

PD 1325

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 22, 2025

Tyler Manic
Schain Banks
70 W. Madison St., Suite 5400
Chicago, IL 60602

Re: Minor change to PD No. 1325, Additional dwelling unit at 710 W. 14th Street

Dear Mr. Manic:

Please be advised that your request for a minor change to Residential Planned Development No.1325 ("PD 1325") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the PD.

The subject property is improved with a recently constructed seven-story building containing 99 dwelling units and 99 parking spaces. The building contains tenant amenity space including a coworking area, coffee bar, and exercise room on the first floor, a lounge on the fifth floor, a kitchen, outdoor terrace and flex room on the 6th floor, and a roof deck on the seventh floor.

On behalf of the sole property owner of the PD, Phoenicia Real Estate Holdings VI, LLC, you are seeking a minor change to reduce the 1,100 SF fifth floor lounge to 688 SF so that a new 412 SF efficiency unit can be added. You are also seeking to convert the 221 SF flex room on the sixth floor into a second bedroom for the adjacent one-bedroom unit. As a result, the number of dwelling units will increase from 99 to 100. Existing and Proposed Fifth and Sixth Floor Plans are attached.

The Department of Planning and Development has determined that allowing these tenant space conversions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk, and will not change the character of the development, and therefore, would constitute a minor change. The Dept. of Transportation, the Fire Prevention Bureau, the Mayor's Office for People with Disabilities and Stormwater have no objection to this change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1325, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Noah Szafraniec
Assistant Commissioner

NS:tm

C: Janice Hill, Mike Marmo, Stephen Nutt, Main file

A-8385

78478

JOURNAL--CITY COUNCIL--CHICAGO

5/25/2018

~~Reclassification Of Area Shown On Map No. 3-J.
(As Amended)
(Application No. 19643)
(Common Address: 1448 N. Avers Ave.)~~

[SO2018-3791]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-J in the area bounded by:~~

~~a line 96 feet south of and parallel to West Le Moyne Street; North Avers Avenue; a line 120 feet south of and parallel to West Le Moyne Street, and the alley next west of and parallel to North Avers Avenue,~~

~~to those of an RM4.5 Residential Multi-Unit District is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

Reclassification Of Area Shown On Map No. 4-F.
(As Amended)
(Application No. A-8385)
(Common Address: 1350 S. Union Ave.)

RPD 1325,99

[SO2018-2453]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 1325 symbols and indications as shown on Map Number 4-F in the area bounded by:

West Liberty Street; South Union Avenue; West 14th Street; and a line 149.96 feet west of and parallel to South Union Avenue,

to those of Residential Planned Development Number 1325, as amended.

SECTION 2. It is the intent and purpose of this ordinance to clarify the allowable uses and maximum number of dwelling units allowed within Planned Development Number 1325, subject to the use and bulk regulations as set forth in the Plan of Development.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development No. 1325, 09

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1325 ("Planned Development") consists of approximately 25,926 net square feet of property (.59 acre) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by PMG UV Investments LLC or its successors and assigns or the legal title owners or any ground lessors of the Property. This 2018 amendment to Planned Development Number 1325 is being submitted by Alderman Patrick D. Thompson (the "Applicant").
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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation.

Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; General Roof Plan; and Building Elevations (North, South, East and West) dated May 19, 2016, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein: dwelling units located above the ground floor, accessory parking and related accessory uses.

The following uses are not allowed within this planned development: Any group living uses, including dormitories, fraternities, sororities and all other types of group living and all as defined in Section 17-17-0102-A of the Zoning Ordinance.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 25,926 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from the M1-3 designation to a B2-5 designation and then to Residential Planned Development Number 1325 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the

development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this section.

(The original (2016) version of this Planned Development was approved by the Chicago City Council in 2016 and can be found at June 22, 2016, Council *Journal of Proceedings*, pages 27591 -- 27606).

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In accordance with the City of Chicago Sustainability Matrix, the project shall incorporate photovoltaic cells totaling approximately 2,624 square feet on the roof (or 25 percent of the otherwise required Green Roof) and the building will achieve LEED Certification.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the B2-5 district.

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; General Roof Plan; and North, South, East and West Building Elevations referred to in this Plan of Development Statements unavailable at time of printing.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development No. 1325,00

Bulk Regulations.

Gross Site Area:	40,406 square feet
Area in the Right-of-Way:	14,488 square feet
Net Site Area:	25,926 square feet
Maximum Floor Area Ratio:	5.0
Minimum Number of Off-Street Loading Spaces:	1
Maximum Number of Dwelling Units:	99
Minimum Number of Off-Street (accessory) Parking Spaces:	99
Minimum Number of Bike Parking Spaces:	99
Maximum Building Height:	80 feet, 0 inches
Minimum Required Setback:	Per Site Plan

~~Reclassification Of Area Shown On Map No. 5-G.
 (Application No. 19613T1)
 (Common Address: 1731 -- 1747 N. Elston Ave./
 1428 -- 1472 W. Willow St.)~~

[SO2018-2946]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current M3-3 Heavy Industry District symbols and indications as shown on Map Number 5-G in the area bounded by:

Reclassification Of Area Shown On Map No. 4-F.

(As Amended)

(Application No. 18133)

(Common Address: 1344 -- 1360 S. Union Ave.,
700 -- 714 W. 14th St. And
701 -- 713 W. Liberty St.)

RPD 1325

[SO2014-5820]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be and is hereby amended by changing all the M1-3 Light Manufacturing / Business Park District symbols and indications as shown on Map Number 4-F in the area bounded by:

West Liberty Street; South Union Avenue; West 14th Street; and a line 149.96 feet west of and parallel to South Union Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be and is hereby amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 4-F in the area bounded by:

West Liberty Street; South Union Avenue; West 14th Street; and a line 149.96 feet west of and parallel to South Union Avenue,

to those of Residential Planned Development Number 1325 which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 1325

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1325 ("Planned Development") consists of approximately 25,926 net square feet of property (.59 acre) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the applicant, PMG UV Investments LLC (the "Applicant").

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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

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

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; General Roof Plan; and Building Elevations (North, South, East and West) dated May 19, 2016, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning ordinance, this Planned Development ordinance shall control.
5. The following uses are allowed in the area delineated herein: residential, accessory parking and related accessory uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 25,926 square feet.
9. The applicant acknowledges and agrees that the rezoning of the Property from the M1-3 designation to a B2-5 designation and then to Residential Planned Development Number 1325 for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 10 affordable housing units in the Residential Project for households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 9 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing

- Agreement and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the Applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this section.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
 11. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
 12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
 13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
 14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
 15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In accordance with the City of Chicago Sustainability Matrix, the project shall incorporate photovoltaic cells totaling approximately 2,624 square feet on the roof (or 25 percent of the otherwise required Green Roof) and the building will achieve LEED Certification.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the B2-5 district.

[Existing Zoning Map; Boundary Line Map; General Land-Use Map; Site and Landscape Plan; North, South, East and West Building Elevations; and General Roof Plan referred to in these Plan of Development Statements printed on pages 27596 through 27606 of this *Journal*.]

Bulk Regulations and Data Table and Exhibit "A" (2007 Affordable Housing Profile Form (Rental)) referred to in these Plan of Development Statements read as follows:

Residential Planned Development No. 1325.

Bulk Regulations.

Gross Site Area:	40,406 square feet
Area in the Right-of-Way:	14,488 square feet
Net Site Area:	25,926 square feet
Maximum Floor Area Ratio:	5.0
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street (accessory) Parking Spaces:	99
Minimum Number of Bike Parking Spaces:	99
Maximum Building Height:	80 feet, 0 inches
Minimum Required Setback:	Per Site Plan

Exhibit "A"

2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 - or that do not receive City Council approval by July 13, 2016 - will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: 4/1/2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: 700 W 14th Street
Development Address: 700 W 14th Street
Ward: 11th Ward

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

Type of City involvement:
(check all that apply)

- City Land
Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?) *if yes, please provide copy of the TIF Eligible Expenses
Zoning increase and/or PD

SECTION 2: DEVELOPER INFORMATION

Developer Name: PMG UV Investments, LLC
Developer Contact (Project Coordinator): Benjamin Brichta
Developer Address: 935 W Chestnut St, Suite 430, 60642
Email address: bbrichta@propertymg.com
Telephone Number: (312) 919-7642

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: 99 x 10%* = 10 (always round up)
Total units total affordable units required
*20% if TIF assistance is provided

For Density Bonus projects: X 25% =
Bonus Square Footage* Affordable sq. footage required

*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

- Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
If parking is not included, what is the monthly cost per space? \$200

Estimated date for the commencement of marketing: 3/1/2018

Estimated date for completion of construction of the affordable units: 5/1/2018

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units	1RD / 1BA	53	1	441 - 720	\$1,700	N/A	N/A	<input type="checkbox"/>
	2BD / 2BA	39	2	975 - 1082	\$2,600	N/A	N/A	<input type="checkbox"/>
	3BD / 3BA +	7	3+	1221 - 1850	\$4,500	N/A	N/A	<input type="checkbox"/>

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? 4/1/2017
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{99}{\text{Number of total units in development}} \times 10\% = \frac{10}{\text{(round up to nearest whole number)}} \times \$100,000 = \$1,000,000 \text{ Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

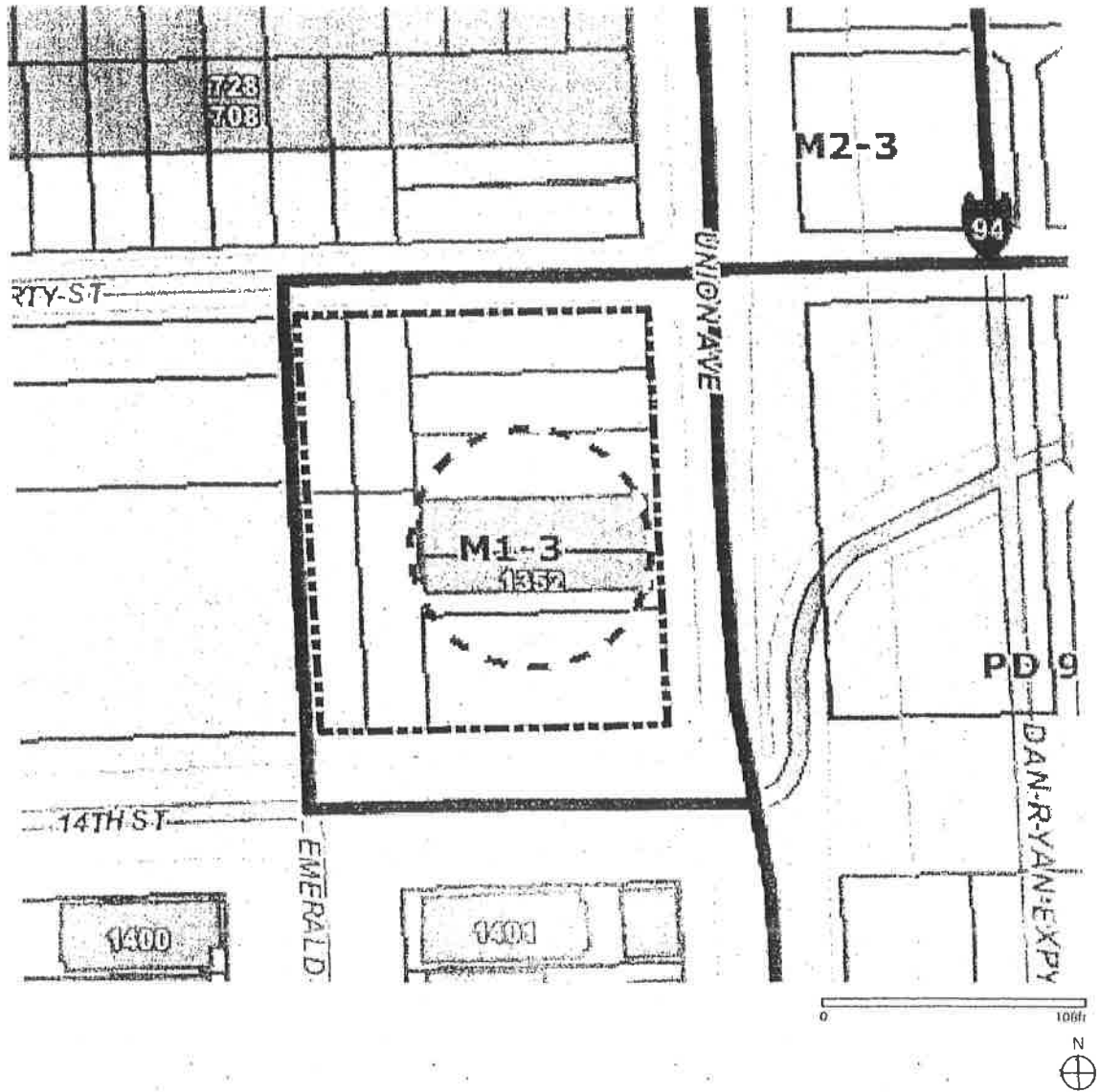
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

[Signature]
 Kara Breems, DPD
Benjamin Brickta
 Developer/Project Manager

4-7-16*
 Date
4/1/2016
 Date

*Note that if city council approval is not received by 7.13.16, the 2015 AP will apply and affordable units will be required.



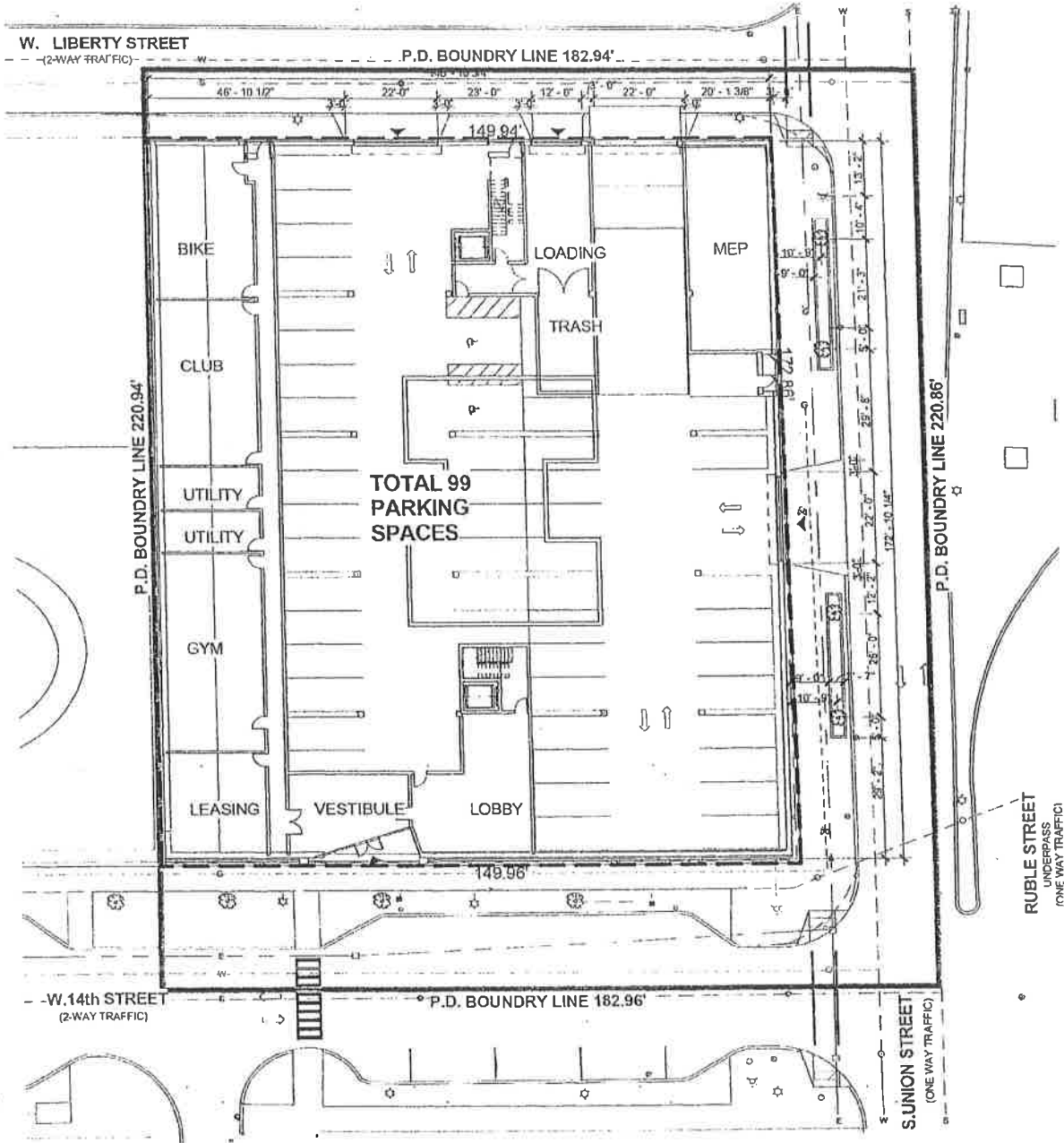
1350 SOUTH UNION AVE.
 Applicant: PMO UV Investments, LLC
 Address: 935 W. Chestnut St Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS • ENGINEERS

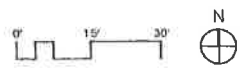
U 1350 UNION PD SUBMITTAL

EXISTING ZONING MAP

A 2.1
 SHEET 1 OF 9



1350 SOUTH UNION AVE.
 Applicant: PMG UV Investments, LLC
 Address: 935 W. Chestnut SL Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

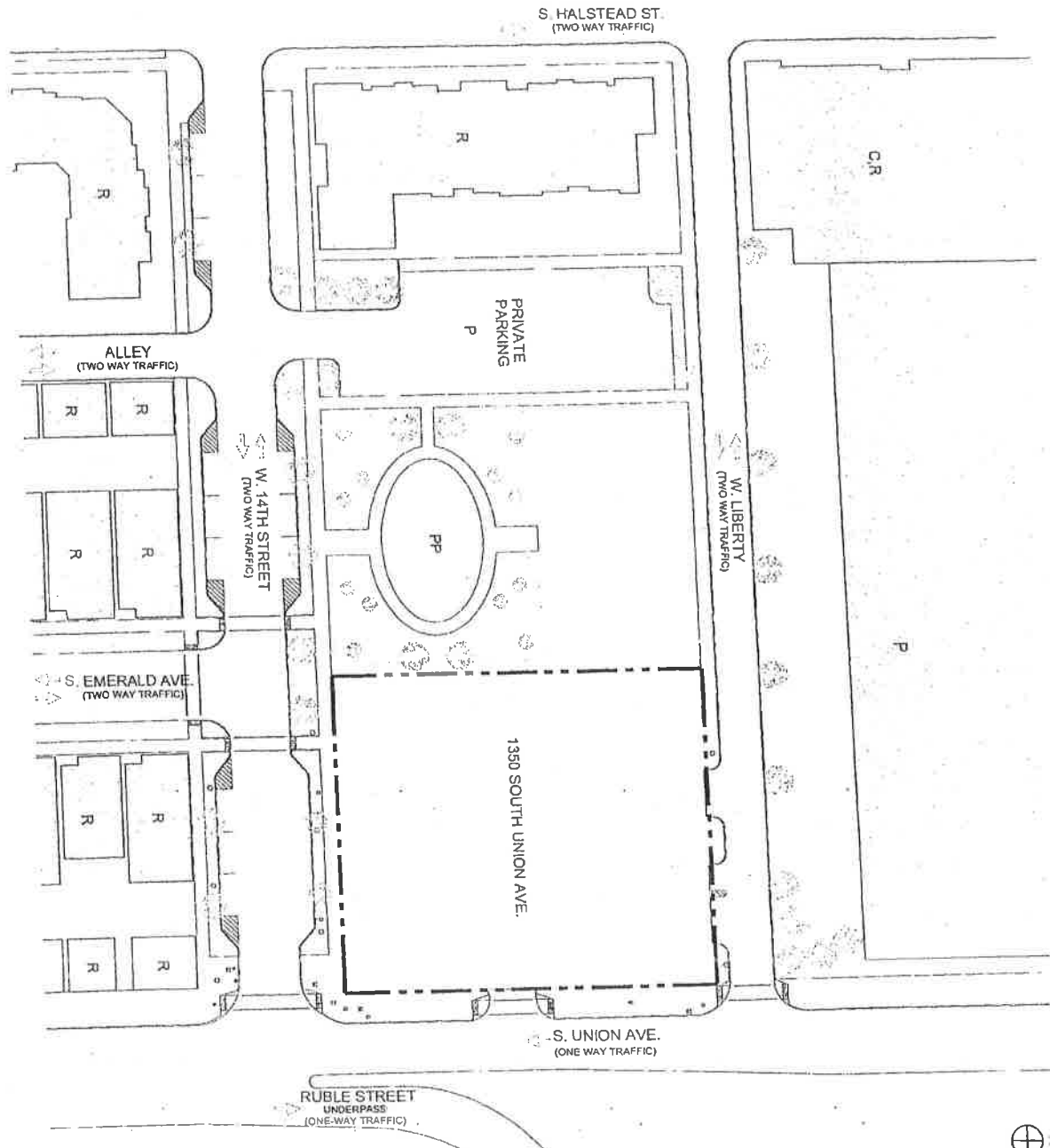


CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS

U 1350 UNION PD SUBMITTAL

PD BOUNDARY LINE MAP

A 2.2
 SHEET 2 OF 9



1350 SOUTH UNION AVE.
 Applicant: PMG UV Investments, LLC
 Address: 935 W. Chestnut St. Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

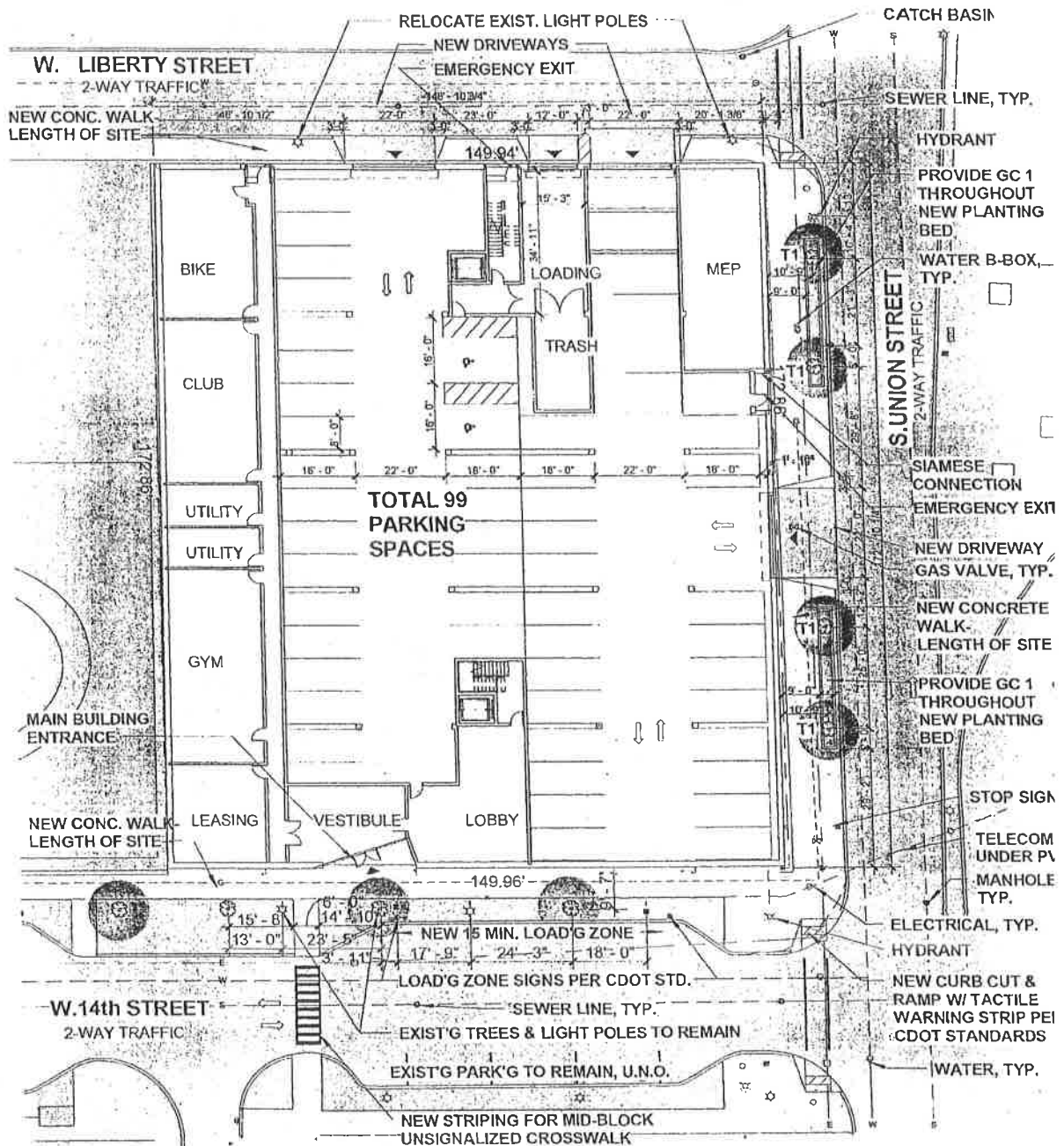
KEY	
R	RESIDENTIAL
C	COMMERCIAL
P	PARKING
PP	PUBLIC PARK
- - - - -	PROPERTY LINE

CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS • ENGINEERS

U 1350 UNION PD SUBMITTAL

GENERAL LAND USE MAP

A 2.3
 SHEET 3 OF 9



1350 SOUTH UNION AVE.
 Applicant: PMG UV Investments, LLC
 Address: 935 W. Chestnut St. Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS • ENGINEERS

U 1350 UNION PD SUBMITTAL

**SITE AND LANDSCAPE
 PLAN**

A 2.4
 SHEET 4 OF 9

FINAL FOR PUBLICATION



1 North Elevation
1/16" = 1'-0"

1350 SOUTH UNION AVE
 APPLICANT: PMG INVESTMENTS, LLC
 ADDRESS: 935 W. CHESTNUT ST. SUITE 430
 CHICAGO, IL 60642
 INTRODUCED: JULY 30, 2014
 PLAN COMMISSION: MAY 19, 2016

CORRIGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS

1350 UNION PD SUBMITTAL

BUILDING ELEVATIONS

A 2.7
 SHEET 7 OF 9

FINAL FOR PUBLIC



1 South Elevation
1/16" = 1'-0"

1350 SOUTH UNION AVE.
 Applicant: UJ Investments, LLC
 Address: 1350 South Union Ave. Suite 450
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

CORDOGAN CLARK & ASSOCIATES, INC.
 ARCHITECTS & ENGINEERS

U 1350 UNION PD SUBMITTAL

BUILDING ELEVATIONS

A 25
 SHEET 5 OF 9

FINAL FOR PUBLIC



1 East Elevation
1/16" = 1'-0"

1350 SOUTH UNION AVE.
 Applicant: PMG DV Investments, LLC
 Address: 935 W. Chestnut St. Suite 400
 Chicago, IL 60607
 Introduced: July 20, 2014
 Plan Commission: May 10, 2016

CORROGAN CLARKE & ASSOCIATES, INC.
 ARCHITECTS + ENGINEERS

U 1350 UNION PD SUBMITTAL

BUILDING ELEVATIONS

A 2.6
 SHEET 6 OF 9

FINAL FOR PUBLICA



1 West Elevation
1/16" = 1'-0"

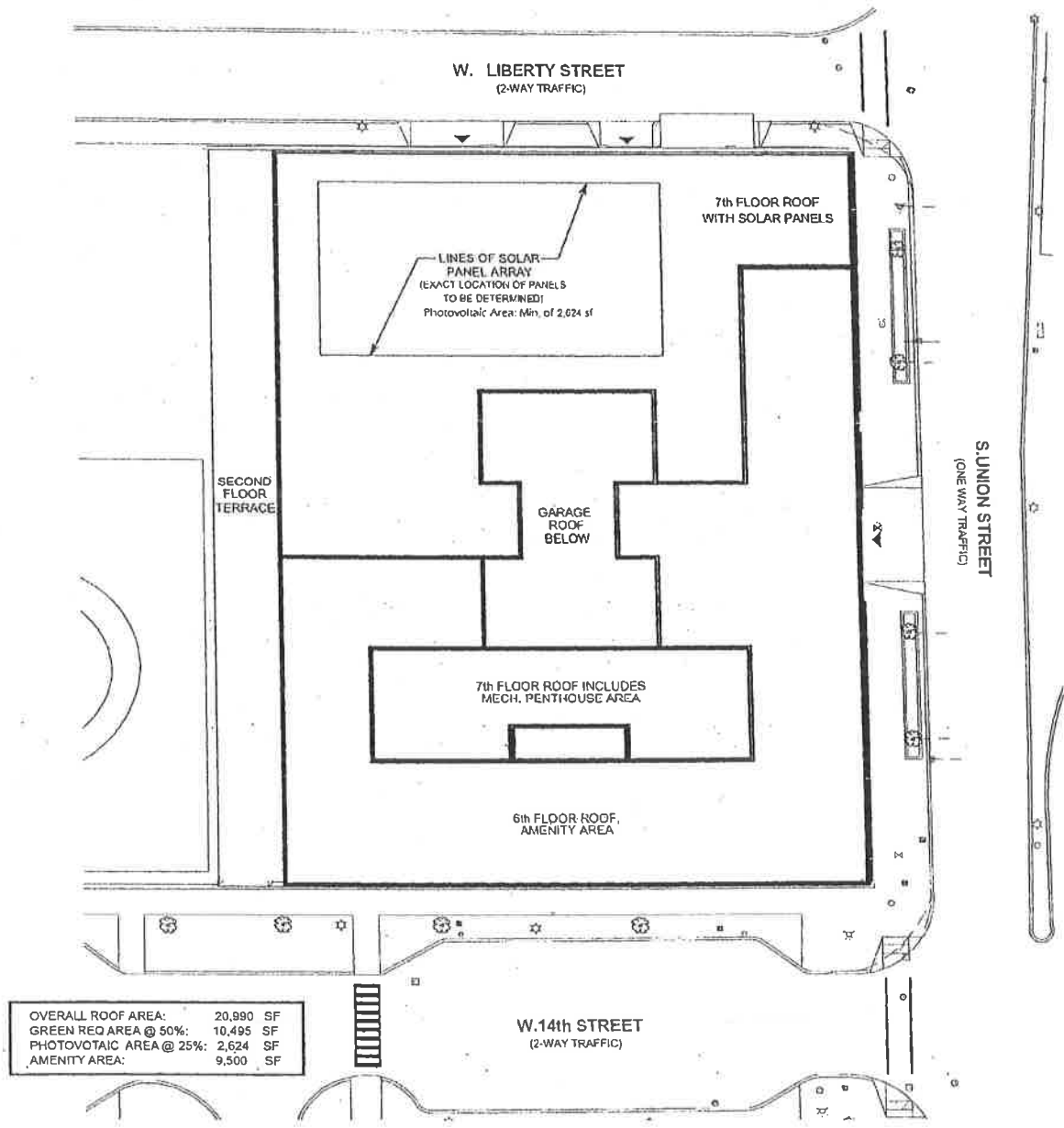
1350 SOUTH UNION AVE.
 ARCHITECTS, P.C. OF NORTHWEST, LLC
 Address: 935 W. Chestnut St., Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

CORROGAN, CLARK & ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS

U 1350 UNION PD SUBMITTAL

BUILDING ELEVATIONS

A 2.8
 SHEET 8 OF 9



1350 SOUTH UNION AVE
 Applicant: PMG UV Investments, LLC
 Address: 935 W. Chestnut St. Suite 430
 Chicago, IL 60642
 Introduced: July 30, 2014
 Plan Commission: May 19, 2016

