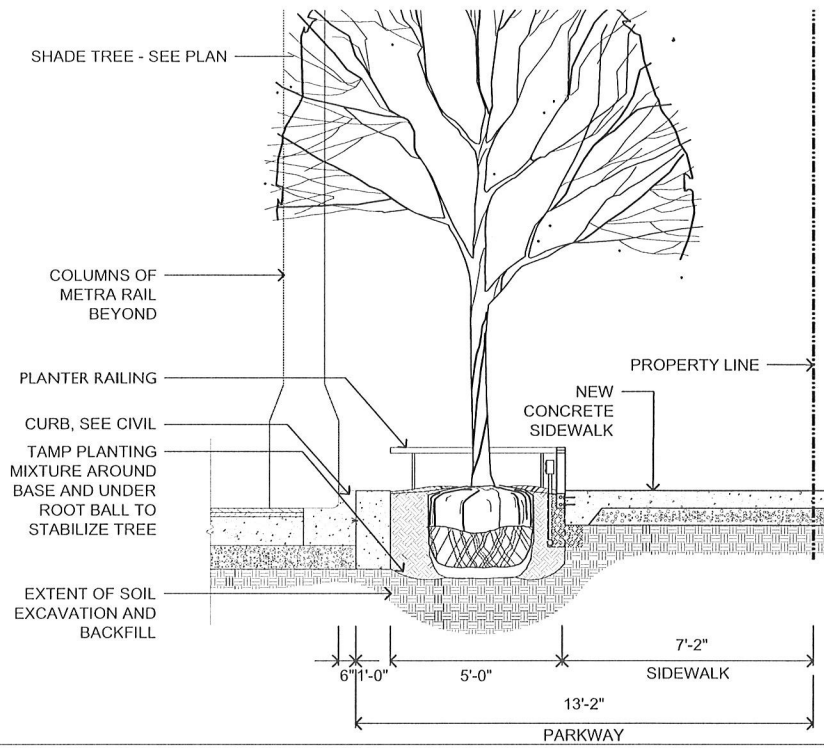
APPLICANT: 1300 PEORIA LLC
 ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
 DATE OF INTRODUCTION: APRIL 19, 2023
 DATE OF PLAN COMMISSION: JUNE 15, 2023

CONFLUENCE

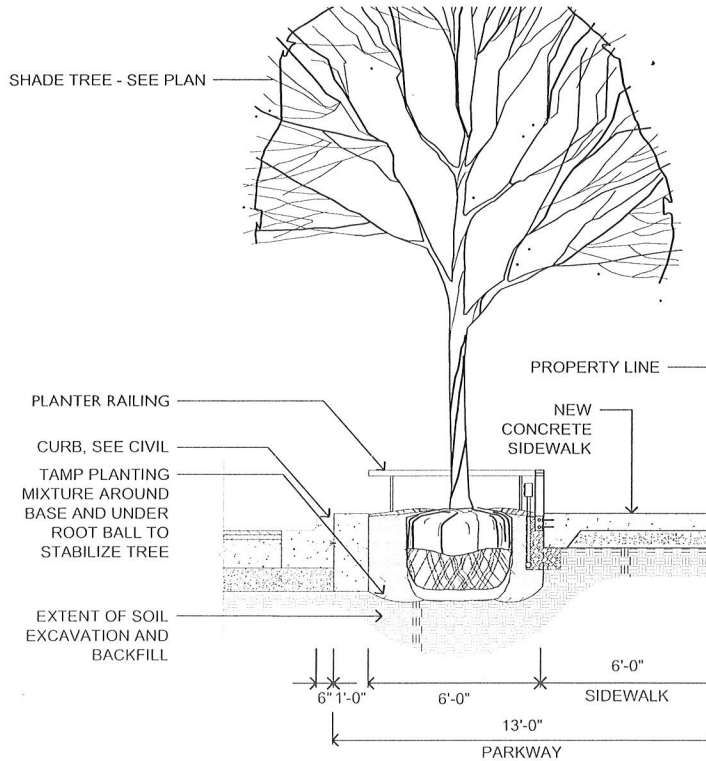


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1 TYPICAL PARKWAY SECTION @ LAKE ST N.T.S.



2 TYPICAL PARKWAY SECTION @ ELIZABETH ST N.T.S.

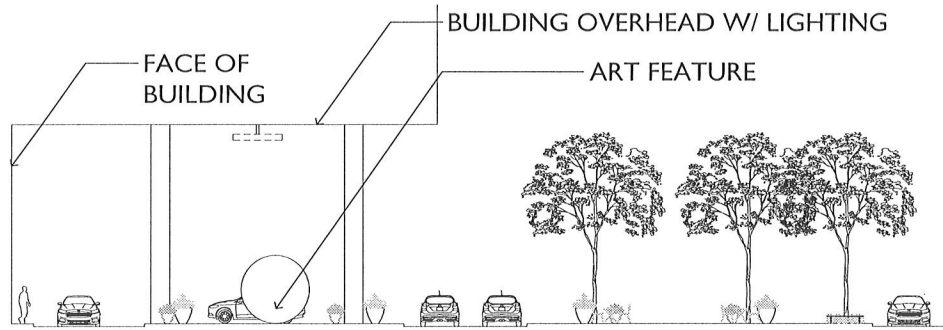
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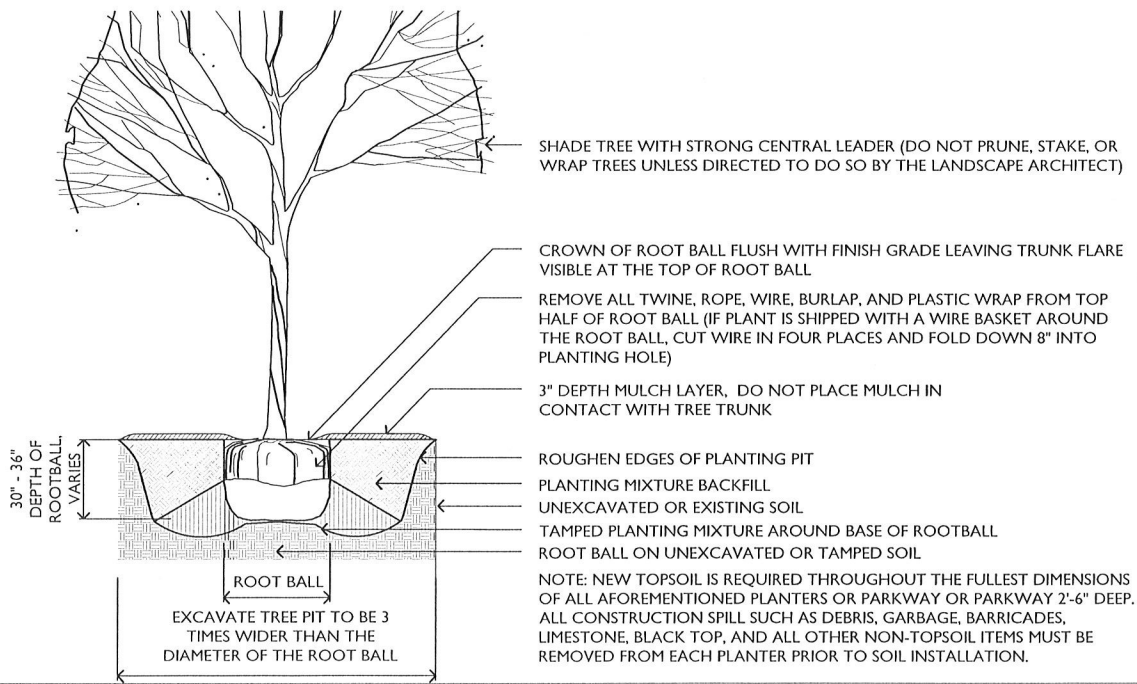
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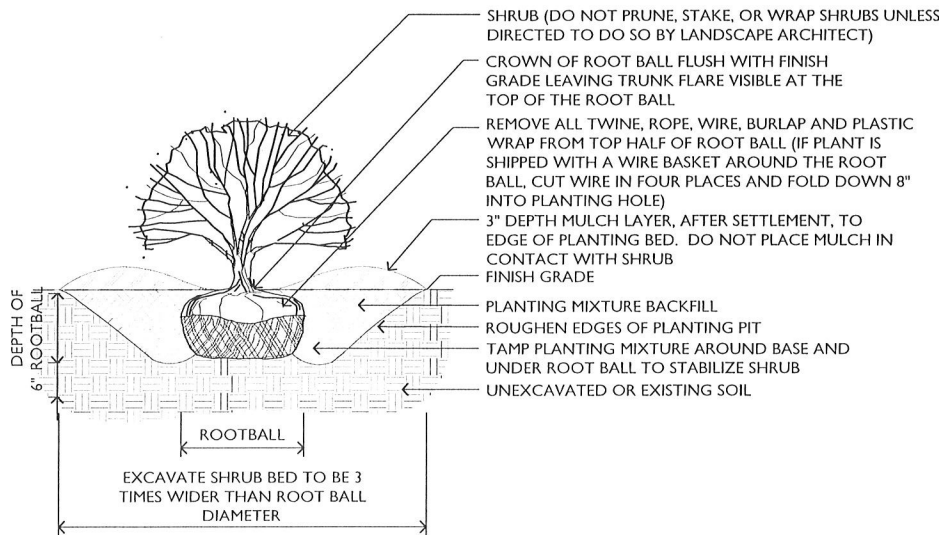
1 EAST-WEST SECTION THROUGH DROP-OFF N.T.S.

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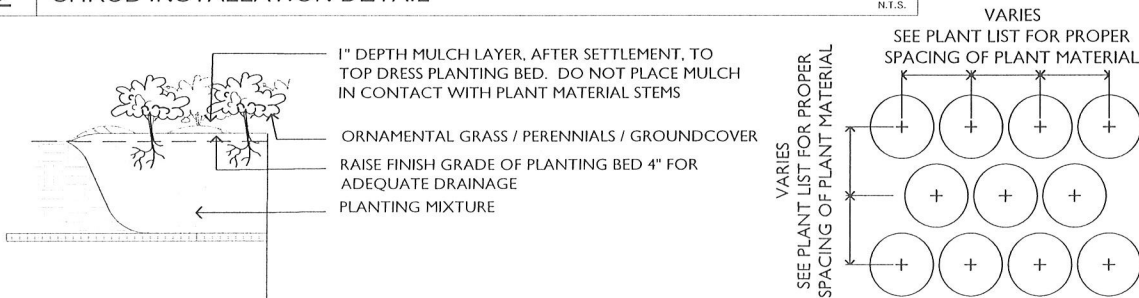
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1 NEW TREE IN MULCH PLANTER DETAIL N.T.S.



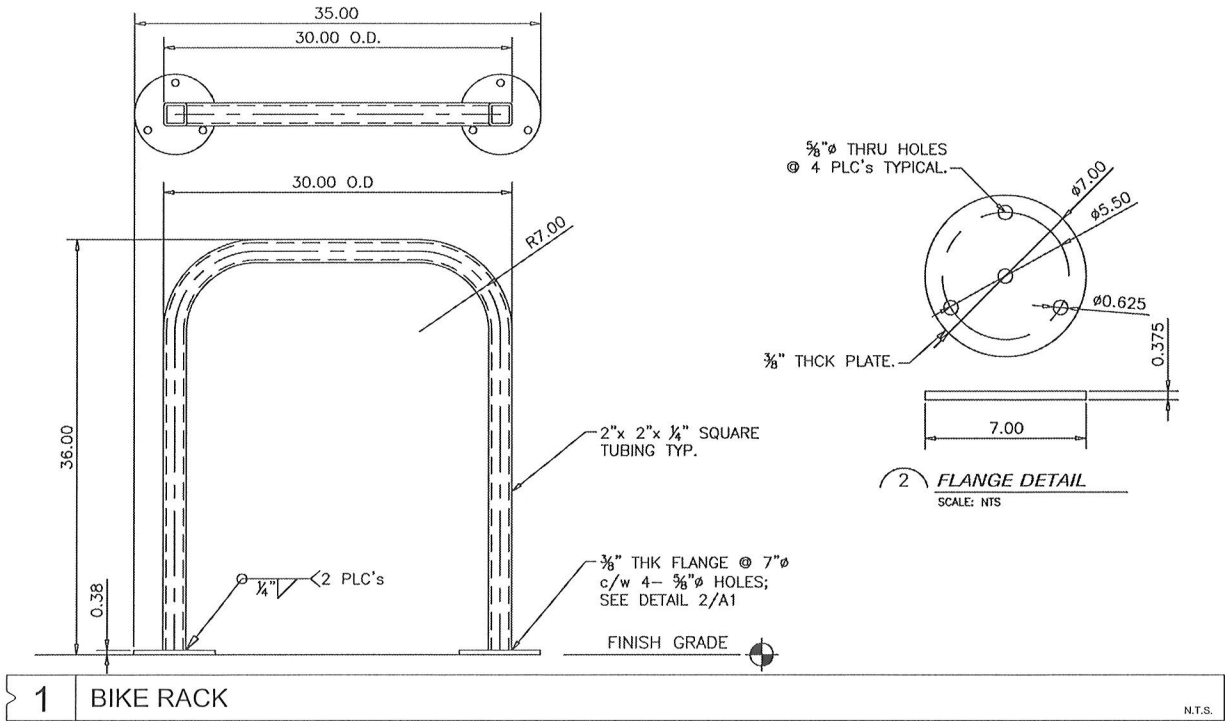
2 SHRUB INSTALLATION DETAIL N.T.S.



3 PERENNIALS INSTALLATION N.T.S.

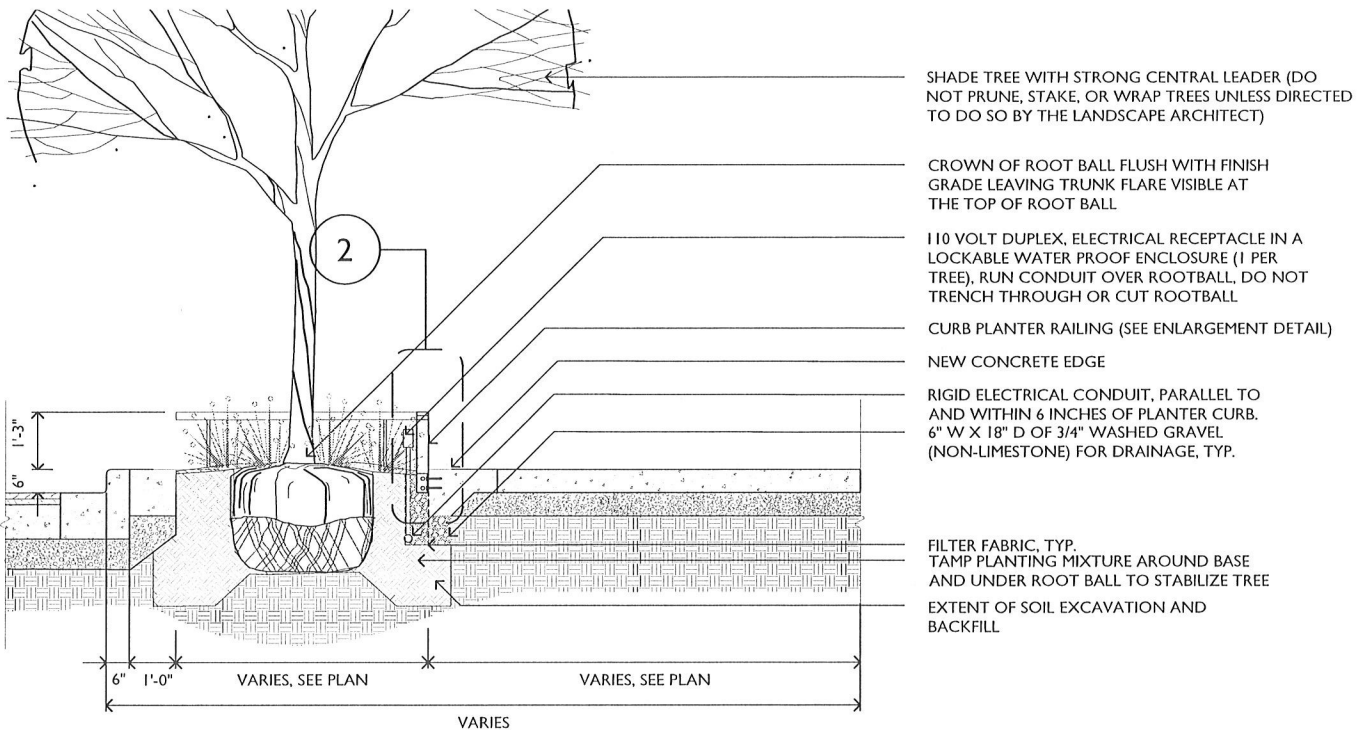
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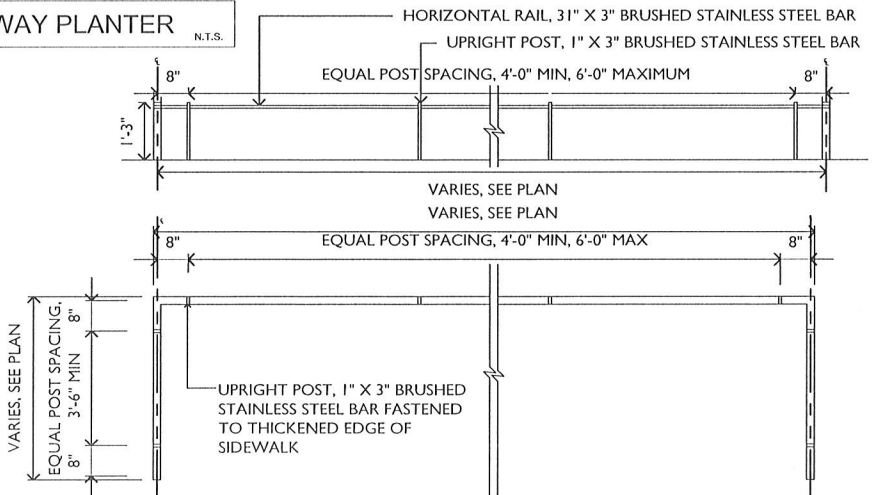


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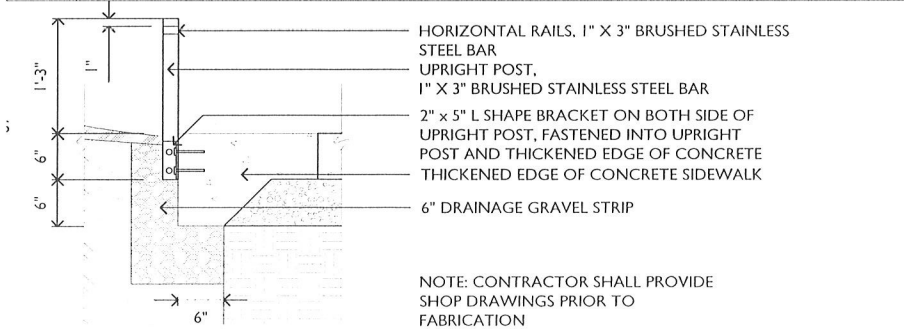
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1 TREE PLANTING IN FLUSH PARKWAY PLANTER N.T.S.



2 PARKWAY PLANTER RAILING PLAN N.T.S.



3 PARKWAY PLANTER RAILING SECTION N.T.S.

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	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	SPRD	ROOT	REMARKS
A PARKWAY TREES									
	SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GTS	GLEDITSIA TRIACANTHOS 'SKYCOLE' SKYLINE	SKYLINE HONEY LOCUST	6	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	QXR	QUERCUS ROBUR REGAL PRINCE	REGAL PRINCE OAK	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	AEG	AESCULUS EARLY GLOW	EARLY GLOW BUCKEYE	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	GPS	GINKGO BILOBA PRINCETON SENTRY	'PRINCETON SENTRY' MAIDENHAIR TREE	3	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
	TD	TAXODIUM DISTICHUM SHAWNEE BRAVE	COLUMNAR BALD CYPRESS	2	4"	-	-	B&B	SINGLE TRUNK, 7' HEIGHT TO CANOPY
B SHRUBS									
	BGV	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	-	-	-	-	#5	2'-6" ON CENTER
	HPL	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME' PANICLE HYDRANGEA	-	-	-	-	#5	2'-6" ON CENTER
	DKO	DIERVILLA 'KODIAK ORANGE'	KODIAK ORANGE BUSH HONEYSUCKLE	-	-	-	-	#5	2'-6" ON CENTER
	RAGL	RHUS AROMATICA 'GRO-LOW'	'GRO-LOW' FRAGRANT SUMAC	-	-	-	-	#5	2'-6" ON CENTER
	SCH	SYMPHORICARPOS CHENAULTII 'HANCOCK'	'HANCOCK' SNOWBERRY	-	-	-	-	#5	2'-6" ON CENTER
	TMT	TAXUS X MEDIA 'TAUNTONII'	'TAUNTONII' SPREADING YEW	-	-	-	-	#5	2'-6" ON CENTER
C GRASSES									
	SPO	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	PVC	PANICUM VIRGATUM "CHEYENNE SKY"	CHEYENNE SKY SWITCHGRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
	CAA	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	-	-	-	-	#1	1'-6" ON CENTER, TRIANGULAR SPACING
D PERENNIALS AND GROUND COVER									
	PDT	PENSTEMON 'DARK TOWERS'	DARK TOWER PENSTEMON	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD GAYFEATHER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	ASB	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	EPKH	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONEFLOWER	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	MBR	MONARDA BRADBURIANA	BRADBURY BEE BALM	-	-	-	-	#1	1'-3" ON CENTER, TRIANGULAR SPACING
	PT	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
	VM	VINCA MINOR	COMMON PERIWINKLE	-	-	-	-	QT	8" ON CENTER, TRIANGULAR SPACING
E BULBS									
	APS	ALLIUM 'PURPLE SENSATION'	GIANT ALLIUM	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	NAT	NARCISSUS THALIA	THE ORCHID NARCISSUS	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING
	ALG	ALLIUM GLOBEMASTER	ALLIUM GLOBEMASTER	-	-	-	-	BULB	1'-3" ON CENTER, TRIANGULAR SPACING

APPLICANT: 1300 PEORIA LLC
 ADDRESS: 1300-28 WEST LAKE ST, CHICAGO, IL
 DATE OF INTRODUCTION: APRIL 19, 2023
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HOME FORMS ACCESS LOGOUT

ARO Intake Application

Close

Submission ID: 814708

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="1300 Peoria LLC"/>	<input type="text" value="Aristithis Loukas"/>
Applicant Email *	Applicant Phone *
<input type="text" value="aristithis@agre.com"/>	<input type="text" value="(773) 339-3030"/>
Applicant Address *	
<input type="text" value="3916 N Sheridan Road"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Katie Jahnke Dale"/>	<input type="text" value="katie.dale@us.dlapiper.com"/>

Development Information

Development Address:

From *	To	Direction *	Street Name *
<input type="text" value="1300"/>	<input type="text" value="1328"/>	<input type="text" value="W"/>	<input type="text" value="LAKE"/>
Zip Code *	Ward *	ARO Zone *	
<input type="text" value="606071512"/>	<input type="text" value="27"/>	<input type="text" value="Downtown"/>	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
<input type="text" value="1300 W Lake"/>	<input type="text" value="Max Lyon"/>		
Zoning Application Number (if applicable)	Council Introduction Date *		
<input type="text" value="22156"/>	<input type="text" value="4/19/2023"/>		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *

Zoning Entitlement

Development Type *

Rental

Total Units *

593

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

1/1/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

6/3/2024

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *

119

Minimum On-Site Units *

30

Maximum Units Paid For In-Lieu *

59

Proposed On-Site Units *

119

Proposed Off-Site Units *

0

Proposed In-Lieu Units *

0

In-Lieu Amount Owed *

\$0.00

On-Site Units To CLHHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From To Direction Street Name

Zip Code Ward ARO Zone

Off-Site Type

Off-Site Admin Fee

Forms

Unit Mix and Square Footage Spreadsheet *

[Copy of 1300 WL - ARO Affordable Unit Details and Square Footage - 20230516 - ADDED UNIT COUNT.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted
2023.0516 - 1300 W LAKE - ARO - TYPE A UNIT LAYOUT.pdf

If ARO units are CLHTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- a. Schematic and design development drawings for on-site units
- b. Schematic and design development drawings for off-site units

If off-site units are rehab, please attach the following documents:

- a. Schematic and design development drawings for on-site units
- b. Schematic and design development drawings for off-site units
- c. A Physical Needs Assessment (PNA)
- d. Surveys
- e. Outstanding code violations
- f. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- a. Owner Sworn Statement
- b. GC Sworn Statement
- c. Bounday Survey
- d. Draft permit application prior to submission to the Department of Buildings (DOB)
- e. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- a. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- b. A copy of the front and back of each building permit for each property with all DOB signoffs
- c. A copy of the Certificate of Occupancy for each property (if applicable)
- d. Final GC and Owner Sworn Statements
- e. All final waivers of lien or a title report showing no liens for each property
- f. As built Survey (new construction)
- g. Final Issued for Construction Permitted Construction Drawings
- h. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Katie Jahnke Dale

THIS IS A PRELIMINARILY APPROVED AFFORDABLE HOUSING PROFILE (AHP), WHICH WILL BE REVISED WHEN THE APPLICANT BEGINS PREPERATION OF THE INCLUSIONARY HOUSING AGREEMENT. THE AHP DOES NOT INCLUDE FLOOR PLAN EXHIBITS.

Summary Work Log

Submission Date: 05/18/2023 01:47:34 PM
 Applicant Amended Date:
 Admin Amended Date:
 Admin Amended By:
 Admin Amended Justification:

Preliminarily approved on 6/7/2023 by ARO Project Manager.

Options	Action
Show Notes	Accept
Email User	Deny
	Follow Up

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Project Name	1300 West Lake
Zoning Application number, if applicable	22156
Address	1300 - 1328 West Lake Street
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	593
Total Affordable units	119

*If this is a for-sale project, please submit a current Appraisal or CMA for the market rate units in the development.

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Not Included	Not Included
Laundry	Yes	Yes
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New Upon Construction Completion, Frigidaire, Stainless Steel, FFTR or Developer Spec	New Upon Construction Completion, Frigidaire, Stainless Steel, FFTR or Developer Spec
Dishwasher <i>age/EnergyStar/make/model/color</i>	New Upon Construction Completion, Frigidaire, Stainless Steel,	New Upon Construction Completion, Frigidaire, Stainless Steel,
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New Upon Construction Completion, Frigidaire, Stainless Steel,	New Upon Construction Completion, Frigidaire, Stainless Steel,
Microwave <i>age/EnergyStar/make/model/color</i>	New Upon Construction Completion, Frigidaire, Stainless Steel,	New Upon Construction Completion, Frigidaire, Stainless Steel,
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	1, and 2 bath units subject to floor plans	1, and 2 bath units subject to floor plans
Kitchen countertops <i>material</i>	Quartz	Quartz
Flooring <i>material</i>	Vinyl Tile	Vinyl Tile
HVAC	Yes per Mechanical Spec	Yes per Mechanical Spec
Other		

Unit type	Market Rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. sq. ft.	how many?	% of total	avg. sq. ft.	
studio	192	41%	615	47	39%	616	100%
one-bed	149	31%	716	38	32%	715	100%
two-bed	124	26%	1046	32	27%	1051	100%
three-bed	9	2%	1297	2	2%	1297	100%
four-bed	0	0	-	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

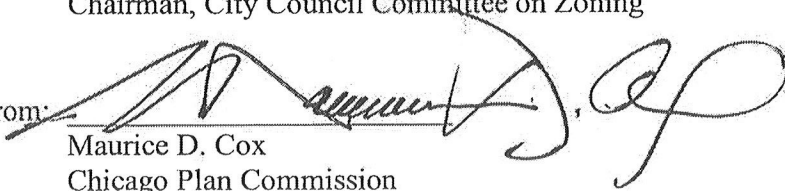


APPLICATION NO. 22156

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: June 15, 2023

Re: Proposed Residential-Business Planned Development at 1300 W. Lake St.
(Application #22156)

On June 15, 2023, the Chicago Plan Commission recommended approval of a proposed Residential-Business Planned Development submitted by 1300 Peoria 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)